February 23, 2026 PLANNING DEVELOPMENT AND ZONING MEETING

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

NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
February 23, 2026

NOTICE IS HEREBY GIVEN
6:00 P.M.

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

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

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

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

Call to Order

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

Pledge

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

Public Comments: "Comment Card" Required

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.

Staff Presentation on Public Hearing Item(s)

Public Hearing

A. TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2026-O-07) OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2024-O-12, PERTAINING TO ZONING AND DEVELOPMENT-RELATED PROVISIONS AND REQUIREMENTS FOR THE VALENCIA PLANNED UNIT DEVELOPMENT (PUD), AN APPROXIMATE 457 ACRES OF LAND LOCATED IMMEDIATELY EAST OF STATE HIGHWAY 288, NORTH OF HIGHWAY 6, GENERALLY SOUTH OF DEL BELLO BOULEVARD, AND GENERALLY WEST OF FARM-TO-MARKET 1128, BY AMENDING CERTAIN PROVISIONS RELATED TO FENCING REQUIREMENTS, SIGN REQUIREMENTS, AND MINIMUM REAR YARD SETBACKS; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

B. TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2026-O-09) 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 CONSISTING OF:

A TRACT OR PARCEL CONTAINING 0.8440 ACRES OR 36,765 SQUARE FEET OF LAND, BEING A PORTION OF A CALLED 40' WIDE UNNAMED ROAD AS SHOWN ON EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOL 2, PG. 81-82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), SITUATED IN THE H. T. AND B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS.

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.

Consent PDZ

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

A. Approve the meeting minutes to date.

Regular Agenda

A. Consideration and possible action to forward a recommendation of approval to City Council for;
A PROPOSED ORDINANCE (2026-O-07) OF THE CITY OF MANVEL, TEXAS,AMENDING ORDINANCE NO. 2024-O-12, PERTAINING TO ZONING AND DEVELOPMENT-RELATED PROVISIONS AND REQUIREMENTS FOR THE VALENCIA PLANNED UNIT DEVELOPMENT (PUD), AN APPROXIMATE 457 ACRES OF LAND LOCATED IMMEDIATELY EAST OF STATE HIGHWAY 288, NORTH OF HIGHWAY 6, GENERALLY SOUTH OF DEL BELLO BOULEVARD, AND GENERALLY WEST OF FARM-TO-MARKET 1128, BY AMENDING CERTAIN PROVISIONS RELATED TO FENCING REQUIREMENTS, SIGN REQUIREMENTS, AND MINIMUM REAR YARD SETBACKS; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

B. Consideration and possible action to forward a recommendation of approval to City Council for;
A PROPOSED ORDINANCE (2026-O-09) 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 CONSISTING OF:

A TRACT OR PARCEL CONTAINING 0.8440 ACRES OR 36,765 SQUARE FEET OF LAND, BEING A PORTION OF A CALLED 40' WIDE UNNAMED ROAD AS SHOWN ON EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOL 2, PG. 81-82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), SITUATED IN THE H. T. AND B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS.

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.

C. Development Services Staff Update.

Adjourn

CERTIFICATION

I, Alyssa Deaton, Assistant City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 02/17/2026 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.

Alyssa Deaton

ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS

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

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

MINUTES 2/9/2026

Regular Session

Call to Order

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

Present:	Ryan Miller
	Kyle Marasckin
	Kenneth Haynes
	Christy Kennard
	Delores Martin
	William Richardson
	MaryAnn Atkinson
Absent:	None
Also Present:	Robert Gervais, City Attorney
	Alyssa Deaton, Assistant City Secretary
	James McClain, Police Admin Captain
	Jose Abraham, Director of Development Services
	Elaheh Roohbakhsh, Senior Planner
	Jesica Portie, Associate Planner
	Marilyn Jacob, Engineer I

PD&Z applicants present: Kenya Lewis, Bentareh Morton

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

A. Approve the meeting minutes to date.

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 7/0

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

No: None
Absent: None
Abstained: None

Regular Agenda

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

Elaheh Roohbakhsh provided the overview.

PDZ Member Delores Martin made the motion to approve a 30-day extension. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 7/0

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

B. Consideration and possible action to approve the Minor Plat of HJR Retail Center; BEING 3.661 ACRES (159,470 SQUARE FEET) OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS; BEING OUT OF TRACT 37, SECTION 71, EMIGRATION LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK NO. 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS.

Jesica Portie provided the overview.
The City staff recommends approval of the HJR Retail Center Minor Plat with the following conditions:

1. Revise to show the City Limit Line and City Extra Territorial Jurisdiction (ETJ) area accurately and clearly on the vicinity map (Section 62-41 (b) (2)).
2. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62- 41 (b) (4)).
3. Provide property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (6)).
4. Please verify that the dimensions along the Southern Boundary are reflected accurately. Please see mark ups for reference (Section 62 - 41(b) (10)).
5. Since the ordinance only requires building setback lines from all adjacent streets, please show building setback lines only along adjacent streets, remove all other building setback lines, and add a note stating that side and rear setbacks will be determined in accordance with the Zoning Ordinance (Section 62- 41 (b) (13)).
6. Based on the conditions of the approved subdivision variance, the plat shall establish a minimum building setback of 40 feet measured from the center line of the ROW along the southern side of the subject site. Please revise the plat accordingly (Section 62-41 (b) (13)).
7. Please add STM SE for the pipe runs carrying flows from adjacent properties (Section 62- 41 (b) (13)).
8. Please verify if the proposed 20' WLE and adjacent WME are needed as the plans show the taps and meters being placed within the proposed WSE (Section 62-41 (b) (13)).
9. In note 4 of the general notes, there is a mention of a recorded easement. Please clarify what this is and if it is not applicable, please remove (Section 62-41 (b) (13)).
10. Since a Development Agreement associated with the subdivision variance has not yet been signed or recorded, the recordation number provided in Note 17 is not correct and will need to be revised (Section 62-41 (b) (13)).

11. Please show the drainage easement that follows the alignment of the stormwater facilities as shown in the construction plans. In addition, please indicate all drainage easements along the south and west right-of-way boundaries of the plat, as shown in the construction plans and identify the entity responsible for maintenance (Section 62-41(b)(13)).
12. The CPL includes an easement recorded under B.C.C.F. No. 2025059654; however, the corresponding easement boundary cannot be identified on the plat. Please ensure that the easements referenced on the CPL and shown on the plat match in both description and documentation (Section 62-41(b)(13)).
13. Provide a copy of the document referenced in plat note 15 (2025010977) (Section 62-41 (b) (18)).
14. Please indicate the detention berms on the plat (Section 62-41 (b) (18)).
15. Please remove the FF elevations from the Reserve Table and revise the FF note to read that "FF elevations shall meet the criteria in place at the time of development." (Section 62-41 (b) (18)).
16. The city manager has elected to present the plat for approval to the PD&Z Commission. Please revise to replace City Manager's signature block with that of PD&Z Commission as shown below.
"This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat of _____in conformance with the laws of the State of Texas and the Ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this day of _____, 20___.
Planning, Development, and Zoning Commission" (Section 62-41 (b) (19)).
17. Provide Drainage District signatures on the face of the plat (Mylar and electronic copies) (Section 62-38 (b) (19)).
18. Revise Note 3 to reference the correct date (Section 62-41(b)(21)).
19. Provide a tree survey to show protected trees within the plat boundary. If there are no protected trees, please provide supporting documentation, such as photographs, report, or a tree survey and include a note on the plat stating that there are no protected trees requiring preservation as defined by Section 77-44 of the zoning ordinance within the proposed plat boundary. (Section 77-44 - Tree Preservation, Landscaping, and Screening)

PDZ Member Ryan Miller made the motion to approve with conditions, removing condition #14. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 7/0

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

C. Consideration and possible action to approve the Preliminary Plat of Massey Ranch Horizons; BEING A 10.000 ACRE, 7 LOTS, 1 BLOCK SUBDIVISION; BEING ALL OF A CALLED 10.002 ACRE TRACT C.C.F.N. 2024032207 O.P.R.B.C.T., E. LITTLE SURVEY, ABSTRACT 320, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

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

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

6. Please show the centerline of both ROWs, and its distance to the property line (Section 62-38 (a)(8)).
7. The proposed layout differs from the layout used to get the lot width variance approval. The variance was approved for the specific Lot 4 on the concept plan provided. Revise the plat layout and other plans to reflect the approved variance correctly. Additionally, add a note in the General Notes on the plat referencing the approved variance (Section 62-38 (a)(10)).
8. Please show the building setback line along the west boundary, as it is adjacent to County Road
89. Additionally, revise note 13 from "Chapter 62. Subdivision" to "Chapter 77. Zoning" (Section 62-38 (a)(10)).
9. Please include city limit line and flood zone designation on the plat (Section 62-38 (a)(11)).
10. The drainage plan layout must be revised to accurately reflect the approved variance. Please provide clarification regarding the overall drainage plan, including maintenance responsibility and ownership, as this may require the dedication of a separate drainage reserve. Please note that all civil plans must be approved by the City Engineer prior to final plat submittal (Section 62-38 (a)(12) & 62-40).
11. Please verify the BFE used in Note 12. From FEMA's GIS Map, it appears to be somewhere around 57' at the minimum (Section 62-38 (a)(12)).
12. Provide a tree survey to show protected trees within the plat boundary. If there are no protected trees, please provide supporting documentation, such as photographs, report, or a tree survey and include a note on the plat stating that there are no protected trees requiring preservation as defined by Section 77-44 of the zoning ordinance within the proposed plat boundary. (Section 77-44 - Tree Preservation, Landscaping, and Screening)
13. Revise note 6 to "Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after planning commission approval, unless the final plat has been submitted to the planning commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the planning commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat (Section 62-38 (f)).

PDZ Member Kenneth Haynes made the motion to approve with conditions. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 7/0

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

D. Consideration and possible action to forward a recommendation of approval to City Council; A SUBDIVISION VARIANCE FOR A PROPERTY LOCATED AT 3702 CHOCOLATE BAYOU RD (PID 177022), SEEKING TO VARY CHAPTER 62, SECTION 62-113, SIDEWALKS, TO ALLOW DEVELOPMENT OF THE SUBJECT SITE WITHOUT THE CONSTRUCTION OF SIDEWALKS.

Jose Abraham presented.
The property, owned by Angeland Developers, LLC, is proposed for development as a gas station and convenience store.
The applicant requested a variance to allow development without sidewalks along the abutting streets. The Subdivision Ordinance requires sidewalks for non-residential development in the ETJ, including along county-maintained rights-of-way. Staff noted that Bailey Road and Old Chocolate Bayou Road are county-maintained with open ditches, and the county does not allow sidewalks within its right-of-way. A similar variance was approved by City Council in 2023 for a gas station at the southeast corner of the same intersection.

Staff explained that site construction began prior to City plat approval. A minor plat submitted in 2025 was denied for noncompliance, including unresolved sidewalk requirements. Civil plans were approved by Brazoria County and the drainage district in 2024 but were not reviewed by the City. Staff emphasized the City's policy position that sidewalks are important for pedestrian safety, long-term connectivity, and consistency with recently updated five-foot sidewalk standards, and recommended denial of the variance.

Commission discussion focused on the unique ETJ circumstances, the lack of sidewalks on the south side of Bailey Road, prior Council approval of a similar variance, pedestrian safety at the intersection, and the applicant's construction timeline and financial impact. The applicant stated that construction had begun with county approvals and that the sidewalk requirement arose later during the plat process.

After discussion, the Commission voted to recommend approval of the variance to City Council with the condition that the required sidewalk be installed at a later date pursuant to a development agreement establishing a deadline and enforcement mechanism.

PDZ Member Ryan Miller made the motion to recommend approval, with the condition that the sidewalk be added in the future, which will be done through a Development Agreement. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 5/2

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

E. Discussion on Meridiana PUD Townhome allowance.

Staff and PD&Z members are amenable to this proposed change.

No action taken.

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

PDZ Member Ryan Miller made the motion to approve. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 7/0

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

G. Development Services Staff Update.

Jose Abraham provided the update.

Adjourn

PDZ Member Ryan Miller made the motion to adjourn the meeting at 6:55 p.m. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 7/0

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

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

MANVEL
PD&Z COMMISSION
DATA SHEET

MEETING DATE: February 23, 2025

TOPIC: Consideration and possible action to approve a requested amendment to zoning and development-related provisions and requirements for the Valencia Planned Unit Development (PUD), established by Ordinance No. 2024-O-12. The proposed amendment pertains to:

- (Section V (4)) - Minimum rear yard setbacks,
- (Section V (7)) - Sign requirements, and
- (Section V (10)) - Fence requirements.

BACKGROUND: Ordinance No. 2024-O-12 established the Valencia PUD district and set forth specific zoning and development standards. LJA Engineering, Inc. (the applicant), on behalf of Valencia 288 LLC has been working with staff to amend certain PUD requirements and is requesting an amendment to Ordinance No. 2024-O-12.The applicant is requesting the following changes to the PUD document:

1. Rear Yard Setbacks: Reduce the minimum rear yard setback for residential lots from 15 feet to 10 feet.
2. Temporary Community Signs: Allow six (6) additional signs, consistent in size with those previously approved, located at different locations (Exhibit J).
3. Fence Requirements: Establish detailed standards for residential and commercial fences, expanding beyond maximum fence height, to include design, materials, placement, and enforcement (Exhibits O, P, and Q).

STAFF FINDINGS: The proposed amendments to the Valencia PUD are intended to address the evolving needs of the development and provide clarity and consistency for both residential and commercial components of the project. Staff finds the following:

1. Rear Yard Setbacks: Reducing the minimum rear yard setback to 10 feet establishes a uniform standard across all residential lots, including platted sections. The current 15 feet setback is consistent with Single-family residential (SFR) district standards (60-foot-lots). However, please note that lots within Valencia have a typical depth of 120 feet which is more than the minimum depth resulting in City's SFR district. Therefore, the proposed reduction will not detrimentally impact the overall development. The reduced setback will result in more flexibility for building one-story homes, which is consistent with the Comprehensive Plan goal of offering a variety of housing choices. Plat amendments are required for previously recorded lots using the reduced setback.

2. Temporary Community Signs: The previously approved PUD allowed ten (10) Temporary Community signs located primarily:
   - 4 along Pollard Boulevard from SH-6;
   - 4 along Del Bello Boulevard from SH-288 to Pollard Boulevard; and
   - 2 along SH-6 from SH-288 to Masters Road.

   The amendment proposes six (6) additional signs:

- 2 along the west side of SH-288 between Croix Rd and Del Bello Blvd;
- 1 at the northwest intersection of SH-288 & Hwy 6;
- 1 at the southeast intersection of SH-288 & Hwy 6;
- 1 at the southeast intersection of CR-48 & Hwy 6; and
- 1 at the intersection of Hwy 6 & McCoy Rd.

All signs remain consistent in size with those previously approved and are subject to applicable State and County approvals as part of the sign permit process.

3. Fence Requirements: The amendment retains the seven (7) foot maximum height for single-family residential fences and introduces detailed standards for design, materials, and placement for both residential and commercial fencing. It also clarifies that the Homeowners Association (HOA) will enforce fencing standards, and all installations or modifications must be reviewed and approved by the Architectural Review Committee (ARC).

   The amendment identifies four (4) types of permitted residential fencing, illustrated in Exhibits O, P, and Q, as outlined below:

   I. Residential Fencing

   1. Wood Public Right-of-Way Fence: For lots visible from public ROW (Dogwood Ave, Charlotte St)
   - 6’ cap-top fence, 2”x6” rot board, 2”x6” cedar cap, 1”x4” cedar trim
   - Yard side: standard 3-rail fence
   - Rot boards required

   2. Wood Good Neighbor Fence: Between adjoining lots not visible from ROW
   - 6’ 3-rail fence, 6” pickets, 4x4 posts
   - Rot boards not required (staff recommends adding rot board to align with City ordinance)

   3. Wrought Iron Fence: Lots abutting a lake
   - Extend minimum 20’ along side property line from rear yard (except corner street-side lots)
   - Min height 4’

   4. Concrete Fence: Lots abutting Pollard Blvd
   - Min height 6’

   II. Commercial Fencing

   1. Wood Public Right-of-Way Fence: Permitted where visible from the public right-of-way.
   - Min 6’ cap-top fence, 2”x6” rot board, 2”x6” cedar cap, 1”x4” cedar trim
   - Optional: 6’ concrete/masonry for durability or screening

   2. Wrought Iron Fence: Permitted where visibility and enhanced aesthetics are desired. Min 4’, max 8’

COMPARISON WITH CITY ORDINANCE:

Requirement	City Ordinance	Valencia PUD Amendment
Residential Fence Height	Max 6’ in single-family districts; Max 8’ along major thoroughfares	Max 7’ in single-family residential lots (unchanged from original PUD)
Commercial Fence Height	Max 8’	Min 4’, max 8’ for wrought iron; Min 6’ for wood or concrete

Rot Board	Required for wooden privacy fences with pickets/boards.	Required only for Wood Public Right-of-Way Fence. Not required for Wood Good Neighbor Fence.
Top Cap	Permitted up to 2" height, not counted toward total fence height.	Public ROW fences require 2"x6" cedar cap. Good Neighbor fence does not require a cap.

STAFF RECOMMENDATION: Overall, the proposed amendments support efficient development and align with the residential and commercial character of the Valencia PUD. Staff recommends approval of Ordinance 2026-O-07 with the revision that the Wood Good Neighbor Fence shall now require a rot board to ensure full compliance. The ordinance covers rear yard setbacks, sign requirements, and fence standards, with ongoing monitoring for compliance.

ATTACHMENTS: Ordinance No. 2026-O-07, Application, Valencia PUD document amendment redline, Valencia PUD document amendment Clean, Valencia PUD document amendment Exhibits, Deviations & Variances Table.

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 _____**

Staff Use Only:
Date Received: _____
Received by: _____
Date Complete: _____
Completeness Review by:
_____

Planned Unit Development (PUD) Application

Incomplete Applications will not be accepted. Please review application submittal requirements contained in the City of Manvel PUD Manual.

(Please Type or Print Clearly with Dark Ink)

[X] Master Plan PUD [ ] Small PUD [ ] Site Plan Only

General Information
PUD Name: Valencia PUD
Number of Units Proposed: 977 Current Zoning Designation: Planned Unit Development
Zoning District under Which PUD Will Be Designed: PUD-Single Family Residential and PUD- Light Commercial
Address/Location: 457 acres north of Highway 6 and East of Iowa Lane
Brazoria County Parcel Number (s): 228665 Acres: 457
Legal Description: MANVEL LOT OL 174-175 (A0483 HT&B) ACRES 26.0374
_____

Applicant Information
Name: LJA Engineering, Inc. Daytime Phone: _____
Mailing Address: _____
City/State/Zip: _____
Contact Person: Abby Martinez
Email Address: _____

Property Owner Information (If different from applicant; attach additional signature page or appropriate letter of consent/agreement if more than one property owner)
Name: Valencia 288 LLC Daytime Phone: _____
Mailing Address: _____
City/State/Zip: _____
Email Address: _____

CITY OF MANVEL PLANNED UNIT DEVELOPMENT APPLICATION, PAGE 2

(Attach additional sheets if necessary to fully answer the following.)

1. Contiguous Land Ownership- Please specify if the owner(s) own any property that is directly adjacent to the proposed PUD and describe any future projects in adjacent property: Owners do not own property that is directly adjacent to the proposed PUD.

2. Concept Statement- Brief description of the project including proposed the use or uses: This a request to amend the existing PUD regulations. The boundary of the PUD and uses within will not change.

The proposed activities and uses shall be shown on an attached PUD plan based on the exhibit requirements for master plan and site plan review. Please refer to the City of Manvel PUD Manual for the master plan and site plan requirements.

3. Statement of Justification- Brief description outlining how the proposed PUD is consistent with the purpose of the Zoning Ordinance and all departures from the provisions of the underlying zoning district that are necessary to provide superior site development: The project is currently zoned to Planned Unit Development. The proposed request to amend the regulations will provide additional fencing regulations for enhanced community aesthetic, signage locations to attract new residents to the community, and revised rear yard setbacks to allow flexibility in home design.

4. Statement of Compliance with the Comprehensive Plan- Description of how the PUD meets or exceeds the City vision as described in the Comprehensive Plan: The proposed PUD amendment complies with the comprehensive plan by proposing well-planned development with open space for safe recreation that protects the natural environment and offering a variety of housing for different needs.

5. Statement of Compatibility- Describe how the proposed project is compatible with the surrounding uses and will not have significant adverse impacts on the properties: The Valencia PUD amendment will not change any of the proposed uses and will therefore not impact surrounding properties.

01/05/26
Date

Abigail Martinez
Applicant's Signature

01/05/26
Date

Russell Bynum
Owner's Signature (If different from Applicant)

The above signed property owners, certify that the above information is true and correct to the best of our knowledge and state that we are the legal owners of the property included in this application and/or designate the applicant to act as our agent with respect to this application. If there are more than one property owner(s), attach additional signature sheets or letter of consent to application.

Valencia
Planned Unit Development

Prepared for:

Hillwood Residential, L.P.

Prepared by:

LJA
PLANNING &
LANDSCAPE
ARCHITECTURE

FebruaryJanuary 2026

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EXHIBITS

Exhibit A - Area Location Exhibit
Exhibit B – Project Aerial Exhibit
Exhibit C – Survey
Exhibit D - Legal Description
Exhibit E - Conceptual Land Use Exhibit
Exhibit F – Conceptual Single-Family Residential Exhibit
Exhibit G - Conceptual Roadway Exhibit
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Exhibit N – Single-Family Residential Specialty Product
Exhibit O – Conceptual Fencing Exhibit
Exhibit P – Fencing Exhibit
Exhibit Q-1, Q-2, Q3 – Concrete Fencing Specifications

I. INTRODUCTION

This application was prepared on behalf of Hillwood Residential, L.P. pursuant to the City of Manvel's zoning ordinance Sec. 77-29 Planned Unit Development District (PUD) district. The purpose of a PUD District is to provide a high level of amenities, encourage a pedestrian friendly environment, and provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Valencia PUD is primarily a residential project that consists of approximately 457.0 acres of land and is located immediately east of State Highway 288, north of Highway 6, generally south of Del Bello Boulevard, and generally west of Farm-to-Market 1128. The Area Location Map (Exhibit A) located in the Exhibits section of this document illustrates the location of the property.

The property is generally flat with elevations ranging from 44 feet to 60 feet above mean sea level (MSL) and is largely comprised of prairie land and agricultural fields. The property is encumbered by several existing east-west pipeline easements and Chocolate Bayou which runs in a north-south direction on the western portion of the property. The MUD 43 Drainage Easement and a portion of the Brazos River Authority controlled drainage easement, at approximately 125 feet in width, runs north-south along the western property boundary.

Generally, the surrounding land use is a mix of undeveloped acreage to the southwest, some large lot residential to the north, and standard single-family residential developments to the northwest, southeast, and south. The single-family residential developments are Bluewater Lakes to the south, Lakeland to the southeast, and Del Bello Lakes to the west. To the southeast lies Manvel Junior High and Manvel High School located at the intersection of State Highway 6 and McCoy Road. The future location of the Manvel City Center directly abuts the northwestern boundary of a portion of the development, south of Del Bello Boulevard.

The surrounding area can be seen on the Area Location Map and the Project Aerial map (Exhibit A and B).

The purpose of the amendment is to incorporate the addition of multiple fence types distinguished by location and material with specific height and design standards, as well as expanded signage regulations addressing use, type, size, and location, providing greater clarity within the overall PUD. This amendment also revises the single-family residential rear yard setback for certain lot sizes to allow greater flexibility in home design.

II. PROJECT DESCRIPTION

1. Compliance with Comprehensive Plan

The Valencia PUD complies with the Manvel Comprehensive Plan by adhering to the development principles outlined in the plan. This is accomplished by encouraging well-planned quality residential and non-residential development; providing open space for recreation and protecting the natural environment; and offering a variety of housing choices (See Conceptual Land Use Plan, Exhibit E). The Valencia PUD has a well-defined network of both vehicular and pedestrian circulation systems that provide connectivity, not only to the project itself, but to existing developments to the south and west as well as to the future Manvel City Center. The diversity of housing types varies from the traditional single-family subdivision to higher density single-family specialty products that ensure residents of all ages and needs can fulfill their housing needs. The development of an internal parks system includes a recreation center, smaller parks, and significant open space areas that will help provide for the City's future open space needs.

2. Justification

The intent of the PUD District is to encourage high quality development in the City by providing additional flexibility to take advantage of special site characteristics, location, and land uses. This document establishes certain development standards that exceed the minimum Manvel zoning regulation requirements for properties specifically located within the boundaries of the Valencia PUD.

The PUD will meet or exceed the minimum requirements of Manvel's zoning regulations through specific architectural design and engineering standards such as:

- Creating a PUD district which will respond to market conditions and maintain the flexibility necessary to address changes in the future;
- Incorporating unique single-family specialty products that will provide a variety of housing stock to ensure residents of all ages and needs can fulfill their housing requirements;
- Providing parks, amenitized detention areas, and a well-defined trail system; and
- Complying with the amended Major Thoroughfare Plan to provide sufficient connectivity throughout the project for vehicular and pedestrian activity.

3. Single-Family Residential

The traditional single-family residential component that will be found throughout the Valencia PUD will be a collection of individual neighborhoods that take their access from Dogwood Avenue, Charlotte Street and Pollard Boulevard, and/or an internal local street system that provides connections within the neighborhood and to the surrounding areas. The traditional single-family residential neighborhoods will be developed with lot sizes that vary from 50 feet to 70 feet or greater in width to respond to market conditions.

The single-family specialty products will provide unique types of residential development that is less than fifty feet in width that may include front loaded products, rear loaded or alley products, townhome alley products, and/or "zipper" lots (single-family lots with detached garages in alternating depths). The single- family specialty products neighborhoods will be developed with varying lot sizes and product types to respond to market conditions.

4. Drill Site

A 4.0-acre drill site is located on the north side of the future Charlotte Street extension, to the north of Bluewater Lakes Section 2, and to the west of Lakeland Section 2. The drill site will be used as open space area unless or until the mineral rights owners elect to exercise their drilling rights. The size and location of any drilling facility associated with the extraction of oil and gas shall be conceptual until a permit is issued by the City of Manvel in accordance with Chapter 35, of the *City of Manvel Code of Ordinances*. This drill site shall not be calculated towards the parkland dedication requirement. Should the surface owner acquire the mineral rights and elect to remove the drill site, the designated drill site shown on the exhibits to this Valencia PUD may be used as a park or for single-family residential uses (See Section III.2, Single-Family Residential Lot Distribution Table). If the designated drill site is used for a park, that acreage may be applied to the parkland dedication requirements.

5. Potential School Site

The project is located within the Alvin Independent School District. The size and the location of the proposed school site will be coordinated between the developer and the school district. In the event that Alvin Independent School District does not purchase the proposed school site, that site may be used for single-family residential uses (See Section II.2, Single-Family Residential Lot Distribution Table).

6. Parks and Open Space

Parks and open space accounts for approximately 36.6% of the gross acreage within the Valencia PUD. The open space calculation includes private parks, public parks, landscape reserves, pipeline easements, drainage easements, canal easements, trails, natural open space areas, drill sites, lakes/detention areas, and drainage facilities. The Valencia PUD Conceptual Amenities and Open Space Plan (Exhibit H) shows a private recreation center, public parks, lake/detention areas, and open space areas all connected via a pedestrian trail system. The proposed private recreation center, located to the west of Pollard Boulevard, will provide off-street parking and may contain active amenities such as water based recreational activities with commonly associated facilities, an active play area for children, and other passive amenities. In the event that a “splash pad” type amenity is installed, a water recirculation system will also be installed for the purpose of water conservation. The other two parks shown on Exhibit H will be public and have more passive facilities such as play areas for children, trails, picnic tables and benches. One of the lake/detention areas, designated D-03 on Exhibit H, may have active amenity features such as a kayak launch and fishing facilities. All land which is dedicated for the purpose of fulfilling the parkland dedication requirement will be developed with some form of either passive or active amenities. The various private recreation center, public parks, and trails will be developed as the adjacent residential sections are developed.

The pedestrian trail system will be comprised of a hierarchy of trail widths ranging from 12 feet in width to 6 feet in width; all sidewalks located in front of homes will be 5 feet in width.

The lakes within the Valencia PUD will maintain a constant water level while also serving as detention facilities for the project and provide a significant amount of open space. The lake/detention areas will not only enhance the aesthetic quality of the development but will provide numerous opportunities for the enjoyment of the residents.

7. Other Land Uses

The Valencia PUD has five proposed commercial sites located throughout the development; ±4.7 acre and ±2.5 acre commercial sites located at the southeast and southwest corners of Del Bello Boulevard and Pollard Boulevard, a ±2.6 acre commercial site located at the northwest corner of Pollard Boulevard and Dogwood Avenue, a ±1.5 acre commercial site at the southeast corner of Charlotte Street, and a ±10.5 acre site located on the northeast corner of Del Bello Boulevard and Manvel Parkway. It is anticipated that the commercial developments will largely be neighborhood retail in nature.

III. ZONING

1. Proposed Zoning

1. To implement the conceptual master plan as currently proposed, each of the proposed land uses has been assigned a zoning district consistent with the current City of Manvel zoning regulations as shown on the Composition of Land Use Table below. The various land uses will follow the development requirements for their assigned zoning district as described in the Zoning Ordinance, in effect when this PUD is approved, unless otherwise noted in this PUD. Notwithstanding the foregoing, no amendment shall impact the project's vested rights. When there is a conflict between the requirements in the regulations listed below and this PUD Document, this PUD Document will govern.

   Land use shall be regulated on a total acreage basis. Each Land Use may be increased or decreased in acreage by up to 10% of the total gross acreage. The percentage land use area change is required to ensure the success of the Valencia PUD by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This will allow Valencia PUD to remain competitive in the real estate market over the life of the project and the ability to adjust as necessary to accommodate specific end users in a timely manner.

   The land uses may be relocated within the boundaries of the PUD, as necessary to address economic and market conditions or future modification of roadway and drainage alignments. The Land Use Comparison table below provides a detailed tabulation of each land use within the development as shown on the Conceptual Land Use Exhibit, Exhibit E. All acreages shown below are subject to change as development occurs within the boundaries of the PUD and as allowed by this document.

2. Conversion of Specific Land Uses

a. The conversion of the Drill Sites, Parkland, and/or Potential School will only be allowed to convert to parkland or single-family residential uses.
b. Conversion of the Drill Sites and/or Potential School Site will be the only instance in which density may be increased within the development. However, the increase in density shall be limited to the traditional single-family lot products as described in Section III.V.3, Traditional Single-Family.
c. In the event that the drill sites or school site is converted to single-family residential, this conversion of land use shall not be counted towards the ten percent (10%) of change described in Section III.1.

A. Acreage per Land Use Summary

Land Use	Zoning District	Approximate Acreage	% Gross Acreage
Constraints			
Major Thoroughfare & Collector Roadways	PUD-SFR	37.6	
Existing Utility & Canal Easements	PUD-SFR	33.5	
Drainage & Detention	PUD-SFR	81.4	
Chocolate Bayou	PUD-SFR	7.6	
Drill Site	PUD-SFR	4.0	
Subtotal		**164.1**	**36.0%**
Community Elements			
Recreation Center & Parks	PUD-SFR	5.6	
Elementary School	PUD-SFR	14.8	
Landscape/Open Space	PUD-SFR	33.9	
Subtotal		**54.3**	**11.7%**
Commercial			
Commercial	PUD-LC	21.8	
Subtotal		**21.8**	**4.8%**
Single-Family Residential			
Single-Family Residential	PUD-SFR	216.8	
Subtotal		**216.8**	**47.5%**
Totals		**457.0**	**100.0%**

B. Single-Family Residential Lot Distribution Table

Lot Size	Allowable Percentage of Total Lots	Approximate Acreage
50' X 120' (Typical)	30%	65.0
60' X 120' (Typical)	32%	69.4
70' X 130' (Typical)	10%	21.7
Specialty Product	28%	60.7
Gross Residential Total	**100%**	**216.8**

Please refer to the Single-Family Residential Exhibit, Exhibit F, for the proposed location of the various lot products. The locations of the various products shown on the exhibit may be adjusted and/or moved within the boundaries of the PUD as allowed by this document. Refer to Section III.V.3 and Section III.V.4, of this document for a listing of lot sizes and applicable standards for the various single-family residential products, including the single-family specialty product. The 50 foot lots and Specialty Products combined shall not exceed a total of 58% of the total lot count in the project; the 60 foot lots and 70 foot lots may each be increased by an additional 10% of the total lot percentage. Additionally, if the drill site and/or the school site is converted to a residential use (See Section II.4

and II.5), any of the lot sizes shown on the table above may be used provided that the percentage ratio of the various lot sizes shall not be modified.

