

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §

LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
NICOLE TYSON, COUNCIL PLACE 3
DAN DAVIS, COUNCIL PLACE 4
JASON ALBERT, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6



DEBRA DAVISON, MAYOR
KYLE JUNG, CITY MANAGER
TAMMY BELL, CITY SECRETARY

**NOTICE OF A CITY COUNCIL MEETING
OF THE CITY OF MANVEL
May 3, 2021**

**NOTICE IS HEREBY GIVEN
6:00 P.M. WORKSHOP – 7:00 P.M. REGULAR SESSION**

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the City of Manvel will convene a regular City Council meeting Via Teleconference for the purpose of discussing and if appropriate, take action with respect to the following items:

This meeting will be open to the public via teleconference City Hall will be CLOSED to the public.

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing.

Citizens may join the Meeting (in listen mode only) by calling 210-469-0207 or Toll Free 1-877-257-2190 and entering the Meeting ID: 985 194 548#

To view the agenda packet for this meeting visit our website at www.cityofmanvel.com.

A recording of the telephone meeting will be made and available to the public in accordance with the Open Meetings Act upon written request.

***Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.

*****All Public Comment Requests must be received before 5:00 p.m., on May 3, 2021.**

NOTE: The City Council of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. The City Council may discuss the items on this agenda in any order.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 for further information.

Workshop Session

Discussion on Capital Projects Fund

Discussion on a Grant Writing Policy as requested at the April 19, 2021 City Council Meeting.

Discussion on any subject addressed on the Agenda for May 3, 2021.

Regular Session

Call To Order

Inspirational Reading - Council Member Larry Akery

Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

Citizen Comments: "Comment Card" Required

****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbelt@cityofmanvel.com or by calling 281-489-0630 x4 for staff assistance.*

Presentation

Proclamation - May 2, 2021-May 8, 2021
Municipal Clerks Week

City Manager Update

Update on current events and city issues.

Regular Agenda

1. Consideration and possible action to approve scheduling a special called City Council Meeting on May 10, 2021 at 6:00 p.m. to Canvass the May 1, 2021 General Election.
2. Consideration and possible action to approve the Notice to Withdraw as a participating jurisdiction in the Brazoria County CDBG and Home Program for Federal FY 2022-2024 and authorize the City Manager to execute the withdraw form.
3. Consideration and possible action to direct staff regarding available funding from the General Land Office (GLO) and Brazoria County. (Requested by Council Member Davis)

4. Consideration and possible action on a request by Meridiana to approve an appeal to the City's Designated Official's interpretation that the Meridiana General Development Plan Amendment #18 (as submitted to City Staff on March 24, 2021) does not adequately display "overall circulation" as required within the O-PUD agreement.
5. Consideration and possible action to approve a Subdivision Variance to Chapter 62, Section 62-119 (d) (1) and (2) Additional Street Requirement and authorize the Mayor to execute the Development Agreement for 0.8264 acres of property located at 7523 Russell Street.
6. Staff update on the following Master Plans;
 - a) Master Water Plan
 - b) Master Wastewater Plan
 - c) Master Drainage Plan

Consent Agenda

All Consent Agenda items listed are considered to be routine by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a City Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

A) Approve Final Plat for Meridiana Cumulus Drive Phase 2;
BEING A SUBDIVISION OF 2.358 ACRES; BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 & 7 OF LULLING STONE SECTION THREE, A SUBDIVISION AS PER PLAT RECORDED IN VOL. 22, PG. 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS; OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

B) Approve Final Plat for Meridiana Section 28A;
BEING A SUBDIVISION OF 13.78 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5, 6, & 7, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

C) Approve Final Plat for Meridiana Section 33A;
BEING A SUBDIVISION OF 13.75 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND ALSO, BEING A REPLAT OF LOTS 1-2, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

D) Approve Final Plat for Meridiana Detention Reserve T Phase 1,
BEING A SUBDIVISION OF 14.03 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

E) Approve 30-day plat extension for a Preliminary Plat for Meridiana Inspiration Way Phase 2,
BEING A SUBDIVISION OF 5.46 ACRES OUT OF THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

F) Approve a 30-day extension for the Plat for Meridiana Detention Reserve Y;
BEING A SUBDIVISION OF 9.98 ACRES OUT OF THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

G) Approve a 30-day plat extension for the Preliminary Plat for Meridiana Section 10A;
BEING A SUBDIVISION OF 12.94 ACRES OUT OF THE OLIVER HALL SURVEY, A-
203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

H) Approve a 30-day plat extension for the Preliminary Plat for Avellino Section 1;
BEING A SUBDIVISION OF 50.753 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY,
SECTION NO. 71, A-291, IN BRAZORIA COUNTY, TEXAS; AND ALSO BEING A
PARTIAL REPLAT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS
RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

I) Approve second and final reading of Ordinance 2021-O-15;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FORMALLY ESTABLISHING
AND RATIFYING THE ADMINISTRATIVE DEPARTMENTS OF THE CITY;
APPROVING THE CITY OF MANVEL ORGANIZATIONAL CHART; PROVIDING AN
EFFECTIVE DATE.

J) Concurrence with the City Managers decision to hire Gilbert Salas as Director of Community
Services.

K) Approve meeting minutes to date.

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.074. "Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee".

Kyle J. Jung, City Manager

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with attorney, and Texas Government Code, Section 551.087: "Deliberation Regarding Economic Development Negotiations" to discuss the following:

Discuss economic development incentives on the Sowell Property

Mayor and Council Comments

Update on current events and city issues.

Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report.

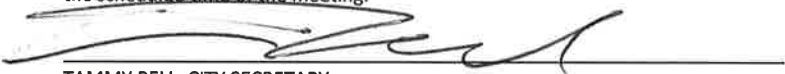
Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel is true and correct; and that I posted such notice on the bulletin board at the Manvel City Hall. A place convenient and readily accessible to the public on April 30, 2021 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

Grant Writing Policy and Procedure

If an employee, department head, other staff or council member wishes to apply for a grant on behalf of the City, or if an opportunity is presented, they must first research it, write a short proposal on the merits of the grant, and include specific written answers to each of the following questions:

- Who or what is the funding agency and what is its general purpose in making the grant?
- What is the anticipated amount that is reasonably likely to be approved if the grant application is successful?
- What information is needed to complete the grant application?
- In what specific ways does this grant align with the City's strategic plan and goals?
- If the grant involves funding a program that will be ongoing in the future, how does the grant address sustainability of funding?
- Does the grant require matching funds from the City? How much and what are the terms?
- What are the reporting requirements and other paperwork burdens of the grant?
- Does the grant include funding that would cover the cost of administrative requirements incurred as a result of the grant?

The proposal is then submitted to the City Manager or designee. The City Manager or designee will send the proposal back if there are any unanswered questions.

When the proposal is complete to the satisfaction of the City Manager or designee, the grant proposal will be submitted to the City Council at the next regular or special meeting, with the City Manager's recommendation either for or against proceeding with the application.

The City Council will consider the proposal and either authorize the grant application or deny authorization.

If the City Council authorizes the grant, the grant writer will proceed to write the grant application.

The final version of the authorized grant application must be presented to the City Council for final approval before the application is submitted to the funding agency or foundation.

If an opportunity is presented to the City Staff for a funding opportunity, this opportunity must be informally presented to City Council before a decision is made to continue with the formal process for the written answers.

The City's Director of Finance is responsible for keeping a copy (either printed or electronic) of each grant application submitted by the District, and other records related to each grant (when written, contact information, why denied, etc.).

All proceeds of grants will be routed to the Director of Finance for deposit and recording in the appropriate City fund.

Unless another staff member is appointed by the City Manager, the Director of Finance will be responsible for compliance monitoring, reporting, and grant contract administration.



Proclamation

WHEREAS, The Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world and;

WHEREAS, The Office of the Municipal Clerk is the oldest among public servants, and

WHEREAS, The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, as well as serving as the information center on functions of local government and community; and

WHEREAS, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

WHEREAS, The Municipal Clerk serves as the information center on functions of local government and community.

WHEREAS, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, county and international professional organizations.

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

NOW, THEREFORE, I, Debra Davison, Mayor of Manvel, Texas, on behalf of its citizens do hereby proclaim

May 2, 2021 thru May 8, 2021

MUNICIPAL CLERKS WEEK

and further extend appreciation to the City of Manvel Municipal Clerk, Tammy Bell, and Assistant Municipal Clerk Alyssa Deaton and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

In witness thereof, I have hereunto set my hand and caused the seal of the City of Manvel to be affixed.

*Debra Davison, Mayor
May 3, 2021*

**NOTICE TO WITHDRAW OR REMAIN AS A
PARTICIPATING JURISDICTION**

Nancy Friudenberg
Brazoria County Community Development
1524 E. Mulberry, Suite 162
Angleton, TX 77515

The City of _____ elects to:

- ☐ Remain as a participating jurisdiction in the Brazoria County CDBG and HOME Program for Federal FY 2022-2024. I understand that requesting to remain as a Participating Jurisdiction, I agree to renew and extend the Cooperation Agreement between the County and the City of _____.
- ☐ Withdraw as a participating jurisdiction in the Brazoria County CDBG and HOME Program for Federal FY 2022-2024. I understand that by withdrawing as a participating jurisdiction, our city will no longer be entitled to receive CDBG and HOME funding from Brazoria County. I also understand that I must notify Brazoria County Community Development and the local HUD Field Office that the City of _____ intends to withdraw as a participating jurisdiction. This request must be in writing, sent to both entities, and be received by May 6, 2021.

Signed by:

Signature

Title

**Please mail original form to Nancy Friudenberg
by May 6, 2021.**



April 14, 2021

Mr. Kyle J. Jung
City Manager
City of Manvel
20025 Highway 6
Manvel, TX 77578

Re: Meridiana O-PUD Interpretation Appeal to City Council

On behalf of Rise Communities, please accept this letter as the formal request to appeal your interpretation (as the City's Designated Official) of the Meridiana O-PUD to City Council.

We specifically request City Council to review your interpretation that Meridiana General Development Plan Amendment #18 (as submitted to City Staff on March 24, 2021) does not adequately display "overall circulation" as is required within the O-PUD document.

If there are any questions at all, please feel free to contact me.

Regards,

A handwritten signature in black ink that reads "Brad Sweitzer". The signature is written in a cursive, flowing style.

Brad Sweitzer, AICP, PLA
Senior Planner
EHRA Engineering

CITY OF MANVEL

<http://www.cityofmanvel.com>

PO Box 187
Manvel, Texas 77578

Phone: (281) 489-0630
Fax: (281) 489-0634

Subdivision Variance Application

Applicant Information

Applicant (if not owner): Manvel Design, LLC
Phone: 281-519-8530 e-mail: srsheridan@fmssurveying.com
Owner: Tegula, LLC
Owner Address: PO Box 841791 City Pearland State TX Zip 77584-0023
Phone: NA e-mail: tegulallc@gmail.com

Property Information

Site Address: 7523 Russell
Legal description (from deed): MANVEL BLK 19 LOT 4A-5-6-7-8-9A
(Property must be legally subdivided or be lot of record)
Brazoria County Identification Number: 228028

Description of Subdivision Variance Request

To not improve 1/2 of the perimeter road named Gilbough.

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

- o What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would require a variance to the city's subdivision ordinance?

It does not make sense for the area to have a small portion of
1/2 of a road built. The current ROW of Gilbough is not improved.

o How is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

Applicant would rather pay the cost to build one half of the road
into the City's escrow instead of building it, it not being used and
it deteriorating.

o Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

There is currently no City approved road. This road would dead end
would offer no public benefit.

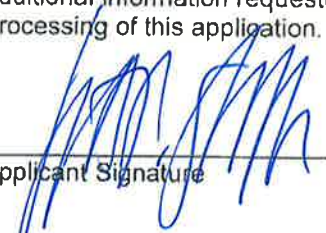
o Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the subdivision ordinance.

There is currently no City approved road. This road would dead end
would offer no public benefit. It also boards a CenterPoint Energy
track of land that will not be developed.

Applicant Authorization

I authorize the City of Manvel to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of subdivision variance approval. I agree to provide any additional information requested by the City of Manvel as they deem necessary for the processing of this application.


Applicant Signature

4/22/21
Date

Submit variance request material to the Permit Department, City of Manvel, 20025 Highway 6 Manvel, Texas 77578 with the plat application. Failure to pay the required application fees or provide the information, drawings, or attachments in the form as requested by the City shall automatically mark the application as 'incomplete' and such application shall not be placed on the agenda for consideration until all information, fees, drawings, or attachments are deemed to be complete and in proper form by city staff.



MANVEL CITY COUNCIL

DATA SHEET

MEETING DATE: May 3, 2021

TOPIC: Subdivision variance request for 0.8264 acres of property located at 7523 Russell Street, seeking to vary Chapter 62, Section 62-119 (d) (1) and (2), *Additional Street Requirements*.

BACKGROUND: The property is located at 7523 Russell Street in the Light Commercial (LC) zoning district with State Highway 6 Overlay District. The applicant is Manvel Design, LLC, who has presented the proposed subdivision variance request on behalf of Tegula, LL, owner. The site has an existing building and parking lot that was previously used as a business. The site and building are currently vacant. The applicant is under contract to buy this property from Tegula, LLC. The applicant would like to demolish the existing building and construct a new building for office use. The existing parking lot will also be expanded to meet the City's parking regulations. This will include additional parking spaces and parking lot landscaping. The property has never been platted; therefore, the City requires a development plat due to the development to the site. Section 62-119 (d) (1) and (2) that requires one-half of Gilbough Avenue to be constructed as asphalt and open ditch. Currently Gilbough Avenue is an unimproved right-of-way extending 300-feet east of Elm Street and west to Pine Lane. Since Gilbough Avenue is not improved and the site takes access from Russell Street and Rogers Street, the applicant is requesting a variance to not construct the road. The applicant has agreed to pay an escrow for the construction costs. The City Engineer has estimated construction costs for one-half of an asphalt street at \$75.00 per linear foot. The site has 120-feet of frontage on Gilbough Avenue, therefore, the total escrow amount due is \$9,000.00.

RECOMMENDATION: The staff recommends approval with a development agreement with two conditions. The conditions include:

1. Developer may satisfy the requirement to construct one half of perimeter roadway, Gilbough Avenue, by escrowing funds to the city in the amount of construction, based upon the cost of construction estimated by the city engineer at the time of tender of the escrow funds. If the escrow funds are not used within 10 years of the approval of this Agreement, the funds shall be refunded to the current property owner at the time of refund. The escrow funds shall be due to the city at the earlier of:

(a) before the certificate of occupancy is approved and issued for the existing building located at 7523 Russell Street;

(b) upon further subdivision and/or platting of the Property by Developer or any successor in interest, (if no escrow has been tendered then one-half of the road will be constructed to City standards as per subdivision ordinance);

(c) within 90 days of the City giving notice that it will construct the roadway; and

(d) upon the occurrence of the abutting property owners (along the 60-foot Gilbough Avenue right-of-way) developing or redeveloping the abutting property. Upon such occurrence, Developer or any successor in interest may either escrow funds or join in construction of the roadway with the abutting property owners; and

2. City shall record this agreement with the Brazoria County Clerk and evidence the agreement

on a "plat note" on the plat of said Property. Developer shall be responsible for the cost of recordation.

ATTACHMENTS: Application, Development Agreement, Survey, Vicinity Zoning Map, and Vicinity Aerial Map

FUNDING ISSUES

- ☒ Not applicable
☐ Not budgeted
☐ Full amount already budgeted
☐ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





Rogers Rd

Russell St

Lot6

Lot5

Lot4A

Lot7

Lot8

Lot9A

7523 Russell Street

 7523 Russell St.

 Lot Number

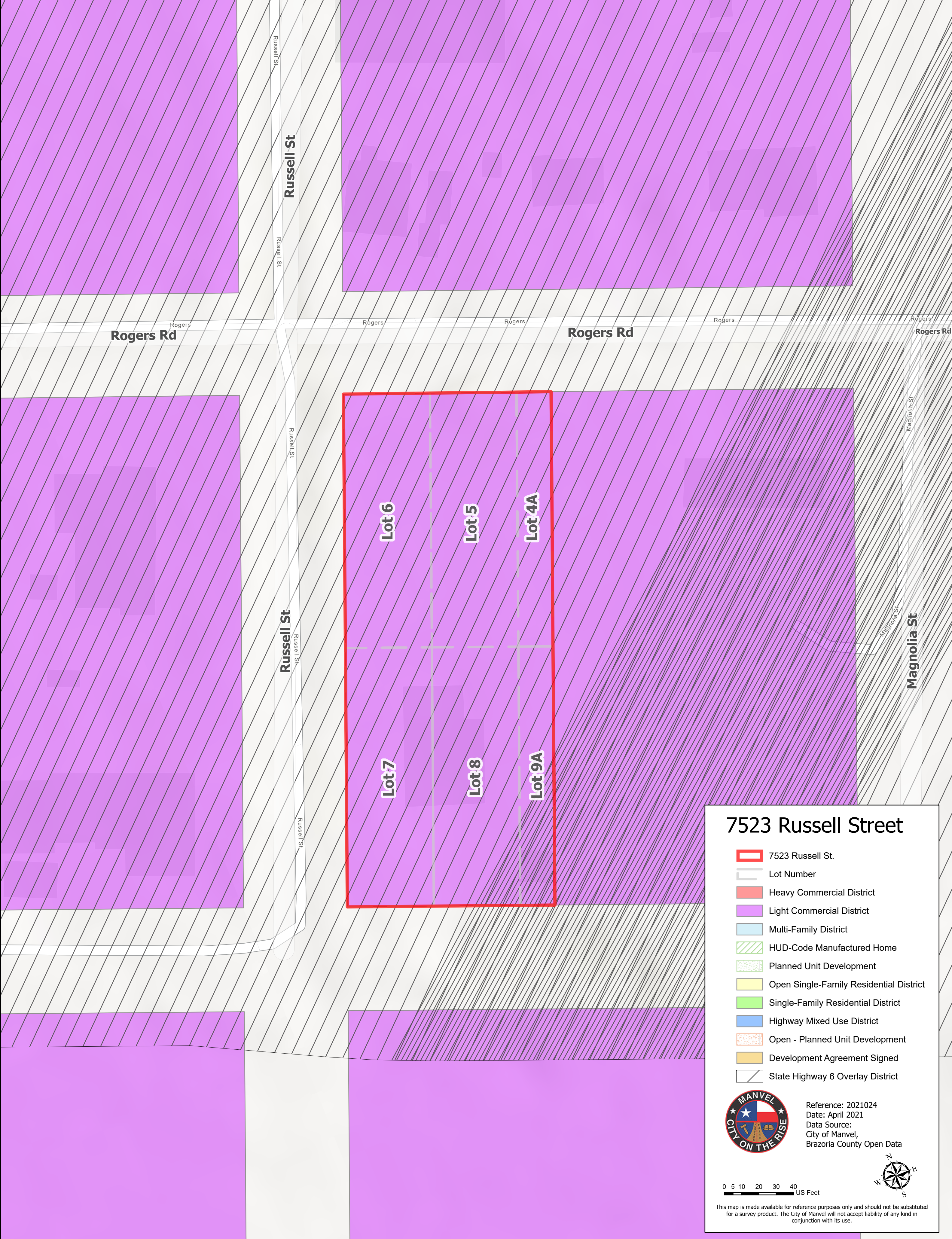


Reference: 2021024
Date: April 2021
Data Source:
City of Manvel,
Brazoria County Open Data

0 5 10 20 30 40 US Feet



This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.



7523 Russell Street

- 7523 Russell St.
- Lot Number
- Heavy Commercial District
- Light Commercial District
- Multi-Family District
- HUD-Code Manufactured Home
- Planned Unit Development
- Open Single-Family Residential District
- Single-Family Residential District
- Highway Mixed Use District
- Open - Planned Unit Development
- Development Agreement Signed
- State Highway 6 Overlay District



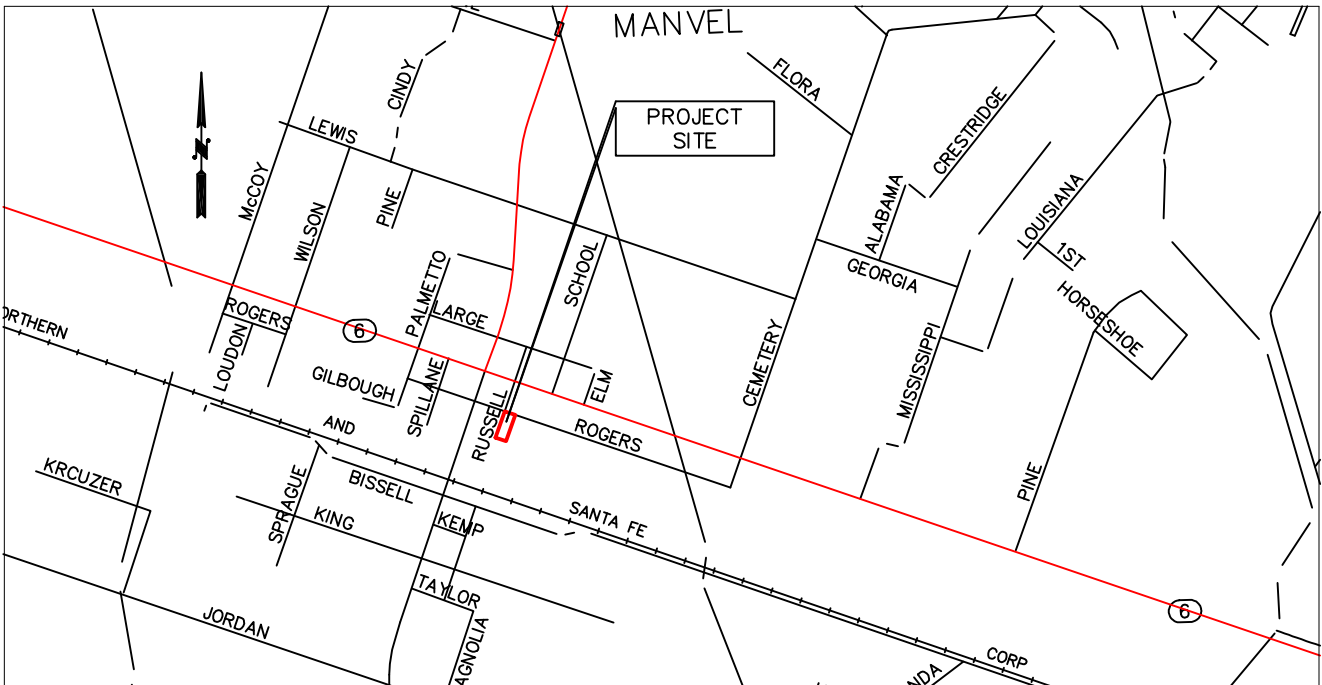
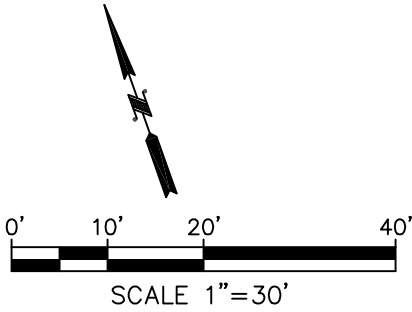
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Brazoria County Open Data

0 5 10 20 30 40
US Feet



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ALTA/NSPS LAND TITLE SURVEY



HARRIS COUNTY, TEXAS
VICINITY MAP
NOT TO SCALE

ROGERS STREET
(PLATTED AS ROGERS AVENUE)
(60' R.O.W.)

RUSSELL STREET
(60' R.O.W.)

GILBOUGH AVENUE
(NOT OPEN)
(60' R.O.W.)

LOT 16

LOT 15

PETER J. MARSH DDS
C.F. NO. 2000025822
O.R.B.C.

LOT 14

LOT 13

LOT 12

EDDIE B. WISNOSKI JR.
C.F. NO. 2004068282
O.R.B.C.

LOT 11

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

REROCK
C.F. NO. 2017000347
O.R.B.C.

MANVEL DESIGN L.L.C
C.F. NO. 2604873-H060
O.R.B.C.

0.8264 ACRES
36,000 SQ.FT.)
LOTS 5, 6, 7, &
W. 20.00'
OF LOTS 4 & 9
BLOCK 19

1 STORY
BRICK & FRAME
(2,332 SQ.FT.)

14'X24'
METAL SHED
ON
BLOCKS
(336 SQ. FT.)

LEGEND

⊕	SIGN
⊙	CLEAN OUT
●	SANITARY MANHOLE
⊗	SEPTIC LID
⋈	LIGHT POLE
⊕	POWER POLE
⊕	CABLE PEDESTAL
⊕	WATER METER
⊕	BRICK WALL
⊕	CONCRETE
⊕	GRAVEL
⊕	COVERED AREA
⊕	ASPHALT
⊕	FENCE
⊕	WOOD
⊕	METAL

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 - SUBJECT PROPERTY IS LOCATED IN ZONE "AO" DEPTH 2 FEET BASED OF THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 48039C 0130K, DATED 12-30-20 FOR BRAZORIA COUNTY, TEXAS.
 - NO EVIDENCE OF UNDERGROUND UTILITIES EXISTING AT THE TIME FIELD WORK WAS CONDUCTED.



