

Monday, February 16, 2026

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

Re: Meridiana Section 35B Final Plat
Letter of Recommendation to Approve
COIC Project No. 7626
Adico, LLC Project No. 710-26-002-004

Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 35B Final Plat received on or about February 10, 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 February 10, 2026. Please provide at least two (2) sets of mylars and 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: 710-26-002-004

STATE OF TEXAS
COUNTY OF BRAZORIA

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

CITY OF IOWA COLONY APPROVAL

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 35B, 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 or 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 on 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.

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 35B 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 utilities forever all public utility easements shown in said adjacent acreage.

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, thereto authorized, this ___ day of _____, 20__

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 _____, 20__

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

I, Robert L. Boelsche, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and interior corners of this subdivision were not set at the time this plat was signed by me and that these corners are to be set after construction of the public infrastructure and final lot grading within the subdivision; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8- inch diameter iron rod with surveyor's cap.

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

A DESCRIPTION OF A 13.23 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 120.58 ACRE TRACT OF LAND CONVEYED TO GR-M1 AND RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006048994; SAID 13.23 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at the easterly common corner of the said 120.58 acre tract and that certain 207.892 acre tract recorded under B.C.C.F. No. 2006037042, from which a found 5/8-inch iron rod bears South 28°31' East, a distance of 1.7 feet and a second found 5/8-inch iron rod bears North 88°20' East, a distance of 0.9 feet;

THENCE, South 29°57'08" East, along the common line of said 120.58 acre tract and Lot 1, Block 1, Lulling Stone Section Three recorded under Volume (VOL) 22, Page (PG.) 231-234 of the Brazoria County Plat Records (B.C.P.R.) for a distance of 468.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeasterly corner and POINT OF BEGINNING of the herein described tract of land;

(1) THENCE, South 29°57'08" East, continuing with the said common line for a distance of 874.60 feet to the southeasterly corner of said 120.58 acre tract being in the northerly line of Lulling Stone Section 2, as per plat recorded in VOL. 22, PG. 77-78, B.C.P.R., from which a found 5/8-inch iron rod bears North 49°42' West, a distance of 0.40 feet;

(2) THENCE, South 36°36'16" West, along the common line of said 120.58 acre tract and Lulling Stone Section 2 for a distance of 380.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the southeasterly corner of Meridiana Section 55B as per the plat recorded under Brazoria County Plat Record Number (B.C.P.R. No.) 2025023184;

THENCE, with the easterly line of said Meridiana Section 55B the following nine (9) courses and distances:

(3) THENCE, North 53°23'44" West, for a distance of 100.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(4) THENCE, North 61°16'59" West, for a distance of 106.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(5) THENCE, North 26°45'41" West, for a distance of 30.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(6) THENCE, North 13°06'06" West, for a distance of 55.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(7) THENCE, North 17°14'49" West, for a distance of 65.06 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(8) THENCE, North 18°48'39" West, for a distance of 122.09 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(9) THENCE, South 86°55'19" West, for a distance of 92.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(10) THENCE, South 84°29'56" West, for a distance of 65.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(11) THENCE, South 80°52'27" West, for a distance of 300.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the southeasterly corner of Meridiana Section 35A as per the plat recorded under B.C.P.R. No. 2024025315;

THENCE, with the easterly line of said Meridiana Section 35A the following twelve (12) courses and distances:

(12) THENCE, North 09°07'33" West, for a distance of 165.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(13) THENCE, South 80°52'27" West, for a distance of 9.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(14) THENCE, North 08°09'13" West, for a distance of 29.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(15) THENCE, North 87°01'39" East, for a distance of 132.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(16) THENCE, North 09°07'33" West, for a distance of 58.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(17) THENCE, North 25°17'49" West, for a distance of 62.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(18) THENCE, North 02°58'21" West, for a distance of 124.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the arc of a non-tangent curve;

