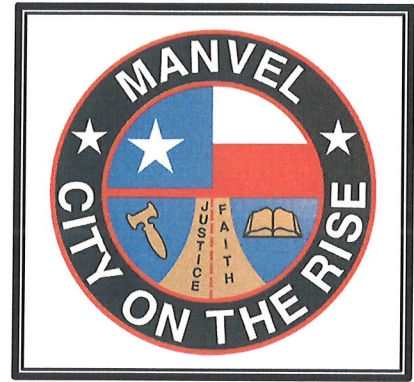


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
February 9, 2026**

**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

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. 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.

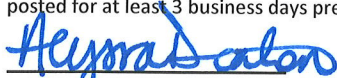
Regular Agenda

- A. Consideration and possible action to approve Meridiana Section 15B Phase 1 Preliminary Plat;
BEING A SUBDIVISION OF 11.76 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve the Minor Plat of HJR Retail Center;
BEING 3.661 ACRES (159,470 SQUARE FEET) OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS;
BEING OUT OF TRACT 37, SECTION 71, EMIGRATION LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK NO. 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS.
- C. Consideration and possible action to approve the Preliminary Plat of Massey Ranch Horizons;
BEING A 10.000 ACRE, 7 LOTS, 1 BLOCK SUBDIVISION; BEING ALL OF A CALLED 10.002 ACRE TRACT C.C.F.N. 2024032207 O.P.R.B.C.T., E. LITTLE SURVEY, ABSTRACT 320, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to forward a recommendation of approval to City Council;
A SUBDIVISION VARIANCE FOR A PROPERTY LOCATED AT 3702 CHOCOLATE BAYOU RD (PID 177022), SEEKING TO VARY CHAPTER 62, SECTION 62-113, SIDEWALKS, TO ALLOW DEVELOPMENT OF THE SUBJECT SITE WITHOUT THE CONSTRUCTION OF SIDEWALKS.
- E. Discussion on Meridiana PUD Townhome allowance.
- 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.
- G. Development Services Staff Update.

Adjourn

CERTIFICATION

I, Alyssa Deaton, Assistant 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 2/3/2026 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.



ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS

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



**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
NOTICE IS HEREBY GIVEN
6:00 P.M.**

MINUTES 1/12/2026

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:00 p.m.

Those in attendance were:

- Present:** Ryan Miller
Kyle Marasckin
Christy Kennard
Delores Martin
William Richardson
MaryAnn Atkinson
- Absent:** Kenneth Haynes
- Also Present:** Jose Abraham, Director of Development Services
Robert Gervais, City Attorney
Matt De La Rosa, Assistant City Engineer
Elaheh Roohbakhsh, Senior Planner

PD&Z Applicants in attendance:

- Jamie Hughes
- Bentara Morton

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- A. Approve the meeting minutes to date.

PDZ Member Delores Martin made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

- Yes: Ryan Miller, Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson, MaryAnn Atkinson
- No: None
- Absent: Kenneth Haynes
- Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Meridiana Section 15B Phase 1 Preliminary Plat; BEING A SUBDIVISION OF 11.76 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The applicant has requested a deferral.

PDZ Member Ryan Miller made the motion to approve the deferral request. PDZ Member Mary Anne Atkinson seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson, MaryAnn Atkinson

No: None

Absent: Kenneth Haynes

Abstained: None

- B. Consideration and possible action to approve the Final Plat of Meridiana Detention Reserve "Z" Phase 2; BEING A SUBDIVISION OF 9.258 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 1 THROUGH 5 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 22, PG. 267-270; OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh provided the overview. Staff recommends approval of the plat with the following conditions:

1. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(4)).
2. Please ensure that the CPL and the plat are consistent. All easements shown on the CPL must appear on the plat, and all easements shown on the plat must be reflected on the CPL. Additionally, the CPL and field note description indicate Volume 21, while the title block lists Volume 22 (Section 62-41 (b)(5) & (b)(21)).
3. Provide 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 verify that the names of all owners of adjacent land, including the associated recording information, are correct, and label Future Meridiana Sections 8A, 8B, and 8C accordingly (Section 62-41(b)(11)).
5. Please show the building setback lines from the adjacent street(s). Additionally, the preliminary plat shows a 30-foot ETC NGL Transport LLC easement recorded under B.C.C.F. No. 2013002790. Please clarify why this easement is not shown on the final plat, and revise the plat and CPL as necessary or provide a revised version (Section 62-41 (b)(13))
6. Please revise the plat to also show the 2008 access easement and identify it as to be abandoned. Additionally, update Note 17 to clarify the following:
 - The 2008 existing access easement will be abandoned.
 - The 2025 temporary access easement will be abandoned.
 - Both easements will be replaced by Section 8.
 - Future permanent access to the 1-acre tract located north of the subject site.
 - Future permanent access for the proposed Detention Reserve (Section 62-41 (b)(18)).
7. Please review the MUD boundaries and revise them as needed (Section 62-41(b)(18)).
8. Please provide signatures from both Drainage Districts (Section 62-41 (b)(19)).

- 9. Please provide shapefiles or CAD files (Shapefiles preferred).
- 10. Please be sure to update the dates on the signature blocks to 2026.

PDZ Member Mary Ann Atkinson made the motion to approve with conditions. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

- Yes: Ryan Miller, Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson, MaryAnn Atkinson
- No: None
- Absent: Kenneth Haynes
- Abstained: None

- C. 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.

PDZ Member Delores Martin made the motion to approve. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 6/0

- Yes: Ryan Miller, Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson, MaryAnn Atkinson
- No: None
- Absent: Kenneth Haynes
- Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:07 p.m. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

- Yes: Ryan Miller, Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson, MaryAnn Atkinson
- No: None
- Absent: Kenneth Haynes
- Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	<input checked="" type="checkbox"/>	City Council	<input type="checkbox"/>	Both	<input type="checkbox"/>
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Date of Request: January 12, 2026 (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 15B Phase 1, a subdivision of 11.76 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.

SIGNATURE

12/15/2025

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 15B Phase 1 – Preliminary Plat
Applicant:	Jacey Neuberger – EHRA Engineering
PD&Z Meeting Date:	February 9, 2026
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>YES</u>

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. 57 and Brazoria County Drainage District No. 5.*
- *The proposed plat includes 11.76 acres and creates 36 lots, 3 Blocks and 4 Reserves for landscaping, open space, and utility purposes.*
- *A 30-day extension in accordance with Texas Local Government Code Chapter 212.009 was previously approved by the PD&Z Commission, extending the deadline to February 11, 2026, for action on the plat. Therefore, staff has included this item on the agenda.*
- *The applicant has requested an additional 30-day extension, extending the deadline to March 11, 2026, to allow the proposed Preliminary Plat to be considered at the March 9, 2026, meeting. The request is intended to provide additional time to bring the submittal into alignment with ordinance requirements.*

STAFF RECOMMENDATION

The City staff is recommending approval of the requested 30-day extension so that it can be acted upon before March 11, 2026.

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48035C0110K and No. 48035C0130K, dated December 30, 2020, the property lies completely within Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.C. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.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, Alvin Independent School District, Brazoria County Drainage District #5, City of Manvel, and Brazoria County MUD No. 57.
- 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.
- 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.
- 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: 16.67%
- Percentage of lots 70' wide or greater: 16.67%

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,940.65	0.07	B.C.M.U.D. No. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	24,100.36	0.55	B.C.M.U.D. No. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,432.24	0.03	B.C.M.U.D. No. 57
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,250.00	0.03	B.C.M.U.D. No. 57
TOTAL		29,723.25	0.68	

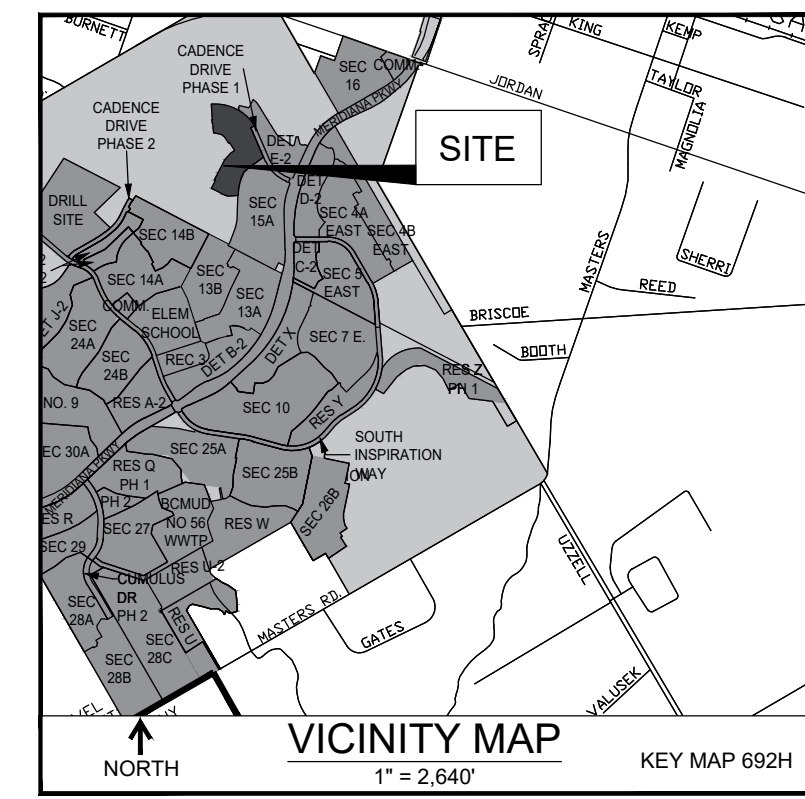
CURVE TABLE				
CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	368.00'	S83°48'31"W	5.77'	5.77'
C2	25.00'	N72°08'32"E	9.75'	9.82'
C3	630.00'	S63°33'42"E	658.39'	692.77'
C4	570.00'	S27°42'59"E	87.40'	87.48'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°48'52"W	70.29'
L2	S33°16'58"W	10.04'
L3	S23°32'28"W	94.37'
L4	S19°21'36"W	26.45'
L5	S13°22'42"W	67.75'
L6	S06°07'49"W	63.70'
L7	S04°24'29"W	70.45'
L8	S87°42'04"W	150.89'
L9	N67°17'21"W	56.40'
L10	N27°29'43"E	125.00'
L11	N82°30'17"W	18.01'
L12	N42°50'37"E	121.54'
L13	N56°13'06"E	62.72'
L14	N33°46'54"W	127.00'
L15	S56°13'06"W	9.62'
L16	N33°46'54"W	106.48'
L17	N52°43'21"W	64.32'
L18	N78°23'29"W	110.52'
L19	N05°44'32"W	131.35'
L20	N06°38'27"W	50.00'
L21	N05°20'08"W	118.13'
L22	N00°21'34"E	26.98'
L23	N05°03'50"W	65.00'
L24	S58°27'13"W	80.00'

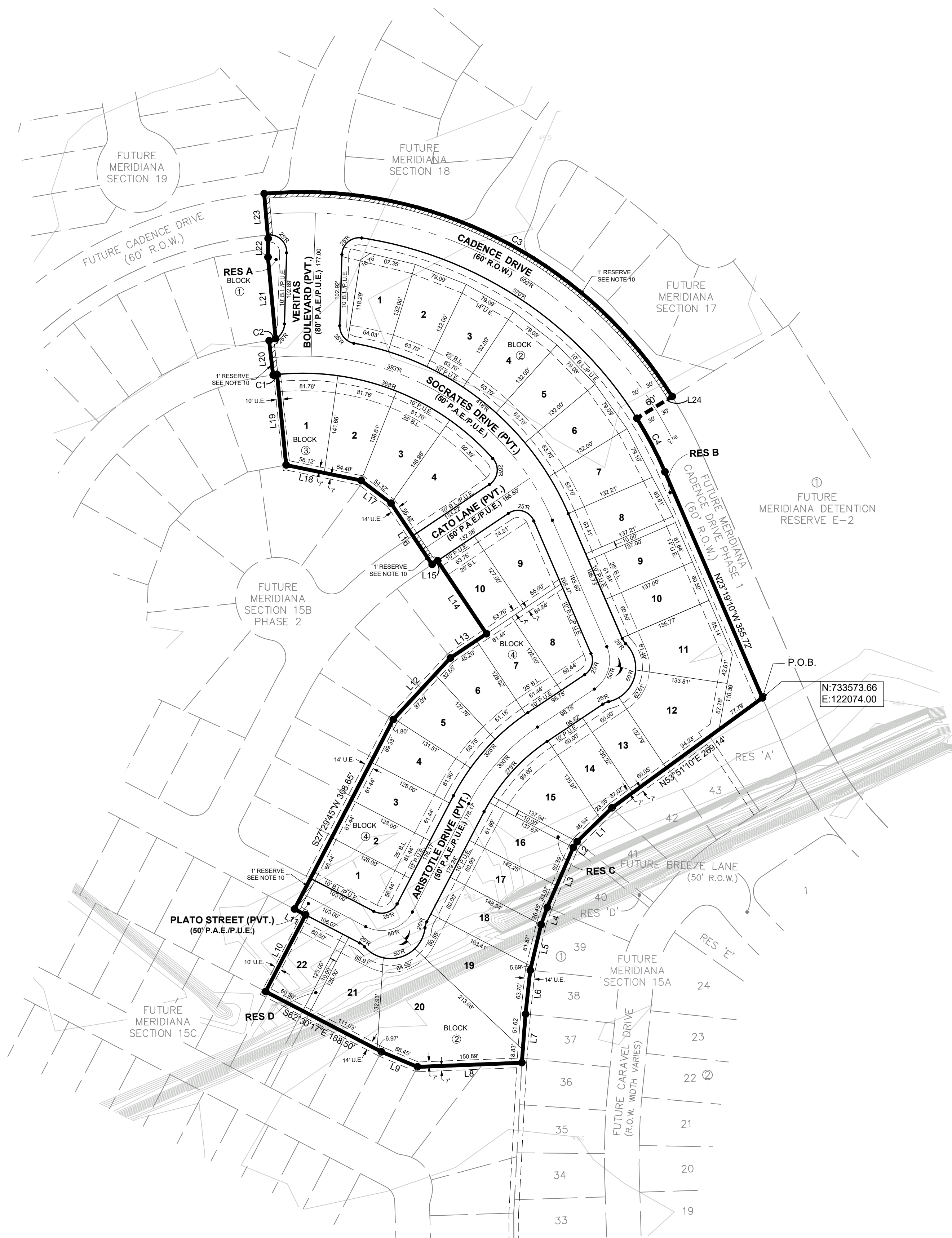
OWNER CONTACT INFORMATION
 GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
 1602 AVENUE D, STE. 100
 KATY, TX 77493
 832-916-2162

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 38 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 67 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



LOT SIZE TABLE			
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (SQ. FT.)
2	1	9,118.67	64.03'
	2	9,119.47	63.70'
	3	9,119.47	63.70'
	4	9,118.96	63.70'
	5	9,118.96	63.70'
	6	9,119.47	63.70'
	7	9,127.88	63.70'
	8	8,542.21	63.41'
	9	8,471.70	61.84'
	10	8,288.04	60.50'
	11	11,990.53	61.49'
3	12	13,558.56	62.61'
	13	7,614.74	60.00'
	14	7,925.35	60.00'
	15	11,079.05	59.60'
	16	8,557.27	61.60'
	17	8,684.79	60.00'
	18	9,351.93	60.00'
	19	14,625.20	60.55'
	20	22,174.57	64.55'
	21	10,329.73	65.91'
	22	7,562.50	60.50'
4	1	9,840.46	81.78'
	2	10,035.00	81.78'
	3	10,170.44	81.78'
	4	12,227.88	92.39'
	1	8,096.98	63.78'
	2	9,642.00	74.21'
	3	9,361.44	56.44'
	4	7,864.35	61.44'
	5	8,700.79	61.18'
	6	9,054.55	60.75'



Meridiana Section 15B Phase 1 Preliminary Plat
 A Subdivision of 11.76 acres, out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

36 Lots, 3 Blocks and 4 Reserves
 Owner: GR-M1, LTD., a Texas Limited Partnership

10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRATEAM.COM
 TBP# E-15-726
 TBP# L No. 10072500