TITLE COMPANY:

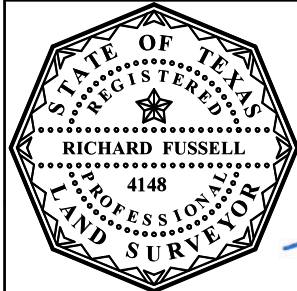
 **First American Title**

G.F. #: 2604873-H060

ISSUE DATE: MARCH 3, 2021



LEGAL DESCRIPTION: LOTS 5, 6, 7 AND 8, AND THE WEST 20.00 FEET OF LOTS 4 AND 9, ALL IN BLOCK 19, OF MANVEL TOWNSITE, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 69 OF THE MAP AND/OR PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.



SURVEYORS CERTIFICATE:
TO FROST BANK, A TEXAS STATE BANK, AND ITS SUCCESSORS
AND ASSIGNS, MANVEL DESIGN LLC,
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE
SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE
WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS
FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED
AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 OF TABLE A THEREOF. THE
FIELDWORK WAS COMPLETED ON MARCH 18, 2021.

RICHARD FUSSELL
RPLS# 4148

CLIENT:	MANVEL DESIGN LLC
ADDRESS:	7523 RUSSELL STREET
www.survey1inc.com	FIELD CREW: LG
survey1@survey1inc.com	TECH: SF
Survey 1, Inc.	DRAFTER: LT
<i>Your Land Survey Company</i>	FINAL CHECK: EF
Firm Registration No. 100758-00	DATE: 4-7-21
P.O. Box 2543 Alvin, TX 77512 (281)393-1382	JOB# 3-94467-21

DEVELOPMENT AGREEMENT (FOR VARIANCE)

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This Development Agreement executed as of the ____ day of _____, 2021, is by and between the City of Manvel, Texas, (“City”) and Tegula LLC, property owner of certain hereinafter described property located within the City, (together known as “Developer”), all collectively referred to as the “Parties.” This Agreement is in regard to the platting of 0.8264 acres of land located at 7523 Russell Street.

WHEREAS, Developer wishes to expand an existing parking lot, demolish existing buildings, construct a new office building, and plat 0.8264 acres (36,000 square feet) of land located within the City limits of the City of Manvel, said tract being located at 7523 Russell Street; and,

WHEREAS, construction of a parking lot expansion and a new office building will require approval of a plat and compliance with the City’s subdivision ordinance; and

WHEREAS, Section 62-119 (d) (1) of the City Code requires all one-half of abutting perimeter streets be constructed in accordance with the City’s design criteria standards for asphalt roads; and

WHEREAS, Section 62-119 (d) (2) of the City Code requires the developer to be responsible for construction of drainage ditches on abutting perimeter streets; and

WHEREAS, pursuant to Section 62-5 of The City Code, the Developer has applied for a variance to escrow this perimeter road construction requirement, said application is attached as Exhibit “A”;

NOW THEREFORE, for and in consideration of the premises and mutual obligations, covenants, and benefits hereinafter set forth, if said variance is granted by the City Council, the Parties agree to the conditions, as follows:

1. PROJECT

1.01 Location. The property that is the subject of this agreement is all the property legally described as: being a subdivision of 0.8264 acres of land out of Lots 5, 6, 7, and 8, and the west 20.00 feet of Lots 4 and 9, all in Block 19, of Manvel Townsite, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 1, Page 69, of the map and/or plat records of Brazoria County, Texas (the “Property”). The Property is more fully described and depicted in the survey attached as Exhibit “A”, attached hereto.

1.02 Project Description. This Agreement is in regard to the construction and expansion to an existing parking lot, construction of a new office building, and platting on the Property, owned by Developer.

1.03 The Property has never been platted. To expand an existing parking lot and construct a new office building on the Property will require approval of a plat and compliance with the City's subdivision ordinance. Section 62-119 (d) (1) of the City's subdivision ordinance requires one-half of abutting perimeter streets be constructed in accordance with the City's design criteria for asphalt roads. The Developer has applied to vary this requirement for his property.

1.04 The Property has never been platted. To expand an existing parking lot and construct a new office building on the Property will require approval of a plat and compliance with the City's subdivision ordinance. Section 62-119 (d) (2) of the City's subdivision ordinance requires construction of drainage ditches on abutting perimeter streets. The Developer has applied to vary this requirement for his property.

2. CITY APPROVAL

2.01 Approval of variance. Pursuant to its authority under Section 62-5 of The City Code, the City agrees to allow the Developer to vary the requirements of Section 62-119 (d) (1) and (2) of the City's subdivision ordinance, with conditions.

2.02 Conditions. The required conditions are as follows:

(i) Developer may satisfy the requirement to construct one half of perimeter roadway, Gilbough Avenue, by escrowing funds to the city in the amount of construction, based upon the cost of construction estimated by the city engineer at the time of tender of the escrow funds. If the escrow funds are not used within 10 years of the approval of this Agreement, the funds shall be refunded to the current property owner at the time of refund. The escrow funds shall be due to the city at the earlier of:

- (a) before the certificate of occupancy is approved and issued for the existing building located at 7523 Russell Street;
- (b) upon further subdivision and/or platting of the Property by Developer or any successor in interest, (if no escrow has been tendered then one-half of the road will be constructed to City standards as per subdivision ordinance);
- (c) within 90 days of the City giving notice that it will construct the roadway; and
- (d) upon the occurrence of the abutting property owners (along the 60-foot Gilbough Avenue right-of-way) developing or redeveloping the abutting property. Upon such occurrence, Developer or any successor in interest may either escrow funds or join in construction of the roadway with the abutting property owners.

(ii) City shall record this agreement with the Brazoria County Clerk and evidence the agreement on a "plat note" on the plat of said Property. Developer shall be responsible for the cost of recordation.

3. DEVELOPER COVENANTS

3.01 The Developer agrees to following:

(i) Other than permits for the existing driveway expansion and new office building construction improvements, Developer agrees that the City shall not issue any other construction permit or approve any further plat/re-plat of the Property until the Developer complies with 2.02 of this Agreement;

(ii) Developer agrees to begin construction of the parking lot expansion and new office building construction improvements, and diligently pursue to completion, within three-years of City Council approval; and

(iii) Developer agrees to pay the cost of recordation of this Agreement within thirty (30) days of invoice by the City.

3.02 Developer acknowledges that the City's covenants are contingent upon the Developer constructing a parking lot expansion and new office building improvements. Failure of the Developer to begin construction of the parking lot expansion and new office building improvements, and diligently pursue completion, within three-years of City Council approval shall constitute failure of this condition and the agreement shall automatically be null and void.

4. MISCELLANEOUS

4.01 Assignment. This Agreement evidencing said variance, with conditions, shall run with the land and shall bind and benefit the respective Parties and their legal successors in interest.

4.02 Amendment or Modification. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment, or modification only in writing, and by the signatures and mutual consent of the Parties.

4.03. Parties in Interest. This Agreement shall be for the sole and exclusive benefit of the Parties hereto and shall not be construed to confer any rights upon any third party. Developer shall not be a third-party beneficiary to any contract the City has with any other party for the engineering, design, or construction of said improvements.

4.04. Remedies Not Exclusive. The rights and remedies contained in this Agreement shall not be exclusive, but shall be cumulative of all rights and remedies now or hereinafter existing, by law or in equity.

4.05. Waiver. The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants, or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.

- 4.06. Entire Agreement. This Agreement constitutes the entire agreement between the Parties related to the subject matter of this Agreement and supersedes any and all prior agreements, whether oral or written, dealing with the subject matter of this Agreement.
- 4.07. Venue. This Agreement shall be performable and enforceable in Brazoria County, Texas, and shall be construed in accordance with the laws of the State of Texas.
- 4.08. Severability. If any term or provision of this Agreement is held to be invalid, void, or unenforceable by a court of competent jurisdiction, the remainder of the terms and provisions of this Agreement shall remain in full force and effect and shall not in any way be invalidated, impaired, or affected.
- 4.09. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by facsimile; provided a copy of such notice is sent within one (1) day thereafter by another method provided above.

If to City: City of Manvel
20031 Morris Avenue
Manvel, Texas 77578
ATTN: City Manager

4.10 Remedies. In addition to any remedy provided by law, including but not limited to breach of contract, the Developer stipulates and agrees that, upon default by Developer, City may revoke/withhold issuance of a certificate of occupancy for the Property, and Developer agrees to hold City harmless for any liability from said revocation/fail to issue.

Executed on this the _____ day of _____, 2__.

CITY OF MANVEL:

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

 This instrument was acknowledged before me on the ____ day of _____,
20__, by DEBRA DAVISON, as Mayor of the City of Manvel, Texas, on behalf of said City of
Manvel.

Notary, State of Texas

Tegula, LLC:

By: _____

Name: Yonghui Zhang

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

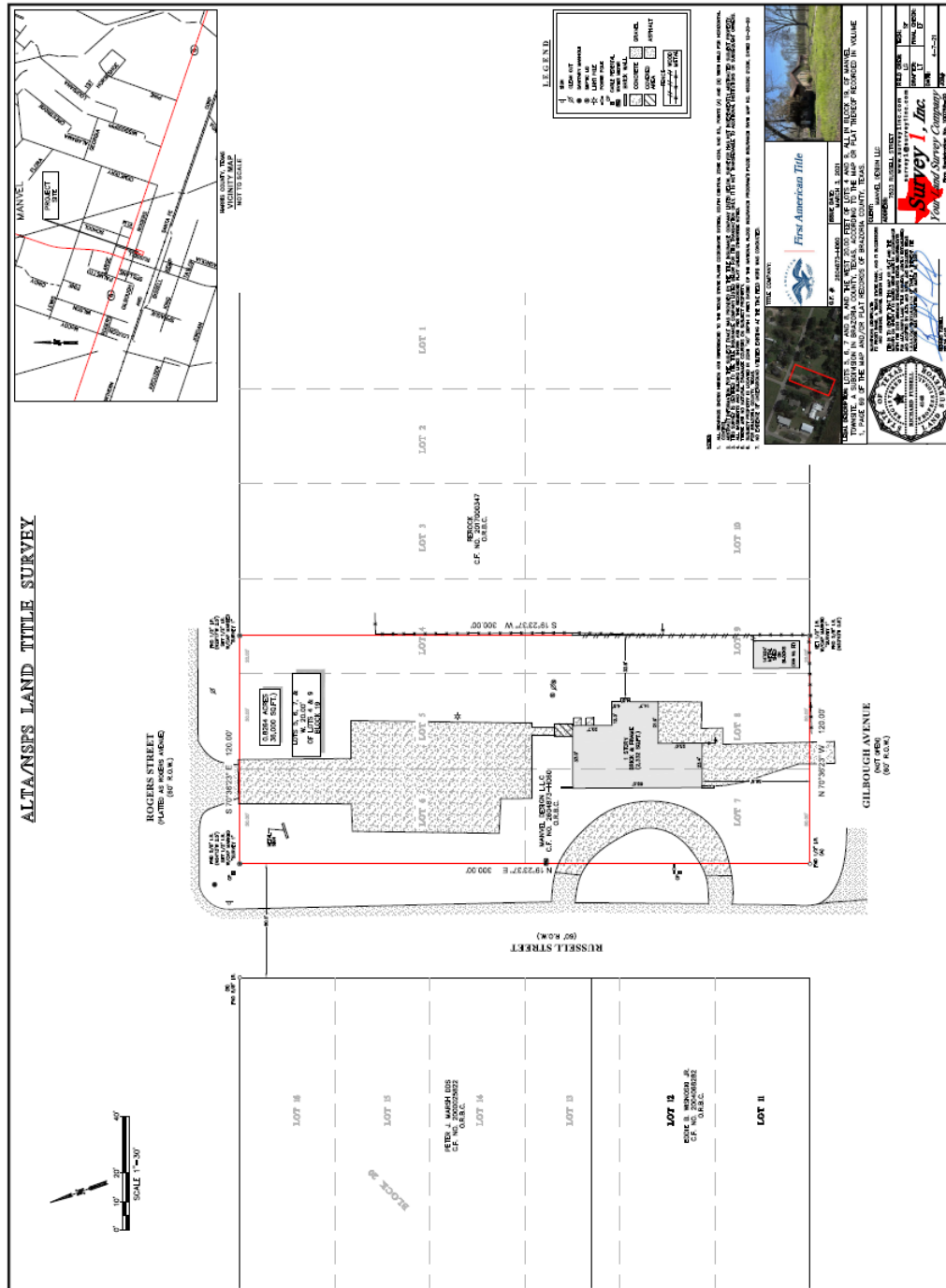
 This instrument was acknowledged before me on the ____ day of _____,
20__, by _____, as property owner.

Notary, State of Texas

(NOTARY SEAL)

Exhibit A

Being a subdivision of 0.8264 acres of land out of Lots 5, 6, 7, and 8, and the west 20.00 feet of Lots 4 and 9, all in Block 19, of Manvel Townsite, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 1, Page 69, of the map and/or plat records of Brazoria County, Texas.





City of Manvel

P. O. Box 187
20025 HWY 6
Manvel, Texas 77578

(281) 489-0630
Fax (281) 489-0634

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
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Date of Request: April 26, 2021 PDZ & May 3, 2021 City Council

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Final Plat for Meridiana Cumulus Drive Phase 2, being a subdivision of 2.358 acres; being a partial replat of a
portion of Lots 6 & 7 of Lulling Stone Section Three, a subdivision as per plat recorded in Vol. 22, Pg. 231-234
of the Brazoria County Plat Records; out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County,
Texas.

Plats:

Preliminary _____

Final x

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.19 13:44:07 -05'00'

SIGNATURE

April 19, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Cumulus Drive Phase 2 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	April 26, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval for the Meridiana Cumulus Drive Phase 2 Final Plat.



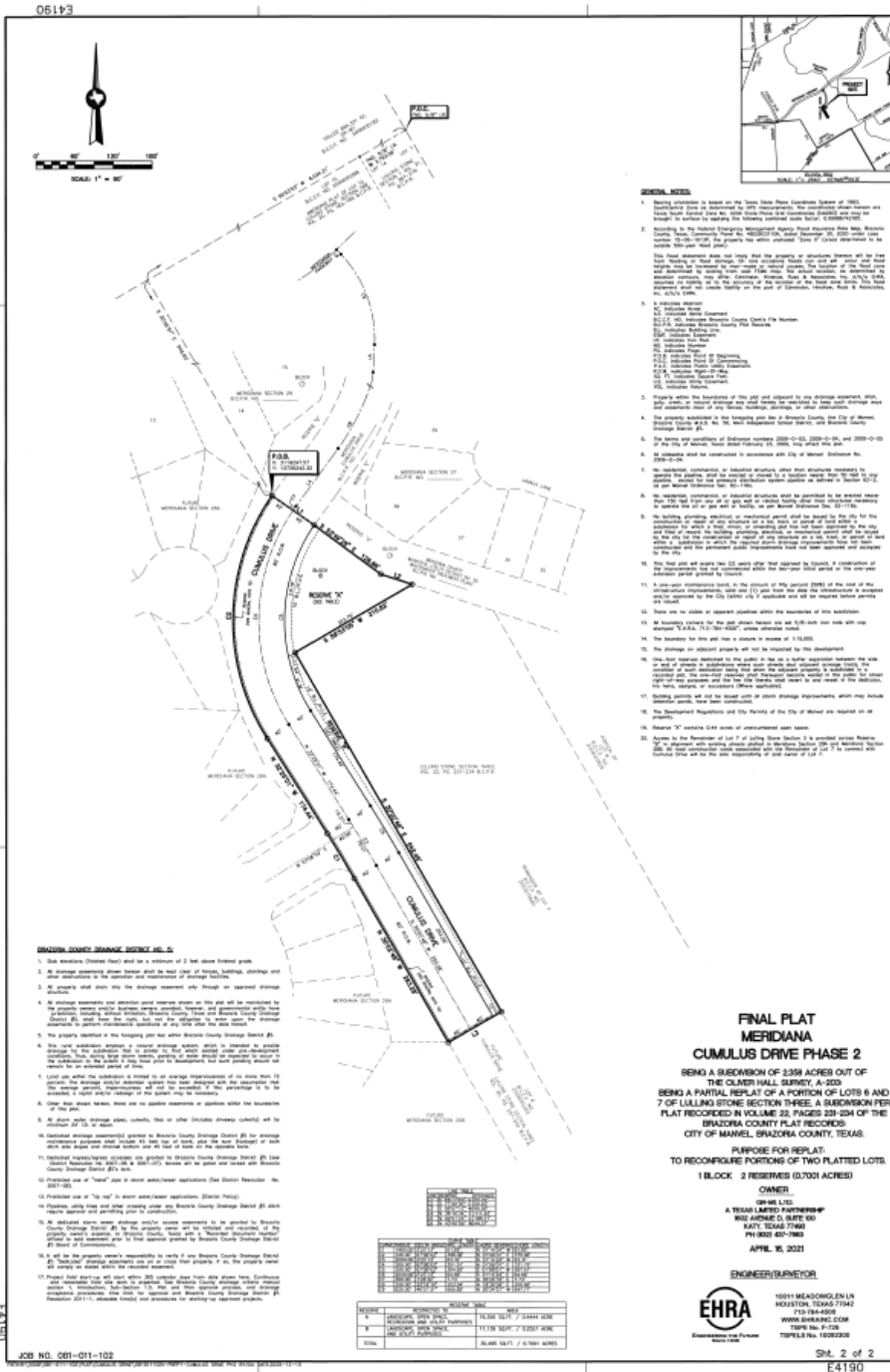
WETS AND BOWEN ENGINEERING
MEMPHIS, TENNESSEE 38102, PHONE 744-1100
COUNTY OF BRADLEY, MISSISSIPPI

A 3.00 acre tract known as LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820,



DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Plat Exhibit



Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 931 Ac.	55%
Patio Home (PH)	+/- 50 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 75 Ac.	5%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 431 Ac.	26%
Drill Site		
Totals	+/- 1,663 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

GEORGE GRIFFITH

KYLE MARASCKIN

NICOLE LISTON-TYSON

ALINA ROGERS

DOROTHY WYNNE

CHRISTY KENNARD

MUHAMMAD ALAM



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2019
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020



Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBDPL No. 10092300

ENGINEERING THE FUTURE
EHRA JOB NO. 081-011-150
No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land of easement are subject to change without notice.



City of Manvel

P. O. Box 187
20025 HWY 6
Manvel, Texas 77578

(281) 489-0630
Fax (281) 489-0634

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
--------------------------------	--------------------------	--------------	--------------------------	------	-------------------------------------

Date of Request: April 26, 2021 PDZ & May 3, 2021 City Council

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Final Plat for Meridiana Section 28A, being a subdivision of 13.78 acres out of the Oliver Hall Survey,
Abstract 203; also being a partial replat of a portion of Lots 5, 6, & 7, of Lulling Stone Section Three,
as recorded in Vol. 22, Pg. 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.19 12:51:55 -05'00'

SIGNATURE

April 19, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

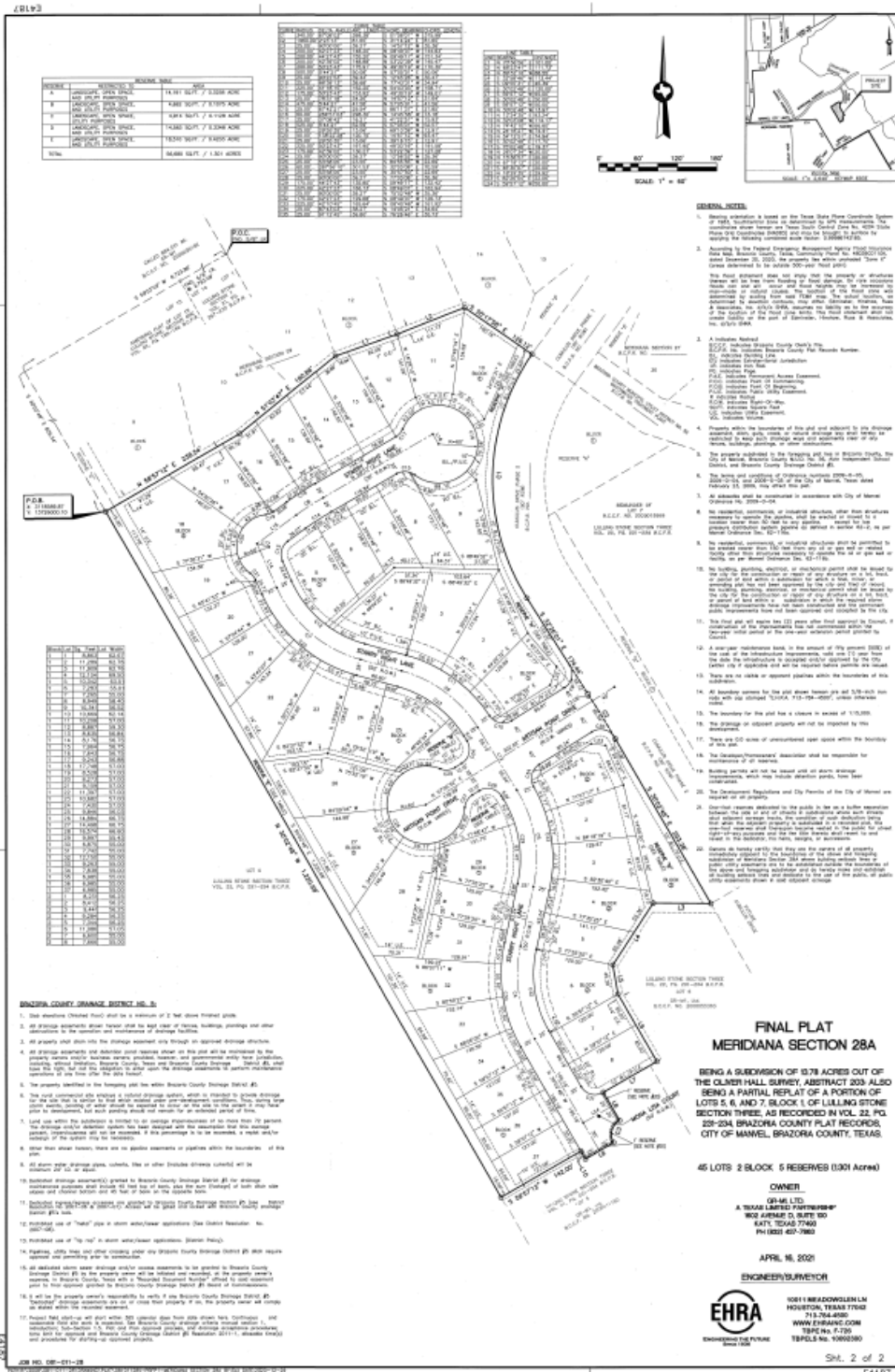
Plat Name	Meridiana Section 28A Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	April 26, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval for the Meridiana Section 28A Final Plat.

[illegible]

Plat Exhibit



STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-MI, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, Vice President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Section 28A, do hereby make subdivision of said property for and on behalf of said GR-MI, 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 28A 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.

IN TESTIMONY WHEREOF, GR-MI, 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-MI, LTD., a Texas Limited Partnership, thereunto authorized by this 24th day of February, 2021.

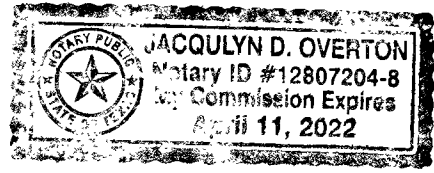
OWNER
GR-MI, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY: mt
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-MI, 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 24th day of February, 2021.



Jacquelyn Overton
Notary Public in and for the
State of Texas
My Notary Commission Expires April 11, 2022

I, Robert Boelsche, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and interior corners of this subdivision were not set at the time this plat was signed by me and that these corners are to be set after construction of the public infrastructure and final lot grading within the subdivision; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8-inch diameter iron rod with surveyor's cap.



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 28A in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this day of , 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA SECTION 28A in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this day of , 2021.

