

Monday, April 28, 2025

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

Re: Meridiana Section 34C Preliminary Plat

Lettter 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

TBPE Firm No. 16423

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

P:\081-011-34-03\Plat\PPLAT\Meridiana Section 34C PPlat_Rev 2.dwg Apr 21, 2025-4:19pm Edited by: mturzillo

OWNER CONTACT INFORMATION

GR-M1, LTD., A TEXAS LIMITED

PARTNERSHIP

1602 AVENUE D, STE. 100

KATY, TX 77493

832-916-2162

BENCHMARK(S):

BENCHMARK(S):

BENCHMARK(S):

BENCHMARK(S):

BENCHMARK(S):

BENCHMARK(S):

RIGS 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 FROM THE STATION AT MANUEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTH HOF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE SOUTH RAIL TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.

ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

	RESERVE TABLE	 	
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,632.57	0.06
В	PARKING	943.50	0.02
C	PARKING	573.50	0.01
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,586.63	0.04
п	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,650.83	0.06
п	PARKING	573.50	0.01
G	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,869.19	0.04
Ι	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	39,116.40	0.90
_	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,017.94	0.02
ن	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,186.75	0.05
Σ.	PARKING	1,128.50	0.03
	IATOT	54 279 31	1 24

14.	.13	12.	<u> </u>	10.	9.	œ	7.	ġ.	'n	ci α 4	
This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 4.	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 34C 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.	Drainage plans to be provided prior to final plat submittal.	Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential structures shall be constructed within 50' of the pipelines located inside of this plat boundary.	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.	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.	Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.	The Developer/Homeowners' Association/Municipal Utility District/Drainage District shall be responsible for maintenance of all reserves.	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 property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, the City of Alvin, BCMUD 55, and Brazoria County Drainage District No. 5.	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 rate 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.C.P.R. indicates Page assement. M.H. indicates Number. P.G. indicates Page. P.A.E. indicates Point of Beginning. P.U.E. indicates Value Utility Easement. V.I. indicates Somitary Sewer Easement. V.I. indicates Somitary Sewer Easement. V.I. indicates Somitary Sewer Easement. V.I. indicates Value Line Easement. V.I. indicates Value Line Easement. V.I. indicates Value Line Easement. V.I. indicates Value Name and the property of the p	Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.



NO. OF NO. OF GUEST PARKING SPACES

NO. OF NO. OF GUEST SPACES NO. OF GUEST SPACES PROVIDED WITHIN R.O.W. PROVIDED OUTSIDE R.O.W

66 17 0 17

NORTH

NO

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

INCE 1936

INCE 1936