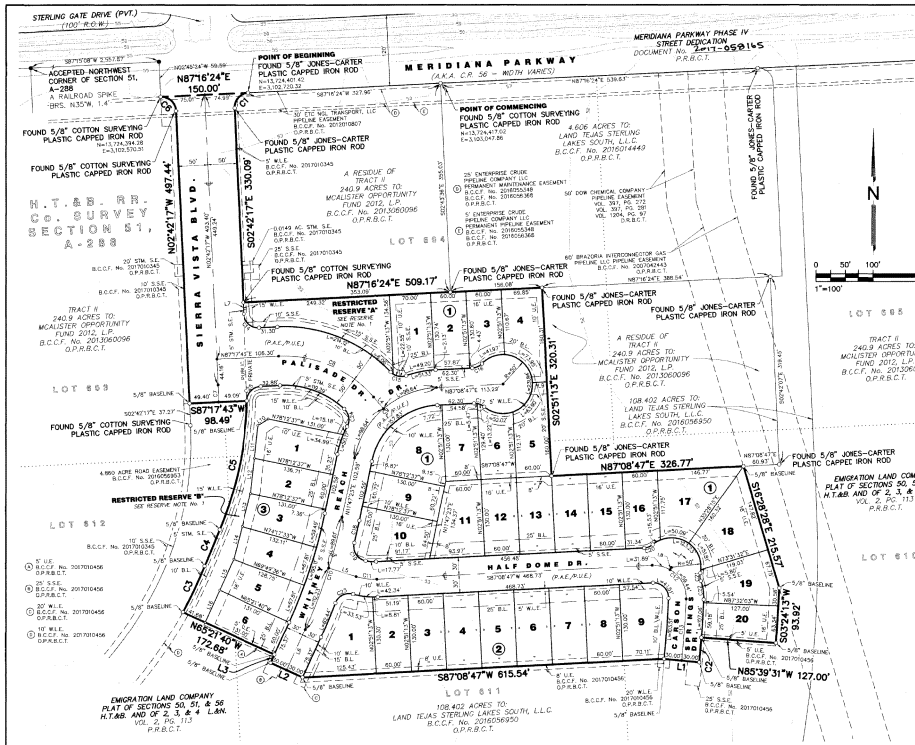
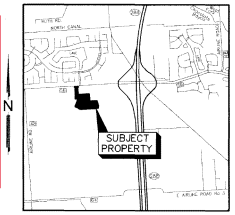
Conformed Copy
2017058170

CR #	Street Name	ROW	Length (FT)	Length (Mi)
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





VICINITY MAP
1"=2,640'
KEY MAP: 692J

THENCE, IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 41 SECONDS, 39.26 FEET TO A FOUND 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 02 DEGREES 42 MINUTES 17 SECONDS EAST, 330.09 FEET TO A FOUND 5/8 INCH "COTTON SURVEYING" PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 16 MINUTES 24 SECONDS EAST, AT 353.09 FEET PASSING A 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 4.606 ACRE TRACT, CONTINUING ALONG THE SOUTH LINE OF SAID 4.606 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 509.17 FEET TO A FOUND 5/8 INCH "COTTON SURVEYING" PLASTIC CAPPED IRON ROD FOUND, FROM WHICH A FOUND 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD BEARS NORTH 87 DEGREES 16 MINUTES 24 SECONDS EAST, 388.54 FEET;

THENCE, SOUTH 02 DEGREES 51 MINUTES 13 SECONDS EAST, 320.31 FEET TO A FOUND 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 08 MINUTES 47 SECONDS EAST, 326.77 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD, FROM WHICH A FOUND 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD BEARS NORTH 87 DEGREES 08 MINUTES 47 SECONDS EAST, 60.93 FEET;

THENCE, SOUTH 16 DEGREES 28 MINUTES 28 SECONDS EAST, 215.57 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 03 DEGREES 24 MINUTES 13 SECONDS WEST, 93.92 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 85 DEGREES 39 MINUTES 31 SECONDS WEST, 127.00 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 1,808.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 85 DEGREES 39 MINUTES 31 SECONDS WEST;

