



12003 Iowa Colony Blvd.
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www.iowacolonytx.gov

IOWA COLONY PLANNING AND ZONING COMMISSION
MINUTES OF FEBRUARY 2, 2021

Members present: David Hurst, Steven Byrum-Bratsen, Vince Patterson, Les Hosey,
and Steve Bradbery

Members absent: None

Others present: Dinh Ho, Kent Marsh, Ron Cox, Larry Boyd, and Stan Winters

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.

"An opportunity for the public to address Planning and Zoning Commission on agenda items or concerns not on the agenda. To comply with the Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must observe a three-minute time limit."

3. Consider approval of the following meeting minutes

- December 1, 2020
- January 5, 2021

Les Hosey moved to approve the minutes as presented. Seconded by Steven Byrum-Bratsen. Approved unanimously.

4. Discussion and possible recommendation to city council regarding amending the zoning ordinance on 24-hour business operations. Kent Marsh presented the amendments to the Zoning Ordinance. Les Hosey moved to approve with the amendments to the zoning ordinance also to include removing the letter "h" under section 7, removing the word restaurant from letter d " section 7, and adding the additional wording to section 73 as provided by Larry Boyd, City Attorney. Seconded by Steven Byrum-Bratsen. Approved unanimously.

5. Consideration and possible action to amend the plan of development for Sierra Vista. Les Hosey moved to approve the plan of development with the removal of multi-family. Seconded by Steve Bradbery. Approved unanimously.

6. Consideration and possible action for Sierra Vista Section 8 Preliminary Plat, subject to approval of the plan of development. Steven Byrum Bratsen made a motion to recommend approval of the Sierra Vista Section 8 preliminary plat subject to the recommendations by staff

presented in the presentation and comments. The comments include that one company provides maintenance and operations of facility and grounds of the entire section, the city will require a copy of the deed restrictions prior to recording the plat, a 6-foot-high masonry fence along the front, and they provide an updated and modified preliminary plat before the council meeting. Seconded by Les Hosey. Approved unanimously.

7. Consideration and possible action for the Sanchez-Lagunas Abbreviated Plat. Steve Bradbery made motion to approve the Sanchez-lagunas Abbreviated Plat. Seconded by Steven Byrum-Bratsen. Approved unanimously.

8. Meeting was adjourned at 8:03 P.M by a unanimous vote.

APPROVED THIS 2nd DAY OF MARCH, 2021

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chairman

Copy

February 24, 2021 - REVISED LETTER OF RECOMMENDATION

Re: Sterling Lakes North Revised General Plan and Revised Street Dedication/Paving Phase Plan

Staff has received a Revised General Plan application for Sterling Lakes North along with a revised Road Construction Sequence Plan request on February 2, 2021.

BACKGROUND

The subject tract is included within the last Sterling Lakes Amended Plan of Development date August 18, 2014. The total combined area is 931.81 acres including Sterling Lakes, Sterling Lakes North and an elementary school site west of Ames Boulevard. The subject land area includes the remainder of Land Tejas ownership north of the developed portion of Sterling Lakes and is composed of approximately 21.66 acres between the northern developed portion of Sterling Lakes and Cedar Rapids Parkway, 4.22 acres on the south side of Cedar Rapids Parkway, 294.07 acres between Cedar Rapids Parkway and Bullard Parkway, and 56.54 acres north of Bullard Parkway. Karsten Boulevard is along the east side of the 294.07 and 21.66-acre portions. Proposed land uses include various sizes of single family detached (45' wide to greater than 60' wide) lots totaling 891 lots, future commercial south of Cedar Rapids Parkway, a sewer treatment plant expansion site and drill site on the north side of Cedar Rapids Parkway, 3 neighborhood playground areas, a drill site on the east side fronting on Karsten Boulevard, both an east/west and north/south pipeline corridor, a storm water detention system, and a school site of approximately 48.3 acres. All streets are proposed to be public with a private gate entrance at the north end of existing Sterling Lakes development. An existing drainage bayou bisects the 294.07-acre tract in an east/west direction. The proposed development plan is divided into 12 sections. Previous plans for this area did not include a school site at the current proposed location but have included school sites in other locations along Cedar Rapids Parkway in the past. The current proposed plan includes a combination elementary/middle school site at the southwest corner of Bullard Parkway and Karsten Boulevard. Alvin ISD busing policy is to not bus student that live within 2 miles of the school of attendance. This development would be zoned to the proposed school site and would be within the 2-mile distance for non-busing. After the recent conversion of Sterling Lakes to city jurisdiction and the allowable extra-territorial jurisdiction for a home-rule city greater than 5,000 in population, this general plan area is within the City of Iowa Colony jurisdiction. Iowa Colony requires new development to dedicate ultimate right-of-way and construct paving improvements for designated arterials within or adjacent to proposed development. Previous general plan iterations have indicated a north/south spine collector road crossing the east/west bayou. This version has removed that spine collector and there is no north/south circulation between Bullard Parkway and Cedar Rapids Parkway except Karsten Boulevard at the east side of the development.

GENERAL PLAN REVIEW

The proposed general plan street pattern is in general conformance with City of Iowa Colony block length standards, with the exception of the east/west block length in the middle portion of the block between Bullard Parkway and Cedar Rapids Parkway. As the Alvin ISD busing policy will require students within the Sterling Lakes North development to attend the proposed school at the east side of the development, traffic access to and from the school site is very important. The purpose of a mid-block collector (between two parallel major arterials) is to provide area traffic circulation without mandating traffic use the adjacent major arterials. Without a north/south road crossing the bayou west of Karsten Boulevard, all single-family residential traffic south of the bayou will be required to use Cedar Rapids Parkway and Karsten Boulevard to access the proposed school site. Likewise, all single-family residential traffic north of the bayou will be required to use Karsten Boulevard to access any existing Sterling Lakes amenities or to access the existing commercial uses along Meridiana Parkway or with even more difficulty, to go east to SH 288 and use the freeway for local travel. This proposed traffic pattern will be problematic without a north/south connector, other than Karsten Boulevard, between the north and south residential areas.

RECOMMENDATION

Staff recommends the proposed general plan be approved with the condition that a north/south collector with a minimum of 60 feet of right-of-way and 38 feet of paving width connect proposed Section 3 with proposed Section 7 to allow residents on the south side of the bayou to access the proposed school site and residents on the north side of the bayou to access Cedar Rapids Parkway without using Karsten Boulevard as their only means of access. Adjacent driveway access to this collector will be prohibited. The resulting east/west block length between the north/south collector and Karsten Boulevard will be approximately 1800 feet. This north/south collector must be dedicated and constructed when any development, either single-family residential development north of the bayou is constructed, or the school site is constructed.

ROAD CONSTRUCTION SEQUENCE PLAN REVIEW

The addition of the school site north of Chocolate Bayou to the general plan requires additional construction of both perimeter roadways and a north/south internal collector due to the unique traffic generation needs of the school site and the AISD busing policy that will require students be transported by non-bus methods. This additional need for traffic circulation in the general area of the school warrants the forward movement of construction of portions of both Karsten Boulevard (County Road 383) and Cedar Rapids Parkway (County Road 57). The same need also warrants the construction of a north/south collector west of Karsten Boulevard crossing Chocolate Bayou.

