

Monday, March 16, 2026

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

Re: Meridiana Section 34D Final Plat
Letter of Recommendation to Approve
COIC Project No. 7785
Adico, LLC Project No. 710-26-002-011


Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Merdiana Section 34D Final Plat, received on or about March 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 final plat as submitted on March 10, 2026. Please provide at least two (2) sets of mylars and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Monday, March 30, 2026, for consideration at the April 7, 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: Rachel Patterson
Kayleen Rosser
File: 710-26-002-0011

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 34D, 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 34D 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.

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, thereto authorized by this _____ day of _____, 2026.

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 _____, 2026.

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

I, Charles Jurico, 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 Jurico, Registered Professional Land Surveyor
Texas Registration No. 6696

CITY OF IOWA COLONY APPROVAL

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 Hosoy
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
Demond 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 replot 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# 702-26-002-003

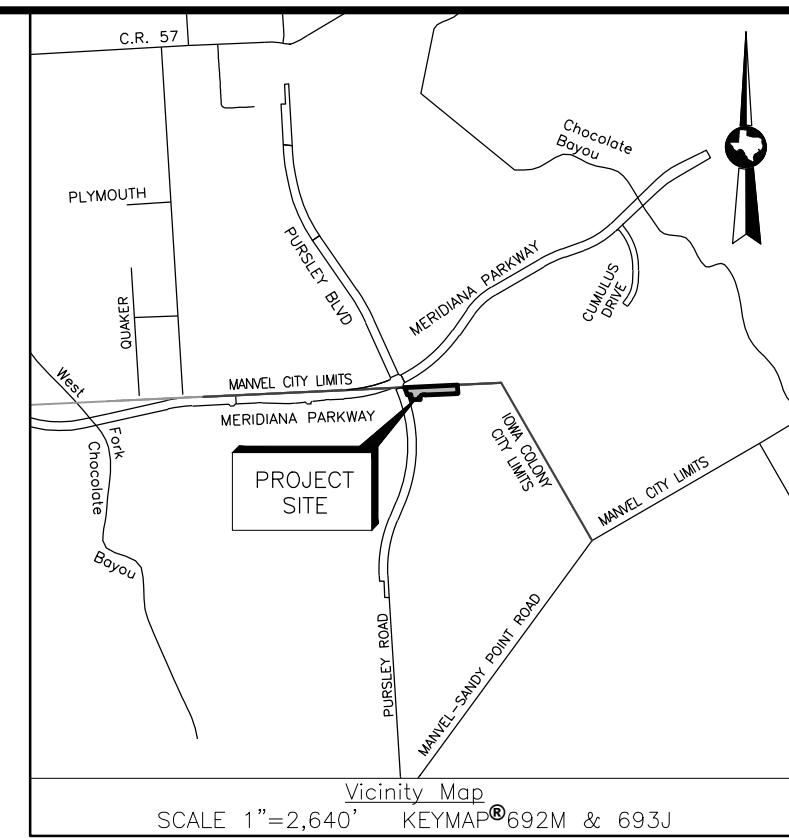
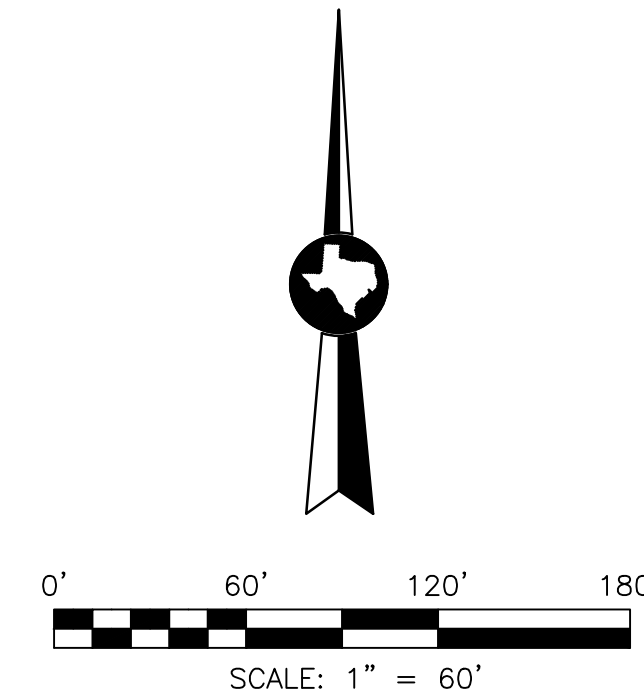
METES AND BOUNDS DESCRIPTION

MERIDIANA SECTION 34D
BEING 2.012 ACRES OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514
BRAZORIA COUNTY, TEXAS.

