ADICO
CONSULTING ENGINEERS

Monday, October 19, 2026

Kailtin Gile
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
kgile@ehra.team

Re: Meridiana Section 35A Amending Plat No. 1
Letter of Recommendation to Approve
COIC Project No. 8636
Adico, LLC Project No. 710-26-002-048

Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the Meridiana Section 35A Amending Plat no. 1, being +/-0.153 acres out of the H.T. & B. R.R. Company Survey, Section 54, Abstract no. 514, located in the City of Iowa Colony, received on or about October 7, 2026. The review of the plan 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 amending plat as submitted on October 7, 2026. Please provide at least two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Monday, October 26, 2026, for consideration at the Tuesday, November 3, 2026, Planning and Zoning Commission 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: Rachel Patterson
Kayleen Rosser
File: 710-26-002-048

APPROVED, ADICO, LLC, 10192026

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Chesmar Homes, LLC, a Texas limited liability company, acting by and through Jeff Johnson, Division President of Chesmar Homes, LLC, a Texas limited liability company, owner of the property subdivided in this plat, MERIDIANA SECTION 35A AMENDING PLAT NO. 1, do hereby make subdivision of said property for and on behalf of said Chesmar Homes, LLC, a Texas Limited liability company, 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, 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, Chesmar Homes, LLC, a Texas limited liability company, has caused these presents to be signed by Jeff Johnson, Division President of Chesmar Homes, LLC, a Texas Limited Liability Company, thereunto authorized by this_____, day of _____, 2026.

OWNER

Chesmar Homes, LLC, a
Texas limited liability
Company

BY:_____

Print Name: Jeff Johnson

Title: Division President

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Johnson, Division President of Chesmar Homes, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

_____

Notary Public in and for the
State of Texas
My Notary Commission Expires_____

I, Charles Jurica, 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.

_____

Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

_____
Wil Kennedy, Mayor

_____
Margaret Madariaga, Council Member

_____
Arnetta 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

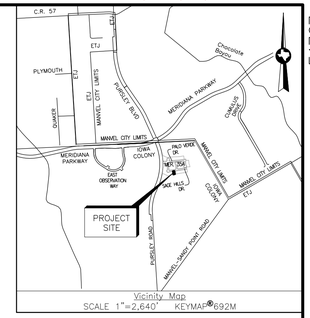
_____
Brenda Dillon
Planning and Zoning Commission Member

_____
Terry Hayes
Planning and Zoning Commission Member

_____
Robert Wall
Planning and Zoning Commission Member

_____
Demond Woods
Planning and Zoning Commission Member

_____
Date



Vicinity Map
SCALE 1"=2,640' KEYMAP® 692M

MERIDIANA SECTION 35A AMENDING PLAT NO 1

BEING A SUBDIVISION OF 0.1536 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: ALSO BEING AN AMENDING PLAT OF LOTS 18 AND 19, BLOCK 3 OF MERIDIANA SECTION 35A AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS NUMBER 2024025315

2 LOTS 1 BLOCK

PURPOSE OF AMENDING PLAT:
TO REVISE LOT LINE

OWNER

CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY
17220 KATY FREEWAY, SUITE 130,
HOUSTON, TX 77094
(281) 850–7049

OCTOBER, 2026

ENGINEER/SURVEYOR

EHRA
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPELS FIRM No(s).
F-726 & 10092300

JOB NO. 081–011–35–01

E4767

PATH:R:\2008\081–011–35\DRAWING\PLAT\AMENDING PLAT\08101135V–PLFP35A–MERIDIANA 35A AMENDING BY:---- DATE:2026–10–07

E4767

APPROVED, ADICO, LLC, 10192026

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. All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.

3. 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. 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"
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
indicates Change of Street Name

4. 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).

5. The boundary for this plat has a closure in excess of 1:15,000.

6. 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

7. No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.

8. 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.

9. All water and wastewater facilities shall conform to the city's design criteria.

10. This plat is subject to the conditions and restrictions of the Meridiana PUD Agreement, No. 4 as approved March 21, 2022.

11. 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 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 actual 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.

12. 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.

13. The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all easements and all restricted reserves.

14. All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.

15. 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.

16. 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.

17. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.

