



## COMMISSIONERS COURT OF BRAZORIA COUNTY

**ORDER NO. H.37.**

**9/24/2024**

Final Acceptance of Roads - Sierra Vista West Section 4 - Abstract 329 (Precinct 4)

Whereas, the plat of Sierra Vista West Section 4, Abstract 329 (Precinct 4), was approved by the City of Iowa Colony, Texas on June 21, 2021; and filed for record in Clerk's File No. 2021047110, on July 19, 2021 of the Official Brazoria County Records; 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 24, 2024.

<u>CR #</u>	<u>Street Name</u>	<u>Width</u>	<u>Length (Ft.)</u>	<u>Length (Miles)</u>
1291	Cliffs View Drive	50'	150.98 ft.	.020 mi.
1292	Truckee River Drive	50'	1,660.23 ft.	.314 mi.
1293	Great Basin Drive	50'	212.70 ft.	.040 mi.
1294	Watershed Drive	50'	698.46 ft.	.132 mi.
1295	Kings River Drive	50'	940.68 ft.	.178 mi.
1296	Cascade Creek Drive	50'	1,083.70 ft.	.205 mi.
1297	Scarlet Creek Drive	50'	745.57 ft.	.141 mi.
1298	Wildflower View Drive	50'	703.43 ft.	.133 mi.
1299	Emerson Peak Drive	50'	243.00 ft.	.046 mi.
1300	Crescent Peak Drive	50'	515.27 ft.	.098 mi.
1301	Crescent Peak Court	50'	105.90 ft.	.020 mi.
1302	Moon Valley Lane	50'	419.27 ft.	.079 mi.
1246	Ponderosa Pine Drive (ext)	Varies	2,161.95 ft.	.409 mi.
1241	Stone Peak Drive (ext)	50'	150.34 ft.	.028 mi.
1303	Alpine Drive	50'	278.54 ft.	.053 mi.
1304	Snowy Ridge Lane	50'	174.27 ft.	.033 mi.

Further, that a certified copy of this order be furnished to the County Engineer for distribution to all parties involved.







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°20'38"W	32.45'
C3	30.00'	47.12'	090°00'00"	S69°06'51"W	42.43'
C4	29.95'	46.14'	088°31'15"	S01°50'33"E	41.71'
C5	2015.13'	365.93'	010°58'23"	S16°46'53"W	385.34'
C6	1782.00'	112.84'	003°37'41"	N14°48'10"W	112.82'
C7	25.00'	13.99'	030°41'41"	N27°50'10"W	13.23'
C8	50.00'	65.84'	075°27'01"	N05°27'30"W	61.13'
C9	800.00'	31.11'	009°23'24"	S61°11'27"E	130.96'
C10	300.00'	190.05'	036°17'58"	S14°38'44"E	185.90'
C11	50.00'	78.54'	060°00'00"	N42°12'17"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°51'16"	N84°50'07"E	361.58'
C17	50.00'	72.59'	083°11'11"	N65°42'27"E	65.38'
C18	375.00'	218.11'	033°19'27"	S21°13'46"W	215.05'
C19	1300.00'	312.60'	013°46'38"	S01°00'10"W	311.84'
C20	50.00'	78.54'	060°00'00"	S69°06'51"W	73.71'
C21	50.00'	78.54'	090°00'00"	N04°53'09"W	70.71'
C22	300.00'	188.14'	030°55'57"	N20°53'09"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"	N31°00'10"E	239.88'
C25	600.00'	307.54'	029°22'04"	S31°39'52"E	304.18'
C26	800.00'	347.28'	024°52'19"	S25°27'20"W	344.56'
C27	700.00'	182.20'	014°54'47"	S00°26'08"W	181.68'
C28	300.00'	125.53'	024°09'58"	S88°42'45"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"	S36°10'48"E	116.77'
C33	500.00'	15.65'	001°47'37"	N66°46'57"W	15.65'
C34	25.00'	43.25'	099°07'21"	S18°07'05"E	38.05'
C35	25.00'	40.23'	097°12'22"	N77°24'04"E	36.03'
C36	25.00'	40.31'	092°22'44"	N10°18'23"W	36.08'
C37	25.00'	40.06'	091°49'03"	S81°30'01"W	35.91'
C38	25.00'	13.20'	030°27'58"	N06°32'52"E	13.14'
C39	50.00'	131.71'	150°55'56"	S65°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"	S36°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"	S85°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°07'51"	N09°55'50"W	36.31'
C52	25.00'	38.03'	087°10'04"	S19°55'13"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"	N19°22'53"E	36.64'
C58	25.00'	41.18'	094°23'15"	N08°18'08"W	36.68'
C59	25.00'	37.36'	085°36'45"	S80°41'52"W	33.98'
C60	25.00'	15.77'	035°07'52"	S44°42'31"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"	S38°54'08"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'	37.68'	087°02'38"	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°08'36"E	46.71'
C86	50.00'	211.19'	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°04'05"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'	180°57'07"	S37°17'33"W	98.62'
C92	25.00'	13.34'	030°43'49"	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"	S83°15'39"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'	35.55'	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°11'24"	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°11'24"	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	3938.86	0.0904	1
D	3334.41	0.0765	1
E	8957.78	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 UTILITIES