RECOMMENDATION

Staff recommends the Road Construction Sequence Plan be approved with the following modifications to the sequence notes of the following roadway sections:

1. All portions of Karsten Boulevard (County Road 383) between Cedar Rapids Parkway (CR 57) and Bullard Parkway (CR 81):" Plat and build west ½ (two lanes) of CR 383 between Cedar Rapids Parkway (CR 57) and Bullard Parkway (CR 81) with any school site construction."
2. That section of Karsten Boulevard (County Road 383) between the entry to section 2 and the first public street intersection north of Chocolate Bayou be modified as follows: "Plat and build west ½ (two lanes) of CR 383 from entry to section 2 to first public street intersection north of Chocolate Bayou with the plat of first lots north of Chocolate Bayou."
3. That section of Cedar Rapids Parkway (County Road 57) between the east property line to boulevard entry with first section be modified as follows: "Plat and build ½ boulevard (2 north side lanes) of CR 57 from east property line to boulevard entry with first section developed north of CR 57."
4. That section of spine road south of Cedar Rapids Parkway and Cedar Rapids Parkway (County Road 57) between the east property line and the west property line (south side of Cedar Rapids Parkway) be modified as follows: "Plat and build extension of spine road with adjacent plat and plat and build south ½ (two lanes) of CR 57 from east property line to west property line with first section of development north of CR 57."
5. Add a section of collector road (60 feet wide right-of-way and 38 feet wide paving) between Section 3 and Section 7, crossing Chocolate Bayou with the note as follows: "Plat and build 60' ROW with 38' wide paving collector connecting Section 3 with Section 7 and connecting the collector directly with the roadway along the south side of the school site with the plat of first lots north of Chocolate Bayou or with school site construction."
6. That section of Cedar Rapids Parkway (County Road 57) between the entry boulevard north from Cedar Rapids Parkway to the west property line be modified as follows: "Plat and build north ½ of CR 57 from entry boulevard to west property line with the adjacent plat of any residential lots."

STAFF OVERALL RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve and recommend to City Council, the proposed general plan and road construction sequence plan with the staff recommended conditions and that City Council approve the same with staff recommended conditions.

J. Kent Marsh, AICP CUD, City of Iowa Colony Staff Planner

Monday, March 23, 2020

Lacey Bell
EHRA Inc.
10555 Westoffice Dr.
Houston, TX 77042

Re: Meridiana Section 76A Final Plat
Letter of Recommendation
City of Iowa Colony Project No. SPP 200309-0265
Adico, LLC Project No. 16007-2-156

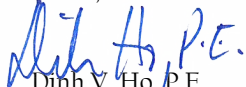
Dear Ms. Bell;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 76A final plat received on or about March 20, 2020. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the final plat as resubmitted on March 20, 2020. Please provide one(1) set of mylars and ten (10) prints to Kayleen Rosser for consideration at the April Planning 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, City Secretary, (krosser@cityofiowacolony.com)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-2-156

STATE OF TEXAS:

COUNTY OF BRAZORIA:

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, Vice President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, sole owner of the land shown on this plat and whose name is described thereto and in person or through a duly authorized agent dedicates to the public forever all streets, alleys, parks, water courses, drains, esements and public places thereon shown for the purposes and consideration herein expressed. The owners 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 esements 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, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 76A where building setback lines or public utility easements ore to be established outside of 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.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, Vice 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 _____, 2020.

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: Vice President

STATE OF TEXAS }
COUNTY OF _____ }

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, Vice 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 _____, 2020.

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

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

PLANNING AND ZONING COMMISSION APPROVAL

Michael Byrum-Bratsen, Mayor

David Hurst, Chairman
Planning Commission

Susan Cottrell, Council Member

Steven Byrum-Bratsen
Planning Commission Member

Annetta Hicks-Murray, Council Member

Les Hosey
Planning Commission Member

Robin Bradbery, Council Member

Steven Bradbery
Planning Commission Member

Kacy Smajstrla, Council Member

Vince Patterson
Planning Commission Member

Chad Wilsey, Council Member

Date

Dinh Ho, P.E., City Engineer

Date

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 76A
8.752 ACRES OF LAND SITUATED IN
H. T. & B. R.R. COMPANY SURVEY, SECTION 53, ABSTRACT 287
H. T. & B. R.R. COMPANY SURVEY, SECTION 52, ABSTRACT 513
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 8.752 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 53, ABSTRACT 287, BRAZORIA COUNTY, TEXAS, AND THE H. T. & B. R.R. COMPANY SURVEY, SECTION 52, ABSTRACT 513, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 59.855 ACRE TRACT OF LAND CONVEYED TO GR-M1, LTD BY DEED RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. No) 2015050942, A PORTION OF LOT 1 OF LULLING BROOK SECTION 1 (A SUBDIVISION AS PER PLAT RECORDED UNDER BRAZORIA COUNTY PLAT RECORD [B.C.P.R.] 2007037473) CONVEYED TO GR-M1, LTD. BY DEED RECORDED UNDER B.C.C.F. NO. 2015056564, AND INCLUDES A PORTION ON COUNTY ROAD 65 (BASED ON A WIDTH OF 80'-FEET); SAID 8.752 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 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" marking the most east-northeasterly corner of Reserve "M" of Meridiana Section 81A a subdivision as per plat recorded under 2019053999 of the B.C.P.R.;

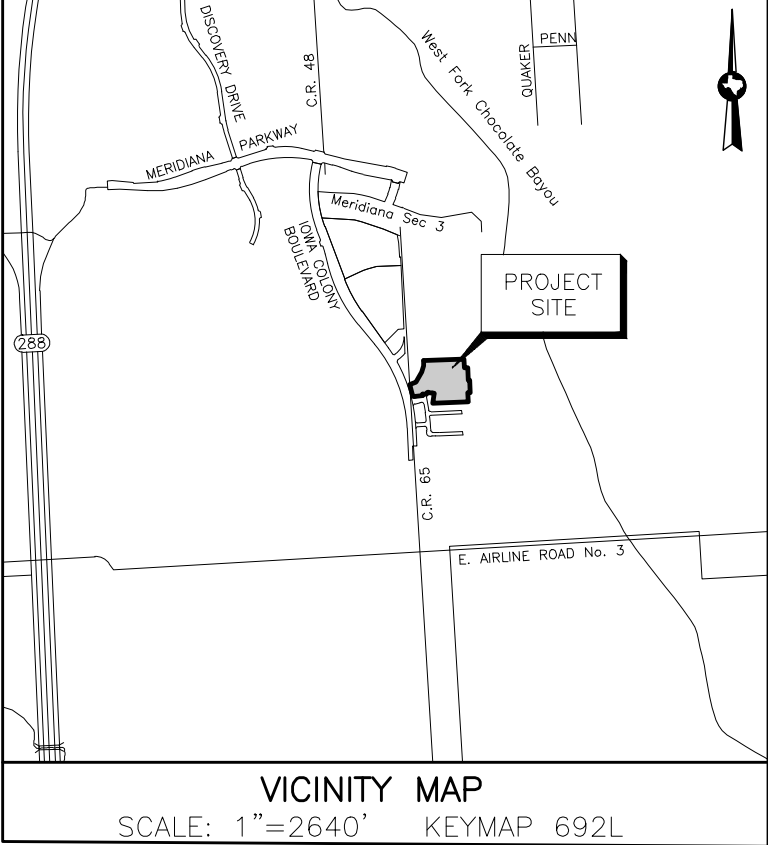
- THENCE, North 87°22'46" East, for a distance of 559.40 feet to a point for corner;
- THENCE, South 02°37'14" East, for a distance of 122.00 feet to a point for corner;
- THENCE, North 87°22'46" East, for a distance of 41.38 feet to a point for corner;
- THENCE, South 02°37'14" East, for a distance of 172.56 feet to a point for corner;
- THENCE, North 87°22'47" East, for a distance of 22.68 feet to a point for corner;
- THENCE, South 02°40'29" East, for a distance of 172.56 feet to a point for corner;
- THENCE, South 87°19'31" West, for a distance of 34.62 feet to a point for corner;
- THENCE, South 02°40'29" East, for a distance of 122.00 feet to a point for corner;
- THENCE, South 87°19'31" West, for a distance of 487.00 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" marking the southeasterly corner of Reserve "C" of said Meridiana Section 81A;

THENCE, with said Meridiana Section 81A the following fourteen (14) courses and distances:

- North 08°30'48" East, for a distance of 134.53 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" marking a point for corner in the arc of a non-tangent curve;
- in a northwesterly direction along the arc of said curve to the right having a radius of 525.00 feet, a central angle of 02°42'11", an arc length of 24.77 feet, and a chord bearing of North 80°08'07" West, for a distance of 24.77 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for tangency;
- North 78°47'01" West, for a distance of 54.41 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" marking a point of curvature;
- In a southwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 101°32'13", an arc length of 44.30 feet, and a chord bearing of South 50°26'53" West, for a distance of 38.73 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- South 89°40'46" West, for a distance of 50.00 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" marking a point for corner in the arc of a non-tangent curve;
- In a southerly direction along the arc of said curve to the left having a radius of 325.00 feet, a central angle of 01°19'30", an arc length of 7.52 feet, and a chord bearing of South 00°58'59" East, for a distance of 7.52 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" marking a point of reverse curvature;
- In a southwesterly direction along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 2°59'11", an arc length of 12.65 feet, and a chord bearing of South 12°50'52" West, for a distance of 12.51 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- South 86°14'24" West, for a distance of 116.82 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- North 55°05'36" West, for a distance of 23.42 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- North 16°25'37" West, for a distance of 157.32 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- North 71°39'39" East, for a distance of 93.24 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- North 28°32'54" East, for a distance of 161.54 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- North 18°41'20" East, for a distance of 90.64 feet to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;
- North 02°37'14" West, for a distance of 67.44 feet to the POINT OF BEGINNING and containing 8.752 acres of land.

