

VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692 J & N
SCALE: 1" = 2,640'



ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
FE=	FUTURE EASEMENT
PVE=	PRIVATE UTILITY EASEMENT
SE=	STORMWATER EASEMENT
STW=	STORMWATER EASEMENT
UFE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
ROW=	RIGHT-OF-WAY
BCD=	BRAZORIA COUNTY DEED RECORDS
BCR=	BRAZORIA COUNTY PUBLIC RECORDS
BCPRP=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL.	VOLUME PAGE
No.	NUMBER
END=	FOUND
R.O.W.	IRON ROD W/ CAP
5"=	5"
3"=	3"

STREET NAME CHANGE

FINAL PLAT
SIERRA VISTA WEST SEC 5

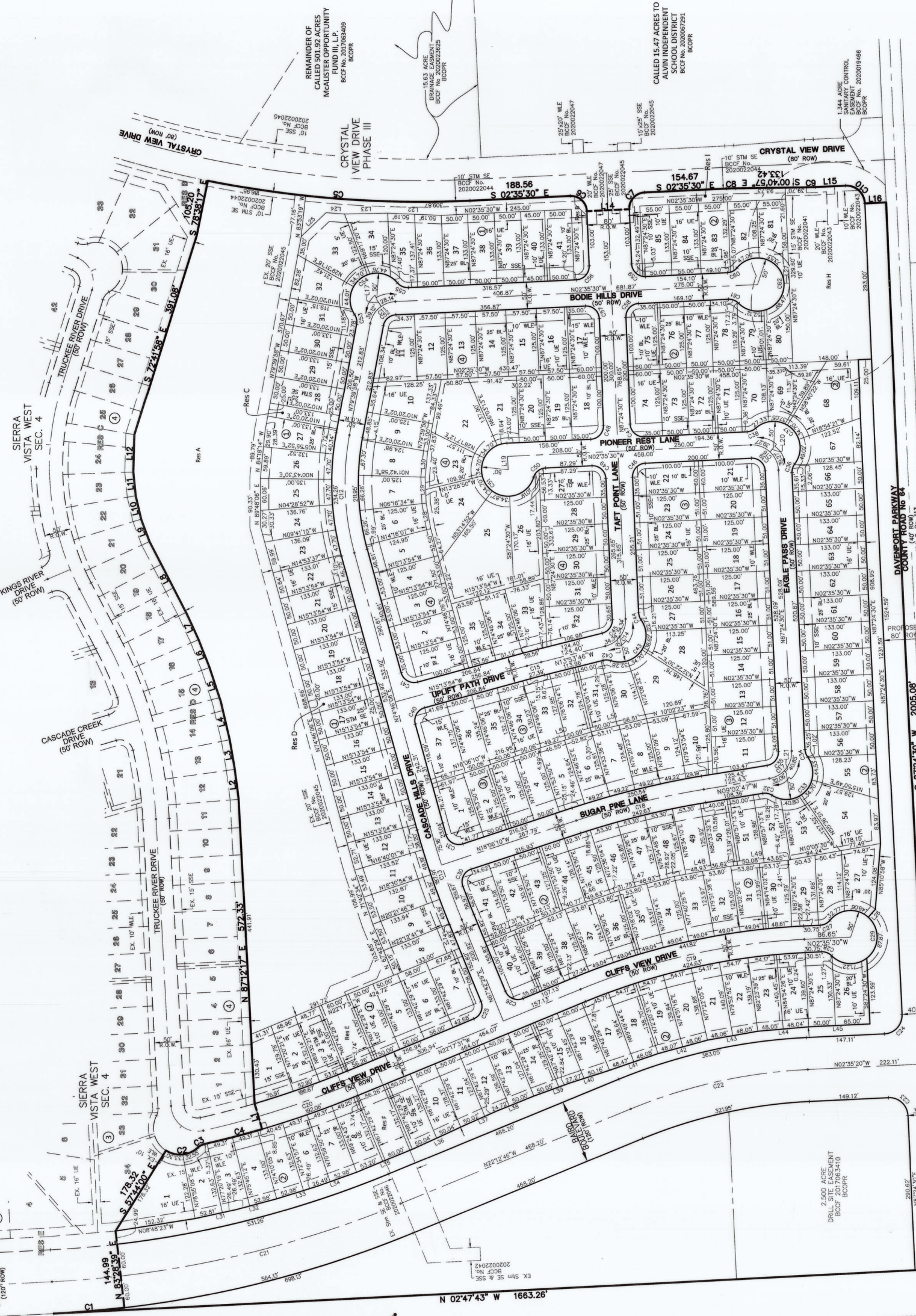
A SUBDIVISION OF 63.55 ACRES OF LAND OUT OF THE LAVACA NAVIGATION COMPANY SURVEY, A-329 BRAZORIA COUNTY, TEXAS

