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Houston, Texas 77042  
713.784.4500  
EHRAinc.com

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**To:** City of Iowa Colony  
Attn: City Council  
**From:** Kaitlin Gile, Platting Coordinator  
**Date:** March 22<sup>nd</sup>, 2023  
**Subject:** Meridiana Section 35A Preliminary Plat Approval Extension Request

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On behalf of GR-M1, LTD., a Texas Limited Partnership, I hereby request a six (6) month extension of the preliminary plat approval for Meridiana Section 35A. This plat was approved by the City of Iowa Colony City Council on April 18<sup>th</sup>, 2022. I am requesting that the preliminary plat approval be extended until October 18<sup>th</sup>, 2023. I respectfully request that this extension request be placed on the April 3<sup>rd</sup>, 2023 City Council agenda if possible.

Page two (2) of this letter is a copy of the plat as approved.

Please let me know if you have any questions or need anything else.

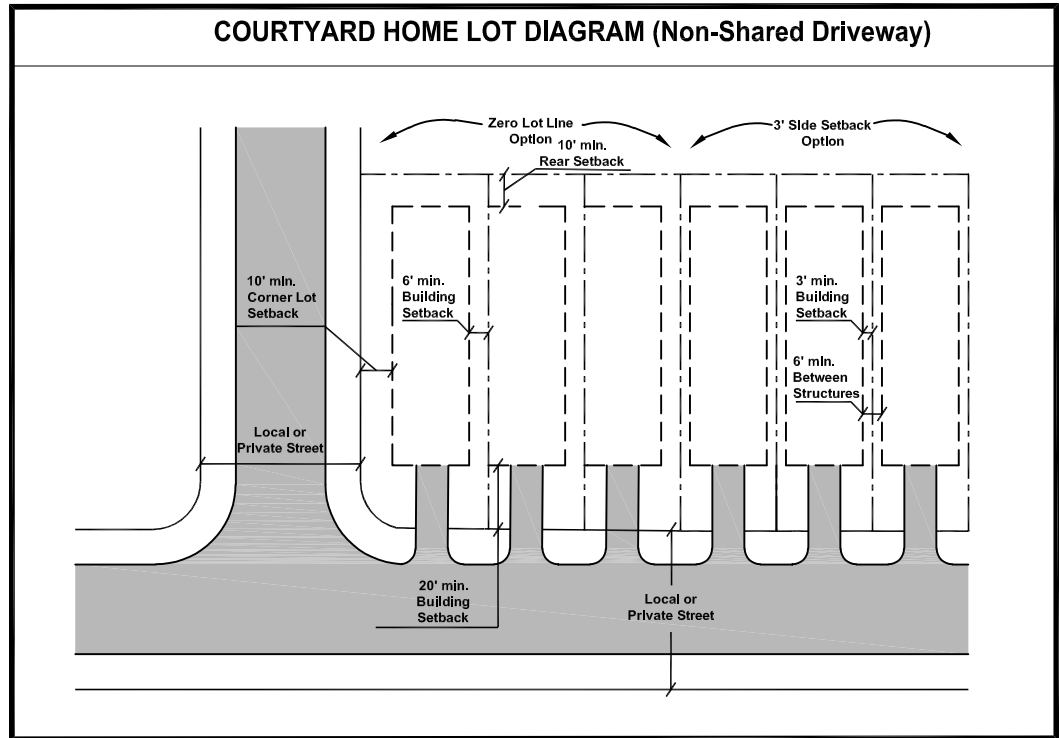
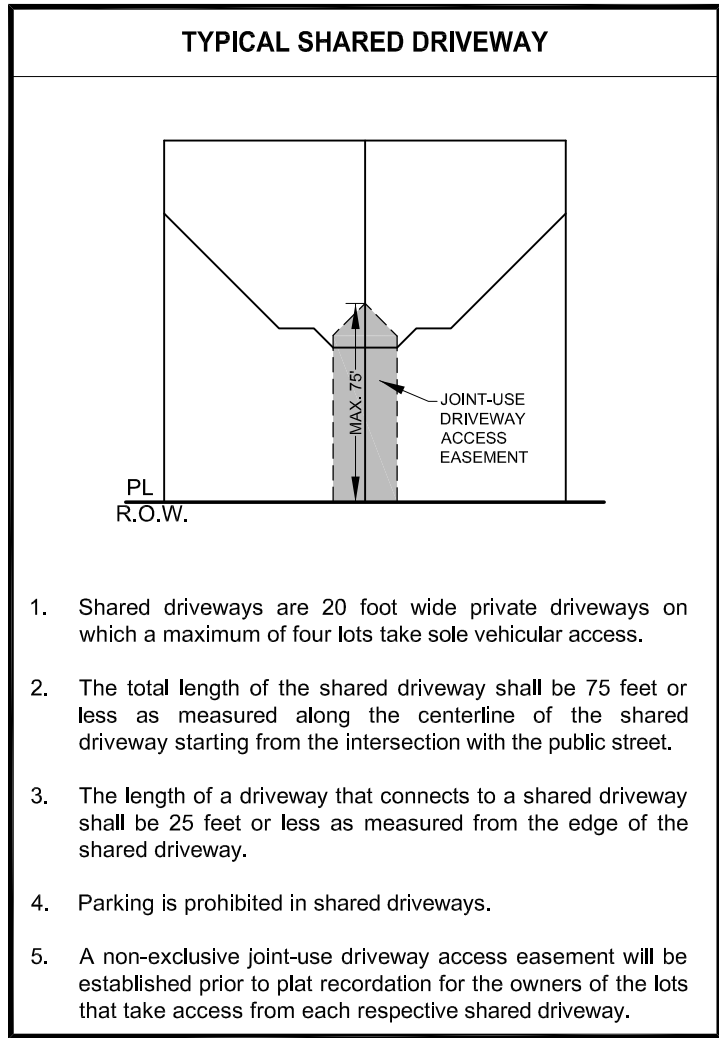
Thank you,