EHRA
 ENGINEERING THE FUTURE SINCE 1958

EHRA JOB NO. 081-011-15-02

December 15, 2025

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

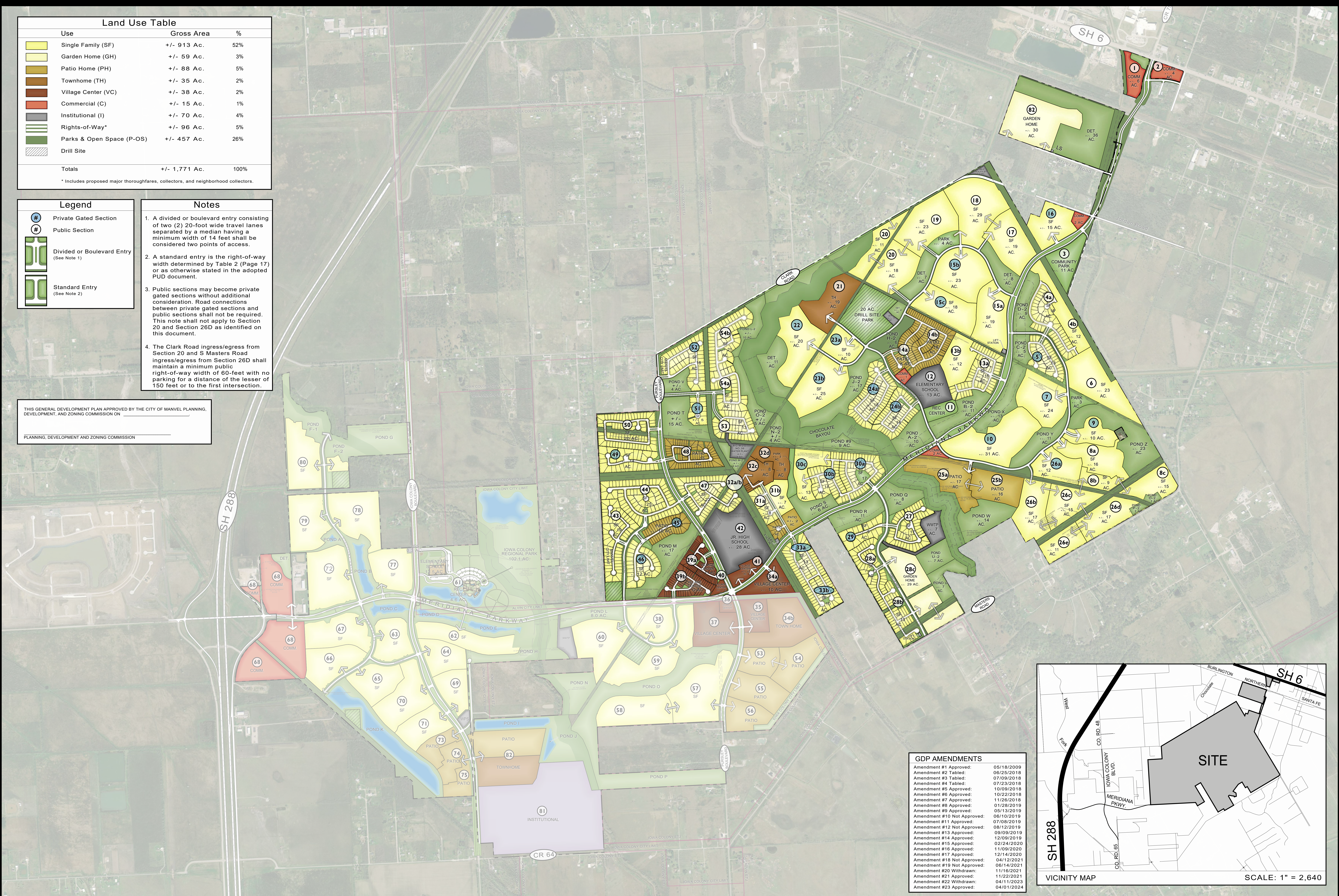
- Private Gated Section
- Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

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.

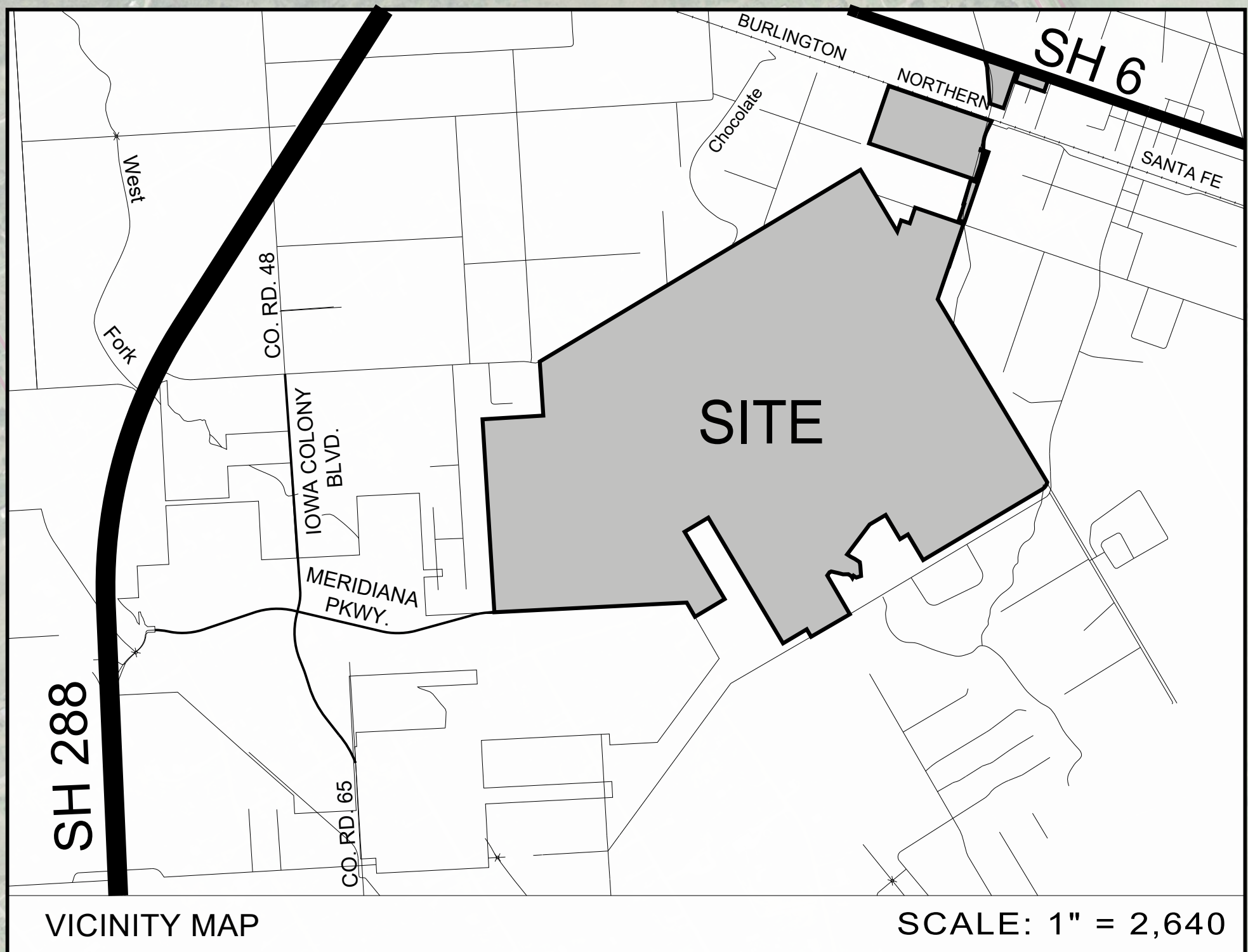
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS

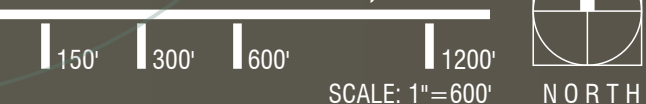
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #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 representations of intended use, fitness or project requirements are made herein. All Plans for use of facilities 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 checked="" type="checkbox"/>	Both	<input type="checkbox"/>
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Date of Request: 01/30/2026

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: Amity Jeffers

Daytime Phone: (281)519-8530 Fax Number: _____

E-mail Address: amity@fmssurveying.com

Description of Request and Physical Address:

Consideration and possible action to approve Minor Plat of HJR Retail Center, being a subdivision of 3.661 acres situated in the H.T. & B.R.R. CO. Survey, Abstract No. 291, Brazoria County, Texas being out of Tract 37, Section 71, Emigration Land Company's Subdivision, recorded in Plat Book No. 2, Page 81, Brazoria County Plat Records.

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.

Amity Jeffers

02/03/26

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:	HJR Retail Center - Minor Plat
Applicant:	Amity Jeffers, FMS Surveying, Inc.
PD&Z Meeting Date:	February 09, 2026
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

- *The subject site is located along the southern side of Morris Avenue / State Highway 6, across from the Manvel Town Center H-E-B.*
- *The subject site is zoned Light Commercial District and is located within the State Highway 6 Overlay District.*
- *The proposed plat subdivides a 3.661-acre tract into 1 block and 4 reserves for commercial and Detention.*
- *At a pre-development meeting held in April 2025, the applicant indicated that the subject site is proposed to be developed as a retail shopping center, car wash, and quick-service restaurant. A Specific Use Permit for the car wash was approved by City Council on October 20, 2026.*
- *This plat was previously submitted in June 2025 and was withdrawn by the applicant due to unresolved construction plans and street dedication issues. Subsequently, a variance was approved by City Council to waive the dedication of right-of-way on the southern property line and to escrow funds to road and sidewalk construction.*

STAFF RECOMMENDATION

The City staff recommends approval of the HJR Retail Center Minor Plat with the following conditions:

1. Revise to show the City Limit Line and City Extra Territorial Jurisdiction (ETJ) area accurately and clearly on the vicinity map (Section 62-41 (b) (2)).
2. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62- 41 (b) (4)).
3. Provide 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 verify that the dimensions along the Southern Boundary are reflected accurately. Please see mark ups for reference (Section 62 - 41(b) (10)).

continued on next page



DEVELOPMENT SERVICES DEPARTMENT

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

5. Since the ordinance only requires building setback lines from all adjacent streets, please show building setback lines only along adjacent streets, remove all other building setback lines, and add a note stating that side and rear setbacks will be determined in accordance with the Zoning Ordinance (Section 62- 41 (b) (13)).
6. Based on the conditions of the approved subdivision variance, the plat shall establish a minimum building setback of 40 feet measured from the center line of the ROW along the southern side of the subject site. Please revise the plat accordingly (Section 62-41 (b) (13)).
7. Please add STM SE for the pipe runs carrying flows from adjacent properties (Section 62- 41 (b) (13)).
8. Please verify if the proposed 20' WLE and adjacent WME are needed as the plans show the taps and meters being placed within the proposed WSE (Section 62-41 (b) (13)).
9. In note 4 of the general notes, there is a mention of a recorded easement. Please clarify what this is and if it is not applicable, please remove (Section 62-41 (b) (13)).
10. Since a Development Agreement associated with the subdivision variance has not yet been signed or recorded, the recordation number provided in Note 17 is not correct and will need to be revised (Section 62-41 (b) (13)).
11. Please show the drainage easement that follows the alignment of the stormwater facilities as shown in the construction plans. In addition, please indicate all drainage easements along the south and west right-of-way boundaries of the plat, as shown in the construction plans and identify the entity responsible for maintenance (Section 62-41(b)(13)).
12. The CPL includes an easement recorded under B.C.C.F. No. 2025059654; however, the corresponding easement boundary cannot be identified on the plat. Please ensure that the easements referenced on the CPL and shown on the plat match in both description and documentation (Section 62-41(b)(13)).
13. Provide a copy of the document referenced in plat note 15 (2025010977) (Section 62-41 (b) (18)).
14. Please indicate the detention berms on the plat (Section 62-41 (b) (18)).
15. Please remove the FF elevations from the Reserve Table and revise the FF note to read that "FF elevations shall meet the criteria in place at the time of development." (Section 62-41 (b) (18)).
16. The city manager has elected to present the plat for approval to the PD&Z Commission. Please revise to replace City Manager's signature block with that of PD&Z Commission as shown below.

"This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat of _____ 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 _____, 20____.

Planning, Development, and Zoning Commission" (Section 62-41 (b) (19)).

17. Provide Drainage District signatures on the face of the plat (Mylar and electronic copies) (Section 62-38 (b) (19)).

continued on next page



DEVELOPMENT SERVICES DEPARTMENT

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

18. Revise Note 3 to reference the correct date (Section 62-41(b)(21)).
19. Provide a tree survey to show protected trees within the plat boundary. If there are no protected trees, please provide supporting documentation, such as photographs, report, or a tree survey and include a note on the plat stating that there are no protected trees requiring preservation as defined by Section 77-44 of the zoning ordinance within the proposed plat boundary. (Section 77-44 - Tree Preservation, Landscaping, and Screening)



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

VICINITY MAP
SCALE 1" = 1/2 MILE

METES & BOUNDS DESCRIPTION

A 3.661 ACRES (159,470 SQUARE FEET) OF LAND SITUATED IN THE H.F.S. B.R.R. CO. SURVEY ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS BEING OUT OF TRACT 37, SECTION 71, EMIGRATION LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK NO. 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS.

... (Detailed description of the land parcel boundaries and survey details) ...

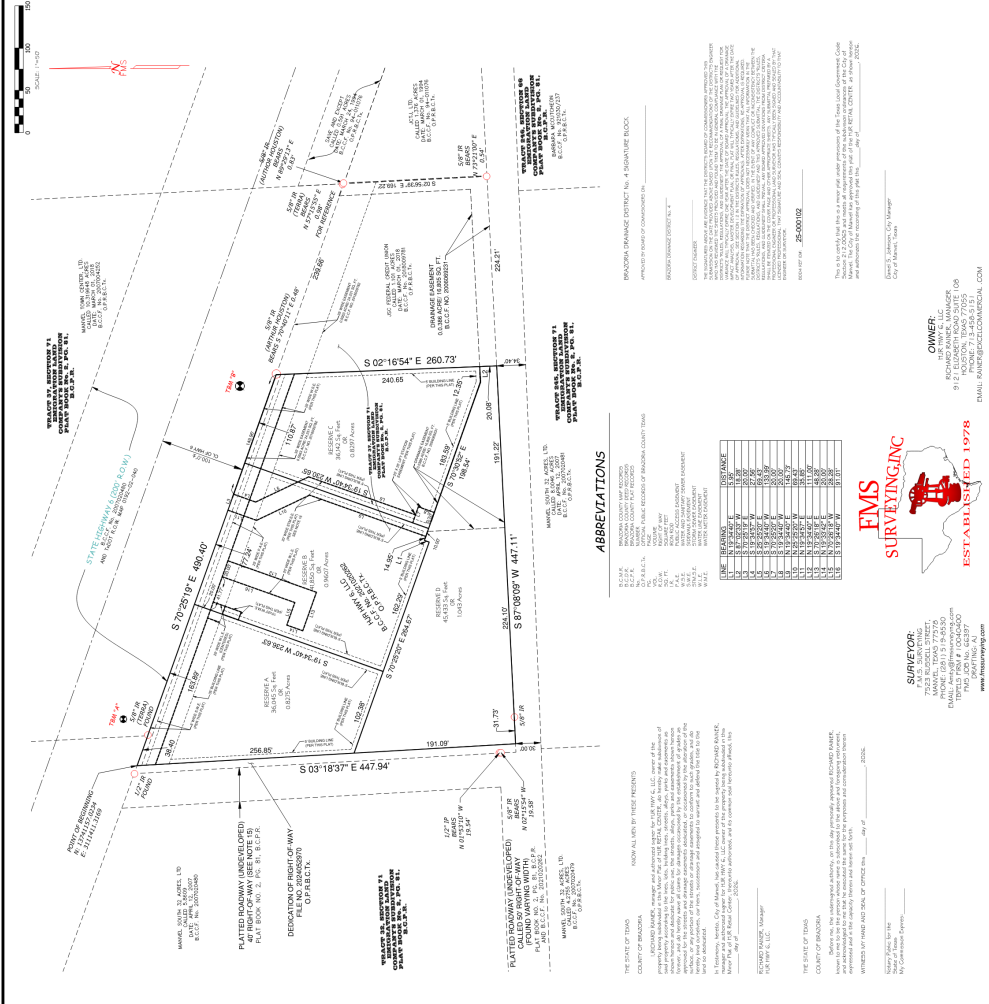
RESERVE TABLE

NUMBER	DATE	ACRES	SQ. FT.	MAN. BY
A	COMMISSION	0.00773	36,614	5/7/90
B	COMMISSION	0.02627	114,856	5/7/90
C	SECTION	1.00000	43,560	N/A
D	SECTION	1.00000	43,560	N/A

HJR RETAIL CENTER

MINOR PLAT
OF
3.661 ACRES (159,470 SQUARE FEET)
OF LAND SITUATED IN THE H.F.S.
B.R.R. CO. SURVEY ABSTRACT NO.
291, BRAZORIA COUNTY, TEXAS
BEING OUT OF TRACT 37, SECTION
71, EMIGRATION LAND COMPANY'S
SUBDIVISION, RECORDED IN PLAT
BOOK NO. 2, PAGE 81, BRAZORIA
COUNTY PLAT RECORDS.

1 BLOCK, 0 LOT, 4 RESERVES
3,661 ACRES
JANUARY 12, 2026



NOTES

1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND HAS FOUND NO RECORDS OF ANY OTHER SURVEYS OR PLATS THAT AFFECT THE SUBJECT PROPERTY OR THE SURVEY THEREON.