198 LOTS 10 RESERVES 4 BLOCKS

MAY 2021

OWNER/ DEVELOPER: MERRITT HOMES OF TEXAS, LLC.
2901 W. SAM HOUSTON PKWY. N., SUITE C-250
HOUSTON, TEXAS 77043
(713) 690-1166

ENGINEER/ SURVEYOR: Manhard CONSULTING
Texas Board of Professional Engineers Registration No. 10194579
Professional Engineers & Surveyors
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Mechanical Engineers • Electrical Engineers • Professional Engineers (Registration No. F 13141)
Terms: Board of Professional Engineers Registration No. 10194579



Confereed Copy
2021052425

Street Name **Width** **Length (ft)** **Length (miles)**

Davenport Parkway varies 2005.08 ft 0.38 mi

CALLED 317 ACRES
BY TO MICHAEL KING DEED
WITH MENDORS LENA
OF No. 201001524
BCOPR

CALLED 618 ACRES
TO KATHERINE S. WELLS
LIVING TRUST AGREEMENT
9/4/76 WELLS TRUST #1
9/4/76 WELLS TRUST #2
RICHARD DAVID WELLS,
BY SPECIAL WARRANTY DEED
OF No. 200902927
BCOPR

CALL 6.78 ACRES
TO THE SOUTH TEXAS
WATER COMPANY
VOL. 254, PG. 261
BCOPR

CALL 5.98 ACRES
DRILLS SITE EASEMENT
BCCF 2017063410
BCOPR

CALL 15.47 ACRES TO
ALVIN INDEPENDENT
SCHOOL DISTRICT
BCCF No. 2020067951
BCOPR

CALL 1.44 ACRE
SANITARY CONTROL
BCCF No. 202001466
BCOPR

TRACTS 330 AND 340
SOUTH TEXAS WATER
WARRANTY DEED
794 PG 84
BCOPR

CALL 15.63 ACRE
DRAINAGE EASEMENT
BCCF No. 202002045
BCOPR

REMAINDER OF
CALLISTER OPPORTUNITY
FUND III, L.P.
BCCF No. 2017063409
BCOPR

CURVE TABLE				CURVE TABLE				CURVE TABLE									
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	2060.00'	134.00'	003°42'38"	S04°39'32"E	133.98'												
C2	50.00'	65.84'	075°27'00"	S05°27'30"E	61.19'												
C3	25.00'	13.39'	030°41'41"	S27°30'10"E	13.23'												
C4	1782.00'	112.84'	003°57'41"	S14°18'10"E	112.82'												
C5	2040.00'	496.67'	01°35'14"	S04°23'08"W	495.60'												
C6	30.00'	47.12'	089°59'58"	S42°24'30"W	42.43'												
C7	30.00'	47.12'	090°00'00"	S47°45'30"E	42.43'												
C8	500.00'	16.66'	001°54'33"	S01°58'14"E	16.66'												
C9	500.00'	16.66'	001°54'33"	S01°58'14"E	16.66'												
C10	35.00'	54.98'	090°00'00"	S42°24'30"W	49.50'												
