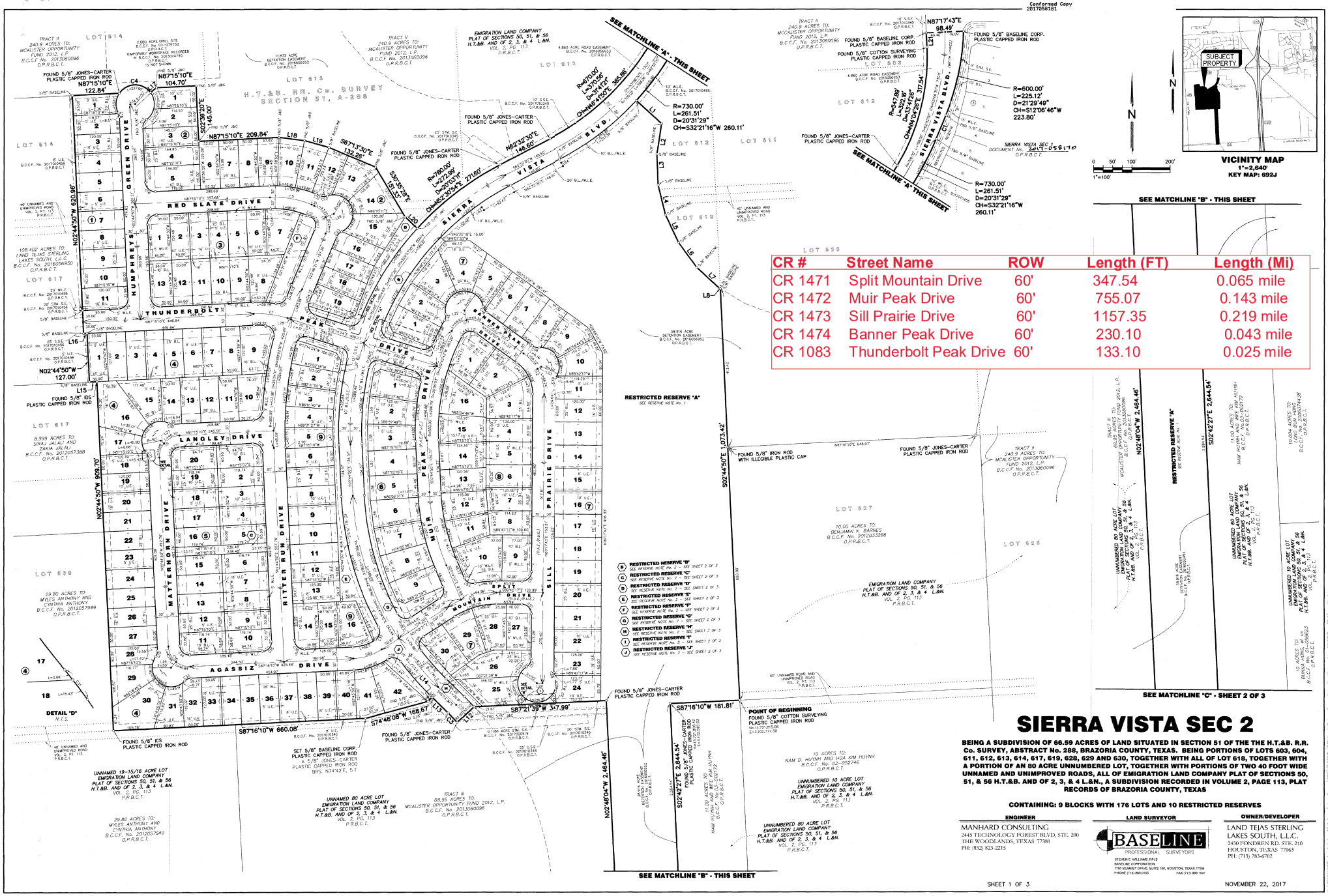
Conformed Copy
20170565181



CR #	Street Name	ROW	Length (FT)	Length (Mi)
CR 1471	Split Mountain Drive	60'	347.54	0.065 mile
CR 1472	Muir Peak Drive	60'	755.07	0.143 mile
CR 1473	Sill Prairie Drive	60'	1157.35	0.219 mile
CR 1474	Banner Peak Drive	60'	230.10	0.043 mile
CR 1083	Thunderbolt Peak Drive	60'	133.10	0.025 mile

SIERRA VISTA SEC 2

BEING A SUBDIVISION OF 66.59 ACRES OF LAND SITUATED IN SECTION 51 OF THE THE H.T.&B. R.R. Co. SURVEY, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS. BEING PORTIONS OF LOTS 603, 604, 611, 612, 613, 614, 617, 619, 628, 629 AND 630, TOGETHER WITH ALL OF LOT 618, TOGETHER WITH A PORTION OF AN 80 ACRE UNNUMBERED LOT, TOGETHER WITH PORTIONS OF TWO 40 FOOT WIDE UNNAMED AND UNIMPROVED ROADS, ALL 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

