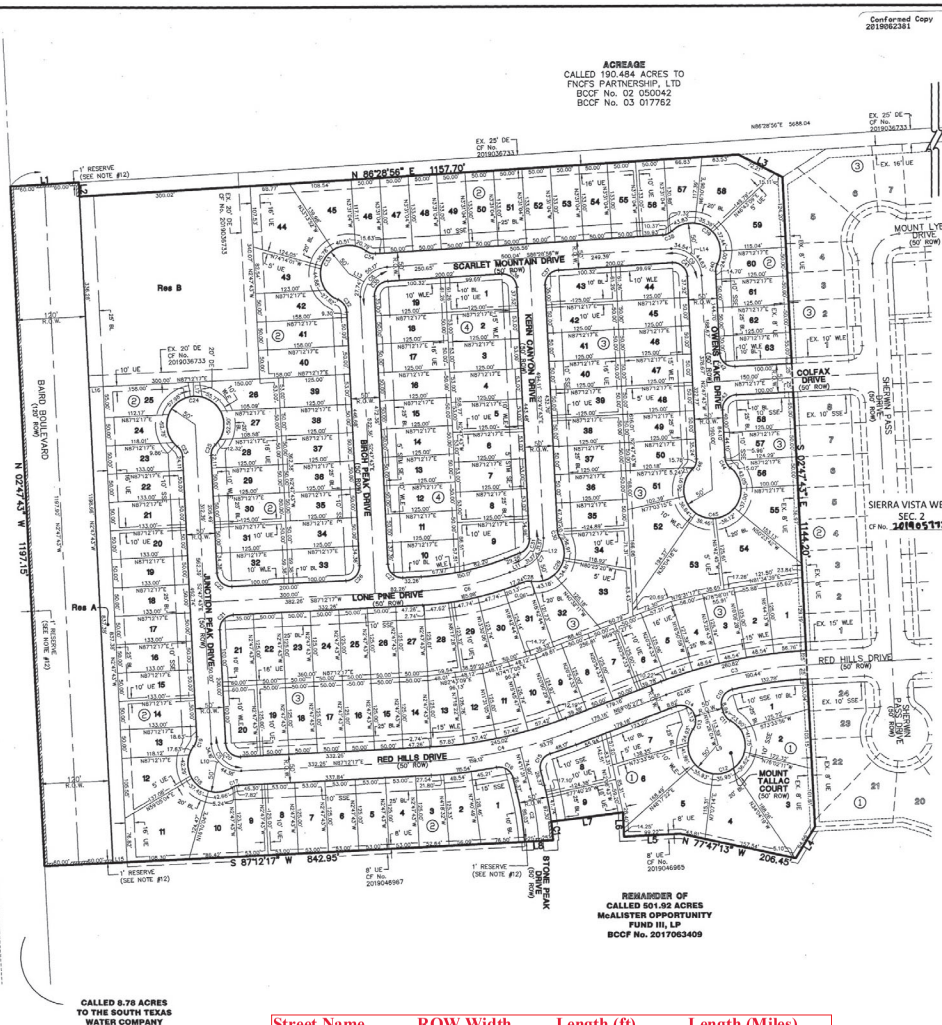


Street Name	ROW Width	Length (ft)	Length (Miles)
Baird Boulevard	120'	3847.43 ft	.729 mi

ABBREVIATIONS

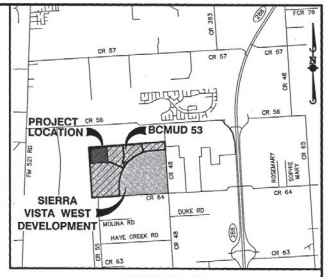
AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
ROW=	RIGHT-OF-WAY
BCCF=	BRAZORIA COUNTY CLERK'S FILE
BCDR=	BRAZORIA COUNTY DEED RECORDS
BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
VOL._, PG._=	VOLUME, PAGE
FND=	FOUND
IR=	IRON ROD
"S"=	SET

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED HOWEVER, ANY GOVERNMENTAL ENTITY HAVING JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT #5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENT TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 72 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.
8. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES, OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
10. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 (SEE DISTRICT RESOLUTION NO. 2007-06 & NO. 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5'S LOCK.
11. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO. 2007-08).
12. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
13. PIPELINES, UTILITY LINES AND OTHER CROSSINGS UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
14. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED AT PROPERTY OWNER'S EXPENSE IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 BOARD OF COMMISSIONERS.
15. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL, SECTION 1, INTRODUCTION; SUB-SECTION 1.5, PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT #5 RESOLUTION 2013-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

FINAL PLAT NOTES:

1. The Preliminary Plat was approved by Brazoria County on 09/12/2018.
2. This plat lies within the Brazoria County M.U.D. No. 53 boundary.
3. The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale of 1.00013789.
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 "Manhard Property Corner".
6. Benchmark shown hereon are based on TxDOT monument HV-79C, located in the median of S.H. 288 approximately 125 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 determined to be outside the 500-year Floodplain according to F.E.M.A. Flood Insurance Rate Map No. 48039C0115H, Dated June 5, 1989.
8. Each lot shall be restricted to a Single-Family Residential Use.
9. Single Family Residential shall mean the use of a lot with one building for and containing not 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 not more than 900 Sq. Ft. also shall 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.
10. All building lines (BL) along the right-of-way are as shown hereon.
11. 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 or any other local government agency has no obligation to maintain or improve any permanent access easement within this subdivision. The obligation of which, shall be the sole responsibility of the owners of property within this subdivision.
12. 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.
13. All easement are centered on lot lines unless shown otherwise.
14. All off-site utility easements to be dedicated by separate instrument prior to recordation.
15. 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.
16. There are no pipelines or pipeline easements through this subdivision.
17. 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.
18. The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5.
19. Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined.
20. All property shall drain into the drainage easement only through an approved drainage structure.
21. All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" i.d. or equivalent.
22. All storm sewers will be maintained by Brazoria County M.U.D. No. 53.
23. 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.
24. No building permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
25. All lots shall have adequate wastewater facilities.
26. All water and wastewater facilities shall conform to the City of Iowa Colony's engineering design criteria manual.
27. 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.
28. Sidewalks must be constructed as part of the issuance of a building permit for each lot.
29. 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.
30. All streets shall be constructed in accordance with City of Iowa Colony's engineering design criteria manual.
31. Owner will provide street name signs and traffic control devices in accordance with the Texas Manual On Uniform Traffic Control Devices.



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692 J & N
NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S86°28'56"W	120.01'
L2	N02°47'43"W	25.00'
L3	S62°29'55"E	87.32'
L4	S31°26'02"W	64.66'
L5	S87°12'17"W	99.22'
L6	N02°47'43"W	42.65'
L7	S82°53'09"W	126.85'
L8	N86°25'37"E	50.00'
L9	N73°33'56"E	3.18'
L10	N48°03'38"E	5.44'
L11	S69°05'27"W	29.28'
L12	S56°51'08"E	6.77'
L13	S61°00'18"E	30.00'
L14	S36°03'38"W	5.79'
L15	S87°12'17"W	25.00'
L16	N87°12'17"E	25.00'
L17	S02°47'43"E	24.99'

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage
A	20,934.39	0.4806	1
B	101,452.26	2.3290	2
TOTAL	122,386.65	2.8096	

USAGE NOTES:
1. RESTRICTED TO LANDSCAPE, OPEN SPACE, AND UTILITIES.
2. RESTRICTED TO DRILL SITE, LANDSCAPE, OPEN SPACE, AND UTILITIES.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	525.00'	32.45'	003°32'30"	S05°20'38"E	32.45'
C2	500.00'	92.67'	010°37'08"	N08°52'57"W	92.53'
C3	800.00'	252.92'	018°06'50"	S78°08'52"E	251.87'
C4	800.00'	252.92'	018°06'50"	N78°08'52"E	251.87'
C5	50.00'	78.54'	090°00'00"	S47°47'43"E	70.71'
C6	500.00'	158.07'	018°06'50"	N78°08'52"E	157.42'
C7	50.00'	62.73'	071°53'10"	N33°08'52"E	58.70'
C8	50.00'	77.91'	089°16'39"	S41°50'37"W	70.26'
C9	50.00'	79.17'	090°43'21"	N48°09'23"W	71.16'
C10	25.00'	40.94'	093°49'21"	S30°28'37"W	36.51'
C11	25.00'	19.56'	044°50'10"	S38°51'09"E	19.07'
C12	50.00'	241.04'	276°12'44"	N76°50'08"E	66.78'
C13	25.00'	22.42'	051°22'34"	N09°15'13"E	21.67'
C14	25.00'	40.94'	093°49'21"	N63°20'44"W	36.51'
C15	25.00'	37.80'	086°37'40"	S29°07'19"W	34.30'
C16	25.00'	37.80'	086°37'40"	N57°30'21"W	34.30'
C17	25.00'	13.06'	029°55'35"	S72°14'29"W	12.91'
C18	50.00'	140.03'	160°27'44"	S42°29'26"E	98.55'
C19	25.00'	17.69'	040°32'09"	N17°28'21"E	17.32'
C20	25.00'	39.27'	090°00'00"	S47°47'43"E	35.36'
C21	25.00'	39.27'	090°00'00"	S42°12'17"W	35.36'
C22	25.00'	39.27'	090°00'00"	S47°47'43"E	35.36'
C23	25.00'	21.03'	048°11'23"	N26°53'24"W	20.41'
C24	50.00'	241.19'	276°22'46"	S87°12'17"W	66.67'
C25	25.00'	21.03'	048°11'23"	S21°17'58"W	20.41'
C26	25.00'	39.27'	090°00'00"	N42°12'17"E	35.36'
C27	25.00'	39.27'	090°00'00"	S47°47'43"E	35.36'
C28	25.00'	13.06'	029°55'35"	S84°03'14"W	12.91'
C29	50.00'	114.96'	131°44'20"	N33°08'52"E	91.26'
C30	25.00'	13.06'	029°55'35"	S17°45'31"E	12.91'
C31	25.00'	31.37'	071°53'10"	N33°08'52"E	29.35'
C32	25.00'	28.25'	064°44'37"	N35°10'02"W	26.77'
C33	50.00'	169.78'	194°33'25"	S29°44'22"W	99.19'
C34	25.00'	17.69'	040°32'09"	S73°14'59"E	17.32'
C35	25.00'	38.95'	089°16'39"	S41°50'37"W	35.13'
C36	25.00'	39.59'	090°43'21"	N48°09'23"W	35.58'
C37	25.00'	38.95'	089°16'39"	S41°50'37"W	35.13'
C38	25.00'	17.69'	040°32'09"	N66°12'52"E	17.32'
C39	50.00'	140.66'	161°11'04"	N53°27'40"W	98.66'
C40	25.00'	13.06'	029°55'35"	S12°10'05"W	12.91'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C41	25.00'	39.59'	090°43'21"	N48°09'23"W	35.58'
C42	25.00'	39.27'	090°00'00"	S47°47'43"E	35.36'
C43	25.00'	39.27'	090°00'00"	N42°12'17"E	35.36'
C44	25.00'	21.03'	048°11'23"	S26°53'24"E	20.41'
C45	50.00'	241.19'	276°22'46"	N87°12'17"E	66.67'
C46	25.00'	21.03'	048°11'23"	N21°17'58"E	20.41'

FINAL PLAT
SIERRA VISTA WEST SEC 3

A SUBDIVISION OF 36.74 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329

BRAZORIA COUNTY, TEXAS

149 LOTS 2 RESERVES 4 BLOCKS
SEPTEMBER 2019

OWNER/ DEVELOPER: LAND TEJAS SIERRA VISTA WEST, LLC.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

ENGINEER/ SURVEYOR: Manhard CONSULTING
2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 p:281.363.5900 f:281.363.5901 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-10759-5-1

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, LAND TEJAS SIERRA VISTA WEST, LLC, A Texas Limited Liability Company, acting by and through Al P. Brende, Sole manager, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 36.74 Acre tract described in the above and foregoing map of SIERRA VISTA WEST SEC 3, 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 purpose 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 the 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 the aerial easement totals twenty one feet, six inches (21' 6") 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 sixteen feet (16' 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 thirty feet (30' 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 Sierra Vista West Section 3 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 in said adjacent acreage.

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

IN TESTIMONY WHEREOF, LAND TEJAS SIERRA VISTA WEST, LLC, A Texas Limited Liability Company, has caused these presents to be signed by Al P. Brende, Sole Manager, thereunto authorized this 5th day of November, 2019

LAND TEJAS SIERRA VISTA WEST, LLC,
A Texas Limited Liability Company

By: _____
Al P. Brende
Sole Manager

STATE OF TEXAS §

COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Al P. Brende, sole manager of Land Tejas Sierra Vista West, LLC, A Texas Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the 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 5th Day of NOVEMBER, 2019

_____
Notary Public in and for the State of Texas

My Commission expires 7-26-2021

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

A METES & BOUNDS description of a certain 36.74 acre (1,600,282 square feet) tract of land situated in the Lavaca Navigation Company Survey, Abstract No. 329 in Brazoria County, Texas, being a portion of a called 118.2635 acre tract (Tract 1) conveyed to Land Tejas Sierra Vista West, LLC by Special Warranty Deed recorded in Clerk's File No. 2019027076, Brazoria County Official Public Records, corrected by Correction Affidavit as to a Recorded Original Instrument recorded in Clerk's File No. 2019029817, Brazoria County Official Public Records; said 36.74 acre (1,600,282 square feet) tract of land being more 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 northeast corner of the remainder of a called 501.92 acre tract conveyed to McAlister Opportunity Fund III, L.P. by Special Warranty Deed recorded in Clerk's File No. 2017063409, Brazoria County Official Public Records of Real Property, being the southeast corner of a called 190.484 acre tract conveyed to Fred and Norma Coogan Family Partnership, Ltd. by Warranty Deed recorded in Clerk's File No. 2002050042, Brazoria County Official Public Records of Real Property, and being on the west right-of-way line of County Road No. 48 (based on a width of 40 feet), from which a 5/8-inch iron rod (with cap) found bears South 02°44'32" East, 3,891.24 feet;

THENCE, South 86°28'56" West, 4,410.65 feet to a point for corner, being on the north line of said called 118.2635 acre tract (Tract 1) and being on the south line of said called 190.484 acre tract;

THENCE, South 03°31'04" East, 25.00 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the most northerly northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 62°29'55" East, 87.32 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the most southerly northeast corner of the herein described tract;

THENCE, South 02°47'43" East, 1,144.20 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, South 31°26'02" West, 64.66 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on the south line of said called 118.2635 acre tract (Tract 1) and being the southeast corner of the herein described tract;

THENCE, North 77°47'13" West, 206.45 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on the south line of said called 118.2635 acre tract (Tract 1);

THENCE, South 87°12'17" West, 99.22 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on the south line of said called 118.2635 acre tract (Tract 1);

THENCE, North 02°47'43" West, 42.65 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on the south line of said called 118.2635 acre tract (Tract 1);

THENCE, South 82°53'09" West, 126.85 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on the south line of said called 118.2635 acre tract (Tract 1) and being the beginning of a non-tangent curve to the right;

THENCE, along said non-tangent curve to the right in a southerly direction, having a radius of 525.00 feet, a central angle of 03°32'30", an arc length of 32.45 feet, and a chord bearing South 05°20'38" East, 32.45 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on the south line of said called 118.2635 acre tract (Tract 1);

THENCE, South 86°25'37" West, 50.00 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on the south line of said called 118.2635 acre tract (Tract 1);

THENCE, South 87°12'17" West, 842.95 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the southwest corner of said called 118.2635 acre tract (Tract 1), being on the east line of a called 8.78 acre tract conveyed to The South Texas Water Company by Deed recorded in Volume 258, Page 261, Brazoria County Deed Records, and being the southwest corner of the herein described tract;

THENCE, North 02°47'43" West, 1,197.15 feet to a 5/8-inch iron rod (with cap stamped "Baseline Corp") found, being the northwest corner of said called 118.2635 acre tract (Tract 1), being the southwest corner of said called 190.484 acre tract, being on the east line of said called 8.78 acre tract, and being the northwest corner of the herein described tract;

THENCE, North 86°28'56" East, 120.01 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on the south line of said called 190.484 acre tract and being on the north line of said called 118.2635 acre tract (Tract 1);

THENCE, South 02°47'43" East, 25.00 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, North 86°28'56" East, 1,157.70 feet to the POINT OF BEGINNING, CONTAINING 36.74 acre (1,600,282 square feet) of land in Brazoria County, Texas filed in the office of Manhard Consulting, Ltd. in The Woodlands, Texas.

This plat is hereby APPROVED by the City of Iowa Colony City Council, this 18th day of November 2019

_____
Michael Byrum-Brasten
Mayor

_____
Jason Cottrell

_____
Juanita Hicks-Murray

_____
Robin Bradbery

_____
Kacy Smajstrla

_____
Chad Wilsey

This plat is hereby APPROVED by the City of Iowa Colony Planning Commission, this 5th day of November, 2019

_____
David Hurst
Chairman

_____
Steven Byrum-Bratsen

_____
Les Hosey

_____
Vince Patterson

_____
Steven Bradbery

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this 18th day of November, 2019

_____
Dinh V. Ho, P.E.

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

PRESIDENT
LEE WALDEN, P.E. _____ DATE

VICE PRESIDENT
KERRY L. OSBURN _____ DATE

SECRETARY/TREASURER
MARK ROLLER _____ DATE

DISTRICT ENGINEER
JARROD D. ADEN, P.E., CFM _____ DATE

BLOCK 1		
LOT NO.	SQ FT	MIN SLAB ELEV
1	9,450	56.50
2	8,573	56.50
3	15,070	56.50
4	12,071	56.50
5	11,435	56.50
6	10,613	56.50
7	9,559	56.50
8	9,208	56.50
9	6,688	56.50

BLOCK 2		
LOT NO.	SQ FT	MIN SLAB ELEV
1	9,812	56.54
2	6,618	56.54
3	6,376	56.54
4	6,625	56.54
5	6,625	56.65
6	6,625	56.65
7	6,625	56.65
8	6,625	56.65
9	6,622	56.65
10	7,773	56.65
11	14,337	56.65
12	8,677	56.66
13	6,452	56.66
14	6,650	56.66
15	6,650	56.66
16	6,650	56.66
17	6,650	56.66
18	6,650	56.91
19	6,650	56.91
20	6,650	56.91
21	6,650	56.91
22	6,650	56.91
23	6,516	56.91
24	5,523	56.91
25	7,699	56.91
26	7,049	56.91
27	5,114	56.91
28	6,085	56.91
29	6,250	56.91
30	6,250	56.91
31	6,250	56.91
32	7,288	56.93
33	7,288	56.99
34	6,250	56.99
35	6,250	56.99
36	6,250	56.99
37	6,250	57.02
38	6,250	57.02
39	6,625	57.02
40	7,900	57.06
41	7,900	57.06
42	7,327	57.06
43	7,356	57.06
44	13,650	56.99
45	8,784	56.99
46	6,406	56.99
47	6,650	56.99
48	6,650	56.99
49	6,650	56.99
50	6,650	56.99
51	6,650	56.99
52	6,650	56.73
53	6,650	56.73
54	6,650	56.73
55	6,650	56.73
56	6,643	56.73
57	6,770	56.73
58	11,168	56.73
59	10,857	56.73
60	6,062	56.73
61	6,250	56.73
62	6,250	56.73
63	6,741	56.73

BLOCK 3		
LOT NO.	SQ FT	MIN SLAB ELEV
1	7,744	56.50
2	6,511	56.50
3	6,532	56.50
4	6,599	56.50
5	6,636	56.50
6	6,250	56.50
7	6,250	56.50
8	6,250	56.50
9	6,323	56.50
10	6,653	56.50
11	6,655	56.54
12	6,656	56.54
13	6,674	56.54
14	6,250	56.54
15	6,250	56.54
16	6,250	56.54
17	6,250	56.65
18	6,250	56.65
19	6,250	56.65
20	7,366	56.66
21	7,366	56.93
22	6,250	56.93
23	6,250	56.93
24	6,250	56.93
25	6,250	56.93
26	6,250	56.96
27	6,250	56.96
28	6,625	56.96
29	6,626	56.96
30	6,590	56.96
31	6,234	56.96
32	7,626	56.96
33	11,028	57.23
34	6,897	57.23
35	6,250	57.23
36	6,250	57.23
37	6,250	57.23
38	6,250	57.23
39	6,250	57.34
40	6,250	57.34
41	6,250	57.34
42	6,250	57.34
43	7,429	57.34
44	7,618	56.73
45	6,250	56.73
46	6,250	56.73
47	6,250	56.73
48	6,250	56.73
49	6,250	56.73
50	6,227	56.73
51	6,170	56.73
52	11,538	56.73
53	14,514	56.73
54	12,963	56.73
55	9,348	56.73
56	5,463	56.73
57	6,249	56.73
58	7,991	56.73

BLOCK 4		
LOT NO.	SQ FT	MIN SLAB ELEV
1	7,618	57.15
2	6,625	57.15
3	6,625	57.15
4	6,625	57.15
5	6,625	57.23
6	6,625	57.23
7	6,625	57.23
8	6,625	57.23
9	8,929	57.23
10	7,552	56.99
11	6,250	56.99
12	6,250	56.99
13	6,250	56.99
14	6,250	57.02
15	6,250	57.02
16	6,250	57.02
17	6,250	57.06
18	6,250	57.06
19	7,429	57.06

FINAL PLAT
SIERRA VISTA WEST
SEC 3

A SUBDIVISION OF 36.74 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329

BRAZORIA COUNTY, TEXAS

149 LOTS 2 RESERVES 4 BLOCKS
SEPTEMBER 2019

OWNER/ DEVELOPER: LAND TEJAS SIERRA VISTA WEST, LLC.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

ENGINEER/ SURVEYOR: Manhard CONSULTING
2445 Technology Forest Blvd, Suite 100, The Woodlands, TX 77381 (281)363-8200/(281) 363-8201 www.manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-10141

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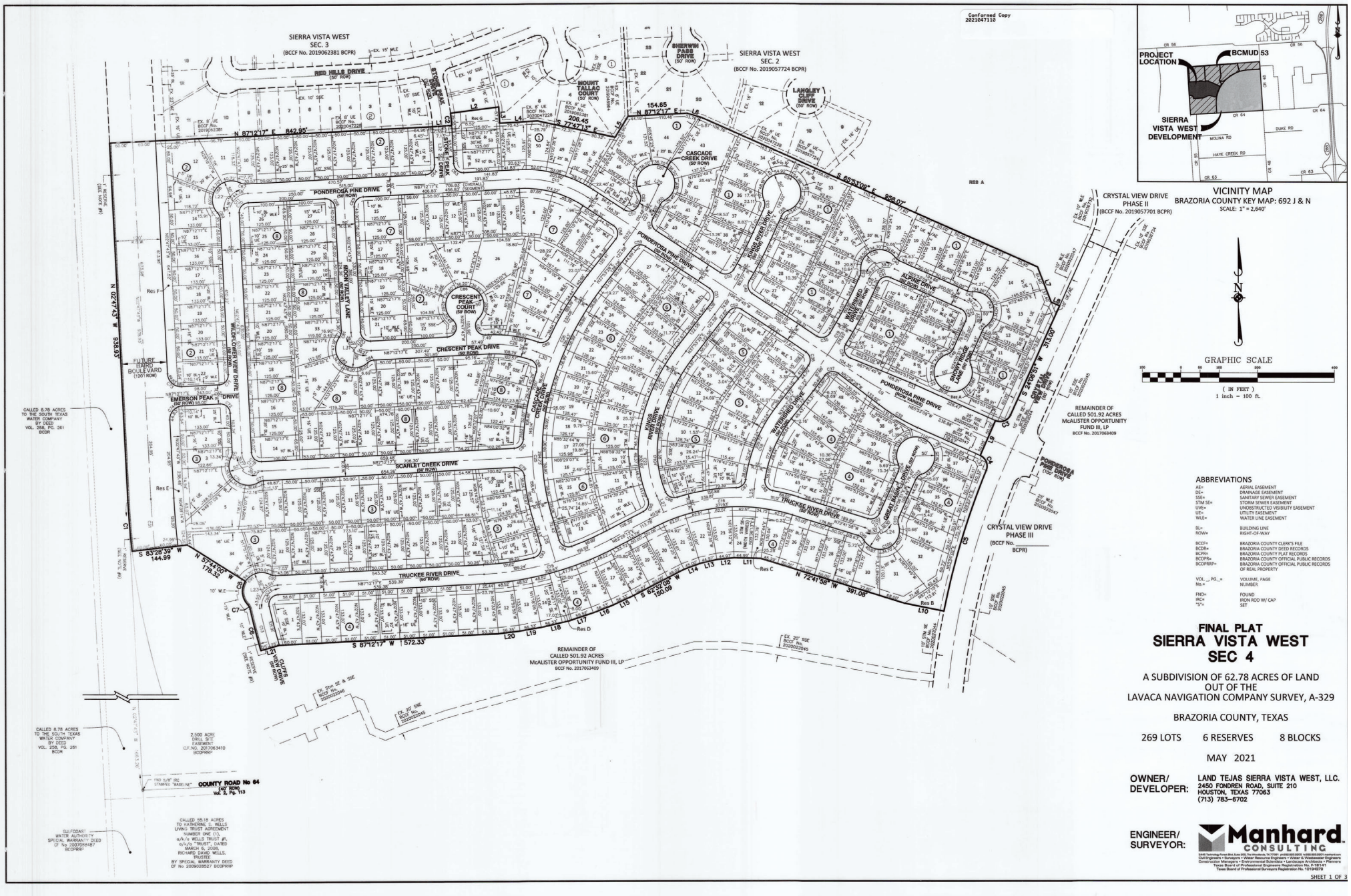


VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692 J & N
SCALE: 1" = 2,640'

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	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
BCOPRRP=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL._/ PG._=	VOLUME, PAGE
No.=	NUMBER
FND=	FOUND
IRC=	IRON ROD W/ CAP
"S"=	SET

FINAL PLAT
SIERRA VISTA WEST SEC 4

A SUBDIVISION OF 62.78 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329

BRAZORIA COUNTY, TEXAS

269 LOTS 6 RESERVES 8 BLOCKS

MAY 2021

OWNER/ DEVELOPER: LAND TEJAS SIERRA VISTA WEST, LLC.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

ENGINEER/ SURVEYOR: Manhard CONSULTING
6445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 p:(936) 203-3500 f:(936) 203-3501 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Materials Testing • Environmental Consultants • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-10141
Texas Board of Professional Surveyors Registration No. 10194379

SHEET 1 OF 3

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	2057.45'	134.01'	003°43'54"	N04°39'32"W	133.98'
C2	525.00'	32.45'	003°32'30"	N05°20'36"W	32.45'
C3	30.00'	47.12'	090°00'00"	S69°06'51"W	42.43'
C4	29.96'	46.14'	088°13'15"	S21°50'33"E	41.71'
C5	2015.13'	385.93'	010°58'21"	N16°46'53"W	385.34'
C6	1782.00'	112.84'	003°37'41"	N14°18'10"W	112.82'
C7	25.00'	13.39'	030°41'41"	N27°50'10"W	13.23'
C8	50.00'	65.84'	075°27'01"	N05°27'30"W	61.19'
C9	800.00'	131.11'	009°23'24"	S61°11'21"E	130.96'
C10	300.00'	190.06'	036°17'58"	N14°38'44"E	186.90'
C11	50.00'	78.54'	090°00'00"	N42°12'11"E	70.71'
C12	50.00'	78.54'	090°00'00"	N47°47'43"W	70.71'
C13	1757.00'	107.43'	003°30'12"	N14°21'54"W	107.42'
C14	50.00'	87.11'	099°49'05"	N37°17'45"E	76.50'
C15	800.00'	345.82	024°46'04"	N74°49'15"E	343.14'
C16	500.00'	391.51'	044°51'49"	N84°52'07"E	381.58'
C17	50.00'	72.59'	083°11'11"	N65°42'21"E	66.38'
C18	375.00'	218.11'	033°19'37"	S21°15'46"W	215.05'
C19	1300.00'	312.60'	013°46'38"	S31°00'10"W	311.84'
C20	50.00'	78.54'	090°00'00"	S69°06'51"W	70.71'
C21	50.00'	78.54'	090°00'00"	N20°53'09"W	70.71'
C22	300.00'	188.14'	035°55'17"	N04°58'49"W	185.07'
C23	500.00'	217.05'	024°52'19"	N25°27'20"E	215.35'
C24	1000.00'	240.46'	013°46'38"	S31°00'10"E	239.88'
C25	600.00'	307.54'	029°22'04"	S01°39'51"E	304.18'
C26	800.00'	347.26'	024°52'19"	S25°27'20"W	344.56'
C27	700.00'	182.20'	014°54'47"	S30°26'06"W	181.68'
C28	300.00'	126.53'	024°09'56"	S80°42'43"E	125.60'
C29	50.00'	78.54'	090°00'00"	S47°47'43"E	70.71'
C30	500.00'	6.79'	000°46'40"	S03°11'03"E	6.79'
C31	2000.00'	130.10'	003°43'38"	N04°39'32"W	130.08'
C32	500.00'	117.04'	013°24'41"	S39°10'46"E	116.77'
C33	500.00'	15.65'	001°47'33"	N66°46'51"W	15.65'
C34	25.00'	43.25'	099°07'21"	S18°07'05"E	38.05'
C35	25.00'	40.23'	092°12'22"	N77°24'04"E	36.03'
C36	25.00'	40.31'	092°22'44"	N10°18'21"W	36.08'
C37	25.00'	40.06'	091°49'03"	S81°37'01"W	35.91'
C38	25.00'	13.29'	030°27'58"	N08°02'02"E	13.14'
C39	50.00'	131.71'	150°55'56"	S69°06'51"W	96.80'
C40	25.00'	13.29'	030°27'58"	S50°39'10"E	13.14'
C41	25.00'	39.27'	090°00'00"	S69°06'51"W	35.36'
C42	25.00'	13.29'	030°27'58"	S81°07'08"E	13.14'
C43	50.00'	131.71'	150°55'56"	N20°53'09"W	96.80'
C44	25.00'	13.29'	030°27'58"	S39°20'50"W	13.14'
C45	25.00'	39.27'	090°00'00"	N20°53'09"W	35.36'
C46	25.00'	21.03'	048°11'23"	N48°12'33"E	20.41'
C47	50.00'	241.19'	276°22'46"	S65°53'09"E	66.67'
C48	25.00'	21.03'	048°11'23"	S00°01'10"W	20.41'
C49	25.00'	38.12'	087°22'25"	S12°48'33"E	34.54'
C50	25.00'	40.54'	092°54'11"	N77°03'09"E	36.24'
C51	25.00'	40.64'	093°10'51"	N09°55'50"W	36.31'
C52	25.00'	38.03'	087°10'04"	S79°05'13"W	34.47'
C53	25.00'	21.03'	048°11'23"	N00°01'10"E	20.41'
C54	50.00'	241.19'	276°22'46"	N65°53'09"W	66.67'
C55	25.00'	21.03'	048°11'23"	S48°12'33"W	20.41'
C56	25.00'	37.66'	086°19'18"	S13°20'06"E	34.20'
C57	25.00'	41.12'	094°14'43"	S76°22'53"E	36.64'
C58	25.00'	41.18'	094°21'16"	N39°18'05"W	36.68'
C59	25.00'	37.36'	085°36'45"	S80°41'52"W	33.98'
C60	25.00'	15.77'	036°07'52"	S44°42'51"W	15.51'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C61	50.00'	239.25'	274°09'28"	N74°17'58"W	68.10'
C62	25.00'	26.07'	059°44'13"	N01°30'35"W	24.90'
C63	25.00'	39.27'	090°00'00"	S47°47'43"E	35.36'
C64	25.00'	39.27'	090°00'00"	N42°12'17"E	35.36'
C65	25.00'	39.27'	090°00'00"	S42°12'17"W	35.36'
C66	25.00'	39.27'	090°00'00"	N47°47'43"W	35.36'
C67	25.00'	13.08'	029°58'51"	S77°48'17"E	12.93'
C68	50.00'	140.12'	160°34'05"	S36°54'06"W	98.57'
C69	25.00'	17.71'	040°35'14"	N23°05'20"W	17.34'
C70	25.00'	39.27'	090°00'00"	S42°12'17"W	35.36'
C71	25.00'	39.27'	090°00'00"	N42°12'17"E	35.36'
C72	25.00'	39.27'	090°00'00"	N47°47'43"W	35.36'
C73	35.00'	54.98'	090°00'00"	S47°47'43"E	49.50'
C74	35.00'	54.98'	090°00'00"	S42°12'17"W	49.50'
C75	25.00'	13.29'	030°27'58"	N12°26'16"E	13.14'
C76	50.00'	131.71'	150°55'56"	S47°47'43"E	96.80'
C77	25.00'	13.29'	030°27'58"	S71°58'18"W	13.14'
C78	25.00'	39.27'	090°00'00"	S47°47'43"E	35.36'
C79	25.00'	37.98'	087°02'36"	N49°16'25"W	34.43'
C80	25.00'	36.71'	084°07'49"	N45°08'22"E	33.50'
C81	25.00'	17.39'	039°51'25"	N17°07'59"E	17.04'
C82	50.00'	148.10'	169°42'49"	S47°47'43"E	99.60'
C83	25.00'	39.27'	090°00'00"	S47°47'43"E	35.36'
C84	25.00'	17.39'	039°51'25"	S67°16'35"W	17.04'
C85	25.00'	60.30'	138°11'23"	N18°06'36"E	46.71'
C86	50.00'	241.19'	276°22'46"	S87°12'17"W	66.67'
C87	25.00'	60.30'	138°11'23"	S23°42'02"E	46.71'
C88	25.00'	38.45'	088°07'15"	N26°34'05"W	34.77'
C89	25.00'	37.33'	085°33'36"	N67°31'06"E	33.96'
C90	25.00'	43.55'	099°49'05"	S37°17'45"W	38.25'
C91	50.00'	140.46'	160°57'07"	S37°17'33"W	98.62'
C92	25.00'	13.34'	030°33'49"	S77°30'48"E	13.18'
C93	25.00'	40.94'	093°49'21"	N30°33'46"E	36.51'
C94	25.00'	40.94'	093°49'21"	S63°15'35"E	36.51'
C95	25.00'	37.15'	085°08'03"	N19°52'11"E	33.82'
C96	25.00'	37.12'	085°04'47"	S65°09'25"E	33.81'
C97	25.00'	35.59'	081°34'24"	N48°38'15"E	32.66'
C98	25.00'	38.82'	088°57'34"	S35°38'34"E	35.03'
C99	25.00'	18.63'	042°41'24"	N51°21'16"W	18.20'
C100	50.00'	147.10'	168°34'00"	N65°42'27"E	99.50'
C101	25.00'	18.63'	042°41'24"	S02°46'09"W	18.20'
C102	25.00'	36.30'	083°11'11"	N65°42'27"E	33.19'
C103	25.00'	21.03'	048°11'23"	S48°12'33"W	20.41'
C104	25.00'	21.03'	048°11'23"	N00°01'10"E	20.41'
C105	50.00'	241.19'	276°22'46"	N65°53'09"W	66.67'
C106	25.00'	33.81'	077°29'08"	S88°46'58"W	31.29'

RESERVE AREA TABLE			
RESERVE LETTER	AREA (SQ FT)	AREA (AC)	USAGE
A	19492.25	0.4475	1
B	21942.81	0.5037	1
C	3938.96	0.0904	1
D	3334.41	0.0765	1
E	8957.76	0.2056	1
F	15965.06	0.3665	1
G	6631.25	0.1522	1
TOTAL	80262.50	1.8424	

USAGE NOTES:
1. RESTRICTED TO LANDSCAPE, OPEN SPACE AND LIFT STATIONS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°25'37"E	50.00'
L2	N82°53'09"E	126.85'
L3	S02°47'43"E	42.65'
L4	N87°12'17"E	99.22'
L5	N31°26'02"E	64.66'
L6	S73°24'39"E	39.63'
L7	S20°53'09"E	98.99'
L8	S65°53'09"E	24.00'
L9	S23°27'11"W	100.01'
L10	N78°38'17"W	105.20'
L11	N88°28'05"W	70.27'
L12	S84°17'36"W	44.97'
L13	S76°45'12"W	44.97'
L14	S69°42'24"W	45.00'
L15	S65°13'10"W	56.33'
L16	S68°35'20"W	56.33'
L17	S71°44'24"W	67.52'
L18	S77°00'48"W	73.36'
L19	S80°22'59"W	56.33'
L20	S83°17'22"W	56.35'
L21	S73°53'00"W	50.00'
L22	N53°39'05"W	5.50'
L23	N52°42'15"W	5.00'
L24	N24°17'33"W	10.00'
L25	N04°34'02"E	23.44'
L26	N24°06'51"E	13.31'
L27	N22°54'47"W	46.43'
L28	N16°20'54"W	124.10'
L29	N67°01'18"W	9.16'
L30	N68°37'47"W	41.98'
L31	N42°12'17"E	10.00'
L32	N02°47'43"W	143.55'
L33	N68°31'48"E	20.00'
L34	N33°28'19"W	20.00'
L35	N13°18'35"W	20.00'
L36	N69°05'24"E	20.74'
L37	N22°44'54"W	14.59'
L38	N87°06'41"E	20.00'
L39	N24°06'51"E	45.28'
L40	N38°49'17"W	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N01°07'17"W	92.26'
L42	N09°29'11"E	68.44'
L43	N21°47'25"E	68.73'
L44	N33°55'52"E	68.75'
L45	N16°45'23"W	92.20'
L46	S11°15'19"E	64.15'
L47	S03°04'48"E	64.15'
L48	S05°05'43"W	64.15'
L49	S12°34'15"W	57.11'
L50	N18°11'41"E	63.37'
L51	N24°30'52"E	79.95'
L52	N32°08'00"E	95.52'
L53	N83°18'40"W	47.09'
L54	S65°01'53"E	48.33'
L55	N29°38'35"E	108.72'
L56	N24°54'56"E	99.54'
L57	N29°33'01"E	71.06'
L58	N26°02'31"E	55.94'
L59	N15°25'55"E	92.68'
L60	N24°06'51"E	118.87'

FINAL PLAT NOTES:

1. THE PRELIMINARY PLAT WAS APPROVED BY BRAZORIA COUNTY ON 09/12/2018
2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 BOUNDARY.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
4. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
5. 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 ENGINEERS AND LAND SURVEYORS AND SHALL BEAR REFERENCE CAPS AS INDICATED.
6. 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 "MANHARD PROPERTY CORNER".
7. BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
8. 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. 48039C0115K, DATED DECEMBER 30, 2020.
9. EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE.
10. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NOT 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 NOT MORE THAN 900 SQ. FT. ALSO SHALL 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.
11. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
12. 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.
13. ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
14. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
15. 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.
16. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
17. 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.
18. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
19. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET AT OR ABOVE THE MINIMUM SLAB ELEVATIONS DEFINED.
20. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
21. ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
22. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 53.
23. 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.
24. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
25. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
26. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
27. 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.
28. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
29. 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.
30. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
31. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
32. 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.

FINAL PLAT
SIERRA VISTA WEST
SEC 4

A SUBDIVISION OF 62.78 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329

BRAZORIA COUNTY, TEXAS

269 LOTS 6 RESERVES 8 BLOCKS

MAY 2021

OWNER/ DEVELOPER: LAND TEJAS SIERRA VISTA WEST, LLC.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

ENGINEER/ SURVEYOR: Manhard CONSULTING
2445 Technology Forest Blvd., Suite 200, The Woodlands, TX 77381 phone:(832)623-6500 www.manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-10161
Texas Board of Professional Surveyors Registration No. TO194372

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 62.78 acre (2,734,539 square feet) tract of land situated in the Lavaca Navigation Company Survey, Abstract No. 329 in Brazoria County, Texas, being a portion of the remainder of a called 501.92 acre tract conveyed to McAlister Opportunity Fund III, L.P. by Special Warranty Deed recorded in Clerk's File No. 2017063409, Brazoria County Official Public Records; said 62.78 acre (2,734,539 square feet) tract of land being more 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 stamped "Baseline") found, being the northwest corner of a called 118.2635 acre tract (Tract 1) conveyed to Land Tejas Sierra Vista West, LLC by Special Warranty Deed recorded in Clerk's File No. 2019027076, Brazoria County Official Public Records, corrected by Correction Affidavit as to a Recorded Original Instrument recorded in Clerk's File No. 2019029817, Brazoria County Official Public Records, being the southwest corner of a called 190.484 acre tract conveyed to Fred and Norma Coogan Family Partnership, Ltd. by Warranty Deed recorded in Clerk's File No. 2002050042, Brazoria County Official Public Records, and being on the east line of a called 8.78 acre tract conveyed to The South Texas Water Company by Deed recorded in Volume 258, Page 261, Brazoria County Deed Records, from which a 5/8-inch iron rod (with cap) found bears North 86°28'56" East, 5,688.04 feet;

THENCE, South 02°47'43" East, 1,197.15 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being a northwest corner of the remainder of said called 501.92 acre tract, being the southwest corner of said called 118.2635 acre tract (Tract 1), being on the east line of said called 8.78 acre tract, and being the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, along a north line of the remainder of said called 501.92 acre tract and the south line of said called 118.2635 acre tract (Tract 1), the following twelve (12) bearings and distances:

1. North 87°12'17" East, 842.95 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;
2. North 86°25'37" East, 50.00 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the beginning of a non-tangent curve to the left;
3. Along said non-tangent curve to the left in a northerly direction, having a radius of 525.00 feet, a central angle of 03°32'30", an arc length of 32.45 feet, and a chord bearing North 05°20'38" West, 32.45 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;
4. North 82°53'09" East, 126.85 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;
5. South 02°47'43" East, 42.65 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;
6. North 87°12'17" East, 99.22 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;
7. South 77°47'13" East, 206.45 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;
8. North 31°26'02" East, 64.66 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;
9. North 87°12'17" East, 154.65 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;
10. South 73°24'39" East, 39.63 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;
11. South 65°53'09" East, 958.07 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;
12. South 20°53'09" East, 98.99 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, South 65°53'09" East, 24.00 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being a northeast corner of the remainder of said called 501.92 acre tract, being the most southerly corner of said called 118.2635 acre tract (Tract 1), being on the west line of a called 4.5169 acre tract (Tract 4) conveyed to Land Tejas Sierra Vista West, LLC by Special Warranty Deed recorded in Clerk's File No. 2019027076, Brazoria County Official Public Records, corrected by Correction Affidavit as to a Recorded Original Instrument recorded in Clerk's File No. 2019029817, Brazoria County Official Public Records, and being the northeast corner of the herein described tract;

THENCE, South 24°06'51" West, 313.00 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on an east line of the remainder of said called 501.92 acre tract, being on the west line of said called 4.5169 acre tract (Tract 4), and being the beginning of a tangent curve to the right;

THENCE, along said tangent curve to the right in a westerly direction, having a radius of 30.00 feet, a central angle of 90°00'00", an arc length of 47.12 feet, and a chord bearing South 69°06'51" West, 42.43 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on an east line of the remainder of said called 501.92 acre tract and being on the west line of said called 4.5169 acre tract (Tract 4);

THENCE, South 23°27'11" West, 100.01 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on an east line of the remainder of said called 501.92 acre tract, being on the west line of said called 4.5169 acre tract (Tract 4), and being the beginning of a non-tangent curve to the right;

THENCE, along said non-tangent curve to the right in a southerly direction, having a radius of 29.96 feet, a central angle of 88°13'15", an arc length of 46.14 feet, and a chord bearing South 21°50'33" East, 41.71 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on an east line of the remainder of said called 501.92 acre tract, being on the west line of said called 4.5169 acre tract (Tract 4), and being the beginning of a reverse curve to the left;

THENCE, along said reverse curve to the left in a southerly direction, having a radius of 2,015.13 feet, a central angle of 10°58'23", an arc length of 385.93 feet, and a chord bearing South 16°46'53" West, 385.34 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on an east line of the remainder of said called 501.92 acre tract, being on the west line of said called 4.5169 acre tract (Tract 4), and being the southeast corner of the herein described tract;

THENCE, North 78°38'17" West, 105.20 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, North 72°41'58" West, 391.08 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, North 88°28'05" West, 70.27 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, South 84°17'36" West, 44.97 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, South 76°45'12" West, 44.97 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, South 69°42'24" West, 45.00 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, South 62°32'08" West, 150.09 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, South 65°13'10" West, 56.33 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, South 68°35'20" West, 56.33 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

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

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

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

THENCE, South 83°17'22" West, 56.35 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

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

THENCE, South 73°53'00" West, 50.00 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the beginning of a non-tangent curve to the right;

THENCE, along said non-tangent curve to the right in a northerly direction, having 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 North 14°18'10" West, 112.82 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the beginning of a reverse curve to the left;

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

THENCE, along said reverse curve to the right in a northerly direction, having a radius of 50.00 feet, a central angle of 75°27'01", an arc length of 65.84 feet, and a chord bearing North 05°27'30" West, 61.19 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, North 57°44'00" West, 178.32 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, South 83°28'39" West, 144.99 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on a west line of the remainder of said called 501.92 acre tract, being on the east line of a called 3.6923 acre tract (Tract 2) conveyed to Land Tejas Sierra Vista West, LLC by Special Warranty Deed recorded in Clerk's File No. 2019027076, Brazoria County Official Public Records, corrected by Correction Affidavit as to a Recorded Original Instrument recorded in Clerk's File No. 2019029817, Brazoria County Official Public Records, being the southwest corner of the herein described tract, and being the beginning of a non-tangent curve to the right;

THENCE, along said non-tangent curve to the right in a northerly direction, having a radius of 2,057.45 feet, a central angle of 03°43'54", an arc length of 134.01 feet, and a chord bearing North 04°39'32" West, 133.98 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the most northerly corner of said called 3.6923 acre tract (Tract 2), being on a west line of the remainder of said called 501.92 acre tract, and being on the east line of said called 8.78 acre tract;

THENCE, North 02°47'43" West, 938.93 feet to the POINT OF BEGINNING, CONTAINING 62.78 acre (2,734,539 square feet) of land in Brazoria County, Texas filed in the office of Manhard Consulting, Ltd. in The Woodlands, Texas.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, LAND TEJAS SIERRA VISTA WEST, L.L.C., A Texas Limited Liability Company, acting by and through Al P. Brende, Sole manager, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 62.78 Acre tract described in the above and foregoing map of SIERRA VISTA WEST SEC 4, 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 purpose 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 the 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 the aerial easement totals twenty one feet, six inches (21' 6") 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 sixteen feet (16' 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 thirty feet (30' 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 Sierra Vista West Sec 4 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 in said adjacent acreage.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same 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 prevent the drainage of any septic tanks 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 bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Iowa Colony, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purposes 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 way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the 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, LAND TEJAS SIERRA VISTA WEST, L.L.C., A Texas Limited Liability Company, has caused these presents to be signed by Al P. Brende, Sole Manager, thereunto authorized this 26th day of May, 2021.

LAND TEJAS SIERRA VISTA WEST, L.L.C.,
A Texas Limited Liability Company

By: _____
Al P. Brende
Sole Manager

This plat is hereby APPROVED by the City of Iowa Colony City Council, this 21st day of June, 2021

Michael Byrum-Bratsen
Mayor

Sydney Hargrove

Andrea Murray

Marguette Greene-Young

Vic Kennedy

Chad Wilsey

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this 15th day of June, 2021

David Hurst
Chairman

Steven Byrum-Bratsen

Les Hosey

Vince Patterson

Melissa Barnett

Melanie Hampton

Tim Varlack

STATE OF TEXAS §

COUNTY OF ~~BRAZORIA~~ HARRIS §

Before me, the undersigned authority, on this day personally appeared Al P. Brende, sole manager of Land Tejas Sierra Vista West, L.L.C., A Texas 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 26th Day of May, 2021

Janice Teague
Notary Public in and for the State of Texas

My Commission expires 03/18/25
#125236449

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.

STATE OF TEXAS REGISTERED PAUL R. BRETHERTON 5977 PROFESSIONAL LAND SURVEYOR

Paul R. Bretherton
Paul R. Bretherton
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this 23rd day of June, 2021

Dinh V. Ho, P.E.

FINAL PLAT
SIERRA VISTA WEST
SEC 4

A SUBDIVISION OF 62.78 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329

BRAZORIA COUNTY, TEXAS

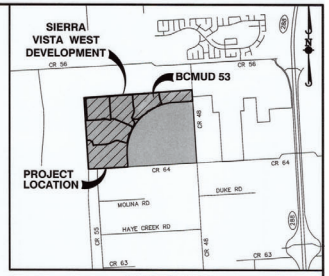
270 LOTS 6 RESERVES 8 BLOCKS

MAY 2021

OWNER/ DEVELOPER: LAND TEJAS SIERRA VISTA WEST, LLC.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

ENGINEER/ SURVEYOR: Manhard CONSULTING

Conformed Copy
2021052429



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

N

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	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
BCOPRRP=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL. _ PG._= No.=	VOLUME, PAGE NUMBER
FND=	FOUND
IRC=	IRON ROD W/ CAP
"S"=	SET
	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: MERITAGE HOMES OF TEXAS, LLC.
2901 W. SAM HOUSTON PKWY. N., SUITE C-250
HOUSTON, TEXAS 77043
(713) 690-1166

ENGINEER/ SURVEYOR: Manhard CONSULTING

10445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 | 936.559.8300 | info@manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-10141
Texas Board of Professional Surveyors Registration No. 10194378

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	2060.00'	134.06'	003°43'38"	S04°39'32"E	133.98'
C2	50.00'	65.84'	075°27'01"	S05°27'30"E	61.19'
C3	25.00'	13.39'	030°41'41"	S27°50'10"E	13.23'
C4	1782.00'	112.84'	003°37'47"	S14°18'10"E	112.82'
C5	2040.00'	496.82'	013°57'14"	S04°23'06"W	495.60'
C6	30.00'	47.12'	089°59'59"	S42°24'30"W	42.43'
C7	30.00'	47.12'	090°00'00"	S47°35'30"E	42.43'
C8	500.00'	16.66'	001°54'33"	S01°38'14"E	16.66'
C9	500.00'	16.66'	001°54'33"	S01°38'14"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'	025°33'57"	S67°33'04"W	221.26'
C13	1500.00'	184.83'	007°03'36"	S71°14'17"W	184.71'
C14	50.00'	68.67'	078°41'44"	N53°14'38"W	63.40'
C15	1200.00'	27.97'	001°20'08"	N14°33'50"W	27.97'
C16	50.00'	78.54'	090°00'00"	S42°24'30"W	70.71'
C17	50.00'	72.91'	083°37'44"	N50°49'08"W	66.62'
C18	1560.00'	246.59'	009°03'24"	N13°34'28"W	246.33'
C19	1260.00'	433.23'	019°42'00"	N12°26'31"W	431.10'
C20	1757.00'	189.36'	006°10'30"	N19°12'15"W	189.27'
C21	2000.00'	547.69'	015°41'25"	N14°22'04"W	545.98'
C22	1000.00'	342.50'	019°37'26"	N12°24'03"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"	S67°17'31"E	35.36'
C26	25.00'	39.27'	090°00'00"	S22°42'29"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	25.00'	40.13'	091°58'34"	N64°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°32'44"	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°42'49"	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"	N60°13'54"W	35.36'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C41	25.00'	39.27'	090°00'00"	S29°46'06"W	35.36'
C42	25.00'	14.41'	033°01'37"	N02°37'03"E	14.21'
C43	50.00'	126.32'	144°44'59"	N53°14'38"W	95.31'
C44	25.00'	14.41'	033°01'37"	S70°53'41"W	14.21'
C45	25.00'	34.34'	078°41'44"	S53°14'38"E	31.70'
C46	25.00'	39.27'	090°00'00"	N47°35'30"W	35.36'
C47	25.00'	39.27'	090°00'00"	S42°24'30"W	35.36'
C48	25.00'	39.27'	090°00'00"	S47°35'30"E	35.36'
C49	25.00'	39.27'	090°00'00"	N42°24'30"E	35.36'
C50	25.00'	30.77'	070°31'44"	N37°51'22"W	28.87'
C51	50.00'	218.63'	250°31'44"	N52°08'38"E	81.65'
C52	25.00'	33.63'	077°04'27"	N41°07'44"W	31.15'
C53	25.00'	19.22'	044°03'17"	N78°18'24"E	18.75'
C54	50.00'	152.05'	174°14'06"	S36°36'12"E	99.87'
C55	25.00'	23.17'	053°06'22"	S23°57'41"W	22.35'
C56	25.00'	39.27'	090°00'00"	S47°35'30"E	35.36'
C57	25.00'	39.27'	090°00'00"	N42°24'30"E	35.36'
C58	25.00'	39.27'	090°00'00"	N47°35'30"W	35.36'
C59	25.00'	39.27'	090°00'00"	S42°24'30"W	35.36'
C60	25.00'	21.03'	048°11'23"	S26°41'12"E	20.41'
C61	25.00'	21.03'	048°11'23"	N21°30'11"E	20.41'
C62	50.00'	241.19'	276°22'46"	S87°24'30"W	66.67'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N73°53'00"E	50.00'
L2	N83°17'22"E	56.35'
L3	N80°22'59"E	56.33'
L4	N77°00'48"E	73.36'
L5	N71°44'24"E	67.52'
L6	N68°35'20"E	56.33'
L7	N65°13'10"E	56.33'
L8	N62°32'08"E	150.09'
L9	N59°42'24"E	45.00'
L10	N76°45'12"E	44.97'
L11	N84°17'36"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	N55°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	N43°43'39"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°20'36"W	48.46'
L31	N12°16'04"W	79.30'

LINE TABLE		
LINE	BEARING	LENGTH
L32	N14°38'35"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°48'44"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°35'20"W	115.00'
L46	N18°42'59"W	107.61'
L47	N14°30'46"W	107.60'
L48	N10°08'22"W	107.60'
L49	N05°46'47"W	106.93'
L50	N17°24'20"W	99.36'
L51	N13°19'45"W	106.51'

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	766987.86	17.6075	

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

FINAL PLAT NOTES:

1. THE PRELIMINARY PLAT WAS APPROVED BY BRAZORIA COUNTY ON 09/12/2018.
2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 BOUNDARY.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013769.
4. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
5. 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.
6. 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 "MANHARD PROPERTY CORNER".
7. BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
8. 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. 48039C0115K, DATED DECEMBER 30, 2020.
9. EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE.
10. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NOT 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 NOT MORE THAN 900 SQ. FT. ALSO SHALL 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.
11. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
12. 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.
13. ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
14. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
15. 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 UTLITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
16. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
17. 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.
18. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET AT OR ABOVE THE MINIMUM SLAB ELEVATIONS DEFINED.
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. 53.
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. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
25. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
26. 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.
27. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
28. 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.
29. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
30. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
31. 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.