C11	50.00'	67.26'	077°04'27"	N41°07'44"W	62.30'												
C12	500.00'	223.10'	029°53'57"	S87°33'04"W	221.26'												
C13	1500.00'	184.83'	007°03'56"	S71°41'17"W	184.71'												
C14	50.00'	68.67'	078°44'44"	N53°44'38"W	63.40'												
C15	1200.00'	27.97'	001°20'08"	N1°43'35"W	27.97'												
C16	50.00'	78.54'	090°00'00"	S42°24'30"W	70.71'												
C17	50.00'	72.91'	083°52'44"	N50°49'08"W	66.62'												
C18	1560.00'	246.59'	009°03'24"	N1°34'28"W	246.33'												
C19	1260.00'	433.23'	019°42'00"	N1°29'31"W	431.10'												
C20	1757.00'	189.36'	005°10'30"	N19°12'15"W	189.27'												
C21	2000.00'	547.69'	019°41'25"	N1°42'20"W	545.98'												
C22	1000.00'	342.50'	019°37'26"	N1°22'40"W	340.83'												
C23	35.00'	54.98'	089°59'49"	N42°24'35"E	49.50'												
C24	35.00'	54.98'	090°00'11"	S47°35'25"E	49.50'												
C25	25.00'	39.27'	090°00'00"	S87°17'31"E	35.36'												
C26	25.00'	39.27'	090°00'00"	S22°42'28"W	35.36'												
C27	25.00'	21.03'	048°11'23"	S26°41'12"E	20.41'												
C28	25.00'	21.03'	048°11'23"	N21°30'11"E	20.41'												
C29	50.00'	241.19'	276°22'46"	S87°24'30"W	66.67'												
C30	200.00'	40.13'	091°58'34"	N84°05'27"W	35.96'												
C31	25.00'	40.13'	091°58'34"	S27°53'07"W	35.96'												
C32	25.00'	18.23'	041°46'59"	N11°50'43"E	17.83'												
C33	50.00'	138.83'	159°05'16"	N46°48'25"W	98.34'												
C34	25.00'	14.73'	033°45'33"	S70°31'43"W	14.52'												
C35	25.00'	36.45'	083°52'44"	S50°49'08"E	33.31'												
C36	25.00'	17.39'	039°51'25"	N72°39'48"W	17.04'												
C37	50.00'	148.10'	169°42'48"	S42°24'30"W	99.60'												
C38	25.00'	17.39'	039°51'25"	S22°31'13"E	17.04'												
C39	25.00'	39.27'	090°00'00"	N42°24'30"E	35.36'												
C40	25.00'	39.27'	090°00'00"	N80°13'54"W	35.36'												

RESERVE AREA TABLE			
RESERVE LETTER	AREA (SQ. FT.)	AREA (AC)	USAGE
A	323,146.68	7.4184	2
B	17,891.03	0.4107	1
C	3,325.00	0.0763	1
D	3,325.00	0.0763	1
E	7,979.99	0.1832	1
F	7,930.09	0.1820	1
G	75,868.05	1.7417	1
H	48,319.90	1.1093	3
I	9,534.79	0.2189	1
J	269,667.33	6.1907	4
TOTAL	766,987.66	17.6075	