C. Commercial Land Uses

The proposed five (5) commercial tracts are intended to provide neighborhood-scaled commercial development with retail, service, and office uses. Below is a list of allowed uses within these tracts:

a. Permitted Uses:

- Retail bakeries
- Furniture and home furnishing stores
- Electronics and appliance stores
- Building material, garden equipment and supplies dealers
- Food and beverage stores
- Health and personal care stores
- Clothing and clothing accessories stores
- Sporting goods, hobby, book, and music stores
- General merchandise stores
- Misc. store retailers
- Postal Service
- Finance and insurance
- Real estate
- Lessors of nonresidential buildings (except mini warehouses)
- Consumer good rental
- Professional, scientific, and technical services
- Accounting, tax preparation, bookkeeping and payroll
- Veterinary services
- Management of companies and enterprises
- Administrative and support services
- Educational support services
- Social assistance
- Child day care services
- Arts, entertainment, and recreation
- Fitness and Sports Centers
- Food services and drinking places
- Electronic and precision equipment repair and maintenance
- Automotive glass replacement shop
- Personal and laundry services

b. Office functions only:

- Any manufacturing or industrial related uses
- Support activities for agriculture and forestry
- Construction of buildings
- Transportation and warehousing
- Commercial and industrial machinery and equipment rental

c. Special Use Permit required:

- Beverage manufacturing
- Information
- Gasoline stations
- Ambulatory health care services
- Hospitals
- Lessors of mini warehouses and self-storage units
- Automotive and equipment rental
- Amusement, gambling, recreation industries
- Recreational goods rental
- Colleges, universities, professional, and business schools
- Nursing and residential care facilities
- Other residential care facilities

c. Special Use Permit required (con't)

- Bed and breakfast
- All other amusement and recreational industries
- Mobile food services
- Drinking places (alcoholic beverages)
- Automotive repairs and maintenance
- Personal and household
- Goods repair and maintenance
- Other personal care services
- Religious organizations
- Civil and social organizations
- Non-store retailers
- Technical and trade schools
- Other schools and instruction
- Accommodations

IV. PARKS

To meet the parks dedication requirement, there shall be a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots. Based upon the estimated number of 1,100 single-family residential lots, the Valencia PUD will be required to provide approximately ±11 acres of parkland. In the event that the number of single-family residential lots exceeds the acreage listed above, the requirement of a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots shall apply. Should the number of lots decrease from the estimated number of 1,100, the requirement of a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots shall apply.

Parkland Dedication will be credited based on the following criteria:

a. Private parks: No more than 50% of the required parkland dedication acreage shall be comprised of private parkland.
b. Public parks: Public parkland shall be dedicated to the City of Manvel once the full reimbursement for the public park has been received and maintained by the Homeowners Association. However, to be considered public parkland, the area must be available to all residents of the City of Manvel.
c. Trails: No more than 50% of the required parkland dedication acreage may be comprised of trails. To qualify for credit as trails, the following requirements must be met:
    i. All-weather hike/bike paths, landscaping and sodding installed according to the construction standards of the city for trails;
    ii. Have connections to surrounding private parks, public parks, open space, recreation areas, school and/or other trails/sidewalks;
    iii. Reserves dedicated as parkland acreage for trails shall have an average minimum width of 25 feet.
d. Lakes: No more than 35% of the required parkland dedication acreage may be comprised of lakes/detention. To qualify for credit as lakes, the following requirements must be met:
    i. Be located adjacent to parkland or open space that is designated for public use;
    ii. Maintain a constant water surface elevation;
    iii. Have connections via trails/sidewalks to surrounding private parks, public parks, open space, recreation areas, school and/or other trails/sidewalks;
    iv. Contain a minimum size of eight acres;
    v. Have side slopes not to exceed a five to one (5:1) ratio in the location of any ingress/egress areas for the purpose of fishing or kayak related activities;
    vi. Must be available to all residents of the City of Manvel.

The proposed parks dedication requirement will be met in the following manner:

Open Space Amenity	**Acreage**
Recreation Center (Private)	±2.8 acres

Parks (Public)	±2.8 acres
Lake D-03 (Public)	±3.4 acres (maximum 35% credit)
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	±2.0 acres (maximum 50% credit)
Total	**±11.0 acres**

The acreages and locations of the various parks shown on the above table may be adjusted and/or moved within the boundaries of the PUD as allowed by this document. A well-defined trail system will be constructed throughout the development as depicted on the Conceptual Amenities and Open Space Plan (Exhibit H). The Homeowners Association will be responsible for maintaining all private parks, public parks, open space, trails, and landscaped areas within the PUD.

V. DEVELOPMENT REGULATIONS

Unless otherwise outlined in this document, all City of Manvel regulations, as amended from time to time, shall apply to this PUD. If any provision of a future amended zoning or subdivision regulation imposes a higher standard than that provided for in this PUD document, then the provisions of this PUD document shall control. If any provision of any city regulation not contained in this PUD document imposes a higher standard, that regulation shall control. Notwithstanding the foregoing, no amendment shall impact the project's vested rights. When there is a conflict between the requirements in the development regulations listed below and this PUD Document, this PUD document will govern.

1. Architectural Standards

Residential and Commercial Development Guidelines shall be created to protect the integrity of the residential and commercial development within the PUD. The Commercial Development Guidelines shall comply with the architectural standards listed in Chapter 77-51 of the Manvel Code of Ordinances unless otherwise noted in this document. Below are additional regulations that apply to the architectural standards within the PUD:

a. Structures located within recreation center or park sites shall follow building material standards and setbacks set forth in the Valencia CCRs.

b. Structures not enclosed on at least three sides shall not be held to the Commercial Development Guidelines.

   i. Such structures shall not be required to comply with Commercial setback or exterior building material requirements and shall follow building material standards and setbacks set forth in the Valencia CCRs

2. Street and Circulation System

The Valencia PUD will have sufficient mobility through the construction of several proposed roadways:

- Pollard Boulevard, a 120 foot wide thoroughfare running north-south through the property from its connection to Del Bello Boulevard in the north to its existing location in Bluewater Lakes;
- Del Bello Boulevard, a 120 foot wide thoroughfare that lies along the northern side of the future Manvel City Center. The existing thoroughfare connects to State Highway 288 to the west.
- Dogwood Avenue, an 80 foot collector road that runs east-west just to the south of the future Manvel City Center;
- Charlotte Street, a 80 foot collector road that runs east of Pollard Boulevard in the southern portion of the Valencia PUD. The portion of Charlotte right-of-way located adjacent to C-

08 and outside of the Valencia boundary shall only be developed as C-08 is developed;
- Charlotte Street, a 60 foot collector road that runs west of Pollard Boulevard in the southern portion of the Valencia PUD.
- Alleys shall be maintained by the HOA. The City will not be responsible for repairs or maintenance of any alley.

The thoroughfare and circulation plan for Valencia PUD and the surrounding vicinity is illustrated on the Conceptual Roadway Exhibit (Exhibit G). Refer to the Utility agreement and any amended agreements thereafter for applicable regulations and details regarding paving width, sidewalk width, and phasing of these roadways.

3. Traditional Single-Family

Lot Sizes and Standards:

a. 50' lots:
   i. Minimum lot size area: 6,000 square feet
   ii. Minimum width – 50 feet (measured at the front yard setback)
   iii. Front yard setback – 20 feet minimum
   iv. Side yard setback – 5 feet minimum
   v. Corner side yard setback – 10 feet minimum
   vi. Garage Front yard setback – 25 feet minimum
   vii. Rear yard setback – ~~15~~10 feet minimum
   viii. Building height – 40 feet maximum

b. 60' lots:
   i. Minimum lot size area: 7,200 square feet
   ii. Minimum width – 60 feet (measured at the front building line)
   iii. Front yard setback – 20 feet minimum
   iv. Side yard setback – 5 feet minimum
   v. Corner side yard setback – 10 feet minimum
   vi. Garage Front yard setback – 25 feet minimum
   vii. Rear yard setback – ~~15~~10 feet minimum
   viii. Building height – 40 feet maximum

c. 70' lots:
   i. Minimum lot size area: 8,400 square feet
   ii. Minimum width – 70 feet (measured at the front yard setback)
   iii. Front yard setback – 20 feet minimum
   iv. Side yard setback – 5 feet minimum
   v. Corner side yard setback – 10 feet minimum
   vi. Garage Front yard setback – 25 feet minimum
   vii. Rear yard setback – ~~15~~10 feet minimum
   viii. Building height – 40 feet maximum

If the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet.

4. Single-Family Specialty Product

Please refer to Single-Family Specialty Product Exhibits L, M, & N in this document.
Lot Sizes and Standards:

a. Front loaded detached lots:
   i. Minimum width – 42 feet (measured at the front yard setback)
   ii. Minimum depth – 120 feet
   iii. Front yard setback – 20 feet minimum
   iv. Side yard setback – 5 feet minimum
   v. Corner side yard setback – 10 feet minimum
   vi. Garage Front yard setback – 25 feet minimum
   vii. Rear yard setback – ~~15~~10 feet minimum
   viii. Building height – 40 feet maximum

b. Rear loaded (alley) detached lots:
   i. Minimum width – 35 feet (measured at the front yard setback)
   ii. Minimum depth – 100 feet
   iii. Front yard setback – 15 feet minimum
   iv. Rear yard setback – 10 feet minimum
   v. Side yard setback – 5 feet minimum
   vi. Corner side yard setback – 10 feet minimum
   vii. Alley width – 20 feet
   viii. Building height – 40 feet maximum

c. Rear loaded (alley) attached lots:
   i. Minimum width – 28 feet (measured at the front yard setback)
   ii. Minimum depth – 90 feet
   iii. Front yard setback – 15 feet minimum
   iv. Rear yard setback – 10 feet minimum
   v. Side yard setback – 5 feet minimum between structures
   vi. Corner side yard setback – 10 feet minimum
   vii. Alley width – 20 feet
   viii. Common walls allowed on one side
   ix. Building height – 40 feet maximum

d. Rear loaded (alley) townhome lots:
   i. Minimum width – 25 feet (measured at the front yard setback)
   ii. Minimum depth – 90 feet
   iii. Front yard setback – 15 feet minimum
   iv. Rear yard setback – 10 feet minimum
   v. Side yard setback – 5 feet minimum between structures
   vi. Corner side yard setback – 10 feet minimum
   vii. Alley width – 20 feet
   viii. Common walls allowed on both sides
   ix. Maximum number of attached units: Five
   x. Minimum number of attached units: Two
   xi. Only 20% of the units within a townhome development shall be allowed to have two attached units
   xii. Building height – 40 feet maximum

e. Zipper lots (single-family detached lots with alternating depth detached garages):
   i. Minimum width – 25 feet (measured at the front yard setback)
   ii. Minimum depth – 120 feet
   iii. Front yard setback – 20 feet minimum
   iv. Rear yard setback – 10 feet minimum
   v. Side yard setback – 5 feet minimum
   vi. Corner side yard setback – 10 feet minimum

vii. Garage building line – 25 feet minimum
viii. If the garage is set to the minimum of 25 feet, then the adjacent lot shall have a minimum setback of 50 feet.
ix. Garage side setback – 0 feet with a minimum of 10 feet of separation from structures on the adjacent lot. Garage structures located less than four feet from the lot line shall have a "private four-foot perpetual drainage and maintenance easement" provided on the adjacent property and shown on the final plat.
x. Building height – 40 feet maximum

f. Patio & Zero Lot Line Lots
i. Minimum width – 50 feet (measured at the front yard setback)
ii. Minimum depth – 120 feet
iii. Front yard setback – 20 feet minimum
iv. Garage front yard setback – 25 feet minimum
v. Rear yard setback – ~~15~~10 feet minimum
vi. Side yard setback – 5 feet minimum
vii. Corner side yard setback – 10 feet minimum
viii. A minimum of 0 feet to 5 feet on one side yard and 5 feet to 10 feet on the other side yard, with an aggregate minimum side yard setback of 10 feet between the two lots.
ix. In no case shall units on adjoining lots be separated by less than 10 feet in width
x. Patio home structures located less than four feet from the lot line shall have a "private four-foot perpetual drainage and maintenance easement" provided on the adjacent property and shown on the final plat.
xi. Building height – 40 feet maximum

If the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet.

Where alleys dead-end, a turnaround shall be provided. Waste collection in an alley shall only be provided if approved by the City's waste haul contractor, otherwise, trash collection shall be taken from the front curb. The Homeowners Association shall enforce no parking and keep the alley clear from obstacles.

5. Streets

In the event that there is a conflict between the Valencia PUD and the Utility Agreement and any amended agreements thereafter, the Utility Agreement shall control. The development will provide points of access as required by Streets, Section 62-104(5) Multiple access points with the following modifications:

a. Two points of access. There shall be a minimum two points of access from a collector street into a subdivision or subdivision phase, up to a maximum of 75 platted lots. A boulevard may be used as a second point of access to satisfy this requirement only for the parcel designated as C-08, as shown on the Conceptual Land Use Plan, Exhibit E. Section 1 (D-01) and Section 2 (D-02) shall share a boulevarded entry and second point of access, but shall be platted separately. All entry points as shown on Exhibit E shall provide sufficient access to address. Section 15 (D-05) shall have one boulevarded entry and a second connection via Section 2 (D-02).

b. Three points of access. There shall be a minimum of three points of access from a collector street in a subdivision or subdivision phase for 76 to 175 platted lots.

c. Four points of access. There shall be a minimum of four points of access from a collector

street in a subdivision or subdivision phase for 176 platted lots or greater.

d. Boulevard entries. A boulevard entry may only be considered as two points of access when a third or fourth point of access is triggered under subsections 5.b. and 5.c. above.

e. Future access: A future point of access to an undeveloped area may be used to qualify as a point of access to satisfy the requirements above.

f. The only crossings of the existing drainage channel and canal easement along the western boundary of the PUD shall be Del Bello Boulevard, Dogwood Avenue and Charlotte Street. No additional street crossings shall be required.

g. The parcel designated as C-08 shall only be required to provide one boulevarded point of access to Charlotte street due to existing development to the east and south, proposed detention pond to the west and size of the tract.

6. Commercial

a. Minimum lot width – 60 feet (measured at the front yard setback)
b. Minimum lot depth – 100 feet
c. Front yard setback – 25 feet minimum
d. Rear yard setback – 10 feet minimum
e. Side yard setback – 5 feet minimum
f. Corner side yard setback – 10 feet minimum
g. Building Height:
    i. Pad Site - No building may exceed thirty five feet in height.
    ii. Commercial Anchor Tenant- No building may exceed sixty feet in height
h. Building Materials:
    i. All commercial buildings within the proposed commercial tracts must be composed of a minimum of 75% masonry exclusive of windows, doors, or other transparent materials. The calculation shall be based on the total square footage of all facades.
    ii. The following materials shall meet the masonry requirement:
        1. Stone
        2. Brick
        3. Concrete (including tilt wall)
        4. Hollow clay tile
        5. Concrete Masonry Unit (CMU)
        6. Glass block
        7. True Stucco
        8. Insulated concrete forms (ICF)
    i. Non-masonry materials may not exceed 25% of the building's elevation.
    ii. The following non-masonry materials are permitted. Prior to approval of the use of the below materials, proof must be provided to show that the material and installation process meets ICC and Texas Windstorm standards and as approved by the City's Building Official or City Engineer.
        1. Cementitious Fiber
j. Architectural metal panels to include, but not be limited to: lap-seam metal panels; exposed fastener panels; concealed fastener panels; flat plate metal panels; aluminum composite materials (ACM); metal composite materials (MCM); and/or formed metal panels (r-panels).
k. Landscape Requirements
    i. A minimum of 10% of the site (excluding building footprint) shall be landscaped. All pervious area shall be counted toward the total landscape area (excluding

pavers).

ii. Landscaping and/or a masonry fence shall screen outside storage areas, including but not limited to, loading docks, garbage collection bins and delivery entrances from adjacent property and public street right-of-way

iii. Street Trees
    1. A minimum of 1 tree is required for every 50 feet of street frontage.
    2. No street tree shall be less than three inch (3") caliper
    3. Trees may be grouped or placed at regular intervals so long as the spacing requirements listed above are met.

iv. Parking lot landscaping
    1. In addition to the Street Trees noted above, a minimum two inch (2") caliper tree shall be provided within or adjacent to the parking area at tree islands that:
        a. Are at least 9 feet wide;
        b. Each have a square footage minimum 180 square feet;
        c. Provides 1 tree island for every 10 parking spaces;
        d. The tree islands shall be planted with sod and/or other plantings.
    2. Shrub planting shall be placed along the perimeter of a parking lot to screen the parking lot. The shrubs shall be maintained at a maximum height of 36 inches. Parking lot shrubs shall be a minimum of 24-inches at the time of planting.
    3. At entrance and exits, shrubs shall be no higher than twelve (12) inches in height to comply with sight triangle requirements.

7. Signage

The proposed locations for the project signage can be found in the Conceptual Signage Location Exhibit (Exhibit K). All signage within the development will be in accordance with the Manvel City Sign Ordinance except for the items listed below. When there is a conflict between the requirements in the sign ordinance and this PUD Document, this PUD document will govern.

a. Residential Single-Family Development Signage:

i. Primary Entry Monument: The overall primary entry monument shall consist of a primary monument sign, an attached sign blade wall, and an optional attached covered structure. The primary monument sign shall not exceed a sign area of 200 square feet. The sign blade wall shall attach the primary monument sign and the attached covered structure. The attached covered structure shall be open on three sides and shall contain roof signage that shall not exceed 200 square feet. The combined sign area of the primary monument sign and structure roof sign shall not exceed 400 square feet. The overall building envelope including the primary monument sign, attached sign structure, and attached covered structure shall be no greater than twenty feet (20') in height, sixty feet (60') in length, and twenty feet (20') in depth. These signs will be placed at the major entry point to the project.

ii. Secondary Entry Monument: The secondary entry monument building envelope shall be no greater than twenty-five feet (25') in height, forty feet (40') in length, and fifteen feet (15') in depth. A water cistern twenty-five feet (25') in height by fifteen (15') in length shall contain signage on two walls of the water cistern. An ornamental/decorative fence may be provided as part of the overall design of the secondary entry monument and shall not be measured as part of the building envelope. The combined sign area of the tower and secondary monument sign shall not exceed 400 square feet. These signs will be placed at the secondary entry

points to the project.

iii. Village/Park Entry Monument: Six feet (6') tall with a six-foot by six-foot (6'x6') tower footprint and an attached or isolated sign blade wall with a maximum size of six feet tall by twenty feet in length (6'x20'). The sign area shall not be greater than 64 square feet. These signs will be placed at the entry points to residential subdivisions within the project.

iv. Model Home Monument: Used to identify different builder model homes to potential home buyers. The monuments shall be a maximum of 60 square feet in size and shall not to exceed five feet (5') in height. These monuments may be installed at model homes at various locations within the development. All model home monuments must be removed when the model home is purchased and used as a private home.

v. Temporary Construction Signs/For Sale Signs: To be used during construction of the development. These signs recognize builders, architects, engineers, leasing representatives, lenders, and other associated with the project. There shall be one sign per parcel of land and the sign shall have a maximum of 64 square feet in size and not to exceed eight feet (8') in height and eight feet (8') in width per parcel of land. All temporary signs must be removed when the principle building on the applicable building site is occupied.

vi. Temporary Community Signs: Used to direct potential home buyers to various neighborhoods and/or model homes. These temporary signs may be installed at various locations within the development. In addition, sixteen (16) ~~ten (10)~~ offsite signs shall be permitted along these corridors:

- Four (4) along Pollard Boulevard from State Highway 6;
- Four (4) along Del Bello Boulevard from State Highway 288 to Pollard Boulevard;
- Two (2) along State Highway 6 from State Highway 288 to Masters Road;
- Two (2) along the west side of SH-288 between Croix Road and Del Bello Blvd;
- One (1) at the northwest intersection of SH-288 and Highway 6;
- One (1) at the southeast intersection of SH-288 and Highway 6;
- One (1) at the southeast intersection of CR-48 and Highway 6;
- One (1) at the intersection of Highway 6 and McCoy Road.

The Temporary Community Signs shall be a maximum of 128 square feet in size and shall not to exceed ten feet (10') in height. These signs may remain until 30 days following the permanent resident occupancy of the last model home. These signs may be placed within the right-of-way with the condition that they be located a minimum of four feet (4') from the back of curb. Placement within State or County rights-of-way shall be subject to approval by the applicable governing agency as part of the sign permitting process. If a Temporary Community Sign is not in compliance with the above section, the City has the right to remove said sign at the expense of the developer with a ten (10) business days notification.

b. Commercial Development Signage:

i. Building Mounted Signs

a. Maximum Sign Area: The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet, whichever is less.

b. Location/Number: Tenants are permitted to have one building mounted sign per building elevation facade, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.
c. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.

i. Monument Signs

These signs shall be freestanding, double-sided monument type set perpendicular to the public street right-of-way.

a. All monument signs shall be located a minimum of 10 feet from the property line.
b. There shall be a minimum of 100 feet between monument signs.
c. All monument signs must be perpendicular to the right of way.
d. Single Tenant Monument Sign
    i. Height - Maximum 6 feet (including base)
    ii. Length – Maximum 13 feet
    iii. Sign Area - Maximum of 45 square feet
    iv. Location/Number: One single tenant monument sign per commercial tract, unless located on a corner; then one located on each public street. Sign shall be constructed perpendicular to the adjacent public street.
    v. Illumination: Internal illumination shall be LED or white neon tubing

e. Multi-Tenant Monument Sign
    i. Height - Maximum 8 feet (including base)
    ii. Length – Maximum 13 feet.
    iii. Sign Area – Maximum of 65 square feet
    iv. Location/Number: One multi-tenant monument sign per commercial tract, unless located on a corner; then one located on each public street. Signs shall be constructed perpendicular to the adjacent public street. If anchor tenant occupies 50,000 SF or more, it may have an additional one single-tenant sign.
    v. If more than one sign is approved, they may not be placed any closer than 110 feet. In no case will there be more than one sign per entrance, unless permitted by Subsection e.iv. above.
    vi. Illumination: Internal illumination shall be LED or white neon tubing per sign specifications.

f. Electronic Reader Boards

Electronic Reader Boards/ LED screens are permitted under the following regulations:

    i. LED signs are permitted for on premised signs and/or for tenants within a single development;
    ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
    iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
    iv. Automatic dimmer equipment must be installed and operational; Maximum wattage at 6,500.
    v. Display Time - The message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling;

vi. Size of the changeable area is no greater than 25 percent of the overall signage area

c. School Signage:

i. Building Mounted Signs

a. Maximum Sign Area: The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet, whichever is less.:
b. Location/Number: Tenants are permitted to have one building fascia sign per building elevation, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.
c. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.

ii. Monument Signs

These signs shall be freestanding, double-sided monument type set perpendicular to the public street right-of-way.

a. All signage shall be located a minimum of 10 feet from the property line.
b. All signage must be perpendicular to the right of way.
c. Height - Maximum 6 feet (including base)
d. Length – Maximum 13 feet
e. Sign Area - Maximum of 45 square feet
f. Location/Number: One sign per school site, unless located on a corner; then one located on each public street. Sign shall be constructed perpendicular to the adjacent public street.
g. Illumination: Internal illumination shall be LED or white neon tubing

h. Electronic Reader Boards

Electronic Reader Boards/ LED screens are permitted under the following regulations:

i. LED signs are permitted for on premised signs;
ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
iv. Automatic dimmer equipment must be installed and operational;
v. Maximum wattage at 6,500.
vi. Display Time - The message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling;
vii. Size of the changeable area is no greater than 25 percent of the overall signage area

8. Trails

The pedestrian pathway system, which is illustrated on the Conceptual Amenities and Open Space Plan (Exhibit H), will use a combination of 12 foot wide and 8 foot wide primary trails, and additional trails of not less than five feet in width to serve the residents of the project and provide multiple pedestrian connections. The trails system will provide easy and safe pedestrian access to public parks, private parks, open space, commercial tracts, single-family residential areas, and the school (if any) located within the project.

9. Utilities

Utilities will be provided by a Municipal Utility District pursuant to a Utility Agreement with the City of Manvel approved at the same time as the Valencia PUD. In the event that there is a conflict between the Valencia PUD and the Utility Agreement and any amended agreements thereafter, the Utility Agreement shall control.

10. Other Regulations

i. Residential Fencing - Fences in any single-family residential district may not exceed seven (7') feet in height. The following fence types shall be permitted within this PUD and as shown on Exhibit O, P, and Q. The Homeowners Association (HOA) shall be responsible for enforcing all fencing guidelines and standards within the community. Any exterior modifications to homes, including fencing, shall be subject to review and approval by the Architectural Review Committee (ARC).

a. Wood Public Right-of-Way Fence

i. May be used where a screened edge or visual buffer is desired and constructed where visible from the public right-of-way.

ii. Applies to residential lots whose rear or street side property lines abut the collector streets of Dogwood Avenue and Charlotte Street.

iii. The fence must be a six-foot (6') tall, cap top fence with a minimum of a two-inch by six-inch (2''x6'') standard rot board, a two-inch by six-inch (2''x6'') cedar cap, and one-inch by four-inch (1''x4'') cedar trim.

iv. The interior (yard-facing) side of the fence shall be constructed as a standard 3-rail fence.

v. ~~A rot board may be included at the base where needed for grade transition or durability but is not required.~~Rot boards shall be required on all wood fences visible from the public right-of-way.

vi.

b. Wood Good Neighbor Fence

i. May be used where a uniform, shared appearance between adjoining properties is desired.

ii. Applies to residential lots whose rear property lines abut other residential lots and not visible from the public right-of-way.

iii. The fence must be standard six-foot (6') tall, 3-rail fence constructed with six inch (6'') pickets and 4x4 posts.

iv. A rot board is not required.

c. Wrought Iron Fence

i. May be used where visibility, openness, or enhanced aesthetics are desired.

ii. Applies to residential lots whose rear or side property lines abut a lake. The wrought iron fence shall extend on the side property line for a distance of not less than twenty feet (20') from the rear yard property line, except on corner lot street-side property lines.

iii. The fence shall be a minimum height of four feet (4').

d. Concrete Fence

i. May be used where additional durability, screening, or noise mitigation is desired.

ii. Applies to lots whose rear or side property lines abut Pollard Boulevard.

iii. The fence shall be a minimum height of six (6) feet.

ii. Commercial Fencing

a. Wood Public Right-of-Way Fence

i. May be used where a screened edge or visual buffer is desired and

constructed where visible from the public right-of-way.

ii. The fence must be a minimum six-foot (6') tall, cap top fence with a minimum of a two-inch by six-inch (2''x6'') standard rot board, a two-inch by six-inch (2''x6'') cedar cap, and one-inch by four-inch (1''x4'') cedar trim.

iii. In lieu of a wood fence, a six-foot (6') tall concrete or masonry fence may be provided as an optional upgrade where additional durability, screening, or noise mitigation is desired.

b. Wrought Iron Fence

i. May be used where visibility, openness, or enhanced aesthetics are desired.

ii. The fence shall be a minimum height of four feet (4') and shall not exceed a height of eight feet (8').

~~i.~~

~~ii.~~iii. Proximity of structures to pipelines - No residential or commercial structure shall be erected or moved to a location nearer than 30 feet to any existing pipeline, except for low pressure distribution system pipeline as defined in section 62-2 of the Manvel Code of Ordinances.

~~iii.~~iv. Trees –Trees may be planted within right-of-way medians to enhance the overall landscape plan for the development. Trees shall be planted at a minimum spacing of 50 feet and located within the center of the right-of-way median. They may be located within other areas of the right-of-way in a limited manner to address physical or other constraints that exist in various areas throughout the development. In the event that there are utilities located within the future drip line of the tree, a suitable root barrier shall be used.

~~iv.~~v. Off-street parking areas – Off-street parking areas shall be provided for the use of community occupants and guests at the recreation center site. Twenty-five (25) off-street parking stalls will be provided for the recreation center site.

~~v.~~vi. Paving Material – Permeable pavers, such as Trugrid or a comparable alternative, may be installed around non-residential buildings to fulfill fire code requirements.

V. PHASING / DEVELOPMENT SCHEDULE

The first phase of the project will be south of Del Bello Boulevard and Pollard Boulevard, working from the north to south as the project proceeds, as shown on the Phasing Exhibit (Exhibit I). The location and timing of future phases will be dependent upon market conditions and is subject to change. Commercial development will be driven by market conditions.

The construction of modular voter homes, shall be allowed to be located on the site throughout the duration of the project. A recorded final plat and/or permanent access shall not be required for such uses.

Valencia
Planned Unit Development

Prepared for:

Hillwood Residential, L.P.

Prepared by:

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

February 2026

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EXHIBITS

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Exhibit B – Project Aerial Exhibit
Exhibit C – Survey
Exhibit D - Legal Description
Exhibit E - Conceptual Land Use Exhibit
Exhibit F – Conceptual Single-Family Residential Exhibit
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Exhibit O – Conceptual Fencing Exhibit
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Exhibit Q-1, Q-2, Q3 – Concrete Fencing Specifications

I. INTRODUCTION

This application was prepared on behalf of Hillwood Residential, L.P. pursuant to the City of Manvel's zoning ordinance Sec. 77-29 Planned Unit Development District (PUD) district. The purpose of a PUD District is to provide a high level of amenities, encourage a pedestrian friendly environment, and provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Valencia PUD is primarily a residential project that consists of approximately 457.0 acres of land and is located immediately east of State Highway 288, north of Highway 6, generally south of Del Bello Boulevard, and generally west of Farm-to-Market 1128. The Area Location Map (Exhibit A) located in the Exhibits section of this document illustrates the location of the property.

The property is generally flat with elevations ranging from 44 feet to 60 feet above mean sea level (MSL) and is largely comprised of prairie land and agricultural fields. The property is encumbered by several existing east-west pipeline easements and Chocolate Bayou which runs in a north-south direction on the western portion of the property. The MUD 43 Drainage Easement and a portion of the Brazos River Authority controlled drainage easement, at approximately 125 feet in width, runs north-south along the western property boundary.

Generally, the surrounding land use is a mix of undeveloped acreage to the southwest, some large lot residential to the north, and standard single-family residential developments to the northwest, southeast, and south. The single-family residential developments are Bluewater Lakes to the south, Lakeland to the southeast, and Del Bello Lakes to the west. To the southeast lies Manvel Junior High and Manvel High School located at the intersection of State Highway 6 and McCoy Road. The future location of the Manvel City Center directly abuts the northwestern boundary of a portion of the development, south of Del Bello Boulevard.

The surrounding area can be seen on the Area Location Map and the Project Aerial map (Exhibit A and B).

The purpose of the amendment is to incorporate the addition of multiple fence types distinguished by location and material with specific height and design standards, as well as expanded signage regulations addressing use, type, size, and location, providing greater clarity within the overall PUD. This amendment also revises the single-family residential rear yard setback for certain lot sizes to allow greater flexibility in home design.

II. PROJECT DESCRIPTION

1. Compliance with Comprehensive Plan

The Valencia PUD complies with the Manvel Comprehensive Plan by adhering to the development principles outlined in the plan. This is accomplished by encouraging well-planned quality residential and non-residential development; providing open space for recreation and protecting the natural environment; and offering a variety of housing choices (See Conceptual Land Use Plan, Exhibit E). The Valencia PUD has a well-defined network of both vehicular and pedestrian circulation systems that provide connectivity, not only to the project itself, but to existing developments to the south and west as well as to the future Manvel City Center. The diversity of housing types varies from the traditional single-family subdivision to higher density single-family specialty products that ensure residents of all ages and needs can fulfill their housing needs. The development of an internal parks system includes a recreation center, smaller parks, and significant open space areas that will help provide for the City’s future open space needs.

2. Justification

The intent of the PUD District is to encourage high quality development in the City by providing additional flexibility to take advantage of special site characteristics, location, and land uses. This document establishes certain development standards that exceed the minimum Manvel zoning regulation requirements for properties specifically located within the boundaries of the Valencia PUD.

The PUD will meet or exceed the minimum requirements of Manvel's zoning regulations through specific architectural design and engineering standards such as:

- Creating a PUD district which will respond to market conditions and maintain the flexibility necessary to address changes in the future;
- Incorporating unique single-family specialty products that will provide a variety of housing stock to ensure residents of all ages and needs can fulfill their housing requirements;
- Providing parks, amenitized detention areas, and a well-defined trail system; and
- Complying with the amended Major Thoroughfare Plan to provide sufficient connectivity throughout the project for vehicular and pedestrian activity.

3. Single-Family Residential

The traditional single-family residential component that will be found throughout the Valencia PUD will be a collection of individual neighborhoods that take their access from Dogwood Avenue, Charlotte Street and Pollard Boulevard, and/or an internal local street system that provides connections within the neighborhood and to the surrounding areas. The traditional single-family residential neighborhoods will be developed with lot sizes that vary from 50 feet to 70 feet or greater in width to respond to market conditions.

The single-family specialty products will provide unique types of residential development that is less than fifty feet in width that may include front loaded products, rear loaded or alley products, townhome alley products, and/or "zipper" lots (single-family lots with detached garages in alternating depths). The single- family specialty products neighborhoods will be developed with varying lot sizes and product types to respond to market conditions.

4. Drill Site

A 4.0-acre drill site is located on the north side of the future Charlotte Street extension, to the north of Bluewater Lakes Section 2, and to the west of Lakeland Section 2. The drill site will be used as open space area unless or until the mineral rights owners elect to exercise their drilling rights. The size and location of any drilling facility associated with the extraction of oil and gas shall be conceptual until a permit is issued by the City of Manvel in accordance with Chapter 35, of the *City of Manvel Code of Ordinances*. This drill site shall not be calculated towards the parkland dedication requirement. Should the surface owner acquire the mineral rights and elect to remove the drill site, the designated drill site shown on the exhibits to this Valencia PUD may be used as a park or for single-family residential uses (See Section III.2, Single-Family Residential Lot Distribution Table). If the designated drill site is used for a park, that acreage may be applied to the parkland dedication requirements.

5. Potential School Site

The project is located within the Alvin Independent School District. The size and the location of the proposed school site will be coordinated between the developer and the school district. In the event that Alvin Independent School District does not purchase the proposed school site, that site may be used for single-family residential uses (See Section II.2, Single-Family Residential Lot Distribution Table).

6. Parks and Open Space

Parks and open space accounts for approximately 36.6% of the gross acreage within the Valencia PUD. The open space calculation includes private parks, public parks, landscape reserves, pipeline easements, drainage easements, canal easements, trails, natural open space areas, drill sites, lakes/detention areas, and drainage facilities. The Valencia PUD Conceptual Amenities and Open Space Plan (Exhibit H) shows a private recreation center, public parks, lake/detention areas, and open space areas all connected via a pedestrian trail system. The proposed private recreation center, located to the west of Pollard Boulevard, will provide off-street parking and may contain active amenities such as water based recreational activities with commonly associated facilities, an active play area for children, and other passive amenities. In the event that a “splash pad” type amenity is installed, a water recirculation system will also be installed for the purpose of water conservation. The other two parks shown on Exhibit H will be public and have more passive facilities such as play areas for children, trails, picnic tables and benches. One of the lake/detention areas, designated D-03 on Exhibit H, may have active amenity features such as a kayak launch and fishing facilities. All land which is dedicated for the purpose of fulfilling the parkland dedication requirement will be developed with some form of either passive or active amenities. The various private recreation center, public parks, and trails will be developed as the adjacent residential sections are developed.

