



12003 Iowa Colony Blvd.
Iowa Colony Tx. 77583
Phone: 281-369-2471
Fax: 281-369-0005
www.iowacolonytx.gov

IOWA COLONY PLANNING AND ZONING COMMISSION
MINUTES OF SEPTEMBER 6, 2022

Members present: David Hurst, Tim Varlack, Brenda Dillon, Les Hosey, Brian Johnson, Steven Byrum-Bratsen, and Terry Hayes

Members absent: None

Others present: Dinh Ho and Robert Hemminger

MEETING- 7:00 P.M.

1. Chairman Hurst called the meeting to order at 7:00 P.M.
2. Citizens Comments. There were no comments from the public.
3. Consider approval of the following Planning and Zoning Commission meeting minutes
 - August 2, 2022

Tim Varlack made a motion to accept the minutes of the August 2, 2022 Planning and Zoning meeting. Seconded by Les Hosey. Approved unanimously.

4. Consideration and possible action for the Castillo Subdivision Preliminary Plat. Les Hosey made a motion to approve the Castillo Subdivision Preliminary Plat. Seconded by Terry Hayes. Approved unanimously.

5. Consideration and possible action for the Meridiana Southwest Village Center Final Plat. Steven Byrum-Bratsen made a motion to approve the Meridiana Southwest Village Center Final Plat. Seconded by Tim Varlack. Approved unanimously.

6. Consideration and possible action for the Meridiana Section 37A Final Plat. Brenda Dillon made a motion to approve the Meridiana Section 37A Final Plat. Seconded by Les Hosey. Steven Byrum-Bratsen expressed his concerns with this plat having minimal parking. The plat was approved with six ayes. Steven Byrum-Bratsen voted against the motion.

7. Consideration and possible action for the Caldwell Crossing General Plan. Steven Byrum-Bratsen made a motion to approve the Caldwell Crossing General Plan. Seconded by Terry Hayes. Approved unanimously.

8. The meeting was adjourned by a unanimous vote at 7:29 P.M.

APPROVED THIS 3rd DAY OF OCTOBER, 2022.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chairman

Copy

MEMORANDUM

Date: October 3, 2022
To: Planning Commission Members
From: Dinh V. Ho, P.E.
RE: City of Iowa Colony Planning & Zoning Commission Meeting, October 2022
CC: Mayor Michael Byrum-Bratsen, Robert Hemminger Kayleen Rosser

Below is a summary of the Engineer's recommendations for agenda items for Planning and Zoning Meeting on October 3, 2022.

1. **Primrose Estates Preliminary Plat**
 - a. 23.436 acres, 12 Lots, 1 Block, 2 Reserves
Recommendation: Approve per Letter of Recommendation
2. **Meridiana Section 34B Final Plat**
 - a. 8.130 acres, 62 Lots, 3 Block and 10 Reserve
Recommendation: Approve per Letter of Recommendation
3. **Meridiana Section 37B Final Plat**
 - a. 5.767 acres, 40 Lots, 1 Block and 7 Reserves
Recommendation: Approve per Letter of Recommendation
4. **George Subdivision Preliminary Plat**
 - a. 9.68 acres, 2 lots
Recommendation: Approve per Letter of Recommendation

Monday, September 26, 2022

Scott Sheridan
FMS Surveying, Inc.
PO Box 1549
Alvin, TX 77512

**Re: Primrose Estates Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 1646
Adico, LLC Project No. 16007-2-259**

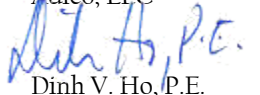
Dear Mr. Sheridan;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the preliminary plat package for Primrose Estates, received on or about September 22, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the preliminary plat as resubmitted on September 22, 2022. Please provide ten (10) folded prints to Kayleen Rosser, City Secretary, by no later than Wednesday, September 28, 2022 for consideration at the October 3, 2022, Planning and Zoning Commission meeting.

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

Sincerely,
Adico, LLC



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

Copy

**Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-259**

NOTES:

1. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE GROUND DISTANCES. SCALE FACTOR = 0.999865638.

2. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, BUILDING LINES AND/OR ORDINANCES NOT CONTAINED UNDER THE CURRENT DEED OF RECORD.

3. THIS PLAT HAS BEEN PREPARED UTILIZING A CITY PLANNING LETTER PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER OF 2791022-06355, DATED ON SEPTEMBER 19, 2022, RECEIVED BY THE SURVEYOR ON SEPTEMBER 19, 2022.

4. THE SUBJECT PROPERTY LIES WITHIN ZONE "AE", AS SCALED ON FIRM No. 48039C0115K, MAP DATED DECEMBER 30, 2020. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.

5. THE ELEVATIONS SHOWN HEREON ARE BASED ON NGS REFERENCE MARK AW1082 WITH A PUBLISHED ELEVATION OF 15.10, NAVD 88.

6. ALL 10' AND 20' PRIVATE DRAINAGE EASEMENTS ARE TO BE USED BY LOTS WITHIN THIS SUBDIVISION. ALL LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF SWALES LOCATED ON THEIR PROPERTY. BRAZORIA DRAINAGE DISTRICT #5 OR THE CITY OF IOWA COLONY WILL NOT BE RESPONSIBLE FOR MAINTAINING THE SWALES WITHIN THE PRIVATE DRAINAGE EASEMENTS.

7. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.

8. LEASE AGREEMENT DEEDED TO SOUTH TEXAS WATER COMPANY WAS EFFECTIVE FROM JANUARY 01, 1935 UNTIL DECEMBER 31, 1937 ACCORDING TO VOLUME 264, PAGE 53, BRAZORIA COUNTY DEED RECORDS.

9. EASEMENT AS RECORDED UNDER VOLUME 1465, PAGE 207 DOES NOT AFFECT THE SUBJECT PROPERTY.

10. ALL HOMES SHALL HAVE A PIER AND BEAM FOUNDATION WITH THE CRAWL SPACE HAVING FLOOD VENTS PER THE EFFECTIVE FEMA ELEVATION CERTIFICATE.

11. 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.

12. THE MAINTENANCE OF THE DETENTION POND IS THE RESPONSIBILITY OF THE H.O.A. AND OR PROPERTY OWNERS.

TRACTS 387-396-397-406-407
KIMBERLY JOANN ALLEN
B.C.C. No. 2008039184

LOT 407

LOT 417

LOT 427

LOT 437

LOT 447

N 87°25'31" E 459.28'

N 87°25'31" E

LOT 408

N 02°43'27" W

LOT 409

N 02°43'27" W

N 87°25'31" E 459.28'

N 87°25'31" E

N 02°43'27" W

N 02°43'27" W

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N 02°43'27" W

N 02°43'27" W

N 87°25'31" E 459.28'

N 87°25'31" E

N 02°43'27" W

N 02°43'27" W

FINISHED FLOOR SUMMARY	
LOT	MINIMUM FINISHED FLOOR ELEVATION (FT)
1	53.00
2	53.00
3	53.00
4	53.00
5	53.00
6	53.00
7	53.00
8	53.00
9	53.00
10	53.00
11	53.00
12	53.00

ABBREVIATIONS

AKA.
B.C.C.
B.C.C.F.
B.C.D.R.
B.C.M.R.
B.C.P.R.
B.L.
D.E.
EASEMENT
F.P.
I.R.
MIN.
No.
O.P.R.B.C.T.
PAGE
P.O.B.
R.O.W.
SQ. FT.
VOL.

ALSO KNOW AS:
BRAZORIA COUNTY CLERK.
BRAZORIA COUNTY CLERK FILE.
BRAZORIA COUNTY DEED RECORDS.
BRAZORIA COUNTY MAP RECORDS.
BRAZORIA COUNTY PLAT RECORDS.
BUILDING LINE.
DRAINAGE EASEMENT.
DRAINAGE EASEMENT.
EASEMENT.
IRON PIPE.
IRON ROD.
MINIMUM.
NUMBER.
OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS.
PAGE.
POINT OF BEGINNING.
RIGHT OF WAY.
SQUARE FOOT.
VOLUME.