- USAGE NOTES:
1. RESTRICTED TO LANDSCAPE, OPEN SPACE AND SPACE AND UTILITIES.
2. RESTRICTED TO DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES.
3. RESTRICTED TO WATER PRODUCTION, STORAGE AND UTILITIES.
4. RESTRICTED TO WASTEWATER TREATMENT, DRILL SITE, LANDSCAPE, OPEN SPACE AND UTILITIES.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	CHORD
C41	25.00'	39.27'	090°00'00"	S29°46'06"W	35.36'	35.36'
C42	25.00'	14.41'	033°01'37"	N02°37'03"E	14.21'	14.21'
C43	50.00'	126.32'	144°44'59"	N53°14'38"W	95.31'	95.31'
C44	25.00'	14.41'	033°01'37"	S70°53'41"W	14.21'	14.21'
C45	25.00'	34.34'	078°41'44"	S53°14'38"E	31.70'	31.70'
C46	25.00'	39.27'	090°00'00"	N47°36'30"W	35.36'	35.36'
C47	25.00'	39.27'	090°00'00"	S42°24'30"E	35.36'	35.36'
C48	25.00'	39.27'	090°00'00"	S47°35'30"E	35.36'	35.36'
C49	25.00'	39.27'	090°00'00"	N42°24'30"E	35.36'	35.36'
C50	25.00'	30.77'	070°31'44"	N27°51'22"W	28.87'	28.87'
C51	50.00'	218.63'	250°31'44"	N52°08'38"E	81.65'	81.65'
C52	25.00'	33.63'	077°04'27"	N41°07'44"W	31.15'	31.15'
C53	25.00'	19.22'	044°03'17"	N78°18'24"E	18.75'	18.75'
C54	50.00'	152.05'	174°14'06"	S38°36'12"E	99.87'	99.87'
C55	25.00'	23.17'	053°06'22"	S23°57'41"W	22.35'	22.35'
C56	25.00'	39.27'	090°00'00"	S47°35'30"E	35.36'	35.36'
C57	25.00'	39.27'	090°00'00"	N42°24'30"E	35.36'	35.36'
C58	25.00'	39.27'	090°00'00"	N47°36'30"W	35.36'	35.36'
C59	25.00'	39.27'	090°00'00"	S42°24'30"W	35.36'	35.36'
C60	25.00'	21.03'	048°11'23"	S28°41'12"E	20.41'	20.41'
C61	25.00'	21.03'	048°11'23"	N21°30'11"E	20.41'	20.41'
C62	50.00'	241.19'	276°22'46"	S87°24'30"W	66.67'	66.67'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N73°53'00"E	50.00'
L2	N83°17'22"E	56.35'
L3	N89°22'59"E	56.33'
L4	N07°00'48"E	73.36'
L5	N71°44'24"E	67.69'
L6	N68°35'20"E	56.33'
L7	N65°15'10"E	56.33'
L8	N62°32'08"E	150.09'
L9	N69°42'24"E	45.00'
L10	N76°45'12"E	44.97'
L11	N84°17'56"E	44.97'
L12	S88°28'05"E	70.27'
L14	S02°35'30"E	80.00'
L15	S02°35'30"E	56.67'
L16	S02°35'30"E	40.00'
L17	N50°09'45"E	15.00'
L18	N36°45'22"E	2.00'
L19	N87°24'30"E	25.00'
L20	N47°35'30"W	10.00'
L21	N44°12'49"E	5.00'
L22	N02°27'12"E	100.39'
L23	N01°06'43"W	81.03'
L24	N04°03'45"E	35.00'
L25	N4°54'39"W	65.00'
L26	N48°09'53"W	20.00'
L27	N02°35'30"W	10.00'
L28	N79°47'08"E	48.79'
L29	N87°43'12"E	48.78'
L30	N84°20'56"W	48.46'
L31	N1°21'04"W	79.30'

LINE TABLE		
LINE	BEARING	LENGTH
L32	N1°43'36"W	79.47'
L33	N17°01'16"W	79.47'
L34	N19°23'56"W	79.47'
L35	N22°16'54"W	113.20'
L36	N24°28'08"W	100.07'
L37	N23°46'44"W	75.31'
L38	N21°46'56"W	74.72'
L39	N19°45'14"W	72.89'
L40	N17°41'18"W	77.43'
L41	N18°50'53"W	96.55'
L42	N15°02'14"W	96.13'
L43	N09°56'10"W	96.11'
L44	N04°50'42"W	96.09'
L45	N02°35'30"W	115.00'
L46	N18°42'59"W	107.61'
L47	N1°43'30"W	107.60'
L48	N1°00'22"W	107.60'
L49	N05°46'47"W	106.93'
L50	N17°24'20"W	99.36'
L51	N13°19'45"W	108.51'

