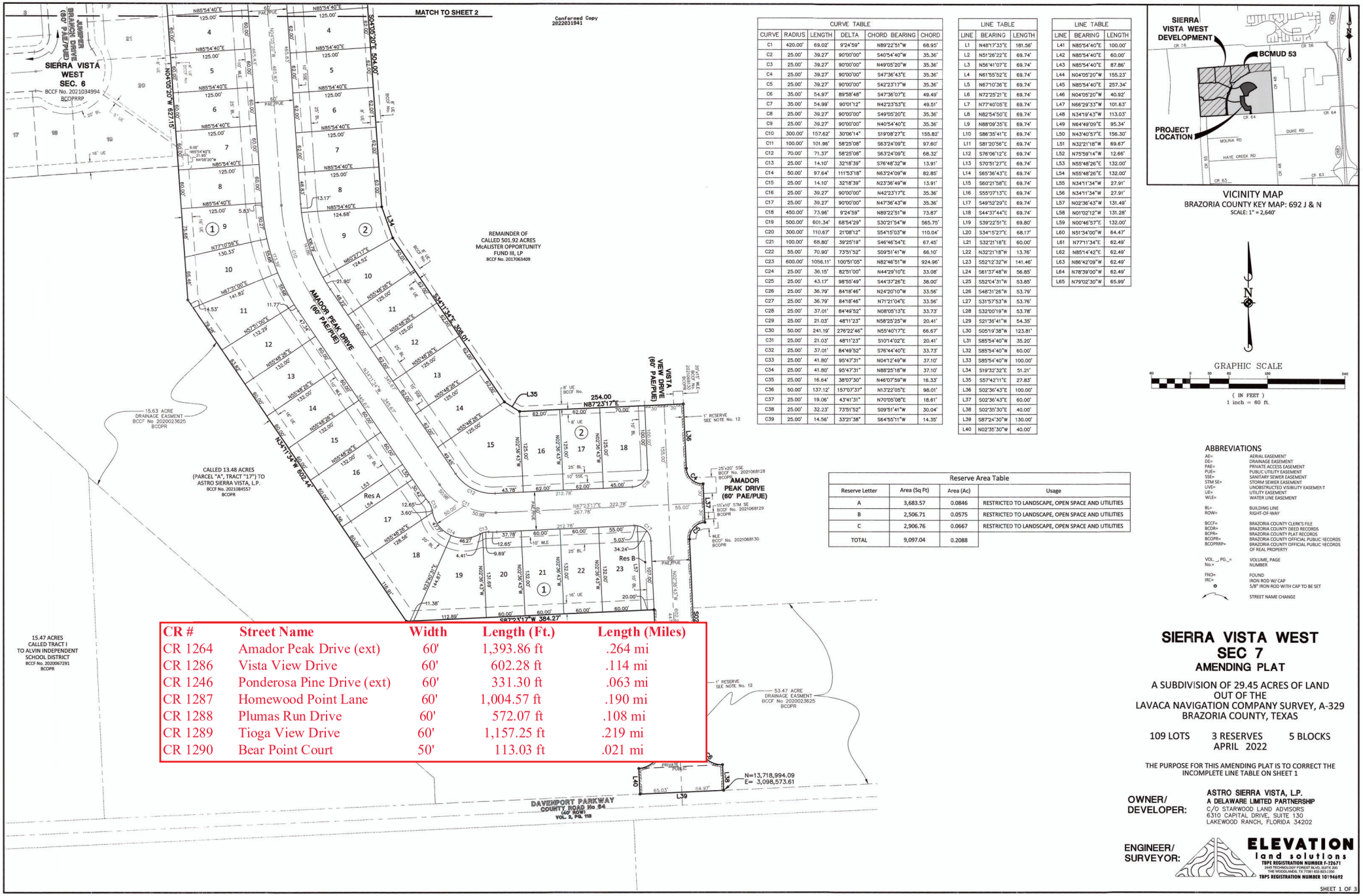


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	420.00'	69.02'	9°24'59"	N89°22'51"W	68.95'
C2	25.00'	39.27'	90°00'00"	S40°54'40"W	35.36'
C3	25.00'	39.27'	90°00'00"	N49°05'20"W	35.36'
C4	25.00'	39.27'	90°00'00"	S47°36'43"E	35.36'
C5	25.00'	39.27'	90°00'00"	S42°23'17"W	35.36'
C6	35.00'	54.97'	89°58'48"	S47°36'07"E	49.49'
C7	35.00'	54.99'	90°01'12"	N42°23'53"E	49.51'
C8	25.00'	39.27'	90°00'00"	S49°05'20"E	35.36'
C9	25.00'	39.27'	90°00'00"	N40°54'40"E	35.36'
C10	300.00'	157.62'	30°06'14"	S19°08'27"E	155.82'
C11	100.00'	101.96'	58°25'08"	S63°24'09"E	97.60'
C12	70.00'	71.37'	58°25'08"	S63°24'09"E	68.32'
C13	25.00'	14.10'	32°18'39"	S76°48'32"W	13.91'
C14	50.00'	97.64'	111°53'18"	N63°24'09"W	82.85'
C15	25.00'	14.10'	32°18'39"	N23°36'49"W	13.91'
C16	25.00'	39.27'	90°00'00"	N42°23'17"E	35.36'
C17	25.00'	39.27'	90°00'00"	N47°36'43"W	35.36'
C18	450.00'	73.96'	9°24'59"	N89°22'51"W	73.87'
C19	500.00'	601.34'	68°54'29"	S30°21'54"W	565.75'