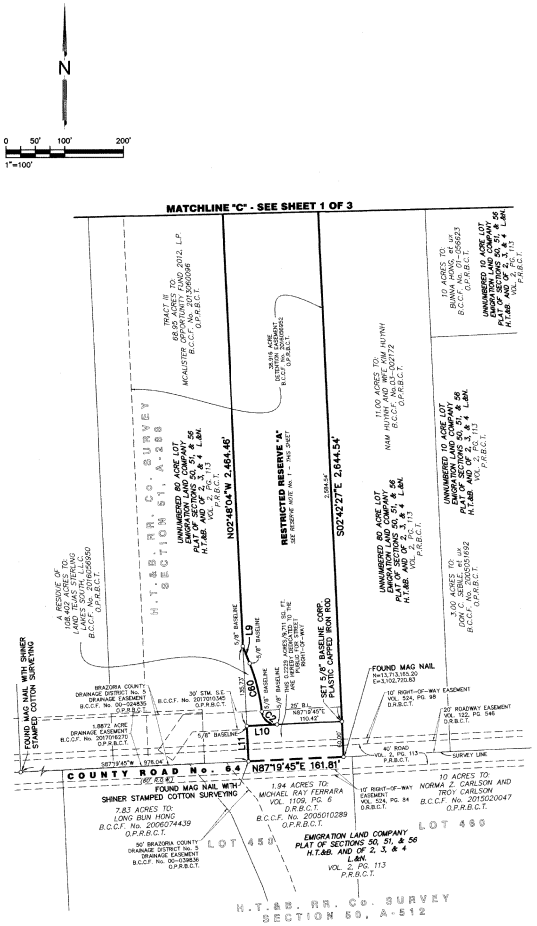
CONTAINING: 9 BLOCKS WITH 176 LOTS AND 10 RESTRICTED RESERVES

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

LAND SURVEYOR
BASELINE
PROFESSIONAL SURVEYORS
STEVENS T. WILLIAMS, RPLS
BASELINE CORPORATION
1790 SEAMIST DRIVE, SUITE 160, HOUSTON, TEXAS 77008
PHONE (713) 869-0330 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

NOVEMBER 22, 2017



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

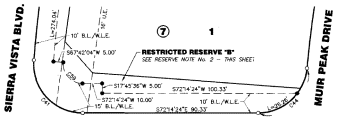
BENCHMARK

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.=49.31 (NAVD 88, 1991 ADJ.)

RESERVE NOTES:

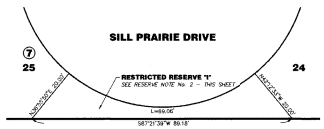
1. RESTRICTED RESERVE "A" IS RESTRICTED TO DRAINAGE, LANDSCAPING, OPEN SPACE, AND UTILITY PURPOSES ONLY.
2. RESTRICTED RESERVES "B", "C", "D", "E", "F", "G", "H", "I" AND "J" ARE RESTRICTED TO LANDSCAPING, OPEN SPACE, AND UTILITY PURPOSES ONLY.

RESERVE AREAS		
RESERVE	ACREAGE	SQ. FT.
RESERVE A	22.6225	985,437
RESERVE B	0.1577	6,869
RESERVE C	0.1273	5,545
RESERVE D	0.2398	10,445
RESERVE E	0.4344	18,923
RESERVE F	0.2640	11,500
RESERVE G	0.3856	16,797
RESERVE H	0.0796	3,472
RESERVE I	0.0156	680
RESERVE J	0.1749	3,263

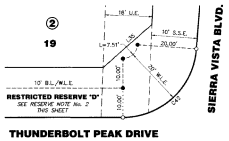


THUNDERBOLT PEAK DRIVE

DETAIL "A"
SCALE: 1=30'



DETAIL "B"
SCALE: 1=20'



THUNDERBOLT PEAK DRIVE

DETAIL "C"
SCALE: 1=20'