A DESCRIPTION OF A 2.012 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 2.012 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):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the easterly right-of-way line of Pursley Boulevard (120 feet wide) the southeast corner of Pursley Boulevard Phase 6B as per plat recorded under B.C.C.F. NO. 2023000520, common to the northeast corner of Meridiana Pursley Boulevard Phase 6A as per plat recorded under B.C.C.F. NO. 2022069506, the southwest corner of Reserve "A", Meridiana, Section 34A, as per plat recorded under B.C.C.F. NO. 2024053575, in the line being the Manvel City Limits and Alvin City Limits line as well as the recognized Survey Line between the said H. T. & B. R.R. Company Survey, Section 61, Abstract 282 and the H. T. & B. R.R. Company Survey, Section 54, Abstract 514;

- (1) THENCE, North 87°19'17" East, along the south line of said Reserve "A", the south line of Meridiana, Section 34A, a distance of 726.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northeast corner of the herein described tract;
(2) THENCE, South 02°40'43" East, for a distance of 113.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northeast corner of Meridiana Section 34B as per plat recorded under B.C.C.F. NO. 2023022138, the point of a non-tangent curve;
(3) THENCE, along the north line of said Meridiana Section 34B, in a westerly direction along the arc of a curve to the right having a radius of 175.00 feet, an arc length of 20.37 feet, an angle of 06°40'07", and a chord bearing South 83°59'14" West, for a distance of 20.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found the end of curve;
(4) THENCE, South 87°19'17" West, along the north line of said Meridiana Section 34B, for a distance of 423.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the point of a tangent curve;
(5) THENCE, continuing along the north line of said Meridiana Section 34B in a westerly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 9.18 feet, an angle of 21°02'22", and a chord bearing North 82°09'32" West, for a distance of 9.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found the point of a reverse curve;
(6) THENCE, continuing along the north line of said Meridiana Section 34B in a westerly direction in a westerly direction along the arc of a curve to the left having a radius of 50.00 feet, an arc length of 110.22 feet, an angle of 126°18'26", and a chord bearing South 45°12'26" West, for a distance of 89.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found the northeast corner of Lot 2 of said Meridiana Section 34B, point for the end of curve;
(7) THENCE, South 87°56'07" West, along the north line of said Meridiana Section 34B, the north line of said Lot 2, for a distance of 118.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northwest corner of Lot 2, in the east line of Reserve "A" of said Meridiana Section 34B;
(8) THENCE, North 07°00'52" West, along the east line of said Reserve "A" of said Meridiana Section 34B for a distance of 65.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle corner of said Reserve "A" of said Meridiana Section 34B;
(9) THENCE, North 29°12'27" West, continuing along the east line of said Reserve "A" of said Meridiana Section 34B for a distance of 6.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for a northeast corner of said Reserve "A" of said Meridiana Section 34B;
(10) THENCE, South 87°19'17" West, along the north line of said Reserve "A" of said Meridiana Section 34B for a distance of 46.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northwest corner of said Reserve "A" of said Meridiana Section 34B, in the east line of said Pursley Boulevard, the beginning of a non-tangent curve;
(11) THENCE, along the east line of said Pursley Boulevard, in a northerly direction along the arc of a curve to the left having a radius of 2,060.00 feet, an arc length of 105.63 feet, an angle of 02°56'16", and a chord bearing North 21°26'37" West, for a distance of 105.61 feet to the POINT OF BEGINNING and containing 2.012 acres of land.



BENCHMARK
NCS 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 34D

BEING A SUBDIVISION OF 2.012 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514,
IN THE CITY OF IOWA COLONY AND
IN THE CITY OF ALVIN,
BRAZORIA COUNTY, TEXAS.