C20	300.00'	110.67'	21°08'12"	S54°15'03"W	110.04'
C21	100.00'	68.80'	39°25'19"	S46°46'54"E	67.45'
C22	55.00'	70.90'	73°51'52"	S09°51'41"W	66.10'
C23	600.00'	1056.11'	100°51'05"	N82°46'51"W	924.96'
C24	25.00'	36.15'	82°51'00"	N44°29'10"E	33.08'
C25	25.00'	43.17'	98°55'49"	S44°37'26"E	38.00'
C26	25.00'	36.79'	84°18'46"	N24°20'10"W	33.56'
C27	25.00'	36.79'	84°18'46"	N71°21'04"E	33.56'
C28	25.00'	37.01'	84°49'52"	N08°05'13"E	33.73'
C29	25.00'	21.03'	48°11'23"	N58°25'25"W	20.41'
C30	50.00'	241.19'	276°22'46"	N55°40'17"E	66.67'
C31	25.00'	21.03'	48°11'23"	S10°14'02"E	20.41'
C32	25.00'	37.01'	84°49'52"	S76°44'40"E	33.73'
C33	25.00'	41.80'	95°47'31"	N04°12'49"W	37.10'
C34	25.00'	41.80'	95°47'31"	N88°25'18"W	37.10'
C35	25.00'	16.64'	38°07'30"	N46°07'59"W	16.33'
C36	50.00'	137.12'	157°07'37"	N13°22'05"E	98.01'
C37	25.00'	19.06'	43°41'31"	N70°05'08"E	18.61'
C38	25.00'	32.23'	73°51'52"	S09°51'41"W	30.04'
C39	25.00'	14.56'	33°21'38"	S64°55'11"W	14.35'