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. FND 5/8" BASELINE = FOUND 5/8" BASELINE CORP. PLASTIC CAPPED IRON ROD
12. FND 5/8" J&C = FOUND 5/8" JONES-CARTER PLASTIC CAPPED IRON ROD
13. P.A.E./P.U.E. = PRIVATE ACCESS EASEMENT/PUBLIC UTILITY EASEMENT
14. 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 0.99996213. COORDINATES HEREON ARE GRID DATUM. TO CONVERT TO SURFACE DIVIDE BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99996213.
15. 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.
16. THIS TRACT OF LAND LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF IOWA COLONY AND IS SUBJECT TO ITS CODE OF ORDINANCES.
17. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET AT OR ABOVE THE MINIMUM SLAB ELEVATIONS DEFINED.
18. 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.
19. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
20. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
21. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. No. 32.
22. 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.
23. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
24. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
25. 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 THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
26. OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
27. ALL EASEMENTS SHOWN ON THIS PLAT ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
28. 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.
29. OTHER THAN WHAT IS SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
30. ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN HERON.
31. EACH LOT SHALL BE RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USES.
32. 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.
33. 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.
34. ALL OFF-SITE UTILITY EASEMENTS ARE TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
35. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
36. 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.
37. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
38. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
39. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
40. 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.
41. 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."
42. 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.
43. 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
44. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BY THE CITY OF IOWA COLONY, TEXAS, LAND TEJAS STERLING LAKES SOUTH, LLC AND MCALISTER OPPORTUNITY FUND 2012, L.P. DATED FEBRUARY 19, 2016.

LINE DATA		
LINE	BEARING	DISTANCE
L1	N47°22'59"W	89.42'
L2	N08°44'47"E	80.22'
L3	N02°23'12"W	80.24'
L4	N13°39'23"W	80.29'
L5	N25°27'18"W	80.27'
L6	N36°24'43"W	80.22'
L7	N47°22'07"W	80.27'
L8	S59°19'26"E	2.68'
L9	N21°27'52"W	31.34'
L10	N87°19'45"E	51.48'
L11	N02°48'04"W	60.00'
L12	S47°18'37"W	60.00'
L13	N45°23'36"W	58.78'
L14	S44°36'24"W	15.00'
L15	S87°15'10"W	19.61'
L16	S87°15'10"W	9.27'
L17	N52°38'39"E	20.00'
L18	S82°36'25"E	66.82'
L19	S74°24'30"E	68.28'
L20	S47°30'41"E	43.40'
L21	N02°42'17"W	37.27'
L22	S11°11'05"E	26.08'
L23	S59°59'48"W	11.08'
L24	S89°42'17"E	14.50'
L25	N45°23'36"W	7.47'
L26	N39°49'05"E	19.66'
L27	S51°23'58"E	11.60'
L28	N72°14'24"W	9.77'
L29	S67°49'21"W	22.78'
L31	N67°10'39"W	7.58'
L32	N67°10'39"W	11.59'
L33	N67°10'39"W	7.58'
L34	S87°15'10"W	13.02'
L35	S66°14'08"W	22.02'
L36	S30°27'39"E	23.66'
L37	N23°25'32"W	21.26'
L38	N59°22'57"E	21.01'
L40	S71°28'38"E	21.69'
L41	S36°55'50"W	20.00'
L42	N42°12'33"W	20.00'
L43	S12°05'48"W	31.50'
L44	S09°12'51"W	48.48'
L45	S05°43'10"W	48.49'
L46	S02°13'25"W	48.50'
L47	S01°15'32"E	48.41'
L49	N23°55'09"W	50.00'
L50	N54°19'31"E	90.68'
L51	N71°21'33"E	39.98'
L52	S89°42'17"E	97.60'
L53	N18°54'02"W	73.80'
L54	N12°54'01"W	73.80'
L55	N06°54'00"W	73.80'
L56	N02°52'32"E	63.67'
L57	S02°44'50"E	65.00'
L58	N01°16'08"W	70.51'
L59	N04°22'12"E	73.80'
L60	N09°46'06"E	59.00'
L61	N25°24'04"E	55.00'
L62	N30°25'05"E	68.42'
L63	S35°01'27"E	10.00'
L64	N27°27'30"W	10.00'
L65	N45°23'36"W	15.31'

