

Friday, July 21, 2023

Kaitlin Gile
EHRA Inc.
10555 Westoffice Dr.
Houston, TX 77042

Re: Meridiana Section 37B Amending Plat
Letter of Recommendation to Approve
COIC Project No. 2674
Adico, LLC Project No. 16007-2-309

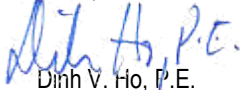
Dear Ms. Gile;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 37B Amending Plat No. 1 plat package received on or about July 21, 2023. 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 resubmitted on July 21, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, July 26, 2023, for consideration at the August 1, 2023, Planning and Zoning meeting.

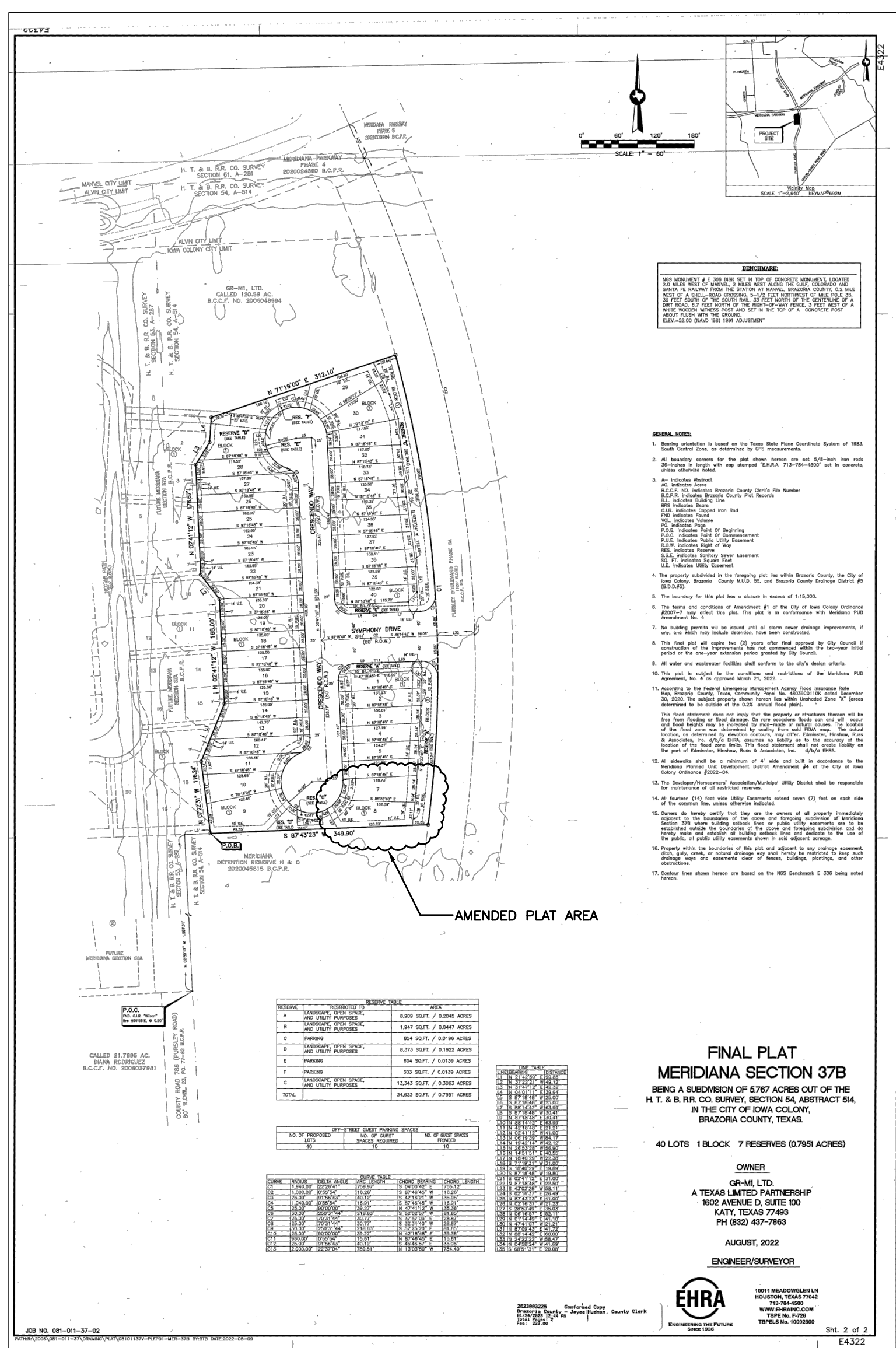
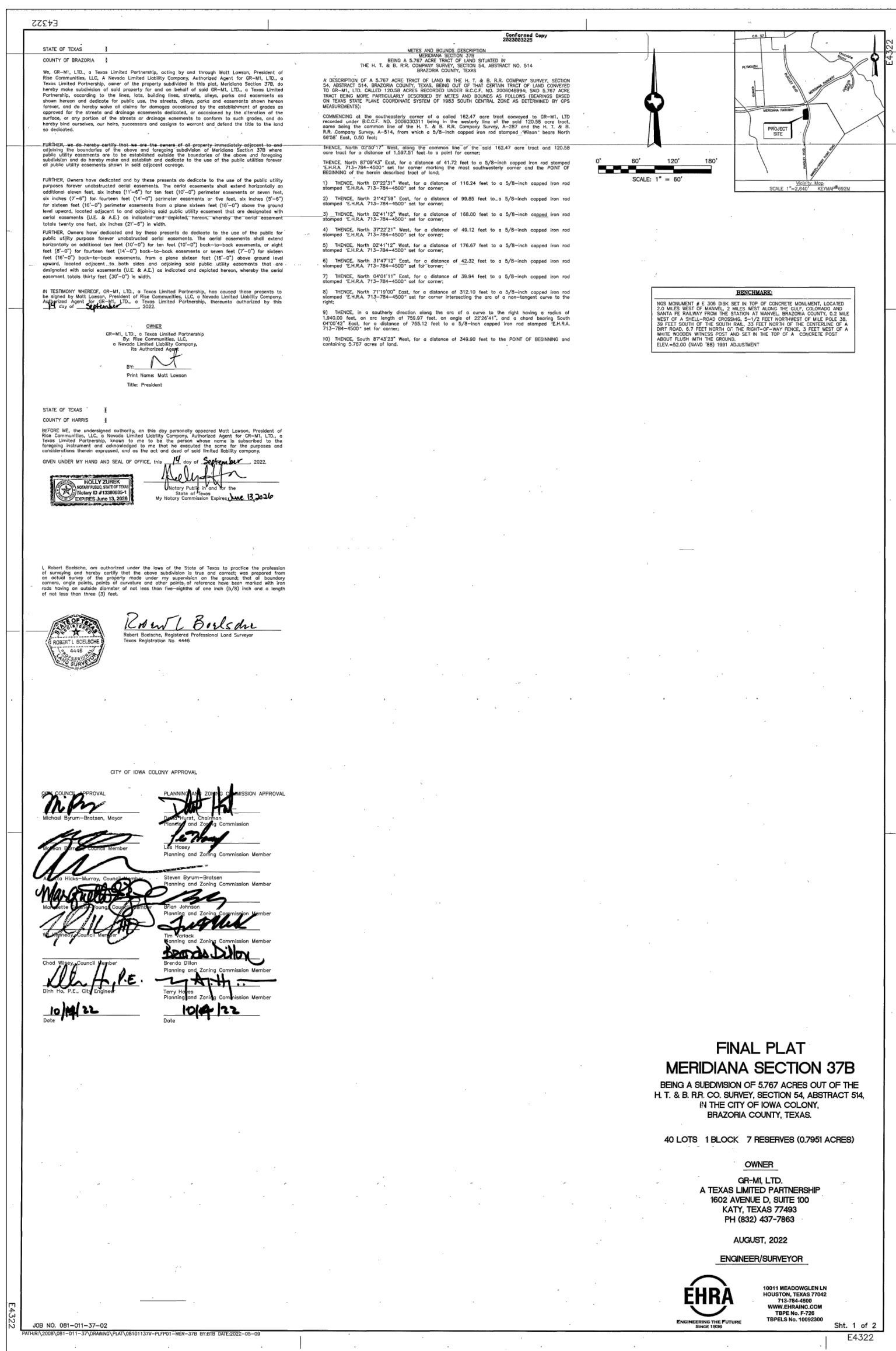
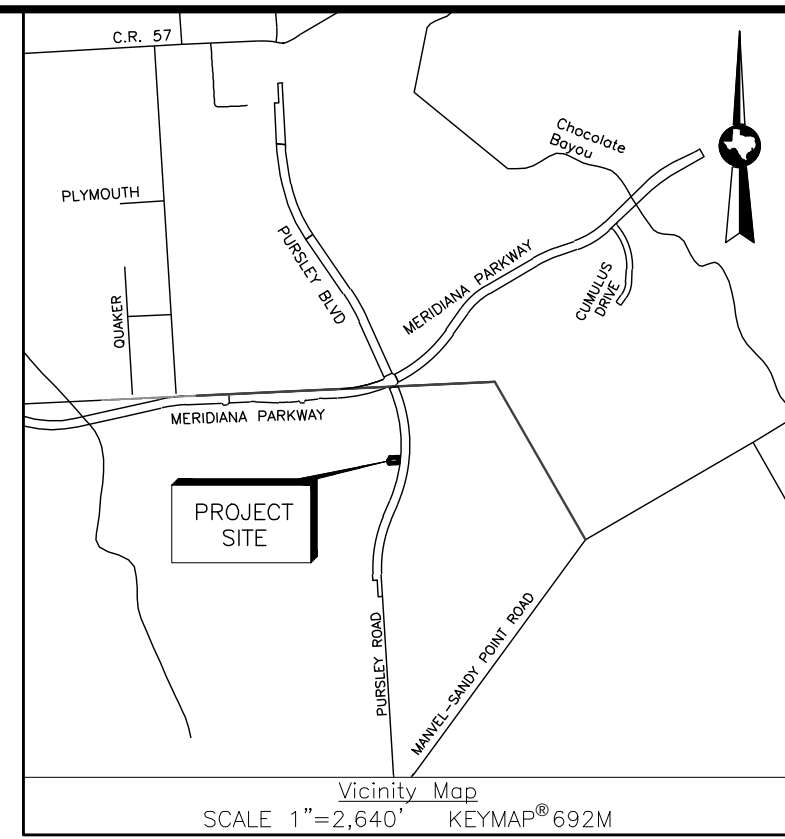
Should you have any questions, please do not hesitate to contact our office.