2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND HAS FOUND NO RECORDS OF ANY OTHER SURVEYS OR PLATS THAT AFFECT THE SUBJECT PROPERTY OR THE SURVEY THEREON.

3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND HAS FOUND NO RECORDS OF ANY OTHER SURVEYS OR PLATS THAT AFFECT THE SUBJECT PROPERTY OR THE SURVEY THEREON.

BRAZORIA COUNTY NOTES

DRAFT
BOOK NO. 2, PAGE 81
RDA REF ID# 25-00102

... (Additional notes and survey details) ...

PROJECT BENCHMARK

PROJECT BENCHMARK IS BOUND BY THE 0.02627 ACRES (114,856 SQ. FT.) OF LAND SITUATED IN THE H.F.S. B.R.R. CO. SURVEY ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS BEING OUT OF TRACT 37, SECTION 71, EMIGRATION LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK NO. 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS.

TBM 'A'

TERRACE BENCHMARK IS A 5.61 ACRES (242,856 SQ. FT.) OF LAND SITUATED IN THE H.F.S. B.R.R. CO. SURVEY ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS BEING OUT OF TRACT 37, SECTION 71, EMIGRATION LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK NO. 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS.

TBM 'B'

TERRACE BENCHMARK IS A 5.61 ACRES (242,856 SQ. FT.) OF LAND SITUATED IN THE H.F.S. B.R.R. CO. SURVEY ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS BEING OUT OF TRACT 37, SECTION 71, EMIGRATION LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK NO. 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS.

PRELIMINARY
THIS SURVEY IS PRELIMINARY AND SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
JANUARY 12, 2026

NOTES

- ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) (EPCH 2010.00). ALL DISTANCES ARE GROUND DISTANCES. SCALE FACTOR = 0.99986596. THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 6 WAS HELD FOR DIRECTIONAL CONTROL.
- THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE, THERE MAY BE OTHER MATTERS WHICH APPLY NOT REFLECTED UPON THIS SURVEY.
- THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS PLAT WAS PREPARED ALONG WITH A CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE COMPANY WITH A GF NUMBER OF 2791022-00642, DATED JUNE 26, 2020.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AS CALLED ON FIRM NO. 480300110K, MAP DATED DECEMBER 30, 2020. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS. EASEMENT AS RECORDED UNDER DOCUMENT NUMBER 93-032897, DOES NOT AFFECT THE SUBJECT PROPERTY.
- ALL EASEMENTS AND RIGHT-OF-WAY WIDTHS ARE PER THE RECORD PLAT UNLESS OTHERWISE NOTED.
- FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENTAL REQUIREMENTS OF THE CITY OF MANVEL, TEXAS.
- SURFACE OF SUBSURFACE FAULTING HAZARDOUS WASTE, WETLAND DESIGNATIONS OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS PLAT.
- ALL SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- THERE ARE NO VISIBLE, APPARENT SIGNS OF PIPELINES WITHIN THE AREA BEING PLATTED.
- THIS PROPERTY BEING PLATTED LIES WITHIN THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, BCD004, AND BRAZORIA COUNTY.
- THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000.
- THE MINOR PLAT WILL EXPIRE IN TWO (2) YEARS AFTER FINAL APPROVAL. 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.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AS INTERSECTION SHALL CONFIRM TO THE CITY OF MANVEL AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTIES.
- AS AFFECTED BY THAT CERTAIN AGREED FINAL JUDGMENT, DATED FEBRUARY 19, 2025, RECORDED UNDER COUNTY CLERK'S FILE NO. 2025010977.
- STORM SEWER EASEMENTS RECORDED BY THIS PLAT ARE PRIVATE EASEMENTS IN ALL INSTANCES AND WILL BE MAINTAINED BY THE OWNER OF THE PROPERTY.
- A SUBDIVISION VARIANCE HAS BEEN APPROVED BY CITY COUNCIL FOR INFRASTRUCTURE, ROADWAY IMPROVEMENTS, AND RIGHT-OF-WAY (ROW) DEDICATION TO ALLOW ESCROWING OF FUNDS IN LIEU OF CONSTRUCTION OF ONE-HALF OF THE PERIMETER ROADWAY IMPROVEMENTS AND SIDEWALK WITHIN EXISTING RIGHTS-OF-WAY ALONG THE WESTERN AND SOUTHERN BOUNDARY. DEVELOPMENT AGREEMENT RECORDED UNDER INSTRUMENT NUMBER 202500564.
- REQUEST FOR VARIANCE ID # 23-000283 FROM BRAZORIA DRAINAGE DISTRICT NO. 4 SEEKING PERMISSION TO USE 20-FOOT MAINTENANCE BERM ALONG THE EXISTING RIGHT-OF-WAY WAS DENIED BY THE DISTRICTS BOARD OF COMMISSIONERS ON 1/11/2023.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 NOTES BDD4 REF ID# 25-000102

- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE RECORDED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
- 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 LOCAL FACILITIES CONSTRUCTED BY DEVELOPERS 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.
- CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
- 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.
- APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 90% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- ANY FUTURE DEVELOPMENT OF THIS PROPERTY MUST BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES.
- THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A 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 RIGHTS EMPLOYERS, 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.
- DRAINAGE EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
- ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY SEPARATE REQUEST FOR VARIANCE WHICH IS 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.

PROJECT BENCHMARK

PROJECT BENCHMARK IS BDD#4 CB-2 AND IS DESCRIBED AS BEING A BRASS CAP STAMPED "CB-2" SET IN THE NORTH SIDE OF COUNTY ROAD 81 BRIDGE OVER WEST FORK CHOCOLATE BAYOU, AT STREAM CENTERLINE, IN KEM#652X, NEAR UNIT CB100-00-00.

PUBLISHED ELEV: 56.51 NAVD 88, 2001 ADJUSTMENT

TBM "A"

TEMPORARY BENCHMARK "A" IS A 5/8" IRON ROD SET, N 78° 42'48" E, AT A DISTANCE OF 65.69' FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT.

ELEV: 54.82 NAVD 88, 2001 ADJUSTMENT

TBM "B"

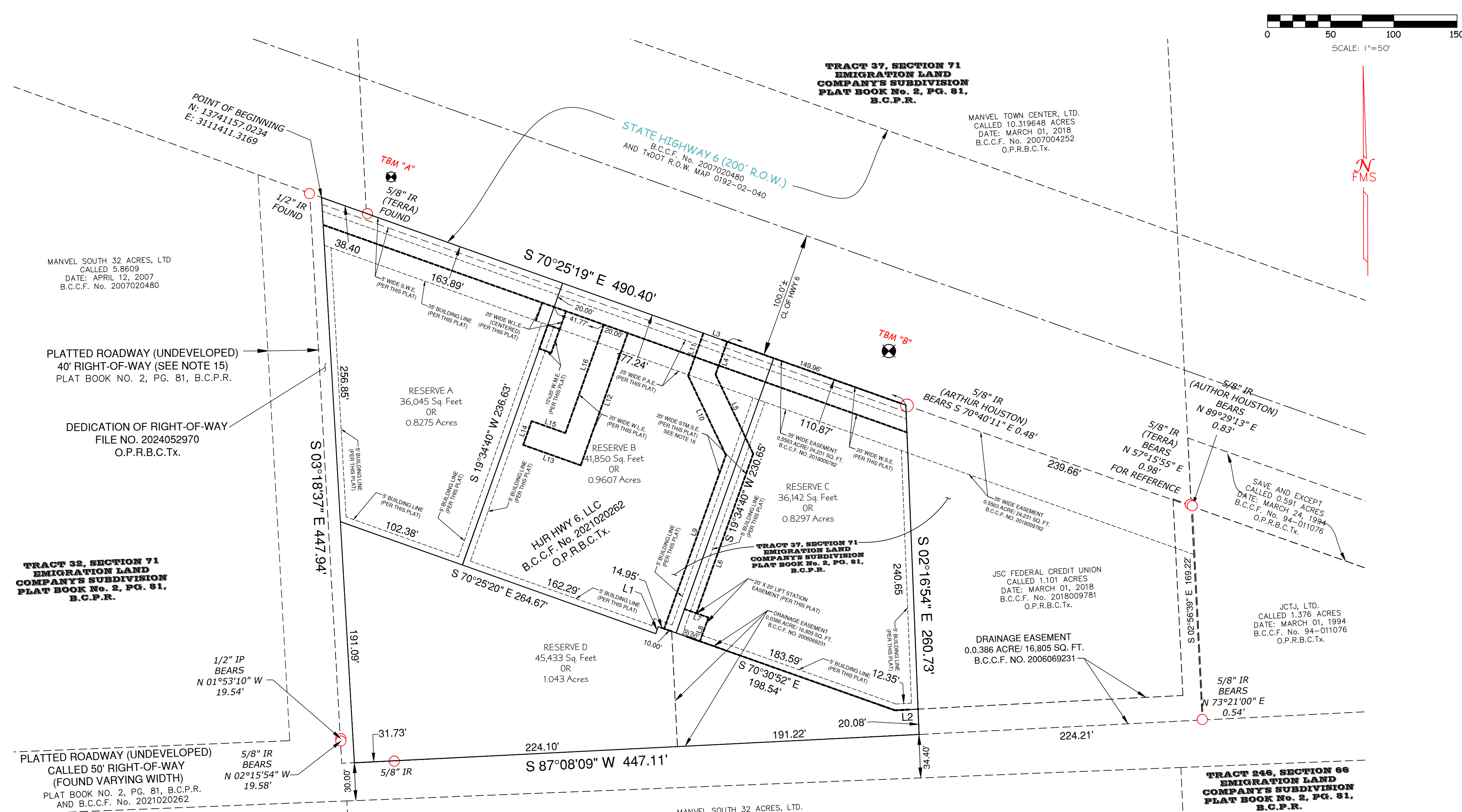
TEMPORARY BENCHMARK "B" IS A 5/8" IRON ROD SET, N 17° 26'48" E, AT A DISTANCE OF 44.94' FROM THE NORTHEAST CORNER OF THE SUBJECT TRACT.

ELEV: 53.64 NAVD 88, 2001 ADJUSTMENT

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

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Scott R. Sheridan
Registered Professional
Land Surveyor No. 6171
JANUARY 12, 2026



ABBREVIATIONS

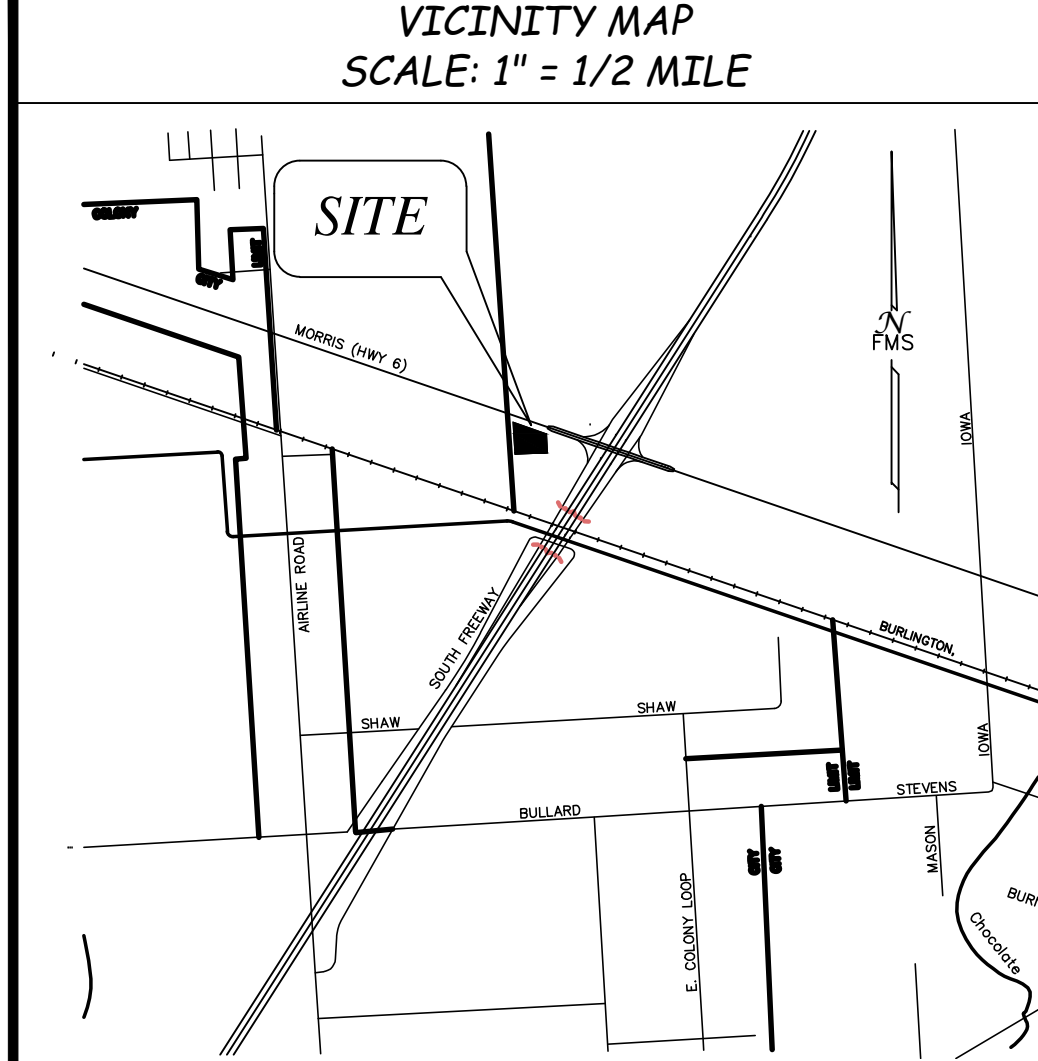
B.C.M.R.	BRAZORIA COUNTY MAP RECORDS
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
No.	NUMBER
O.P.R.B.C.Tx.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS
PG.	PAGE
VOL.	VOLUME
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
I.R.	IRON ROD
P.A.E.	PUBLIC ACCESS EASEMENT
W.S.E.	WATER AND SANITARY SEWER EASEMENT
S.W.E.	SIDEWALK EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
W.M.E.	WATER METER EASEMENT

LINE	BEARING	DISTANCE
L1	N 19°34'40" E	5.95'
L2	S 87°02'33" W	18.28'
L3	S 70°25'19" E	20.00'
L4	S 19°34'57" W	27.56'
L5	S 25°25'20" E	68.40'
L6	S 19°34'40" W	133.99'
L7	S 70°25'20" E	20.00'
L8	S 19°34'40" W	20.00'
L9	N 19°34'40" E	145.73'
L10	N 25°25'20" W	69.43'
L11	N 19°34'57" E	35.85'
L12	N 19°34'40" E	111.00'
L13	S 70°26'18" E	48.28'
L14	N 19°34'42" E	20.00'
L15	N 70°26'18" W	20.08'
L16	S 19°34'40" W	91.01'



SURVEYOR:
F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
PHONE: (281) 519-8530
EMAIL: Amity@fmsurveying.com
TDFELS FIRM # 10040400
FMS JOB No. 66397
DRAFTING: AJ
www.fmsurveying.com

OWNER:
HJR HWY 6, LLC
RICHARD RAINER, MANAGER
9121 ELIZABETH ROAD SUITE 108
HOUSTON, TEXAS 77055
PHONE: 713-458-5151
EMAIL: RAINER@EXCELCOMMERCIAL.COM



METES & BOUNDS DESCRIPTION

A 3.661 acre (159,470 square foot) tract of land, out of and being part of that certain tract of land described in deed to HJR HWY 6, LLC under Brazoria County Clerk's File No. (B.C.C.F. No.) 2021020262, Official Public Records Brazoria County, Texas (O.P.R.B.C.Tx.), being situated in the H.T. & B.R.R. Survey, abstract Number 560, Brazoria County, Texas, with said 159,472 square foot tract of land being further described in metes and bounds as follows (all bearings referenced hereon are based on the Texas State Plane Coordinate System, South Central Zone No. 4204, NAD 83):
COMENCING: at a 1/2-inch iron rod found in the South line of State Highway 6 (called 200.00 feet in width), as shown on TXDOT right-of-way-map 0192-02-040, at the Northeast corner of a 40' unopened road right of way, at the Northwest corner of a proposed 10.00 foot road right of way dedication tract recorded under Brazoria County, Texas Clerk's file number 2024052970 (O.P.R.B.C.Tx.);
THENCE: S 70°25'19" E, along with the South line of said State Highway 6 and North line of the said 10.00 foot road right-of-way dedication, a distance of 10.00 feet to a Point For Corner and **POINT OF BEGINNING** of the herein described tract;
THENCE: S 70°25'19" E, continuing along and with the South line of said State Highway 6, along and with the North line of this tract a distance of 490.40 feet passing a 5/8-inch iron rod with cap stamped "Terra" found, for a total distance of 490.40 feet to a Point For Corner, same being the Northwest corner of a certain tract of land described in deed to JSC Federal Credit Union, recorded in/deed B.C.C.F. No. 2018009781, O.P.R.B.C.Tx. and Northeast corner of this tract, from which bears a 5/8-inch iron rod with cap stamped "Arthur Houston" found, S 70°40'11" E, 0.48 feet;
THENCE: S 02°16'54" E, departing from the South line of said State Highway 6, along and with the West line of said JSC Federal Credit Union tract and East line of this tract, and to the North line of a variable width unopened road right of way, a distance of 260.73 feet to a Point For Corner, same being the Southwest corner of said JSC Federal Credit Union tract and Southeast corner of this tract;
THENCE: S 87°08'09" W, along and with the North line of said variable width unopened road right of way and South line of this tract, a distance of 415.39 feet passing a 5/8-inch iron rod, for a total distance of 447.12 feet to a Point For Corner, same being the Southeast corner of said 10.00 foot road right of way dedication tract and Southwest corner of this tract;
THENCE: N 03°18'37" W, departing from the North line of said variable width unopened road right of way, along and with the East line of said 10.00 foot road right of way dedication tract, a distance of 447.94 feet to the **POINT OF BEGINNING** and containing 3.661 acres of land.