The pedestrian trail system will be comprised of a hierarchy of trail widths ranging from 12 feet in width to 6 feet in width; all sidewalks located in front of homes will be 5 feet in width.

The lakes within the Valencia PUD will maintain a constant water level while also serving as detention facilities for the project and provide a significant amount of open space. The lake/detention areas will not only enhance the aesthetic quality of the development but will provide numerous opportunities for the enjoyment of the residents.

7. Other Land Uses

The Valencia PUD has five proposed commercial sites located throughout the development; ±4.7 acre and ±2.5 acre commercial sites located at the southeast and southwest corners of Del Bello Boulevard and Pollard Boulevard, a ±2.6 acre commercial site located at the northwest corner of Pollard Boulevard and Dogwood Avenue, a ±1.5 acre commercial site at the southeast corner of Charlotte Street, and a ±10.5 acre site located on the northeast corner of Del Bello Boulevard and Manvel Parkway. It is anticipated that the commercial developments will largely be neighborhood retail in nature.

III. ZONING

1. Proposed Zoning

1. To implement the conceptual master plan as currently proposed, each of the proposed land uses has been assigned a zoning district consistent with the current City of Manvel zoning regulations as shown on the Composition of Land Use Table below. The various land uses will follow the development requirements for their assigned zoning district as described in the Zoning Ordinance, in effect when this PUD is approved, unless otherwise noted in this PUD. Notwithstanding the foregoing, no amendment shall impact the project's vested rights. When there is a conflict between the requirements in the regulations listed below and this PUD Document, this PUD Document will govern.

   Land use shall be regulated on a total acreage basis. Each Land Use may be increased or decreased in acreage by up to 10% of the total gross acreage. The percentage land use area change is required to ensure the success of the Valencia PUD by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This will allow Valencia PUD to remain competitive in the real estate market over the life of the project and the ability to adjust as necessary to accommodate specific end users in a timely manner.

   The land uses may be relocated within the boundaries of the PUD, as necessary to address economic and market conditions or future modification of roadway and drainage alignments. The Land Use Comparison table below provides a detailed tabulation of each land use within the development as shown on the Conceptual Land Use Exhibit, Exhibit E. All acreages shown below are subject to change as development occurs within the boundaries of the PUD and as allowed by this document.

2. Conversion of Specific Land Uses

a. The conversion of the Drill Sites, Parkland, and/or Potential School will only be allowed to convert to parkland or single-family residential uses.
b. Conversion of the Drill Sites and/or Potential School Site will be the only instance in which density may be increased within the development. However, the increase in density shall be limited to the traditional single-family lot products as described in Section III.V.3, Traditional Single-Family.
c. In the event that the drill sites or school site is converted to single-family residential, this conversion of land use shall not be counted towards the ten percent (10%) of change described in Section III.1.

A. Acreage per Land Use Summary

Land Use	Zoning District	Approximate Acreage	% Gross Acreage
Constraints			
Major Thoroughfare & Collector Roadways	PUD-SFR	37.6	
Existing Utility & Canal Easements	PUD-SFR	33.5	
Drainage & Detention	PUD-SFR	81.4	
Chocolate Bayou	PUD-SFR	7.6	
Drill Site	PUD-SFR	4.0	
Subtotal		**164.1**	**36.0%**
Community Elements			
Recreation Center & Parks	PUD-SFR	5.6	
Elementary School	PUD-SFR	14.8	
Landscape/Open Space	PUD-SFR	33.9	
Subtotal		**54.3**	**11.7%**
Commercial			
Commercial	PUD-LC	21.8	
Subtotal		**21.8**	**4.8%**
Single-Family Residential			
Single-Family Residential	PUD-SFR	216.8	
Subtotal		**216.8**	**47.5%**
Totals		**457.0**	**100.0%**

B. Single-Family Residential Lot Distribution Table

Lot Size	Allowable Percentage of Total Lots	Approximate Acreage
50' X 120' (Typical)	30%	65.0
60' X 120' (Typical)	32%	69.4
70' X 130' (Typical)	10%	21.7
Specialty Product	28%	60.7
Gross Residential Total	**100%**	**216.8**

Please refer to the Single-Family Residential Exhibit, Exhibit F, for the proposed location of the various lot products. The locations of the various products shown on the exhibit may be adjusted and/or moved within the boundaries of the PUD as allowed by this document. Refer to Section III.V.3 and Section III.V.4, of this document for a listing of lot sizes and applicable standards for the various single-family residential products, including the single-family specialty product. The 50 foot lots and Specialty Products combined shall not exceed a total of 58% of the total lot count in the project; the 60 foot lots and 70 foot lots may each be increased by an additional 10% of the total lot percentage. Additionally, if the drill site and/or the school site is converted to a residential use (See Section II.4

and II.5), any of the lot sizes shown on the table above may be used provided that the percentage ratio of the various lot sizes shall not be modified.

C. Commercial Land Uses

The proposed five (5) commercial tracts are intended to provide neighborhood-scaled commercial development with retail, service, and office uses. Below is a list of allowed uses within these tracts:

a. Permitted Uses:

- Retail bakeries
- Furniture and home furnishing stores
- Electronics and appliance stores
- Building material, garden equipment and supplies dealers
- Food and beverage stores
- Health and personal care stores
- Clothing and clothing accessories stores
- Sporting goods, hobby, book, and music stores
- General merchandise stores
- Misc. store retailers
- Postal Service
- Finance and insurance
- Real estate
- Lessors of nonresidential buildings (except mini warehouses)
- Consumer good rental
- Professional, scientific, and technical services
- Accounting, tax preparation, bookkeeping and payroll
- Veterinary services
- Management of companies and enterprises
- Administrative and support services
- Educational support services
- Social assistance
- Child day care services
- Arts, entertainment, and recreation
- Fitness and Sports Centers
- Food services and drinking places
- Electronic and precision equipment repair and maintenance
- Automotive glass replacement shop
- Personal and laundry services

b. Office functions only:

- Any manufacturing or industrial related uses
- Support activities for agriculture and forestry
- Construction of buildings
- Transportation and warehousing
- Commercial and industrial machinery and equipment rental

c. Special Use Permit required:

- Beverage manufacturing
- Information
- Gasoline stations
- Ambulatory health care services
- Hospitals
- Lessors of mini warehouses and self-storage units
- Automotive and equipment rental
- Amusement, gambling, recreation industries
- Recreational goods rental
- Colleges, universities, professional, and business schools
- Nursing and residential care facilities
- Other residential care facilities

c. Special Use Permit required (con't)

- Bed and breakfast
- All other amusement and recreational industries
- Mobile food services
- Drinking places (alcoholic beverages)
- Automotive repairs and maintenance
- Personal and household
- Goods repair and maintenance
- Other personal care services
- Religious organizations
- Civil and social organizations
- Non-store retailers
- Technical and trade schools
- Other schools and instruction
- Accommodations

IV. PARKS

To meet the parks dedication requirement, there shall be a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots. Based upon the estimated number of 1,100 single-family residential lots, the Valencia PUD will be required to provide approximately ±11 acres of parkland. In the event that the number of single-family residential lots exceeds the acreage listed above, the requirement of a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots shall apply. Should the number of lots decrease from the estimated number of 1,100, the requirement of a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots shall apply.

Parkland Dedication will be credited based on the following criteria:

a. Private parks: No more than 50% of the required parkland dedication acreage shall be comprised of private parkland.
b. Public parks: Public parkland shall be dedicated to the City of Manvel once the full reimbursement for the public park has been received and maintained by the Homeowners Association. However, to be considered public parkland, the area must be available to all residents of the City of Manvel.
c. Trails: No more than 50% of the required parkland dedication acreage may be comprised of trails. To qualify for credit as trails, the following requirements must be met:
    i. All-weather hike/bike paths, landscaping and sodding installed according to the construction standards of the city for trails;
    ii. Have connections to surrounding private parks, public parks, open space, recreation areas, school and/or other trails/sidewalks;
    iii. Reserves dedicated as parkland acreage for trails shall have an average minimum width of 25 feet.
d. Lakes: No more than 35% of the required parkland dedication acreage may be comprised of lakes/detention. To qualify for credit as lakes, the following requirements must be met:
    i. Be located adjacent to parkland or open space that is designated for public use;
    ii. Maintain a constant water surface elevation;
    iii. Have connections via trails/sidewalks to surrounding private parks, public parks, open space, recreation areas, school and/or other trails/sidewalks;
    iv. Contain a minimum size of eight acres;
    v. Have side slopes not to exceed a five to one (5:1) ratio in the location of any ingress/egress areas for the purpose of fishing or kayak related activities;
    vi. Must be available to all residents of the City of Manvel.

The proposed parks dedication requirement will be met in the following manner:

Open Space Amenity	**Acreage**
Recreation Center (Private)	±2.8 acres

Parks (Public)	±2.8 acres
Lake D-03 (Public)	±3.4 acres (maximum 35% credit)
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	±2.0 acres (maximum 50% credit)
Total	**±11.0 acres**

The acreages and locations of the various parks shown on the above table may be adjusted and/or moved within the boundaries of the PUD as allowed by this document. A well-defined trail system will be constructed throughout the development as depicted on the Conceptual Amenities and Open Space Plan (Exhibit H). The Homeowners Association will be responsible for maintaining all private parks, public parks, open space, trails, and landscaped areas within the PUD.

V. DEVELOPMENT REGULATIONS

Unless otherwise outlined in this document, all City of Manvel regulations, as amended from time to time, shall apply to this PUD. If any provision of a future amended zoning or subdivision regulation imposes a higher standard than that provided for in this PUD document, then the provisions of this PUD document shall control. If any provision of any city regulation not contained in this PUD document imposes a higher standard, that regulation shall control. Notwithstanding the foregoing, no amendment shall impact the project's vested rights. When there is a conflict between the requirements in the development regulations listed below and this PUD Document, this PUD document will govern.

1. Architectural Standards

Residential and Commercial Development Guidelines shall be created to protect the integrity of the residential and commercial development within the PUD. The Commercial Development Guidelines shall comply with the architectural standards listed in Chapter 77-51 of the Manvel Code of Ordinances unless otherwise noted in this document. Below are additional regulations that apply to the architectural standards within the PUD:

a. Structures located within recreation center or park sites shall follow building material standards and setbacks set forth in the Valencia CCRs.

b. Structures not enclosed on at least three sides shall not be held to the Commercial Development Guidelines.

   i. Such structures shall not be required to comply with Commercial setback or exterior building material requirements and shall follow building material standards and setbacks set forth in the Valencia CCRs

2. Street and Circulation System

The Valencia PUD will have sufficient mobility through the construction of several proposed roadways:

- Pollard Boulevard, a 120 foot wide thoroughfare running north-south through the property from its connection to Del Bello Boulevard in the north to its existing location in Bluewater Lakes;
- Del Bello Boulevard, a 120 foot wide thoroughfare that lies along the northern side of the future Manvel City Center. The existing thoroughfare connects to State Highway 288 to the west.
- Dogwood Avenue, an 80 foot collector road that runs east-west just to the south of the future Manvel City Center;
- Charlotte Street, a 80 foot collector road that runs east of Pollard Boulevard in the southern portion of the Valencia PUD. The portion of Charlotte right-of-way located adjacent to C-

08 and outside of the Valencia boundary shall only be developed as C-08 is developed;
- Charlotte Street, a 60 foot collector road that runs west of Pollard Boulevard in the southern portion of the Valencia PUD.
- Alleys shall be maintained by the HOA. The City will not be responsible for repairs or maintenance of any alley.

The thoroughfare and circulation plan for Valencia PUD and the surrounding vicinity is illustrated on the Conceptual Roadway Exhibit (Exhibit G). Refer to the Utility agreement and any amended agreements thereafter for applicable regulations and details regarding paving width, sidewalk width, and phasing of these roadways.

3. Traditional Single-Family

Lot Sizes and Standards:

a. 50' lots:
   i. Minimum lot size area: 6,000 square feet
   ii. Minimum width – 50 feet (measured at the front yard setback)
   iii. Front yard setback – 20 feet minimum
   iv. Side yard setback – 5 feet minimum
   v. Corner side yard setback – 10 feet minimum
   vi. Garage Front yard setback – 25 feet minimum
   vii. Rear yard setback – 10 feet minimum
   viii. Building height – 40 feet maximum

b. 60' lots:
   i. Minimum lot size area: 7,200 square feet
   ii. Minimum width – 60 feet (measured at the front building line)
   iii. Front yard setback – 20 feet minimum
   iv. Side yard setback – 5 feet minimum
   v. Corner side yard setback – 10 feet minimum
   vi. Garage Front yard setback – 25 feet minimum
   vii. Rear yard setback – 10 feet minimum
   viii. Building height – 40 feet maximum

c. 70' lots:
   i. Minimum lot size area: 8,400 square feet
   ii. Minimum width – 70 feet (measured at the front yard setback)
   iii. Front yard setback – 20 feet minimum
   iv. Side yard setback – 5 feet minimum
   v. Corner side yard setback – 10 feet minimum
   vi. Garage Front yard setback – 25 feet minimum
   vii. Rear yard setback – 10 feet minimum
   viii. Building height – 40 feet maximum

If the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet.

4. Single-Family Specialty Product

Please refer to Single-Family Specialty Product Exhibits L, M, & N in this document.
Lot Sizes and Standards:

a. Front loaded detached lots:
   i. Minimum width – 42 feet (measured at the front yard setback)
   ii. Minimum depth – 120 feet
   iii. Front yard setback – 20 feet minimum
   iv. Side yard setback – 5 feet minimum
   v. Corner side yard setback – 10 feet minimum
   vi. Garage Front yard setback – 25 feet minimum
   vii. Rear yard setback – 10 feet minimum
   viii. Building height – 40 feet maximum

b. Rear loaded (alley) detached lots:
   i. Minimum width – 35 feet (measured at the front yard setback)
   ii. Minimum depth – 100 feet
   iii. Front yard setback – 15 feet minimum
   iv. Rear yard setback – 10 feet minimum
   v. Side yard setback – 5 feet minimum
   vi. Corner side yard setback – 10 feet minimum
   vii. Alley width – 20 feet
   viii. Building height – 40 feet maximum

c. Rear loaded (alley) attached lots:
   i. Minimum width – 28 feet (measured at the front yard setback)
   ii. Minimum depth – 90 feet
   iii. Front yard setback – 15 feet minimum
   iv. Rear yard setback – 10 feet minimum
   v. Side yard setback – 5 feet minimum between structures
   vi. Corner side yard setback – 10 feet minimum
   vii. Alley width – 20 feet
   viii. Common walls allowed on one side
   ix. Building height – 40 feet maximum

d. Rear loaded (alley) townhome lots:
   i. Minimum width – 25 feet (measured at the front yard setback)
   ii. Minimum depth – 90 feet
   iii. Front yard setback – 15 feet minimum
   iv. Rear yard setback – 10 feet minimum
   v. Side yard setback – 5 feet minimum between structures
   vi. Corner side yard setback – 10 feet minimum
   vii. Alley width – 20 feet
   viii. Common walls allowed on both sides
   ix. Maximum number of attached units: Five
   x. Minimum number of attached units: Two
   xi. Only 20% of the units within a townhome development shall be allowed to have two attached units
   xii. Building height – 40 feet maximum

e. Zipper lots (single-family detached lots with alternating depth detached garages):
   i. Minimum width – 25 feet (measured at the front yard setback)
   ii. Minimum depth – 120 feet
   iii. Front yard setback – 20 feet minimum
   iv. Rear yard setback – 10 feet minimum
   v. Side yard setback – 5 feet minimum
   vi. Corner side yard setback – 10 feet minimum

vii. Garage building line – 25 feet minimum
viii. If the garage is set to the minimum of 25 feet, then the adjacent lot shall have a minimum setback of 50 feet.
ix. Garage side setback – 0 feet with a minimum of 10 feet of separation from structures on the adjacent lot. Garage structures located less than four feet from the lot line shall have a "private four-foot perpetual drainage and maintenance easement" provided on the adjacent property and shown on the final plat.
x. Building height – 40 feet maximum

f. Patio & Zero Lot Line Lots
i. Minimum width – 50 feet (measured at the front yard setback)
ii. Minimum depth – 120 feet
iii. Front yard setback – 20 feet minimum
iv. Garage front yard setback – 25 feet minimum
v. Rear yard setback – 10 feet minimum
vi. Side yard setback – 5 feet minimum
vii. Corner side yard setback – 10 feet minimum
viii. A minimum of 0 feet to 5 feet on one side yard and 5 feet to 10 feet on the other side yard, with an aggregate minimum side yard setback of 10 feet between the two lots.
ix. In no case shall units on adjoining lots be separated by less than 10 feet in width
x. Patio home structures located less than four feet from the lot line shall have a "private four-foot perpetual drainage and maintenance easement" provided on the adjacent property and shown on the final plat.
xi. Building height – 40 feet maximum

If the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet.

Where alleys dead-end, a turnaround shall be provided. Waste collection in an alley shall only be provided if approved by the City's waste haul contractor, otherwise, trash collection shall be taken from the front curb. The Homeowners Association shall enforce no parking and keep the alley clear from obstacles.

5. Streets

In the event that there is a conflict between the Valencia PUD and the Utility Agreement and any amended agreements thereafter, the Utility Agreement shall control. The development will provide points of access as required by Streets, Section 62-104(5) Multiple access points with the following modifications:

a. Two points of access. There shall be a minimum two points of access from a collector street into a subdivision or subdivision phase, up to a maximum of 75 platted lots. A boulevard may be used as a second point of access to satisfy this requirement only for the parcel designated as C-08, as shown on the Conceptual Land Use Plan, Exhibit E. Section 1 (D-01) and Section 2 (D-02) shall share a boulevarded entry and second point of access, but shall be platted separately. All entry points as shown on Exhibit E shall provide sufficient access to address. Section 15 (D-05) shall have one boulevarded entry and a second connection via Section 2 (D-02).

b. Three points of access. There shall be a minimum of three points of access from a collector street in a subdivision or subdivision phase for 76 to 175 platted lots.

c. Four points of access. There shall be a minimum of four points of access from a collector

street in a subdivision or subdivision phase for 176 platted lots or greater.

d. Boulevard entries. A boulevard entry may only be considered as two points of access when a third or fourth point of access is triggered under subsections 5.b. and 5.c. above.

e. Future access: A future point of access to an undeveloped area may be used to qualify as a point of access to satisfy the requirements above.

f. The only crossings of the existing drainage channel and canal easement along the western boundary of the PUD shall be Del Bello Boulevard, Dogwood Avenue and Charlotte Street. No additional street crossings shall be required.

g. The parcel designated as C-08 shall only be required to provide one boulevarded point of access to Charlotte street due to existing development to the east and south, proposed detention pond to the west and size of the tract.

6. Commercial

a. Minimum lot width – 60 feet (measured at the front yard setback)
b. Minimum lot depth – 100 feet
c. Front yard setback – 25 feet minimum
d. Rear yard setback – 10 feet minimum
e. Side yard setback – 5 feet minimum
f. Corner side yard setback – 10 feet minimum
g. Building Height:
    i. Pad Site - No building may exceed thirty five feet in height.
    ii. Commercial Anchor Tenant- No building may exceed sixty feet in height
h. Building Materials:
    i. All commercial buildings within the proposed commercial tracts must be composed of a minimum of 75% masonry exclusive of windows, doors, or other transparent materials. The calculation shall be based on the total square footage of all facades.
    ii. The following materials shall meet the masonry requirement:
        1. Stone
        2. Brick
        3. Concrete (including tilt wall)
        4. Hollow clay tile
        5. Concrete Masonry Unit (CMU)
        6. Glass block
        7. True Stucco
        8. Insulated concrete forms (ICF)
    i. Non-masonry materials may not exceed 25% of the building's elevation.
    ii. The following non-masonry materials are permitted. Prior to approval of the use of the below materials, proof must be provided to show that the material and installation process meets ICC and Texas Windstorm standards and as approved by the City's Building Official or City Engineer.
        1. Cementitious Fiber
j. Architectural metal panels to include, but not be limited to: lap-seam metal panels; exposed fastener panels; concealed fastener panels; flat plate metal panels; aluminum composite materials (ACM); metal composite materials (MCM); and/or formed metal panels (r-panels).
k. Landscape Requirements
    i. A minimum of 10% of the site (excluding building footprint) shall be landscaped. All pervious area shall be counted toward the total landscape area (excluding

pavers).

ii. Landscaping and/or a masonry fence shall screen outside storage areas, including but not limited to, loading docks, garbage collection bins and delivery entrances from adjacent property and public street right-of-way

iii. Street Trees
    1. A minimum of 1 tree is required for every 50 feet of street frontage.
    2. No street tree shall be less than three inch (3") caliper
    3. Trees may be grouped or placed at regular intervals so long as the spacing requirements listed above are met.

iv. Parking lot landscaping
    1. In addition to the Street Trees noted above, a minimum two inch (2") caliper tree shall be provided within or adjacent to the parking area at tree islands that:
        a. Are at least 9 feet wide;
        b. Each have a square footage minimum 180 square feet;
        c. Provides 1 tree island for every 10 parking spaces;
        d. The tree islands shall be planted with sod and/or other plantings.
    2. Shrub planting shall be placed along the perimeter of a parking lot to screen the parking lot. The shrubs shall be maintained at a maximum height of 36 inches. Parking lot shrubs shall be a minimum of 24-inches at the time of planting.
    3. At entrance and exits, shrubs shall be no higher than twelve (12) inches in height to comply with sight triangle requirements.

7. Signage

The proposed locations for the project signage can be found in the Conceptual Signage Location Exhibit (Exhibit K). All signage within the development will be in accordance with the Manvel City Sign Ordinance except for the items listed below. When there is a conflict between the requirements in the sign ordinance and this PUD Document, this PUD document will govern.

a. Residential Single-Family Development Signage:

i. Primary Entry Monument: The overall primary entry monument shall consist of a primary monument sign, an attached sign blade wall, and an optional attached covered structure. The primary monument sign shall not exceed a sign area of 200 square feet. The sign blade wall shall attach the primary monument sign and the attached covered structure. The attached covered structure shall be open on three sides and shall contain roof signage that shall not exceed 200 square feet. The combined sign area of the primary monument sign and structure roof sign shall not exceed 400 square feet. The overall building envelope including the primary monument sign, attached sign structure, and attached covered structure shall be no greater than twenty feet (20') in height, sixty feet (60') in length, and twenty feet (20') in depth. These signs will be placed at the major entry point to the project.

ii. Secondary Entry Monument: The secondary entry monument building envelope shall be no greater than twenty-five feet (25') in height, forty feet (40') in length, and fifteen feet (15') in depth. A water cistern twenty-five feet (25') in height by fifteen (15') in length shall contain signage on two walls of the water cistern. An ornamental/decorative fence may be provided as part of the overall design of the secondary entry monument and shall not be measured as part of the building envelope. The combined sign area of the tower and secondary monument sign shall not exceed 400 square feet. These signs will be placed at the secondary entry

points to the project.

iii. Village/Park Entry Monument: Six feet (6') tall with a six-foot by six-foot (6'x6') tower footprint and an attached or isolated sign blade wall with a maximum size of six feet tall by twenty feet in length (6'x20'). The sign area shall not be greater than 64 square feet. These signs will be placed at the entry points to residential subdivisions within the project.

iv. Model Home Monument: Used to identify different builder model homes to potential home buyers. The monuments shall be a maximum of 60 square feet in size and shall not to exceed five feet (5') in height. These monuments may be installed at model homes at various locations within the development. All model home monuments must be removed when the model home is purchased and used as a private home.

v. Temporary Construction Signs/For Sale Signs: To be used during construction of the development. These signs recognize builders, architects, engineers, leasing representatives, lenders, and other associated with the project. There shall be one sign per parcel of land and the sign shall have a maximum of 64 square feet in size and not to exceed eight feet (8') in height and eight feet (8') in width per parcel of land. All temporary signs must be removed when the principle building on the applicable building site is occupied.

vi. Temporary Community Signs: Used to direct potential home buyers to various neighborhoods and/or model homes. These temporary signs may be installed at various locations within the development. In addition, sixteen (16) offsite signs shall be permitted along these corridors:

- Four (4) along Pollard Boulevard from State Highway 6;
- Four (4) along Del Bello Boulevard from State Highway 288 to Pollard Boulevard;
- Two (2) along State Highway 6 from State Highway 288 to Masters Road;
- Two (2) along the west side of SH-288 between Croix Road and Del Bello Blvd;
- One (1) at the northwest intersection of SH-288 and Highway 6;
- One (1) at the southeast intersection of SH-288 and Highway 6;
- One (1) at the southeast intersection of CR-48 and Highway 6;
- One (1) at the intersection of Highway 6 and McCoy Road.

The Temporary Community Signs shall be a maximum of 128 square feet in size and shall not to exceed ten feet (10') in height. These signs may remain until 30 days following the permanent resident occupancy of the last model home. These signs may be placed within the right-of-way with the condition that they be located a minimum of four feet (4') from the back of curb. Placement within State or County rights-of-way shall be subject to approval by the applicable governing agency as part of the sign permitting process. If a Temporary Community Sign is not in compliance with the above section, the City has the right to remove said sign at the expense of the developer with a ten (10) business days notification.

b. Commercial Development Signage:

i. Building Mounted Signs

a. Maximum Sign Area: The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet, whichever is less.

b. Location/Number: Tenants are permitted to have one building mounted sign per building elevation facade, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.
c. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.

i. Monument Signs

These signs shall be freestanding, double-sided monument type set perpendicular to the public street right-of-way.

a. All monument signs shall be located a minimum of 10 feet from the property line.
b. There shall be a minimum of 100 feet between monument signs.
c. All monument signs must be perpendicular to the right of way.
d. Single Tenant Monument Sign
    i. Height - Maximum 6 feet (including base)
    ii. Length – Maximum 13 feet
    iii. Sign Area - Maximum of 45 square feet
    iv. Location/Number: One single tenant monument sign per commercial tract, unless located on a corner; then one located on each public street. Sign shall be constructed perpendicular to the adjacent public street.
    v. Illumination: Internal illumination shall be LED or white neon tubing

e. Multi-Tenant Monument Sign
    i. Height - Maximum 8 feet (including base)
    ii. Length – Maximum 13 feet.
    iii. Sign Area – Maximum of 65 square feet
    iv. Location/Number: One multi-tenant monument sign per commercial tract, unless located on a corner; then one located on each public street. Signs shall be constructed perpendicular to the adjacent public street. If anchor tenant occupies 50,000 SF or more, it may have an additional one single-tenant sign.
    v. If more than one sign is approved, they may not be placed any closer than 110 feet. In no case will there be more than one sign per entrance, unless permitted by Subsection e.iv. above.
    vi. Illumination: Internal illumination shall be LED or white neon tubing per sign specifications.

f. Electronic Reader Boards

Electronic Reader Boards/ LED screens are permitted under the following regulations:

    i. LED signs are permitted for on premised signs and/or for tenants within a single development;
    ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
    iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
    iv. Automatic dimmer equipment must be installed and operational; Maximum wattage at 6,500.
    v. Display Time - The message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling;

vi. Size of the changeable area is no greater than 25 percent of the overall signage area

c. School Signage:

i. Building Mounted Signs

a. Maximum Sign Area: The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet, whichever is less.:
b. Location/Number: Tenants are permitted to have one building fascia sign per building elevation, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.
c. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.

ii. Monument Signs

These signs shall be freestanding, double-sided monument type set perpendicular to the public street right-of-way.

a. All signage shall be located a minimum of 10 feet from the property line.
b. All signage must be perpendicular to the right of way.
c. Height - Maximum 6 feet (including base)
d. Length – Maximum 13 feet
e. Sign Area - Maximum of 45 square feet
f. Location/Number: One sign per school site, unless located on a corner; then one located on each public street. Sign shall be constructed perpendicular to the adjacent public street.
g. Illumination: Internal illumination shall be LED or white neon tubing

h. Electronic Reader Boards

Electronic Reader Boards/ LED screens are permitted under the following regulations:

i. LED signs are permitted for on premised signs;
ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
iv. Automatic dimmer equipment must be installed and operational;
v. Maximum wattage at 6,500.
vi. Display Time - The message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling;
vii. Size of the changeable area is no greater than 25 percent of the overall signage area

8. Trails

The pedestrian pathway system, which is illustrated on the Conceptual Amenities and Open Space Plan (Exhibit H), will use a combination of 12 foot wide and 8 foot wide primary trails, and additional trails of not less than five feet in width to serve the residents of the project and provide multiple pedestrian connections. The trails system will provide easy and safe pedestrian access to public parks, private parks, open space, commercial tracts, single-family residential areas, and the school (if any) located within the project.

9. Utilities

Utilities will be provided by a Municipal Utility District pursuant to a Utility Agreement with the City of Manvel approved at the same time as the Valencia PUD. In the event that there is a conflict between the Valencia PUD and the Utility Agreement and any amended agreements thereafter, the Utility Agreement shall control.

10. Other Regulations

i. Residential Fencing - Fences in any single-family residential district may not exceed seven (7') feet in height. The following fence types shall be permitted within this PUD and as shown on Exhibit O, P, and Q. The Homeowners Association (HOA) shall be responsible for enforcing all fencing guidelines and standards within the community. Any exterior modifications to homes, including fencing, shall be subject to review and approval by the Architectural Review Committee (ARC).

   a. Wood Public Right-of-Way Fence
      i. May be used where a screened edge or visual buffer is desired and constructed where visible from the public right-of-way.
      ii. Applies to residential lots whose rear or street side property lines abut the collector streets of Dogwood Avenue and Charlotte Street.
      iii. The fence must be a six-foot (6') tall, cap top fence with a minimum of a two-inch by six-inch (2''x6'') standard rot board, a two-inch by six-inch (2''x6'') cedar cap, and one-inch by four-inch (1''x4'') cedar trim.
      iv. The interior (yard-facing) side of the fence shall be constructed as a standard 3-rail fence.
      v. Rot boards shall be required on all wood fences visible from the public right-of-way.
      vi.
   b. Wood Good Neighbor Fence
      i. May be used where a uniform, shared appearance between adjoining properties is desired.
      ii. Applies to residential lots whose rear property lines abut other residential lots and not visible from the public right-of-way.
      iii. The fence must be standard six-foot (6') tall, 3-rail fence constructed with six inch (6'') pickets and 4x4 posts.
      iv. A rot board is not required.
   c. Wrought Iron Fence
      i. May be used where visibility, openness, or enhanced aesthetics are desired.
      ii. Applies to residential lots whose rear or side property lines abut a lake. The wrought iron fence shall extend on the side property line for a distance of not less than twenty feet (20') from the rear yard property line, except on corner lot street-side property lines.
      iii. The fence shall be a minimum height of four feet (4').

   d. Concrete Fence
      i. May be used where additional durability, screening, or noise mitigation is desired.
      ii. Applies to lots whose rear or side property lines abut Pollard Boulevard.
      iii. The fence shall be a minimum height of six (6) feet.

ii. Commercial Fencing
   a. Wood Public Right-of-Way Fence
      i. May be used where a screened edge or visual buffer is desired and constructed where visible from the public right-of-way.

ii. The fence must be a minimum six-foot (6') tall, cap top fence with a minimum of a two-inch by six-inch (2''x6'') standard rot board, a two-inch by six-inch (2''x6'') cedar cap, and one-inch by four-inch (1''x4'') cedar trim.
iii. In lieu of a wood fence, a six-foot (6') tall concrete or masonry fence may be provided as an optional upgrade where additional durability, screening, or noise mitigation is desired.

b. Wrought Iron Fence
i. May be used where visibility, openness, or enhanced aesthetics are desired.
ii. The fence shall be a minimum height of four feet (4') and shall not exceed a height of eight feet (8').

iii. Proximity of structures to pipelines - No residential or commercial structure shall be erected or moved to a location nearer than 30 feet to any existing pipeline, except for low pressure distribution system pipeline as defined in section 62-2 of the Manvel Code of Ordinances.

iv. Trees –Trees may be planted within right-of-way medians to enhance the overall landscape plan for the development. Trees shall be planted at a minimum spacing of 50 feet and located within the center of the right-of-way median. They may be located within other areas of the right-of-way in a limited manner to address physical or other constraints that exist in various areas throughout the development. In the event that there are utilities located within the future drip line of the tree, a suitable root barrier shall be used.