CURVE DATA					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD LENGTH
C1	5,000.00'	67.12'	00°46'09"	S22°28'36"W	67.12'
C2	25.00'	37.49'	85°55'20"	N49°42'35"W	34.08'
C3	720.00'	33.97'	02°42'13"	S44°02'30"E	33.97'
C4	50.00'	95.01'	108°52'14"	N88°12'32"E	81.35'
C5	250.00'	86.40'	25°34'11"	N79°57'44"W	110.65'
C6	55.00'	86.39'	90°00'00"	N22°10'39"W	77.78'
C7	250.00'	89.48'	20°30'26"	N82°29'37"W	89.00'
C9	55.00'	86.39'	90°00'00"	S42°15'10"W	77.78'
C10	55.00'	86.38'	89°59'00"	S47°44'20"E	77.77'
C11	55.00'	94.01'	97°55'52"	S77°08'09"W	82.97'
C12	130.00'	122.96'	54°11'37"	N26°48'06"W	118.43'
C13	550.00'	196.68'	20°29'22"	S12°59'31"E	195.64'
C14	230.00'	132.35'	32°58'12"	S73°48'37"W	130.53'
C15	750.00'	35.39'	02°42'13"	N44°02'30"W	35.39'
C16	25.00'	10.87'	24°54'46"	N15°12'10"W	10.78'
C17	25.00'	24.42'	55°57'53"	N25°14'06"E	23.46'
C18	25.00'	39.27'	90°00'00"	N47°44'50"W	35.36'
C19	25.00'	39.27'	90°00'00"	N42°15'10"E	35.36'
C20	25.00'	39.27'	90°00'00"	S42°15'10"W	35.36'
C21	25.00'	39.27'	90°00'00"	N47°44'50"W	35.36'
C22	25.00'	18.69'	42°50'00"	S88°35'39"E	18.26'
C23	25.00'	18.69'	42°50'00"	N44°14'21"E	18.26'
C24	25.00'	40.81'	93°31'23"	S25°28'43"E	36.43'
C25	25.00'	34.37'	78°46'13"	N60°06'04"E	31.73'
C26	25.00'	43.40'	99°27'18"	S35°23'05"E	38.15'
C27	25.00'	40.81'	93°31'23"	S60°59'54"W	36.43'
C28	25.00'	36.78'	84°17'07"	S45°06'37"W	33.55'
C29	25.00'	39.27'	90°00'00"	S47°44'50"E	35.36'
C30	25.00'	12.37'	28°21'27"	N78°34'06"W	12.25'
C31	25.00'	16.09'	36°52'12"	N21°10'56"W	15.81'
C32	25.00'	16.36'	37°30'07"	S16°00'13"W	16.07'
C33	25.00'	18.69'	42°50'00"	N65°51'10"E	18.26'
C34	25.00'	39.26'	89°59'00"	N47°44'20"W	35.35'
C35	25.00'	39.28'	90°01'00"	S42°15'40"W	35.36'
C36	25.00'	39.26'	89°59'00"	N47°44'20"W	35.35'
C37	25.00'	37.79'	86°36'32"	S14°18'34"W	34.29'
C38	25.00'	37.45'	85°50'18"	S79°44'58"E	34.05'
C39	25.00'	37.56'	86°04'56"	N29°11'56"W	34.13'
C40	25.00'	41.25'	94°32'20"	S60°29'28"W	36.73'
C41	25.00'	41.25'	94°32'20"	N24°58'14"W	36.73'
C42	25.00'	37.56'	86°04'56"	N64°43'08"E	34.13'
C43	25.00'	36.99'	84°47'03"	N29°50'53"W	33.71'
C44	25.00'	36.99'	84°47'03"	N85°22'04"E	33.71'
C45	25.00'	17.61'	40°21'38"	S09°28'09"W	17.25'
C46	25.00'	18.69'	42°50'00"	S32°28'54"E	18.26'
C48	25.00'	19.22'	44°02'46"	S73°43'01"E	18.75'
C49	25.00'	19.22'	44°02'46"	N13°42'37"E	18.75'
C50	150.00'	78.39'	29°56'39"	N72°17'51"E	77.50'
C51	25.00'	39.27'	90°00'00"	S45°17'43"W	35.36'
C52	25.00'	39.27'	90°00'00"	N44°42'17"W	35.36'
C53	25.00'	34.46'	78°58'55"	N62°43'39"W	31.80'
C54	25.00'	35.15'	80°33'43"	N17°02'40"E	32.33'
C55	25.00'	41.13'	94°15'47"	N75°32'35"W	36.65'
C56	25.00'	41.37'	94°48'54"	S09°55'04"W	36.81'
C57	25.00'	25.01'	57°19'13"	S28°57'19"W	23.98'
C58	25.00'	9.63'	22°04'13"	S10°44'24"E	9.57'
C59	10.00'	16.50'	94°32'20"	S24°58'14"E	14.69'
C60	330.00'	84.76'	14°42'57"	N14°06'24"W	84.52'

SIERRA VISTA SEC 2

BEING A SUBDIVISION OF 66.59 ACRES OF LAND SITUATED IN SECTION 51 OF THE THE H.T.&B. R.R. Co. SURVEY, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS. BEING PORTIONS OF LOTS 603, 604, 611, 612, 613, 614, 617, 619, 628, 629 AND 630, TOGETHER WITH ALL OF LOT 618, TOGETHER WITH A PORTION OF AN 80 ACRE UNNUMBERED LOT, TOGETHER WITH PORTIONS OF TWO 40 FOOT WIDE UNNAMED AND UNIMPROVED ROADS, ALL 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: 9 BLOCKS WITH 176 LOTS AND 10 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
1790 SEAWEST DRIVE, SUITE 150, HOUSTON, TEXAS 77008
PHONE (713) 869-0700 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

I, AL P. BRENDE, SOLE MANAGER OF LAND TEJAS STERLING LAKES SOUTH, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF SIERRA VISTA SEC 2, 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 ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, LIENHOLDERS MUST EXECUTE A SUBORDINATION AGREEMENT SUBORDINATING THEIR LIENS TO ALL PUBLIC STREETS, ALLEYS, PARKS, SCHOOL SITES AND OTHER PUBLIC AREAS SHOWN ON THE PLAT OF SUCH SUBDIVISION OR RESUBDIVISION AS BEING SET ASIDE FOR PUBLIC USE OR PURPOSE.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO 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 11 DAY OF May, 20 17.