OWNER:
GO GREEN DEVELOPERS, LLC,
2410 BAY MANOR STREET,
PEARLAND, TEXAS 77584

D. TALLY LEAGUE
A-130
VOL. 2, PG. 126
B.C.D.R.

SURVEYOR:
F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
EMAIL: rchase@fmsurveying.com
TBPELS FIRM # 10040400
FMS JOB No. 53689
DRAFTING: REC
www.fmsurveying.com



PRELIMINARY PLAT
OF
PRIMROSE
ESTATES

BEING 23.436 ACRES (1,020,850 SQ. FT.) OF LAND,
OUT OF AND BEING PART OF LOTS 418 AND 419 AND
ALL OF LOT 429 OF LAVACA COUNTY NAVIGATION
COMPANY SURVEY, SECTION THREE (3), ABSTRACT
328, A MAP OR PLAT THEREOF RECORDED UNDER
VOLUME 194, PAGE 192 OF THE BRAZORIA COUNTY
MAP RECORDS OF BRAZORIA COUNTY, TEXAS.
1 BLOCK, 12 LOTS, 2 RESERVES
1,020,850 SQ. FT
23.436 ACRES

SEPTEMBER 21, 2022

PLAT NOTES:

1. MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS EITHER ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTS (5/8) INCH IRON ROD OR THREE QUARTERS (3/4) INCH IRON PIPE AT LEAST THIRTY SIX (36) INCHES LONG, ENCASED IN CONCRETE FOR A MINIMUM OF EIGHTEEN (18) INCHES BELOW THE SURFACE OF THE GROUND.

2. PERMANENT REFERENCE MONUMENTS ("PRM") SHALL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLOCK CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND AT INTERVALS NOT TO EXCEED ONE THOUSAND (1,000) FEET. PERMANENT REFERENCE MONUMENTS SHALL CONFORM TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES.

3. ALL MONUMENTS SHALL BE SET TO THE STANDARD OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.

4. INTERIOR LOT CORNER MONUMENTS SHALL BE A MINIMUM OF FIVE EIGHTS (5/8) INCH IRON ROD AT LEAST THIRTY SIX (36) INCHES IN LENGTH.

5. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.

6. ALL LOTS WILL REQUIRE WATER WELL AND SEPTIC SYSTEMS. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.

7. THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.

8. THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

9. ALL SIDELOT BUILDING LINES OF INTERIOR LOTS TO BE 10 FEET, UNLESS OTHERWISE NOTED.

10. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.

11. SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE/LOT MUST BE SUBMITTED TO THE CITY OF IOWA COLONY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.

12. DETENTION WILL BE REVIEWED /PROVIDED FOR EACH INDIVIDUAL RESIDENTIAL LOT AT TIME OF PERMITTING.

13. MAXIMUM LOT COVERAGE: NOT MORE THAN FIFTY PERCENT (50%) OF THE LOT AREA, INCLUDING THE MAIN BUILDING, ACCESSORY BUILDINGS, AND OTHER IMPERVIOUS SURFACES, BUT NOT INCLUDING SWIMMING POOLS.

DRAINAGE DISTRICT #5 NOTES

1. Slab elevations 53.00' shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. All drainage easements and detention pond reserves shown on this plat, with the exception of RESERVE "A", will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District # 5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
5. The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
6. This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
7. Land use within the commercial site is limited to an average imperviousness of no more than 40 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
8. There are no pipeline easements or pipelines within the boundaries of this plat.
9. All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be minimum 24" I.D. or equal.
10. Dedicated drainage easement (s) granted to Brazoria County Drainage District # 5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District # 5 (see District Resolution No 2007-06 & No 2007-07) . Access will be gated and locked with Brazoria County Drainage District # 5's lock.
12. Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No 2007-08) .
13. Prohibited use of "rip-rap" in storm water/sewer applications (District policy) .
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District # 5 by the property owner will be initiated and recorded, at property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final project approval granted by Brazoria County Drainage District # 5 Board of Commissioners.
16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
17. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub - Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District # 5 Resolution 2011-1, allowable time (s) and procedures for starting-up approved projects

This is to certify that I, Scott R. Sheridan, a Registered Professional Land Surveyor for the State of Texas, Registration #6171, have platted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that permanent control points will be set at the time of plat recordation; that the boundary error of closure is less than 1:15,000 and that this plat correctly represents that survey made by me.

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.

Scott R. Sheridan
Registered Professional
Land Surveyor No. 6171

This is to certify that the Planning & Zoning Commission of the City of Iowa Colony, Texas, has approved this plat and subdivision of PRIMROSE ESTATES in conformance with the laws of the State of Texas and the ordinances of the City of Iowa Colony as shown hereon and authorized the recording of this plat this _____ day of _____, 2022.

David Hurst, Chairman
Planning Commission

Steven Byrum-Bratsen
Planning Commission Member

Les Hosey
Planning Commission Member

Brenda Dillion
Planning Commission Member

Brian Johnson
Planning Commission Member

Tim Varlack
Planning Commission Member

Terry Hayes
Planning Commission Member

This is to certify that the City Council of the City of Iowa Colony, Texas, has approved this plat and subdivision of PRIMROSE ESTATES in conformance with the laws of the State of Texas and the ordinances of the City of Iowa Colony as shown hereon and authorized the recording of this plat this _____ day of _____, 2022.

Michael Byrum-Bratsen
Mayor

Marquette Greene-Young
Council Member

McLean Barnett
Council Member

Will Kennedy
Council Member

Anetta Hicks-Murray
Council Member

Chad Wilsey
Council Member

Dinh Ho, P.E.
City Engineer

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5			
Lee Walden, P.E President	Date	Kerry Osburn Vice President	Date
Brandon Middleton Secretary/Treasurer	Date	Jarrod Aden District Engineer	Date
BDD #5 - Ref ID # B220034			

LOT TABLE		
LOT	SQ. FT.	ACRES
1	43,680	1.00
2	43,680	1.00
3	43,680	1.00
4	43,680	1.00
5	43,680	1.00
6	43,680	1.00
7	43,680	1.00
8	43,680	1.00
9	43,680	1.00
10	47,380	1.09
11	45,999	1.06
12	46,153	1.06

RESERVE TABLE			
	SQ. FT.	ACRES	PURPOSE
RESERVE "A"	401,506	9.22	DRAINAGE/DETENTION
RESERVE "B"	49,667	1.14	ROAD R.O.W.

OWNER:
GO GREEN DEVELOPERS, LLC.,
2410 BAY MANOR STREET,
PEARLAND, TEXAS 77584

SURVEYOR:
F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
EMAIL: rchase@fmsurveying.com
TBPELS FIRM # 10040400
FMS JOB No. 53689
DRAFTING: REC
www.fmsurveying.com



OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF _____

We, GO GREEN DEVELOPERS, LLC., owners of the property subdivided, in this plat of PRIMROSE ESTATES, do hereby make subdivision of said property for and on behalf of said PRIMROSE ESTATES, according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such the streets, alleys, parks, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

In testimony, hereto, _____, has caused these presents to be signed by _____ thereunto authorized, and its common seal hereunto affixed, this _____ day of _____, 2022.

