



Thursday, December 18, 2025

Kaitlin Gile  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
[kgile@ehra.team](mailto:kgile@ehra.team)

Re: Meridiana Section 55C Final Plat  
Letter of Recommendation to Approve  
COIC Project No. 7368  
Adico, LLC Project No. 710-25-002-053

Dear Ms. Gile:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal of Meridiana Section 55C Final Plat received on or about December 8, 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 objections to the plat as submitted on December 8, 2025. Please provide two (2) mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than December 30, 2025, for consideration at the January 6, 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: Kayleen Rosser, COIC  
File: 710-25-002-053

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 55C, do hereby make and subdivide of and for the benefit of GR-M1, LTD., lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, 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 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 do hereby certify, that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision, Meridiana Section 55C when building setback lines or public utility easements are to be established outside of 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.

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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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 this 20 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 20 day of 20

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

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

"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."

## 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 CommissionLes Hosey  
Planning and Zoning Commission MemberBrenda Dillon  
Planning and Zoning Commission MemberBrian Johnson  
Planning and Zoning Commission MemberTerry Hayes  
Planning and Zoning Commission MemberRobert Wall  
Planning and Zoning Commission MemberDemond Woods  
Planning and Zoning Commission Member

Date

## APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E.,  
PresidentKerry L. Osburn  
Vice PresidentBrandon Middleton  
Secretary/TreasurerDinh V. Ho, P.E.  
District EngineerNote: Project field startup will start within 365 calendar days from date here shown. Continuous  
and reasonable field site work is expected.

BCCDD 5 ID# 702-25-002-043

METES AND BOUNDS DESCRIPTION  
MERIDIANA SECTION 55C  
BEING A 14.60 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 14.60 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY 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 14.60 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 southerly common corner of Reserve 'B', Block 1 of Meridiana Section 56 recorded under B.C.C.F. NO. 2022095674 and the east right-of-way line of Meridiana Pursey Phase 64 recorded under B.C.C.F. NO. 202209506 being in the southerly line of the said 120.58 acre tract common to the 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.);

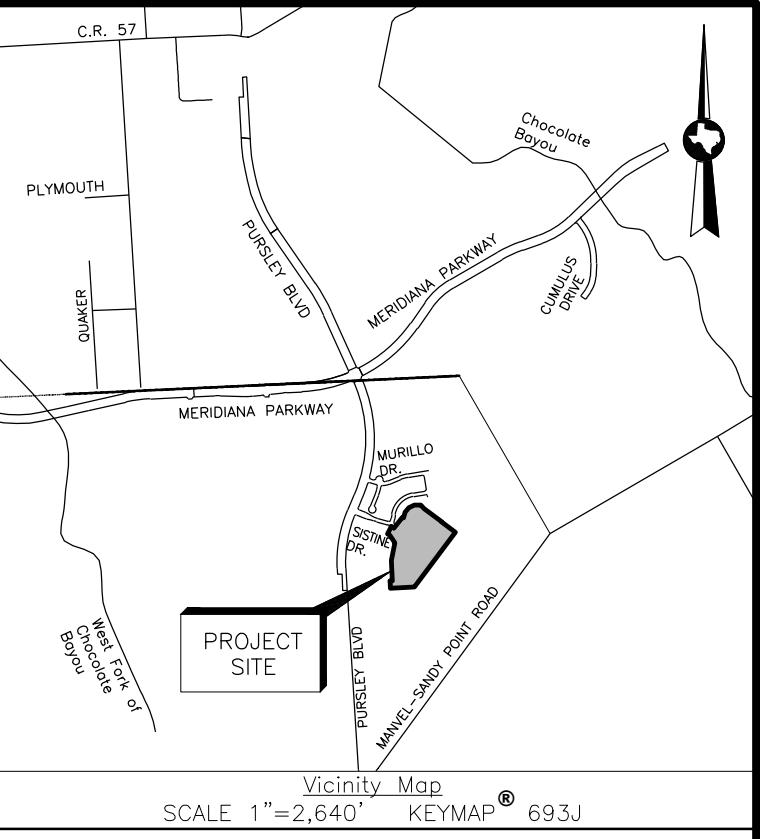
THENCE, North 87°10'00" East, with the southerly line of said 120.58 acre tract common to said Lulling Stone, Section 2, for a distance of 595.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the southerly corner of said Meridiana Section 56 and the POINT OF BEGINNING of the herein described tract;

THENCE, with the easterly line of said Meridiana section 56 the following six (6) courses and distances:

1. THENCE, North 02°50'00" 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;
2. THENCE, North 87°10'00" East, for a distance of 33.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
3. THENCE, North 03°04'23" West, for a distance of 282.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
4. THENCE, North 11°15'56" East, for a distance of 245.87 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
5. THENCE, North 61°04'14" West, for a distance of 124.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
6. THENCE, North 61°04'14" West, for a distance of 39.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" as per plat recorded under B.C.C.F. No. 2023052186;

