February 17, 2026 CITY COUNCIL MEETING AGENDA

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

KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
CARMYN ROBEY-ROBINSON, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
GARRETT ROSSI KNOX, COUNCIL PLACE 6

DAN DAVIS, MAYOR
DAN JOHNSON, CITY MANAGER
TAMMY BELL, CITY SECRETARY

NOTICE OF A CITY COUNCIL MEETING OF THE CITY OF MANVEL
February 17, 2026

NOTICE IS HEREBY GIVEN
5:30 P.M. WORKSHOP – 6:00 P.M. REGULAR SESSION

Taxpayer Impact Statement
This statement shows the estimated annual property tax bill for a **median-valued homestead in Manvel** ($359,719), comparing the **previous FY tax rate**, the **no-new-revenue rate**, and the **adopted tax rate for FY 2025-2026.**

Tax Rate Scenario	Tax Rate per $100 Valuation	Estimated Annual Tax Bill	Difference from Previous FY
FY 2024-25	$0.560000	**$2,014.43**	—
No-New-Revenue Rate	$0.539339	**$1,940.10**	-$74.33
Adopted Rate FY 2025-26 – $0.56	$0.560000	**$2,014.43**	No change

Adopted Budget
A physical copy is available at City Hall and online at https://cityofmanvel.news/AdoptedBudgetFY25-26

QR to Budget

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Manvel City Council 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 City Council of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. The City Council may discuss the items on this agenda in any order.

This facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation or interpreter services must be made 48 hours prior to the meeting. Please contact the City Secretary at 281-489-0630 x6 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.

Workshop Session

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading – Mayor Pro-Tem David Lands

Pledge

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

Presentations

Proclamation:
Theatre In Our Schools Month - March 2026.

Tenure Recognition:
Chengzhe Qin - 5 Years
Chad Dumont - 5 Years

Recognition of a community contribution from **Orica** and acknowledgement of the following representatives:

- Jacklyn Lands
- Annu Vinayak, IT Business Manager
- Rodrigo Sanchez, Vice President of Integration
- Vijay Darsi, Senior Manager

The City extends its appreciation for Orica's support and partnership with the community.

Public Comments: "Comment Card" Required

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

City Manager Update

Update on current events and city issues.

Consent Agenda

1. Acceptance of the meeting minutes to date.
   City Council Meeting Minutes Dated 11-20-2025
   City Council Meeting Minutes Dated 2-2-2026

2. Acceptance of a Special Warranty Deed from Grantor: GR-M1, Ltd., a Texas Limited Partnership, being Reserve "A", Block 1, of Minor Plat of Meridiana Public Facilities Site No. 1, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Brazoria County Clerk's File No(s). 2025012596.

3. Acceptance of a Special Warranty Deed from Grantor: GR-M1, Ltd., a Texas Limited Partnership, being Reserve "A", Block 1, and Reserve "B", Block 2, of Sunset Gardens Amending Plat No. 1, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Brazoria County Clerk's File No(s). 2025006366.

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve as recommended by the Planning Development and Zoning Commission;
   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 AND AUTHORIZE THE MAYOR TO EXECUTE THE DEVELOPMENT AGREEMENT.

2. Consideration and possible action to approve Resolution 2026-R-12;
   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CONFIRMING THE RELEASE OF PROPERTY LOCATED AT 4227 OLD CHOCOLATE BAYOU, BEING A 20.0 ACRE TRACT OF LAND, MORE OR LESS, BEING LOTS 7 AND 16 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 23, H.T.&B.R.R. CO. SURVEY, ABSTRACT 290, BRAZORIA COUNTY TEXAS RELEASING FROM THE CITY OF MANVEL'S EXTRA-TERRITORIAL JURISDICTION; DIRECTING THE CITY SECRETARY TO PROVIDE NOTICE TO BRAZORIA COUNTY AND THE BRAZORIA COUNTY APPRAISAL DISTRICT OF SAID RELEASE FROM THE CITY OF MANVEL'S ETJ.

3. Consideration and possible action to approve Resolution 2026-R-13;
   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING A SCHEDULE OF FEES, RATES, DEPOSITS, AND OTHER CHARGES FOR ZONING, PLATTING, BUILDING, UTILITIES, AND FIRE SAFETY AND PREVENTION AND OTHER RELATED MATTERS; AND REPEALING ALL RESOLUTIONS IN CONFLICT HERE WITH; AND OTHER RELATED MATTERS.

4. Consideration and possible action to approve Resolution 2026-R-14;
   A RESOLUTION AMENDING RESOLUTION NO. 2025-R-16 APPROVING THE MASTER PLAN FOR THE PRIMROSE DEVELOPMENT, A SUBDIVISION OF 175.5 ACRES OUT OF THE H.T.& B.R.R. CO. SURVEY, SECTION 71, A-291, LOCATED IN BRAZORIA COUNTY MUD 47.

5. Consideration and possible action to approve Ordinance 2026-O-08;
   AN ORDINANCE AMENDING ORDINANCE NO. 2025-O-28 AMENDING THE CITY FISCAL YEAR 2026 BUDGET ENDING SEPTEMBER 30, 2026, BY AMENDING THE BUDGET TO RECOGNIZE THE EMERGENCY EXPENSE FOR DEMOLITION AND REPLACEMENT OF GST TANKS AT WATER PLANTS, THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

6. Consideration and possible action to ratify and confirm procurement of critical water plant repairs pursuant to Texas Local Government Code §252.022(a)(2).

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel City Council 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 February 10, 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.

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

Proclamation

OFFICE OF THE MAYOR
CITY OF MANVEL

Whereas, the City of Manvel recognizes that a strong and vibrant community is built through a commitment to education, creativity, and opportunities that allow young people to discover their voices and potential; and

Whereas, theatre education provides students with meaningful opportunities to develop communication skills, confidence, collaboration, critical thinking, and creative problem-solving; skills that are essential not only in the arts, but in civic life, higher education, and the workforce; and

Whereas, participation in school theatre programs fosters discipline, responsibility, and perseverance through rehearsal, performance, and teamwork, while also cultivating empathy, leadership, and a sense of belonging among students; and

Whereas, theatre programs within Manvel schools serve as inclusive spaces where students from diverse backgrounds come together to learn, create, and support one another, strengthening both individual growth and school culture; and

Whereas, studies consistently demonstrate that students who engage in arts education experience enhanced academic outcomes and personal development, reinforcing the importance of a well-rounded education for lifelong success; and

Whereas, students of Manvel High School's theatre program, including members of Manvel Theatre Company Troupe #7075, exemplify dedication, creativity, and excellence while representing Manvel through their involvement in statewide and national theatre organizations;

Now, Therefore, I, Dan Davis, by virtue of the authority vested in me as Mayor of the City of Manvel, Texas, do hereby proclaim March 2026 as

"THEATRE IN OUR SCHOOLS MONTH"

in the City of Manvel, Texas, and encourage residents, educators, and community leaders to recognize and celebrate the vital role theatre education plays in developing confident, capable, and engaged students who contribute positively to our community.

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

_____

Dan Davis, Mayor
February 17, 2026

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	• *The applicant is looking to purchase and develop 50-acre tract.* • *Doing due diligence of requirements.*
7507 Masters Road *(LC/SH6 District)*	MaxFit Gym	• *Owner would like to expand business.* • *Doing due diligence of requirements.*
PID: 167402 *(LC)* *(Adjacent to Presidio and west of Iowa Lane)*	Retail Development	• *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	• *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	• *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	• *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	• *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	• *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	• *Part of the new BCS Tract* • *Doing due diligence of requirements.*

2043 CR 206 *(ETJ)*	Platting & Future Development	• *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	• *The applicant is looking to purchase and develop 17-acre tract.* • *Doing due diligence of requirements.*
20350 Morris Avenue *(LC/SH6 District)*	Church	• *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	• *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

- 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.

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DAN DAVIS, MAYOR
DAN JOHNSON, CITY MANAGER
TAMMY BELL, CITY SECRETARY

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

MINUTES 11/20/2025

Call To Order
Mayor Davis called the Planning Session to order at 8:12 a.m.

The following were in attendance:
Consultant Rox Cox
Council:
Mayor Dan Davis
Mayor Pro Tem David Lands
Councilmember Keith Bonner
Councilmember Harry Opliger
Councilmember Carmyn Robey-Robinson (Arrived at 8:54 a.m.)
Councilmember Garrett Rossi-Knox
Staff:
Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Ball, City Secretary
Keith Traylor, Director of Public Safety
Jose Abraham, Director of Development Services
Rosa Donaire, Director of Finance
Chad Dumont, Director of Personnel
Robbie Hall, Director of Public Works
Alyssa Deaton, Assistant City Secretary
Lissette Rubio, Executive Assistant

Agenda
Consideration and possible action on objectives of the city, as related to:

- Governance
- Strategic Goals and Priorities

Mayor Davis provided opening comments and an introduction to the purpose of the planning session.
Ron Cox also provided opening remarks.

Council participated in a facilitated discussion regarding governance and leadership, including:
Leadership qualities and expectations
Council roles and responsibilities
Overview of the Council–Manager form of government
Council expectations of one another and of City staff
City Manager expectations of Council and staff

Council then discussed the structure and operation of Planning & Zoning Commission (PD&Z) and City Council, including:
The possibility of reducing PD&Z meetings to one meeting per month
Council's willingness to accept a slower pace to allow for more deliberate consideration
Finding a balance between efficiency and thorough review
Consideration of dedicated workshops, including the possibility of earlier start times
Mayor's interest in being more intentional with PD&Z and MEDC appointments, including the addition of an interview process
Council discussion regarding potentially splitting PD&Z meetings into different meeting types (such as plats versus zoning cases)
Council's desire to allow additional time and flexibility in the development review process

Council recessed for break at 9:31 a.m.
Council reconvened from break at 9:44 a.m.

Council participated in a Strengths and Weaknesses group activity, focusing on both the community and the organization. The results of the activity were discussed and sorted into categories to inform future strategic planning efforts.

Council members provided closing comments regarding the planning session and next steps.

Adjourn
The planning session was adjourned at 12:42 p.m.

CERTIFICATION

_____
TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

_____
DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

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

KEITH BONNER, COUNCIL PLACE 1
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MINUTES 2/2/2026

Workshop Session

Mayor Davis called the workshop of the Manvel City Council to order at 5:00 p.m.
Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Keith Bonner
City Councilmember Place 2 David Lands
City Councilmember Place 3 Harry Opliger
City Councilmember Place 4 Carmyn Robey-Robinson (Arrived at the end of the agenda, during the Executive Session)
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 6 Garrett Knox

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Jose Abraham, Director of Development Services
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works
Chad Dumont, Personnel Director

Presentation by Perdue Brandon Fielder Collins & Mott LLP on Delinquent Tax Collections.

Mike Darlow provided an overview of the City's delinquent tax collections. Taxes are administered through the Brazoria County Tax Office, and the City consistently collects over 98% of its annual levy, indicating no significant delinquency concerns.

Approximately $180,000 remains outstanding through the 2024 tax year, with a substantial portion related to statutory deferrals. Collection efforts include notices, calls, lender contact, payment plans, and litigation when necessary, with tax sales used only as a last resort. Higher dollar amounts reflect City growth rather than declining compliance.

Council discussed trends and processes. Staff noted monthly reporting, and Council expressed interest in periodic updates.

Discussion on any topic as listed on the current agenda.

Discussion on the following regular agenda items:
Agenda Item 1 (Fee Schedule Resolution), staff presented proposed updates to temporary construction meter fees, including increased deposits, installation fees, per-thousand-gallon water rates, a new location change fee, and conversion of the base charge to a flat monthly rental. Changes are intended to better recover costs and align temporary contractor usage with commercial rates.

Agenda Item 2 (Municipal Utility District Policy), staff provided a progress update on the draft MUD formation policy. The document remains under internal review and will be circulated through staff leadership and legal review before returning to Council, with potential stakeholder input prior to final consideration.

Agenda Item 3 (Right-of-Way Abandonment), staff reviewed a joint request from property owners near Redeemer Church to abandon a right-of-way. CenterPoint Energy has provided a letter of no objection. If advanced, the City will obtain an appraisal, determine value in executive session, and invoice property owners accordingly prior to second reading.

Agenda Item 4 (Alarm and Animal Registration Fees), Council discussed modernizing current practices and provided direction to staff to prepare amendments to zero out alarm registration fees and pet registration fees, while retaining false alarm and animal impound fees. Staff will bring back ordinance and fee schedule revisions for formal action, with implementation targeted for a future effective date.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:05 p.m.
Those in attendance were:

Present:	Mayor Dan Davis
	City Councilmember Place 1 Keith Bonner
	City Councilmember Place 2 David Lands
	City Councilmember Place 3 Harry Opliger
	City Councilmember Place 5 Crystal Sarmiento
	City Councilmember Place 6 Garrett Knox
Absent:	City Councilmember Place 4 Carmyn Robey-Robinson
Also Present:	Dan Johnson, City Manager
	Robert Gervais, City Attorney
	Tammy Bell, City Secretary
	Keith Traylor, Chief of Police
	Jose Abraham, Director of Development Services
	Rosa Donaire, Director of Finance
	Robbie Hall, Director of Public Works
	Chad Dumont, Personnel Director

Invocation

Inspirational Reading - Councilmember Opliger

Pledge

Presentations

Recognition - Fire Prevention Coloring Contest Winners:
Ellie Villatoro
Arav Makam

Proclamation
Black History Month - February 2026

Public Comments: "Comment Card" Required
Steve Saunders, Brazoria County Treasurer candidate, introduced himself.

City Manager Update
The City Manager reported that a notice to proceed has been issued to Crane Group for the City Hall expansion and Heritage Park project, with construction activities beginning immediately. The road behind City Hall will be temporarily closed during reconstruction.

Approved construction plans have been received for the Lewis Lane sidewalk project, and the City is currently soliciting bids. Approved plans were also received for the Newport Lake Estates turn lane project, with bids being obtained for construction.

Additional reminders included an upcoming pre-bid meeting and site visit for the City Center P3 project, the State of the State event at Nolan Ryan Center, and that the next Council meeting will be held Tuesday, February 17, due to the Presidents Day holiday.

Consent Agenda

1. Acceptance of the meeting minutes to date.

2. Approve second and final reading of Ordinance 2026-O-04;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 71. "UTILITIES" BY AMENDING SECTION 71-2. *TAP AND INSPECTION FEES.* PERTAINING TO TEMPORARY CONSTRUCTION AND BULK WATER METER INSTALLATION, RENTAL, AND RELOCATION FEES; AMENDING SECTION 71-12. *SECURITY DEPOSITS* TO INCREASE THE DEPOSIT REQUIREMENT FOR TEMPORARY CONSTRUCTION METERS; AMENDING SECTION 71-13. *REQUIREMENTS FOR SERVICE*. TO REDUCE THE ALLOWABLE AMOUNT OF LEAD CONTAINED IN ANY PIPE OR PIPE FITTING; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000.00 FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

3. Acceptance of infrastructure for Water, Sanitary Sewer, Drainage Facilities, and Paving and Appurtenances to Serve Dogwood Avenue - Segment for MUD 83, and begin the two (2) year maintenance period.

4. Acceptance of infrastructure for Water, Sanitary Sewer, Drainage Facilities, and Paving and Appurtenances to Serve Valencia Section 13 for MUD 83, and begin the two (2) year maintenance period.

5. Acceptance of infrastructure for Water, Sanitary Sewer, Drainage Facilities, and Paving and Appurtenances to Serve Valencia Section 14 for MUD 83, and begin the two (2) year maintenance period.

6. Acceptance of infrastructure for Water, Sanitary Sewer, Drainage Facilities, and Paving and Appurtenances to Serve Valencia Section 15 for MUD 83, and begin the two (2) year maintenance period.

7. Acceptance of infrastructure for Meridiana Detention Basin W and Earthwork for MUD 57, and begin the two (2) year maintenance period.

8. Acceptance of infrastructure for MUD 57 for Water Distribution, Wastewater Collection, Storm Water Facilities, and Paving to serve Kreuzer Street & Meridiana Parkway Utility Extension, and begin the two (2) year maintenance period.

9. Acceptance of the 2025 Racial Profiling Report.

Councilmember Rossi Knox made the motion to approve the Consent Agenda. Councilmember Lands seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Knox
No: None
Absent: City Councilmember Place 4 Carmyn Robey-Robinson
Abstained: None

Items Removed from Consent Agenda
None

Regular Agenda

1. Consideration and possible action to approve Resolution 2026-R-08;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING A SCHEDULE OF FEES, RATES, DEPOSITS, AND OTHER CHARGES FOR ZONING, PLATTING, BUILDING, UTILITIES, AND FIRE SAFETY AND PREVENTION AND OTHER RELATED MATTERS; AND REPEALING ALL RESOLUTIONS IN CONFLICT HERE WITH; AND OTHER RELATED MATTERS.

Councilmember Sarmiento made the motion to approve. Councilmember Bonner seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Knox
No: None
Absent: City Councilmember Place 4 Carmyn Robey-Robinson
Abstained: None

2. Consideration and possible action to direct staff on a Municipal Utility District (MUD) Policy; update provided from the City Attorney.

   No action.

3. Consideration and possible action to approve the first of two readings of Ordinance No. 2024-O-28;
   AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY, GENERALLY A 40-FOOT STRIP RUNNING FROM IOWA LANE (ON THE EAST) TO THE TOPEKA & SANTA FE RAILROAD CALLED 150 FOOT STRIP (ON THE WEST), CONSISTING OF:

   (1) A 0.4503 ACRE (19,615 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF REDEEMER CHURCH MANVEL PROPERTY, LOCATED AT 18218 S.H. 6, MANVEL, TX 77578; and

   (2) A 0.3829 ACRE (16,680 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF MELDI HOSPITALITY, L.P. PROPERTY, SAID PROPERTY BEING 6.327 ACRES LOCATED AT THE SOUTHWEST CORNER OF S.H. 6 AND IOWA LANE, MANVEL, TEXAS; and

   (3) A 0.9881 ACRE (43,040 SQ. FT.) ACRE TRACT ALONG AND THROUGH THE INTERIOR OF SONMAR OF ALBUQUERQUE, LLC. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 30.244 ACRES SONMAR INN OF LAS CRUCES, L.L.C., et al. B.C.C.F. NO. 2006018645; and

   (4) A 0.4946 ACRE (21,547 SQ. FT.) ACRE TRACT THROUGH THE INTERIOR OF MILESTONE SOUTH SIX DEVELOPMENT, LTD. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 25.5279 ACRES MILESTONE SOUTH SIX DEVELOPMENT, LTD. B.C.C.F. NO. 03 061748;

   VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
   (Forwarded with 7/0 favorable recommendation by PD&Z on July 22, 2024; City Council Public Hearing held on August 5, 2024; First reading of the Ordinance postponed).