(19) THENCE, in a westerly direction along the arc of a non-tangent curve to the left having a radius of 475.00 feet, an arc length of 60.31 feet, an angle of 07°16'27", and a chord bearing South 85°39'24" West, for a distance of 60.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(20) THENCE, South 82°01'10" West, for a distance of 36.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(21) THENCE, North 07°58'50" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(22) THENCE, South 82°01'10" West, for a distance of 64.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(23) THENCE, North 07°58'50" West, for a distance of 131.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for northeasterly corner of said Meridiana Section 35A;

(24) THENCE, North 80°30'26" East, for a distance of 39.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(25) THENCE, North 81°52'58" East, for a distance of 168.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(26) THENCE, North 87°43'07" East, for a distance of 56.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(27) THENCE, South 81°10'09" East, for a distance of 27.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(28) THENCE, North 89°02'39" East, for a distance of 56.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(29) THENCE, North 54°04'41" East, for a distance of 106.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(30) THENCE, North 80°40'54" East, for a distance of 139.87 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(31) THENCE, North 60°02'52" East, for a distance of 80.00 feet to the POINT OF BEGINNING and containing 13.23 acres of land.

CITY COUNCIL APPROVAL

Will Kennedy, Mayor

Nikki Brooks, 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

Brian Johnson
Planning and Zoning Commission Member

Terry Hayes
Planning and Zoning Commission Member

Robert Wall
Planning and Zoning Commission Member

Diamond Woods
Planning and Zoning Commission Member

Date

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- 1. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
2. All property shall drain into the drainage easement only through an approved drainage structure.
3. All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, any governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
4. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
5. Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a reprint and/or redesign of the system may be necessary.
6. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
7. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
8. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
9. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
10. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
11. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
12. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
13. All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
14. It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
15. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., Date
President

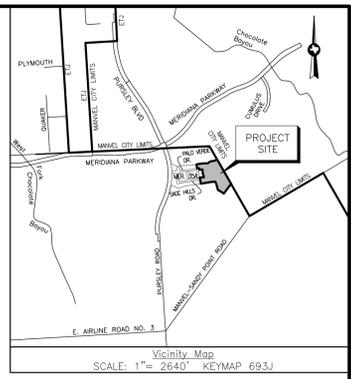
Kerry L. Osburn Date
Vice President

Brandon Middleton Date
Secretary/Treasurer

Dinh V. Ho, P.E. Date
District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDD5 ID# 702-25-002-057



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 35B
BEING A SUBDIVISION OF 13.23 ACRES OUT OF
THE H.T. AND B. R.R. COMPANY SURVEY,
SECTION 54 ABSTRACT 514,
ALVIN AND IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