City Council

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden 3/1/21
Lee Walden, P.E.,
President

Kerry L Osburn 3/1/21
Kerry L Osburn
Vice President

Brandon Middleton 3/1/21
Brandon Middleton
Secretary/Treasurer

Jorrod D. Aden 3/1/21
Jorrod D. Aden, P.E., C.F.M.
District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDD 5 ID# B200064

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 28A
BEING 13.78 ACRES OF LAND SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 13.78 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 5, 6 AND 7, BLOCK 1 OF LULLING STONE SECTION THREE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGE 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) CONVEYED TO GR-MI IN BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2008041150 (LOT 5), B.C.C.F. NO. 2008055363 (LOT 6) AND B.C.C.F. NO. 2009023828 (LOT 7), SAID 13.78 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):

COMMENCING at a 5/8-inch iron rod found at the original southeasterly corner of the called 884.331 acre tract as recorded in B.C.C.F. No. 2006035182, same being the northeasterly corner of Lot 1 of Lulling Stone Section 1, a subdivision as per plat recorded in Volume 21, Page 267-270 of the Brazoria County Plat Records (B.C.P.R.);

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract, for a distance of 6,723.86 feet to a 5/8-inch iron rod found marking the north common corner of said lot 4 and lot 5 of Lulling Stone Section Three;

THENCE, South 30°02'48" East, a distance of 826.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner and POINT OF BEGINNING of the herein described tract;

1) THENCE, North 59°57'12" East, for a distance of 238.54 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, North 51°03'47" East, for a distance of 190.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, North 70°36'56" East, for a distance of 101.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, North 68°23'41" East, for a distance of 111.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, South 55°17'58" East, for a distance of 126.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left;

6) THENCE, in a southerly direction along the arc of said curve to the left having a radius of 340.00 feet, a central angle of 67°08'03", an arc length of 398.38 feet, and a chord bearing of South 01°08'01" West, for a distance of 375.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

7) THENCE, South 32°26'01" East, for a distance of 174.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the right;

8) THENCE, in a southeasterly direction along the arc of said curve to the right having a radius of 1,960.00 feet, a central angle of 02°23'13", an arc length of 81.65 feet, and a chord bearing of South 31°14'24" East, for a distance of 81.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

9) THENCE, South 30°02'48" East, for a distance of 293.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 89°32'16" West, for a distance of 88.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 32°58'46" West, for a distance of 113.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, South 09°55'31" East, for a distance of 45.39 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, South 30°02'48" East, for a distance of 120.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, South 59°57'12" West, for a distance of 95.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, South 30°02'48" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left;

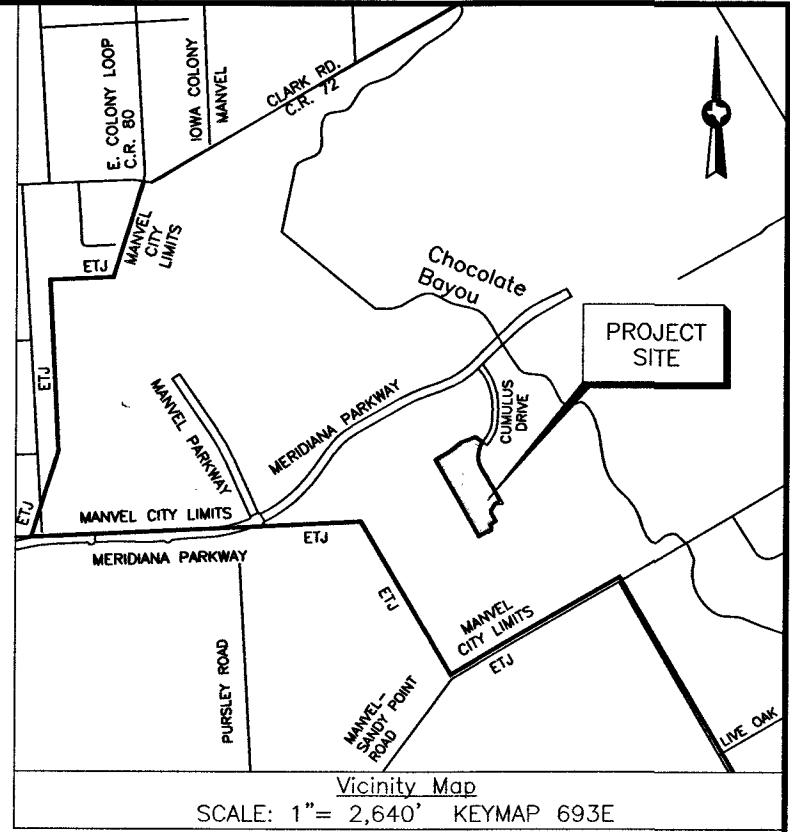
16) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of South 14°57'12" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

17) THENCE, South 59°57'12" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

18) THENCE, North 30°02'48" West, for a distance of 13.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, South 59°57'12" West, for a distance of 142.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

20) THENCE, North 30°02'48" West, for a distance of 1,220.68 feet to the POINT OF BEGINNING and containing 13.78 acres of land.



BENCHMARK:

NGS MONUMENT # E 305 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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	47.70
BLOCK 2	47.70

**FINAL PLAT
MERIDIANA SECTION 28A**

BEING A SUBDIVISION OF 13.78 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5, 6, AND 7, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

45 LOTS 2 BLOCK 5 RESERVES (1301 Acres)

OWNER

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

APRIL 16, 2021

ENGINEER/SURVEYOR



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

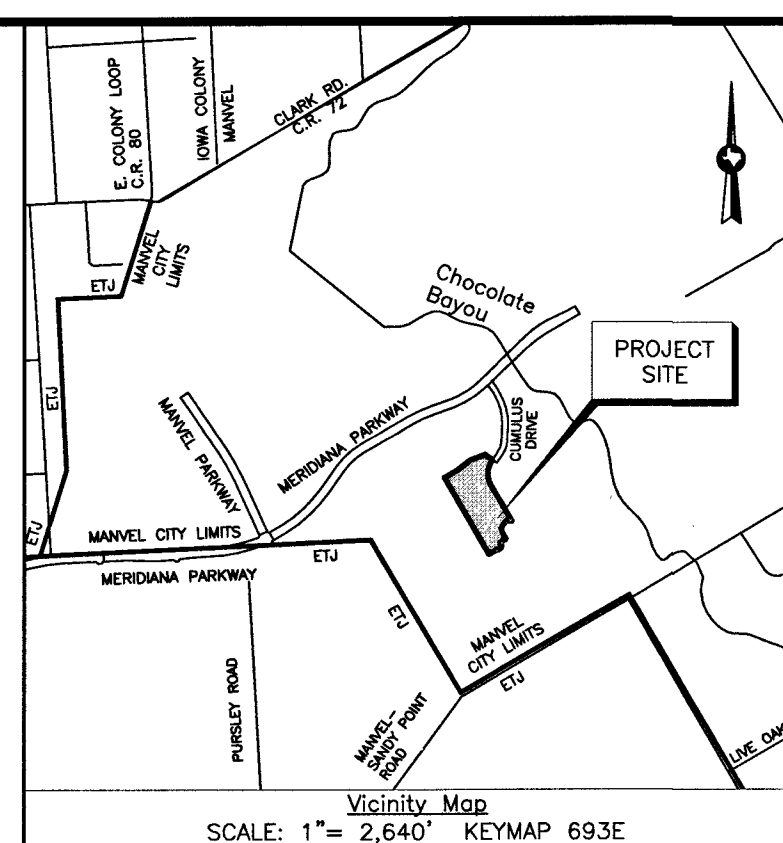
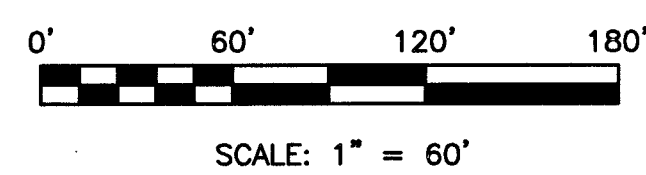
Sht. 1 of 2

E4187

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	14,191 SQ.FT. / 0.3258 ACRE	
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	4,682 SQ.FT. / 0.1075 ACRE	
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	4,914 SQ.FT. / 0.1128 ACRE	
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	14,583 SQ.FT. / 0.3348 ACRE	
E	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	18,310 SQ.FT. / 0.4203 ACRE	
TOTAL		56,680 SQ.FT. / 1.301 ACRES	

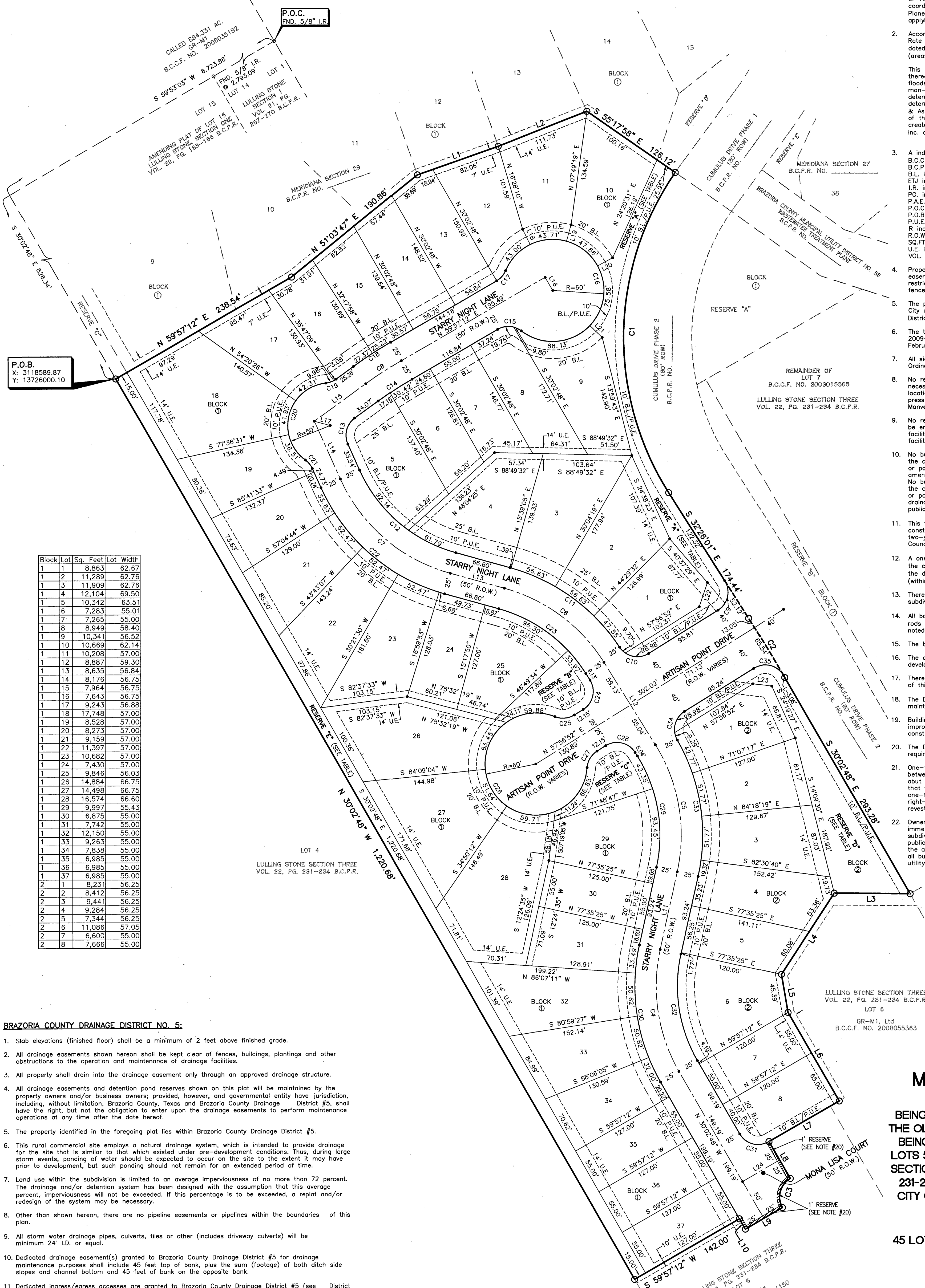
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	340.00'	67°08'03"	398.38'	S 01°08'01" W	375.98'
C2	1960.00'	22°23'13"	81.65'	S 31°14'24" E	81.65'
C3	25.00'	90°00'00"	39.27'	S 14°57'12" W	35.36'
C4	200.00'	42°27'23"	148.20'	N 08°49'07" W	144.83'
C5	200.00'	44°27'43"	155.20'	N 09°49'17" W	151.34'
C6	200.00'	42°39'02"	146.88'	N 5°22'39" W	145.47'
C7	200.00'	50°23'43"	175.91'	N 49°30'19" W	170.30'
C8	500.00'	5°44'21"	50.08'	N 57°05'01" E	50.06'
C9	25.00'	90°22'53"	39.44'	S 12°45'28" W	35.47'
C10	25.00'	88°39'13"	38.68'	N 77°43'31" W	34.94'
C11	225.00'	41°18'15"	162.20'	N 54°03'03" W	158.71'
C12	175.00'	50°23'43"	153.92'	N 49°30'19" W	149.01'
C13	25.00'	78°31'18"	34.26'	N 14°57'12" E	31.64'
C14	475.00'	5°44'21"	47.58'	N 57°05'01" E	47.56'
C15	25.00'	67°42'21"	29.54'	S 86°11'37" E	27.85'
C16	60.00'	28°45'103"	298.30'	N 14°45'58" W	73.18'
C17	25.00'	37°08'42"	16.21'	S 41°22'51" W	15.93'
C18	525.00'	5°44'21"	52.59'	S 57°05'01" W	52.57'
C19	25.00'	29°55'35"	13.06'	S 39°16'15" E	12.91'
C20	225.00'	50°23'43"	197.90'	S 49°30'19" E	191.58'
C21	175.00'	42°39'02"	130.27'	S 53°22'39" E	127.28'
C22	25.00'	90°00'00"	39.27'	S 12°56'52" W	35.36'
C23	25.00'	53°58'05"	23.55'	S 84°55'55" W	22.69'
C24	60.00'	28°45'103"	301.53'	S 32°03'08" E	70.59'
C25	25.00'	53°58'05"	23.55'	N 30°57'50" E	22.69'
C26	25.00'	90°00'00"	39.27'	S 77°03'08" E	35.36'
C27	175.00'	42°27'43"	135.80'	S 09°49'17" E	132.42'
C28	25.00'	90°00'00"	39.27'	S 08°49'07" E	162.94'
C29	175.00'	42°27'43"	135.80'	S 09°49'17" E	132.42'
C30	225.00'	42°10'45"	185.64'	N 08°40'45" W	161.92'
C31	25.00'	91°12'45"	38.80'	S 76°26'46" E	35.73'

LINE	BEARING	DISTANCE
L1	N 70°18'56" E	101.00'
L2	N 68°23'41" E	111.73'
L3	N 89°32'16" W	88.55'
L4	S 32°58'40" W	113.44'
L5	S 02°55'31" E	45.39'
L6	S 30°02'48" E	120.00'
L7	S 59°57'12" W	50.00'
L8	S 30°02'48" E	50.00'
L9	S 59°57'12" W	50.00'
L10	N 30°02'48" W	13.97'
L11	N 12°23'35" E	53.24'
L12	N 32°03'08" W	114.47'
L13	N 74°42'10" W	66.60'
L14	N 24°18'27" W	74.41'
L15	N 54°12'51" E	74.94'
L16	S 30°02'48" E	17.75'
L17	S 75°02'48" E	19.37'
L18	N 26°07'33" W	20.00'
L19	N 15°36'57" E	20.00'
L20	N 61°19'12" E	20.00'
L21	N 46°30'07" E	20.00'
L22	N 18°29'50" E	29.92'
L23	S 82°28'54" E	22.06'
L24	S 59°57'12" W	50.00'



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown herein are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined 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 unshaded "Zone X" (areas determined to be outside 500-year 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.
- A indicates Abstract
B.C.C.F. No. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
E.L. indicates Extraterritorial Jurisdiction
I.R. indicates Iron Rod.
P.A.E. indicates Permanent Access Easement.
P.O.C. indicates Point Of Commencing.
P.O.B. indicates Point Of Beginning.
P.U.E. indicates Public Utility Easement.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
SQ.FT. indicates Square Feet.
U.E. indicates Utility Easement.
VOL. indicates Volume.
- 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 any fences, buildings, plantings, or other obstructions.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipelines as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city.
- This final plat will expire two (2) years after final approval by Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- There are no visible or apparent pipelines within the boundaries of this subdivision.
- All boundary corners for the plat shown herein are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- There are 0.0 acres of unencumbered open space within the boundary of this plat.
- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- 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 vest in the dedicating, his heirs, assigns, or successors.
- 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 28A 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.



BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown herein shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat 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.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- 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.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 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.
- Other than shown herein, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- 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.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No. 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- 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.
- 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.

FINAL PLAT MERIDIANA SECTION 28A

BEING A SUBDIVISION OF 13.78 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5, 6, AND 7, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

45 LOTS 2 BLOCK 5 RESERVES (1,301 Acres)

OWNER

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

APRIL 16, 2021

ENGINEER/SURVEYOR



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

Sht. 2 of 2



City of Manvel

P. O. Box 187
20025 HWY 6
Manvel, Texas 77578

(281) 489-0630
Fax (281) 489-0634

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
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Date of Request: April 26, 2021 PDZ & May 3, 2021 City Council

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Final Plat for Meridiana Section 33A, being a subdivision of 13.75 acres out of the Oliver Hall Survey,
Abstract 203, and also, being a replat of Lots 1-2, Block 1, of Lulling Stone Section 3, as
recorded in Brazoria County Plat Records Vol. 22, Pg. 231-234, City of Manvel,
Brazoria County, Texas.

Plats:

Preliminary _____

Final x

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.19 12:35:45 -05'00'

SIGNATURE

April 19, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

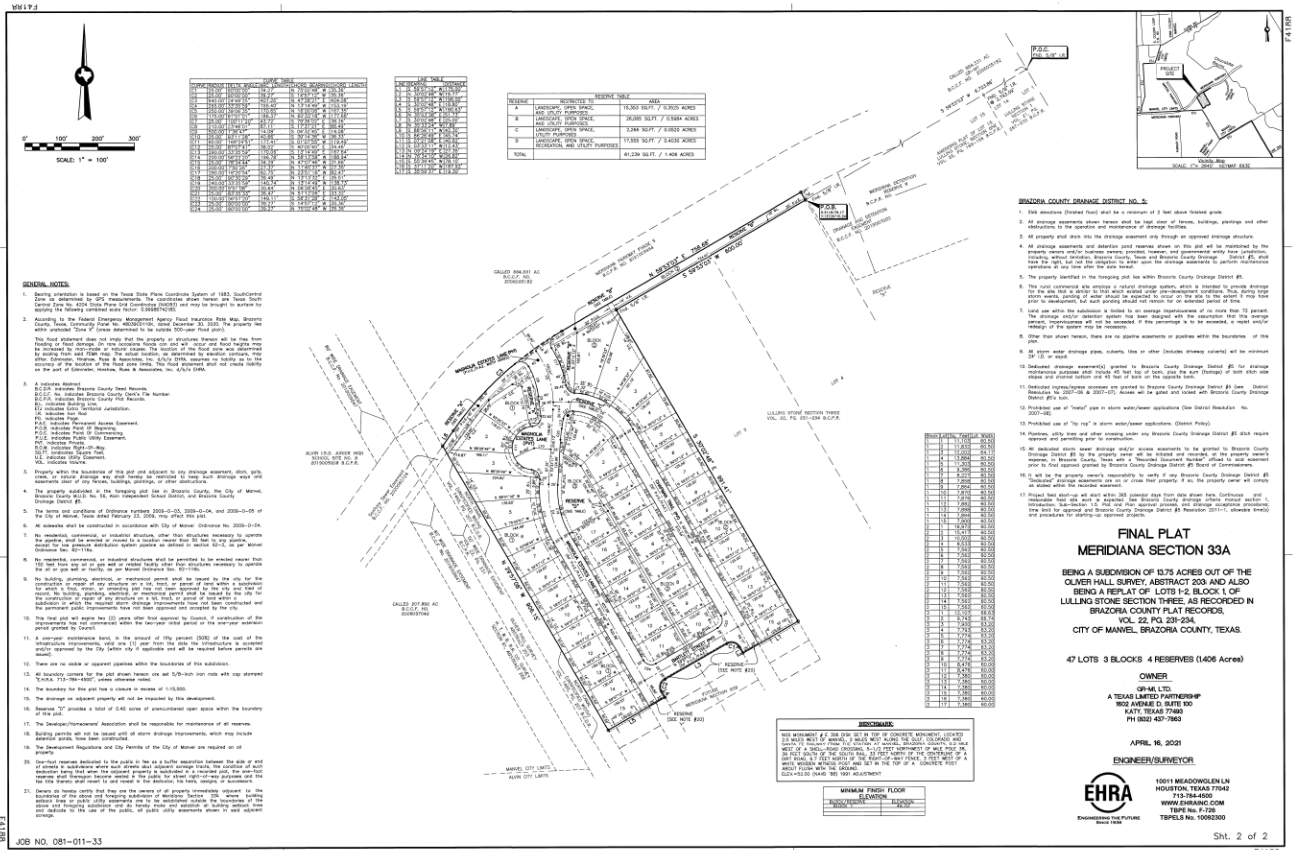
Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 33A Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	April 26, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval for the Meridiana Section 33A Final Plat.

Plat Exhibit



STATE OF TEXAS I
COUNTY OF BRAZORIA I

We, GR-MI, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, its Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Section 33A, do hereby make subdivision of said property for and on behalf of said GR-MI, 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 33A 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.

IN TESTIMONY WHEREOF, GR-MI, 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-MI, LTD., a Texas Limited Partnership, thereunto authorized by this 24th day of February, 2021.

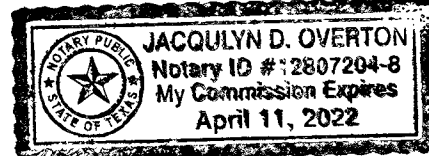
OWNER
GR-MI, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

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

STATE OF TEXAS I
COUNTY OF HARRIS I

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-MI, 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 24th day of February, 2021.



Jacquelyn Overton
Notary Public and for the
State of Texas
My Notary Commission Expires April 11, 2022

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of Meridiana Section 33A in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of Meridiana Section 33A in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

City Council

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 33A
BEING 13.75 ACRES TRACT OF LAND SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 13.75 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 1-4, BLOCK 1, OF LULLING STONE SECTION THREE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGE 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) CONVEYED TO GR-MI IN BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006040254 (LOT 1), B.C.C.F. NO. 2006021294 (LOT 2), B.C.C.F. NO. 2007030251 (LOT 3) AND B.C.C.F. NO. 2003053519 (LOT 4), SAID 13.75 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):

COMMENCING at a 5/8-inch iron rod found at the original southeasterly corner of the called 884.331 acre tract as recorded in B.C.C.F. No. 2006035182, same being the northeasterly corner of Lot 1 of Lulling Stone Section 1, a subdivision as per plat recorded in Volume 21, Page 267-270 of the Brazoria County Plat Records (B.C.P.R.);

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract, for a distance of 6,723.86 feet to a 5/8-inch iron rod found marking the north common corner of said Lot 4 and Lot 5 B.C.C.F. NO. 2008041150 of Lulling Stone Section Three and POINT OF BEGINNING of the herein described tract;

1) THENCE, South 59°53'03" West, continuing along the southerly line of said 884.331 acre tract for a distance of 800.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
2) THENCE, South 30°02'48" East, for a distance of 991.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 59°57'12" West, for a distance of 175.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, North 30°02'48" West, for a distance of 19.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the left;

5) THENCE, in a northwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of North 75°02'48" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

6) THENCE, South 59°57'12" West, for a distance of 196.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the left;

7) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of South 14°57'12" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

8) THENCE, South 30°02'48" East, for a distance of 18.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, South 59°57'12" West, for a distance of 180.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

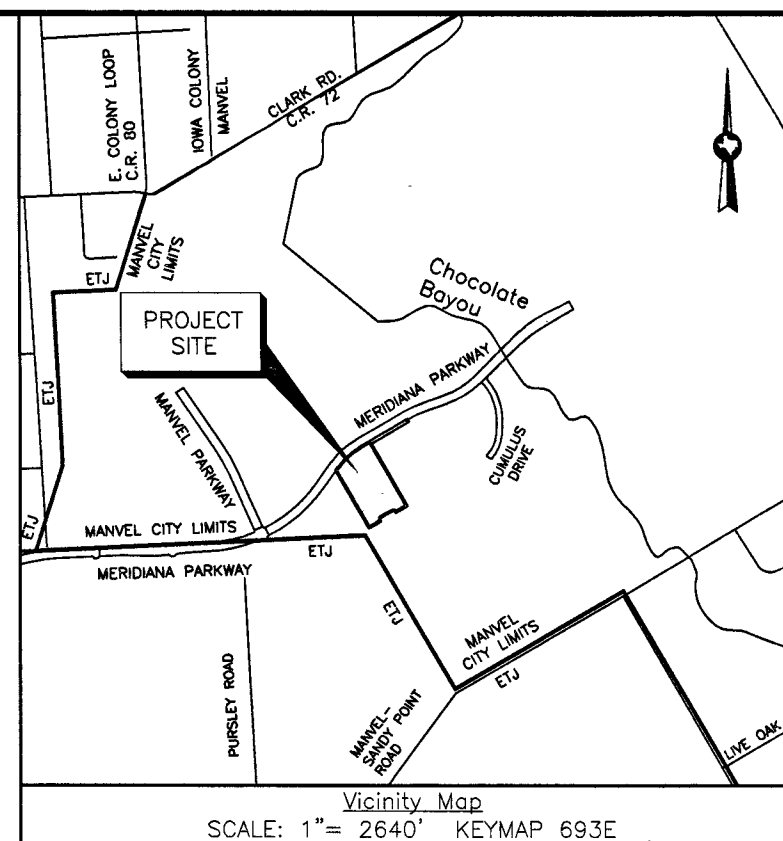
10) THENCE, North 29°57'08" West, for a distance of 906.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, North 35°03'38" East, for a distance of 51.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the right;

12) THENCE, in a northeasterly direction along the arc of said curve to the right having a radius of 940.00 feet, a central angle of 24°49'25", an arc length of 407.26 feet, and a chord bearing of North 47°28'21" East, for a distance of 404.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

13) THENCE, North 59°53'03" East, for a distance of 758.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, South 30°02'48" East, for a distance of 25.00 feet to the POINT OF BEGINNING and containing 13.75 acres of land.



APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden 3/1/21
Lee Walden, P.E., Date
President

Kerry Osburn 3/1/21
Kerry Osburn Date
Vice President

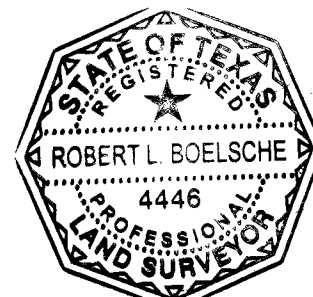
Brandon Middleton 3/1/21
Brandon Middleton Date
Secretary/Treasurer

Jarrod D. Aden 3/1/21
Jarrod 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.

BCCDD 5 ID# B200062

I, Robert Boelsche, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and interior corners of this subdivision were not set at the time this plat was signed by me and that these corners are to be set after construction of the public infrastructure and final lot grading within the subdivision; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8-inch diameter iron rod with surveyor's cap.



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

FINAL PLAT
MERIDIANA SECTION 33A

BEING A SUBDIVISION OF 13.75 ACRES OUT OF THE
OLIVER HALL SURVEY, ABSTRACT 203, AND ALSO,
BEING A REPLAT OF LOTS 1-2, BLOCK 1, OF
LULLING STONE SECTION 3, AS RECORDED IN
BRAZORIA COUNTY PLAT RECORDS
VOL. 22, PG. 231-234,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

47 LOTS 3 BLOCKS 4 RESERVES (1406 Acres)

OWNER

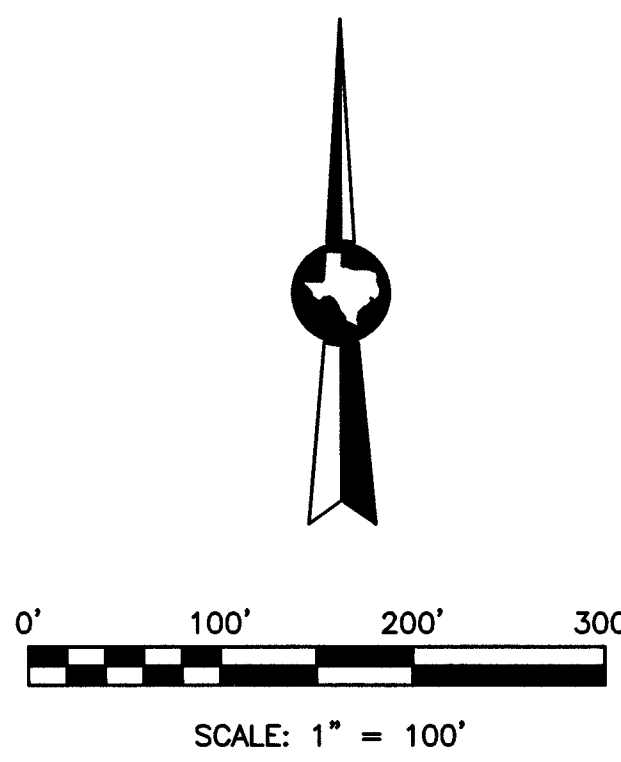
GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

APRIL 16, 2021

ENGINEER/SURVEYOR



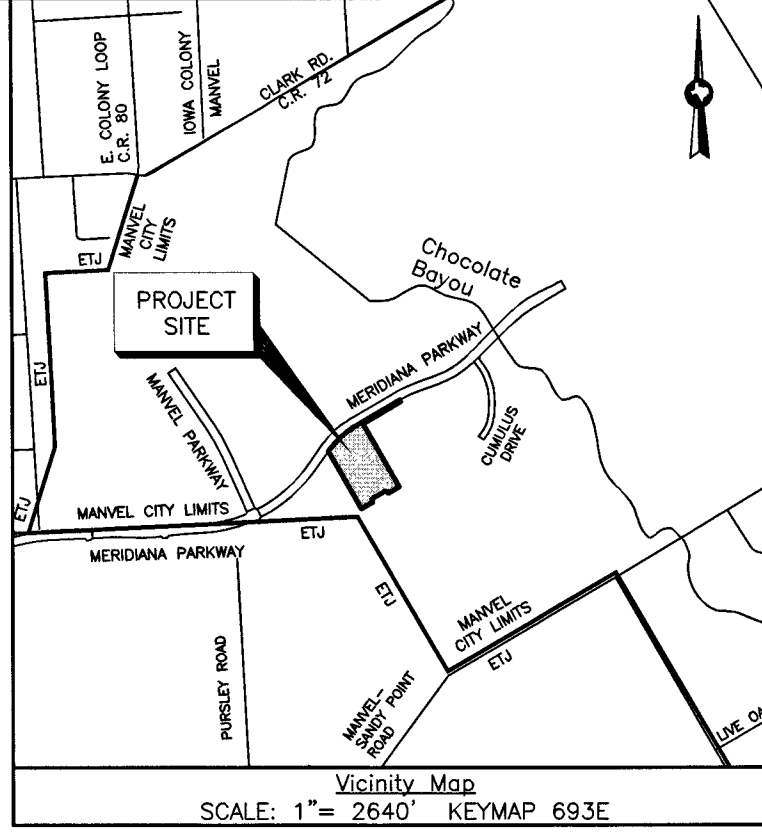
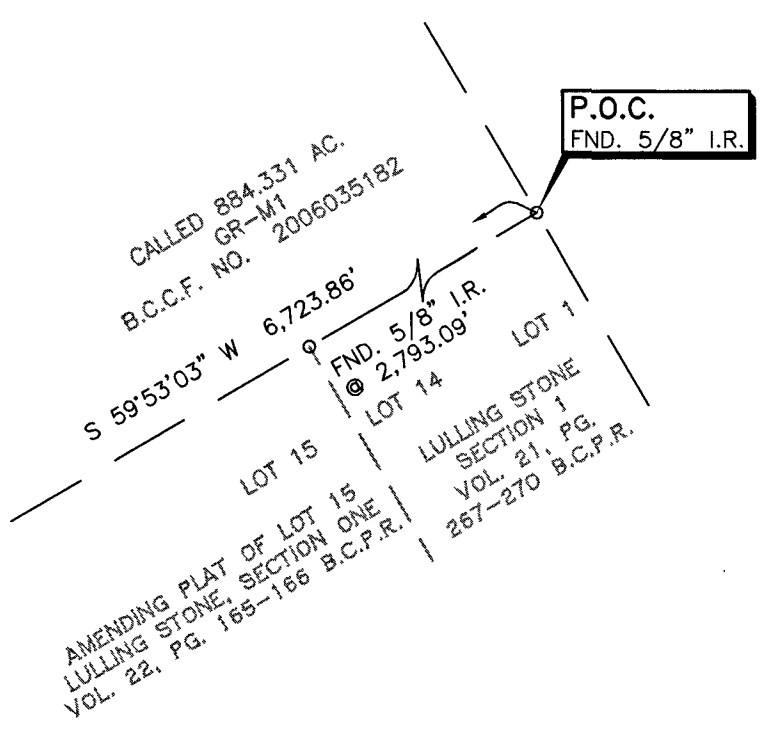
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300



CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD BEARING	CHORD	BEARING	CHORD	LENGTH
C1	25.00	90°00'00"	39.27	N 75°02'48" W	35.36'				
C2	25.00	90°00'00"	39.27	S 14°57'12" W	35.36'				
C3	940.00	24°49'25"	407.26	N 47°28'21" E	404.08'				
C4	265.00	13°35'59"	155.40	N 13°14'49" W	133.19'				
C5	250.00	39°06'35"	170.65	N 16°00'06" W	167.35'				
C6	175.00	61°01'01"	186.37	N 60°33'18" W	177.68'				
C7	25.00	100°11'20"	43.72	S 79°36'02" E	38.36'				
C8	210.00	23°46'01"	87.11	S 17°37'21" E	86.49'				
C9	500.00	13°36'47"	14.08	S 06°32'45" E	14.08'				
C10	25.00	93°11'28"	40.66	S 39°14'36" W	36.33'				
C11	60.00	169°24'51"	177.41	S 01°07'55" W	119.49'				
C12	25.00	87°07'41"	38.02	S 49°00'40" E	34.46'				
C13	290.00	33°35'59"	170.08	S 13°14'49" E	167.64'				
C14	200.00	56°22'20"	196.78	N 58°13'58" W	188.94'				
C15	25.00	78°34'44"	34.29	N 47°07'46" W	31.66'				
C16	200.00	175°02'26"	27.37	N 11°45'37" W	27.35'				
C17	290.00	16°20'54"	82.75	N 23°51'16" W	82.47'				
C18	25.00	90°30'29"	39.49	N 13°13'32" E	35.51'				
C19	240.00	33°35'59"	140.74	N 13°14'49" W	138.73'				
C20	300.00	65°10'08"	30.64	N 06°28'45" E	30.63'				
C21	25.00	83°35'33"	36.47	N 51°12'08" E	33.32'				
C22	150.00	56°57'20"	149.11	S 58°31'28" E	143.05'				
C23	25.00	90°00'00"	39.27	S 14°57'12" W	35.36'				
C24	25.00	90°00'00"	39.27	N 75°02'48" W	35.36'				

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 59°57'12" W	175.00'
L2	N 30°02'48" W	19.77'
L3	S 59°57'12" W	196.00'
L4	S 30°02'48" E	18.80'
L5	S 59°57'12" W	180.63'
L6	N 35°03'38" E	51.73'
L7	S 30°02'48" E	25.00'
L8	N 35°33'24" W	7.89'
L9	S 88°56'11" W	42.30'
L10	S 86°26'49" E	45.74'
L11	S 07°21'08" E	40.62'
L12	S 03°33'11" W	12.43'
L13	N 09°24'19" E	27.35'
L14	N 76°34'10" W	26.82'
L15	S 55°39'45" W	78.10'
L16	S 37°11'20" W	187.92'
L17	S 35°59'37" E	19.30'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	15,353 SQ.FT. / 0.3525 ACRES
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	26,065 SQ.FT. / 0.5984 ACRES
C	LANDSCAPE, OPEN SPACE, UTILITY PURPOSES	2,266 SQ.FT. / 0.0520 ACRES
D	LANDSCAPE, OPEN SPACE, RECREATION, AND UTILITY PURPOSES	17,555 SQ.FT. / 0.4030 ACRES
TOTAL		61,239 SQ.FT. / 1.406 ACRES



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined 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 unshaded "Zone X" (areas determined to be outside 500-year 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.
- A indicates Abstract
B.C.D.R. indicates Brazoria County Deed Records.
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.
ETJ indicates Extra Territorial Jurisdiction.
I.R. indicates Iron Rod
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencement.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R.O.W. indicates Right-Of-Way.
SQ.FT. indicates Square Feet.
U.E. indicates Utility Easement.
VOL. indicates Volume.
- 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 any fences, buildings, plantings, or other obstructions.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-1156.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-1156.
- No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city.
- This final plat will expire two (2) years after final approval by Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- There are no visible or apparent pipelines within the boundaries of this subdivision.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- Reserves "D" provides a total of 0.40 acres of unencumbered open space within the boundary of this plat.
- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- 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 and be in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicant, his heirs, assigns, or successors.
- 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 33A 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.

ALVIN I.S.D. JUNIOR HIGH SCHOOL SITE No. 8
2019005008 B.C.P.R.

SEVENTH STREET EASEMENT
B.C.C.F. NO. 2006009714

CALLED 207.892 AC
B.C.C.F. NO. 2006087042

MANVEL CITY LIMITS
ALVIN CITY LIMITS

LULLING STONE SECTION THREE
VOL. 22, PG. 231-234 B.C.P.R.

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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	49.70'

Block	Lot	Sq. Feet	Lot Width
1	1	11,103	60.50
1	2	11,832	60.50
1	3	12,002	64.17
1	4	13,884	60.50
1	5	11,303	60.50
1	6	9,386	60.50
1	7	8,227	60.50
1	8	7,858	60.50
1	9	7,864	60.50
1	10	7,870	60.50
1	11	7,876	60.50
1	12	7,882	60.50
1	13	7,888	60.50
1	14	7,894	60.50
1	15	7,900	60.50
2	1	16,972	60.50
2	2	15,417	60.50
2	3	10,502	60.50
2	4	8,533	60.50
2	5	7,562	60.50
2	6	7,562	60.50
2	7	7,562	60.50
2	8	7,562	60.50
2	9	7,562	60.50
2	10	7,562	60.50
2	11	7,562	60.50
2	12	7,562	60.50
2	13	7,562	60.50
2	14	7,562	60.50
2	15	7,562	60.50
3	1	12,107	66.63
3	2	9,743	66.74
3	3	7,900	63.20
3	4	7,793	63.20
3	5	7,774	63.20
3	6	7,774	63.20
3	7	7,774	63.20
3	8	7,774	63.20
3	9	7,774	63.20
3	10	8,476	60.00
3	11	8,476	60.00
3	12	7,380	60.00
3	13	7,380	60.00
3	14	7,380	60.00
3	15	7,380	60.00
3	16	7,380	60.00
3	17	7,380	60.00

- BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:**
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
 - All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
 - All property shall drain into the drainage easement only through an approved drainage structure.
 - All drainage easements and detention pond reserves shown on this plat 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.
 - The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
 - 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.
 - Land use within the subdivision is limited to an average imperviousness of no more than 72 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.
 - Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
 - All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
 - 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.
 - Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
 - Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
 - Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
 - Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
 - All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
 - 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.
 - 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.

FINAL PLAT MERIDIANA SECTION 33A

BEING A SUBDIVISION OF 13.75 ACRES OUT OF THE
OLIVER HALL SURVEY, ABSTRACT 203; AND ALSO
BEING A REPLAT OF LOTS 1-2, BLOCK 1, OF
LULLING STONE SECTION THREE, AS RECORDED IN
BRAZORIA COUNTY PLAT RECORDS,
VOL. 22, PG. 231-234,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

47 LOTS 3 BLOCKS 4 RESERVES (1406 Acres)

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

APRIL 16, 2021

ENGINEER/SURVEYOR



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



City of Manvel

P. O. Box 187
20025 HWY 6
Manvel, Texas 77578

(281) 489-0630
Fax (281) 489-0634

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
--------------------------------	--------------------------	--------------	--------------------------	------	-------------------------------------

Date of Request: April 26, 2021 PDZ & May 3, 2021 City Council

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward with recommendation to City Council,
Final Plat for Meridiana Detention Reserve T Phase 1, being a subdivision of 14.03 acres
out of the H.T. & B.R.R. Co. Survey, Section 61, A-282, and the Oliver Hall Survey, A-203,
City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Jessica Rodriguez Digitally signed by Jessica Rodriguez

Date: 2021.04.21 14:58:16 -05'00'

April 21, 2021

SIGNATURE

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve T Phase 1 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	April 26, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

At the April 12, 2021, Planning, Development and Zoning Commission meeting, a 30-day plat extension per Texas Local Government Code Section 212.009 was recommended to City Council for the Meridiana Detention Reserve T Phase 1 Final Plat. The City Council approved the 30-day plat extension for Meridiana Detention Reserve T Phase 1 Final Plat at their April 19, 2021, meeting.

Staff Recommendation

Staff recommends approval of the Meridiana Detention Reserve T Phase 1 Final Plat. All outstanding items have been corrected so staff can make a positive recommendation to the Planning, Development and Zoning Commission.



F4170

BCDO #5 REF ID # B200055

FINAL PLAT
MERIDIANA
DETENTION RESERVE T
PHASE 1

BEING A SUBDIVISION OF 40.03 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61,
A-282, AND THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

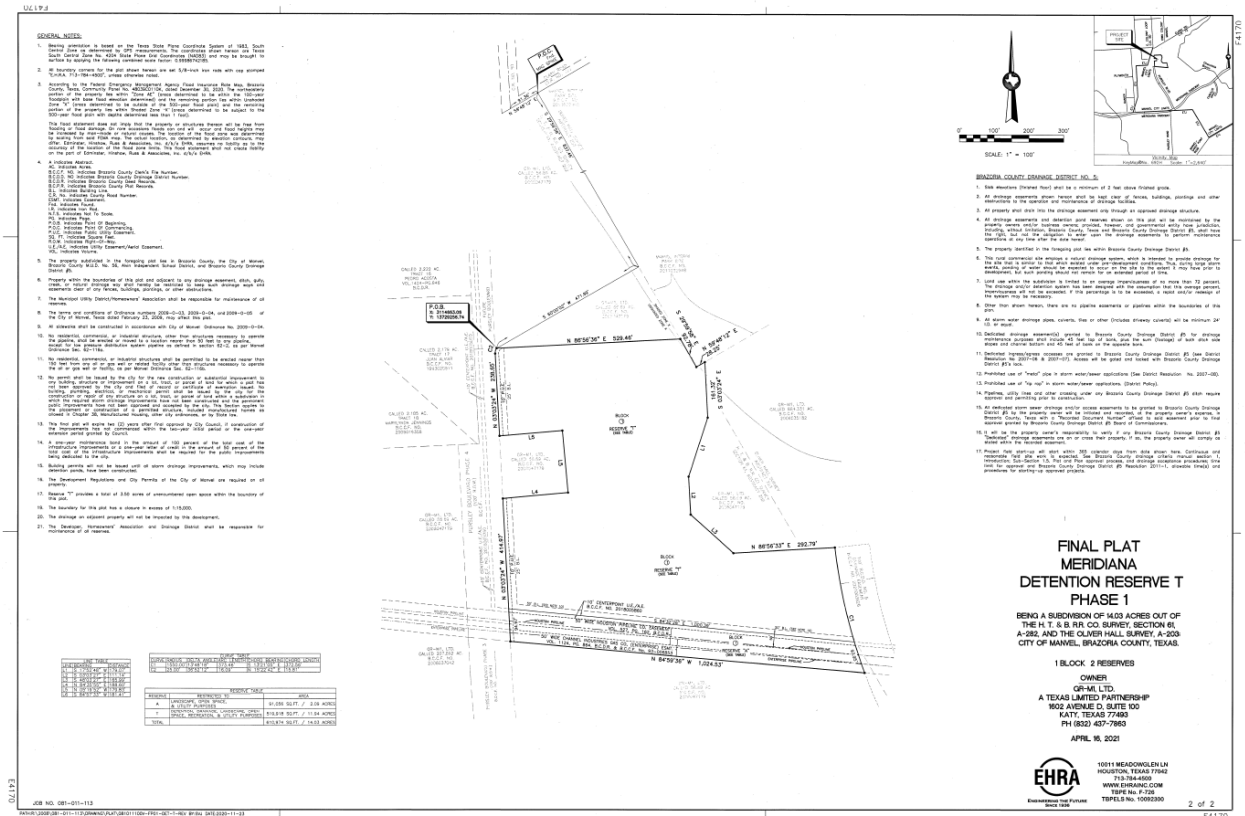
OWNER
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A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
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PH (832) 437-7863

APRIL 16, 2021



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

Plat Exhibit



METES AND BOUNDS DESCRIPTION
MERIDIANA DETENTION RESERVE T PHASE 1
BEING A 14.03 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282
AND THE OLIVER HALL SURVEY, A-203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 14.03 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282 AND THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 56.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179, OUT OF A CALLED 884.331 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER B.C.C.F. NO. 2006035182, AND BEING A PORTION OF THE MANVEL INTERIM PARK SITE AS PER THE PLAT RECORDED UNDER B.C.C.F. NO. 2011032948; THE SAID 14.11 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 a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, A-282, same being the northwest corner of the called 884.331 acre tract and the said Manvel Interim Park Site and the northeast corner of a called 56.69 acre tract of land;

THENCE, South 29°59'58" East, along the common line of said 884.331 acre tract and said 56.69 acre tract, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, A-282, for a distance of 837.46 feet to a point for corner;

THENCE, South 60°00'02" West, a distance of 471.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner and the POINT OF BEGINNING of the herein described tract of land;

- 1) THENCE, North 86°56'36" East, for a distance of 529.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 2) THENCE, South 29°59'58" East, for a distance of 92.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 3) THENCE, North 59°48'12" East, for a distance of 28.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 4) THENCE, South 03°03'24" East, for a distance of 161.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 5) THENCE, South 17°52'48" West, for a distance of 179.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;
- 6) THENCE, South 03°03'27" East, for a distance of 111.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;
- 7) THENCE, South 48°03'27" East, for a distance of 165.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;
- 8) THENCE, North 86°56'33" East, for a distance of 292.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left;
- 9) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 1,550.00 feet, a central angle of 13°48'18", an arc length of 373.46 feet, and a chord bearing of South 13°21'05" East, for a distance of 372.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 10) THENCE, North 84°59'36" West, for a distance of 1,024.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 11) THENCE, North 03°03'24" West, for a distance of 414.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 12) THENCE, North 84°35'55" East, for a distance of 188.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 13) THENCE, North 05°19'52" West, for a distance of 179.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 14) THENCE, South 84°57'33" West, for a distance of 181.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 15) THENCE, North 03°03'24" West, for a distance of 238.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature;
- 16) THENCE, in a northeasterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 36°52'12", an arc length of 16.09 feet, and a chord bearing of North 13°22'42" East, for a distance of 15.81 feet to the POINT OF BEGINNING and containing 14.03 acres of land.

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA DETENTION RESERVE T PHASE 1 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA DETENTION RESERVE T PHASE 1 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

City Council

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, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Detention Reserve T Phase 1, 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.

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 24th day of February, 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

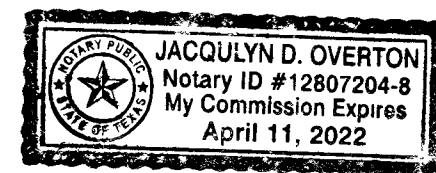
Title: Vice President

STATE OF TEXAS

COUNTY OF HARRIS

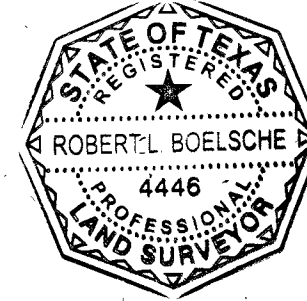
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument 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 24th day of February, 2021.



Notary Public in and for the
State of Texas
My Notary Commission Expires April 11, 2022

I, Robert Boelsche, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the perimeter boundary corners, angle points, points of curvature/tangency and other points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8-inch diameter iron rod with surveyor's cap.



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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E.,
President

Kerry L. Osburn
Vice President

Brandon Middleton
Secretary/Treasurer

Jarrod D. Aden, P.E., C.F.M.
District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDD #5 REF ID # B200055

FINAL PLAT MERIDIANA DETENTION RESERVE T PHASE 1

BEING A SUBDIVISION OF 14.03 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61,
A-282, AND THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

OWNER

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

APRIL 16, 2021



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.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. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020. The northeasterly portion of the property lies within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined) and the remaining portion lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain) and the remaining portion of the property lies within Shaded Zone "X" (areas determined to be subject to the 500-year flood plain with depths determined less than 1 foot).