   Councilmember Opliger made the motion to approve. Mayor Davis seconded the motion.
   The motion carried with a vote: 6/0

   Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Knox

   No: None

   Absent: City Councilmember Place 4 Carmyn Robey-Robinson

   Abstained: None

4. Consideration and possible action to direct staff on removing fees for the following; (Requested by Councilmember Opliger and Councilmember Sarmiento)
   A) Alarm Registrations
   B) Animal Registrations

Councilmember Opliger made the motion to direct staff to remove fees for Alarm Registrations and Animal Registrations. Councilmember Sarmiento seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Knox

No: None

Absent: City Councilmember Place 4 Carmyn Robey-Robinson

Abstained: None

Executive Session

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

Discussion regarding applicants for appointment to the Planning Development & Zoning Commission, including applicant status, communications, interview preparation, and discussion of service expectations and duties as they relate to the evaluation and appointment of board members.

Mayor Davis convened the meeting into Executive Session at 6:28 p.m.
Mayor Davis reconvened the meeting out of Executive Session at 7:12 p.m.
No action was taken during the Executive Session.

Mayor and Council Comments

Adjourn

Councilmember Bonner made the motion to approve. Councilmember Sarmiento seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Knox

No: None

Absent: None

Abstained: None

CERTIFICATION

_____
TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

_____
DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: February 17, 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, a subdivision variance to not construct sidewalks for the existing Gas Station with Convenience Store located at the southeastern corner of same intersection 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.

STAFF RECOMMENDATION: Staff is not recommending approval of this variance request to Chapter 62, Section 62-113 - Sidewalks.
(Staff's recommendation is primarily based on the principle that adequate pedestrian infrastructure and pedestrian safety are critical for quality development).

PD&Z DISCUSSION: Planning, Development, and Zoning (PD&Z) Commission considered this variance request at the February 9, 2026, meeting. The applicant explained that they have followed all the requirements of Brazoria County and were not informed about City of Manvel's Jurisdiction. He also explained that changing the approved plans to get approval from all entities will result in delaying the project and financial cost. The PDZ Commission generally expressed the following in considering the variance request:
- Lack of coordination between County and City can result in undue hardship for developers,
- Sidewalks and Pedestrian safety are important for any development,
- There may be limited opportunities for a continuous sidewalk in the area in the near future,

PD&Z RECOMMENDATION: PD&Z Commission is recommending approval of the variance request to *Chapter 62, Section 62-113 - Sidewalks* with the following conditions:
1. Sidewalk shall be constructed within the 10' wide Landscape Reserve located along Bailey Road and Chocolate Bayou Road as shown on the submitted Site Plan for the proposed development within one year from the recordation of this development agreement.

The motion to approve passed with a vote of Five (5) "Yeas" to Two (2) "Nays" at their February 9, 2026, meeting.

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

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER Ellie Roohbakhsh, Senior Planner	**FINANCE DIRECTOR APPROVAL _____** **CITY MANAGER APPROVAL _____**

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
FAX: 281-489-0634

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 _____



3702 Chocolate Bayou Rd (PID 177022)

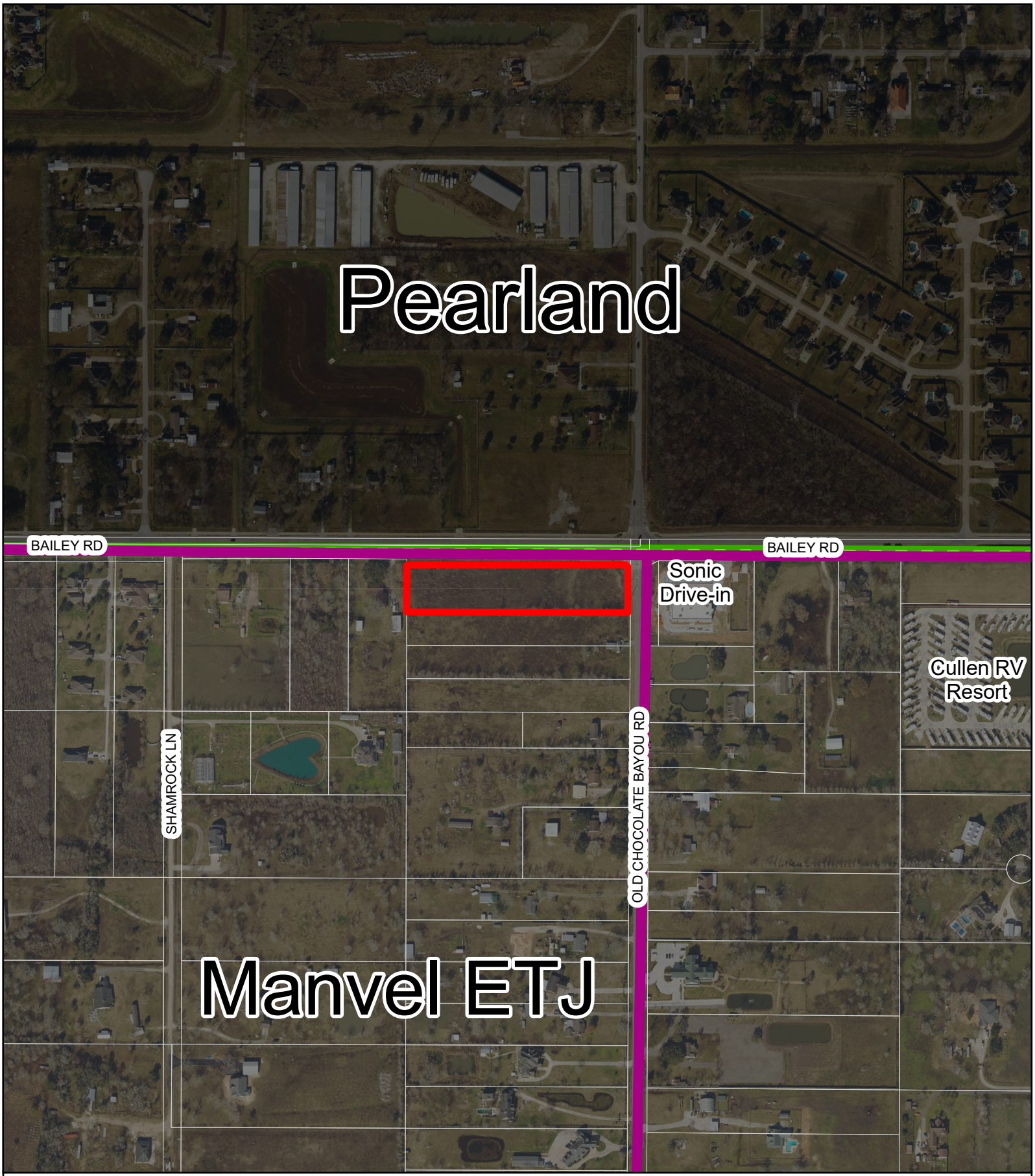
3702 Chocolate Bayou Rd
Parcels
City of Manvel ETJ
City of Manvel City Limits

N
W E
S

US Feet
0 250 500 1,000 1,500 2,000

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



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

US Feet
0 250 500 1,000 1,500 2,000

N
W E
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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, hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back- to-back 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 hereon, 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: _____
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

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

My Commission Expires: 9/22/2028

VICTORIA SANTELLANA NOTARY PUBLIC STATE OF TEXAS ID 451095 EXP. 09-22-2028

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 northwest 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 plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

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

STATE OF TEXAS REGISTERED KENNETH A. GRULLER 5476 PROFESSIONAL LAND SURVEYOR

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

_____
DISTRICT SUPERINTENDENT John Granato

_____
DISTRICT ENGINEER Jarrod Aden

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'S 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 LISCENSED 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.D.R. 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 confirm that I am the present owner of said lien and have not assigned the same or any part thereof.

By: _____
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 names 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

_____
Notary Public in and for the State of Texas

My Commission Expires: 9/22/2028

VICTORIA SANTELLANA NOTARY PUBLIC STATE OF TEXAS ID 451095 EXP. 09-22-2028

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

1. ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.

2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING , SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.

3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.

4. CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.

5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.

6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.

7. ANY FUTURE DEVELOPMENT OF THIS PROPERTY MUST BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES.

8. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER 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.

9. 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.

10. ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.

11. AN AS-BUILT CERTIFICATE AND 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.

12. 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: 652D
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 77055
PH:713.333.1466/ 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

40 20 0 40 80 120

● FND. 5/8" I.R. UNLESS OTHERWISE NOTED



VICINITY MAP
KEY MAP: 652D
SCALE: 1"=2,640'

LOT 1
MINOR PLAT OF
DRENNAN ESTATES
DOC. No. 2012025602, B.C.P.R.

CALLED 0.7385 ACRES
BRAZORIA COUNTY
B.C.C.F. No. 2017008645

CALLED 1.6974 ACRES
JANIE CAMILLE WOOD
B.C.C.F. No. 2016000657

CALLED 2.00 ACRES
BRAZORIA COUNTY
B.C.C.F. No. 2014029544

CALLED 10.70 ACRES
JKWS INVESTMENTS LLC
B.C.C.F. No. 2010002116

CITY OF PEARLAND

CITY OF MANVEL CITY LIMITS
CITY OF MANVEL ETJ

TBM "A"
ELEV.=54.94'
(SEE NOTE 5)

BAILEY RD. (120' WIDE)

60.0'

120.0'

N87°17'00"E 691.47'

P.O.B.
FND. 1/2" I.R.
N: 13758356.16
E: 3129771.54

S43°19'49"E
46.12'

N: 13758322.60
E: 3129802.58

FND. 1/2" I.R.

FND. 1/2" I.R.
N: 13758323.38
E: 3129080.85

25' B.L.

BLOCK 1
UNRESTRICTED RESERVE "A"
2.731 ACRES
(118,975 SQ. FT.)

25' B.L.

S02°40'26"E 131.12'

OLD CHOCOLATE BAYOU ROAD
(AKA CR 89)
(WIDTH VARIES)

BLOCK 1
RESTRICTED RESERVE "A"
MINOR PLAT
CHOCOLATE BAYOU
COMMERCIAL PLAT
DOC. No. 2023042478, B.C.P.R.

CALLED 2.50 ACRES
BRIAN L. FRANCIS
B.C.C.F. No. 1998000658

N02°37'36"W 185.08'

60.0'

120.0'

FND. 1/2" I.R.
N: 13758191.62
E: 3129809.29

TBM "B"
ELEV.=53.88'
(SEE NOTE 5)

S87°22'04"W 721.64'

FND. 1/2" I.R.
N: 13758158.48
E: 3129088.41

CALLED 4.00 ACRES
RUTH L. FRANCIS
B.C.C.F. No. 1998000658

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:

1. 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.

2. 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.

3. 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.

4. 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.

5. ELEVATION HEREON ARE BASED ON CITY OF PEARLAND PRIMARY CONTROL MONUMENT REFERENCE ID No. 200, ELEV.=48.324' NAVD 88 (Geoid 99).

TBM INDICATES TEMPORARY BENCHMARK:

TBM "A" – A SQUARE CUT ON THE TOP OF CURB OF THE SOUTH CURB LINE OF THE MEDIAN IN BAYLEY ROAD. BEING LOCATED 50.5' EAST AND 50.2' NORTH OF THE NORTHWEST CORNER OF THE SUBJECT PARCEL.

ELEV. 54.94' NAVD 88 GEOID 99

TBM "B" – A FOUND 1/2 INCH IRON ROD ALONG OLD CHOCOLATE BAYOU ROAD. BEING THE SOUTHEAST CORNER OF THE HEREON TRACT

ELEV. 53.88' NAVD 88 GEOID 99

6. 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.

ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

7. 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.

8. THE MINIMUM SLAB ELEVATION SHALL MEET OR EXCEED CRITERIA IN PLACE AT THE TIME OF DEVELOPMENT.

9. 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.

10. THIS PROPERTY IS LOCATED WITHIN THE CITY OF MANVEL CITY LIMITS, ALVIN INDEPENDENT SCHOOL DISTRICT, BRAZORIA COUNTY EMERGENCY DISTRICT NO. 3 AND BRAZORIA DRAINAGE DISTRICT NO. 4 AND CITY OF MANVEL'S ETJ AT THE TIME OF PLATTING.

11. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.

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

13. 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.

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

15. THERE ARE NO PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.

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

17. 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

18. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

19. MINIMUM REQUIRED BOUNDARY PRECISION IS 1:15,000.

20. 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:

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 77055
PH:713.333.1466/ FX: 713.782.3755
JOB. No. 45-2271

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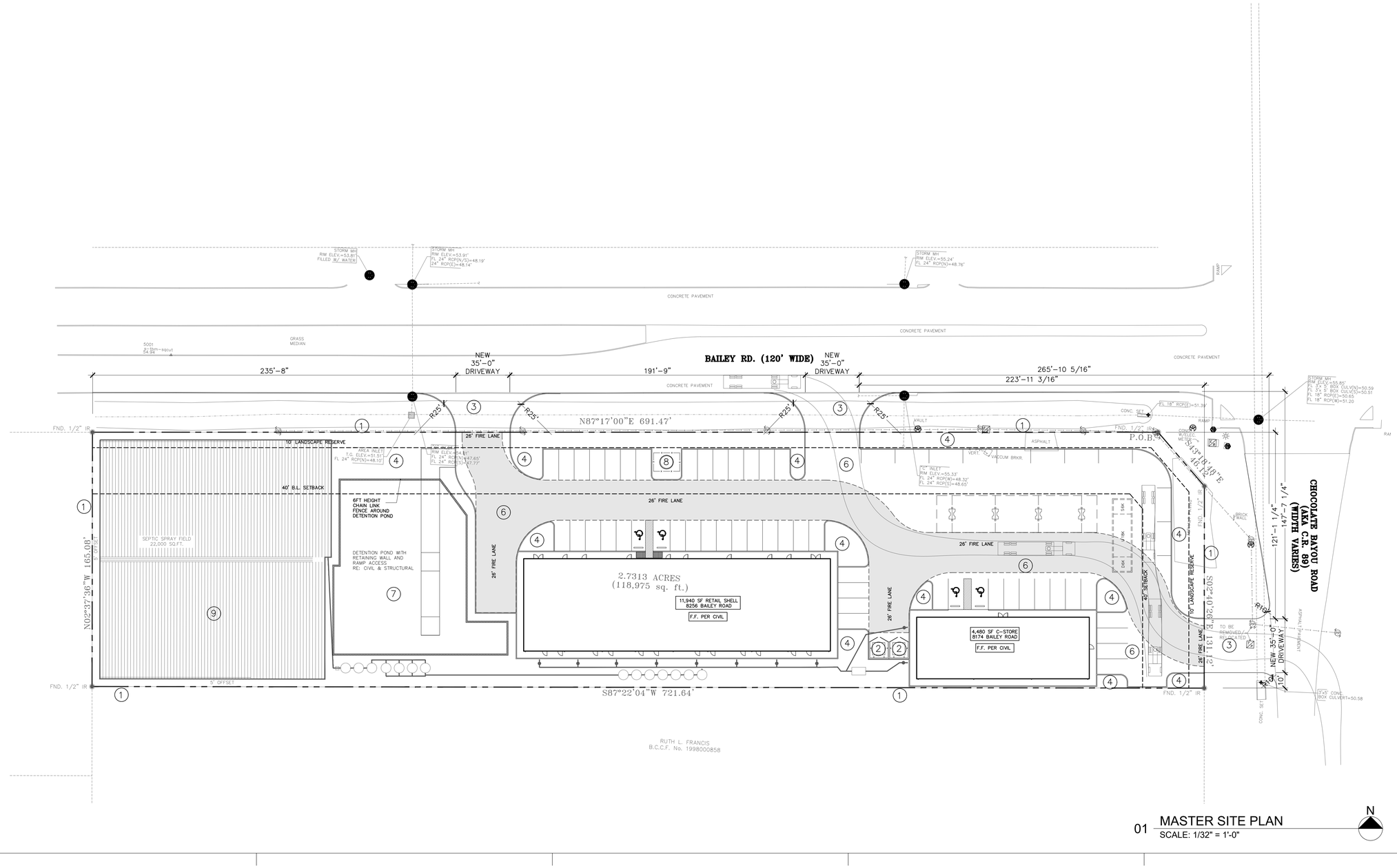
RETAIL SHELL & CONVENIENCE STORE (TYPE M)		
RETAIL:	11,940 SF/250	= 48
C-STORE:	4,480 SF/250	= 18
TOTAL PARKING REQUIRED		= 66
STANDARD PARKING PROVIDED		= 58
ADA PARKING PROVIDED		= 4
PUMP PARKING PROVIDED		= 8
TOTAL PARKING PROVIDED		= 70

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

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

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

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



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

N

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

ISSUE

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

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REGISTERED ARCHITECT THU NGUYEN 11644 STATE OF TEXAS
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