84 LOTS 2 BLOCKS 9 RESERVES

OWNER

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

JANUARY, 2026

ENGINEER/SURVEYOR

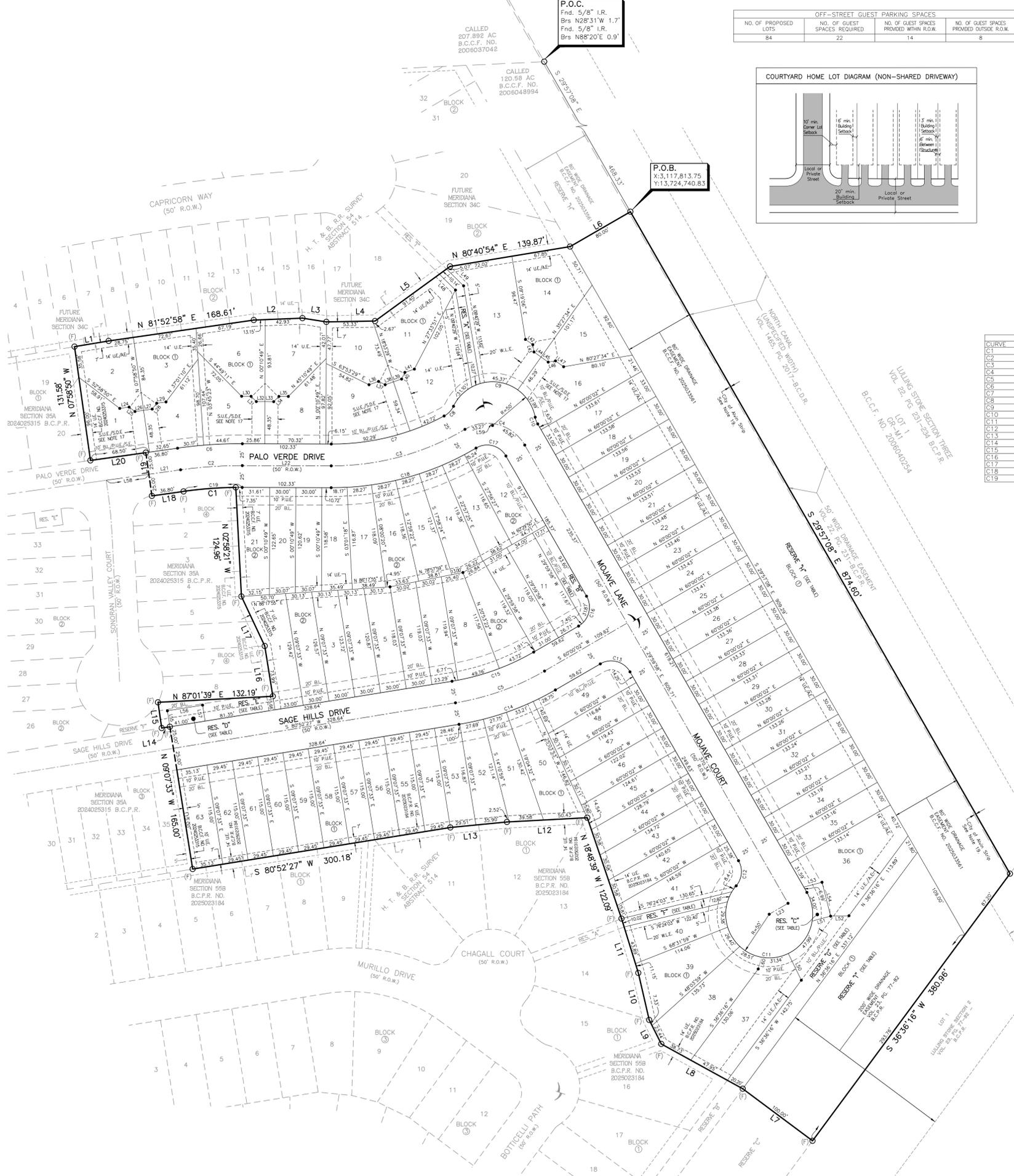


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

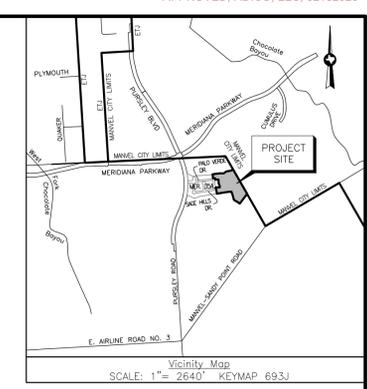
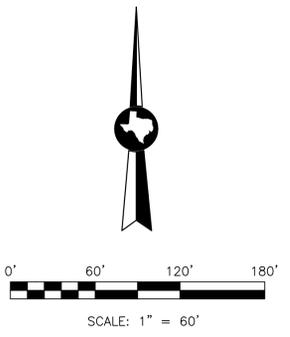
- GENERAL NOTES:**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
 - All boundary corners for the plat shown herein are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
 - 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.D.R. indicates Brazoria County Deed Records
B.C.P.R. NO. indicates Brazoria County Plat Records Number
B.L. indicates Building Line
Brs indicates Bears
FND, indicates Found
I.R. indicates Iron Rod
PG, indicates Page
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
RES, indicates Reserve
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
VOL, indicates Volume
W.L.E. indicates Water Line 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"
(C) indicates Change of Street Name
 - The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, the City of Alvin, 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.
 - 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 Amendment, 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 and 48039C0120K dated December 30, 2020. The subject property shown herein 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 increase 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 EHR, 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 EHR.
- 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 Reserves A, B, C, D, E, F, and G. The Lulling Stone Property Owners' Association shall be responsible for maintenance of Reserve I. Brazoria County Drainage District No. 5 shall be responsible for maintenance of Reserve H.