MEMBER

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAME AR SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

SIGNATURE: _____

NOTARY PUBLIC IN AND FOR STATE OF

TEXAS

METES AND BOUNDS DESCRIPTION OF

A 23.436 acre (1,020,850 square foot) tract of land, out of and being part of Lots 418 and 419 and all of Lot 429 of the Lavaca County Navigation Company Survey, Section Three (3), Abstract 328, a map or plat thereof recorded under Volume (vol.) 194, Page (pg.) 192 of the Brazoria County Map Records (B.M.D.R.) and being that certain tract of land described in deed to Go Green Developers, LLC under Brazoria County Clerk's File Number (B.C.C.F. No.) 2015028272, with said 1,020,850 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron rod found on the North line of the David Tally League, Abstract 130, as recorded under vol. 2, pg. 126 B.C.D.R., the North line of that certain tract of land described in deed to Ralph H. Fite, JR. and Claudia F. Weitinger in B.C.C.F. No. 2015027115, at the common South corner of Lots 449 and 459, also being the Southeast corner of that certain tract of land described in deed to Michael A. Woodfin under B.C.C.F No. 2016003691 and having Texas Plane Coordinates of N:13710573.28, E:3102655.05;

THENCE: S 87°25'30" W, along and with the North line of the David Tally League, the North line of the Fite, JR and Weitinger tract and the South line of the Lavaca County Navigation Company Survey and the South line of the Woodfin tract, a distance of 990.00 feet to a 3/4 inch iron rod found in said common survey line, at the Southwest corner of the Woodfin tract and at the Southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: S 87°25'30" W, continuing along and with said survey line and along and with the North line of the Fite, JR and Weitinger tract and the South line of this tract, a distance of 950.33 feet to a 5/8 inch iron rod with cap set stamped "FMS" in the occupied East right-of-way line of County Road 48, called to be 60 feet wide per B.C.C.F No. 2015028272, at the Southwest corner of this tract;

THENCE: N 02°43'27" W (called N 02°34'30" W) along and with the occupied East line of County Road 48 and the West line of this tract, a distance of 1513.80 feet (called 1515.80 feet) to a 5/8 inch iron rod with cap set stamped "FMS" at the Southeast intersection of said County Road 48 and County road 62, called to be 60 feet wide per B.C.C.F. No. 2015028272, at the Northwest corner of the herein described tract;

THENCE: N 87°25'31" E, along and with the South line of County Road 62 and the North line of this tract, a distance of 459.28 feet to a 5/8 inch iron rod with cap set stamped "FMS" on the South right-of-way line of County Road 62, on the West line of Lot 428, described in deed to Jeffrey S. Jaca and Gloria S. Jaca, at the most Northeast corner of this tract;

THENCE: S 02°34'30" E, along and with the West line of Lot 428, the East line of Lot 418 and an interior line of this tract, a distance of 850.00 feet to a 5/8 inch iron rod with cap set stamped "FMS" at the Southeast corner of Lot 418, the Southwest corner of Lot 428, the Northwest corner of Lot 429, the Northeast corner of Lot 419, at an angle point for the herein described tract;

THENCE: N 87°25'30" E, along and with the South line of Lot 428, the North line of Lot 429 and an interior line of this tract, a distance of 495.00 feet to a point for corner at the Southeast corner of Lot 428, the Southwest corner of Lot 438, the Northwest corner of Lot 439, the Northeast corner of Lot 429 and for an angle point of this tract, from which a 1/2 inch iron pipe found bears S 10°15'38" W, a distance of 2.61 feet;

THENCE: S 02°34'30" E, along and with the West line of Lot 439, the East line of Lot 429 and an East line of this tract, a distance of 663.80 feet to the **POINT OF BEGINNING** and containing a calculated area of 23.436 acres of land.

PRELIMINARY PLAT OF PRIMROSE ESTATES

BEING 23.436 ACRES (1,020,850 SQ. FT.) TRACT OF LAND, OUT OF AND BEING PART OF LOTS 418 AND 419 AND ALL OF LOT 429 OF THE LAVACA COUNTY NAVIGATION COMPANY SURVEY, SECTION THREE (3), ABSTRACT 328, A MAP OR PLAT THEREOF RECORDED UNDER VOLUME 194, PAGE 192 OF THE BRAZORIA COUNTY MAP RECORDS, BRAZORIA COUNTY, TEXAS.

1 BLOCK, 12 LOTS, 2 RESERVES
1,020,850 SQ. FT
23.436 ACRES

SEPTEMBER 21, 2022

Friday, September 16, 2022

Jackie Overton
EHRA Inc.
10555 Westoffice Dr.
Houston, TX 77042

**Re: Meridiana Section 34B Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 1651
Adico, LLC Project No. 16007-2-260**

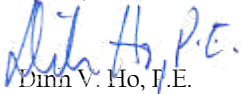
Dear Ms. Overton;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the first submittal of Meridiana Section 34B final plat, received on or about September 7, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the final plat as submitted on September 7, 2022. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, September 27, 2022, for consideration at the October 4, 2022, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


Dina V. Ho, I.E.
TBPE Firm No. 16423

Copy

**Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-260**

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 34B, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of Meridiana Section 34B where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this _____, day of _____, 2022.

OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public in and for the
State of Texas
My Notary Commission Expires _____

I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Michael Byrum-Bratsen, Mayor

McLean Barnett, Council Member

Marquette Greene-Young, Council Member

Wil Kennedy, Council Member

Chad Wilsey, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman
Planning and Zoning Commission

Les Hosey
Planning and Zoning Commission Member

Steven Byrum-Bratsen
Planning and Zoning Commission Member

Brian Johnson
Planning and Zoning Commission Member

Tim Varlack
Planning and Zoning Commission Member

Brenda Dillon
Planning and Zoning Commission Member

Terry Hayes
Planning and Zoning Commission Member

Date

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 34B
BEING A 8.130 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 8.130 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR-M1, LTD. CALLED 120.58 ACRES RECORDED UNDER B.C.C.F. NO. 2006048994; SAID 8.130 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at the southeasterly corner of a called 162.47 acre tract conveyed to GR-M1, LTD recorded under B.C.C.F. NO. 2006030311 being in the westerly line of the said 120.58 acre tract, same being the common line of the H. T. & B. R.R. Company Survey, A-287 and the H. T. & B. R.R. Company Survey, A-514, from which a 5/8-inch capped iron rod stamped "Wilson" bears North 66°58' East, 0.50 feet;

THENCE, North 02°50'17" West, along the common line of the said 162.47 acre tract and 120.58 acre tract for a distance of 2,157.29 feet to a point for corner;

THENCE, North 87°09'43" East, for a distance of 529.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve marking the most westerly southwest corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, in a northerly direction along the arc of said non-tangent curve to the left having a radius of 2,060.00 feet, an arc length of 496.60 feet, an angle of 13°48'44", and a chord bearing North 16°00'23" West, for a distance of 495.40 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northwesterly corner in the common line of the aforementioned H.T. & B. R.R. Company Survey A-514 and the H.T. & B. R.R. Company Survey A-281, same being the common line of the Manvel City Limits and Iowa Colony City Limits;

2) THENCE, North 87°19'17" East, along the said survey line and city limits line for a distance of 726.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 02°40'43" East, for a distance of 164.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve to the right;

4) THENCE, in a westerly direction along the arc of said non-tangent curve to the right having a radius of 225.00 feet, an arc length of 20.35 feet, an angle of 05°10'55", and a chord bearing South 84°43'49" West, for a distance of 20.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for corner;

5) THENCE, South 87°19'17" West, for a distance of 15.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, South 02°40'43" East, for a distance of 115.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 87°19'17" East, for a distance of 5.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, South 04°23'56" East, for a distance of 114.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve to the left;

9) THENCE, in an easterly direction along the arc of said non-tangent curve to the left having a radius of 975.00 feet, an arc length of 27.25 feet, an angle of 01°36'05", and a chord bearing North 84°48'01" East, for a distance of 27.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for corner;

10) THENCE, South 06°00'02" East, for a distance of 165.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

