Conformed Copy
20220177710

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°15'28"E	10.00'
L2	S02°44'32"E	116.19'
L3	N02°29'30"W	40.00'
L4	N34°53'17"E	63.01'
L5	N02°50'14"W	92.93'
L6	N07°16'36"W	71.48'
L7	N13°27'56"W	71.48'
L8	N19°39'21"W	71.48'
L9	N25°50'44"W	71.48'
L10	N32°02'06"W	71.48'
L11	N38°13'29"W	71.48'
L12	N44°24'52"W	71.48'
L13	N50°25'51"W	69.32'
L14	N51°54'56"W	58.35'
L15	N47°25'26"W	56.70'
L16	N42°55'49"W	56.70'
L17	N37°36'17"W	58.78'
L18	N32°20'18"W	56.67'
L19	N32°21'18"W	69.00'
L20	N34°15'27"W	68.17'
L21	N39°22'51"W	69.80'
L22	N44°37'44"W	69.74'
L23	N49°52'29"W	69.74'
L24	N55°07'13"W	69.74'
L25	N60°21'58"W	69.74'
L26	N65°36'43"W	69.74'
L27	N70°51'27"W	69.74'
L28	N76°06'12"W	69.74'
L29	N81°20'58"W	69.74'
L30	N86°35'41"W	69.74'

LINE TABLE		
LINE	BEARING	LENGTH
L31	S88°09'35"W	69.74'
L32	S82°54'50"W	69.74'
L33	S77°40'06"W	69.74'
L34	S72°25'21"W	69.74'
L35	S67°10'36"W	69.74'
L36	S61°55'52"W	69.74'
L37	S56°41'07"W	69.74'
L38	S51°26'22"W	69.74'
L39	S51°26'45"W	53.19'
L40	S57°44'52"W	117.60'
L41	S71°41'27"W	143.28'
L42	S78°30'27"W	55.33'
L43	S85°05'21"W	56.40'
L44	S87°10'30"W	120.00'
L45	N75°15'36"W	55.54'
L46	S73°04'05"W	91.37'
L47	N65°53'09"W	25.00'
L48	N69°26'19"E	112.79'
L49	N60°56'06"E	120.00'
L50	N49°43'22"E	60.00'
L51	N37°31'21"E	60.00'
L52	N63°40'02"E	90.35'
L53	N02°38'30"W	10.25'
L54	N81°42'03"W	62.13'