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 11th DAY OF May, 20 17.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JANICE GORDO
Notary Public, State of Texas
Comm. Expires 09-18-2021
Notary ID 125236445

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE 13 DAY OF August, 20 17, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA SEC 2 AS SHOWN HEREON.

MICHAEL HOLTON, MAYOR

SUSAN COTTRELL

MICHAEL BYRUM-BRATSEN

ROBIN BRADBERRY

KACY SMAJSTRLA

CHAD WILSEY

CERTIFICATE OF PLANNING COMMISSION

THIS IS TO CERTIFY THAT CITY PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS THE 13 DAY OF August, 20 17, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIERRA VISTA SEC 2 AS SHOWN HEREON.

DAVID FORST

STEVEN BYRUM-BRATSEN

LEE HOSEY

STEVEN BRADBERRY

VINCE PATTERSON

ROBERT WALL

APPROVED BY CITY ENGINEER

DENNIS W. WO, P.E.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

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

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

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

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

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) FEET WITHIN A MAXIMUM OF ONE YEAR AFTER RECORDING OF THE PLAT OR 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
No. 4819
PROFESSIONAL
LAND SURVEYOR

METES AND BOUND DESCRIPTION

BEING 66.59 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 108.402 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO LAND TEJAS STERLING LAKES SOUTH, L.L.C. RECORDED IN BRAZORIA COUNTY CLERKS FILE NO. 2016056950, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 603, 604, 611, 612, 613, 614, 617, 619, 628, 629 AND 630, TOGETHER WITH ALL OF LOT 618, TOGETHER WITH A PORTION OF AN 80 ACRE UNNUMBERED LOT, TOGETHER WITH PORTIONS OF TWO 40 FOOT WIDE UNNAMED AND UNIMPROVED ROADS, ALL OF THE 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, SAID 66.59 ACRE TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH "COTTON SURVEYING" PLASTIC CAPPED IRON ROD FOUND FOR A SOUTHEAST CORNER OF SAID 108.402 ACRE TRACT, THE SOUTHWEST CORNER OF THAT CERTAIN 10.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BENJAMIN K. BARNES RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2012033266, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, THE NORTHWEST CORNER OF THAT CERTAIN 10 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO NAM D. HUYNH AND HOA KIM HUYNH RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 02-052746, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS AND THE NORTHEAST CORNER OF THAT CERTAIN 11.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO NAM HUYNH AND WIFE KIM HUYNH RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 03-002172, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE, SOUTH 87 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG A SOUTH LINE OF SAID 108.402 ACRE TRACT AND ALONG THE NORTH LINE OF SAID 11.00 ACRE TRACT, 181.81 FEET TO A 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 11.00 ACRE TRACT AND FOR A RE-ENTRANT CORNER OF SAID 108.402 ACRE TRACT;

THENCE, SOUTH 02 DEGREES 42 MINUTES 27 SECONDS EAST, ALONG AN EAST LINE OF SAID 108.402 ACRE TRACT AND ALONG THE WEST LINE OF SAID 11.00 ACRE TRACT, 2,644.54 FEET TO A MAG NAIL FOUND IN THE CENTER OF COUNTY ROAD NO. 64 (60 FEET WIDE), SAID MAG NAIL BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 108.402 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 11.00 ACRE TRACT;

THENCE, SOUTH 87 DEGREES 19 MINUTES 45 SECONDS WEST, ALONG THE CENTER OF SAID COUNTY ROAD NO. 64 AND ALONG THE SOUTH LINE OF SAID 108.402 ACRE TRACT, 161.81 FEET TO A MAG NAIL WITH SHINER STAMPED "COTTON SURVEYING" FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 108.402 ACRE TRACT, FROM WHICH ANOTHER MAG NAIL WITH SHINER STAMPED "COTTON SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN 68.95 ACRE TRACT OF LAND DESIGNATED AS TRACT III AND DESCRIBED IN THE DEED TO MCALISTER OPPORTUNITY FUND 2012, L.P. RECORDED IN BRAZORIA COUNTY CLERKS FILE NO. 2013060096, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS BEARS SOUTH 87 DEGREES 19 MINUTES 45 SECONDS WEST, 976.04 FEET;