- FINAL PLAT NOTES:
- THE PRELIMINARY PLAT WAS APPROVED BY BRAZORIA COUNTY ON 09/12/2018.
 - THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.I.D. NO. 53 BOUNDARY.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013788.
 - BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000.
 - 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 BEAT REFERENCE CAPS AS INDICATED.
 - ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PLANNED. LOT CORNERS WILL BE SET 3/8" IRON RODS WITH PLASTIC CAPS STAMPED "MANHARD PROPERTY CORNER".
 - REMARKS SHOW HEREON ARE BASED ON TRUST MONUMENT HV795C LOCATED IN THE MEDIUM OF SH. 288 APPROXIMATELY 125 FEET SOUTH OF C.R. 98 WITH A TYPED ELEVATION OF 493.1 FEET, MVD 88, 1991 ADJUSTMENT.
 - THIS TRACT OF LAND LIES WITHIN UNIMPAVED ZONE 7C. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48839C0115K, DATED DECEMBER 30, 2020.
 - EACH LOT SHALL BE RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USE.
 - NO SINGLE-FAMILY RESIDENTIAL SHALL BEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NOT MORE THAN TWO SEPARATE DWELLING UNITS WITH EACH UNIT BEING A DETACHED DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 300 SQ. FT. ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. THIS RESTRICTION SHALL APPLY TO ALL DWELLING UNITS ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
 - ALL BUILDING LINES (BU) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
 - ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF LOTS SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE SUBDIVISION. THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREON SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 - ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
 - ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE MAINTAINED AND PROTECTED THROUGHOUT THE LIFE OF THE SUBDIVISION. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER OF THE SUBDIVISION ARE PERMITTED, THEY SHALL NOT BE CONSIDERED AS UTILITY EASEMENTS. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
 - 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.
 - SUB ELEVATIONS (FINISHED FLOOR) SHALL BE SET AT OR ABOVE THE MINIMUM SUB ELEVATIONS DEFINED.
 - ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
 - ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.I.D. NO. 53.
 - THIS SUBDIVISION EMPLOY A DRAINAGE SYSTEM WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION TO DRAIN WATER TO THE PUBLIC STREETS. THEREFORE, THIS, DURING STORM EVENTS, PONING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
 - NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
 - ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
 - ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - 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.
 - SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
 - 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.
 - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL. IF CONSTRUCTION OF THE SUBDIVISION IS COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.

FINAL PLAT SIERRA VISTA WEST SEC 5

A SUBDIVISION OF 63.55 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329

BRAZORIA COUNTY, TEXAS

198 LOTS 10 RESERVES 4 BLOCKS

MAY 2021

OWNER/
DEVELOPER:
HERITAGE HOMES OF TEXAS, LLC.
2801 W. SAW HOUSTON PKWY. N., SUITE C-250
HOUSTON, TEXAS 77043
(713) 690-1186

ENGINEER/
SURVEYOR:



Manhard CONSULTING
 Manhard Consulting is a full-service engineering and surveying firm. We provide a wide range of services including: Surveying, Engineering, Planning, and Construction Management. Our team consists of highly skilled professionals with extensive experience in the field. We are committed to providing high-quality, cost-effective solutions for our clients. For more information, please contact us at (713) 690-1186.

Texas Board of Professional Engineers Registration No. 10148279

Before me, the undersigned authority, on this day personally appeared David Jordan, Sr., Vice President of Meritage Homes of Texas, L.L.C., a duly organized and existing limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 Day of April 2021



Notary Public in and for the State of Texas

My Commission expires 03-24-2025

I, Paul R. Bretherton, am authorized (or 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet, and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



Paul R. Bretherton
Texas Registration No. 5977

We, MERITAGE HOMES OF TEXAS, L.L.C., A Arizona Limited Liability Company, acting by and through David Jordan, Sr., Vice President, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 63.55 acre tract described in the above and foregoing map of SIERRA VISTA WEST SEC 5, do hereby make and establish said subdivision and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and the title on 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 seven feet, six inches (7' 6") for ten feet (10') perimeter ground easement, and shall extend vertically an additional seven feet, six inches (7' 6") for ten feet (10') perimeter ground easement. The aerial easements shall extend horizontally an additional seven feet, six inches (7' 6") for ten feet (10') perimeter ground easement, and shall extend vertically an additional seven feet, six inches (7' 6") for ten feet (10') perimeter ground easement. The aerial easements shall extend horizontally an additional seven feet, six inches (7' 6") for ten feet (10') perimeter ground easement, and shall extend vertically an additional seven feet, six inches (7' 6") for ten feet (10') perimeter ground easement.