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; and that the plat boundary corners have been tied to the nearest street intersection.

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



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 76A

BEING A SUBDIVISION OF 8.752 ACRES OUT OF THE
H. T. & B. R.R. COMPANY SURVEY, SECTION 53, A-287,
H. T. & B. R.R. COMPANY SURVEY, SECTION 52, A-513,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

56 LOTS 3 BLOCKS 1 RESERVE (0.0566 ACRES)

OWNER

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

MARCH 4, 2020



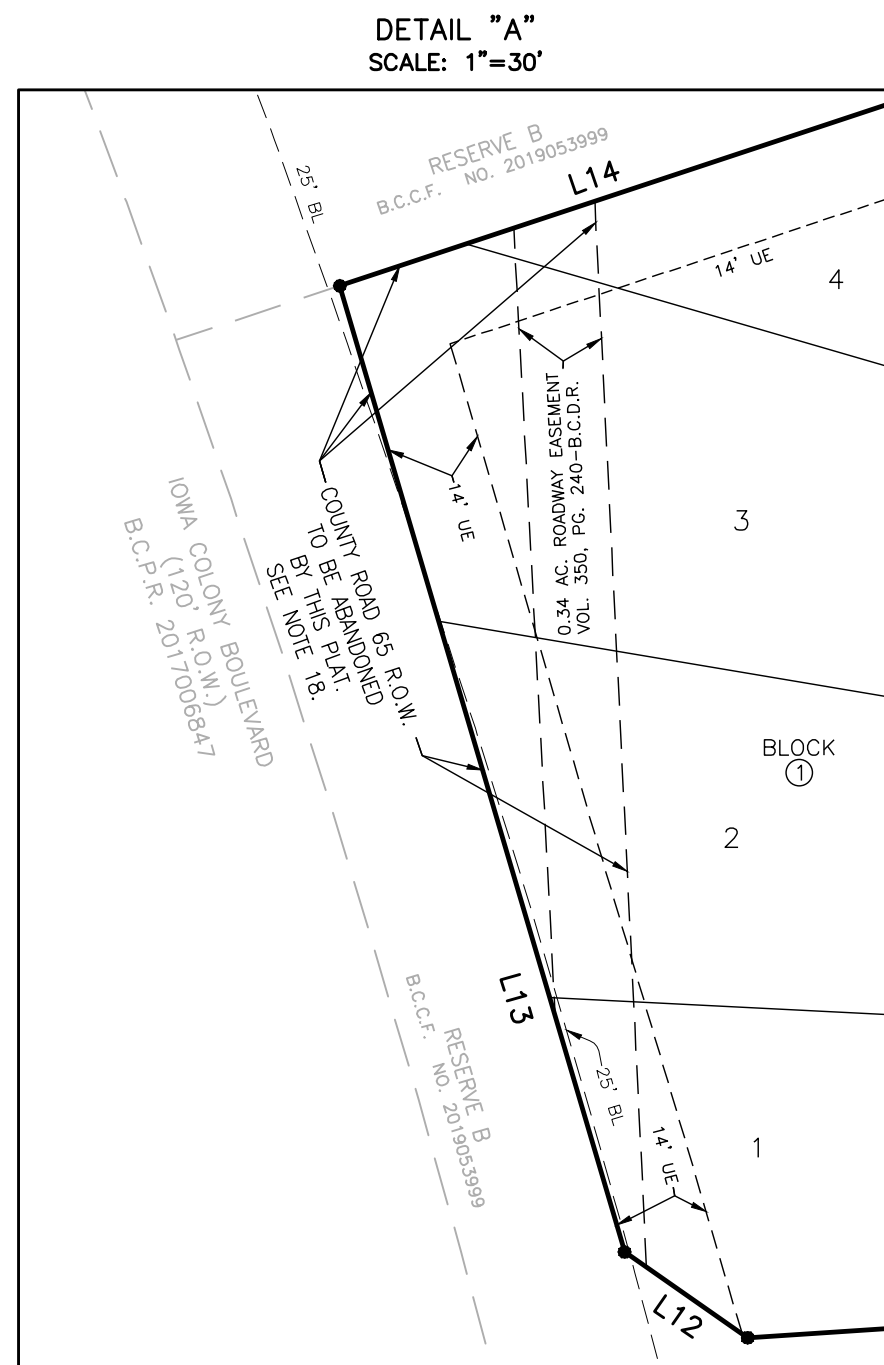
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

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 plot 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.A.D. indicates Brazoria County Appraisal District
B.C.C.F. indicates Brazoria County Clerk's File
B.C.D.R. indicates Brazoria County Deed Records
B.C.P.R. indicates Brazoria County Plat Records
B.L. indicates Building Line
ESMT. indicates Easement
FND. indicates Found
VOL. indicates Volume
Pg. indicates Page
PUE indicates Public Utility Easement
S.O. FT. indicates Square Feet
R.O.W. indicates Right of Way
S.S.E. indicate Sanitary Sewer Easement
SQ. FT. indicates Square Feet
UE indicates Utility Easement
WLE indicates Water Line Easement
--- indicates Change of Street Name
- 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. 3.
- 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.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- 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. 3 as approved January 23, 2017.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120H, dated June 3, 1989 and revised by the Letter of Map Revision (LOMR) issued May 13, 2015 and effective September 28, 2015. Lots within this subdivision were filled and removed from Zone "AE" and placed in unshaded Zone "X" in the Letter of Map Revision Based on fill (LOMR-F) effective September 6, 2019 under Case No. 19-06-3361A.

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.