THENCE, IN A SOUTHERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREES 20 MINUTES 30 SECONDS, 42.34 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 84 DEGREES 19 MINUTES 01 SECONDS WEST, 60.00 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 87 DEGREES 08 MINUTES 47 SECONDS WEST, 615.54 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 03 DEGREES 24 MINUTES 13 SECONDS WEST, 60.00 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 24 DEGREES 38 MINUTES 20 SECONDS EAST, 15.37 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 65 DEGREES 21 MINUTES 40 SECONDS WEST, 172.68 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 730.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 61 DEGREES 07 MINUTES 01 SECONDS WEST;

THENCE, IN A NORTHERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 47 MINUTES 27 SECONDS, 86.52 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 5,000.00 FEET;

THENCE, IN A NORTHERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 46 MINUTES 09 SECONDS, 67.12 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 600.00 FEET;

THENCE, IN A NORTHERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 29 MINUTES 49 SECONDS, 225.12 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 87 DEGREES 17 MINUTES 43 SECONDS WEST, 98.49 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET ON A WEST LINE OF SAID 108.402 ACRE TRACT, FROM SAID CAPPED IRON ROD A FOUND 5/8 INCH "COTTON SURVEYING" PLASTIC CAPPED IRON ROD BEARS SOUTH 02 DEGREES 42 MINUTES 17 SECONDS EAST, 37.27 FEET;

THENCE, NORTH 02 DEGREES 42 MINUTES 17 SECONDS WEST, ALONG A WEST LINE OF SAID 108.402 ACRE TRACT, 497.44 FEET TO A 5/8 INCH "COTTON SURVEYING" PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 25.00 FEET;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG A WEST LINE OF SAID 108.402 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 01 MINUTES 19 SECONDS, 39.28 FEET TO A 5/8 INCH "COTTON SURVEYING" PLASTIC CAPPED IRON ROD FOUND ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 56, SAID CAPPED IRON ROD BEING A NORTHWEST CORNER OF SAID 108.402 ACRE TRACT;

THENCE, NORTH 87 DEGREES 16 MINUTES 24 SECONDS EAST, ALONG THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 56, 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.74 ACRES OF LAND.

I, STEVEN E. WILLIAMS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE WILL BE MARKED WITH IRON RODS HAVING A DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN (3) THREE WITH A MAXIMUM OF ONE YEAR AFTER CONSTRUCTION OF THE PUBLIC IMPROVEMENTS ARE COMPLETE, UNLESS OTHERWISE SHOWN HEREON; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD83) CORS. ADJUSTMENT.

05.12.2017

STEVEN E. WILLIAMS, R.P.L.S.
TEXAS REGISTRATION No. 4819

STATE OF TEXAS REGISTERED STEVEN E. WILLIAMS 4819 PROFESSIONAL LAND SURVEYOR

USE OF THE PUBLIC UTILITY PURPOSES 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 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 EACH AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES 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 PLAN SIXTEEN FEET (16'0") ABOVE 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 EACH AERIAL EASEMENTS TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY, HERETO, THE LAND TEJAS STERLING LAKES SOUTH, L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED BY AL P. BRENDE, ITS SOLE MANAGER, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS 24 DAY OF May, 2017.

LAND TEJAS STERLING LAKES SOUTH, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

BY: AL P. BRENDE
SOLE MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AL P. BRENDE, SOLE MANAGER OF LAND TEJAS STERLING LAKES SOUTH, L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION, FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF May, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JANICE GORDO
Notary Public, State of Texas
Comm. Expires 02-18-2021
Notary ID 125236449

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

LEE WALDEN, P.E. — DATE 7/10/17
PRESIDENT

BUDDY MOORE — DATE 7-10-17
VICE PRESIDENT/ASST. SECRETARY

MARK ROLLER — DATE 7-10-17
SECRETARY/TREASURER

JARROD D. ADEN, P.E., CFM — DATE 7/10/17
ENGINEER

BENCHMARK

TEXAS DEPARTMENT OF TRANSPORTATION CONTROL POINT HV-79C, AN ALUMINUM DISK LOCATED IN THE MEDIAN OF STATE HIGHWAY No. 288, APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD No. 56.
ELEV.=48.31 (NAVD 88, 1991 ADJ.)

TBM

THE TOP OF AN 80D NAIL SET IN THE POWER POLE NEAREST TO THE NORTHEAST CORNER OF COUNTY ROAD No. 56 AND STERLING GATE DR.
ELEV.=57.65

CERTIFICATE OF PLANNING COMMISSION

THIS IS TO CERTIFY THAT CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS THE 11 DAY OF December, 2017, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA SEC 1 AS SHOWN HEREON.