FURTHER, Owners do hereby certify that we are the owners of all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (for the placement of mobile home subdivision) and shall be restricted for some under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to the use of the public, all public utility easements shown in solid adjacent acreage.

FURTHER, Owners do hereby certify that we are the owners of all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (for the placement of mobile home subdivision) and shall be restricted for some under the terms and conditions of such restrictions filed separately.

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IN TESTIMONY WHEREOF, MERITAGE HOMES OF TEXAS, L.L.C., A Arizona Limited Liability Company, has caused these presents to be signed by David Jordan, Sr., Vice President, thereunto authorized this 24 day of April 2021.

MERITAGE HOMES OF TEXAS, L.L.C.
A Arizona Limited Liability Company

By: David Jordan, Sr.
Vice President

This plat is hereby APPROVED by the City of Iowa Colony City Council, this 17th day of May 2021

Michael Byrum-Brosten
Mayor

Arisele Murray
Arisele Murray

W.L. KENNEDY

Sydney Hargrader
Sydney Hargrader

Chad Wiley
Mayor Pro-Tem

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this 11th day of May 2021

David Hurst
Chairman

Les Hoesy

Steven Byrum-Brosten

Vince Patterson

Melanie Hampton

A METES & BOUNDS description of a certain 63.55 acre (2,768.331 square feet) tract of land situated in the Lavaca Navigation Company Survey Abstract No. 329 in Brazoria County, Texas, being all of a called 3,692.33 acre tract (Tract 2) conveyed to Land Tejas Sierra Vista West, LLC by deed recorded in Clerk's File No. 2019020706, Brazoria County Official Public Records, corrected by Correction Affidavit, as to a Recorded Original Instrument recorded in Clerk's File No. 20190209817, Brazoria County Official Public Records, being a portion of a called 1,127.0 acre tract (Tract 3) conveyed to Land Tejas Sierra Vista West, LLC by deed recorded in Clerk's File No. 2019020706, Brazoria County Official Public Records, corrected by Correction Affidavit, as to a Recorded Original Instrument recorded in Clerk's File No. 20190209817, Brazoria County Official Public Records, and being a portion of the remainder of a called 501.92 acre tract conveyed to McAlister Community Official Public Records, and being a portion of the remainder of a called 501.92 acre tract conveyed to McAlister Community Official Public Records, as by deed recorded in Clerk's File No. 2017063409, Brazoria County Official Public Records, and being a portion of the remainder of a called 501.92 acre tract, particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

COMMENCING at a 5/8-inch iron rod (with cap) found, being the northwest corner of a called 118.2635 acre tract (Tract 1) conveyed to Land Tejas Sierra Vista West, LLC by deed recorded in Clerk's File No. 2019020706, Brazoria County Official Public Records, corrected by Correction Affidavit, as to a Recorded Original Instrument recorded in Clerk's File No. 20190209817, Brazoria County Official Public Records, being a portion of a called 1,127.0 acre tract (Tract 3) conveyed to Land Tejas Sierra Vista West, LLC by deed recorded in Clerk's File No. 2019020706, Brazoria County Official Public Records, corrected by Correction Affidavit, as to a Recorded Original Instrument recorded in Clerk's File No. 20190209817, Brazoria County Official Public Records, and being a portion of the remainder of a called 501.92 acre tract conveyed to McAlister Community Official Public Records, and being a portion of the remainder of a called 501.92 acre tract conveyed to McAlister Community Official Public Records, as by deed recorded in Clerk's File No. 2017063409, Brazoria County Official Public Records, and being a portion of the remainder of a called 501.92 acre tract, particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

