



COMMISSIONERS COURT OF BRAZORIA COUNTY

ORDER NO. H.37.

9/23/2025

Final Acceptance of Roads - Sierra Vista Section 2 - Abstract 288 (Precinct 4)

Whereas, the plat of Sierra Vista Section 2 - Abstract 288 (Precinct 4), was approved by the City of Iowa Colony, TX on August 21, 2017; and filed for record in Brazoria County Official Public Records, County Clerk's File #2017058181 on November 24, 2017; and

Whereas, this plat meets applicable criteria established by Commissioners Court Order 6.P.2. on February 9, 2021 for consideration under Brazoria County Subdivision Regulations adopted by Commissioners Court Order No. 49 on October 24, 2006; and

Whereas, the roads serving this section have now been constructed in accordance with the Brazoria County Subdivision Regulations; and

Whereas the period of Maintenance has been successfully completed, said roads shall be accepted into the County Road System for maintenance beginning this day September 23, 2025.

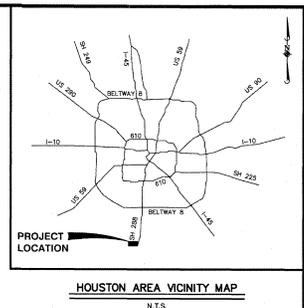
<u>CR #</u>	<u>Street Name</u>	<u>ROW</u>	<u>Length (FT)</u>	<u>Length (Mi)</u>
CR 1471	Split Mountain Drive	60'	347.54	0.065 mile
CR 1472	Muir Peak Drive	60'	755.07	0.143 mile
CR 1473	Sill Prairie Drive	60'	1157.35	0.219 mile
CR 1474	Banner Peak Drive	60'	230.10	0.043 mile
CR 1083	Thunderbolt Peak Drive	60'	133.10	0.025 mile

DEVELOPER: LAND TEXAS
STERLING LAKES SOUTH, L.L.C.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713)783-6702

CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR

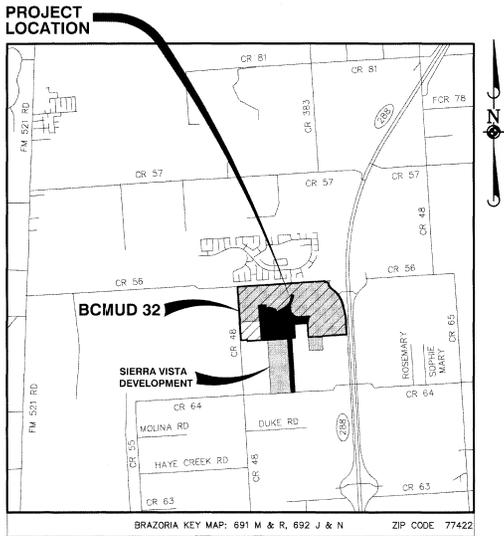
SIERRA VISTA SEC. 2

BRAZORIA COUNTY M.U.D. NO. 32
BRAZORIA COUNTY, TX
PROJECT NO. 600.001005.00



INDEX OF SHEETS

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5	DRAINAGE CALCULATIONS
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7	STORM WATER POLLUTION PREVENTION PLAN
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12	P&P - HUMPHREYS GREEN DR. (STA 0+50 TO 7+50)
13	P&P - RED SLATE DR. (STA 11+50 TO 18+50)
14	P&P - RITTER RUN DR. (STA 0+50 TO 11+50)
15	P&P - AGASSIZ DR. (STA 0+00 TO STA 7+40)
16	P&P - MATTERHORN DR. (STA 7+40 TO 11+90) & BASELINE A
17	P&P - LANLEY DR. (STA 11+90 TO STA 16+00)
18	P&P - SPLIT MOUNTAIN DR. (STA 0+00 TO 6+00)
19	P&P - MUIR PEAK DR. (STA 0+00 TO STA 8+00)
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36	DRAINAGE SERVICE AREA MAP



LOCATION MAP
N.T.S.

AS-BUILT
BY: **ABrockman** DATE: **May 04, 2018**

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-545-6005

BRAZORIA COUNTY DRAINAGE DISTRICT No. 5
PLAN APPROVAL - VALID FOR 1 YEAR
Michael Hillon 5/1/17
Mark Deller 5/1/17
Justin
DATE: 5/1/17

BOUNDARY & TOPOGRAPHIC SURVEY:
THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY JONES & CARTER, INC. DATED DECEMBER 7, 2016. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THE SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND TOPOGRAPHY.