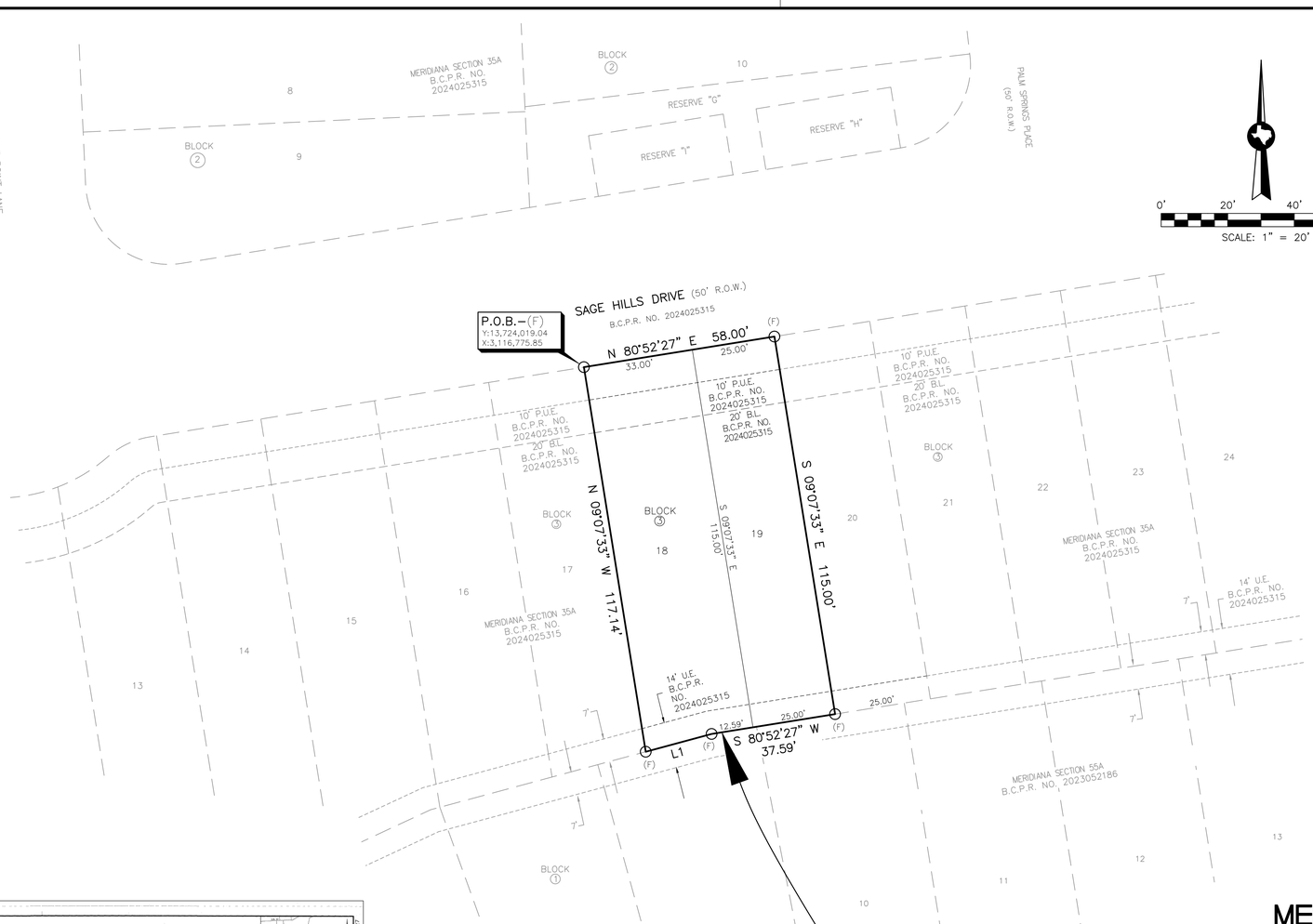
18. A courtyard home that utilizes a shared driveway and has frontage on a public street is prohibited from having fencing that blocks the facade of the home from the street face.

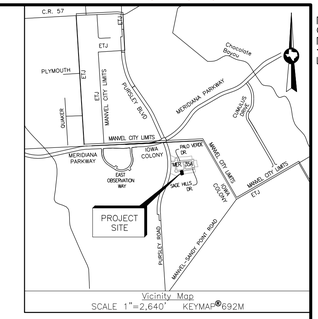
19. All courtyard lots shall take access from private driveways and not public R.O.W.

20. 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.

20. This plat is subject to an Agreement for Underground Electric Service as recorded under Brazoria County Clerk's File Number 2024027558.

