

Monday, February 24, 2025

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

Re: Meridiana Section 55B Final Plat
Letter of Recommendation to Approve
COIC Project No. 5661
Adico, LLC Project No. 710-25-002-001


Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the resubmittal of Meridiana Section 55B Final Plat received on or about February 18, 2025. 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 final plat as resubmitted on February 18, 2025. Please send two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than February 25, 2025, for consideration at the March 4, 2025, 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
Robert Hemminger, COIC
File: 710-25-002-001

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 55B, 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 55B 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 this ____ day of _____, 2025.

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 _____, 2025.

Notary Public in and for the
State of Texas
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

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Wii Kennedy, Mayor

McLean Barnett, 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

Warren Davis Jr.
Planning and Zoning Commission Member

Date

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 55B
BEING A 13.91 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT NO. 514
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 13.91 ACRE TRACT OF LAND IN THE H. T. & B. R.R. CO. 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 BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006048994; SAID 13.91 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 a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the common southerly corner of Reserve "B", Block 1 of Meridiana Section 56 recorded under B.C.C.F. NO. 2022059674; and the east right-of-way line of Meridiana Pursley Boulevard Phase 6A recorded under B.C.C.F. NO. 2022069506 being in the southerly line of said 120.58 acre tract common to Lulling Stone Section 2, as per plat recorded in Volume (Vol.) 23 Pages (Pgs.) 77-82 of the Brazoria County Plat Records (B.C.P.R.);

THENCE, with the southerly line of said 120.58 acre tract common to said Lulling Stone, Section 2 the following two (2) courses and distances:

North 87°10'00" East, for a distance of 927.23 feet to an aluminum disk called for and found in concrete marking a point for corner;

North 36°36'16" East, for a distance of 940.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southerly corner and the POINT OF BEGINNING of the herein described tract of land;

THENCE, over and across the said 120.58 acre tract the following twenty-five (4) courses and distances:

1) THENCE, North 53°23'44" West, for a distance of 241.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, North 36°36'16" East, for a distance of 3.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, North 53°23'44" West, for a distance of 300.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, North 41°16'25" West, for a distance of 60.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the southerly corner of Reserve "D", Block 3 of Meridiana Section 55A as per plat recorded under B.C.C.F. NO. 2023052186;

THENCE with the easterly line of said Meridiana Section 55A the following eleven (11) courses and distances:

5) THENCE, North 60°44'40" East, for a distance of 132.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in an arc of a non-tangent curve;

6) THENCE, in a northerly direction along the arc of a non-tangent curve to the right having a radius of 275.00 feet, an arc length of 47.81 feet, an angle of 09°57'43", and a chord bearing North 24°16'28" West, for a distance of 47.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

7) THENCE, North 70°42'23" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in an arc of a non-tangent curve;

8) THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 43.71 feet, an angle of 100°10'03", and a chord bearing North 30°47'25" East, for a distance of 38.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

9) THENCE, North 12°43'13" West, for a distance of 50.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in an arc of a non-tangent curve;

10) THENCE, in a northwesterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing North 54°07'33" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;

11) THENCE, North 09°07'33" West, for a distance of 170.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

12) THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing North 35°52'27" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

13) THENCE, North 09°07'33" 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;

14) THENCE, South 80°52'27" West, for a distance of 21.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

15) THENCE, North 09°07'33" West, for a distance of 115.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the southerly line of Meridiana Section 35A as per plat recorded under B.C.C.F. NO. 20240253315, being the northwesterly corner of the herein described tract of land;

16) THENCE, North 80°52'27" East, with the said southerly line of Meridiana Section 35A for a total distance of 493.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

17) THENCE, North 84°29'56" East, for a distance of 65.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

18) THENCE, North 86°55'19" East, for a distance of 92.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

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

20) THENCE, South 17°14'49" East, for a distance of 65.06 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