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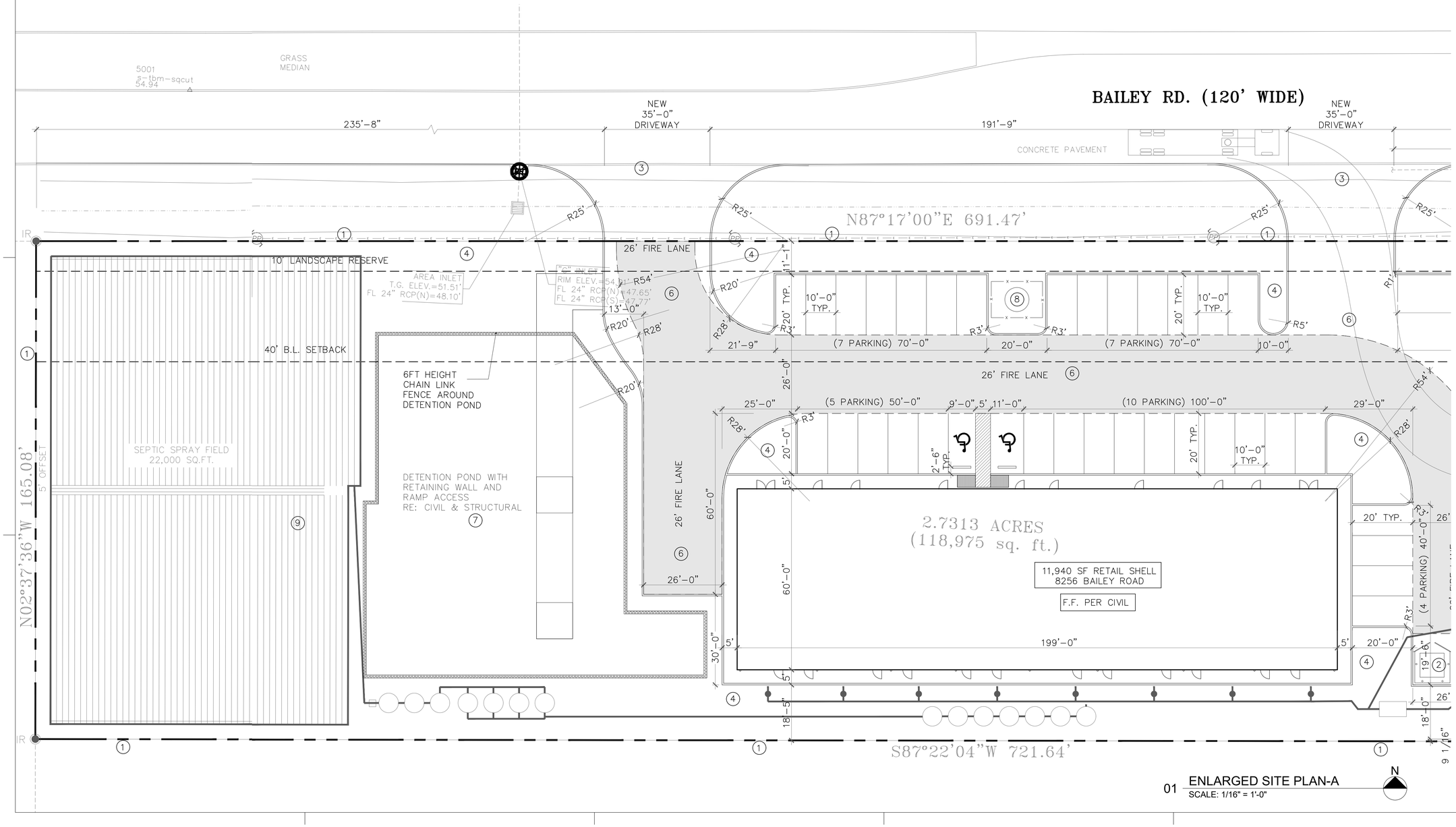
RETAIL SHELL & CONVENIENCE STORE (TYPE M)		
RETAIL:	11,940 SF/250	= 48
C-STORE:	4,480 SF/250	= 18
TOTAL PARKING REQUIRED		= 66
STANDARD PARKING PROVIDED		= 58
ADA PARKING PROVIDED		= 4
PUMP PARKING PROVIDED		= 8
TOTAL PARKING PROVIDED		= 70

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

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

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

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



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

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

ISSUE

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

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REGISTERED ARCHITECT TIEN THU NGUYEN 11644 STATE OF TEXAS
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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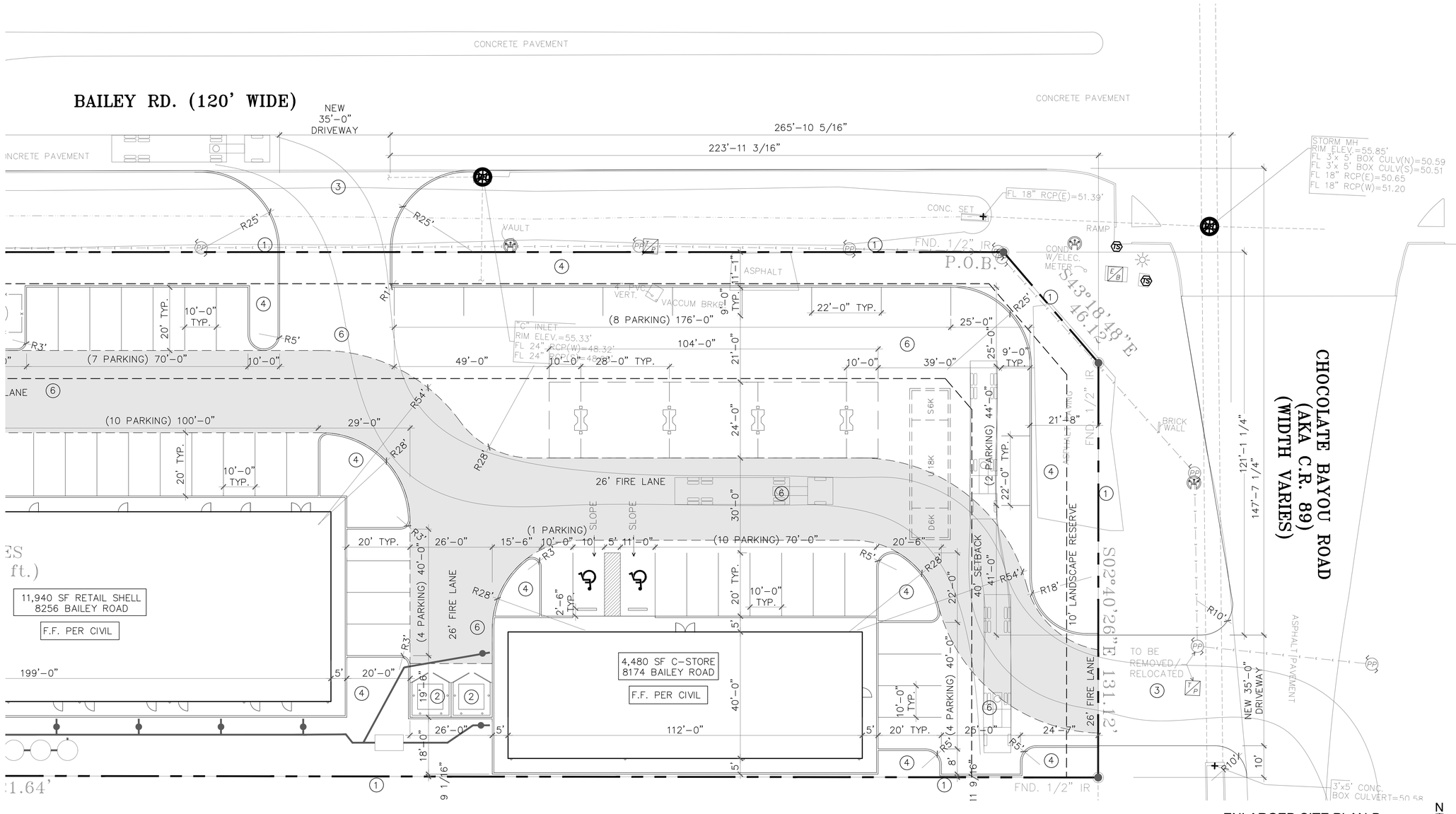
RETAIL SHELL & CONVENIENCE STORE (TYPE M)		
RETAIL:	11,940 SF/250	= 48
C-STORE:	4,480 SF/250	= 18
TOTAL PARKING REQUIRED		= 66
STANDARD PARKING PROVIDED		= 58
ADA PARKING PROVIDED		= 4
PUMP PARKING PROVIDED		= 8
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20 PARKING CALCULATION
Scale:NTS = 1'-0"

1. PROPERTY LINE
2. NEW DUMPSTER
3. NEW CONC. DRIVEWAY
4. NEW LANDSCAPE AREA
5.
6. NEW CONCRETE PAVEMENT

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

NOTE: REFER TO SHEET A1.00 FOR MASTER PLAN AND A1.01 FOR ENLARGED SITE PLAN-A



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

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ISSUE

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

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TN ASSOCIATES, INC. 2013

REGISTERED ARCHITECT THU NGUYEN 11644 STATE OF TEXAS
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

A1.02

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

DEVELOPMENT AGREEMENT (FOR VARIANCE)

This Development Agreement executed as of the ____ day of _____, 2026, is by and between the City of Manvel, Texas, ("City") and Angel Land Developers, LLC ("Developer"), property owner of certain hereinafter described property located within the City of Manvel Extra Territorial Jurisdiction (ETJ), all collectively referred to as the "Parties." This Agreement is in regard to the platting and subdivision of an approximate 2.731-acre tract of land to create a commercial development, located at 3702 Chocolate Bayou Rd, the southwestern corner of Bailey Road AKA C.R.101 and Old Chocolate Bayou Road AKA C.R.89 intersection (3702 Chocolate Bayou Rd), situated in the A.C.H.&B. Section 92, Abstract 541, Brazoria County, Texas being a tract of land out of Lot 108, Block L, A subdivision recorded in Vol. 2, Page. 91-92, Brazoria County Plat Records.

WHEREAS, the Developer is requesting a variance from the City of Manvel's requirements for non-residential development with frontage on rights-of-way owned and maintained by the County or State, to make sidewalk a part of site development, if controlling authority does not permit construction of sidewalk within the right-of-way; and

WHEREAS, the subdividing of land will require approval of a plat and compliance with the City's subdivision ordinance; and

WHEREAS, the plat approval is contingent upon approval drainage and infrastructure construction plan; and

WHEREAS, Section 62-113 of the City Code requires that sidewalks 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; and

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

1. PROJECT

1.01 Location. The property that is the subject of this agreement is all the property legally described as: being a 2.731-acre tract of land, located in the A.C.H.&B. Section 92, Abstract 541, Brazoria County, Texas being a tract of land out of Lot 108, Block L, A subdivision recorded in Vol. 2, Page. 91-92, Brazoria County Plat Records. The Property is more fully described and depicted in the map and description attached as Exhibit "A", attached hereto.

1.02 Project Description. This Agreement is in regard to subdivision of land to create a commercial development on the Property, owned by Developer. The proposed site plan for the project is attached as Exhibit "B."

1.02 Improving the property for business development will require approval of a plat and compliance with the City's Subdivision Ordinance. The Developer/Owner is requesting a Subdivision Variance from the requirement of Section 62-113 of the City Code which requires construction of a sidewalk as part of site development for non-residential development with frontage on rights-of-way owned and maintained by the County or State, if controlling authority does not permit construction of sidewalk within the right-of-way

2. CITY APPROVAL

2.01 Approval of variance. Pursuant to its authority under Section 62-5 of The City Code, the City agrees to allow the Developer to vary the requirements of 62-113.

2.02 Conditions. The required conditions are as follows:

1. Sidewalk shall be constructed within the 10' wide Landscape Reserve located along Bailey Road and Chocolate Bayou Road as shown on the submitted Site Plan (Exhibit "B") for the proposed development within one year from the recordation of this development agreement.

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

3. DEVELOPER COVENANTS

3.01 The Developer agrees to following:

(i) Developer agrees to begin construction of development structures within two-years of City Council approval, and diligently pursue completion; and

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

3.02 Developer acknowledges that the City's covenants are contingent upon the Developer constructing the development and associated infrastructure. Failure of the Developer to begin to construction within two-years of City Council approval and diligently pursue completion; shall constitute failure of this condition, and the agreement shall automatically be null and void.

4. MISCELLANEOUS

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

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

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

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

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

4.06. Entire Agreement. This Agreement constitutes the entire agreement between the Parties related to the subject matter of this Agreement and supersedes any and all prior agreements, whether oral or written, dealing with the subject matter of this Agreement.

4.07. Venue. This Agreement shall be performable and enforceable in Brazoria County, Texas, and shall be construed in accordance with the laws of the State of Texas.

4.08. Severability. If any term or provision of this Agreement is held to be invalid, void, or unenforceable by a court of competent jurisdiction, the remainder of the terms and provisions of this Agreement shall remain in full force and effect and shall not in any way be invalidated, impaired, or affected.

4.09. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by facsimile; provided a copy of such notice is sent within one (1) day thereafter by another method provided above.

The initial addresses of the parties for the purpose of notice under this Agreement shall be as follows:

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

If to Developer: Angel Land Developers, LLC
2106 Liberty Forest Lane,
Pearland, Texas 77089

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

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

Executed on this the _____ day of _____, 20___.

CITY OF MANVEL:

_____
Dan Davis, Mayor

ATTEST:

_____
Tammy Bell, City Secretary

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____
Notary, State of Texas

Angel Land Developers, LLC**:**

By: _____
Name: Deepa Patel

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

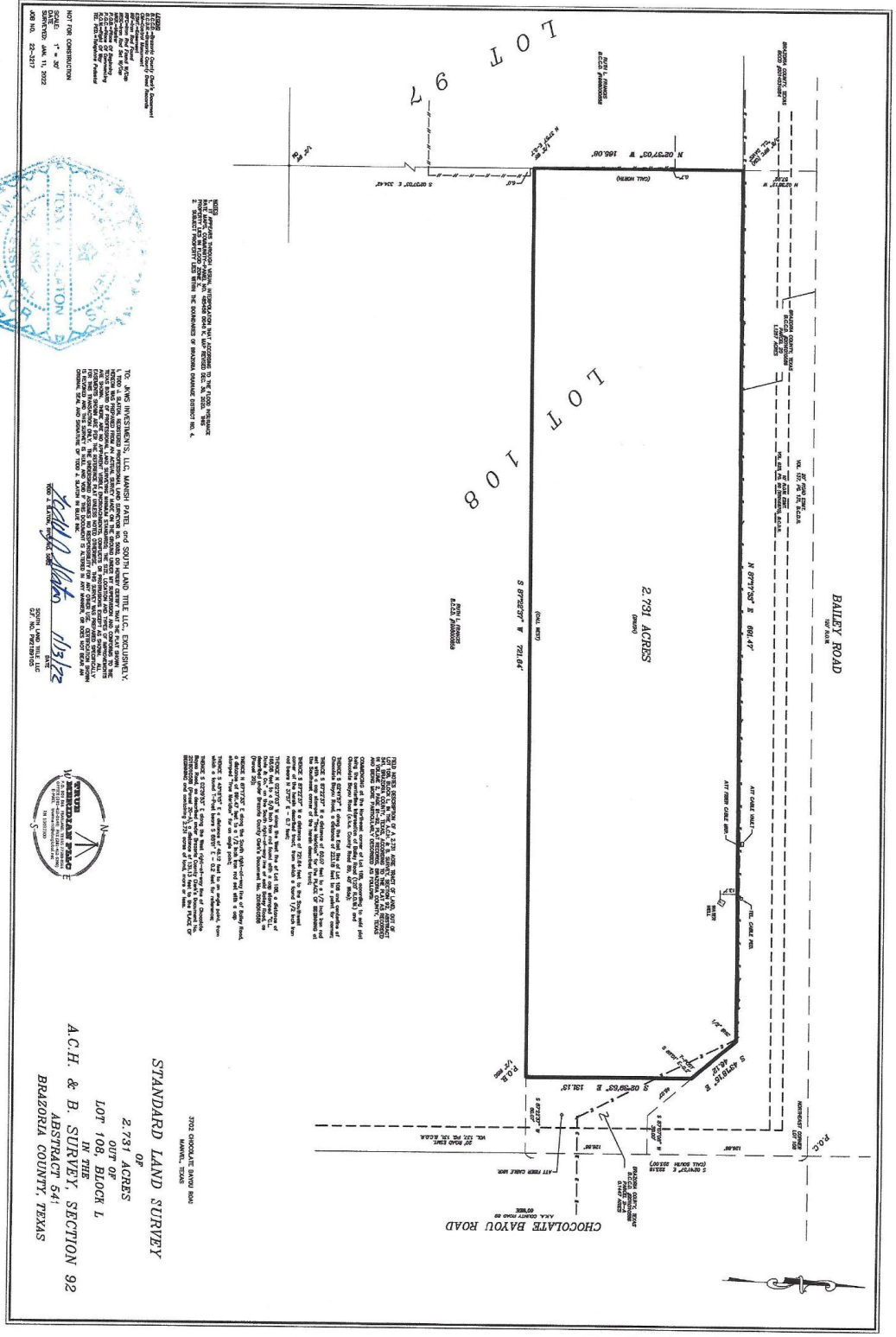
This instrument was acknowledged before me on the ____ day of _____, 20__, by _____, as property owner.

_____
Notary, State of Texas

(NOTARY SEAL)

Exhibit A

A 2.731-acre tract of land, located in the A.C.H.&B. Section 92, Abstract 541, Brazoria County, Texas being a tract of land out of Lot 108, Block L, A subdivision recorded in Vol. 2, Page. 91-92, Brazoria County Plat Records.



