

Tuesday, November 28, 2023

Kaitlin Gile
EHRA Engineering
10011 Meadowglen Lane
Houston TX 77042
Email: kgile@ehra.team

Re: Meridiana Section 35A Final Plat
Letter of Recommendation to Approve
COIC Project No. 3156
Adico, LLC Project No. 16007-2-334

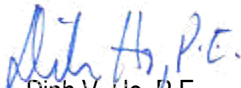
Dear Ms. Gile;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 35A Final Plat package received on or about November 28, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, we have no objection to the final plat as resubmitted on November 28, 2023. Please provide two (2) sets of mylars and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later Thursday, November 30, 2023, for consideration at the Tuesday, December 5, 2023, Planning and Zoning Meeting.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,
Adico, LLC


Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-334

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plot, MERIDIANA SECTION 35A, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of Meridiana Section 35A where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & 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 easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this _____, day of _____, 2023.

OWNER

GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, 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 as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____, day of _____, 2023.

Notary Public in and for the State of Texas
My Notary Commission Expires _____

I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Wil Kennedy, Mayor

McLean Barnett, Council Member

Annetta Hicks-Murray, Council Member

Marquette Greene-Scott, Council Member

Tim Varlack, Council Member

Sydney Hargroder, Council Member

Kareem Boyce, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman
Planning and Zoning Commission

Les Hosey
Planning and Zoning Commission Member

Brenda Dillon
Planning and Zoning Commission Member

Brian Johnson
Planning and Zoning Commission Member

Terry Hayes
Planning and Zoning Commission Member

Robert Wall
Planning and Zoning Commission Member

Warren Davis Jr.
Planning and Zoning Commission Member

Date

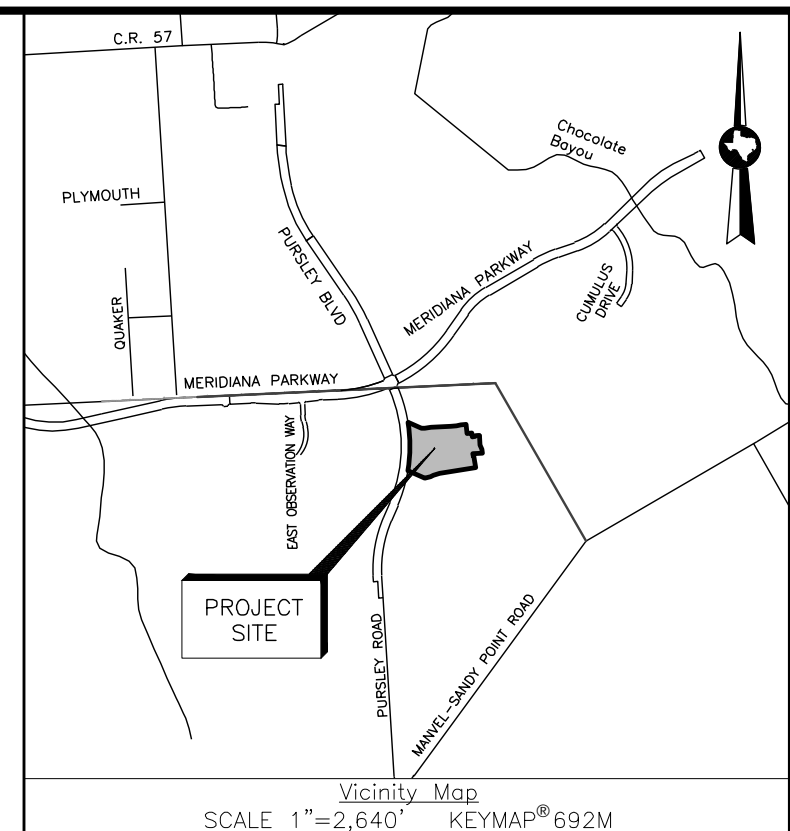
METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 35A
BEING A 13.23 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 13.23 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR-M1, LTD., CALLED 120.58 ACRES RECORDED UNDER B.C.C.F. NO. 2006048994; SAID 13.23 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the southwest corner of Reserve "B", Block 1 of Meridiana Section 56 recorded under B.C.C.F. NO. 2022059674 being the east right-of-way line of Meridiana Pursley Boulevard Phase 6A recorded under B.C.C.F. NO. 2022069506;