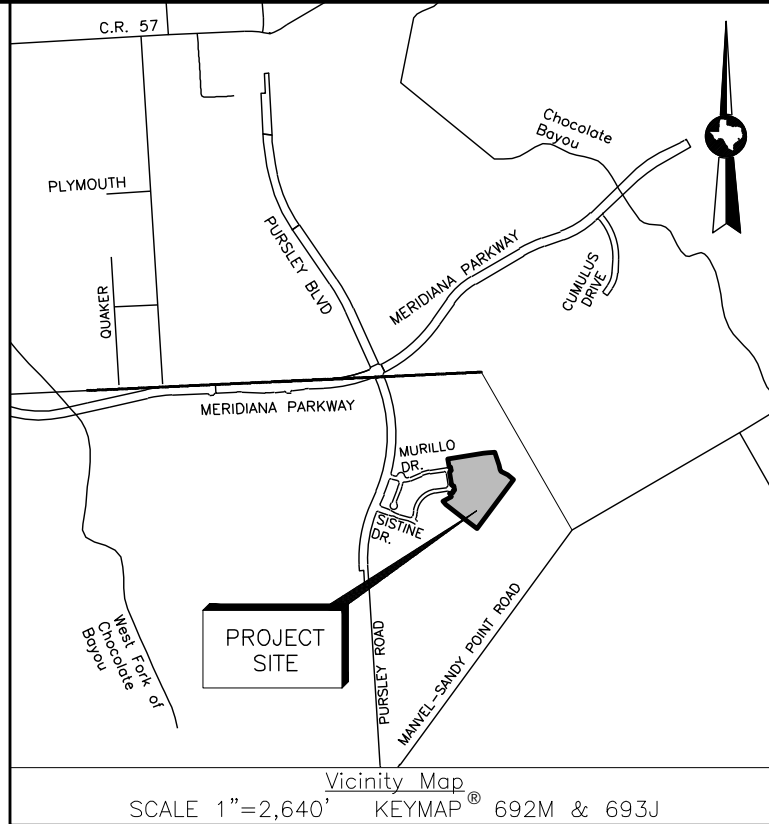
21) THENCE, South 13°06'06" East, for a distance of 55.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

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

23) THENCE, South 61°16'59" East, for a distance of 106.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

24) THENCE, South 53°23'44" East, for a distance of 100.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the aforementioned southerly line of the said 120.58 acre tract common to Lulling Stone Section 2;

25) THENCE, South 36°36'16" West, along the common line for a distance of 839.89 feet to the POINT OF BEGINNING and containing 13.91 acres of land.



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 SHEL-L-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 55B**

BEING A SUBDIVISION OF 13.91 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

67 LOTS 3 BLOCKS 3 RESERVES (2.338 ACRES)

OWNER

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

FEBRUARY, 2025

ENGINEER/SURVEYOR



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

GENERAL NOTES:

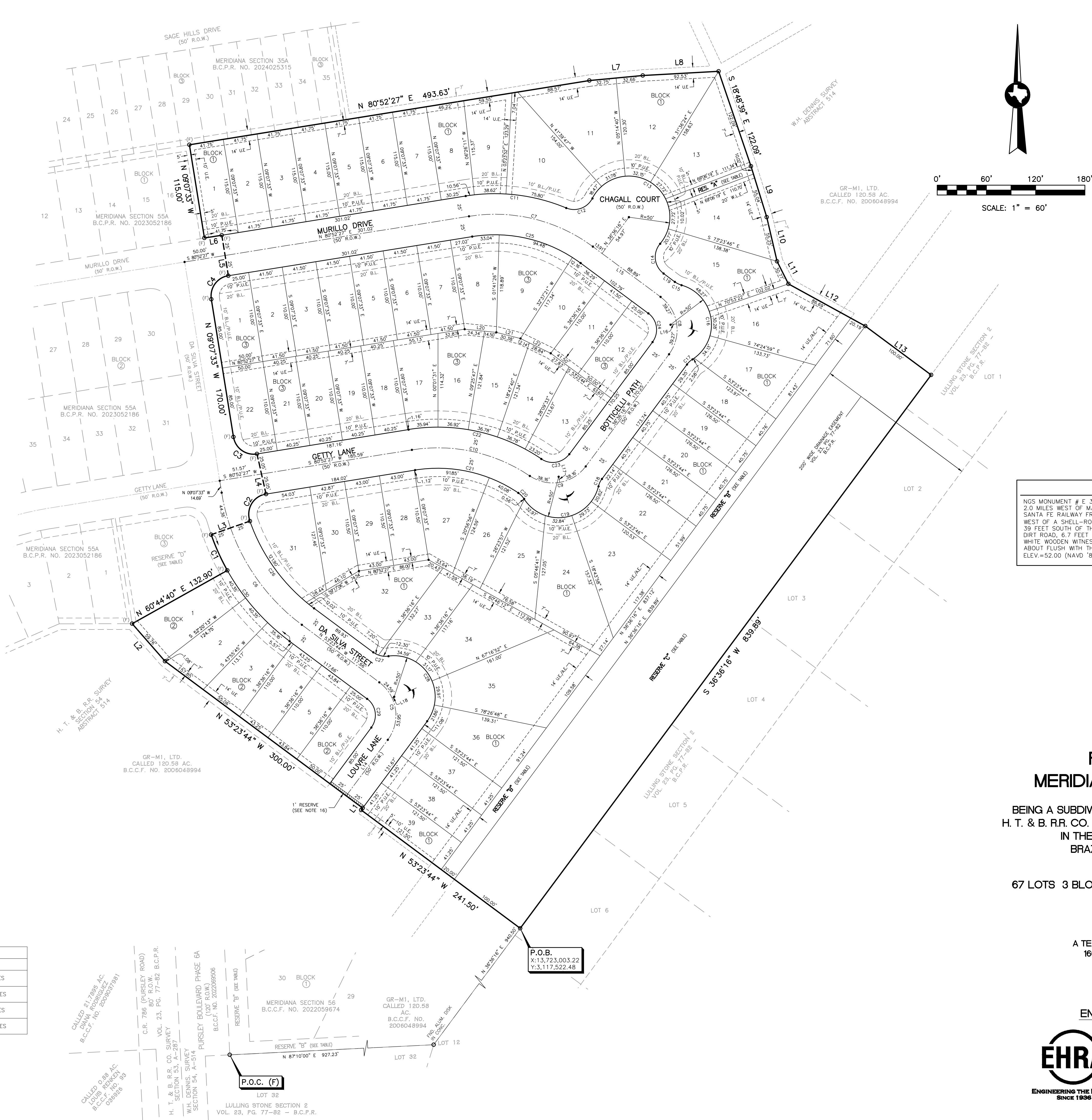
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel 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.
- A indicates Abstract
A.E. indicates Aerial Easement
ALUM. indicates Aluminum
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
CONC. indicates Concrete
(F) indicates Found 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500".FND. indicates Found
I.R. indicates Iron Rod.
NO. indicates Number
PG. indicates Page.
P.A.E. indicates Permanent Access Easement
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.
S.S.E. indicates Sanitary Sewer Easement
STM.S.E. indicates Storm Sewer Easement
SQ. FT. indicates Square Foot
W.L.E. indicates Water Line Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
— indicates change in street name
- 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 any fences, buildings, plantings, or other obstructions.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 55, Alvin Independent School District, and Brazoria County Drainage District #5.
- 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 the Meridiana P.U.D. Amendment No. 4.
- All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment No. 4 of the 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.
- There are no visible or apparent pipelines within the boundaries of this subdivision.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- The boundary for this plat has a closure in excess of 1:15,000.
- This plat shall conform to the terms and conditions of Meridiana PUD Amendment No. 4 of the City of Iowa Colony Ordinance #2022-04.
- The Developer, Homeowners' Association, or Municipal Utility District shall be responsible for maintenance of Reserves "A" and "B". The Lulling Stone Property Owners Association shall be responsible for maintenance of Reserve "C".
- 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.
- All front lot maintenance within this section shall be performed by the Homeowners' Association per Meridiana P.U.D. Amendment No. 4.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	275.00'	47.81'	9°57'43"	N 24°16'28" E 47.75'
C2	25.00'	39.27'	90°00'00"	N 30°47'25" E 38.35'
C3	25.00'	39.27'	90°00'00"	N 54°07'33" W 35.36'
C4	25.00'	39.27'	90°00'00"	N 35°52'27" E 35.36'
C5	50.00'	78.54'	90°00'00"	N 08°23'44" W 70.71'
C6	250.00'	148.80'	34°06'07"	N 36°20'40" W 146.61'
C7	200.00'	159.63'	45°43'49"	S 76°15'39" E 155.43'
C8	50.00'	78.54'	90°00'00"	S 08°23'44" E 70.71'
C9	50.00'	76.33'	87°27'46"	S 80°20'09" W 69.13'
