

Tuesday, April 18, 2023

Kaitlin Gile
EHRA Inc.
10555 Westoffice Dr.
Houston, TX 77042

Re: Meridiana Section 34B Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 2245
Adico, LLC Project No. 16007-2-287

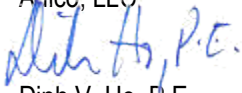
Dear Ms. Gile;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed Meridiana Section 34B Final Plat package, received on or about April 10, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based on our review, we have no objections to the plat as submitted on April 10, 2023. Please provide two (2) sets of mylars and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than April 24, 2023, for consideration at the May 2, 2023, Planning and Zoning meeting.

Should you have any questions, please do not hesitate to call.

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-287

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 plat, MERIDIANA SECTION 34B, 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 34B 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

Michael Byrum-Bratsen, Mayor

McLean Barnett, Council Member

Arnetta Hicks-Murray, Council Member

Marquette Greene-Scott, Council Member

Wil Kennedy, Council Member

Chad Wilsey, 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

Steven Byrum-Bratsen
Planning and Zoning Commission Member

Brian Johnson
Planning and Zoning Commission Member

Tim Varlack
Planning and Zoning Commission Member

Brenda Dillon
Planning and Zoning Commission Member

Terry Hayes
Planning and Zoning Commission Member

Date

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 34B
BEING A 6.118 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 6.118 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. 200604B994; SAID 6.118 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 the southeasterly corner of a called 162.47 acre tract conveyed to GR-M1, LTD recorded under B.C.C.F. NO. 2006030311 being in the westerly line of the said 120.58 acre tract, some being the common line of the H. T. & B. R.R. Company Survey, A-287 and the H. T. & B. R.R. Company Survey, A-514, from which a 5/8-inch capped iron rod stamped "Wilson" bears North 66°58' East, 0.50 feet;

THENCE, North 02°50'17" West, along the common line of the said 162.47 acre tract and 120.58 acre tract for a distance of 2,157.29 feet to a point for corner;

THENCE, North 87°09'43" East, for a distance of 529.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve marking the most westerly southwest corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, in a northerly direction along the arc of a curve to the left having a radius of 2060.00 feet, an arc length of 390.97 feet, an angle of 10°52'28", and a chord bearing North 14°32'15" West, for a distance of 390.39 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, North 87°19'17" East, for a distance of 46.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 29°12'27" East, for a distance of 6.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, South 07°00'52" East, for a distance of 65.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, North 87°56'07" East, for a distance of 118.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

6) THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 50.00 feet, an arc length of 110.22 feet, an angle of 126°18'26", and a chord bearing North 45°12'26" East, for a distance of 89.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;

7) THENCE, in an easterly direction along the arc of said reverse curve to the left having a radius of 25.00 feet, an arc length of 9.18 feet, an angle of 21°02'22", and a chord bearing South 82°09'32" East, for a distance of 9.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

8) THENCE, North 87°19'17" East, for a distance of 423.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

9) THENCE, in an easterly direction along the arc of a curve to the left having a radius of 175.00 feet, an arc length of 20.37 feet, an angle of 08°40'07", and a chord bearing North 83°59'14" East, for a distance of 20.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

10) THENCE, South 02°40'43" East, for a distance of 50.26 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;

11) THENCE, in a westerly direction along the arc of said non-tangent curve to the right having a radius of 225.00 feet, an arc length of 20.35 feet, an angle of 05°10'55", and a chord bearing South 84°43'49" West, for a distance of 20.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

12) THENCE, South 87°19'17" West, for a distance of 15.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, South 02°40'43" East, for a distance of 115.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, North 87°19'17" East, for a distance of 5.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, South 04°23'56" East, for a distance of 114.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve to the left;

16) THENCE, in an easterly direction along the arc of said non-tangent curve to the left having a radius of 975.00 feet, an arc length of 27.25 feet, an angle of 01°36'05", and a chord bearing North 84°48'01" East, for a distance of 27.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

17) THENCE, South 06°00'02" East, for a distance of 165.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

