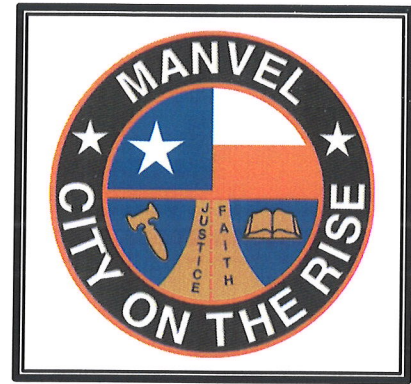


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
December 8, 2025**

**NOTICE IS HEREBY GIVEN
6:00 P.M.**

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Planning Development and Zoning Commission will convene a regular meeting at the Manvel City Hall, located at 20031 Hwy 6, Manvel Tx 77578 for the purpose of discussing and if appropriate, take action with respect to the following items:

NOTE: The PD&Z Commission 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. They 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.

CITY OF MANVEL MISSION STATEMENT

The City of Manvel is a safe and responsible community, embracing the values of our past, present, and future citizens.

Regular Session

Call to Order

- Position #1 Ryan Miller, Chair 03/2027
- Position #2 Kyle Marasckin, Vice-Chair 03/2027
- Position #3 Mary Ann Atkinson 03/2027
- Position #4 Kenneth Haynes 03/2027
- Position #5 Christy Kennard 03/2026
- Position #6 Delores Martin 03/2026
- Position #7 William Richardson 03/2026

Pledge

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

Public Comments: "Comment Card" Required

o Members of the public with business before the board, NOT scheduled on the agenda as a public hearing (that have submitted a public comment card) may have three (3) minutes to address the board. o The board may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve Meridiana Section 23A Preliminary Plat; A SUBDIVISION OF 12.02 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- B. Consideration and possible action to approve Final Plat of Meridiana Detention Reserve "U" Phase 2;
BEING A SUBDIVISION OF 9.247 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO 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; OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- C. Consideration and possible action to approve Final Plat of Meridiana Recreation Center No. 3;
BEING A SUBDIVISION OF 4.614 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- D. Consideration and possible action to approve Final Plat of Del Bello Lakes Section 8 Partial Replat No. 1;
BEING A SUBDIVISION OF 0.272 ACRES OF LAND SITUATED IN THE A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHRMANN SURVEY, ABSTRACT 459; ALSO BEING A PARTIAL REPLAT OF ALL OF RESERVE "E", BLOCK 1 OF DEL BELLO LAKES SECTION 8, RECORDED UNDER F.N. 2023017218, BRAZORIA COUNTY PLAT RECORDS, BRAZORIA COUNTY, TEXAS.

- E. Consideration and possible action to approve and forward with recommendation to City Council, a Design Criteria Modification request from the City of Manvel Design Criteria Manual, Section 5, Drainage, 1.04. G. 5.a. and b. and Section 5, Drainage, 2.02 F and G for an approximate 2.3804-acre tract of land, located at the northwest corner of Highway 6 and future Pine Ln (PIDs: 228214 & 228212).

- F. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission 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 12/2/2025 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



CountyCounty **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	<input checked="" type="checkbox"/>	City Council	<input type="checkbox"/>	Both	<input type="checkbox"/>
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Date of Request: December 8, 2025 (PD&Z)

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: Jacey Neuberger

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

E-mail Address: jneuberger@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Section 23A Preliminary Plat, a subdivisor
of 12.02 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.

Jacey Neuberger
SIGNATURE

11/10/2025
DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION **PLAT APPLICATION**

Plat Name:	Meridiana Section 23A – Preliminary Plat
Applicant:	Jacey Neuberger – EHRA Engineering
PD&Z Meeting Date:	December 08, 2025
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new residential section within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 24th amendment to the Meridiana General Development Plan (GDP) was approved by City Council on August 4, 2025.*
- *The subject site is located within the City of Manvel and falls under the jurisdiction of Brazoria County Drainage District No. 5 and Brazoria County MUD No. 57.*
- *The subject site is located at the southwest intersection of North Inspiration Way and Cadence Drive.*
- *The proposed plat subdivides a 12.02-acre tract into 35 residential lots, 3 blocks, and 4 reserves designated for landscaping, open space, access, recreation, and utility purposes.*
- *The proposed plat conforms to the GDP Amendment No. 24.*
- *The proposed section includes 35 Single family homes lots with a minimum lot width of 55 feet.*

STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana Section 23A Preliminary Plat with the following conditions:

1. Please be sure that the floodplain limits on the drainage exhibit are accurately shown. Additionally, please ensure that the ledger shown on the Drainage exhibit is up to date. Some of the values appear to differ from the As-Builts for ponds J-2 and H-2 (Section 62-38 (a)(12)).
2. Notes 8 and 12 of the General Notes appear to be duplicate. Please remove one.



DEVELOPMENT SERVICES DEPARTMENT

2025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

Plat Exhibit

GENERAL NOTES:

1. This plat is subject to all laws, rules, regulations, ordinances, and orders of the State of Texas, the City of Manvel, and the Brazoria County Commissioners' Court.
2. The plat is subject to all laws, rules, regulations, ordinances, and orders of the State of Texas, the City of Manvel, and the Brazoria County Commissioners' Court.
3. The plat is subject to all laws, rules, regulations, ordinances, and orders of the State of Texas, the City of Manvel, and the Brazoria County Commissioners' Court.
4. The plat is subject to all laws, rules, regulations, ordinances, and orders of the State of Texas, the City of Manvel, and the Brazoria County Commissioners' Court.
5. The plat is subject to all laws, rules, regulations, ordinances, and orders of the State of Texas, the City of Manvel, and the Brazoria County Commissioners' Court.
6. The plat is subject to all laws, rules, regulations, ordinances, and orders of the State of Texas, the City of Manvel, and the Brazoria County Commissioners' Court.
7. The plat is subject to all laws, rules, regulations, ordinances, and orders of the State of Texas, the City of Manvel, and the Brazoria County Commissioners' Court.
8. The plat is subject to all laws, rules, regulations, ordinances, and orders of the State of Texas, the City of Manvel, and the Brazoria County Commissioners' Court.
9. The plat is subject to all laws, rules, regulations, ordinances, and orders of the State of Texas, the City of Manvel, and the Brazoria County Commissioners' Court.
10. The plat is subject to all laws, rules, regulations, ordinances, and orders of the State of Texas, the City of Manvel, and the Brazoria County Commissioners' Court.
11. The plat is subject to all laws, rules, regulations, ordinances, and orders of the State of Texas, the City of Manvel, and the Brazoria County Commissioners' Court.
12. The plat is subject to all laws, rules, regulations, ordinances, and orders of the State of Texas, the City of Manvel, and the Brazoria County Commissioners' Court.
13. The plat is subject to all laws, rules, regulations, ordinances, and orders of the State of Texas, the City of Manvel, and the Brazoria County Commissioners' Court.
14. The plat is subject to all laws, rules, regulations, ordinances, and orders of the State of Texas, the City of Manvel, and the Brazoria County Commissioners' Court.
15. The plat is subject to all laws, rules, regulations, ordinances, and orders of the State of Texas, the City of Manvel, and the Brazoria County Commissioners' Court.
16. The plat is subject to all laws, rules, regulations, ordinances, and orders of the State of Texas, the City of Manvel, and the Brazoria County Commissioners' Court.

LOT NO.	ACRES	SQ. FT.
1	0.125	5,454.55
2	0.125	5,454.55
3	0.125	5,454.55
4	0.125	5,454.55
5	0.125	5,454.55
6	0.125	5,454.55
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29	0.125	5,454.55
30	0.125	5,454.55
31	0.125	5,454.55
32	0.125	5,454.55
33	0.125	5,454.55
34	0.125	5,454.55
35	0.125	5,454.55

RESERVE NO.	ACRES	SQ. FT.
1	0.125	5,454.55
2	0.125	5,454.55
3	0.125	5,454.55
4	0.125	5,454.55

LOT NO.	ACRES	SQ. FT.
1	0.125	5,454.55
2	0.125	5,454.55
3	0.125	5,454.55
4	0.125	5,454.55
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26	0.125	5,454.55
27	0.125	5,454.55
28	0.125	5,454.55
29	0.125	5,454.55
30	0.125	5,454.55
31	0.125	5,454.55
32	0.125	5,454.55
33	0.125	5,454.55
34	0.125	5,454.55
35	0.125	5,454.55

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

DATE: November 10, 2025

PREPARED BY: JAMES CONLEY PARTNERSHIP

ADDRESS: 3501 LINDEN LANE, SUITE 100, MANVEL, TX 77578

PHONE: 281-489-2422

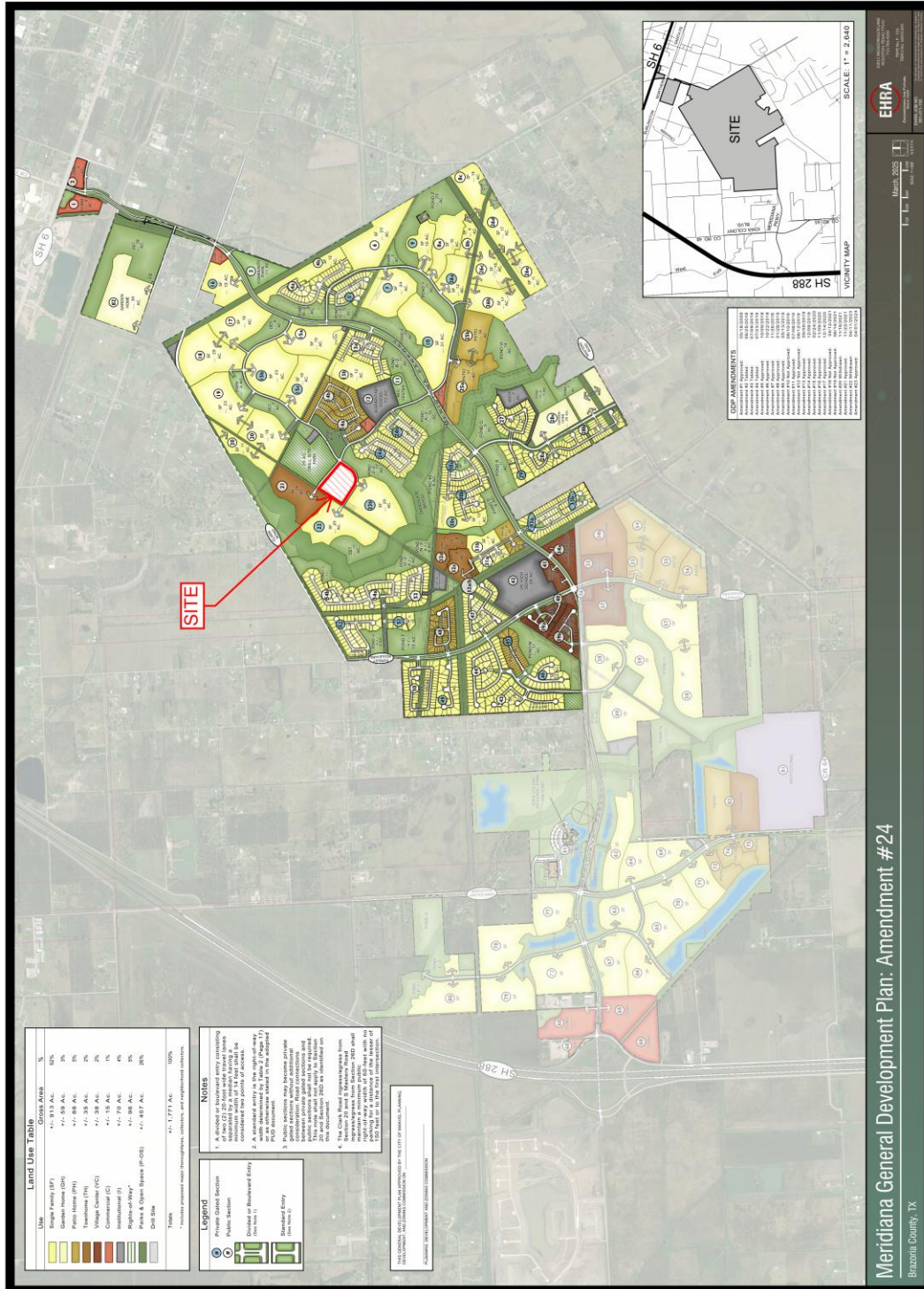
Meridiana Section 23A Preliminary Plat
 A Subdivision of 12.02 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.
 35 Lots, 3 Blocks, and 4 Reserves
 Owner: GR-M1, LTD., a Texas Limited Partnership



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

Meridiana General Development Plan Amendment No. 24 (dated August 4, 2025)



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48395D110K, 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. db/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. db/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
↘ 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.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- 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 commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, 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.
- One foot reserve dedicated to the public in fee as a buffer separation between the sides 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 street right-of-way purposes and the fee title there shall revert to and re-vest in the dedicator, his heirs, assigns or successors
- 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.
- The terms and conditions of Ordinance number 2024-O-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-O-13.
- Percentage of lots 60' wide or less: 77.14%
- Percentage of lots 70' wide or greater: 11.43%

LINE TABLE

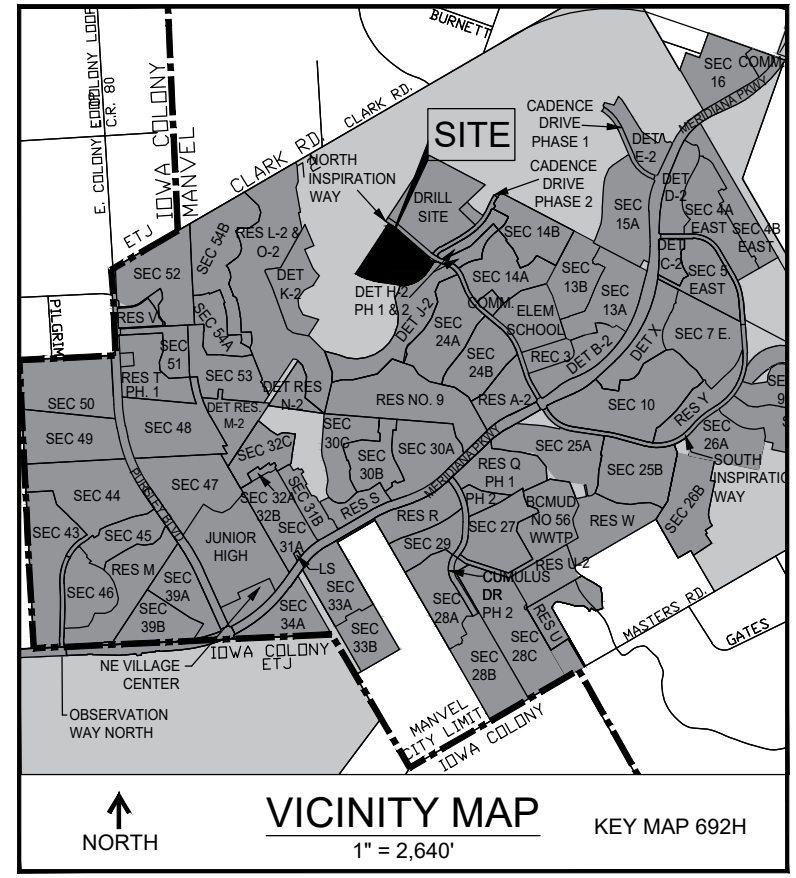
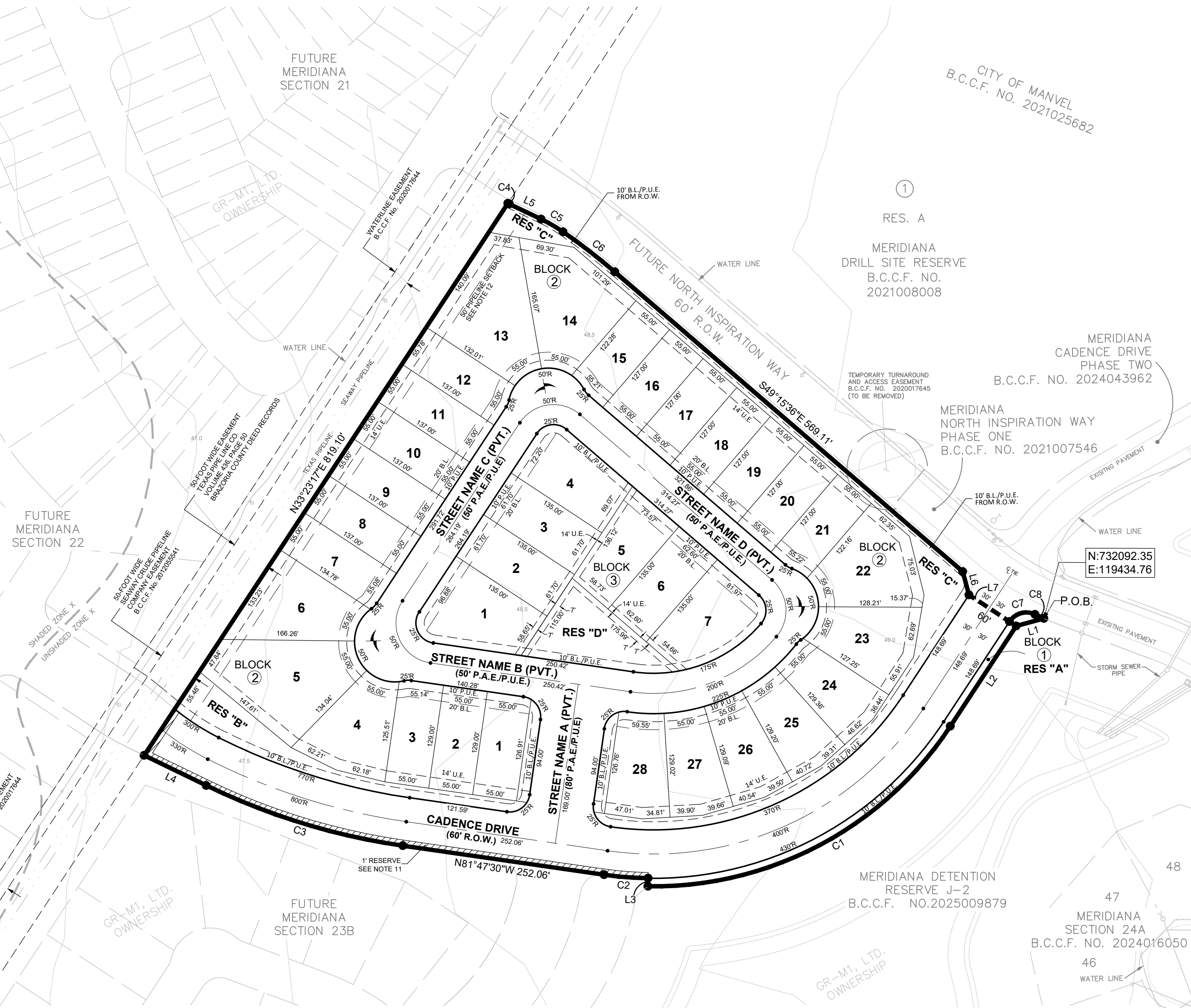
LINE	BEARING	DISTANCE
L1	S71°46'16"W	35.51'
L2	S33°18'33"W	148.69'
L3	N00°54'41"E	10.00'
L4	N64°08'20"W	85.55'
L5	S64°33'30"E	43.64'
L6	S15°11'15"E	29.93'
L7	S56°41'57"E	60.00'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTAINANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	6,259.33	0.14	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	13,119.36	0.30	B.C.M.U.D. NO. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	22,854.31	0.52	B.C.M.U.D. NO. 57
D	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	10,790.35	0.25	B.C.M.U.D. NO. 57
TOTAL		53,023.35	1.21	

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	440.00'	S62°06'37"W	423.96'	442.35'
C2	430.00'	N85°26'24"W	54.73'	54.76'
C3	830.00'	N72°57'55"W	254.71'	255.72'
C4	205.00'	S64°17'02"E	1.96'	1.96'
C5	195.00'	S59°56'44"E	31.36'	31.40'
C6	765.00'	S52°17'47"E	81.04'	81.08'
C7	25.00'	N74°24'25"E	32.87'	35.86'
C8	380.00'	S65°24'18"E	12.06'	12.06'



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

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (SQ. FT.)
2	1	7,088.16	55.00'
	2	7,095.00	55.00'
	3	7,074.91	55.14'
	4	10,459.97	55.00'
	5	16,879.46	55.00'
	6	12,099.55	55.00'
	7	7,527.11	55.08'
	8	7,535.00	55.00'
	9	7,535.00	55.00'
	10	7,535.00	55.00'
	11	7,535.00	55.00'
	12	7,480.56	55.00'
	13	15,564.87	55.00'
	14	14,427.26	55.00'
	15	6,884.22	55.21'
	16	6,985.00	55.00'
	17	6,985.00	55.00'
	18	6,985.00	55.00'
	19	6,985.00	55.00'
	20	6,985.00	55.00'
	21	6,880.07	55.22'
	22	12,194.93	55.00'
	23	10,287.19	55.00'
	24	8,625.08	55.00'
	25	8,483.59	55.00'
	26	8,472.83	55.00'
	27	8,465.49	55.00'
	28	8,883.40	59.55'
3	1	11,845.05	96.88'
	2	8,329.50	61.70'
	3	8,329.50	61.70'
	4	10,320.77	72.20'
	5	9,104.19	73.57'
	6	8,451.00	62.90'
7	11,076.79	81.97'	

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
 ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT



Meridiana Section 23A Preliminary Plat

A Subdivision of 12.02 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

35 Lots, 3 Blocks, and 4 Reserves

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



10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.764.4500
 WWW.EHRAINCC.COM
 TBP# No. F-726
 TBP#S No. 10072500

November 10, 2025

081-011-23-01

No warranty or representation of intended use, design or construction is made by the engineer or architect unless specifically stated on the drawing or in the contract documents.

Land Use Table		
Use	Gross Area	%
	Single Family (SF)	+/- 913 Ac. 52%
	Garden Home (GH)	+/- 59 Ac. 3%
	Patio Home (PH)	+/- 88 Ac. 5%
	Townhome (TH)	+/- 35 Ac. 2%
	Village Center (VC)	+/- 38 Ac. 2%
	Commercial (C)	+/- 15 Ac. 1%
	Institutional (I)	+/- 70 Ac. 4%
	Rights-of-Way*	+/- 96 Ac. 5%
	Parks & Open Space (P-OS)	+/- 457 Ac. 26%
	Drill Site	
Totals		+/- 1,771 Ac. 100%

* Includes proposed major thoroughfares, collectors, and neighborhood collectors.

