

Monday, September 16, 2024

Brad Sweitzer
EHRA Engineering, LLC
10011 Meadowglen Lane
bsweitzer@ehra.com

Re: Meridiana Section 55C Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 4638
Adico Project No. 16007-3-390

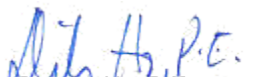
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 55C Preliminary Plat, received on or about September 10, 2024. 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 preliminary plat as resubmitted on September 10, 2024. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 23, 2024, for consideration at the October 1, 2024, 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
Robert Hemminger
File: 16007-2-390

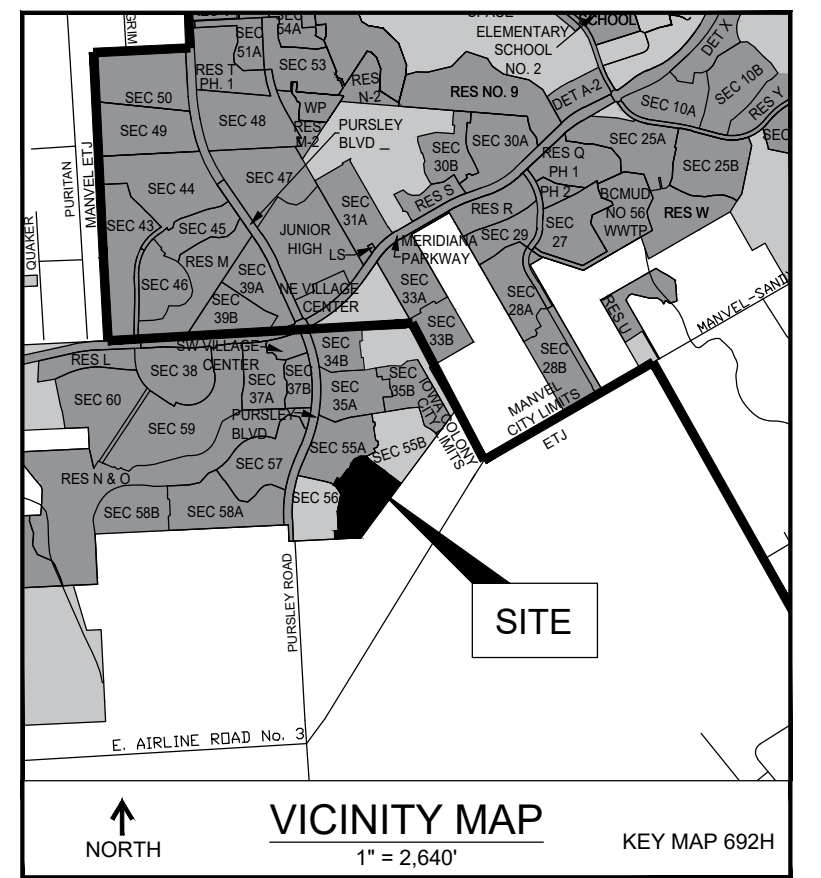
GENERAL NOTES:

- 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.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.
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.
RES. indicates Reserve.
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, Brazoria County M.U.D. No. 55, and Brazoria County Drainage District #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, Home Owners 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'.
- 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.
- This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 4.
- Drainage plans to be provided prior to final plat submittal.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 55C 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 approval and acceptance of the Meridiana Section 55B plat for secondary point of ingress/egress.

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,188.56	0.03
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	25,990.94	0.59
C	DRAINAGE, DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	122,468.28	2.81
TOTAL		149,247.78	3.43

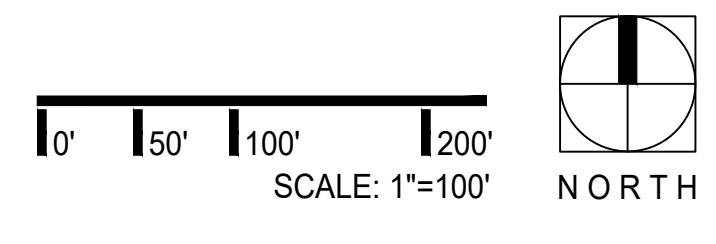
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	275.00'	43.51'	S 57°14'46" E	43.46'

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 37°17'10" E	183.72'
L2	N 81°06'23" E	21.31'
L3	N 14°52'17" E	82.27'
L4	N 40°07'17" E	40.33'
L5	N 40°29'17" E	40.42'
L6	N 60°33'28" E	81.56'
L7	N 89°54'21" E	88.91'
L8	S 41°18'25" E	60.84'
L9	S 36°36'16" W	3.16'
L10	N 02°50'00" W	120.00'
L11	N 87°10'00" E	51.52'
L12	N 33°17'23" W	124.42'
L13	N 61°07'16" W	39.08'
L14	N 28°13'18" E	115.29'



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 55C Preliminary Plat
 A Subdivision of 14.67 acres out of the H.T. & B. R.R. Co. Survey, Section 54, A-514, City of Iowa Colony, Brazoria County, Texas
 67 Lots, 2 Blocks and 3 Reserves
 Owner: GR-M1, LTD., a Texas Limited Partnership

EHRA
 ENGINEERING THE FUTURE SINCE 1936
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRATEAM.COM
 TBPE No. F-726
 TBPLS No. 10092300

September 10, 2024

EHRA JOB NO. 081-011-55-03
 No warranty or representation of intended use, design or proposed improvements are made hereon. All Plans for land or facilities are subject to change without notice.

P:\081-011-55-03\PLAT\Meridiana_Sec_55C_Pplat_Rev.dwg Sep. 10, 2024 - 10:21am Edited by: mturnillo