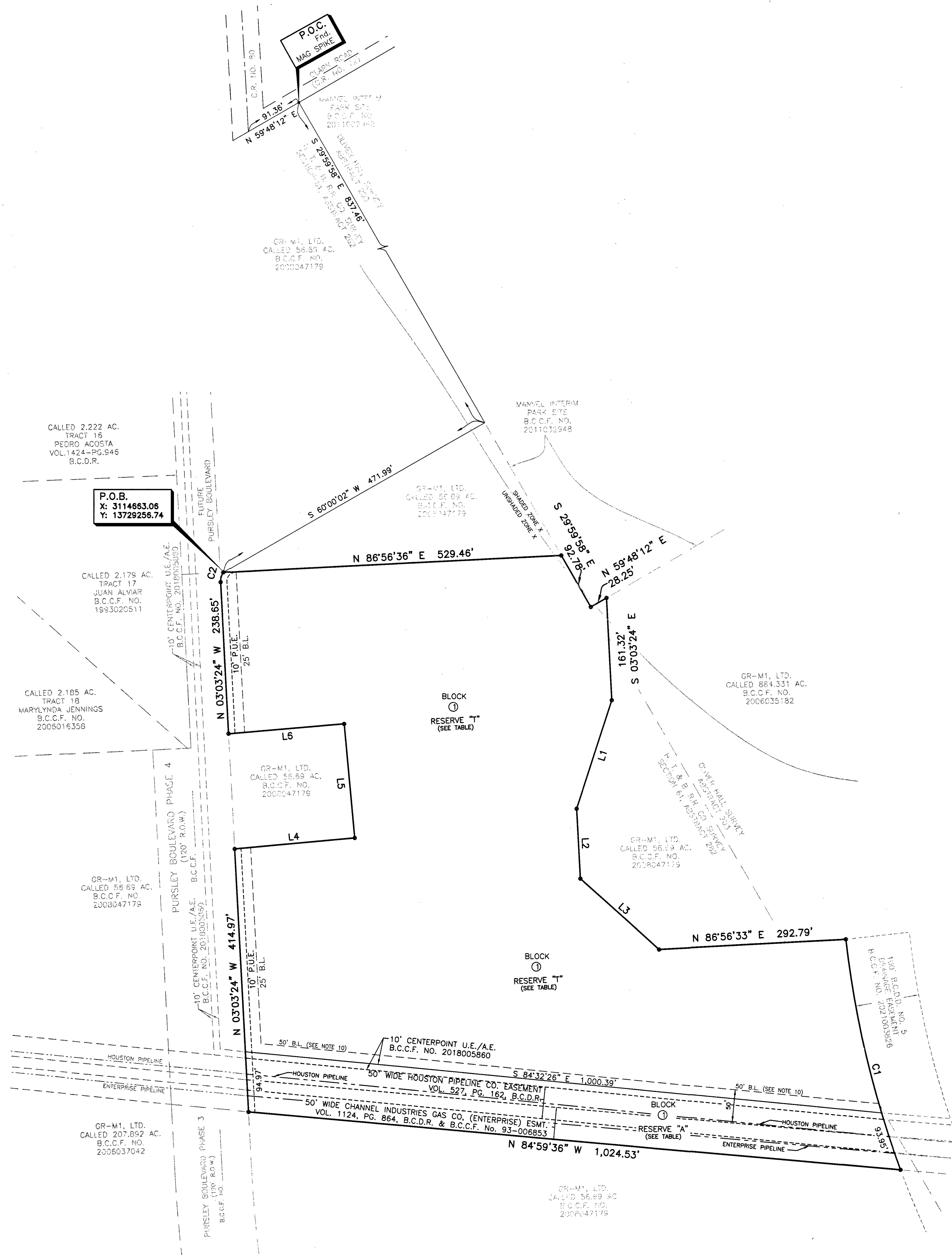
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

- A indicates Abstract.
AC, indicates Acres.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.D. NO. indicates Brazoria County Drainage District Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
C.R. No. indicates County Road Number.
ESMT, indicates Easement.
Fnd, indicates Found.
I.R. indicates Iron Rod.
N.T.S. indicates Not To Scale.
Pg, indicates Page.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
SQ. FT. indicates Square Feet.
R.O.W. indicates Right-Of-Way.
U.E./A.E. indicates Utility Easement/Aerial Easement.
VOL. indicates Volume.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The Municipal Utility District/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, including manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- 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 Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- Reserve "T" provides a total of 3.50 acres of unencumbered open space within the boundary of this plat.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- The Developer, Homeowners' Association and Drainage District shall be responsible for maintenance of all reserves.

LINE BEARING	DISTANCE
L1 S 17°52'48" W 179.07'	
L2 S 03°03'27" E 111.14'	
L3 S 48°03'27" E 165.99'	
L4 N 84°35'55" E 168.60'	
L5 N 05°19'52" W 179.83'	
L6 S 84°57'33" W 181.41'	

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	BEARING	CHORD LENGTH
C1	1550.00'	11°54'18"	373.46'	1321.03'	S 13°21'03" E	1372.56'
C2	25.00'	36°52'12"	16.09'	15.22'42"	E 15.81'	

RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	91,056 SQ.FT. / 2.09 ACRES
T	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	519,918 SQ.FT. / 11.94 ACRES
TOTAL		610,974 SQ.FT. / 14.03 ACRES



FINAL PLAT MERIDIANA DETENTION RESERVE T PHASE 1

BEING A SUBDIVISION OF 14.03 ACRES OUT OF
THE H. T. & B. RR. CO. SURVEY, SECTION 61,
A-282, AND THE OLIVER HALL SURVEY, A-203;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

OWNER

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

APRIL 16, 2021



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

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 931 Ac.	55%
Patio Home (PH)	+/- 50 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 75 Ac.	5%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 431 Ac.	26%
Drill Site		
Totals	+/- 1,663 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

GEORGE GRIFFITH

NICOLE LISTON-TYSON

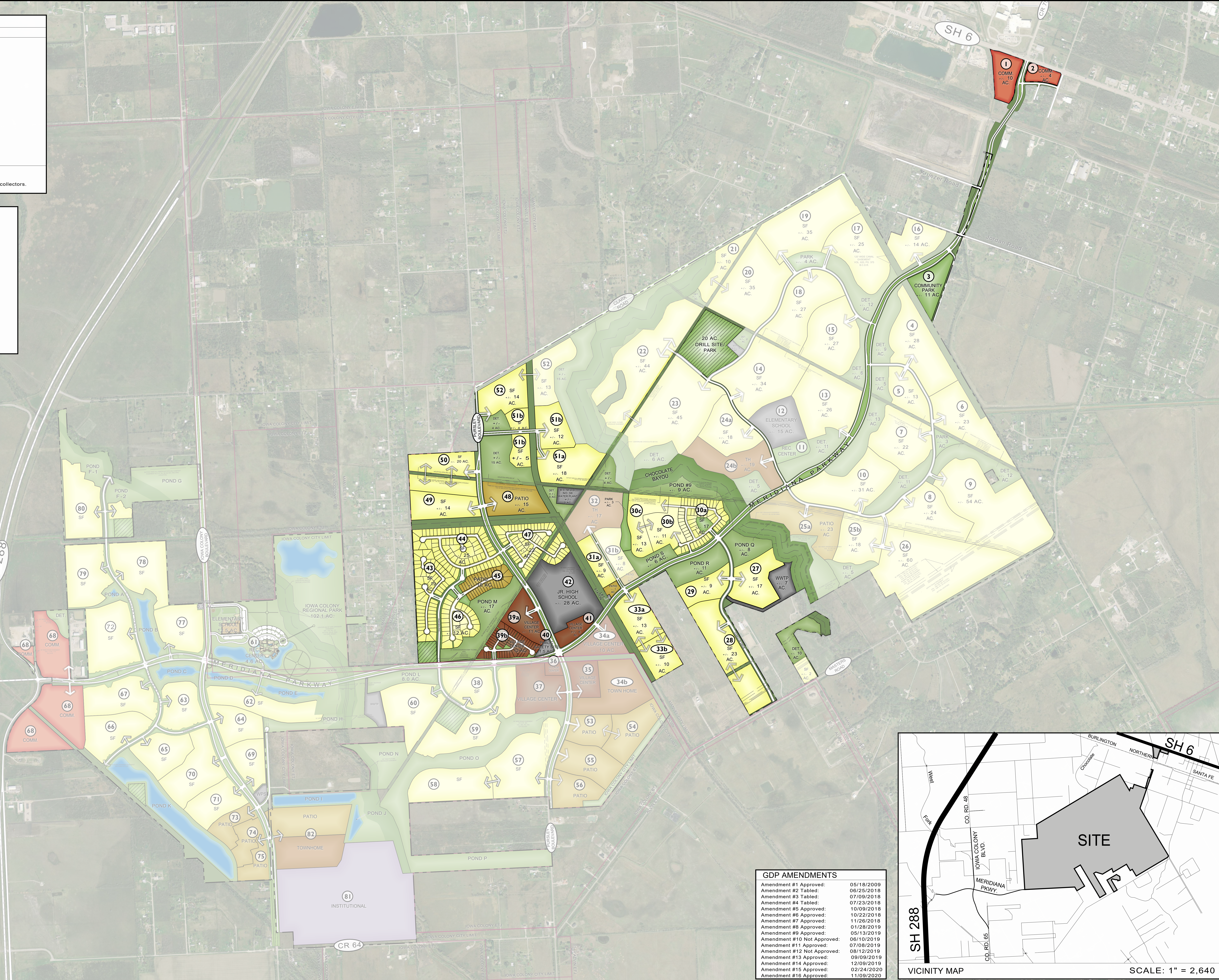
DOROTHY WYNNE

MUHAMMAD ALAM

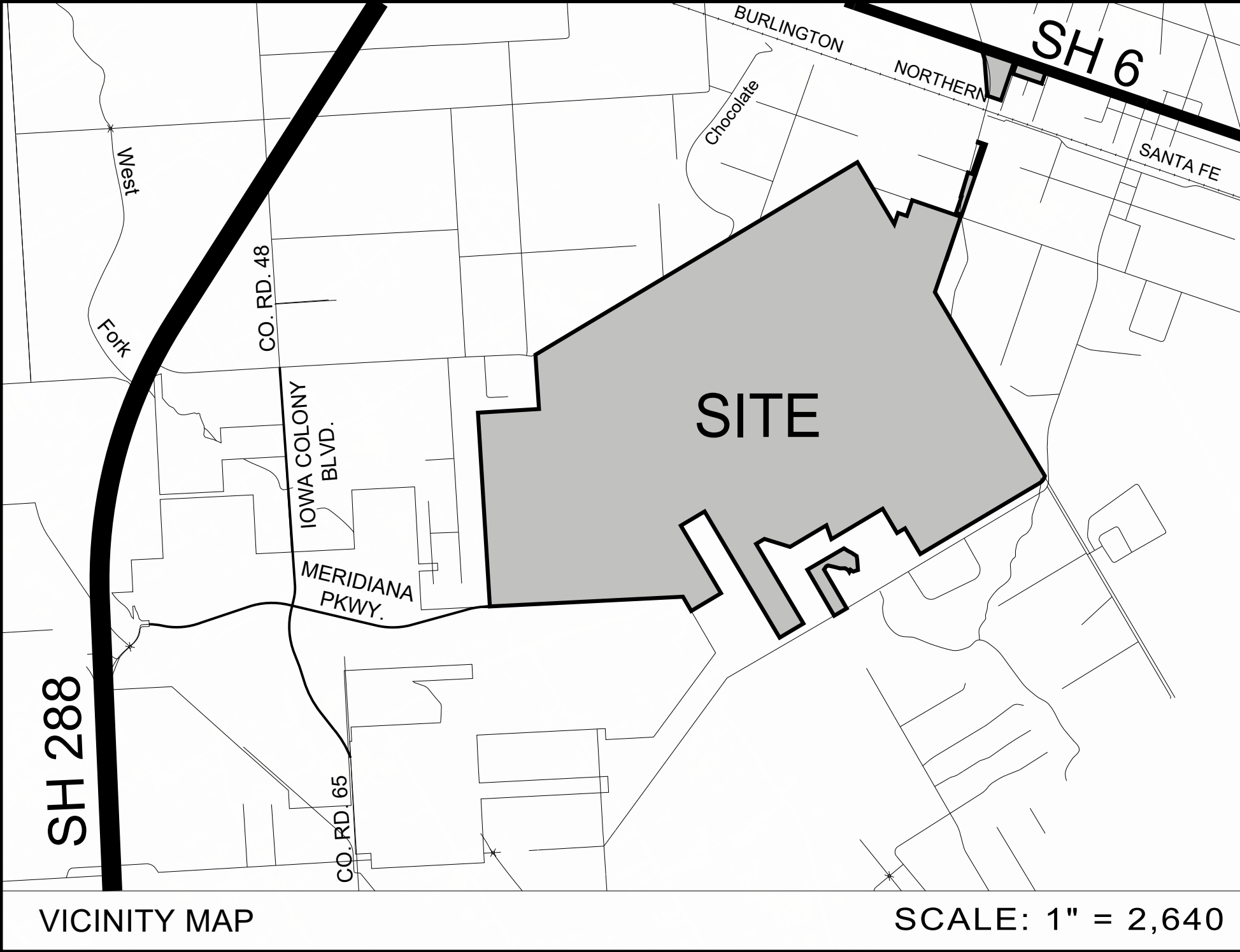
KYLE MARASCKIN

ALINA ROGERS

CHRISTY KENNARD



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2019
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020



Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1"=600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBDPL No. 10092300

EHRA JOB NO. 081-011-150

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land of easement are subject to change without notice.



City of Manvel

P. O. Box 187
20025 HWY 6
Manvel, Texas 77578

(281) 489-0630
Fax (281) 489-0634

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
--------------------------------	--------------------------	--------------	--------------------------	------	-------------------------------------

Date of Request: April 26, 2021 PDZ & May 3, 2021 City Council

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: N/A

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 30-day plat extension to City Council,
Preliminary Plat for Meridiana Inspiration Way Phase 2, being a subdivision of
5.46 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County,
Texas.

Plats:

Preliminary X

Final _____

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.19 11:38:59 -05'00'

SIGNATURE

April 19, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Inspiration Way Phase 2 Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	April 26, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends a 30-day extension for Meridiana Inspiration Way Phase 2 Preliminary Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

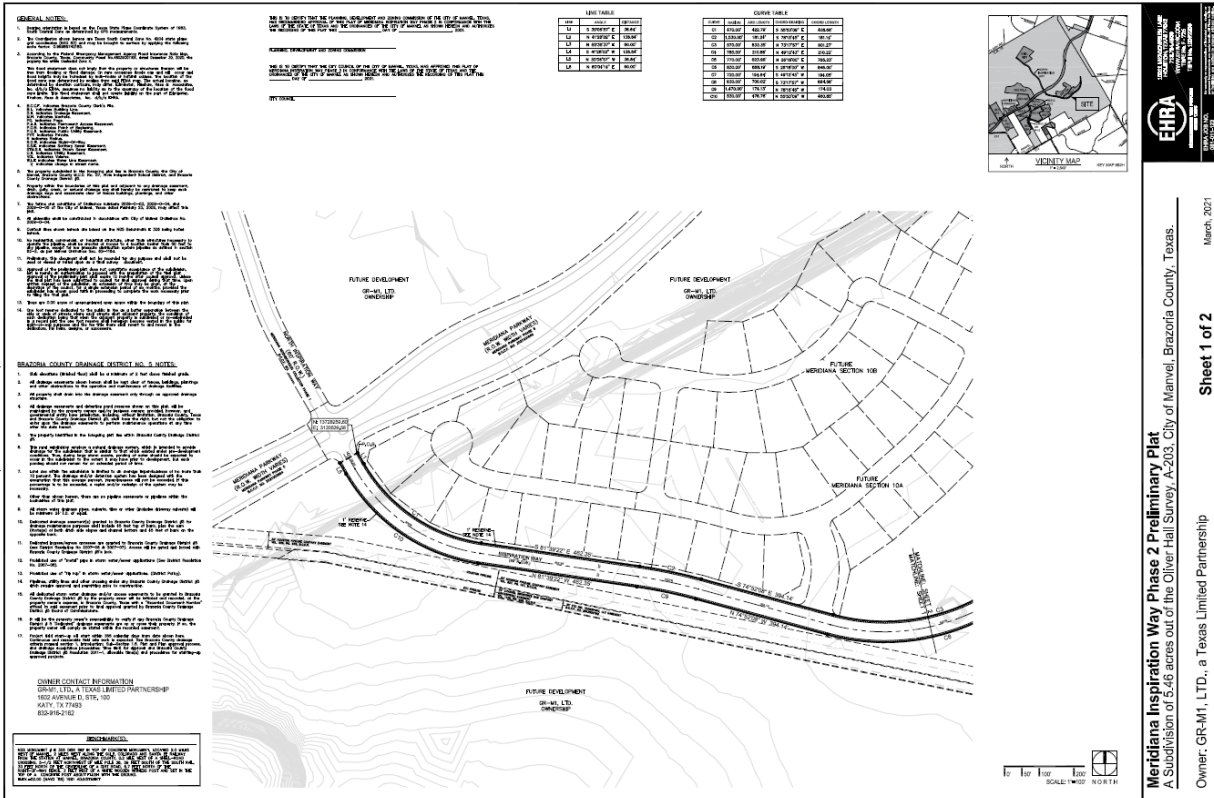
The developer has requested the 30-day extension in writing in order to obtain approval of Meridiana General Development Plan Amendment No. 18 by the Planning, Development and Zoning Commission. This preliminary plat has not been approved on the Meridiana General Development Plan.



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Plat Exhibit



METES AND BOUNDS DESCRIPTION
MERIDIANA CUMULUS DRIVE PHASE 2
BEING 2.358 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 2.358 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 6 AND 7 OF LULLING STONE SECTION THREE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGE 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) CONVEYED TO GR-M1 IN BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2008055363 (LOT 6) AND B.C.C.F. NO. 2009023828 (LOT 7), SAID 2.358 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):

COMMENCING AT A 5/8-INCH IRON ROD FOUND AT THE ORIGINAL SOUTHEASTERN CORNER OF THE CALLED 884.331 ACRE TRACT AS RECORDED IN B.C.C.F. NO. 2008035182, SOME BEING THE NORTHEASTERN CORNER OF LOT 1 OF LULLING STONE SECTION 1, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 21, PAGE 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.);

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract, passing at 2,793.09 feet a 5/8-inch iron rod found marking the northerly common corner of Lot 14 and Lot 15 of Lulling Stone Section 1, and continuing for a total distance of 6,034.31 feet to a point for corner;

THENCE, South 30°06'57" East, for a distance of 946.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northwesterly corner and POINT OF BEGINNING of the herein described tract;

1) THENCE, South 55°17'58" East, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

2) THENCE, South 53°49'26" East, for a distance of 128.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

3) THENCE, South 71°59'30" East, for a distance of 50.93 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, South 59°53'05" West, for a distance of 210.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, South 30°02'48" East, for a distance of 642.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, South 59°57'12" West, for a distance of 95.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 30°02'48" West, for a distance of 293.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the left;

8) THENCE, in a northwesterly direction along the arc of said curve to the left having a radius of 1,960.00 feet, a central angle of 02°23'13", an arc length of 81.65 feet, and a chord bearing of North 31°14'24" West, for a distance of 81.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

9) THENCE, North 32°26'01" West, for a distance of 174.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the right;

10) THENCE, in a northerly direction along the arc of said curve to the right having a radius of 340.00 feet, a central angle of 67°08'03", an arc length of 398.38 feet, and a chord bearing of North 01°08'01" East, for a distance of 375.98 feet to the POINT OF BEGINNING and containing 2.358 acres of land.

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, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Cumulus Drive Phase 2, 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.

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 24th day of February, 2021.

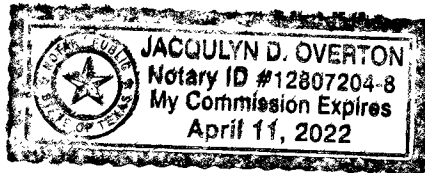
OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY: *[Signature]*
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 24th day of February, 2021.



[Signature]
Notary Public in and for the
State of Texas
My Notary Commission Expires April 11, 2022

I, Robert Boelsche, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plot boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and interior corners of this subdivision were not set at the time this plat was signed by me and that these corners are to be set after construction of the public infrastructure and final lot grading within the subdivision; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8-inch diameter iron rod with surveyor's cap.



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

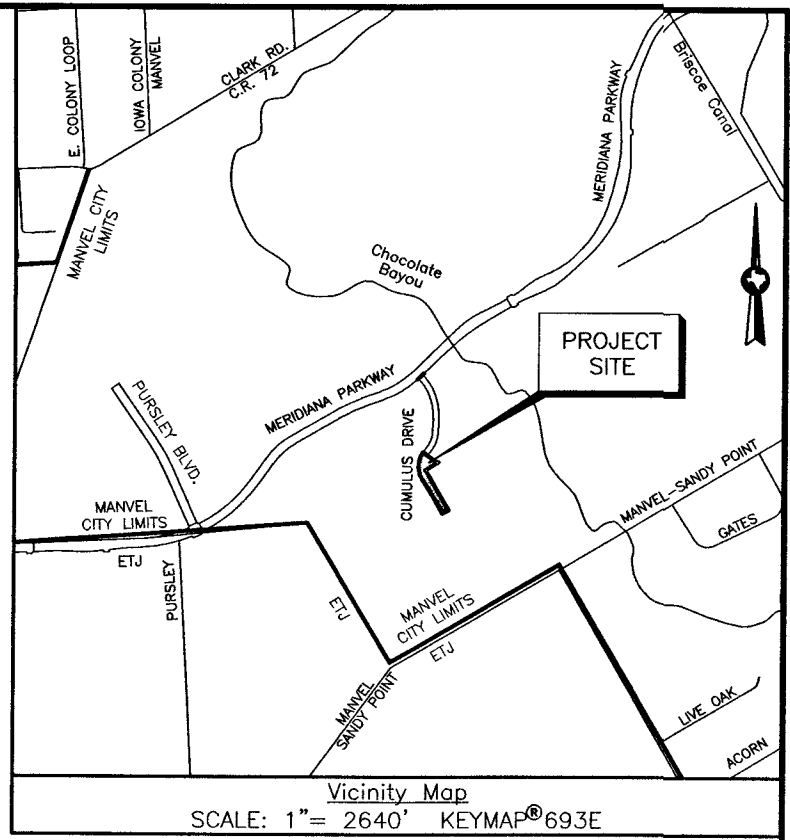
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

[Signature] 3/1/21
Lee Walden, P.E.,
President
[Signature] 3/1/21
Brandon Middleton
Secretary/Treasurer

[Signature] 3/1/21
Kerry Osburn
Vice President
[Signature] 3/1/21
Jarrod D. Aden, P.E., C.F.M.
District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCCDD 5 ID# 200061



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of CUMULUS DRIVE PHASE 2 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this day of 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of CUMULUS DRIVE PHASE 2 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this day of 2021.