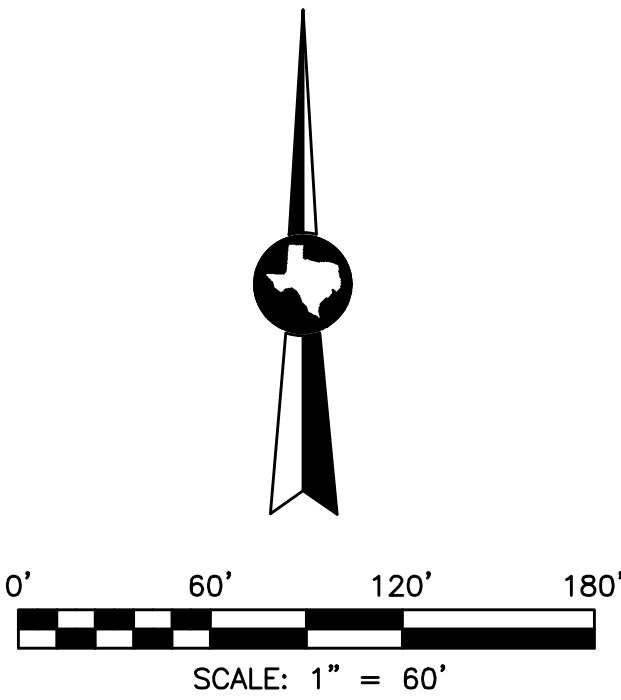
18) THENCE, South 85°33'45" West, for a distance of 48.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, South 87°19'17" West, 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;

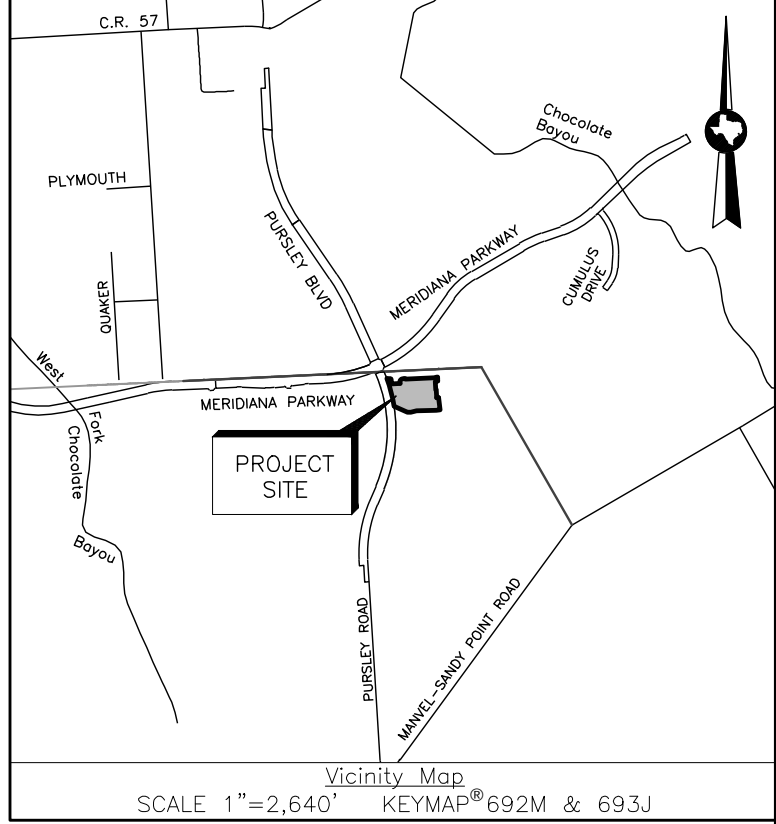
20) THENCE, South 80°39'15" West, for a distance of 86.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

21) THENCE, South 87°19'17" West, 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;

22) THENCE, North 65°46'06" West, for a distance of 194.30 feet to the POINT OF BEGINNING and containing 6.118 acres of land.



APPROVED, ADICO, LLC, 05092023



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, 35 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 34B

BEING A SUBDIVISION OF 6.118 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

42 LOTS 3 BLOCKS 10 RESERVES (0.8412 ACRES)

OWNER

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

APRIL, 2023

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
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 plat 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
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.P.R. indicates Brazoria County Plat Records
Brs. indicated Bears
B.L. indicates Building Line
C.I.R. indicates Capped Iron Rod
FND. indicates Found
PG. indicates Page
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point Of Commencing
P.U.E. indicates Public Utility Easement
R= indicates Radius
R.O.W. indicates Right of Way
SQ. FT. indicates Square Feet
U.E. indicates Utility Easement
VOL. indicates Volume
(S) indicates set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
 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. 55, and Brazoria County Drainage District #5 (B.D.D.#5).
- The boundary for this plat has a closure in excess of 1:15,000.
- This plat conforms to all terms and conditions of Meridiana PUD Amendment No. 4 City of Iowa Colony Ordinance #2022-04
- 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 flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and 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 location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of 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 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 the boundaries of the above and foregoing subdivision of Meridiana Section 34B 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.
- 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 revest in the dedicator, his heirs, assigns, or successors.
- The emergency access provided must be 20-feet in width and have a load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO)
- The emergency access will be released and abandoned and revert to the dedicator when the adjacent property is subdivided in a recorded plat.
- Sidewalks shall be constructed as part of issuance of a building permit for each tract, if required.
- Storm drainage improvements, which may include detention, shall be provided at any time of permit, if any.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.

GR-M1, LTD.
CALLED 162.47 AC.
B.C.C.F. NO. 2006030311

GR-M1, LTD.
CALLED 120.58 AC.
B.C.C.F. NO. 2006048994

CALLED 21.7895 AC.
DIANA RODRIGUEZ
B.C.C.F. NO. 2009037981

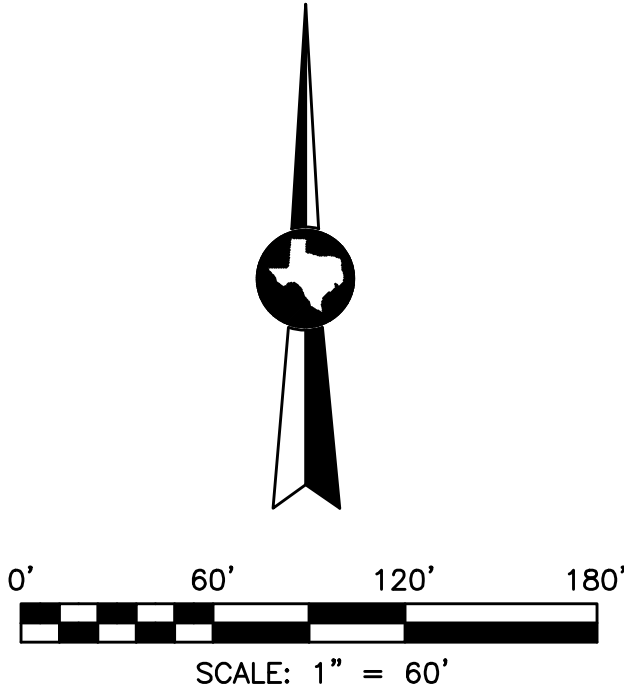
P.O.C.
FND. C.I.R. "Wilson"
Brs N66°58'E, 9 0.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°19'17" W	15.36'
L2	N 87°19'17" E	5.91'
L3	S 85°33'45" W	48.60'
L4	S 80°39'15" W	86.08'
L5	S 87°19'17" W	45.10'
L6	N 75°26'22" E	70.82'
L7	N 76°26'50" E	72.60'
L8	N 75°26'22" E	47.82'
L9	N 76°26'50" E	22.60'
L10	S 13°33'10" E	18.50'
L11	S 13°33'10" E	21.05'
L12	N 76°26'50" W	22.60'
L13	S 75°26'22" W	45.85'
L14	N 42°12'13" E	7.66'
L15	S 56°45'08" E	1.13'
L16	N 02°40'43" W	18.50'
L17	N 87°19'17" E	29.00'
L18	S 02°40'43" E	18.50'
L19	N 76°26'50" W	18.50'
L20	N 13°33'10" W	29.00'
L21	S 76°26'50" W	18.50'
L22	N 76°26'50" E	18.50'
L23	N 13°33'10" W	31.00'
L24	S 76°26'50" W	18.50'
L25	N 76°26'50" E	18.50'
L26	N 13°33'10" W	31.00'
L27	S 76°26'50" W	18.50'
L28	N 76°26'50" E	18.50'
L29	N 13°33'10" W	31.00'
L30	S 76°26'50" W	18.50'
L31	S 02°40'43" E	18.50'
L32	N 87°19'17" W	31.00'
L33	N 02°40'43" W	18.50'
L34	S 59°59'02" E	20.13'
L35	S 14°14'53" E	39.74'
L36	S 07°00'52" E	100.94'
L37	N 31°44'02" E	22.92'
L38	N 11°15'52" W	72.77'
L39	N 23°39'20" W	51.16'
L40	S 76°19'08" W	80.00'
L41	N 24°22'22" W	58.47'
L42	N 06°00'01" W	20.13'
L43	N 02°40'43" W	20.24'
L44	N 87°19'17" E	46.58'
L45	S 29°12'27" E	6.81'
L46	S 07°00'52" E	65.99'
L47	S 02°40'43" E	50.26'

CURVE			CURVE TABLE		
RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	2,060.00'	10°52'28"	390.37'	N 14°32'15" W	390.39'
C2	225.00'	5°10'55"	20.35'	N 84°43'49" W	20.34'
C3	975.00'	1°36'05"	27.25'	N 84°48'01" E	27.25'
C4	2,000.00'	1°00'28"	35.18'	N 75°56'36" E	35.18'
C5	1,000.00'	3°19'18"	57.97'	N 85°39'38" W	57.96'
C6	50.00'	79°07'33"	69.05'	N 53°06'57" W	63.69'
C7	50.00'	100°52'27"	88.03'	N 36°53'03" E	77.09'
C8	975.00'	2°40'54"	20.36'	N 84°24'20" E	20.35'
C9	25.00'	87°20'38"	38.11'	N 31°46'03" E	34.53'
C10	1,960.00'	1°00'28"	34.48'	N 75°56'36" E	34.47'
C11	25.00'	90°00'00"	39.27'	S 58°33'10" E	35.36'
C12	25.00'	2°02'22"	13.06'	S 01°24'58" W	12.91'
C13	50.00'	13°05'30"	113.53'	S 48°40'20" E	90.66'
C14	25.00'	21°02'22"	9.18'	N 76°48'06" E	9.13'
C15	1,025.00'	5°19'18"	59.42'	N 85°39'38" E	59.41'
C16	975.00'	2°19'18"	56.53'	N 85°39'38" W	56.52'
C17	25.00'	79°07'33"	34.53'	N 53°06'57" W	31.85'
C18	25.00'	100°52'27"	44.01'	N 36°53'03" E	38.55'
C19	175.00'	6°40'07"	20.37'	N 83°59'14" E	20.36'
C20	25.00'	21°02'22"	9.18'	S 82°09'32" E	9.13'
C21	50.00'	151°50'24"	132.51'	S 32°26'27" W	97.00'
C22	25.00'	29°55'35"	13.06'	S 28°30'58" E	12.91'
C23	25.00'	90°00'00"	39.27'	S 31°28'50" W	35.36'
C24	2,040.00'	1°00'28"	35.88'	S 75°56'36" W	35.88'
C25	25.00'	89°04'57"	38.87'	N 60°01'09" W	35.07'
C26	40.00'	79°12'57"	55.30'	N 36°26'58" E	51.00'
C27	40.00'	78°36'11"	56.88'	N 42°27'36" W	50.67'
C28	60.00'	82°16'00"	86.15'	S 44°17'31" E	78.94'
C29	60.00'	81°52'22"	85.74'	S 37°46'40" W	78.63'
C30	2,000.00'	10°41'30"	373.21'	N 19°01'37" W	372.67'
C31	50.00'	126°18'26"	110.22'	N 45°12'26" E	89.22'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	7,667 SQ.FT. / 0.1760 ACRES
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	5,422 SQ.FT. / 0.1245 ACRES
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	6,937 SQ.FT. / 0.1593 ACRES
D	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	13,241 SQ.FT. / 0.3040 ACRES
E	PARKING	573 SQ.FT. / 0.0132 ACRES
F	PARKING	573 SQ.FT. / 0.0132 ACRES
G	PARKING	574 SQ.FT. / 0.0132 ACRES
H	PARKING	537 SQ.FT. / 0.0123 ACRES
I	PARKING	574 SQ.FT. / 0.0132 ACRES
J	PARKING	537 SQ.FT. / 0.0123 ACRES
TOTAL		36,635 SQ.FT. / 0.8412 ACRES

OFF-STREET GUEST PARKING SPACES		
NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
42	10.5	16



MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE BLOCKS 1-3	ELEVATION 50.0
EXISTING ELEVATION INFORMATION	
NATURAL GROUND	ELEVATION 45.0
1% ANNUAL CHANCE FLOOD	46.1
0.2% ANNUAL CHANCE FLOOD	46.5

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 34B

BEING A SUBDIVISION OF 6.118 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

42 LOTS 3 BLOCKS 10 RESERVES (0.8412 ACRES)

OWNER

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

APRIL, 2023

ENGINEER/SURVEYOR



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HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-728
TBPELS No. 10092300