21. This plat is subject to the Short Form Blanket Easement for Certain Utilities as recorded under Brazoria County Clerk's File Number 2024031430.





METES AND BOUNDS DESCRIPTION
AMENDING PLAT NO 1
MERIDIANA SECTION 35A
BEING A 0.1536 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 0.1536 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING LOTS 18 AND 19, BLOCK 3 OF MERIDIANA SECTION 35A, A SUBDIVISION AS PER PLAT RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) 2024025315 SAID 0.1536 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):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500b found for the northwest corner of Lot 18, Block 3 of said Meridiana Section 35A, common to the northeast corner of Lot 17, in the south right-of-way line of Sage Hills Drive (50' ROW) as per said Meridiana Section 35A;

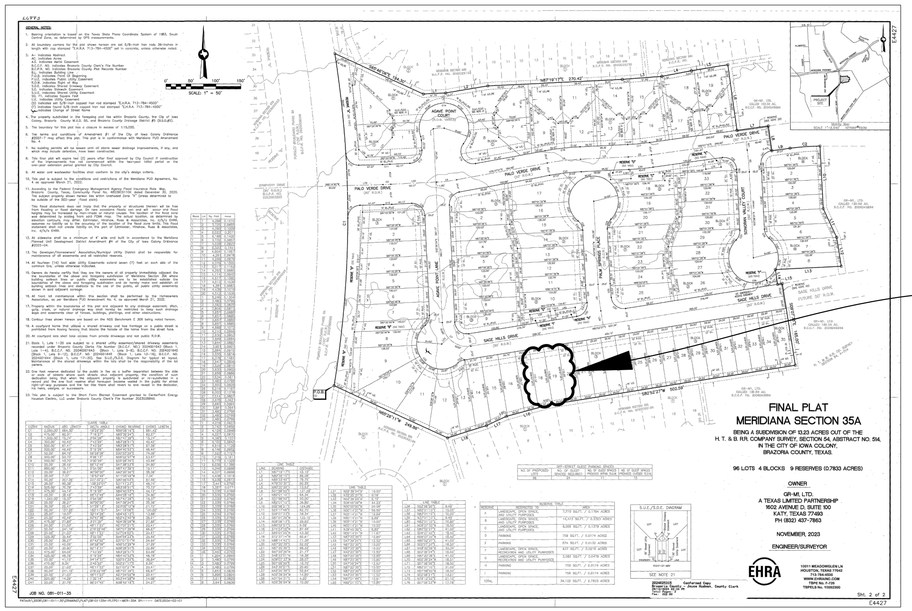
1) THENCE, North 80° 52' 27» East, along said south right-of-way line of said Sage Hills Drive, along the north line of aforesaid Lots 18 and 19, for a distance of 58.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500b found for the northwest corner of Lot 20, Block 3 of said Meridiana Section 35A, common to the northeast corner of said Lot 19;

2) THENCE, South 09°07'33" East, along the west line of said Lot 20, common to the east line of said Lot 19, for a distance of 115.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500b found for the southwest corner of Lot 20, the southeast corner of Lot 19, in the south line of aforesaid Block 3 of said Meridiana Section 35A common to the north line of Meridiana Section 55A, a subdivision as per plat recorded under B.C.P.R. 2023052186;

3) THENCE, South 80°52'27" West, along the south line of said Lots 18 and 19 the south line of aforesaid Block 3 of said Meridiana Section 35A, common to the north line of said Meridiana Section 55A, for a distance of 37.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500b found for an angle point of said lot 18, and angle corner for aforesaid Block 3 of said Meridiana Section 35A;

4) THENCE, South 74°53'59" West, continuing along the south line of said Lot 18, the south line of aforesaid Block 3 of said Meridiana Section 35A common to the north line of said Meridiana Section 55A, for a distance of 20.52 feet to 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500b found for the southwest corner of said Lot 18, common to the southeast corner of said Lot 17;

5) THENCE, North 09°07'33" West, along the west line of said Lot 18, common to the east line of said Lot 17, for a distance of 117.14 feet to the POINT OF BEGINNING and containing 0.1536 acres of land.



AMENDING PLAT AREA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 74°53'59" W	20.52'

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

MERIDIANA SECTION 35A AMENDING PLAT NO 1

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2 LOTS 1 BLOCK

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17220 KATY FREEWAY, SUITE 130,
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OCTOBER, 2026

ENGINEER/SURVEYOR

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F-726 & 10092300