City Council

FINAL PLAT
MERIDIANA
CUMULUS DRIVE PHASE 2

BEING A SUBDIVISION OF 2.358 ACRES;
BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 AND 7 OF LULLING STONE SECTION THREE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGES 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS;
OUT OF THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES (0.7001 ACRES)

OWNER

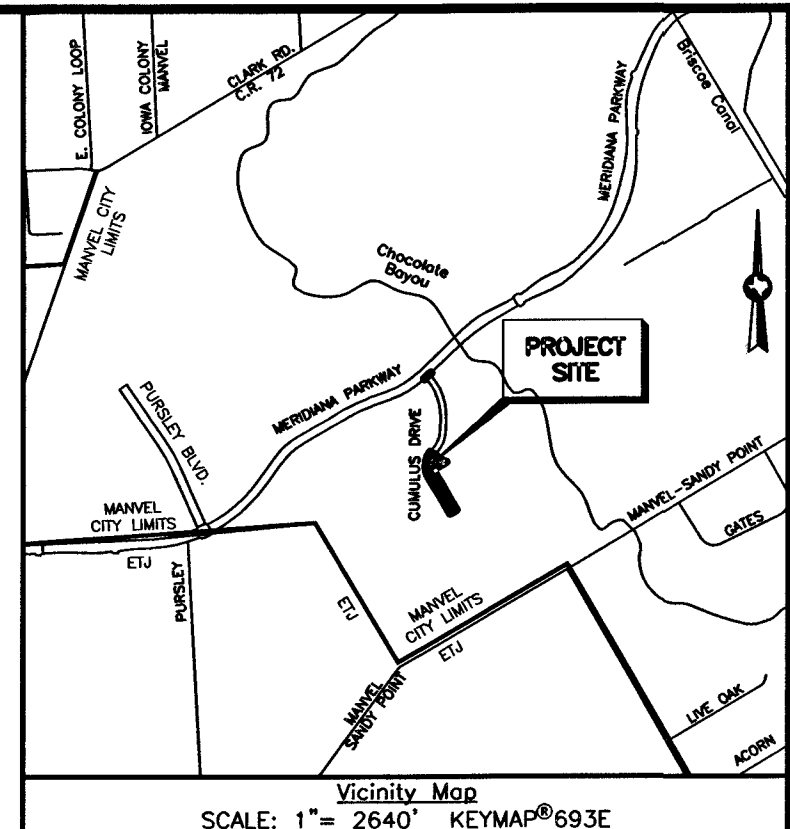
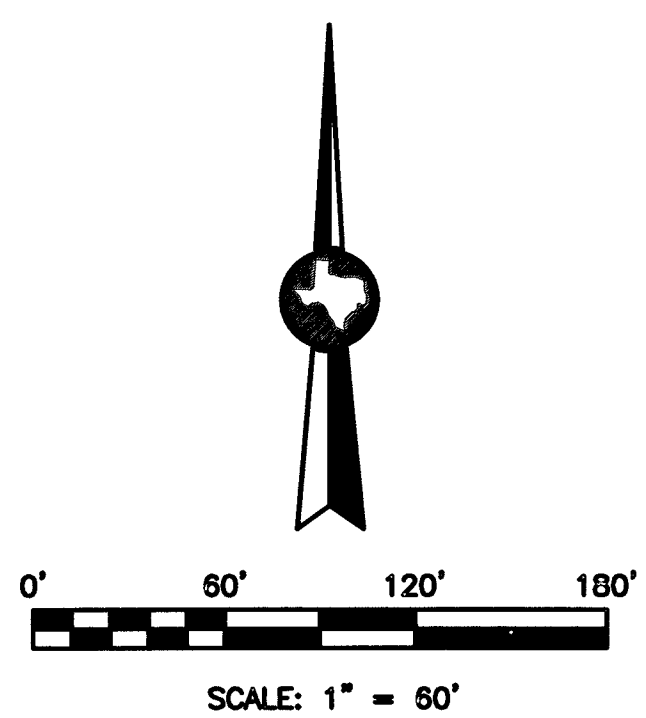
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

APRIL 16, 2021

ENGINEER/SURVEYOR



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



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. #B039C0110K, dated December 30, 2020 under case number 15-06-1613P, the property lies within unshaded "Zone X" (areas determined to be outside 500-year 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 EHR&A, 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 EHR&A.
3. A indicates Abstract
AC. indicates Acres
A.E. indicates Aerial Easement
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.
E.S.M.F. indicates Easement
I.R. indicates Iron Rod.
N.O. indicates Number
P.O. indicates Page
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
R.O.W. indicates Right-Of-Way.
S.Q. Ft. indicates Square Feet.
U.E. indicates Utility Easement.
VOL. indicates Volume.
3. 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 any fences, buildings, plantings, or other obstructions.
4. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
5. The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
6. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
7. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in Section 62-2, as per Manvel Ordinance Sec. 62-116a.
8. No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well facility, as per Manvel Ordinance Sec. 62-116b.
9. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for such dedication being that when the adjacent property is subdivided in and within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city.
10. This final plat will expire two (2) years after final approval by Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
11. A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
12. There are no visible or apparent pipelines within the boundaries of this subdivision.
13. All boundary corners for the plot shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
14. The boundary for this plat has a closure in excess of 1:15,000.
15. The drainage on adjacent property will not be impacted by this development.
16. 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 creation 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).
17. Building permits shall not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
18. The Development Regulations and City Permits of the City of Manvel are required on all property.
19. Reserve "A" contains 0.44 acres of unencumbered open space.
20. Access to the Remainder of Lot 7 of Lulling Stone Section 3 is provided across Reserve "B" in alignment with existing streets plotted Meridiano Section 28A and Meridiano Section 28B. All road construction costs associated with the Remainder of Lot 7 to connect with Cumulus Drive will be the sole responsibility of said owner of Lot 7.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

1. Slab elevations (finished floor) 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 plot 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 plot lies within Brazoria County Drainage District #5.
6. This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision 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 subdivision is limited to an average imperviousness of no more than 72 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. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
9. All storm water drainage pipes, culverts, ties or other (includes 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 easements are granted to Brazoria County Drainage District #5 (See District Resolution No 2007-06 & 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 sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number," affixed to said easement prior to final 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 for more information. 1-3 Plot 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 55°17'58" E	80.00'
L2	S 71°59'30" E	50.93'
L3	S 59°57'12" W	95.00'
L4	N 36°10'34" E	111.42'
L5	N 02°51'24" E	186.21'
L6	N 43°40'08" W	44.57'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1960.00	2°23'13"	81.65'	N 31°14'24" W	81.65'
C2	340.00	6°08'03"	398.38'	N 07°08'01" E	375.98'
C3	2000.00	2°23'13"	83.32'	N 31°14'24" W	83.31'
C4	300.00	6°08'03"	351.51'	N 07°08'01" E	331.75'
C5	260.00	6°08'03"	304.65'	S 07°08'01" E	287.51'
C6	2040.00	2°23'13"	9.73'	S 31°14'24" E	94.90'
C7	300.00	1°28'32"	7.30'	N 35°28'18" E	7.27'
C8	350.00	3°39'31"	203.54'	N 19°30'59" E	200.68'
C9	820.00	46°31'31"	665.85'	N 20°24'21" W	647.71'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	19,356 SQ.FT. / 0.4444 ACRE
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	11,139 SQ.FT. / 0.2557 ACRE
TOTAL		30,495 SQ.FT. / 0.7001 ACRES

**FINAL PLAT
MERIDIANA
CUMULUS DRIVE PHASE 2**

BEING A SUBDIVISION OF 2.358 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203;
BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 AND
7 OF LULLING STONE SECTION THREE, A SUBDIVISION PER
PLAT RECORDED IN VOLUME 22, PAGES 231-234 OF THE
BRAZORIA COUNTY PLAT RECORDS;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PURPOSE FOR REPLAT:
TO RECONFIGURE PORTIONS OF TWO PLATTED LOTS.
1 BLOCK 2 RESERVES (0.7001 ACRES)

OWNER

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

APRIL 16, 2021

ENGINEER/SURVEYOR



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

1. Bearing information is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The coordinates shown here 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: 0.99987642185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Plan No.460390C10K, dated December 30, 2020, the project is within Zone AE.

This flood statement does not imply that the property or structures therein 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 has been determined by the Federal Emergency Management Agency and is determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA, assumes no liability as to the accuracy of the location of the flood zone. This flood statement is not a warranty of liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA.

4. B.C.F. indicates Brazoria County Clerk's File.
 5. B.L. indicates Building Lot.
 6. D.E. indicates Drainage Easement.
 7. M.H. indicates Monohole.
 8. P.O. indicates Page.
 9. P.A. indicates Private Access Easement.
 10. P.O.B. indicates Point of Beginning.
 11. P.U.E. indicates Public Utility Easement.
 12. P.V.T. indicates Private.
 13. R. indicates Radius.
 14. R.W.D. indicates Right-of-Way.
 15. S.S.E. indicates Sanitary Sewer Easement.
 16. S.T.M.E. indicates Storm Sewer Easement.
 17. U. indicates Utility Easement.
 18. VOL. indicates Volume.
 19. W.L. indicates Water Line Easement.
 20. * indicates change in street name.
3. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Precinct 5.
4. 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.
5. The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
6. 2009-0-04.
8. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
9. Contour lines shown herein are based on the NCS Benchmark E 306 being noted herein.
10. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any easement except as may be approved by the council for final approval during that session 62-2, as per Manvel Ordinance Sec. 62-116a.
11. 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.
12. Approval of the preliminary plat shall not constitute acceptance of the subdivision, nor shall it constitute an endorsement of the plat by the council with the preparation of the plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the council has been asked to extend the council for final approval during that session. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filling the final plat.
13. There are 0.00 acres of unencumbered open space within the boundary of this plat.
14. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for the purpose of providing a buffer between the property and the street. The plat dedicators, his heirs, assigns, or successors.

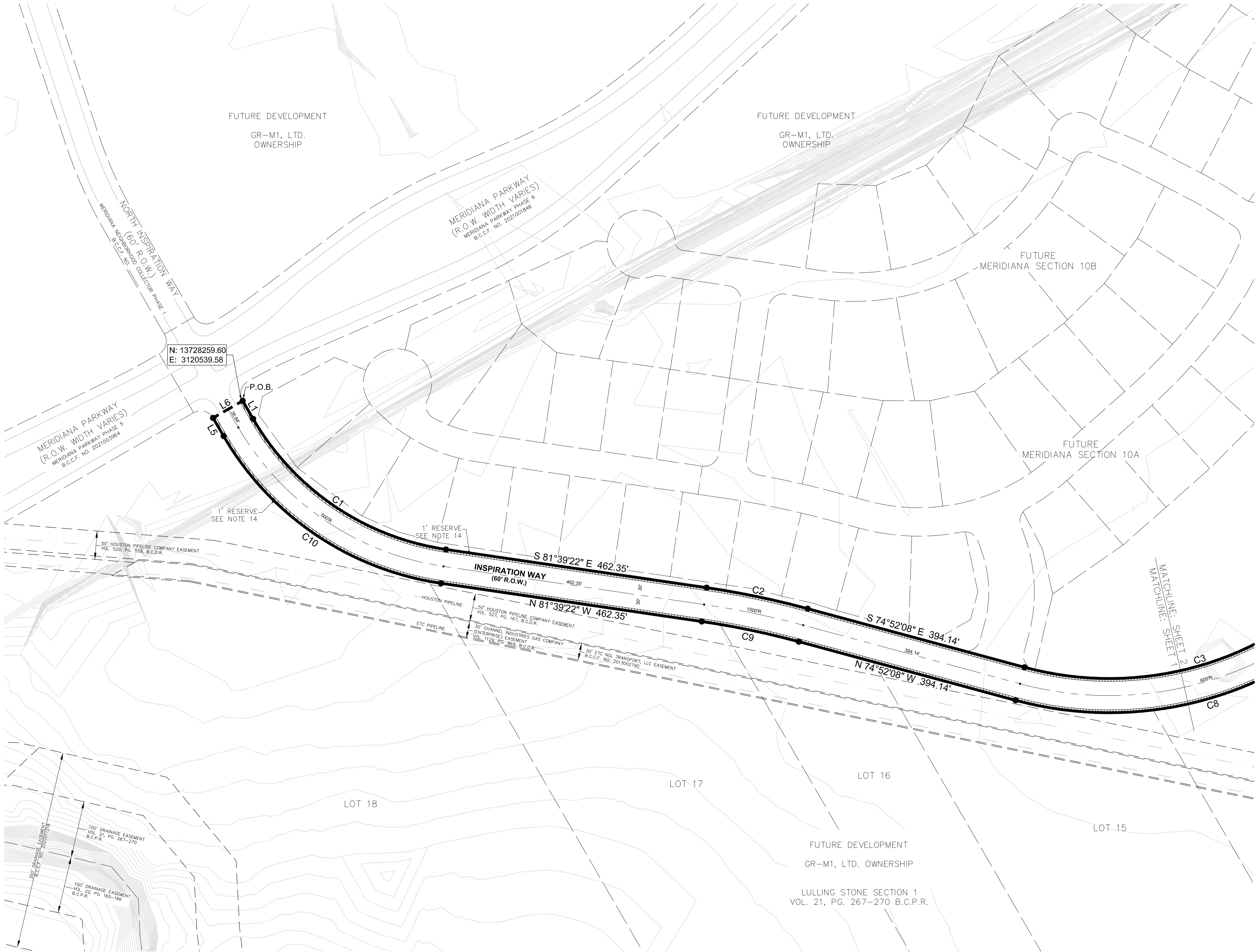
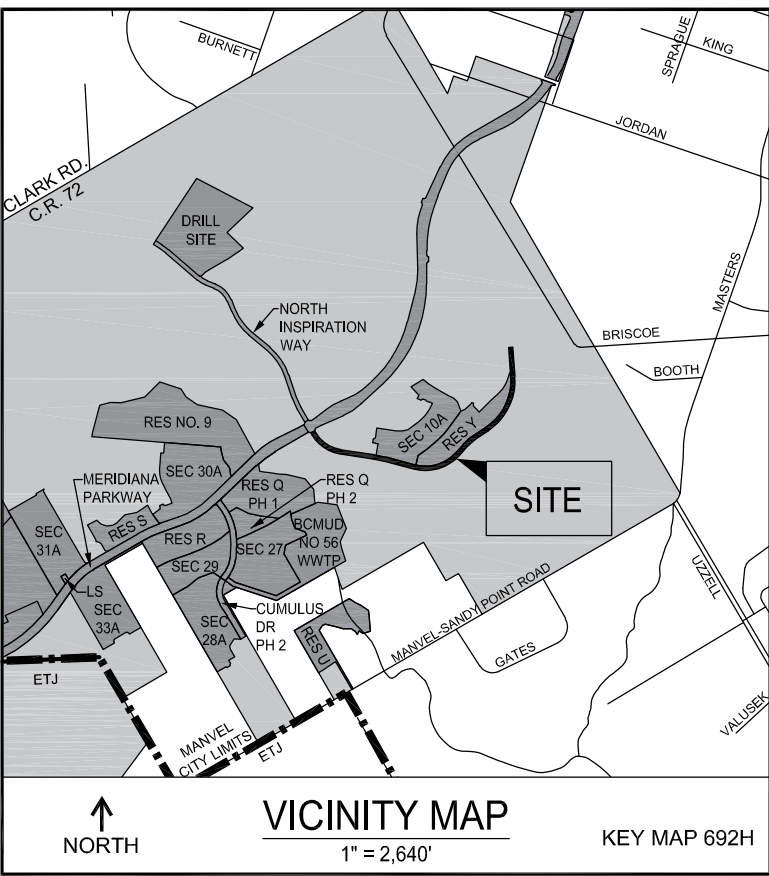
3. Slob elevations (finished floor) shall be a minimum of 2 feet above finished grade.
4. All drainage easements shown herein shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
5. All property shall drain into the drainage easement only through an approved drainage structure.
6. All drainage easements and detention pond reserves shown on this plat, 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 use any of the drainage easements to perform maintenance operations at any time after the date hereof.
7. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
8. This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during the drainage and/or detention ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
9. Land use within the subdivision is limited to an average imperviousness of no more than 72%. 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 reprint and/or redesign of the system may be necessary at the discretion of the engineer.
10. Other than shown herein, there are no pipeline easements or pipelines within the boundaries of this plat.
11. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
12. 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.
13. Dedicated ingress/egress easements are granted to Brazoria County Drainage District #5 pursuant to Resolution No. 2007-06-05 and 2007-07-07. Access will be gated and locked with Brazoria County Drainage District #5's lock.
14. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
15. Prohibited use of "rip rap" in storm water/sewer applications (District Policy).
16. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
17. 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 the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" and said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
18. 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.
19. Project final start-up will start within 365 calendar days from date shown here.
20. The project manual and resources shall be maintained in accordance with the drainage criteria manual section 11, 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.

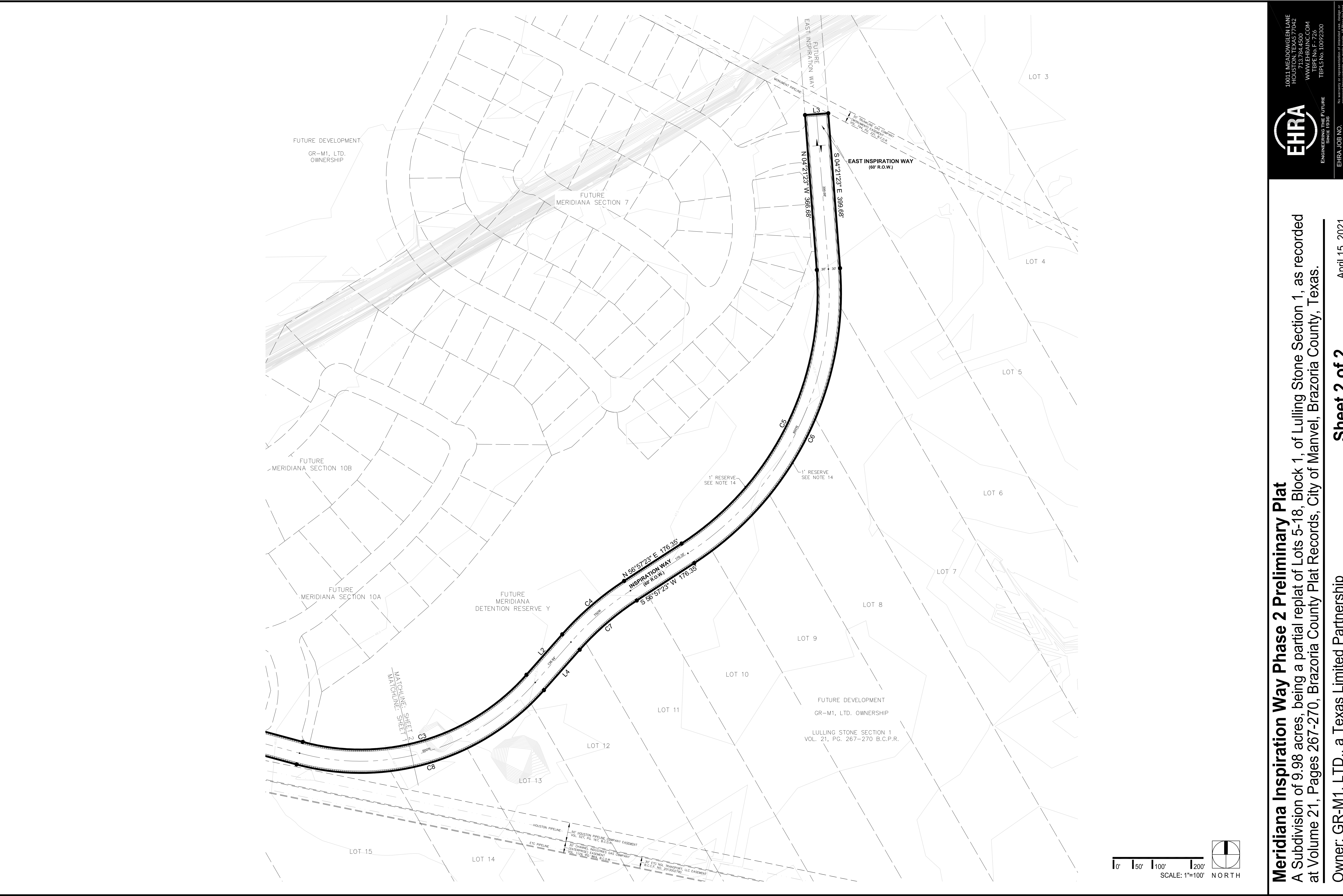
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2.3 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, 3.9 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 COUNCIL

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	470.00'	422.79'	S 55°33'09" E	408.68'
C2	1,530.00'	181.24'	S 78°15'45" E	181.14'
C3	570.00'	633.35'	N 73°15'7" E	601.27'
C4	780.00'	210.86'	N 49°12'43" E	210.22'
C5	770.00'	823.98'	N 26°18'00" E	785.23'
C6	830.00'	888.19'	S 26°18'00" W	846.00'
C7	720.00'	194.64'	S 49°12'43" W	194.05'
C8	630.00'	700.02'	N 73°15'57" W	664.56'
C9	1,470.00'	174.13'	N 55°33'09" W	174.03'
C10	530.00'	476.76'	N 55°15'45" E	460.85'





Meridiana Inspiration Way Phase 2 Preliminary Plat
A Subdivision of 9.98 acres, being a partial replat of Lots 5-18, Block 1, of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Owner: GR-M1, LTD., a Texas Limited Partnership **Sheet 2 of 2** April 15, 2021



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCC.COM
TBPENG-F-726
TBPENo.10092300

No warranty or representation of intended use, design or construction is made by the engineer or architect. All conditions are subject to change without notice.

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 931 Ac.	55%
Patio Home (PH)	+/- 50 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 75 Ac.	5%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 431 Ac.	26%
Drill Site		
Totals	+/- 1,663 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

GEORGE GRIFFITH

KYLE MARASCKIN

NICOLE LISTON-TYSON

ALINA ROGERS

DOROTHY WYNNE

CHRISTY KENNARD

MUHAMMAD ALAM



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2019
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
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Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020





City of Manvel

P. O. Box 187
20025 HWY 6
Manvel, Texas 77578

(281) 489-0630
Fax (281) 489-0634

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
--------------------------------	--------------------------	--------------	--------------------------	------	-------------------------------------

Date of Request: April 26, 2021 PDZ & May 3, 2021 City Council

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: N/A

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 30-day extension to City Council,
Preliminary Plat for Meridiana Detention Reserve Y, being a subdivision of 9.98 acres
out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final _____

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Jessica Rodriguez Digitally signed by Jessica Rodriguez

Date: 2021.04.19 11:44:08 -05'00'

April 19, 2021

SIGNATURE

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve Y Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	April 26, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends a 30-day extension for Meridiana Detention Reserve Y Preliminary Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

The developer has requested the 30-day extension in writing in order to obtain approval of Meridiana General Development Plan Amendment No. 18 by the Planning, Development and Zoning Commission. This preliminary plat has not been approved on the Meridiana General Development Plan.

[illegible]

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurement.
- 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 Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.C. 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. 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.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.

- The property subdivided in the foregoing plot lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #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 Municipal Utility District/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- 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.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- Reserve Y provides a total of 2.25 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity having 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.
- The property identified in the foregoing plot lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 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.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- 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.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- 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 the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- 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.
- 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.

OWNER CONTACT INFORMATION

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

BENCHMARK(S):

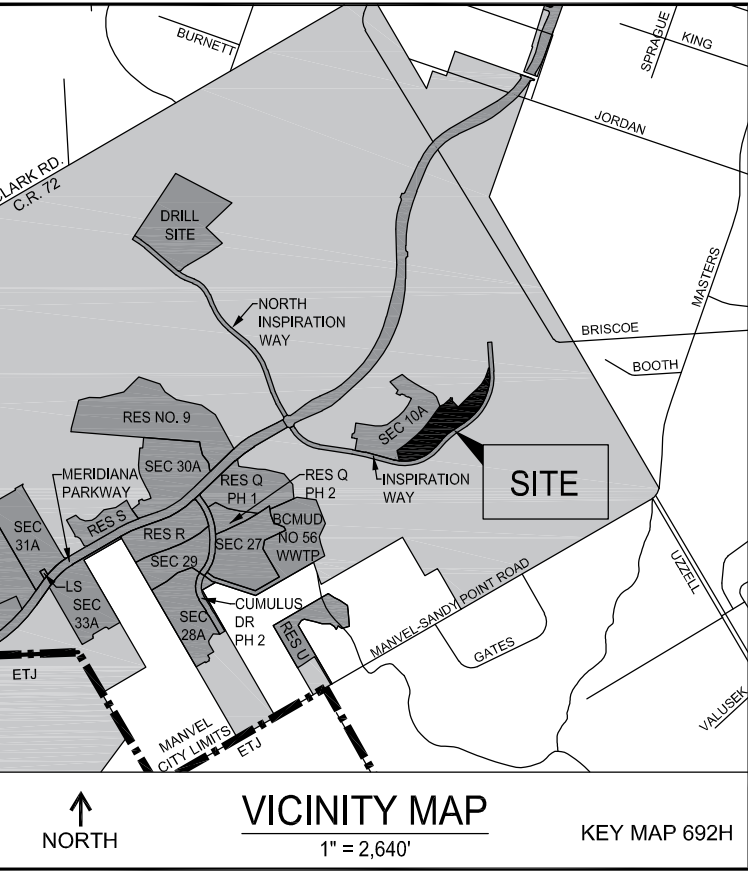
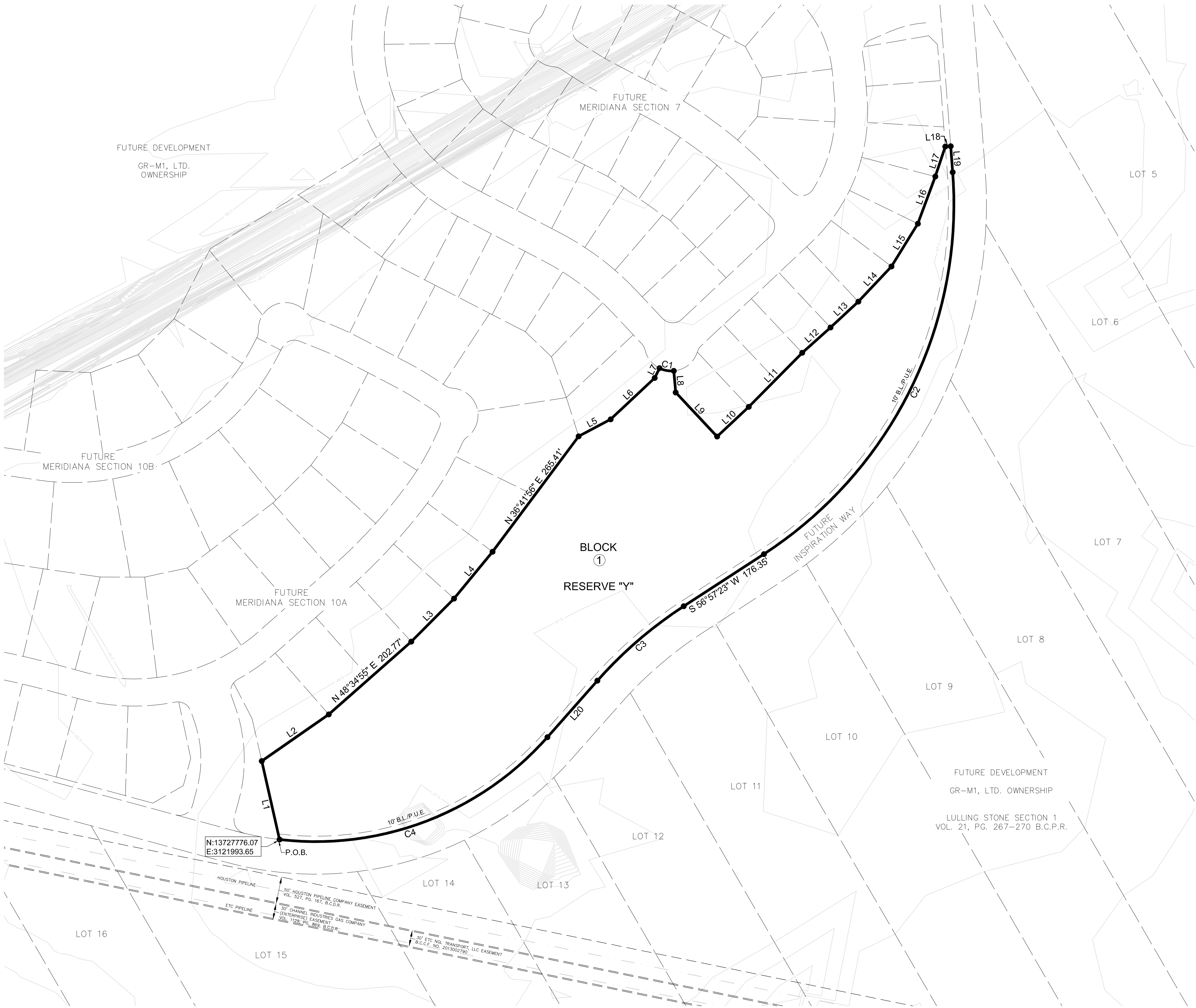
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, S-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH 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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA DETENTION RESERVE "Y" IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 2021.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA DETENTION RESERVE "Y" IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 2021.

