

Monday, April 28, 2025

Michael Turzillo
EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
mturzillo@ehra.team

Re: Meridiana Section 34C Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 6159
Adico, LLC Project No. 710-25-002-010

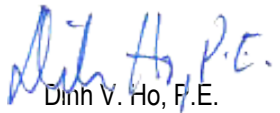
Dear Mr. Turzillo:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 34C Preliminary Plat received on or about April 21, 2025. 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 plat as resubmitted on April 21, 2025. Please provide ten (10) folded copies of the plat Kayleen Rosser, City Secretary, by no later than Tuesday, April 28, 2025, for consideration at the May 6, 2025, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
File: 710-25-002-010

GENERAL NOTES

1. Bearing statement is based on the Texas State Plane Coordinate System of 1983. South Central zone as determined by GPS measurements.
2. This coordinates shown hereon are Texas South Central Zone No. 4904 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas Community Panel No. 480300110K and No. 480300120K, dated December 30, 2020, the property lies within Unshaded Zone X.
4. B.C.C.F. indicates Brazoria County Clerk's File.
5. B.C.P.R. indicates Brazoria County Plat Records.
6. B.L. indicates Boundary Line.
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15. B.L. indicates Boundary Line.

RESERVE TABLE		
RESERVE	RESTRICTIONS	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2.632.57
B	PARKING	943.50
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	573.50
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1.596.63
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2.660.83
F	PARKING	573.50
G	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1.869.19
H	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	39.116.40
I	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1.017.94
J	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2.186.75
K	PARKING	1.128.50
TOTAL		54,273.31

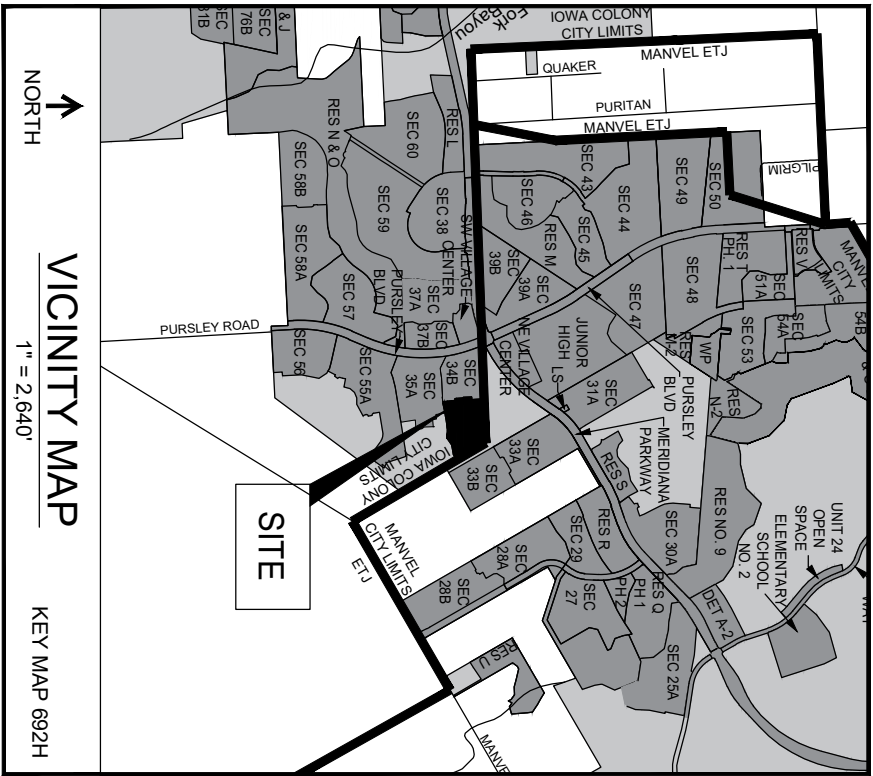
OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D STE. 100
KATY, TX 77493
832.916.2162

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANUEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE #8, 39 FEET SOUTH OF THE SOUTH WALL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD 6.7 FEET NORTH OF THE SOUTH WALL, TOP OF A CONCRETE POST ADJACENT FLUSH WITH THE GROUND (ELEV.=52.00) (NAD 83) 1991 ADJUSTMENT

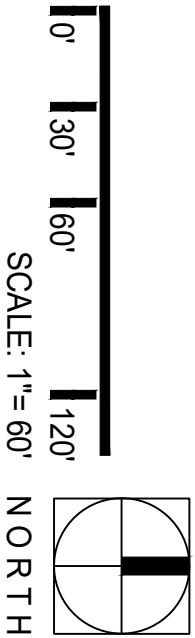
OFF-STREET GUEST PARKING SPACES

NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED WITHIN BLOCK	NO. OF GUEST SPACES PROVIDED OUTSIDE BLOCK
60	17	0	17



LINE	ANGLE	DISTANCE
L1	S 80°02'52\"	80.00'
L2	S 80°05'24\"	138.87'
L3	S 54°04'41\"	108.61'
L4	S 80°02'29\"	96.00'
L5	N 81°10'08\"	27.73'
L6	S 80°02'29\"	113.30'
L7	S 79°02'52\"	60.26'
L8	S 80°33'42\"	31.15'
L9	N 06°00'00\"	168.42'
L10	N 06°00'00\"	27.25'
L11	S 84°48'01\"	114.61'
L12	N 04°23'56\"	114.61'
L13	S 87°19'17\"	3.91'
L14	N 02°02'42\"	118.00'
L15	N 87°19'17\"	15.30'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	979.00'	27.25'	S 84°48'01\"	27.25'
C2	253.00'	29.50'	N 04°23'56\"	29.50'



Meridiana Section 34C

A subdivision of 8.72 acres out of the H.T. & B. R.R. Co. Survey, Section 54, A-514, City of Iowa Colony and City of Alvin, Brazoria County, Texas.

66 Lots, 3 Blocks and 11 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership



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

EHRA JOB NO. 081-011-34-03
No warranty or representation of intended use, design or construction shall be made from the information provided or facilities are subject to change without notice.

April 7, 2025