Legend

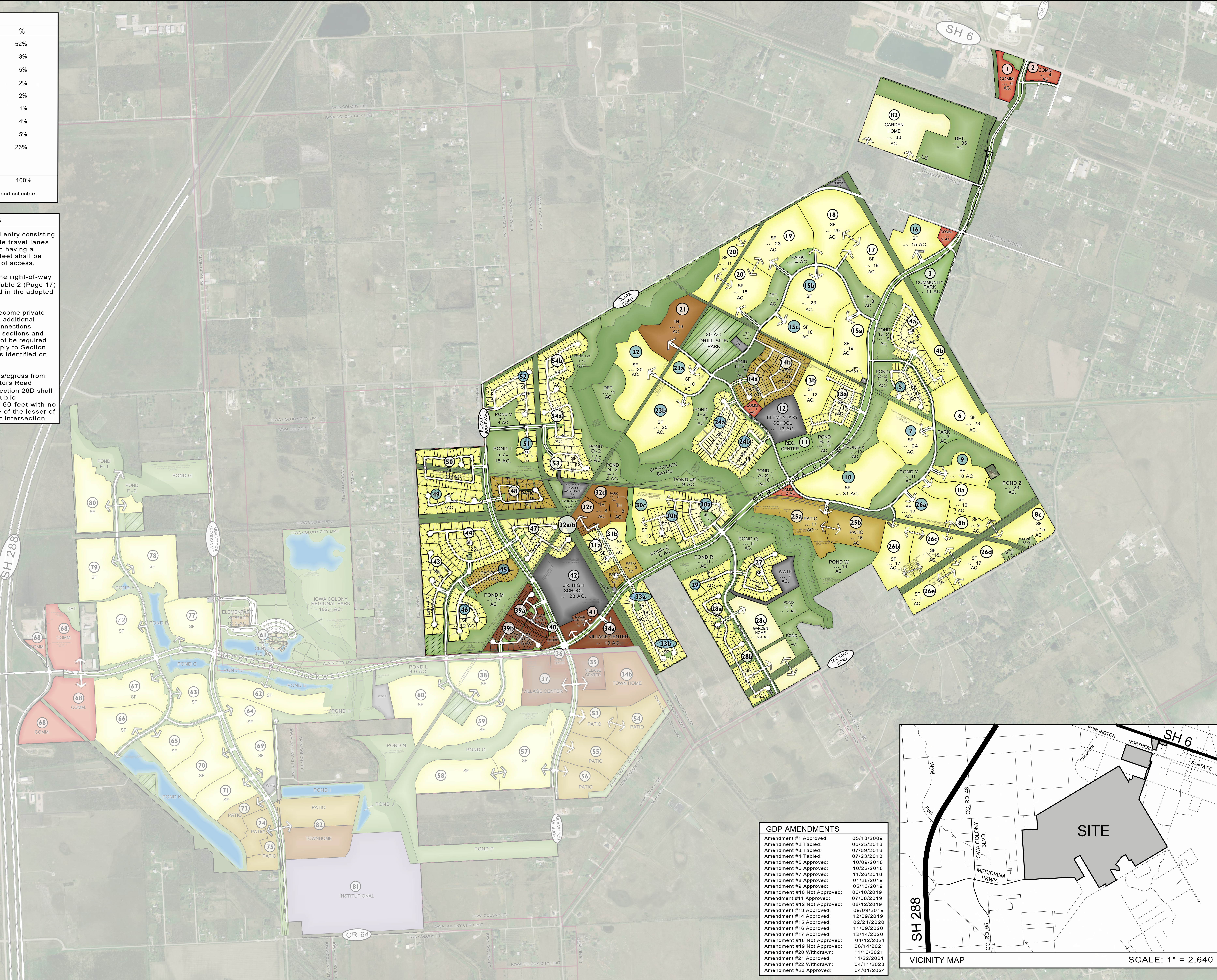
- Private Gated Section
- Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26D as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

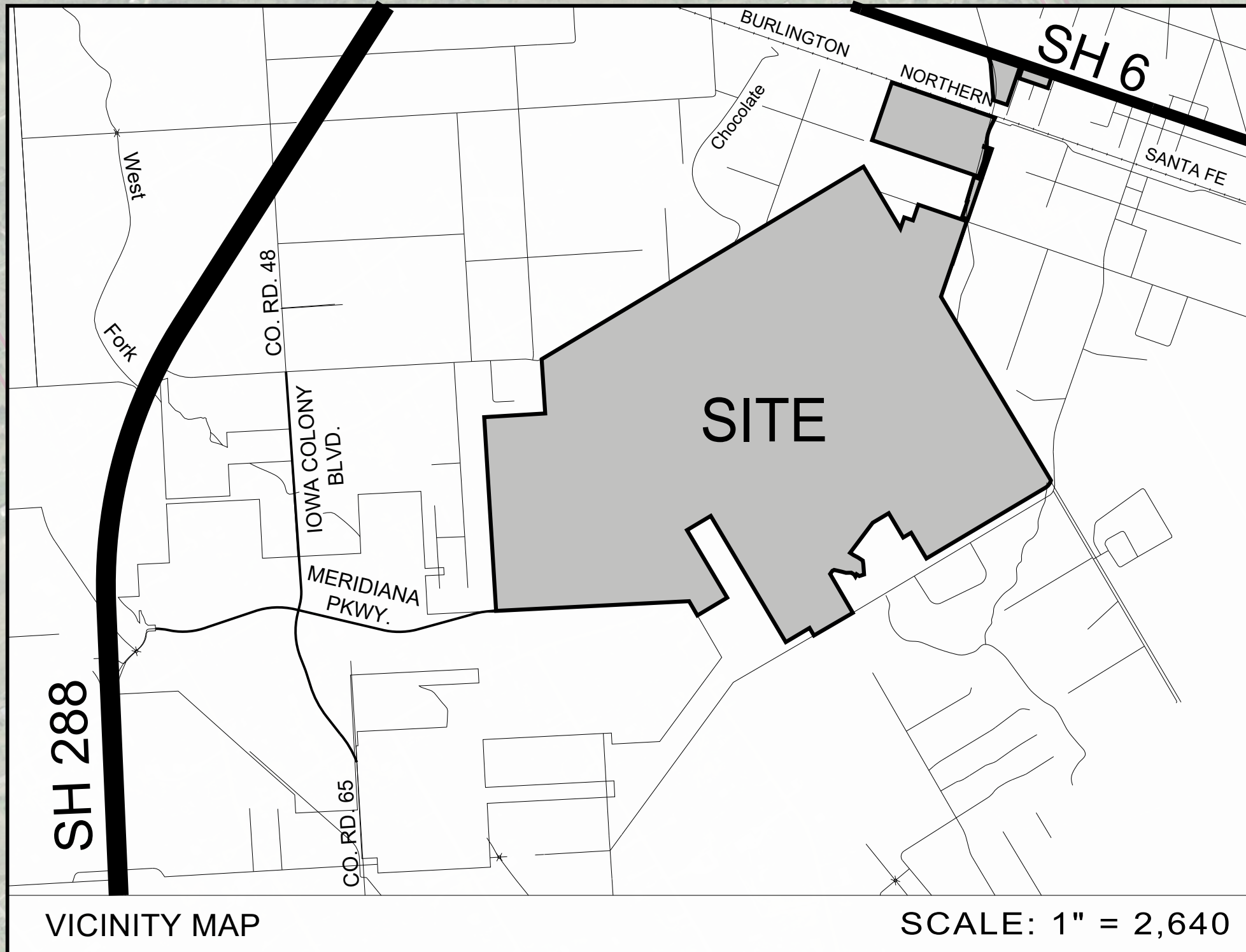
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS

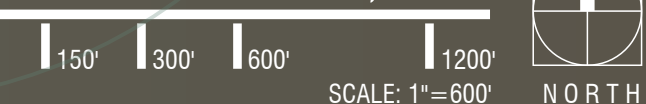
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #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
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023
Amendment #23 Approved:	04/01/2024



Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025



EHRA
ENGINEERING THE FUTURE SINCE 1958

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500

TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
081-011-150

No warranty or representation of intended use, fitness for purpose, or appropriateness of these plans is made. All Plans for use of structures 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	<input type="checkbox"/>	City Council	<input type="checkbox"/>	Both	<input type="checkbox"/>
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Date of Request: _____

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: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

Plats:

Preliminary _____

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.

Kaitlin Gile

SIGNATURE

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION PLAT APPLICATION

Plat Name:	Meridiana Detention Reserve U Phase 2 - Final Plat
Applicant:	Kaitlin Gile – EHRA
PD&Z Meeting Date:	December 08, 2025
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a Detention Reserve within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 24th amendment to the Meridiana General Development Plan (GDP) was approved by City Council on August 4, 2025.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 56 and Brazoria County Drainage District No. 5.*
- *The subject site is located south of Brazoria County Municipal Utility District 56 Wastewater Treatment Plant and southeast of Meridiana Parkway.*
- *The proposed plat includes 9.247 acres and creates 1 Block and 2 Reserve for drainage, landscaping, open space, recreation, utility purposes.*
- *The proposed plat generally conforms to the preliminary plat approved in July 2025.*

STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana Detention Reserve U Phase 2 - Final Plat with the following conditions:

1. Provide the signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(4)).
2. The drainage easements description shown in the CPL do not match the drainage easements shown on the plat. Please correct this discrepancy. Additionally, please verify drainage easement 2025049082 (Sections 62-41(b)(5) and 62-41(b)(21)).
3. Provide the property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(6)).
4. Please correct the drainage easement dimension in the northeast corner; the dimension is not accurately shown (Section 62-41(b)(13)).
5. Please show the MUD boundaries on the plat (Section 62-41(b)(18)).
6. Please provide signatures of both drainage districts on the plat (Section 62-41(b)(19)).



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

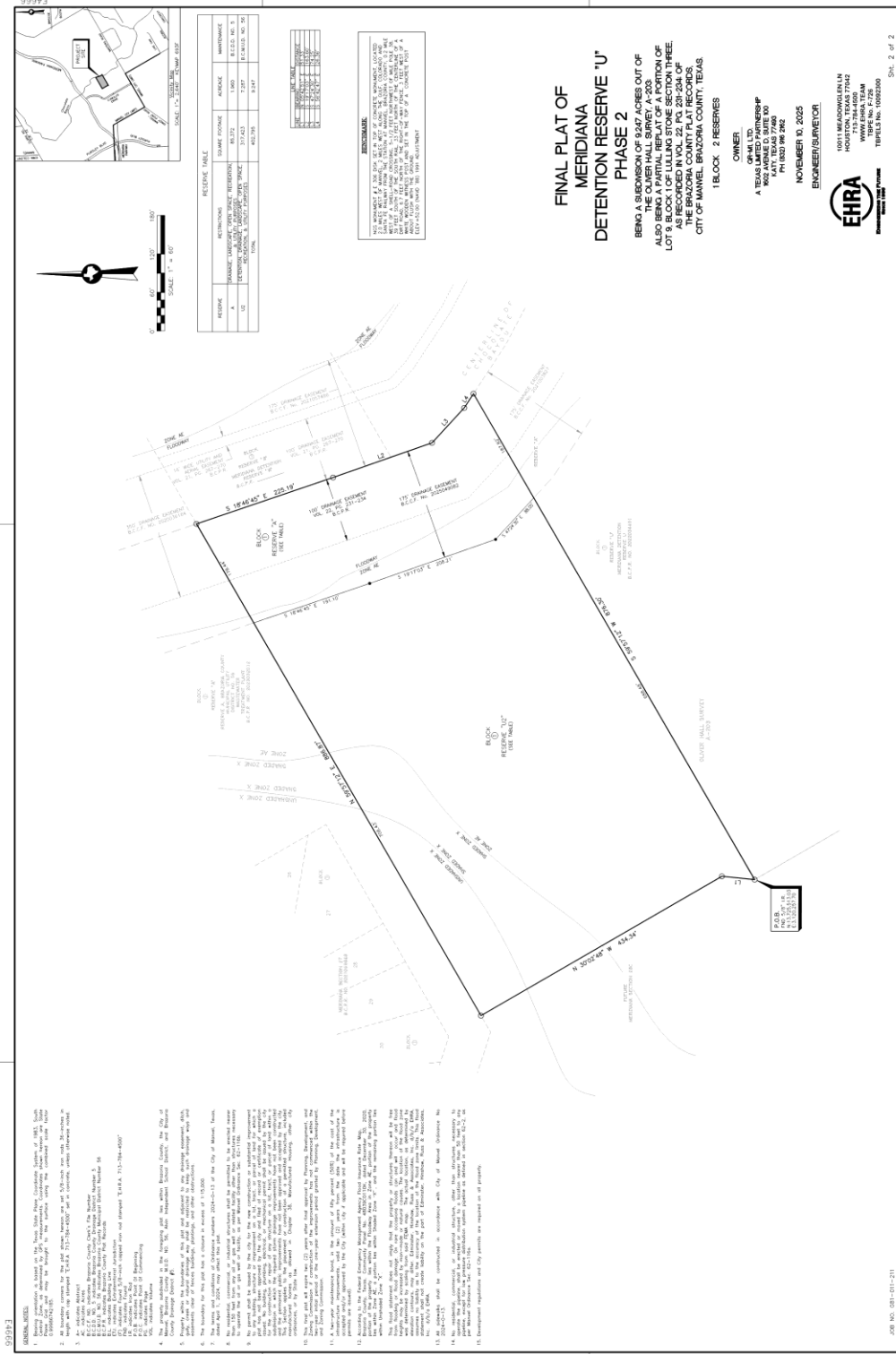
7. Please add a notation stating that building permits will not be issued until all required storm drainage improvements, which may include detention ponds, have been constructed (Section 62-41(b)(23)).
8. The north boundary is labeled as 889.87', however the approved preliminary plat shows 916.87'. Please correct this discrepancy (Section 62-41(b)(19)).



DEVELOPMENT SERVICES DEPARTMENT

2025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

Plat Exhibit



**FINAL PLAT OF
MERIDIANA
DETENTION RESERVE 'U'
PHASE 2**

BING A SUBDIVISION OF 9.247 ACRES OUT OF
THE OLIVER HALL SURVEY, A 2003
SUBDIVISION OF 100 ACRES, PART OF THE
LOT 8 & BLOCK 1 OF LULLING STONE SECTION THREE
AS RECORDED IN VOL. 22, PG. 231-234 OF
THE BRAZORIA COUNTY PLAT RECORDS
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

BLOCK 2 RESERVES

OWNER:
OPAL LTD.
A TEXAS LIMITED PARTNERSHIP
1902 AVENUE D, SUITE 100
HOUSTON, TEXAS 77056
PH: (832) 966 2962

NOVEMBER 10, 2025

ENGINEER/SURVEYOR:
11011 MEADOWS LANE
HOUSTON, TEXAS 77032
PHONE: (281) 724-6400
WWW.EHRA.COM
TXPELLE No. 10100290



Sheet 2 of 2

1. Being a subdivision of land in the State of Texas, the plat is subject to the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code, and the Texas Surveying Act, Chapter 221, Texas Property Code.
2. All acreage shown on this plat is the result of a survey conducted by the Surveyor General of Texas, and is subject to the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code, and the Texas Surveying Act, Chapter 221, Texas Property Code.
3. All acreage shown on this plat is the result of a survey conducted by the Surveyor General of Texas, and is subject to the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code, and the Texas Surveying Act, Chapter 221, Texas Property Code.
4. The boundaries of the land shown on this plat are subject to the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code, and the Texas Surveying Act, Chapter 221, Texas Property Code.
5. The boundaries of the land shown on this plat are subject to the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code, and the Texas Surveying Act, Chapter 221, Texas Property Code.
6. The boundaries of the land shown on this plat are subject to the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code, and the Texas Surveying Act, Chapter 221, Texas Property Code.
7. The boundaries of the land shown on this plat are subject to the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code, and the Texas Surveying Act, Chapter 221, Texas Property Code.
8. The boundaries of the land shown on this plat are subject to the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code, and the Texas Surveying Act, Chapter 221, Texas Property Code.
9. The boundaries of the land shown on this plat are subject to the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code, and the Texas Surveying Act, Chapter 221, Texas Property Code.
10. The boundaries of the land shown on this plat are subject to the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code, and the Texas Surveying Act, Chapter 221, Texas Property Code.
11. The boundaries of the land shown on this plat are subject to the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code, and the Texas Surveying Act, Chapter 221, Texas Property Code.
12. The boundaries of the land shown on this plat are subject to the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code, and the Texas Surveying Act, Chapter 221, Texas Property Code.
13. The boundaries of the land shown on this plat are subject to the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code, and the Texas Surveying Act, Chapter 221, Texas Property Code.
14. The boundaries of the land shown on this plat are subject to the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code, and the Texas Surveying Act, Chapter 221, Texas Property Code.
15. Development regulations and City permits are required as set forth.

F4666

STATE OF TEXAS |
COUNTY OF BRAZORIA |

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA DETENTION RESERVE "U" 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.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of MERIDIANA DETENTION RESERVE "U" PHASE 2 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.

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

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

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized this _____ day of _____, 2025.

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: President

STATE OF TEXAS |
COUNTY OF HARRIS |

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

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

I, Charles Jurica, 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.

Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- 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, any 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.
- 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 "trip 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.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., Date Kerry L. Osburn Date
President Vice President

Brandon Middleton Date
Secretary/Treasurer Dinh V. Ho, P.E. District Engineer

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

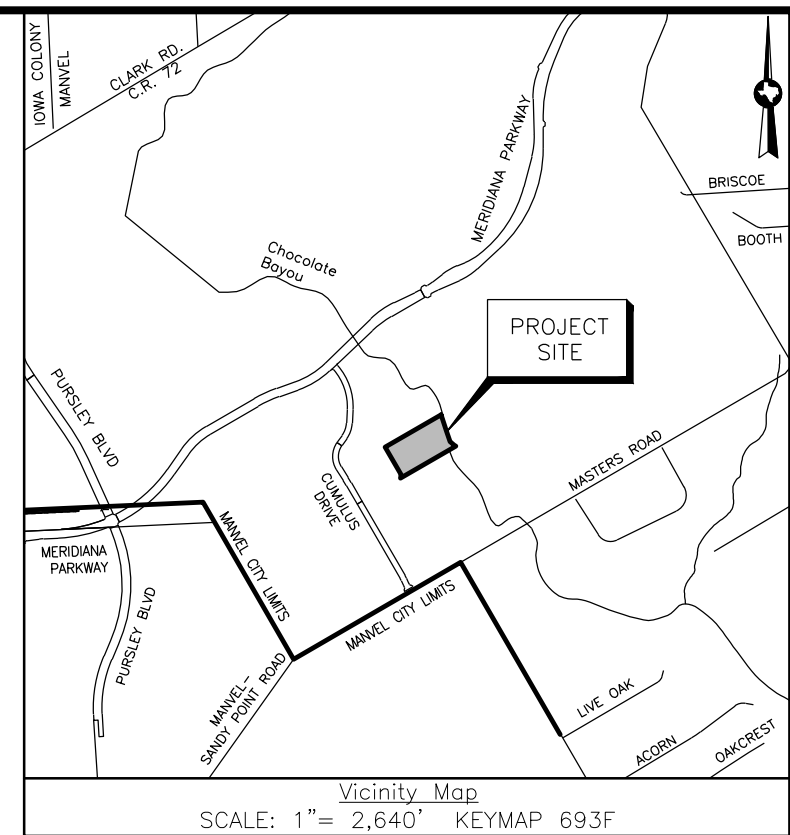
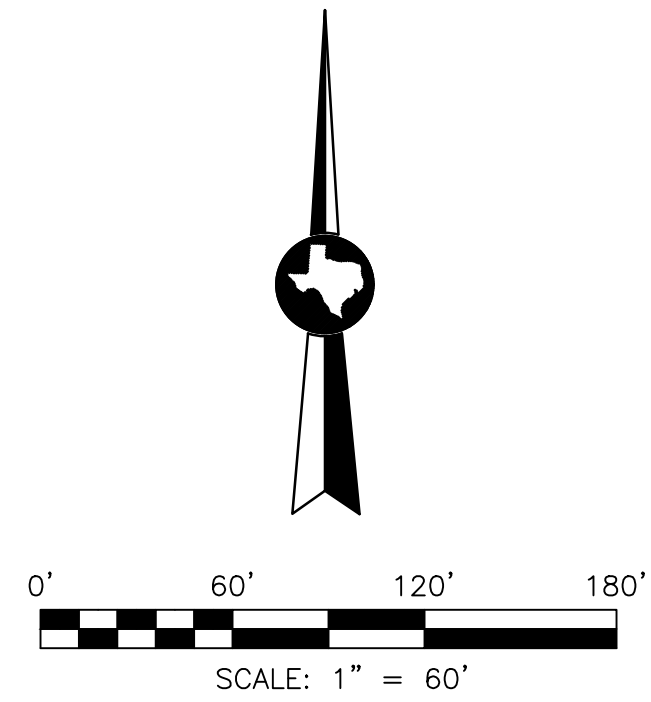
BCDD5 ID# 702-25-002-026

METES AND BOUNDS DESCRIPTION
MERIDIANA DETENTION RESERVE "U" PHASE 2
BEING 9.247 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 9.247 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOT 9 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.) ALSO BEING A PORTION OUT OF THAT CERTAIN TRACT OF LAND BEING DESCRIBED AS 35.31 ACRES BY DEED TO GR-M1, LTD RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2025033066; SAID 9.247 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING A 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northwest corner of Meridiana Detention Reserve "U" recorded under Brazoria County Plat Records Number (B.C.P.R. NO.) 2022034491;

- THENCE, North 05°42'51" East, for a distance of 51.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle corner of the herein described tract;
- THENCE, North 30°02'48" West, for a distance of 434.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northwest corner of the herein described tract in the south line of Reserve "A" of the plot of Brazoria County Municipal Utility District No. 56 Wastewater Treatment Plant recorded under B.C.P.R. NO. 2023032012;
- THENCE, North 59°57'12" East, along the south line of said Reserve "A" of the plot of Brazoria County Municipal Utility District No. 56 Wastewater Treatment Plant, a distance of 886.87 feet to a point for corner in the centerline of Chocolate Bayou, and the easterly line of said Lot 9;
- THENCE, South 18°46'45" East, along the centerline of said Chocolate Bayou for a distance of 225.19 feet to an angle point;
- THENCE, South 19°17'03" East, continuing along the centerline of said Chocolate Bayou for a distance of 163.60 feet to an angle point;
- THENCE, South 47°24'30" East, continuing along the centerline of said Chocolate Bayou for a distance of 74.25 feet to an angle point;
- THENCE, South 56°42'47" East, continuing along the centerline of said Chocolate Bayou for a distance of 26.36 feet to the northeast corner of aforesaid Meridiana Detention Reserve "U";
- THENCE, South 59°57'12" West, along the north line of said Meridiana Detention Reserve "U" for a distance of 876.30 feet to the POINT OF BEGINNING and containing 9.247 acres of land.



BENCHMARK:

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

FINAL PLAT OF MERIDIANA DETENTION RESERVE "U" PHASE 2

BEING A SUBDIVISION OF 9.247 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203;
ALSO 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; OF
THE BRAZORIA COUNTY PLAT RECORDS,
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) 916 2162

NOVEMBER 10, 2025

ENGINEER/SURVEYOR

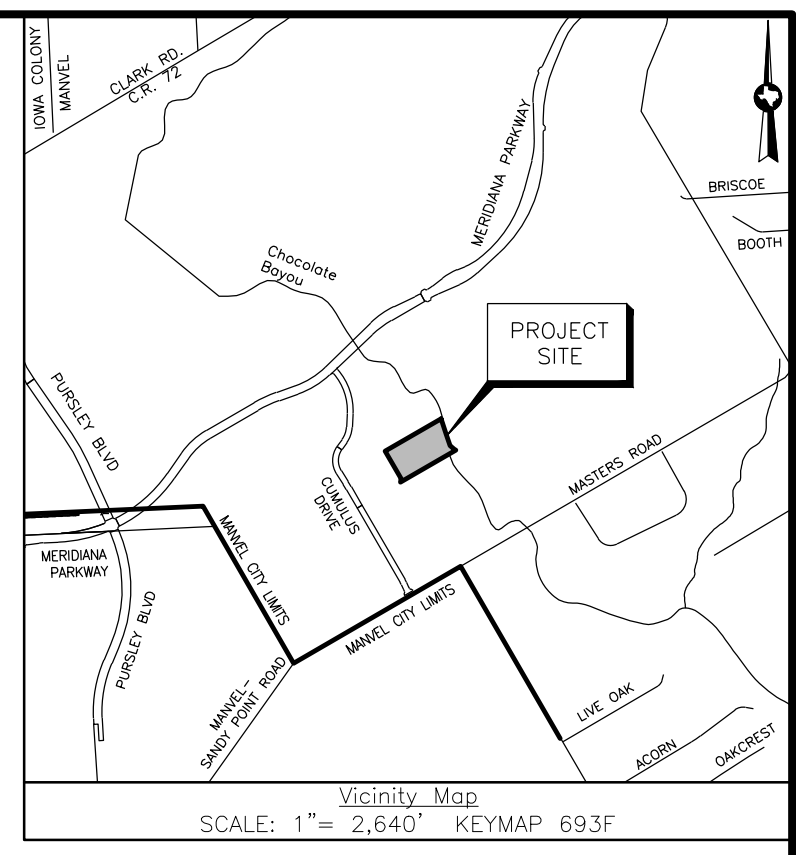
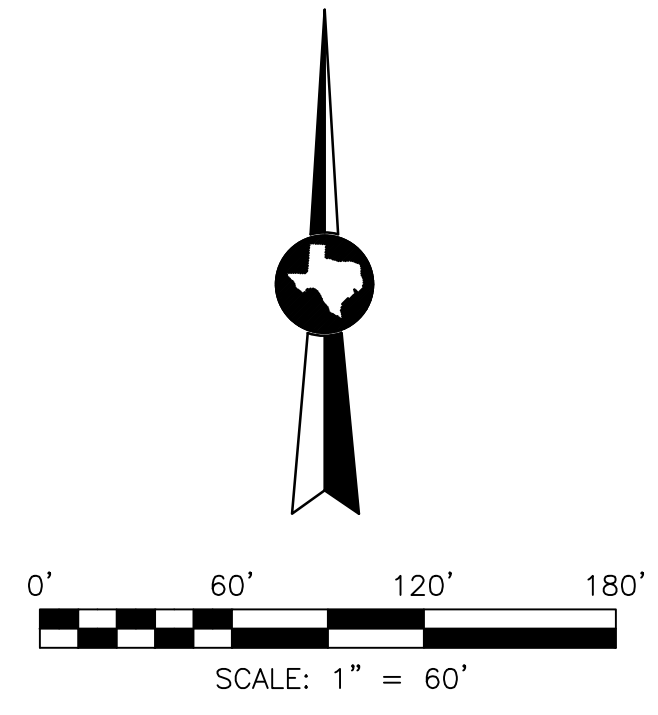
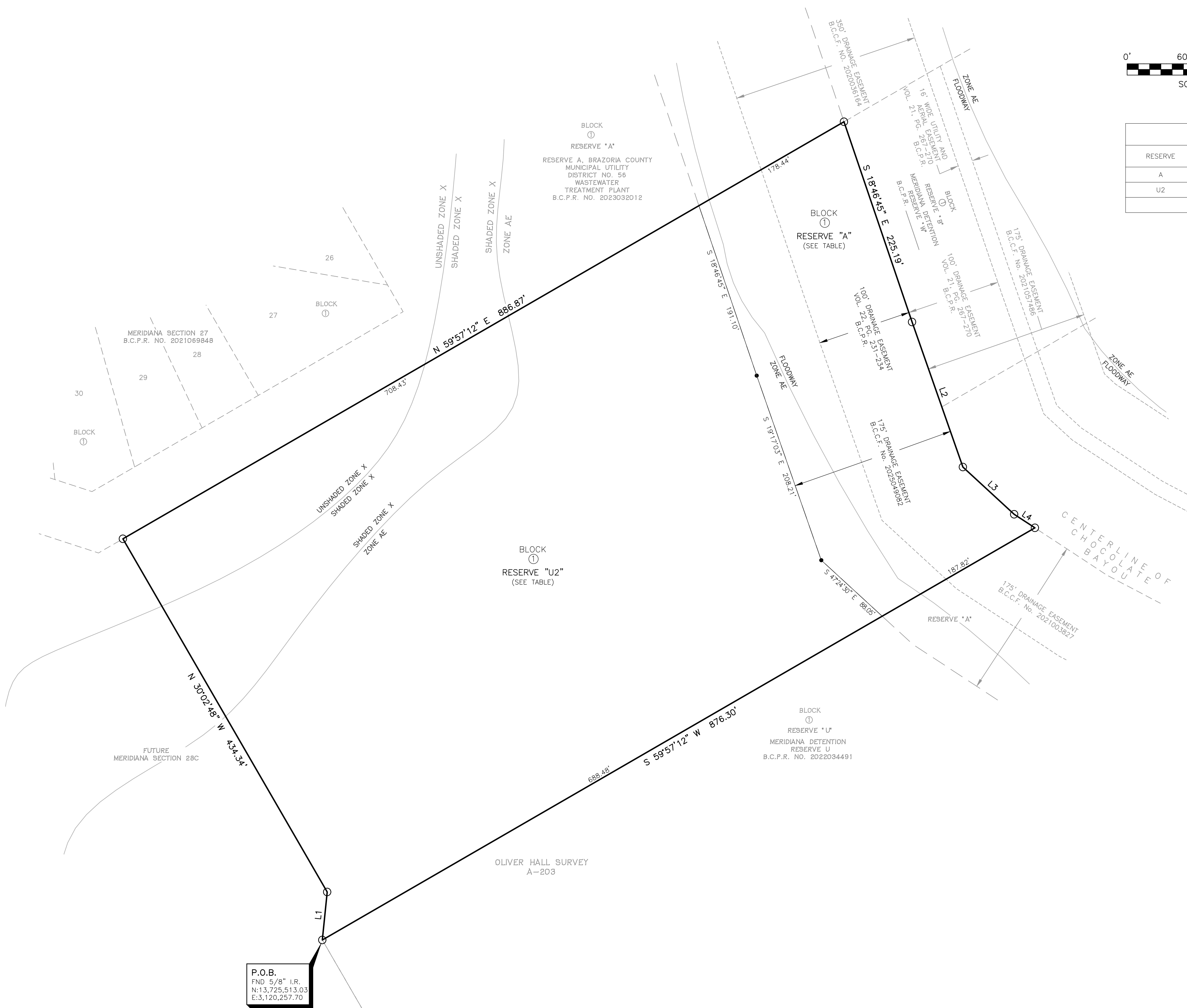


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements. Coordinates shown hereon are State Plane Grid and may be brought to the surface using the combined scale factor 0.99986742185.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- A- indicates Abstract
AC, indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.D.D. NO. 5 indicates Brazoria County Drainage District Number 5
B.C.M.U.D. NO. 56 indicates Brazoria County Municipal District Number 56
B.C.P.R. indicates Brazoria County Plat Records
B.L. indicates Building Line
E.T.J. indicates Extraterritorial Jurisdiction
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
F.N.D. indicates Found
I.R. indicates Iron Rod
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point Of Commencing
P.C. indicates Page
VOL. indicates Volume
- The property subdivided in the foregoing plat lies within 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 be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The boundary for this plat has a closure in excess of 1:15,000.
- The terms and conditions of Ordinance numbers 2024-0-13 of the City of Manvel, Texas, dated April 1, 2024, may affect this plat.
- 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, included 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 Planning, Development, and Zoning Commission if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Planning, Development, and Zoning Commission.
- A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years 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).
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, portion of the property lies within the Floodway Area in Zone AE, portion of the property lies within Zone AE, a portion lies within Shaded Zone "X", and the remaining portion 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.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No 2024-0-13.
- 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.
- Development regulations and City permits are required on all property.



RESERVE TABLE				
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE	MAINTENANCE
A	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	85,372	1.960	B.C.D.D. NO. 5
U2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	317,423	7.287	B.C.M.U.D. NO. 56
TOTAL		402,795	9.247	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 05°22'51" E	51.33
L2	S 19°17'03" E	163.60
L3	S 47°24'30" E	74.25
L4	S 56°42'47" E	26.36

BENCHMARK:
 NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

FINAL PLAT OF MERIDIANA DETENTION RESERVE "U" PHASE 2

BEING A SUBDIVISION OF 9.247 ACRES OUT OF
 THE OLIVER HALL SURVEY, A-203;
 ALSO 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 OF
 THE BRAZORIA COUNTY PLAT RECORDS,
 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

OWNER
 GR-MI, LTD.
 A TEXAS LIMITED PARTNERSHIP
 1602 AVENUE D, SUITE 100
 KATY, TEXAS 77493
 PH (832) 916 2162

NOVEMBER 10, 2025

ENGINEER/SURVEYOR



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

Land Use Table		
Use	Gross Area	%
	Single Family (SF)	+/- 913 Ac. 52%
	Garden Home (GH)	+/- 59 Ac. 3%
	Patio Home (PH)	+/- 88 Ac. 5%
	Townhome (TH)	+/- 35 Ac. 2%
	Village Center (VC)	+/- 38 Ac. 2%
	Commercial (C)	+/- 15 Ac. 1%
	Institutional (I)	+/- 70 Ac. 4%
	Rights-of-Way*	+/- 96 Ac. 5%
	Parks & Open Space (P-OS)	+/- 457 Ac. 26%
	Drill Site	
Totals		+/- 1,771 Ac. 100%

* Includes proposed major thoroughfares, collectors, and neighborhood collectors.

Legend

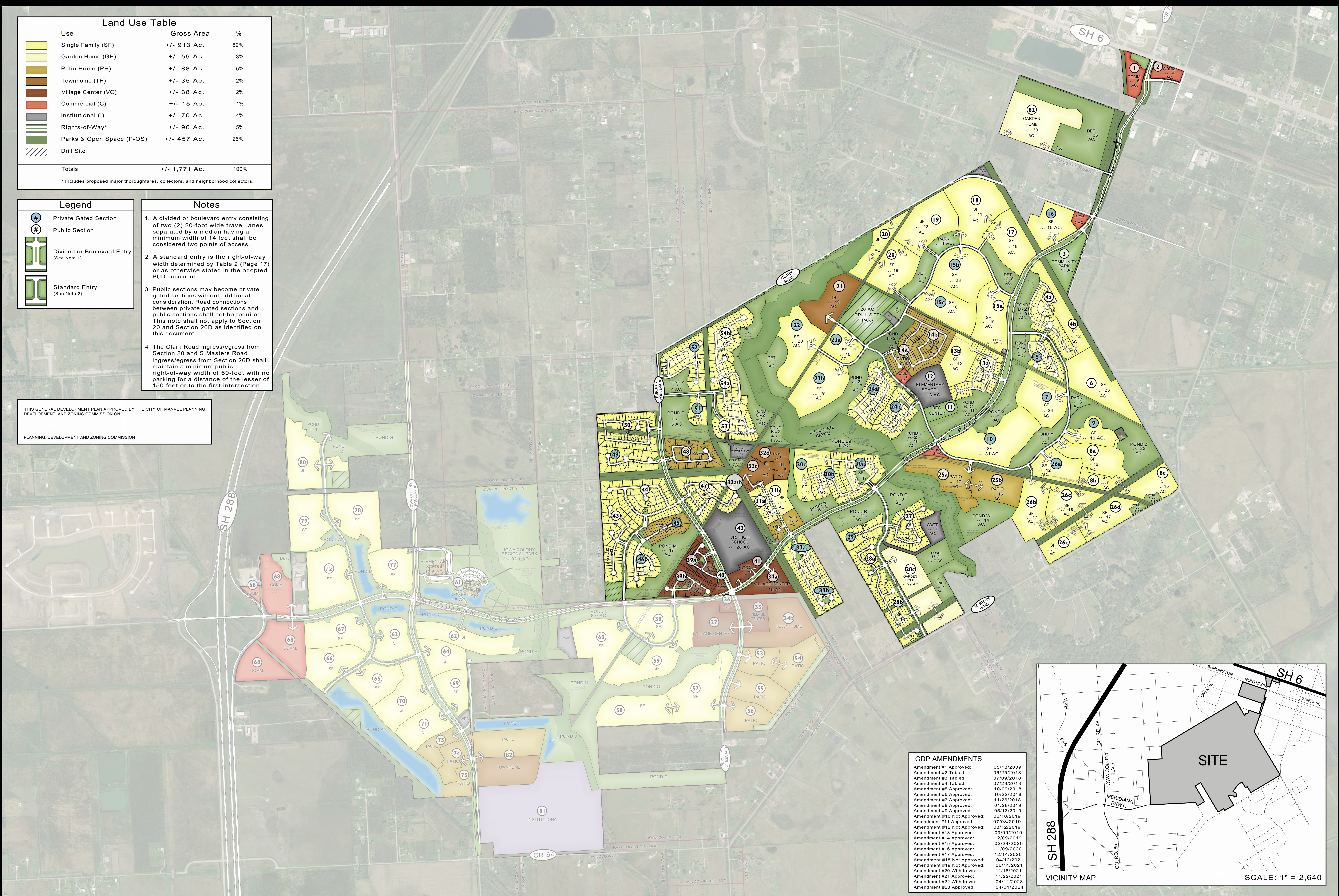
- Private Gated Section
- Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26D as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

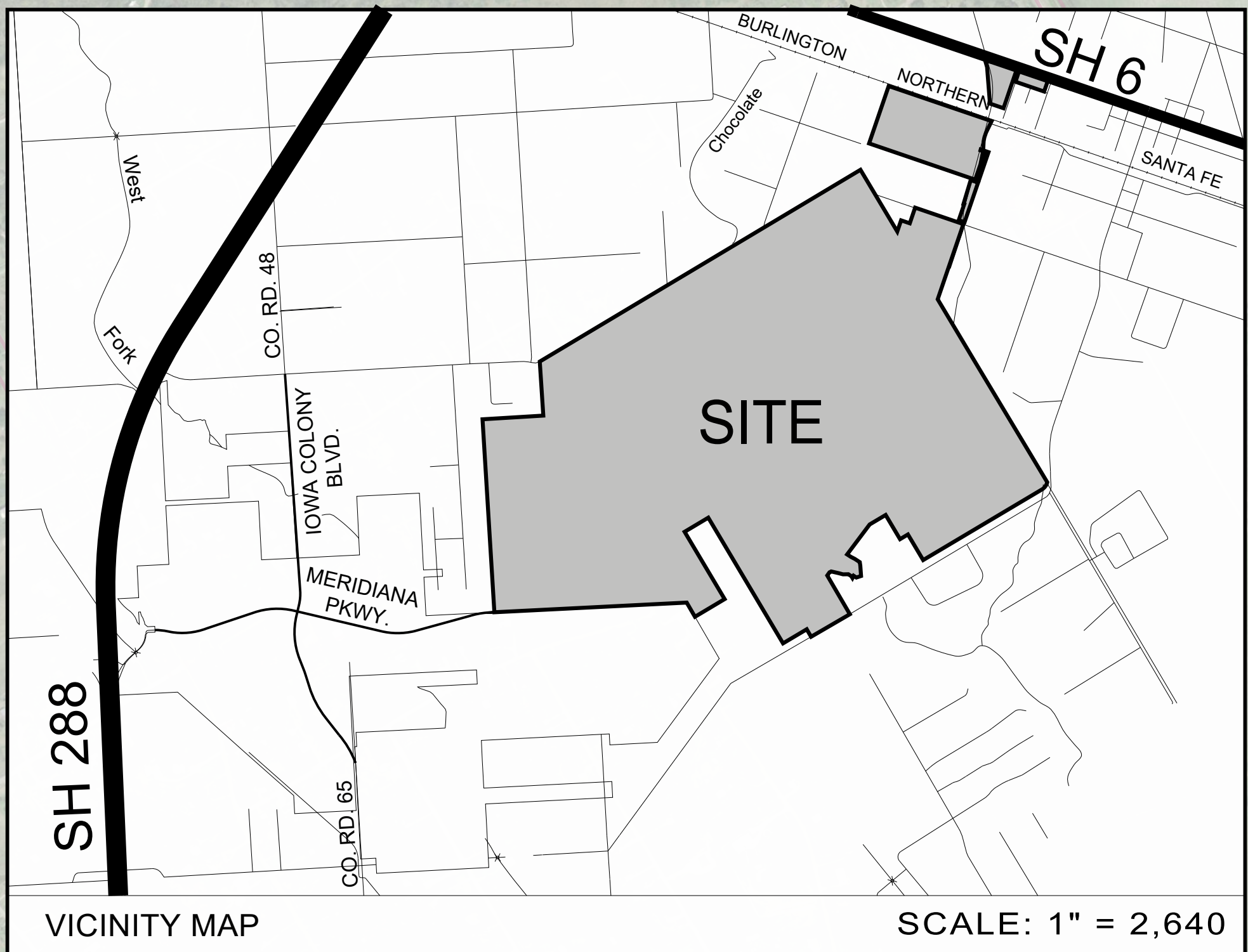
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS

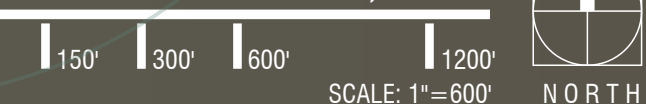
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #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
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023
Amendment #23 Approved:	04/01/2024



Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025



EHRA

ENGINEERING THE FUTURE SINCE 1958

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500

TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
081-011-150

No warranty or representation of intended use, fitness or project requirements are made herein. All Plans for use of structures 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	<input type="checkbox"/>	City Council	<input type="checkbox"/>	Both	<input type="checkbox"/>
--------------------------------	--------------------------	--------------	--------------------------	------	--------------------------

Date of Request: _____

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: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

Plats:

Preliminary _____

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.

Kaitlin Gile

SIGNATURE

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION **PLAT APPLICATION**

Plat Name:	Meridiana Recreation Center No. 3 – Final Plat
Applicant:	Kaitlin Gile, EHRA Engineering
PD&Z Meeting Date:	December 08, 2025
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a Recreation Center within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 24th amendment to the Meridiana General Development Plan (GDP) was approved by City Council on August 4, 2025.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57 and Brazoria County Drainage District No. 5.*
- *The subject site is located south of Barbara Klinkovsky Bennett Elementary School and east of North Inspiration Way.*
- *The proposed plat includes 4.614 acres and creates 1 Block and 1 Reserve for recreational, landscaping, open space, and utility purposes.*
- *The proposed plat generally conforms to the preliminary plat approved in August 2025.*

STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana Recreation Center No. 3 Final Plat with the following conditions:

1. Provide the signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(4)).
2. Provide the property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(6)).
3. Please reference Drainage and Detention Easement B.C.C.F. No. 2019032085 on the plat (Section 62-41(b)(11)).
4. Please indicate on the plat that bearings and distances to the nearest established street lines or official monuments shall be accurately described in Lambert Grid Bearings (Section 62-41(b)(12)).
5. Please provide a general note stating any future development will require approved Drainage plans from the Drainage District (Section 62-41(b)(19)).
6. Please provide a Letter of No Objection (LONO) from Comcast (Section 62-41(b)(20)).



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

7. Please add a note stating that building permits will not be issued until all required storm drainage improvements, including any necessary detention ponds, have been completed and accepted (Section 62-41(b)(23)).
8. Please provide shapefiles or CAD files (Shapefiles preferred).



DEVELOPMENT SERVICES DEPARTMENT

2025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

Plat Exhibit

E4677
E4677

REMARKS:
 THIS INSTRUMENT IS A PART OF THE SURVEY OF THE QUINCY, TEXAS, PLAT NO. 1, AS SHOWN ON THE PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BOOK 10, PAGE 102. THIS INSTRUMENT IS A PART OF THE SURVEY OF THE QUINCY, TEXAS, PLAT NO. 1, AS SHOWN ON THE PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BOOK 10, PAGE 102. THIS INSTRUMENT IS A PART OF THE SURVEY OF THE QUINCY, TEXAS, PLAT NO. 1, AS SHOWN ON THE PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BOOK 10, PAGE 102.

OWNER:
 MERIDIANA RECREATION CENTER NO. 3
 1 BLOCK 1 RESERVE

OWNER:
 CPMI LTD.
 A TEXAS LIMITED PARTNERSHIP
 902 AVENUE D SUITE 900
 HOUSTON, TEXAS 77030
 PH: (832) 996-2962

ENGINEER/SUPERVISOR:
 NOVEMBER 10, 2025
 EHRHARDT & HARRIS ARCHITECTS, P.C.
 11015 HUNTERS TRAIL
 HOUSTON, TEXAS 77036
 PH: (281) 489-1111
 TIFILE NO. 1092200

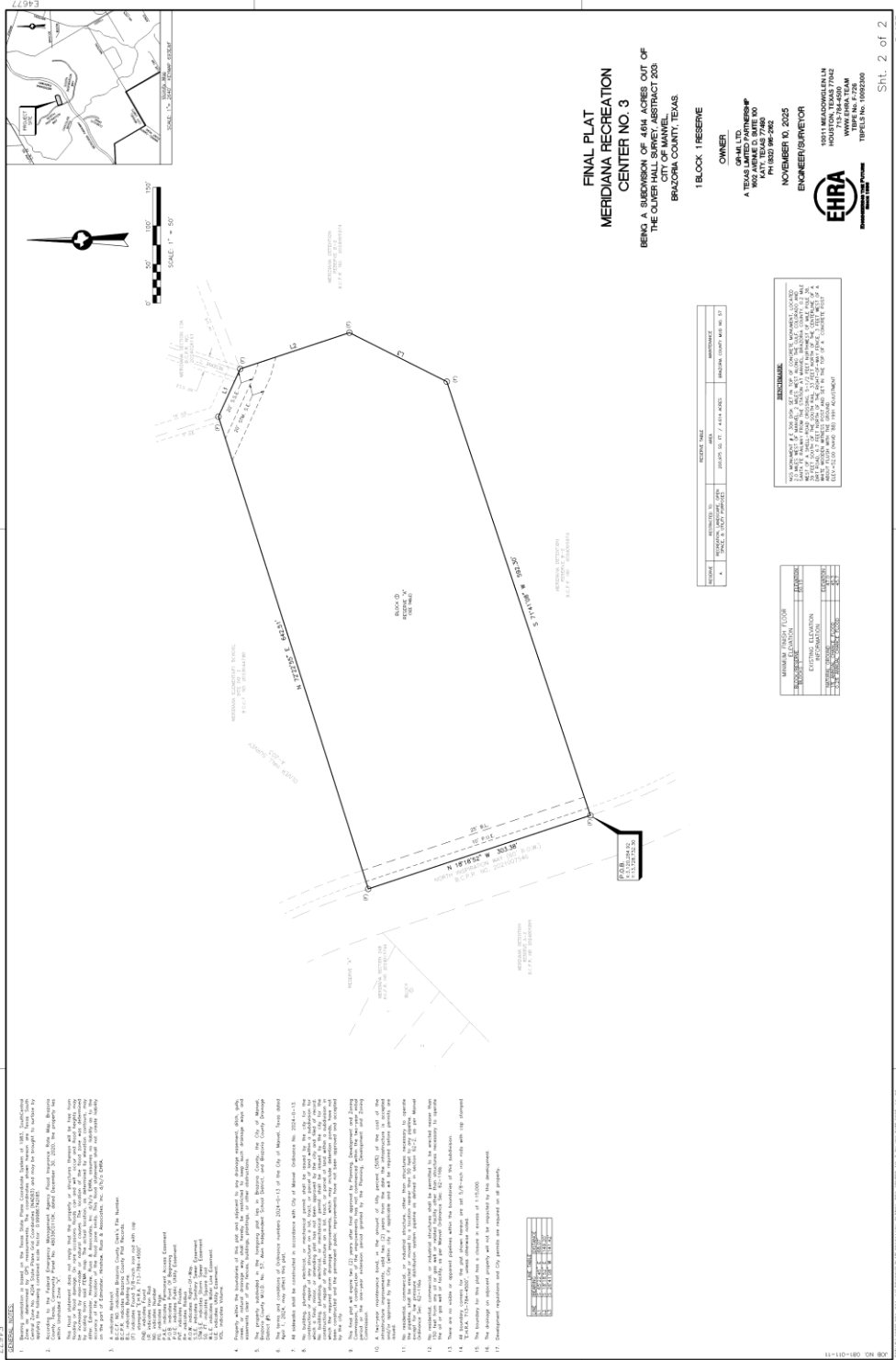
E4677
E4677



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

Plat Exhibit



FINAL PLAT
MERIDIANA RECREATION
CENTER NO. 3
 BEING A SUBDIVISION OF 46H ACRES OUT OF
 THE OLIVER HULL TRACT, ABSTRACT 205
 IN SECTION 10, T10N, R10E, S10E,
 BRAZORIA COUNTY, TEXAS

1 BLOCK, 1 RESERVE
OWNER
 GRAM LTD.
 A TEXAS LIMITED PARTNERSHIP
 20025 HWY 6, SUITE 100
 MANVEL, TEXAS 77578
 PH: 281-489-0630

ENGINEER/SURVEYOR
 NOVEMBER 01, 2025
 10011 MEADOWLARK LN
 HOUSTON, TEXAS 77036
 TEL: 281-489-0630
 TEXAS REG. NO. 1002290

DISCLAIMER
 THIS PLAT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE ONE FOR WHICH IT WAS PREPARED. THE ENGINEER/SURVEYOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER/SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE ENGINEER/SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM/HIS FIRM. THE ENGINEER/SURVEYOR IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAT. THE ENGINEER/SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM/HIS FIRM. THE ENGINEER/SURVEYOR IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAT.

PROPERTY IDENTIFICATION	PROPERTY INFORMATION
SECTION	10
TOWNSHIP	T10N
RANGE	R10E
SURVEY	S10E
ABSTRACT	205
SECTION	10
TOWNSHIP	T10N
RANGE	R10E
SURVEY	S10E
ABSTRACT	205

OWNER	ADDRESS	PHONE
GRAM LTD.	20025 HWY 6, SUITE 100	281-489-0630

1. This plat is subject to all laws, rules, regulations, and ordinances of the State of Texas and the County of Brazoria, Texas.
2. This plat is subject to all laws, rules, regulations, and ordinances of the State of Texas and the County of Brazoria, Texas.
3. This plat is subject to all laws, rules, regulations, and ordinances of the State of Texas and the County of Brazoria, Texas.
4. This plat is subject to all laws, rules, regulations, and ordinances of the State of Texas and the County of Brazoria, Texas.
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15. This plat is subject to all laws, rules, regulations, and ordinances of the State of Texas and the County of Brazoria, Texas.
16. This plat is subject to all laws, rules, regulations, and ordinances of the State of Texas and the County of Brazoria, Texas.
17. This plat is subject to all laws, rules, regulations, and ordinances of the State of Texas and the County of Brazoria, Texas.
18. This plat is subject to all laws, rules, regulations, and ordinances of the State of Texas and the County of Brazoria, Texas.

Sht. 2 of 2

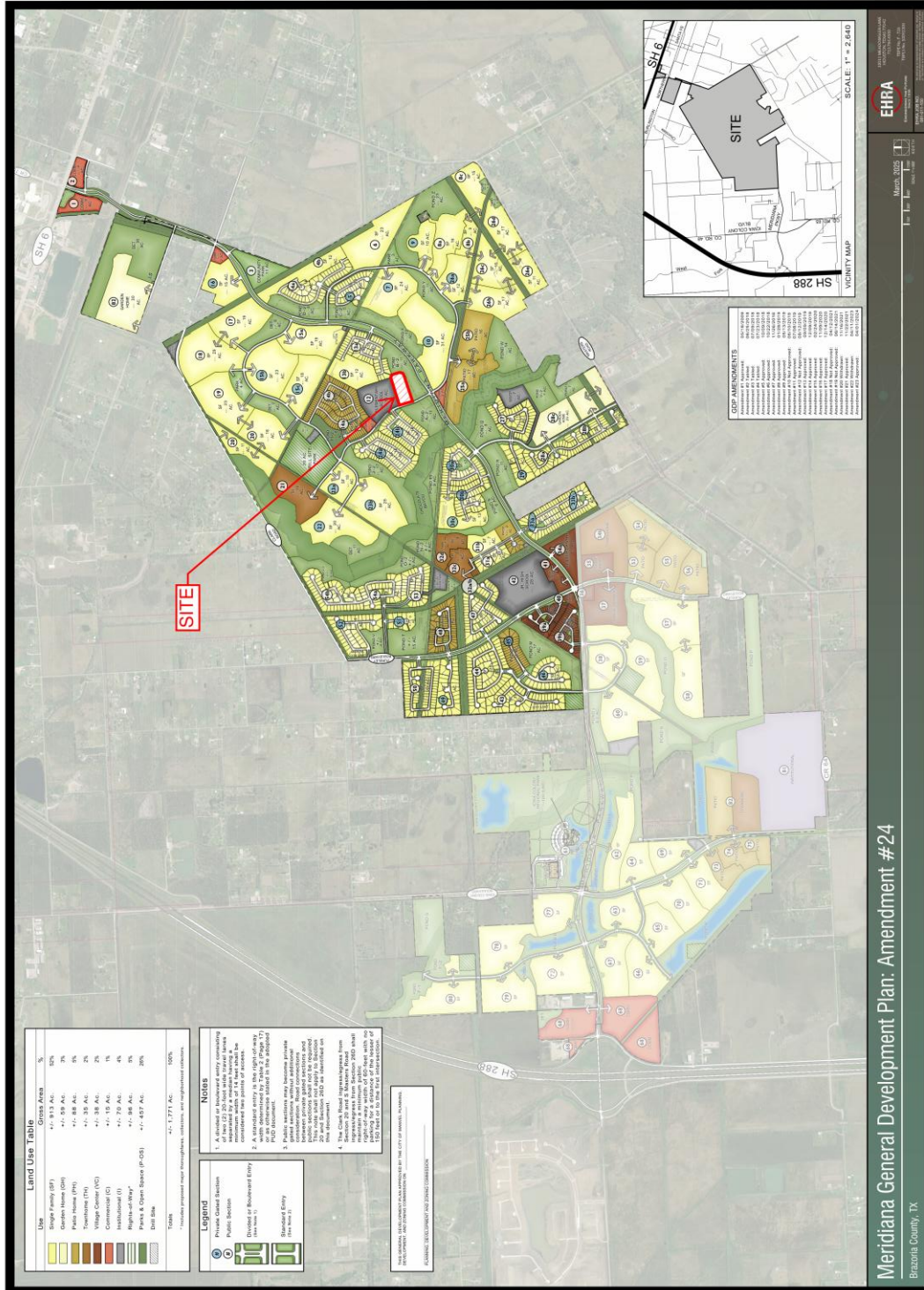
E4677



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

Meridiana General Development Plan Amendment No. 24 (dated August 4, 2025)



STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Recreation Center No. 3, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

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

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized this ___ day of _____, 2025.

OWNER

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

BY: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS }
COUNTY OF HARRIS }

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2025.

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

I, Charles Jurica, 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.

Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

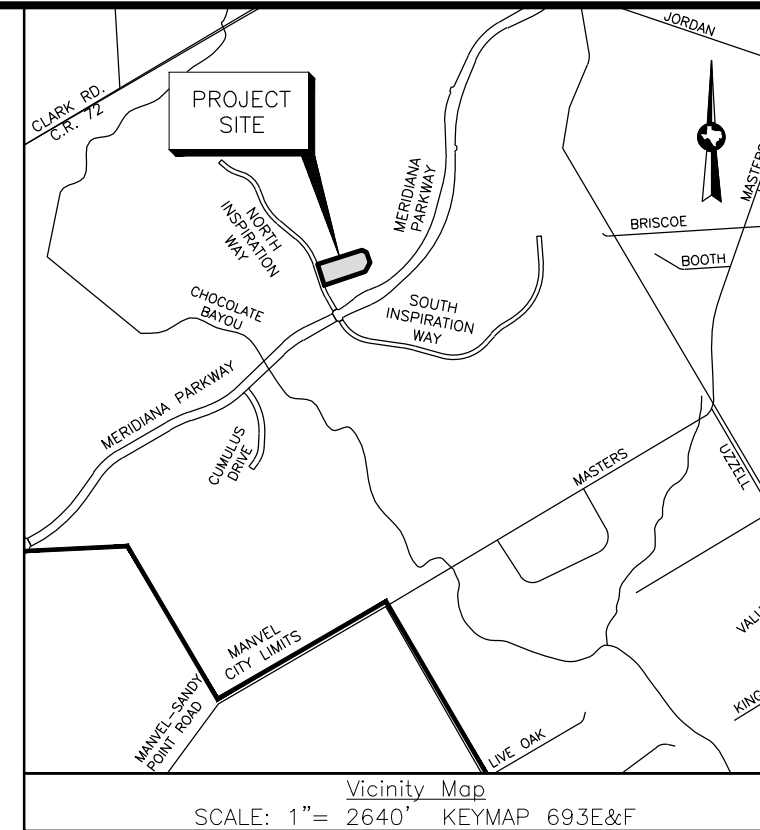
This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved of this plat of Meridiana Recreation Center No. 3 in conformance with laws of the State of Texas and the Ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2025.

Planning, Development and Zoning Commission

METES AND BOUNDS DESCRIPTION
MERIDIANA RECREATION CENTER NO. 3
BEING 4.614 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 4.614 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 884.331 ACRE TRACT RECORDED UNDER BRAZORIA COUNTY CLERKS' FILE NUMBER (B.C.C.F. NO.) 2006035182; SAID 4.614 ACRE TRACT OF LAND 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):

- (1) THENCE, North 18°18'52" West, along said east right-of-way line for a distance of 303.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the southwest corner of Meridiana Elementary School, Site No. 2, recorded under B.C.P.R. NO. 2024044780;
- (2) THENCE, North 72°22'55" East, along the south line of said Meridiana Elementary School, Site No. 2 for a distance of 642.51 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the southeast corner of said Meridiana Elementary School, Site No. 2, common to the most westerly southwest corner of Meridiana Section 13A recorded under B.C.P.R. NO. 2024026161;
- (3) THENCE, South 65°22'45" East, along said Meridiana Section 13A 68.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the most southern corner of said Meridiana Section 13A, common to an angle corner of aforesaid Meridiana Detention Reserve B-2;
- (4) THENCE, South 18°18'52" East, along a north line of said Meridiana Detention Reserve B-2 149.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle corner of said Meridiana Detention Reserve B-2;
- (5) THENCE, South 26°41'08" West, continuing along a north line of said Meridiana Detention Reserve B-2 141.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle corner of said Meridiana Detention Reserve B-2;
- (6) THENCE, South 71°41'08" West, continuing along a north line of said Meridiana Detention Reserve B-2 592.30 feet to the POINT OF BEGINNING and containing 4.614 acres of land.



Vicinity Map
SCALE: 1" = 2640' KEYMAP 693E&F

BENCHMARK:

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

FINAL PLAT
MERIDIANA RECREATION
CENTER NO. 3

BEING A SUBDIVISION OF 4.614 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203:
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 916-2162

NOVEMBER 10, 2025

ENGINEER/SURVEYOR



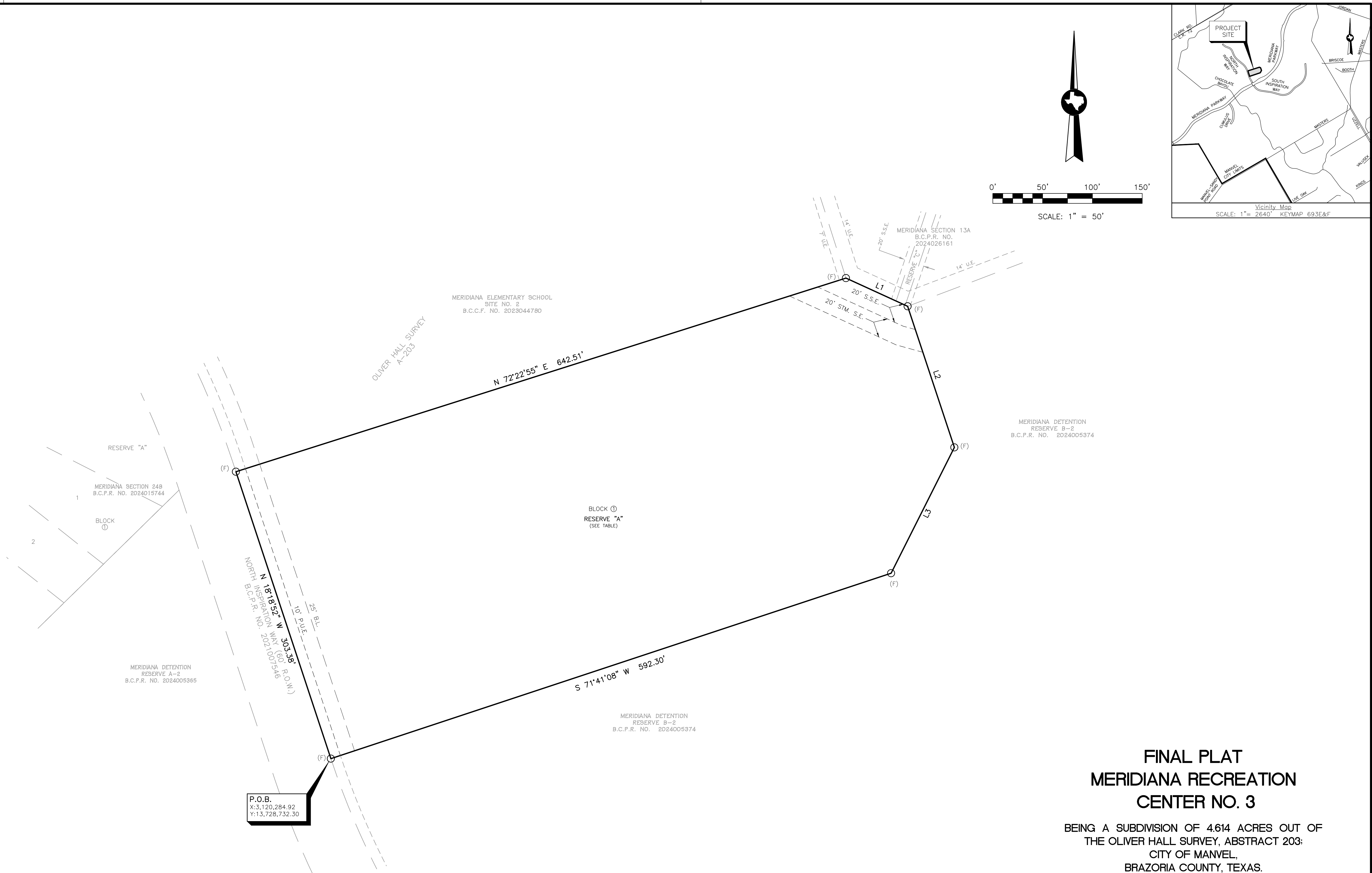
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

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.
- 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.
- A indicates Abstract
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.
(F) indicates Found 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500".
FND. indicates Found.
I.R. indicates Iron Rod.
NO. indicates Number
PG. indicates Page.
P.A.E. indicates Permanent Access Easement
P.O.B. indicates Point Of Beginning
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R= indicates Radius
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement
S.T.M.S.E. indicates Storm Sewer Easement
SQ. FT. indicates Square Foot
W.L.E. indicates Water Line Easement.
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. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- The terms and conditions of Ordinance numbers 2024-0-13 of the City of Manvel, Texas dated April 1, 2024, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.
- 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, which may include detention ponds, 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 Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
- A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years 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.
- 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. 62-118b.
- 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.
- Development regulations and City permits are required on all property.

LINE	BEARING	DISTANCE
L1	S 65°22'45" E	68.07'
L2	S 18°18'52" E	149.20'
L3	S 26°41'08" W	141.42'



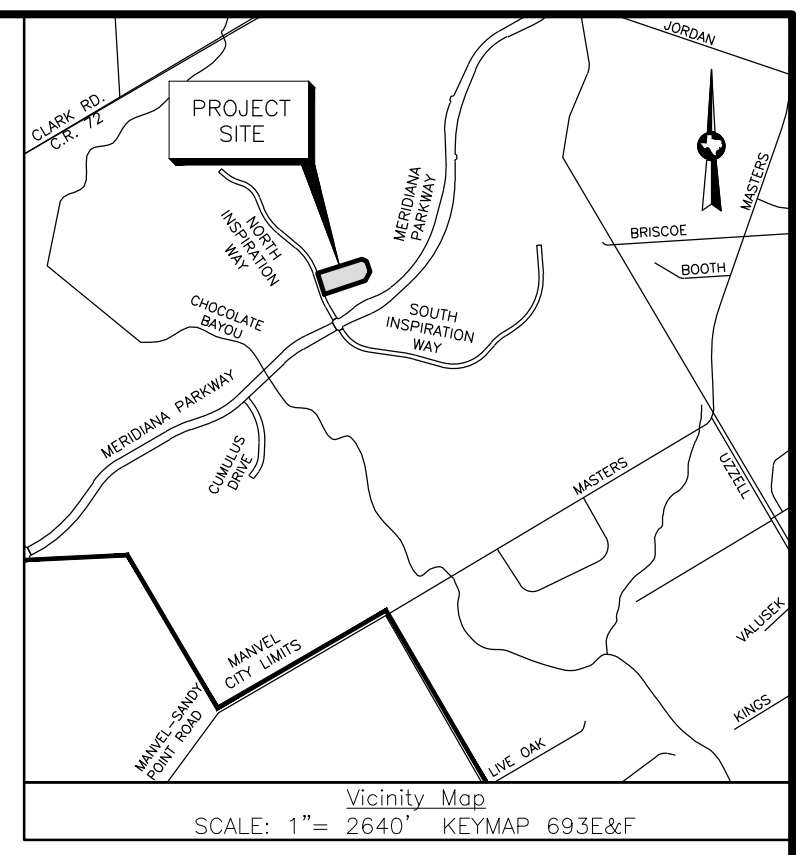
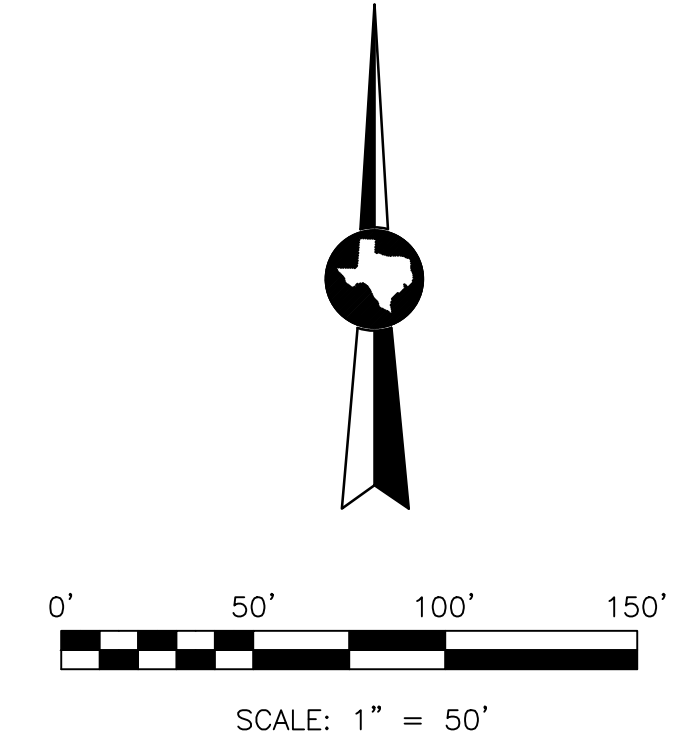
P.O.B.
X:3,120,284.92
Y:13,728,732.30

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	200,975 SQ. FT. / 4.614 ACRES	BRAZORIA COUNTY MUD NO. 57

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCKS 1	50.15

EXISTING ELEVATION INFORMATION	
NATURAL GROUND	ELEVATION
1% ANNUAL CHANCE FLOOD	45.3
0.2% ANNUAL CHANCE FLOOD	45.7

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, 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



FINAL PLAT MERIDIANA RECREATION CENTER NO. 3

BEING A SUBDIVISION OF 4.614 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203:
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER

GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 916-2162

NOVEMBER 10, 2025

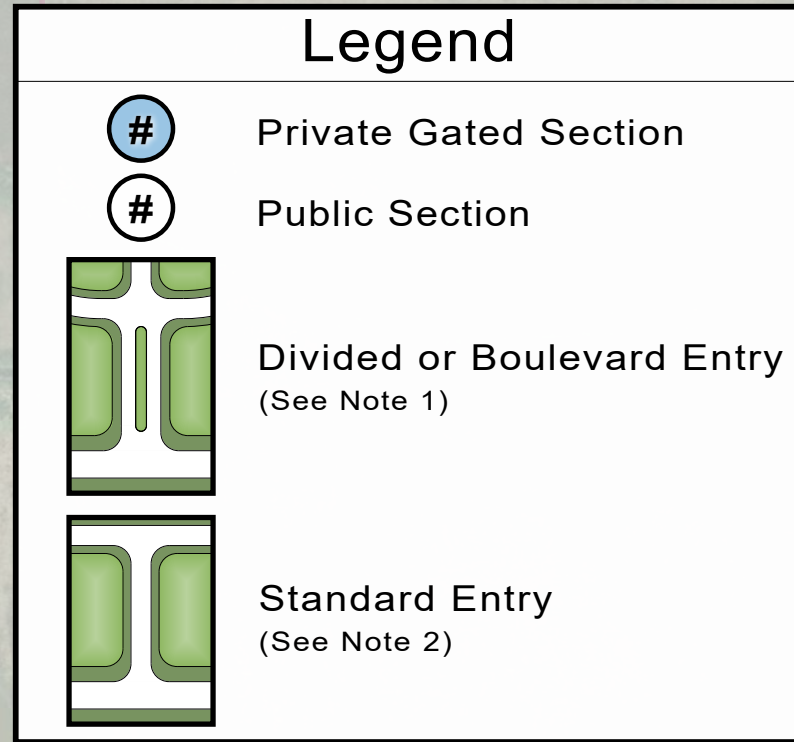
ENGINEER/SURVEYOR



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

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 913 Ac.	52%
Garden Home (GH)	+/- 59 Ac.	3%
Patio Home (PH)	+/- 88 Ac.	5%
Townhome (TH)	+/- 35 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 15 Ac.	1%
Institutional (I)	+/- 70 Ac.	4%
Rights-of-Way*	+/- 96 Ac.	5%
Parks & Open Space (P-OS)	+/- 457 Ac.	26%
Drill Site		
Totals	+/- 1,771 Ac.	100%

* Includes proposed major thoroughfares, collectors, and neighborhood collectors.

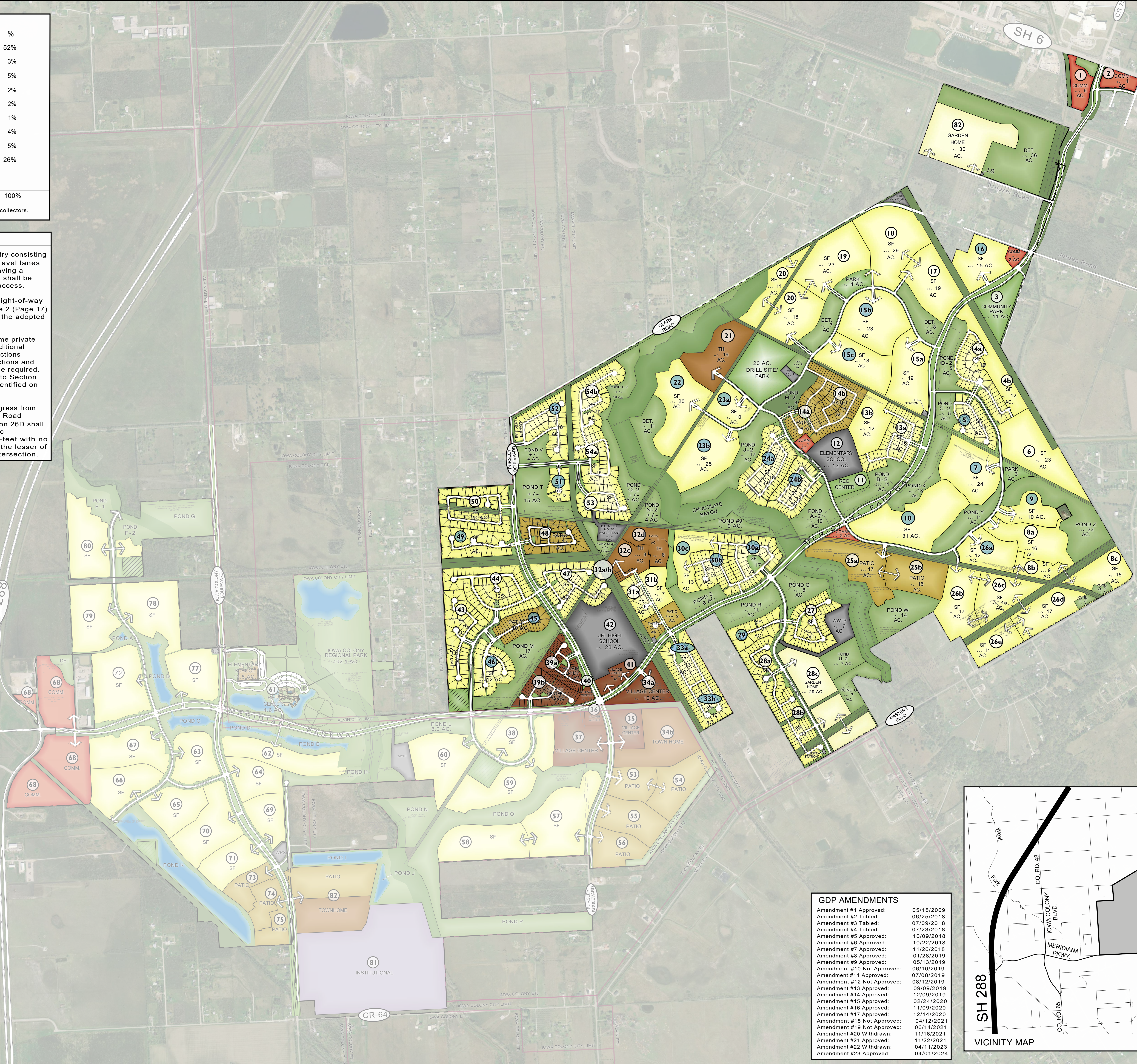


Notes

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26D as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

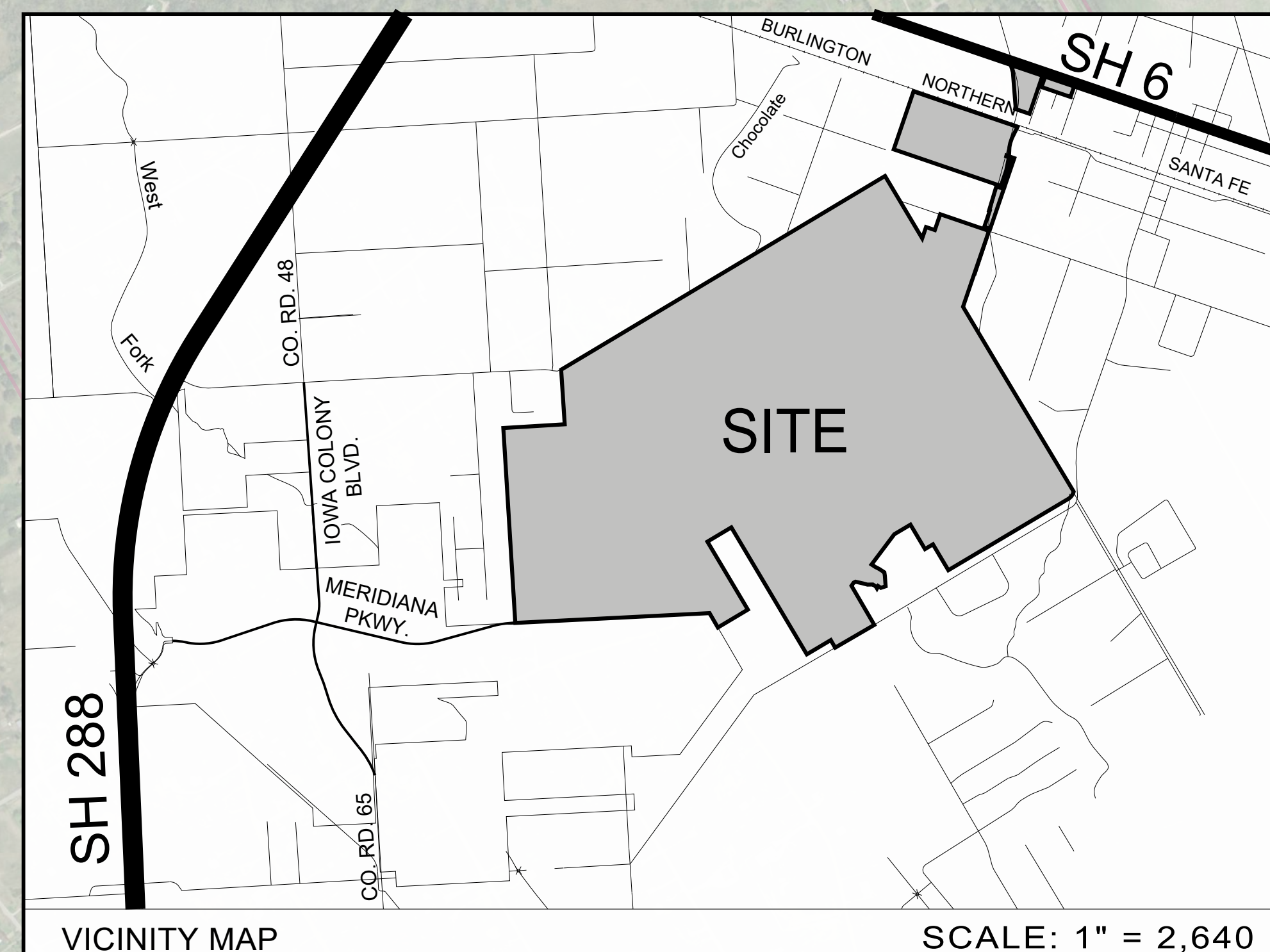
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION



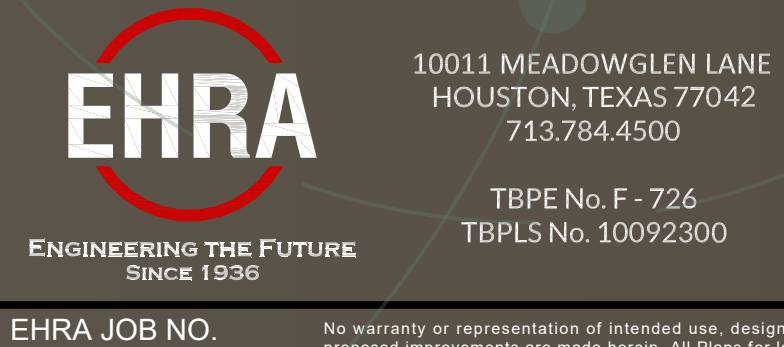
GDP AMENDMENTS

Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
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
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023
Amendment #23 Approved:	04/01/2024



Meridiana General Development Plan: Amendment #24

Brazoria County, TX





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 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	<input type="checkbox"/>	City Council	<input type="checkbox"/>	Both	<input type="checkbox"/>
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Date of Request: _____

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE FIRST AND THIRD MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND SECOND AND FOURTH 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: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

Plats:

Preliminary _____

Final _____

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE TURNED IN 7 CALENDAR DAYS PRIOR TO THE MEETING.

BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

SIGNATURE

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION **PLAT APPLICATION**

Plat Name:	Del Bello Lakes Section 8 - Partial Replat No.1
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	December 08, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed partial replat is for residential Section 8 within the Del Bello Lakes master-planned development. The development was established as a Planned Unit Development (PUD) in 2017.*
- *A final plat for Del Bello Lakes Section 8 was previously recorded in 2023.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 43.*
- *This proposed partial replat subdivides a 0.272-acre tract into 1 lot and 1 block and aims to release a temporary access easement currently gets access to the Elevated Storage Tank and change of underlying land use from Open Space to Single Family Residential home with a minimum lot width of 60 feet.*

STAFF RECOMMENDATION

The City staff recommends approval of the Del Bello Lakes Section 8 - Partial Replat No.1 with following conditions:

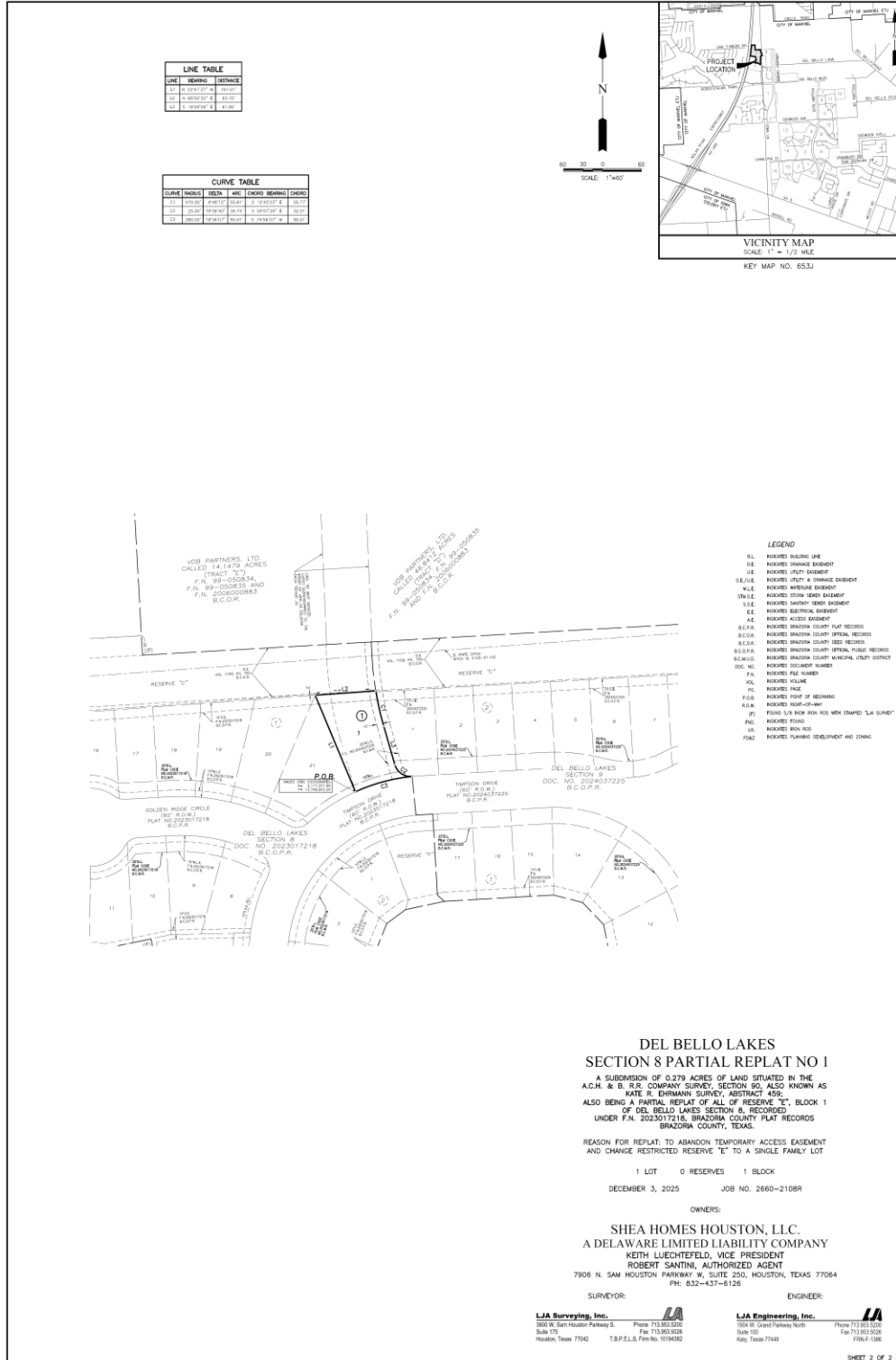
1. Please revise the title block from “abandon” to “release” (Section 62-44(b)(1)).
2. Provide the signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-44(b)(4)).
3. Provide the property owner’s signature and associated notary acknowledgments on the face of the plat (Mylar and electronic copies) (Section 62-44(b)(6)).
4. Please ensure that the field note description of the subdivided tract of land, title block, and CPL all match and reflect the same information (Section 62-44(b)(7)).
5. Please provide a current original tax certificate dated after September 1, 2025, showing all taxes are paid and no delinquencies exist (Section 62-44(b)(17)).
6. Please review and revise note 16 so that it clearly states the Finished Floor elevation shall meet the requirements in place at the time of development (Section 62-44(b)(18)).
7. Provide Letter of No Objections from all applicable Utility Companies (Section 62-44(b)(20)).
8. Please review the note numbers and correct any typos.



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

Plat Exhibit





DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

Del Bello Lakes Master Plan



LOT SUMMARY

50' x 120'	100 LOTS	22 %
55' x 120'	103 LOTS	23 %
60' x 130'	181 LOTS	40 %
70' x 130'	64 LOTS	15 %
TOTAL 448 LOTS		

a master plan for
DEL BELLO LAKES
 ± 268.4 ACRES OF LAND
 prepared for
SHEA HOMES/MAK

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR CONSTRUCTION OR CONSTRUCTION PERMITS. LAND DRAWING IS A SEALED DRAWING ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING & DESIGN MAY NOT BE LIABLE FOR ANY AND ALL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE ENGINEER AND SURVEYOR. ENGINEER'S RESPONSIBILITY IS NOT TO BE LIMITED BY THIS CHARTER. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE PROJECTS SHOWN ON THIS MAP ARE EXTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

META 24275 Katy Freeway, Ste. 200
 Katy, Texas 77494
 Tel: 281-419-1422
 META-09301C
 OCTOBER 31, 2019

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, SHEA HOMES HOMES HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH KEITH LUECHTEFELD, VICE PRESIDENT, AND ROBERT SANTINI, AUTHORIZED AGENT, OWNERS, HERINAFTER REFERRED TO AS OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF DEL BELLO LAKES SECTION 8 PARTIAL REPLAT NO 1, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID COMPANY, 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, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF DEL BELLO LAKES SECTION 8 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, SHEA HOMES HOUSTON, LLC., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ ITS _____ THEREUNTO AUTHORIZED, ATTESTED BY ITS _____ ITS _____

THIS _____ DAY OF _____, 2025.

SHEA HOMES HOUSTON, LLC.
A DELAWARE LIMITED LIABILITY COMPANY

By: _____
PRINTED NAME: _____

ATTEST: _____
PRINTED NAME: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ AND _____, 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 IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY D. NUTTER, 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 ENGINEERS AND 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.

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

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659



BEING 0.279 ACRES (562,262 SQUARE FEET) OF LAND LOCATED IN THE A. C. H. & B. R. R. CO. SURVEY, SECTION 90 ALSO KNOWN AS THE KATE R. EHSMANN SURVEY, ABSTRACT 459, OF BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 63.882 ACRE TRACT CONVEYED TO SHEA HOMES HOUSTON, LLC, BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 20220049110, IN THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 12,908 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT)):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LA THOMPSON" FOUND FOR THE NORTHWEST CORNER OF SAID 63.882 ACRE TRACT, SAID POINT BEING ON THE SOUTH LINE OF LOT 19, BLOCK 90, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 78, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID LOT 19 CONVEYED TO JOHN HALL TRUSTEE BY AN INSTRUMENT OF RECORD IN VOLUME 1545, PAGE 659, OF THE DEED OF SAID BRAZORIA COUNTY, TEXAS (B.C.D.R.), SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 288 (420 FEET WIDE) AS DESCRIBED IN VOLUME 1045, PAGE 396, B.C.D.R.;

THENCE, NORTH 86° 46' 02" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 288 AND ALONG THE SOUTH LINE OF SAID LOT 19 AND A NORTH LINE OF SAID 63.882 ACRE TRACT, 233.83 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA THOMPSON" FOUND FOR A NORTH CORNER OF SAID 63.882 ACRE TRACT, THE SOUTHEAST CORNER OF SAID LOT 19, AND ON THE WEST LINE OF THAT CERTAIN CALLED 14.1479 ACRE TRACT (DESCRIBED AS TRACT E) CONVEYED TO VOB PARTNERS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBERS 99-050834, 99-050835 AND 200600883, IN THE OFFICIAL RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.R.);

THENCE, SOUTH 03° 08' 38" EAST, ALONG AN EAST LINE OF SAID 63.882 ACRE TRACT AND THE WEST LINE OF SAID 14.1479 ACRE TRACT, 333.68 FEET TO A 5/8-INCH IRON ROD FOUND FOR A NORTH CORNER OF SAID 63.882 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 14.1479 ACRE TRACT;

THENCE, NORTH 86° 42' 53" EAST, ALONG A NORTH LINE OF SAID 63.882 ACRE TRACT AND THE SOUTH LINE OF SAID 14.1479 ACRE TRACT, AT 284.45 FEET PASS A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" PREVIOUSLY SET MARKING THE SOUTHEAST CORNER OF SAID 14.1479 ACRE TRACT, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF A 60 FOOT WIDE GRAVEL ROAD (AKA SUBDIVISION OF RECORD IN VOLUME 2, PAGE 78, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.P.R.)), CONTINUING ALONG SAID COMMON LINE FOR A TOTAL DISTANCE OF 353.24 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 17' 07" EAST, DEPARTING THE NORTH LINE OF SAID 63.882 ACRE TRACT, 25.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 105.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 12° 52' 02", AND A CHORD WHICH BEARS SOUTH 09° 43' 08" EAST, 105.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 16° 09' 09" EAST, 61.95 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 34.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79° 36' 40", AND A CHORD WHICH BEARS SOUTH 55° 57' 29" EAST, 32.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 05° 45' 49" EAST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 9.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 228.00 FEET, A CENTRAL ANGLE OF 02° 28' 42", AND A CHORD WHICH BEARS NORTH 85° 28' 32" EAST, 9.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, NORTH 86° 42' 53" EAST, 16.45 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 17' 07" EAST, 125.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 48° 17' 07" EAST, 14.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 77° 49' 25" WEST, 61.26 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 53° 26' 38" WEST, 35.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 22° 07' 12" WEST, 45.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 02° 02' 13" WEST, 56.29 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 17' 06" EAST, 143.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 12° 10' 31" WEST, 143.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 208.35 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 251.00 FEET, A CENTRAL ANGLE OF 47° 33' 40", AND A CHORD WHICH BEARS SOUTH 02° 37' 00" EAST, 202.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 190.71 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 28° 45' 17", AND A CHORD WHICH BEARS NORTH 61° 32' 35" WEST, 188.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 38.95 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 15' 34", AND A CHORD WHICH BEARS NORTH 31° 17' 27" WEST, 35.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, NORTH 76° 39' 40" WEST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 7.90 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 00° 43' 08", AND A CHORD WHICH BEARS SOUTH 12° 58' 46" WEST, 7.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 37.17 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85° 11' 00", AND A CHORD WHICH BEARS SOUTH 55° 12' 42" WEST, 33.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, NORTH 82° 11' 48" WEST, 55.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 61.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 19° 41' 27", AND A CHORD WHICH BEARS NORTH 72° 21' 04" WEST, 61.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, NORTH 19° 47' 53" EAST, 208.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, NORTH 08° 24' 38" EAST, 52.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, NORTH 03° 00' 06" WEST, 58.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, NORTH 11° 47' 58" WEST, 123.83 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 78° 12' 02" WEST, 72.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, NORTH 80° 41' 06" WEST, 280.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER ON THE ARC OF A CURVE ON THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED STATE HIGHWAY NO. 288, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 288, AND 731.10 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 11,669.16 FEET, A CENTRAL ANGLE OF 03° 35' 23", AND A CHORD WHICH BEARS NORTH 06° 28' 35" EAST, 730.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.908 ACRES OF LAND.

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF DEL BELLO LAKES SECTION 8 PARTIAL REPLAT NO 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 _____, 2025.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY, BRAZORIA DRAINAGE DISTRICT #4, AND THE CITY OF MANVEL.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2791025-00871, DATED OCTOBER 19, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY," THREE FEET IN LENGTH, HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDDATION OF THE ASSOCIATED SUBDIVISION PLAT.
4. PROJECT BENCHMARK: "SOUTHPORT" NGS PID NO. AWS460 IS A STAINLESS STEEL ROD LOCATED 0.5 MILE WEST OF ARCOLA AT THE HOUSTON SOUTHWEST AIRPORT. THE STATION IS LOCATED 129.6 FEET NORTHWEST OF THE EASTERMOST END OF RUNWAY 27 APPROACH LIGHT, AND 59.2 FEET FROM NORTH OF THE FIRST RUNWAY LIGHT FOR RUNWAY 27.

ELEVATION = 63.5 FEET, NAVD 29 (1987 ADJUSTMENT)
SUBTRACT 0.60 FEET TO CONVERT TO THE BRAZORIA DRAINAGE DISTRICT NO. 4 DATUM NAVD88 (GEOID 2003)

SITE TBM1: (CPB RESET) IS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA CONTROL" LOCATED APPROX. 3.5 FEET EAST OF THE EDGE OF GRAVEL ON IOWA LANE (CR 58) AND APPROX. 5000' NORTH OF STATE HIGHWAY 6. ALSO BEING APPROX. 36.4 FEET NORTHWEST FROM A UTILITY POLE ALONG THE EAST RIGHT-OF-WAY LINE OF IOWA LANE, AND 20 FEET SOUTH OF A CULVERT UNDER IOWA LANE FOR A DRAINAGE DITCH TO THE EAST.

ELEVATION 55.27 NAVD29 (1987 ADJUSTMENT)

5. BDD4 BENCHMARK: A BRASS DISK STAMPED "CR58-1" SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF CR 58, IN KEY MAP 652G NEAR CR58 WEST DETENTION.

ELEVATION = 59.14 FEET, NAVD88 (GEOID 2003)
ADD 0.60 FEET TO CONVERT TO THE PROJECT DATUM NAVD 29 (1987 ADJUSTMENT)

6. BY GRAPHICAL PLOTTING, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, THE SUBJECT TRACT DOES LIE WITHIN ZONE "X" (UNSHADED, ON THE FIRM MAP), ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN," AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NOS. 48039C0202K AND 48039C0110K, EFFECTIVE DATE DECEMBER 30, 2020. ACCORDING TO SAID MAP, THE DEL BELLO LAKES DEVELOPMENT IS ENTIRELY OUTSIDE THE LIMITS OF THE FLOODWAY AND THE 100-YEAR FLOODPLAIN.

7. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.

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

9. THE BEARINGS AND 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 OF 0.99986357.

10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.

11. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.

12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.

13. THIS PROPERTY IS LOCATED WHOLLY WITHIN PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43, THE CITY OF MANVEL AND ALVIN INDEPENDENT SCHOOL DISTRICT, AT THE TIME OF PLATTING.

14. NO PIPELINE OR PIPELINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.

15. PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, NATURAL DRAINAGE OR OTHER FACILITIES SHALL BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.

16. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.E.M.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE FLOOD PLAIN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.

17. THE PARTIAL REPLAT PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PLANNING DEVELOPMENT AND ZONING COMMISSION. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PLANNING DEVELOPMENT AND ZONING COMMISSION.

18. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.

19. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

17. ANY IMPROVEMENTS CROSSING THE 75' DRAINAGE EASEMENT AND STATE DITCH MUST MAINTAIN 20' UNOBSTRUCTED ACCESS TO BOTH SIDES OF THE DITCH.

18. BRAZORIA DRAINAGE DISTRICT NO. 4 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT LOCATED WITHIN RESERVE "C" AND THE STATE DITCH ONLY. BUILDINGS DRAINAGE DISTRICT NO. 4 WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANYTHING OUTSIDE OF THEIR EASEMENT OR STATE DITCH LOCATED WITHIN RESERVE "C". BRAZORIA DRAINAGE DISTRICT NO. 4 WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE RETAINING WALL LOCATED OUTSIDE OF THEIR DRAINAGE EASEMENT. THE HOMEOWNER'S ASSOCIATION AND BRAZORIA MUNICIPAL UTILITY DISTRICT NO. 43 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE RETAINING WALL.

21. ON JULY 5, 2022, CITY OF MANVEL CITY COUNCIL APPROVED A VARIANCE REQUEST TO NOT CONSTRUCT HALF OF THE 40' COUNTY ROADWAY RECORDED IN VOLUME 2, PAGE 98, B.C.P.R., THE CONSTRUCTION OF THE ROAD WILL NOT BE THE RESPONSIBILITY OF BCMUD 43, THE H.O.A. OR THE DEVELOPER. (SEE NOTE 25)

22. RESERVE "D" IS RESTRICTED TO ELEVATED STORAGE TANK USE. RESERVE "D" WILL BE DEEDED TO THE CITY OF MANVEL AFTER THE RECORDING OF THIS PLAT.

23. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.

24. IN ACCORDANCE WITH THE VARIANCE APPROVED BY THE CITY OF MANVEL CITY COUNCIL ON JULY 5, 2022, THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED UNDER F.N. 2022042342, B.C.O.P.R.

25. CURRENT TEMPORARY ACCESS EASEMENT WILL BE RELEASED WITH THE RECORDATION OF THIS REPLAT PER SECOND AMENDMENT TO INTERLOCAL AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANVEL, TEXAS AND BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43, RECORDATION NO. 2024016985.

26. THE UNDERLYING LAND USE (OPEN SPACE) IN RECORDED FINAL PLAT IS BEING CHANGED TO SINGLE FAMILY RESIDENTIAL. NOTE: PER THE APPROVED PLANNED UNIT DEVELOPMENT SECTION IV, OPEN SPACE BEING INCLUDED UNDER SINGLE FAMILY RESIDENTIAL ZONING DESIGNATION.

REASON FOR REPLAT: TO ABANDON TEMPORARY ACCESS EASEMENT AND CHANGE RESTRICTED RESERVE "E" TO A SINGLE FAMILY LOT

1 LOT 0 RESERVES 1 BLOCK

DECEMBER 3, 2025 JOB NO. 2660-2108R

OWNERS:

SHEA HOMES HOUSTON, LLC.
A DELAWARE LIMITED LIABILITY COMPANY

KEITH LUECHTEFELD, VICE PRESIDENT
ROBERT SANTINI, AUTHORIZED AGENT

7906 N. SAM HOUSTON PARKWAY W, SUITE 250, HOUSTON, TEXAS 77064
PH: 832-437-6126

SURVEYOR:

ENGINEER:

DEL BELLO LAKES SECTION 8 PARTIAL REPLAT NO 1

A SUBDIVISION OF 0.279 ACRES OF LAND SITUATED IN THE A.C.H. & B. R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHSMANN SURVEY, ABSTRACT 459; ALSO BEING A PARTIAL REPLAT OF ALL OF RESERVE "E", BLOCK 1 OF DEL BELLO LAKES SECTION 8, RECORDED UNDER F.N. 2023017218, BRAZORIA COUNTY PLAT RECORDS BRAZORIA COUNTY, TEXAS.

REASON FOR REPLAT: TO ABANDON TEMPORARY ACCESS EASEMENT AND CHANGE RESTRICTED RESERVE "E" TO A SINGLE FAMILY LOT

1 LOT 0 RESERVES 1 BLOCK

DECEMBER 3, 2025 JOB NO. 2660-2108R

OWNERS:

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7906 N. SAM HOUSTON PARKWAY W, SUITE 250, HOUSTON, TEXAS 77064
PH: 832-437-6126

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

3600 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, SHEA HOMES HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING, BY AND THROUGH Keith Luechtefeld, Vice President AND Robert Santini, Vice President, OWNERS, HERINAFTER REFERRED TO AS OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF DEL BELLO LAKES SECTION 8, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID COMPANY, ACCORDING TO THE LINES, LOT 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, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS. FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF DEL BELLO LAKES SECTION 8 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY WAIVE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, SHEA HOMES HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY Keith Luechtefeld, Vice President AND Robert Santini, Vice President, THEREUNTO AUTHORIZED, ATTESTED BY Keith Luechtefeld, Vice President AND Robert Santini, Vice President.
THIS 2nd DAY OF March, 2023.

SHEA HOMES HOUSTON, LLC.
A DELAWARE LIMITED LIABILITY COMPANY

By: Keith Luechtefeld
PRINTED NAME: Keith Luechtefeld

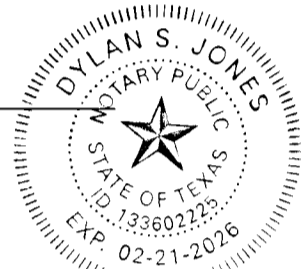
Attest: Robert Santini
PRINTED NAME: Robert Santini

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Keith Luechtefeld AND Robert Santini, 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 IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2nd DAY OF March, 2023.

Dylan S. Jones
NOTARY PUBLIC AND FOR THE STATE OF TEXAS



I, GARY D. NUTTER, 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 ENGINEERS AND LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION THAT THE BOUNDARY CORNERS, SINGLE 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 UTILITY GRADING WITHIN THE BOUNDARIES OF 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.

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

Gary D. Nutter
GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659



APPROVED BY THE BOARD OF COMMISSIONERS ON 02/07/2023

John R. ...
BRAZORIA DRAINAGE DISTRICT NO. 4
DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICTS ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICTS 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. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICTS RULES, REGULATIONS AND GUIDELINES AND THESE APPROVED DRAINAGE PLANS AND/OR PLAT, THE DISTRICTS RULES, REGULATIONS & GUIDELINES SHALL GOVERN AND PREVAIL. ANY APPROVED VARIANCES SHALL BE ITEMIZED ON THE COVER SHEET AND PLACED ON THE APPROPRIATE SHEET WHERE APPLICABLE. 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.

BDD4 REF. ID #23-000008

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF DEL BELLO LAKES SECTION 8 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 10th DAY OF APRIL, 2023.

John R. ...
PLANNING, DEVELOPMENT, AND ZONING COMMISSION

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

- 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 ERRECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
- 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'S INSPECTOR AT LEAST FORTH-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
- 5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY 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 DISTRICTS DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- 9. DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL, AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
- 10. ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
- 11. AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
- 12. ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICTS RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICTS RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.
- 13. ALL ABOVE-GROUND IMPROVEMENTS MUST BE POSITIONED WITHIN THE NORTHERNMOST 10' OF THE D.E./U.E.

BEING 12.908 ACRES (562,262 SQUARE FEET) OF LAND LOCATED IN THE A. C. H. & B. R. R. CO. SURVEY, SECTION 90 ALSO KNOWN AS THE KATE R. EHRRMANN SURVEY, ABSTRACT 459, OF BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 63.882 ACRE TRACT CONVEYED TO SHEA HOMES HOUSTON, LLC, BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2020049110, IN THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.D.R.), SAID 12.908 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT)):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LA THOMPSON" FOUND FOR THE NORTHWEST CORNER OF SAID 63.882 ACRE TRACT, SAID POINT BEING ON THE SOUTH LINE OF LOT 19, BLOCK 90, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.D.R.), SAID LOT 19 CONVEYED TO DONALD HALL, TRUSTEE BY AN INSTRUMENT OF RECORD IN VOLUME 1545, PAGE 659, OF THE DEED OF SAID BRAZORIA COUNTY, TEXAS (B.C.D.R.), SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 288 (420 FEET WIDE) AS DESCRIBED IN VOLUME 1045, PAGE 396, B.C.D.R.;

THENCE, NORTH 86° 46' 02" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 288 AND ALONG THE SOUTH LINE OF SAID LOT 19 AND A NORTH LINE OF SAID 63.882 ACRE TRACT, 233.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA THOMPSON" FOUND FOR A NORTH CORNER OF SAID 63.882 ACRE TRACT, THE SOUTHEAST CORNER OF SAID LOT 19, AND ON THE WEST LINE OF THAT CERTAIN CALLED 14.1479 ACRE TRACT (DESCRIBED AS TRACT E) CONVEYED TO VDB PARTNERS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBERS 99-050834, 99-050835 AND 2006000883, IN THE OFFICIAL RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.D.R.);

THENCE, SOUTH 03° 08' 38" EAST, ALONG AN EAST LINE OF SAID 63.882 ACRE TRACT AND THE WEST LINE OF SAID 14.1479 ACRE TRACT, 333.68 FEET TO A 5/8-INCH IRON ROD FOUND FOR A NORTH CORNER OF SAID 63.882 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 14.1479 ACRE TRACT;

THENCE, NORTH 86° 42' 53" EAST, ALONG A NORTH LINE OF SAID 63.882 ACRE TRACT AND THE SOUTH LINE OF SAID 14.1479 ACRE TRACT, AT 284.5 FEET PASS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET MARKING THE SOUTHEAST CORNER OF SAID 14.1479 ACRE TRACT, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF A 60 FOOT WIDE GRAVEL ROAD (AKA IOWA LANE) AS ADOPTED BY ORDER NO. 12 OF THE COMMISSIONERS RECORD IN FILE NUMBER 2019-0001, SAID ROAD LINE CONVEYED TO DONALD HALL, TRUSTEE BY AN INSTRUMENT OF RECORD IN VOLUME 1545, PAGE 659, OF THE DEED OF SAID BRAZORIA COUNTY, TEXAS (B.C.D.R.), SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 35.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 17' 07" EAST, DEPARTING THE NORTH LINE OF SAID 63.882 ACRE TRACT, 25.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 105.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 47° 33' 40", AND A CHORD WHICH BEARS SOUTH 09° 43' 08" EAST, 105.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 16° 09' 09" EAST, 61.95 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 34.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79° 36' 40", AND A CHORD WHICH BEARS SOUTH 55° 12' 42" WEST, 32.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 05° 45' 49" EAST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 9.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 02° 28' 42", AND A CHORD WHICH BEARS NORTH 85° 28' 32" EAST, 9.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 86° 42' 53" EAST, 16.45 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 17' 07" EAST, 125.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 48° 17' 07" EAST, 14.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 77° 49' 25" WEST, 61.26 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 53° 26' 38" WEST, 35.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 22° 07' 12" WEST, 45.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 02° 02' 13" EAST, 56.29 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 17' 06" EAST, 143.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 12° 10' 31" WEST, 143.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 208.35 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 251.00 FEET, A CENTRAL ANGLE OF 47° 33' 40", AND A CHORD WHICH BEARS SOUTH 02° 37' 00" EAST, 202.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 180.71 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 28° 45' 17", AND A CHORD WHICH BEARS NORTH 61° 32' 35" WEST, 188.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 38.95 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 15' 34", AND A CHORD WHICH BEARS NORTH 31° 17' 27" WEST, 35.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 76° 39' 40" WEST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 7.80 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 00° 43' 08", AND A CHORD WHICH BEARS SOUTH 12° 58' 46" WEST, 7.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 37.17 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85° 11' 00", AND A CHORD WHICH BEARS SOUTH 55° 12' 42" WEST, 33.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 82° 11' 48" WEST, 55.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 61.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 19° 41' 27", AND A CHORD WHICH BEARS NORTH 72° 21' 04" WEST, 61.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 19° 47' 53" EAST, 208.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 08° 24' 38" EAST, 52.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 03° 00' 06" WEST, 58.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 11° 47' 58" WEST, 123.83 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 78° 12' 02" WEST, 72.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 80° 41' 06" WEST, 280.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER ON THE ARC OF A CURVE ON THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED STATE HIGHWAY NO. 288, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 288, AND 731.10 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 11,669.16 FEET, A CENTRAL ANGLE OF 03° 35' 23", AND A CHORD WHICH BEARS NORTH 08° 28' 35" EAST, 730.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.908 ACRES OF LAND.

NOTES:

- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
- 2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0782, DATED FEBRUARY 28, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 3. FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY," THREE FEET IN LENGTH, HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDEATION OF THE ASSOCIATED SUBDIVISION PLAT.
- 4. PROJECT BENCHMARK: "SOUTHPORT" NGS PID NO. AW5460 IS A STAINLESS STEEL ROD LOCATED 0.5 MILE WEST OF ARCOLA AT THE HOUSTON SOUTHWEST AIRPORT. THE STATION IS LOCATED 129.6 FEET NORTHWEST OF THE EASTERNMOST END OF RUNWAY 27 APPROACH LIGHT, AND 59.2 FEET FROM NORTH OF THE FIRST RUNWAY LIGHT FOR RUNWAY 27.
ELEVATION = 63.5 FEET, NVD 29 (1987 ADJUSTMENT)
SUBTRACT 0.60 FEET TO CONVERT TO THE BRAZORIA DRAINAGE DISTRICT NO. 4 DATUM NAVD88 (GEOID 2003)
SITE TBM1: (CPB RESET) IS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA CONTROL" LOCATED APPROX. 3.5 FEET EAST OF THE EDGE OF GRAVEL ON IOWA LANE (CR 58) AND APPROX. 5000' NORTH OF STATE HIGHWAY 6. ALSO BEING APPROX. 36.4 FEET NORTHWEST FROM A UTILITY POLE ALONG THE EAST RIGHT-OF-WAY LINE OF IOWA LANE, AND 20 FEET SOUTH OF A CULVERT UNDER IOWA LANE FOR A DRAINAGE DITCH TO THE EAST.
ELEVATION 55.27 NVD29 (1987 ADJUSTMENT)
- 5. BDD4 BENCHMARK: A BRASS DISK STAMPED "CR58-1" SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF CR 58, IN KEY MAP 652G NEAR CR58 WEST DETENTION.
ELEVATION = 59.14 FEET, NAVD88 (GEOID 2003)
ADD 0.60 FEET TO CONVERT TO THE PROJECT DATUM NVD 29 (1987 ADJUSTMENT)
- 6. BY GRAPHICAL PLOTTING, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. THE SUBJECT TRACT DOES LIE WITHIN ZONE "X" (UNSHADED, ON THE FIRM MAP), ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN," AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NOS. 48039C0020K AND 48039C0110K, EFFECTIVE DATE DECEMBER 30, 2020. ACCORDING TO SAID MAP, THE DEL BELLO LAKES DEVELOPMENT IS ENTIRELY OUTSIDE THE LIMITS OF THE FLOODWAY AND THE 100-YEAR FLOODPLAIN.
- 7. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- 8. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- 9. THE BEARINGS AND 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 OF 0.99986357.
- 10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDERS(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- 11. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- 12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- 13. THIS PROPERTY IS LOCATED WHOLLY WITHIN PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 4 OF THE CITY OF MANVEL AND ALVIN INDEPENDENT SCHOOL DISTRICT, AT THE TIME OF PLATING.
- 14. NO PIPELINE OR PIPELINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.
- 15. 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 UTILITIES OR OTHER FACILITIES CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
- 16. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAN MUST BE ELEVATED TO THE F.E.M.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODPLAIN BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE FLOOD PLAN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.
- 17. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PLANNING DEVELOPMENT AND ZONING COMMISSION. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PLANNING DEVELOPMENT AND ZONING COMMISSION.
- 18. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- 19. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE 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.
- 20. ANY IMPROVEMENTS CROSSING THE 75' DRAINAGE EASEMENT AND STATE DITCH MUST MAINTAIN 20' UNOBSTRUCTED ACCESS TO BOTH SIDES OF THE DITCH.
- 21. BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT LOCATED WITHIN RESERVE "C" AND THE STATE DITCH ONLY. BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANYTHING OUTSIDE OF THEIR EASEMENT OR STATE DITCH LOCATED WITHIN RESERVE "C". BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE RETAINING WALL LOCATED OUTSIDE OF THEIR DRAINAGE EASEMENT. THE HOMEOWNER'S ASSOCIATION AND BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE RETAINING WALL.

22. ON JULY 5, 2022, CITY OF MANVEL CITY COUNCIL APPROVED A VARIANCE REQUEST TO NOT CONSTRUCT HALF OF THE 40' COUNTY ROADWAY RECORDED IN VOLUME 2, PAGE 98, B.C.D.R. THE CONSTRUCTION OF THE ROAD WILL NOT BE THE RESPONSIBILITY OF BOUND 45, THE H.O.A. OR THE DEVELOPER. (SEE NOTE 23)

23. RESERVE "B" IS RESTRICTED TO ELEVATED STORAGE TANK USE. RESERVE "D" WILL BE DEEBED TO THE CITY OF MANVEL AFTER THE RECORDING OF THIS PLAT.

24. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN (3) 12 INCHES ABOVE FINISHED GRADE.

25. IN ACCORDANCE WITH THE VARIANCE APPROVED BY THE CITY OF MANVEL CITY COUNCIL ON JULY 6, 2022, THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED UNDER F.N. 2022042544, B.C.D.R.

FINAL PLAT OF DEL BELLO LAKES SECTION 8

A SUBDIVISION OF 12.908 ACRES OF LAND SITUATED IN THE A.C.H. & B. R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHRRMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

30 LOTS 7 RESERVES (4.291 ACRES) 2 BLOCKS

MARCH 11, 2023 JOB NO. 2660-2108

OWNERS:

SHEA HOMES HOUSTON, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
KEITH LUECHTEFELD, VICE PRESIDENT
7906 N. SAM HOUSTON PARKWAY W, SUITE 250, HOUSTON, TEXAS 77064
PH: 832-437-6126

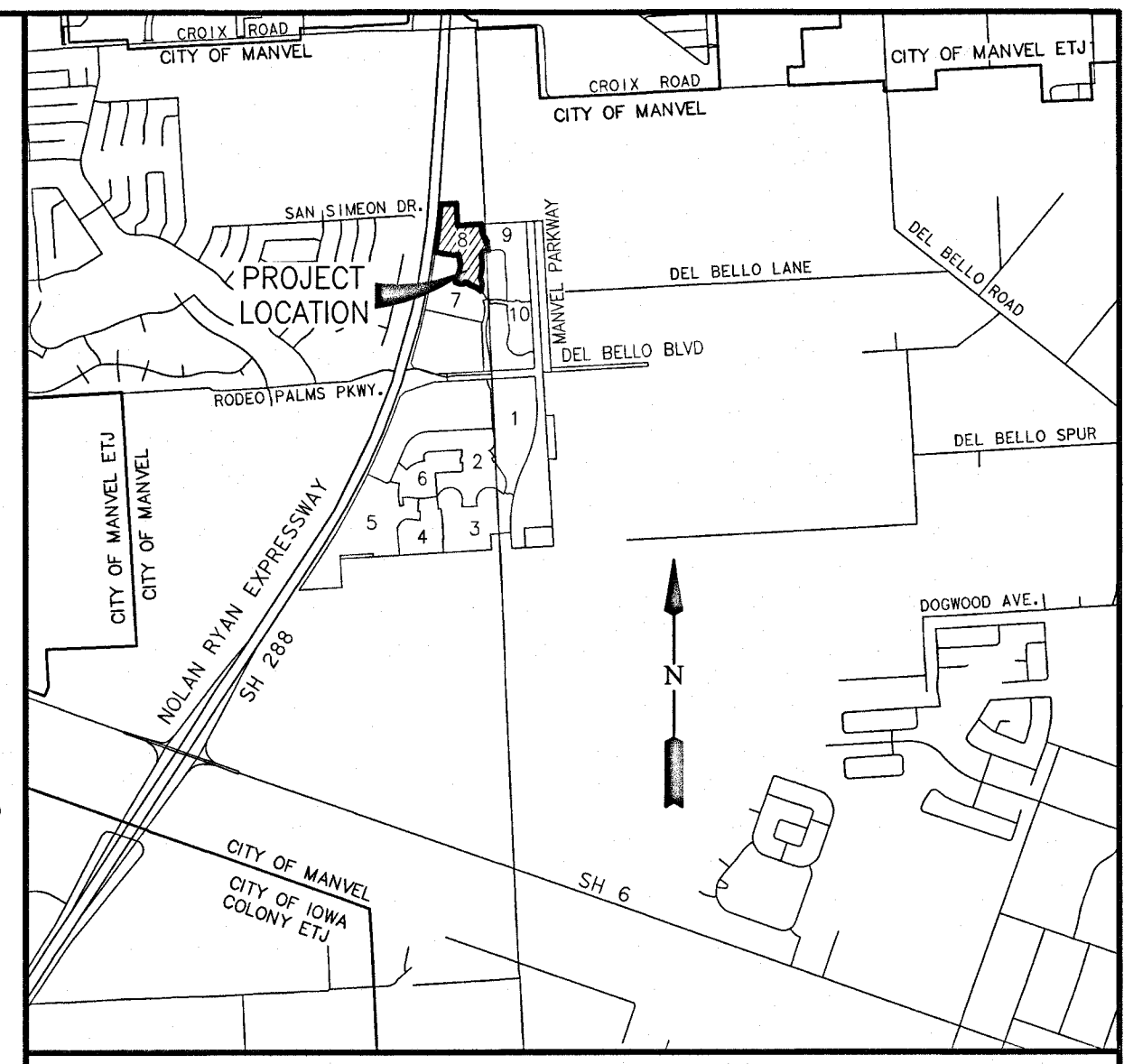
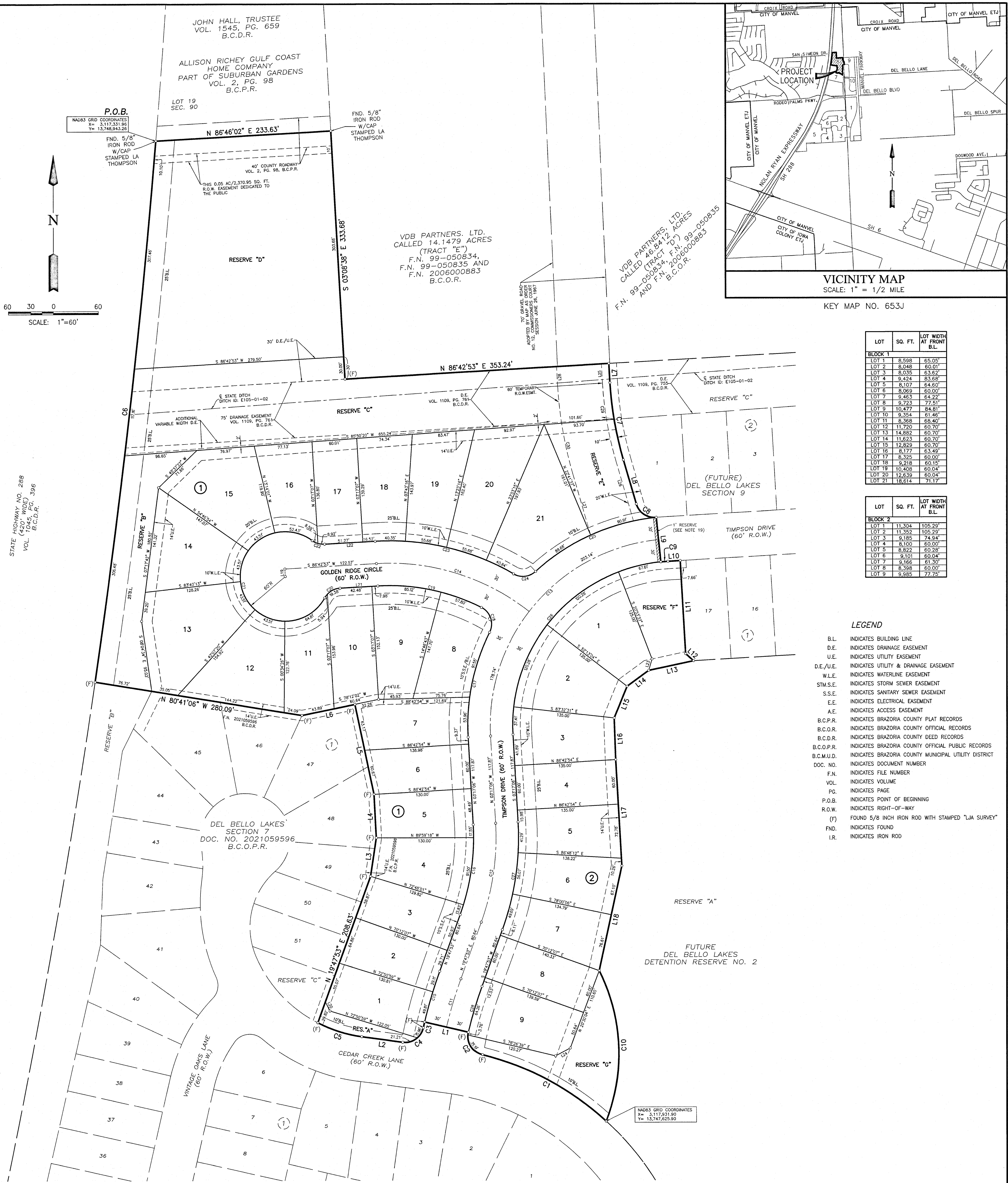
SURVEYOR:

ENGINEER:

LJA Surveying, Inc.
3600 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 653J

LOT	SQ. FT.	LOT WIDTH AT FRONT B.L.
BLOCK 1		
LOT 1	8,598	65.05'
LOT 2	8,048	60.01'
LOT 3	12,035	63.02'
LOT 4	9,424	63.68'
LOT 5	8,107	64.60'
LOT 6	8,069	60.00'
LOT 7	9,463	64.22'
LOT 8	9,723	77.51'
LOT 9	10,477	84.81'
LOT 10	9,354	61.46'
LOT 11	8,368	68.40'
LOT 12	11,720	60.70'
LOT 13	14,882	60.70'
LOT 14	11,623	60.70'
LOT 15	12,829	60.70'
LOT 16	8,177	63.49'
LOT 17	8,325	60.00'
LOT 18	9,218	60.15'
LOT 19	10,408	60.04'
LOT 20	12,639	60.04'
LOT 21	18,614	71.17'

LOT	SQ. FT.	LOT WIDTH AT FRONT B.L.
BLOCK 2		
LOT 1	11,304	105.29'
LOT 2	11,352	105.29'
LOT 3	9,185	74.94'
LOT 4	8,100	60.00'
LOT 5	8,822	60.28'
LOT 6	9,101	60.04'
LOT 7	9,166	61.30'
LOT 8	8,398	60.00'
LOT 9	9,985	77.75'

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - D.E./U.E. INDICATES UTILITY & DRAINAGE EASEMENT
 - W.L.E. INDICATES WATERLINE EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - A.E. INDICATES ACCESS EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - P.G. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - (F) FOUND 5/8 INCH IRON ROD WITH STAMPED "LJA SURVEY"
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 76°39'40" W	60.00'
L2	N 82°11'48" W	55.02'
L3	N 08°24'38" E	52.33'
L4	N 03°00'06" W	58.56'
L5	N 11°47'58" W	123.83'
L6	S 78°12'02" W	72.27'
L7	S 03°17'07" E	25.79'
L8	S 16°09'09" E	61.95'
L9	S 05°45'49" E	60.00'
L10	N 86°42'53" E	16.45'
L11	S 03°17'07" E	125.00'
L12	S 48°17'07" E	14.14'
L13	S 77°49'25" W	61.26'
L14	S 53°26'38" W	35.89'
L15	S 22°07'12" W	45.89'
L16	S 02°09'13" E	56.29'
L17	S 03°17'06" E	143.04'
L18	S 12°10'31" W	143.72'
L19	S 03°17'07" E	10.00'
L20	N 26°31'33" W	13.81'
L21	S 86°42'53" W	50.45'
L22	N 86°42'53" E	67.79'
L23	S 16°16'30" W	15.94'
L24	N 62°01'43" E	22.46'
L25	N 03°17'07" W	25.79'
L26	N 16°09'09" W	82.66'
L27	N 16°09'09" W	84.82'
L28	N 03°17'07" W	25.79'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	380.00'	28°45'17"	190.71'	N 61°32'35" W	188.71'
C2	25.00'	89°15'34"	38.95'	N 31°17'27" W	35.13'
C3	630.00'	0°43'08"	7.90'	S 12°58'46" W	7.90'
C4	25.00'	85°11'00"	37.17'	S 55°12'42" W	33.84'
C5	180.00'	19°41'27"	61.88'	N 72°21'04" W	61.56'
C6	11669.16'	3°35'23"	731.10'	N 06°28'35" E	730.98'
C7	470.00'	12°52'02"	105.55'	S 09°43'08" E	105.33'
C8	25.00'	79°36'40"	34.74'	S 55°57'29" E	32.01'
C9	220.00'	2°28'42"	9.52'	N 85°28'32" E	9.52'
C10	251.00'	47°33'40"	208.35'	S 02°37'00" E	202.42'
C11	600.00'	6°27'33"	67.64'	N 16°34'07" E	67.60'
C12	335.00'	23°04'59"	134.96'	N 08°15'24" E	134.05'
C13	250.00'	67°31'17"	381.88'	N 40°28'32" E	345.82'
C14	300.00'	41°43'36"	218.48'	N 72°25'19" W	213.68'
C15	630.00'	6°27'33"	71.02'	N 16°34'07" E	70.98'
C16	305.00'	23°04'59"	122.88'	N 08°15'24" E	122.05'
C17	280.00'	29°46'33"	145.51'	N 11°36'11" E	143.88'
C18	25.00'	89°26'46"	39.03'	N 18°13'56" W	35.18'
C19	270.00'	30°19'48"	142.93'	N 78°07'13" W	141.26'
C20	25.00'	58°02'03"	25.32'	S 57°41'51" W	24.25'
C21	60.00'	278°09'12"	291.28'	N 12°14'34" W	78.61'
C22	25.00'	40°07'09"	17.51'	S 73°13'32" E	17.15'
C23	330.00'	33°25'47"	192.54'	S 76°34'14" E	189.82'
C24	25.00'	72°39'21"	31.70'	N 83°48'59" E	29.62'
C25	280.00'	36°44'52"	179.58'	N 65°51'45" E	176.52'
C26	220.00'	87°31'17"	336.06'	S 40°28'32" W	304.32'
C27	365.00'	23°04'59"	147.05'	N 08°15'24" W	146.06'
C28	570.00'	6°27'33"	64.26'	N 16°34'07" W	64.22'
C29	480.00'	12°52'02"	107.80'	S 09°43'08" E	107.57'
C30	540.00'	12°52'02"	121.27'	S 09°43'08" E	121.02'

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.055	2,375	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.411	17,883	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	1.386	60,377	RESTRICTED TO DRAINAGE/OPEN SPACE
D	1.785	77,737	RESTRICTED TO ELEVATED STORAGE TANK
E	0.272	11,843	RESTRICTED TO OPEN SPACE/ACCESS EASEMENT
F	0.203	8,842	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.291	12,685	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	4.403	191,742	

**FINAL PLAT OF
DEL BELLO LAKES
SECTION 8**

A SUBDIVISION OF 12.908 ACRES OF LAND SITUATED IN THE A.C.H. & B. R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHRMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

30 LOTS 7 RESERVES (4.291 ACRES) 2 BLOCKS
MARCH 7, 2023 JOB NO. 2660-2108

OWNERS:

SHEA HOMES HOUSTON, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
KEITH LUECHTEFELD, VICE PRESIDENT
7906 N. SAM HOUSTON PARKWAY W, SUITE 250, HOUSTON, TEXAS 77064
PH: 832-437-6126

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.
3600 W. Sam Houston Parkway S. Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

2023017218
Brazoria County - Joyce Hudman, County Clerk
84/19/2023 09:33 PM
Total Pages: 2
Fee: 223.00



SEC 8
30 LOTS
(TYP.60'x130')
±8.0 Ac.

SEC 9
42 LOTS
(TYP.60'x130')
±11.7 Ac.

SEC 7
46 LOTS
(TYP.50'x120')
5 LOTS
(TYP.60'x130')
±13.5 Ac.

SEC 10
19 LOTS
(TYP.70'x130')
±6.1 Ac.

SEC 2
52 LOTS
(TYP.50'x120')
13 LOTS
(TYP.60'x125'/130')
±22.2 Ac.

SEC 1
2 LOTS
(TYP.50'x120')
60 LOTS
(TYP.55'x120')
6 LOTS
(TYP.60'x120')
±21.8 Ac.

SEC 6
27 LOTS
(TYP.60'x125'/130')
±11.0 Ac.

SEC 5
43 LOTS
(TYP.55'x120')
4 LOTS
(TYP.60'x130')
6 LOTS
(TYP.70'x130')
±29.5 Ac.

SEC 4
34 LOTS
(TYP.60'x130')
4 LOTS
(TYP.70'x130')
±10.4 Ac.

SEC 3
20 LOTS
(TYP.60'x130')
35 LOTS
(TYP.70'x130')
±19.5 Ac.

LOT SUMMARY

50'x120'	100 LOTS	22%
55'x120'	103 LOTS	23%
60'x130'	181 LOTS	40%
70'x130'	64 LOTS	15%

TOTAL 448 LOTS

a master plan for
DEL BELLO LAKES

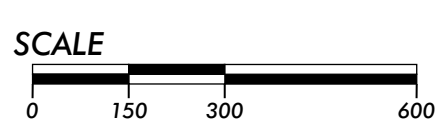
± 268.4 ACRES OF LAND

prepared for
SHEA HOMES / MAK

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-09301C
OCTOBER 31, 2019



MANVEL PD&Z COMMISSION DATA SHEET

MEETING DATE: December 8, 2025

TOPIC: The applicant, M Lanza Engineering, on behalf of the property owner, is submitting a request for the allowance of a pump detention system to be used for a proposed Commercial Shopping Center at the Northwest Corner of Highway 6 and the proposed to be constructed Pine St. The request includes an ask to deviate from the 1000' distance requirement from residential properties.

BACKGROUND:

- The subject site is a 2.3804-acre vacant tract located along the Northwest corner of Highway 6 and the proposed to be constructed Pine St.
- The property is located entirely within the AO (Depth 2) flood zones.
- The entities having jurisdiction over drainage for the site are BCR3, TXDOT and the City of Manvel.
- Due to lack of depth at the outfall point which is an inlet within HWY6 ROW, the applicant is proposing to use a pump detention system to aid in achieving the detention requirements for the site.
- Drainage and Mitigation on site is proposed to be handled by pipes placed underground within the pavement.
- The applicant has submitted plans to construct the full width Pine St from Highway 6 to Large Ave along the Eastern property line. The road will be an asphalt/open ditch road as allowed in the OMT district.
- On October 28, 2025, a variance request to the Engineering Design Criteria Manual was submitted for the allowance of a pump detention system based on a provision in the manual stating that pump detention will have to be approved by City Council on a case-by-case basis. This also includes a request to deviate from the 1000' distance requirement from residential properties required in the DCM.
- Additional details and staff analysis are included in the attached staff report.

City Staff Report:

- Drainage Criteria is laid out in Chapter 5 of the City's Engineering Design Criteria Manual
- Pump Detention has generally been discouraged due to potential failure of the pump system, the need for more frequent maintenance and the responsibility of maintaining the system, and the potential flooding hazards that come from a reliance on a complex system to handle a large amount of storage volume.
- Chapter 5 Section G Item 5 states that Pump Detention Facilities may be allowed by City Council on a case-by-case basis if the following criteria are met:
 1. Use is for non-residential developments.
 2. No residence is within 1,000 feet of the pump facility.
 3. A backup natural gas generator is provided for the entire pump facility.
 4. 50% of the detention is achieved by a gravity system.
 5. The corresponding Drainage District approves the pump facility.

- The following points below indicate how the applicant stands in relation to the criteria;
 1. The development is a non-residential use for a Commercial Shopping Center.
 2. **There are three residences in the vicinity that do not meet the 1000' distance requirement.**
 3. A generator has been proposed to service the building and the pump station.
 4. The proposed underground system is designed to achieve the required 50% of detention to be handled by gravity.
 5. Correspondence has taken place with BCR3 regarding the pump facility and drainage requirements. Approval from the Drainage District will be required prior to City permit approval.
- There are some additional supplemental documents which can be found attached with the packet that provide more detailed information about the pump system and measures taken to ensure present and future compliance with City guidelines.
 These include:
 1. The completed City Design Criteria Manual Variance Form.
 2. An Aerial View showing proximity to nearby residences.
 3. A proposed Maintenance Covenant with the City detailing responsibilities assigned to the owner.
 4. The proposed drainage plan along with details of the pump system.

STAFF RECOMMENDATION: The applicant does not meet all of the City's criteria for the allowance of a pumped detention system since there are residential properties within 1000' of the proposed system. Staff would not be able to recommend approval based on the conditions not being met but will assist on providing information to aid in making a recommendation to City Council.

ATTACHMENTS: Aerial Map, Design Criteria Manual Variance Form, Proposed Maintenance Covenant, Drainage Plan and Pump System Detail.

FUNDING ISSUES

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

<p>SUBMITTING STAFF MEMBER Matt De La Rosa, Assistant City Engineer</p>	<p>FINANCE DIRECTOR APPROVAL _____</p> <p>CITY MANAGER APPROVAL _____</p>
--	---



**CITY OF MANVEL
DESIGN CRITERIA MANUAL
SECTION 7 - MODIFICATION FORM**

Variations to technical standards identified in the Design Criteria Manual (DCM) may be allowed by the City of Manvel City Engineer. The modification proposal must be submitted by a registered Professional Engineer following generally accepted engineering standards and such proposal contains the following information and substantiates the findings in paragraph four (4) below. If an appeal to the City of Manvel City Engineer decision is requested, the Planning Development & Zoning (PD&Z) will review that appeal and make a recommendation to City Council. City Council will have final authority on the approval or denial of the Appeal.

Design Criteria Modification Approval will be valid for a period of 2 years. If work has not commenced within 2 years, the Modification will need to be resubmitted and reviewed, and new plan review fees paid.

This form must be completed in its entirety.

PROJECT NAME: PROPOSED SHOPPING CENTERS
PROJECT ENGINEER: MARIO E. LANZA

SUBMITTAL DATE: 10/23/2025
SUBDIVISION NAME: S6398

MODIFICATION LOCATION:
19925 MORRIS AVENUE, MANVEL TEXAS 77578

1. Set forth the proposed deviation to the technical standard (including the page number and specific DCM reference).
5. Ownership and Easements
b. Pumped detention facilities may be allowed by City Council on a case-by-case basis
2) No Residence is within 1,000 feet of the pump facility.
Page 54 of 69

2. Set forth the impact such deviation has, including the likelihood of accidents, the long-term maintenance and operation effect, the degree of functionality and efficiency, the technological advancements involved, and other relevant matters.
We don't anticipate the pumped detention facility will negatively impact all neighboring properties.
We are going to be implementing short term maintenance plan in order to avoid any operations issues.

3. Show a comparison of the technical standard to the proposed deviation with respect to overall safety and quality, speed differential, street capacity, existing and projected accidents, long-term maintenance and operation, degree of functionality, degree of efficiency, technological advancements, and other relevant matters.
The pumped detention facility for this project wont be generating safety concerns to the overall detention system, and due to the detention being underground pipes we believe there will be less maintenances issues as opposed to the maintenance of a detention pond.

4. Describe all mitigating improvements that reduce the negative impact of the proposed deviation on overall safety and quality, speed differential, street capacity, accident occurrences, long-term maintenance and operation, degree of functionality, degree of efficiency and demonstrating the degree to which the proposed deviation detrimentally affects the foregoing. Other relevant factors, including technological advances, should be explained by describing how they will affect the proposed development. Mitigating improvements can include but are not limited to, traffic control devices, pavement improvements, added acceleration or deceleration lanes or reservoirs, and other on-site improvements.

As a safety control: a stand by pump of the same discharge capacity is being propose and as required by the city a backup natural gas generator will be provided on-site. All these safety measures will help to control any potential system failure.

SUMMARY & CONCLUSION/RECOMMENDATION FOR MODIFICATION:

This variance will contribute to optimizing the use of the land by proposing a pumped underground detention system.

List of Supporting Documentation Attached? Yes X No

Seal of Professional Engineer Required? Yes X No



City of Manvel Use ONLY

1. Modification Request: Approved Denied

[Signature] 12/02/2025
 City Engineer Date

2. Planning Development & Zoning: Recommended Not Recommended

 Chair Date

3. City Council: Approved Denied

 Mayor Date

DECLARATION OF MAINTENANCE COVENANT FOR STORMWATER STRUCTURAL CONTROLS & CONTINUED MAINTENANCE OF DRAINAGE & DETENTION FACILITIES

This Declaration of Maintenance Covenant for Stormwater Structural Control(s) (“Declaration”) executed on October 23, 2025, is by and between Nassar Group LLC (“Declarant”) and City of Manvel

WHEREAS, Declarant is the owner of the real property described on Exhibit A attached hereto and incorporated by reference (the “Property”); and

WHEREAS, Declarant intends to construct and thereafter maintain stormwater structural controls (the “Controls”) on the Property including, but not limited to, conduits, inlets, channels, pipes, retention or detention ponds and other devices and measures, necessary to collect, convey, store and control stormwater runoff, to be used for conveying stormwater from the Property to the City of Manvel separate storm sewer system (MS4).

WHEREAS, to ensure that the Controls continue to function according to the design and performance standards to which they were constructed, Declarant is imposing upon the Property, as a covenant running with the land, the obligation to maintain the Controls until such time, if ever, as the obligation to maintain the Controls is properly terminated;

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant declares as follows:

- 1. Covenant Running with the Land.** Declarant covenants that the burdens and benefits made and undertaken under this Declaration constitute covenants running with the Property, binding all successors and assigns.
- 2. Declarant’s Responsibility to Construct and Maintain.** Declarant shall be responsible for the construction of the Controls. Declarant, its successors and assigns will at all times be responsible for the maintenance, repair and inspection of the Controls. The Controls are to be constructed in accordance with all applicable laws, ordinances, regulations, rules, and directives of appropriate governmental authorities.
- 3. Location of the Controls.** The Controls shall be located on, over, across or under the Declarant’s Property.
- 4. City of Manvel.** The City of Manvel, or its designee, is authorized to access the Property as necessary to conduct inspections of the Controls to ascertain compliance with this Declaration and the City of Manvel stormwater management program requirements (“City of Manvel Requirements”) and if necessary or desirable, to maintain the Controls. The City of Manvel is relieved of all responsibility for the maintenance of the Controls for the term of this Declaration. In no event shall this Declaration be construed to impose any such obligation on the City of Manvel.

- 5. Maintenance of Controls.** The Declarant shall be entirely responsible for all maintenance activities associated with the Controls and shall maintain all Controls in a good and workmanlike manner. The Declarant shall implement appropriate maintenance activities immediately if any of the following instances occur: obstructions of inlets/outlets, mechanical failures (valves, pumps, gates, etc.), accumulation of trash, erosion or instability of slopes, accumulated sedimentation, excessive growth of vegetation/trees, and/or if written notice from the City of Manvel is issued requesting maintenance on the Control. The Declarant shall retain documentation of all maintenance activities performed on the Control and make the records available to the City of Manvel for review upon request.
- 6. Failure to Maintain.** If Declarant or its successors or assigns fails to maintain the Controls as required by this Declaration after 30 days written notice thereof, the City of Manvel, may, but is not obligated to, cause any and all maintenance to be taken and performed and otherwise to take whatever steps the City of Manvel deems necessary to maintain the Controls at the Declarant's expense. Declarant shall reimburse the City of Manvel within 10 days from receipt of written demand from the City of Manvel all costs incurred by the City of Manvel together with interest thereon from the date incurred by the City of Manvel at the lesser of (i) the maximum lawful rate of interest or (ii) 15% per annum until paid in full. Nothing in this paragraph or this Declaration, shall create or impose any liability on the City of Manvel, its agents, employees, successors or assigns, for damages alleged to result from or to be caused by stormwater drainage from the Property.
- 7. Conflicts.** The City of Manvel Requirements control over any inconsistent provisions of this Declaration. As applicable provisions of the City of Manvel Requirements are amended, modified, revised, deleted or moved to different sections, this Declaration is deemed to be revised so as to conform to the provisions of the City of Manvel Requirements as they may exist from time to time and are applicable to the Property or any part thereof.
- 8. Successors and Assigns Bound.** Declarant hereby agrees and acknowledges that maintenance of the Controls as set forth herein, the cost of maintenance, the City of Manvel access to the Controls, the City of Manvel rights of ingress and egress to the Controls and the City of Manvel right to recover all costs if Declarant fails to maintain the Controls are a burden and restriction on the use of the Property and the provisions of this Declaration shall be binding upon the Declarant, its successors and assigns and upon any future owners of the Property.

Every person who now or hereafter owns or acquires any right, title or interest in or to any portion of the Property is and shall be conclusively deemed to have consented and agreed to every covenant contained in this Declaration, whether or not any reference to this Declaration is contained in the instrument by which the Property was conveyed to such person. Whenever in this Declaration a reference is made to a party, such reference is deemed to include a reference to the heirs, executors, legal representatives, successors and assigns of such party.
- 9. Negation of Partnership.** None of the terms or provisions of this Declaration shall be deemed to create a partnership between or among Declarant and the City of Manvel or any

owners, mortgagees, occupants or otherwise; nor shall it cause them to be considered joint venturers or members of any joint enterprise. This Declaration is not intended nor shall it be construed to create any third party beneficiary rights in any person, except as expressly stated herein.

- 10. Enforcement.** If any person, persons, corporation or entity of any other type shall violate or attempt to violate this Declaration, the City of Manvel or its successors may institute proceedings at law, or in equity, against the person or entity violating or attempting to violate this Declaration and to prevent the person or entity from violating or attempting to violate the Declaration. The failure at any time to enforce this Declaration by the City of Manvel or its successors whether any violations hereof are known or not, shall not constitute a waiver or estoppel of the right to do so in the future.
- 11. Entire Agreement.** This Declaration contains all the representations and the entire agreement of Declarant with respect to the subject matter. Any prior correspondence, memoranda or agreements are superseded by this Declaration. The provisions of this Declaration shall be construed as a whole according to their common meaning and not strictly for or against Declarant.
- 12. Notices.** All notices and approvals required or permitted under this Declaration shall be served by certified mail, return receipt requested, to a party at its last known address or its principal place of business. A courtesy email will also be sent. Date of service of notice shall be the date on which such notice is deposited in a post office of the United States Postal Service or successor governmental agency.
- 13. Governing Law; Performance.** This Declaration and its validity, enforcement and interpretation shall be governed by the laws of the State of Texas without regard to any conflict of laws principles and applicable federal law. This Declaration is performable only in Brazoria County, Texas.
- 14. Amendment.** This Declaration may not be amended or abrogated in part or whole, without the express written consent of the City of Manvel.
- 15. Rights of Mortgagees, Trustees or Lienholders.** No violation of any of these restrictions, covenants or conditions shall affect or impair the rights of any mortgagee, trustee or lienholder under any mortgage or deed of trust, or the rights of any assignee of any mortgagee, trustee or lienholder under any such mortgage or deed of trust.
- 16. Gender and Grammar.** The singular wherever used herein shall be construed to mean or include the plural when applicable, and the necessary grammatical changes required to make the provisions hereof apply either to corporations or other entities or individuals, male or female, shall in all cases be assumed as though in each case fully expressed.
- 17. Titles.** The titles of sections contained herein are included for convenience only and shall not be used to construe, interpret or limit the meaning of the term or provision contained in this Declaration.
- 18. Recording of Agreement.** This Declaration shall be recorded in the Official Public Records of Brazoria County, Texas and shall constitute notice to all successors and assigns of the title to the Property of the rights and obligations contained herein.

DECLARANT

Organization: Nassar Group LLC

Signature: Ahmad Nassar

Print Name: Ahmad Nassar

Title: Manager

Email: Nassar@nassargroupllc.com

Phone #: 281-804-7553/713-373-6243

Mailing Address: 71 SUNSET PARK LN.
SUGAR LAND, TEXAS 77479

STATE OF Texas

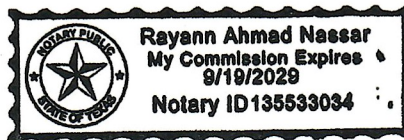
COUNTY OF Fort bend

Before me, the undersigned authority, on this day personally appeared Ahmad Nassar, Manager, known to me or proved to me through proper documentation to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23 day of October, 2025

Rayann Ahmad Nassar
Notary Public in and for the State of TX

My commission expires: 9-19-2025



Approved as to form and content:

Signature: Ahmad Nassar

Print Name: Ahmad Nassar

Title: Manager

STATE OF Texas

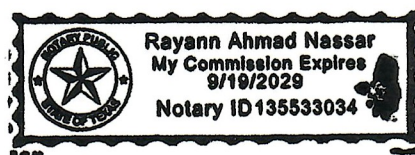
COUNTY OF Fort Bend

Before me, the undersigned authority, on this day personally appeared Ahmad Nassar, MANAGER, known to me or proved to me through proper documentation to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27 day of October, 2023

Rayann Ahmad Nassar
Notary Public in and for the State of TX

My commission expires: 9-19-2025

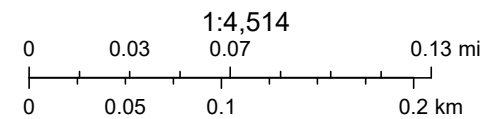


Brazoria CAD Web Map



10/23/2025, 2:45:28 PM

-  Parcels
-  Brazoria County Boundary
-  Streets



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Maxar

Brazoria County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

LINE	LINE BEARING	DISTANCE	CALLED BEARING
L1	S64°31'20"W	35.36'	S67°12'51"W
L2	N25°28'40"W	35.36'	

CONSTRUCTION NOTES:

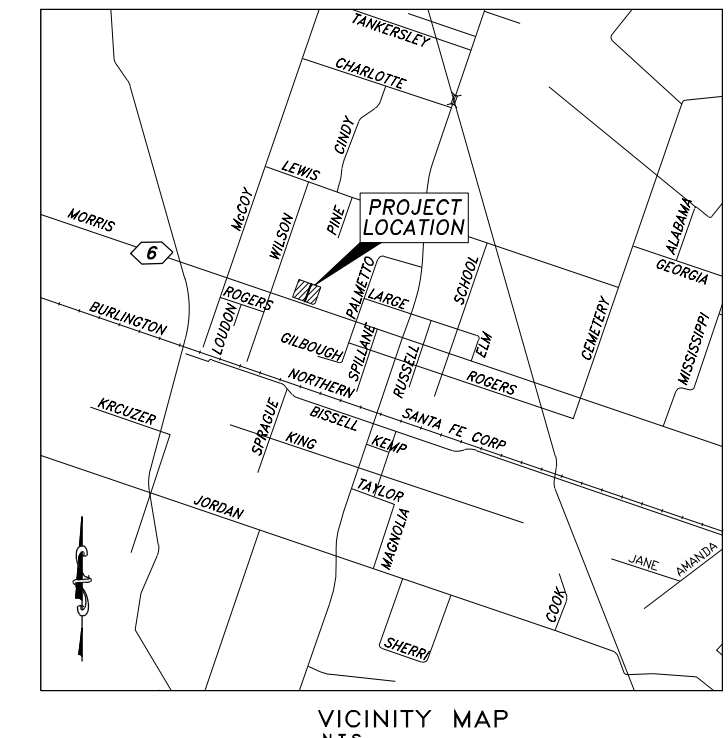
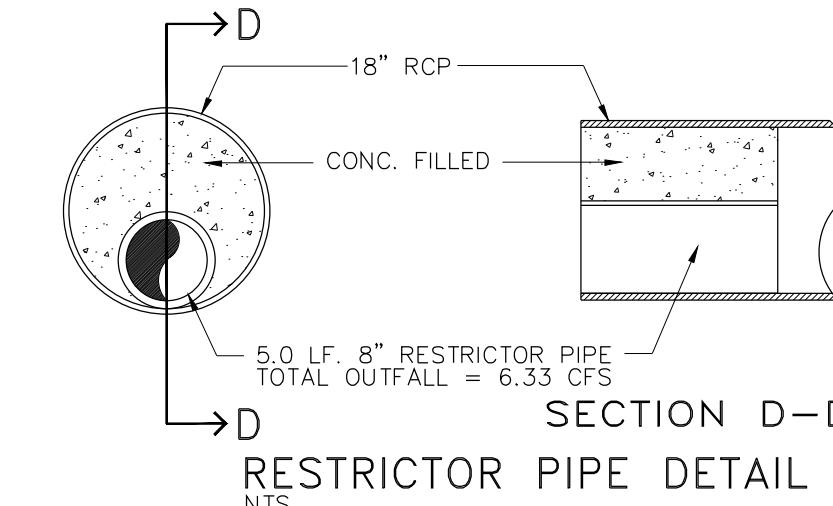
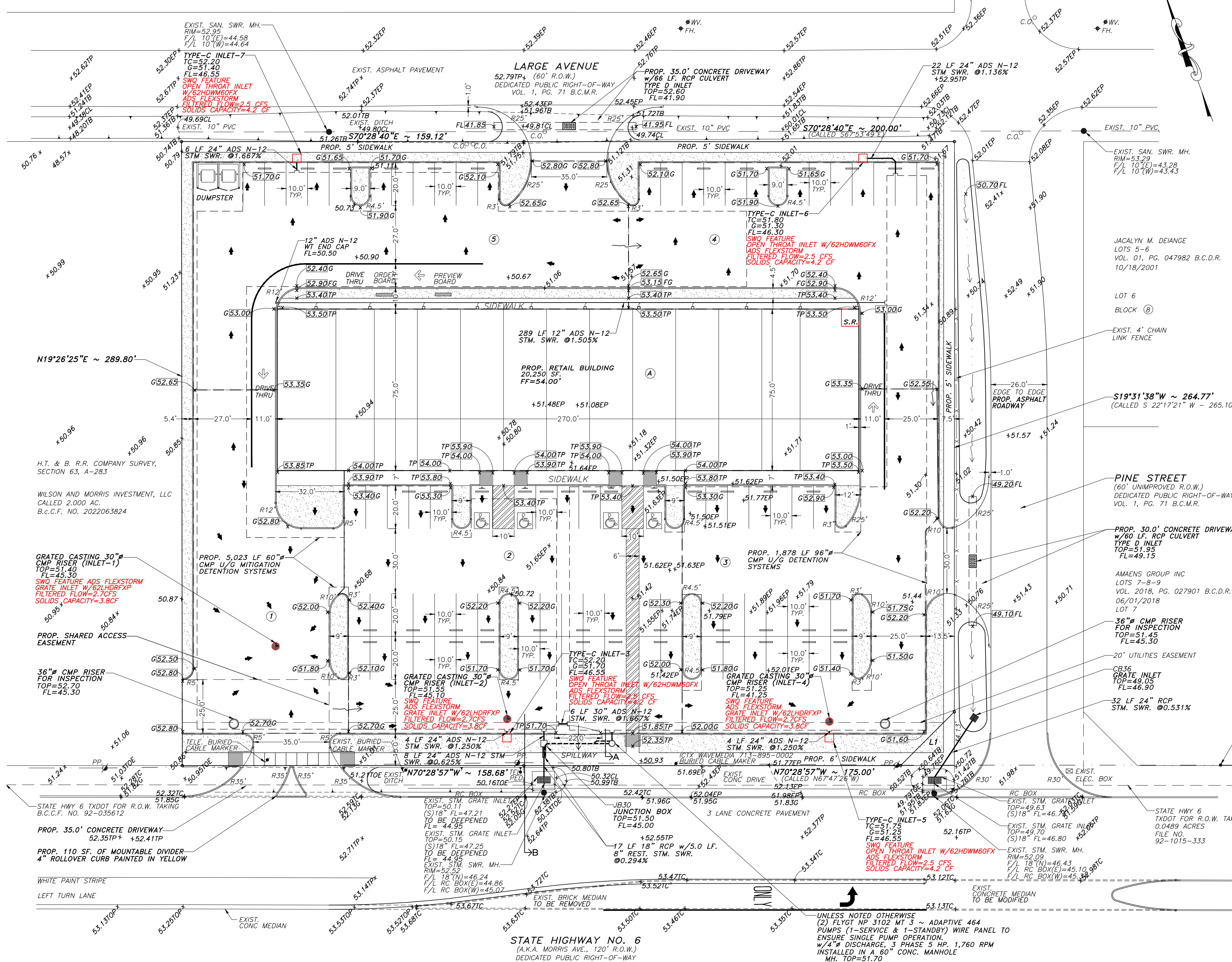
1. PRIVATE STORM SEWER PIPE SHALL BE ADS N-12 PIPE (CORRUGATED POLYETHYLENE PIPE) PER A.S.T.M. F-405, A.S.T.M. F-687, A.S.T.M. D-2321, ASHTO M-294. BEDDING, BACKFILLING AND INSTALLATION OF PIPE AND CONSTRUCTION OF APPURTENANCES SHALL BE IN ACCORDANCE WITH CITY OF MANVEL, SPECIFICATIONS FOR SEWER CONSTRUCTION, INCLUDING ALL AMENDMENTS AND REVISIONS, THERE TO.
2. ALL UTILITIES SHOWN ON THESE DRAWINGS ARE SHOWN AT THE APPROXIMATE LOCATIONS BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL FIELD DETERMINE THE EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION. HE SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND MAINTAIN THESE UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL POINTS OF CROSSING TO DETERMINE IF CONFLICT EXISTS BEFORE COMMENCING ANY CONSTRUCTION. NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICT.
4. ALL FILL COMPACTION AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH SOIL REPORT SPECIFICATIONS.
5. ALL SEWERS UNDER OR WITHIN ONE (1) FOOT OF PROPOSED OR FUTURE PAVEMENT SHALL BE BACKFILLED WITH 1-1/2 CLASS CEMENT STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE.
6. THE WORK AREA SHALL BE BARRICADED AND ILLUMINATED DURING DARKNESS AND PERIODS OF INACTIVITY, WHEN IN AN AREA OF DIRECT PUBLIC ACCESS.
7. CONTRACTOR SHALL PROVIDE SHEETING, SHORING AND BRACING AS NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION.
8. UTILITIES ARE TO BE TAKEN TO WITHIN FIVE (5) FEET OF BUILDING. SEE PLUMBING SHEETS INDICATED FOR CONTINUATION OF SERVICE CONNECTIONS INTO BUILDING.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, MAINTAINING, AND RESTORING ALL DRAINAGE SYSTEMS.
10. ALL FINISHED GRADES SHALL VARY UNIFORMLY BETWEEN FINISHED ELEVATIONS SHOWN.
11. CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY LINES.
12. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY ALL GOVERNING AGENCIES. 13. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL AND MECHANICAL/ELECTRICAL/PLUMBING DRAWINGS FOR CONNECTION AND/OR LOCATION OF ALL DOWN SPOUTS, EROSION PROTECT (FLASH BLOCKS) AND ALL PLUMBING AND SERVICE UTILITIES.
14. OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, RELIANT ENERGY H.L.&P. AT 713-207-7777.
15. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS M.U.T.C.D., MOST RECENT EDITION WITH REVISIONS) DURING CONSTRUCTION.
16. CAUTION: UNDERGROUND GAS FACILITIES ENTEX MAIN LINES (TO INCLUDE UNIT GAS TRANSMISSION, AND/OR INDUSTRIAL GAS SUPPLY CORPORATION WHERE APPLICABLE) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE USUALLY NOT SHOWN. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT 713-223-4567 OR 1-800-889-8344 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED. * WHEN RELIANT ENERGY ENTEX PIPE LINE MARKINGS ARE NOT VISIBLE, CALL 713-967-8037 (7:00A.M. TO 4:30P.M.) FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS. WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF RELIANT ENERGY ENTEX FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING NON-MECHANICAL EXCAVATING PROCEDURES. * WHEN RELIANT ENERGY ENTEX FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON THE PIPING.
17. SOUTHWESTERN BELL TELEPHONE CO. UTILITIES MAY EXIST IN STREET RIGHT OF WAY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING CONSTRUCTION. SIGNS, ETC. WHICH AFFECT THE PROPOSED CONSTRUCTION, SHALL BE REMOVED AND/OR RELOCATED AS REQUIRED WHETHER SHOWN ON DRAWINGS OR NOT.
18. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% PER ADA REQUIREMENTS.
19. THE CONTRACTOR SHALL PROVIDE FOR A MINIMUM OF 6-INCHES OF CLEARANCE AT ALL SANITARY SEWER AND WATER MAIN CROSSINGS, AND 6-INCHES OF MINIMUM CLEARANCE AT ALL SANITARY SEWER AND STORM SEWER CROSSINGS.