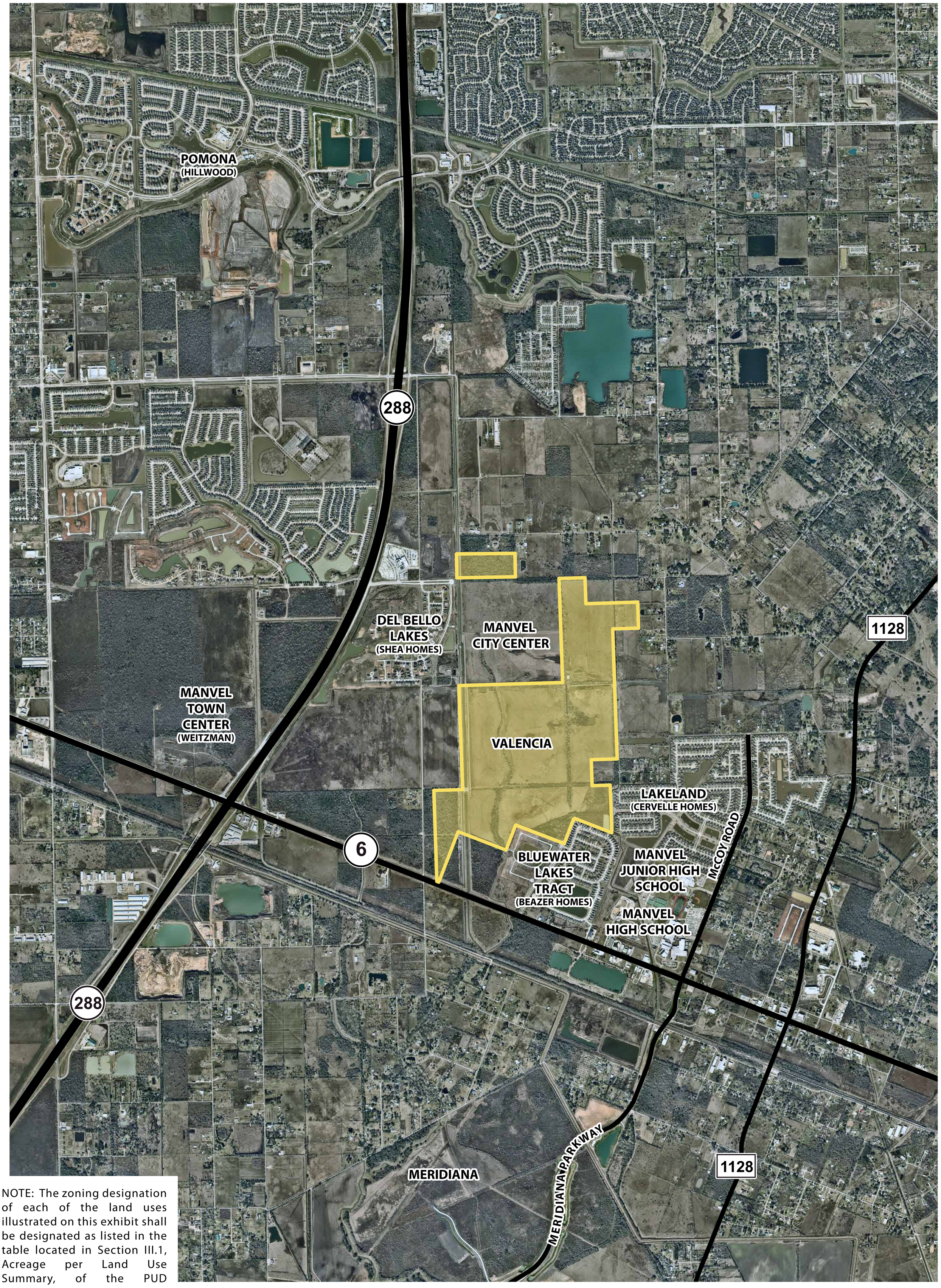
v. Off-street parking areas – Off-street parking areas shall be provided for the use of community occupants and guests at the recreation center site. Twenty-five (25) off-street parking stalls will be provided for the recreation center site.

vi. Paving Material – Permeable pavers, such as Trugrid or a comparable alternative, may be installed around non-residential buildings to fulfill fire code requirements.

V. PHASING / DEVELOPMENT SCHEDULE

The first phase of the project will be south of Del Bello Boulevard and Pollard Boulevard, working from the north to south as the project proceeds, as shown on the Phasing Exhibit (Exhibit I). The location and timing of future phases will be dependent upon market conditions and is subject to change. Commercial development will be driven by market conditions.

The construction of modular voter homes, shall be allowed to be located on the site throughout the duration of the project. A recorded final plat and/or permanent access shall not be required for such uses.



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for

HILLWOOD RESIDENTIAL

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EXHIBIT A

Planned Unit Development
Area Location Exhibit

VALENCIA

±457.0 Acres of Land
Manvel, Texas

Reference Date: 11.07.2025

NORTH

0 500 1000 2000

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN

NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for

HILLWOOD RESIDENTIAL

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

EXHIBIT B

Planned Unit Development
Project Aerial Exhibit

VALENCIA

±457.0 Acres of Land
Manvel, Texas

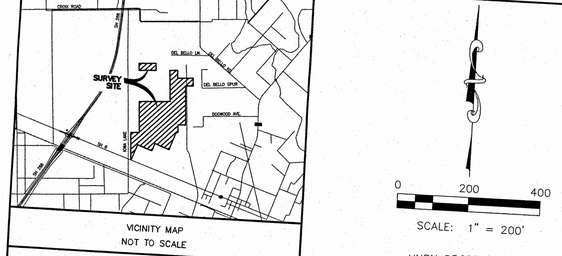
Reference Date: 02.03.2026

NORTH

0 150 300 600

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN



VICINITY MAP
NOT TO SCALE

0 200 400
SCALE: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 70°29'23" W	33.64'
L2	S 86°49'56" W	147.25'

LEGEND

B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.P.R.	PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.D.C.R.	DISTRICT CLERK RECORDS OF BRAZORIA COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME/PAGE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
(S)	SET 5/8" IR W/CAP STAMPED "LJA SURVEY"
IR	IRON ROD
IP	IRON PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
CIP	CAST IRON PIPE
A.K.A.	ALSO-KNOWN-AS
U.E.	UTILITY EASEMENT
RES.	RESERVE
FND.	FOUND
CONC.	CONCRETE MONUMENT
	SAME OWNER
	PROPERTY LINE
	HIGHBANK OF DITCH
X	FENCE (AS SPECIFIED)
OHE	OVERHEAD ELECTRIC
//	PIPELINE
	PIPELINE MARKER
	TELECOMMUNICATIONS MARKER
	POWEREPOLE
	GUY-WIRE
FV	FLUSHING VALVE
WV	WATER VALVE

FND 4"X4" CONC. MONUMENT W/ 3/8" IR (LEANING SLIGHTLY)

HNPN PROPERTIES, LLC
CALLED 10.002 ACRES
DOC. NO. 2019060177
B.C.O.P.R.

MICHAEL M. MCNIERNEY AND HEATHER S. HEDAYATI
CALLED 10.002 ACRES
DOC. NO. 2001053665
B.C.O.R.

RESIDUE OF CALLED 99.9653 ACRES
SLP 288 AND RODEO PALMS II, LP
SLOC 288 AND RODEO PALMS II, LP
NOW KNOWN AS 288 RODEO PALMS, LP
BY CERTIFICATE OF MERGER
DOC. NO. 2017027740, B.C.O.P.R.

BOUNDARY LINE AGREEMENT
DOC. NO. 2019016351, B.C.O.P.R.

UTILITY EASEMENT
DOC. NO. 2019016540
B.C.O.P.R.

GULF COAST WATER AUTHORITY
DOC. NO. 2019016351, B.C.O.P.R.

3,540.42'
N 03°15'28" W
N 03°15'28" W 598.51'

20' WIDE COUNTY ROADWAY
VOL. 2, PG. 91&92 B.C.P.R. (ITEM D.)
BRAZOS RIVER AUTHORITY EASEMENT AND RIGHT-OF-WAY (WIDTH VARIES)
VOL. 1067, PG 786, B.C.D.R.

FND 60D NAIL
BEARS S80°23'16"W-6.20'
@ 34.84' PASSING
FND 5/8" IR (BENT)

LOT 5
N 87°15'19" E 1,465.65'
LOT 11

@ 726.24' PASSING
FND 5/8" IR
WOODEN POST

FND 4"X4" CONC. MON.
2 WOODEN POSTS

LOT 12
FOUR FORTY-THREE, LTD.
20 ACRES
(SECOND TRACT)
VOL. 1048, PG. 760
B.C.D.R.

LOT 17
2-8"X8" WOODEN POSTS
FND 5/8" IR
LOT LINE

WOODEN POST
(S) REMAINS OF A BARBED WIRE FENCE
SURVEY LINE

TRACT 2
19.961 ACRES

20' ROADWAY AND DRAINAGE EASEMENT (ALONG SOUTH AND WEST LINES OF LOTS 6 &12)
VOL. 145, PG. 245, B.C.D.R. (ITEM J)

P.O.B.

LOT 6

ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS VOL. 2, PG. 91 & 92 B.C.P.R.

60' WIDE CANAL EASEMENT
AMERICAN CANAL CO.
VOL. 638, PG. 127, B.C.D.R.
& VOL. (88)583, PG. 134, B.C.D.R.
(ITEM L.)

LOT 18

ALBERT N. DEL BELLO AND MARGARET DEL BELLO
CALLED 150 ACRES
VOL. 1310, PG. 741
B.C.D.R.

LOT 24

JOHN CRAIG LEBOURGEOIS
CALLED 6.978 ACRES
DOC. NO. 08-053061
B.C.O.R.

HERMANN HARTMANN
CALLED 5.50 ACRES
VOL. 788, PG. 580
B.C.D.R.

LOT 39

SYLVIA BUFFY ORNDORFF AND DUSTIN AARON DIFFERENT
CALLED 13.93 ACRES
DOC. NO. 2015054435
B.C.O.P.R.

A.C.H. & B.R.R. COMPANY SURVEY, SEC. 90, (A.K.A.) KATE R. EHRMANN SURVEY, A-459

BOUNDARY LINE AGREEMENT
DOC. NO. 2019016350, B.C.O.P.R.
DOC. NO. 2019016552, B.C.O.P.R.

MARY V. O'DONNELL SURVEY, A-469

S 03°13'46" E 588.05'

MARY J MOUNTFORD
MICHAEL H KASPAR
AND MEDA M KASPAR
CALLED 5.00 ACRES
DOC. NO. 2014047736
B.C.O.P.R.

10.0' (TIE TO FENCE)
2 WOODEN POSTS
@ BRIDGE (DESTROYED)

FND 1/4" IP
BEARS S55°51'35"W-6.79'
FND 5/8" IR W/YELLOW CAP (ILLEGIBLE)
BEARS S35°02'12"W-0.66'

FND 5/8" IR W/CAP STAMPED "FMS"
FND 1/2" IR
BEARS S81°43'50"E-14.4'

N 86°50'32" E 659.90'

RIGHT-OF-WAY EASEMENT
DEL BELLO BOULEVARD
CALLED 0.3505 ACRE
DOC. NO. 2019016545, B.C.O.P.R.

RESERVE "A"

SURVEY LINE

GATE
FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"
18" CPP
15" CPP
4' BARBED WIRE FENCE

S 86°50'32" W 1,465.30'

6.6' (TIE TO FENCE)
5' BARBED WIRE FENCE

1,168.84'

(S) FND 1/2" IR
FND 1/4" P
FND 1/2" IR
BEARS S15°37'01"E-0.90'

LOT 17 60' WIDE CANAL EASEMENT
AMERICAN CANAL CO.
VOL. 638, PG. 127, B.C.D.R.
& VOL. (88)583, PG. 134, B.C.D.R.
(ITEM L)

FND 3/4" IR
FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"
4' BARBED WIRE FENCE
LOT 25

40' WIDE COUNTY ROADWAY
VOL. 2, PG. 91&92 B.C.P.R.
(ITEM D.)

SURVEY LINE

40.7' (TIE TO FENCE)
11.1' (TIE TO FENCE)
LOT 33

60' WIDE CANAL EASEMENT
AMERICAN CANAL CO.
VOL. 638, PG. 127, B.C.D.R.
& VOL. (88)583, PG. 134, B.C.D.R.
(ITEM L)

EASTBANK BAYOU, L.P.
REMAINDER OF
CALLED 19.950 ACRES
DOC. NO. 2007022032
B.C.O.R.

FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"

N 86°49'56" E 1,313.92'

LOT 41

S 03°24'33" E 660.67'

CATHERINE OTT MILES
CALLED WEST 1/2 OF LOT 41
AND 5.5 ACRES
VOL. 145, PG. 1
B.C.D.R.

PEGGY COLDWELL AND CHARLES EUGENE COLDWELL, JR.
CALLED EAST 1/2 OF LOT 41
AND 5 ACRES
FILE NO. 98-028237,
B.C.O.R.

ELMORE OTT BABB
CALLED WEST 1/2 OF LOT 49
AND 5.5 ACRES
VOL. 134, PG. 160
B.C.D.R.

NANCY LEE STUFFLEBEME AND JANET SUE STUFFLEBEME
CALLED EAST 1/2 OF LOT 49
AND 5.0 ACRES
DOC. NO. 2021005980
B.C.O.P.R.

LOT 49

LOT 55

ALFREDO G. ROLDAN AND MERIDA N. ROLDAN
CALLED 4.540 ACRES
DOC. NO. 2019059170
B.C.O.P.R.

FND 1/2" IR
N.E. COR. OF LOT 55
N.E. COR. SEC 73

N 86°50'32" E 1,973.81'

SURVEY LINE

(A) JEFFERY WAYNE SCOPEL
CALLED 1.157 ACRES
DOC. NO. 2005013109
B.C.O.R.

(B) JEFFERY WAYNE SCOPEL
CALLED 1.157 ACRES
DOC. NO. 2020061362
B.C.O.P.R.

(C) JEFFERY WAYNE SCOPEL
CALLED 1.157 ACRES
DOC. NO. 2005013108
B.C.O.R.

(D) JEFFERY WAYNE SCOPEL
CALLED 1.157 ACRES
DOC. NO. 2005013107
B.C.O.R.

(E) ALEXANDRIA MacMILLAN AND BENJAMIN MacMILLAN
CALLED 2.31 ACRES
DOC. NO. 2019049484,
B.C.O.P.R.

(F) DOUGLAS L. VARNER
CALLED 1.157 ACRES
DOC. NO. 2005049976
DESCRIBED IN DOC. NO. 94-045184
B.C.O.R.

(G) DOUGLAS L. VARNER
CALLED 1.157 ACRES
VOL. (87)421 PG. 194
B.C.O.R.

DEL BELLO LAKES SECTION 1
DOC. NO. 2019081988
B.C.O.P.R.

MANVEL PARKWAY (120' R.O.W.)
DOC NO. 2019082193, B.C.O.P.R.

UTILITY EASEMENT
DOC. NO. 2019016541
B.C.O.P.R.

BOUNDARY LINE AGREEMENT
DOC. NO. 2019016350, B.C.O.P.R.
DOC. NO. 2019016552, B.C.O.P.R.

H.T. & B.R.R. COMPANY SURVEY, SEC. 72, (A.K.A.) KATE R. EHRMANN SURVEY, A-460

RESERVE "A"

RESERVE "B"

RESERVE "C"

BOUNDARY LINE AGREEMENT
DOC. NO. 2019016350, B.C.O.P.R.
DOC. NO. 2019016552, B.C.O.P.R.

GULF COAST WATER AUTHORITY
DOC. NO. 2019016350, B.C.O.P.R.

H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301

LOT 1

FND 5/8" IR (BENT)
@ 1,436.21' PASSING
FND 5/8" IR (BENT)

DRAINAGE EASEMENT
BRAZORIA CO. MUD NO. 43
CALLED 1.790 ACRES
DOC. NO. 2016011558, B.C.O.P.R.

20' STRIP (PARCEL "A")
BRAZOS RIVER AUTHORITY
VOL. 1070, PG. 318
B.C.D.R.

105' STRIP (PARCEL "C")
BRAZOS RIVER AUTHORITY
VOL. 1070, PG. 315
B.C.D.R.

BLOCK 73

FND 5/8" IR W/CAP STAMPED "FMS"
FND 5/8" IR (BENT)

LOT 2

DRAINAGE EASEMENT
BRAZORIA CO. MUD NO. 43
CALLED 1.771 ACRES
FILE NO. 2016057460, B.C.O.P.R.

CITY OF MANVEL
CALLED 10.00 ACRS
DOC. NO. 2020020450
B.C.O.R.

20' WIDE COUNTY ROADWAY
VOL. 2, PG. 91&92 B.C.P.R.
(ITEM D.)

FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"

FND 5/8" IR (BENT)
FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"

LOT 3

20' STRIP (PARCEL "B")
BRAZOS RIVER AUTHORITY
VOL. 1070, PG. 318
B.C.D.R.

ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2, PG. 91&92 B.C.P.R.

LOT 10

LOT 11

LOT 18

CITY OF MANVEL
CALLED 149.639 ACRES
DOC. NO. 2018034498
B.C.O.P.R.

LOT 19

LOT 26

LOT 27

4' BARBED WIRE FENCE

FOUR FORTY-THREE, LTD.
(FIRST TRACT)
VOL. 1048, PG. 760
B.C.D.R.

LOT 34

TRACT 1
418.432 ACRES

60' WIDE CANAL EASEMENT
AMERICAN CANAL CO.
VOL. 638, PG. 127, B.C.D.R.
& VOL. (88)583, PG. 134, B.C.D.R.
(ITEM L.)

40' WIDE COUNTY ROADWAY
VOL. 2, PG. 91&92 B.C.P.R.
(ITEM D.)

N 03°27'03" W 2,641.03'

60' WIDE CANAL EASEMENT
AMERICAN CANAL CO.
VOL. 638, PG. 127, B.C.D.R.
& VOL. (88)583, PG. 134, B.C.D.R.
(ITEM L.)

LOT 35

LOT 42

EASTBANK BAYOU, LP
CALLED 19.944 ACRES
DOC. NO. 2008004369
B.C.O.R.

4' BARBED WIRE FENCE

20' ROADWAY AND DRAINAGE EASEMENT (ALONG SOUTH LINE OF LOT 42)
VOL. 123, PG. 17, B.C.D.R.
(ITEM G)

LOT 43

EASTBANK BAYOU, LP
CALLED 19.944 ACRES
DOC. NO. 2008004369
B.C.O.R.

LOT 50

677.47' PASSING
FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"
4' HOGWIRE FENCES

LOT 56

FND 3/4" IP
FND 1" IP

4' BARBED WIRE FENCE

IRRIGATION EASEMENT (UNDEFINED WIDTH)
BRAZOS VALLEY RICE COMPANY
VOL. 702, PG. 667 & VOL. 832, PG. 278,
B.C.D.R. (ITEM M.)

FOUR FORTY THREE ANNEX NO. 1 LTD.
CALLED 10 ACRES (LOT 50)
DOC. NO 2006045403, B.C.O.R.

FND 1/2" IR W/CAP STAMPED "PIN POINT RPLS 6086"

20' ROADWAY AND DRAINAGE EASEMENT (ALONG SOUTH LINE OF LOT 50)
VOL. 130, PG. 301, B.C.D.R.
(ITEM I)

4' HOGWIRE FENCE
4' BARBED WIRE FENCE

S 03°24'33" E 660.00'

4' HOG & BARBED WIRE FENCE

23.0' (TIE TO FENCE)

S 86°49'56" W 655.76'

@ 636.01' PASSING
FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"

LOT 51

S 03°24'33" E 3,300.00'

LOUIS LIRA
VOL. 1694, PG.653
B.C.D.R.

(S) LOTERBAUER MINOR PLAT
LOT 1, BLOCK 1
DOC. NO. 2018013012
B.C.O.P.R.

MATCHLINE-SHEET 2

SURVEYOR'S CERTIFICATE

I KEITH W. MONROE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO WESTBANK BAYOU, L.P., EASTBANK BAYOU, L.P., CYNTHIA LEE SOWELL WEISINGER, CRISTI SOWELL HARVY, ANDREW WARD SOWELL, AS CO-TRUSTEES OF THE CHARLES L. SOWELL FAMILY TRUST, FOUR FORTY-THREE, LTD., FOUR FORTY-THREE ANNEX NO. 1, LTD., CHICAGO TITLE OF TEXAS, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY AND HILLWOOD ENTERPRISES, LP, THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION 2 SURVEY.

THE FIELD WORK WAS COMPLETED FEBRUARY, 2021.

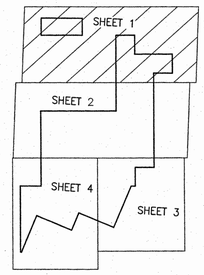
Keith L. Monroe

KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797
DATED FEBRUARY 26, 2021

STATE OF TEXAS
REGISTERED
KEITH W. MONROE
4797
PROFESSIONAL
LAND SURVEYOR

3-19-21

EXHIBIT C



ACREAGE SUMMARY

TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

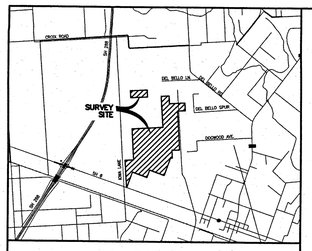
REVISED ON MARCH 19, 2021 TO REFLECT UPDATED TITLE COMMITMENT.

LAND TITLE SURVEY OF
438.393 ACRES
ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50 OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O" OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, VOL. 2, PAGE 91-92, B.C.P.R. ALL OF OUTLOTS 175 AND 195 AND PART OF OUTLOTS 174 AND 180 DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R. LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SEC 65, A-285, H.T. & B. R.R. CO. SURVEY, SEC 73, A-301, H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.) MARY V. O'DONNELL SURVEY , A-483, AND MARY V. O'DONNELL SURVEY, A-469 BRAZORIA COUNTY, TEXAS

FEBRUARY 2021 JOB NO. LJAS001-2791-2101

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
TBPELS Firm Registration No. 10194382

S:\Sections\Survey\Projects\LJAS001\2791\2101\CAD\SOWELL LTS.dwg 3/19/2021



VICINITY MAP
NOT TO SCALE

0 200 400
SCALE: 1" = 200'

MATCHLINE-SHEET 1

LINE	BEARING	DISTANCE
L1	N 70°29'23" W	33.64'
L2	S 86°49'56" W	147.25'

LEGEND

B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.P.R.	PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.D.C.R.	DISTRICT CLERK RECORDS OF BRAZORIA COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME/PAGE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
(S)	SET 5/8" IR W/CAP STAMPED "LJA SURVEY"
IR	IRON ROD
IP	IRON PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
CIP	CAST IRON PIPE
A.K.A.	ALSO-KNOWN-AS
U.E.	UTILITY EASEMENT
RES.	RESERVE
FND.	FOUND
CONC.	CONCRETE MONUMENT
	SAME OWNER
	PROPERTY LINE
	HIGHBANK OF DITCH
X	FENCE (AS SPECIFIED)
OHE	OVERHEAD ELECTRIC
//	PIPELINE
	PIPELINE MARKER
	TELECOMMUNICATIONS MARKER
	POWERPOLE
	GUY-WIRE
FV	FLUSHING VALVE
WV	WATER VALVE

EXHIBIT C

SHEET 1
SHEET 2
SHEET 4
SHEET 3
MATCHLINE-SHEET 3
MATCHLINE-SHEET 4

ACREAGE SUMMARY

TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

LAND TITLE SURVEY OF 438.393 ACRES

ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50 OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O" OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, VOL. 2, PAGE 91-92, B.C.P.R. ALL OF OUTLOTS 175 AND 195 AND PART OF OUTLOTS 174 AND 180 DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R. LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SEC 65, A-285, H.T. & B. R.R. CO. SURVEY, SEC 73, A-301, H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.) MARY V. O'DONNELL SURVEY , A-483, AND MARY V. O'DONNELL SURVEY, A-469 BRAZORIA COUNTY, TEXAS

FEBRUARY 2021 JOB NO. LJAS001-2791-2101

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

3-19-21

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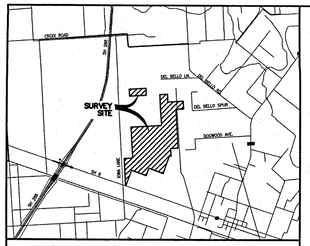
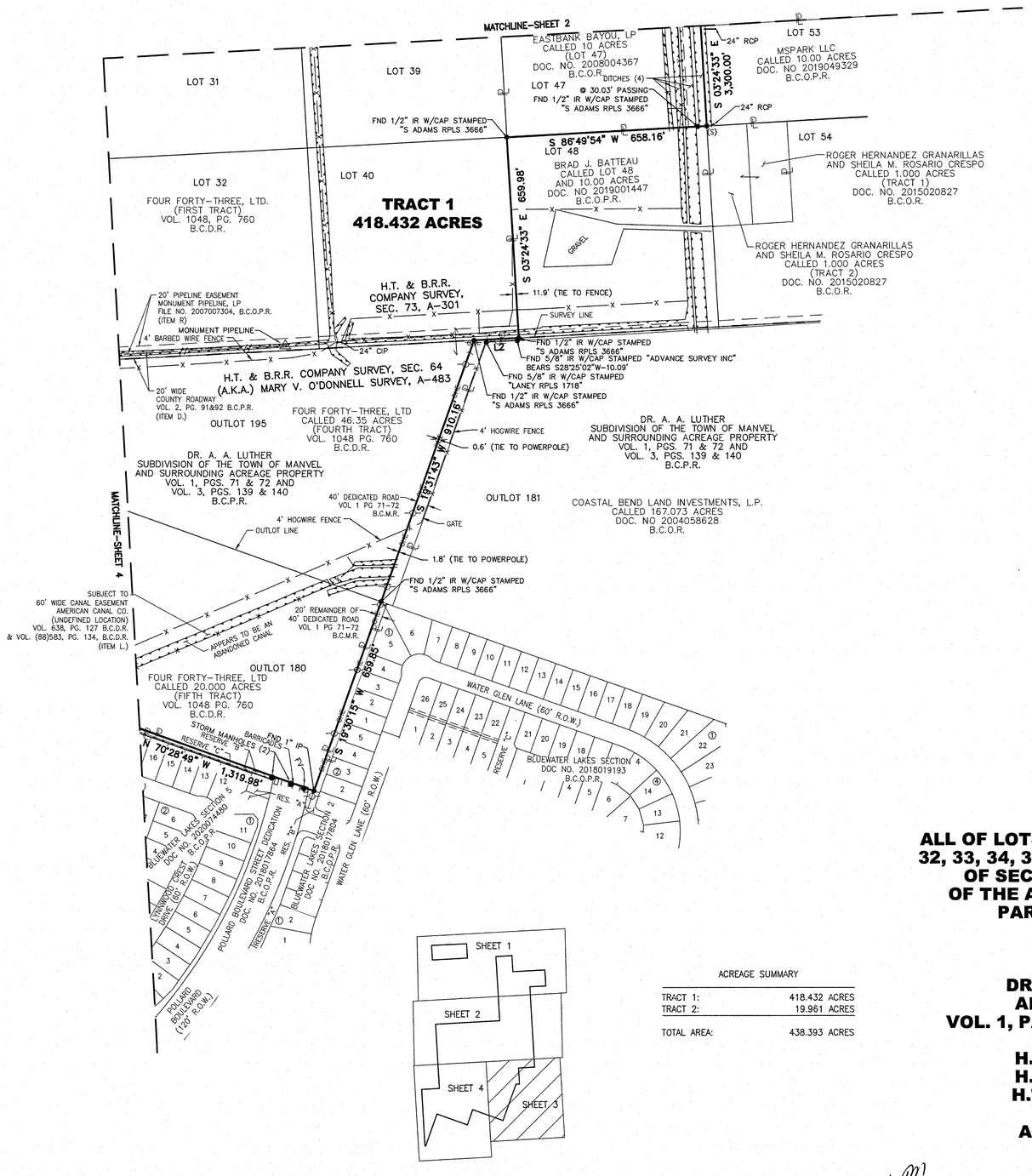


VICINITY MAP
NOT TO SCALE

0 200 400

SCALE: 1" = 200'



LINE	BEARING	DISTANCE
L1	N 70°29'23" W	33.64'
L2	S 86°49'56" W	147.25'

LEGEND

B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.P.R.	PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.D.C.R.	DISTRICT CLERK RECORDS OF BRAZORIA COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME/PAGE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
(S)	SET 5/8" IR W/CAP STAMPED "LJA SURVEY"
IR	IRON ROD
IP	IRON PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
CIP	CAST IRON PIPE
A.K.A.	ALSO-KNOWN-AS
U.E.	UTILITY EASEMENT
RES.	RESERVE
FND.	FOUND
CONC.	CONCRETE MONUMENT
	SAME OWNER
	PROPERTY LINE
	HIGHBANK OF DITCH
X	FENCE (AS SPECIFIED)
OHE	OVERHEAD ELECTRIC
//	PIPELINE
	PIPELINE MARKER
	TELECOMMUNICATIONS MARKER
	POWEREPOLE
	GUY-WIRE
FV	FLUSHING VALVE
WV	WATER VALVE

ACREAGE SUMMARY

TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

EXHIBIT C

LAND TITLE SURVEY OF
438.393 ACRES
ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50 OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O" OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, VOL. 2, PAGE 91-92, B.C.P.R. ALL OF OUTLOTS 175 AND 195 AND PART OF OUTLOTS 174 AND 180 DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R. LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SEC 65, A-285, H.T. & B. R.R. CO. SURVEY, SEC 73, A-301, H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.) MARY V. O'DONNELL SURVEY , A-483, AND MARY V. O'DONNELL SURVEY, A-469 BRAZORIA COUNTY, TEXAS

FEBRUARY 2021 JOB NO. LJAS001-2791-2101

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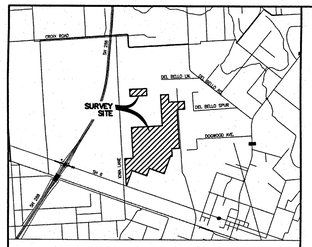

VICINITY MAP
NOT TO SCALE

SCALE: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 70°29'23" W	33.64'
L2	S 86°49'56" W	147.25'

LEGEND

B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
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A.K.A.	ALSO-KNOWN-AS
U.E.	UTILITY EASEMENT
RES.	RESERVE
FND.	FOUND
CONC.	CONCRETE MONUMENT
	SAME OWNER
	PROPERTY LINE
	HIGHBANK OF DITCH
X	FENCE (AS SPECIFIED)
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//	PIPELINE
	PIPELINE MARKER
	TELECOMMUNICATIONS MARKER
	POWERPOLE
	GUY-WIRE
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EXHIBIT C

LAND TITLE SURVEY OF
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ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50 OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O" OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, VOL. 2, PAGE 91-92, B.C.P.R. ALL OF OUTLOTS 175 AND 195 AND PART OF OUTLOTS 174 AND 180 DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R. LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SEC 65, A-285, H.T. & B. R.R. CO. SURVEY, SEC 73, A-301, H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.) MARY V. O'DONNELL SURVEY , A-483, AND MARY V. O'DONNELL SURVEY, A-469 BRAZORIA COUNTY, TEXAS

FEBRUARY 2021 JOB NO. LJAS001-2791-2101

ACREAGE SUMMARY

TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

SHEET 4 OF 5

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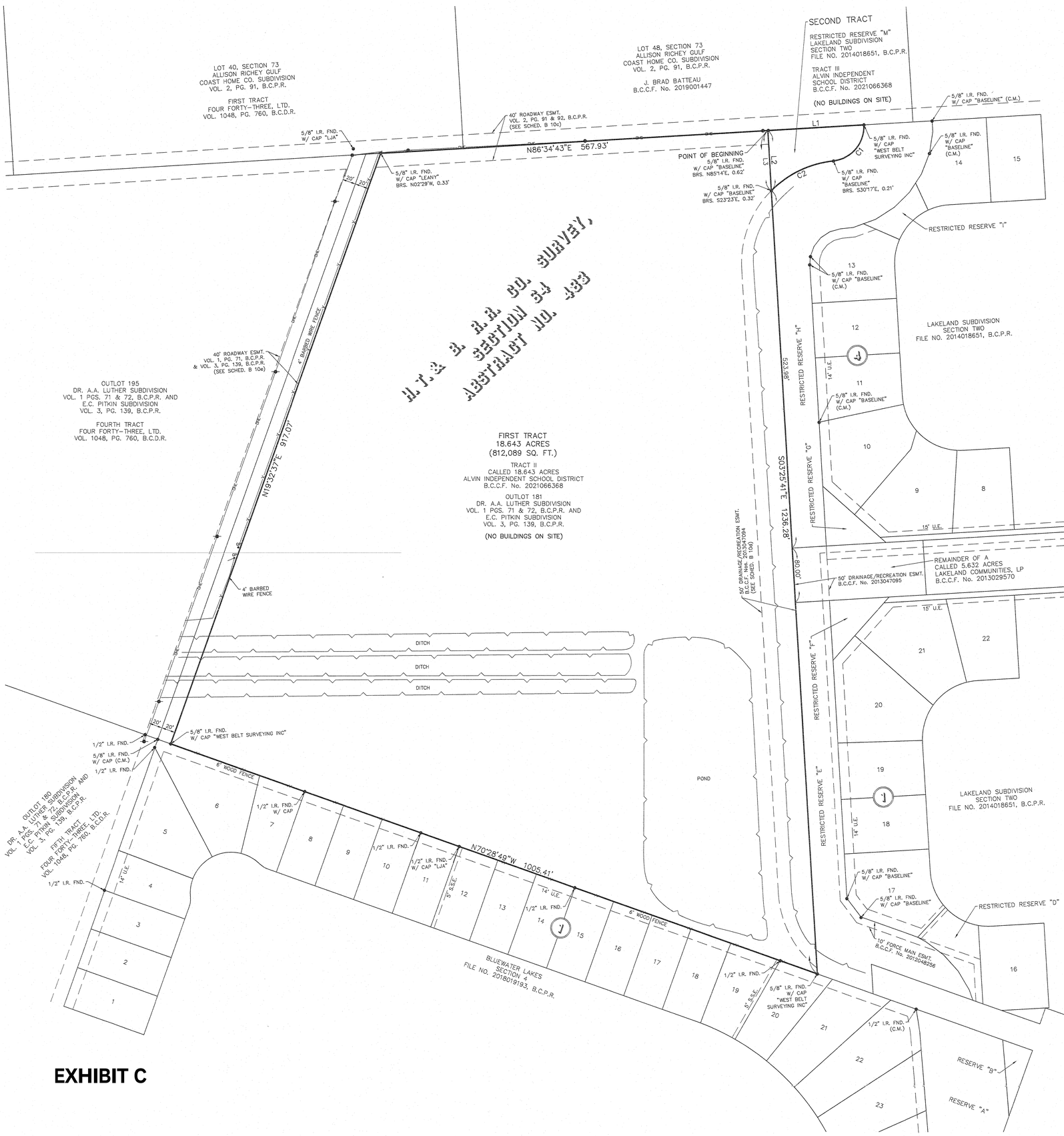
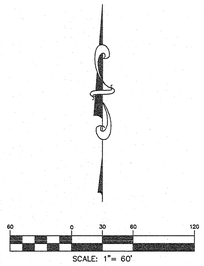
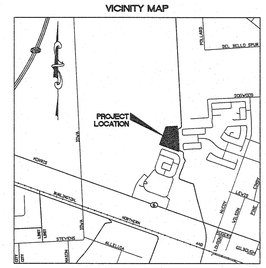