BRAD WURST — STEVEN BYRUM-BRATSEN
LES HOSEY — SHAWN BRADSHAW
VINCE PATTERSON — ROBERT WALL

APPROVED BY CITY ENGINEER

DAVID HO, P.E.

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE 11 DAY OF December, 2017, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA SEC 1 AS SHOWN HEREON.

MICHAEL HOLTON, MAYOR — SUSAN COTTRELL
MICHAEL BYRUM-BRATSEN — ROBIN BRADSHAW
KACY SMAJSTRLA — CHAD WILSEY

NOTES:

1. W.L.E. = WATER LINE EASEMENT
2. U.E. = UTILITY EASEMENT
3. B.L. = BUILDING SETBACK LINE
4. S.S.E. = SANITARY SEWER EASEMENT
5. STM. S.E. = STORM SEWER EASEMENT
6. D.R.B.C.T. = DEED RECORDS OF BRAZORIA COUNTY, TEXAS
7. P.R.B.C.T. = PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
8. B.C.C.F. No. = BRAZORIA COUNTY CLERKS FILE No.
9. O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
10. 5/8" BASELINE = SET 5/8" BASELINE CORP. PLASTIC CAPPED IRON ROD
11. P.A.E./P.U.E. = PRIVATE ACCESS EASEMENT/PUBLIC UTILITY EASEMENT
12. BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 CORS ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS. DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID, MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.999862013. COORDINATES HEREON ARE GRID DATUM. TO CONVERT TO SURFACE DIVIDE BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.999862013.
13. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP No. 48039C0110H AND 48039C0120H, BOTH DATED JUNE 5, 1989.
14. THIS TRACT OF LAND LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF IOWA COLONY AND IS SUBJECT TO ITS CODE OF ORDINANCES.
15. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET AT OR ABOVE THE MINIMUM SLAB ELEVATIONS DEFINED.
16. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
17. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
18. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
19. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. No. 32.
20. 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.
21. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
22. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
23. LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 40 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THE PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
24. OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
25. ALL EASEMENTS SHOWN ON THIS PLAT ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
26. THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY BRAZORIA COUNTY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. BRAZORIA COUNTY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THIS SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
27. OTHER THAN WHAT IS SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
28. ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN HEREON.
29. EACH LOT SHALL BE RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USES.
30. SINGLE-FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NO MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NO MORE THAN 900 SQUARE FEET SHALL ALSO BE CONSIDERED SINGLE-FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE-FAMILY RESIDENTIAL.
31. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
32. ALL OFF-SITE UTILITY EASEMENTS ARE TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
33. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
34. A MINIMUM OF 4 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
35. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
36. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
37. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
38. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS 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.
39. MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINAL GRADING OF LOTS. LOT CORNERS WILL BE 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "BASELINE CORP."
40. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER THE FINAL APPROVAL BY THE CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD, OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY THE CITY COUNCIL.
41. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF IOWA COLONY UTILITY EASEMENTS MUST BE UNOBSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSES.
42. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BY THE CITY OF IOWA COLONY, TEXAS, LAND TEXAS STERLING LAKES SOUTH, LLC, AND MCALISTER OPPORTUNITY FUND 2012, L.P. DATED FEBRUARY 13, 2014.

RESERVE NOTES:

1. RESTRICTED RESERVES "A AND "B" ARE RESTRICTED TO LANDSCAPING, OPEN SPACE, DRAINAGE, AND UTILITY PURPOSES ONLY.

RESERVE AREAS		
RESERVE	ACREAGE	SQ.FT.
RESERVE A	0.3735	16,171
RESERVE B	0.4957	21,594

CURVE DATA					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD LENGTH
C1	25.00'	39.26'	89°58'41"	S42°17'04"W	35.35'
C2	1,808.00'	42.34'	01°20'30"	S05°00'44"W	42.34'
C3	730.00'	86.52'	06°47'27"	N25°29'15"E	86.47'
C4	5,000.00'	67.12'	00°46'09"	N22°28'36"E	67.12'
C5	600.00'	225.12'	21°29'49"	N12°06'46"E	223.80'
C6	25.00'	39.28'	90°01'19"	N47°42'56"W	35.36'
C7	700.00'	29.07'	02°22'47"	N01°30'54"W	29.07'
C8	200.00'	182.12'	52°10'22"	N66°37'06"W	175.89'
C9	150.00'	197.28'	75°21'24"	S49°28'05"W	183.37'
C10	900.00'	201.84'	12°50'57"	N18°12'52"E	201.41'
C11	100.00'	35.51'	20°20'54"	S82°40'46"E	35.33'
C12	55.00'	91.33'	95°08'38"	N45°16'54"W	81.19'
C13	1,778.00'	105.29'	03°23'34"	N03°59'12"E	105.27'
C14	25.00'	39.27'	90°00'00"	S47°42'17"E	35.36'
C15	25.00'	28.61'	65°33'40"	S76°24'44"E	27.07'
C16	25.00'	18.69'	42°50'00"	N65°43'47"E	18.26'
C17	25.00'	18.69'	42°50'00"	N71°26'13"W	18.26'
C18	930.00'	38.79'	02°23'23"	N12°59'04"E	38.78'
C19	25.00'	40.36'	92°29'16"	S32°03'53"E	36.11'
C20	25.00'	16.09'	36°52'12"	N68°42'41"E	15.81'
C21	25.00'	13.50'	30°56'17"	S03°59'11"E	13.34'
C22	85.00'	32.26'	21°44'44"	N08°34'57"W	32.07'
C23	25.00'	37.09'	85°00'50"	S63°17'57"W	33.78'
C24	25.00'	32.68'	74°53'53"	N09°41'26"W	30.40'
C25	25.00'	37.49'	85°55'52"	S44°19'47"W	34.08'

LINE TABLE		
L9	N87°08'47"E	24.43'
L10	N56°47'23"E	20.36'
L11	N06°21'01"E	55.85'
L12	N06°21'01"E	60.27'
L13	N14°36'07"E	57.85'
L14	N14°36'07"E	57.73'
L15	N24°38'20"E	57.72'
L16	N24°38'20"E	60.00'

BLOCK 1		
LOT No.	SQ. FT.	MIN. SLAB ELEV.
1	9,432	53.3
2	7,840	53.3
3	7,167	53.3
4	9,468	53.3
5	8,348	53.3
6	6,949	53.3
7	7,799	53.3
8	12,590	53.3
9	7,893	53.3
10	10,344	53.4

BLOCK 1		
LOT No.	SQ. FT.	MIN. SLAB ELEV.
11	10,008	53.4
12	7,800	53.4
13	7,800	53.5
14	7,800	53.5
15	7,800	53.5
16	7,652	53.5
17	11,818	53.5
18	12,026	53.6
19	9,662	53.6
20	7,769	53.6

BLOCK 2		
LOT No.	SQ. FT.	MIN. SLAB ELEV.
1	12,226	53.4
2	7,801	53.4
3	7,800	53.4
4	7,800	53.4
5	7,800	53.4
6	7,800	53.5
7	7,800	53.5
8	7,800	53.5
9	10,005	53.6

BLOCK 3		
LOT No.	SQ. FT.	MIN. SLAB ELEV.
1	9,729	53.3
2	8,031	53.3
3	8,224	53.3
4	8,203	53.4
5	8,171	53.4
6	7,860	53.4

SIERRA VISTA SEC 1

BEING A SUBDIVISION OF 11.74 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. R.R. Co. SURVEY, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS. BEING PORTIONS OF LOTS 603, 604, 610, 611 AND 612 OF EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N., A SUBDIVISION RECORDED IN VOLUME 2, PAGE 113, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

CONTAINING: 3 BLOCKS WITH 35 LOTS AND 2 RESTRICTED RESERVES

ENGINEER
MANHARD CONSULTING
2445 TECHNOLOGY FOREST BLVD, STE. 200
THE WOODLANDS, TEXAS 77381
PH: (832) 823-2215

LAND SURVEYOR
BASELINE PROFESSIONAL SURVEYORS
STEVEN E. WILLIAMS, RPLS
BASELINE CORPORATION
1750 SEAWAY DRIVE, SUITE 160, HOUSTON, TEXAS 77009
PHONE (713) 869-0155 FAX (713) 869-1541

OWNER/DEVELOPER
LAND TEJAS STERLING LAKES SOUTH, L.L.C.
2450 FONDREN RD, STE. 210
HOUSTON, TEXAS 77063
PH: (713) 783-6702

MAY 11, 2017