THENCE, NORTH 02 DEGREES 48 MINUTES 04 SECONDS WEST, ALONG A WEST LINE OF SAID 108.402 ACRE TRACT, 6,00 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 19 MINUTES 45 SECONDS EAST, 51.48 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 25.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 02 DEGREES 40 MINUTES 15 SECONDS WEST;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85 DEGREES 55 MINUTES 20 SECONDS, 37.49 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET A THE BEGINNING OF A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 330.00 FEET;

THENCE, IN A NORTHERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 42 MINUTES 17 SECONDS 84.76 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON RO;

THENCE, NORTH 21 DEGREES 27 MINUTES 52 SECONDS WEST, 31.34 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET ON A WEST LINE OF SAID 108.402 ACRE TRACT;

THENCE, NORTH 02 DEGREES 48 MINUTES 04 SECONDS WEST, ALONG A WEST LINE OF SAID 108.402 ACRE TRACT, 2,464.46 FEET TO A 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD FOUND FOR A RE-ETRANT CORNER OF SAID 108.402 ACRE TRACT;

THENCE, SOUTH 87 DEGREES 21 MINUTES 39 SECONDS WEST, ALONG A SOUTHEAST LINE OF SAID 108.402 ACRE TRACT, 347.99 FEET TO A FOUND 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 47 DEGREES 18 MINUTES 37 SECONDS WEST, ALONG A SOUTHEAST LINE OF SAID 108.402 ACRE TRACT, 60.00 FEET TO A 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 720.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 47 DEGREES 18 MINUTES 37 SECONDS WEST;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG A SOUTHWEST LINE OF SAID 108.402 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 42 MINUTES 13 SECONDS, 33.97 FEET TO A FOUND 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD;

THENCE, NORTH 45 DEGREES 23 MINUTES 36 SECONDS WEST, ALONG A SOUTHWEST LINE OF SAID 108.402 ACRE TRACT, 58.78 FEET TO A 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD FOUND FOR A RE-ENTRANT CORNER OF SAID 108.402 ACRE TRACT;

THENCE, SOUTH 44 DEGREES 36 MINUTES 24 SECONDS WEST, ALONG A SOUTHEAST LINE OF SAID 108.402 ACRE TRACT, 15.00 FEET TO A FOUND 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 74 DEGREES 48 MINUTES 08 SECONDS WEST, ALONG A SOUTHEAST LINE OF SAID 108.402 ACRE TRACT, 168.67 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 74 DEGREES 42 MINUTES EAST, 5.1 FEET;

THENCE, SOUTH 87 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG A SOUTH LINE OF SAID 108.402 ACRE TRACT, PASSING THE MOST EASTERLY NORTHEAST CORNER OF THAT CERTAIN 29.80 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MYLES ANTHONY AND CYNTHIA ANTHONY RECORDED IN BRAZORIA COUNTY CLERKS FILE NO. 2012057949, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, CONTINUING ALONG A SOUTH LINE OF SAID 108.402 ACRE TRACT AND ALONG A NORTH LINE OF SAID 29.80 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 660.08 FEET TO A 5/8 INCH "IDS" PLASTIC CAPPED IRON ROD FOUND FOR A SOUTHWEST CORNER OF SAID 108.402 ACRE TRACT AND FOR A RE-ENTRANT CORNER OF SAID 29.80 ACRE TRACT;

THENCE, NORTH 02 DEGREES 44 MINUTES 50 SECONDS WEST, ALONG A WEST LINE OF SAID 108.402 ACRE TRACT AND ALONG AN EAST LINE OF SAID 29.80 ACRE TRACT, PASSING THE MOST NORTHERLY NORTHEAST CORNER OF SAID 29.80 ACRE TRACT, WHICH IS THE SOUTHEAST CORNER OF THAT CERTAIN 8.999 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO SIRAJ JALALI AND ZARIA JALALI RECORDED IN BRAZORIA COUNTY CLERKS FILE NO. 2012057368, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, CONTINUING ALONG A WEST LINE OF SAID 108.402 ACRE TRACT AND ALONG THE EAST LINE OF SAID 8.999 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 909.70 FEET TO A 5/8 INCH "IDS" PLASTIC CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 8.999 ACRE TRACT AND FOR A RE-ENTRANT CORNER OF SAID 108.402 ACRE TRACT;

THENCE, SOUTH 87 DEGREES 15 MINUTES 10 SECONDS WEST, ALONG A SOUTH LINE OF SAID 108.402 ACRE TRACT AND ALONG THE NORTH LINE OF SAID 8.999 ACRE TRACT, 19.61 FEET TO A SET 5/8 INCH "BASLINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 02 DEGREES 44 MINUTES 50 SECONDS WEST, 127.00 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 87 DEGREES 15 MINUTES 10 SECONDS WEST, 9.27 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 02 DEGREES 44 MINUTES 50 SECONDS WEST, 620.96 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET ON A NORTH LINE OF SAID 108.402 ACRE TRACT;