Sincerely,
Adico, LLC



Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-309



AMENDED PLAT OF MERIDIANA SECTION 37B

BEING AN AMENDED PLAT OF MERIDIANA
SECTION 37B IN THE CITY OF IOWA COLONY,
AS RECORDED AT B.C.C.F. NO. 2023003225
BRAZORIA COUNTY, TEXAS.

PURPOSE OF AMENDING PLAT:
TO REVISE A COMMON LOT LINE BETWEEN LOT 7
AND LOT 8 IN BLOCK 1

OWNER

CHESMAR HOMES, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
17220 KATY FREEWAY, SUITE 130,
HOUSTON, TEXAS 77094
PH (281) 850-7049

JULY, 2023

ENGINEER/SURVEYOR



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

STATE OF TEXAS
COUNTY OF BRAZORIA

We, Chesmar Homes, LLC, a Texas Limited Liability Company, acting by and through Jeff Johnson, Division President of Chesmar Homes, LLC, A Texas Limited Liability Company, owner (or owners) hereinafter referred to as Owners (whether one or more) of the property directly affected by this Amended Plat, being a portion of Meridiana Section 37B, as recorded under Brazoria County Clerk's Document No. 2023003225, as indicated hereon, do hereby consent to this amended plat for the purposes herein expressed.

IN TESTIMONY WHEREOF, Chesmar Homes, LLC, a Texas Limited Liability Company, has caused these presents to be signed by Jeff Johnson, Division President of Chesmar Homes, LLC, A Texas Limited Liability Company, thereunto authorized by this _____ day of _____, 2023.

