

Monday, February 23, 2026

Jacey Neuberger  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
[jneuberger@ehra.team](mailto:jneuberger@ehra.team)

Re: Meridiana Section 34C Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 7629  
Adico, LLC Project No. 710-26-002-006

Dear Ms. Neuberger:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 34C Preliminary Plat received on or about February 17, 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 resubmitted on February 17, 2026. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, February 24, 2026, for consideration at the March 3, 2026, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC



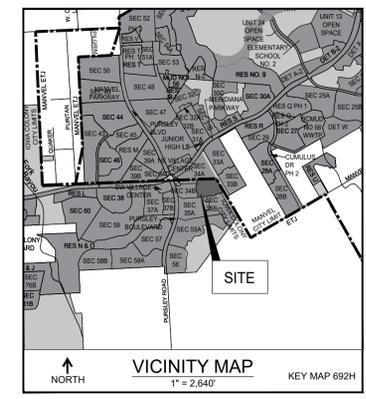
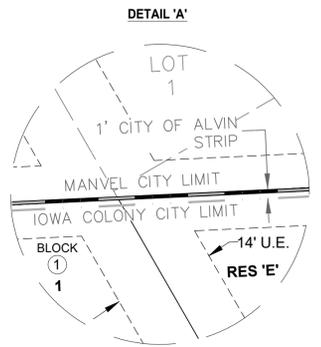
Dinh V. Ho, P.E.  
TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC  
File: 710-26-002-006

- GENERAL NOTES:**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
  - The Coordinates shown hereon 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: 0.99986742185.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K and No. 48039C0120K, 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 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.
- B.C.C.F. indicates Brazoria County Clerk's File.  
B.C.P.R. indicates Brazoria County Plat Records.  
B.L. indicates Building Line.  
D.E. indicates Drainage Easement.  
M.H. indicates Manhole.  
NO. indicates Number.  
PG. indicates Page.  
P.A.E. indicates Permanent Access Easement.  
P.O.B. 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.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.  
indicates change in street name.
  - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, the City of Alvin, BCMUD 55, and Brazoria County Drainage District No. 5.
  - 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.
  - The Developer/Homeowners' Association/Municipal Utility District/Drainage District shall be responsible for maintenance of all reserves.
  - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
  - 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.
  - The approval of the preliminary plat shall expire twelve (12) 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 (6) months.
  - Drainage plans to be provided prior to final plat submittal.
  - Owners to hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 34C 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.
  - This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 4.
  - 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 Files.
  - 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.

**OFF-STREET GUEST PARKING SPACES**

NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED WITHIN R.O.W.	NO. OF GUEST SPACES PROVIDED OUTSIDE R.O.W.
66	17	0	17



**LINE TABLE**

LINE	ANGLE	DISTANCE
L1	S 60°02'52" W	60.00'
L2	S 80°40'54" W	139.87'
L3	S 54°04'41" W	106.61'
L4	S 89°02'39" W	56.00'
L5	N 81°00'09" W	27.74'
L6	S 87°43'07" W	56.06'
L7	S 80°30'26" W	113.30'
L8	S 79°30'32" W	60.26'
L9	S 85°33'45" W	31.15'
L10	N 06°00'02" W	165.42'
L11	S 84°48'01" W	27.25'
L12	N 04°23'56" W	114.61'
L13	S 87°19'17" W	5.91'
L14	N 02°40'43" W	115.00'
L15	N 87°19'17" E	15.36'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	975.00'	27.25'	S 84°48'01" W	27.25'
C2	225.00'	20.35'	N 84°43'49" E	20.34'

**RESERVE TABLE**

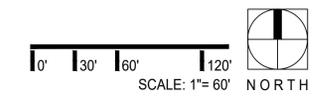
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,632.57	0.06
B	PARKING	943.50	0.02
C	PARKING	573.50	0.01
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,586.63	0.04
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,650.83	0.06
F	PARKING	573.50	0.01
G	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,869.19	0.04
H	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	39,116.40	0.90
I	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,017.94	0.02
J	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,186.75	0.05
K	PARKING	1,128.50	0.03
TOTAL		54,279.31	1.24



**OWNER CONTACT INFORMATION**  
 GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP  
 1602 AVENUE D, STE. 100  
 KATY, TX 77493  
 832-916-2162

**BENCHMARK(S):**

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 34C** A subdivision of 8.72 acres out of the H.T. & B. R.R. Co. Survey, Section 54, A-514, City of Iowa Colony and City of Alvin, Brazoria County, Texas.

66 Lots, 3 Blocks and 11 Reserves  
 Owner: GR-M1, LTD., a Texas Limited Partnership

**EHRA**  
 ENGINEERING THE FUTURE SINCE 1956  
 10011 MEADOWGLEN LANE  
 HOUSTON, TEXAS 77042  
 WWW.EHRATEAM.COM  
 TBP# E No. F-726  
 TBP# S No. 10072500  
 EHRA JOB NO. 081-011-34-03

February 6, 2025