FIELD NOTES DESCRIPTION OF A 2.731 ACRE TRACT OF LAND, OUT OF LOT 108, BLOCK L, IN THE A.C.H. & B. SURVEY, SECTION 92, ABSTRACT 541, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 2, PAGE 91–92, PLAT RECORDS, BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the Northeast corner of Lot 108, according to said plat being the centerline intersection of Bailey Road (120' R.O.W.) and Chocolate Bayou Road (a.k.a. County Road 89, 40' Wide);

THENCE S 02°41'57" E along the East line of Lot 108 and centerline of Chocolate Bayou Road, a distance of 223.18 feet to a point for corner;

THENCE S 87°22'37" W a distance of 60.07 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" for the PLACE OF BEGINNING at the Southeast corner of the herein described tract;

THENCE S 87°22'37" W a distance of 721.64 feet to the Southwest corner of the herein described tract, from which a found 1/2 inch iron rod bears N 37°57' E – 0.7 feet;

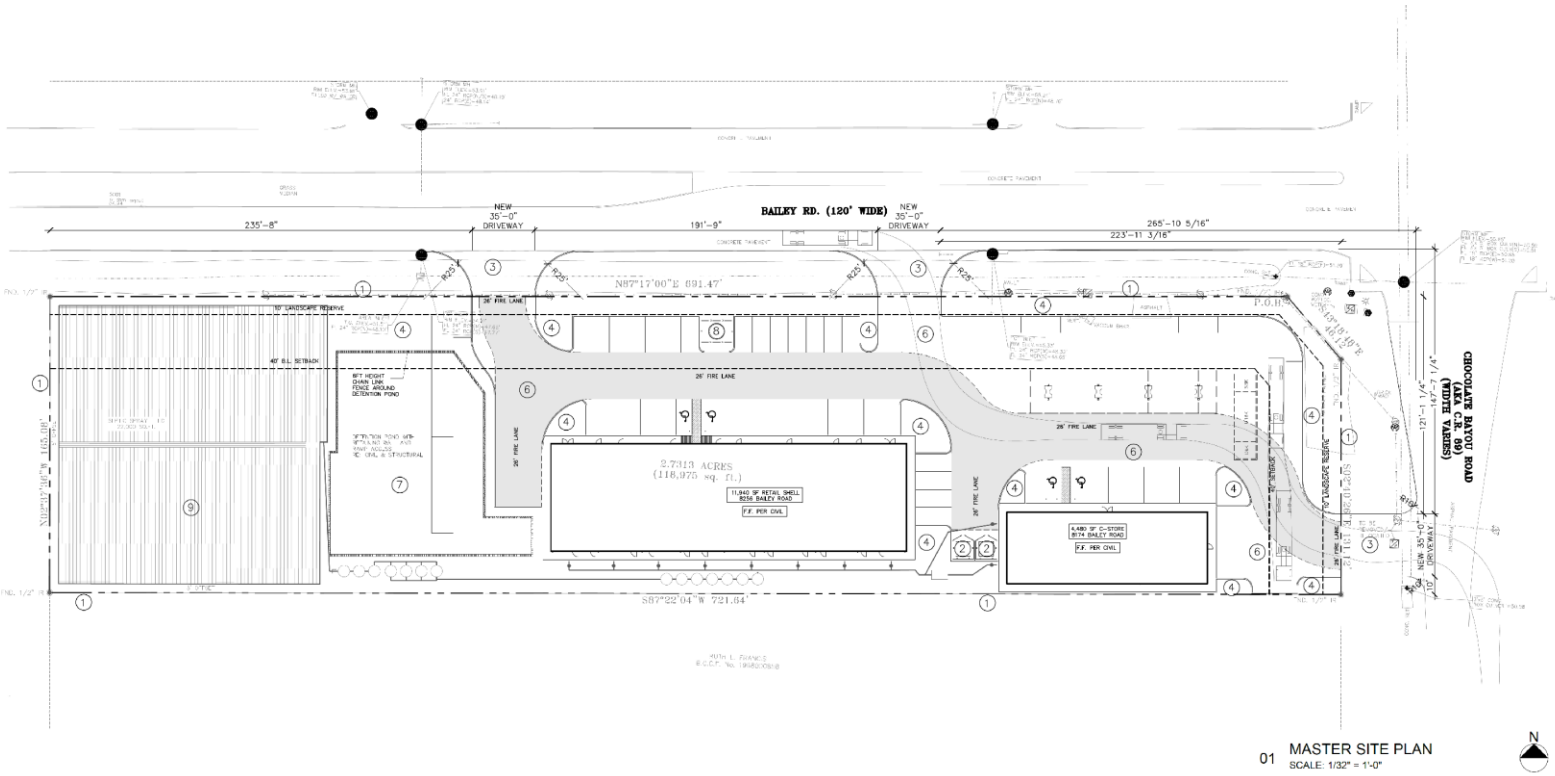
THENCE N 02°37'03" W along the West line of Lot 108, a distance of 165.08 feet to a 5/8 inch iron rod found with a cap stamped "C.L. Davis & Co." on the South right–of–way line of said Bailey Road, as described under Brazoria County Clerk's Document No. 2016010586 (Parcel 20);

THENCE N 87°17'33" E along the South right–of–way line of Bailey Road, a distance of 691.47 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" for an angle point;

THENCE S 45°18'15" E a distance of 46.12 feet to an angle point, from which a found T–Post bears S 88°01' E – 0.2 feet for reference;

THENCE S 02°39'53" E along the West right–of–way line of Chocolate Bayou Road, as described under Brazoria County Clerk's Document No. 2016010586 (Parcel 20–A), a distance of 131.13 feet to the PLACE OF BEGINNING and containing 2.731 acres of land, more or less.

Exhibit B
(Proposed Site Plan)



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

N

CITY COUNCIL DATA SHEET

MEETING DATE: February 17, 2026 **Regular Agenda**

TOPIC: Resolution No. 2026-R-12 – Confirmation of Release from Extraterritorial Jurisdiction (ETJ)

BACKGROUND:
The Texas Legislature passed a law (SB 2038, later updated) that gives landowners the right to request release from a city's ETJ if they meet certain legal requirements.

State law requires the City Council to formally confirm the release once the statutory checklist is satisfied. The Council is not making a policy decision about development — it is completing a required legal step.

The property owner submitted a formal petition. City staff reviewed it and verified all required documents and notices were provided and all legal conditions were satisfied.

Because the law is written as a compliance process, **once the requirements are met, the City must confirm the release.**
This resolution is the City's official acknowledgment that:

- the request met state law requirements, and
- the property is no longer under Manvel's ETJ authority.

The ETJ is the area outside city limits where the City:

- Reviews plats and subdivisions
- Regulates development layout
- Protects future city growth
-

The property was never inside the city limits, only in the planning buffer area.
After approval:
The City will no longer:

- Review plats or development on this tract
- Enforce subdivision regulations on the property
- Include the property in future annexation planning

Administrative follow-up required by law:

- City Secretary must notify Brazoria County and the Appraisal District
- City ETJ maps will be updated

Once approved, the City simply steps out of jurisdiction over that tract and the County becomes the primary regulating authority for subdivision/development.

RESOLUTION NO. 2026-R-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CONFIRMING THE RELEASE OF PROPERTY LOCATED AT 4227 OLD CHOCOLATE BAYOU, BEING A 20.0 ACRE TRACT OF LAND, MORE OR LESS, BEING LOTS 7 AND 16 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 23, H.T. & B. R. R. CO. SURVEY, ABSTRACT 290, BRAZORIA COUNTY TEXAS RELEASING FROM THE CITY OF MANVEL'S EXTRA-TERRITORIAL JURISDICTION; DIRECTING THE CITY SECRETARY TO PROVIDE NOTICE TO BRAZORIA COUNTY AND THE BRAZORIA COUNTY APPRAISAL DISTRICT OF SAID RELEASE FROM THE CITY OF MANVEL'S ETJ.

* * * * * * * * *

WHEREAS, in 2023 the Texas Legislature adopted SB 2038 which amended the **Texas Local Government Code** § 42.101 et seq. to provide a mechanism for landowners to petition a municipality to request release from that municipality's extra-territorial jurisdiction (ETJ); and

WHEREAS, in 2025, the Legislature adopted HB 2512 which further amended **Texas Local Government Code** § 42.101 et seq.; and

WHEREAS, pursuant to **Texas Local Government Code** § 42.101 et seq. and **Texas Election Code** Chapter 277, (NAME) submitted a petition for release of property located at xXXXX]; and

WHEREAS, city staff has reviewed the petition and found that all requirements of **Texas Local Government Code** § 42.101 et seq. and **Texas Election Code Chapter** 277 have been met, and all necessary information has been provided; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. That the City of Manvel affirms that it has received a petition from [NAMe] requesting release from the City of Manvel's ETJ. Said petition is attached as Exhibit A.

Section 2. The property that is the subject to the petition for release is located at:

[property description]

Section 3. It is hereby found and determined by the City Council of the of the City of Manvel that the petition sufficiently meets the requirements of **Texas Local Government Code**

§ 42.101 et seq. and **Texas Election Code** Chapter 277. The City Council hereby confirms that the release of this property from the City of Manvel's ETJ is effective as provided by law. The City Manager is directed to update all city ETJ maps to reflect this release.

Section 4. The City Secretary is hereby directed to provide a certified copy of this Resolution to Brazoria County and the Brazoria County Appraisal District, and any other governmental entity that is required to be notified by law.

Section 5. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

PASSED, APPROVED, AND RESOLVED this the _____day of _____, 2026.

_____

Dan Davis, Mayor

ATTEST:

_____

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

EXHIBIT A

PETITION FOR RELEASE FROM ETJ

LANDOWNERS PETITION FOR RELEASE FROM EXTRATERRITORIAL JURISDICTION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

The undersigned Petitioner, being the owner of the land described herein, hereby petitions for the immediate release of the following area from the Extraterritorial Jurisdiction (ETJ) of the City of Manvel, Texas, pursuant to **Texas Local Government Code § 42.101–42.105**.

1. PROPERTY OWNER INFORMATION

- **Property Owner of Record:** Windbrook LLC
- **Legal Description:** Exhibit A - Meets & Bounds
- **Map:** Exhibit B - Survey & map
- **Tax Parcel ID(s):** 167663 & 167672
- **Property Deed:** Exhibit C - Deed
- **Property Owner's Operating agreement:** Exhibit D - LLC Operating Agreement

2. AUTHORIZED SIGNATORY STRUCTURE

The Property Owner is a manager managed limited liability company. The undersigned individual has been duly appointed as the Manager of the company and is authorized to execute this petition and bind the company to the release of the described land from the City of Manvel ETJ.

3. SIGNATURE

By signing below, I certify that I am an authorized representative of the entity listed above and have the legal authority to petition for the release of this property.

Windbrook LLC
A Texas Limited Liability Company

By: _____
Rahul Gupta
4402 Allen Rd
Pearland TX 77584
Date of Birth: November 23, 1973
Title: Manager, Windbrook LLC
Date: 2/4/2026

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF [Brazoria] §
This instrument was acknowledged before me on Feb. 4th, 2026 by Rahul Gupta, as **Manager** of **Windbrook LLC**, a Texas Limited Liability Company, and Petitioner herein, known to me to the person whose name is subscribed to foregoing instrument, and acknowledged to me that they had authority to bind the entity and that they executed the same for the purposes therein expressed and, in the capacity, therein stated.

_____
Notary Public, State of Texas

BEAU KAHLA
NOTARY PUBLIC
STATE OF TEXAS
ID 132809869
EXP. 12-04-2028

EXHIBIT A

Property Legal Description

FIELD NOTE DESCRIPTION:

A 20.00 ACRE (871,200 SQ. FOOT) TRACT OF LAND, MORE OR LESS, BEING LOTS 7 AND 16 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 23, H.T. & B. R. R. CO. SURVEY, ABSTRACT 290, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 89 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2-INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF A CALLED 17.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RICHARD AND TESSY A ATCHESON, AS SHOWN IN C.C.F.# 2003064011, OF THE O.R.B.C.T., THE SOUTHWEST CORNER OF A CALLED 5.027 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RICHARD WADE BALL AND REBECCA KAY BALL, AS SHOWN IN C.C.F.# 2004035700 OF THE O.R.B.C.T., THE NORTHWEST CORNER Of A 20.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LEON E. AND BARBARA JO KOEHN, AS SHOWN IN C.C.F.# 2023013006 OF THE O.R.B.C.T., ALSO BEING THE SOUTHEAST CORNER OF LOT-15, THE SOUTHWEST CORNER OF LOT-25, THE NORTHEAST CORNER OF LOT-16 AND THE NORTHWEST CORNER OF LOT-26, OF SAID ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

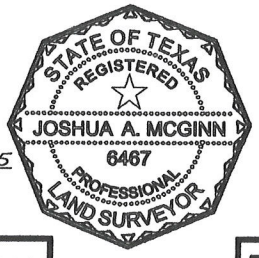
THENCE S 02° 38' 27" E ALONG THE WEST BOUNDARY LINE OF SAID LOT-26, BEING THE WEST BOUNDARY LINE OF SAID LEON AND BARBARA JO KOEHN 20.00 ACRE TRACT, A DISTANCE OF 495.00 FEET TO A 2-INCH IRON ROD SET IN CONCRETE AT THE NORTHEAST CORNER OF A CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROBERT MALONE, AS SHOWN IN C.C.F.# 2010-043152 OF THE O.R.B.C.T., SAME BEING THE NORTHWEST CORNER OF LOT-27 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 87° 21' 33" W ALONG THE NORTH BOUNDARY LINE OF SAID ROBERT MALONE 10.00 ACRE TRACT, AND OF A CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JIJO ALEXANDER AND PHILIP ALEXANDER AS SHOWN IN C.C.F.# 2023035375 OF THE O.R.B.C.T., AT A DISTANCE OF 1700.00 FEET PASS A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET ON THE PROPOSED EAST RIGHT OF WAY LINE OF OLD CHOCOLATE BAYOU ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1760.00 FEET TO A POINT IN THE CENTERLINE OF THE EXISTING OLD CHOCOLATE BAYOU ROAD, (CALLED 60 FEET IN WIDTH), MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 02° 38' 27" W, ALONG THE CENTERLINE OF OLD CHOCOLATE BAYOU ROAD, A DISTANCE OF 495.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF A 3.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HUONG LAM BUDDHIST CENTER, AS SHOWN IN C.C.F.# 2008048838 OF THE O.R.B.C.T., MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 87° 21' 33" E ALONG THE SOUTH BOUNDARY LINE OF SAID HUONG LAM BUDDHIST CENTER 3.00 ACRE TRACT, AT A DISTANCE OF 60.00 FEET, PASS A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET ON THE PROPOSED EAST RIGHT OF WAY LINE OF OLD CHOCOLATE BAYOU ROAD, CONTINUING ALONG THE SOUTH BOUNDARY LINE OF SAID 3.00 ACRE TRACT, AND THE SOUTH BOUNDARY LINE OF SAID RICHARD AND TESSY A. ATCHESON 17.00 ACRE TRACT, FOR A TOTAL DISTANCE OF 1760.00 FEET TO THE POINT OF **BEGINNING** OF THE HEREIN DESCRIBED TRACT CONTAINING 20.00 ACRES (OR 871,200.00 SQUARE FEET) OF LAND.

**ALL BEARINGS, DISTANCES & AREAS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, U.S. SURVEY FEET.



07/03/2025
DATE

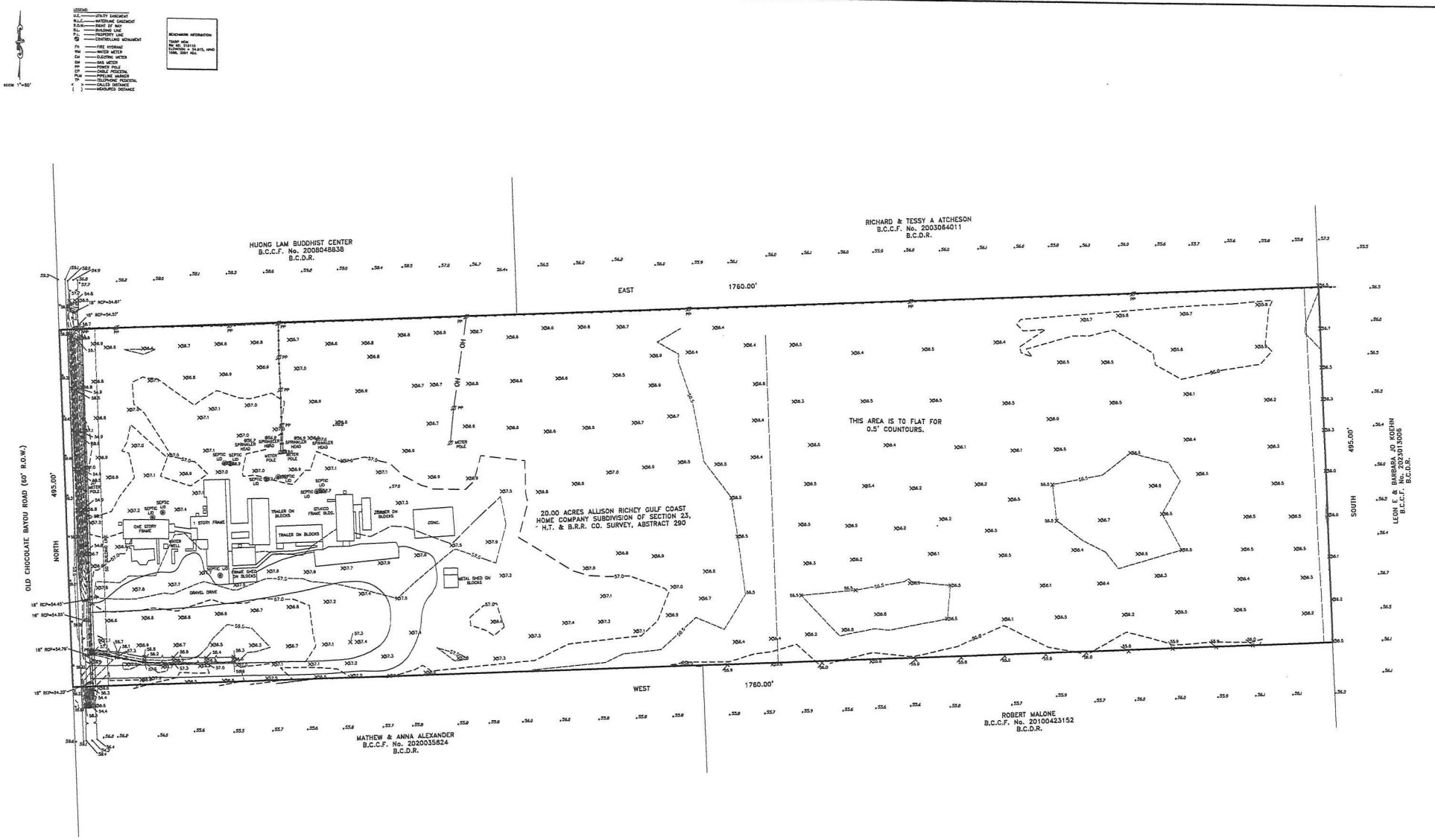
JOSHUA A. MCGINN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6467

SOUTH POINT SURVEYING, PLLC
LAND SURVEYING SERVICES
3221 S. MAIN STREET, PEARLAND, TX 77581
PHONE: 281-489-5656
WWW.SP-SURVEYING.COM
TBPLS# 10194401

FIELD NOTES DESCRIPTION
OF A
20.00 ACRE TRACT OF LAND

EXHIBIT B

Survey



TOPOGRAPHIC SURVEY
20.00 ACRES (871,200 SQUARE FEET)
OF LOTS 7 & 16
THE ALLISON RICHEY GULF COAST
HOME COMPANY SUBDIVISION
SECTION 23
VOLUME 2, PAGE 30
BRAZORIA COUNTY PLAT RECORDS

GGC SURVEY PROFESSIONAL
LAND SURVEYING
Firm Number 10140200
8114 Golden Harbor Missouri City, TX 77459
TEL. (832)930-7256 ggcsurvey@gmail.com
www.ggcsurvey.com

F.I.R.M. NO. [redacted] PANEL [redacted] ZONE [redacted]
EFFECTIVE DATE [redacted]

PLEASE INFORMATION PROVIDED HEREON IS BASED ON AVAILABLE MAP DEPICTION OF THE SUBJECT AREA AT THE TIME OF SURVEY. ANY MAPS, DATA AND/OR OTHER INFORMATION USED IN DETERMINING FLOOD ZONE CONDITIONS WE ARE NOT RESPONSIBLE FOR THE FLOOD'S ACCURACY.