OWNER

Chesmar Homes, LLC,
a Texas Limited Liability Company

BY: _____
Print Name: Jeff Johnson
Title: Division President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Johnson, Division President of Chesmar Homes, LLC, A Texas Limited Liability Company, 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 _____, 2023.

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

I, Robert Boelsche, 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.

"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."

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

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Wil Kennedy, Mayor

McLean Barnett, Council Member

Arnetta Hicks-Murray, Council Member

Marquette Greene-Scott, Council Member

Timothy Varlack, Council Member

Steven Byrum-Bratsen, Council Member

Sydney Hargroder, 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

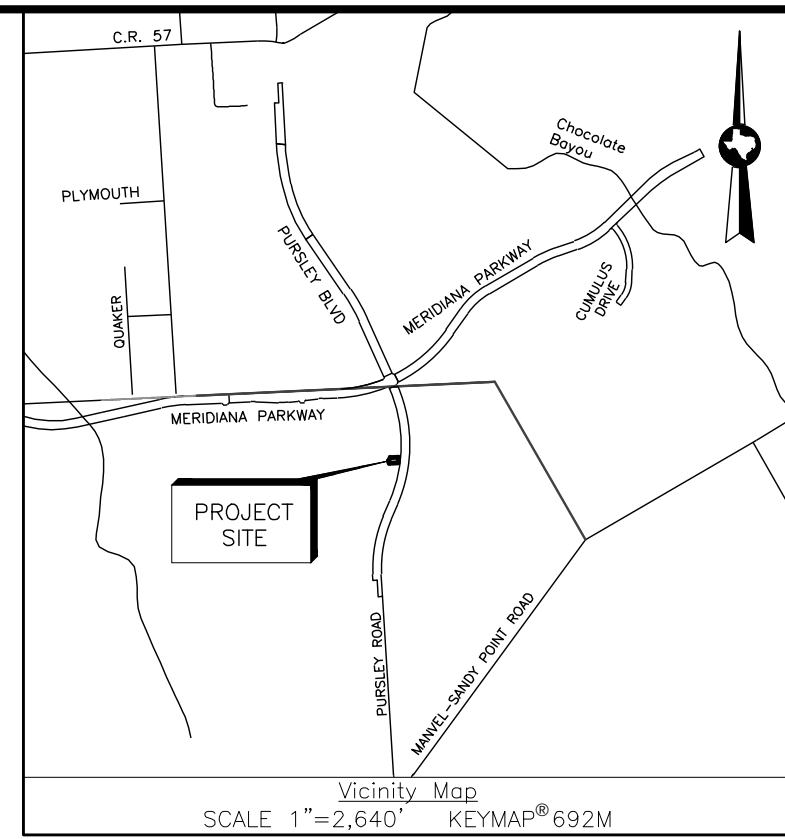
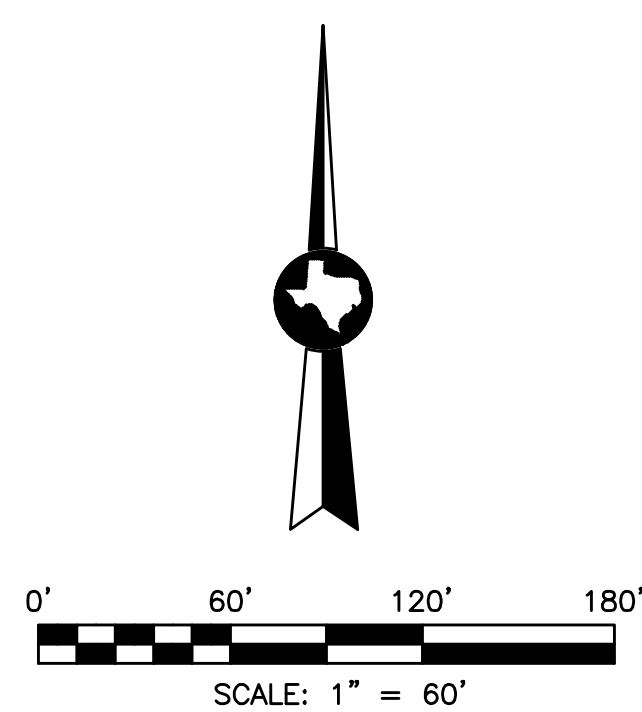
Warren Davis Jr.
Planning and Zoning Commission Member