LINE TABLE

LINE	BEARING	LENGTH
L1	N46°17'33"E	181.56'
L2	N51°26'22"E	69.74'
L3	N56°41'07"E	69.74'
L4	N61°55'52"E	69.74'
L5	N67°10'36"E	69.74'
L6	N72°25'21"E	69.74'
L7	N77°40'05"E	69.74'
L8	N82°54'50"E	69.74'
L9	N88°09'35"E	69.74'
L10	S86°35'41"E	69.74'
L11	S81°20'56"E	69.74'
L12	S76°06'12"E	69.74'
L13	S70°51'27"E	69.74'
L14	S65°36'43"E	69.74'
L15	S60°21'58"E	69.74'
L16	S55°07'13"E	69.74'
L17	S49°52'29"E	69.74'
L18	S44°37'44"E	69.74'
L19	S39°22'51"E	69.80'
L20	S34°15'27"E	68.17'
L21	S32°21'18"E	60.00'
L22	N32°21'18"W	13.76'
L23	S52°12'32"W	141.46'
L24	S61°37'48"W	56.85'
L25	S52°04'31"W	53.85'
L26	S48°31'26"W	53.79'
L27	S31°57'53"W	53.76'
L28	S32°00'19"W	53.78'
L29	S21°36'41"W	54.35'
L30	S05°19'38"W	123.81'
L31	S85°54'40"W	35.20'
L32	S85°54'40"W	60.00'
L33	S85°54'40"W	100.00'
L34	S19°32'32"E	51.21'
L35	S57°42'11"E	27.83'
L36	S02°36'43"E	100.00'
L37	S02°36'43"E	60.00'
L38	S02°35'30"E	40.00'
L39	S87°24'30"W	130.00'
L40	N02°35'30"W	40.00'

LINE TABLE

LINE	BEARING	LENGTH
L41	N85°54'40"E	100.00'
L42	N85°54'40"E	60.00'
L43	N85°54'40"E	87.86'
L44	N04°05'20"W	155.23'
L45	N85°54'40"E	257.34'
L46	N04°05'20"W	40.92'
L47	N66°29'33"W	101.63'
L48	N34°19'43"W	113.03'
L49	N64°49'09"E	95.34'
L50	N43°40'57"E	156.30'
L51	N32°21'18"W	69.67'
L52	N75°59'14"W	12.66'
L53	N55°48'26"E	132.00'
L54	N55°48'26"E	132.00'
L55	N34°11'34"W	27.91'
L56	N34°11'34"W	27.91'
L57	N02°36'43"W	131.49'
L58	N01°02'12"W	131.28'
L59	N00°46'57"E	132.00'
L60	N51°34'00"W	64.47'
L61	N77°11'34"E	62.49'
L62	N85°14'42"E	62.49'
L63	N86°42'09"W	62.49'
L64	N78°39'00"W	62.49'
L65	N79°02'30"W	65.99'

CR #	Street Name	Width	Length (Ft.)	Length (Miles)
CR 1264	Amador Peak Drive (ext)	60'	1,393.86 ft	.264 mi
CR 1286	Vista View Drive	60'	602.28 ft	.114 mi
CR 1246	Ponderosa Pine Drive (ext)	60'	331.30 ft	.063 mi
CR 1287	Homewood Point Lane	60'	1,004.57 ft	.190 mi
CR 1288	Plumas Run Drive	60'	572.07 ft	.108 mi
CR 1289	Tioga View Drive	60'	1,157.25 ft	.219 mi
CR 1290	Bear Point Court	50'	113.03 ft	.021 mi

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

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
ROW=	RIGHT-OF-WAY
BCCF=	BRAZORIA COUNTY CLERK'S FILE
BCDR=	BRAZORIA COUNTY DEED RECORDS
BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOPRRP=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL _, PG._=	VOLUME, PAGE
No.=	NUMBER
FND=	FOUND
IRC=	IRON ROD W/ CAP
o	5/8" IRON ROD WITH CAP TO BE SET
	STREET NAME CHANGE

