

EXTENSION OF APPROVAL LETTER

VIA E-MAIL: engineering@adico-llc.com

DATE: August 6, 2025

TO: Loan Allen - Adico Consulting Engineers, LLC

FROM: EHRA/Michael Turzillo
Assistant Project Manager – Planning & Visioning

EXTENSION OF APPROVAL LETTER: Meridiana Section 55C

EHRA Engineering is requesting an extension of approval for the preliminary plat of Meridiana Section 55C. This plat was approved by Iowa Colony City Council on 10/14/2024 and will expire on 10/14/2025. Please include this item on the 9/15/2025 City Council agenda and allow an extension of approval of six months.

See the attached preliminary plat of Meridiana Section 55C for your reference and let me know if you require anything further to facilitate this request (six months).

Regards,



Michael Turzillo,
Assistant Project Manager – Planning & Visioning
EHRA

GENERAL NOTES:

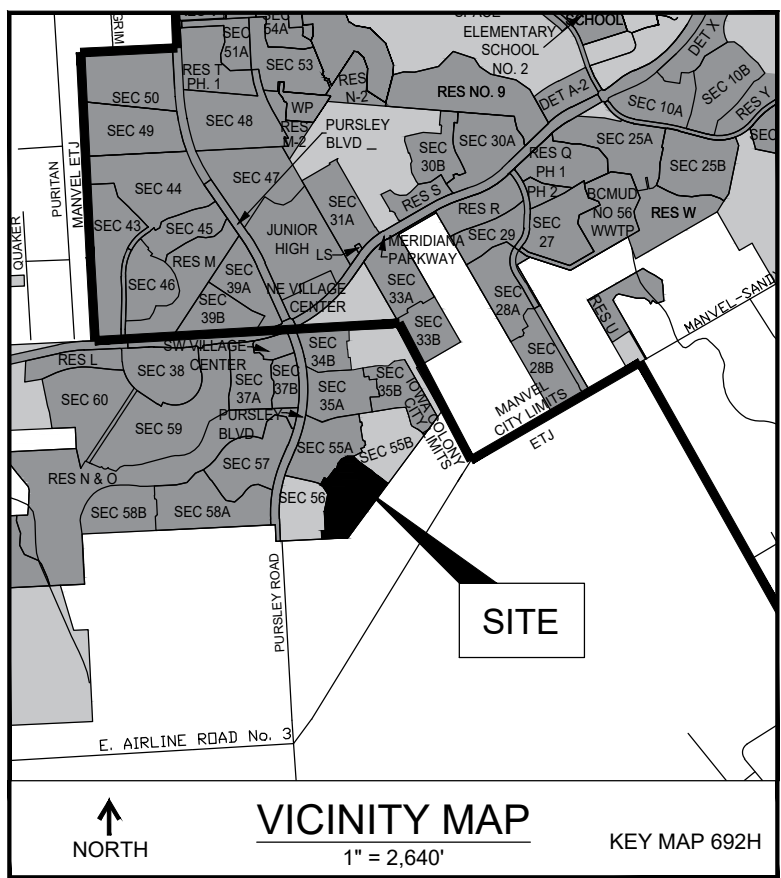
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale 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. db/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. db/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.
P.G. 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	25,590.94	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 87°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°25'17" E	40.42'
L6	N 60°33'28" E	81.56'
L7	N 89°54'21" E	88.91'
L8	S 41°16'25" 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

0' 50' 100' 200'
SCALE: 1"=100'



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

September 10, 2024



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRA.ORG
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO.
081-011-55-03

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.