CITY COUNCIL



LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 12°47'21" W	148.28'
L2	N 55°09'07" E	150.48'
L3	N 44°46'40" E	111.86'
L4	N 39°26'18" E	111.85'
L5	N 61°59'03" E	66.75'
L6	N 46°48'18" E	111.48'
L7	N 26°11'16" E	20.00'
L8	S 04°56'11" E	39.98'
L9	S 43°11'42" E	111.50'
L10	N 46°48'18" E	80.00'
L11	N 44°41'52" E	140.09'
L12	N 48°07'25" E	70.02'
L13	N 47°07'24" E	70.00'
L14	N 43°16'21" E	89.04'
L15	N 31°37'02" E	92.68'
L16	N 20°18'04" E	92.68'
L17	N 18°31'00" E	58.15'
L18	N 85°38'37" E	10.01'
L19	S 04°21'23" E	48.15'
L20	S 41°28'02" W	138.84'

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	50.00'	27.16'	S 79°22'28" E
C2	770.00'	823.98'	S 26°18'00" W
C3	780.00'	210.86'	S 49°12'42" W
C4	570.00'	549.51'	S 69°05'07" W

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
Y	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	434,504.69	9.98



Meridiana Detention Reserve 'Y' Preliminary Plat

A Subdivision of 9.98 acres, being a partial replat of Lots 6-15, Block 1, of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

1 Block and 1 Reserve

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

April 15, 2021

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBE#ENG-F-726
TBLPL#NO.10092300

EHRA

ENGINEERING THE FUTURE
SINCE 1936

No warranty or representation of intended use, design or construction is made by EHRA. The user of this plat or its facilities are subject to change without notice.

EHRA JOB NO.
081-011-203

10801-1120301PPLAT01Meridiana Detention Reserve "Y".Prelim.dwg Apr 15, 2021 4:40am Edited by: Piplat

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 931 Ac.	55%
Patio Home (PH)	+/- 50 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 75 Ac.	5%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 431 Ac.	26%
Drill Site		
Totals	+/- 1,663 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

GEORGE GRIFFITH

NICOLE LISTON-TYSON

DOROTHY WYNNE

MUHAMMAD ALAM

KYLE MARASCKIN

ALINA ROGERS

CHRISTY KENNARD



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2019
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Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020





City of Manvel

P. O. Box 187
20025 HWY 6
Manvel, Texas 77578

(281) 489-0630
Fax (281) 489-0634

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
--------------------------------	--------------------------	--------------	--------------------------	------	-------------------------------------

Date of Request: April 26, 2021 PDZ & May 3, 2021 City Council

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: N/A

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 30-day plat extension to City Council,
Preliminary Plat for Meridiana Section 10A, being a subdivision of 12.94 acres out of
the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final _____

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Jessica Rodriguez

Digitally signed by Jessica Rodriguez
Date: 2021.04.19 11:32:15 -05'00'

SIGNATURE

April 19, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

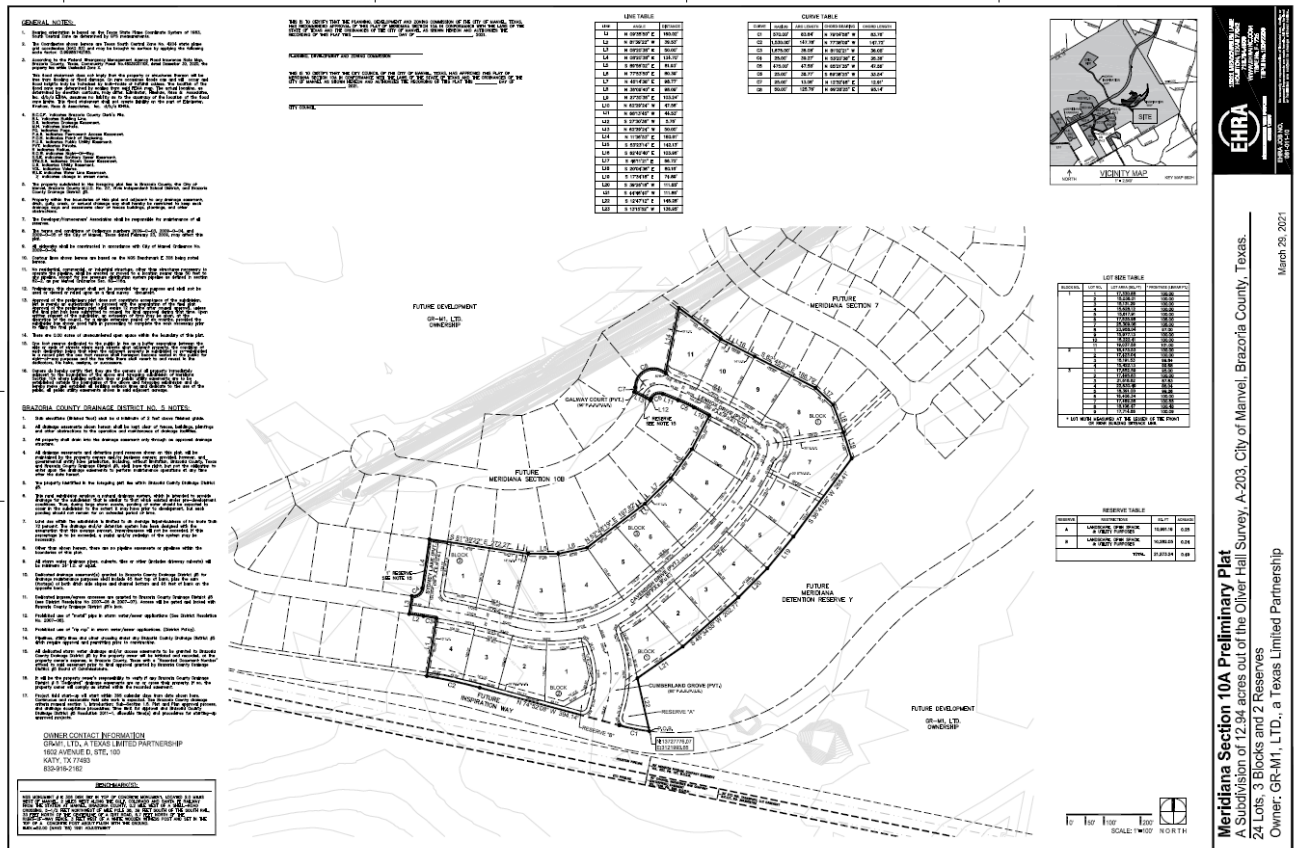
Plat Name	Meridiana Section 10A Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	April 26, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends a 30-day extension for Meridiana Section 10A Preliminary Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

The developer has requested the 30-day extension in writing in order to obtain approval of Meridiana General Development Plan Amendment No. 18 by the Planning, Development and Zoning Commission. This preliminary plat has not been approved on the Meridiana General Development Plan.

Plat Exhibit



GENERAL NOTES:

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- 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.
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B.L. indicates Building Line.
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M.H. indicates Manhole.
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P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #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.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- 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.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- There are 0.00 acres of uncumbered open space within the boundary of this plat.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.
- 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 10A 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.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat, 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.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 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.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- 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.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-06).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- 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 the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- 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.
- 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.

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, S-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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA SECTION 10A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2021.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA SECTION 10A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2021.

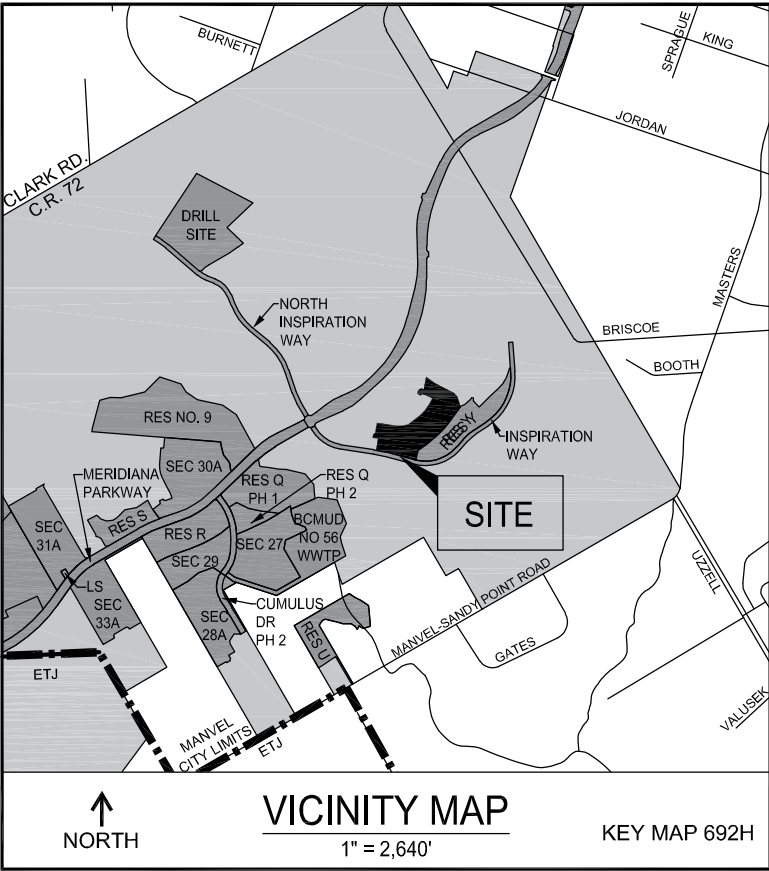
CITY COUNCIL

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 09°35'50" E	160.02'
L2	N 81°39'22" W	39.53'
L3	N 08°20'38" E	50.00'
L4	N 08°20'38" E	134.70'
L5	S 89°56'02" E	81.93'
L6	N 77°53'50" E	80.39'
L7	N 45°14'38" E	98.77'
L8	N 36°09'40" E	98.09'
L9	N 27°30'36" E	103.24'
L10	N 62°29'24" W	47.56'
L11	N 68°13'45" W	44.53'
L12	S 27°30'36" W	5.76'
L13	N 62°29'24" W	50.00'
L14	N 11°36'53" E	180.61'
L15	S 53°23'14" E	142.13'
L16	S 62°40'40" E	103.96'
L17	S 46°11'21" E	66.72'
L18	S 20°04'36" E	80.16'
L19	S 17°34'18" E	74.89'
L20	S 39°26'18" W	111.85'
L21	S 44°46'40" W	111.86'
L22	S 12°47'12" E	148.28'
L23	S 13°15'52" W	136.95'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	570.00'	83.84'	N 79°04'58" W	83.76'
C2	1,530.00'	147.78'	N 77°38'09" W	147.72'
C3	1,675.00'	36.08'	N 81°02'21" W	36.08'
C4	25.00'	39.27"	N 53°20'38" E	35.36'
C5	475.00'	47.58'	N 65°21'35" W	47.56'
C6	25.00'	36.77"	S 69°38'25" W	33.54'
C7	25.00'	13.06'	N 12°32'48" E	12.91'
C8	50.00'	125.76'	N 69°38'25" E	95.14'



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	* FRONTAGE (LINEAR FT.)
1	1	17,330.88	100.00
	2	15,036.01	100.00
	3	15,131.29	100.00
	4	15,628.12	100.00
	5	15,617.91	100.00
	6	17,635.96	105.00
	7	25,309.08	105.00
	8	23,958.04	97.00
	9	15,977.13	100.00
	10	15,222.41	100.00
2	1	19,037.58	101.00
	2	18,473.53	100.00
	3	17,423.04	100.00
	4	15,191.53	99.84
3	1	15,422.13	99.68
	2	17,652.59	95.00
	3	17,495.83	100.00
	4	21,618.82	87.83
	5	22,830.49	85.04
	6	18,391.00	99.26
	7	17,469.56	100.55
	8	18,106.47	100.48
	9	17,714.86	100.09

* LOT WIDTH MEASURED AT THE LESSER OF THE FRONT OR REAR BUILDING SETBACK LINE.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	10,991.19	0.25
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	10,282.05	0.24
TOTAL		21,273.24	0.49

Meridiana Section 10A Preliminary Plat
A Subdivision of 12.94 acres, being a partial replat of Lots 11-16, Block 1, of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.
24 Lots, 3 Blocks and 2 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

April 15, 2021

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



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCCOM
TBE No. F-726
TBP/LS No. 10092300

EHRA JOB NO.
081-011-10

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



City of Manvel

P. O. Box 187
20025 HWY 6
Manvel, Texas 77578

(281) 489-0630
Fax (281) 489-0634

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
--------------------------------	-------------------------------------	--------------	--------------------------	------	--------------------------

Date of Request: April 26, 2021

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Camaaron Jackson, P.E.

Daytime Phone: 713-337-7468 Fax Number: 713-784-4500

E-mail Address: cjackson@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve a 30-day plat extension, Preliminary Plat for Avellino Section 1,
being a subdivision of 50.753 acres out of the H.T. & B.R.R. Co. Survey, Section No. 71,
A-291, in Brazoria County, Texas; and also being a partial replat of the Emigration Land Company
Subdivision as recorded in Vol. 2, Pg. 81-82, B.C.P.R.

Plats:

Preliminary X

Final

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.19 11:21:16 -05'00'

SIGNATURE

April 19, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

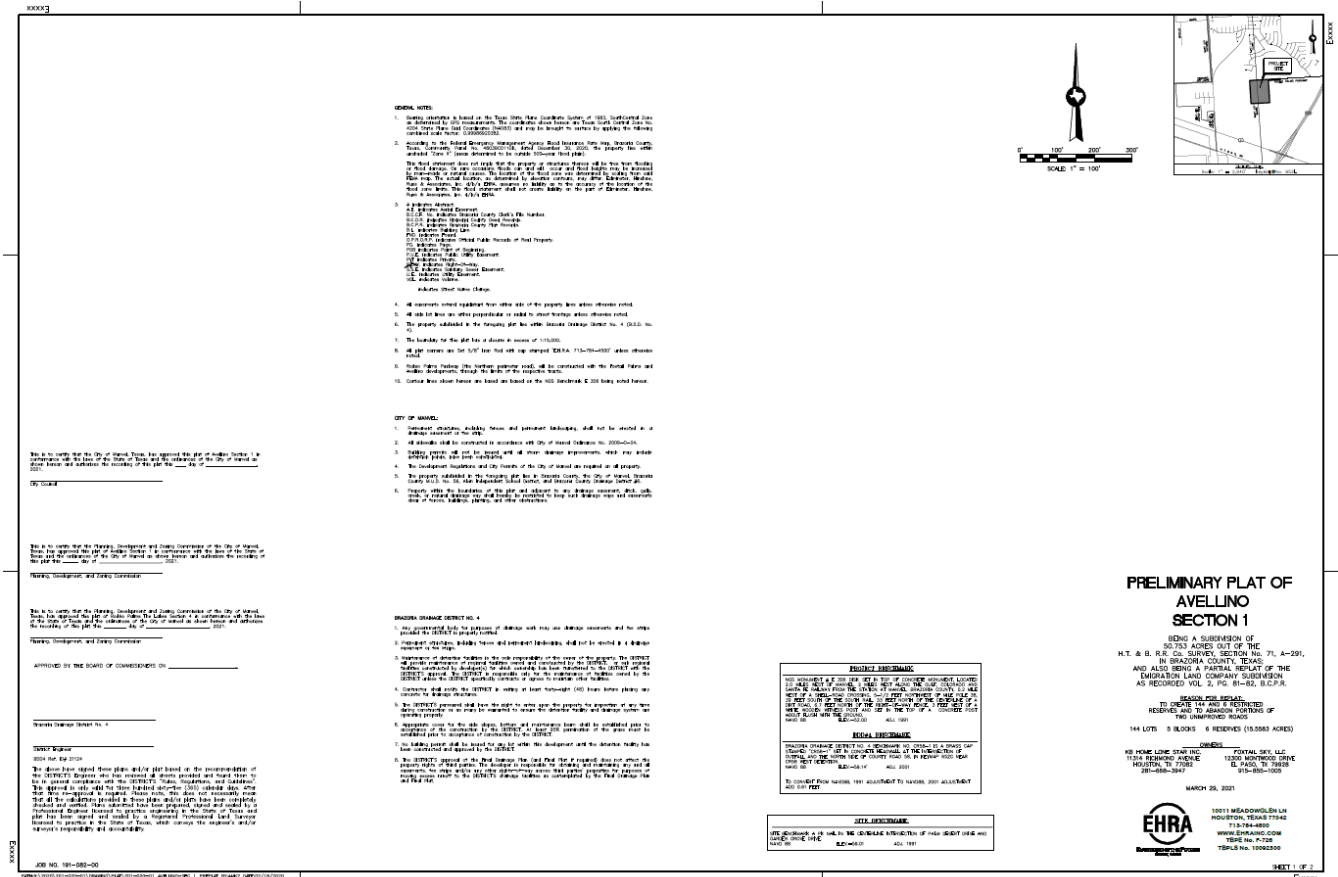
Plat Name	Avellino Section 1 Preliminary Plat
Applicant	Carol Redd, EHRA, Inc.
PD&Z Meeting Date	April 26, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends a 30-day extension for Avellino Section 1 Preliminary Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

The developer has requested the 30-day extension in writing in order to coordinate County plat approval.

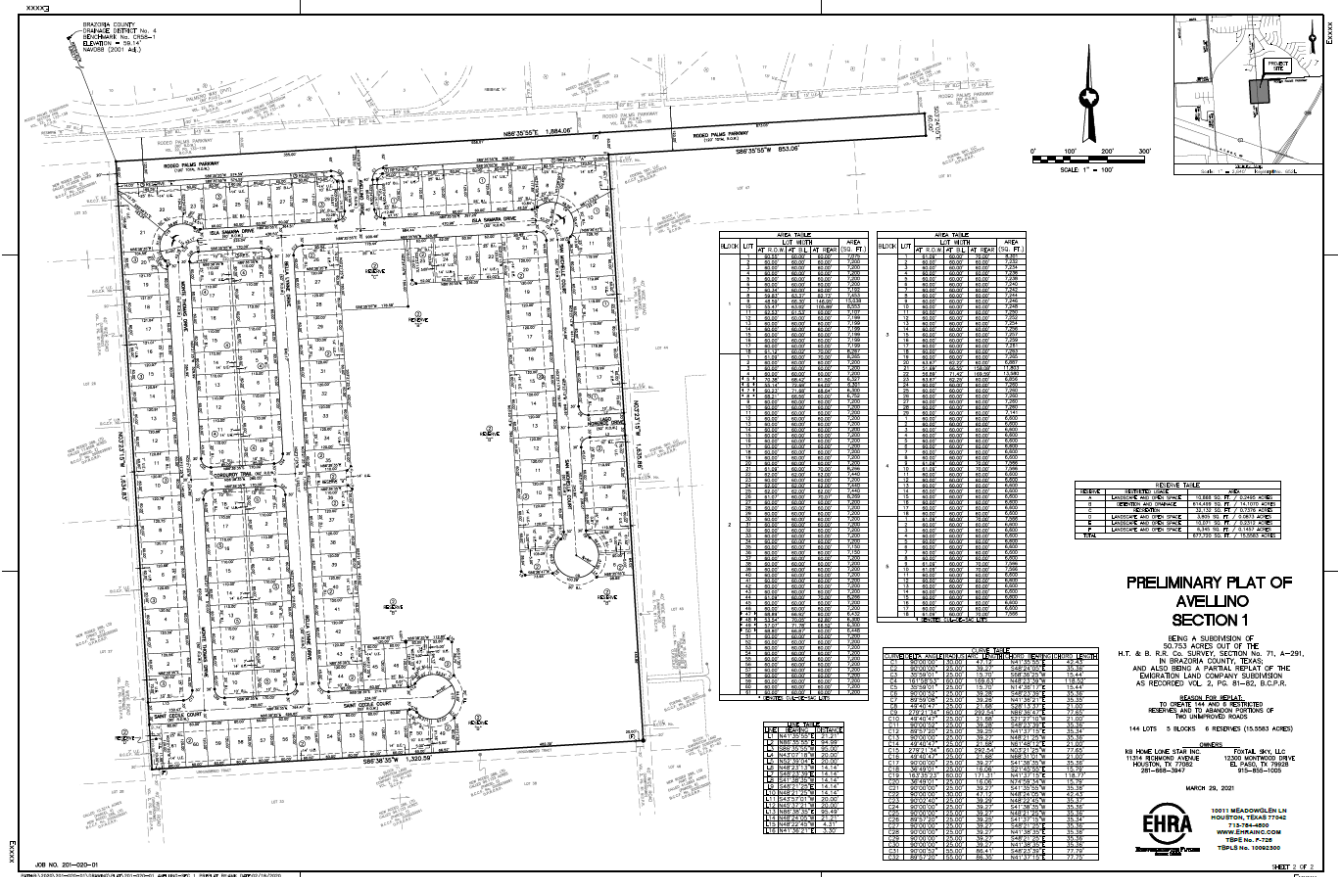
Plat Exhibit





DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Plat Exhibit



XXXX

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986920382.
2. 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 unshaded "Zone X" (areas determined to be outside 500-year 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.

3. A indicates Abstract.
A.E. indicates Aerial Easement.
B.C.C.F. No. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
FND. indicates Found.
O.P.R.O.R.P. indicates Official Public Records of Real Property.
PG. indicates Page.
POB indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.I. indicates Private.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.

indicates Street Name Change.

4. All easements extend equidistant from either side of the property lines unless otherwise noted.
5. All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
6. The property subdivided in the foregoing plat lies within Brazoria Drainage District No. 4 (B.D.D. No. 4).
7. The boundary for this plat has a closure in excess of 1:15,000.
8. All plat corners are Set 5/8" Iron Rod with cop stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
9. Rodeo Palms Parkway (the Northern perimeter road), will be constructed with the Foxtail Palms and Avellino developments, through the limits of the respective tracts.
10. Contour lines shown hereon are based are based on the NGS Benchmark E 306 being noted hereon.

CITY OF MANVEL:

1. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
2. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
3. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
4. The Development Regulations and City Permits of the City of Manvel are required on all property.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
6. 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, planting, and other obstructions.

This is to certify that the City of Manvel, Texas, has approved this plat of Avellino Section 1 in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2021.

City Council

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of Avellino Section 1 in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2021.

Planning, Development, and Zoning Commission

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of Rodeo Palms The Lakes Section 4 in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2021.

Planning, Development, and Zoning Commission

APPROVED BY THE BOARD OF COMMISSIONERS ON _____.