SURVEYED FOR: --
ADDRESS: 4327 OLD CHOCOLATE BAYOU, MANVEL, TX 77578
FIELDWORK: ON 04/09/25
TITLE COMPANY: --
GF. NO.: --
G.F. EFFECTIVE DATE: --
JOB NO.: GH-1607

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS TO THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FACTS FOUND AT THE DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC.

STATE OF TEXAS
REGISTERED
GEORG R. LANDAZABAL
6081
PROFESSIONAL
LAND SURVEYOR

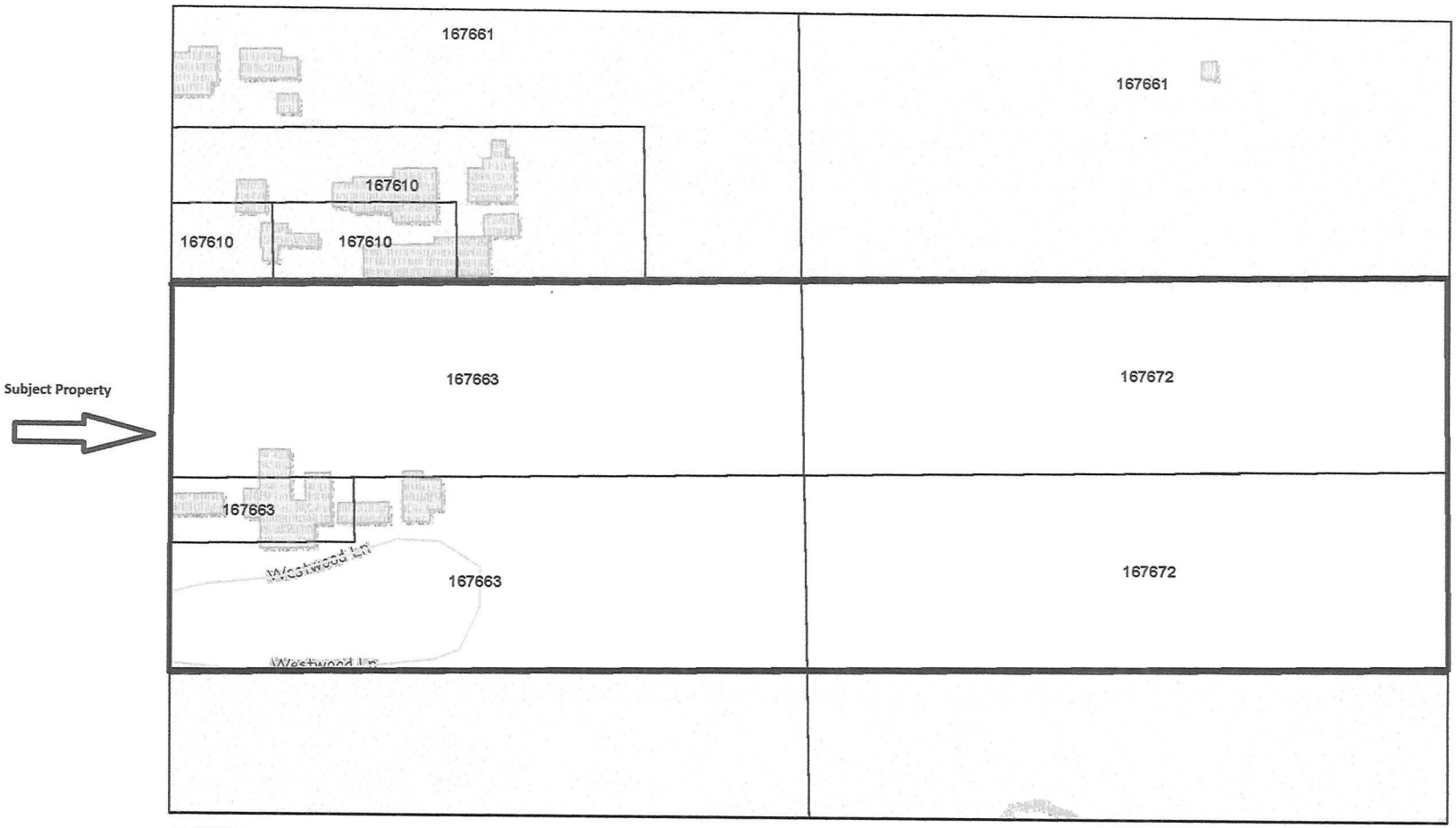
10/09/25

GEORG R. LANDAZABAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6081

NOTES:
1. THIS IS NOT A BOUNDARY SURVEY AND IS TO BE USED FOR TOPOGRAPHIC PURPOSES ONLY.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS IF ANY.
3. EASEMENT AND BUILDING LINES PER RECORDED PLAT.
4. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

Brazoria CAD Web Map



2/4/2026

Parcels

Streets

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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

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

EXHIBIT C

Property Deed

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Grantor: Behavior Training Research, Inc.

Grantor's Mailing Address: 4774 Del Bello Rd. Manvel, TX 77578

Grantee: Windbrook LLC, a Texas limited liability company

Grantee's Mailing Address: PO Box 841172 Pearland TX 77584

Consideration: The sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

A 20.00 ACRE (871,200 SQ. FOOT) TRACT OF LAND, MORE OR LESS, BEING LOTS 7 AND 16 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 23, H.T. & B.R.R. CO. SURVEY, ABSTRACT 290, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 89 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF LOT 15, THE SOUTHWEST CORNER OF LOT 25, THE NORTHWEST CORNER OF LOT 16, AND THE NORTHEAST CORNER OF LOT 16 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH, ALONG A TRACT OF LAND CONVEYED TO LEON E. KOEHN AND BARBARA JO KOEHN, AS RECORDED UNDER C.F. NO. 2023013006 AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 495.00 FEET TO A 2 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

STEWART TITLE—BRAZORIA
2510976 1TH1107

FILED and RECORDED

Instrument Number: 2025016205

Filing and Recording Date: 04/09/2025 03:16:48 PM Pages: 4 Recording Fee: $33.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-kali

THIS DOCUMENT HAS BEEN
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

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BEGINNING AT A 3 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF LOT 15, THE SOUTHWEST CORNER OF LOT 25, THE NORTHWEST CORNER OF LOT 16, AND THE NORTHEAST CORNER OF LOT 16 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH, ALONG A TRACT OF LAND CONVEYED TO LEON E. KOEHN AND BARBARA JO KOEHN, AS RECORDED UNDER C.F. NO. 2023013006 AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 495.00 FEET TO A 2 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

STEWART TITLE - BRAZORIA
2510976 TH#107

THENCE WEST, WITH THE COMMON LINE OF A TRACT OF LAND, CONVEYED TO ROBERT MALONE, AS RECORDED UNDER C.F. NO. 20100423152, THE COMMON LINE OF A TRACT OF LAND CONVEYED TO MATHEW ALEXANDER AND ANNA ALEXANDER, AS RECORDED UNDER C.F. NO. 2020035824 AND THE HEREIN DESCRIBED TRACT, PASSING AT A DISTANCE OF 1,730.00 FEET, A POINT IN THE EAST RIGHT-OF-WAY LINE OF OLD CHOCOLATE BAYOU DRIVE (60' WIDE) FROM WHICH A FOUND 1/2-INCH CAPPED IRON ROD BEARS NORTH 60°10'39" WEST, A DISTANCE OF 0.53 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1,760.00 FEET, TO A POINT IN THE CENTERLINE OF OLD CHOCOLATE BAYOU ROAD, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH, ALONG SAID CENTERLINE OF OLD CHOCOLATE BAYOU ROAD, A DISTANCE OF 495.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE EAST, WITH THE COMMON LINE OF A TRACT OF LAND CONVEYED TO HUONG LAM BUDDHIST CENTER, AS RECORDED IN C.F. NO. 2008048838, A TRACT OF LAND CONVEYED TO RICHARD ATCHESON AND TESSY A. ATCHESON, AS RECORDED IN C.F. NO. 2003064011 AND THE HEREIN DESCRIBED TRACT, PASSING AT 30.00 FEET, A POINT IN THE EAST RIGHT-OF-WAY LINE OF OLD CHOCOLATE BAYOU DRIVE, FROM WHICH A FOUND 2-INCH METAL POST BEARS SOUTH 16°32' WEST, A DISTANCE OF 0.3 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1,760.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT CONTAINING WITHIN THESE CALLS 20.00 ACRE (871,200 SQ. FOOT) OF LAND, MORE OR LESS.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above-mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor

hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

DATED the 07th day of April 2025

Behavior Training Research, Inc.

By: _____
Clay Hill, President

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BRAZORIA, §

This Special Warranty Deed was acknowledged before me on April 07th 2025, by Clay Hill, President of an on behalf of Behavior Training Research, Inc.

_____
Notary Public, State of Texas
My commission expires: 11072026

TARA L. HOBBS
Notary Public, State of Texas
Commission Expires 11-07-2026
Notary ID 12425048-9

AFTER RECORDING, RETURN TO:

Stewart Title Company
9215 Broadway # 109
Pearland, TX 77584

PREPARED BY:
The Weaver Law Firm
WeaverLawyers.com
(713) 572-4900

EXHIBIT D

Property Owner Operating Agreement

OPERATING AGREEMENT

This operating agreement ("Operating Agreement") for Windbrook LLC, a Texas limited liability company (the "Company") is dated March 31, 2025 (the "Effective Date") and is entered into between **Rahul Gupta** (the "Manager"), as the initial manager of the Company and **National Safe Harbor Exchanges, Inc.**, a California corporation (the "Sole Member"), as the sole member of the Company.

The parties agree as follows:

ARTICLE I. LIMITED LIABILITY COMPANY

1.01 **Organization; Compliance; Tax Classification**.

(a) Pursuant to the Texas limited liability company act, as it may be amended from time to time (the "Act"), the Company was formed as a Texas limited liability company effective upon the filing of the articles of organization, certificate of filing, or other prescribed documentation (collectively, the "Articles of Organization") with the Texas agency responsible for the registration of limited liability companies, as stated in the Act. The affairs of the Company will be governed by this Operating Agreement and the laws of the State of Texas. The Company will immediately, and from time to time hereafter as may be required by applicable law, execute any required amendments to its Articles of Organization, and do all filings, recordings and other acts as may be appropriate to comply with the operation of the Company under the Act.

(b) For federal and state income tax purposes, the Company will be treated as a single-member limited liability company recognized as a division or branch of the Sole Member and not as a separate income tax reporting entity.

1.02 **Company Name; Property of the Company**. The name of the Company will be "Windbrook LLC" or any other name as selected by Sole Member. All business of the Company will be conducted in the Company name. The Company will own and hold title to all of its property in the name of the Company.

1.03 **Place of Business**. The address of the office at which all of the records of the Company will be kept and the principal place of business of the Company will be as listed in the Articles of Organization, or at any other place or places within or outside the State of Texas as may be determined by the Sole Member.

1.04 **Agent for Service of Process**. The name and address of the agent for service of process on the Company will be as listed in the Articles of Organization, or as otherwise designated from time to time by the Sole Member.

1.05 **Purpose**. The business purpose of the Company will be limited to acquiring, owning, holding, leasing, financing, refinancing, and disposing real property and its associated personal property (the "Property") pursuant to the QEAA and any other lawful activity permitted under the Act.

1.06 **Powers**. The Company is authorized to engage in all activity permitted by the Act that is germane to the business purpose of the Company.

1.07 **Term**. The term of the Company commenced upon the filing of its Articles of Organization as provided in the Act and will continue until the Company is terminated under the provisions of ARTICLE VIII below.

1.08 **Nature of Sole Member's Interest in the Company**. The Interest of the Sole Member in the Company is personal property. All other property owned by the Company will be deemed to be owned by the Company, as an entity, for other legal purposes (except income tax purposes).

© Investment Property Exchange Services, Inc., 2025

1.09 **Definitions**. Capitalized words and phrases used in this Operating Agreement will have the meanings ascribed to them below:

"Act" has the meaning given in Section 1.01(a).

"Capital Contributions" means the amount of cash and any other property contributed to the Company by Sole Member from time to time.

"Interest" means the single membership interest in the Company, which is owned solely by Sole Member.

"Manager" has the meaning given in the introductory clause.

"Operating Agreement" means this written Operating Agreement, which Sole Member hereby declares will govern the operation of the Company.

"Person" includes any individual, general partnership, limited partnership, domestic or foreign limited liability company, corporation, trust, business trust, real estate investment trust, estate and other association.

"Property" has the meaning given in Section 1.05.

"QEAA" means the qualified exchange accommodation agreement bearing parking number PA-19-19446 to which the Company and Sole Member will become a party.

"Sole Member" has the meaning given in the introductory clause.

ARTICLE II. CAPITAL CONTRIBUTIONS

Company will maintain adequate capital for the normal obligations reasonably foreseeable in a business of its size and character and in light of its contemplated business operations.

ARTICLE III. DISTRIBUTIONS

During the term of the Company, any excess cash of the Company will be distributed periodically and solely to the Sole Member, at the Sole Member's sole discretion. Other than any fees due Company or Sole Member under the QEAA, no distribution will be declared and paid unless, after the distribution is made, the assets of the Company are in excess of all liabilities of the Company.

ARTICLE IV. MANAGEMENT OF THE COMPANY

4.01 **Appointment of the Manager**. The Sole Member appoints the person(s) identified on the first page of this Agreement as the initial Manager of the Company. Sole Member has the authority at any time and from time to time to (i) remove a Manager from office and (ii) appoint a new Manager whenever there is a vacancy in the office of Manager.

4.02 **Authority of the Manager**. The business and affairs of the Company will be managed by the Manager or by third parties at the direction of the Manager. The Manager will have full and complete authority, power, and discretion to make any and all decisions and to do any and all things which it deems to be reasonably required to accomplish the business and objectives of the Company, subject to the limitations of this ARTICLE IV and the limitations of ARTICLE VII. The signature of the Manager will be sufficient to convey title to any property owned by the Company, with the consent of the Sole Member, or to execute any document, agreement, or instrument binding on the Company.

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4.03 **Authorization**. Any Person dealing with the Company may rely upon a certificate signed by the Sole Member, the Manager, or an officer of the Company as to:

(a) The identity of the Sole Member of the Company;

(b) The identity of the Manager of the Company;

(c) The existence or nonexistence of any fact or facts which constitute a condition precedent to acts by any officer, or which are in any other manner germane to the affairs of the Company;

(d) The Persons who are authorized to execute and deliver any instrument or document of the Company; or

(e) Any act or failure to act by the Company or any other matter whatsoever involving the Company or any Member.

4.04 **Meetings**. No annual or special meetings of the Sole Member are required. Any action may be taken without a meeting if written consent setting forth the action to be taken is signed by the Sole Member.

4.05 **Limitation on Authority of the Manager**. The Manager may not take any action that would cause the Sole Member to breach its obligations under (i) the QEAA, (ii) the qualified accommodation parking arrangement created under the QEAA, or (iii) any additional agreements entered into by the Sole Member in conjunction with the QEAA.

4.06 **Multiple Managers**. If more than one Manager is appointed under the terms of this Operating Agreement, then each Manager may act independently and with full authority unless a conflict arises among the Managers. In the event of any conflict among such Managers, then each Manager will be entitled to an equal vote on the matter and a majority of votes will be required to resolve such conflict.

4.07 **Authority of Sole Member**. The Sole Member retains the authority, power, and discretion to make any and all decisions and to do any and all acts which it deems to be reasonably required to cause the Company to meet its obligations under the QEAA.

ARTICLE V. ACCOUNTING AND TAX ELECTIONS

5.01 **Tax Returns**. The Company, as a single-member limited liability company, will not file separate federal and state income tax returns, except where specifically required by state law. The taxpayer identification number of Sole Member will be used as the taxpayer identification number of the Company. The EIN of the Sole Member is 77-0558360.

5.02 **Fiscal Year**. The fiscal year of the Company will be the same as the fiscal year of the Sole Member.

5.03 **Method of Accounting**. The books of account of the Company will be prepared and maintained on the same basis and in a manner consistent with the investment and business records of Sole Member.

5.04 **Bank Accounts**. The Company is not authorized to open any bank accounts while National Safe Harbor Exchanges, Inc. is the sole member of the Company.