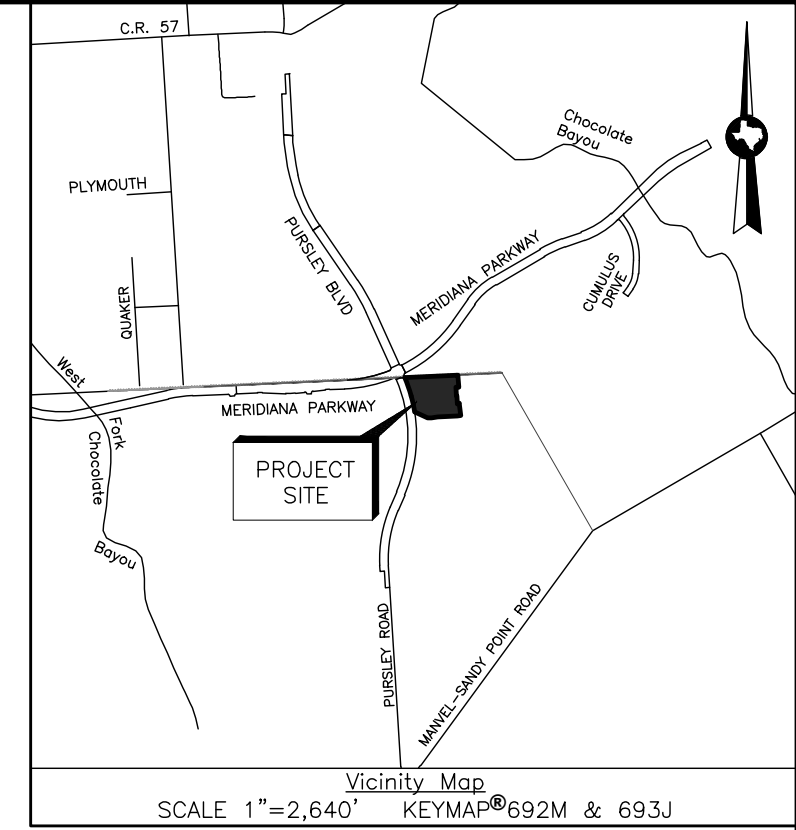
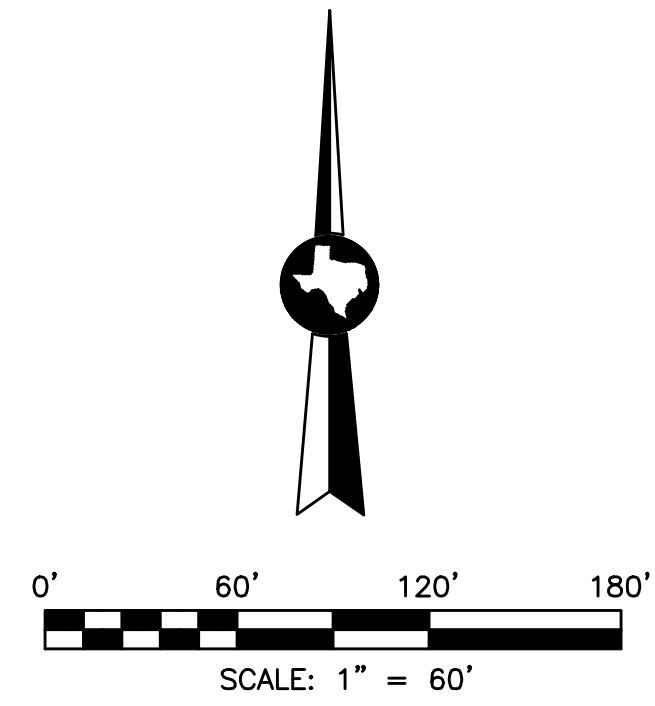
11) THENCE, South 85°33'45" West, for a distance of 48.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, South 87°19'17" West, for a distance of 270.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, South 80°39'15" West, for a distance of 86.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, South 87°19'17" West, for a distance of 45.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, North 65°46'06" West, for a distance of 194.30 feet to the POINT OF BEGINNING and containing 8.130 acres of land.



BENCHMARK:

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

FINAL PLAT MERIDIANA SECTION 34B

BEING A SUBDIVISION OF 8.130 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

62 LOTS 3 BLOCKS 10 RESERVES (0.9288 ACRES)

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

SEPTEMBER, 2022

ENGINEER/SURVEYOR

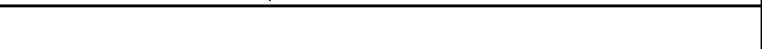


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

Copy

10. 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 subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 0.2% flood plain).

11. All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment #4 of the City of Iowa Colony Ordinance #2022-04.



Friday, September 16, 2022

Jackie Overton
EHRA Inc.
10555 Westoffice Dr.
Houston, TX 77042

**Re: Meridiana Section 37B Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 1652
Adico, LLC Project No. 16007-2-261**

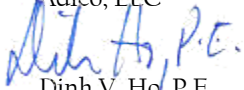
Dear Ms. Overton;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the first submittal of Meridiana Section 37B final plat, received on or about September 7, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the final plat as submitted on September 7, 2022. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, September 27, 2022, for consideration at the October 4, 2022, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

Copy

**Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-261**

STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Section 37B, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of Meridiana Section 37B where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this _____, day of _____, 2022.

OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

By: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public in and for the
State of Texas
My Notary Commission Expires _____

I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 37B
BEING A 5.767 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT NO. 514
BRAZORIA COUNTY, TEXAS

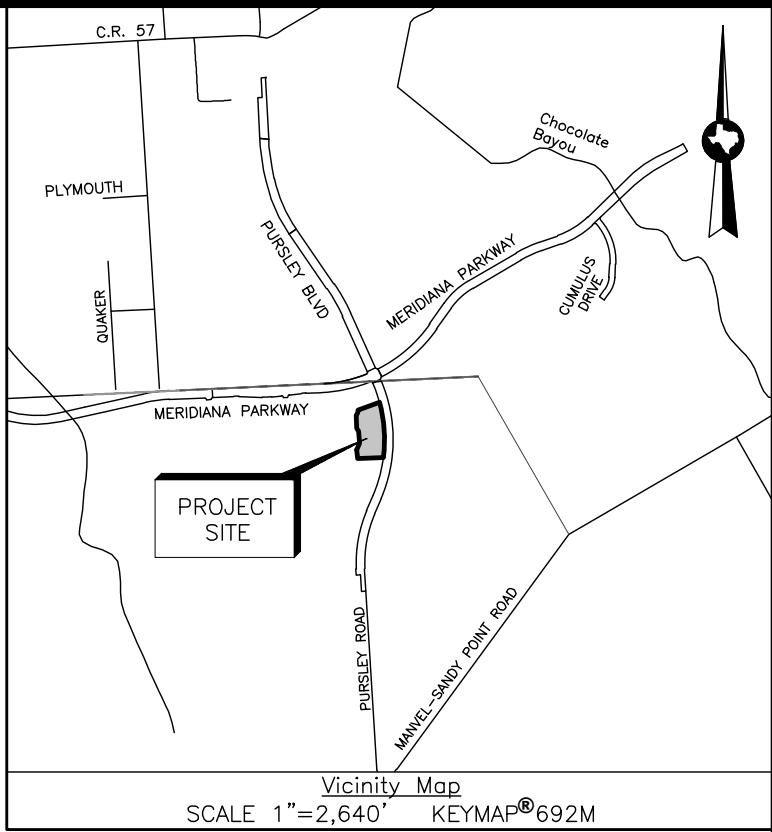
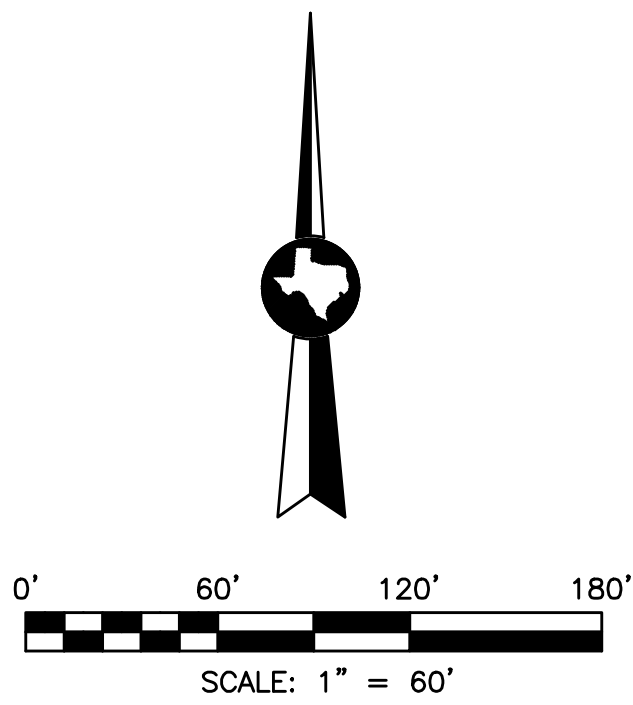
A DESCRIPTION OF A 5.767 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 54, ABSTRACT 514, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR-M1, LTD. CALLED 120.58 ACRES RECORDED UNDER B.C.C.F. NO. 2006048994; SAID 5.767 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at the southeasterly corner of a called 162.47 acre tract conveyed to GR-M1, LTD recorded under B.C.C.F. NO. 2006030311 being in the westerly line of the said 120.58 acre tract, same being the common line of the H. T. & B. R.R. Company Survey, A-287 and the H. T. & B. R.R. Company Survey, A-514, from which a 5/8-inch capped iron rod stamped "Wilson" bears North 66°58' East, 0.50 feet;