THENCE, NORTH 87 DEGREES 15 MINUTES 10 SECONDS EAST, ALONG A NORTH LINE OF SAID 108.402 ACRE TRACT, 122.84 FEET TO A 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 50.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 56 DEGREES 13 MINUTES 36 SECONDS EAST;

THENCE, IN AN EASTERLY DIRECTION ALONG A NORTH LINE OF SAID 108.402 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 108 DEGREES 52 MINUTES 14 SECONDS, 95.01 FEET TO A FOUND 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD;

THENCE, NORTH 52 DEGREES 38 MINUTES 39 SECONDS EAST, ALONG A NORTHWEST LINE OF SAID 108.402 ACRE TRACT, 20.00 FEET TO A FOUND 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 15 MINUTES 10 SECONDS EAST, ALONG A NORTH LINE OF SAID 108.402 ACRE TRACT, 104.70 FEET TO A 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID 108.402 ACRE TRACT;

THENCE, SOUTH 02 DEGREES 36 MINUTES 20 SECONDS EAST, 145.00 FEET TO A 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD FOUND FOR A RE-ENTRANT CORNER OF SAID 108.402 ACRE TRACT;

THENCE, NORTH 87 DEGREES 15 MINUTES 10 SECONDS EAST, 209.84 FEET TO A FOUND 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 82 DEGREES 36 MINUTES 25 SECONDS EAST, ALONG A NORTH LINE OF SAID 108.402 ACRE TRACT, 66.82 FEET TO A FOUND 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 74 DEGREES 24 MINUTES 30 SECONDS EAST, ALONG A NORTH LINE OF SAID 108.402 ACRE TRACT, 66.28 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 67 DEGREES 13 MINUTES 30 SECONDS EAST, ALONG A NORTH LINE OF SAID 108.402 ACRE TRACT, 132.26 FEET TO A FOUND 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 30 DEGREES 35 MINUTES 28 SECONDS EAST, ALONG A NORTHEAST LINE OF SAID 108.402 ACRE TRACT, 151.33 FEET TO A FOUND 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 47 DEGREES 30 MINUTES 41 SECONDS EAST, ALONG A NORTHEAST LINE OF SAID 108.402 ACRE TRACT, 43.40 FEET TO A 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 780.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 47 DEGREES 30 MINUTES 41 SECONDS EAST, SAID CAPPED IRON ROD BEING A RE-ENTRANT CORNER OF SAID 108.402 ACRE TRACT;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG A NORTHWEST LINE OF SAID 108.402 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 03 MINUTES 11 SECONDS, 272.99 FEET TO A FOUND 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD;

THENCE, NORTH 62 DEGREES 32 MINUTES 30 SECONDS EAST, ALONG A NORTHWEST LINE OF SAID 108.402 ACRE TRACT, 146.60 FEET TO A 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 670.00 FEET;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG A NORTHWEST LINE OF SAID 108.402 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 41 MINUTES 21 SECONDS, 370.56 FEET TO A 5/8 INCH "JONES-CARTER" PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 547.89 FEET AND WHOSE RADIUS POINT BEARS NORTH 59 DEGREES 04 MINUTES 51 SECONDS WEST;

THENCE, IN A NORTHERLY DIRECTION ALONG A NORTHWEST LINE OF SAID 108.402 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33 DEGREES 41 MINUTES 26 SECONDS, 322.16 FEET TO A FOUND 5/8 INCH "COTTON SURVEYING" PLASTIC CAPPED IRON ROD;

THENCE, NORTH 02 DEGREES 42 MINUTES 17 SECONDS WEST, ALONG A WEST LINE OF SAID 108.402 ACRE TRACT, 37.27 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 87 DEGREES 17 MINUTES 43 SECONDS EAST, 98.49 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 600.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 88 DEGREES 38 MINUTES 09 SECONDS WEST;

THENCE, IN A SOUTHERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 29 MINUTES 49 SECONDS, 225.12 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 5,000.00 FEET;

THENCE, IN A SOUTHWESTERLY 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 FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 730.00 FEET;