*Kaitlin Gile*

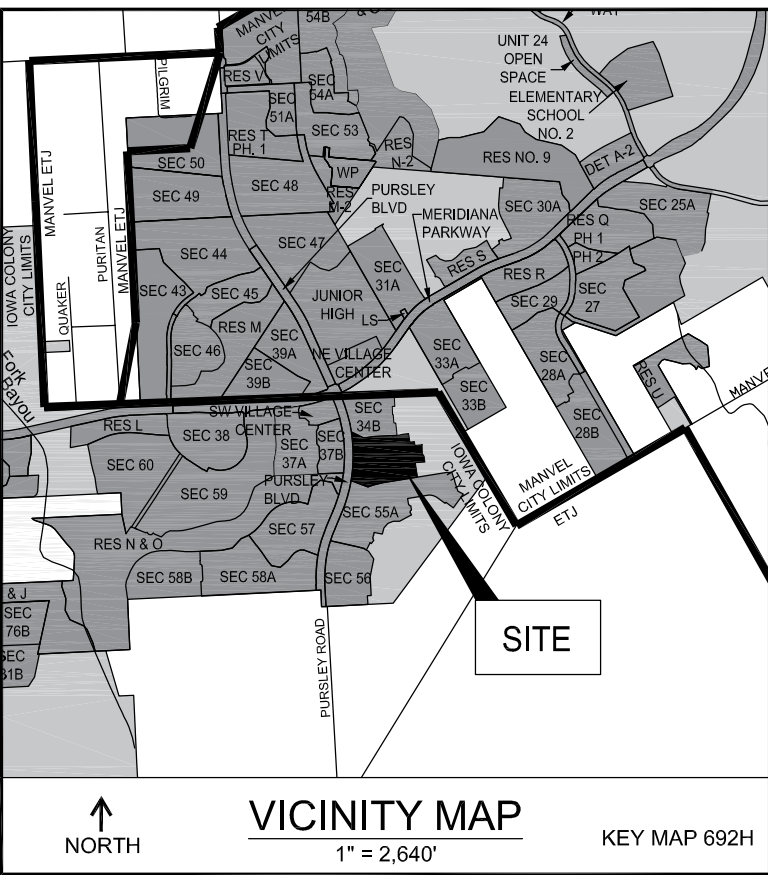
Kaitlin Gile  
Platting Coordinator  
713-784-4500  
[kgile@ehra.team](mailto:kgile@ehra.team)