Date

METES AND BOUNDS DESCRIPTION
AMENDED MERIDIANA SECTION 37B
BEING A 9,991 SQUARE FOOT (0.2294 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 9,991 SQUARE FOOT (0.2294 ACRE) TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 7 AND 8 IN BLOCK 1 OF MERIDIANA SECTION 37B A SUBDIVISION AS PER PLAT RECORDED UNDER FILE NUMBER 2023003225 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R. NO.); SAID 9,991 SQUARE FOOT (0.2294 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):

- BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the southeast corner of said Lot 8 common to Reserve "A" in said Block 1 of Meridiana Section 37B;
- 1) THENCE, South 87°43'23" West, along the southerly line of said lot 8 for a distance of 120.23 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the southwest corner of said Lot 8;
 - 2) THENCE, North 28°53'49" West, for a distance of 35.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the arc of curve being the easterly right-of-way line of Crescendo Way (50-foot wide) as per said plat of Meridiana Section 37B;
 - 3) THENCE, in a northerly direction along the said easterly right-of-way line with the arc of said curve to the left having a radius of 50.00 feet, an arc length of 55.67 feet, an angle of 63°47'23", and a chord bearing North 29°12'30" East, for a distance of 52.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;
 - 4) THENCE, North 02°41'12" West, continuing along said easterly right-of-way line for a distance of 2.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a westerly common corner of the aforementioned Lot 7 and Lot 6 in Block 1 of said Meridiana Section 37B;
 - 5) THENCE, North 87°18'48" East, for a distance of 118.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an easterly common corner of said Lot 6 and Lot 7;
 - 6) THENCE, South 03°03'46" West, for a distance of 28.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point in the easterly line of said Lot 7;
 - 7) THENCE, South 08°16'57" West, for a distance of 52.11 feet to the POINT OF BEGINNING and containing 9,991 square feet (0.2294 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 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

**AMENDED PLAT OF
MERIDIANA SECTION 37B**

BEING AN AMENDED PLAT OF MERIDIANA SECTION 37B IN THE CITY OF IOWA COLONY, AS RECORDED AT B.C.C.F. NO. 2023003225 BRAZORIA COUNTY, TEXAS.