BENCHMARKS:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON TDDOT MONUMENT HV-79C LOCATED IN THE MEDIUM OF S.W. 288 APPROXIMATELY 125 FEET S/W. SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
TEMPORARY BENCH MARK:
T.B.M. "B" BEING A SET 100-D NAIL IN A POWER POLE LOCATED EAST OF THE ENTRANCE TO STERLING LAKES SUBDIVISION.
ELEVATION = 57.63 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:
ACCORDING TO MAP NO. 48039001204, 48039001154, 48039001054, & 48039001054 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, DATED JUNE 15, 1989, THE SUBJECT TRACT IS SITUATED WITHIN UNDESIGNED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, ALONG THE SOUTHERN BOUNDARY OF THE SUBJECT TRACT, NEAR COUNTY ROAD 64. THE SUBJECT TRACT IS SITUATED WITHIN SHADDED ZONE "X", DEFINED AS AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AND ZONE "X", DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED. NOTE THAT COUNTY ROAD 64 IS THE LIMIT OF DETAILED STUDY FOR THE UNNAMED TRIBUTARY TO CHOCOLATE BAYOU.
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE CURRENT REQUIREMENTS AS ESTABLISHED BY THE CITY OF IOWA COLONY
MICHAEL HILTON, MAYOR
DATE: 5/2/17
DINH HO, P.E., CITY ENGINEER
DATE: 5/4/17

ENGINEER'S SEAL
CLAYTON C. CHAMBERS
101986
P.E. (S.E.)
DATE: 5/1/17
DINH HO, P.E., CITY ENGINEER
DATE: 5/4/17
IOWA COLONY
Texas

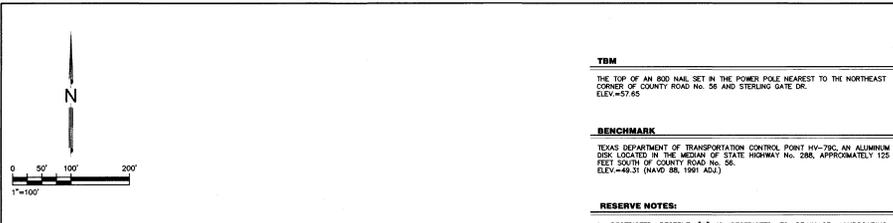
CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1093, DIHNADICO-LLC.COM), 48 HOURS BEFORE COMMENCING WORK.



2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 ph:855.953.2500 f:855.862.2501 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-18141

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

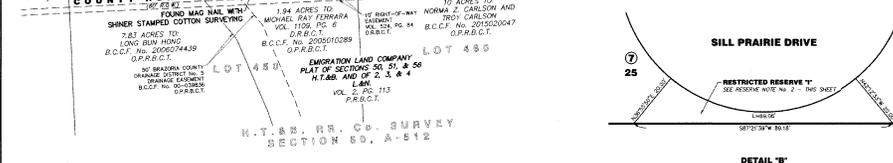
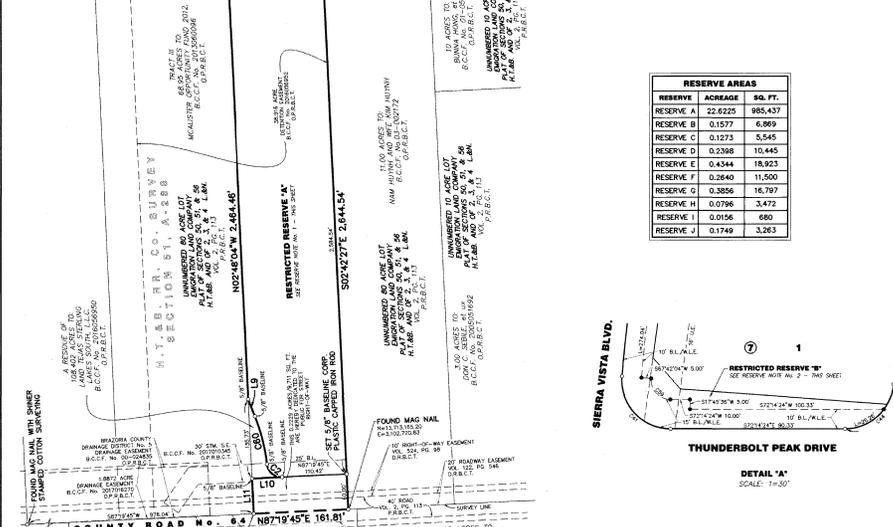
Manhard CONSULTING
SIERRA VISTA SEC. 2
BRAZORIA COUNTY M.U.D. NO. 32
TITLE SHEET & SHEET INDEX
1 OF 36 SHEETS
600.001005.00
FINAL APPROVAL