20 LOTS 1 BLOCK 1 RESERVE (0.0875 ACRES)

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 916-2162

FEBRUARY, 2026

ENGINEER/SURVEYOR

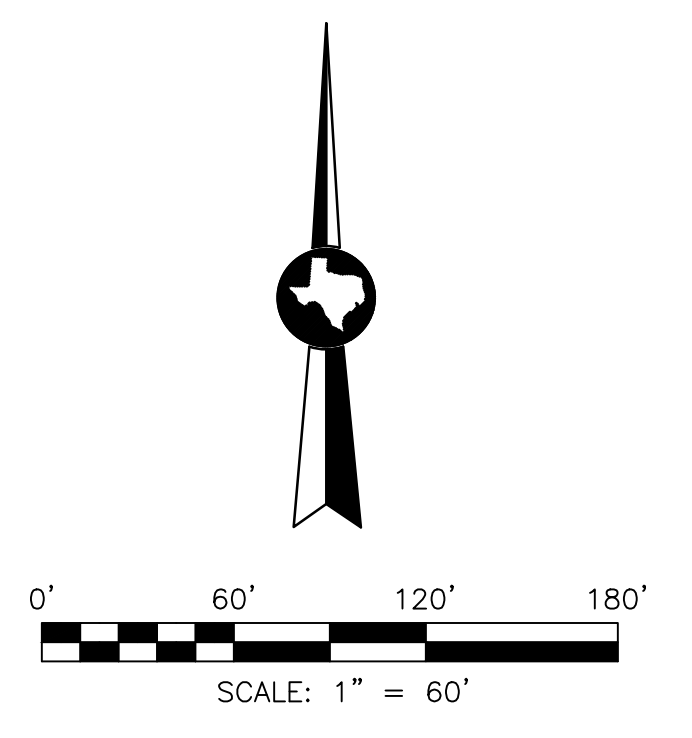
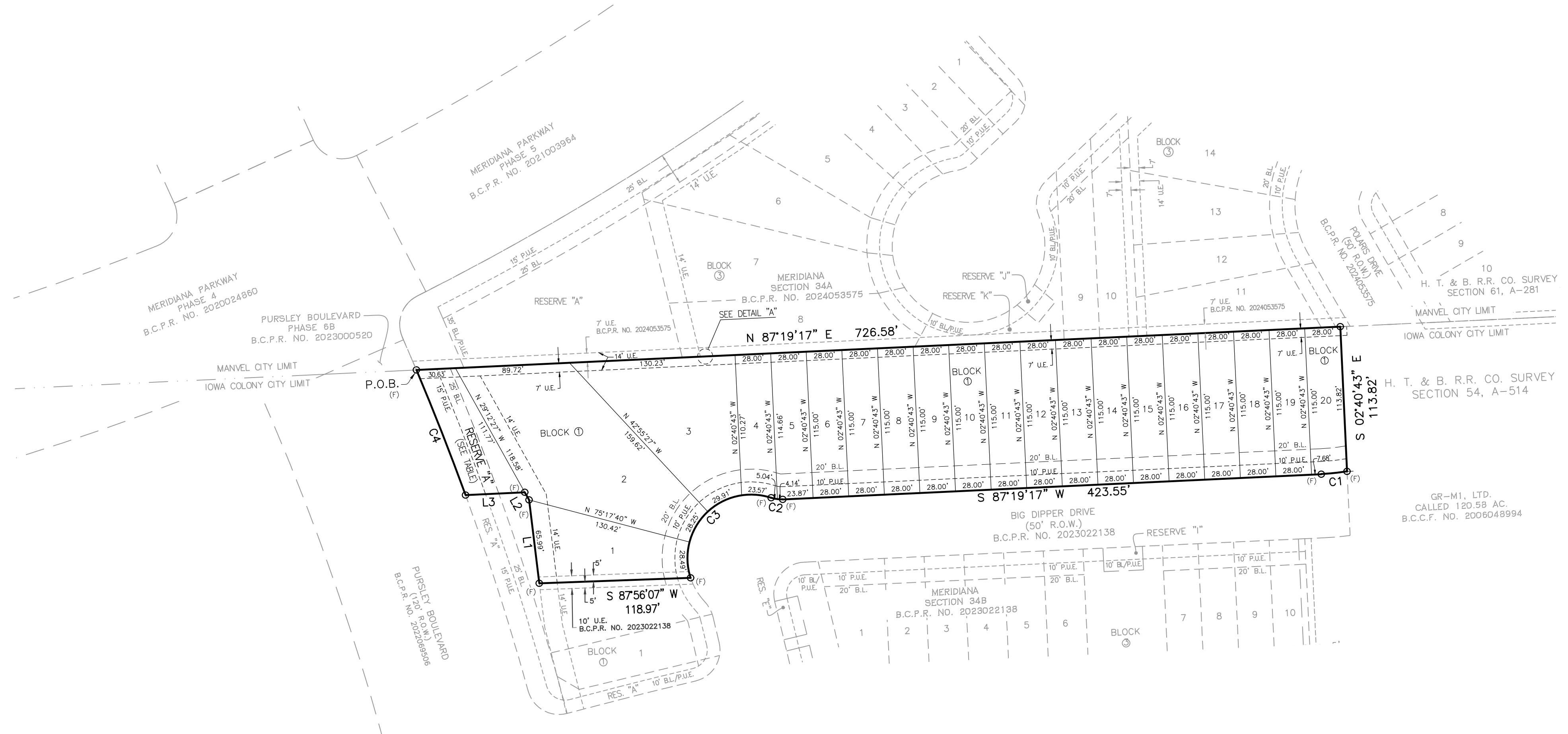
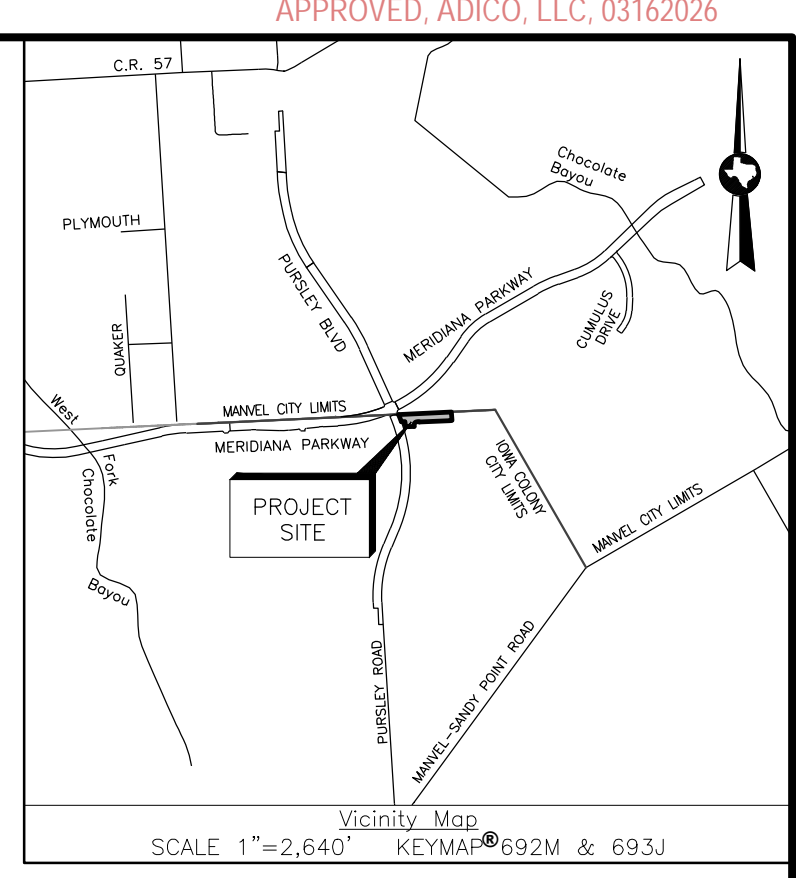


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

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 this plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- A- indicates Abstract
AC, indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.P.R. indicates Brazoria County Plat Records
Brs. indicates Bears
B.L. indicates Building Line
C.I.R. indicates Capped Iron Rod
FND. indicates Found
M.U.D. indicates Municipal Utility District
NTS indicates Not to scale
VOL. indicates Volume
PG. indicates Page
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
SQ. FT. indicates Square Feet
U.E. indicates Utility Easement
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- 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.
- This plat conforms to all terms and conditions of Meridiana PUD Amendment No. 4 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.
- 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 0.2% 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.
- 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 all reserves.
- All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
- Sidewalks shall be constructed as part of issuance of a building permit for each tract, if required.
- Storm drainage improvements, which may include detention, shall be provided at any time of permit, if any.
- 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 File number 2026008466 of the Brazoria County Clerk's Files.



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
BLOCK 1	50.0

EXISTING ELEVATION INFORMATION	
NATURAL GROUND	ELEVATION
1% ANNUAL CHANCE FLOOD	46.1
0.2% ANNUAL CHANCE FLOOD	46.5

FINAL PLAT MERIDIANA SECTION 34D

BEING A SUBDIVISION OF 2.012 ACRES OUT OF THE H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514, IN THE CITY OF IOWA COLONY AND IN THE CITY OF ALVIN, BRAZORIA COUNTY, TEXAS.

20 LOTS 1 BLOCK 1 RESERVE (0.0875 ACRES)

OWNER

GR-M1, LTD.
 A TEXAS LIMITED PARTNERSHIP
 1602 AVENUE D, SUITE 100
 KATY, TEXAS 77493
 PH (832) 916-2162

FEBRUARY, 2026

ENGINEER/SURVEYOR



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 HOUSTON, TEXAS 77042
 713-784-4500
 WWW.EHRAINCO.COM
 TBPE No. F-726
 TBPELS No. 10092300

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	178.00'	20.37'	6°40'07"	S 83°59'14" W	20.36'
C2	25.00'	9.18'	21°02'22"	N 82°09'32" W	9.13'
C3	50.00'	110.22'	126°18'26"	S 45°12'26" W	89.22'
C4	2,060.00'	105.63'	2°56'16"	N 21°26'37" W	105.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 07°00'52" W	65.99'
L2	N 29°12'27" W	6.81'
L3	S 87°19'17" W	46.58'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	3,813 SQ.FT. / 0.0875 ACRES
TOTAL		3,813 SQ.FT. / 0.0875 ACRES

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		