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OFF-STREET GUEST PARKING SPACES			
NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED WITHIN R.O.W.	NO. OF GUEST SPACES PROVIDED OUTSIDE R.O.W.
96	24	16	15



#### 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. 48039C0110K and 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.L. Indicates Building Line.  
D.E. Indicates Drainage Easement.  
E.A.E. Indicates Emergency Access Easement.  
M.H. Indicates Manhole.  
NO. Indicates Number.  
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.  
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.  
X 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, Alvin Independent School District, 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/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- 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 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.
- 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 35A 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 easement shown in said adjacent acreage.
- The emergency access provided must be 20-feet in width and have a load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and vest in the dedicator, his heirs, assigns, or successors.
- This plat is subject to the Development Agreement for Meridiana PUD Amendment No. 4.
- All front lot maintenance within this section shall be performed by the Homeowners Association per Meridiana PUD Amendment No. 4.
- A courtyard home that utilizes a shared driveway and has frontage on a public street is prohibited from having fencing that blocks the facade of the home from the street face.
- If lots do not utilize a shared driveway, lots may have a zero (0) foot side setback on one of the interior lot lines or three (3) feet side setbacks on both sides at the discretion of the developer, but all homes shall be separated by a minimum of six (6) feet.
- All courtyard lots shall take access from private driveways and not public R.O.W.

**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 28, 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 98) 1981 ADJUSTMENT



RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,769.91	0.18
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	14,473.36	0.33
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	9,752.21	0.22
D	PARKING	758.51	0.02
E	PARKING	573.50	0.01
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,717.90	0.09
G	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,081.69	0.05
H	PARKING	758.50	0.02
I	PARKING	758.50	0.02
TOTAL		40,644.09	0.93

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 87°19'17" E	45.10'
L2	N 80°39'15" E	86.00'
L3	N 85°33'45" E	79.72'
L4	N 79°30'30" E	60.26'
L5	N 80°30'26" E	73.53'
L6	S 07°58'50" E	131.58'
L7	N 82°01'10" E	64.34'
L8	S 07°58'50" E	50.00'
L9	N 82°01'10" E	36.80'
L10	S 02°58'21" E	124.96'
L11	S 25°17'49" E	62.70'
L12	S 10°05'05" E	58.45'
L13	S 87°01'39" W	121.85'
L14	S 08°09'13" E	14.94'
L15	N 80°52'27" W	9.59'
L16	S 74°53'59" W	87.48'
L17	S 65°01'05" W	43.30'
L18	S 72°37'14" W	82.61'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	475.00'	60.31'	N 85°39'24" E	60.20'
C2	60.00'	17.95'	S 30°58'58" W	17.88'
C3	2000.00'	667.53'	N 00°05'35" E	664.61'



**Meridiana Section 35A** A Subdivision of 13.24 acres out of the H.T. & B. R.R. Co. Survey, Section 54, A-514, City of Iowa Colony, Brazoria County, Texas.

96 Lots, 3 Blocks and 9 Reserves

Owner: GR-M1, LTD., a Texas Limited Partnership

August 31, 2022



ENGINEERING THE FUTURE SINCE 1936

EHRA JOB NO. 081401T-36-01

10011 MEADOWGLEN LANE  
HOUSTON, TEXAS 77042  
WWW.EHRAINC.COM  
TBP# N- F- 726  
TBP# L No. 10092300