THENCE, with the east right-of-way line of said Pursley Boulevard the following four (4) courses and distances:

- North 02°50'17" West, for a distance of 308.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;
In a northerly direction along the arc of a curve to the right having a radius of 1,690.00 feet, an arc length of 767.70 feet, an angle of 26°01'38", and a chord bearing North 10°10'11" East, for a distance of 761.11 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;
North 23°11'20" East, for a distance of 230.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;
In a northerly direction along the arc of a curve to the left having a radius of 2,060.00 feet, an arc length of 496.62 feet, an angle of 13°48'46", and a chord bearing North 16°16'57" East, for a distance of 495.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of said curve marking the southwest corner and the POINT OF BEGINNING of the herein described tract of land;
1) THENCE, in a northerly direction and continuing with the said east right-of-way line of Pursley Boulevard, along the arc of a curve to the left having a radius of 2,060.00 feet, an arc length of 664.30 feet, an angle of 18°28'35", and a chord bearing North 00°08'16" East, for a distance of 661.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
2) THENCE, South 65°46'06" East, for a distance of 194.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
3) THENCE, North 87°19'17" East, for a distance of 45.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
4) THENCE, North 80°39'15" East, for a distance of 86.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
5) THENCE, North 87°19'17" East, for a distance of 270.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
6) THENCE, North 85°33'45" East, for a distance of 79.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
7) THENCE, North 79°30'30" East, for a distance of 60.26 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
8) THENCE, North 80°30'26" East, for a distance of 73.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
9) THENCE, South 07°58'50" East, for a distance of 131.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
10) THENCE, North 82°01'10" East, for a distance of 64.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
11) THENCE, South 07°58'50" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
12) THENCE, North 82°01'10" East, for a distance of 36.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
13) THENCE, in an easterly direction along the arc of a curve to the right having a radius of 475.00 feet, an arc length of 60.31 feet, an angle of 07°16'27", and a chord bearing North 85°39'24" East, for a distance of 60.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
14) THENCE, South 02°58'21" East, for a distance of 124.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
15) THENCE, South 25°17'49" East, for a distance of 62.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
16) THENCE, South 09°07'33" East, for a distance of 58.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
17) THENCE, South 87°01'39" West, for a distance of 132.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
18) THENCE, South 08°09'13" East, for a distance of 29.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
19) THENCE, North 80°52'27" East, for a distance of 9.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
20) THENCE, South 09°07'33" East, for a distance of 165.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
21) THENCE, South 80°52'27" West, for a distance of 502.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
22) THENCE, South 74°53'59" West, for a distance of 87.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
23) THENCE, South 65°01'05" West, for a distance of 43.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
24) THENCE, South 72°37'14" West, for a distance of 82.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
25) THENCE, North 65°26'11" West, for a distance of 249.86 feet to the POINT OF BEGINNING and containing 13.23 acres of land.



BENCHMARK:

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

FINAL PLAT
MERIDIANA SECTION 35A

BEING A SUBDIVISION OF 13.23 ACRES OUT OF THE
H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