THENCE, with the southwesterly line of said meridian Section 55A the following eight (8) courses and distances:

7. THENCE, North 28°13'18" East, for a distance of 115.25 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 southeasterly direction along the arc of a non-tangent curve to the right having a radius of 275.00 feet, on an arc length of 43.51 feet, an angle of 09°03'52", and a chord bearing South 57°14'46" East, for a distance of 43.46 feet to 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
9. THENCE, North 37°17'10" East, for a distance of 183.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
10. THENCE, South 81°06'23" East, for a distance of 21.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
11. THENCE, North 14°52'17" East, for a distance of 82.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
12. THENCE, North 40°16'18" East, for a distance of 80.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
13. THENCE, North 66°33'28" East, for a distance of 81.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
14. THENCE, North 89°54'21" East, for a distance of 88.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for an exterior corner of said Meridiana Section 55A;
15. THENCE, South 41°16'25" East, for a distance of 60.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
16. THENCE, South 53°23'44" East, 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;
17. THENCE, South 36°36'16" West, 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;
18. THENCE, South 53°23'44" East, for a distance of 241.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the northwesterly line of Lot 6 of the aforementioned Lulling Stone Section 2;
19. THENCE, South 36°36'16" West, with the common line between said Lulling Stone Section 2 and the aforementioned 120.58 acre tract for a distance of 940.50 feet to an aluminum disk found in concrete for corner;
20. THENCE, South 87°10'00" West, for a distance of 331.41 feet to the POINT OF BEGINNING and containing 14.60 acres of land.



## BENCHMARK:

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES 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 55C

BEING A SUBDIVISION OF 14.60 ACRES OUT OF THE  
H. T. AND B. R.R. COMPANY SURVEY, SECTION 54  
ABSTRACT NO. 514  
IN THE CITY OF IOWA COLONY,  
BRAZORIA COUNTY, TEXAS.

67 LOTS 2 BLOCKS 3 RESERVES (3.360 ACRES)

## OWNER

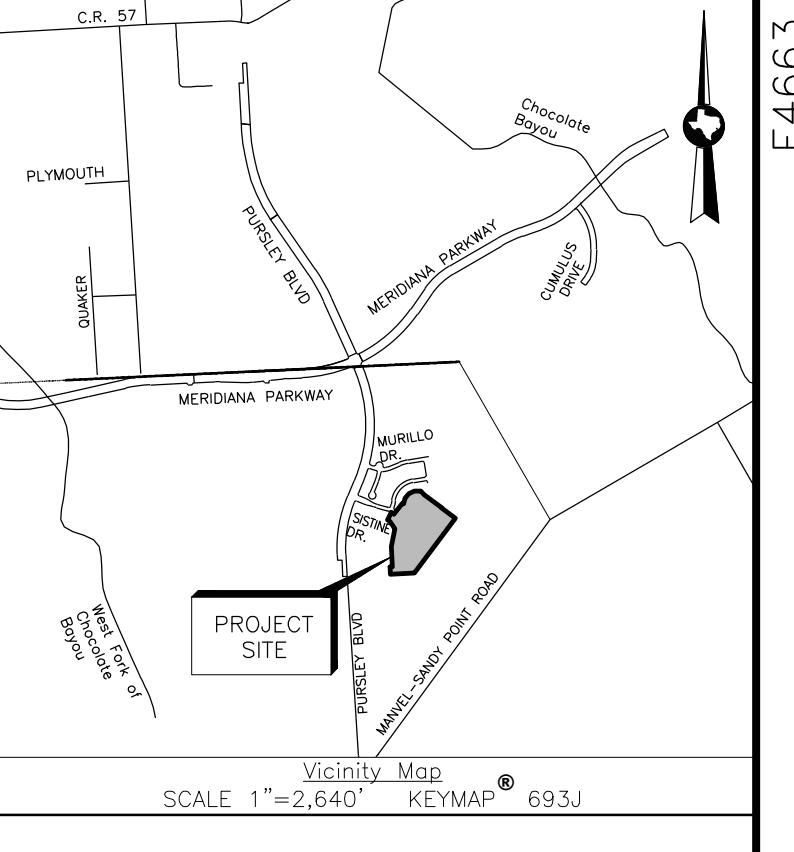
GR-M1, LTD.  
A TEXAS LIMITED PARTNERSHIP  
1602 AVENUE D, SUITE 100  
KATY, TEXAS 77493  
PH (832) 916-2162

DECEMBER, 2025

## ENGINEER/SURVEYOR



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



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

**DECEMBER, 2025**

**ENGINEER/SURVEYOR**  
EHRA  
ENGINEERING THE FUTURE SINCE 1936

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TBPE No. F-726  
TBPELS No. 10092300