THENCE, North 02°50'17" West, along the common line of the said 162.47 acre tract and 120.58 acre tract for a distance of 1,597.51 feet to a point for corner;

THENCE, North 87°09'43" East, for a distance of 41.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner marking the most southwesterly corner and the POINT OF BEGINNING of the herein described tract of land;

- 1) THENCE, North 07°22'31" West, for a distance of 116.24 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 2) THENCE, North 21°42'59" East, for a distance of 99.85 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 3) THENCE, North 02°41'12" West, for a distance of 168.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 4) THENCE, North 37°22'21" West, for a distance of 49.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 5) THENCE, North 02°41'12" West, for a distance of 176.67 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 6) THENCE, North 31°47'12" East, for a distance of 42.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 7) THENCE, North 04°01'11" East, for a distance of 39.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 8) THENCE, North 71°19'00" East, for a distance of 312.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner intersecting the arc of a non-tangent curve to the right;
- 9) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 1,940.00 feet, an arc length of 759.97 feet, an angle of 22°26'41", and a chord bearing South 04°00'42" East, for a distance of 755.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 10) THENCE, South 87°43'23" West, for a distance of 349.90 feet to the POINT OF BEGINNING and containing 5.767 acres of land.



BENCHMARK:

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

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

PLANNING AND ZONING COMMISSION APPROVAL

Michael Byrum-Bratsen, Mayor

David Hurst, Chairman
Planning and Zoning Commission

McLean Barnett, Council Member

Les Hosey
Planning and Zoning Commission Member

Arnetta Hicks-Murray, Council Member

Steven Byrum-Bratsen
Planning and Zoning Commission Member

Marquette Greene-Young, Council Member

Brian Johnson
Planning and Zoning Commission Member

Will Kennedy, Council Member

Tim Variack
Planning and Zoning Commission Member

Chad Wilsey, Council Member

Brenda Dillon
Planning and Zoning Commission Member

Dinh Ho, P.E., City Engineer

Terry Hayes
Planning and Zoning Commission Member

Date

Date

FINAL PLAT MERIDIANA SECTION 37B

BEING A SUBDIVISION OF 5.767 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

40 LOTS 1 BLOCK 7 RESERVES (0.7951 ACRES)

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

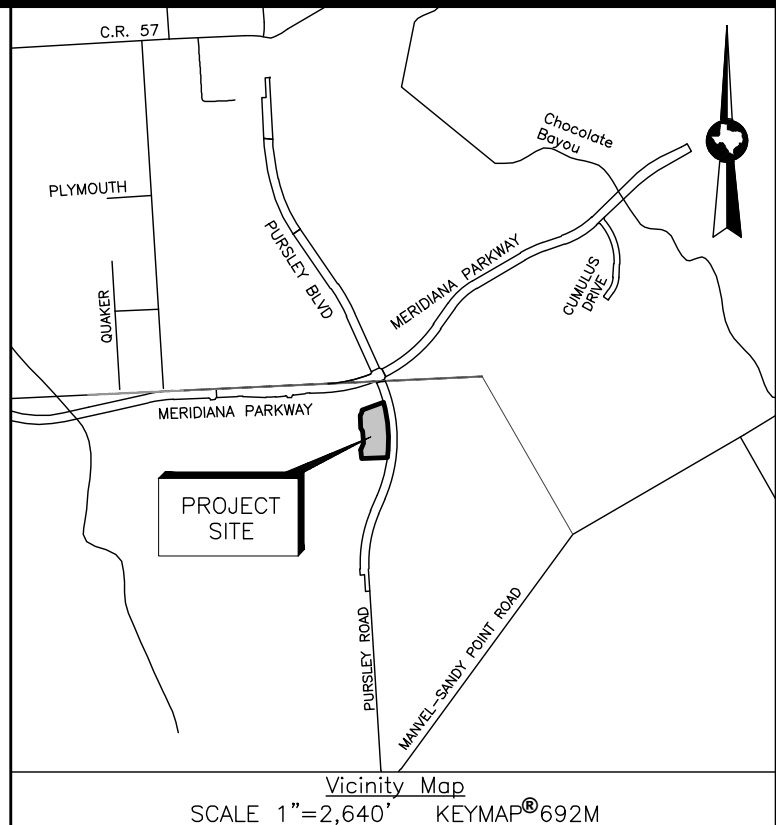
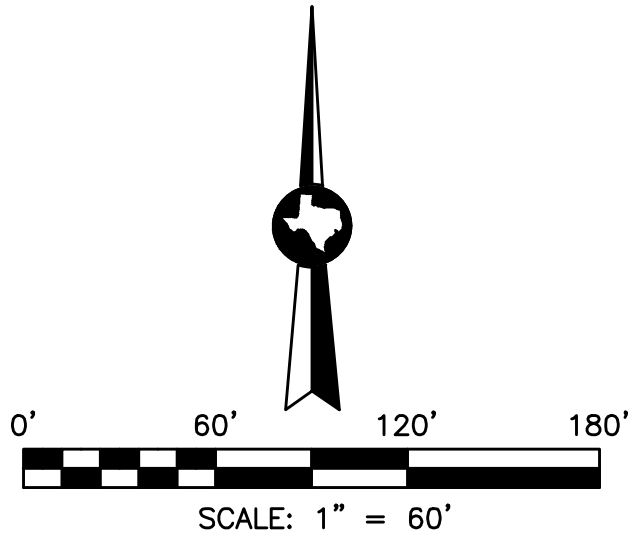
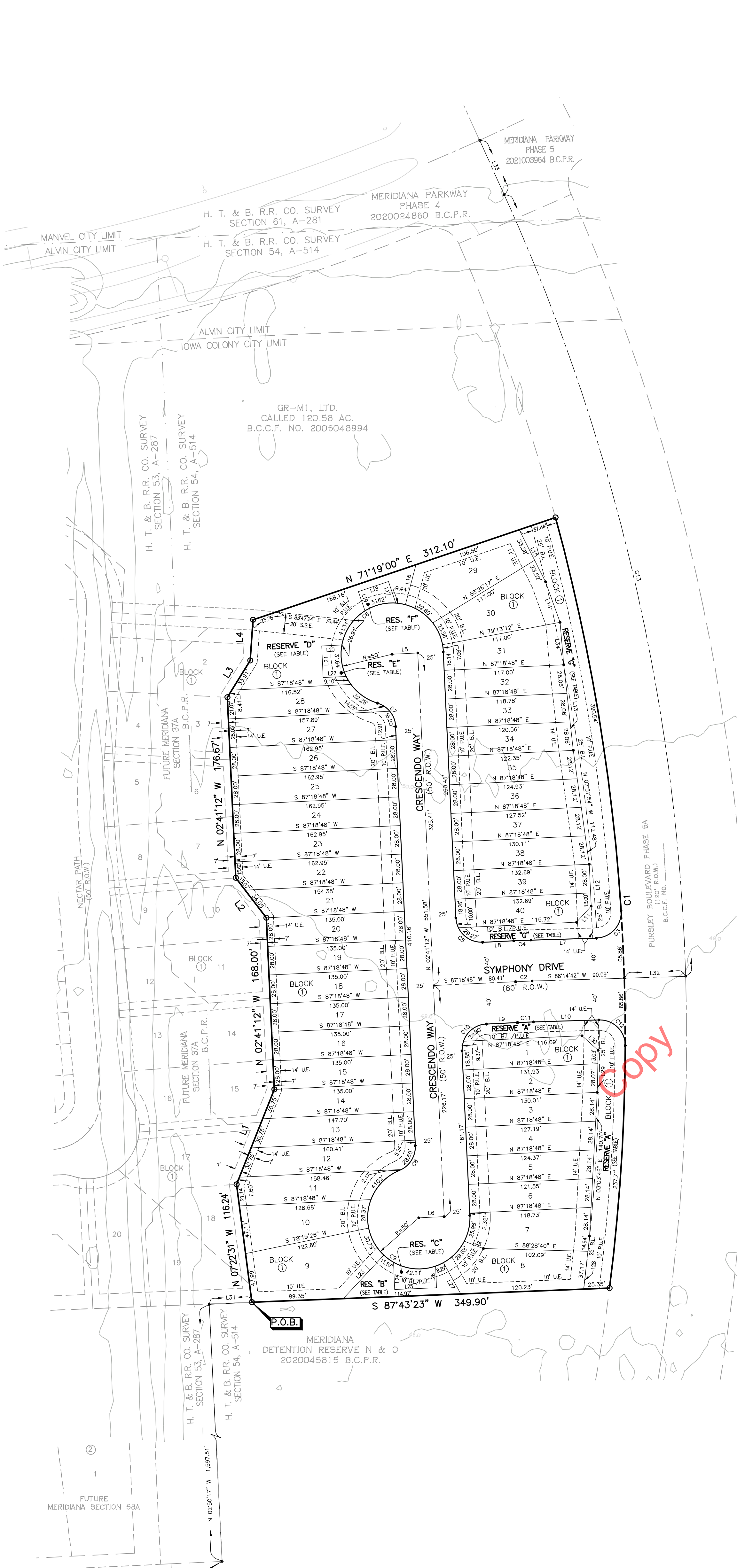
AUGUST, 2022

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-728
TBPELS No. 10092300

Copy



BENCHMARK:

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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- A- indicates Abstract
AC, indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.P.R. indicates Brazoria County Plat Records
B.L. indicates Building Line
BRS indicates Bears
C.I.R. indicates Capped Iron Rod
FND indicates Found
VOL. indicates Volume
PG. indicates Page
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point Of Commencement
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right of Way
RES. indicates Reserve
S.S.E. indicates Sanitary Sewer Easement
SQ. FT. indicates Square Feet
U.E. indicates Utility Easement
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 55, and Brazoria County Drainage District #5 (B.D.D.#5).
- The boundary for this plat has a closure in excess of 1:15,000.
- The terms and conditions of Amendment #1 of the City of Iowa Colony Ordinance #2007-7 may affect this plat. This plat is in conformance with Meridiana PUD Amendment No. 4
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
- All water and wastewater facilities shall conform to the city's design criteria.
- This plat is subject to the conditions and restrictions of the Meridiana PUD Agreement, No. 4 as approved March 21, 2022.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803900110K dated December 30, 2020, the subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 0.2% annual flood plain).

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.
- All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment #4 of the City of Iowa Colony Ordinance #2022-04.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all restricted reserves.
- All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
- 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 37B 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.
- 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.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.

P.O.C.
FND. C.I.R. "Wilson"
Brs. N66°58'E, @ 0.30'

CALL 21.7895 AC.
DIANA RODRIGUEZ
B.C.C.F. NO. 2009037981

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	8,909 SQ.FT. / 0.2045 ACRES
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1,947 SQ.FT. / 0.0447 ACRES
C	PARKING	854 SQ.FT. / 0.0196 ACRES
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	8,373 SQ.FT. / 0.1922 ACRES
E	PARKING	604 SQ.FT. / 0.0139 ACRES
F	PARKING	603 SQ.FT. / 0.0139 ACRES
G	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	13,343 SQ.FT. / 0.3063 ACRES
TOTAL		34,633 SQ.FT. / 0.7951 ACRES

OFF-STREET GUEST PARKING SPACES		
NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
40	10	10

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,940.00'	22°26'41"	759.97'	S 04°00'42" E	755.12'
C2	1,000.00'	0°55'54"	16.26'	S 87°46'45" W	16.26'
C3	25.00'	91°56'43"	40.12'	S 42°16'21" W	35.95'
C4	1,040.00'	0°55'54"	16.91'	S 87°46'45" W	16.91'
C5	25.00'	90°00'00"	39.27'	N 47°41'12" W	35.36'
C6	50.00'	250°31'44"	218.63'	S 52°02'57" W	81.65'
C7	25.00'	70°31'44"	30.77'	S 37°57'03" E	28.87'
C8	25.00'	70°31'44"	30.77'	S 39°34'40" W	28.87'
C9	50.00'	250°31'44"	218.63'	S 57°25'20" E	81.65'
C10	25.00'	90°00'00"	39.27'	N 42°18'48" E	35.36'
C11	960.00'	0°55'54"	15.61'	N 87°46'45" E	15.61'
C12	25.00'	91°56'43"	40.12'	S 45°46'57" E	35.95'
C13	2,000.00'	22°37'04"	789.51'	N 13°03'50" W	784.40'

LINE TABLE	
LINE BEARING	DISTANCE
L1 N 21°42'59" E	99.85'
L2 N 32°22'21" W	49.12'
L3 N 31°47'12" E	42.32'
L4 N 04°01'11" E	39.94'
L5 S 87°18'48" W	25.00'
L6 S 87°18'48" W	25.00'
L7 S 88°14'42" W	63.99'
L8 S 87°18'48" W	30.41'
L9 N 87°18'48" E	30.41'
L10 N 88°14'42" E	63.99'
L11 N 42°18'48" E	31.00'
L12 N 02°41'12" W	41.00'
L13 N 06°19'39" W	84.17'
L14 N 19°42'14" W	42.12'
L15 N 26°53'28" W	56.90'
L16 N 14°51'51" E	40.55'
L17 N 18°40'29" W	22.38'
L18 S 71°19'31" W	31.00'
L19 S 18°40'29" E	119.89'
L20 S 87°18'48" W	19.80'
L21 S 02°41'12" E	31.00'
L22 N 87°18'48" E	22.50'
L23 S 43°02'28" W	58.11'
L24 S 02°16'37" E	26.49'
L25 N 87°43'23" E	41.00'
L26 N 02°16'37" W	21.23'
L27 S 28°53'49" E	35.03'
L28 N 06°16'57" E	52.11'
L29 N 01°14'49" E	41.10'
L30 N 47°41'03" W	21.21'
L31 N 87°09'43" E	41.72'
L32 N 88°14'42" E	60.00'
L33 N 24°22'22" W	58.47'
L34 N 04°58'24" W	41.69'
L35 S 68°51'31" E	20.08'

FINAL PLAT MERIDIANA SECTION 37B

BEING A SUBDIVISION OF 5.767 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 54, ABSTRACT 514,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

40 LOTS 1 BLOCK 7 RESERVES (0.7951 ACRES)

OWNER

GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

AUGUST, 2022

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

Wednesday, September 28, 2022

Darrel Heidrich
Baker Lawson, Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515

Re: George Subdivision Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 1647
Adico, LLC Project No. 16007-2-263

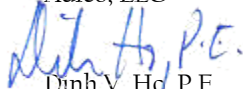
Dear Mr. Heidrich;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of George Subdivision Preliminary Plat, received on or about September 27, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the preliminary plat as resubmitted on September 28, 2022. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, September 28, 2022, for consideration at the October 3, 2022, Planning and Zoning meeting.