96 LOTS 4 BLOCKS 9 RESERVES (0.7833 ACRES)

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

NOVEMBER, 2023

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

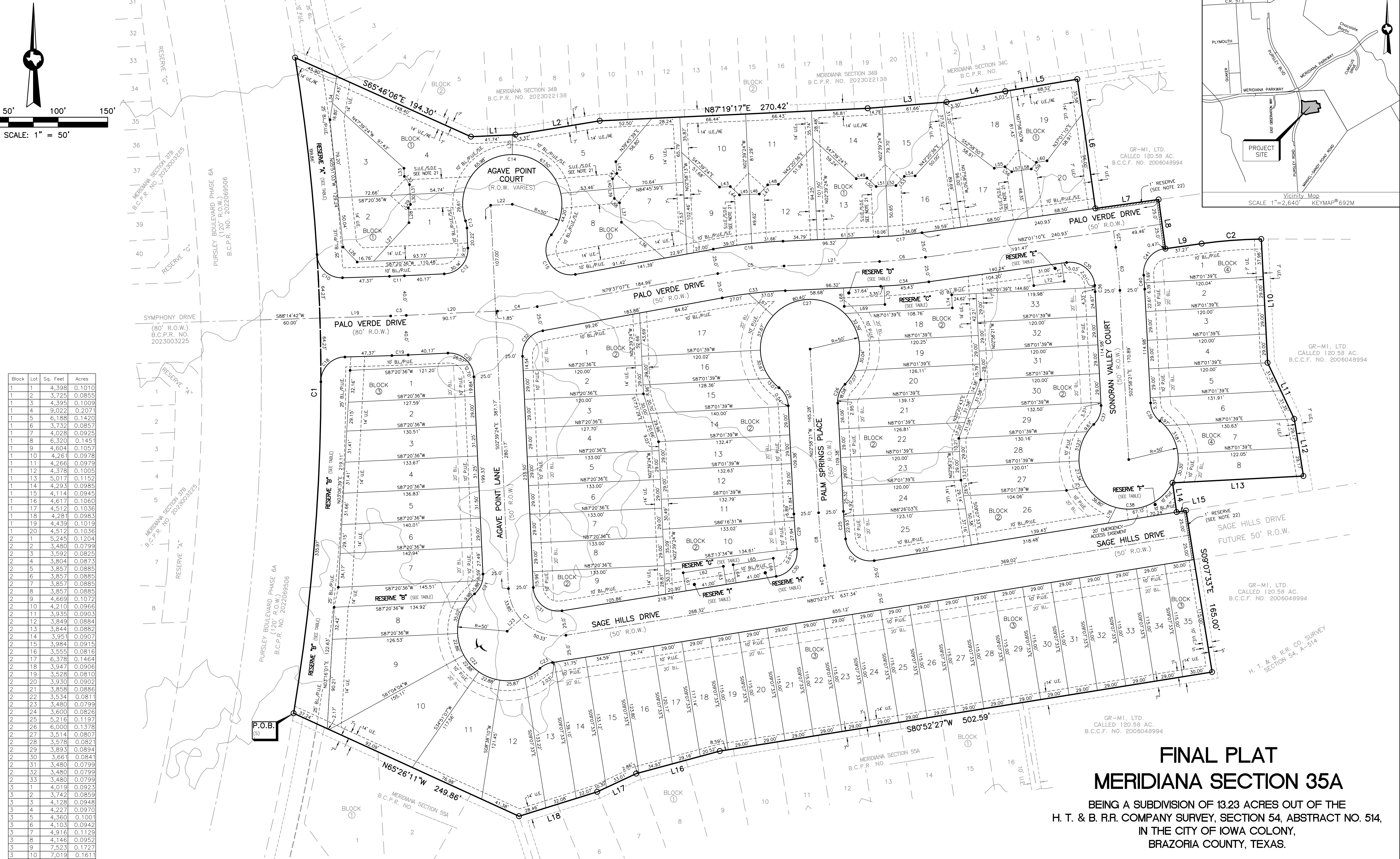
GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods 3/16-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- A- indicates Abstract
AC. indicates Acres
A.E. indicates Aerial Easement
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.P.R. NO. indicates Brazoria County Plat Records Number
B.L. indicates Building Line
P.O.B. indicates Point of Beginning
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right of Way
S.D.E. indicates Shared Driveway Easement
S.E. indicates Sidewalk Easement
S.U.E./S.D.E. indicates Shared Utility Easement
SQ. FT. indicates Square Feet
U.E. indicates Utility Easement
(S) indicates set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
(C) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
(X) indicates Change of Street Name
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 35, and Brazoria County Drainage District #5 (B.D.D.#5).
- The boundary for this plat has a closure in excess of 1:15,000.
- The terms and conditions of Amendment #1 of the City of Iowa Colony Ordinance #2007-7 may affect this plat. This plat is in conformance with Meridiana PUD Amendment No. 4
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
- All water and wastewater facilities shall conform to the city's design criteria.
- This plat is subject to the conditions and restrictions of the Meridiana PUD Agreement, No. 4 as approved March 21, 2022.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K dated December 30, 2020. The subject property shown hereon lies within unshaded Zone "X" (areas determined to be outside of the 500-year flood plain)

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions and under unusual conditions, flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability to the owner for the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

- All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment #4 of the City of Iowa Colony Ordinance #2022-04.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all easements and oil restricted reserves.
- All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 35A 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.
- All front lot maintenance within this section shall be performed by the Homeowners Association, as per Meridiana PUD Amendment No. 4, as approved March 21, 2022.
- 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, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- A courtyard home that utilizes a shared driveway and has frontage on a public street is prohibited from having fencing that blocks the facade of the home from the street face.
- All courtyard lots shall take access from private driveways and not public R.O.W.
- Block 1, Lots 1-20 are subject to a shared utility easement/shared driveway easements recorded under Brazoria County Clerks File Number (B.C.C.F. NO.) _____ (Block 1, Lots 1-4), B.C.C.F. NO. _____ (Block 1, Lots 5-8), B.C.C.F. NO. _____ (Block 1, Lots 9-12), B.C.C.F. NO. _____ (Block 1, Lots 13-16), B.C.C.F. NO. _____ (Block 1, Lots 17-20). See S.U.E./S.D.E. Diagram for typical lot layout. Maintenance of the shared driveways within the lots shall be the responsibility of the lot owners.
- 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 or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and rest in the dedicator, his heirs, assigns, or successors.
- This plat is subject to the Short Form Blanket Easement granted to CenterPoint Energy Houston Electric, LLC under Brazoria County Clerk's File Number 2023028840.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2,060.00'	664.30'	18°28'35"	N00°09'16"E	661.42'
C2	475.00'	60.31'	7°16'27"	N85°39'24"E	60.27'
C3	1,000.00'	15.74'	0°54'06"	N87°47'39"E	15.74'
C4	300.00'	40.45'	7°43'29"	N83°28'51"E	40.42'
C5	500.00'	67.41'	7°43'29"	N83°28'51"E	67.35'
C6	500.00'	46.46'	5°19'26"	N84°40'53"E	46.44'
C7	50.00'	84.19'	96°28'09"	S50°53'29"E	74.59'
C8	500.00'	53.70'	6°09'13"	N06°02'57"W	53.67'
C9	500.00'	43.70'	5°00'29"	S05°28'35"E	43.69'
C10	25.00'	38.49'	88°12'49"	S47°39'24"E	34.80'
C11	960.00'	15.11'	0°54'06"	N87°47'39"E	15.11'
C12	25.00'	39.27'	90°00'00"	N42°20'36"E	35.36'
C13	25.00'	7.37'	16°52'49"	N11°05'49"W	7.34'
C14	50.00'	207.29'	237°32'21"	S80°46'03"E	87.66'
C15	25.00'	60.38'	138°23'01"	S51°11'23"E	46.74'
C16	525.00'	70.79'	7°43'29"	N83°28'51"E	70.73'
C17	475.00'	44.14'	5°19'26"	N84°40'53"E	44.12'
C18	25.00'	38.49'	88°12'49"	N44°08'18"E	34.80'
C19	1,040.00'	16.37'	0°54'06"	N87°47'39"E	16.37'
C20	25.00'	39.27'	90°00'00"	S47°39'24"E	35.36'
C21	25.00'	22.47'	51°23'13"	S23°05'12"W	21.72'
C22	50.00'	187.25'	180°11'51"	N47°18'06"E	100.00'
C23	25.00'	14.07'	32°14'28"	N64°45'12"E	13.88'
C24	25.00'	40.49'	92°47'38"	N52°43'45"W	36.21'
C25	475.00'	27.85'	3°21'35"	N04°39'08"W	27.85'
C26	25.00'	21.03'	48°11'23"	N2°10'27"E	20.41'
C27	50.00'	241.19'	278°22'46"	S87°01'39"W	66.67'
C28	25.00'	21.03'	48°11'23"	S27°04'02"E	20.41'
C29	525.00'	35.44'	3°52'05"	S04°54'23"E	35.44'
C30	25.00'	38.27'	87°42'52"	S37°01'01"W	34.64'
C31	25.00'	42.09'	86°28'09"	N50°53'29"W	37.29'
C32	25.00'	35.90'	82°13'31"	N87°28'51"E	32.89'
C33	475.00'	64.04'	7°43'29"	N83°28'51"E	63.99'
C34	525.00'	48.78'	5°19'26"	N84°40'53"E	48.76'
C35	25.00'	41.12'	94°14'37"	S50°51'32"E	36.64'
C36	475.00'	6.34'	0°45'53"	S02°21'17"E	6.34'
C37	25.00'	21.03'	48°11'23"	S27°04'02"E	20.41'
C38	50.00'	241.19'	278°22'46"	N87°01'39"E	66.67'
C39	25.00'	21.03'	48°11'23"	N27°04'02"E	20.41'
C40	525.00'	14.09'	1°32'14"	N03°44'28"W	14.09'
C41	25.00'	37.76'	86°31'45"	N38°45'18"E	34.27'