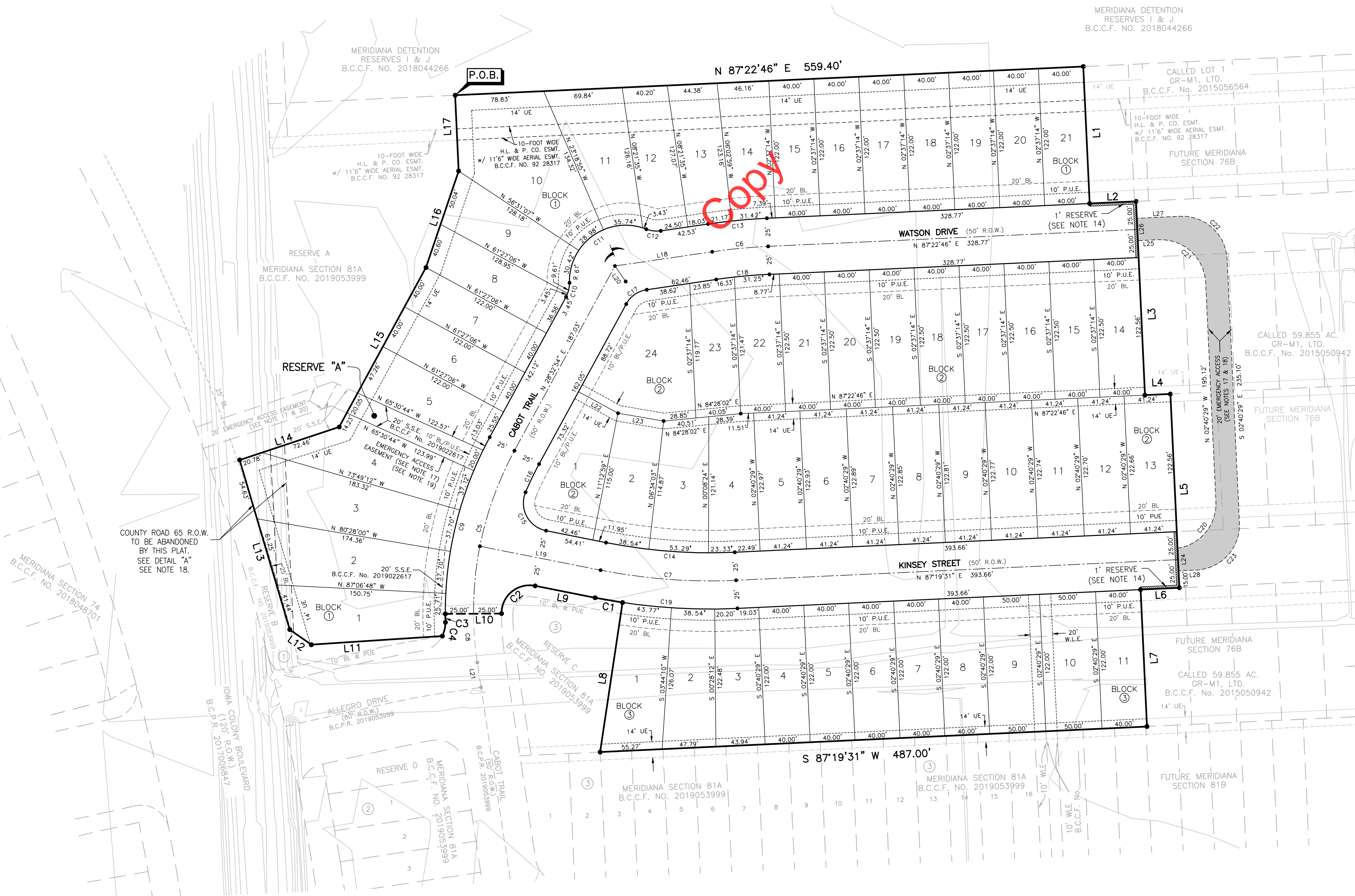
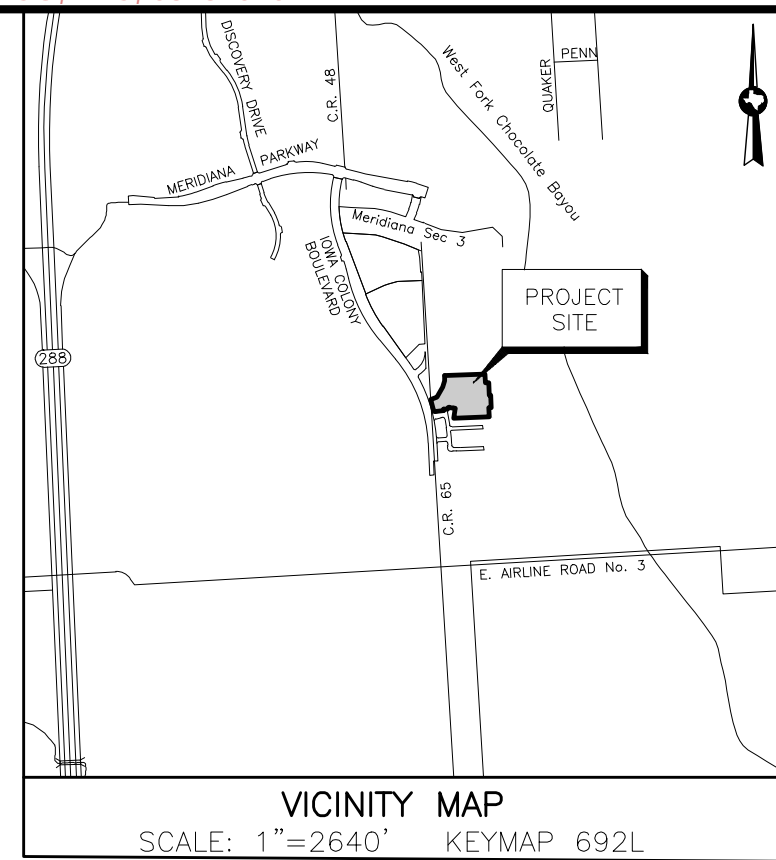
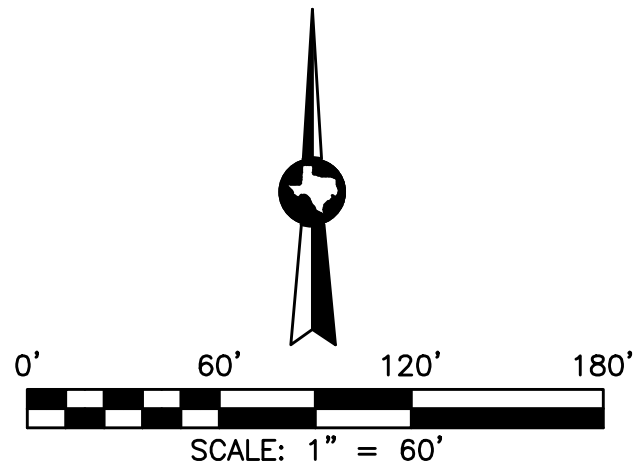
- All sidewalks shall be a minimum of 4' wide and built in accordance to the Meridiana Planned Unit Development District Amendment #3 of the City of Iowa Colony Ordinance #2017-02.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors (Where applicable).
- All existing road right-of-ways or roadway easements crossing through this tract are to be abandoned by this plat.
- Homeowners Association shall be responsible for maintenance and operation of all easements and all restricted reserves.
- 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).
- This emergency access will be released and abandoned and revert to the dedicator when the adjacent property is subdivided in a recorded plat.
- The 20' emergency access easement overlaps the 20' sanitary sewer easement in this location.
- The 20' emergency access easement is partially established via Meridiana Section 81A in this location.
- All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
- All front lot maintenance within this section shall be performed by the Homeowners Association per Meridiana PUD Amendment No. 3 as approved January 23, 2017.
- Developer/Homeowners' Association shall be responsible for maintenance of all reserves.



LINE	BEARING	DISTANCE
L1	S 02°37'14" E	122.00'
L2	N 87°22'46" E	41.38'
L3	S 02°37'14" E	122.56'
L4	N 87°22'46" E	22.68'
L5	S 02°40'29" E	172.56'
L6	S 87°19'31" W	34.62'
L7	S 02°40'29" E	122.00'
L8	N 08°30'48" E	134.53'
L9	N 78°47'01" W	54.41'
L10	S 89°40'46" W	50.00'
L11	S 86°14'24" W	116.82'
L12	N 59°05'56" W	23.42'
L13	N 16°25'37" W	157.32'
L14	N 71°39'39" E	33.24'
L15	N 28°32'54" E	161.54'
L16	N 18°41'20" E	30.64'
L17	N 02°37'14" W	67.44'
L18	N 81°38'25" E	37.44'
L19	S 78°47'01" E	109.46'
L20	S 34°54'20" E	16.77'
L21	N 08°38'56" W	22.30'
L22	S 61°27'06" E	40.00'
L23	S 80°14'43" E	41.15'
L24	N 02°40'29" W	20.20'
L25	S 87°22'46" W	18.58'
L26	N 02°37'14" W	20.00'
L27	N 87°22'46" E	38.57'
L28	S 87°19'31" W	16.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	525.00'	2°42'11"	24.77'	N 80°08'07" W	24.77'
C2	25.00'	101°32'13"	44.30'	S 50°28'53" W	38.73'
C3	325.00'	1°19'30"	7.52'	S 00°58'59" E	7.52'
C4	25.00'	28°59'11"	12.65'	S 12°50'52" W	12.51'
C7	300.00'	28°52'08"	151.16'	N 14°08'50" E	149.56'
C5	500.00'	5°44'21"	50.06'	N 84°30'35" E	50.06'
C9	500.00'	13°53'28"	121.22'	S 85°43'45" E	120.93'
C10	300.00'	8°19'42"	43.61'	N 04°29'05" W	43.57'
C11	325.00'	28°52'08"	163.75'	N 14°08'50" E	162.03'
C12	25.00'	29°55'35"	13.06'	N 13°35'07" E	12.91'
C13	50.00'	112°56'41"	98.56'	N 59°05'40" E	83.36'
C14	25.00'	29°55'35"	13.06'	S 83°23'48" E	12.91'
C15	525.00'	5°44'21"	52.59'	N 84°30'35" E	52.57'
C16	475.00'	13°53'28"	115.16'	N 85°43'45" W	114.88'
C17	25.00'	101°32'13"	44.30'	N 28°00'54" W	38.73'
C18	275.00'	5°47'42"	27.81'	N 25°38'03" E	27.80'
C19	25.00'	53°05'30"	25.17'	N 59°05'40" E	22.35'
C20	475.00'	5°44'21"	47.58'	N 84°30'35" E	47.56'
C21	525.00'	13°53'28"	127.28'	N 85°43'45" W	126.97'
C22	40.00'	84°15'39"	58.83'	N 39°27'21" E	53.67'
C23	40.00'	89°56'46"	62.79'	N 47°38'51" W	56.54'
C24	40.00'	89°56'46"	62.79'	S 47°38'51" E	56.54'
C25	40.00'	90°00'00"	62.83'	S 42°19'31" W	56.57'

