



10011 Meadowglen Ln.
Houston, Texas 77042
713.784.4500
EHRAinc.com

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

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 35B. This plat was approved by the City of Iowa Colony City Council on May 16th, 2022. I am requesting that the preliminary plat approval be extended until November 16th, 2023. I respectfully request that this extension request be placed on the April 3rd, 2023 City Council agenda if possible.

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

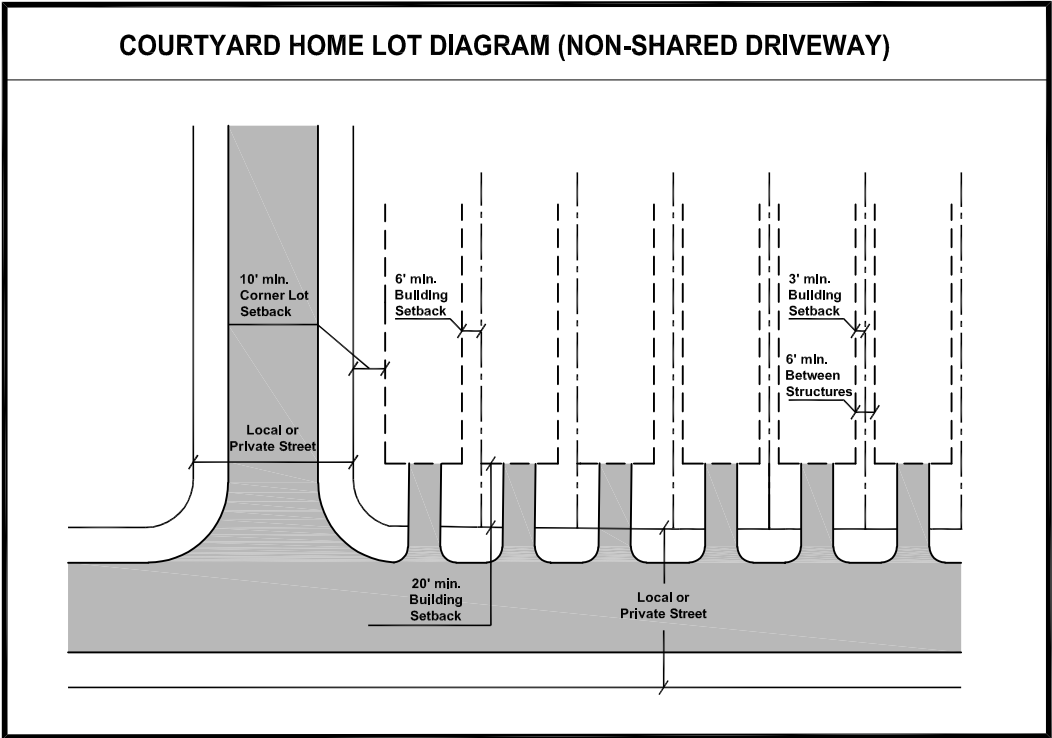
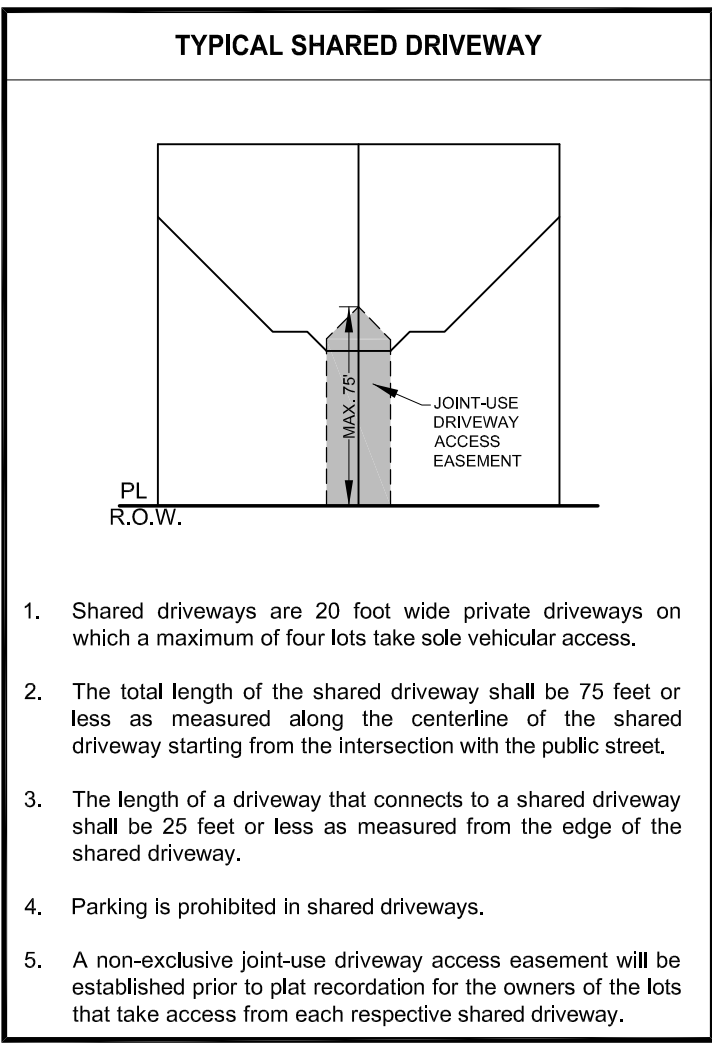
Please let me know if you have any questions or need anything else.