C10	200.00'	150.72'	43°11'35"	N 77°31'46" W 147.23'
C11	225.00'	124.98'	31°49'30"	S 83°12'48" E 123.38'
C12	25.00'	37.52'	85°31'47"	N 69°56'03" E 33.95'
C13	50.00'	76.33'	18°13'59"	S 56°12'50" E 99.33'
C14	25.00'	40.93'	93°47'53"	S 06°29'47" E 36.51'
C15	25.00'	9.18'	21°02'22"	S 63°54'55" E 9.13'
C16	50.00'	115.26'	132°04'44"	S 08°23'44" E 91.38'
C17	25.00'	9.18'	21°02'22"	S 47°07'27" W 9.13'
C18	25.00'	10.05'	23°01'39"	S 25°05'26" W 9.98'
C19	50.00'	116.72'	133°45'09"	S 80°27'11" W 91.97'
C20	25.00'	10.15'	23°15'34"	N 44°18'01" W 10.08'
C21	175.00'	131.93'	43°11'46"	N 77°31'40" W 128.83'
C22	225.00'	169.62'	43°11'35"	S 77°31'46" E 165.63'
C23	25.00'	38.16'	87°27'46"	N 80°20'09" E 34.56'
C24	25.00'	39.27'	90°00'00"	N 08°23'44" W 35.36'
C25	175.00'	139.68'	45°43'49"	N 76°15'39" W 136.00'
C26	225.00'	133.92'	34°06'07"	S 36°20'40" E 131.95'
C27	50.00'	76.33'	19°40'50"	S 75°44'09" E 130.38'
C28	50.00'	117.53'	134°40'50"	S 30°44'09" E 92.28'
C29	25.00'	39.27'	90°00'00"	N 08°23'44" W 35.36'
C30	275.00'	163.68'	34°06'07"	N 36°20'40" W 161.27'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 36°36'16" E	3.16'
L2	N 41°16'25" W	60.84'
L3	N 70°42'23" E	50.00'
L4	N 12°43'13" W	50.10'
L5	N 09°07'33" W	50.00'
L6	S 80°52'27" W	21.48'
L7	N 84°29'56" E	65.41'
L8	N 86°55'19" E	92.53'
L9	S 17°14'49" E	65.06'
L10	S 13°06'06" E	58.29'
L11	S 26°45'41" E	30.77'
L12	S 61°16'59" E	106.88'
L13	S 53°23'44" E	100.00'
L14	N 36°36'16" E	85.00'
L15	S 53°23'44" E	102.79'
L16	S 81°36'16" W	7.57'
L17	N 10°22'29" W	7.05'
L18	N 64°46'49" E	2.95'
L19	S 53°23'44" E	17.12'
L20	S 84°22'53" E	38.83'
L21	S 75°39'52" E	30.38'
L22	S 63°54'13" E	40.98'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,108 SQ. FT. / 0.0254 ACRES
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	16,770 SQ. FT. / 0.3850 ACRES
C	DRAINAGE, DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	83,989 SQ. FT. / 1.928 ACRES
TOTAL		101,867 SQ. FT. / 2.338 ACRES



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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCKS 1, 2, & 3	49.1
EXISTING ELEVATION INFORMATION	
NATURAL GROUND	ELEVATION
1% ANNUAL CHANCE FLOOD	46.0
0.2% ANNUAL CHANCE FLOOD	46.1

FINAL PLAT MERIDIANA SECTION 55B

BEING A SUBDIVISION OF 13.91 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

67 LOTS 3 BLOCKS 3 RESERVES (2.338 ACRES)

OWNER

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

FEBRUARY, 2025

ENGINEER/SURVEYOR



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