RESERVE	RESTRICTED TO	RESERVE TABLE	AREA
A	LANDSCAPE, OPEN SPACE, UTILITY PURPOSES, AND EMERGENCY ACCESS		2,464 SQ.FT. / 0.0566 ACRE



FINAL PLAT

MERIDIANA SECTION 76A

BEING A SUBDIVISION OF 8.752 ACRES OUT OF THE
H. T. & B. R.R. COMPANY SURVEY, SECTION 53, A-287,
H. T. & B. R.R. COMPANY SURVEY, SECTION 52, A-513,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

56 LOTS 3 BLOCKS 1 RESERVE (0.0566 ACRES)

OWNER

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

MARCH 4, 2020



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

Tuesday, February 23, 2021

Brad Sweitzer
EHRA Inc.
10555 Westoffice Dr.
Houston, TX 77042

Re: Meridiana Section 76B Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. SPP 210208-0158
Adico, LLC Project No. 16007-2-177


Dear Mr. Sweitzer;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Meridiana Section 76B preliminary plat, received on or about February 23, 2021. 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 plat as resubmitted on February 23, 2021. Please provide ten (10) prints to Kayleen Rosser, City Secretary, for consideration at the March 2, 2021 Planning and Zoning Commission meeting.

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

Sincerely,
Adico, LLC


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

Copy

Cc: Kayleen Rosser, City Secretary, (krosser@iowacolonytx.us)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-2-177

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, dated December 30, 2020, the property lies within Zone AE.
- 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.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. 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.W.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. 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, and Brazoria County Drainage District No. 5.
- Properly 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 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.
- All front lot maintenance within this section shall be performed by the Homeowners Association per Meridiana PUD Amendment No. 3 as approved January 23, 2017.
- 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.
- Drainage plans to be provided prior to final plat submittal.

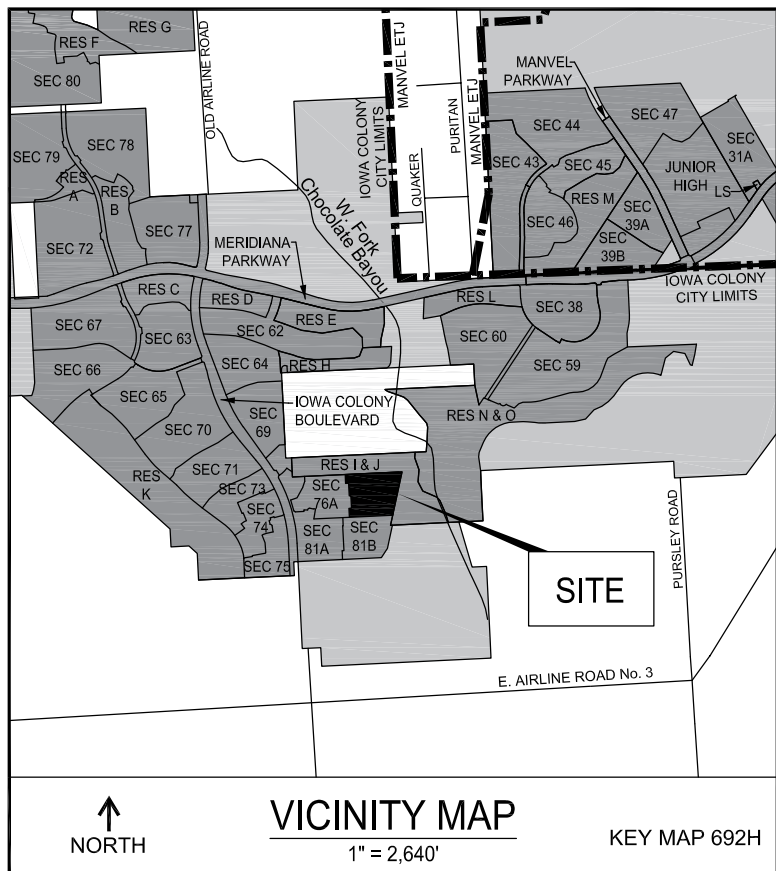
OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

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 '88) 1991 ADJUSTMENT

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,525.03	0.04
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,715.81	0.04
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,870.34	0.11
TOTAL		8,111.18	0.19

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 02°40'29" W	122.00'
L2	N 87°19'31" E	34.62'
L3	N 02°40'29" W	172.56'
L4	S 87°22'47" W	22.68'
L5	N 02°37'14" W	172.56'
L6	S 87°22'46" W	41.38'
L7	N 02°37'14" W	122.00'



ALVIN DISTRICT STADIUM NO. 2
B.C.P.R. NO. 2017021034

0' 30' 60' 120'
SCALE: 1"=60' NORTH

Meridiana Section 76B
A Subdivision of 9.03 acres out of the H.T. & B. R.R. Co. Survey, Section 53,
A-287, City of Iowa Colony, Brazoria County, Texas.
56 Lots, 2 Blocks and 3 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

February 2021

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBE# NG-F-726
TBP# L# NO. 10092300

EHRA
ENGINEERING THE FUTURE
SINCE 1936
"EHRA" JOB NO. 081-011-76

No warranty or representation of intended use, design or construction is made by EHRA. All drawings and specifications are subject to change without notice.

Tuesday, February 23, 2021

Carol Redd
EHRA Inc.
10555 Westoffice Dr.
Houston, TX 77042

Re: Meridiana Commercial Reserve No. 1 Replat No. 1 Abbreviated Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. SMAP 210208-0159
Adico, LLC Project No. 16007-2-176

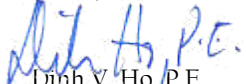
Dear Ms. Redd;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Commercial Reserve No. 1 Replat No. 1 Abbreviated plat received on or about February 23, 2021. 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 plat as resubmitted on February 23, 2021. Please provide two (2) mylars and ten (10) prints to Kayleen Rosser, City Secretary, for consideration at the March 2, 2021 Planning and Zoning Commission meeting.

