

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

CR #	Street Name	ROW	Length (FT)	Length (Mi)
CR 1080	Sierra Vista BLVD	60FT	1789.95FT	0.339MI

SEE MATCHLINE "B" - THIS SHEET

SEE MATCHLINE "C" - SHEET 2 OF 3

SIERRA VISTA SEC 2

BEING A SUBDIVISION OF 66.59 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS. BEING PORTIONS OF LOTS 603, 604, 611, 612, 613, 614, 617, 619, 628, 629 AND 630, TOGETHER WITH ALL OF LOT 618, TOGETHER WITH A PORTION OF AN 80 ACRE UNNUMBERED LOT, TOGETHER WITH PORTIONS OF TWO 40 FOOT WIDE UNNAMED AND UNIMPROVED ROADS, ALL OF EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N., A SUBDIVISION RECORDED IN VOLUME 2, PAGE 113, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

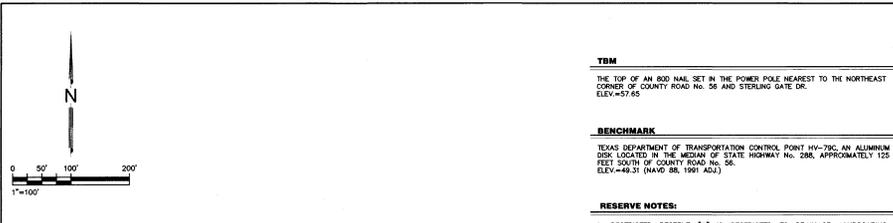
CONTAINING: 9 BLOCKS WITH 176 LOTS AND 10 RESTRICTED RESERVES

ENGINEER LAND SURVEYOR OWNER/DEVELOPER

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



LAND TEJAS STERLING
LAKES SOUTH, L.L.C.
2450 FONDREN RD. STE. 210
HOUSTON, TEXAS 77066
PH: (713) 783-4702



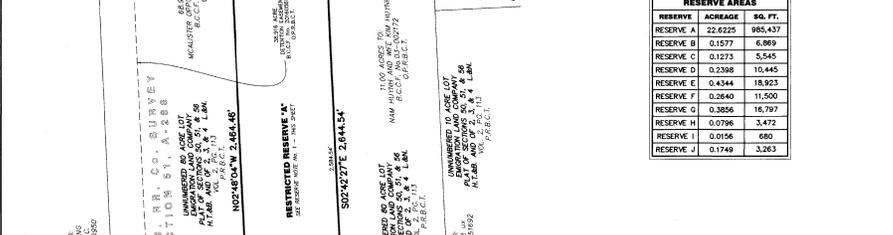
TBM
THE TOP OF AN 80 IN. DIAM. SET IN THE POWER POLE NEAREST TO THE NORTHEAST CORNER OF COUNTY ROAD NO. 56 AND STERLING GATE DR. ELEV. 427.45

BENCHMARK
TEXAS DEPARTMENT OF TRANSPORTATION CONTROL POINT 14-79C AN ALUMINUM BENCH MARK LOCATED IN THE MIDDLE OF STATE HIGHWAY NO. 286, APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD NO. 56. ELEV. 448.91 (NAVD 88 1991 ADJ.)

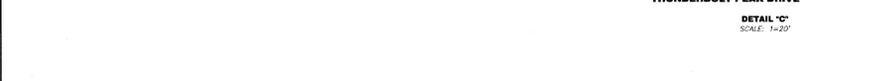
RESERVE NOTES:

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

MATCHLINE 'C' - SEE SHEET 1 OF 3



RESERVE	ACREAGE	SQ. FT.
RESERVE A	22.4225	195,437
RESERVE B	0.1577	6,869
RESERVE C	0.1273	5,545
RESERVE D	0.2388	10,445
RESERVE E	0.4344	18,923
RESERVE F	0.2640	11,500
RESERVE G	0.3856	16,797
RESERVE H	0.0766	3,472
RESERVE I	0.0156	680
RESERVE J	0.1749	3,263