RESERVE TABLE

RESERVE	USE	ACRES	SQ. FT.	MIN. FF*
A	COMMERCIAL	0.8275	36,045	57.90
B	COMMERCIAL	0.9607	41,850	57.90
C	COMMERCIAL	0.8297	36,142	57.90
D	DETENTION	1.043	45,433	NA

* MINIMUM FF SHOULD BE 1.5' ABOVE THE CENTERLINE OF STATE HIGHWAY 6
MAINTENANCE OF EACH RESERVE WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE RESERVES.

MINOR PLAT OF HJR RETAIL CENTER

3.661 ACRES (159,470 SQUARE FEET) OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS BEING OUT OF TRACT 37, SECTION 71, EMIGRATION LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK NO. 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS.

1 BLOCK, 0 LOT, 4 RESERVES
159,470 SQ. FT.
3.661 ACRES

JANUARY 12, 2026



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: 1/30/26

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: Chasity Flax

Daytime Phone: 281-961-7616 Fax Number: _____

E-mail Address: chasity.flax@gmail.com

Description of Request and Physical Address:

Consideration and possible action to approve Massey Ranch Horizons Preliminary Plat, being 10.000 acre, 7 lots, 1 block subdivision, being all of a called 10.002 acre tract CCFN 2024032207 ORBCT, E Little Survey, Abstract No. 320

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.

Ch Flax
SIGNATURE

1/30/26
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:	Massey Ranch Horizons – Preliminary Plat
Applicant:	Darrel, Heidrich
PD&Z Meeting Date:	February 9, 2026
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

- The subject site is located 350 feet southeast of the southeast corner of the intersection of Massey Ranch Road and Chocolate Bayou Road.
- The subject site is located within the City of Manvel and Brazoria County Drainage District No. 3.
- The subject site is zoned Open Single Family Residential (OSFR).
- The proposed plat subdivides a 10-acre tract into 1 block and 7 residential lots.
- A zoning variance was approved for a reduced front lot width for one of the lots based on a concept plan submitted with the application.
- All proposed lots comply with the minimum lot size requirement of one (1) acre.

STAFF RECOMMENDATION

The City staff recommends approval of the Massey Ranch Horizons Preliminary Plat with the following conditions:

1. This plat must be revised to a preliminary plat, as the construction and drainage plans have not yet been approved by the City (Section 62-38 (a)(1)).
2. Please revise the Vicinity Map to include a north arrow, show the scale at 1" = ½ mile, and clearly identify the ETJ and City boundaries (Section 62-38(a)(2)).
3. Please add the address of the Property Owner to their section (Section 62-38 (a)(3))
4. Please revise the plat to remove "to be abandoned by this plat"s from the 20' road easement and drainage easement. Please note any abandonment must be complete prior to approval of the final plat (Section 62-38 (a)(6)).
5. Please verify Note 7 in the General Notes, as the provided CPL shows a pipeline easement. Additionally, show the pipeline easement on the plat (Section 62-38 (a)(7)).
6. Please show the centerline of both ROWs, and its distance to the property line (Section 62-38 (a)(8)).

continued on next page



DEVELOPMENT SERVICES DEPARTMENT

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

7. The proposed layout differs from the layout used to get the lot width variance approval. The variance was approved for the specific Lot 4 on the concept plan provided. Revise the plat layout and other plans to reflect the approved variance correctly. Additionally, add a note in the General Notes on the plat referencing the approved variance (Section 62-38 (a)(10)).
8. Please show the building setback line along the west boundary, as it is adjacent to County Road 89. Additionally, revise note 13 from “Chapter 62. Subdivision” to “Chapter 77. Zoning” (Section 62-38 (a)(10)).
9. Please include city limit line and flood zone designation on the plat (Section 62-38 (a)(11)).
10. The drainage plan layout must be revised to accurately reflect the approved variance. Please provide clarification regarding the overall drainage plan, including maintenance responsibility and ownership, as this may require the dedication of a separate drainage reserve. Please note that all civil plans must be approved by the City Engineer prior to final plat submittal (Section 62-38 (a)(12) & 62-40).
11. Please verify the BFE used in Note 12. From FEMA’s GIS Map, it appears to be somewhere around 57’ at the minimum (Section 62-38 (a)(12)).
12. Provide a tree survey to show protected trees within the plat boundary. If there are no protected trees, please provide supporting documentation, such as photographs, report, or a tree survey and include a note on the plat stating that there are no protected trees requiring preservation as defined by Section 77-44 of the zoning ordinance within the proposed plat boundary. (Section 77-44 - Tree Preservation, Landscaping, and Screening)
13. Revise note 6 to “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 planning commission approval, unless the final plat has been submitted to the planning 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 planning 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 (Section 62-38 (f)).



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

VICINITY MAP
11/1/2024

MINOR PLAT
MASSEY RANCH HORIZONS
BEING A 10.000 ACRE
7 LOTS - 1 BLOCK SUBDIVISION
BEING ALL OF A
CALLING FOR A TRACT
C.C.F.N. 2024032207
O.P.R.B.C.T.
E. LITTLE SURVEY
ABSTRACT NO. 320
CITY OF MANVEL
BAZORIA COUNTY
TEXAS

RECORDING INFORMATION:

THIS PLAT IS BEING RECORDED IN THE PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, UNDER THE NAME OF THE CITY OF MANVEL, TEXAS, AND IS BEING RECORDED AS A MINOR PLAT. THE CITY OF MANVEL, TEXAS, IS THE APPLICANT FOR THE RECORDING OF THIS PLAT. THE CITY OF MANVEL, TEXAS, IS THE APPLICANT FOR THE RECORDING OF THIS PLAT. THE CITY OF MANVEL, TEXAS, IS THE APPLICANT FOR THE RECORDING OF THIS PLAT.

LEGAL DESCRIPTION:

ALL OF THE SEVEN (7) LOTS AND ONE (1) BLOCK OF THE MASSEY RANCH HORIZONS, BEING A 10.000 ACRE 7 LOTS - 1 BLOCK SUBDIVISION, BEING ALL OF A CALLING FOR A TRACT, C.C.F.N. 2024032207, O.P.R.B.C.T., E. LITTLE SURVEY, ABSTRACT NO. 320, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

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BRAZORIA COUNTY, TEXAS
E. LITTLE SURVEY
ABSTRACT NO. 320

0' 30' 60'
 SCALE 1" = 60'

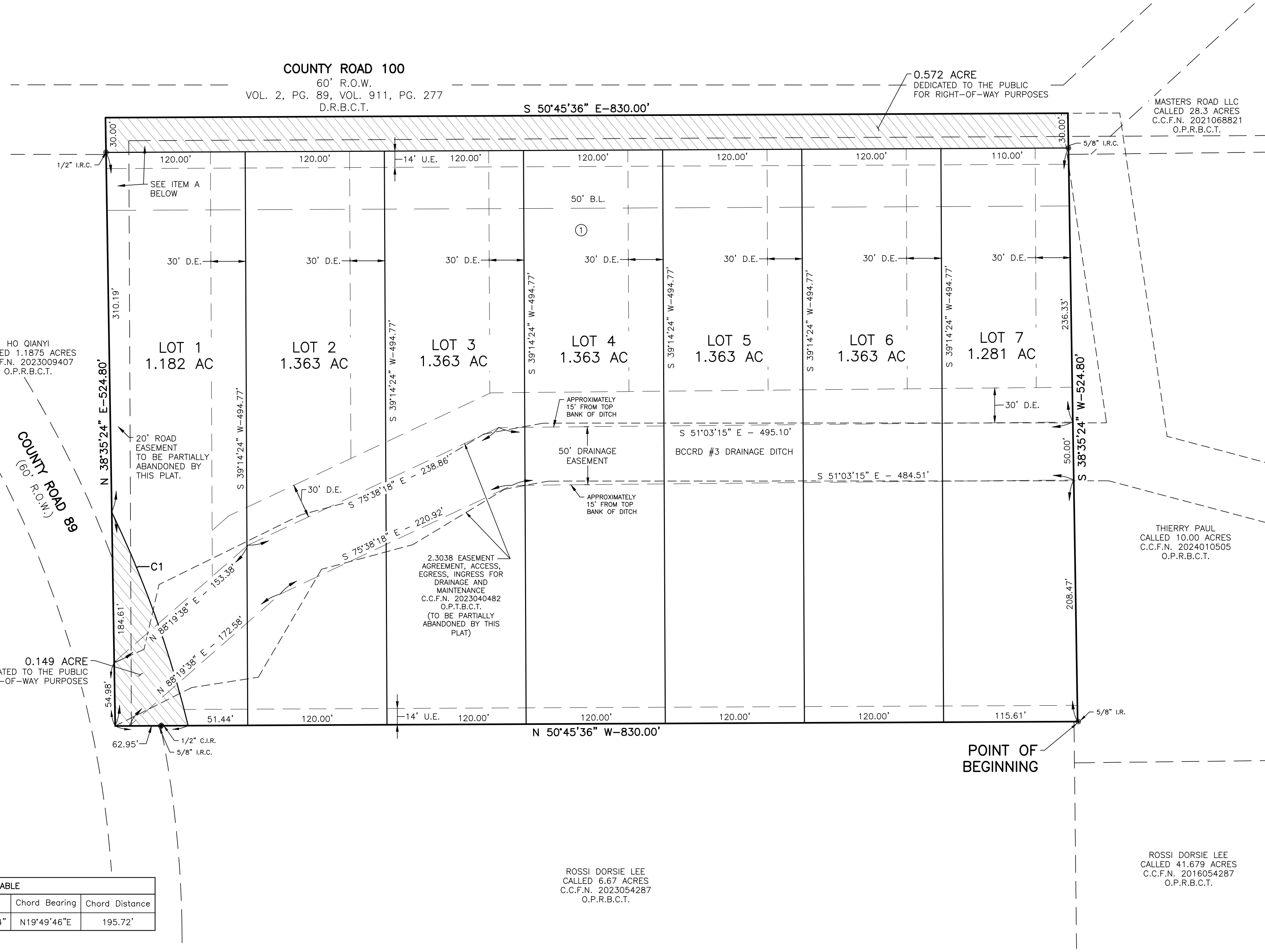
COUNTY ROAD 100
 60' R.O.W.
 VOL. 2, PG. 89, VOL. 911, PG. 277
 D.R.B.C.T.

S 50°45'36" E-830.00'

0.572 ACRE
 DEDICATED TO THE PUBLIC
 FOR RIGHT-OF-WAY PURPOSES

MASTERS ROAD LLC
 CALLED 28.3 ACRES
 C.C.F.N. 2021068921
 O.P.R.B.C.T.

- LEGEND**
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
 - D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
 - P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY, TEXAS
 - C.C.F.N. = COUNTY CLERK'S FILE NUMBER
 - VOL. PG. = VOLUME, PAGE
 - = 5/8" I.R.C. SET
 - = "BAKER & LAWSON"
 - = FOUND MONUMENT (AS NOTED)
 - = POINT OF INTERSECTION
 - I.R. = IRON ROD
 - I.R.C. = IRON ROD W/CAP
 - R.O.W. = RIGHT-OF-WAY
 - D.E. = DRAINAGE EASEMENT
 - B.L. = BUILDING LINE
 - = TOP BANK DITCH



CURVE TABLE				
Curve No.	Length	Radius	Delta	Chord Bearing
C1	196.07'	940.00'	11°57'04"	N19°49'46"E
				195.72'

- CITY PLANNING LETTER**
 FOR: CHASITY FLAX
 TITLE COMPANY: ABSTRACT SERVICES OF HOUSTON
 G.F. NO: 7910-29-7438
 DATED: DECEMBER 11, 2025
- A. 20' ROAD EASEMENT, VOL. 138, PG. 70, VOL. 819, PG. 86, VOL. 824, PG. 540, & VOL. 828, PG. 247, D.R.B.C.T. - PLOTTED HEREON.
 - B. PIPELINE RIGHT OF WAY, AS TO LOT 1, VOL. 649, PG. 412, VOL. 1568, PG. 736, VOL. 86230, PG. 243, D.R.B.C.T. - NOT LOCATABLE.
 - C. RIGHT OF WAY EASEMENT, VOL. 911, PG. 277, D.R.B.C.T. - C.R. 100, PLOTTED HEREON.
 - D. EASEMENT TO B.C.C.R.D. NO. 3, C.C.F.N. 2023040482, O.P.R.B.C.T. - PLOTTED HEREON.

APPROVED BY CITY OF MANVEL

THIS IS TO CERTIFY THAT THIS IS A MINOR PLAT UNDER THE PROVISIONS OF THE TEXAS LOCAL GOVERNMENTAL CODE SECTION 212.0065 AND MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF MANVEL. THE CITY OF MANVEL HAS APPROVED THIS PLAT OF MASSEY RANCH HORIZONS AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT.

THIS _____ DAY OF _____, 2026.

DANIEL S. JOHNSON, CITY MANAGER

I, DARREL HEIDRICH, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY; THIS PLAT IS TRUE AND CORRECT AND ALL BOUNDARY CORNERS, ANGLE POINTS OF CURVATURE/TANGENCY AND INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN PROPERLY MARKED AND ARE INDICATED HEREON.

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

12/29/2025

DARREL HEIDRICH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LAND SURVEYOR NO. 5378

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR THE PURPOSES OF DRAINAGE WORK, PROVIDED BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 (B.C.C.R.D. #3) IS PROPERLY NOTIFIED.
 2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. LANDSCAPING SHALL BE PERMITTED WITHIN THE DETENTION PONDS LOCATED WITHIN THIS SUBDIVISION.
 3. MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C.R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C.R.D. #3 OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C.R.D. #3 WITH THEIR APPROVAL. B.C.C.R.D. #3 SHALL BE RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THEM, UNLESS B.C.C.R.D. #3 SPECIFICALLY CONTACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
 4. THE SIDES OF DRAINAGE CHANNELS AND DETENTION FACILITIES SHALL BE HYDROMULCH SEEDED.
 5. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH STORM SEWER SECTION OF THE BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 REGULATIONS. BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS ADOPTED THE BRAZORIA COUNTY DRAINAGE DISTRICT CRITERIA MANUAL AS ITS GUIDE. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE. CONCRETE RUBBLE IS NOT ALLOWED.
 6. B.C.C.R.D. #3 APPROVAL OF THE FINAL DRAINAGE PLANS AND FINAL PLAT (IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHT-OF-WAY ACROSS THIRD PARTY DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLANS AND THE FINAL PLAT.
 7. B.C.C.R.D. #3 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 FACILITIES ARE OPERATING PROPERLY.
 8. DETENTION IS REQUIRED BY B.C.C.R.D. #3 IN ORDER TO OFFSET ADDITIONAL STORM RUNOFF DUE TO THE INCREASED IMPERVIOUS COVER FROM THE DEVELOPMENT.
- THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THE MINOR PLAT, MASSEY RANCH HORIZONS AS SHOWN HEREON ON THE _____ DAY OF _____, 2026.