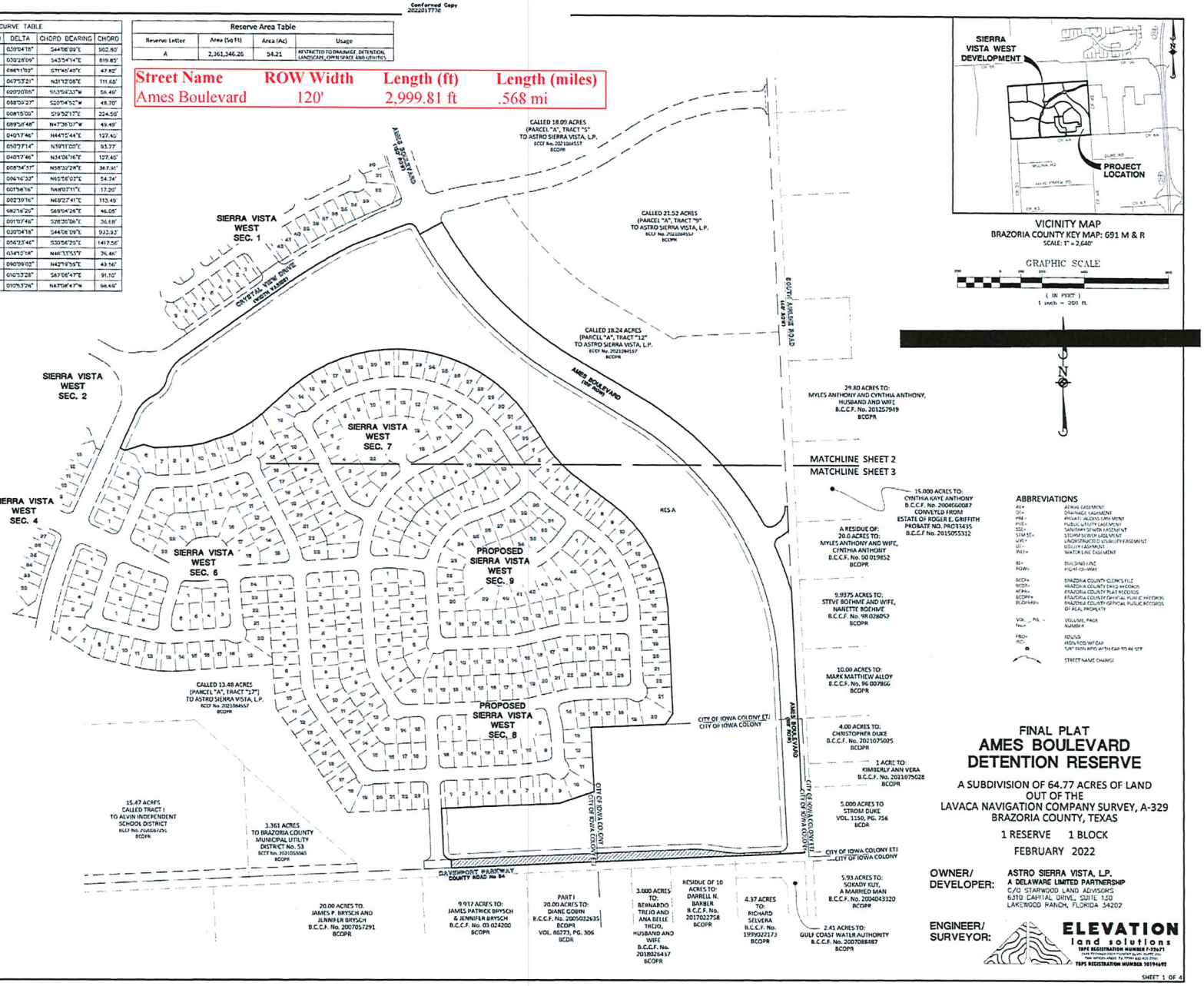
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	1740.00'	913.24'	030°04'18"	S44°06'09"E	902.80'
C2	1560.00'	829.59'	030°28'09"	S43°54'14"E	819.85'
C3	35.00'	52.65'	086°11'02"	S71°45'40"E	47.82'
C4	100.00'	118.49'	067°53'21"	N31°32'08"E	111.68'
C5	160.00'	96.79'	034°39'06"	S53°56'33"W	95.33'
C6	35.00'	53.85'	088°09'27"	S20°04'52"W	48.70'
C7	1560.00'	224.69'	008°15'09"	S19°32'17"E	224.50'
C8	35.00'	54.97'	089°58'48"	N47°38'07"W	49.49'
C9	160.00'	120.11'	043°00'46"	N44°15'44"E	117.30'
C10	110.00'	98.86'	051°29'14"	N19°11'00"E	95.77'
C11	185.00'	130.11'	040°17'46"	N34°06'16"E	127.45'
C12	2460.00'	368.25'	008°34'37"	N58°32'28"E	367.91'
C13	500.00'	54.77'	006°16'33"	N65°58'03"E	54.74'
C14	500.00'	17.20'	001°58'16"	N68°07'11"E	17.20'
C15	2450.00'	113.50'	002°39'16"	N69°27'41"E	113.49'
C16	35.00'	50.26'	082°16'29"	S69°04'26"E	46.05'
C17	1860.00'	36.68'	001°07'46"	S28°30'06"E	36.68'
C18	1800.00'	944.73'	030°04'18"	S44°06'09"E	933.93'
C19	1500.00'	1476.45'	056°23'46"	S39°56'25"E	1417.56'
C20	130.00'	77.41'	034°07'18"	N48°33'33"E	76.26'
C21	35.00'	55.07'	090°09'02"	N42°19'39"E	49.56'
C22	480.00'	91.24'	010°53'28"	S87°06'47"E	91.10'
C23	520.00'	98.84'	010°53'28"	N87°06'47"W	98.68'

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage
A	2,361,346.26	54.21	RESTRICTED TO DRAINAGE, DETENTION, LANDSCAPE, OPEN SPACE AND UTILITIES

Street Name	ROW Width	Length (ft)	Length (miles)
Ames Boulevard	120'	2,999.81 ft	.568 mi

FINAL PLAT NOTES:

1. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 BOUNDARY.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NAD 83/96 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013799.
3. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:10,000
4. 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
5. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "PLOT".
6. BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-75C, LOCATED IN THE MEDIAN OF SH 288 APPROXIMATELY 325 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, (1991 ADJUSTMENT).
7. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AND ZONE "AH", AREAS SHOWN AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0215K, DATED DECEMBER 30, 2020
8. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
9. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT OF WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
10. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
11. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. 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 AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
12. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
13. 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.
14. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
15. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
16. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 53.
17. 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.
18. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
19. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
20. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
21. 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.
22. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
23. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
24. FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO YEAR INITIAL PERIOD OR THE ONE YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
25. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEXAS SIERRA VISTA WEST, LLC, AND AS AMENDED ON 01/10/2022.



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 691 M & R
SCALE: 1" = 2,640'

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

N

ABBREVIATIONS

AVE	AERIAL EASEMENT
DE	DRAINAGE EASEMENT
PAE	PRIVATE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
STM SE	STORM SEWER EASEMENT
VAE	UNOBSTRUCTED VISIBILITY EASEMENT
UE	UTILITY EASEMENT
WAE	WATER LINE EASEMENT
BL	BUILDING LINE
ROW	RIGHT-OF-WAY
BCCF	BRAZORIA COUNTY CLERK'S FILE
BCDR	BRAZORIA COUNTY DEED RECORDS
BCPR	BRAZORIA COUNTY PLAT RECORDS
BCOPR	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOHPR	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL., PG.	VOLUME, PAGE
No.	NUMBER
FND IRO	FOUND IRON ROD W/ CAP 5/8" IRON RODS WITH CAP TO BE SET
	STREET NAME CHANGE

FINAL PLAT
AMES BOULEVARD DETENTION RESERVE

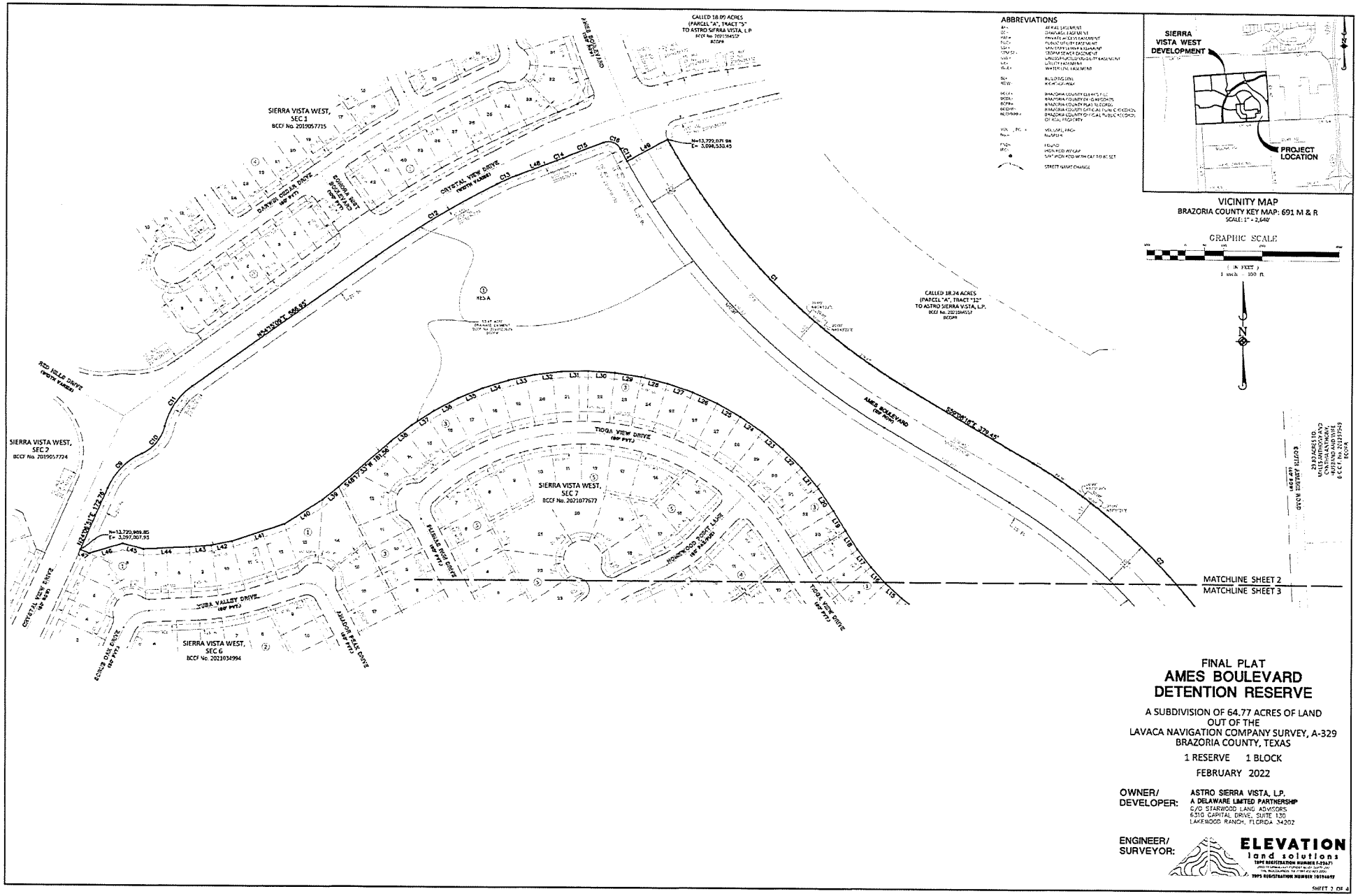
A SUBDIVISION OF 64.77 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

FEBRUARY 2022

OWNER/ DEVELOPER: ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 120
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR: ELEVATION land solutions
TBPE REGISTRATION NUMBER F-23671
TBPLS REGISTRATION NUMBER 10194492



FINAL PLAT
AMES BOULEVARD DETENTION RESERVE

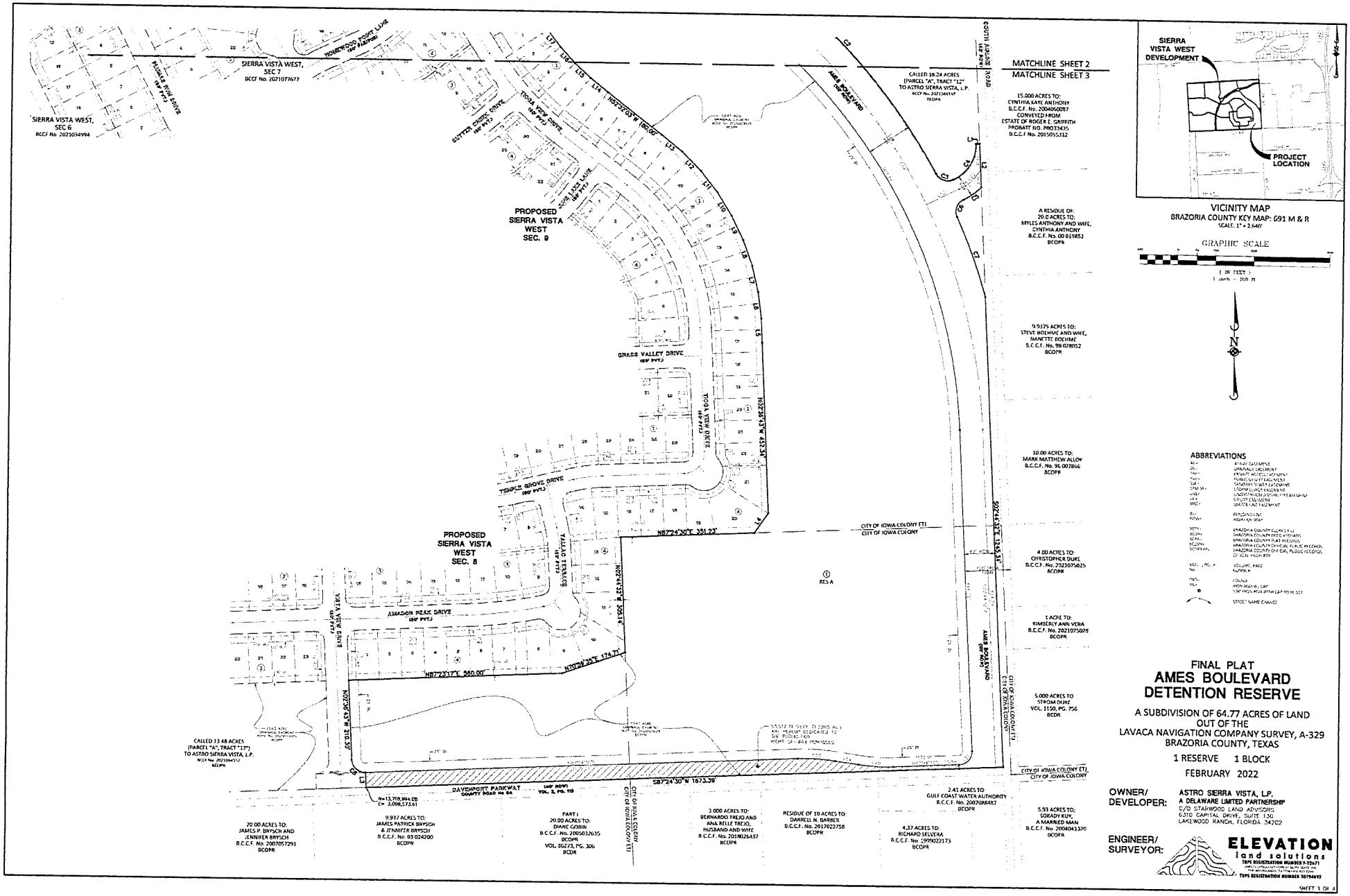
A SUBDIVISION OF 64.77 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

FEBRUARY 2022

OWNER/ DEVELOPER: ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR: ELEVATION land solutions
TBPE REGISTRATION NUMBER F-23471
TBPLS REGISTRATION NUMBER 10194497



FINAL PLAT
AMES BOULEVARD DETENTION RESERVE

A SUBDIVISION OF 64.77 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

FEBRUARY 2022

OWNER/ DEVELOPER: ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR: ELEVATION land solutions
TBPE REGISTRATION NUMBER F-22671
TBPLS REGISTRATION NUMBER 10194697

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 64.77 acre (2,821,355 square feet) tract of land situated in the Lavaca Navigation Company Survey, Section 1, Abstract No. 329, in Brazoria County, Texas, being all of a called 9.083 acre tract (Parcel 1A, Tract 1C1) and all of a called 55.67 acre tract (Parcel 1B1) conveyed to Astro Sierra Vista, L.P., by deed recorded in Clerk's File No. 2021096457, Brazoria County Official Public Records, being a portion of a called 24.94 acre tract (Sierra Vista West Section Nine (9)), being a portion of a called 19.20 acre tract (Sierra Vista West Section 8) and being a portion of a called 18.24 acre tract (Parcel 1A, Tract 1C1) conveyed to Astro Sierra Vista, L.P., by said deed recorded in Clerk's File No. 2021096457, Brazoria County Official Public Records, said 64.77 acre (2,821,355 square feet) tract of land being more particularly described by metes with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a 5/8" iron rod with cap found, being the southeast corner of said called 9.083 acre tract (Parcel 1A, Tract 1C1), being on the south right-of-way line of Yost Road No. 48 (variable width) as described in Volume 2, Page 113, Brazoria County Deed Records, and being on the west right-of-way line of County Road No. 48 (called 40' wide) recorded in Volume 2, Page 113, Brazoria County Deed Records;

THENCE, South 87°47'57" West, along the south line of said called 9.083 acre tract (Parcel 1A, Tract 1C1), the south line of said called 55.67 acre tract (Parcel 1B1), and the north right-of-way line of said County Road No. 48, at a distance of 1023.36 feet passing a 5/8"-inch iron rod (with cap) found, being the southwest corner of said called 9.083 acre tract (Parcel 1A, Tract 1C1) and being the southeast corner of said called 24.12 acre tract (Parcel 1A, Tract 1C1), in all a distance of 1427.35 feet to a 5/8"-inch iron rod (with cap) found being the southeast corner of said called 11.32 acre tract (Parcel 1A, Tract 1C2), and being the southwest corner of Sierra Vista West Sec. 7 according to the plat thereof recorded in Clerk's File No. 2021031477, Brazoria County Official Public Records;

THENCE, along the east line of said Sierra Vista West Sec. 7, the following three (3) courses and distances:

1. North 02°35'10" West, along the east line of said Sierra Vista West Sec. 7, 40.00 feet to a 5/8"-inch iron rod (with cap) found, being the beginning of a curve to the right;

2. Along said curve to the right in a northeasterly direction and continuing along the east line of said Sierra Vista West Sec. 7, with a radius of 25.00 feet, a central angle of 92°58'46", an arc length of 40.58 feet and a chord bearing North 47°56'07" West, 44.49 feet to a 5/8"-inch iron rod (with cap) found;

3. North 02°26'43" West, continuing along the east line of said Sierra Vista West Sec. 7, 212.35 feet to a 5/8"-inch iron rod (with cap) found, being the southwest corner of said called 19.20 acre (Section 8);

THENCE, along the south line of said called 19.20 acre (Sierra Vista West Section 8), the following four (4) courses and distances:

1. North 87°33'17" East, 300.00 feet to a 5/8"-inch iron rod (with cap) found;

2. North 70°59'20" East, 176.11 feet to a 5/8"-inch iron rod (with cap) found;

3. North 02°44'32" West, 30.14 feet to a 5/8"-inch iron rod (with cap) found;

4. North 87°04'07" East, 251.23 feet to a 5/8"-inch iron rod (with cap stamped "ESG") set, from which a 5/8"-inch iron rod (with cap) found bears North 87°04'07" East, 28.36 feet, being the southeast corner of said called 19.20 acre tract (Sierra Vista West Section 8);

THENCE, North 34°53'17" East, over and across said called 19.20 acre tract (Sierra Vista West Section 8), 651.01 feet to a 5/8"-inch iron rod (with cap stamped "ESG") set;

THENCE, North 60°09'43" West, along the east line of said called 19.20 acre tract (Sierra Vista West Section 8) and along the east line of said called 24.94 acre tract (Sierra Vista West Section Nine (9)), at a distance of 152.24 feet passing a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 19.20 acre tract (Sierra Vista West Section 8) and being the southeast corner of said called 24.94 acre tract (Sierra Vista West Section Nine (9)), at a distance of 452.24 feet to a 5/8-inch iron rod (with cap) found, being on the east line of said called 24.94 acre tract (Sierra Vista West Section Nine (9));

THENCE, along the east line of said called 24.94 acre tract (Sierra Vista West Section Nine (9)), the following thirteen (13) courses and distances:

1. North 02°00'16" West, 62.93 feet to a 5/8"-inch iron rod (with cap) found;

2. North 07°41'56" West, 71.48 feet to a 5/8"-inch iron rod (with cap) found;

3. North 13°07'57" West, 71.48 feet to a 5/8"-inch iron rod (with cap) found;

4. North 18°34'37" West, 71.48 feet to a 5/8"-inch iron rod (with cap) found;

5. North 25°00'46" West, 71.48 feet to a 5/8"-inch iron rod (with cap) found;

6. North 30°26'06" West, 71.48 feet to a 5/8"-inch iron rod (with cap) found;

7. North 35°51'23" West, 71.48 feet to a 5/8"-inch iron rod (with cap) found;

8. North 44°24'57" West, 71.48 feet to a 5/8"-inch iron rod (with cap) found;

9. North 50°01'51" West, 69.32 feet to a 5/8"-inch iron rod (with cap) found;

10. North 52°02'03" West, 180.05 feet to a 5/8"-inch iron rod (with cap) found;

11. North 53°54'51" West, 50.35 feet to a 5/8"-inch iron rod (with cap) found;

12. North 47°06'24" West, 74.20 feet to a 5/8"-inch iron rod (with cap) found;

13. North 42°59'47" West, 56.70 feet to a 5/8"-inch iron rod (with cap) found;

THENCE, North 37°31'17" West, over and across said called 24.94 acre tract (Sierra Vista West Section Nine (9)), 38.24 feet to a 5/8"-inch iron rod (with cap) stamped "ESG" set;

THENCE, North 52°03'18" West, continuing over and across said called 24.94 acre tract (Sierra Vista West Section Nine (9)), 38.57 feet to a 5/8"-inch iron rod (with cap) found, being the north corner of said called 24.94 acre tract (Sierra Vista West Section Nine (9)) and being the northeast corner of said Sierra Vista West Sec 7;

THENCE, along the north line of said Sierra Vista West Sec 7, the following fourteen (14) courses and distances:

1. North 30°31'10" West, 60.00 feet to a 5/8"-inch iron rod (with cap) found;

2. North 36°41'27" West, 69.77 feet to a 5/8"-inch iron rod (with cap) found;

3. North 39°02'51" West, 69.40 feet to a 5/8"-inch iron rod (with cap) found;

4. North 44°27'44" West, 69.74 feet to a 5/8"-inch iron rod (with cap) found;

5. North 49°52'29" West, 69.74 feet to a 5/8"-inch iron rod (with cap) found;

6. North 55°17'15" West, 69.74 feet to a 5/8"-inch iron rod (with cap) found;

7. North 60°01'58" West, 69.74 feet to a 5/8"-inch iron rod (with cap) found;

8. North 63°36'43" West, 69.74 feet to a 5/8"-inch iron rod (with cap) found;

9. North 70°04'27" West, 69.74 feet to a 5/8"-inch iron rod (with cap) found;

10. North 76°06'12" West, 69.74 feet to a 5/8"-inch iron rod (with cap) found;

11. North 81°20'56" West, 69.74 feet to a 5/8"-inch iron rod (with cap) found;

12. North 86°35'41" West, 69.74 feet to a 5/8"-inch iron rod (with cap) found;

13. South 88°08'25" West, 69.74 feet to a 5/8"-inch iron rod (with cap) found;

14. South 82°56'07" West, 69.74 feet to a 5/8"-inch iron rod (with cap) found;

15. South 77°40'07" West, 69.74 feet to a 5/8"-inch iron rod (with cap) found;

16. South 72°05'08" West, 69.74 feet to a 5/8"-inch iron rod (with cap) found;

17. South 67°05'26" West, 69.74 feet to a 5/8"-inch iron rod (with cap) found;

18. South 62°55'07" West, 69.74 feet to a 5/8"-inch iron rod (with cap) found;

19. South 58°41'07" West, 69.74 feet to a 5/8"-inch iron rod (with cap) found;

20. South 53°26'27" West, 69.74 feet to a 5/8"-inch iron rod (with cap) found;

21. South 48°12'27" West, 180.06 feet to a 5/8"-inch iron rod (with cap) found, being the northwest corner of said Sierra Vista West Sec 7 and being the northeast corner of Sierra Vista West Sec 6, according to the plat thereof recorded in Clerk's File No. 2021029968, Brazoria County Official Public Records;

THENCE, along the north line of said Sierra Vista West Sec 6, the following nine (9) courses and distances:

1. South 51°56'45" West, 53.19 feet to a 5/8"-inch iron rod (with cap) found;

2. South 57°41'58" West, 117.00 feet to a 5/8"-inch iron rod (with cap) found;

3. South 71°41'27" West, 143.28 feet to a 5/8"-inch iron rod (with cap) found;

4. South 78°10'27" West, 53.33 feet to a 5/8"-inch iron rod (with cap) found;

5. South 84°06'27" West, 54.40 feet to a 5/8"-inch iron rod (with cap) found;

6. South 87°10'27" West, 120.60 feet to a 5/8"-inch iron rod (with cap) found;

7. North 75°15'36" West, 53.24 feet to a 5/8"-inch iron rod (with cap) found;

8. South 72°04'27" West, 91.57 feet to a 5/8"-inch iron rod (with cap) found;

9. South 66°16'06" West, 27.00 feet to a 5/8"-inch iron rod (with cap) found, being the southwest corner of said Sierra Vista West Sec 6 and being on the east line of Crystal View Drive (Varies in proceeding to the plat thereof recorded in Clerk's File No. 2021042328, Brazoria County Official Public Records;

THENCE, North 24°06'57" East, at a distance of 140.81 passing a 5/8"-inch iron rod (with cap) found, being the northeast corner of said Crystal View Drive (Phase II) and being a southwest corner of Crystal View Drive Phase III, proceeding to the plat thereof recorded in Clerk's File No. 2038057107, Brazoria County Official Public Records, at an a total distance of 172.79 feet to a 5/8"-inch iron rod (with cap) found, being the beginning of a curve to the right;

THENCE, along the southeast line of said Crystal View Drive Phase II, the following twelve (12) courses and distances:

1. Along said curve to the right in a northeasterly direction, with a radius of 125.00 feet, a central angle of 49°17'40", an arc length of 215.31 feet, and a chord bearing North 48°45'47" East, 177.45 feet to a 5/8"-inch iron rod (with cap) found, being the beginning of a reverse curve to the left;

2. Along said reverse curve to the left in a northeasterly direction, with a radius of 175.00 feet, a central angle of 40°07'34", an arc length of 122.56 feet, and a chord bearing North 48°39'34" East, 120.09 feet to a 5/8"-inch iron rod (with cap) found, being the beginning of a reverse curve to the right;

3. Along said reverse curve to the right in a northeasterly direction, with a radius of 180.00 feet, a central angle of 40°07'34", an arc length of 126.04 feet, and a chord bearing North 48°39'34" East, 123.49 feet to a 5/8"-inch iron rod (with cap) found, being the beginning of a reverse curve to the left;

4. North 24°06'57" East, 588.46 feet to a 5/8"-inch iron rod (with cap) found, being the beginning of a curve to the right;

5. Along said curve to the right in a northeasterly direction, with a radius of 2,400.00 feet, a central angle of 02°56'37", an arc length of 123.20 feet, and a chord bearing North 24°35'15" East, 123.19 feet to a 5/8"-inch iron rod (with cap) found, being the beginning of a compound curve to the right;

6. Along said compound curve to the right in a northeasterly direction, with a radius of 500.00 feet, a central angle of 07°46'16", an arc length of 67.83 feet, and a chord bearing North 30°52'04" East, 67.78 feet to a 5/8"-inch iron rod (with cap) found, being the beginning of a compound curve to the right;

7. North 63°26'51" East, 112.76 feet to a 5/8"-inch iron rod (with cap) found, being the beginning of a curve to the left;

8. Along said curve to the left in an easterly direction, with a radius of 500.00 feet, a central angle of 07°46'16", an arc length of 67.83 feet, and a chord bearing North 59°33'43" East, 67.78 feet to a 5/8"-inch iron rod (with cap) found, being the beginning of a compound curve to the left;

9. Along said compound curve to the left in an easterly direction, with a radius of 2,400.00 feet, a central angle of 02°56'37", an arc length of 123.20 feet, and a chord bearing North 55°17'47" East, 123.19 feet to a 5/8"-inch iron rod (with cap) found, being the beginning of a compound curve to the left;

10. Along said compound curve to the left in an easterly direction, with a radius of 25.00 feet, a central angle of 90°04'26", an arc length of 39.30 feet, and a chord bearing North 82°54'20" East, 35.38 feet to a 5/8"-inch iron rod (with cap) found, being the beginning of a reverse curve to the left;

11. Along said reverse curve to the left in a southeasterly direction, with a radius of 1,900.00 feet, a central angle of 07°04'24", an arc length of 234.46 feet, and a chord bearing South 48°24'27" East, 234.31 feet to a 5/8"-inch iron rod (with cap) found, being the northwest corner of said called 9.083 acre tract (Parcel 1A, Tract 1C1);

12. North 42°06'09" East, 126.00 feet to a 5/8"-inch iron rod (with cap) found, being the northeast corner of said called 9.083 acre tract (Parcel 1A, Tract 1C1), being on the west line of said called 18.24 acre tract (Parcel 1A, Tract 1C2), and being the beginning of a curve to the left;

THENCE, along the west line of said called 9.083 acre tract (Parcel 1A, Tract 1C1), the west line of said called 18.24 acre tract (Parcel 1A, Tract 1C2) and along said curve to the left in a southeasterly direction, with a radius of 1,774.00 feet, a central angle of 20°54'13", an arc length of 647.31 feet, and a chord bearing South 44°06'54" East, 643.65 feet to a 5/8"-inch iron rod (with cap) found;

THENCE, South 54°04'02" East, along the east line of said called 9.083 acre tract (Parcel 1A, Tract 1C1), the west line of said called 18.24 acre tract (Parcel 1A, Tract 1C2) at a distance of 218.40 feet passing a 5/8"-inch iron rod (with cap) found, at a distance of 379.45 feet to a 5/8"-inch iron rod (with cap stamped "ESG") set, being the beginning of a curve to the right;

THENCE, over and across said called 18.24 acre tract (Parcel 1A, Tract 1C2), the following four (4) courses and distances:

1. Along said curve to the right in a southeasterly direction, with a radius of 1,900.00 feet, a central angle of 02°08'04", an arc length of 409.56 feet, and a chord bearing South 43°54'54" East, 408.80 feet to a 5/8"-inch iron rod (with cap stamped "ESG") set, being the beginning of a reverse curve to the left;

2. Along said reverse curve to the left in an easterly direction, with a radius of 25.00 feet, a central angle of 86°10'07", an arc length of 37.65 feet, and a chord bearing South 87°45'40" East, 47.62 feet to a 5/8"-inch iron rod (with cap stamped "ESG") set, being the beginning of a compound curve to the left;