VICINITY MAP



LEGEND

- GATE POST
- POWER POLE

ABBREVIATIONS

B.C.C.F.–BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.–BRAZORIA COUNTY DEED RECORDS
B.C.P.R.–BRAZORIA COUNTY PLAT RECORDS
BRS.–BEARS
C.M.–CONTROL MONUMENT
ESMT.–EASEMENT
FND.–FOUND
I.R.–IRON ROD
OHE–OVERHEAD ELECTRIC
PG.–PAGE
S.S.E.–SANITARY SEWER EASEMENT
U.E.–UTILITY EASEMENT
VOL.–VOLUME

LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°34'43"E	141.29'
L2	N03°25'41"W	88.02'
L3	S03°25'41"E	88.02'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	76.36'	50.00'	87°29'47"	S40°19'36"W	69.15'
C2	102.93'	150.00'	39°18'54"	S64°25'03"W	100.92'

FIRST TRACT

18.643 ACRES
812,089 SQUARE FEET
H.T.&B. R.R. CO. SURVEY, SECTION 64
ABSTRACT NO. 483
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 18.643 acre (812,089 square foot) tract of land located in the H.T.&B. R.R. Co. Survey, Section 64, Abstract Number 483, City of Manvel, Brazoria County, Texas and said 18.643 acre tract of land being all of Tract II, a called 18.643 acre tract described in the deed to Alvin Independent School District recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2021066368, and being out of and a part of Outlot 181, Dr. A.A. Luther Subdivision recorded under Volume (Vol.) 1, Pages (Pg.) 71 & 72 of the Brazoria County Plat Records (B.C.P.R.) and the E.C. Pitkin Subdivision recorded under Vol. 3, Pg. 139, B.C.P.R., said 18.643 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING in the southerly line of Lot 48, Section 73, Allison Richey Gulf Coast Home Co. Subdivision, recorded under Vol. 2, Pg. 91, B.C.P.R. and being the northwest corner of Restricted Reserve "M", Lakeland Subdivision, Section Two recorded under File No. 2014018651, B.C.P.R. and the northeast corner of said Tract II and the herein described tract, from which a 5/8–inch iron rod with cap stamped "Baseline" found bears, North 85 degrees 14 minutes East, 0.62 feet;

THENCE, South 03 degrees 25 minutes 41 seconds East, along the west line of said Restricted Reserve "M", passing at a distance of 88.02 feet, the southwest corner of said Restricted Reserve "M" and the most westerly northwest corner of Restricted Reserve "H", said Lakeland Subdivision, Section 2, from which a 5/8–inch iron rod with cap stamped "Baseline" bears, South 23 degrees 23 minutes East, 0.32 feet, continuing along the west line of said Restricted Reserve "H", passing at a distance of 612.00 feet, the southwest corner of said Restricted Reserve "H" and the northwest corner of the remainder of a called 5.632 acre tract described in the deed to Lakeland Communities, LP, recorded under B.C.C.F. No. 2013029570, continuing along the west line of said remainder of a called 5.632 acre tract, passing at a distance of 692.00 feet, the southwest corner of said remainder of a called 5.632 acre tract and the northwest corner of Restricted Reserve "E", said Lakeland Subdivision, Section Two, continuing along the west line of said Restricted Reserve "E", a total distance of 1,236.28 feet, to a 5/8–inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found in the northeasterly line of Lot 20, Block 1, Bluewater Lakes, Section 4, a subdivision recorded under File No. 2018019193, B.C.P.R. and marking the southwest corner of said Restricted Reserve "E" and the southeast corner of said Tract II and the herein described tract;

THENCE, North 70 degrees 28 minutes 49 seconds West, along the northeasterly line of said Block 1, Bluewater Lakes, Section 4, a distance of 1,005.41 feet, to a 5/8–inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found in the northeasterly line of Lot 6, Block 1, said Bluewater Lakes, Section 4 and the southeasterly line of a 40' wide roadway easement, recorded under Vol. 1, Pgs. 71 & 72, B.C.P.R. and Vol. 3, Pg. 139, B.C.P.R. and marking the southwest corner of said Tract II and the herein described tract, from which a 5/8–inch iron rod with cap found bears, North 70 degrees 28 minutes West, 20.00 feet and a 1/2–inch iron rod found bears, North 70 degrees 29 minutes West, 40.00 feet;

THENCE, North 19 degrees 32 minutes 37 seconds East, departing the northeasterly line of said Block 1, Bluewater Lakes, Section 4 and along the southeasterly line of said 40' wide roadway easement, a distance of 917.07 feet, to the southerly of Lot 40, Section 73, aforesaid Allison Richey Gulf Coast Home Co. subdivision and the northwest corner of said Tract II and the herein described tract, from which a 5/8–inch iron rod with cap stamped "Leany" found bears, North 02 degrees 29 minutes West, 0.33 feet;

THENCE, North 86 degrees 34 minutes 43 seconds East, along the southerly line of said Lot 40, Section 73 and aforesaid Lot 48, Section 73, a distance of 567.93 feet, to the POINT OF BEGINNING and containing a computed area of 18.643 acres (812,089 square feet) of land.

SECOND TRACT

Restricted Reserve "M"
Lake Land Subdivision, Section Two
File No. 2014018651, B.C.P.R.

I certify hereby to Valencia 288, LLC, A Texas Limited Liability Company and Old Republic National Title Insurance Company that (a) this Survey conforms to the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II TSPS Land Title Survey, (b) this plat of survey and the property description set forth hereon are true and correct and prepared from an actual on–the–ground survey of the real property (the 'Property') shown hereon; (c) such survey was conducted by the Surveyor, or under his supervision; (d) all monuments, shown hereon actually exist, and the location, size, and type of material thereof are correctly shown; (e) except as shown hereon, there are no visible protrusions onto the Property or therefrom, there are no improvements on the Property, there are no visible easements or rights–of–way on the Property and there are no visible discrepancies, conflicts, shortages in area, or boundary line conflicts; (f) the size, location, and type of improvements are as shown hereon, and all are located within the boundaries of the Property and are set back from the Property lines the distances indicated; (i) all recorded easements and other exceptions, as noted in the Title Company's Commitment for Title Insurance No. 23003142A, effective date: November 2, 2023, Issue date: December 4, 2023, have been correctly platted hereon; (j) the boundaries, dimensions, and other details shown hereon are true and correct; and (k) the Property flood zone designation is noted, as defined by the Federal Emergency Management Agency, as reflected by Floor Insurance Rate Map Panel # 48039C0130K, map revised date: December 30, 2020, which such map panel covers the area in which the Property is situated.
Executed on December 4, 2023.

STATE OF TEXAS REGISTERED JOEL D. WALKER 5189 PROFESSIONAL LAND SURVEYOR

12/4/23
DATE

JOEL D. WALKER, R.P.L.S.
TEXAS REGISTRATION NO. 5189

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83

2. THE CAD FILE OF THE DRAWING SHOWN HEREIN IS BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE SURFACE VALUE (NAD83) AND MAY BE CONVERTED TO GRID BY SCALING THE DRAWING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.9998681151807.

3. ACCORDING TO F.I.R.M. MAP NO. 48039C0130K (COMMUNITY–PANEL NO. 480076013OK), MAP REVISED DATE: DECEMBER 30, 2020. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

4. ALL UTILITIES SHOWN HEREON ARE LOCATED USING "APPARENT & VISIBLE" EVIDENCE BY ON–SITE OBSERVATION UNLESS OTHERWISE NOTED.

5. THE SUBJECT TRACT IS AFFECTED BY THE CITY ORDINANCES AND ZONING REGULATIONS OF THE CITY OF MANVEL FOR ZONE "SINGLE FAMILY RESIDENTIAL DISTRICT".

6. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUE. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

7. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 23003142A. EFFECTIVE DATE: NOVEMBER 2, 2023. ISSUE DATE: DECEMBER 4, 2023.

8. THE SUBJECT TRACT IS AFFECTED BY THE RESTRICTIVE COVENANTS RECORDED IN FILE No. 2014018651, B.C.P.R. AND B.C.C.F. Nos. 2014019226, 2014019758, 2014019759, 2021069517 AND 2023041966. (AS TO SECOND TRACT) (SEE SCHED. B 1)

9. THE SUBJECT TRACT IS AFFECTED BY CITY OF MANVEL ORDINANCE No. 78–4 RECORDED UNDER VOL. 1447, PG. 442, B.C.D.R. (SEE SCHED. B 10l)

10. THE SUBJECT TRACT IS AFFECTED BY CITY OF MANVEL ORDINANCE No. 2008–O–12 RECORDED UNDER B.C.C.F. No. 2008026132. (SEE SCHED. B 10m)

11. THE SUBJECT TRACT IS AFFECTED BY THE BLANKET EASEMENT TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., d/b/a CENTERPOINT ENERGY TEXAS GAS OPERATIONS, AND SOUTHWESTERN BELL TELEPHONE COMPANY, d/b/a AT&T TEXAS, AND COMCAST OF HOUSTON, LLC RECORDED UNDER B.C.C.F. No. 2012048141. (AS TO SECOND TRACT) (SEE SCHED. B 10p)

12. THE SUBJECT TRACT IS AFFECTED BY THE BLANKET EASEMENT TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., d/b/a CENTERPOINT ENERGY TEXAS GAS OPERATIONS, AND SOUTHWESTERN BELL TELEPHONE COMPANY, d/b/a AT&T TEXAS, AND COMCAST OF HOUSTON, LLC RECORDED UNDER B.C.C.F. No. 2014002448. (AS TO SECOND TRACT) (SEE SCHED. B 10q)

13. THE SUBJECT TRACT IS AFFECTED BY THE EASEMENTS RECORDED UNDER B.C.C.F. No. 2014019226. (AS TO SECOND TRACT) (SEE SCHED. B 10r)

14. THE OIL, GAS AND OTHER MINERAL RIGHTS RECORDED UNDER VOL. 609, PG. 258, B.C.D.R., VOL. 609, PG. 260, B.C.D.R. AND B.C.C.F. Nos. 2008020855, 2013028725 AND 2015029838 THRU 2015029852 DO NOT LIE WITHIN THE BOUNDARY OF THE SUBJECT TRACT. (AS TO SECOND TRACT) (SEE SCHED. B 10s thru v)

15. THE SUBJECT TRACT IS AFFECTED BY THE ANNUAL ASSESSMENTS, SPECIAL ASSESSMENTS AND SPECIFIC ASSESSMENTS RECORDED UNDER B.C.C.F. Nos. 2014019226, 2014019758, 2021069517 AND 2023041966. (AS TO SECOND TRACT) (SEE SCHED. B 10w)

16. THE SUBJECT TRACT IS AFFECTED BY THE WAIVER OF SPECIAL APPRAISAL FOR THE BENEFIT OF BRAZORIA COUNTY M.U.D. No. 61 RECORDED UNDER B.C.C.F. No. 2018002858. (AS TO SECOND TRACT) (SEE SCHED. B 10x)

ALVIN INDEPENDENT SCHOOL DISTRICT

LAND TITLE SURVEY

FIRST TRACT
18.643 ACRE TRACT AND
SECOND TRACT
RESTRICTED RESERVE "M",
LAKELAND SUBDIVISION,
SECTION TWO
OUT OF THE
H.T.&B. R.R. CO. SURVEY,
SECTION 64
ABSTRACT NO. 483
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

WEST BELT SURVEYING, INC.
21020 PARK ROW
KATY, TX. 77449
PHONE: (281) 599-8288
FAX: (281) 492-6926
CERTIFIED FIRM NO. 10073800

NO.	DATE	REVISIONS	BY
1	12/4/23	REFERENCED NEW TITLE COMMITMENT	MDL

DRAWN BY: MDL	CHECKED BY: KMH
SCALE: 1"=60'	APPROVED BY: JDW
PROJECT NO. S647–0337A	DATE: NOVEMBER 28, 2023

05 Dec 2023 3:21PM markl
G:_sdsk\proj\S647\0337A\DWG\LTS120423.dwg

NOTES:

1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJ.

2) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CHICAGO TITLE OF TEXAS, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, GF NO. CTH-COM-CTT20731337, HAVING AN EFFECTIVE DATE OF MARCH 3, 2021, AND AN ISSUED DATE MARCH 10, 2021. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.

THE FOLLOWING ITEMS IN SCHEDULE B, ARE AS FOLLOWS:

10 D. ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; PUBLIC ROAD EASEMENT ALONG THE NORTH PROPERTY LINE. (AS TO LOTS 5, 7, 13, 15, 19, 21, 23, 29, 31, 33, 34, 35, 37, 39, 43, 45 AND 47 AND OUTLOTS 174, 175 AND 195, OF TRACT 1)
PUBLIC ROAD EASEMENT ALONG THE SOUTH PROPERTY LINE. (AS TO LOTS 6, 8, 14, 16, 22, 24, 30, 32, 34, 36, 38, 40, 42, 44, 46 AND 50, OF TRACT 1 AND TRACT 2)
PUBLIC ROAD EASEMENT ALONG THE WEST PROPERTY LINE. (LOTS 5, 6, 7 AND 8, OF TRACT 1 AND LOT 6, OF TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 E. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: JULY 30, 1913
RECORDING NO:VOLUME 120, PAGE 632, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 F. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: OCTOBER 9, 1913
RECORDING NO:VOLUME 122, PAGE 523, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 G. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: AUGUST 15, 1913
RECORDING NO:VOLUME 123, PAGE 17, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 42, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 H. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION
RECORDING DATE: NOVEMBER 19, 1914
RECORDING NO:VOLUME 129, PAGE 337, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 7 AND 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 I. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION
RECORDING DATE: JUNE 25, 1914
RECORDING NO:VOLUME 130, PAGE 301, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 J. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: FEBRUARY 27, 1918
RECORDING NO:VOLUME 145, PAGE 245, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO TRACT 2)

10 K. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: OCTOBER 15, 1920
RECORDING NO:VOLUME 165, PAGE 67, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 47, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 L. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:AMERICAN CANAL COMPANY
RECORDING DATE: NOVEMBER 22, 1955
RECORDING NO:VOLUME 638, PAGE 127, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AS AFFECTED BY INSTRUMENT RECORDED IN VOLUME (88) 583, PAGE 134, DEED RECORDS BRAZORIA COUNTY, TEXAS
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 25, 33, 34, 35, 36, 37, 45, 46 AND 47 AND OUTLOT 180 AND OUTLOT 195, OF TRACT 1 AND TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 M. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:BRAZOS VALLEY RICE COMPANY
RECORDING DATE: OCTOBER 8, 1962
RECORDING NO:VOLUME 702, PAGE 687, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AND INSTRUMENT RECORDED IN VOLUME 832, PAGE 278, DEED RECORDS BRAZORIA COUNTY, TEXAS
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT(LOT 50), NO DEFINED WIDTH.

10 N. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: BRAZOS RIVER AUTHORITY
RECORDING DATE: SEPTEMBER 24, 1970
RECORDING NO:VOLUME 1070, PAGE 46, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUOTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 O. ROAD AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS REFERENCED IN A DOCUMENT: RECORDING DATE: SEPTEMBER 27, 1973
RECORDING NO:VOLUME 1177, PAGE 396, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:REFERENCED IN PARAGRAPHS A. AND B. TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 P. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: GALVESTON COUNTY WATER AUTHORITY
RECORDING DATE: AUGUST 24, 1988
RECORDING NO:IN VOLUME (88) 584, PAGE 517, DEED RECORDS BRAZORIA COUNTY, TEXAS AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOT 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 Q. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007303
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 R. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007304
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 24, 32 AND 40, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 S. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007305
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 T. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: MARCH 15, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016011560
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 U. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 1, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016025269
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 V. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026156.
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
JUDGEMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622-IS NOT RELATED TO SAID BCMUD NO. 43 EASEMENT

10 W. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026159
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 X. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN AN AGREED FINAL JUDGMENT: GRANTED TO: ENTERPRISE CRUDE PIPELINECOMPANY LLC
RECORDING DATE: OCTOBER 19, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016051534 AND INSTRIMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5, 13, 21, 29, 37 AND 45, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 CG. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY: WESTBANK BAYOU, L.P., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 26, 2019
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019046366. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 CH. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY:FOUR FORTY-THREE, LTD., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 26, 2019
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019047623. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

3) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAPS, MAP NO. 48039C0130K, AND MAP NO. 48039C0110K, WITH A REVISED DATE OF DECEMBER 30, 2020, BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "AO" (DEPTH 2'), AND ZONE "X"(UNSHADED). ZONE "X"(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AO" IS DEFINED AS A SPECIAL FLOOD HAZARD AREA WITH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."

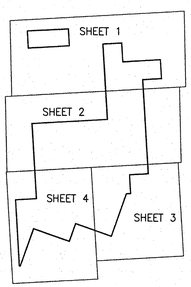
4) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.

5) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.

6) THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.

7) THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.

EXHIBIT C



ACREAGE SUMMARY

TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

LAND TITLE SURVEY OF
438.393 ACRES
ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50 OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O" OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, VOL. 2, PAGE 91-92, B.C.P.R. ALL OF OUTLOTS 175 AND 195 AND PART OF OUTLOTS 174 AND 180 DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R. LOCATED IN THE H.T. & B. RR CO. SURVEY, SEC 65, A-285, H.T. & B. RR CO. SURVEY, SEC 73, A-301, H.T. & B. RR CO. SURVEY, SEC 64 (A.K.A.) MARY V. O'DONNELL SURVEY , A-483, AND MARY V. O'DONNELL SURVEY, A-469 BRAZORIA COUNTY, TEXAS

FEBRUARY 2021 JOB NO. LJAS001-2791-2101

3-19-21

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

S:\Section\Survey\Projects\LJAS001\2791\2101\CAD\SDWELL_LTS.dwg 3/19/2021

EXHIBIT D

METES AND BOUNDS DESCRIPTION OF TRACT 1

A 418.318 acre (18,221,949 square feet) tract, being all of Lots 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47 and 50 of the Allison-Richey Gulf Coast Home Company Suburban Gardens Subdivision of Section 73, H.T. & B. Railroad Company Survey, Abstract 301, according to the map or plat thereof, recorded in Volume 2, Page 91 and 92, of the Plat Records of Brazoria County, Texas (B.C.P.R.) and being all of those certain tracts conveyed to Westbank Bayou, LP, called 19.919 acres (Lots 5-6), recorded in Brazoria County Clerk's File Number (B.C.C.F. No.) 2007021508, called 9.929 acres (Lot 8), recorded in B.C.C.F. No. 2007017868 and called 9.972 acres (Lot 16), recorded in B.C.C.F. No. 2007018701 and being all of that certain tract conveyed to Charles L. Sowell called 9.988 acres (Lot 7), recorded in Volume 1177, Page 396, deed records of Brazoria County, Texas (B.C.D.R.), and being all of those certain tracts conveyed to Eastbank Bayou, LP, called 10 acres (Lot 33), recorded in B.C.C.F. No. 2007022032, called 19.944 acres (Lots 42-43), recorded in B.C.C.F. No. 2008004369 and called 10 acres (Lot 47), recorded in B.C.C.F. No. 2008004367 and being all of that certain tract conveyed to Four Forty-Three Annex No. 1, LTD., called 10.00 acres (Lot 50), recorded in B.C.C.F. No. 2006045403 and being a part of that certain tract conveyed to Four Forty-Three Ltd. (called 433.09 acres), recorded in Volume 1048, Page 760, B.C.D.R., with said 18,221,949 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the Northeast corner of said Section 73 and an interior corner of the H.T. & B. Railroad Company Survey, Section 74, Abstract 493, recorded in Volume 2, Page 66, B.C.P.R.) and being at the centerline intersection of 60 foot Pollard Drive (as occupied) (Platted as 40 feet - Volume 2, Page 91 and 92, B.C.P.R.) and 60 foot Del Bello Boulevard (as occupied)(Platted as 50 feet - Volume 2, Page 66, B.C.P.R.), marking the northeast corner of the Michael D. Roland and Marcy D. Roland tract (called 5.46 acres), recorded in B.C.C.F. No. 2004072423 and 2007030104, the northwest corner of the Michael C. Black tract (called 4.00 acres), recorded in B.C.C.F. No. 96-015514 and the Northeast corner of said Section 73;

THENCE S 86°50'29" W, along and with the common line of Section 73 and 74 and centerline of said 40 foot platted road, at 658.00 feet pass a point marking the southwest corner of Lot 1 of said Section 74 and the southeast corner of the Mary V O'Donnell Survey, Division "O", Abstract 469, recorded in Volume 2, Page 91 and 92, B.C.P.R., from which a 5/8 inch iron rod bears, S 38°48'33" W, 3.08 feet, continuing along and with the common line of Section 73 and Division "O" and centerline of said 40 foot platted road, a total distance of 1974.26 feet (called 1980.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set in the north line of Section 73, the north line of a 60 foot American Canal Company Easement, recorded in Volume 638, Page 127, B.C.D.R., the south line of said Division "O", Abstract 469, the south line of the Sylvia Buffy Orndorff and Dustin Aaron Different tract (called 13.93 acres), recorded in B.C.C.F. No. 2015054435, and the centerline of said 40' platted road, marking the northwest corner of the Katherine Ott Miles tract (called 5 acres), recorded in Volume 1459, Page 1, B.C.D.R., the northeast corner of said Eastbank Bayou, LP tract (Lot 33), and being the common corner of Lot 33 and 41 of said Section 73 at the most northerly Northwest corner and **POINT OF BEGINNING** of herein described tract:

THENCE S 03°24'40" E, along and with the common line of said Lot 33 and 41, a distance of 660.58 feet (called 660.00 feet) to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, marking the southeast corner of said Eastbank Bayou, LP tract (Lot 33), the southwest corner of said Miles tract, the northwest corner of said Eastbank Bayou, LP tract (called 19.944 acres), an interior corner of herein described tract and being the common corner of Lots 33, 41, 42 and 34 of said Section 73;

THENCE N 86°49'54" E, along and with the common line of Lots 41, 42, 49 and 50 of said Section 73, a distance of 1314.38 feet (called 1320.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set, marking the southeast corner of the Jane Hetherington Brown and Norman Paul Brown tract (called 5 acres), recorded in B.C.C.F. No. 2014042893, the southwest corner of the Suzanne Renae Scopel tract (called 5 acres), recorded in B.C.C.F. No. 2005013089, the northwest corner of the Jeffery Wayne Scopel tract (called 1.157 acres), recorded in B.C.C.F. No. 2005013109, the northeast corner of said Four Forty-Three Annex No. 1, LTD. Tract (called 10.00 acres) and the most easterly northeast corner of herein described tract and being the common corner of Lots 49, 55, 56 and 50 of said Section 73;

THENCE S 03°25'11" E, along and with the common line of Lots 50 and 56 and east line of said Four Forty-Three Annex No. 1, LTD. tract, a distance of 660.67 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set, marking the southwest corner of the Douglas Varner Tract (called 1.157 acres), recorded in Volume (91) 906, Page 253, of the official records of Brazoria County, Texas (B.C.O.R.), the northwest corner of the Laura Loterbauer tract (called Minor Plat of 2.50 acres), recorded in B.C.C.F. No. 2018006317, the northeast corner of the Louis Lira tract (called 20 acres), recorded in Volume 1694, Page 653, B.C.D.R. and an angle point for corner of herein described tract and being the common corner of Lots 50, 56, 57 and 51 of said Section 73;

THENCE S 86°50'32" W, along and with the common line of Lots 50 and 51, same being the common line of said Four Forty-Three Annex No. 1, LTD. Tract and said Lira tract, a distance of 657.24 feet (called 660.00 feet), to a 5/8 inch iron rod with cap stamped "FMS" set, in the east line of said Eastbank Bayou, LP tract (called 19.944 acres), marking the southwest corner of said Four Forty-Three Annex No. 1, LTD. tract, the northwest corner of said Lira tract, an interior corner of herein described tract and being the common corner of Lots 50, 51, 43 and 42 of said Section 73;

THENCE S 03°24'55" E, along and with the common line of Lots 43, 51, 44, 52, 45, 46 and 61 at 1320.21 feet (called 1320.00 feet) pass a point in the centerline of a 40 foot platted road, recorded in Volume 2, page 91 and 92, B.C.P.R. marking the northwest corner of the Coastal Bend Land Investments, LP tract (called 40.0060 acres)(called Lot 61), recorded in B.C.C.F. No. 2006049617 and being the common corner of Lots 44, 52, 61 and 45, continuing for a total distance of 3299.48 feet (called 3300.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set, marking the southwest corner of the Jose T. Villanueva and Trinidad Villanueva tract (called 5 acres), recorded in B.C.C.F. No. 2004036528, the northwest corner of the Roger Hernandez Gandarillas and Sheila M. Rosario Crespo tract (called 1.000 acre), recorded in B.C.C.F. No. 2015020827, the northeast corner of said Aspect Energy, LLC tract (called 10 acres), the southeast corner of the said Eastbank Bayou, LP tract (called 10 acres)(Lot 47), the most easterly southeast corner of herein described tract and being the common corner of Lots 53, 54, 48 and 47 of said Section 73;

THENCE S 86°49'54" W, along and with the common line of Lots 48 and 47, same being the common line of said Eastbank Bayou, LP tract (Lot 47) and said Aspect Energy, LLC tract, a distance of 657.49 feet (called 660.00 feet) to a 1/2 iron rod with cap stamped "Adams RPLS 3666" found in the east line of the of said 443.09 acre tract, marking the southwest corner of said Eastbank Bayou, LP tract and the northwest corner of said Aspect Energy, LLC tract, and interior corner of herein described tract and being the common corner of Lots 48, 40, 39 and 47 of said Section 73;

THENCE S 03°24'40" E, along and with the common line of Lots 48 and 40, same being the common line of said Aspect Energy, LLC tract and said 443.09 acre tract, a distance of 660.05 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set in the centerline of a 40 foot platted road, recorded in Volume 2, Page 91 and 92, B.C.P.R., in the called south line of Section 73 and the north line of the H.T. & B. Railroad Company Survey, Section 64, Abstract 483 and the north line of the Dr. A.A. Luther Subdivision of Manvel, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R. and the north line of Outlot 181 of said Dr. A.A. Luther Subdivision, marking the northwest corner of the Coastal Bend Land Investments, LP tract (remainder of a called 167.073 acre tract), recorded in B.C.C.F. No. 2004058628, the southwest corner of said Aspect Energy, LLC tract, an angle point in the east line of said 443.09 acre tract and an angle point for corner of herein described tract and being the common corner of Lots 48 and 40 of said Section 73, from which a 5/8 inch iron rod with cap stamped "Base Line" found marking the southeast corner of said Section 73 bears, S 86°50'11" W, 1975.03 feet;

THENCE S 86°50'11" W, continuing along and with the common line of said Section 73, Section 64 and the Dr. A.A. Luther Subdivision, same being the common line of said Outlot 181 and Lot 40, and centerline of said 40 foot platted road, a distance of 147.66 feet to a 5/8 inch iron rod with cap stamped "FMS" set in said common line, marking the northeast corner of the Four Forty-Three, LTD. Tract (called 24.00 acres)(Outlot 195), recorded in Volume 1048, Page 760, B.C.D.R. and an interior corner of herein described tract and being the westerly line of a 40 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R.;

THENCE S 19°30'25" W, along and with the easterly line of said Outlot 195 and the westerly line of said 40 foot platted road, at 909.98 feet pass a 1/2 inch iron rod found, marking the southeasterly corner of said Outlot 195 and the northeasterly corner of the Four Forty-Three, LTD. Tract (called 20.00 acres)(North ½ of Outlot 180), continuing for a total distance of 1569.69 feet to a 1 inch iron pipe found, marking the southeasterly corner of said 20.00 acre tract, the northeasterly corner of the Beazer Homes Texas, LP tract (called 19.99 acres)(south ½ Outlot 180), recorded in B.C.C.F. No. 2016050422 and an angle point in the westerly line of the Beazer Homes Texas, LP tract (called 5.40 acres), recorded in B.C.C.F. No. 2016050422 and the most easterly southeast corner of herein described tract;

THENCE N 70°27'42" W, along and with the common line of said North ½ of Outlot 180 and the South ½ of Outlot 180, a distance of 1319.95 feet (called 1320.00 feet) to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, in the easterly line of the Four Forty-Three, LTD. Tract (called 46.35 acres)(Outlot 175), marking the common corner of the South ½ and North ½ of Outlot 180 and an interior corner of herein described tract;

THENCE S 19°29'54" W, along and with the common line of said 46.35 acre tract and said 19.99 acre tract, same being the common line of Outlot 180 and 175, a distance of 660.47 feet to a 1/2 inch iron rod with cap stamped "LJA Eng" found, in the north line of a 40 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R., marking the most westerly northwest corner of said 5.40 acre tract, the southeasterly corner of said 46.35 acre tract and the southwesterly corner of said 19.99 acre tract and an interior corner of herein described tract;

THENCE N 70°26'20" W, along and with the south line of 46.35 acre tract and the north line of said 40 foot platted road, a distance of 1321.08 feet to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, in the easterly line of the Four Forty-Three, LTD. Tract (called 27.7947 acres)(Outlot 174) and the westerly line of said 40 foot platted road, marking the southwesterly corner of said 46.35 acre tract and an interior corner of herein described tract;

THENCE S 19°28'54" W, along and with the common line of said 27.7947 acre tract and westerly line of said 40 foot platted road, a distance of 1390.63 feet to a TxDot Brass Disk found in the northwesterly right-of-way (r.o.w.) line of State Highway No. 6 (a.k.a. Morris Avenue)(200' R.O.W.), recorded in B.C.C.F. No. 2013053500, marking the southeasterly corner of said 27.7947 acre tract and the most southerly southeast corner of herein described tract;

THENCE N 70°30'10" W, along the northwesterly r.o.w. line of said State Highway No. 6, a distance of 33.83 feet to a TxDot Brass Disk found, marking the southeasterly corner of the Russell T. Rudy and Randall D. Rudy tract (called 18 acres), recorded in Volume 1408, Page 806, B.C.D.R., the southwesterly corner of said 27.7947 acre tract and the most southerly southwest corner of herein described tract, from which a TxDot Brass Disk found, at the intersection of easterly r.o.w. line of County Road 82 (a.k.a. Iowa Lane)(60' R.O.W. as occupied), recorded in B.C.C.F. No. 2006021816 and the northwesterly r.o.w. line of said State Highway No. 6, marking the southwesterly corner of a 0.217 acre tract, recorded in B.C.C.F. No. 2013053500 bears, N 70°30'10" W, 365.23 feet;

THENCE N 03°19'19" W, along and with the common line of said 27.7947 acre tract and said 18 acre tract, a distance of 2310.10 feet to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, marking the northwest corner of said 27.7947 acre tract and an angle point for corner of herein described tract, from which a 3/4 inch pinched top pipe bears, N 09°17' W, 1.1 feet and from which an iron rod with cap stamped "Kalkomey" found in the easterly r.o.w. line of said County Road 82, marking the northwest corner of said 18 acre tract, bears S 87°00'54" W, 328.14 feet and a 5/8 inch iron rod found in the easterly r.o.w. line of said County Road 82, marking the southwest corner of a called 41.4819 acre tract, recorded in B.C.C.F. No. 2003061748 bears, N 02°13'14" W, 38.07 feet;

THENCE N 86°57'38" E, along and with the north line of said 18 acre tract, a distance of 729.52 feet to a 5/8 inch iron rod with cap stamped "FMS" set, at the southwest corner of Section 73 and being in the centerline intersection of two 40 foot platted roads and being the common corner of said Section 73 and the H.T. & B. Railroad Company Survey, Section 72, Abstract 460, marking the southeast corner of the Brazos River Authority tract (called 6.676 acres)(cause no. 54,761A), recorded in Volume 33, Page 154, district clerk records of Brazoria County, Texas (B.C.D.C.R.), the southwest corner of the Brazoria County MUD No. 43 Drainage Easement (called 1.675 acres, recorded in B.C.C.F. No. 2016026159, the southwest corner of said 9.929 acre tract and an interior corner of herein described tract;

THENCE N 03°28'57" W, along and with the common line of said Section 73 and Section 72 and centerline of said 40 foot platted road, at 40.00 feet pass a point marking the southwest corner of a 0.34 acre tract (Parcel 1) out of said called 41.4819 acre tract, continuing for a total distance of 2640.38 feet (called 2640.00 feet) to a 1 inch iron pipe found, marking the northwest corner of a 0.25 acre tract (Parcel 2), the northwest corner of said 19.919 acre tract, the northwest corner of a 3.430 acre drainage easement, recorded in B.C.C.F. No. 2016026156, the northeast corner of said Brazos River Authority tract (called 6.676 acres), the southeast corner of the Brazos River Authority Parcel "D" tract (called 3.18 acres), recorded in Volume 1070, Page 315, B.C.D.R., the southwest corner of the Brazos River Authority Parcel "B" tract (called 0.61 acres), recorded in Volume 1070, Page 318, B.C.D.R., the southwest corner of the Brazoria County Municipal Utility District (M.U.D.) No. 43 Drainage Easement tract (called 1.739 acres), recorded in B.C.C.F. No. 2016011559 and the common corner of Lots 4 and 5, Section 73, from which a 1/2 inch iron rod found in the east r.o.w. line of County Road 82 (a.k.a. Iowa Lane)(60' R.O.W. as occupied), recorded in B.C.C.F. No. 2006021816, marking the southwest corner of the Joan Banneyer tract (called 1.367 acres), recorded in B.C.C.F. No. 2005003981 and the northwest corner of the Sonmar of Scottsdale, LLC tract (called 53.948 acres), bears S 86°37'46" W, 900.42 feet;

THENCE N 86°51'03" E, along and with the common line of herein described tract and said lot 4 and the centerline of a 40 foot platted road, at 657.75 feet (called 660.00 feet) pass a 3/4 inch iron pipe found, marking the northeast corner of said 19.919 acre tract and the southwest corner of the 102929 Brazoria Inc. tract (called 34.90 acres), recorded in B.C.C.F. No. 2005033429 and being the common corner of Lots 4, 12, 13 and 5, and at 1973.99 feet (called 1980.00 feet) pass a 1/4 inch iron pipe found, marking the southeast corner of said 34.90 acre tract and being the common corner of Lots 20, 28, 29 and 21, continuing for a total distance of 2632.44 feet (called 2640.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" found in the west line of a 60 foot American Canal Company Easement, recorded in Volume 638, Page 127, B.C.D.R., marking an interior corner of said remainder of a 433.09 acre tract and an interior corner of herein described tract and being the common corner of Lots 28, 36, 37 and 29 of said Section 73;

THENCE N 03°27'06" W, along and with the common line of Lots 28, 36, 27, 35, 26, 34, 25 and 33 and the west line of said 60 foot American Canal Company Easement, a distance of 2641.03 feet (called 2640.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" found in the north line of Section 73, the north line of a said 60 foot American Canal Company Easement, the south line of the Mary V O'Donnell Survey, Division "O", Abstract 469, recorded in Volume 2, Page 91 and 92, B.C.P.R. the south line of the John and Edith Lebourgeois tract (called 6.978 acres), recorded in B.C.C.F. No. 98-053061, the north line of the Eastbank Bayou, LP tract (called 19.950 acres), recorded in B.C.C.F. No. 2007022032 and the centerline of said 40 foot platted road, marking the most northerly northwest corner of herein described tract and being the common corner of Lot 25 and 33 of said Section 73, from which a 1/2 inch iron rod found bears, S 82°35" E, 14.3 feet;

THENCE N 86°50'29" E, along and with the common line of Section 73, Division "O", the centerline of said 40 foot platted road and the north line of said 60 foot American Canal Company Easement, a distance of 659.60' (called 660.00 feet) to the **POINT OF BEGINNING** and containing a calculated area of 418.318 acres of land.