PURPOSE OF AMENDING PLAT:
TO REVISE A COMMON LOT LINE BETWEEN LOT 7 AND LOT 8 IN BLOCK 1

OWNER

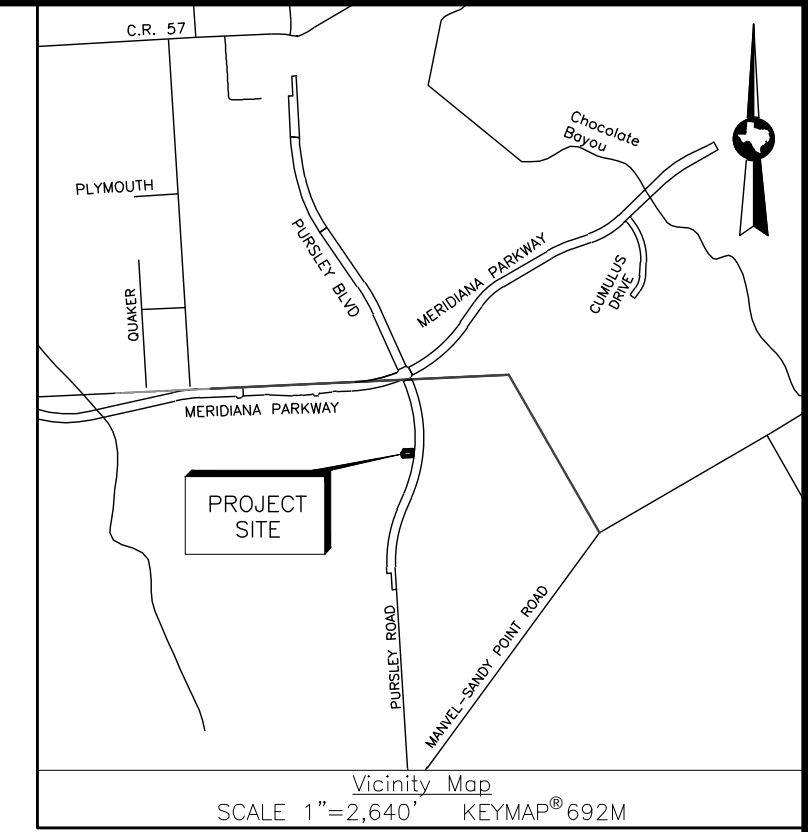
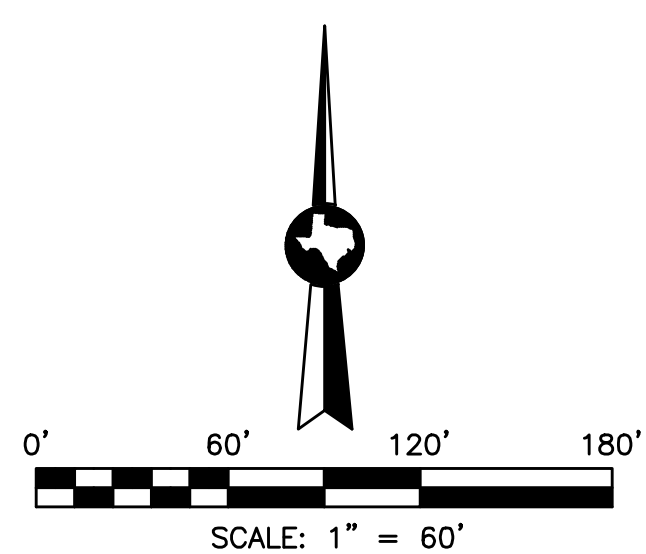
CHESMAR HOMES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
17220 KATY FREEWAY, SUITE 130,
HOUSTON, TEXAS 77094
PH (281) 850-7049