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: **MERITAGE HOMES OF TEXAS, LLC.**
2901 W. SAM HOUSTON PKWY. N., SUITE C-250
HOUSTON, TEXAS 77043
(713) 690-1166

ENGINEER/ SURVEYOR: Manhard CONSULTING
2618 Technology Forest Blvd. Suite 600, The Woodlands, TX 77381 ph:936.900.5000 fx:936.900.5001 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-10141
Texas Board of Professional Surveyors Registration No. 10194379

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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 3.6923 acre tract (Tract 2) conveyed to Land Tejas Sierra Vista West, LLC by deed recorded in Clerk's File No. 2019027076, Brazoria County Official Public Records, corrected by Correction Affidavit as to a Recorded Original Instrument recorded in Clerk's File No. 2019029817, Brazoria County Official Public Records, being a portion of a called 1.1270 acre tract (Tract 3) conveyed to Land Tejas Sierra Vista West, LLC by deed recorded in Clerk's File No. 2019027076, Brazoria County Official Public Records, corrected by Correction Affidavit as to a Recorded Original Instrument recorded in Clerk's File No. 2019029817, Brazoria County Official Public Records, and being a portion of the remainder of a called 501.92 acre tract conveyed to McAlister Opportunity Fund III, L.P. by deed recorded in Clerk's File No. 2017063409, Brazoria County Official Public Records; said 63.55 acre (2,768,331 square feet) tract of land being more 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. 2019027076, Brazoria County Official Public Records, corrected by Correction Affidavit as to a Recorded Original Instrument recorded in Clerk's File No. 2019029817, Brazoria County Official Public Records, being the southwest corner of a called 190.484 acre tract conveyed to Fred and Norma Coogan Family Partnership, Ltd. by deed recorded in Clerk's File No. 2002050042, Brazoria County Official Public Records, and being on the east line of a called 8.78 acre tract conveyed to The South Texas Water Company by deed recorded in Volume 258, Page 261, Brazoria County Deed Records;

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 northerly corner of said called 3.6923 acre tract (Tract 2), being on the east line of said called 8.78 acre tract, being 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 03°43'38", an arc length of 134.00 feet, and a chord bearing South 04°39'32" East, 133.98 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being on the east line of said called 3.6923 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;

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°41'41", 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, 56.35 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;

THENCE, North 68°35'20" East, 56.33 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 65°13'10" East, 56.33 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 62°32'08" East, 150.09 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 69°42'24" East, 45.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 76°45'12" East, 44.97 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, North 84°17'36" East, 44.97 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, South 88°28'05" East, 70.27 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, South 72°41'58" East, 391.08 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

THENCE, South 78°38'17" East, 105.20 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being on the west line of a called 4.5169 acre tract (Tract 4) conveyed to Land Tejas Sierra Vista West, LLC by deed recorded in Clerk's File No. 2019027076, Brazoria County Official Public Records, corrected by Correction Affidavit as to a Recorded Original Instrument recorded in Clerk's File No. 2019029817, Brazoria County Official Public Records, being the northeast corner of the herein described tract, and being the beginning of a non–tangent curve to the left;

THENCE, along the west line of said called 4.5169 acre tract (Tract 4), the following six (6) courses and distances:

1. Along said non–tangent curve to the left in a southerly direction, with a radius of 2,040.00 feet, a central angle of 13°57'14", an arc length of 496.82 feet, and a chord bearing South 04°23'06" West, 495.60 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

2. South 02°35'30" East, 188.56 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a tangent curve to the right;

3. Along said tangent curve to the right in a southwesterly direction, with a radius of 30.00 feet, a central angle of 89°59'59", an arc length of 47.12 feet, and a chord bearing South 42°24'30" West, 42.43 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

4. South 02°35'30" East, 80.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being the beginning of a non–tangent curve to the right;

5. THENCE, along said non–tangent curve to the right in a southeasterly direction, with a radius of 30.00 feet, a central angle of 90°00'00", an arc length of 47.12 feet, and a chord bearing South 47°35'30" East, 42.43 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found;

6. South 02°35'30" East, 154.67 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, also being the north corner of a called 0.0040 acre tract (Tract 20) conveyed to Land Tejas Sierra Vista West, LLC, a Texas limited liability company by deed recorded in Clerk's File No. 2020063036, Brazoria County Official Public Records, and being the beginning of a tangent curve to the right;

THENCE, along said tangent curve to the right in a southerly direction, with a radius of 500.00 feet, a central angle of 01°54'33", an arc length of 16.66 feet, and a chord bearing South 01°38'14" East, 16.66 feet to a 5/8–inch iron rod (with cap stamped "Manhard") found, being on the west line of said called 0.0040 acre tract (Tract 20);

THENCE, South 00°40'57" East, 133.42 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being the beginning of a tangent curve to the left;

THENCE, along said tangent curve to the left in a southerly direction, with a radius of 500.00 feet, a central angle of 01°54'33", an arc length of 16.66 feet, and a chord bearing South 01°38'14" East, 16.66 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set;

THENCE, South 02°35'30" East, 56.67 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being the beginning of a tangent curve to the right;

THENCE, along said tangent curve to the right in a southwesterly direction, with a radius of 35.00 feet, a central angle of 90°00'00", an arc length of 54.98 feet, and a chord bearing South 42°24'30" West, 49.50 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being on the south line of said called 1.1270 acre tract (Tract 3);

THENCE, South 02°35'30" East, 40.00 feet to a 5/8–inch iron rod (with cap stamped "Manhard") set, being on the south line of the remainder of said called 501.92 acre tract, being on the north right–of–way line of County Road No. 64 (based on a width of 40 feet) recorded in Volume 2, Page 113, Property Records of Brazoria County, Texas, and being the southeast corner of the herein described tract;

THENCE, South 87°24'30" West, 2,005.08 feet to a 5/8–inch iron rod (with cap) found, being the northwest corner of a called 58.144 acre tract conveyed to Alejandro Perez by deed recorded in Clerk's File No. 2020002398, Brazoria Official Public Records, being the northeast corner of a tract conveyed to Gulfcoast Water Authority by deed recorded in Clerk's File No. 2007088487, Brazoria County Official Public Records, being the southeast corner of said called 8.78 acre tract, being the southwest corner of the remainder of said called 501.92 acre tract, and being the southwest corner of the herein described tract;

THENCE, North 02°47'43" West, 1,663.26 feet to the POINT OF BEGINNING, CONTAINING 63.55 acres (2,768,331 square feet) of land in Brazoria County, Texas filed in the offices of Manhard Consulting, Ltd. in The Woodlands, Texas.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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 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 purpose 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 the 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 the aerial easement totals twenty one feet, six inches (21' 6") 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 sixteen feet (16' 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 thirty feet (30' 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 Sierra Visa West Sec 5 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 in said adjacent acreage.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same 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 prevent the drainage of any septic tanks 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 bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Iowa Colony 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 way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations 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, 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 29 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–Brasten
Mayor

Sydney Hargroder

Arnetta Hicks–Murray

MARQUETTE GREENE YOUNG

WILL KENNEDY

Chad Wilsey
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 Nurst
Chairman

Steven Byrum–Bratsen

Les Hosey

Vince Patterson

Steven Bradbery

Melanie Hampton

STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared David Jordan, Sr., Vice President of Meritage Homes of Texas, L.L.C., A Arizona 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 29 Day of April 2021

Christina Hilroth
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 Engineer, this 17th day of May, 2021

Dinh V. Ho, P.E.

2021052429 Conformed Copy
Brazoria County – Joyce Hudman, County Clerk
06/10/2021 09:46 AM
Total Pages: 3
Fee: 225.00

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

APRIL 2021

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

ENGINEER/ SURVEYOR: Manhard CONSULTING
9468 Twinwing Drive Blvd., Suite 200, The Woodlands, TX 77381 phone 832.223.5001 www.manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-1814
Texas Board of Professional Surveyors Registration No. 10124570