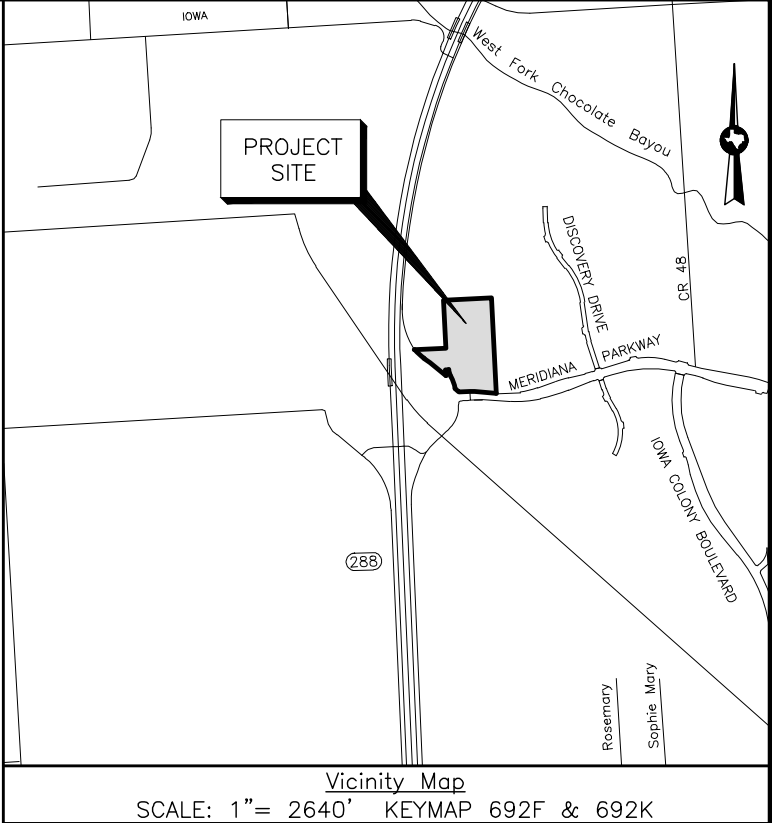
Should you have any questions, please do not hesitate to call me.

Sincerely,
Adico, LLC


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

Copy

Cc: Kayleen Rosser, City Secretary, (krosser@iowacolonytx.us)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-2-176



STATE OF TEXAS: }
COUNTY OF BRAZORIA: }

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, Vice President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, sole owner of the land shown on this plat and whose name is described thereto and in person or through a duly authorized agent dedicates to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and consideration herein expressed. The owners 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 WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, Vice 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 _____, 2021.

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

BY: _____
Print Name: Matt Lawson
Title: Vice President

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, Vice 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 _____, 2021.

Notary Public in and for the
State of _____
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; and that the plat boundary corners have been tied to the nearest street intersection.

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

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Michael Byrum-Bratsen, Mayor

Sydney Hargroder, Council Member

Arnetta Hicks-Murray, Council Member

Robin Bradbery, Council Member

Kacy Smajstria, Council Member

Chad Wilsey, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman
Planning Commission

Steven Byrum-Bratsen
Planning Commission Member

Les Hosey
Planning Commission Member

Steven Bradbery
Planning Commission Member

Vince Patterson
Planning Commission Member

Date

METES AND BOUNDS DESCRIPTION
MERIDIANA COMMERCIAL RESERVE NO. 1
REPLAT NO. 1
BEING A 20.83 ACRE TRACT OF LAND
IN THE H.T. & B. R.R. CO. SURVEY, SECTION 56, A-515,
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 20.83 ACRE TRACT OF LAND OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION NO. 56, A-515, BRAZORIA COUNTY, TEXAS, AND BEING A REPLAT OF ALL OF MERIDIANA COMMERCIAL RESERVE NO. 1, AS RECORDED AT PLAT NUMBER 2021005627, BRAZORIA COUNTY PLAT RECORDS, AND BEING OUT OF THAT CERTAIN TRACT CALLED 11.74 ACRES CONVEYED TO GR-M1, LTD. BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE No. (B.C.C.F. No.) 2007010789 AND ALL THAT CERTAIN TRACT CALLED 9.999 ACRES CONVEYED TO GR-M1, LTD. BY DEED RECORDED UNDER B.C.C.F. No. 2006041842; SAID 20.83 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at an "X" in concrete found marking the southeasterly corner of Reserve "A" of the said Meridiana Commercial Reserve No. 1 at the intersection of the northerly right-of-way line of Meridiana Parkway (a variable width right-of-way as per the plat of Meridiana Parkway Phase 1 Replat No. 1 recorded under File No. 2015049453 B.C.P.R.) with the easterly line of the called 11.74 acre tract, from which an "X" in concrete found marking the southwesterly corner of that certain tract of land called 10.00 acres as described under B.C.C.F. No. 2001036095 bears South 02°43'51" East, a distance of 10.58 feet;

- (1) THENCE, North 85°05'34" West, along the northerly right-of-way line of Meridiana Parkway for a distance of 295.02 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking an angle point;
- (2) THENCE, South 87°51'56" West, continuing along the northerly right-of-way line of Meridiana Parkway and with the northerly right-of-way line of State Highway 288 (variable width) described in the deed for a called 7.483 acre tract recorded in Volume 1129, Page 422 of the Brazoria County Deed Records for a distance of 215.75 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for corner from which a concrete monument was found South 08°23' East, a distance of 0.78 feet;
- (2) THENCE, North 49°02'06" West, continuing along the northerly right-of-way line of said State Highway 288 for a distance of 72.98 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for corner in the arc of a non-tangent curve;
- (3) THENCE, continuing along the northerly right-of-way line of said State Highway 288 in a northwesterly direction with the arc of a non-tangent curve to the left having a radius of 458.37 feet, a central angle of 22°03'08", an arc length of 176.42 feet and a chord bearing of North 20°03'35" West, for a distance of 175.33 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for a point of reverse curvature;
- (4) THENCE, continuing along the northerly right-of-way line of said State Highway 288 in a northwesterly direction with the arc of a reverse curve to the right having a radius of 200.00 feet, a central angle of 28°10'51", an arc length of 98.37 feet and a chord bearing of North 16°59'44" West, for a distance of 97.38 feet to a point for corner from which a 5/8-inch capped iron rod stamped "Wilson" bears South 26°55' West, a distance of 0.9 feet;
- (5) THENCE, South 87°05'43" West, continuing along the northerly right-of-way line of said State Highway 288 for a distance of 40.00 feet to a point for corner from which a 5/8-inch capped iron rod stamped "Wilson" bears South 26°41' West, a distance of 0.9 feet;
- (6) THENCE, South 02°54'17" East, continuing along the northerly right-of-way line of said State Highway 288 for a distance of 80.72 feet to a 5/8-inch iron rod with TxDOT aluminum disk found for corner in the arc of a non-tangent curve;
- (7) THENCE, continuing along the northerly right-of-way line of said State Highway 288 in a northwesterly direction with the arc of a non-tangent curve to the left having a radius of 531.01 feet, a central angle of 00°26'42", an arc length of 4.12 feet and a chord bearing of North 39°39'43" West, for a distance of 4.12 feet to a 5/8-inch iron rod with TxDOT aluminum disk found for tangency;
- (8) THENCE, North 50°49'55" West, continuing along the northerly right-of-way line of said State Highway 288 for a distance of 274.63 feet to a 5/8-inch iron rod with TxDOT aluminum disk found for an angle point;
- (9) THENCE, North 54°20'33" West, continuing along the northerly right-of-way line of said State Highway 288 for a distance of 105.53 feet to a 5/8-inch iron rod with TxDOT aluminum disk found for curvature;
- (10) THENCE, continuing along the northerly right-of-way line of said State Highway 288 in a northwesterly direction with the arc of a curve to the right having a radius of 773.72 feet, a central angle of 13°18'32", an arc length of 179.72 feet and a chord bearing of North 47°41'19" West, for a distance of 179.32 feet to 1/2-inch iron rod found marking the westerly corner of Reserve "A" of the aforementioned Meridiana Commercial Reserve No. 1, same being the southwesterly corner of that certain tract of land called 8.127 acres as described under B.C.C.F. No. 2012024620;
- (11) THENCE, North 87°24'04" East, along the common line between Reserve "A" tract and the called 8.127 acre tract for a distance of 433.21 feet to a "MAG" nail found in an asphalt road for the southeasterly corner of said 8.127 acre tract, same being an internal corner of Reserve "A";
- (12) THENCE, North 02°42'56" West, along the common line between Reserve "A" and the called 8.127 acre tract for a distance of 660.26 feet to a 5/8-inch iron rod found for the northwesterly corner of Reserve "A";
- (13) THENCE, North 87°24'04" East, along the north line of said Reserve "A" for a distance of 659.81 feet to a 5/8-inch iron rod found for corner the northeasterly corner of Reserve "A" common to the aforementioned called 10.00 acre tract;
- (14) THENCE, South 02°43'51" East, along the common line between Reserve "A" and the called 10.00 acre tract for a distance of 1,309.65 feet to the POINT OF BEGINNING and containing 20.83 acres of land.

MERIDIANA COMMERCIAL RESERVE No. 1 REPLAT No. 1

BEING A SUBDIVISION OF 20.83 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY,
SECTION 56, A-515,

AND BEING A REPLAT OF
MERIDIANA COMMERCIAL RESERVE NO 1,
AS RECORDED UNDER B.C.C.F. NO. 2021005627, B.C.P.R.,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

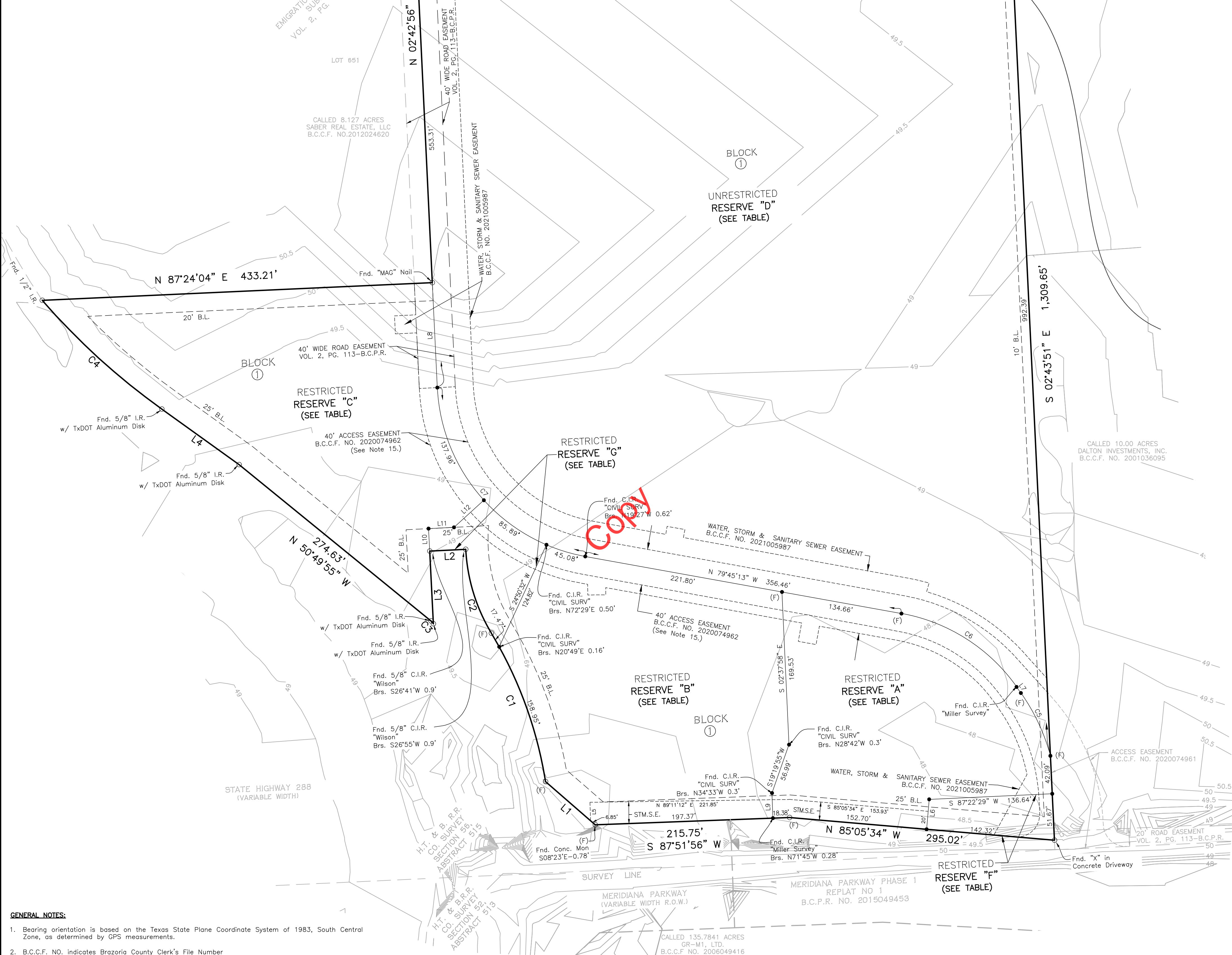
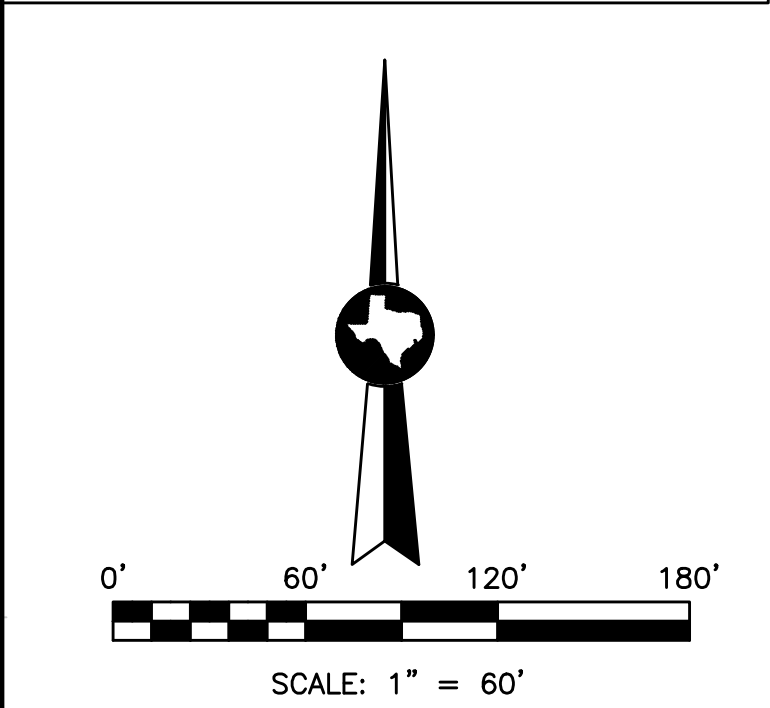
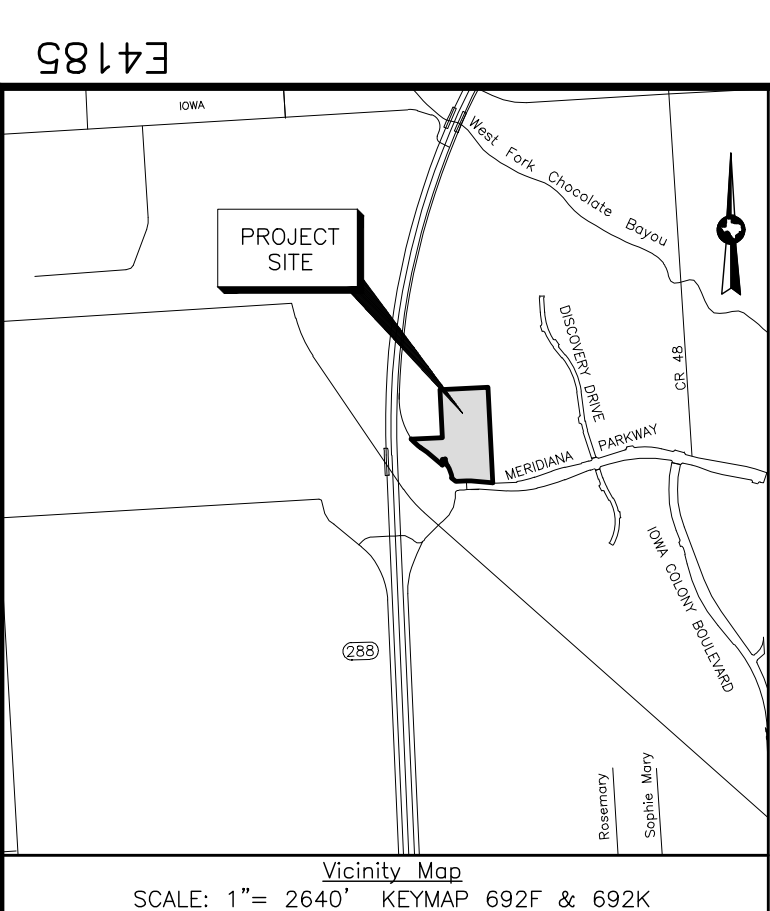
PURPOSE FOR REPLAT: TO CREATE SEVEN RESERVES
1 BLOCK 7 RESERVES (20.83 ACRES)

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

FEBRUARY, 2021



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



- GENERAL NOTES:**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
 - 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
Conc. Mon. indicates Concrete Monument
Fnd. indicates Found
I.R. indicates Iron Rod
VOL. indicates Volume
PG. indicates Page
R.O.W. indicates Right of Way
STM.S.E. indicates Storm Sewer Easement
(F) indicates a found 5/8-inch Capped Iron Rod
"EHRA 713-784-4500"
 - 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. 3.
 - 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.
 - Sidewalks will be required along all roadway frontage. Sidewalks shall be a minimum of 5' in width.
 - Water and sanitary sewer service will be provided by Brazoria County M.U.D. No. 55.
 - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
 - 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. 3 as approved January 23, 2017.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 480590110K, dated December 30, 2020, portions of the subject property shown hereon lie within the Floodway Area in Zone "AE", and portions of the property lie within "Zone AE" (areas determined to be subject to the 100-year flood plain with base flood elevations determined) and portions of the property lie within shaded "Zone X" (areas determined to be subject to the 500-year floodplain).
- 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.
- The 40' Access Easement will be maintained by the Meridiana Homeowner's Association.

LINE	BEARING	DISTANCE
L1	N 49°02'06" E	W 72.98'
L2	S 87°05'43" W	140.00'
L3	S 02°54'17" E	80.72'
L4	N 84°20'33" W	105.53'
L5	N 01°36'00" W	20.44'
L6	S 04°54'08" W	133.30'
L7	N 35°15'12" W	8.28'
L8	N 02°42'37" W	116.55'
L9	S 02°08'59" E	127.84'
L10	N 02°54'17" W	25.00'
L11	N 87°05'43" E	28.34'
L12	N 47°45'54" E	44.75'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	458.37'	120°03'08"	176.42'	N 20°03'55" W	179.33'
C2	200.00'	28°10'51"	98.37'	N 16°59'44" W	97.38'
C3	531.01'	0°26'42"	4.12'	N 39°39'43" W	4.12'
C4	773.72'	1°31'18"32"	179.72'	N 47°41'19" W	179.32'
C5	220.00'	20°10'16"	77.47'	N 28°09'54" W	77.07'
C6	200.00'	44°30'01"	155.34'	N 57°30'12" W	151.46'
C7	200.00'	77°02'36"	268.93'	N 41°13'55" W	249.12'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	COMMERCIAL	58,668 SQ.FT. / 1.347 ACRES
B	COMMERCIAL	78,203 SQ.FT. / 1.795 ACRES
C	COMMERCIAL	87,909 SQ.FT. / 2.018 ACRES
D	UNRESTRICTED	520,075 SQ.FT. / 11.94 ACRES
E	DETENTION, LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES	147,474 SQ.FT. / 3.385 ACRES
F	LANDSCAPE AND UTILITY PURPOSES	5,900 SQ.FT. / 0.1354 ACRES
G	LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES	9,108 SQ.FT. / 0.2091 ACRES
TOTAL		907,336 SQ.FT. / 20.83 ACRES

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

MERIDIANA COMMERCIAL RESERVE No. 1 REPLAT No. 1

BEING A SUBDIVISION OF 20.83 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY,
SECTION 56, A-515,
AND BEING A REPLAT OF
MERIDIANA COMMERCIAL RESERVE NO. 1,
AS RECORDED UNDER B.C.C.F. NO. 2021005627, B.C.P.R.,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

PURPOSE FOR REPLAT: TO CREATE SEVEN RESERVES
1 BLOCK 7 RESERVES (20.83 ACRES)

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

FEBRUARY, 2021



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

In the name and by the authority of

The State of Texas

OATH OF OFFICE

I, _____, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of the Planning and Zoning Commission of the City of Iowa Colony, and of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

Affiant

State of Texas
County of Brazoria

SWORN TO and subscribed before me by affiant on this 2nd, day of March, 2021.

Signature of Person Administering Oath

(seal)

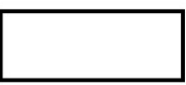
Printed Name

Title


Sterling Lakes North

LOT TABLE						
	45's	50's	55's	60's	>60'	TOTAL
Section 1	49					49
Section 2				96	8	104
Section 3				114		114
Section 4	42					42
Section 5	54					54
Section 6	55					55
Section 7				83		83
Section 8a				56		56
Section 8b		121				121
Section 9				76		76
Section 10	58					58
Section 11	68					68
Section 12		183				183
TOTAL	326	304	0	425	8	1063


LEGEND




FUTURE LOTS



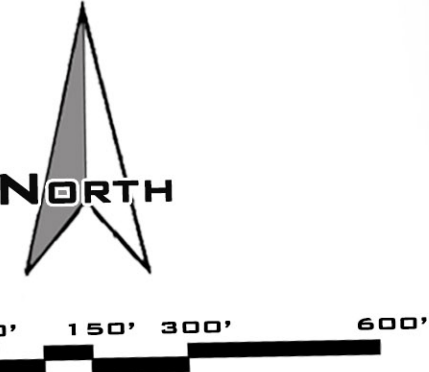
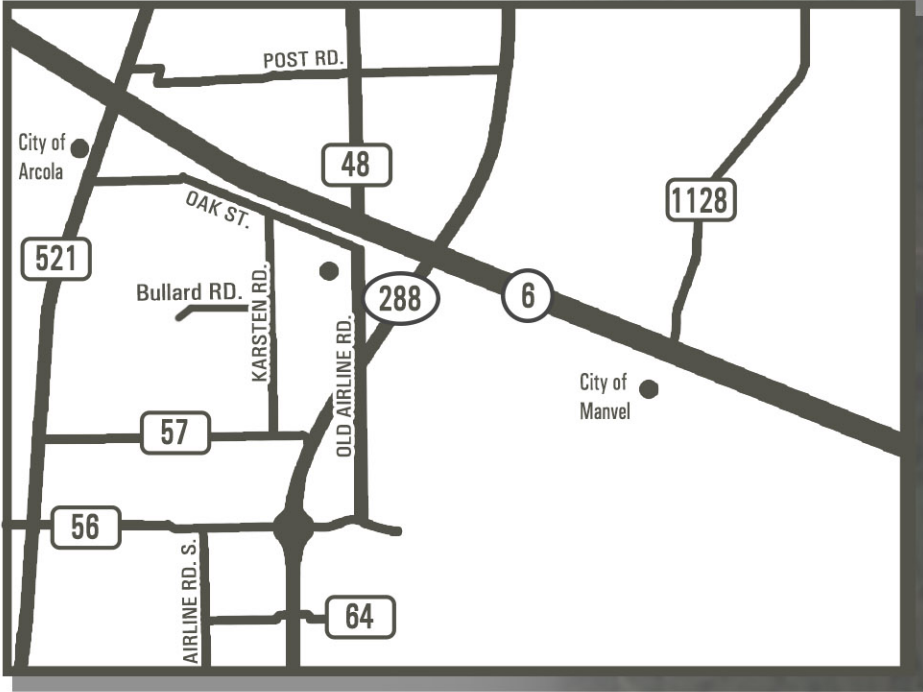
CIVIC



GATED ENTRY



NEIGHBORHOOD PLAYGROUND



SCALE: 1"=300'
DATE: 02.15.2021



THE STATE OF TEXAS

**STATEMENT OF ELECTED/APPOINTED
OFFICER**

(Pursuant to Tex. Const. art. XVI, §1(b), amended 2001)

I, _____, do solemnly swear (or affirm), that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING STATEMENT AND THAT THE FACTS STATED THEREIN ARE TRUE.

Affiant's Signature

Office Appointed To

Iowa Colony / Brazoria County

City/County

SWORN TO and subscribed before me by affiant on this 2nd day of
March, 2021.

Signature of Person Administering Oath

Kayleen Rosser

Printed Name and Title