5.05 **Records, Audits and Reports**. The Company will maintain or cause to be maintained records and accounts of all operations and expenditures of the Company. At a minimum, the Company will keep at its registered office, during the term of the Company, the following records:

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(a) A current list of the full name and last known business, residence, or mailing address of the Sole Member, both past and present;

(b) A copy of the Articles of Organization of the Company and all amendments thereto, together with executed copies of any powers of attorney pursuant to which any amendment has been executed;

(c) Copies of the Company's federal, state, and local income tax returns and reports, if any, for the five most recent years;

(d) Copies of the Company's currently effective written operating agreement and all amendments thereto, copies of any prior written operating agreement no longer in effect, copies of any writings permitted or required with respect to a Member's obligation to contribute cash, property or services, and copies of any financial statements of the Company for the five most recent years; and

(e) Minutes of every meeting.

ARTICLE VI. RIGHTS AND OBLIGATIONS OF THE SOLE MEMBER

6.01 **Limitation on Liability**. The personal liability of the Sole Member, Manager, and the officers and employees of the Company for the debts and other obligations of the Company will be strictly limited as set forth in the Act and other applicable law.

6.02 **Amendment of Agreement**. This Operating Agreement may be amended by the Sole Member, but shall not be amended in any manner inconsistent with the provisions of the QEAA while National Safe Harbor Exchanges, Inc. is the sole member of the Company.

ARTICLE VII. RESTRICTION ON TRANSFER OR ENCUMBRANCE OF INTEREST OR LLC PROPERTY

No interest of the Company may be assigned, transferred, encumbered, or otherwise disposed of without the consent of Sole Member. No interest in the Property may be assigned, transferred, encumbered, or otherwise disposed of without the consent of Sole Member. Any attempted transfer, assignment, encumbrance, hypothecation or other disposition, absent the approval of the Sole Member, is null and void.

ARTICLE VIII. DISSOLUTION AND WINDING UP

8.01 **Dissolution Events**. The Company will dissolve and commence winding up and liquidating only upon the first to occur of any of the following (each a "Termination Event"):

(a) At the written direction of Sole Member, at any time; and

(b) The happening of any other event that makes it unlawful or impossible to carry on the business of the Company.

The Company shall not be dissolved or terminated until the completion of all of the transactions contemplated by the QEAA.

8.02 **Winding Up**. Upon a Termination Event, the Company will cease to carry on its business, except insofar as may be necessary for the winding up of its affairs in an orderly manner, liquidating its assets, and satisfying the claims of its creditors, but the separate existence of the Company will continue until Articles of Termination have been filed in accordance with the Act or until a decree dissolving the Company has been entered by a court of competent jurisdiction.

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8.03 **Liquidation and Distribution of Assets**. The Sole Member will be responsible for overseeing the winding up and liquidation of the Company and will take full account of the Company's liabilities and assets upon a Termination Event. Any assets not required to discharge any liabilities of the Company will be distributed to the Sole Member. Upon the completion of the winding up, liquidation and distribution of the assets, the Company will be deemed terminated. The Company will comply with any applicable requirements of the Act pertaining to the winding up of the affairs of the Company and the final distribution of its assets.

8.04 **Articles of Termination**. When all debts, liabilities and obligations have been paid and discharged or adequate provisions have been made and all of the remaining property and assets have been distributed to the Sole Member, Articles of Termination will be executed and filed in the manner provided in the Act.

ARTICLE IX. SINGLE-PURPOSE AND RELATED PROVISIONS

9.01 The Company will maintain adequate capital for its normal operations and in light of its contemplated business operations under the QEAA;

9.02 Sole Member will not seek to dissolve or wind up, in whole or in part, the Company until the transactions contemplated under the QEAA have been completed;

9.03 The Company will not commingle its funds and other assets with those of any other Person;

9.04 The Company will maintain its assets and financial affairs in such a manner so that it is not difficult to ascertain or identify the assets of the Company;

9.05 The Company will not file or consent to the filing of a petition for bankruptcy, reorganization, assignment for the benefit of creditors or similar proceeding under any federal or state bankruptcy, insolvency, reorganization until all of the transactions contemplated by the QEAA have been completed;

9.06 The sole assets of the Company are, and for the duration of the term of the QEAA shall be, (i) the Property, (ii) such assets as are otherwise acquired in connection with the use, operation, licensing, maintenance, repair, management or sale of the Property, and (iii) cash and accounts receivable;

9.07 The Company will observe the organizational formalities for the Company under the Act; and

9.08 Sole Member will not amend or modify the Operating Agreement in any manner inconsistent with the provisions of the QEAA.

ARTICLE X. GENERAL

10.01 **Binding Effect**. Except as otherwise provided in this Operating Agreement, every covenant, term, and provision of this Operating Agreement will be binding upon and will inure to the benefit of the Sole Member and its successors, transferees, and assigns.

10.02 **Time**. Time is of the essence with respect to this Operating Agreement.

10.03 **Headings**. Article and other headings contained in this Operating Agreement are for reference purposes only and are not intended to describe, interpret, define, or limit the scope, extent or intent of this Operating Agreement or any provision hereof.

10.04 **Severability**. Every provision of this Operating Agreement is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, the illegality or invalidity will not affect the validity or legality of the remainder of this Operating Agreement.

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10.05 **Incorporation by Reference**. Every exhibit, schedule, and other appendix attached to this Operating Agreement and referred to in this Operating Agreement is incorporated in this Operating Agreement by reference.

10.06 **Variation of Pronouns**. All pronouns and any variations thereof will be deemed to refer to masculine, feminine, or neuter, singular or plural, as the identity of the Person or Persons may require.

10.07 **Governing Law**. The laws of the State of Texas govern the validity of this Operating Agreement, the construction of its terms, and the interpretation of the rights and duties of the Sole Member.

10.08 **No Third-Party Beneficiaries**. No term or provision of this Operating Agreement is intended to or will be for the benefit of any Person, firm, corporation or other entity not a party to this Operating Agreement, and no Person, firm, corporation or other entity will have any right or cause of action hereunder.

The parties are signing this Operating Agreement as of the Effective Date.

MANAGER:

Rahul Gupta

SOLE MEMBER:

National Safe Harbor Exchanges, Inc., a California corporation

By: James G. Beck
Title: Vice President

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RESOLUTION NO. 2026-R-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING A SCHEDULE OF FEES, RATES, DEPOSITS, AND OTHER CHARGES FOR ZONING, PLATTING, BUILDING, UTILITIES, AND FIRE SAFETY AND PREVENTION AND OTHER RELATED MATTERS; AND REPEALING ALL RESOLUTIONS IN CONFLICT HERE WITH; AND OTHER RELATED MATTERS.

* * * * * * * * * *

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. That certain **"FEE SCHEDULE – February 18, 2026,"** a true and correct copy of which is attached hereto as Exhibit "A," and for all things is made a part of this Resolution, is hereby in all things adopted.

Section 2. That certain **"FIRE PROTECTION AND PREVENTION – June 2, 2025"** fee schedule, a true and correct copy of which is attached hereto as Exhibit "B," **reflects no changes** and for all things is made a part of this Resolution, is hereby in all things adopted.

Section 3. That certain **"UTILITY FEES" – February 2, 2026,"** a true and correct copy of which is attached hereto as Exhibit "C," **reflects no changes** and for all things is made a part of this Resolution, is hereby in all things adopted.

Section 4. All resolutions or parts of resolutions inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

RESOLVED, this the _____, day of _____, 2026.

_____
Dan Davis, Mayor

ATTEST:

_____
Tammy Bell, City Secretary

CITY OF MANVEL
FEE SCHEDULE FEBRUARY 18, 2026
RESOLUTION 2026-R-13

"Certain Manvel Residents" are defined as individuals who are seeking construction of a single-family residential structure that the resident intends to occupy as his/her residence. [Ordinance No. 2023-O-05 Proposition B"

ZONING

OCCUPANCY PERMITS, NON-RESIDENTIAL	
CHANGE OF USE / TENANCY	$150.00
REGISTRATION FOR NEWLY ANNEXED BUSINESSES	$0
TEMPORARY BUSINESS PERMITS	$50.00
INTERPRETATION FROM ZONING OFFICIAL	$50.00
RE-ZONING APPLICATION	$1,800.00
SPECIFIC USE PERMIT FEE	$1,500.00
APPEAL TO THE ZONING BOARD OF ADJUSTMENTS	$750.00
APPEAL TO THE ZONING BOARD OF ADJUSTMENTS – CERTAIN MANVEL RESIDENTS (**PROP B)	$0.00
PLANNED UNIT DEVELOPMENT (PUD)	
PUBLIC NOTICE FEE	$150.00
SMALL PUD	$4,000.00
MEDIUM PUD	$4,000.00 plus $40.00/acre
LARGE PUD (LESS THAN 1,000 ACRES OR GREATER)	$10,000.00 plus $30.00/acre
LARGE PUD (GREATER THAN 1,000 ACRES)	$20,000.00 plus $20.00/acre
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT	$500.00

PLATS

PRELIMINARY PLAT	$750.00 + $10/lot and $15/acre or fraction in reserves
PRELIMINARY PLAT – CERTAIN MANVEL RESIDENTS (**PROP B)	$0.00
FINAL PLAT	$750.00 + $25 / LOT and $15/acre or fraction in reserves
FINAL PLAT – CERTAIN MANVEL RESIDENTS (**PROP B)	$0.00
MASTER PLAN	
50 ACRES TO 100 ACRES	$1,000.00
101 ACRES OR MORE	$2,000.00
REPLATTING CHARGES WHEN A PUBLIC HEARING IS HELD	
WITH NOTIFICATION – Advertising Fee	$75.00
WITH NOTIFICATION – Per Mailing Notification Fee	$1.00
WITHOUT NOTIFICATION	$75.00
REPLATTING CHARGES WITH A PUBLIC HEARING IS HELD – CERTAIN MANVEL RESIDENTS (**PROP B)	
WITH NOTIFICATION – Advertising Fee	$0.00
WITH NOTIFICATION – Per Mailing Notification Fee	$0.00
WITHOUT NOTIFICATION	$0.00

DEVELOPMENT PLAT	$750.00	PLUS $15/ACRE
DEVELOPMENT PLAT – CERTAIN MANVEL RESIDENTS (**PROP B)	$0.00	
MINOR PLAT OR AMENDING PLAT	$500.00	
MINOR PLAT OR AMENDING PLAT – CERTAIN MANVEL RESIDENTS (**PROP B)	$0.00	
PLAT EXTENSION (6 MONTHS)	NO CHARGE	
RECORDING FEES WITH BRAZORIA COUNTY - ACTUAL COST OF RECORDING, PLUS	$30.00	
PLAT RE-SUBMITTAL	$200.00 each	
PLAT RE-SUBMITTAL – CERTAIN MANVEL RESIDENTS (**PROP B)	$0.00 each	
VARIANCE TO THE SUBDIVISION ORDINANCE	$500.00	
VARIANCE TO THE SUBDIVISION ORDINANCE – CERTAIN MANVEL RESIDENTS (**PROP B)	$0.00	
MODIFICATION TO THE DESIGN CRITERIA MANUAL	$200.00	
MODIFICATION TO THE DESIGN CRITERIA MANUAL – CERTAIN MANVEL RESIDENTS (**PROP B)	$0.00	

ENGINEERING

PLAN REVIEW, STREETS, UTILITIES, PUBLIC SYSTEMS, ETC.
$500.00 base plus $50.00 per document page larger than legal size sheets

RESUBMITTALS FOR PLAN REVIEW, STREETS, UTILITIES, PUBLIC SYSTEMS
(After second submittal) $250.00 base plus $10.00 per document page

PLAN REVIEW FOR BINDERS (every ten (10) sheets equal 1 document page)
$500.00 base plus $5.00 per legal size or smaller sheets

CIVIL SITE IMPROVEMENTS, STREETS, UTILITIES, PUBLIC SYSTEMS, ETC.
$1,000.00 flat fee for projects up to and including $100,000.00.
Over $100,000.00- $1,000.00 plus $8.00 for each thousand over $100,000.00

RE-CHECK FEE or VERIFICATION OF CORRECTIONS $250.00

ENVIRONMENTAL HEALTH

Onsite Septic System permits

Residential	$360.00
Commercial	$460.00
On site evaluation	$105.00/hr

(This will be an inspection to make sure a septic system is working properly)

These updated OSSF fees will go into effect October 1, 2024

BUILDING - ALL PERMITS EXPIRE AT 180 DAYS UNLESS NOTED OTHERWISE

CONSTRUCTION PERMITS RESIDENTIAL AND COMMERCIAL

Minimum permit fee $50.00

Commercial Construction Permit Application Fee (values greater than $10,000) $50.00

$15.00 for the first $1,000.00 of construction value plus;
$5.00 per thousand, up to and including $50,000.00
$260 for the first $50,000.00 plus $4 per additional thousand
$460 for the first $100,000.00 plus $3 per additional thousand
$1,660 for the first $500,000.00 plus $2 per additional thousand

Residential Construction Permit Application Fee $0.40/sq. ft.

$70.00 FOR DETACHED GARAGES OR NATIONALLY RECOGNIZED COST ESTIMATING BOOK

PLAN REVIEW FEE ½ OF THE BUILDING PERMIT FEE

RESIDENTIAL STREAMLINE PERMITS FEE FOR ELECTRICAL, PLUMBING AND HVAC; FEE WILL BE A MINIMUM OF 25 % OF THE BUILDING PERMIT FEE FOR EACH CATEGORY

REVIEW FOR ELEVATION CERTIFICATES INCLUDED IN NEW CONSTRUCTION PERMIT (3 TOTAL (at start, at pre-pour and final) PER CERTIFICATE $50.00

REVIEW FOR ELEVATION CERTIFICATES NOT INCLUDED IN NEW CONSTRUCTION PER CERTIFICATE $65.00

MANUFACTURED AND MODULER HOMES $0.30/sq. ft.

IMPACT FEES: (2021-R-26)

Meter Size	Meter Type	Service Unit Equivalent	Impact Fees		
			Water	Wastewater	Total
3/4"	Displacement	1.0	$2,441	$7,107	$9,548
1”	Displacement	1.6	$3,906	$11,371	$15,277
1-1/2”	Turbine	4.0	$9,766	$28,428	$38,194
2”	Turbine	6.4	$15,625	$45,484	$61,109
3”	Displacement	12.8	$31,251	$90,969	$122,220
4”	Displacement	20.0	$48,830	$142,140	$190,970
6”	Displacement	40.0	$97,660	$284,280	$381,940
8”	Displacement	64.0	$156,256	$454,848	$611,104
10”	Displacement	92.0	$224,618	$653,844	$878,462

****CARPORTS** (see below), POLE BARNS, SHEDS, ELEVATED DECKS 30” OR HIGHER, ETC… (NON-LIVING AREAS OVER 200 SQ FEET – OUTSIDE THE FLOOD ZONE)
(**CARPORTS – metal pre-fab structure, open on all four sides, 400 sq. feet or less over parking area, does NOT require a permit)**

MINIMUM $50.00
Plus Plan Review (if required)

ADDITIONALLY, CARPORTS (DETACHED) OF AREA LESS THAN 600 SQUARE FEET ARE STILL REQUIRED TO BE PERMITTED, BUT ARE <u>EXEMPT FROM THE PAYMENT OF THE PERMIT FEE</u>, WITH THE FOLLOWING CONDITIONS: (SEE ORDINANCE 2016-O-05)

1) Less than 600 square feet in area; 2) Enclosed on no more than 2 sides; 3) Unfinished on the interior; 4) No utilities connected to the structure; 5) Can be used only for parking and limited storage and not used for habitation (no working, sleeping, living, cooking, or restroom areas); 6) Must be detached from residential structure; 7) Must be firmly anchored to prevent floatation, collapse, and lateral movement; 8) Must abide by the same setbacks as required by zoning on the property; 9) No elevation certificate is required; and 10) A site drawing (can be hand drawn) is required to show where the structure will be located. FEE No Cost

ELECTRICAL AND PLUMBING PERMITS PULLED SEPARATELY, THE BASE FEE IS APPLIED, PLUS ANY ADDITIONAL COST ITEMS LISTED ON THE APPLICATION.

PLUMBING PERMITS	BASE FEE	REPAIRS	$100.00
		RESIDENTIAL (New & Add-Ons)	$150.00
		COMMERCIAL (New & Add-Ons)	$200.00

Medical Gas Permits would be pulled by a Master Plumber using the Plumbing Permit application.

ELECTRICAL PERMITS	BASE FEE	REPAIRS	$100.00
		RESIDENTIAL (New & Add-Ons)	$150.00
		COMMERCIAL (New & Add-Ons)	$200.00
MECHANICAL PERMITS	BASE FEE	REPAIRS	$100.00
		RESIDENTIAL (New & Add-Ons)	$150.00
		COMMERCIAL (New & Add-Ons)	$200.00
RENEWAL BUILDING PERMITS			
		RESIDENTIAL INDIVIDUAL PERMIT	$150.00
		NEW HOME PERMIT (4 PERMITS IN ONE)	$300.00
		COMMERCIAL PERMIT	$300.00

RE-INSPECTION FEES FOR FAILED WITH PENALTY (PAYABLE IN ADVANCE)

	RESIDENTIAL	$50.00
	COMMERCIAL	$100.00

PERMITS	**Residential/ General Fee**	**Commercial**	**Notes**
Culvert (Per Crossing)	$100.00	$100.00	
Demolition permits	$50.00	$50.00	
Display permits (per unit)	$50.00		Annual renewal from date of issue. Inspections done on anchoring and location of display. Electrical permits pulled separately
Driveways	$100.00	$150.00	
Driveways (TXDOT)		$500.00	Commercial properties fronting on a State maintained road
Development Permit (in Floodplain)	No Charge		Property located in a floodplain or property not in a floodplain that has reached 20 loads with approved permit.
Development Permit (outside Floodplain)	No Charge		Property outside the floodplain up to 20 loads
Extended Stay Permit	$50.00		Must be approved by PD & Z prior to permit issuance

Fence	$25.00	$25.00	
Irrigation (Base)	$140.00	$200.00	
Pond permits	$50.00	N/A	
Roofing Permits	$50.00		
Sign Permits	$100.00		
Review fee	$50.00		
Sign Permit – Misc.	$-0-	N/A	Political and non-profit signs
Swimming Pool (Based on value of Pool)			Electrical and plumbing can be included in one permit, fee is based on a minimum of 25 % of the permit fee
Water Wells	$50		

TREE REMOVAL FEE FOR PROTECTED TREES (Ord 2025-O-14)
Oak (all variety), Pecan, Magnolia, and Elm

1 - 14 Trees	$50.00/per tree
15 or more Trees	$750.00/total

ANNUAL PERMITS *EXPIRE ON DEC. 31ST EACH YEAR*	**FEE**	**NOTES**
Ambulance Provider License	$500.00	
EMS Vehicle (per Ambulance Charge)	$100.00	
Beer and Wine		not to exceed ½ of TABC license fee
Manufactured Home Community		
Annual Fee	$100.00	
Plus per space fee	$5.00	
Pets ~~Registration**~~ (Police Dept.)		~~**The pet licenses expire one year from the **date of issue.**~~
~~If spayed or neutered~~	~~$5.00~~	
~~**without proof** not spayed or neutered~~	~~$10.00~~	
Pet impound fee (first day)	$30.00	
Each additional day impound	$5.00	
Animal Ordinance Fees		
Seller's Permit	$0 per litter	
Petting Zoo	$0 Annually	
Adoption	$35 per adoption	
Rescuer's Permit	$0	The rescuer's permit is a mere paperwork registration, permitting to exceed the seven (7) animal limit.