EXHIBIT D

FIRST TRACT

18.643 ACRES
812,089 SQUARE FEET
H.T.&B. R.R. CO. SURVEY, SECTION 64
ABSTRACT NO. 483
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 18.643 acre (812,089 square foot) tract of land located in the H.T.&B. R.R. Co. Survey, Section 64, Abstract Number 483, City of Manvel, Brazoria County, Texas and said 18.643 acre tract of land being all of Tract II, a called 18.643 acre tract described in the deed to Alvin Independent School District recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2021066368, and being out of and a part of Outlot 181, Dr. A.A. Luther Subdivision recorded under Volume (Vol.) 1, Pages (Pg.) 71 & 72 of the Brazoria County Plat Records (B.C.P.R.) and the E.C. Pitkin Subdivision recorded under Vol. 3, Pg. 139, B.C.P.R., said 18.643 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING in the southerly line of Lot 48, Section 73, Allison Richey Gulf Coast Home Co. Subdivision, recorded under Vol. 2, Pg. 91, B.C.P.R. and being the northwest corner of Restricted Reserve "M", Lakeland Subdivision, Section Two recorded under File No. 2014018651, B.C.P.R. and the northeast corner of said Tract II and the herein described tract, from which a 5/8-inch iron rod with cap stamped "Baseline" found bears, North 85 degrees 14 minutes East, 0.62 feet;

THENCE, South 03 degrees 25 minutes 41 seconds East, along the west line of said Restricted Reserve "M", passing at a distance of 88.02 feet, the southwest corner of said Restricted Reserve "M" and the most westerly northwest corner of Restricted Reserve "H", said Lakeland Subdivision, Section 2, from which a 5/8-inch iron rod with cap stamped "Baseline" bears, South 23 degrees 23 minutes East, 0.32 feet, continuing along the west line of said Restricted Reserve "H", passing at a distance of 612.00 feet, the southwest corner of said Restricted Reserve "H" and the northwest corner of the remainder of a called 5.632 acre tract described in the deed to Lakeland Communities, LP, recorded under B.C.C.F. No. 2013029570, continuing along the west line of said remainder of a called 5.632 acre tract, passing at a distance of 692.00 feet, the southwest corner of said remainder of a called 5.632 acre tract and the northwest corner of Restricted Reserve "E", said Lakeland Subdivision, Section Two, continuing along the west line of said Restricted Reserve "E", a total distance of 1,236.28 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found in the northeasterly line of Lot 20, Block 1, Bluewater Lakes, Section 4, a subdivision recorded under File No. 2018019193, B.C.P.R. and marking the southwest corner of said Restricted Reserve "E" and the southeast corner of said Tract II and the herein described tract;

THENCE, North 70 degrees 28 minutes 49 seconds West, along the northeasterly line of said Block 1, Bluewater Lakes, Section 4, a distance of 1,005.41 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found in the northeasterly line of Lot 6, Block 1, said Bluewater Lakes, Section 4 and the southeasterly line of a 40' wide roadway easement, recorded under Vol. 1, Pgs. 71 & 72, B.C.P.R. and Vol. 3, Pg. 139, B.C.P.R. and marking the southwest corner of said Tract II and the herein described tract, from which a 5/8-inch iron rod with cap found bears, North 70 degrees 29 minutes West, 20.00 feet and a 1/2-inch iron rod found bears, North 70 degrees 29 minutes West, 40.00 feet;

EXHIBIT D

THENCE, North 19 degrees 32 minutes 37 seconds East, departing the northeasterly line of said Block 1, Bluewater Lakes, Section 4 and along the southeasterly line of said 40' wide roadway easement, a distance of 917.07 feet, to the southerly of Lot 40, Section 73, aforesaid Allison Richey Gulf Coast Home Co. subdivision and the northwest corner of said Tract II and the herein described tract, from which a 5/8-inch iron rod with cap stamped "Leany" found bears, North 02 degrees 29 minutes West, 0.33 feet;

THENCE, North 86 degrees 34 minutes 43 seconds East, along the southerly line of said Lot 40, Section 73 and aforesaid Lot 48, Section 73, a distance of 567.93 feet, to the POINT OF BEGINNING and containing a computed area of 18.643 acres (812,089 square feet) of land as depicted on the Land Title Survey dated: November 28, 2023, revised: December 4, 2023, prepared by West Belt Surveying, Inc., Project No. S647-0337A.

West Belt Surveying, Inc.
Certified Firm No. 10073800
21020 Park Row
Katy, Texas 77449
(281) 599-8288

Joel D. Walker Date: 12/4/23
Texas Registration No. 5189

EXHIBIT D

Exhibit B

Legal Description of Drill Site

[*Attached*]

EXHIBIT D

August 19, 2021
Job No. LJAS001-2791-2104

DESCRIPTION OF
4.000 ACRES
DRILL SITE

Being 4.000 acres of land located in the H.T.& B. R.R. Company Survey, Section 64, (A.K.A.) Mary V. O'Donnell Survey, Abstract 483, Brazoria County, Texas, and also being a portion of Outlot 195 of the Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, according to the plat recorded in Volume 1, Pages 71-72, and Volume 3, Pages 139-140 of the Plat Records of Brazoria County, Texas (B.C.P.R.), and a portion of that certain tract conveyed to Four Forty Three, Ltd. (described as Fourth Tract) by instrument of record in Volume 1048, Page 760, of the Deed Records of said Brazoria County, Texas (B.C.D.R.), said 4.000 acres being more particularly described as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

COMMENCING for reference at a 1/2-inch iron rod with cap stamped, "S ADAMS RPLS 3666" found for the southeast corner of said Fourth Tract and said Outlot 195, same being the northeast corner of that certain called 20.000 acre tract, conveyed to Four Forty Three, Ltd. (described as Fifth Tract) by instrument of record in Volume 1048, Page 760, B.C.D.R. and Outlot 180 of said Dr. A. A. Luther Subdivision, same being on the northwesterly line of a called 40 foot wide-right-of-way as shown on said Dr. A. A. Luther Subdivision;

Thence, North 19° 31' 43" East, along the east line of said Fourth tract and said Outlot 195, same being a northwesterly line of said 40 foot wide right-of-way, 454.12 feet to the southeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, South 89°45'12" West, departing said common line, 467.08 feet to a point for corner, the beginning of a curve;

EXHIBIT D

4.000 Acres

August 19, 2021
Job No. LJAS001-2791-2104

Thence, 78.42 feet along the arc of a non-tangent curve to the left, having a radius of 1,860.00 feet, a central angle of 02° 24' 56", and a chord which bears North 21° 46' 51" West, 78.41 feet to a point for corner;

Thence, North 22° 59' 19" West, 225.66 feet to a point for corner, the beginning of a curve;

Thence, 49.74 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of 95° 00' 00", and a chord which bears North 24° 30' 41" East, 44.24 feet to a point for corner, the beginning of a compound curve;

Thence, 324.76 feet along the arc of a non-tangent curve to the right, having a radius of 472.48 feet, a central angle of 39° 22' 55", and a chord which bears North 89° 47' 18" East, 318.40 feet to a point for corner;

Thence, South 70° 28' 17" East, 340.27 feet to a point for corner on the northwesterly right of way line of the aforementioned 40 foot wide-right-of-way, same being the southeasterly line of the aforementioned Fourth Tract and the aforementioned Outlot 195, from which a 1/2-inch iron rod with cap stamped "S ADAMS RPLS 3666" found for the northwest corner of said 40 foot wide right-of-way, same being the northeast corner of said Fourth Tract, and said Outlot 195, said point lying on the south line of Lot 40 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, B.C.P.R. and that certain tract conveyed to Four Forty Three, Ltd. (described as First Tract) by instrument of record in Volume 1048, Page 760, B.C.D.R., same being the north line of the aforementioned Mary V. O'Donnell Survey bears North 19° 31' 43" East, 237.23 feet;

EXHIBIT D

4.000 Acres

August 19, 2021
Job No. LJAS001-2791-2104

Thence, South 19° 31' 43" West, along the southeasterly line of said Fourth Tract and said Outlot 195, same being the northwesterly line of said 40 foot wide right-of-way, 218.81 feet to the POINT OF BEGINNING and containing 4.000 acres of land.

Corner monuments were not set at the Client's request.

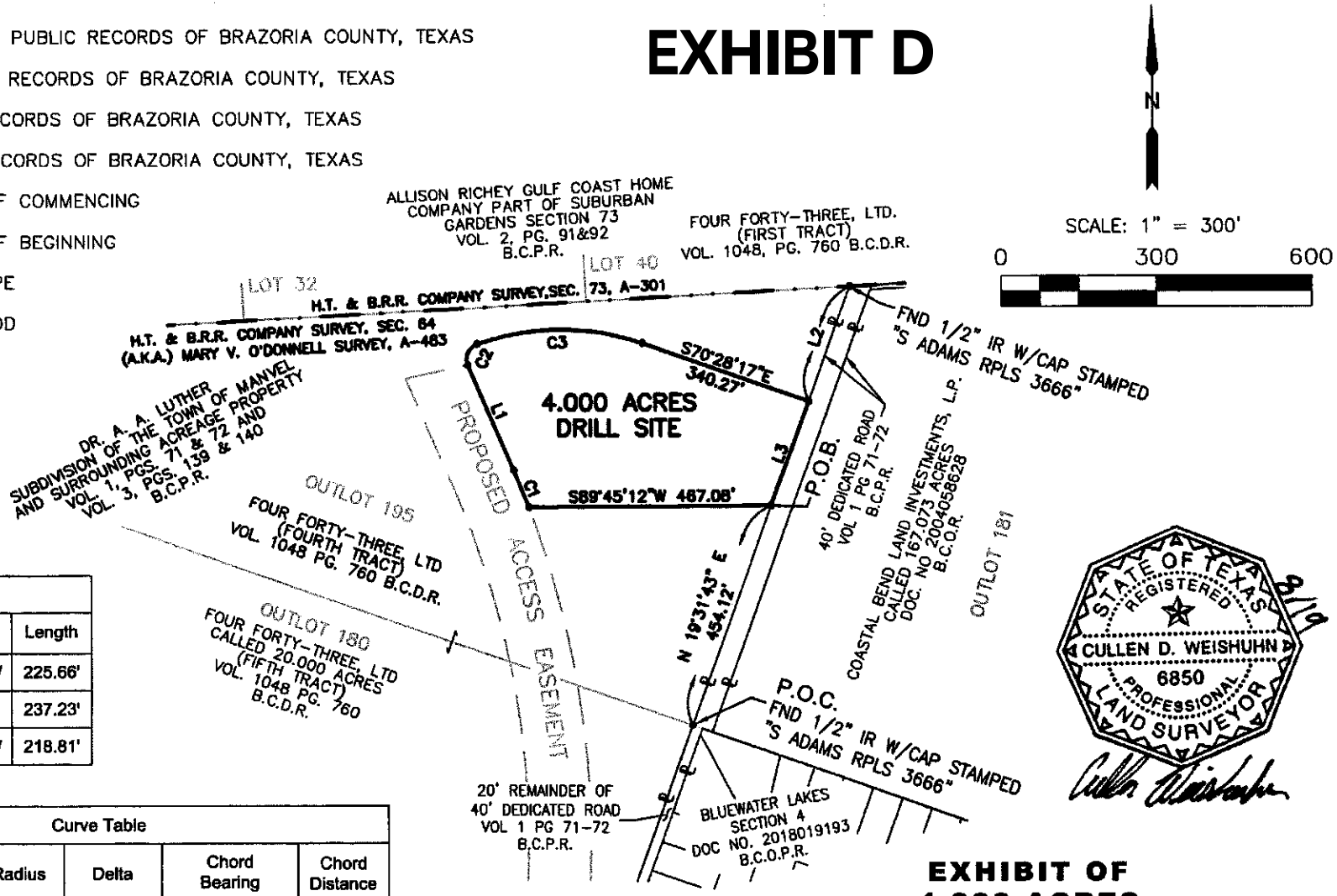
LJA Surveying, Inc.

S:\Sectors\Survey\Projects\LJAS001\2791\2104\LEGALS\4.000 Ac Drill Site.doc

EXHIBIT D

LEGEND

B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.P.R.	PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
I.P.	IRON PIPE
I.R.	IRON ROD
VOL.	VOLUME
PG.	PAGE



Line Table		
Line #	Direction	Length
L1	N22° 59' 19"W	225.66'
L2	N19° 31' 43"E	237.23'
L3	S19° 31' 43"W	218.81'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	78.42'	1,860.00	2°24'56"	N21° 46' 51"W	78.41'
C2	49.74'	30.00	95°00'00"	N24° 30' 41"E	44.24'
C3	324.76'	472.48	39°22'55"	N89° 47' 18"E	318.40'

NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJ.

2. CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.

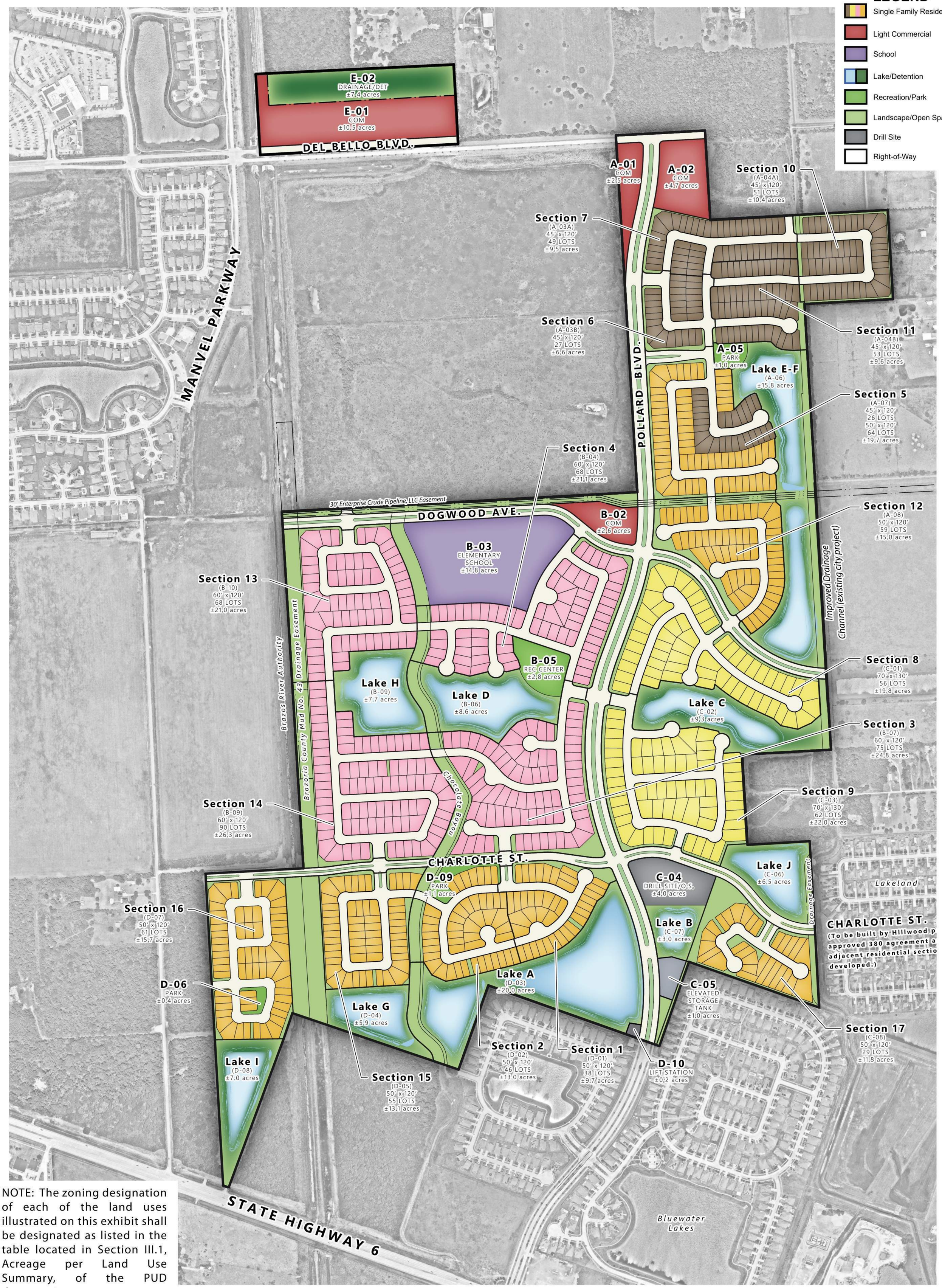
STATE OF TEXAS REGISTERED CULLEN D. WEISHUHN 6850 PROFESSIONAL LAND SURVEYOR 8/19

EXHIBIT OF
4.000 ACRES
DRILL SITE
IN THE
H.T. & B.R.R. COMPANY SURVEY, SEC. 64
(A.K.A.) MARY V. O'DONNELL SURVEY, A-483
BRAZORIA COUNTY, TEXAS

AUGUST 2021 JOB NO. LJAS001-2791-2104

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

S:\Sectors\Survey\Projects\LJAS001\2791\2104\CAD\V4.0_As-Drill Site.dwg



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for

HILLWOOD RESIDENTIAL

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EXHIBIT E

Planned Unit Development
Conceptual Land Use Exhibit

VALENCIA

±457.0 Acres of Land
Manvel, Texas

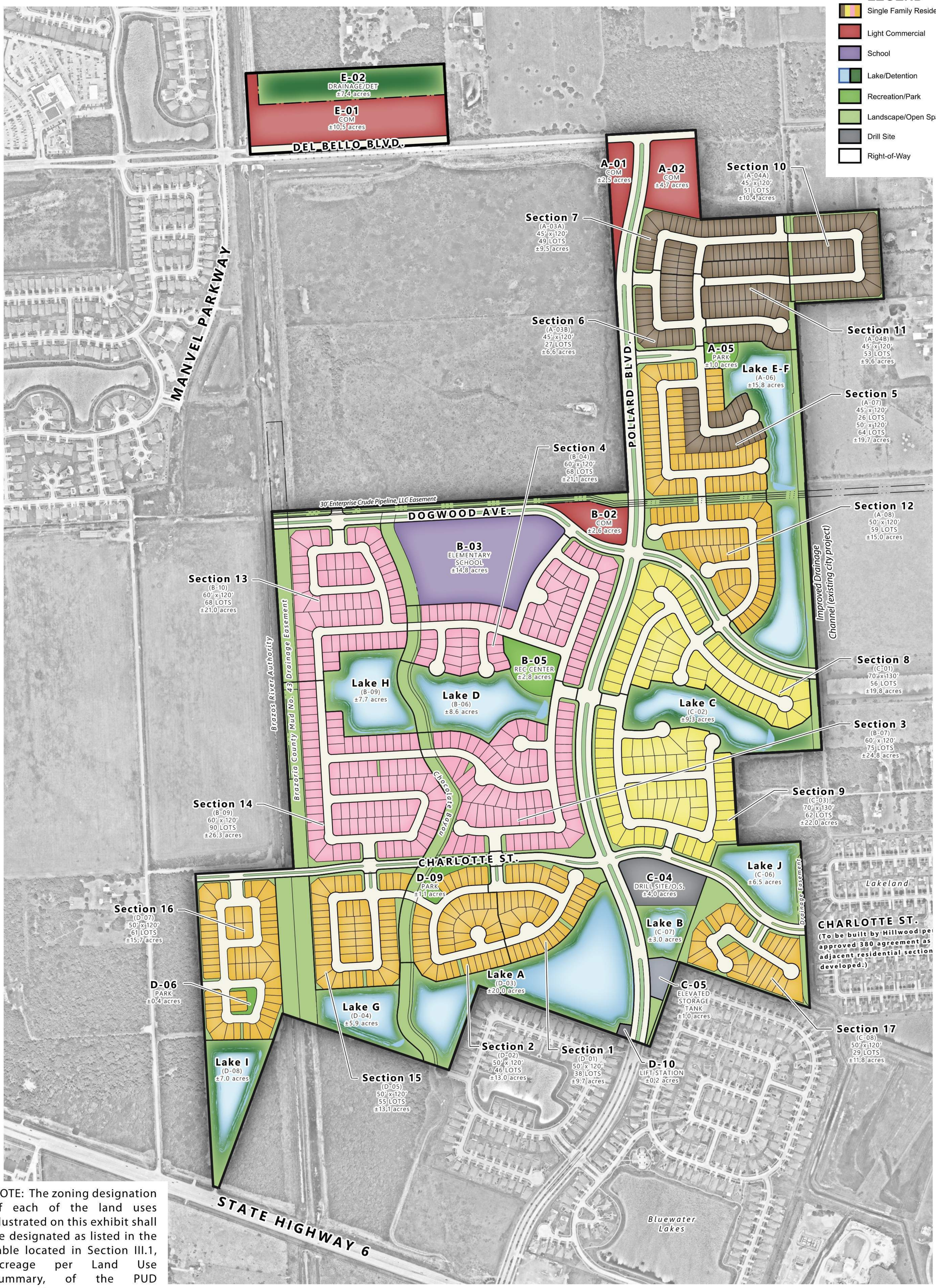
Reference Date: 12.02.2025

NORTH

0 150 300 600

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN



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Prepared for

HILLWOOD RESIDENTIAL

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EXHIBIT F

Planned Unit Development
Single Family Residential Exhibit

VALENCIA

±457.0 Acres of Land
Manvel, Texas

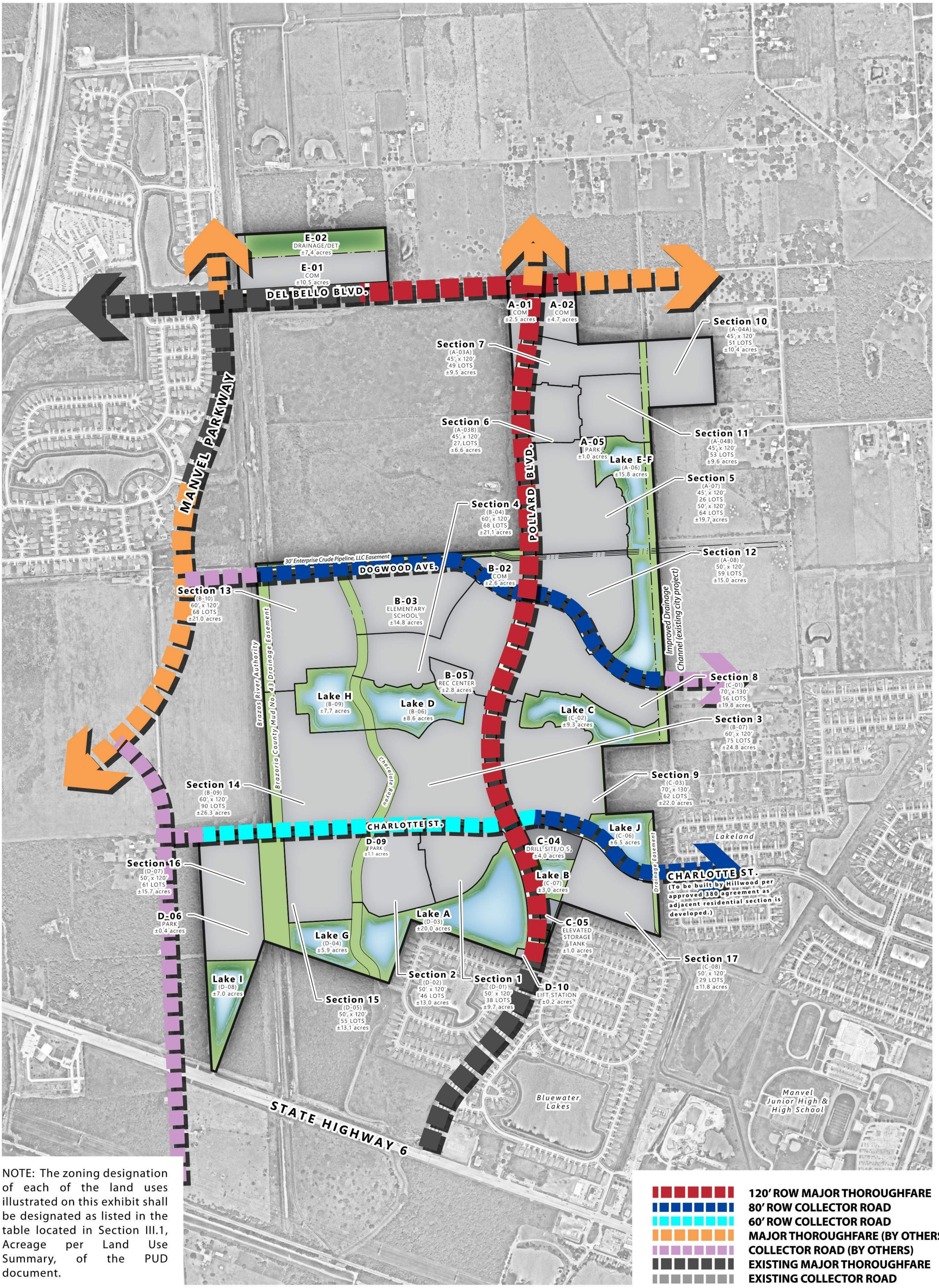
Reference Date: 12.02.2025

NORTH

0 150 300 600

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

- 120' ROW MAJOR THOROUGHFARE
- 80' ROW COLLECTOR ROAD
- 60' ROW COLLECTOR ROAD
- MAJOR THOROUGHFARE (BY OTHERS)
- COLLECTOR ROAD (BY OTHERS)
- EXISTING MAJOR THOROUGHFARE
- EXISTING COLLECTOR ROAD

Prepared for

HILLWOOD RESIDENTIAL

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EXHIBIT G

Planned Unit Development
Conceptual Roadway Exhibit

VALENCIA

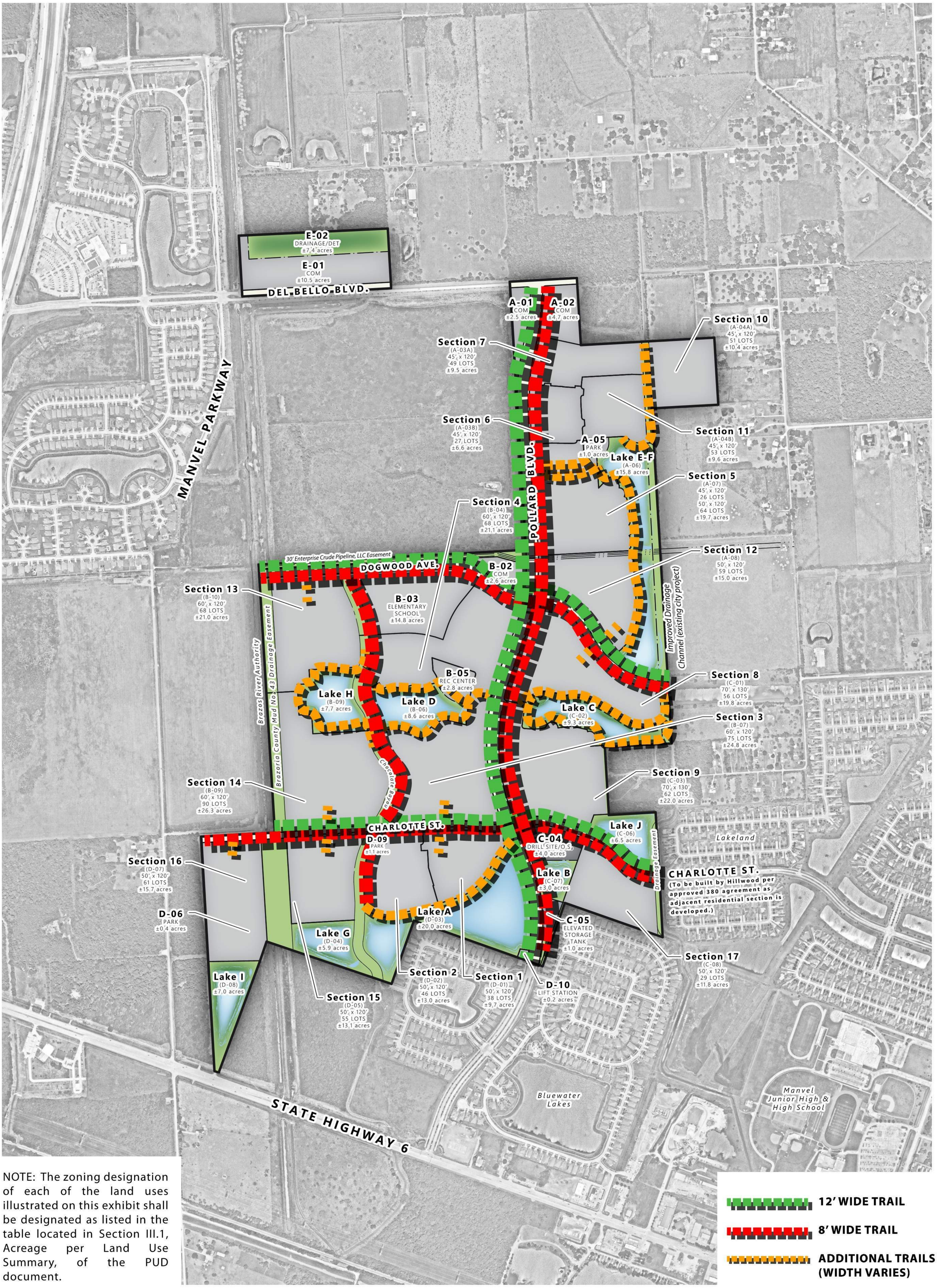
±457.0 Acres of Land
Manvel, Texas

Reference Date: 12.02.2025

NORTH
0 200 400 800

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

12' WIDE TRAIL

8' WIDE TRAIL

ADDITIONAL TRAILS (WIDTH VARIES)

Prepared for

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EXHIBIT H

Planned Unit Development

Conceptual Amenities and Open Space Exhibit

VALENCIA

±457.0 Acres of Land

Manvel, Texas

Reference Date: 12.02.2025

NORTH

0 200 400 800

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN

NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for

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EXHIBIT I

Planned Unit Development
Phasing Exhibit

VALENCIA

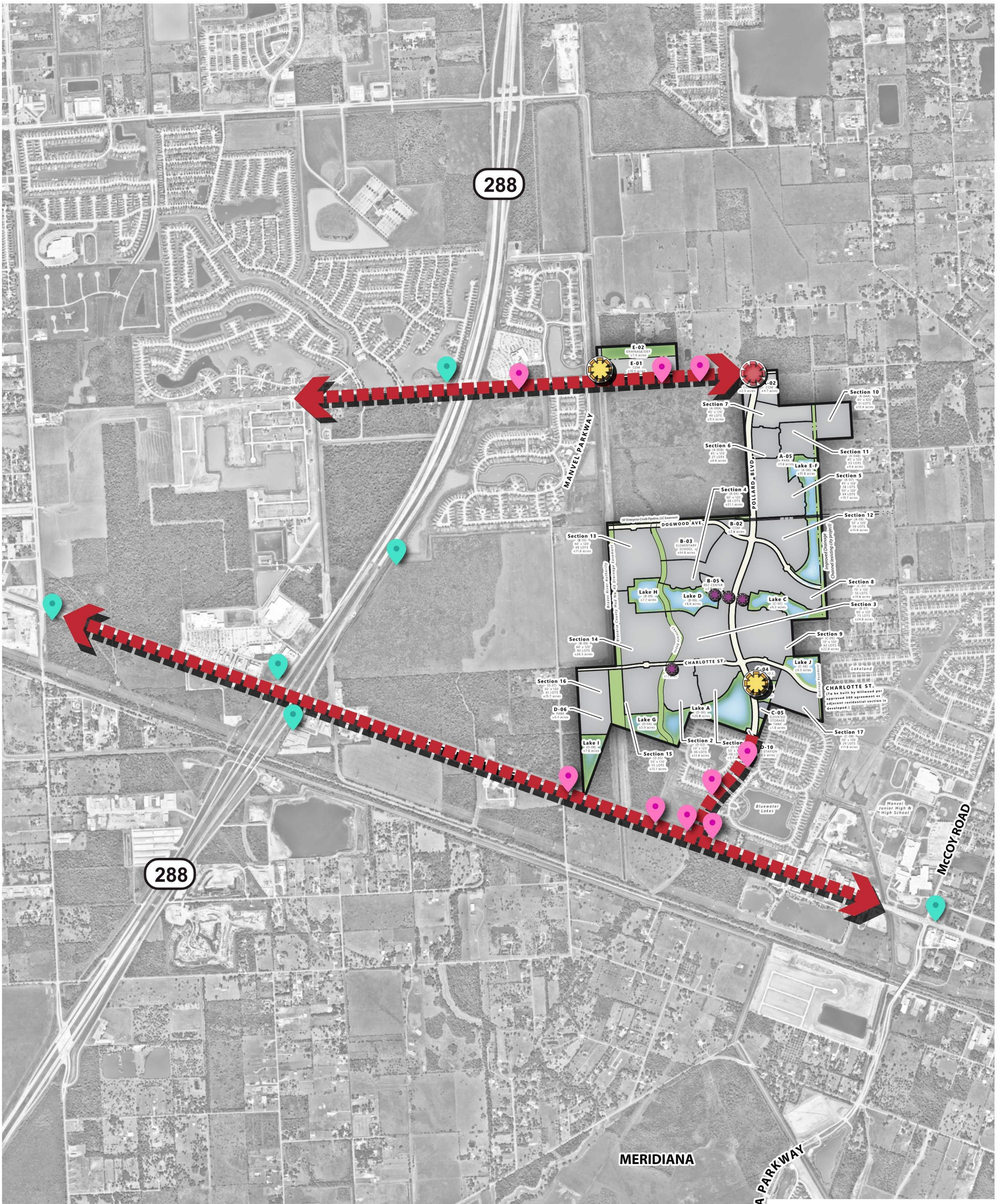
±457.0 Acres of Land
Manvel, Texas

Reference Date: 12.02.2025

NORTH
0 200 400 800

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN



NOTE: The location of the Model Home Monument, Temporary Construction Signs, and Temporary Builder Signs are not illustrated on this exhibit and are subject to the locations and standards as described in Section IV.7, Signage, of the PUD document.