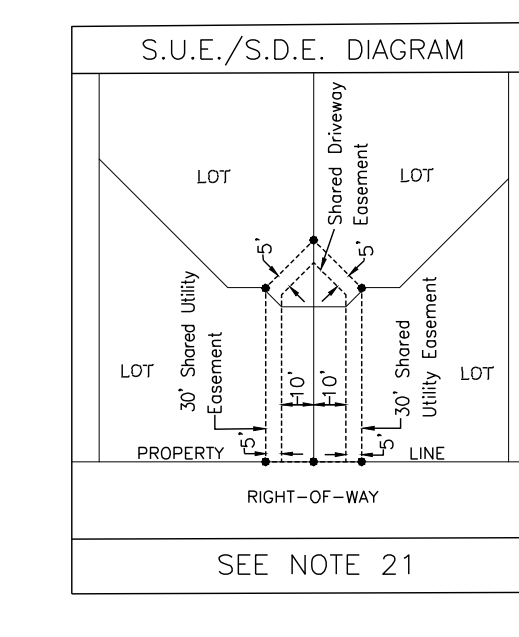


Block	Lot	Sq. Feet	Acres
1	1	4,398	0.1010
1	2	3,725	0.0855
1	3	4,395	0.1009
1	4	9,022	0.2073
1	5	6,188	0.1420
1	6	3,732	0.0857
1	7	4,028	0.0925
1	8	6,320	0.1453
1	9	4,604	0.1057
1	10	4,261	0.0978
1	11	4,266	0.0979
1	12	4,378	0.1005
1	13	5,017	0.1152
1	14	4,293	0.0985
1	15	4,114	0.0945
1	16	4,617	0.1060
1	17	4,512	0.1036
1	18	4,261	0.0985
1	19	4,439	0.1019
1	20	4,512	0.1036
2	1	5,245	0.1204
2	2	3,480	0.0799
2	3	3,592	0.0825
2	4	3,894	0.0893
2	5	3,857	0.0885
2	6	3,857	0.0885
2	7	3,857	0.0885
2	8	3,857	0.0885
2	9	4,069	0.0932
2	10	4,210	0.0966
2	11	3,935	0.0903
2	12	3,849	0.0884
2	13	3,844	0.0882
2	14	3,951	0.0907
2	15	3,984	0.0915
2	16	3,555	0.0816
2	17	6,378	0.1464
2	18	3,947	0.0906
2	19	3,528	0.0813
2	20	3,333	0.0766
2	21	3,858	0.0886
2	22	3,534	0.0811
2	23	3,480	0.0799
2	24	3,600	0.0826
2	25	5,216	0.1197
2	26	6,000	0.1378
2	27	3,514	0.0807
2	28	3,578	0.0821
2	29	3,893	0.0894
2	30	3,661	0.0843
2	31	3,480	0.0799
2	32	3,480	0.0799
2	33	3,480	0.0799
3	1	4,019	0.0923
3	2	3,742	0.0859
3	3	4,128	0.0948
3	4	4,227	0.0970
3	5	4,360	0.1001
3	6	4,103	0.0942
3	7	4,918	0.1129
3	8	4,148	0.0952
3	9	7,523	0.1727
3	10	7,019	0.1611
3	11	5,773	0.1325
3	12	6,036	0.1386
3	13	4,346	0.0998
3	14	4,337	0.0996
3	15	4,436	0.1018
3	16	4,239	0.0973
3	17	3,441	0.0790
3	18	3,357	0.0773
3	19	3,335	0.0766
3	20	3,335	0.0766
3	21	3,335	0.0766
3	22	3,335	0.0766
3	23	3,335	0.0766
3	24	3,335	0.0766
3	25	3,335	0.0766
3	26	3,335	0.0766
3	27	3,335	0.0766
3	28	3,335	0.0766
3	29	3,335	0.0766
3	30	3,335	0.0766
3	31	3,335	0.0766
3	32	3,335	0.0766
3	33	3,335	0.0766
3	34	3,335	0.0766
3	35	3,335	0.0766
4	1	4,204	0.0965
4	2	3,480	0.0799
4	3	3,480	0.0799
4	4	3,480	0.0799
4	5	3,480	0.0799
4	6	3,896	0.0894
4	7	3,611	0.0829
4	8	3,641	0.0836