Please provide a written response to our comments and send digital files in .pdf format for further review.

Sincerely,
Adico, LLC


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

Copy

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-263

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS THAT:

WE, GEORGE JOSEPH, BINI GEORGE, GEORGE JOSEPH, AND JESSY JOSEPH, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT OF GEORGE SUBDIVISION, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS AND EASEMENTS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS FOR THEIR USE FOREVER AND DESIGNATE SAID SUBDIVISION AS THE PLAT OF 2-LOTS, BEING A SUBDIVISION OF CALLED 9.68 ACRES IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS AND DO HEREBY BIND MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____.

GEORGE JOSEPH

BINI GEORGE

GEORGE JOSEPH

JESSY JOSEPH

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE JOSEPH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BINI GEORGE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE JOSEPH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JESSY JOSEPH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

CITY COUNCIL APPROVALS

I CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF GEORGE SUBDIVISION, WAS APPROVED

THIS THE _____ DAY OF _____, 20____. BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS.

MICHAEL BRYUM-BRATSEN, MAYOR

McLEAN BARNETT, COUNCIL POSITION 1

ARNETTA HICKS-MURRAY, COUNCIL POSITION 2

MARQUETTE GREEN-YOUNG, COUNCIL POSITION 3

WILL KENNEDY, COUNCIL POSITION 4

CHAD WILSEY, COUNCIL POSITION 5

DINH HO, P.E., CITY ENGINEER

PLANNING AND ZONING COMMISSION APPROVALS

I CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF GEORGE SUBDIVISION, WAS APPROVED

THIS THE _____ DAY OF _____, 20____. BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS.

DAVID HURST, CHAIRMAN

STEVEN BYRUM-BRATSEN, MEMBER

LES HOSEY, MEMBER

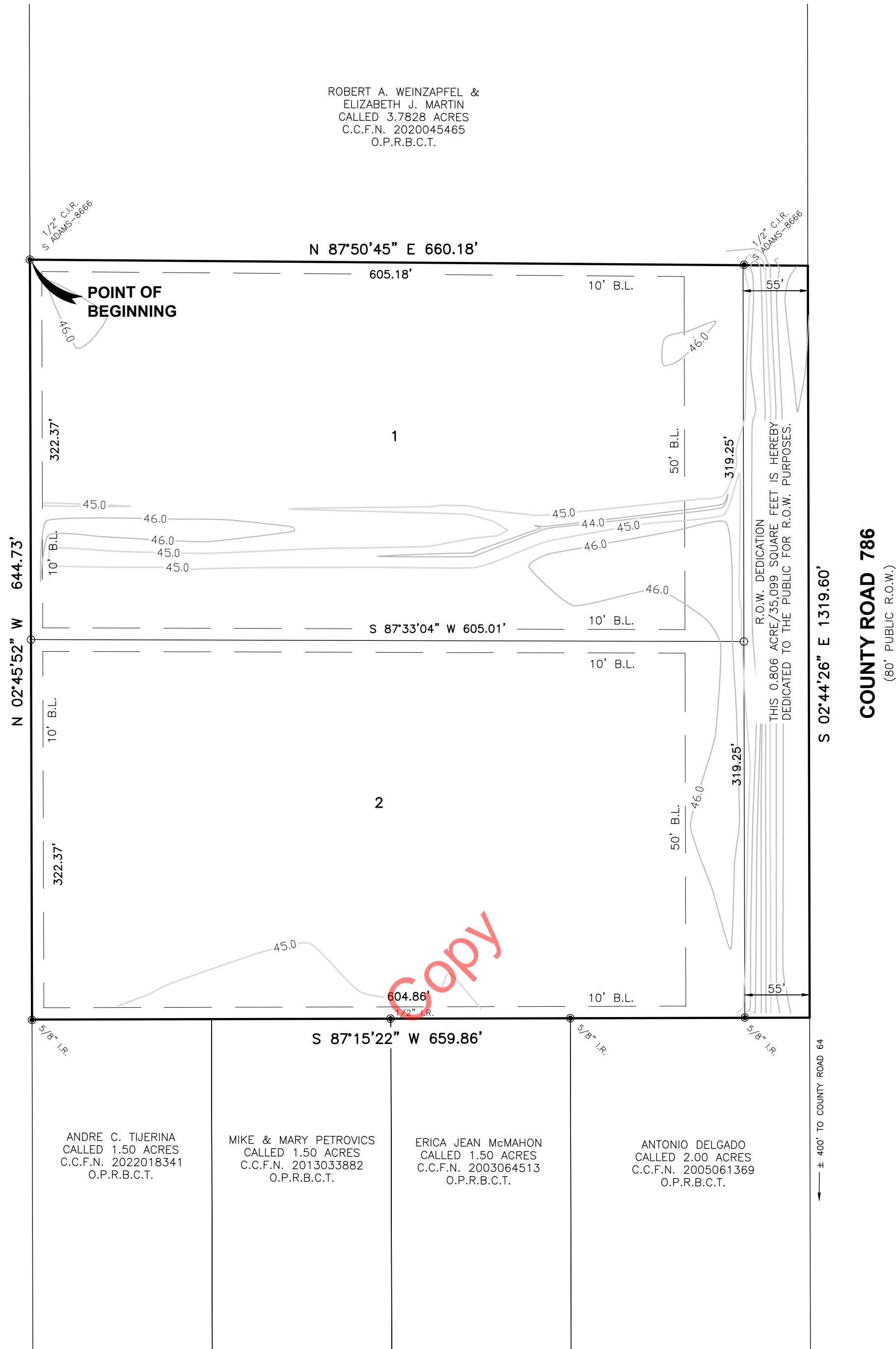
BRENDA DILLON, MEMBER

TIMOTHY VARLACK, MEMBER

TERRY HAYES, MEMBER

BRIAN JOHNSON, MEMBER

ROBERT A. WEINZAPFEL &
ELIZABETH J. MARTIN
CALLED 3,7828 ACRES
C.C.F.N. 2020045465
O.P.R.B.C.T.