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 DRIVE DR. ELEV. 447.45

BENCHMARK
TEXAS DEPARTMENT OF TRANSPORTATION CONTROL POINT 1W-79C AN ALUMINUM BENCH LOCATED IN THE MIDDLE OF STATE HIGHWAY NO. 286, APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD NO. 56. ELEV. 448.45 (NAVD 88 1991 ADJ.)

RESERVE NOTES:
1. RESTRICTED RESERVE "A" IS RESTRICTED TO DRAINAGE, LANDSCAPING, OPEN SPACE, AND UTILITY PURPOSES ONLY.
2. RESTRICTED RESERVES "B", "C", "D", "E", "F", "G", "H", "I", and "J" ARE RESTRICTED TO LANDSCAPING, OPEN SPACE, AND UTILITY PURPOSES ONLY.



- NOTES:**
- W.L.E. = WATER LINE EASEMENT
 - U.E. = UTILITY EASEMENT
 - B.L. = BUILDING SETBACK LINE
 - S.S.E. = SANITARY SINKER EASEMENT
 - S.W.S.E. = STORM SINKER 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-BARTLER 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 CORP. ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS. DISTANCES MEASURED ARE SUBJECT TO BE CONVERTED TO ONE METER 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 UNSHADED 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 PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
 - ALL STORM SEWERS 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 USING, 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 OR PROPERTY OWNER'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 PULASKI-STEEL OPERATIONALITY BRAND, 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°11'02"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°10'38"W	7.58
L31	N67°10'38"W	11.59
L32	N67°10'38"W	7.58
L33	N67°10'38"W	7.58
L34	S87°15'10"W	13.02
L35	S66°14'08"W	22.02
L36	S30°27'39"E	21.66
L37	N03°29'32"W	31.26
L38	N59°22'52"W	21.01
L39	S71°28'38"E	21.69
L40	S71°28'38"E	21.69
L41	S38°59'50"W	20.00
L42	N44°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°59'59"W	50.00
L49	N54°19'13"E	50.68
L50	N49°19'13"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°42'12"	S44°02'30"E	33.97
C4	50.00	16.01	108°02'24"	N88°12'32"E	31.25
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
C9	55.00	36.39	89°59'00"	S47°44'20"W	77.77
C10	55.00	36.39	89°59'00"	S47°44'20"W	77.77
C11	55.00	36.39	07°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	195.84
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"W	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	89°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°36'37"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°05'36"W	15.81
C32	25.00	16.36	37°30'07"	S18°00'13"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°39'32"	S41°15'34"W	34.29
C38	25.00	37.42	85°06'10"	S79°14'58"E	34.05
C39	25.00	37.56	88°54'56"	N09°15'57"W	34.13
C40	25.00	41.25	84°32'20"	S69°26'28"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"W	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°29'09"W	17.25
C46	25.00	18.69	42°50'00"	S32°28'54"E	18.28
C47	25.00	19.22	44°02'46"	S73°43'01"E	18.79
C48	25.00	19.22	44°02'46"	N13°42'37"E	18.79
C49	25.00	78.39	29°56'39"	N72°17'51"E	77.50
C50	25.00	39.27	80°00'00"	S45°17'43"W	35.36
C51	25.00	39.27	80°00'00"	N44°21'7"W	35.36
C52	25.00	39.27	80°00'00"	N62°43'39"W	31.80
C53	25.00	34.46	78°58'59"	N82°43'39"W	31.80
C54	25.00	35.15	80°23'43"	N17°02'40"E	32.33
C55	25.00	41.52	84°54°47"	N78°58'58"W	36.88
C56	25.00	41.37	84°54°47"	S09°50'04"W	36.81
C57	25.00	25.01	57°13'13"	S82°57'19"W	23.88
C58	25.00	9.63	22°04'13"	S10°42'42"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 THE H.T.&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.&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