JULY, 2023

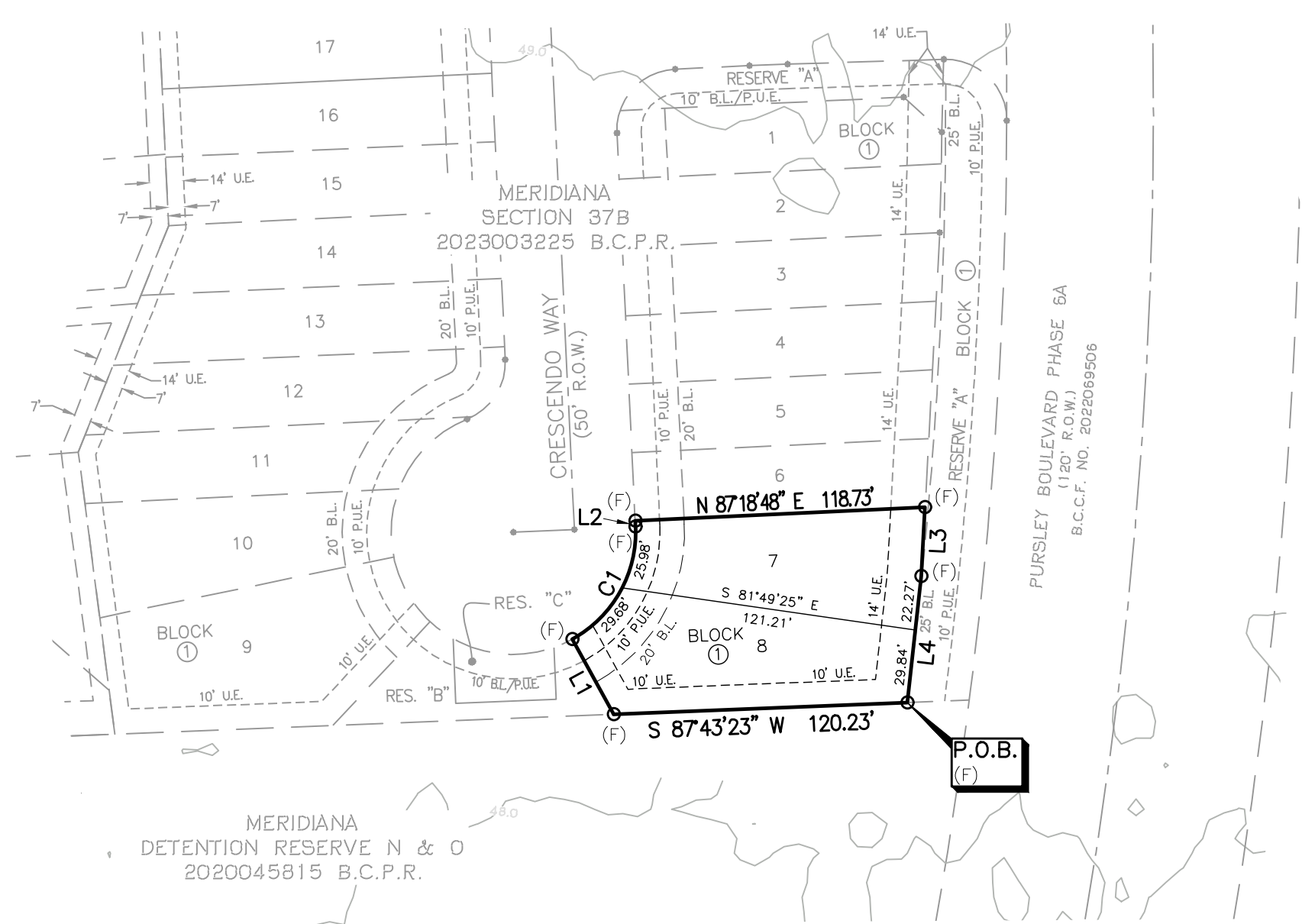
ENGINEER/SURVEYOR



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



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



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 hereon 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
 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
 P.O.B. indicates Point Of Beginning
 P.U.E. indicates Public Utility Easement
 R.O.W. indicates Right of Way
 RES. indicates Reserve
 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, 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.
- 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 Meridiana PUD Amendment No. 4.
- 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 Agreement, 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 dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 0.2% annual 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 E.H.R.A. 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 E.H.R.A.
- 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 restricted reserves.
- All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
- 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 37B 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.
- 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.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- This plat is subject to easements and building lines as reflected on the plat recorded under Brazoria County Clerk's File Number 2023003225.
- This plat is subject to an Agreement for underground electric service recorded under Brazoria County Clerk's File Number 2023015799.
- This plat is subject to a Short Form Blanket Easement for Certain Utilities recorded under Brazoria County Clerk's File Number 2023019159.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°53'49" W	35.03
L2	N 02°41'12" W	2.32
L3	S 03°03'46" W	28.14
L4	S 06°16'57" W	52.11

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	63°47'23"	55.67'	N 29°12'30" E	52.64'

**AMENDED PLAT OF
 MERIDIANA SECTION 37B**
 BEING AN AMENDED PLAT OF MERIDIANA SECTION 37B IN THE CITY OF IOWA COLONY, AS RECORDED AT B.C.C.F. NO. 2023003225 BRAZORIA COUNTY, TEXAS.

PURPOSE OF AMENDING PLAT:
 TO REVISE A COMMON LOT LINE BETWEEN LOT 7 AND LOT 8 IN BLOCK 1

OWNER

CHESMAR HOMES, LLC,
 A TEXAS LIMITED LIABILITY COMPANY
 17220 KATY FREEWAY, SUITE 130,
 HOUSTON, TEXAS 77094
 PH (281) 850-7049

JULY, 2023

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
 HOUSTON, TEXAS 77042
 713-784-4500
 E.H.R.A. TEAM
 TBPE No. F-726
 TBPELS No. 10092300