THENCE, IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 31 MINUTES 29 SECONDS, 261.51 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 47 DEGREES 22 MINUTES 59 SECONDS EAST, 89.42 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 08 DEGREES 44 MINUTES 47 SECONDS WEST, 80.22 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 02 DEGREES 23 MINUTES 12 SECONDS EAST, 80.24 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 13 DEGREES 39 MINUTES 23 SECONDS EAST, 80.29 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 25 DEGREES 27 MINUTES 18 SECONDS EAST, 80.27 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 36 DEGREES 24 MINUTES 43 SECONDS EAST, 80.22 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 47 DEGREES 22 MINUTES 07 SECONDS EAST, 80.27 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 59 DEGREES 19 MINUTES 26 SECONDS EAST, 2.68 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 02 DEGREES 44 MINUTES 50 SECONDS EAST, AT 413.42 FEET PASSING A 5/8 INCH IRON ROD WITH ILLEGIBLE PLASTIC CAP FOUND FOR A RE-ENTRANT CORNER OF SAID 108.402 ACRE TRACT AND THE NORTHWEST CORNER OF THE AFOREMENTIONED 10.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BENJAMIN K. BARNES RECORDED IN BRAZORIA COUNTY CLERKS FILE NO. 2012033266, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, CONTINUING ALONG THE WEST LINE OF SAID BARNES TRACT AND ALONG AN EAST LINE OF SAID 108.402 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 1,073.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.59 ACRES OF LAND.

BLOCK 1

LOT NO.	SQ. FT.	MIN. SLAB ELEV.
1	6,127	55.1
2	5,996	54.9
3	6,000	54.8
4	6,000	54.8
5	6,000	55.0
6	6,000	55.0
7	6,000	55.0
8	6,000	54.8
9	6,000	54.5
10	6,000	54.2
11	6,821	53.8

BLOCK 2

LOT NO.	SQ. FT.	MIN. SLAB ELEV.
1	6,273	55.2
2	6,583	55.0
3	7,250	54.8
4	7,244	54.5
5	9,275	54.5
6	6,522	55.2
7	6,250	55.2
8	6,250	55.2
9	6,632	55.0
10	7,039	54.9
11	6,960	54.7
12	6,480	54.7
13	7,362	54.9
14	8,706	54.9
15	9,640	54.9
16	6,171	54.7
17	6,000	54.6
18	6,063	54.4
19	6,945	54.1

BLOCK 3

LOT NO.	SQ. FT.	MIN. SLAB ELEV.
1	7,094	54.8
2	6,024	54.8
3	6,024	54.8
4	6,024	55.2
5	6,024	55.2
6	6,024	55.0
7	8,172	54.9
8	8,136	53.8
9	6,024	54.0
10	6,024	54.0
11	6,024	54.0
12	6,024	53.9
13	7,094	53.7

BLOCK 4

LOT NO.	SQ. FT.	MIN. SLAB ELEV.
1	6,350	53.7
2	6,350	53.9
3	6,350	53.9
4	6,350	53.9
5	6,350	53.7
6	6,350	53.7
7	6,350	53.8
8	6,350	53.8
9	9,766	53.7
10	7,896	53.0
11	6,000	53.2
12	6,000	53.3
13	6,000	53.5
14	5,889	53.5
15	8,948	53.6
16	12,477	53.6
17	6,695	53.5
18	6,229	53.3
19	6,250	53.3
20	6,250	53.5
21	6,250	53.6
22	6,250	53.8
23	6,250	53.8
24	6,250	53.7
25	6,250	53.5
26	6,250	53.4
27	6,250	53.2
28	6,022	53.2
29	8,183	53.3
30	12,318	53.3
31	6,775	53.3
32	6,249	53.1
33	6,350	53.3
34	6,350	53.4
35	6,350	53.4
36	6,350	53.4
37	6,350	53.4
38	6,350	53.4
39	6,350	53.1
40	6,350	53.3
41	7,539	53.3
42	9,890	53.2

BLOCK 5

LOT NO.	SQ. FT.	MIN. SLAB ELEV.
1	7,164	53.3
2	5,987	53.3
3	5,987	53.3
4	5,987	53.5
5	5,987	53.6
6	5,987	53.6
7	5,987	53.4
8	5,987	53.3
9	5,987	53.1
10	6,896	52.9
11	6,892	53.2
12	5,987	53.4
13	5,987	53.5
14	5,987	53.7
15	5,987	53.9
16	5,987	53.9
17	5,987	53.8
18	5,987	53.6
19	5,987	53.5
20	7,163	53.4

BLOCK 6

LOT NO.	SQ. FT.	MIN. SLAB ELEV.
1	8,245	54.2
2	8,363	54.3
3	8,222	54.5
4	8,125	54.7
5	7,798	54.8
6	8,363	54.8
7	8,363	54.6
8	8,363	54.3
9	7,231	54.1

BLOCK 7

LOT NO.	SQ. FT.	MIN. SLAB ELEV.
1	7,828	54.2
2	7,469	54.5
3	8,105	54.9
4	11,397	54.9
5	7,481	54.7
6	7,496	54.5
7	7,500	54.5
8	7,402	54.6
9	8,003	54.8
10	8,