RICKY KUBECZKA
 COMMISSIONER

JODY SCHIBI
 COMMISSIONER

ALFRED FROBERG, JR.
 COMMISSIONER

DONG NGUYEN, P.E., C.F.M.
 DISTRICT ENGINEER

DESCRIPTION OF 10.000 ACRES

BEING A 10.000 ACRE TRACT OF LAND LOCATED SITUATED WITHIN THE E. LITTLE SURVEY, ABSTRACT NO. 320, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 10.00 ACRE TRACT, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2024032207 OF THE OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.), REFERRED TO HEREAFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 10.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT 5/8-INCH IRON ROD FOUND FOR THE SOUTHERLY CORNER OF THE ABOVE REFERENCE TRACT;

THENCE NORTH 50°45'36" WEST, ALONG THE SOUTHWEST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTHEAST LINE OF A CALLED 6.67 ACRE TRACT, AS RECORDED IN C.C.F.N. 2023054287 OF THE O.P.R.B.C.T., A DISTANCE OF 830.00 FEET TO A POINT FOR CORNER FOR THE WESTERLY CORNER OF THE ABOVE REFERENCED TRACT;

THENCE NORTH 38°35'24" EAST, ALONG THE NORTHWEST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE SOUTHWEST LINE OF A CALLED 1.1875 ACRE TRACT, AS RECORDED IN C.C.F.N. 2023009407 OF THE O.P.R.B.C.T., A DISTANCE OF 524.80 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED FOR THE NORTH CORNER OF THE ABOVE REFERENCED TRACT

THENCE SOUTH 50°45'36" EAST, ALONG THE NORTHEAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 100, A DISTANCE OF 830.00 FEET TO A POINT FOR THE EASTERLY CORNER OF THE ABOVE REFERENCED TRACT;

THENCE SOUTH 38°35'24" WEST, ALONG THE SOUTHWEST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTHWEST LINE OF A CALLED 10.000 ACRE, AS RECORDED IN C.C.F.N. 2024010505 OF THE O.P.R.B.C.T., A DISTANCE OF 524.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.000 ACRES OF LAND, MORE OR LESS.

DEDICATION STATEMENT:

I, CHASITY FLAX, OWNER OF THE PROPERTY SUBDIVIDED IN THIS MINOR PLAT OF GOLD SHANELLE VENTURES LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES 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 PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16' 0") PERMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, 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 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 EASEMENT, FROM A PLANE SIXTEEN (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 THE AERIAL EASEMENTS TOTALS THIRTY FEET (30' 0") IN WIDTH.

WITNESS MY HAND IN BRAZORIA COUNTY, TEXAS THIS _____ DAY OF _____, 2026.

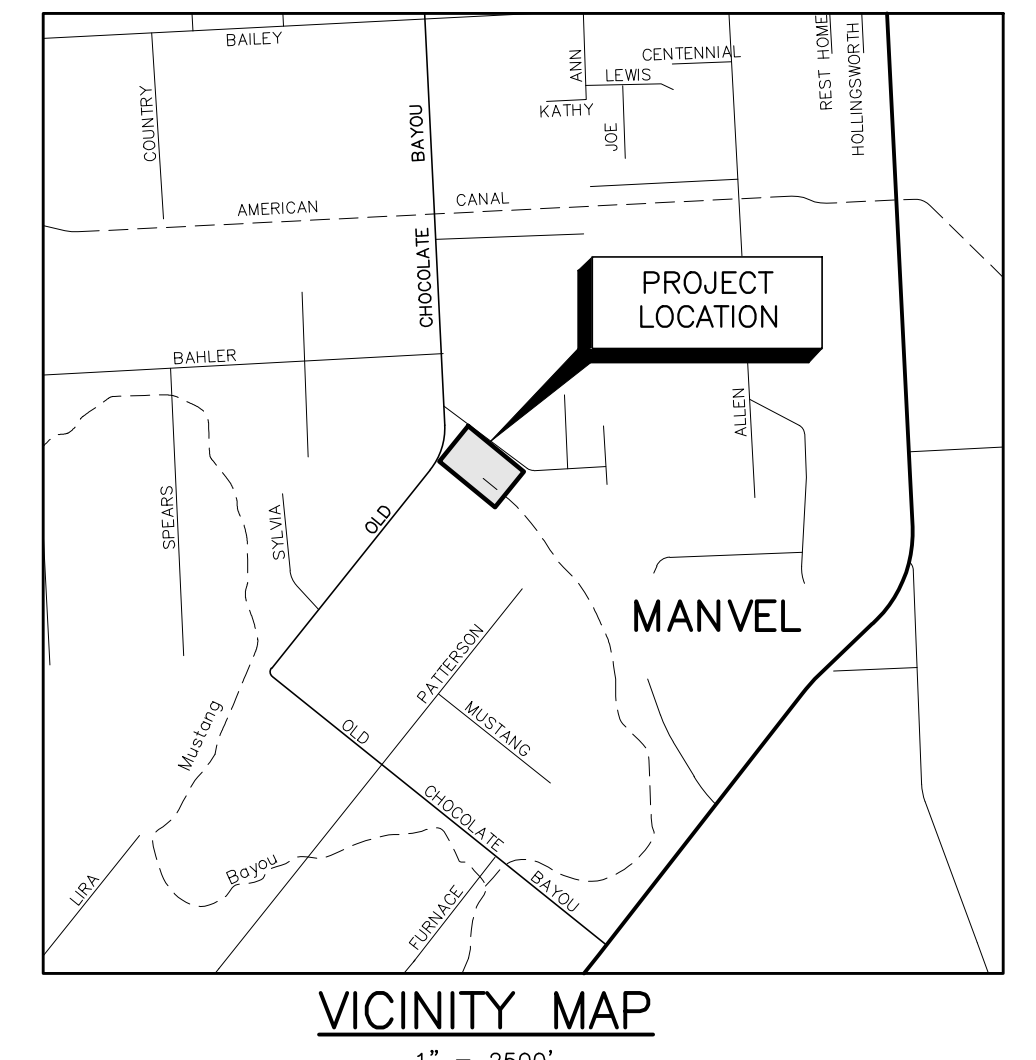
CHASITY FLAX, OWNER
 GOLD SHANELLE VENTURES, LLC

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED CHASITY FLAX, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC FOR THE
 STATE OF TEXAS
 MY COMMISSION EXPIRES: _____



- GENERAL NOTES:**
1. THIS PLAT WAS PREPARED TO MEET CITY OF MANVEL AND BRAZORIA COUNTY REQUIREMENTS.
 2. THE PURPOSE OF THIS PLAT IS TO PLAT 10.02 ACRES INTO 7 LOTS, 1 BLOCK.
 3. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983, (NAD 83), U.S. SURVEY FEET, PER GPS OBSERVATIONS.
 4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER PROVIDED BY ABSTRACT SERVICES OF HOUSTON, DATED DECEMBER 11, 2025 WITH REGARDS TO RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR.
 5. THE SUBJECT PROPERTY LIES WITHIN WHOLLY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY DRAINAGE DISTRICT NO. 3 AND THE ALVIN INDEPENDENT SCHOOL DISTRICT.
 6. THIS PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL FROM THE CITY 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 COMMISSIONS.
 7. THERE WAS NO EVIDENCE OF PIPELINES OR PIPELINE EASEMENTS EXISTING WITHIN THE BOUNDARIES OF THIS PLAT, AT THE TIME SURVEY WAS PERFORMED.
 8. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 9. NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT DEDICATED HEREBY PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY NOR CENTERPOINT ENERGY TO REPLACE/REPAIR ANY PAVING REMOVED FROM THE EXERCISE OF THIS EASEMENT.
 10. 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.
 11. THE MINIMUM FINISHED FLOOR (SLAB) ELEVATION SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURBED STREET OR 24 INCHES ABOVE THE 100 YEAR BASE FLOOD ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN OR 12 INCHES ABOVE NATURAL GRADE AND MEET CITY REQUIREMENTS AT THE TIME OF DEVELOPMENT.
 12. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48039C040K, EFFECTIVE DATE OF DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "AE", BASE FLOOD ELEVATION 52.3 FEET.
 13. ALL LOTS AND RESERVES SHALL HAVE A MINIMUM SIDE AND REAR BUILDING SETBACKS AS SPECIFIED IN CHAPTER 62, SUBDIVISIONS, OF THE CITY CODE OF ORDINANCES.
 14. SIDEWALKS SHALL BE CONSTRUCTED AT A MINIMUM OF FOUR FEET WIDE OR AS DETERMINED BY THE CITY'S THOROUGHFARE PLAN AND IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS AND DESIGN CRITERIA MANUAL. SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA MANUAL. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
 15. THIS PLAT CLOSURES WITHIN THE ALLOTTED BOUNDARY CLOSURE ALLOWANCE (1:15,000).
 16. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
 17. ALL LAKE/DETENTION TRACTS, EASEMENTS, OPEN SPACES, OR OTHER COMMON AREAS WITHIN BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION OR OTHER PERPETUAL PRIVATE ENTITY.
 18. ALL DEVELOPMENT REGULATIONS AND CITY PERMITS SHALL ADHERE TO AND OBTAINED. DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED FOR ALL PROPERTY.
 19. FOR A SINGLE-FAMILY RESIDENTIAL LOT, IF 20 PERCENT OR LESS OF THE ENTIRE PROPERTY WILL BE AFFECTED BY IMPERVIOUS COVER, THEN A NEW OR REVISED DRAINAGE PLAN WILL NOT BE REQUIRED.
 20. ANY FUTURE DEVELOPMENT WILL REQUIRE CITY APPROVED CONSTRUCTION PLANS.
 21. ELEVATIONS ARE BASED ON NGS MONUMENT PID A56883 HGCS5-75 WITH A CALLED ELEVATION OF 49.04 FEET (NAVD 88).
 22. THE 50' DRAINAGE EASEMENT SHOWN HEREON IS APPROXIMATELY 15' FROM THE TOP BANK OF AN EXISTING DITCH, THE ACTUAL LOCATION OF THE EASEMENT IS AS DEPICTED HEREON WITH BEARINGS AND DISTANCES.

MINOR PLAT
MASSEY RANCH HORIZONS
 BEING A 10.000 ACRE
 7 LOTS 1 BLOCK SUBDIVISION
 BEING ALL OF A
 CALLED 10.002 ACRE TRACT
 C.C.F.N. 2024032207
 O.P.R.B.C.T.
 E. LITTLE SURVEY
 ABSTRACT NO. 320
 CITY OF MANVEL
 BRAZORIA COUNTY
 TEXAS

Baker & Lawson, Inc.
 4005 Technology Dr., Suite 1530
 Angleton, TX 77515
 Phone # 979-849-6881
 www.bakerandlawson.com
 Licensed Surveying Firm No. 10052500

OWNER:
 CHASITY FLAX
 CHASITY.FLAX@GMAIL.COM
 GOLD SHANELLE VENTURES, LLC
 281-961-7616

JOB NO.: 16467	SCALE: 1" = 60'	DRAWN BY: JP	CKED BY: AH
DRAWING NO.: 16467 PLAT	DATE: 12/29/25	REV. NO. 0	



MANVEL PD&Z DATA SHEET

MEETING DATE: February 9, 2026

TOPIC: Subdivision variance request for an approximate 2.731-acre tract of land located at 3702 Chocolate Bayou Rd (PID 177022), Manvel, Texas, seeking to vary the Requirements of Chapter 62, Section 62-113 - *Sidewalks*.

BACKGROUND: The subject site is located within the City of Manvel's Extraterritorial Jurisdiction (ETJ) at the southwestern corner of Bailey Road AKA C.R.101 and Old Chocolate Bayou Road AKA C.R.89 intersection. The subject site consists of an approximately 2.731-acre tract owned by Angel Land Developers, LLC, and is in the process of developing the site as a gas station with a convenience store. Site development and construction activities began prior to completion of the City's subdivision plat review and approval process. A minor plat application for the subject site was submitted in July 2025; however, the plat did not conform to the minimum requirements of the Subdivision Ordinance and was initially denied. Subsequent resubmittals did not resolve the sidewalk requirements, as the civil plans approved by the Drainage District did not include sidewalk construction.

According to Section 62-113 of the Subdivision Ordinance:

"Sidewalks shall be constructed at a minimum of five feet wide or as determined by the city's thoroughfare plan and in accordance with the city's design criteria profile. Sidewalks shall be installed in accordance with the city's design criteria manual. For non-residential development with frontage on rights-of-way owned and maintained by the County or State, a sidewalk shall be made part of the site development, if controlling authority does not permit construction of sidewalk within the right-of-way."

The subject site is located at the intersection of two major thoroughfares; hence, sidewalk construction is required as part of the site development, even if Brazoria County does not permit construction within the right-of-way. The applicant, Deepa Patel, on behalf of the property owner, is requesting a subdivision variance to allow platting and developing the subject site without constructing sidewalks along abutting streets.

STAFF FINDINGS: Pursuant to Section 62-5, Variance, staff reviewed the request and found the following:

- **Special Circumstances:** The subject site is uniquely situated at the intersection of two County-owned and County-maintained major thoroughfares with the City's Extra Territorial Jurisdiction. Bailey Road includes open ditches and an existing sidewalk along the north side only, with no sidewalk along the subject site frontage. Brazoria County does not allow sidewalks within its rights-of-way. Old Chocolate Bayou Road is an asphalt roadway with open ditches and an existing right-of-way width varying between approximately 60 feet and 120 feet, and is designated as a 120-foot-wide Parkway on the City's Thoroughfare Plan. Please note, the subdivision variance for the existing Gas Station with convention Store located at the southeastern corner of same intersection to not constructing sidewalks was approved in January 2023 by City Council.
- **Strict Enforcement:** Strict application of the ordinance would not deprive the applicant of reasonable property rights. However, it would increase project costs due to the required sidewalk construction and would require additional review and approval by the Drainage

District. That said, strict enforcement would ensure that sidewalks are constructed in accordance with the City's Subdivision Ordinance, Thoroughfare Plan, and Design Criteria Manual. While sidewalk construction at this time may result in segments that are not immediately connected to a broader pedestrian network, future development along adjacent properties would allow for connectivity and continuity over time.

- **Impact on Public Welfare:** Granting of the variance would have a detrimental impact on public welfare in terms of pedestrian safety. The subject site is located at the intersection of two major thoroughfares, making pedestrian access and safety a critical consideration. Sidewalk landing pads currently exist at the intersection, and construction of sidewalks consistent with City standards would enhance pedestrian circulation, safety, and long-term infrastructure continuity.

Additional Notes:

- The applicant proceeded with site development without City plan review or approval; however, Brazoria County raised no objections to civil plans submitted to them in April 2024, which were also approved by the applicable Drainage District.
- The subdivision ordinance was amended to increase minimum sidewalk width requirements from 4 feet to 5 feet, aligning with the City's 2015 Thoroughfare Plan and 2024 Design Criteria Manual. Additionally, the ordinance further emphasizes the City's policy that sidewalks are required for non-residential development with frontage along County- or State-maintained rights-of-way, even when sidewalk construction within the right-of-way is not permitted.

RECOMMENDATION: Staff recommends denial of this variance request to Chapter 62, Section 62-113 - *Sidewalks*.



ATTACHMENTS: Application Form, Vicinity Aerial Map, Major Thoroughfare Plan Map, Proposed Plat, and Proposed Site Plan for Potential Gas Station and Convenience Store.

FUNDING ISSUES

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

<p>SUBMITTING STAFF MEMBER Ellie Roohbakhsh Senior Planner</p>	<p>FINANCE DIRECTOR APPROVAL _____</p> <p>CITY MANAGER APPROVAL _____</p>
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DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

SUBDIVISION VARIANCE APPLICATION

SITE INFORMATION

Project Name: ANGEL LAND DEVELOPERS LLC
Site Address or Legal Description: 8174 & 8256 BAILEY RD MANVEL TEXAS 77578 (aka 3702 old chocolat
Parcel/Tax ID# (s): 177022 Property Platted: YES NO
(final plat not approved yet)
Current Zoning: 3/11/16CJC Total Acreage: 2.731 Total Lots: 1
Project Description: NEW CONSTRUCTION CONVENIENCE & RETAIL STORE

OWNER & APPLICANT INFORMATION

Applicant Name: DEEPA PATEL Company Name: ANGEL LAND DEVELOPERS LLC
Address: _____ City: PEARLAND State: TX Zip: 77089
Phone #: _____ Email: _____
Owner Name: DEEPA PATEL Company Name: ANGEL LAND DEVELOPERS LLC
Address: _____ City: MANVEL State: TX Zip: 77578
Phone #: _____ Email: _____

SUBDIVISION VARIANCE INFORMATION

The subdivision variance requested is (cite section from Chapter 62, *Subdivisions*, in the *Code of Ordinances*):

We are requesting sidewalk variance: Seeking to vary requirements of chapter 62 (sidewalk) in order to get final plat approval

Are there special circumstances or conditions affecting the property?

Final plat approval needed

Will enforcement of the provisions of Chapter 62, *Subdivisions*, deprive the owner/applicant of a substantial property right?

Requesting to get variance of chapter 62 approved to complete project as per Approved Drawings, not causing any more delay for construction and in order to get final plat approved.



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
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If a subdivision variance is granted, will it be detrimental to the public welfare or injurious to other property or property rights in the vicinity?

No

DISCLAIMER & SIGNATURE

I certify that I am the owner or owner's representative of the property (with signed letter of authorization) and that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct.