- NOTES:**
- W.L.E. = WATER LINE EASEMENT
 - U.E. = UTILITY EASEMENT
 - B.L. = BUILDING SETBACK LINE
 - S.S.E. = SANITARY SEWER EASEMENT
 - S.W.S.E. = STORM SEWER EASEMENT
 - D.R.B.C.T. = DEED RECORDS OF BRAZORIA COUNTY, TEXAS
 - P.R.B.C.T. = PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
 - B.C.C.F. No. = BRAZORIA COUNTY CLERKS FILE NO.
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
 - 5/8" BASELINE = SET 5/8" BASELINE CORP. PLASTIC CAPPED IRON ROD
 - FND 5/8" BASELINE = FOUND 5/8" BASELINE CORP. PLASTIC CAPPED IRON ROD
 - FND 5/8" JAC = FOUND 5/8" JONES-BARTER PLASTIC CAPPED IRON ROD
 - P.A.E./P.U.E. = PRIVATE ACCESS EASEMENT/PUBLIC UTILITY EASEMENT
 - BEARINGS ARE BASED FROM THE TEXAS GEODESIC SYSTEM SOUTH CENTRAL ZONE (4004) NAD 83 CORPS ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS. DISTANCES MEASURED ARE SUBJECT TO THE CONVERSION TO THE MATHS BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.9998213. COORDINATES HEREON ARE GPS DATUM. TO CONVERT TO SURFACE DATA BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.9998213.
 - THIS TRACT OF LAND LIES WITHIN UNSHADDED ZONE "C", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48030C0010H AND CROSSSECTION, BOTH DATED JUNE 6, 1988.
 - THIS TRACT OF LAND LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF IOWA COUNTY AND IS SUBJECT TO ITS CODE OF ORDINANCES.
 - SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET AT OR ABOVE THE MINIMUM SLAB ELEVATIONS NOTED.
 - 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.
 - ALL STORMY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - ALL PROPERTY WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
 - ALL STORM SEWERS SHALL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 32.
 - THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. DURING STORM EVENTS, FLOWING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
 - NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE RETENTION, HAVE BEEN CONSTRUCTED.
 - THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #8.
 - LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPROVEMENTS OF NO MORE THAN 40 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT THAT THIS IMPROVEMENTS WILL BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLANT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
 - OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
 - ALL EASEMENTS SHOWN ON THIS PLAT ARE IDENTIFIED ON LOT LINES UNLESS OTHERWISE SHOWN.
 - THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY BRAZORIA COUNTY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. BRAZORIA COUNTY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THIS SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
 - OTHER THAN WHAT IS SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
 - ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN HEREON.
 - EACH LOT SHALL BE RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USES.
 - SINGLE-FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NO MORE THAN THE SEPARATE UNITS WITH FACILITIES FOR SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NO MORE THAN 800 SQUARE FEET SHALL ALSO BE CONSIDERED SINGLE-FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE-FAMILY RESIDENTIAL.
 - 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 AN ADDITIONAL SPACE SHALL BE PROVIDED.
 - ALL OFF-SET UTILITY EASEMENTS ARE TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
 - SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
 - A MINIMUM OF A FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COUNTY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COUNTY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COUNTY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON URBAN TRAFFIC CONTROL DEVICES.
 - 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 IDENTIFIABLE CAPS AS INDICATED.
 - MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINAL GRADING OF LOTS. LOT CORNERS WILL BE 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "BASELINE CORP."
 - THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER THE FINAL APPROVAL BY THE CITY COUNCIL. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD, OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY THE CITY COUNCIL.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF IOWA COUNTY UTILITY EASEMENTS MUST BE UNDERWRITTEN BY THE PROPERTY OWNER AND UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY PROPERTY OWNERS'S EXPENSES.
 - THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BY THE CITY OF IOWA COUNTY, TEXAS, LAND TEXAS STEELMAKING LINES SOUTH, L.L.C. AND PEARLSYSTEM OPERATIONALITY BRAND SOUTH, L.P. DATED FEBRUARY 19, 2016.

LINE	BEARING	DISTANCE
L1	N47°22'59"W	89.42
L2	N08°44'47"E	80.22
L3	N02°23'12"E	80.24
L4	N13°39'23"W	80.29
L5	N25°27'18"W	80.27
L6	N36°24'43"W	80.22
L7	N47°22'59"W	80.27
L8	S59°19'28"E	2.68
L9	N21°27'52"W	31.34
L10	N87°19'45"E	31.48
L11	N02°48'30"W	60.00
L12	S47°18'37"W	60.00
L13	N45°23'36"W	58.78
L14	S44°36'54"W	15.00
L15	S87°15'10"W	19.81
L16	S87°15'10"W	9.27
L17	N52°38'59"E	20.00
L18	S82°36'25"E	66.82
L19	S74°24'30"E	66.28
L20	S47°30'41"E	43.40
L21	N02°42'17"W	37.27
L22	S11°01'02"E	26.08
L23	S59°59'48"W	11.08
L24	S89°42'17"E	14.50
L25	N45°23'36"W	7.47
L26	N39°49'02"E	19.66
L27	S81°23'36"E	11.60
L28	N07°14'24"W	3.77
L29	S87°42'21"W	22.78
L30	N67°03'36"W	7.58
L31	N67°03'36"W	11.59
L32	N67°03'36"W	7.58
L33	N67°03'36"W	7.58
L34	S87°15'10"W	13.02
L35	S86°14'08"W	22.02
L36	S30°27'39"E	23.66
L37	N03°29'32"W	21.66
L38	N59°22'52"E	21.01
L40	S71°28'38"E	21.69
L41	S38°59'50"W	20.00
L42	N42°12'32"W	20.00
L43	S12°05'48"W	31.50
L44	S09°12'51"W	48.48
L45	S05°45'10"W	48.48
L46	S02°13'26"W	48.50
L47	S01°13'26"E	48.47
L48	N23°59'50"W	50.00
L50	N54°19'12"E	50.68
L51	N17°11'33"E	39.98
L52	S89°42'17"E	59.60
L53	N18°54'10"E	73.80
L54	N12°54'01"W	73.80
L55	N06°54'00"W	73.80
L56	N02°52'32"W	63.67
L57	S02°44'50"E	65.00
L58	N01°18'08"W	70.51
L59	N40°22'12"E	73.80
L60	N09°46'08"E	59.00
L61	N25°24'04"E	55.00
L62	N07°25'02"E	68.42
L63	S35°09'27"E	10.00
L64	N27°27'30"W	10.00
L65	N45°23'36"W	15.31