Thank you,

Kaitlin Gile

Kaitlin Gile
Platting Coordinator
713-784-4500
kgile@ehra.team

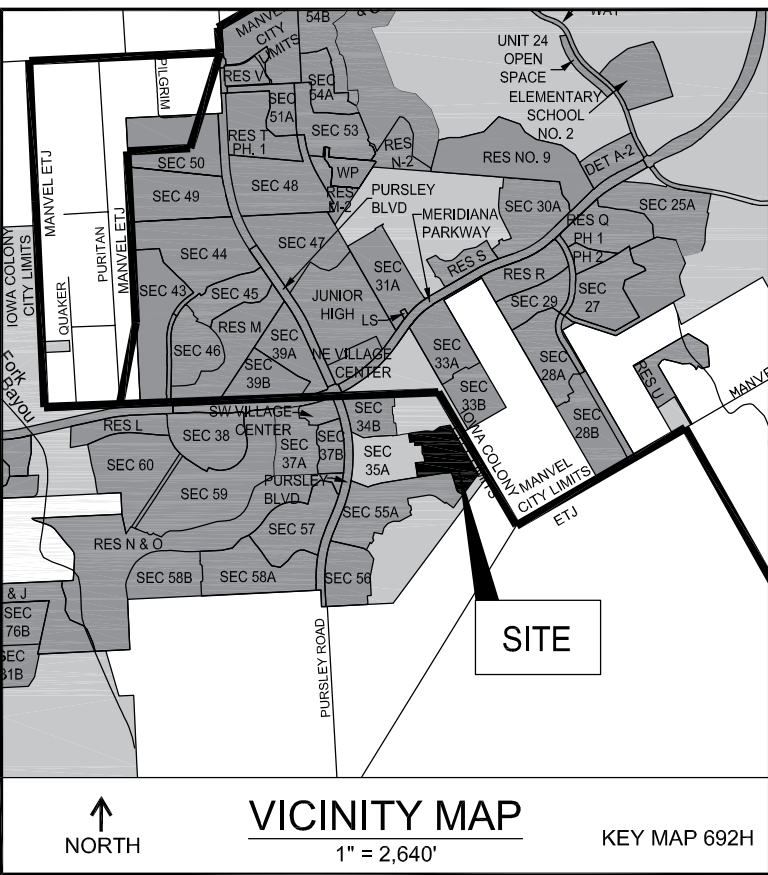
P:\081-01-35-02-Via\PLAT\Meridiana Section 35B_Plat_Rev_2.dwg Feb 17, 2023-8:26am Edited by ntruzillo



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	475.00'	60.31'	S 85°39'24" W	60.27'

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.
83	21	23	10

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 80°30'26" E	39.77'
L2	N 87°43'07" E	56.08'
L3	S 81°10'09" E	27.74'
L4	N 89°02'39" E	56.00'
L5	N 60°02'52" E	80.00'
L6	N 26°45'41" W	30.77'
L7	N 13°06'08" W	55.25'
L8	N 17°14'49" W	65.06'
L9	S 83°25'38" W	29.50'
L10	S 80°52'27" W	9.59'
L11	N 08°09'13" W	29.83'
L12	N 10°05'05" W	58.45'
L13	N 25°17'49" W	62.70'
L14	S 82°01'10" W	36.80'
L15	N 07°58'50" W	50.00'
L16	S 82°01'10" W	64.34'



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.
- A.E. Indicates Aerial Easement
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.
 indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.I.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 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.
- 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.
- 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 home lots shall take access with shared driveways and not public R.O.W.

OWNER CONTACT INFORMATION

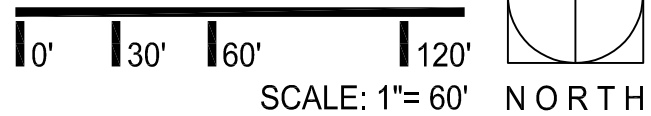
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

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 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 98) 1991 ADJUSTMENT



RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,797.62	0.06
B	PARKING	573.50	0.01
C	PARKING	721.50	0.02
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,216.91	0.05
E	PARKING	758.50	0.02
F	PARKING	2,255.57	0.05
G	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,261.91	0.03
H	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,060.91	0.05
I	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	69,492.48	1.60
TOTAL		82,138.90	1.89



Meridiana Section 35B A Subdivision of 12.30 acres out of the H.T. & B. R.R. Co. Survey, Section 54, A-514, City of Iowa Colony, Brazoria County, Texas.

83 Lots, 2 Blocks and 8 Reserves

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

February 16, 2022



ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
WWW.EHRAINC.COM
TELEPHONE: F-726
TBEPLS NO. 10092300

EHRA JOB NO.
081401T-35-02

Not a valid map to construct without having a plat filed and or facilities are subject to change without notice.