Applicant Signature : DEEPA PATEL

Date :01/15/2026



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

SUBMITTAL CHECKLIST

So that we may efficiently review your request in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the request; however, it is incumbent upon the applicant to inquire about these exceptions **before** submitting an application. Answers to subdivision variance applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a complete application. Please call the phone number on the application to schedule an appointment. Submit the application and accompanying documents to the Permits Department at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

SUBDIVISION VARIANCE APPLICATION SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Subdivision Variance Application (with all signatures)	
One (1) paper copy of site/plot plan and/or site plan (including vicinity map), measuring 8 ½" x 11', 11" x 17" or 24" x 36" (scaled/dimensioned drawing showing location of proposed structures)	
Two (2) Copies of Recorded Plat (if platted)	
Two (2) Copies of Legal Description (metes & bounds if not platted)	
Two (2) Copies of Proposed Plat	
Letter of Authorization (if applicable)	
PDF format on disc containing all application documents rotated and formatted	
Paid Application Fee of \$500.00 (non-refundable)	

APPLICANT CERTIFICATION

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.

Applicant Signature

Date



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

ANGEL LAND DEVELOPERS LLC

Owner Name _____

Owner Address _____

Owner City, State Zip

01/15/2026

Date

Development Services Department
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

I, DEEPA PATEL, certify that I am the owner of the project property located at 8174 & 8256 BAILEY RD MANVEL TEXAS 77578 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint _____ with the company _____ (if applicable) to act as my representative for this application. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this variance request – up to and including rejecting the application and forfeiting any fees paid.

Please contact me directly at _____ if you have any questions.

Sincerely,

Owner Name _____

Owner Signature _____

Pearland

BAILEY RD

BAILEY RD



Sonic Drive-in

Cullen RV Resort

SHAMROCK LN

OLD CHOCOLATE BAYOU RD

Manvel ETJ

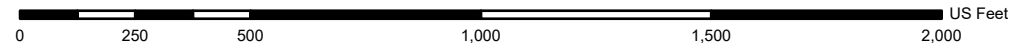
3702 Chocolate Bayou Rd (PID 177022)



-  3702 Chocolate Bayou Rd
-  City of Manvel ETJ
-  Parcels
-  City of Manvel City Limits



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



Date: January 2026
Reference: 2026003
Data Source: City of Manvel, Brazoria County Open Data

Pearland

BAILEY RD

BAILEY RD

Sonic Drive-in







Cullen RV Resort

SHAMROCK LN

OLD CHOCOLATE BAYOU RD

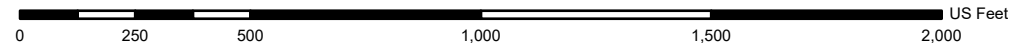
Manvel ETJ

3702 Chocolate Bayou Rd (PID 177022)

-  Parkway (120' ROW)
-  Proposed Parkway (120' ROW)
-  3702 Chocolate Bayou Rd
-  Parcels
-  City of Manvel ETJ
-  City of Manvel City Limits



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



Date: January 2026
Reference: 2026003
Data Source: City of Manvel, Brazoria County Open Data

STATE OF TEXAS

COUNTY OF HARRIS

We, ANGEL LAND DEVELOPERS, LLC, a Texas limited liability company, acting by and through Deepa Patel, Managing Member, hereinafter referred to as Owners of the 2.731 acre tract described in the above and foregoing map of ANGEL LAND, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, 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 forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents dedicate to the use of the public for public utility purpose 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 the 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 herein, 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 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 the 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 herein, whereby the aerial easement totals thirty feet (30'0") in width.

IN TESTIMONY WHEREOF, ANGEL LAND DEVELOPERS, LLC, a Texas limited liability company, has caused these presents to be signed by Deepa Patel, its Managing Member, thereunto authorized, this 21 day of October, 2025.

ANGEL LAND DEVELOPERS, LLC, a Texas limited liability company

By: ANGEL LAND DEVELOPERS, LLC, a Texas limited liability company,

By: *Deepa Patel*
Name: Deepa Patel
Title: Managing Member

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Deepa Patel, Managing Member known to me to be the persons whose name are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21 day of October, 2025

Victoria Santillana
Notary Public in and for the State of Texas
Printed Name:

My Commission Expires: 9/22/2028



METES AND BOUNDS DESCRIPTION

2.731 ACRE
LOCATED IN THE
A.C.H.&B SURVEY, SECTION 92, A-541
BRAZORIA COUNTY, TEXAS

Being a tract or parcel of land containing 2.731 acre of land or 118,975 square feet, located in the A.C.H. & B. Survey Section 92, Abstract 541, Brazoria County, Texas; Said 2.731 acre tract being all of a called 2.731 acres tract of record in the name of Angel Land Developers in Brazoria County Clerk's File (B.C.C.F.) Number 2022010504, and being out of and a part of Lot 108, Block L in the plat of record in Volume 2, Pages 91-92 in the Plat Records of Brazoria County, Texas; Said 2.731 acre tract being more particularly described as follows (bearings based on Texas State Plane Coordinate System, South Central Zone NAD83):

BEGINNING at 1/2 inch iron rod found for the northwest end of the transition from the south Right-of-Way (R.O.W.) line of Bailey Road (120 feet wide) to the west R.O.W. line of Chocolate Bayou Road AKA C.R. 89 (width varies);

THENCE, coincident aforesaid R.O.W. transition, South 43 Degrees 18 Minutes 48 Seconds East, a distance of 46.12 feet to a 1/2 inch iron rod found for the southeast end of said R.O.W. transition, being on the west line of aforesaid Chocolate Bayou Road;

THENCE, coincident the west line of aforesaid Chocolate Bayou Road, South 02 Degrees 40 Minutes 26 Seconds East, a distance of 131.12 feet to a 1/2 inch iron rod found for the southeast corner of the herein described tract, being on the north line of the remainder of a tract of land of record in the name of Ruth L. Francis in B.C.C.F. number 199800858;

THENCE, coincident the north line of aforesaid Francis tract, South 87 Degrees 22 Minutes 04 Seconds West, a distance of 721.64 feet to a 1/2 inch iron rod found for the southwest corner of the herein described tract;

THENCE, coincident the west line of the herein described tract, North 02 Degrees 37 Minutes 36 Seconds West, a distance of 165.08 feet to a 1/2 inch iron rod found for the northeast corner of the herein described tract, being on the south R.O.W. line of aforesaid Bailey Road;

THENCE, coincident the south R.O.W. line of Bailey Road, North 87 Degrees 17 Minutes 00 Seconds East, a distance of 691.47 feet to the POINT OF BEGINNING and containing 2.731 acres of land.

I, Kenneth A. Gruller, R.P.L.S., am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Kenneth A. Gruller
Kenneth A. Gruller, R.P.L.S.
Texas Registration No. 5476



APPROVED BY THE BOARD OF COMMISSIONERS ON 05/06/2025 DATE

John Genaro
DISTRICT SUPERINTENDENT
Jared Apen
DISTRICT ENGINEER

THE SIGNATURES ABOVE ARE EVIDENCE THAT THE DISTRICT'S BOARD OF COMMISSIONERS APPROVED THIS SUBMISSION ON THE DATE PROVIDED ABOVE BASED UPON THE RECOMMENDATION OF THE DISTRICT ENGINEER WHO HAS REVIEWED THE SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THE APPROVAL OF A FINAL DRAINAGE PLAN OR REQUEST FOR VARIANCE WILL TYPICALLY EXPIRE ONE YEAR AFTER THE DATE OF BOARD APPROVAL. THE APPROVAL OF A DRAINAGE IMPACT ANALYSIS, MASTER DEVELOPMENT PLAN, OR FINAL PLAT WILL TYPICALLY EXPIRE TWO YEARS AFTER THE DATE OF APPROVAL. SEE SECTION 12 IN THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES FOR ADDITIONAL INFORMATION REGARDING THE EXPIRATION OF APPROVALS. AFTER EXPIRATION, RE-APPROVAL IS REQUIRED. PLEASE NOTE THAT DISTRICT APPROVAL DOES NOT NECESSARILY MEAN THAT ALL INFORMATION IN THE SUBMITTAL HAS BEEN CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" AND THIS APPROVED SUBMITTAL, THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" SHALL PREVAIL. ANY BOARD APPROVED DEVIATIONS FROM DISTRICT CRITERIA SHALL BE ITEMIZED ON THE COVER PAGE AND OTHER APPROPRIATE SHEETS. ANY SUBMITTAL PREPARED BY A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR HAS TYPICALLY BEEN SIGNED AND SEALED BY THAT LICENSED PROFESSIONAL. THAT SIGNATURE AND SEAL CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT ENGINEER OR SURVEYOR.

BDD4 REF. ID #25-000071

THIS IS TO CERTIFY THAT THIS PLAT IS A MINOR PLAT UNDER THE PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODE SECTION 212.0065 AND MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF MANVEL. THE CITY OF MANVEL HAS APPROVED THIS PLAT OF ANGEL LAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 20____.

DANIEL JOHNSON, CITY MANAGER

We, Trustmark National Bank, holder of a lien against the property described in the plat known as ANGEL LAND, said lien being evidenced by instrument of record in the Clerk's File Numbers 2025007765 of the B.C.C.F. of Brazoria County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby affirm that I am the present owner of said lien and have not assigned the same or any part thereof.

Sherry Walker
Sherry Walker

State of TEXAS)

County of HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared *Sherry Walker* known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21 day of October, 2025

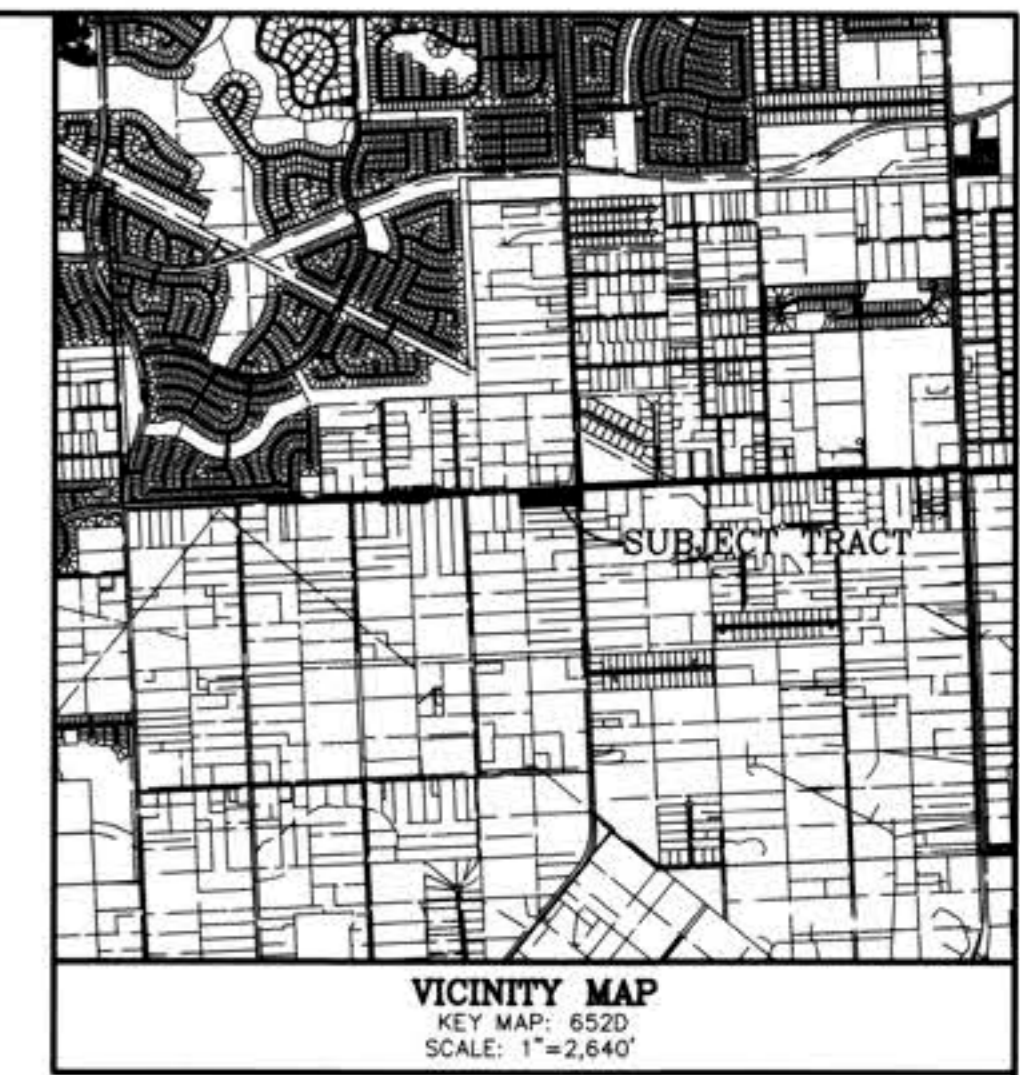
Victoria Santillana
Notary Public in and for the State of Texas

My Commission Expires: 9/22/2028



BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
- 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.
- CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
- 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.
- APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST SIX PERCENTUM OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- ANY FUTURE DEVELOPMENT OF THIS PROPERTY MUST BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES.
- 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 RIGHT-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A 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.
- 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.
- AN AS-BUILT CERTIFICATE AND RPLS STAMPED AS-BUILT ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
- ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S 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.



VICINITY MAP
KEY MAP: 6520
SCALE: 1"=2,640'

MINOR PLAT OF

ANGEL LAND

BEING A SUBDIVISION OF 2.731 ACRES
LOCATED IN THE A.C.H.&B. SURVEY,
SECTION 92, A-541, BRAZORIA COUNTY, TEXAS
BEING A TRACT OF LAND OUT OF LOT 108,
BLOCK L, A SUBDIVISION RECORDED IN
VOL. 2, PG. 91-92, MAP RECORDS
OF BRAZORIA COUNTY, TEXAS

SCALE: 1" = 40' APRIL 9, 2025
REVISED: October 16, 2025

1 RESERVE (2.731) ACRES 1 BLOCK

OWNER:

ANGEL LAND DEVELOPERS, LLC
2106 LIBERTY FOREST LN.
PEARLAND, TX 77089
Phone: (832) 904-9156

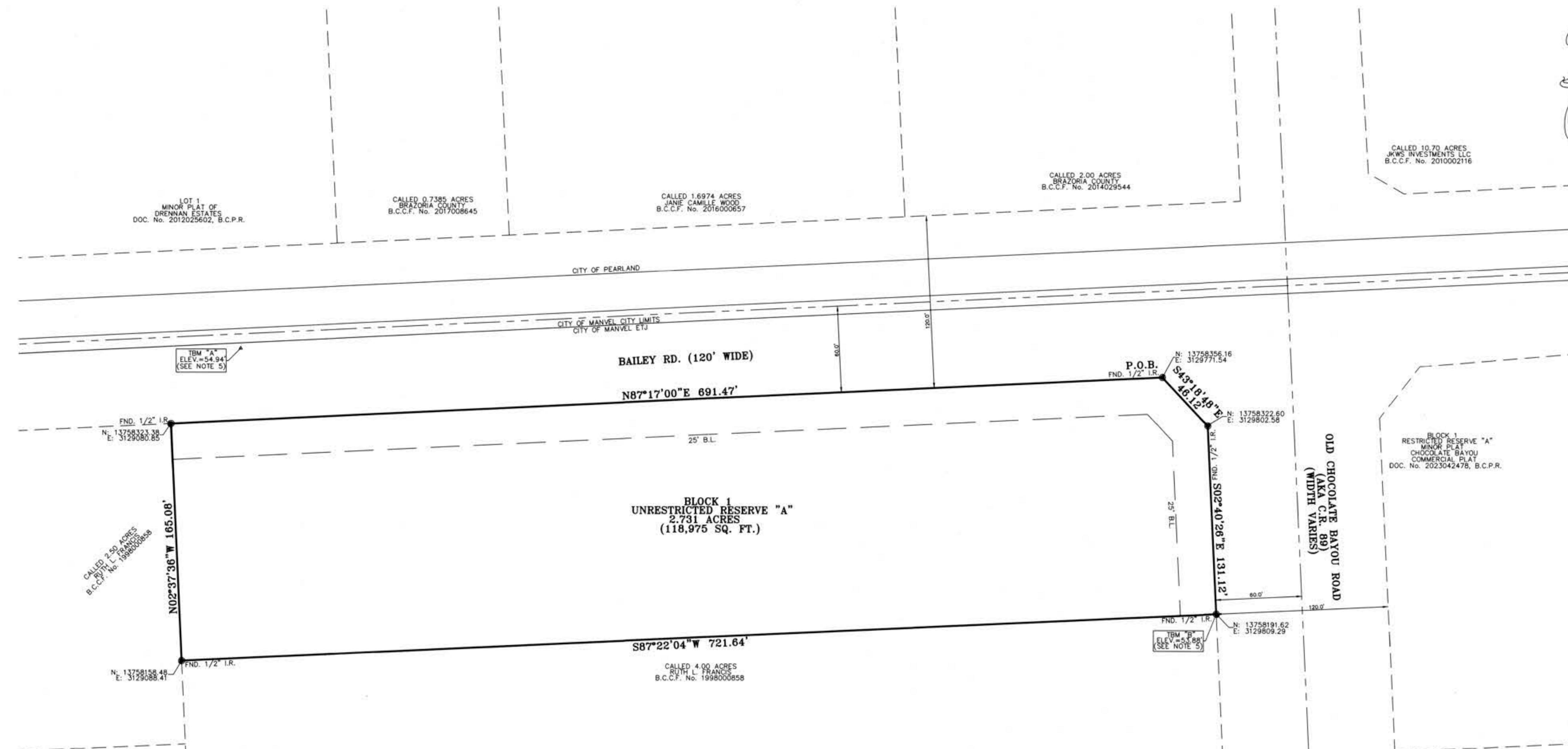
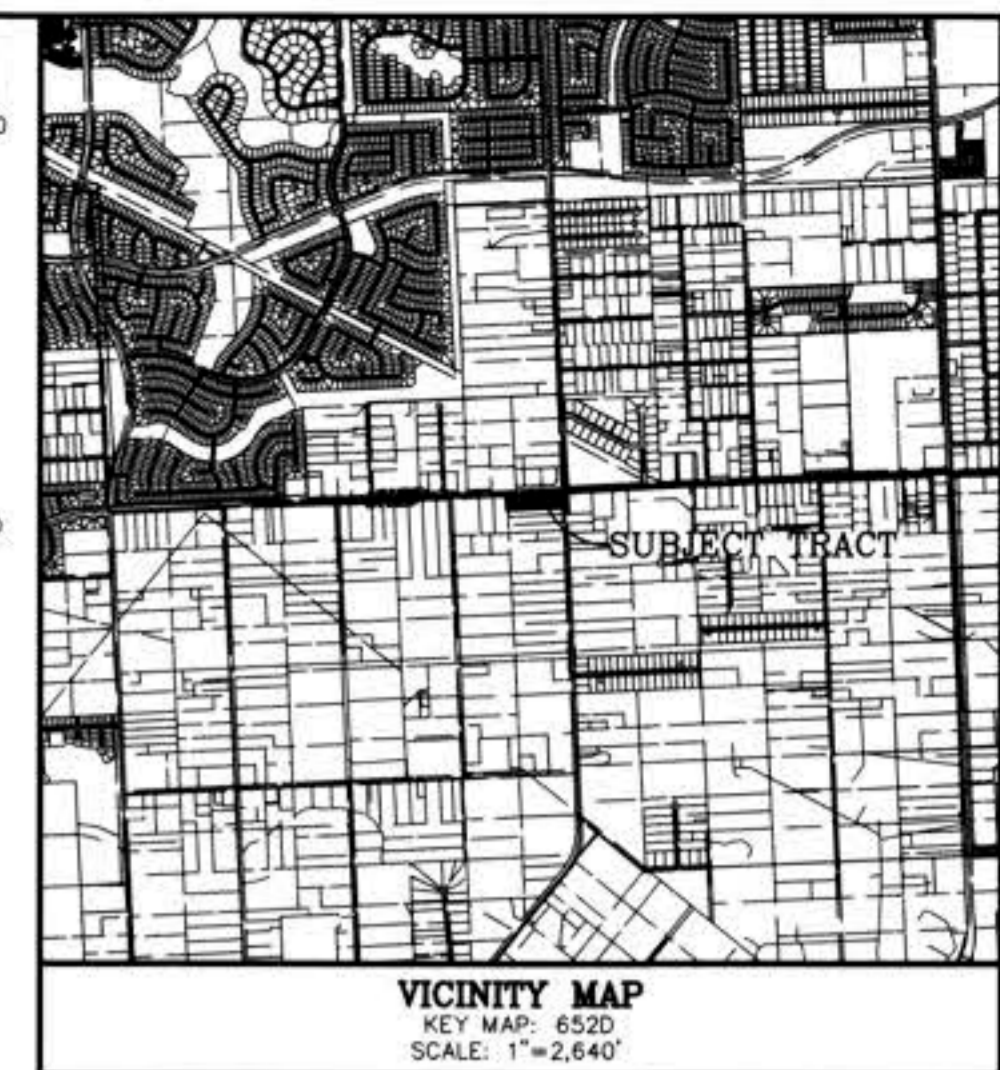
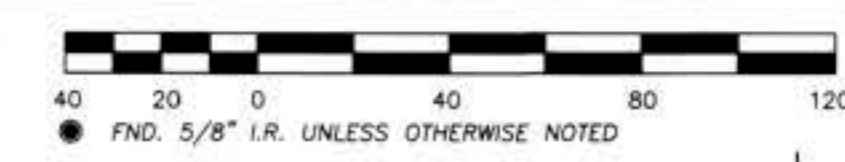
Gruller Surveying, LLC

PROFESSIONAL LAND SURVEYING
1244 NORTH POST OAK ROAD, STE. 200
HOUSTON, TEXAS 77066
PH: 713.333.1486 / FX: 713.782.3755
JOB No. 45-2271

Prop. Building	Unrestricted Reserve	Minimum Finish Floor Elevation*
1	A	56.65'
2	A	56.05'

*Finish floor height shall meet or exceed the criteria in place at the time of permitting and construction

RESERVE TABLE		
RESERVE	PROPOSED USE	MAINTENANCE BY
UNRESTRICTED RESERVE "A"	COMMERCIAL	ANGEL LAND DEVELOPERS, LLC



LEGEND

- A.E. INDICATES AERIAL EASEMENT
- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
- B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- F.N. INDICATES FILE NUMBER
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- P.O.B. INDICATES POINT OF BEGINNING
- R.O.W. INDICATES RIGHT-OF-WAY
- RES. INDICATES RESERVE
- FND. INDICATES FOUND
- I.R. INDICATES IRON ROD
- C.I.R. INDICATES CAPPED IRON ROD

- NOTES:**
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT #4.
 - THIS SURVEY WAS CREATED WITH THE BENEFIT OF A CITY PLANNING LETTER, JOB NO. 2238923A, EFFECTIVE DATE SEPTEMBER 03, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99987069222.
 - ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL, BRAZORIA COUNTY OR BRAZORIA DRAINAGE DISTRICT #4.
 - ELEVATION HEREON ARE BASED ON CITY OF PEARLAND PRIMARY CONTROL MONUMENT REFERENCE ID No. 200, ELEV.=48.324' NAVD 88 (Geoid 99).
 - BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48039C0040K DATED 12-30-2020.
 - 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 RESPONSIBILITIES OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
 - THE MINIMUM SLAB ELEVATION SHALL MEET OR EXCEED CRITERIA IN PLACE AT THE TIME OF DEVELOPMENT.
 - 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.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
 - THE MINOR PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL ADMINISTRATIVE APPROVAL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
 - THERE ARE NO PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
 - THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
 - THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:
DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006
1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013
2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015
3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016
4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016
5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018
6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2018
7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021
 - A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
 - MINIMUM REQUIRED BOUNDARY PRECISION IS 1:115,000.
 - CONSTRUCTION AND DRAINAGE PLANS WILL BE REQUIRED AT THE TIME OF DEVELOPMENT.

**MINOR PLAT OF
ANGEL LAND**

BEING A SUBDIVISION OF 2.731 ACRES
LOCATED IN THE A.C.H.&B. SURVEY,
SECTION 92, A-541, BRAZORIA COUNTY, TEXAS
BEING A TRACT OF LAND OUT OF LOT 108,
BLOCK L, A SUBDIVISION RECORDED IN
VOL. 2, PG. 91-92, MAP RECORDS
OF BRAZORIA COUNTY, TEXAS

SCALE: 1" = 40' APRIL 9, 2025
REVISED: October 16, 2025

1 RESERVE (2.731) ACRES 1 BLOCK

OWNER:
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2106 LIBERTY FOREST LN.
PEARLAND, TX 77089
Phone: (832) 904-9156

Gruller Surveying, LLC
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1244 NORTH POST OAK ROAD, STE. 200
HOUSTON, TEXAS 77066
PH: 713.333.1466 / FX: 713.782.3755
JOB. No. 45-2271

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RETAIL SHELL & CONVENIENCE STORE (TYPE M)		
RETAIL:	11,940 SF/250	= 48
C-STORE:	4,480 SF/250	= 18
TOTAL PARKING REQUIRED		= 66
STANDARD PARKING PROVIDED		= 58
ADA PARKING PROVIDED		= 4
PUMP PARKING PROVIDED		= 8
TOTAL PARKING PROVIDED		= 70

- ① PROPERTY LINE
- ② NEW TRASH LOCATION
- ③ NEW CONC. DRIVEWAY
- ④ NEW LANDSCAPE AREA
- ⑤
- ⑥ NEW CONCRETE PAVEMENT
- ⑦ DETENTION AREA (REFER TO CIVIL)
- ⑧ PROPOSED WATER WELL LOCATION
- ⑨ PROPOSED SEPTIC LOCATION

NOTE: REFER TO SHEET A1.01 & A1.02 FOR ENLARGED SITE PLANS A & B

20 PARKING CALCULATION
Scale: NTS = 1'-0"

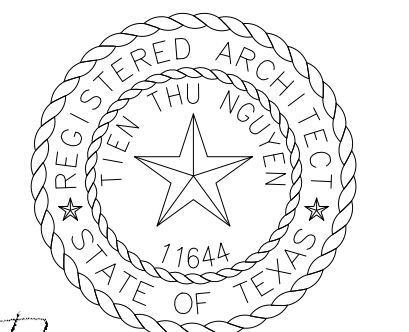
16 KEY LEGEND
Scale: NTS = 1'-0"



2825 Wilcrest Drive, #616
Houston, TX. 77042
Ph: 713-541-3195
E-mail: info@tnassociatesinc.com

NO.	DATE	DESCRIPTION
1	03/12/2024	PERMIT SUB

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T. L. Francis
03/12/2024

PROJECT NAME:

CONVENIENCE STORE W/ GAS STATION

8174 BAILEY ROAD,
MANVEL, TX 77578

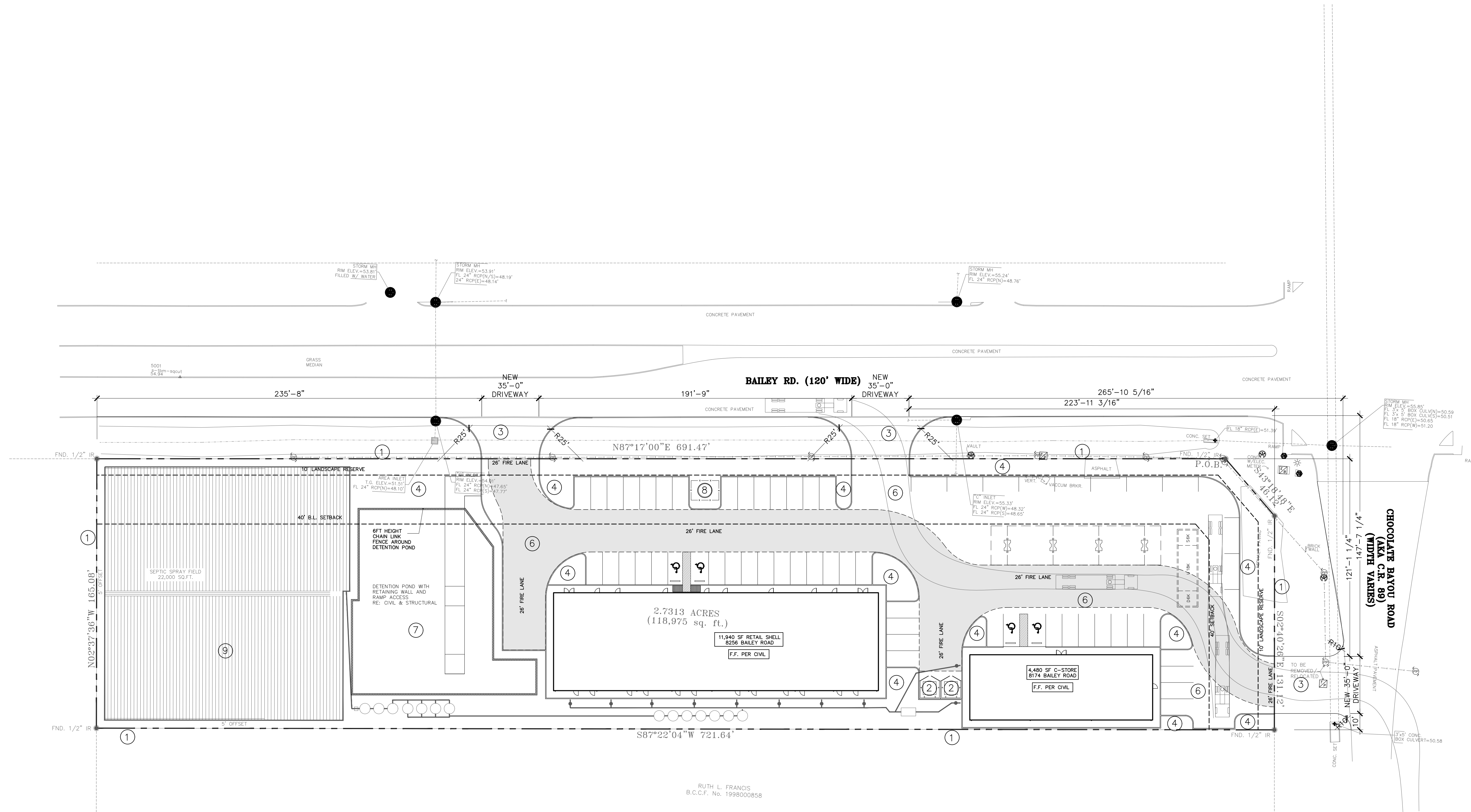
PROJECT NUMBER: 21-079N

SCALE: AS SHOWN

DRAWN BY: TN

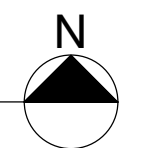
DRAWING NUMBER

A1.00



RUTH L. FRANCIS
B.C.C.P. No. 1998000858

01 MASTER SITE PLAN
SCALE: 1/32" = 1'-0"



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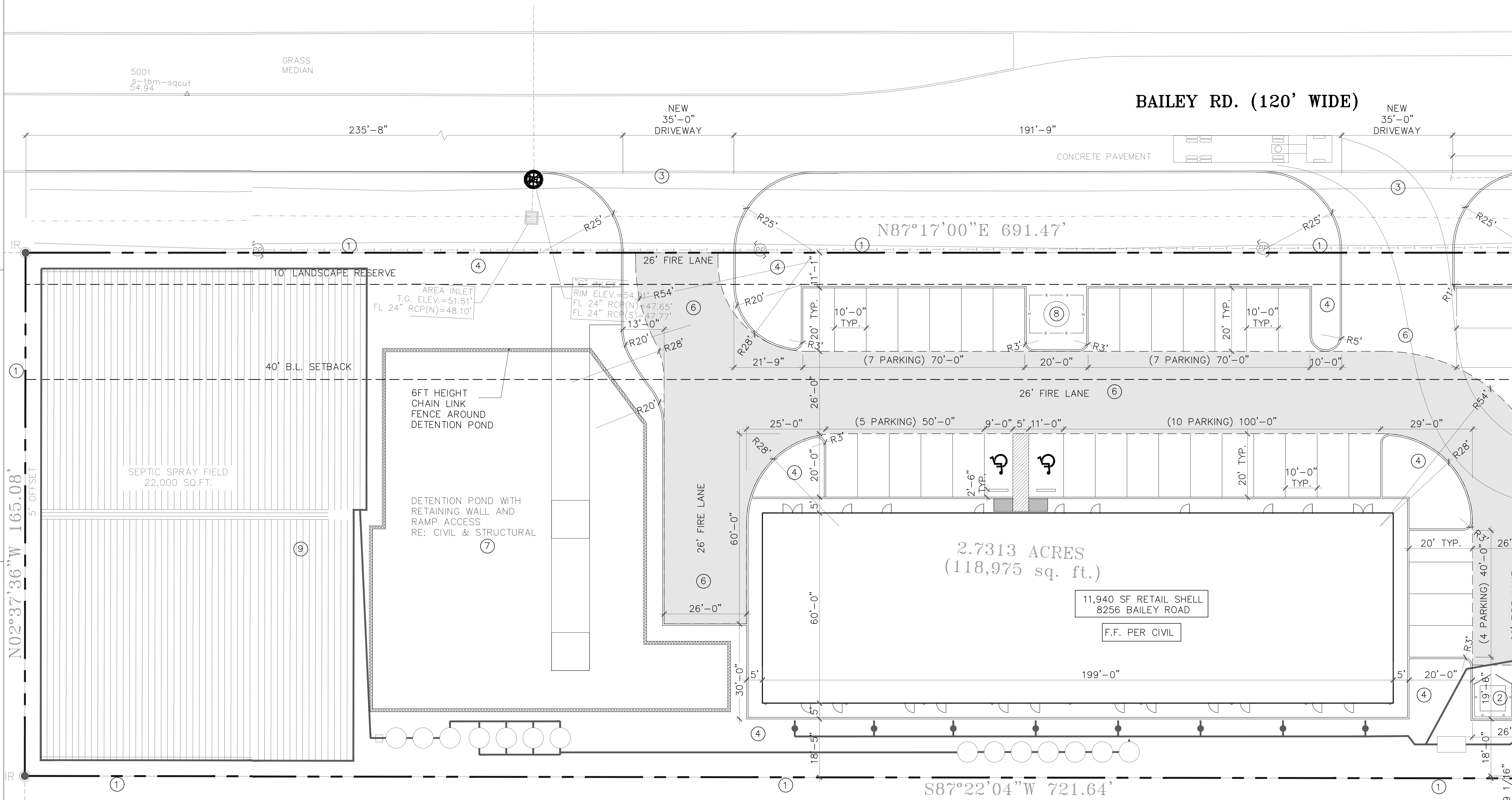
RETAIL SHELL & CONVENIENCE STORE (TYPE M)		
RETAIL:	11,940 SF/250	= 48
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TOTAL PARKING REQUIRED		= 66
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- ① PROPERTY LINE
- ② NEW DUMPSTER
- ③ NEW CONC. DRIVEWAY
- ④ NEW LANDSCAPE AREA
- ⑤
- ⑥ NEW CONCRETE PAVEMENT
- ⑦ DETENTION POND (REFER TO CIVIL)
- ⑧ PROPOSED WATER WELL LOCATION
- ⑨ PROPOSED SEPTIC LOCATION