SIERRA VISTA WEST SEC 7
AMENDING PLAT

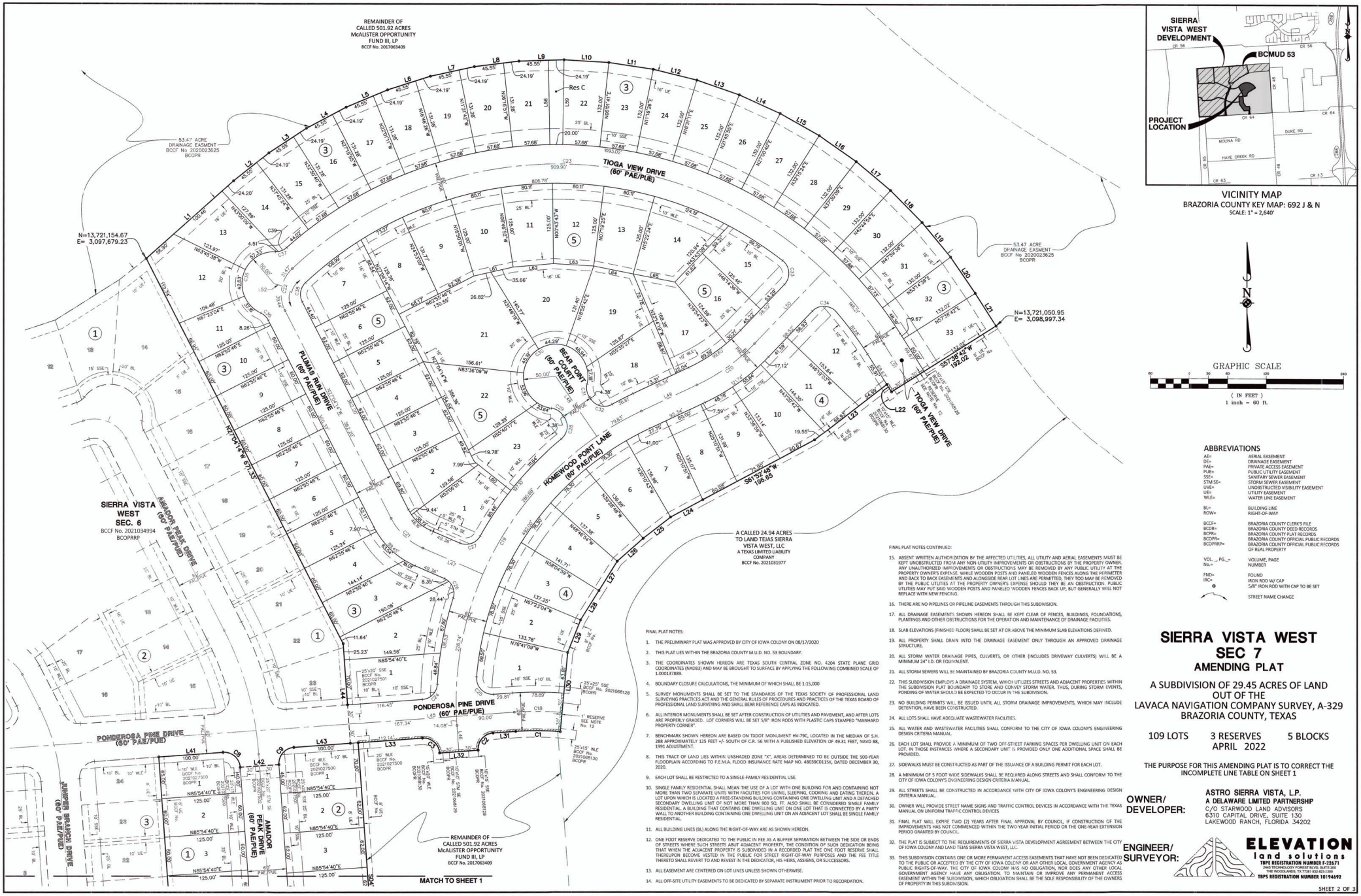
A SUBDIVISION OF 29.45 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

109 LOTS 3 RESERVES 5 BLOCKS
APRIL 2022

THE PURPOSE FOR THIS AMENDING PLAT IS TO CORRECT THE INCOMPLETE LINE TABLE ON SHEET 1

OWNER/ DEVELOPER:
ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR:
ELEVATION land solutions
TBPE REGISTRATION NUMBER F-726711
3648 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692



VICINITY MAP
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ABBREVIATIONS

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STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
ROW=	RIGHT-OF-WAY
BCCF=	BRAZORIA COUNTY CLERK'S FILE
BCDR=	BRAZORIA COUNTY DEED RECORDS
BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOPRRP=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
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○	5/8" IRON ROD WITH CAP TO BE SET
	STREET NAME CHANGE

SIERRA VISTA WEST SEC 7
AMENDING PLAT

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ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR:
ELEVATION land solutions
TBPE REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 1200
THE WOODLANDS, TX 77381 | 832.823.2200
TBPS REGISTRATION NUMBER 10194692

FINAL PLAT NOTES:

1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 08/17/2020
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 1.00013788S.
4. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
5. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
6. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "MANHARD PROPERTY CORNER".
7. BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
8. THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0115K, DATED DECEMBER 30, 2020.
9. EACH LOT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENTIAL USE.
10. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN, A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQ. FT. ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
11. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
12. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
13. ALL EASEMENT ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
14. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.