<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</p> <p>STEVEN E. WILLIAMS, P.E. DANIEL R. COOPER, P.E. TODD PATRICK PRINE, SUTIE HOE, INDUSTRIAL TEXAS, INC. PHILIP W. BUCKLEY, P.E.</p>	<p>OWNER/DEVELOPER LAND TEXAS STERLING LAKES SOUTH, L.L.C. 2501 WOODLAND RIDGE, STE. 210 HOUSTON, TEXAS 77066 PH: (713) 783-6702</p>
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Engineer's Certificate of Substantial Completion

OWNER: Land Tejas Sterling Lakes, South, LLC.
2450 Fondren Road, Suite 210
Houston, Texas 77063

CONTRACT: Construction of Paving Facilities in Sierra Vista Section 1 & 2

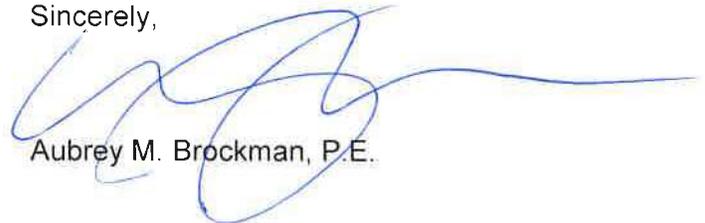
CONTRACTOR: Park Construction Associates, LLC.
P.O. Box 986
Rosenberg, Texas 77471

ENGINEER: Manhard Consulting
2445 Technology Forest Boulevard, Suite 200
The Woodlands, Texas 77381

I hereby certify that this project is substantially complete as of June 7, 2018; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; that to the best of my knowledge, the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "record drawings" will be furnished to the Owner.



Sincerely,



Aubrey M. Brockman, P.E.

AMB:jl

P:\001 Sierra Vista - BCMUD 32\004 Section 1\Documents\Construction\CERTIFICATE OF SUBSTANTIAL COMPLETION - SV Blvd Paving.docx
Enclosure/Attachment

Cc: Rick Gadd – Land Tejas Sterling Lakes South, LLC



August 26, 2025

Brazoria County Engineering Department
 Attention: Ms. Megan Cook
 451 N. Velasco, Suite 230
 Angleton, Texas 77515

Re: Sierra Vista Section 2 Paving Facilities for
 Land Tejas Sterling Lakes South, LLC.
 Brazoria County, Texas
 Request for Final Acceptance of Roads

Sierra Vista Section 2			
Street name	PAE/AUE	LF	MILES
Sierra Vista Boulevard	VARIABLES	2564	0.49
Humphreys Green Drive	60'	561	0.11
Red Slate Drive	60'	559	0.11
Thunderbolt Peak Drive	60'	946	0.18
Langley Drive	60'	246	0.05
Matterhorn Drive	60'	666	0.13
Agassiz Drive	60'	557	0.11
Ritter Run Drive	60'	1139	0.22
Split Mountain Drive	60'	408	0.08
Muir Peak Drive	60'	726	0.14
Banner Peak Drive	60'	349	0.07
Sill Prairie Drive	60'	768	0.15

Dear Ms. Cook:

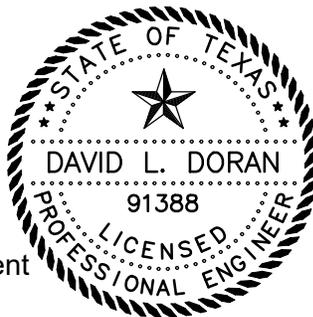
On June 26, 2025, we performed a final inspection for this project along with William Stidham. We certify that the deficiencies that were noted during the final inspection have been corrected by the contractor, Park Construction Associates.

On behalf of our client, Land Tejas Sterling Lakes South, LLC, we are requesting final acceptance of the pavement infrastructure for the above-referenced project.

Should you have any questions or require any additional information to support this request, please call me at (832) 823-2200.

Sincerely,

David L Doran, P.E., CCM
 Partner, Construction Management



DLD/js

P:\001 Sierra Vista - BCMUD 32\004 Section 1\Documents\Construction\Acceptance Package\Brazoria County\Drafts\Sierra Vista Section 2 - Road Acceptance Request.docx