- All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
- 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.
- 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.
- Block 1, Lots 1-16 are subject to a shared utility easement/shared driveway easements recorded under Brazoria County Clerks File Number (B.C.C.F. NO.) 202502060 (Block 1, Lots 1-4), B.C.C.F. NO. 202502061 (Block 1, Lots 5-8), B.C.C.F. NO. 202502062 (Block 1, Lots 9-12), B.C.C.F. NO. 202502063 (Block 1, Lots 13-16). 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 re-vest in the dedicator, his heirs, assigns, or successors.
- The easterly one (1) foot of Reserve "H" is within the City of Alvin, as shown herein.
- 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.

RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,396 SQ. FT. / 0.0320 ACRES
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,970 SQ. FT. / 0.0452 ACRES
C	PARKING	769 SQ. FT. / 0.0177 ACRES
D	PARKING	758 SQ. FT. / 0.0174 ACRES
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,238 SQ. FT. / 0.0514 ACRES
F	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,262 SQ. FT. / 0.0290 ACRES
G	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,829 SQ. FT. / 0.2027 ACRES
H	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	71,335 SQ. FT. / 1.638 ACRES
I	DRAINAGE, OPEN SPACE, DETENTION, LANDSCAPE & UTILITY PURPOSES	31,544 SQ. FT. / 0.7241 ACRES
TOTAL		120,101 SQ. FT. / 2.757 ACRES



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.
84	22	14	8



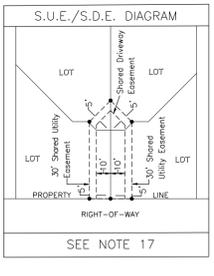
BENCHMARK:

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

CURVE TABLE				LINK TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	LINK	BEARING	DISTANCE	
C1	475.00	60.31'	7°16'27"	S 85°39'24" W	60.27'	L1	N 80°30'26" E	39.77'
C2	500.00	71.22'	8°09'39"	N 86°06'00" E	71.16'	L2	N 87°43'07" E	56.08'
C3	300.00	161.31'	33°48'51"	N 74°48'33" E	159.38'	L3	S 81°10'09" E	27.74'
C4	50.00	79.09'	90°32'45"	S 75°18'50" E	71.10'	L4	N 89°02'39" E	56.00'
C5	300.00	109.29'	20°52'24"	S 70°26'15" W	108.69'	L5	N 54°04'41" E	106.61'
C6	525.00	74.78'	8°09'39"	N 86°06'00" E	74.71'	L6	N 60°02'52" E	80.00'
C7	274.00	135.01'	28°07'46"	N 76°06'56" E	133.66'	L7	N 53°23'44" W	100.00'
C8	25.00	15.70'	35°59'14"	N 44°03'26" E	15.45'	L8	N 61°16'59" W	106.88'
C9	50.00	124.73'	142°56'02"	S 82°28'10" E	94.81'	L9	N 26°45'41" W	30.77'
C10	25.00	8.29'	118°59'49"	S 20°30'03" E	8.25'	L10	N 13°06'06" E	75.28'
C11	50.00	218.63'	250°31'44"	N 84°44'06" W	81.65'	L11	N 17°14'49" W	65.06'
C12	25.00	30.77'	70°31'44"	N 05°15'54" E	28.87'	L12	S 86°55'19" W	92.53'
C13	25.00	39.27'	90°00'00"	N 74°59'58" W	35.36'	L13	S 73°29'58" W	49.41'
C14	325.00	118.40'	20°52'24"	S 70°26'15" W	117.75'	L14	S 80°55'23" E	9.59'
C15	275.00	100.19'	20°52'24"	N 70°26'15" E	99.83'	L15	N 08°09'13" W	29.83'
C16	25.00	39.27'	90°00'00"	N 15°00'02" E	35.36'	L16	N 09°07'33" W	58.34'
C17	25.00	39.27'	90°00'00"	N 75°18'50" W	35.36'	L17	N 25°11'40" W	62.70'
C18	325.00	174.76'	30°48'31"	S 74°46'33" W	172.66'	L18	S 82°01'10" W	36.80'
C19	475.00	67.66'	8°09'39"	N 86°06'00" E	67.60'	L19	N 07°58'50" W	50.00'
					L20	S 82°01'10" W	64.34'	
					L21	N 82°01'10" E	10.85'	
					L22	S 89°49'11" E	102.33'	
					L23	S 60°00'02" W	25.00'	
					L24	N 82°01'10" E	10.85'	
					L25	S 52°58'50" E	8.49'	
					L26	N 82°01'10" E	10.00'	
					L27	N 82°01'10" E	10.00'	
					L28	N 37°01'10" E	8.49'	
					L29	N 82°01'10" E	10.85'	
					L30	S 89°49'11" E	10.85'	
					L31	S 44°49'11" E	8.49'	
					L32	S 89°49'11" E	10.00'	
					L33	S 89°49'11" E	10.00'	
					L34	N 45°10'49" E	8.49'	
					L35	S 89°49'11" E	10.85'	
					L36	N 71°06'31" E	11.58'	
					L37	S 63°53'29" E	8.49'	
					L38	N 71°06'31" E	10.00'	
					L39	N 71°06'31" E	10.00'	
					L40	N 26°06'31" E	8.49'	
					L41	N 71°06'31" E	11.58'	
					L42	S 54°32'26" E	10.33'	
					L43	S 09°32'26" E	8.49'	
					L44	S 54°32'26" E	10.00'	
					L45	S 54°32'26" E	10.00'	
					L46	N 80°22'46" E	8.49'	
					L47	S 54°32'26" E	11.57'	
					L48	N 45°32'28" W	25.89'	
					L49	N 45°32'28" W	22.43'	
					L50	S 20°52'24" W	34.07'	
					L51	N 75°18'50" E	21.97'	
					L52	N 88°41'41" E	21.09'	
					L53	N 75°18'50" E	21.62'	
					L54	S 14°21'55" E	40.00'	
					L55	N 09°07'33" W	18.50'	
					L56	N 80°55'23" E	41.00'	
					L57	S 09°07'33" E	18.50'	
					L58	S 82°01'10" W	49.46'	
					L59	S 07°29'33" W	2.21'	
					L60	S 17°08'12" W	14.04'	

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCKS & 2	49.5

EXISTING ELEVATION INFORMATION	
	ELEVATION
NATURAL GROUND	46.5
1% ANNUAL CHANCE FLOOD	45.8
0.2% ANNUAL CHANCE FLOOD	46.6



FINAL PLAT
MERIDIANA SECTION 35B
BEING A SUBDIVISION OF 13.23 ACRES OUT OF THE H.T. AND B. R.R. COMPANY SURVEY, SECTION 54 ABSTRACT 514, ALVIN AND IOWA COLONY, BRAZORIA COUNTY, TEXAS.
84 LOTS 2 BLOCKS 9 RESERVES

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

JANUARY, 2026
ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936

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HOUSTON, TEXAS 77042
713-784-4500
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TBPE No. F-726
TBPEs No. 10092300