- Proposed Temporary Signage
- Existing Temporary Signage
- Primary Entry Monument
- Secondary Entry Monument
- Village/Park Signage
- Temporary Sign Corridor

Reference Date: 12.02.2025

NORTH

0 400 800 1600

Prepared for

HILLWOOD RESIDENTIAL

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EXHIBIT J

Planned Unit Development

Conceptual Project Signage Exhibit

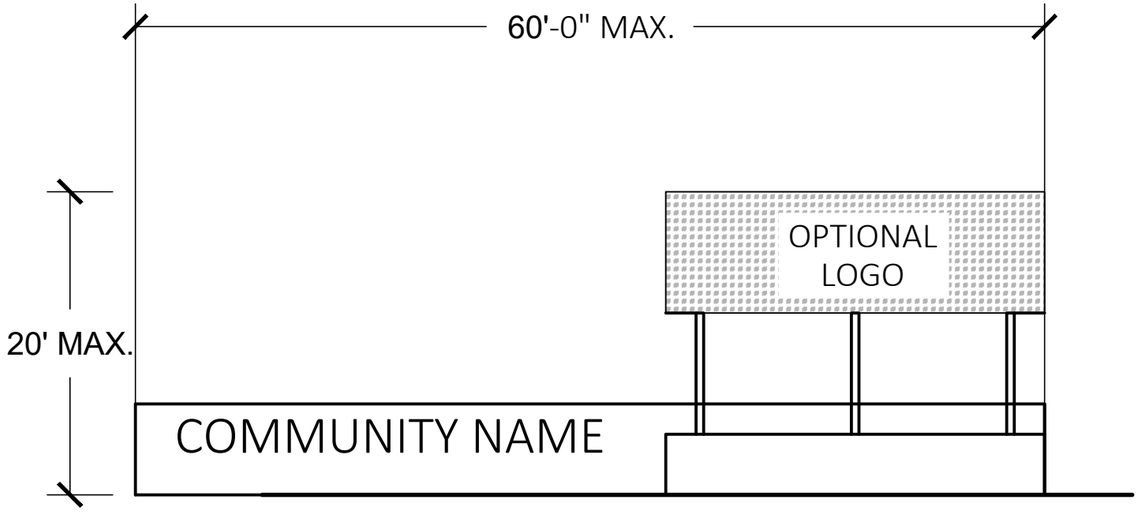
VALENCIA

±457.0 Acres of Land

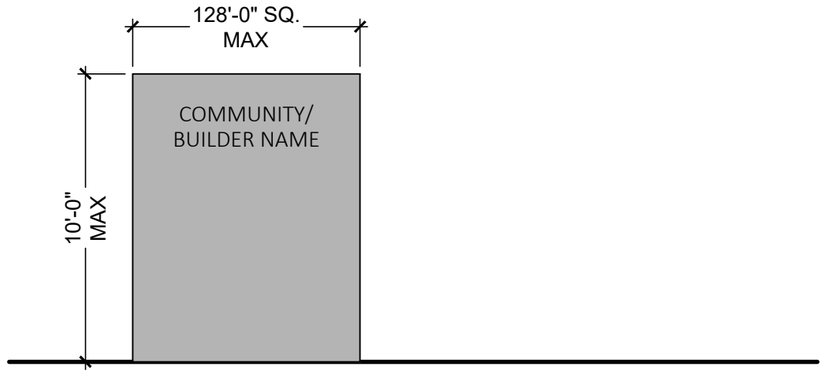
Manvel, Texas

LJA PLANNING & LANDSCAPE ARCHITECTURE

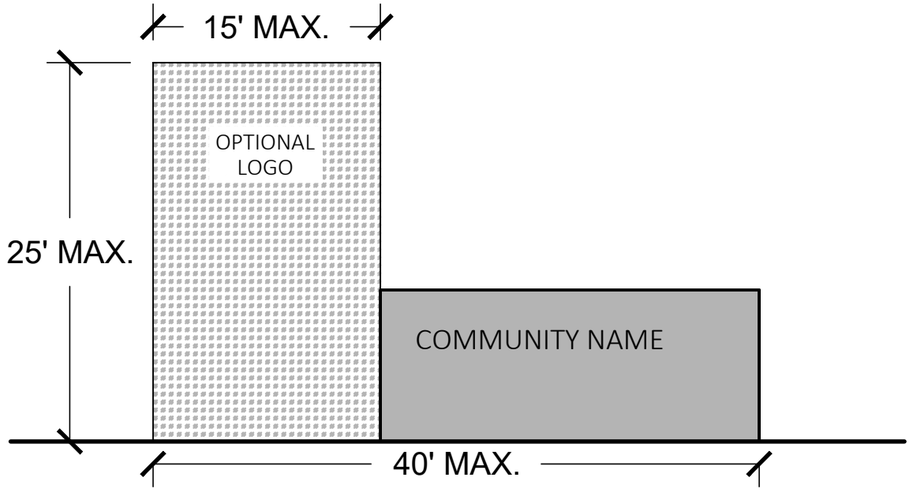
RELATIONSHIPS | PROCESS | DESIGN



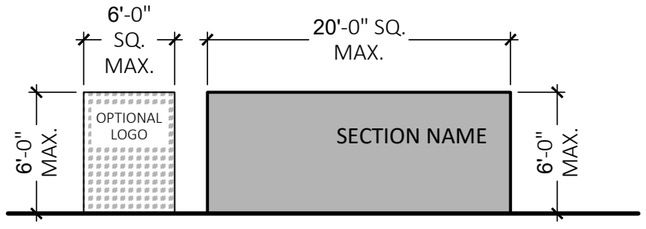
PRIMARY ENTRY MONUMENTS



TEMPORARY COMMUNITY SIGNAGE

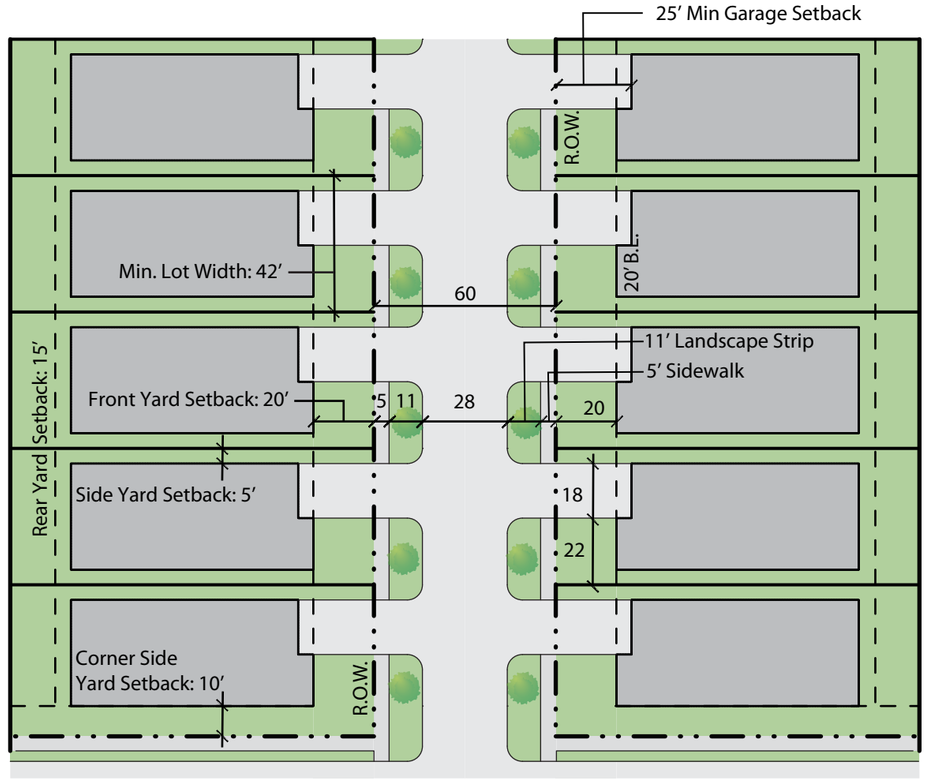


SECONDARY ENTRY MONUMENTS

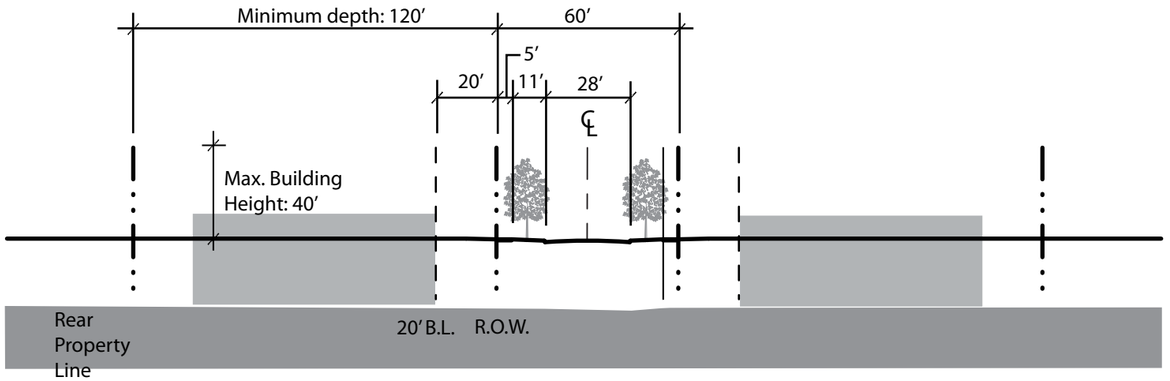


VILLAGE/PARK ENTRY MONUMENTS

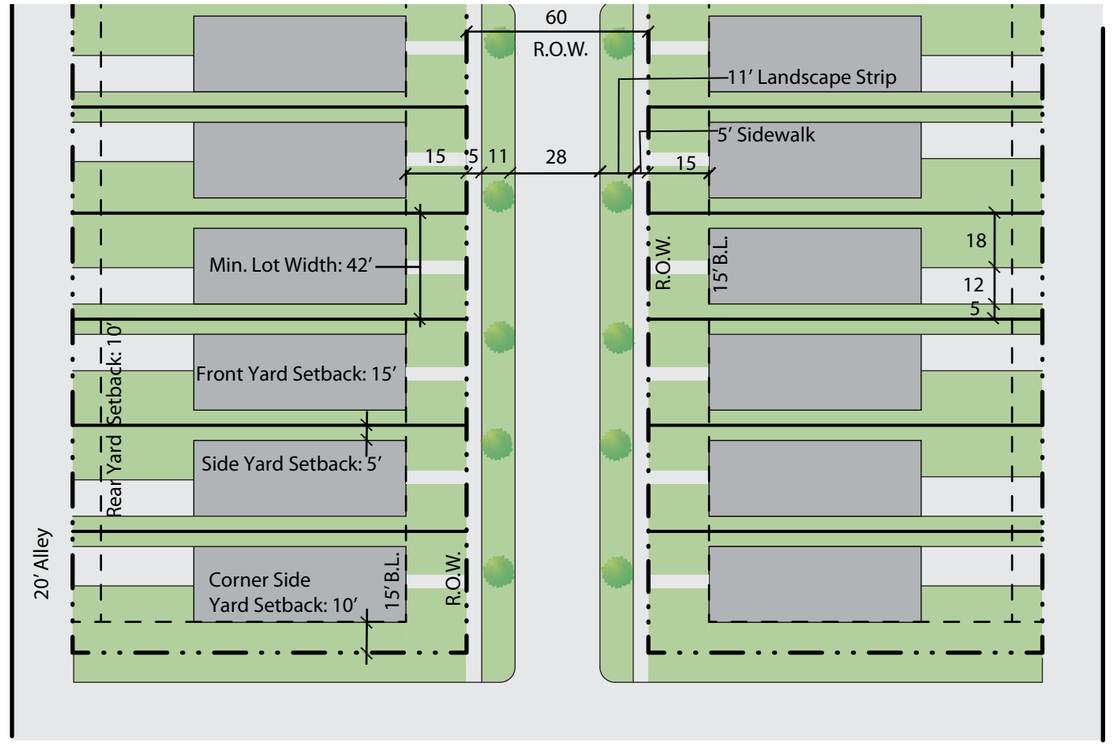
VALENCIA PUD - RESIDENTIAL SIGNAGE
EXHIBIT K



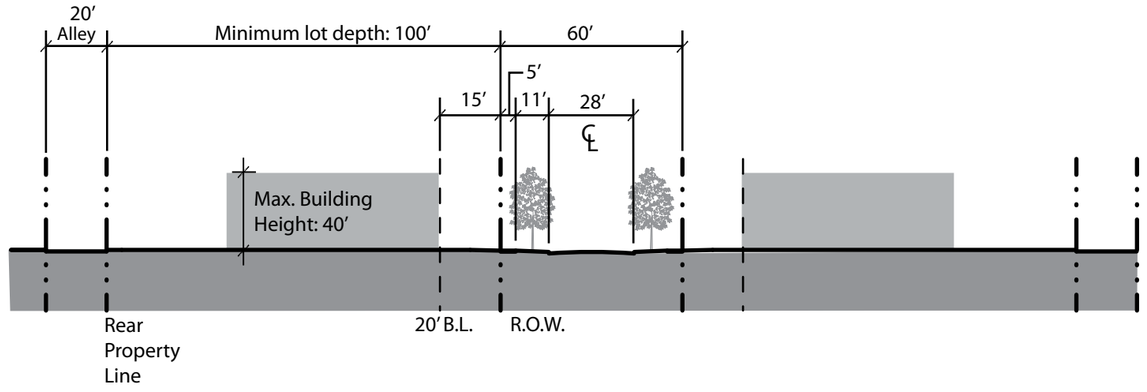
1. Plan Front Load 42' Product - 60' R.O.W.



1. Section Front Load 42' Product - 60' R.O.W.



2. Plan 35' Alley Product - 60' R.O.W.



2. Section 35' Alley Product - 60' R.O.W.

Prepared for

HILLWOOD RESIDENTIAL

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EXHIBIT L

Planned Unit Development

Specialty Product Exhibits for Front Load and Alley Products

VALENCIA

±458.4 Acres of Land

Manvel, Texas

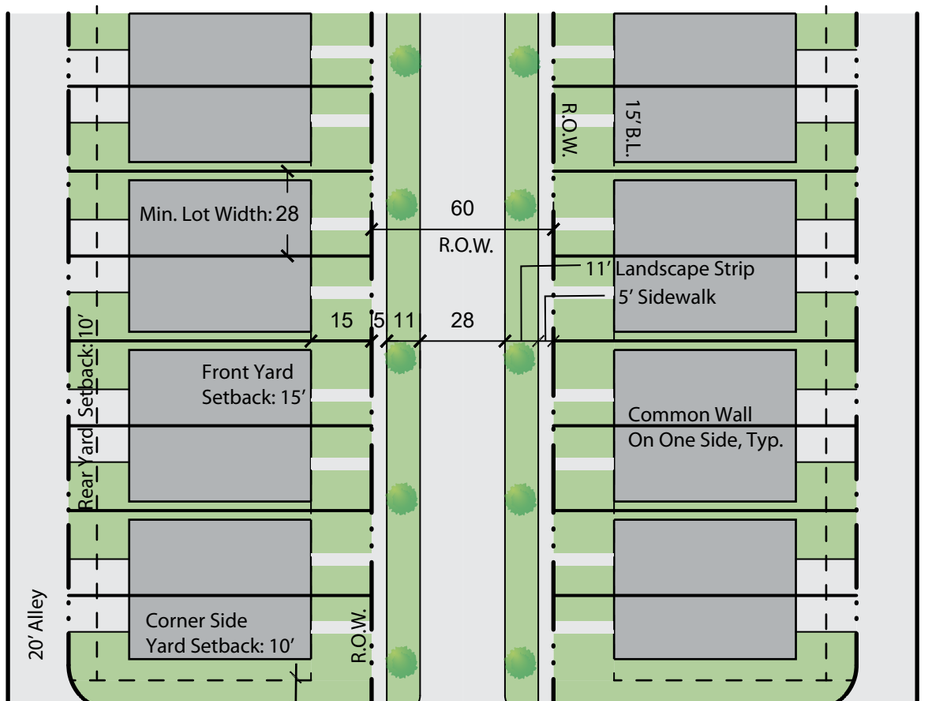
Reference Date: 02.27.2024

NORTH

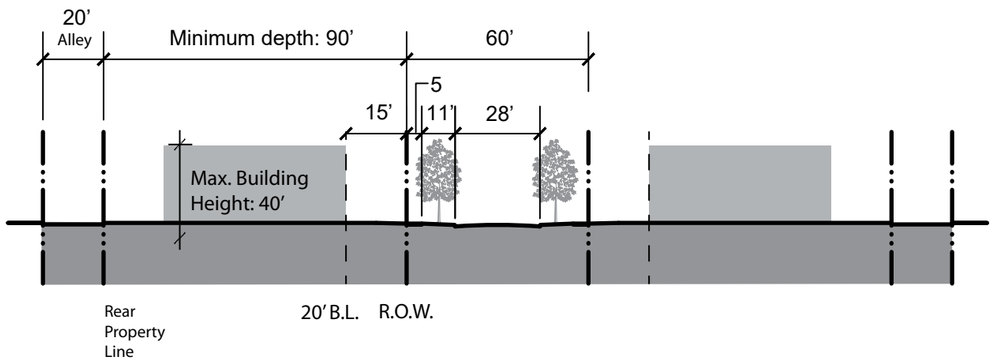
0 25 50 100

LJA PLANNING & LANDSCAPE ARCHITECTURE

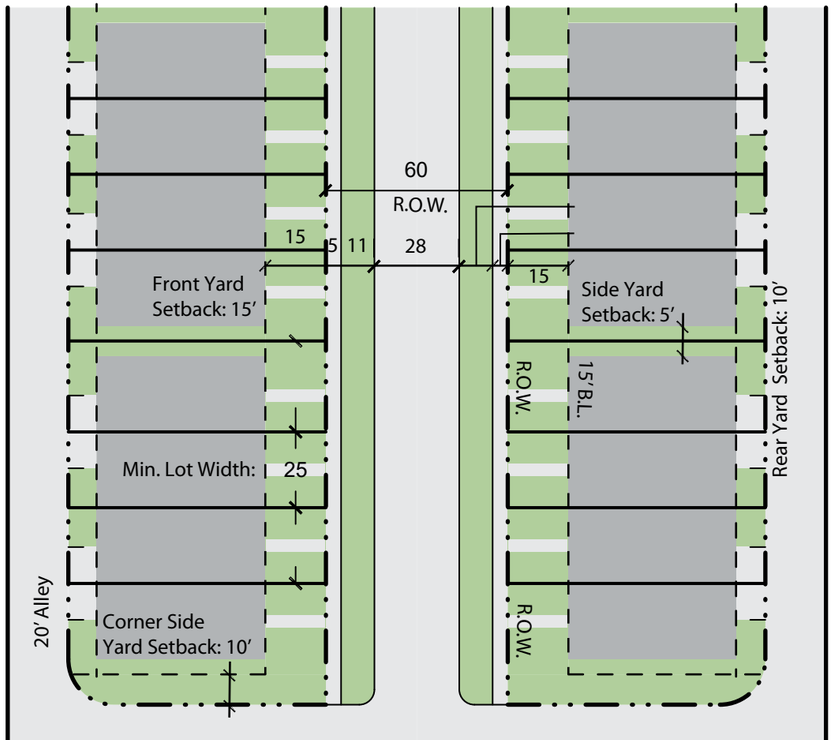
RELATIONSHIPS | PROCESS | DESIGN



3. Plan: Rear Load 28' Attached Product - 60' R.O.W.

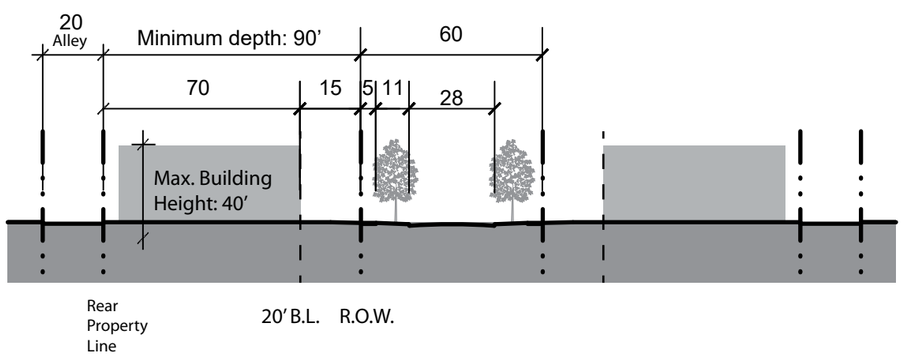


3 Section: Rear Load 28' Attached Product - 60' R.O.W.



4. Plan: Rear Load 25' Townhome Product - 60' R.O.W.

Note:
Max. Number of Attached Units: 5
Min. Number of Attached Units: 2



4. Section: Rear Load 25' Townhome Product - 60' R.O.W.

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EXHIBIT M

Planned Unit Development

Specialty Product Exhibits for Rear Load Attached and Townhome Products

VALENCIA

±458.4 Acres of Land

Manvel, Texas

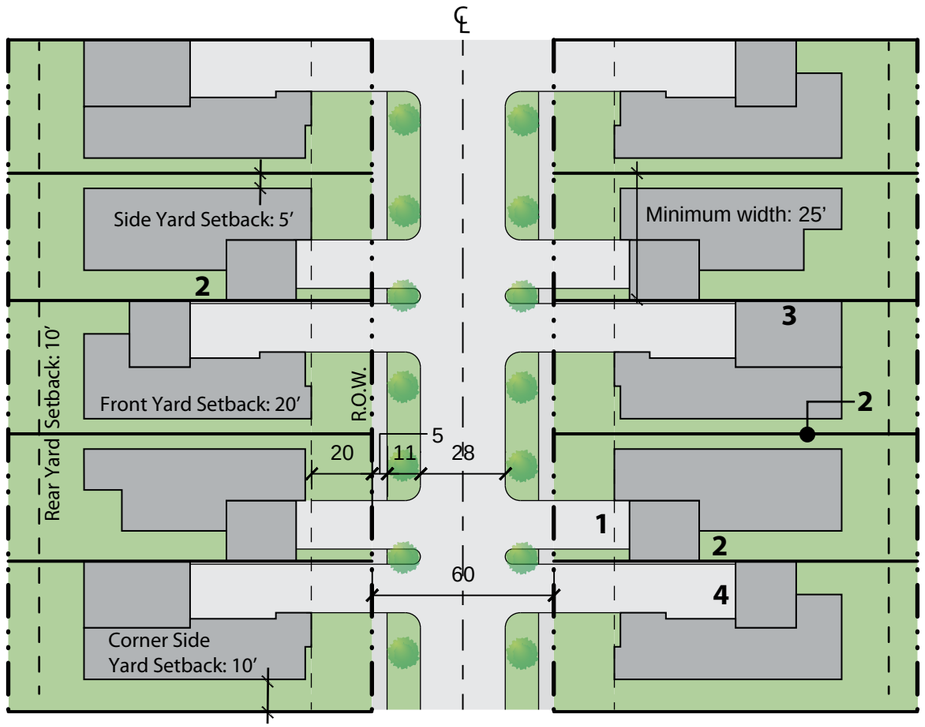
Reference Date: 02.27.2024

NORTH

0 25 50 100

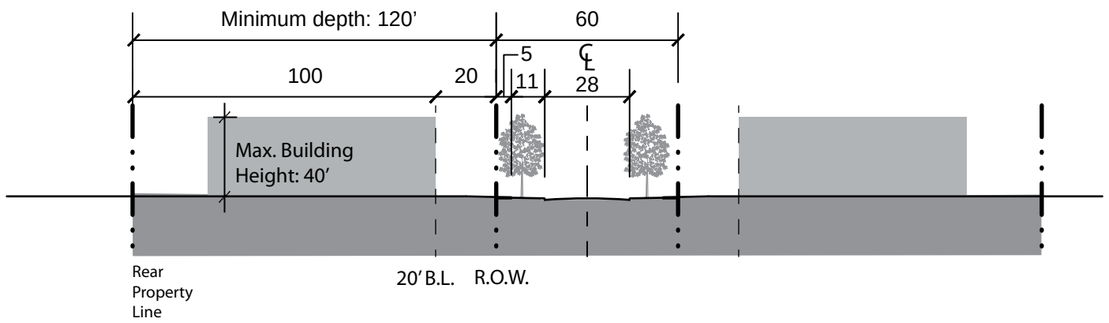
LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN

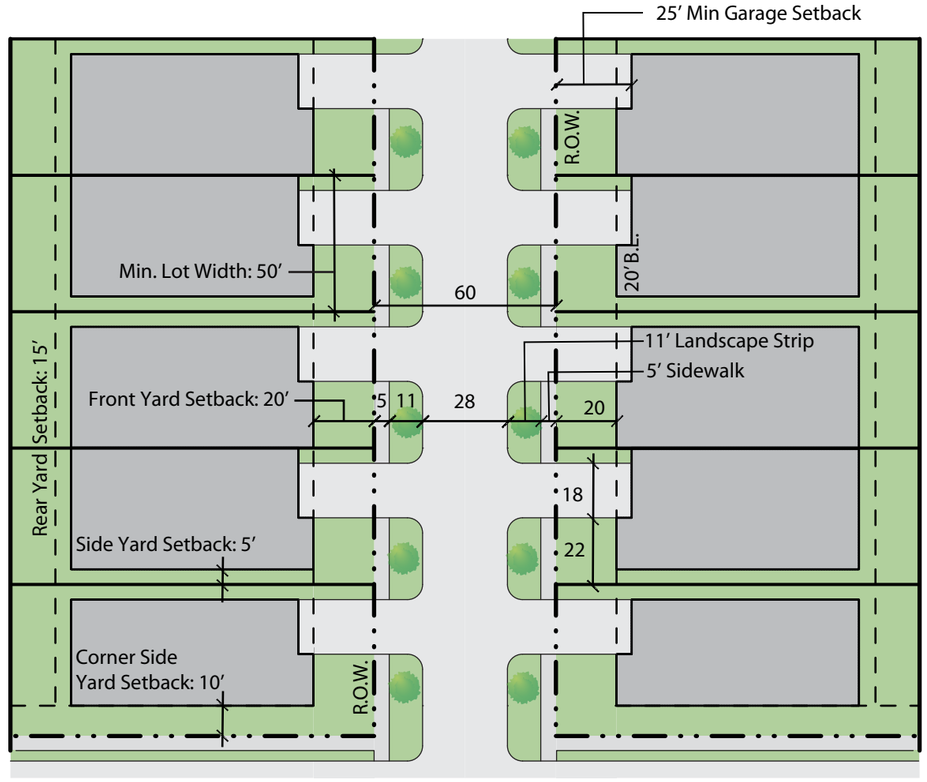


1. 25' Min Garage Setback
2. 10' Min. Building separation
3. Zero Lot line at garage, typ.
4. 50' Setback

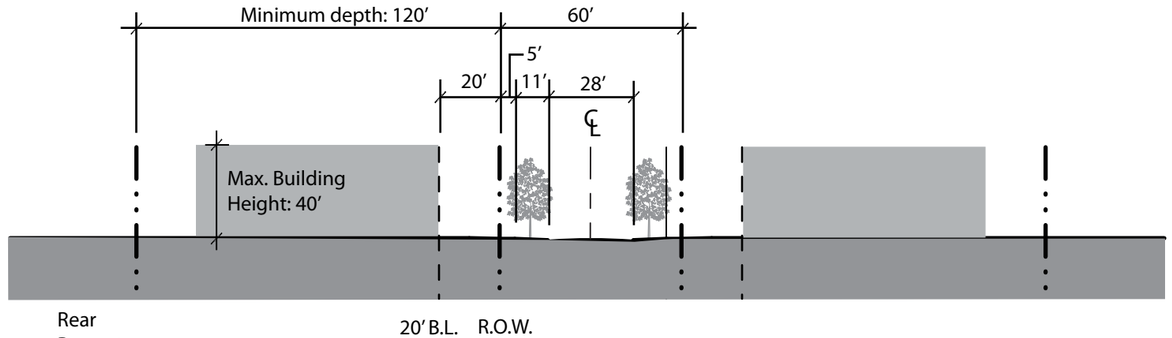
5. Plan: Zipper Lot Product - 60' R.O.W.