ROW (Ordinance 2011-O-22)		
Use of public right-of-way or City property Right–of way crossing	$1,000.00	(per crossing per year)
Right-of way, first year per rod	$21.00	
Annual renewal, per rod	$7.50	
RV Park License		
Annual fee	$100.00	
Plus per space fee	$5.00	
Solicitor Permit		
30 day renewal, passport picture required	$50.00	First Person Additional
	$25.00	Person
Storage Facility	$250.00	
Wrecker Permits - Per wrecker charge	$100.00	
Hotel Operation License*	$100.00	

***Annual permit expires per adopted ordinance**

Coin Operated Machine Tax	$50.00	per Machine
Health Inspections/Permits		
Mobile Food Unit	$200.00	per Unit
Food Establishment – Small (< 1,000 sf.)	$200.00	Bi-Annual Site Inspection
Food Establishment – Medium (1,001-10,000 sf.)	$400.00	Bi-Annual Site Inspection
Food Establishment – Large (>10,000 sf.)	$600.00	Bi-Annual Site Inspection
Non-Profit Organizations*	$100.00	Bi-Annual Site Inspection
Day Care Center	$150.00	Bi-Annual Site Inspection
Group Residence (institution)	$150.00	Bi-Annual Site Inspection
Ownership Change Food Establishment		
Small (full year July 1st to December 31st)	$200.00	Site Inspection
Medium (full year July 1st to December 31st)	$400.00	Site Inspection
Large (full year July 1st to December 31st)	$600.00	Site Inspection
Small (6 months – January 1st to June 30th)	$100.00	Site Inspection
Medium (6 months – January 1st to June 30th)	$200.00	Site Inspection
Large (6 months – January 1st to June 30th)	$300.00	Site Inspection
Non-Profit Organizations (full year July 1st to December 31st)	$100.00	Site Inspection
Non-Profit Organizations (6 months – January 1st to June 30th)	$50.00	Site Inspection
Day Care Center (full year July 1st to December 31st)	$150.00	Site Inspection
Day Care Center (6 months – January 1st to June 30th)	$75.00	Site Inspection
Group Residence (full year July 1st to December 31st)	$150.00	Site Inspection
Group Residence (6 months – January 1st to June 30th)	$75.00	Site Inspection
Temporary Food Establishment	$50.00	Site Inspection
Re-Inspections	$150.00	Re-Inspection
Owner Initiated Inspection	$150.00	Re-Inspection

*supporting documentation required

SPECIAL EVENT PERMIT

Type A Special Event	$100.00 per event
Type B Special Event	$50.00 per event
Type C Special Event (Recurring Activity)	$25.00 per event

OUTDOOR FACILITY USE	
Other Governmental Bodies	No Fee
Non-Profits	$25.00
Public Use	$50.00
Refundable Damage Deposit for Non-Profits	$50.00
Refundable Damage Deposit for Public Use	$100.00
Public Use Events requiring outdoor water usage	$50.00

FRANCHISE FEES (Pipeline Ordinance 2011-O-22)

Pipeline Registration Fee	$100.00
Deposit	$5,000.00
Franchise Administrative Application fee	$500.00
City Inspection Fee	$150.00 / HR

FRANCHISE FEES (Solid Waste Ordinance 2024-O-04)

Roll-Off Registration	$15% (of gross receipts collected)

OIL AND GAS WELLS (Oil and Gas Well Ordinance 2015-O-26

Filing Fee	$1,000.00
Additional filing fee	$500.00

RENTAL REGISTRATION AND INSPECTIONS (Rental Ordinance 2013-O-06)

Annual Rental Permit Fee	$50.00 per unit
Initial inspection, re-inspection	no charge
All subsequent re-inspections	$250.00
Untimely registration fee from 10/1/2013	
Within 30 days after date set in section 17-426	$300.00
after 30th day before 60th day set in section 17-426	$375.00
after 60th day set in section 17-426	$450.00
Failure to register mandatory inspection fee	$500.00
(includes initial inspection and one re-inspection)	
Additional Re-Inspections	$250.00

SMALL CELL WIRELESS FACILITIES (Ordinance 2017-O-30) Application Fee

Network Node	**Fee**
Fee per application for up to 5 network nodes	$500.00
Additional network nodes (up to 30 per application) support pole	$250.00
Node support pole (per application for each pole)	$1,000.00

Transport Facility

Fee per application	$500.00	1-5 network nodes
Additional network nodes	$250.00	1-30 additional nodes

Annual Small Cell Wireless Facilities Fee (Ordinance 2017-O-30)

Network node per network site support pole	$250.00	
No separate rate from the network node annual fee (each support pole should have a network node attached) Transport facility per app.	$28.00/Monthly	(for each network node site, unless an equal or greater amount is paid to the City Under chapter 283, Tex. Loc. Gov. Code or Chapter 66, Tx. Util. Code)

ALARMS (PERMITTED THROUGH THE MANVEL POLICE DEPARTMENT)

Burglar and Fire Alarm Systems ~~*(expire on December 31st each year)*~~

~~Residential Permit~~ ~~$50.00 annually *change of resident will require a new permit~~
~~Pro-Rated Residential Alarm Permit~~
~~$50.00 from January 1st to March 31st~~
~~$25.00 from April 1st to September 30th~~
~~$12.50 from October 1st to December 31st plus annual fee~~

~~Commercial Permit~~ ~~$100.00 annually *change of occupancy will require a new permit~~
~~Pro-Rated Commercial Alarm Permit~~
~~$100.00 from January 1st to March 31st~~
~~$50.00 from April 1st to September 30th~~
~~$25.00 from October 1st to December 31st plus annual fee~~

False Alarms

Burglar	$50.00	Fee charged for more than 3 false alarms but fewer than 6 within 12 month period
	$75.00	Fee charged for more than 5 false alarms but fewer than 8 within 12 month period
	$100.00	Fee charged for 8 or more false alarms within 12 month period
Fire	$50.00	Fee charged for more than 3 false alarms but fewer than 6 within 12 month period
	$75.00	Fee charged for more than 5 false alarms but fewer than 8 within 12 month period
	$100.00	Fee charged for 8 or more false alarms within 12 month period

Fee taken upon submittal of Burglar and Fire Alarm Systems Permit for Residential and Commercial Business

Fee taken upon submittal of Burglar and Fire Alarm Systems Permit for Residential and Commercial Business

Fingerprint Fee	Resident	$5.00
	Non-Resident	$10.00

CITY OF MANVEL PAYMENT OPTIONS AND CREDIT CARD PROCESSING FEES

Municipal Court (Cash and Credit Cards – No checks accepted)	
In person - Credit Card Convenience Fee	3.5 % of total transaction.
On line Credit Card Convenience Fee	$6.50
Night Court payment paid through Square Incorporated	$3.00 per $100.00
Permit Department (Cash, credit cards and checks accepted)	
Credit Card Convenience Fee	3.25% of total transaction
Police Department	
Court payment paid thru Square Incorporated	$3.00 per $100.00

Utility payments (Cash, check and on-line through TX eCommerce)

Permit Type	Additional Information	Fee
Certificate of Occupancy (Change of Occupancy)	Fire Final Inspection	$150.00
Re-inspection		$100.00
Open Burning		
Trench Burn	Site Inspection Required	$200.00
Prescribed Burn	Site Inspection Required	$400.00
Fire Inspections		
Construction Site Offices / Trailers / Containers (Inspection required)	One-Time Service	$150.00
Construction Site Fuel Tanks (Inspection required)	One Time Service Per Tank	$100.00
Fireworks Display / Show	Per Site/ Per Event	$1,000.00
All Fire Plans Review Fees		
Fire Sprinkler System		
Plans Review Fee (First 100 Heads)		$200.00
Number of Sprinkler Heads	Per Sprinkler Head Over 100	$5.00
Number of Tamper / Flow Devices	Per Tamper / Flow Device	$5.00
Scope of Work System Modification (Add, Relocate, or Remove up to 19 Sprinkler Heads)		$100.00
Jockey Pump & Fire Pump		$100.00
Fire Pump Acceptance Test		$150.00
Fire Pump Acceptance Test (Re-Test)		$200.00
Number of Hose Valves	Per Hose Valve	$10.00
Combined Sprinkler and Standpipe	Per Combined Sprinkler & Standpipe	$50.00
Hydrostatic Test	A fee will be charged for each test	$100.00
Riser / FDC / PIV	Per Device	$25.00
Fire Service Underground Main for Sprinkler Protection, Fire / Private Hydrants/ Storage Tanks		
Plans Review Fee		$100.00 1
Fire Service Underground Main		$100.00
Storage Tanks		$150.00
Hydrant	Per Hydrant	$50.00
Hydrostatic Test		$150.00
Re-Test Fee		$200.00
Fixed Suppression System (Commercial Cooking Hood, Spray Booth, or Room)		
Plans Review Fee		$100.00
Automatic Fire-Extinguishing Systems	Fixed Systems	$150.00
Manual Pull Station	Per Pull Station	$10.00
Number of Nozzles	Per Head	$5.00
Number of Audio/ Visual Devices	Per Device	$5.00
System Test		$100.00
Re-Test Fee		$175.00
Fire Alarm / Detection System & Access Control		
Plans Review Fee		$200.00
Number of Smoke Detectors	Per Device	$5.00

Permit Type	Additional Information	Fee
Fire Alarm / Detection System & Access Control (con't)		
Number of Smoke Detectors	Per Device	$5.00
Number of Duct Detectors	Per Device	$5.00
Number of Heat-Activated Devices	Per Device	$5.00
Number of Manual Pull Devices	Per Device	$5.00
Number of Releasing Devices	Per Device	$5.00
Number of Audio/Visual Devices	Per Device	$5.00
Number of Additional Devices *(i.e.,* Relay/Modules, etc.)	Per Device	$5.00
Number of Controllers	Per Device	$5.00
Number of Keypads	Per Device	$5.00
Number of Door Strikes	Per Device	$5.00
Number of Knox Switches	Per Device	$5.00
Number of Miscellaneous Devices	Per Device	$5.00
Fire Alarm Control Panel (FACP)	Per Device	$25.00
Remote Annunciator	Each	$25.00
Emergency Public Address	Per Floor	$50.00
Fire Alarm / Access Control System Acceptance Test		$100.00
Re-Test Fee		$175.00
Emergency Responder Radio Communications Systems		
Plan Review Fee		$200.00
System Test		$100.00
Re-Test Fee		$175.00
Flammable and Combustible Liquids		
Plans Review Fee		$200.00
Pipeline		$600.00
Aboveground Storage Tank Install		$250.00
Aboveground Storage Tank Repair and/or Removal	Per Tank	$100.00
Underground Starace Tank Install		$400.00
Underground Starace Tank Repair and/or Removal	Per Tank	$100.00
Construction Site Fuel Tank / Inspection Required	One Time Service Per Tank	$100.00
Re-Test Fee		$175.00
Oil/Gas Well Drilling	Construction Site	$1,000.00
Oil/Gas Well Workover / Recompletions	Construction Site	$500.00
Hazardous Materials	Storage	$200.00
LP-Gas	Storage	$100.00
Compressed Gas, Hazardous Material, and Industrial Ovens		
Plans Review Fee		$200.00
Compressed Gas	Per System	$150.00
Hazardous Material		$450.00
Industrial Ovens		$200.00
Re-Test Fee		$175.00

Permit Type	Additional Information	Fee
Temporary Structures/ Temporary Booths, Temporary Membrane Structures, and Tents	Per Event, Structure, Booth, and Tent	
Plans Review Fee		$50.00
Temporary Membrane Structures		$250.00
Tent and Canopy 201 to 300 square feet		$50.00
Tent and Canopy 301 to 600 square feet		$75.00
Tent and Canopy 601 to 1,000 square feet		$100.00
Tent and Canopy over 1,001 square feet		$150.00
Electric Charging Station		
Plan Review Fee and Test		$150.00
Annual Fire Inspections		
Commercial/Public	Initial inspection	No Fee
Commercial/Public	1st Re-inspection	No Fee
Commercial/Public	2nd Re-inspection	No Fee
Commercial/Public	3rd Re-Inspection & Above	$100.00
Electric Charging Station		$100.00
Foster Home	Licensed & Unlicensed 1-3	$25.00
Foster Home	Licensed & Unlicensed 4 or more	$50.00
Group Home (All Institutional Facilities)	Licensed & Unlicensed (1-6)	$50.00
Group Home (All Institutional Facilities)	Licensed & Unlicensed (7-12)	$100.00
Multi-Family Residences/Hotels/Motels	3-20 Dwelling Units	$200.00
Mulli-Family Residences/Hotels/Motels	21 or more +$10.00 Per Dwelling Unit	$300
Hospitals / Nursing Homes, Providing 24-Hour Care	Licensed & Unlicensed 1-99 Beds	$300.00
Hospitals / Nursing Homes, Providing 24-Hour Care	Licensed & Unlicensed 100-199 Beds	$400.00
Hospitals / Nursing Homes, Providing 24-Hour Care	Licensed & Unlicensed 200 or more Beds	$500.00
Other 24-Hour Care Facilities	Licensed & Unlicensed for 1-3 Occupants	$100.00
Other 24-Hour Care Facilities	Licensed & Unlicensed for 4-16 Occupants	$175.00
Other 24-Hour Care Facilities	Licensed & Unlicensed for 17-25 Occupants	$250.00
Other 24-Hour Care Facilities	Licensed & Unlicensed 26 or more	$325.00
Required Operational Permits		
Access Controlled Gates		$25.00
Aerosol Products		$150.00
Amusement Building		$75.00
Aviation Facilities		$450.00
Carnivals and Fairs Over 1,000 People		$500.00
Battery Systems		$150.00
Energy Storage Systems		$150.00
Cellulose Nitrate Film		$500.00
Combustible Dust-Producing Operations		$500.00
Combustible Fibers		$150.00

Permit Type	Additional Information	Fee
Compressed Gases		$150.00
Compressed Gases	Bulk Storage	$450.00
Covered Mall Building		$450.00
Cryogenic Fluids		$150.00
Cryogenic Fluids	Bulk Storage	$450.00
Cutting and Welding Operations		$50.00
Day Care Centers (Licensed Facilities Providing Less than 24-Hour Care	1-50 Children	$75.00
Day Care Centers (Licensed Facilities Providing Less than 24-Hour Care)	51-100 Children	$100.00
Day Care Centers (Licensed Facilities Providing Less than 24-Hour Care)	Over 100 Children	$200.00
Dry Cleaning Plants		$150.00
Exhibits and Trade Shows Over 300 People	Per Event	$75.00
Explosives Storage		$500.00
Flammable & Combustible Liquids (Includes Aboveground & Underground Storage Tanks)	Per Tank	$100.00
Floor Finishing		$50.00
Fruit and Crop Ripening		$50.00
Fumigation and Thermal Insecticide Fogging		$100.00
Hazardous Materials		$450.00
Hazardous Production Materials Facilities		$450.00
High-Piled Storage		$300.00
Hot Work Operations	**Per Operation**	$100.00
Industrial Ovens		$250.00
Lumber Yards and Woodworking Plants		$250.00
Liquid / Gas-Fueled Vehicles / Equipment in Assembly Buildings		$100.00
LP Gas (Propane Storage, Sell and Exchange)	Per Cage/Tank/Cylinder	$100.00
LP Gas	Bulk Storage	$450.00
Magnesium		$250.00
Miscellaneous Combustible Storage		$150.00
Motor Fuel-Dispensing Facilities, and Repair Garages / 8 or Less Fuel Pumps		$150.00
Additional Fuel Pumps	9 or More Pumps / Per Fuel Pump	$10.00
Open Burning (Residential) **Annual**	Site Inspection Required	$25.00
Organic Coatings		$150.00
Assembly A	Occupancy Load 50-100	$100.00
Assembly B	Occupancy Load 101-300	$150.00
Assembly C	Occupancy Load Over 300	$200.00
Private Fire Hydrants		$50.00
Pyrotechnic Special Effects Material	**Per Event**	150.00
Pyroxylin Plastics		$250.00
Refrigeration Equipment		$150.00
Repair Garages		$150.00
Rooftop Heliports		$100.00
Spraying *or* Dipping Operations		$100.00
Storage of Scrap Tires and Tire Byproducts		$350.00
Tire Rebuilding Plants		$500.00
Waste Handling		$150.00
Wood Products		$150.00

Double Permit Fees		
Should the Fire Code Official determine that an activity, condition, or occupancy requiring a permit exists and no permit has been issued, the Fire Code Official may impose a double permit fee**.** A written citation may be issued to violators.		
Should the Fire Code Official determine that an activity, construction, or occupancy requiring a permit exists and no permit has been issued, or the permit has expired, the Fire Code Official shall impose a double permit fee. A written citation may be issued to violators.		
If a New Installation, Renovation, Addition, or Repair to an existing fire protection system is completed without an approved permit, then double the permit fee shall be added to the total permit fee, and a written citation may be issued to violators.		