3. Along said compound curve to the left in a northeasterly direction, with a radius of 100.00 feet, a central angle of 67°53'27", an arc length of 118.49 feet, and a chord bearing North 21°37'26" East, 111.68 feet to a 5/8"-inch iron rod (with cap stamped "ESG") set;

4. North 17°51'28" East, 15.00 feet to a 5/8"-inch iron rod (with cap stamped "ESG") set, being on the west line of said called 18.24 acre tract (Parcel 1A, Tract 1C2) and being on the west line of said County Road No. 48;

THENCE, South 02°44'32" East, along the west line of said called 18.24 acre tract (Parcel 1A, Tract 1C2) and along the west line of said County Road No. 48, 194.19 feet to a 5/8"-inch iron rod (with cap stamped "ESG") set, being the beginning of a curve to the right;

THENCE, over and across said called 18.24 acre tract (Parcel 1A, Tract 1C2), the following three (3) courses and distances:

1. Along said curve to the right in a southeasterly direction, with a radius of 160.00 feet, a central angle of 20°20'05", an arc length of 56.79 feet, and a chord bearing South 12°57'22" West, 56.49 feet to a 5/8"-inch iron rod (with cap stamped "ESG") set, being the beginning of a reverse curve to the left;

2. Along said reverse curve to the left in a southerly direction, with a radius of 25.00 feet, a central angle of 88°53'37", an arc length of 38.80 feet, and a chord bearing South 01°04'40" West, 35.03 feet to a 5/8"-inch iron rod (with cap stamped "ESG") set, being the beginning of a reverse curve to the right;

3. Along said reverse curve to the right in a southerly direction, with a radius of 1,340.00 feet, a central angle of 24°55'02", an arc length of 582.94 feet, and a chord bearing South 13°07'27" East, 578.40 feet to a 5/8"-inch iron rod (with cap stamped "ESG") set, being on the west line of said called 9.083 acre tract (Parcel 1A, Tract 1C1) and being on the west line of said County Road No. 48, from which a 5/8"-inch iron rod (with cap) found bears North 02°44'32" East, 3.59 feet, being the south corner of said called 18.24 acre tract (Parcel 1A, Tract 1C2);

THENCE, South 02°44'32" East, along the west line of said called 9.083 acre tract (Parcel 1A, Tract 1C1) and the west line of said County Road No. 48, 1,245.34 feet to the POINT OF BEGINNING, CONTAINING 64.77 acres (2,821,355 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, ASTRO SIERRA VISTA, L.P., A Delaware Limited Partnership, acting by and through Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owners") of the 64.77 acre tract described in the above and foregoing map of AMES BOULEVARD DETENTION RESERVE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat 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 considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend 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 purposes however unobstructed aerial easements. The aerial easements shall extend horizontally an additional seven feet, six inches (07' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (07' 6") for fourteen feet (14' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, including 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 the aerial easement totals twenty feet, six inches (27' 06") in width

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 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 a plane twenty feet (20' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals forty feet (40' 0") in width.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of AMES BOULEVARD DETENTION RESERVE, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown on said adjacent acreage.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any water types into any public or private street permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'-0") wide on each side of the center line of any and all streets, roads, alleys, courts, drives, circles, or other natural drainage courses, other than creeks or drainage districts, and do hereby dedicate to the City of Iowa Colony, Texas and Brazoria County, Texas, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage was and hereby is restricted to operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the ASTRO SIERRA VISTA, L.P., a Delaware Limited partnership, has caused these presents to be signed by Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware limited liability company, its General Partner, thereunto authorized this 25th day of February, 2022.

ASTRO SIERRA VISTA, L.P.,
A Delaware limited partnership

By: ASTRO SIERRA VISTA GP, LLC,
a Delaware limited liability company,
its General Partner

By: _____
Melanie Ohl
Authorized Person

STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware 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 28th day of February, 2022.

Notary Public in and for the State of Texas

My Commission expires: 3-8-2025

I, Paul R. Brethauer, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the survey 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. Brethauer
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Council, this 21st day of March, 2022.

Mayor Pro-Tem Braxton

Sydney Hargrod

Council Member Day

Council Member Stromboni

Councilmember Ray

Mayor Pro-Tem

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this 21st day of March, 2022.

Alan V. Ho, P.E.

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this 1st day of March, 2022.

Chairman

Steven Braun-Brassen

Vice Chairman

Brian Johnson

Secretary

Melanie Hampton

Commissioner

Commissioner

FINAL PLAT
AMES BOULEVARD DETENTION RESERVE

A SUBDIVISION OF 64.77 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

FEBRUARY 2022

OWNER/ DEVELOPER: ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
TBPE REGISTRATION NUMBER F-17671
C/O STARWOOD LAND ADVISORS
6210 CAPITAL DRIVE, SUITE 150
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR: ELEVATION land solutions
TBPE REGISTRATION NUMBER F-17671
TBPLS REGISTRATION NUMBER 10194612

SHEET 4 OF 4