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD LENGTH
C1	5,000.00	67.12	00°46'09"	S22°28'36"W	67.12
C2	25.00	37.48	89°52'20"	N49°42'35"W	34.08
C3	720.00	33.97	02°42'13"	S44°02'30"E	33.97
C4	50.00	16.01	108°02'24"	N88°12'32"E	16.25
C5	250.00	66.40	27°34'11"	N79°57'44"W	110.65
C6	55.00	36.39	80°00'00"	N27°02'39"W	77.78
C7	250.00	66.48	20°39'26"	N82°29'37"W	86.00
C8	55.00	36.39	80°00'00"	S42°15'10"W	77.78
C10	55.00	36.38	89°59'00"	S47°44'20"W	77.77
C11	55.00	36.40	97°58'52"	S77°58'09"W	82.97
C12	130.00	122.96	54°11'37"	N08°48'06"W	118.43
C13	550.00	196.68	20°29'22"	S12°59'31"E	195.64
C14	230.00	132.35	32°58'12"	S73°48'37"W	130.53
C15	750.00	35.38	02°42'13"	N44°02'30"W	35.38
C16	25.00	10.87	24°54'40"	N15°12'10"W	10.78
C17	25.00	24.42	55°57'53"	N25°14'06"E	23.48
C18	25.00	39.27	80°00'00"	N47°44'50"W	35.36
C19	25.00	39.27	80°00'00"	N42°15'10"E	35.36
C20	25.00	39.27	80°00'00"	S42°15'10"W	35.36
C21	25.00	39.27	80°00'00"	N47°44'50"W	35.36
C22	25.00	18.69	42°50'00"	S68°53'38"E	18.28
C23	25.00	18.69	42°50'00"	N44°14'21"E	18.28
C24	25.00	40.81	83°31'23"	S25°28'43"E	36.43
C25	25.00	34.37	78°46'13"	N60°06'04"E	31.73
C26	25.00	43.40	99°27'18"	S32°03'25"E	38.15
C27	25.00	40.81	83°31'23"	S68°59'54"W	36.43
C28	25.00	36.38	84°17'07"	S45°06'37"W	33.55
C29	25.00	39.27	80°00'00"	S47°44'50"W	35.36
C30	25.00	12.37	28°21'27"	N78°34'08"W	12.25
C31	25.00	16.09	36°52'12"	N21°03'56"W	15.81
C32	25.00	16.36	37°30'07"	S18°03'13"W	16.07
C33	25.00	18.69	42°50'00"	N65°11'01"E	18.28
C34	25.00	39.26	89°59'00"	N47°44'20"W	35.35
C35	25.00	39.28	80°00'00"	S42°15'40"W	35.35
C36	25.00	39.26	89°59'00"	N47°44'20"W	35.35
C37	25.00	37.79	89°38'32"	S41°15'34"W	34.29
C38	25.00	37.42	85°06'11"	S79°14'58"E	34.05
C39	25.00	37.56	88°54'56"	N09°11'56"W	34.13
C40	25.00	41.25	84°32'20"	S69°28'28"W	36.73
C41	25.00	41.25	84°32'20"	N24°58'14"W	36.73
C42	25.00	37.56	88°54'56"	N64°13'08"E	34.13
C43	25.00	36.99	84°47'03"	N29°59'53"E	33.71
C44	25.00	36.99	84°47'03"	N65°22'04"E	33.71
C45	25.00	17.61	40°21'38"	S09°23'09"W	17.25
C46	25.00	18.69	42°50'00"	S32°28'54"E	18.28
C48	25.00	19.22	44°02'46"	S73°43'01"E	18.79
C49	25.00	19.22	44°02'46"	N13°42'37"E	18.79
C50	150.00	78.39	29°56'39"	N72°17'51"E	77.50
C51	25.00	39.27	80°00'00"	S45°17'43"W	35.36
C52	25.00	39.27	80°00'00"	N44°21'7"W	35.36
C53	25.00	34.46	78°58'59"	N62°43'39"W	31.80
C54	25.00	35.15	80°23'43"	N17°02'40"E	32.33
C55	25.00	41.13	84°54°47"	N78°58'28"W	36.68
C56	25.00	41.37	84°54°47"	S09°23'09"W	36.81
C57	25.00	35.01	57°13'13"	S85°27'19"W	23.88
C58	25.00	9.63	22°04'13"	S10°44'24"E	9.57
C59	10.00	16.50	84°32'20"	S24°58'14"E	14.69
C60	330.00	84.78	14°42'57"	N14°58'24"W	84.92

SIERRA VISTA SEC 2

BEING A SUBDIVISION OF 66.59 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.S.B. R.R. CO. SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS. BEING PORTIONS OF LOTS 603, 604, 611, 612, 613, 614, 617, 618, 628, 629 AND 630, TOGETHER WITH ALL OF LOT 615, TOGETHER WITH A PORTION OF AN 80 ACRE UNNUMBERED LOT, TOGETHER WITH PORTIONS OF TWO 40 FOOT WIDE UNNAMED AND UNIMPROVED ROADS, ALL OF EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.S.B. AND OF 2, 3, & 4 L.B.M., A SUBDIVISION RECORDED IN VOLUME 2, PAGE 113, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

CONTAINING: 9 BLOCKS WITH 176 LOTS AND 10 RESTRICTED RESERVES

<p>ENGINEER MANHARD CONSULTING 2445 TECHNOLOGY FOREST BLVD, STE. 200 THE WOODLANDS, TEXAS 77380 PH: (832) 823-2215</p>	<p>LAND SURVEYOR BASELINE PROFESSIONAL SURVEYORS STEVEN E. WILLIAMS FILES MEMBER COMPANY 1700 MARKET DRIVE, SUITE 100, HOUSTON, TEXAS 77056 PHONE: 713-866-2416</p>	<p>OWNER/DEVELOPER LAND TEXAS STERLING LAKES SOUTH, L.L.C. 2501 HENDRICKS RD, STE</p>
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