THENCE, South 02°47'43" East, 2,136.31 feet to a 5/8-inch iron rod (with cap stamped 'Manhard') found, being the most westerly corner of the herein described tract, and being the beginning of a non-tangent curve to the northwest corner and POINT OF BEGINNING of the herein described tract, and being the beginning of a non-tangent curve to the left;

THENCE, along said non-tangent curve to the left in a southerly direction, with a radius of 2,060.00 feet, a central angle of 0°43'38", an arc length of 134.00 feet, and a chord bearing South 04°39'52" East, 133.89 feet to a 5/8-inch iron rod (with cap stamped 'Manhard') found, being on the east line of said called 3,692.33 acre tract (Tract 2);

THENCE, North 83°28'39" East, 144.99 feet to a 5/8-inch iron rod (with cap stamped 'Manhard') found, being the beginning of a non-tangent curve to the left;

THENCE, South 57°44'00" East, 178.32 feet to a 5/8-inch iron rod (with cap stamped 'Manhard') found, being the beginning of a non-tangent curve to the left;

THENCE, along said non-tangent curve to the left in a southerly direction, with a radius of 50.00 feet, a central angle of 75°27'01", an arc length of 65.84 feet, and a chord bearing South 05°27'30" East, 61.19 feet to a 5/8-inch iron rod (with cap stamped 'Manhard') found, being the beginning of a reverse curve to the right;

THENCE, along said reverse curve to the right in a southeasterly direction, with a radius of 25.00 feet, a central angle of 30°34'41", an arc length of 13.39 feet, and a chord bearing South 27°50'10" East, 13.23 feet to a 5/8-inch iron rod (with cap stamped 'Manhard') found, being the beginning of a reverse curve to the left;

THENCE, along said reverse curve to the left in a southerly direction, with a radius of 1,782.00 feet, a central angle of 03°37'41", an arc length of 112.84 feet, and a chord bearing South 14°18'10" East, 112.82 feet to a 5/8-inch iron rod (with cap stamped 'Manhard') found;

THENCE, North 73°53'00" East, 50.00 feet to a 5/8-inch iron rod (with cap stamped 'Manhard') found;

THENCE, North 87°12'17" East, 572.33 feet to a 5/8-inch iron rod (with cap stamped 'Manhard') found;

THENCE, North 83°17'22" East, 56.33 feet to a 5/8-inch iron rod (with cap stamped 'Manhard') found;

THENCE, North 80°22'59" East, 56.33 feet to a 5/8-inch iron rod (with cap stamped 'Manhard') found;

THENCE, North 77°00'48" East, 73.36 feet to a 5/8-inch iron rod (with cap stamped 'Manhard') found;

THENCE, North 71°44'24" East, 67.52 feet to a 5/8-inch iron rod (with cap stamped 'Manhard') found;

Before me, the undersigned authority, on this day personally appeared David Jordan, Sr., Vice President of Meritage Homes of Texas, L.L.C., a duly organized and existing limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

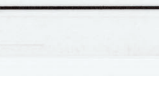
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 Day of April 2021



Notary Public in and for the State of Texas

My Commission expires 03-24-2025

I, Paul R. Bretherton, am authorized (or 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet, and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



Paul R. Bretherton
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Council, this 17th day of May 2021

Michael Byrum-Brosten
Mayor

Arisele Murray
Arisele Murray

W.L. KENNEDY

Sydney Hargrader
Sydney Hargrader

Chad Wiley
Mayor Pro-Tem

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this 11th day of May 2021

David Hurst
Chairman

Les Hoesy

Steven Byrum-Brosten

Vince Patterson

Melanie Hampton



ENGINEER/
SURVEYOR:

OWNER/
DEVELOPER:

198 LOTS
10 RESERVES
4 BLOCKS

APRIL 2021
MERITAGE HOMES OF TEXAS, L.L.C.
2901 W. SAM HOUSTON PKWY. N., SUITE C-250
HOUSTON, TEXAS 77043
(713) 690-1166

FINAL PLAT
SIERRA VISTA WEST
SEC 5

A SUBDIVISION OF 63.55 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329

BRAZORIA COUNTY, TEXAS