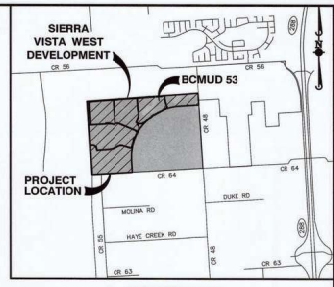
CR	Street Name	Width	Length (Ft.)	Length (Miles)
1291	Cliffs View Drive	50'	1,173.31 ft.	.222 mile
1336	Cascade Hills Drive	50'	1,398.62 ft.	.265 mile
1337	Sugar Pine Lane	50'	671.87 ft.	.127 mile
1338	Uplift Path Drive	50'	443.55 ft.	.084 mile
1247	Taft Point Lane	50'	802.99 ft.	.152 mile
1339	Pioneer Rest Lane	50'	497.27 ft.	.094 mile
1340	Bodie Hills Drive	50'	710.01 ft.	.134 mile
1341	Eagle Pass Drive	50'	608.21 ft.	.155 mile



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
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
BCOPRR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL._/PG._=	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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	2060.00'	134.00'	003°43'36"	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°37'41"	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°04'21"	N41°07'44"W	62.30'
C12	500.00'	223.10'	025°33'51"	S87°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°32'44"	N50°49'08"W	66.62'
C18	1560.00'	246.59'	009°03'24"	N13°34'28"W	246.33'
C19	1260.00'	433.25'	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°04'21"	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	56.00'
L2	N83°17'22"E	56.35'
L3	N80°22'59"E	54.33'
L4	N77°00'48"E	71.36'
L5	N71°44'24"E	61.52'
L6	N68°35'20"E	54.33'
L7	N65°13'10"E	54.33'
L8	N62°32'08"E	150.09'
L9	N69°42'24"E	45.00'
L10	N76°45'12"E	44.97'
L11	N84°17'36"E	44.97'
L12	S88°28'05"E	79.27'
L14	S02°35'30"E	88.00'
L15	S02°35'30"E	54.67'
L16	S02°35'30"E	48.00'
L17	N55°09'45"E	15.00'
L18	N36°45'22"E	2.00'
L19	N87°24'30"E	23.00'
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	26.00'
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°91'16"W	79.47'
L34	N19°23'56"W	79.47'
L35	N22°6'54"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°91'18"W	77.43'
L41	N18°50'53"W	96.55'
L42	N15°52'14"W	96.13'
L43	N09°96'10"W	96.11'
L44	N04°50'42"W	96.09'
L45	N02°35'20"W	115.00'
L46	N18°+2'59"W	107.61'
L47	N14°30'46"W	107.60'
L48	N10°98'22"W	107.60'
L49	N05°46'47"W	106.93'
L50	N17°24'20"W	99.36'
L51	N13°9'45"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 1.00013789.
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 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 SH. 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 10, 2020.
9. EACH LOT SHALL BE RESTRICTED TO A SING.E-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 EASIMENTS THROUGH THIS SUBDIVISION.
17. ALL DRAINAGE EASEMENTS SHOWN HERION 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
10497 Town and Country Way, Suite 250, Houston, TX 77024 | 832.823.2200 | 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
Texas Board of Professional Surveyors Registration No. 101040370

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. 2032050042, 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 0°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 as 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 503.00 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 11th 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

_____
Devid Hurst
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

_____
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 11th day of May, 2021

_____
Dinh V. Ho, P.E.

2021052429 Conformed Copy
Brazoria County - Joyce Hudman, County Clerk
05/10/2021 09:46 AM
Total Pages: 3
Fee: 325.00

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
24455 Technology Forest Blvd, Suite 800, The Woodlands, TX 77381 phone 832.823.2200 fax 832.823.2201 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Management • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-10741
Texas Board of Professional Surveyors Registration No. 101040378