Utility Fees - February 2, 2026
Resolution 2026-R-08
Exhibit C

Tap and Inspection Fees (Sec. 71-2)		
Water Connection Fee Schedule	**Meter size**	**Cost**
Single-Family Residential	3/4"	$550 plus 1/2 cost of any required bore
	>3/4"	$750 plus 1/2 cost of any required bore
Sewer Connection Fee Schedule	**Fee Type**	**Cost**
Single-Family Residential	Connection Fee	$750 plus 1/2 cost of any required bore
Multi-family Residential and Non-Residential	Connection Fee	Based on individual needs of the facility based on engineering requirements
Temporary Construction & Bulk Water Meters	**Fee Type**	**Cost**
Temporary meter ~~& use of a fire hydrant wrench~~	Installation Fee	$100
	Deposit	$1,400
	Location Change	$50.00 Per Occurance
Bulk Water	Water Meter ~~Base~~ Monthly Charge	100/Monthly
	Rate per 1,000 gallons	$30/per 1,000 gallons of water used
Pre-facility Inspection	Inspection Fee	$25
	Reinspection Fee	$25
Grease Trap Inspections	Inspection Fee	$35
	Reinspection Fee	$40
Sewer and Water Complaints	If on consumer-side	$40 per hour time required for inspection
Swimming Pool Inspections (Sec.71-6)	**Fee Type**	**Cost**
	Inspection Fee	$40
Plumbing (Sec. 71-7)	**Fee Type**	**Cost**
Backflow Prevention Assemblies	Testing and Certification	$75
Customer Service Inspections	Single-Family Residential Users	$100
	Other Users	Determined on an individual basis
Final Plumbing Inspection	Single-Family Residential Users	$50
	Other Users	Determined on an individual basis
Late Payments (Sec. 71-8)	**Fee Type**	**Cost**
	Certified Delinquent Letter Fee	$10 for each notice of termination
Termination & Reconnection of Service (Sec. 71-9)	**Fee Type**	**Cost**
Reconnection	Reconnection Fee	$50 plus $75 security deposit, less prior security deposit on file
Vacation	Temporary Suspension & Reconnectio	$50 for meter pull and $50 for reconnection
Returned Checks (Sec. 71-10)	**Fee Type**	**Cost**
	Returned check fee added to bill	$25
New Account Fee (Sec. 71-11)	**Fee Type**	**Cost**
	New Account Setup Fee	$20 (nonrefundable)
Security Deposits (Sec. 71-12)	**Fee Type**	**Cost**
Residential Owner	Security Deposit	$75
Residential Renter	Security Deposit	$200
Commercial - 1" meter or smaller	Security Deposit	$200
Commercial - 2" meter or larger	Security Deposit	$400
Temporary Construction Meter	Security Deposit	$1,400
Bulk Water Purchase (Residential)	Security Deposit	$1,000
Bulk Water Purchase (Commercial/Pipeline)	Security Deposit	$5,000
Builder Deposits	Security Deposit	$500 at time a request for each initial water tap is made

Utility Fees - February 2, 2026
Resolution 2026-R-08
Exhibit C

*** Separate from fee schedule ***		
****Water and Sewer Rates adopted by Ordinance 2022-O-21 (Effective 10/1/2022)****		
***Water Rates (Monthly) (Sec. 71-4)**	**Gallons**	**Cost**
Single-Family Residential Users	First 2,000 gallons	$28.36 (Minimum)
	All over 2,000 gallons	$2.60 per 1,000 gallons
Commercial Users	First 2,000 gallons	$34.03 (Minimum)
	All over 2,000 gallons	$2.60 per 1,000 gallons
***Sewer Rates (Sec. 71-5)**	**Gallons**	**Cost**
Single-Family Residential Users	First 2,000 gallons	$34.03 (Minimum)
	All over 2,000 gallons	$2.60 per 1,000 gallons
Multi-Family Residential Users	First 2,000 gallons	$34.03 (Minimum)
	All over 2,000 gallons	$2.60 per 1,000 gallons
Commercial Users	First 2,000 gallons	$39.71 (Minimum)
	All over 2,000 gallons	$2.60 per 1,000 gallons

CITY COUNCIL DATA SHEET

MEETING DATE: February 17, 2026 **Regular Agenda**

TOPIC: 2026-R-13 Fee Schedule
Fee Schedule update to remove pet registration and alarm renewal fees.

BACKGROUND:
At the 2/2 City Council Meeting, the City Council voted to direct staff to remove the fees for Alarm Registrations and Animal Registrations.

Consideration and possible action to direct staff on removing fees for the following;
(Requested by Councilmember Opliger and Councilmember Sarmiento)
A) Alarm Registrations
B) Animal Registrations

Councilmember Opliger made the motion to direct staff to remove fees for Alarm Registrations and Animal Registrations. Councilmember Sarmiento seconded the motion.

The motion carried with a vote: 6/0

Yes:	Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Knox
No:	None
Absent:	City Councilmember Place 4 Carmyn Robey-Robinson
Abstained:	None

RECOMMENDATION:
Staff recommends approval

SUBMITTING STAFF MEMBER	CITY MANAGER APPROVAL:

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: February 17, 2026

TOPIC: Consideration and possible action to approve the Amendment to Resolution No. 2025-R-16 for Primrose Master Plan, generally located within the City of Manvel's Extraterritorial Jurisdiction (ETJ), along the southern side of Rodeo Palms Parkway, east side of County Road 48, abutting Avellino Subdivision to the east and north.

BACKGROUND:

The applicant previously applied for Primrose Master Plan Amendment No. 1, which was approved by City Council in November 2025 with conditions. The applicant has since addressed those conditions. In order to proceed with the submittal and review of plats, an amendment to Resolution No. 2025-R-16, originally adopted in July 2025 for the Primrose Development, is required.

The amendment includes the following revisions:

- Incorporates the 40-foot unimproved Right-of-Way (ROW) extending from the south side of Rodeo Palms Parkway (west of future Kirby Drive), along the east side of proposed residential Sections 1 and 2 and Detention Pond A, continuing south along proposed Section 6.
- Provides for a 10-foot ROW dedication along the existing 40-foot corridor, as required under current ordinance provisions.
- Revises the access point from Rodeo Palms Parkway on the north side to align with the future Kirby Drive.
- Introduces a new north-south street between Sections 4 and 5 to address excessive block lengths and enhance overall connectivity.
- Adjusts park and trail dedications by reducing the overall parkland area while increasing trail dedication, ensuring that the total parkland dedication continues to meet the City's minimum ordinance requirements.
- Reduces the total number of lots from 416 to 413.
- Include a note regarding MUD annexation, as a portion of the detention pond located in the southwest of the development is not within the MUD boundaries and must be annexed into the MUD prior to Final Plat approval.

Note: Variance requests to Chapter 62, Section 111 – *Additional Street Requirements*, and Section 113 – *Sidewalks*, for the Primrose development were previously approved with conditions. Funds for road and sidewalk construction shall be escrowed in an amount approved by the City Engineer prior to submittal of the Final Plat.

STAFF RECOMMENDATION: City staff recommends approval of the Amendment to Resolution No. 2025-R-16 for Primrose Master Plan.

ATTACHMENTS: Resolution No. 2026-R-14.

FUNDING ISSUES
_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER	**FINANCE DIRECTOR APPROVAL** __NA___
Ellie Roohbakhsh, Senior Planner	**CITY MANAGER APPROVAL** ___YES___

RESOLUTION NO. 2026-R-14

A RESOLUTION AMENDING RESOLUTION NO. 2025-R-16 APPROVING THE MASTER PLAN FOR THE PRIMROSE DEVELOPMENT, A SUBDIVISION OF 175.5 ACRES OUT OF THE H.T.& B.R.R. CO. SURVEY, SECTION 71, A-291, LOCATED IN BRAZORIA COUNTY MUD 47.

WHEREAS, KL LB BUY 5 LLC ("Owner") is the owner of an approximate 175.5-acre tract ("Site"), a subdivision of 175.5 acres out of the H.T.&B.R.R. CO. Survey, Section 71, A-291, located within the City of Manvel's extra-territorial jurisdiction (ETJ) and Brazoria County Municipal Utility District No. 47; and

WHEREAS, the Owner is developing the Site as a residential subdivision with 60' x 125' typical lots and associated infrastructure; and

WHEREAS, Chapter 62, § 62-39 (d) of the City Code requires a master plan to be approved by a council resolution, unless council approves an amended planned unit development (PUD) or development agreement; and

WHEREAS, the City adopted Resolution No. 2025-R-16 approving a Master Plan for the Primrose development; and

WHEREAS, subsequent to the adoption of Resolution No. 2025-R-16, the applicant requested variances to the requirements of Chapter 62, Section 111 (c) & 113, to allow escrowing funds in lieu of construction of one-half perimeter street and sidewalk within the existing 40-foot-wide right-of-way, for the approval of Primrose Master Plan Amendment No. 1; and

WHEREAS, due to the approval of the variances, an amendment to the approved Master Plan and Phasing Plan are needed, to provide consistency;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS THAT:

SECTION 1: The City of Manvel hereby approves the Master Plan Amendment No. 1 for the Primrose development attached as Exhibit A. This Master Plan Amendment No. 1 shall be used for subsequent platting and development of the subject site as a 413 residential lot subdivision with associated infrastructure and amenities in accordance with all applicable codes and ordinances of the City.

SECTION 2: The City of Manvel approves the Phasing Plan for the Primrose development as Exhibit B. The Phasing Plan shall satisfy the requirements of City Code § 62-39 and shall indicate the timing of each phase of development. All lands to be dedicated for public right-of-way, public park land, public use, trails, or school site purposes shall be dedicated in the first phase of the development.

PASSED AND ADOPTED this _____th day of _____, 2026.

_____
Dan Davis, Mayor
City of Manvel, Texas

ATTEST:

_____
Tammy Bell, City Secretary

APPROVED AS TO FORM:

_____
Robert Gervais, City Attorney

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. 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: 1.0.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel ETJ, portions of Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria County Drainage District #4.
5. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
6. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
7. This development is subject to the terms and conditions of Interlocal Agreement between Brazoria County, the City of Manvel and Brazoria County Municipal Utility District No. 47.
8. The City of Manvel shall provide water capacity sufficient to serve the district per the terms and conditions of the Interlocal Agreement between Brazoria County Municipal Utility District No. 47 and the City of Manvel.
9. This development will have no on-site sewage facilities because it will be served by the Brazoria County Municipal Utility District No. 29 wastewater treatment plant.
10. All right-of-way within the boundary of the plat, except for Rodeo Palms Parkway, shall be public and shall be maintained by Brazoria County Municipal Utility District No. 47.
11. Approval of the Master Plan shall expire three years after council approval, unless within the three year period, the subdivider has commenced construction of the improvements in the final construction plans approved by the city per Sec 62-39 of the Manvel Code of Ordinances.
12. A subdivision variance has been approved to allow lot width to be measured at the building line rather than at the right-of-way by the City of Manvel on July 21, 2025.
13. A subdivision variance has been approved to allow two points of access to temporarily serve a subdivision phase containing a maximum of 124 platted lots until Section 3 is platted, by the City of Manvel on July 21, 2025.
14. A subdivision variance has been approved to allow a perimeter right-of-way and sidewalk within a right-of-way not to be constructed by the City of Manvel on November 10, 2025. Funds shall be escrowed for the construction of a road and sidewalk prior to final plat submittal.
15. Three 40' rights-of-way bisect the tract in a north–south direction. The new alignment of Kirby Drive will be located within the northern portion of the western 40' strip, where 10 additional feet on the west side of the strip will be dedicated for right-of-way. The central and eastern 40' right-of-way strips shall be abandoned and will occur on a per-plat basis.
16. Significant changes require following the procedures in Section 62-38 (Preliminary Plat Process).
17. A copy of the Master Plan will be filed with the approved subdivision plat in the City's permanent records.
18. A 15.39 acre tract in the 26.5 acre detention pond in the southwest portion of the project will be annexed into Brazoria County M.U.D. No. 47 prior to final plat approval.

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS MASTER PLAN OF PRIMROSE 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 _____, 2026.

_____
MAYOR

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL FOR THE MASTER PLAN OF PRIMROSE 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 _____, 2026.

_____
PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

LAND USE AREAS & LOT TOTALS

60' x 125' Typical: 413 Lots	±	102.7 Ac.
Detention	±	53.4 Ac.
Major Thoroughfare & Collector ROW Dedication	±	9.2 Ac.
Park	±	2.7 Ac.
Landscape Buffer / Open Space	±	6.5 Ac.
Total	±	174.5 Ac.

OWNER CONTACT INFORMATION
KL LB BUY 5, LLC
850 New Burton Road, Suite 201
Dover, Delaware 19904
Phone: 713-784-4500

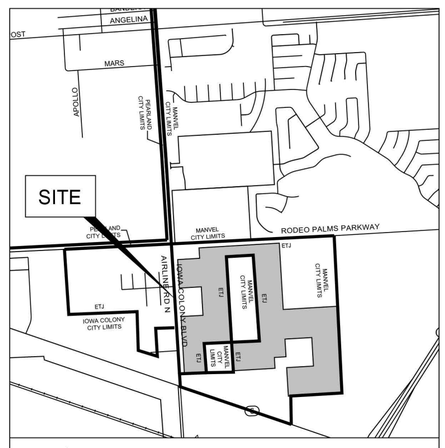
PARK LAND DEDICATION TABLE

SECTION	PARKS	TRAILS	TOTAL PARK LAND
Section 1	1.2 Ac.		1.2 Ac.
Section 2			
Det Res A		3.4 Ac.	2.0 Ac.
Section 3	0.8 Ac.		0.8 Ac.
Det Res B & C			
Section 4			
Section 5	0.7 Ac.		0.7 Ac.
Section 6			
Park Land Provided	2.7 Ac.	3.4 Ac.	6.1 Ac.
Park Land Required			4.1 Ac.

*1 acre of park land for each 100 proposed dwelling units
*Trails account for 50% of the required parkland.
*A reserve dedicated to use as park land shall not be narrower than 150 feet.

BENCHMARK(S):

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



NORTH

VICINITY MAP
1" = 2,640'

LOTS PER SECTION

Section 1	71
Section 2	49
Section 3	101
Section 4	84
Section 5	81
Section 6	27
Total	413

Primrose: Master Plan Amendment #1

A Subdivision of 174.5 acres out of the H.T. & B. R.R. Co. Survey, Section 71, A-291
City of Manvel ETJ, Brazoria County, Texas

Owner: KL LB BUY 5, LLC, a Delaware limited liability company

January, 2026

0' 100' 200' 400'
SCALE: 1"=200'
TRUE SCALE AT 24" x 36"
NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE NO. F-726
TBPLS NO. 10092300

EHRA JOB NO.
241-068-00
TRIP No. 24-1600

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

P:\241-068-00\Plat\GP\Master Plan\Primrose Master Plan_rev 8.dwg Jan 15, 2026-1:51pm Edited by: awaggoner

Primrose: Phase Map

A ± 174.8 acre tract located in the Manvel ETJ, Brazoria County, Texas.

0' 100' 200' 400'
SCALE: 1"=200'
TRUE SCALE AT 24" x 36"

NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
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MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: February 17,2026

TOPIC: Agenda Item #5 and # 6 Requesting budget amendment for critical water plant repairs and Ratify and confirm procurement of these repairs pursuant to Texas Local Government Code §252.022(a)(2).

BACKGROUND: Conditions at the water facilities have progressed to a point where further delay presents a material risk. Staff has determined that:

- The water storage tanks and related infrastructure are approaching operational failure.
- Failure or degradation of these assets would jeopardize water service reliability, system pressure, and fire protection capabilities.
- Delays associated with formal sealed bidding could exacerbate infrastructure deterioration and increase the risk of service disruption or regulatory non-compliance.
- Immediate action is necessary to preserve essential public utility services and protect public health and safety.

Based on these findings, staff has determined that the requested budget amendment and proceeding with repairs under the public health and safety exemption is appropriate and necessary.

STAFF RECOMMENDATION: Staff recommends approval of the budget amendment and proceeding with the procurement using competitive quotes already obtained, pursuant to Texas Local Government Code §252.022(a)(2), rather than delaying critical repairs to conduct sealed bidding. This approach balances fiscal responsibility with the City's obligation to maintain safe and reliable water infrastructure. All documentation supporting this determination, including technical assessments and procurement records, will be retained in the procurement file.

FUNDING ISSUES

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

ORDINANCE NO. 2026-O-08

AN ORDINANCE AMENDING ORDINANCE NO. 2025-O-28 AMENDING THE CITY FISCAL YEAR 2026 BUDGET ENDING SEPTEMBER 30, 2026, BY AMENDING THE BUDGET TO RECOGNIZE THE EMERGENCY EXPENSE FOR DEMOLITION AND REPLACEMENT OF GST TANKS AT WATER PLANTS, THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, by Ordinance No. 2025-O-28, the City Council of the City of Manvel, Texas, adopted its original budget for Fiscal Year ending September 2026; and

WHEREAS, by Ordinance 2025-O-32, 2026-O-01, and 2026-O-08 the City Council of the City of Manvel, Texas, amended the budget for the Fiscal Year ending September 2026; and

WHEREAS, Texas Local Government Code §102.010 provides that a municipality may make changes in the budget for municipal purposes; and

WHEREAS, the Utility Fund budget amendment is to recognize the additional funds needed for critical water plant repairs.

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

SECTION 1: That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct. The City Council deems the purpose for this budget amendment is a municipal purpose.

SECTION 2: That the Utility Fund budget for the Fiscal Year ending September 30, 2026, of the City of Manvel, Texas, is hereby amended as;

Line Item	Description	Increase	Decrease
40-54-5636	Equipment Repairs/Maintenance	$421,500	
40-00-3400	Unrestricted Fund Balance		$421,500

SECTION 3: That this Ordinance shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2026.

_____
Dan Davis, Mayor

ATTEST:

_____
Tammy Bell, City Secretary