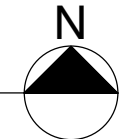
NOTE: REFER TO SHEET A1.00 FOR MASTER PLAN AND A1.02 FOR ENLARGED SITE PLAN-B

20 PARKING CALCULATION
Scale: NTS = 1'-0"

16 KEY LEGEND
Scale: NTS = 1'-0"



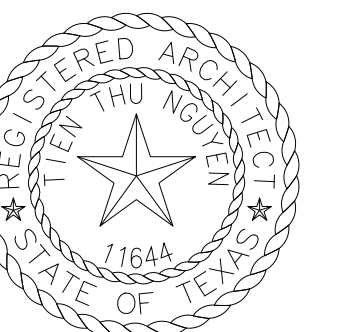
01 ENLARGED SITE PLAN-A
SCALE: 1/16" = 1'-0"



2825 Wilcrest Drive, #616
Houston, TX. 77042
Ph: 713-541-3195
E-mail: info@tnassociatesinc.com

NO.	DATE	DESCRIPTION
1	03/12/2024	PERMIT SUB

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T. Klein
03/12/2024

PROJECT NAME:

CONVENIENCE STORE W/ GAS STATION

8174 BAILEY ROAD,
MANVEL, TX 77578

PROJECT NUMBER:	21-079N
SCALE:	AS SHOWN
DRAWN BY:	TN
DRAWING NUMBER	

A1.01

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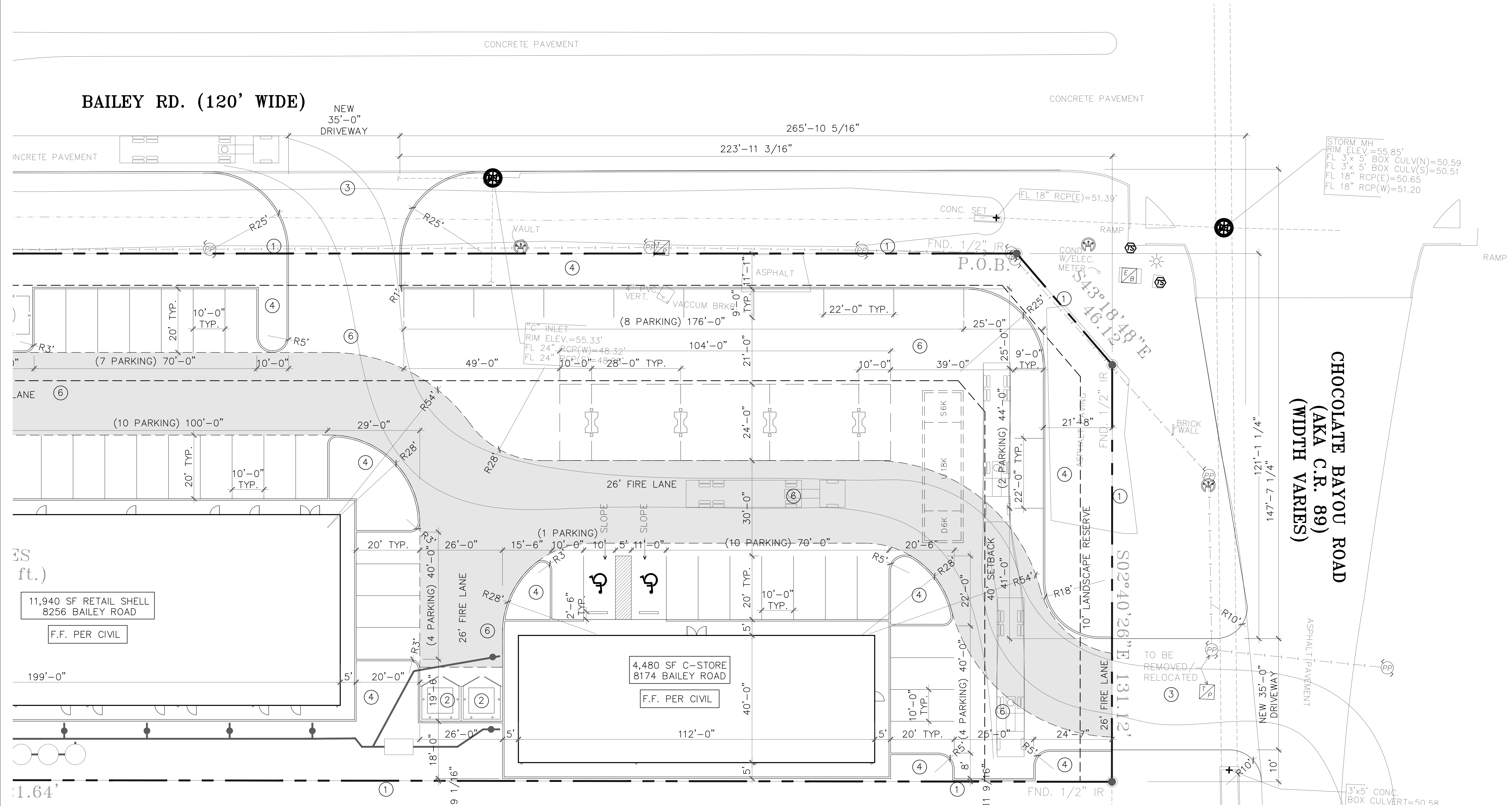
RETAIL SHELL & CONVENIENCE STORE (TYPE M)		
RETAIL:	11,940 SF/250	= 48
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- ① PROPERTY LINE
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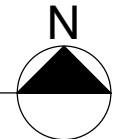
NOTE: REFER TO SHEET A1.00 FOR MASTER PLAN AND A1.01 FOR ENLARGED SITE PLAN-A

20 PARKING CALCULATION
Scale: NTS = 1'-0"

16 KEY LEGEND
Scale: NTS = 1'-0"



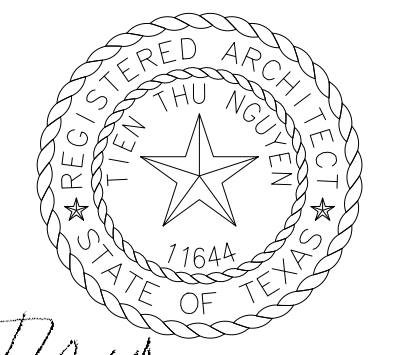
01 ENLARGED SITE PLAN-B
SCALE: 1/16" = 1'-0"



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NO.	DATE	DESCRIPTION
1	03/12/2024	PERMIT SUB

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TN
03/12/2024

PROJECT NAME:

CONVENIENCE STORE W/ GAS STATION

CHOCOLATE BAYOU ROAD
(AKA C.R. 89)
(WIDTH VARIES)

8174 BAILEY ROAD,
MANVEL, TX 77578

PROJECT NUMBER:	21-079N
SCALE:	AS SHOWN
DRAWN BY:	TN
DRAWING NUMBER	

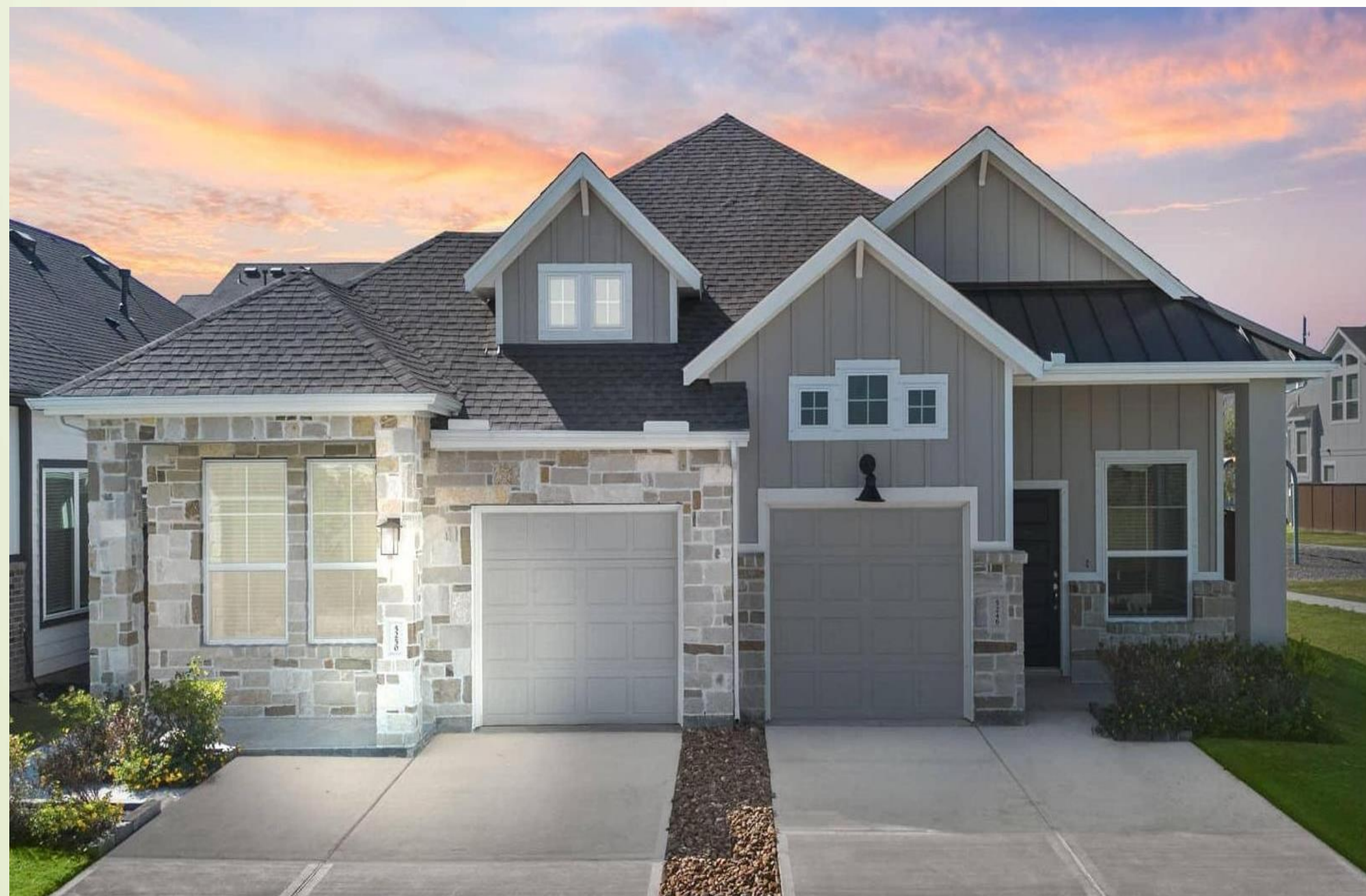
A1.02



40' Wide Detached Single Family (proposed)



28' Wide Attached Townhome Duplex (allowed)





	Attached Townhome Duplex	40' Detached Single Family
Minimum Lot Width	25'	40'
Minimum Lot Area	2,500 sq. ft.	4,400 sq. ft.
Setbacks	Front: 20' Side: 0' Rear: 5'	Front: 20' Side: 5' Rear: 10'
Current Sales Price	Starting at \$269,990	Starting at \$332,990
Expected Lot Count at Build Out	198	154



DEVELOPMENT SERVICES DEPARTMENT

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

DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

October 27, 2025 – January 26, 2026

The following table provides an overview of Development Services Department activities from October 27, 2025, through January 26, 2026

PRE-DEVELOPMENT MEETINGS		
LOCATION	LAND USE	DESCRIPTION
9822 Uzzell Road (O-SFR District)	Land Development	<ul style="list-style-type: none"> The applicant is looking to purchase and develop 50-acre tract. Doing due diligence of requirements.
7507 Masters Road (LC/SH6 District)	MaxFit Gym	<ul style="list-style-type: none"> Owner would like to expand business. Doing due diligence of requirements.
PID: 167402 (LC) (Adjacent to Presidio and west of Iowa Lane)	Retail Development	<ul style="list-style-type: none"> The applicant is looking to purchase and develop 7-acre tract. Doing due diligence of requirements.
7142 Lewis Lane (O-SFR District)	Platting & Future Development	<ul style="list-style-type: none"> The applicant is looking to plat the 5-Acre tract into 4 parcels for future development. Doing due diligence of requirements.
0 Palmetto Street (HMU District) Located between Lewis Lane & Canaan Street	SFR Development	<ul style="list-style-type: none"> The applicant is looking to purchase 1-Acre tract to develop SFR Homes Doing due diligence of requirements.
3115 County Road 58 (O-SFR District)	Church or Religious Gathering	<ul style="list-style-type: none"> The applicant is looking to purchase 5-Acre tract to develop a Church or Religious Gathering Doing due diligence of requirements.
PID: 228277 (O-SFR District) (Lewis Lane & Cemetery Road)	SFR Development	<ul style="list-style-type: none"> Owners are doing their due diligence of their 55 Acre tract regarding platting requirements.
7303 Russell Street (LC/SH6 District) (Adjacent to Big Horn)	Restaurant	<ul style="list-style-type: none"> Applicant is doing their due diligence of the platting, permitting requirements for future development of Mexican Restaurant.
Corner of Highway 6 & Kirby Drive (LC/SH6 District/BCS PUD)	Chase Bank	<ul style="list-style-type: none"> Part of the new BCS Tract Doing due diligence of requirements.



DEVELOPMENT SERVICES DEPARTMENT

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

2043 CR 206 (ETJ)	Platting & Future Development	<ul style="list-style-type: none"> The applicant is looking to plat the 2.5-Acre tract for future development. Doing due diligence of requirements.
Highway 6 (PID: 228692) (LC/SH6 District)	Retail Development	<ul style="list-style-type: none"> The applicant is looking to purchase and develop 17-acre tract. Doing due diligence of requirements.
20350 Morris Avenue (LC/SH6 District)	Church	<ul style="list-style-type: none"> The applicant is looking to purchase and convert existing business into a church. Doing due diligence of requirements.
Northwest corner of Highway 6 & Pollard Blvd (LC/SH6 District)	Retail Development	<ul style="list-style-type: none"> The applicant is looking to purchase and develop 12-acre tract. Doing due diligence of requirements.

CERTIFICATE OF OCCUPANCY APPROVALS		
LOCATION	DATE ISSUED	BUSINESS NAME
19929 Highway 6, Suite B	11/3/2025	Lulu's Hair Salon & Barber Shop – 1,000 Sq Ft Lease Space
5115 Meridiana Parkway, Suite 700	11/24/2025	Palo Duro Commercial Partners - 1,893 Sq Ft Lease Space (Real Estate Firm)
19706 Morris Avenue	12/2/2025	McDonald's - 3,815 Sq Ft Building
21708 Highway 288, Suite 105	12/5/2025	Dunkin' - 2,400 Sq Ft Lease Space
21606 Highway 288	1/14/2026	Lowe's – 107,135 Sq Ft Building

COMMERCIAL CONSTRUCTION APPROVALS		
LOCATION	DATE ISSUED	DESCRIPTION
-	-	-

OTHER UPDATES
<ul style="list-style-type: none"> Construction of City Hall West Wing and Heritage Park Expansion has begun. An open house was conducted as part of the Comprehensive Master Plan Amendment and Major Throughfare Plan update process.