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	105.70'
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	S85°13'10"W	56.33'
L16	S68°35'20"E	56.33'
L17	S71°44'24"W	67.52'
L18	S77°00'49"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°17'43"W	143.55'
L33	N68°31'46"E	20.00'
L34	N33°28'19"W	20.00'
L35	N13°18'55"W	20.00'
L36	N69°05'24"E	20.74'
L37	N27°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'

## FINAL PLAT NOTES:

- THE PRELIMINARY PLAT WAS APPROVED BY BRAZORIA COUNTY ON 09/12/2018.
- THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 BOUNDARY.
- 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 1.00013189.
- BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000.
- 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.
- 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".
- BMCHMARK SHOWN HEREON ARE BASED ON TxDOT MONUMENT HY-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 83, 1991 ADJUSTMENT.
- 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.
- EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE.
- 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.
- ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJUT 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.
- ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
- ALL OFF-SITE UTILITY EASEMENTS IS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
- 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. WHEN WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERMETER 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.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
- 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.
- THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET AT OR ABOVE THE MINIMUM SLAB ELEVATIONS DEFINED.
- 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 WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 53.
- 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, FLOODING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 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.
- SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
- 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.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 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

3443 E. Highway 290, Suite 200, The Woodlands, TX 77381 (713) 668-8833 (local) (713) 668-8833 (toll-free)  
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners  
Texas Board of Professional Engineers Registration No. E-15145  
Texas Board of Professional Surveyors Registration No. T0194378



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 A-329 in Brazoria County, Texas, being a portion of the remainder of a called 501.92 acre tract conveyed to McAllister Opportunity Fund, 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, 126.65 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, 98.07 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°09'51" 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 2,075.13 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°37'44", an arc length of 112.84 feet, and a chord bearing North 14°8'10" 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 3.6973 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 3.6973 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 upwarc, 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 26 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 21<sup>st</sup> day of June, 2021

Michael Byrum-Bralsen  
Mayor

Sydney Hargood  
Sydney Hargood

Marquette Greene-Young  
Marquette Greene-Young

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this 21<sup>st</sup> day of June, 2021

Dinh V. Ho, P.E.  
Dinh V. Ho, P.E.

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this 1<sup>st</sup> day of June, 2021

David Hurst  
David Hurst  
Chairman

Steven Byrum-Bralsen  
Steven Byrum-Bralsen

Les Hosoy  
Les Hosoy

Vince Patterson  
Vince Patterson

Melanie Hampton  
Melanie Hampton

Tim Varlack  
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 26<sup>th</sup> Day of May, 2021



Janice League  
Notary Public in and for the State of Texas



My Commission expires 03/18/25  
#125236449



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

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.

## 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**  
Paul R. Bretherton, Professional Surveyor, Registration No. 5977  
Jorge Hudman, County Clerk  
Total Pages: 3  
Fee: \$25.00





## Engineer's Letter of Substantial Completion

OWNER: Brazoria County Municipal Utility District No. 53  
3200 Southwest Freeway, Suite 2600  
Houston, Texas 77027

CONTRACT: Construction of Water, Sanitary, Drainage, and Paving  
Facilities for Sierra Vista West Sec. 4

CONTRACTORS: Clearwater Utilities Inc. and Clearpave, LLC  
22803 Schiel Road  
Cypress, Texas 77433

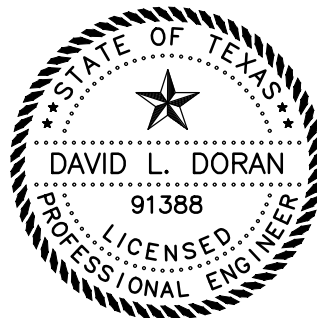
ENGINEER: Elevation Land Solutions  
2445 Technology Forest Boulevard,  
Suite 200 The Woodlands, Texas  
77381

I hereby certify that this project is substantially complete as of September 2, 2021; 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,

David L Doran, P.E., CCM  
Director of Construction Management

DLD/mm



September 7, 2021