FINAL PLAT NOTES CONTINUED:

15. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
16. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
17. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
18. 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.
32. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEJAS SIERRA VISTA WEST, LLC.
33. THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF IOWA COLONY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF IOWA COLONY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 29.45 acre (1,282,778 square feet) tract of land situated in the Lavaca Navigation Company Survey, Section 1, Abstract No. 329, in Brazoria County, Texas, being all of Sierra Vista West Sec 7 according to the plat thereof recorded in Clerk's File No. 2021077677, Brazoria County Official Public Records, being all of Lots 1, 6, 7, 12, 13, 18 and 19, Block 1; Lots 5, 6, 11, 12, 17 and 18, Block 2, Lots 4, 5, 7, 8, 10, 12, 13, 18, 19, 24, 25, 28, 29, 32, and 33, Block 3, Lots 3 through 12, Block 4, Lots 1, 2, 3, 6, 7, 8, 11, 12, 15, 16, 20 and 21, Block 5, of said Sierra Vista West Sec 7 conveyed to BC Sierra Vista, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. 2022007229, Brazoria County Official Public Records, being all of Lots 4, 5, 10, 11, 16, 17, 22 and 23, Block 1; Lots 3, 4, 9, 10, 15 and 16, Block 2, Lots 3, 6, 9, 14, 15, 20, 21, 26 and 27, Block 3, Lots 1 and 2, Block 4, and Lots 4, 9, 13, 22 and 23, Block 5, of said Sierra Vista West Sec 7 conveyed to Castlerock Communities, LLC, a Delaware limited liability company, by deed recorded in Clerk's File No. 2022007329, Brazoria County Official Public Records, being all of Lots Two (2), Three (3), Eight (8), Nine (9), Fourteen (14), Fifteen (15), Twenty (20) and Twenty-One (21), Block One (1), Lots One (1), Two (2), Seven (7), Eight (8), Thirteen (13) and Fourteen (14), Block Two (2), Lots One (1), Two (2), Eleven (11), Sixteen (16), Seventeen (17), Twenty-Two (22), Twenty-Three (23), Thirty (30), and Thirty-One (31), Block Three (3), and Lots Five (5), Ten (10), Fourteen (14), Seventeen (17), Eighteen (18) and Nineteen (19), Block Five (5), of said Sierra Vista West Sec 7 conveyed to Lexington 26 L.P., a Texas limited partnership, by deed recorded in Clerk's File No. 2022012637, Brazoria County Official Public Records, being all of Restricted Reserve "A"(0.0845 acre for Landscape, Open Space and Utilities), Restricted Reserve "B"(0.0575 acre for Landscape, Open Space and Utilities) and Restricted Reserve "C"(0.0667 acre for Landscape, Open Space and Utilities) of said Sierra Vista West Sec 7 conveyed to Astro Sierra Vista, L.P., a Delaware limited partnership, by deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records; said 29.45 acre (1,282,778 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 found, being the southeast corner of a called 9.083 acre tract (Parcel "A", Tract "10") conveyed to Astro Sierra Vista, L.P., a Delaware limited partnership, by said deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records, being on the north right-of-way of County Road No. 64 (based on a width of 40-feet) recorded in Volume 2, Page 113, Brazoria County Plat Records, and being on the west right-of-way of County Road No. 48 (based on a width of 40-feet) recorded in Volume 2, Page 113, Brazoria County Plat Records;

THENCE, South 87°24'30"West, 1,673.39 feet to a 5/8-inch iron rod (with cap) found, being on the north right-of-way of said County Road No. 64, being the southwest corner of a called 55.12 acre tract (Parcel "A", Tract "13") conveyed to Astro Sierra Vista, L.P., a Delaware limited partnership, by said deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records, and being the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 87°24'30" West, 130.00 feet to a 5/8-inch iron rod (with cap) found, being the southeast corner of a called 13.48 acre tract (Parcel "A", Tract "17") conveyed to Astro Sierra Vista, L.P., a Delaware limited partnership, by said deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records, being on the north-right-of-way of said County Road No. 64 and being the southwest corner of the herein described tract, from which a 5/8-inch iron rod (with cap) found bears South 87°24'30" West, 1,715.55 feet, being the southwest corner of a called 15.47 acre tract (Tract I) conveyed to Alvin Independent School District, being on the east right-of-way of Crystal View Drive (right of way width varies) according to the plat thereof recorded in Clerk's File No. 2021077677, Brazoria County Official Public Records, and being on the north right-of-way of said County Road No. 64;

THENCE, along the east line of said called 13.48 acre tract (Parcel "A", Tract "17"), the following six (6) courses and distances:

1. North 02°35'30" West, 40.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
2. Along said curve to the left in a northeasterly direction, with a radius of 35.00 feet, a central angle of 90°01'12", an arc length of 54.99 feet, and a chord bearing North 42°23'53" East, 49.51 feet to a 5/8-inch iron rod (with cap) found;
3. North 02°36'43" West, 210.26 feet to a 5/8-inch iron rod (with cap) found;
4. South 87°23'17" West, 384.27 feet to a 5/8-inch iron rod (with cap) found;
5. North 34°11'34" West, 602.44 feet to a 5/8-inch iron rod (with cap) found;
6. North 04°05'20" West, at a distance of 208.09 feet passing the southerly southeast corner of Sierra Vista West Sec 6 according to the plat thereof recorded in Clerk's File No. 2021034994, Brazoria County Official Public Records, in all a distance of 627.15 feet to a 5/8-inch iron rod (with cap) found;

THENCE, along the south and east lines of said Sierra Vista West Sec 6, the following seven (7) courses and distances:

1. North 85°54'40" East, 100.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
2. Along said curve to the right in a southeasterly direction, with a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing South 49°05'20" East, 35.36 feet to a 5/8-inch iron rod (with cap) found;
3. North 85°54'40" East, 60.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
4. Along said curve to the right in a northeasterly direction, with a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing North 40°54'40" East, 35.36 feet to a 5/8-inch iron rod (with cap) found;
5. North 85°54'40" East, 87.86 feet to a 5/8-inch iron rod (with cap) found, being the easterly southeast corner of said Sierra Vista West Sec 6;
6. North 04°05'20" West, 155.23 feet to a 5/8-inch iron rod (with cap) found;
7. North 27°04'14" West, 671.33 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of the herein described tract and being on the west line of said called 55.12 acre tract (Parcel "A", Tract "13");

THENCE, along the west line of said called 55.12 acre tract (Parcel "A", Tract "13"), the following twenty-one (21) courses and distances:

1. North 48°17'33" East, 181.56 feet to a 5/8-inch iron rod (with cap) found;
2. North 51°26'22" East, 69.74 feet to a 5/8-inch iron rod (with cap) found;
3. North 56°41'07" East, 69.74 feet to a 5/8-inch iron rod (with cap) found;
4. North 61°55'52" East, 69.74 feet to a 5/8-inch iron rod (with cap) found;
5. North 67°10'36" East, 69.74 feet to a 5/8-inch iron rod (with cap) found;
6. North 72°25'21" East, 69.74 feet to a 5/8-inch iron rod (with cap) found;
7. North 77°40'05" East, 69.74 feet to a 5/8-inch iron rod (with cap) found;

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METES & BOUNDS description continued

8. North 82°54'50" East, 69.74 feet to a 5/8-inch iron rod (with cap) found;
9. North 88°09'35" East, 69.74 feet to a 5/8-inch iron rod (with cap) found;
10. South 86°35'41" East, 69.74 feet to a 5/8-inch iron rod (with cap) found;
11. South 81°20'56" East, 69.74 feet to a 5/8-inch iron rod (with cap) found;
12. South 76°06'12" East, 69.74 feet to a 5/8-inch iron rod (with cap) found;
13. South 70°51'27" East, 69.74 feet to a 5/8-inch iron rod (with cap) found;
14. South 65°36'43" East, 69.74 feet to a 5/8-inch iron rod (with cap) found;
15. South 60°21'58" East, 69.74 feet to a 5/8-inch iron rod (with cap) found;
16. South 55°07'13" East, 69.74 feet to a 5/8-inch iron rod (with cap) found;
17. South 49°52'29" East, 69.74 feet to a 5/8-inch iron rod (with cap) found;
18. South 44°37'44" East, 69.74 feet to a 5/8-inch iron rod (with cap) found;
19. South 39°22'51" East, 69.80 feet to a 5/8-inch iron rod (with cap) found;
20. South 34°15'27" East, 68.17 feet to a 5/8-inch iron rod (with cap) found;
21. South 32°21'18" East, 60.00 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of the herein described tract and being the north corner of a called 24.94 acre tract (Tract 2) conveyed to Land Tejas Sierra Vista West, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. 2021031977, Brazoria County Official Public Records;

THENCE, along the west line of said called 24.94 acre tract (Tract 2), the following twelve (12) courses and distances:

1. South 57°38'42" West, 192.02 feet to a 5/8-inch iron rod (with cap) found;
2. North 32°21'18" West, 13.76 feet to a 5/8-inch iron rod (with cap) found;
3. South 52°12'32" West, 141.46 feet to a 5/8-inch iron rod (with cap) found;
4. South 61°52'48" West, 196.65 feet to a 5/8-inch iron rod (with cap) found;
5. South 61°37'48" West, 56.85 feet to a 5/8-inch iron rod (with cap) found;
6. South 52°04'31" West, 53.85 feet to a 5/8-inch iron rod (with cap) found;
7. South 48°31'26" West, 53.79 feet to a 5/8-inch iron rod (with cap) found;
8. South 31°57'53" West, 53.76 feet to a 5/8-inch iron rod (with cap) found;
9. South 32°00'19" West, 53.78 feet to a 5/8-inch iron rod (with cap) found;
10. South 21°36'41" West, 54.35 feet to a 5/8-inch iron rod (with cap) found;
11. South 05°19'38" West, 123.81 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
12. Along said curve to the left in a westerly direction, at an arc distance of 3.97 feet passing a common corner of said called 24.94 acre tract (Tract 2) and a called 19.35 acre tract (Sierra Vista West Section 8) conveyed to Land Tejas Sierra Vista West, LLC, a Texas limited liability company, by said deed recorded in Clerk's File No. 2021057930, Brazoria County Official Public Records, in all along said curve to the left in a westerly direction, with a radius of 420.00 feet, a central angle of 09°24'59", an arc length of 69.02 feet, and a chord bearing North 89°22'51" West, 68.95 feet to a 5/8-inch iron rod (with cap) found;

THENCE, along the north and west lines of said called 19.35 acre tract (Sierra Vista West Section 8), the following fifteen (15) courses and distances:

1. South 85°54'40" West, 35.20 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
2. Along said curve to the left in a southwesterly direction, with a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing South 40°54'40" West, 35.36 feet to a 5/8-inch iron rod (with cap) found;
3. South 85°54'40" West, 60.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
4. Along said curve to the left in a northwesterly direction, with a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing North 49°05'20" West, 35.36 feet to a 5/8-inch iron rod (with cap) found;
5. South 85°54'40" West, 100.00 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 19.35 acre tract (Sierra Vista West Section 8);
6. South 04°05'20" East, 504.00 feet to a 5/8-inch iron rod (with cap) found;
7. South 19°32'32" East, 51.21 feet to a 5/8-inch iron rod (with cap) found;
8. South 34°11'34" East, 308.01 feet to a 5/8-inch iron rod (with cap) found;
9. South 57°42'11" East, 27.83 feet to a 5/8-inch iron rod (with cap) found, being the westerly southwest corner of said called 19.35 acre tract (Sierra Vista West Section 8);
10. North 87°23'17" East, 254.00 feet to a 5/8-inch iron rod (with cap) found;
11. South 02°36'43" East, 100.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
12. Along said curve to the left in a southeasterly direction, with a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing South 47°36'43" East, 35.36 feet to a 5/8-inch iron rod (with cap) found;
13. South 02°36'43" East, 60.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
14. Along said curve to the left in a southwesterly direction, with a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing South 42°23'17" West, 35.36 feet to a 5/8-inch iron rod (with cap) found;
15. South 02°36'43" East, at a distance of 107.00 feet passing the southerly southwest corner of said called 19.35 acre tract (Sierra Vista West Section 8), being the west line of said called 55.12 acre tract (Parcel "A", Tract "13"), in all a distance of 317.30 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;

THENCE, along the west line of said called 55.12 acre tract (Parcel "A", Tract "13") and along said curve to the left in a southeasterly direction, with a radius of 35.00 feet, a central angle of 89°58'48", an arc length of 54.97 feet, and a chord bearing South 47°36'07" East, 49.49 feet to a 5/8-inch iron rod (with cap) found;

THENCE, South 02°35'30" East, continuing along the west line of said called 55.12 acre tract (Parcel "A", Tract "13"), 40.00 feet to the POINT OF BEGINNING, CONTAINING 29.45 acres (1,282,778 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

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We, ASTRO SIERRA VISTA, L.P., A Delaware Limited Partnership, acting by and through Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware limited liability company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 29.45 Acre tract described in the above and foregoing map of SIERRA VISTA WEST SEC 7 AMENDING PLAT, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Sierra Vista West Sec 7 AMENDING PLAT 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, the ASTRO SIERRA VISTA, L.P., a Delaware limited partnership, has caused these presents to be signed by Melanie Ohl, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware limited liability company, its General Partner, thereunto authorized this 22 day of April, 2022.

ASTRO SIERRA VISTA, L.P.,
A Delaware limited partnership

By: ASTRO SIERRA VISTA GP, LLC,
a Delaware limited liability company,
its General Partner

By: Melanie Ohl
Melanie Ohl
Authorized Person

This plat is hereby APPROVED by the City of Iowa Colony City Council, this 16th day of May, 2022

Michael Byrum-Bratsen
Mayor

Sydney Hargroder

Arnetta Hicks-Murray

Marquette Greene-Young

Wilson Nedd

Chad Wilsey
Mayor Pro-Tem

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this 3rd day of MAY, 2022

David Hurst
Chairman

Steven Byrum-Bratsen

Les Hosey

Brian Johnson

McLean Barnett

Terry Hayes

Tim Varlack

2022031941 Conformed Copy
Brazoria County - Joyce Hudman, County Clerk
05/26/2022 10:21 AM
Total Pages: 3
Fee: 323.00

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Before me, the undersigned authority, on this day personally appeared Melanie Ohl, Authorized Persor, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware 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 28 Day of April, 2022

JANICE TEAGUE
Notary ID #133236449
My Commission Expires
March 18, 2025

Janice Teague
Notary Public in and for the State of Texas

My Commission expires 03/18/25
#133236449

I, Paul R. Bretherton, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

STATE OF TEXAS
PAUL R. BRETHERTON
5977
PROFESSIONAL
LAND SURVEYOR

Paul R. Bretherton, R.P.L.S
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this 16th day of May, 2022

Dinh V. Ho, P.E.

SIERRA VISTA WEST SEC 7
AMENDING PLAT

A SUBDIVISION OF 29.45 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

109 LOTS 3 RESERVES 5 BLOCKS
APRIL 2022

THE PURPOSE FOR THIS AMENDING PLAT IS TO CORRECT THE INCOMPLETE LINE TABLE ON SHEET 1

OWNER/ DEVELOPER:
ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/ SURVEYOR:
ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-23671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692