STANDARD PERMIT NOTES:
A. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY REGULATION CITY OF MANVEL, TEXAS FOR FLOOD PLAIN MANAGEMENT PRIOR TO STARTING CONSTRUCTION.
B. OWNER TO OBTAIN ALL PERMITS REQUIRED BY CITY OF MANVEL, TEXAS PRIOR TO STARTING CONSTRUCTION OF UTILITY AND/OR CULVERTS WITHIN FORT BEND COUNTY ROAD RIGHT OF WAY.

CONSTRUCTION NOTE:
IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF DETACHMENT DEVICES (E.G., PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES, WHERE APPLICABLE. THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086.

PRIVATE ENGINEERING NOTE:
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH THE GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
UNAUTHORIZED CHANGES & USES:
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

LOT 90
UNITED 12, LLC
CALLED 10.000 AC.
VOL. 2023, PG. 092116 B.C.D.R.
(11/17/2023)



LEGEND

	PROPOSED STORM GRATE INLET
	PROPOSED GRATED CASTING
	PROP. STORM SEWER PIPE
	FLOW DIRECTION
	DRAINAGE AREA BOUNDARY
	DRAINAGE AREA NUMBER
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP PAV. ELEVATION
	PROPOSED FLOW LINE
	PROPOSED FINISH GRADING
	EXISTING NG. ELEVATION
	GRASSED SWALE FLOW DIRECTION AND/OR EXTREME EVENT FLOW

DETENTION REQUIREMENT
DEVELOPMENT TRACT AREA = 2.3804 AC.
CITY OF MANVEL DRAINAGE CRITERIA MANUAL
PROPOSED IMPERVIOUS AREA = 2.1506 AC. (90.55% IMPERVIOUS)
DETENTION RATE = 0.65 AC.-FT./AC. PER GROSS ACRE.
DETENTION VOLUME REQUIRED
2.3804 ACRES X 43,560 SF./AC. X 0.65 AC.-FT./AC. = 67,398.65 CF.
= 1,5473 AC.-FT.

TxDOT DETENTION REQUIREMENT
PROPOSED IMPERVIOUS AREA = 2.1765 AC. (91.43% IMPERVIOUS)
DETENTION RATE = 0.909 AC.-FT./AC. SEE DETENTION RATE ANALYSIS
DETENTION VOLUME REQUIRED
2.3804 ACRES X 43,560 SF./AC. X 0.909 AC.-FT./AC. = 94,254.41 CF.
= 2,1638 AC.-FT.

DETENTION VOLUME PROVIDED (MORE RESTRICTIVE CRITERIA)
DETENTION VOLUME PROVIDED (96" # CMP U/G)
PROPOSED UNDERGROUND STORM PIPES DETENTION
VOL. = (8.0'2 x 3.1416) / 4 x 1.878 LF. = 94,463.04 CF.
= 2,1638 AC.-FT.

MITIGATION VOLUME PROVIDED (60" # CMP U/G)
PROPOSED UNDERGROUND STORM PIPES DETENTION
VOL. = (5.0'2 x 3.1416) / 4 x 5.023 LF. = 98,450.80 CF.
= 2,260 AC.-FT.

FLOOD PLAIN MITIGATION VOLUME REQUIRED = 98,101.04 CF.
= 2,252 AC.-FT.

TxDOT ALLOWABLE DISCHARGE PER RECORD DRAWING: NH93(72)M
SITE FALLS UNDER EXISTING DRAINAGE AREA C12, C14 & C22
TOTAL EXISTING DRAINAGE AREA (C12+C14+C22) = 10.1 AC.
TOTAL EXISTING ALLOCATED Q (C12+C14+C22) = 34.17 CFS.
SITE SHARE = 2.3804/10.1 AC. = 0.235683 ~ 23.57%
ALLOWABLE Q = 34.17 CFS. X 23.57% = 8.05 CFS.
ALLOWABLE DISCHARGE = 8.05 CFS.

RESTRICTOR PIPE AT THE POINT OF DISCHARGE TO
D = 0" / (2.25 in")
D = (8.05") / (2.25 in") = 3.58" (1.14")
D = 1.06 FT. = 12.72"
USE 8" PVC SCH. 40 RESTRICTOR PIPE AS PER EPA SWMM

EXTREME EVENT OVERFLOW (SPILLWAY)
RIPR: CONDITIONS G-100 YEAR = 25.397 CFS.
WALL NOT RECTANGULAR WEIR
Q = 3.367 L/H^{1.5}
WHERE H = 0.50'
25.397 CFS. = 3.367 x L (0.50'^{1.5})
L = 21.33 LF.
SPILLWAY : 22.00' BASE X 0.50' DEPTH OF FLOW = 26.189 CFS.

GRAVITY VOLUME DETAIL
100-YEAR WSE = 49.45'. GRAVITY OUTFALL FL = 45.10'
GRAVITY OUTFALL = 49.45' - 45.10' = 4.35' ~ 54% GRAVITY
VOL. = 0.54 X 98,602.70 CF. = 53,245.46 CF.
GRAVITY VOL. (54%) = 53,245.46 CF.

PUMPED VOLUME DETAIL
GRAVITY OUTFALL FL = 45.10' AVG BOTTOM FL = 41.45'
PUMPED DEPTH = 45.10' - 41.45' = 3.65' ~ 46% PUMP
VOL. = 0.46 X 98,602.70 CF.
PUMPED VOL. (46%) = 45,357.24 CF.

DETENTION SUMMARY

1. OVERALL ACREAGE	= 2.3804 ACRE
2. EXISTING IMPERVIOUS AREA	= 0.1350 ACRE
3. PROPOSED DEVELOPMENT AREA	= 2.1506 ACRE
4. DETENTION RATE	= 0.909 AC.-FT./AC.
5. DETENTION STORAGE VOLUME REQUIRED	= 2,164 AC.-FT.
6. DETENTION STORAGE VOLUME PROVIDED	= 2,169 AC.-FT.
7. MITIGATION STORAGE VOLUME REQUIRED	= 2,252 AC.-FT.
8. MITIGATION STORAGE VOLUME PROVIDED	= 2,260 AC.-FT.
9. MAXIMUM DESIGN WATER SURFACE ELEVATION	= 50.15'
10. MAXIMUM ALLOWABLE OUTFALL RATE	= 6.33 CFS.
11. RESTRICTOR PIPE	= 8"

THIS TRACT LIES IN ZONE "AO" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48039C0130K, DATED DECEMBER 30, 2020. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.

BENCHMARK:
FLOODPLAIN REFERENCE MARK NUMBER AWS884 IS AN NGS VERTICAL CONTROL DISC, STAMPED 01277 1978, LOCATED 1 MILE WEST FROM MANVEL ABOUT 1 MILE WEST ALONG ATCHISON, TOPERA AND SANTA FE RAILROAD FROM THE MASTERS STREET CROSSING IN MANVEL.
ELEVATION = 53.49 FEET NAVD 1988, 2001 ADJUSTMENT

1.3233 ACRES (57,643 SQ. FT.) & 1.0571 ACRES (46,048 SQ. FT.) OF LAND BEING A PORTION OF OUTLOT 87 OF DR. AA LUTHER SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOL. 1, PG. 71 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS.
SITE STORM DRAINAGE, PAVING AND GRADING PLAN
SCALE: 1"=30'-0"

REVISIONS

NO.	DATE	DESCRIPTION

IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

PROPOSED RETAIL
19925 MORRIS AVENUE
MANVEL, TEXAS 77578

M.LANZA ENGINEERING & PLANNING, P.L.L.C.
11803 SPRING CYPRESS RD., SUITE B
LOMBARD, TEXAS 77377
FIRM NO. F-13716

Mlanza@mzanzengeering.com
(832) 559-9816
(832) 688-4983
(832) 688-4983

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UNAUTHORIZED CHANGES & USES:
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

engineering

P.E. STAMP:
MARIO E. LANZA
108702
LICENSED PROFESSIONAL ENGINEER
10/13/2025

DESIGN BY: Mario E. Lanza, P.E.
DRAWING BY: Mario E. Lanza, P.E.
DATE: October 13, 2025

SCALE: 1"=30'-0"
FILE: M/2025/ADAM NASSAR/
19925 MORRIS AV./STORM
DRAWING:
C-5
SHEET: **7/20**



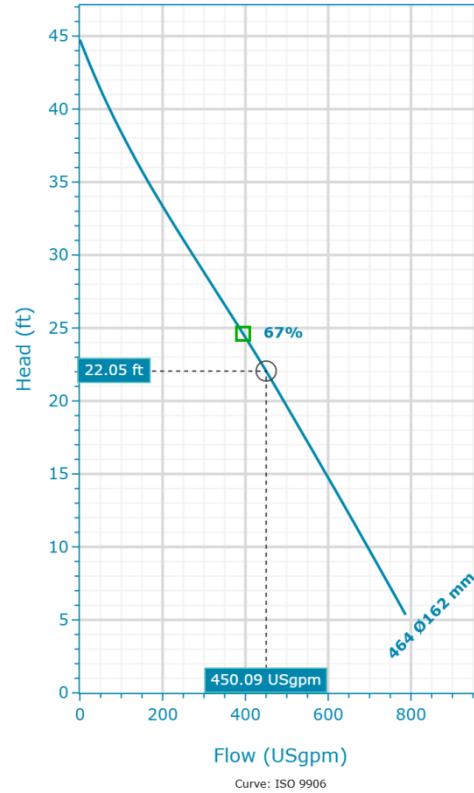
NP 3102 MT 3~ ADAPTIVE 464

Created On: 7/29/25

NP 3102 MT 3~ Adaptive 464 | Configuration Summary



Flygt's self-cleaning non-clog N-pumps feature innovative designs and functions that deliver high sustained efficiency and the most reliable operation. This makes them the most reliable choice available for a broad range of wastewater applications for tough applications such as unscreened sewage, wastewater and sludge up to an 8 percent solids concentration. Impeller material available in Hardened cast Iron, Hard Iron and Stainless Steel to fit any wastewater application.



Nominal (mean) data shown. Under- and over-performance from this data should be expected due to standard manufacturing tolerances. Please consult your local Flygt representative for performance guarantees.

GENERAL

Explosion Proof	Impeller Diameter
No	162 mm
Max. Pumped Media Temp.	
104 °F	

MATERIAL AND COATING

Impeller Material	Stator Cover Material
Hard-Iron	Grey Cast Iron
Volute Material	
Grey Cast Iron	

MOTOR

Rated Voltage	Motor Efficiency Class
460 V	Standard
Coupling	Rated Power
Y	5 Hp

INSTALLATION

Installation Type
P - Semi-Permanent, Wet

NP 3102 MT 3~ Adaptive 464 | Product Details

Description

N 3102

Wastewater N-Technology Pump With Adaptive N® Impeller

Flygt N-pumps take on the toughest applications and get the job done. Every component is designed and manufactured to deliver sustained high efficiency. Thanks to patented N-technology with its innovative self-cleaning impeller, Flygt N-pumps deliver the highest total efficiency. They lower your energy bill and reduce unplanned maintenance costs. That adds up to total peace of mind – and big savings over the long term. Most solid objects entering the pump will pass through the impeller between the impeller vanes. If an object gets caught on the leading edge of one of the vanes, it will slide along the backswept shape towards the perimeter of the inlet. Due to the mechanical self-cleaning design, a sludge concentration up to 8% can easily be pumped.

Flexible and Modular Design

- This self-cleaning pump features innovative functions that make it the best choice for a broad range of applications. The modular hydraulic design enables you to tailor the hydraulics to meet the requirements of virtually any application.
- Replaceable wear ring in two materials, gray iron or Hard-Iron, for different operation conditions
- Hardened gray iron impeller for typical wastewater applications
- Hard-Iron impeller for abrasive and corrosive applications
- Stainless steel impeller for special applications that require duplex stainless steel
- Short shaft overhang reduces shaft deflection and increases seal and bearing life
- Motor designed for submersible use. Heat is concentrated to the stator core for improved cooling properties
- The double mechanical seal system consists of two sets of mechanical shaft seals that work independently to provide double security. Available in Tungsten carbide (WCCR) or Silicone carbide (SiC) depending on pumped media.
- Griploc mechanical face seal system secures locking to the shaft, no rubber friction, no grub screws and no shaft damage
- Motor cable SUBCAB ® specially developed for submersible use.

Product Features

- Sustained high efficiency
- Hardened cast iron, optional Duplex stainless steel and Hard-Iron impellers
- State-of-the-art wastewater pump with enhanced Adaptive N® hydraulic
- Sustained high efficiency with energy savings up to 25%
- Flexible and modular design
- Robust and reliable

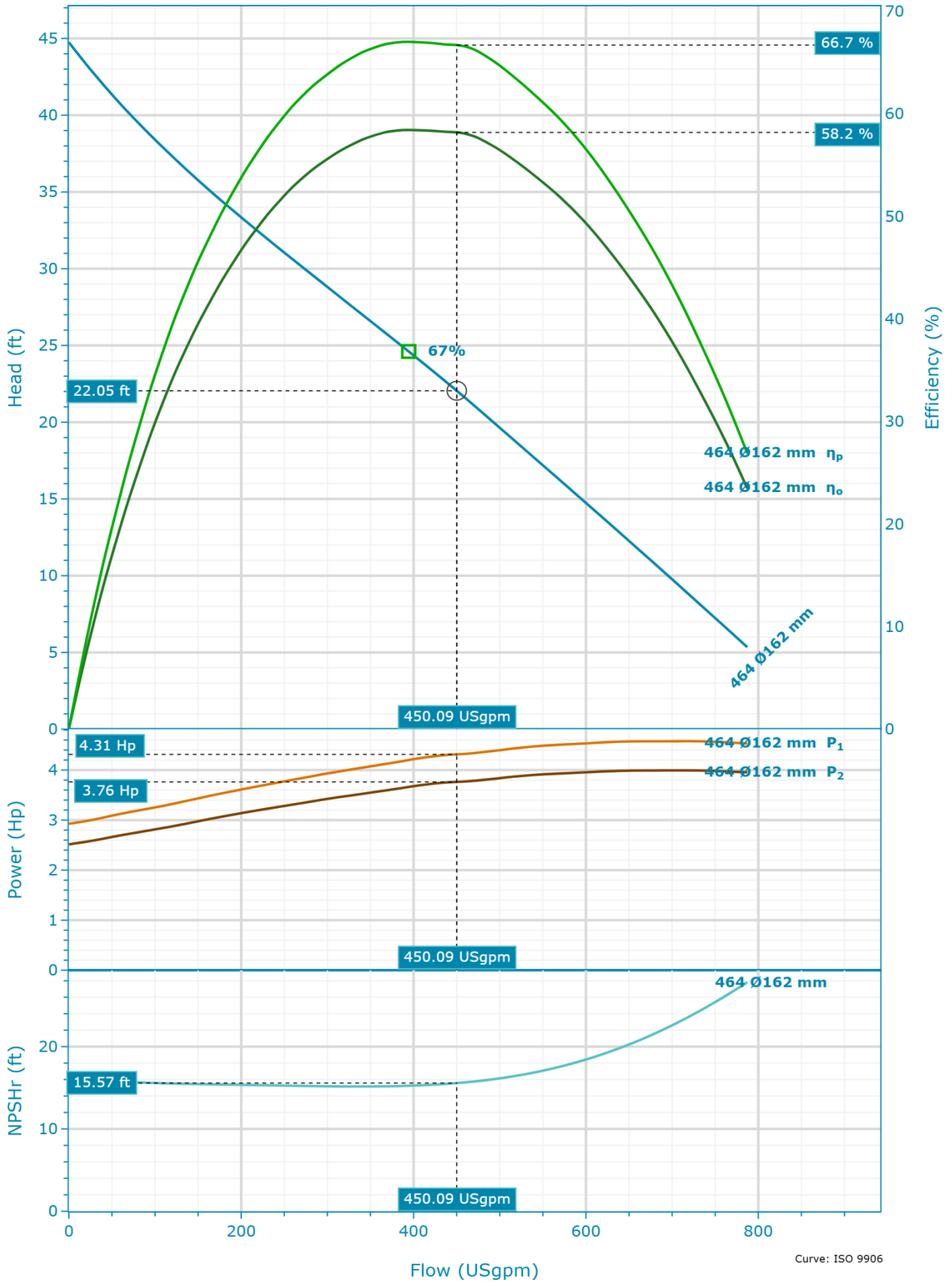
Construction Materials

Impeller Material Hard-Iron	Volute Material Grey Cast Iron	Stator Cover Material Grey Cast Iron
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Motor

Rated Power 5 Hp	Number Of Phases 3	Start Current Ratio 6.09	Motor Issue 12
Motor Denomination 18-11-4AL	Rated Motor Speed 1,760 RPM	Insulation Class H	Locked Rotor Code H
Motor Efficiency Class Standard	Rated Voltage 460 V	Approval Standard	Max starts per hour 30
Version Code 060	Rated Current 7 A	Total moment of inertia 0.6266 ft ² lbf	Power Factor 100% 0.82
Frequency 60 Hz	Start Current 40 A	Type of duty S1	Power Factor 75% 0.77
Max P2 (1x) 3.99 Hp	Starting Current, Direct Starting 40 A	Stator Variant 62	Power Factor 50% 0.65
Number Of Poles 4	Starting Current, Star Delta 13.33 A	Motor Module 135	Efficiency 100% 86.8 %
			Efficiency 75% 87.5 %
			Efficiency 50% 86.6 %

NP 3102 MT 3~ Adaptive 464 | Hydraulic Data & Performance Curve



Nominal (mean) data shown. Under- and over-performance from this data should be expected due to standard manufacturing tolerances. Please consult your local Flygt representative for performance guarantees.

Selection

Series	Curve Code
N 3000	464
Name	Impeller Diameter

Fluid

Fluid Type	Density
Water	62.428 lb/ft ³
Fluid Temperature	Dynamic Viscosity

NP 3102 MT 3~ Adaptive 464

Frequency
60 Hz

Total Flow
449.00 USgpm

Total Head
22.00 ft

Pump Flow
449.00 USgpm

Pump Head
22.00 ft

System Type
Single Pump

Operating Pumps
1

Standby Pumps
No Standby Pump

162 mm

Inlet Diameter
100 mm

Outlet Diameter
4 in

Number Of Vanes
2

39.2 °F

Specific Gravity
1

1.567212 cP

Fluid Vapor Pressure
0.118 psi

Design Point

Flow
450.09 USgpm

Head
22.05 ft

Overall Efficiency (η_o)
58.20 %

Pump Efficiency (η_p)
66.72 %

Input Power (P1)
4.31 Hp

Shaft power (P2)
3.76 Hp

NPSHR
15.57 ft

Static Head
12.00 ft

Flow To BEP Ratio
114.1 %

Design Curve

Rated Speed
60 Hz

Max Flow
787.18 USgpm

H@QMin
44.75 ft

H@QMax
5.34 ft

BEP
67 %

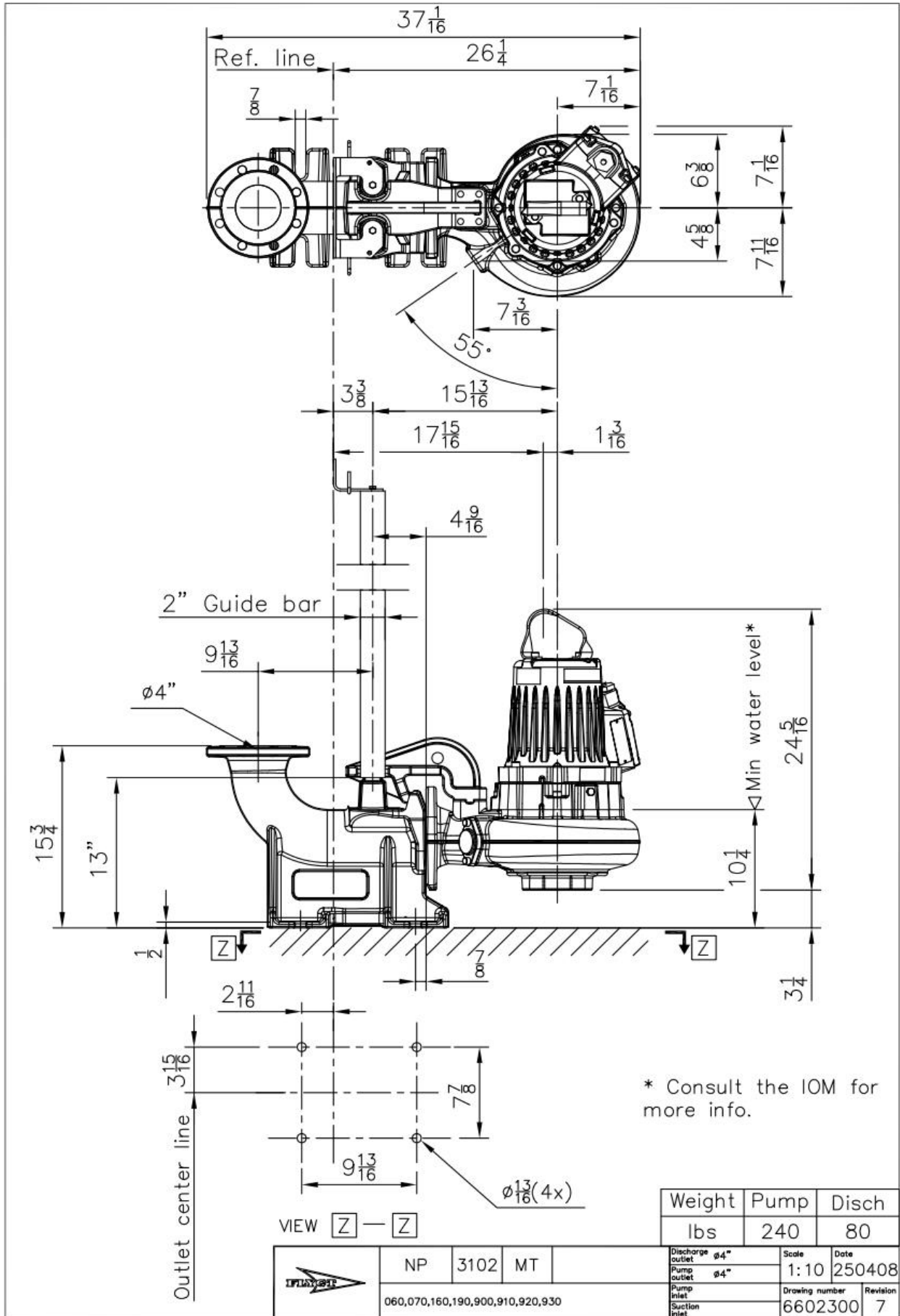
BEP Flow
394.34 USgpm

BEP Head
24.61 ft

Max P2
3.99 Hp

Specific Energy
0.000119 kWh/USgal

NP 3102 MT 3~ Adaptive 464 | Dimensional Data & Drawing



Company	Hahn Equipment
Contact	Michael Cochran
Phone No.	8066544655
Email	mikec@hahnequipment.com