Brazoria Drainage District No. 4

District Engineer

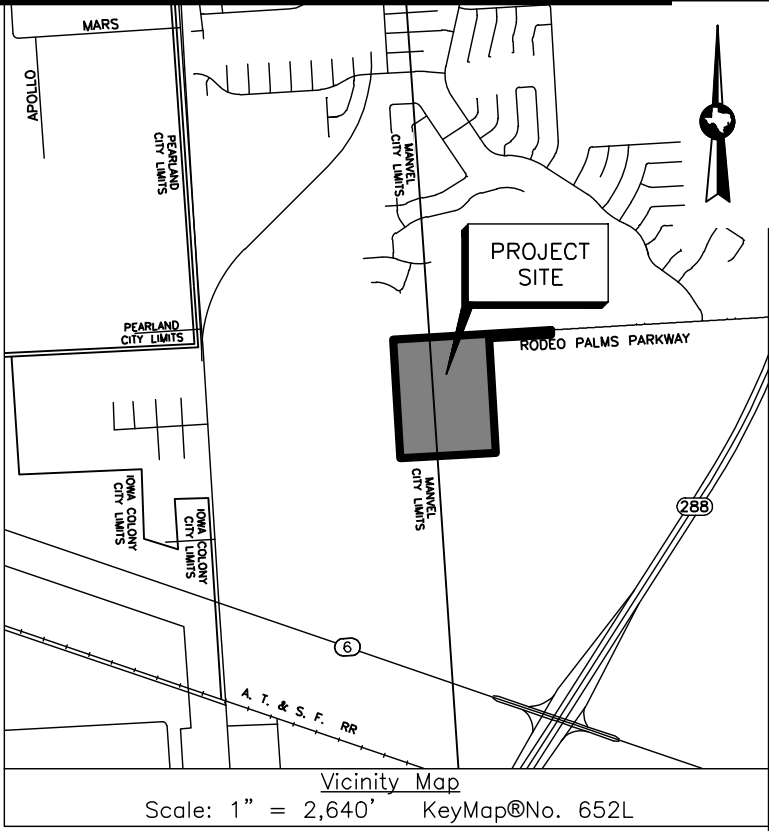
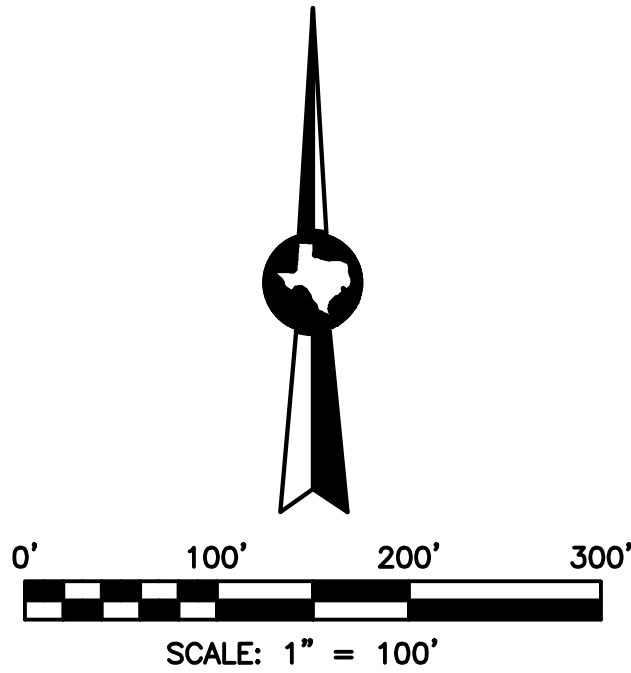
BDD4 Ref. ID# 21124

The above have signed these plans and/or plat based on the recommendation of the DISTRICT'S Engineer who has reviewed all sheets provided and found them to be in general compliance with the DISTRICT'S "Rules, Regulations, and Guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. Plans submitted have been prepared, signed and sealed by a Professional Engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

JOB NO. 191-082-00

BRAZORIA DRAINAGE DISTRICT NO. 4

1. Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
2. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strips.
3. Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
4. Contractor shall notify the DISTRICT in writing at least forty-eight (48) hours before placing any concrete for drainage structures.
5. The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as many be warranted to ensure the detention facility and drainage system are operating properly.
6. Appropriate cover for the side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
7. No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
8. The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.



PRELIMINARY PLAT OF AVELLINO SECTION 1

BEING A SUBDIVISION OF
50.753 ACRES OUT OF THE
H.T. & B. R.R. Co. SURVEY, SECTION No. 71, A-291,
IN BRAZORIA COUNTY, TEXAS;
AND ALSO BEING A PARTIAL REPLAT OF THE
EMIGRATION LAND COMPANY SUBDIVISION
AS RECORDED VOL. 2, PG. 81-82, B.C.P.R.

REASON FOR REPLAT:
TO CREATE 144 AND 6 RESTRICTED
RESERVES AND TO ABANDON PORTIONS OF
TWO UNIMPROVED ROADS

144 LOTS 5 BLOCKS 6 RESERVES (15.5583 ACRES)

OWNERS

KB HOME LONE STAR INC. 11314 RICHMOND AVENUE HOUSTON, TX 77082 281-668-3947	FOXTAIL SKY, LLC 12300 MONTWOOD DRIVE EL PASO, TX 79928 915-855-1005
--	---

MARCH 29, 2021



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

PROJECT 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.
NAVD 88 ELEV.=52.00 ADJ. 1991

BDD#4 BENCHMARK:

BRAZORIA DRAINAGE DISTRICT NO. 4 BENCHMARK NO. CR58-1 IS A BRASS CAP STAMPED "CR58-1" SET IN CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL AND THE NORTH SIDE OF COUNTY ROAD 58, IN KEYMAP 652G NEAR CR58 WEST DETENTION.
NAVD 88 ELEV.=59.14' ADJ. 2001

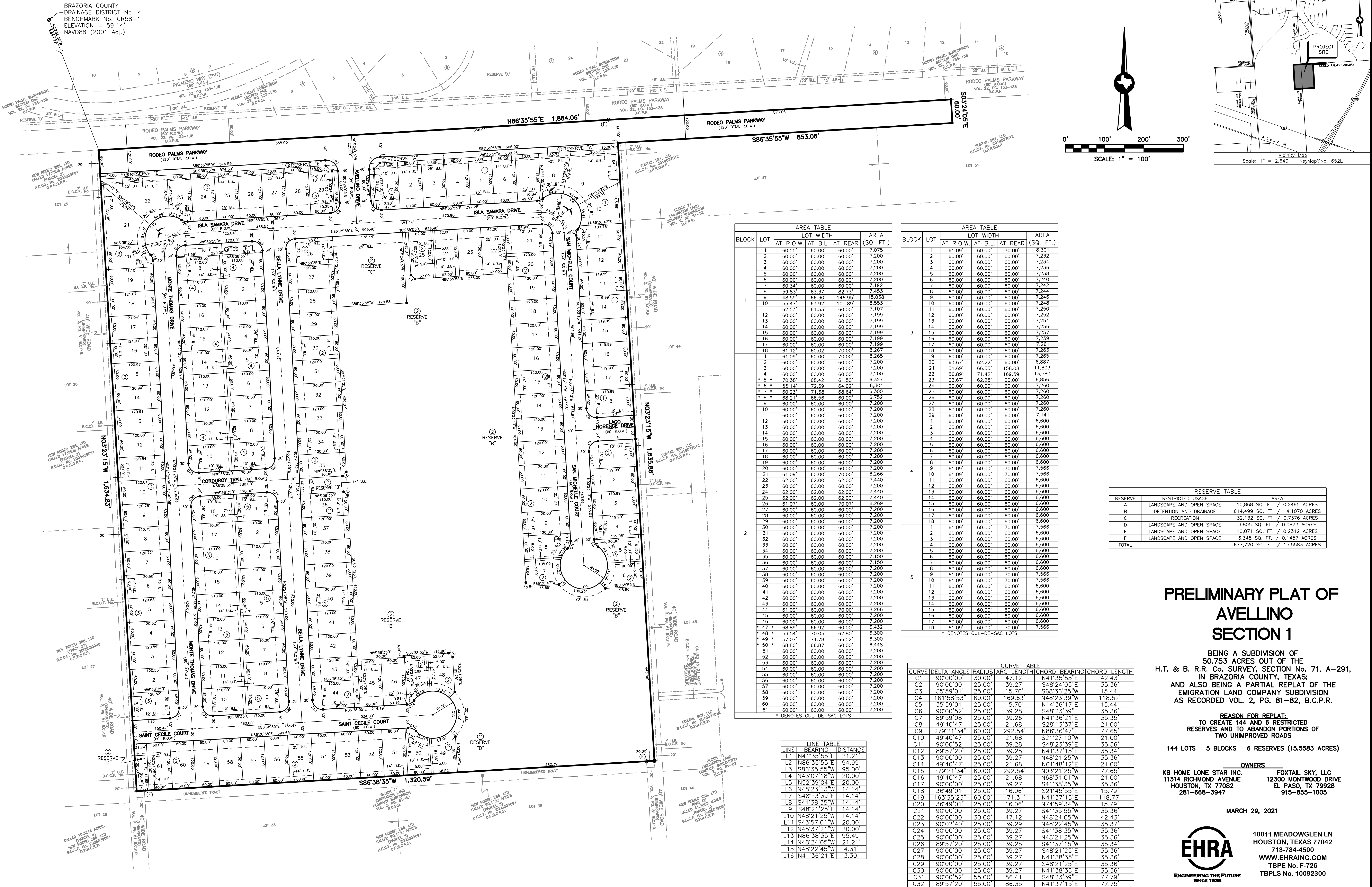
TO CONVERT FROM NAVD88, 1991 ADJUSTMENT TO NAVD88, 2001 ADJUSTMENT ADD 0.61 FEET.

SITE BENCHMARK:

SITE BENCHMARK A PK NAIL IN THE CENTERLINE INTERSECTION OF PALM DESERT DRIVE AND GARDEN GROVE DRIVE.
NAVD 88 ELEV.=59.01 ADJ. 1991

XXXX

XXXX



ORDINANCE NO. 2021-O-15

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FORMALLY ESTABLISHING AND RATIFYING THE ADMINISTRATIVE DEPARTMENTS OF THE CITY; APPROVING THE CITY OF MANVEL ORGANIZATIONAL CHART; PROVIDING AN EFFECTIVE DATE.

WHEREAS, section 5.01 of The City Charter provides that the administrative departments of the City of Manvel are as established by the Charter and as may be established by ordinance; and

WHEREAS, additionally, section 5.01 states that the city council has the power to discontinue, re-designate, or combine any of the departments and/or administrative offices, by ordinance; and

WHEREAS, traditionally the city has adopted the Organizational Chart by resolution, which in the past has included re-designation and creation of departments; and

WHEREAS, consistent with section 5.01, the city seeks to formally establish and ratify the current administrative departments of the city, by ordinance, and to adopt and approve the current proposed Organizational Chart; and

NOW THEREFORE, BE IT ORDAINED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, THAT:

Section 1. The facts and matters contained in the preamble are hereby found to be true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Consistent with section 5.01 of The City Charter, the administrative departments of the city are formally established and ratified as the following:

- (1) Officers/departments established by the Charter:

City Manager

City Attorney

City Secretary

Municipal Court Judge

- (2) Administrative departments established by Charter:

Municipal Court (Admin); and

- (3) Administrative departments established/ratified by ordinance herein:

Department of Development Services

Department of Community Services

Department of Administrative Services

Police Department

Department of Fire Safety and Code Enforcement

Section 3. Except as provided by the Charter, the city manager is authorized to appoint, suspend, and/or remove all or any one of the directors of departments, with the concurrence of the city council. As provided by section 5.02 of The City Charter, the city manager has the authority to appoint, suspend, and/or remove all other employees of the city

Section 4. The Organizational Chart for officers and employees of the City of Manvel, a copy of which is attached hereto as Exhibit A, and for all things made a part hereof, is hereby adopted and approved as the Organizational Chart for the City of Manvel.

Section 5. All ordinances, resolutions, official or unofficial policies, or practices inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

PASSED AND APPROVED on first reading this _____ day of _____, 2021.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2021.

Debra Davison, Mayor

Attest:

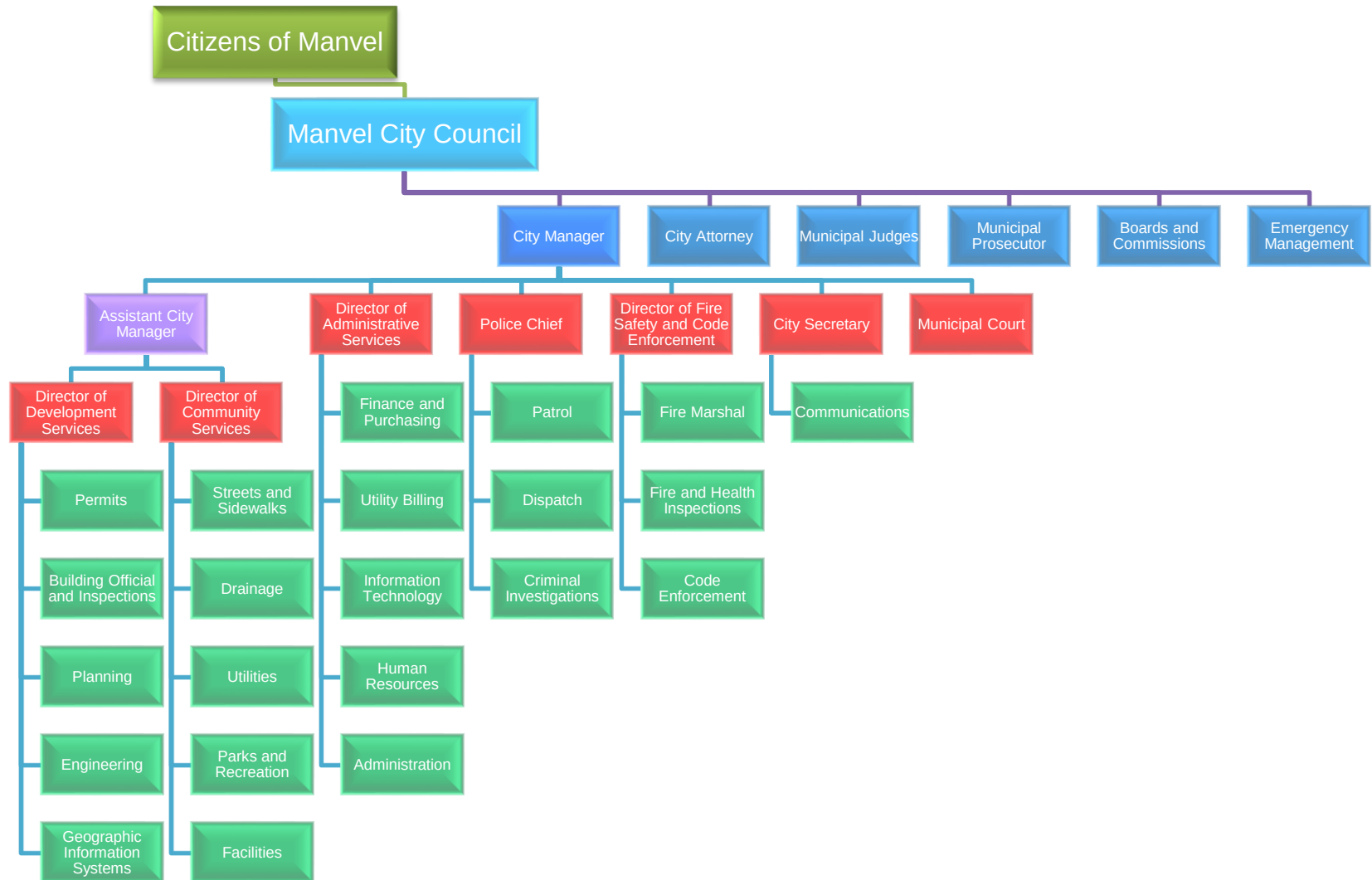
Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

City of Manvel Organizational Chart

4/19/2021



Legend

Council appointments/State Law appointments

Departments

Divisions

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §

LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
NICOLE TYSON, COUNCIL PLACE 3
DAN DAVIS, COUNCIL PLACE 4
JASON ALBERT, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6



DEBRA DAVISON, MAYOR
KYLE JUNG, CITY MANAGER
TAMMY BELL, CITY SECRETARY

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing.

Citizens may join the Meeting (in listen mode only) by calling 210-469-0207 or Toll Free 1-877-257-2190 and entering the Meeting ID: 678 274 429#

MINUTES 4/19/2021

Workshop Session

Mayor Pro-Tem Hehn called the workshop of the Manvel City Council to order at 6:00 p.m. Those in attendance were:

Present:

Council Member Place 1 Larry Akery
Council Member Place 2 Lorraine Hehn
Council Member Place 3 Niccole Tyson
Council Member Place 4 Dan Davis
Council Member Place 5 Jason Albert
Council Member Place 6 Jerome Hudson

Absent:

Mayor Debra Davison

Also Present:

Kyle Jung, City Manager
Bobby Gervais, City Attorney
Tammy Bell, City Secretary
Dan Johnson, Assistant City Manager/City Engineer
Jessica Rodriguez, Director of Development Services

Discussion/update by Joe Morrow on financing options for city infrastructure.

Joe Morrow provided an update on financing options for city infrastructure and answered questions from the City Council.

Discussion on Capital Projects Fund.

City Council discussed the information provided by staff and requested this item be added to the next workshop agenda for further review and discussion.

Discussion on any subject addressed on the Agenda for April 19, 2021.

General discussion on agenda item # 1

General discussion on agenda item #2

General discussion on agenda item #3

Mayor Pro-Tem Hehn adjourned the workshop at 7:00 p.m.

Regular Session

Call To Order

Mayor Pro-Tem Hehn called the meeting of the Manvel City Council to order at 7:01 p.m. Those in attendance were:

Present:

Council Member Place 1 Larry Akery
Council Member Place 2 Lorraine Hehn
Council Member Place 3 Niccole Tyson
Council Member Place 4 Dan Davis
Council Member Place 5 Jason Albert
Council Member Place 6 Jerome Hudson

Absent: Mayor Debra Davison

Also Present: Kyle Jung, City Manager
Bobby Gervais, City Attorney
Tammy Bell, City Secretary
Dan Johnson, Assistant City Manager/City Engineer
Jessica Rodriguez, Director of Development Services

Inspirational Reading - Council Member Hudson

Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

Citizen Comments: "Comment Card" Required

****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing bell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.*

Comments from the following were submitted via email and read aloud by the City Secretary;

*Brian Booth – 50 Palmero Way, Manvel

In favor of the Manvel PD enforcing traffic laws within the gated community of Rodeo Palms.

*Ellen Eastham – Palm Lakes Estates, Manvel

In favor of the Manvel PD patrolling the streets in the gated section of Rodeo Palms.

*Tom Danowski – 31 Palmero Way, Manvel

In support of having the police patrol the gated section of Rodeo Palms

*Veronica and Stephen Mosby

Against the Manvel PD patrolling inside the gated section of Rodeo Palms

City Manager Update

Update on current events and city issues.

Covid: 2253 total cases, 67 confirmed, 29 probable, 2138 recovered, 19 deaths

Regular Agenda

1. Consideration and possible action to approve the second and final reading of Ordinance 2021-O-12;

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING SECTION 41-4 "SCHOOL ZONES" OF THE CODE OF ORDINANCES TO REVISE THE PROVISIONS PERTAINING TO TIMES AND PLACES FOR SCHOOL ZONES; AUTHORIZING THE ENFORCEMENT OF ALL STATE REGULATIONS; AUTHORIZING THE PLACEMENT OF SIGNS INDICATING THE SPEED LIMITS ON THE STREETS AND PORTIONS OF STREETS DESIGNATED HEREIN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR CONFLICT HERewith; PROVIDING A PENALTY OF AN AMOUNT OF NOT LESS THAN ONE DOLLAR (\$1) OR MORE THAN TWO HUNDRED DOLLARS (\$200) FOR VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

Council Member Jason Albert made the motion approve. Council Member Dan Davis seconded the motion.

The motion carried with a roll call vote:

Vote: 6-0

Yes: All

No: None

Absent: Mayor Debra Davison

Abstained: None

2. Consideration and possible action to approve Ordinance 2021-O-14;
AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-30 AMENDING THE CITY FISCAL YEAR 2021 BUDGET ENDING SEPTEMBER 30, 2021, BY AMENDING VARIOUS BUDGETS TO ACCOUNT FOR MID YEAR APPROPRIATIONS FOR ADDITIONAL REVENUES AND EXPENDITURES, DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

Council Member Dan Davis made the motion approve. Council Member Jason Albert seconded the motion.

The motion carried with a roll call vote:

Vote: 6-0

Yes: All

No: None

Absent: Mayor Debra Davison

Abstained: None

3. Consideration and possible action to direct staff on drafting a Grant Writing Policy as requested by Council Member Davis.

Discussed during the workshop. No action taken.

4. Consideration and possible action to direct staff on possible improvements to Carpenter Road as requested by Council Member Hehn.

No action taken. Mayor Pro-Tem Hehn asked the city council members if they would be in favor of staff moving forward with a solution for Carpenter Road and bringing it back to the council for action;

*Who owns the land

*Is the owner willing to dedicate it to the city

*Cost estimates for Surveying, Engineering, and Testing

*Budget

Those in favor were:

Yes: Larry Akery, Lorraine Hehn, Niccole Tyson, Dan Davis, Jason Albert and Jerome Hudson

No: None

Absent: Mayor Debra Davison

Abstained: None

5. Discussion on traffic enforcement in the gated section of Rodeo Palms as requested by Council Member Hehn.

No action taken. Chief Traylor provided an update on the process to accomplish this.

Consent Agenda

All Consent Agenda items listed are considered to be routine by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a City Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

- A) Approve second and final reading of Ordinance 2021-O-11;
AN ORDINANCE AMENDING CHAPTER 35 "LICENSES AND SPECIAL BUSINESS REGULATIONS" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY ADDING A NEW ARTICLE XI "HOTEL LICENSING" TO REGULATE HOTELS; REPEALING PROVISIONS IN CONFLICT THEREWITH; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.
- B) Approve second and final reading of Ordinance 2021-O-13;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY REQUIRE THE CLOSING OF A CITY RIGHT-OF-WAY CONSISTING OF A 60' BY 3,000' STRIP OF IOWA LANE, OUT OF TRACTS 2A, 2B, AND 2C OF A0459 ACH&B, BOUNDED BY COUNTY ROAD 58 TO THE NORTH AND BRAZORIA DRAINAGE DISTRICT 4 DITCH E100-01-02 TO THE SOUTH, LOCATED WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; CLOSING SAID PUBLIC RIGHT-OF-WAY TO PUBLIC TRAVEL; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
- C) Approve a 30-day plat extension to City Council, Final Plat for Meridiana Retail Detention Reserve No. 1;
BEING A SUBDIVISION OF 3.738 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1 PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Recommended by PD&Z on 4/12/2021)
- D) Approve a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve U;
BEING A SUBDIVISION OF 9.860 ACRES IN THE OLIVER HALL SURVEY, ABSTRACT 203, BEING A PARTIAL REPLAT OF A PORTION OF LOT 9, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234 B.C.P.R.; ALSO BEING PART OF THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(Recommended by PD&Z on 4/12/2021).
- E) Approve A 30-Day Plat Extension To City Council, Final Plat For Meridiana Northeast Village Center;
BEING A SUBDIVISION OF 5.166 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(Recommended by PD&Z on 4/12/2021).
- F) Approve a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve T Phase 1;

BEING A SUBDIVISION OF 14.11 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203; AND BEING A PARTIAL REPLAT OF THE MANVEL INTERIM PARK SITE PER PLAT RECORDED AT

B.C.C. F. NO. 2011032948; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Recommended by PD&Z on 4/12/2021)

- G) Approve Preliminary Plat for Meridiana Pursley Boulevard Phase 5;
BEING A SUBDIVISION OF 0.53 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL. (Recommended by PD&Z on 4/12/2021).
- H) Approve Preliminary Plat for Meridiana Section 50;
BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Recommended by PD&Z on 4/12/2021)
- I) Approve Preliminary Plat for Meridiana Detention Reserve 'V';
BEING A SUBDIVISION OF 4.06 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, AND H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, ALSO BEING A PARTIAL REPLAT OF THE MANVEL INTERIM PARK SITE RECORDED AT B.C.C.F. NO. 2011032948, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Recommended by PD&Z on 4/12/2021).
- J) Approve with conditions as recommended by PD&Z on 4/12/2021, a Final Plat for Meridiana Pursley Boulevard Phase 3;
BEING A SUBDIVISION OF 3.728 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS.
- K) Approve with conditions as recommended by PD&Z on 4/12/2021, a Final Plat for Meridiana Section 48;
BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- L) Approve with conditions as recommended by PD&Z on 4/12/2021, a Final Plat for Meridiana Section 49,
BEING A SUBDIVISION OF 19.82 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- M) Approve City Council Minutes to date.

Council Member Jason Albert made the motion approve the consent agenda. Council Member Niccole Tyson seconded the motion.

The motion carried with a roll call vote:

Vote: 6-0

Yes: All

No: None

Absent: Mayor Debra Davison

Abstained: None

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071 - "Consultation with Attorney and Section 551.072 "Deliberation Regarding Real Property" to discuss the following:

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.074. "Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee".

Kyle J. Jung, City Manager

Council Member Jason Albert made the motion to table the Executive Session. Council Member Jerome Hudson seconded the motion.

The motion carried with a roll call vote:

Vote: 6-0

Yes: All

No: None

Absent: Mayor Debra Davison

Abstained: None

Regular Session

6. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-15;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FORMALLY ESTABLISHING AND RATIFYING THE ADMINISTRATIVE DEPARTMENTS OF THE CITY; APPROVING THE CITY OF MANVEL ORGANIZATIONAL CHART; PROVIDING AN EFFECTIVE DATE.

Council Member Dan Davis made the motion approve. Council Member Jerome Hudson seconded the motion.

Council Member Jason Albert expressed his concerns over Human Resources being under Director of Administrative Services/Finance Director and requested that be reconsidered in the future as staff grows to move the HR department under the City Manager, Assistant City Manager or the City Secretary.

The motion carried with a roll call vote:

Vote: 6-0

Yes: All

No: None

Absent: Mayor Debra Davison

Abstained: None

Adjourn

Council Member Jason Albert made the motion to adjourn. Council Member Dan Davis seconded the motion.

The motion carried with a roll call vote:

Vote: 6-0

Yes: All

No: None

Absent: Mayor Debra Davison

Abstained: None

CERTIFICATION

DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS