



Monday, January 12, 2026

Jacey Neuberger
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
jneuberger@ehra.team

Re: Meridiana Section 34D Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 7476
Adico, LLC Project No. 710-25-002-061

Dear Ms. Neuberger:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Meridiana Section 34D Preliminary Plat received on or about January 7, 2026. 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 plat as submitted on January 7, 2026. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, January 27, 2026, for consideration at the February 3, 2026, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
File: 710-25-002-061

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown herein are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9996742165.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803C0110K and No. 4803C0120K, dated December 30, 2020, the property lies within Unshaded Zone X.
- 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 the map 1:250,000. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. (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. (ehra).
4. B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.I.E. indicates Building Line Plat Records.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.C. indicates Pipe.
P.A.E. indicates Permanent Access Easement.
P.B.O. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. indicates Volume.
W.W.L. indicates Water Line Easement.
X indicates change in street name.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Alvin, the City of Iowa Colony, and Brazoria County Drainage District No. 5.
6. Property lines are the boundaries of the 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.
7. The Development Homeowners Association and Municipal Utility District shall be responsible for maintenance of all reserves.
8. Contour lines shown herein are based on the NGS Benchmark E 306 being noted herein.
9. 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.
10. The approval of the preliminary plat shall expire twelve months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six months.
11. Drainage plans to be provided prior to final plat submittal.
12. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the plat and the foregoing plat, and that all of Meridiana Section 34B, when being subdivided 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.
13. This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 4.
14. This plat is subject to an interlocal agreement between Iowa Colony and Alvin whereby Iowa Colony is granted authority to approve subdivisions within the 1 foot strip along the northern boundary of this plat, as recorded at _____ of the Brazoria County Clerk's File.
15. All area of this subdivision except the 1 foot Alvin Strip shall be annexed into Brazoria County Municipal Utility District No. 55 prior to final plat approval.
16. Off-street guest parking spaces will be provided by Section 34B, which has 5 excess parking spaces.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S02°40'43"E	113.82'
L2	S87°56'07"W	118.97'
L3	N07°00'52"W	65.99'
L4	N29°12'27"W	6.81'
L5	S87°19'17"W	46.58'

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	175.00'	S83°59'14"W	20.36'	20.37'
C2	25.00'	N82°09'32"W	9.13'	9.18'
C3	50.00'	S45°12'26"W	89.22'	110.22'
C4	2060.00'	N21°25'31"W	106.94'	106.95'

OFF-STREET GUEST PARKING SPACES

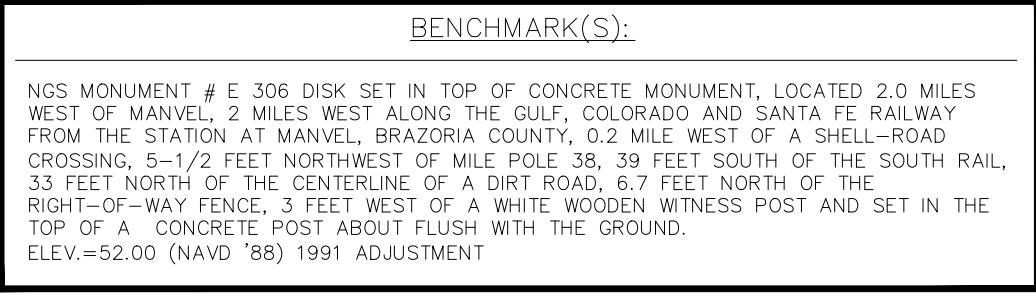
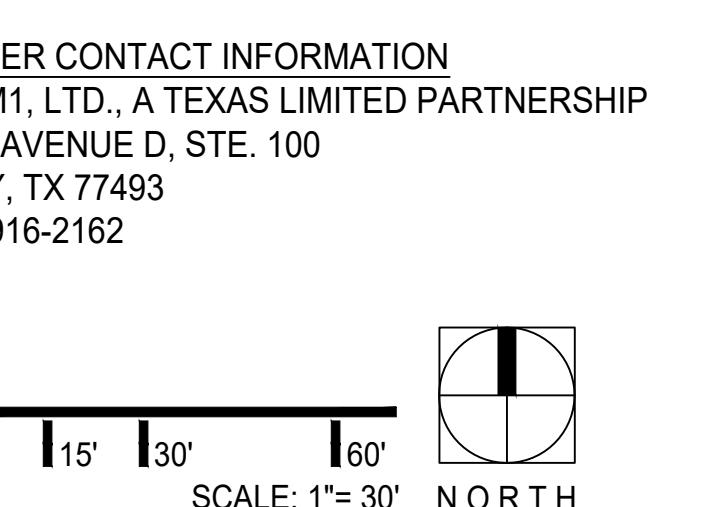
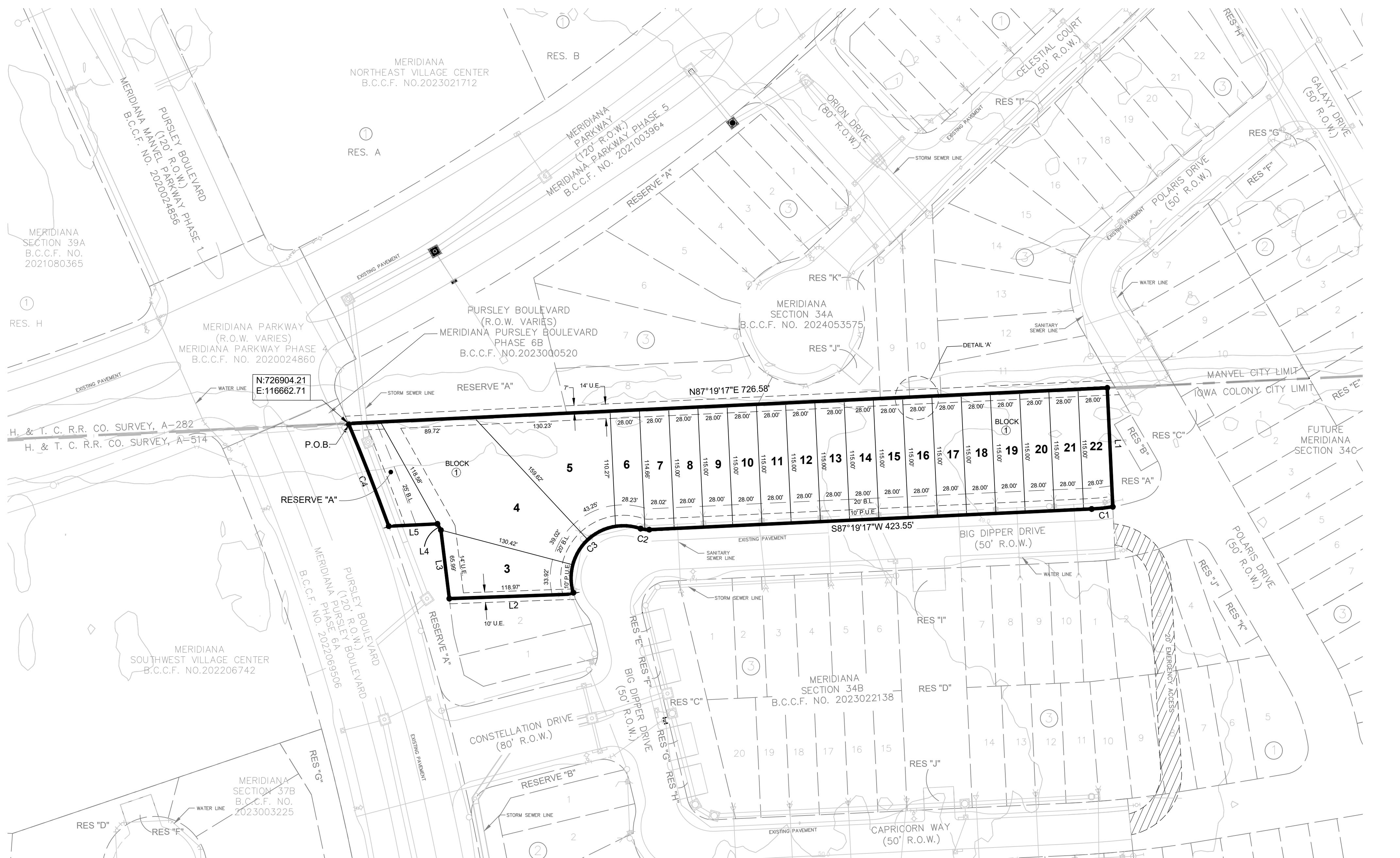
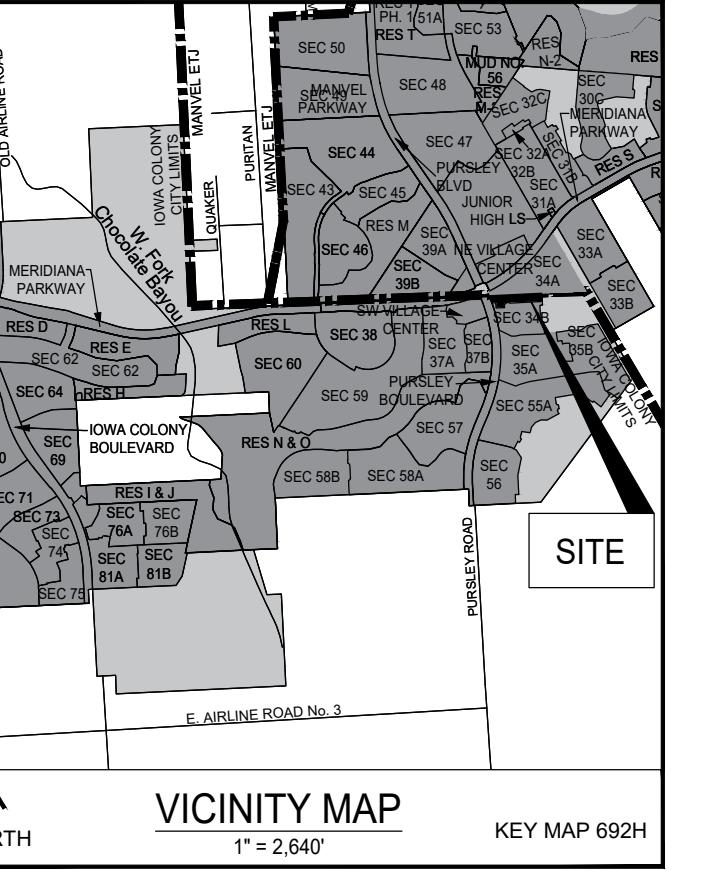
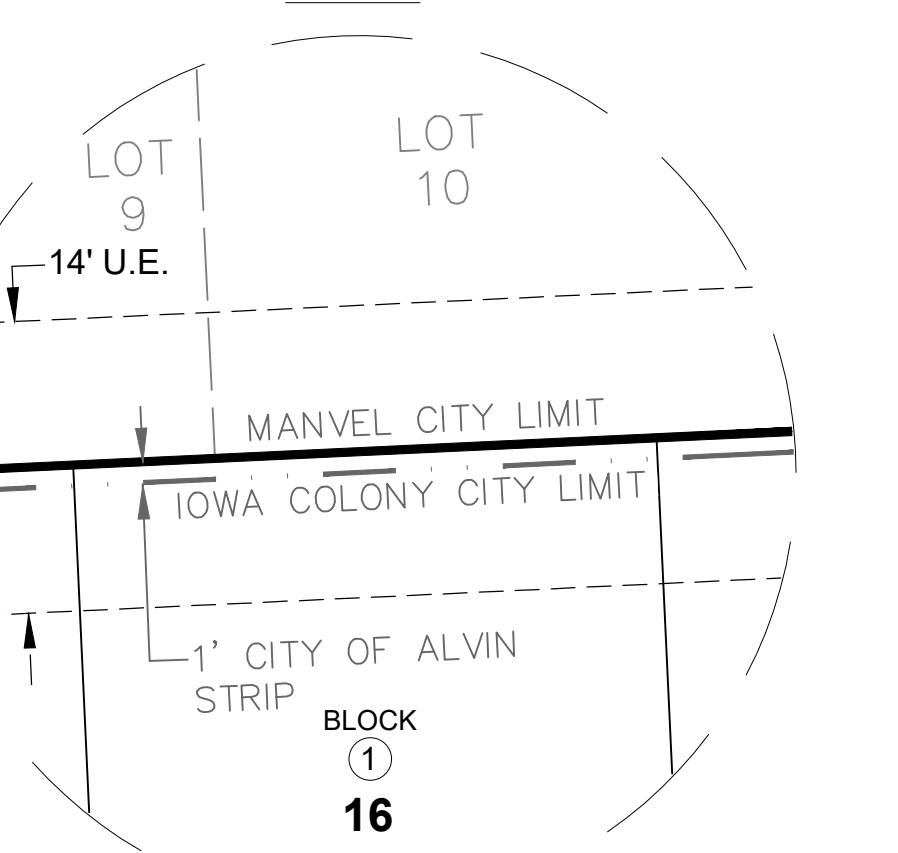
NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
20	5	0*

*5 EXCESS SPACES IN SECTION 34B

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,813.43'	0.09
TOTAL		3,813.43'	0.09

DETAIL 'A'



Meridiana Section 34D
A Subdivision of 2.01 acres out of the H.T. & B. R.R. Co. Survey, Section 54, A-512, City of Iowa Colony and City of Alvin, Brazoria County, Texas.
Owner: GR-M1, LTD., a Texas Limited Partnership

January 7, 2026