LINE	BEARING	DISTANCE
L1	N87°19'17"E	45.10'
L2	N80°39'15"E	86.08'
L3	N85°33'45"E	79.75'
L4	N79°30'30"E	60.26'
L5	N80°30'26"E	73.53'
L6	S07°58'50"E	131.58'
L7	N82°01'10"E	64.34'
L8	S07°58'50"E	50.00'
L9	N87°01'10"E	35.80'
L10	S02°58'21"E	124.96'
L11	S47°17'49"E	62.70'
L12	S09°07'33"E	58.34'
L13	S87°01'39"W	132.19'
L14	S08°09'13"E	29.83'
L15	N80°52'27"E	9.59'
L16	S74°53'59"W	87.48'
L17	S65°07'33"E	44.30'
L18	S72°37'14"W	82.61'
L19	N88°14'42"E	71.36'
L20	N87°20'36"E	92.02'
L21	N87°20'36"E	96.32'
L22	S87°20'36"E	21.77'
L23	S48°33'01"W	18.38'
L24	N09°07'33"W	28.07'
L25	S07°58'50"E	16.70'
L26	S47°39'24"E	20.65'
L27	N47°20'36"E	52.64'
L28	N02°39'24"W	14.90'
L29	N31°54'31"E	4.20'
L30	N02°39'24"W	10.00'

LINE	BEARING	DISTANCE
L31	N02°39'24"W	10.00'
L32	N32°25'37"W	9.76'
L33	N02°39'24"W	8.19'
L34	S08°46'09"W	44.23'
L35	N00°00'00"W	20.08'
L36	N50°14'21"W	26.59'
L37	N05°14'21"W	19.64'
L38	N50°14'21"W	6.89'
L39	N05°14'21"W	10.00'
L40	N05°14'21"W	10.00'
L41	N39°45'39"E	6.89'
L42	N05°14'21"W	11.97'
L43	N87°20'36"E	10.85'
L44	S47°39'24"E	12.52'
L45	N87°20'36"E	10.00'
L46	N87°20'36"E	10.00'
L47	N42°20'36"E	12.52'
L48	N87°20'36"E	10.85'
L49	N87°20'36"E	10.85'
L50	S47°39'24"E	12.52'
L51	N87°20'36"E	10.00'
L52	N87°20'36"E	10.00'
L53	N42°20'36"E	12.52'
L54	N87°01'44"E	10.91'
L55	N82°01'10"E	10.85'

RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	7,770 SQ.FT. / 0.1784 ACRES
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	14,473 SQ.FT. / 0.3323 ACRES
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	6,009 SQ.FT. / 0.1379 ACRES
D	PARKING	759 SQ.FT. / 0.0174 ACRES
E	PARKING	574 SQ.FT. / 0.0132 ACRES
F	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	937 SQ.FT. / 0.0215 ACRES
G	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	2,082 SQ.FT. / 0.0478 ACRES
H	PARKING	759 SQ.FT. / 0.0174 ACRES
I	PARKING	759 SQ.FT. / 0.0174 ACRES
TOTAL		34,122 SQ.FT. / 0.7833 ACRES



SEE NOTE 21

FINAL PLAT MERIDIANA SECTION 35A

BEING A SUBDIVISION OF 13.23 ACRES OUT OF THE
H. T. & B. RR. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

96 LOTS 4 BLOCKS 9 RESERVES (0.7833 ACRES)

OWNER
GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

NOVEMBER, 2023

ENGINEER/SURVEYOR

EHRA
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCOM
TBPE No. F-726
TBPELS No. 10092300