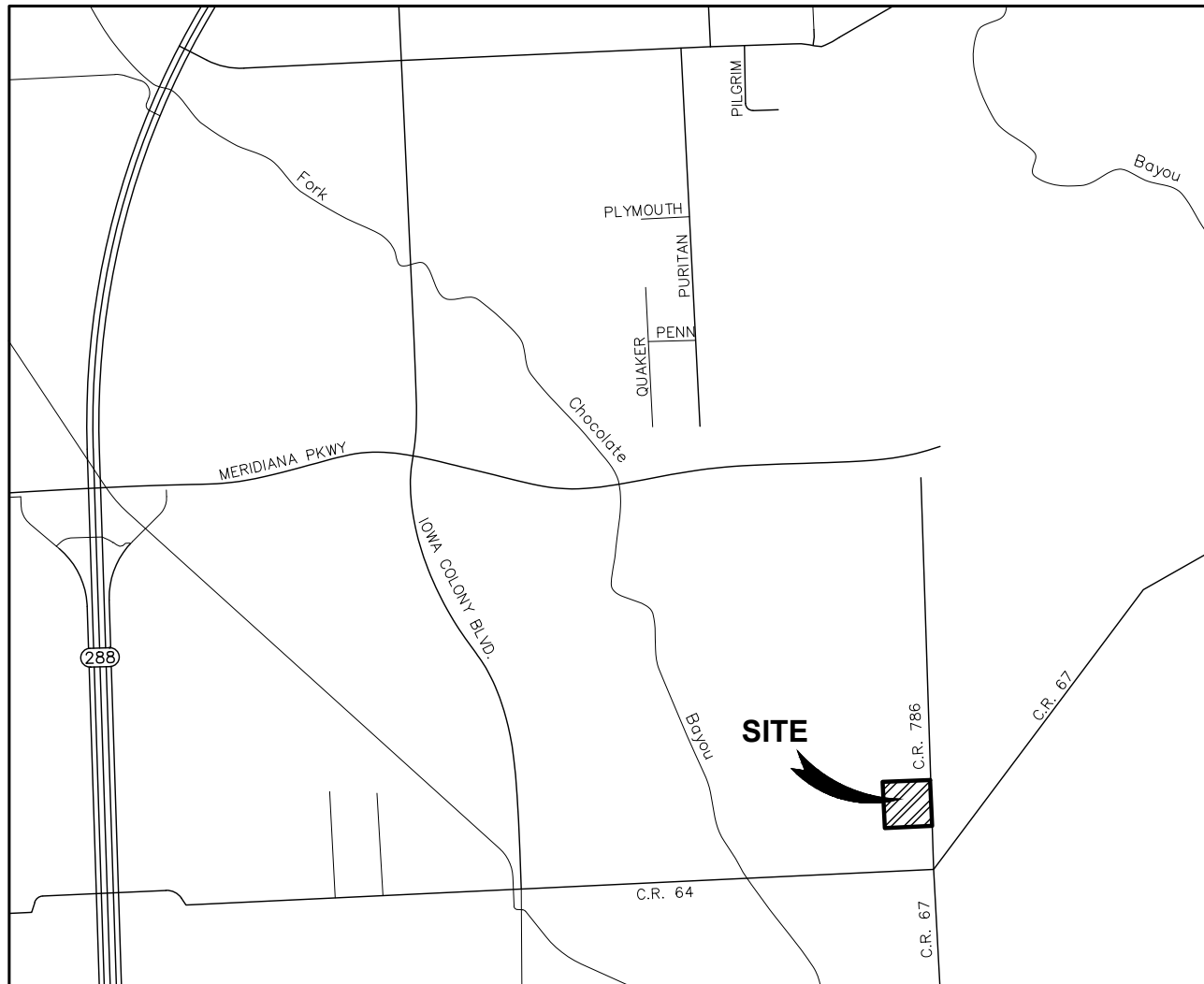
0 40' 80' 160'
SCALE : 1" = 80'

LEGEND

C.C.F.N. = COUNTY CLERK'S FILE NUMBER
D.R.B.C.T. = DEED RECORDS
B.R.A.Z.O.R.I.A. COUNTY TEXAS
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
B.R.A.Z.O.R.I.A. COUNTY TEXAS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
B.L. = BUILDING LINE
B.M. = BENCHMARK
D.M.E. = DRAINAGE/MAINTENANCE EASEMENT
FND = FOUND
I.R. = IRON ROD
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
VOL., Pg. = VOLUME, PAGE

SYMBOLS

O = SET 5/8" C.I.R. "BAKER & LAWSON"
O = FOUND MONUMENT (AS NOTED)
+ = (TBM) TEMPORARY BENCHMARK
• = POWER POLE
L = PIPELINE MARKER

VICINITY MAP
SCALE 1"=2,500'

FIELD NOTES FOR 9.719 ACRES

BEING A 9.719 ACRE TRACT OF LAND, LOCATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, ABSTRACT NO. 287, IN BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 9.68 ACRE TRACT OF LAND IN THE NAME OF GEORGE JOSEPH, BINI GEORGE, GEORGE JOSEPH AND JESSY JOSEPH, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2022016140 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 9.707 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "S ADAMS 8666" FOUND AT THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF A CALLED 3.7828 ACRE TRACT, AS RECORDED IN C.C.F.N. 2020045465 OF THE O.P.R.B.C.T.;

THENCE NORTH 87°50'45" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE OF SAID CALLED 3.7828 ACRE TRACT, PASSING AT A DISTANCE OF 605.18 FEET A 1/2-INCH IRON ROD WITH CAP STAMPED "S ADAMS 8666" FOUND FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 660.18 FEET TO POINT FOR CORNER, SAME BEING THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN COUNTY ROAD 786;

THENCE SOUTH 02°44'26" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN SAID COUNTY ROAD 786, A DISTANCE OF 1319.60 FEET TO A POINT FOR CORNER, BEING THE SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE SOUTH 87°15'22" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, PASSING AT A DISTANCE OF 55.00 FEET A 5/8-INCH IRON ROD FOUND FOR REFERENCE, CONTINUING ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF A CALLED 1.50 ACRE TRACT, AS RECORDED IN C.C.F.N. 2022018341 OF THE O.P.R.B.C.T., A CALLED 1.50 ACRE TRACT, AS RECORDED IN C.C.F.N. 2013033882 OF THE O.P.R.B.C.T., A CALLED 1.50 ACRE TRACT, AS RECORDED IN C.C.F.N. 2003064513 OF THE O.P.R.B.C.T. AND A CALLED 2.00 ACRE TRACT, AS RECORDED IN C.C.F.N. 2005061369 OF THE O.P.R.B.C.T., A TOTAL DISTANCE OF 659.86 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER, BEING THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE NORTH 02°45'52" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF THE REMAINDER OF A CALLED 80 ACRE TRACT, AS RECORDED IN VOLUME 240, PAGE 526 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS (D.R.B.C.T.), A DISTANCE OF 644.73 FEET TO THE POINT OF BEGINNING, CONTAINING 9.719 ACRES OF LAND, MORE OR LESS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.

PRELIMINARY

DARREL HEIDRICH DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5378

PRELIMINARY PLAT
OF
GEORGE SUBDIVISION

BEING ALL OF A CALLED 9.68 ACRE TRACT
AS RECORDED IN C.C.F.N. 2022016140
OF THE O.P.R.B.C.T.

LOCATED IN THE
H.T. & B. RAILROAD COMPANY SURVEY
ABSTRACT NO. 287
CITY OF IOWA COLONY
BRAZORIA COUNTY, TEXAS



OWNERS:
GEORGE JOSEPH
BINI GEORGE
GEORGE JOSEPH
JESSY JOSEPH

4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825

PROJECT NO.:	15385	SCALE:	1" = 80'	DRAWN BY:	JP
DRAWING NO.:	1 OF 1	DATE:	06/30/2022	CHECKED BY:	DH

SURVEYOR'S NOTES:

- THIS PLAT LIES WITHIN THE CITY LIMITS OF IOWA COLONY.
- THE PROPERTY SURVEYED LIES WITHIN ZONE "X" UNSHADED AND ZONE "X" SHADED, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48039C0120K, WITH A REVISED DATE OF DECEMBER 30, 2020.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE EASEMENTS, OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN HEREON.
- THE REASON FOR THIS PLAT IS TO DIVIDE THE SUBJECT TRACT INTO 2 LOTS.
- DETENTION WILL BE REVIEWED/PROVIDED FOR EACH INDIVIDUAL RESIDENTIAL LOT AT TIME OF PERMITTING.
- THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVES 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.

COMMISSIONER'S SIGNATURE FOR FINAL APPROVAL:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

LEE WALDEN, P.E. DATE
PRESIDENTKERRY L. OSBURN DATE
VICE PRESIDENTBRANDON MIDDLETON DATE
SECRETARY/TREASURERJARROD D. ADEN, P.E., C.F.M. DATE
DISTRICT ENGINEER

NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM DATE HERE
SHOWN. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.