5. Section: Zipper Lot Product - 60' R.O.W.



6. Plan: Patio & Zero Lot Line Product - 60' R.O.W.



6. Section: Patio & Zero Lot Line Product - 60' R.O.W.

Prepared for

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EXHIBIT N

Planned Unit Development

Specialty Product Exhibits for Zipper Lot and Patio/Zero Lot Line Products

VALENCIA

±458.4 Acres of Land

Manvel, Texas

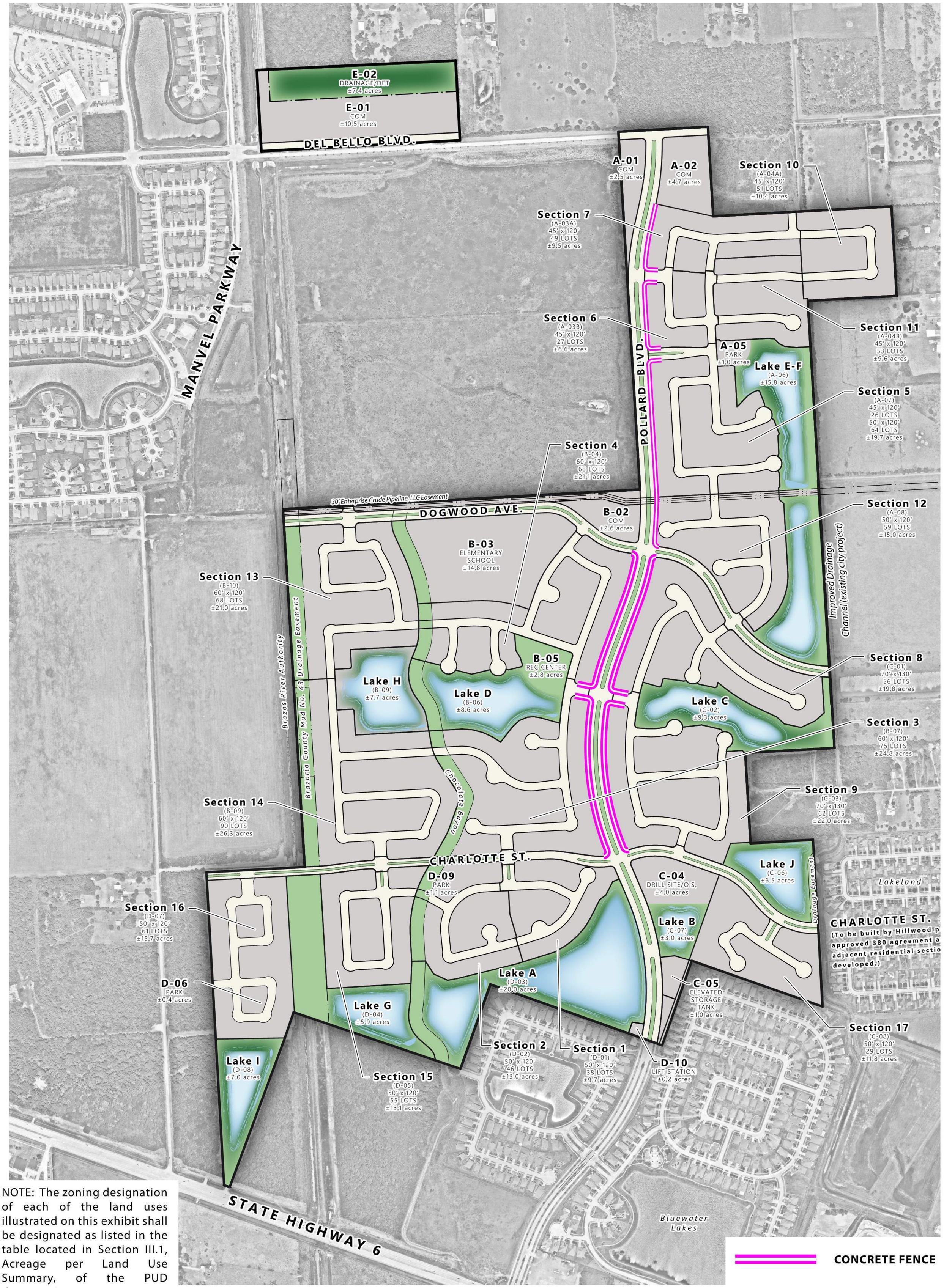
Reference Date: 02.27.2024

NORTH

0 25 50 100

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for

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EXHIBIT O

Planned Unit Development
Conceptual Fencing Exhibit

VALENCIA

±457.0 Acres of Land
Manvel, Texas

Reference Date: 12.02.2025

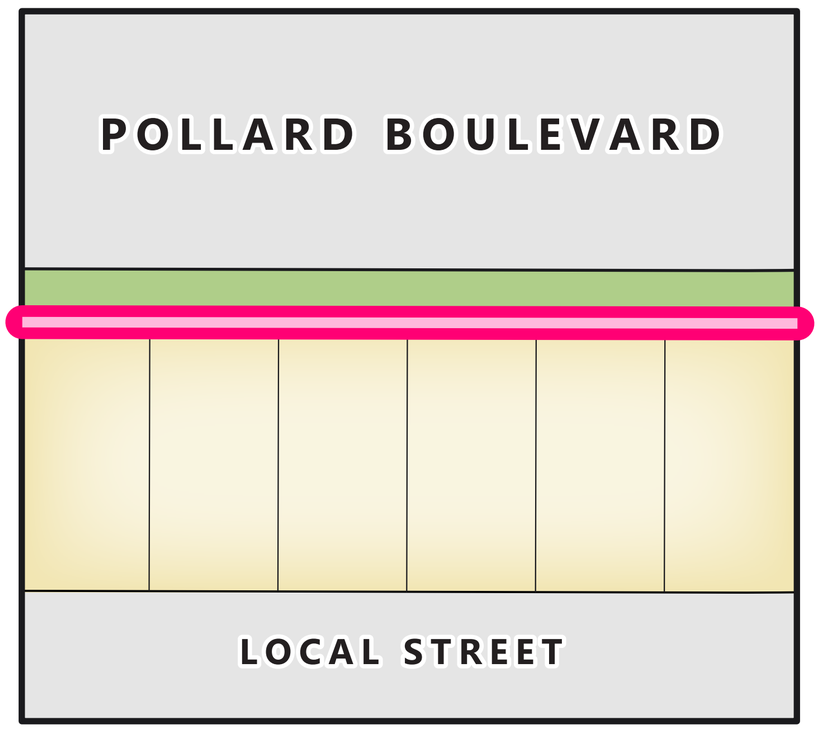
NORTH

0 150 300 600

LJA PLANNING & LANDSCAPE ARCHITECTURE

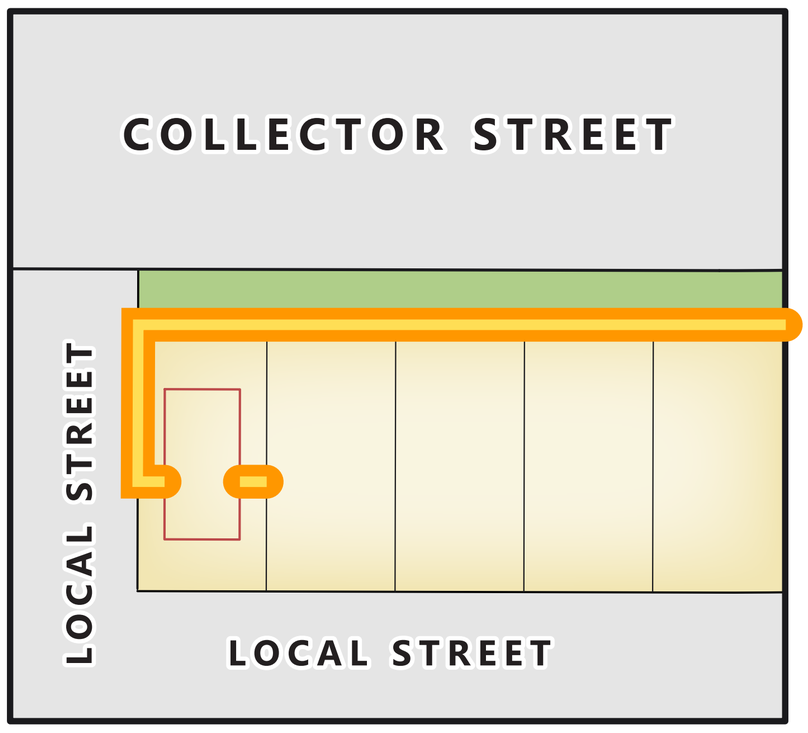
RELATIONSHIPS | PROCESS | DESIGN

CONCRETE FENCE



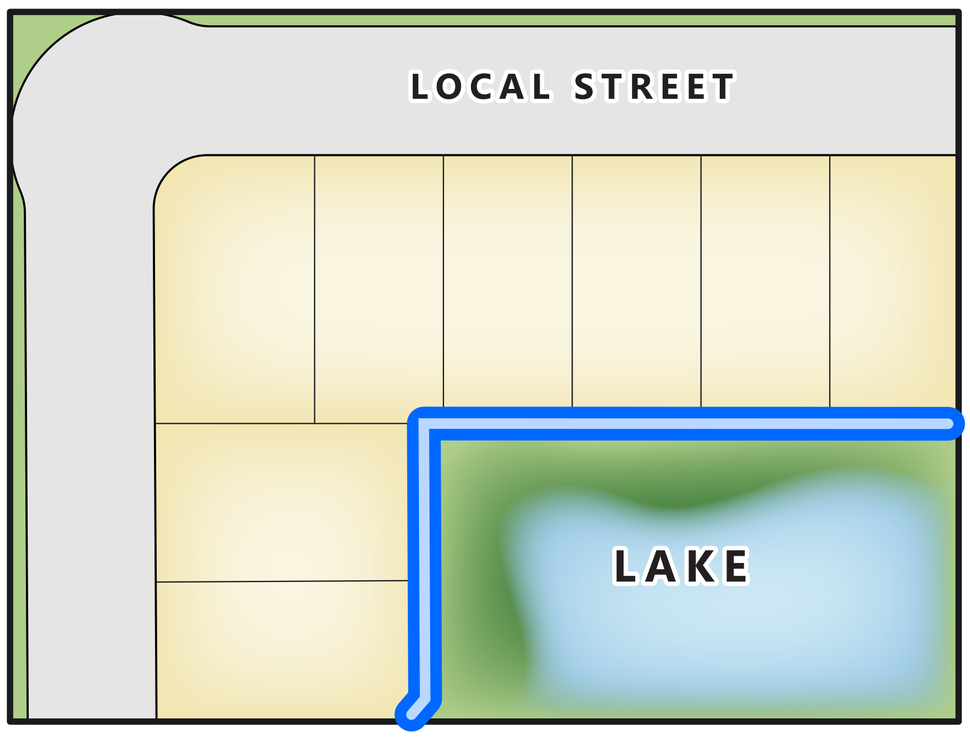
Applies to lots backing onto Pollard Boulevard

WOOD PUBLIC ROW FENCE



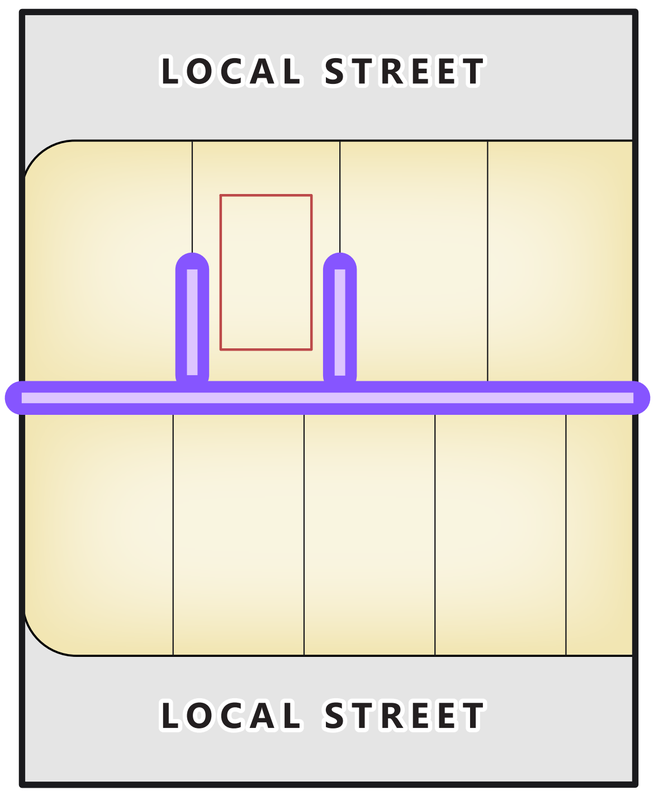
Applies to lots backing onto a collector street;
Applies to all lots with side yard fencing facing a public right-of-way

WROUGHT IRON FENCE



Applies to lots backing onto a lake

WOOD GOOD NEIGHBOR FENCE



Applies to all lots backing onto other lots and interior side lot lines

NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

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EXHIBIT P

Planned Unit Development
Fencing Exhibit

VALENCIA

±457.0 Acres of Land
Manvel, Texas

CONCRETE FENCE
WROUGHT IRON FENCE
WOOD PUBLIC ROW FENCE
WOOD GOOD NEIGHBOR FENCE

***Please note that multiple fence types may apply to a lot depending on it's location**

Reference Date: 12.19.2025

NORTH

0 25 50 100

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN

GENERAL NOTES

BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE

WIND LOADING: DESIGN WIND SPEED: 141 MPH (ULTIMATE WIND SECOND PER ASCE 7-16)
WIND EXPOSURE CATEGORY C, RISK CATEGORY II

THE DETAILED SITE ELEMENTS MAY BE BUILT IN AREAS QUALIFIED AS WIND EXPOSURE B OR C.

THE SOIL GRADING ON BOTH SIDES OF THE FENCING MUST BE NO STEEPER THAN A 1 FOOT DROP IN A HORIZONTAL DISTANCE OF 8 FEET. THIS DESIGN ASSUMES THAT THERE IS NO OPEN DRAINAGE DITCH CLOSER THAN 8 FEET FROM THE FACE OF THE FENCING. NOTIFY BGA IF ANY OF THESE CRITERIA CANNOT BE MET.

EXISTING STRUCTURE AND EXISTING CONDITIONS:

FIELD VERIFY THE AREA OF NEW CONSTRUCTION TO DETERMINE IF EXISTING STRUCTURES, UNDERGROUND UTILITIES OR PLUMBING MAY INTERFERE WITH THE NEW CONSTRUCTION.

FOUNDATION AND EARTHWORK:

FOOTINGS HAVE BEEN DESIGNED FOR THE FOLLOWING ASSUMED ALLOWABLE BEARING PRESSURES:
TOTAL LOAD: 3000 PSF (END BEARING)
BEARING ELEVATION: 9 FEET MINIMUM BELOW FINISHED GRADE

IMPORTANT NOTE: SHALLOW WATER CONDITIONS MAY BE ENCOUNTERED IN THE PIERS. IT IS RECOMMENDED THAT THE CONTRACTOR DRILL SOME TEST HOLES TO VERIFY IF WATER WILL BE PRESENT. IF WATER IS PRESENT, THEN IT IS RECOMMENDED THAT THE HOLES NOT BE DRILLED TO FULL BEARING DEPTH UNTIL CONCRETE IS ON-SITE. IF MORE THAN 1" DEPTH OF WATER SEEPS INTO THE PIER UPON COMPLETION OF DRILLING THEN PUMP OUT THE EXCESS WATER PRIOR TO CONCRETING.

BEARING ELEVATIONS FOR BOTTOM OF FOOTINGS SHALL BE VERIFIED WITH FIELD CONDITIONS. THE FOOTINGS SHALL BEAR AT A SOILS STRATA RECOMMENDED IN THE SOILS REPORT. WHEN SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED AT SPECIFIED BEARING STRATA, THE SOILS CONSULTANT AND BGA ENGINEERS SHALL BE NOTIFIED.

FOOTINGS SHALL BE POURED AS SOON AS POSSIBLE AFTER EXCAVATION, CLEAN-OUT, INSPECTION AND INSTALLATION OF REINFORCING STEEL. NOTIFY GEOTECHNICAL ENGINEER AT LEAST 24 HOURS PRIOR TO DIGGING OF FOOTINGS TO SCHEDULE SITE VISITS. PROPER SOIL BEARING SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO POURING EACH FOOTING. FOOTINGS DRILLED TO FULL DEPTH SHALL NOT BE LEFT OPEN OVERNIGHT.

CONCRETE (PRECAST AND SITE-CAST):

CONCRETE SHALL BE NORMAL WEIGHT AND SHALL CONFORM TO ACI 318 REQUIREMENTS. CONCRETE WORK SHALL CONFORM TO ACI 301.
MINIMUM CONCRETE PROPERTIES:
PRECAST ELEMENTS - 5000 PSI COMPRESSIVE STRENGTH AND MAX. AGGREGATE 3/4" 5% AIR ENTRAINMENT, MAXIMUM WATER TO CEMENT RATIO OF 0.50

SITE CAST ELEMENTS - 3000 PSI COMPRESSIVE STRENGTH AND MAX. AGGREGATE 1 1/2" NO AIR ENTRAINMENT, MAXIMUM WATER TO CEMENT RATIO OF 0.53

STRENGTHS LISTED ARE FOR 28-DAY.
AGGREGATES SHALL MEET THE REQUIREMENTS OF ACI 302.1R (CHAPTER 5.4) AND CONFORM TO THE COMBINED AGGREGATE GRADING SPECIFIED IN SECTION 5.4.3 (ACI 302.1R).
FLY ASH, WHEN USED, MAY BE SUBSTITUTED FOR PORTLAND CEMENT IN QUANTITIES NOT TO EXCEED 25 PERCENT FLY ASH BY MASS OF CEMENTIOUS MATERIALS.
PROPERLY CONSOLIDATE ALL CONCRETE USING VIBRATORS DURING PLACEMENT. VIBRATE ALL CONCRETE INCLUDING THE TOP FIVE FEET OF DRILLED PIERS, FOOTINGS, GRADE BEAMS, SLABS, WALLS, COLUMNS, ETC. VIBRATE ALL CONCRETE SUCH THAT NO COLD JOINTS OR HONEYCOMBING (VOIDS) ARE PRESENT IN THE FINISHED CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF ANY STRUCTURAL REPAIRS TO CONCRETE DUE TO IMPROPER PLACEMENT. THE CONTRACTOR MUST PROVIDE THE ENGINEER WITH PROPOSED REPAIR MATERIALS PRIOR TO COMMENCEMENT OF ANY STRUCTURAL REPAIR WORK. THE ENGINEER MUST APPROVE IN WRITING THE PROPOSED PRODUCTS. NOTIFY BGA ENGINEERS FOR ADDITIONAL INSTRUCTIONS AT ANY CONDITIONS WHERE STRUCTURAL OR COSMETIC REPAIRS ARE NECESSARY TO EXPOSED CONCRETE.
PRECAST COLUMNS SHALL BE TEMPORARILY BRACED AFTER ERECTION. BRACING TO REMAIN IN PLACE UNTIL GROUT HAS BEEN INSTALLED AND HAS REACH A MINIMUM OF 75% OF ITS DESIGN 28 DAY STRENGTH.

REINFORCING STEEL:

REINFORCING BARS SHALL CONFORM TO ASTM A615-GRADE 60.
WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 OR A497. FURNISH IN FLAT SHEETS ONLY.
SMOOTH DOWELS SHALL CONFORM TO ASTM A36 OR ASTM A306.
REINFORCING STEEL DETAILING SHALL CONFORM TO ACI 315.
PROVIDE CHAIRS TO INSURE PROPER COVER FOR ALL REINFORCING IN PRECAST AND CAST-IN-PLACE CONCRETE FOR PRECAST CONCRETE, SUPPORTS AT EXPOSED TO VIEW SURFACES SHALL BE PLASTIC PROTECTED OR STAINLESS STEEL PROTECTED.
DUCTILE IRON INSERTS. ASTM A536 AS MANUFACTURED BY RICHMOND SCREW ANCHOR CO., HOHMAN & BARNARD INC., OR DAYTON SUPERIOR CORPORATION.
CONCRETE COVER (PLANT CAST PRECAST):
PRECAST COLUMNS 1 1/2" BOTTOM, 1" SIDES, AND 1 1/2" TOP
PRECAST WALL PANELS 2" EDGES (TOP, BOTTOM, SIDES) MAT REINFORCING TO BE CENTERED IN PANEL THICKNESS
CONCRETE COVER (SITE-CAST CONCRETE):
DRILLED PIERS 6" BOTTOM, 3" SIDES AND 2" TOP
CAPS/GRADE BEAMS 2" TOP, 3" BOTTOM, 2" SIDES
WELDING OF REINFORCING STEEL - ASTM A615-GRADE 60 REINFORCING STEEL SHALL NOT BE WELDED OR TACK WELDED FOR ANY REASON.

MASONRY:

MASONRY CONSTRUCTION SHALL CONFORM TO THE REFERENCED BUILDING CODE, ACI 530 AND ACI 530.1.
GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8", AND A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
PERIODIC INSPECTIONS OF THE MASONRY CONSTRUCTION PER THE APPLICABLE BUILDING CODES ARE REQUIRED. MASONRY CONTRACTOR TO PROVIDE AT LEAST 24 HOURS NOTICE. COORDINATE FREQUENCY OF VISITS AND SCHEDULE WITH THE CONTRACTOR AND OWNER'S REPRESENTATIVE.
ALL VOIDS CONTAINING REINFORCING STEEL SHALL BE FILLED SOLID WITH GROUT AT SPECIFIED ABOVE.
VERTICAL BARS SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 8'-0".

NON-SHRINK GROUT:

NON-SHRINK GROUT BETWEEN COLUMNS AND FOOTINGS AND FOR INFILLING OF LIFTING INSERTS SHALL BE A NON-METALLIC, SHRINKAGE RESISTANT, PREMIXED, NON-CORROSIVE, NON-STAINING PRODUCT CONTAINING PORTLAND CEMENT, SILICA SANDS, SHRINKAGE COMPENSATING AGENTS, AND FLUIDITY IMPROVING COMPOUNDS.
NON-SHRINK GROUT SHALL CONFORM TO CORPS OF ENGINEERS SPECIFICATION FOR NON-SHRINK GROUT, CE-CRD-C621. TWENTY-EIGHT DAY COMPRESSIVE STRENGTH AS DETERMINED BY GROUT CUBE TESTS, SHALL BE 6,000 PSI MINIMUM.
NON-SHRINK GROUT SHALL BE PLACED IN A FLUID FLOWABLE STATE UNDER BASEPLATES AND BEARING PLATES THAT HAVE A FORM BUILT AROUND THEM FOR GROUT CONFINEMENT.
NON-SHRINK GROUT MUST BE INSTALLED PRIOR TO FILLING COLUMN CAVITY WITH GROUT.

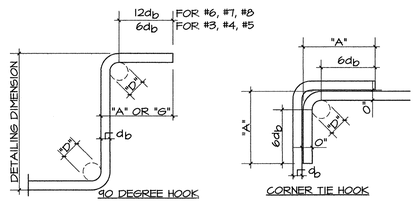
STRUCTURAL TESTS AND SPECIAL INSPECTIONS

REFER TO THE REFERENCED BUILDING CODE FOR ADDITIONAL INFORMATION, DEFINITIONS AND TESTING REFERENCES REGARDING SPECIAL INSPECTIONS. THIS SECTION OF NOTES IS BASED ON CHAPTER 17 OF THE IBC CODE.
THE OWNER SHALL HIRE ONE OR MORE SPECIAL INSPECTORS TO PROVIDE THE SPECIAL INSPECTIONS DURING CONSTRUCTION FOR THE FOLLOWING TYPES OF STRUCTURAL WORK:
1. PRECAST AND CAST-IN-PLACE CONCRETE
2. FOUNDATION ELEMENTS

THIS SECTION IS LIMITED ONLY TO STRUCTURAL PORTIONS OF THE PROJECT. THIS SECTION DOES NOT COVER STANDARD INSPECTIONS TO BE PERFORMED BY THE BUILDING OFFICIAL OR PERIODIC SITE VISITS/OBSERVATIONS MADE BY REPRESENTATIVES OF BGA ENGINEERS, INC.
THE SPECIAL INSPECTOR FOR THE LISTED STRUCTURAL ITEMS SHALL BE ONE OR MORE OF THE FOLLOWING: A QUALIFIED TESTING LAB OR GEOTECHNICAL ENGINEER QUALIFIED TO INSPECT THE PARTICULAR TYPE OF CONSTRUCTION REQUIRING THE SPECIAL INSPECTION. THE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE SPECIAL INSPECTIONS LISTED IN THIS SECTION, EXCEPT FOR ADDITIONAL INSPECTIONS REQUIRED DUE TO NON-CONFORMANCE OF WORK. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL COSTS INCURRED IF THE SPECIAL INSPECTOR MAKES ADDITIONAL TRIPS, REPORTS, ETC. FOR WORK FOUND TO BE NON-CONFORMING TO THE APPROVED CONSTRUCTION DOCUMENTS.
THE SPECIAL INSPECTOR(S) SHALL OBSERVE THE WORK TO ASCERTAIN TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED CONTRACT DRAWINGS AND SPECIFICATIONS OR NOT.
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE SPECIAL INSPECTOR(S) AND BGA ENGINEERS INC. AT LEAST 72 HOURS BEFORE COMMENCING ANY NEW TYPE OF STRUCTURAL WORK COVERED BY THIS SPECIAL INSPECTION SECTION. DURING THE ONGOING CONSTRUCTION OF A PARTICULAR TYPE OF STRUCTURAL WORK, THE NOTICE TIME MAY BE REDUCED TO 24 HOURS. THE GENERAL CONTRACTOR SHALL KEEP THE OWNER, ARCHITECT AND BGA ENGINEERS INC. INFORMED OF ANY SCHEDULING PROBLEMS OR DIFFICULTIES.
THE SPECIAL INSPECTOR(S) SHALL FURNISH COPIES OF ALL INSPECTION REPORTS TO THE EOR RESPONSIBLE FOR THE PORTION OF THE WORK BEING REVIEWED, THE ARCHITECT, GENERAL CONTRACTOR AND THE BUILDING OFFICIAL. ALL REPORTS SHALL INCLUDE THE NAME(S) OF THE INDIVIDUAL AND COMPANY PERFORMING THE SPECIAL INSPECTIONS, AS WELL AS THE DATE OF EACH INSPECTION, ITEMS REVIEWED, AREA OF EACH ITEM RELATIVE TO SPECIFIC GRID LINES/FLOOR LEVELS AND ANY DISCREPANCIES BETWEEN THE OBSERVED WORK AND APPROVED CONSTRUCTION DOCUMENTS.
IF ANY DISCREPANCIES OR DEFICIENCIES ARE NOTED, THE SPECIAL INSPECTOR SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR (ON THE SAME DAY AS THE INSPECTION IF AT ALL POSSIBLE AND BEFORE THE INSPECTOR LEAVES THE SITE). THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO RELAY THESE FINDINGS TO THE APPROPRIATE SUB-CONTRACTOR AND SHALL BE RESPONSIBLE FOR DIRECTING AND COORDINATING ALL CORRECTIVE ACTIONS NECESSARY TO CORRECT THE DISCREPANCIES OR DEFICIENCIES. THE SPECIAL INSPECTOR SHALL ALSO NOTIFY THE ARCHITECT AND ENGINEER WITHIN 24 HOURS, EITHER BY FAX OR PHONE CALL, AND WHAT CORRECTIVE ACTION WAS TAKEN, IF ANY AT THAT POINT, BY THE GENERAL CONTRACTOR. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT CORRECTIVE ACTION IS TAKEN IN A TIMELY MANNER.
THE GENERAL CONTRACTOR SHALL CONTACT BGA ENGINEERS INC. AND/OR THE ARCHITECT IF THERE IS ANY QUESTION REGARDING THE PROPER CORRECTIVE ACTION TO TAKEN BASED ON THE SPECIAL INSPECTOR'S REPORTS AND RECOMMENDATIONS.
AT THE COMPLETION OF EACH TYPE OF STRUCTURAL WORK, THE SPECIAL INSPECTOR SHALL SUBMIT A SIGNED REPORT CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF THE PROJECT. THE REPORT SHALL STATE WHETHER THE INSPECTED WORK WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND WHETHER THE INSPECTED WORK WAS PERFORMED IN A WORKMANLIKE MANNER.
THE FOLLOWING IS A SUMMARY OF THE PERIODIC AND CONTINUOUS SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT. REFER TO THE BUILDING CODE FOR ADDITIONAL REFERENCES, IF NEEDED.
PRECAST AND CAST-IN-PLACE CONCRETE CONSTRUCTION (BASED ON IBC 1704.4):
1. INSPECTION OF ALL REINFORCING STEEL (INCLUDING SIZES, QUANTITIES AND PLACEMENT) - (PERIODIC)
2. INSPECTION OF ANY WELDING OF REINFORCING STEEL, INCLUDING DEFORMED BAR ANCHORS (CONTINUOUS)
3. INSPECT BOLTS OR ANCHORS INSTALLED IN CONCRETE PRIOR TO OR DURING THE PLACEMENT OF THE CONCRETE, INCLUDING SIZE, QUANTITY, LENGTH AND LAYOUT (PERIODIC)
4. VERIFY THE USE OF THE APPROVED CONCRETE DESIGN MIX (PERIODIC)
5. SAMPLING OF FRESH CONCRETE, PERFORMING SLUMP/AIR CONTENT/TEMPERATURE TESTS AND MAKING OF CONCRETE CYLINDERS FOR STRENGTH TESTS (CONTINUOUS)
6. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TECHNIQUES AND TEMPERATURES (PERIODIC)

CONCRETE MASONRY CONSTRUCTION (BASED ON IBC 1704.5):
1. PROPORTIONS OF SITE-MIXED GROUT (PERIODIC)
2. INSPECT GROUT SPACES PRIOR TO GROUTING AND PLACEMENT OF GROUT (CONTINUOUS)
3. ANCHORS OR CONNECTORS TO OTHER STRUCTURAL ITEMS (CONTINUOUS)

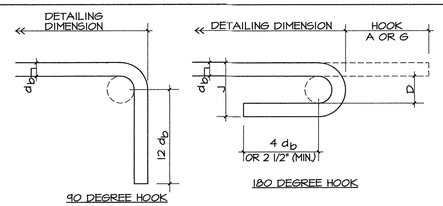
FOUNDATIONS (BASED ON IBC 1704.7 AND 1704.8):
1. DRILLED PIERS. PROVIDE CONTINUOUS INSPECTION OF ALL DRILLED PIERS. OBSERVE PIER DEPTH, VERIFY BEARING SOILS WITH SOILS REPORT, VERIFY PIER DIAMETER AND BELL SIZE (IF ANY), CLEANLINESS OF PIER BOTTOM, VERIFY REINFORCING STEEL SIZE, VERIFY PROPER VIBRATION OF THE TOP SECTION OF CONCRETE IN THE PIER, AND SAMPLE FRESH CONCRETE PER THE SECTION ABOVE. (CONTINUOUS)



STIRRUP & TIE HOOK SCHEDULE			
BAR SIZE	"D"	90 DEG HOOK "A" OR "G"	135 DEG HOOK "A" OR "G"
#3	1 1/2"	4"	4"
#4	2"	4 1/2"	4 1/2"
#5	2 1/2"	6"	5 1/2"

D = INSIDE DIAMETER OF BEND
d_b = BAR DIAMETER

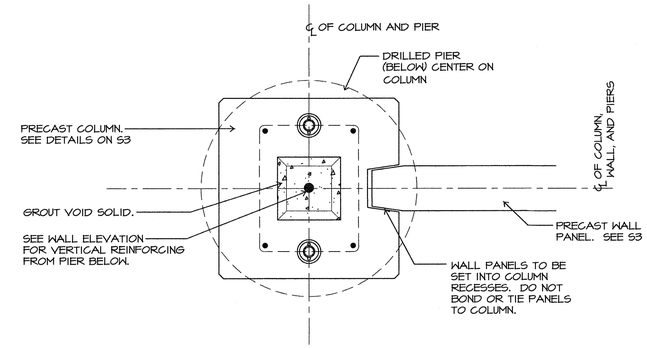
TYPICAL STIRRUP AND TIE HOOK TYPES 01



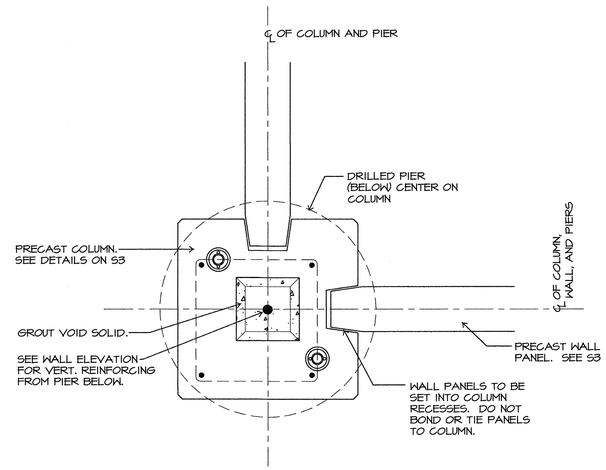
RECOMMENDED END HOOKS - ALL GRADES					
BAR SIZE	FINISHED BEND DIAMETER "D"	180° HOOKS		90° HOOKS	
		"A" OR "G"	"J"	"A" OR "G"	
#3	2 1/4"	5"	3"	6"	
#4	3"	6"	4"	8"	
#5	3 3/4"	7"	5"	10"	
#6	4 1/2"	8"	6"	12"	

D = INSIDE DIAMETER OF BEND
d_b = BAR DIAMETER

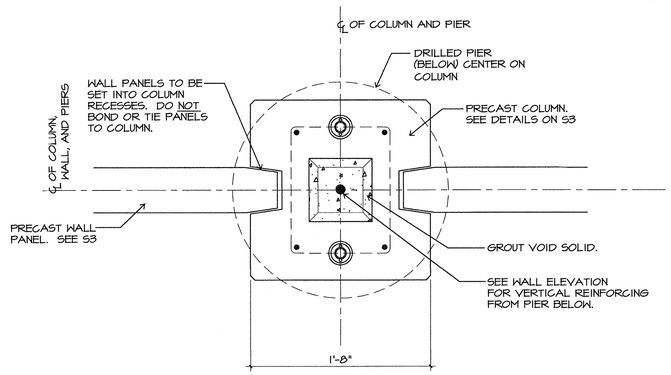
TYPICAL END HOOK TYPES 02



DETAIL 03B/S1
"EC" END COLUMN -PLAN VIEW
SCALE : 1-1/2"=1'-0"



DETAIL 03C/S1
"CC" CORNER COLUMN -PLAN VIEW
SCALE : 1-1/2"=1'-0"



DETAIL 03A/S1
"LC" LINE COLUMN -PLAN VIEW
SCALE : 1-1/2"=1'-0"

EXHIBIT Q-1

STRUCTURAL ENGINEERS
TX FIRM REG. #833
BGA ENGINEERS, INC.
13100 NORTHWEST FREEWAY, SUITE 350
HOUSTON, TEXAS 77040
(713) 329-9922

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SEAL
BGA ENGINEERS,INC PROJECT NO. 23070

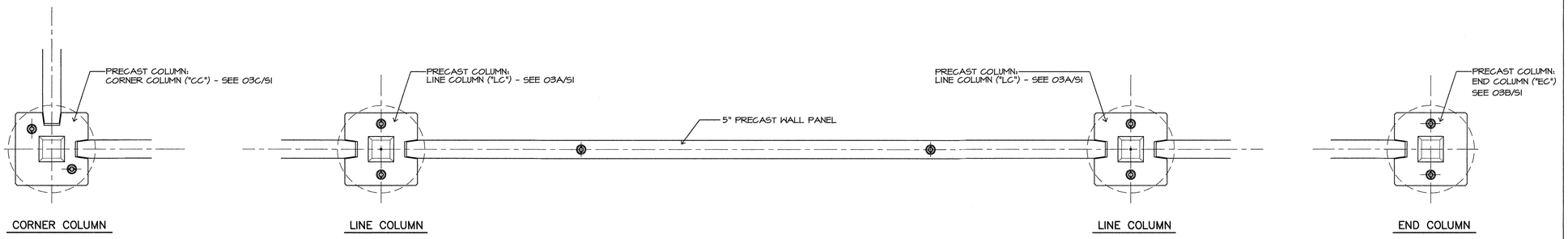
MIKE HULBERT, TX PE#76981

Valencia Phase 1
6Ft. Verticrete Precast Fence System
Client: Republic Masonry
Manvel (Brazoria County), Texas

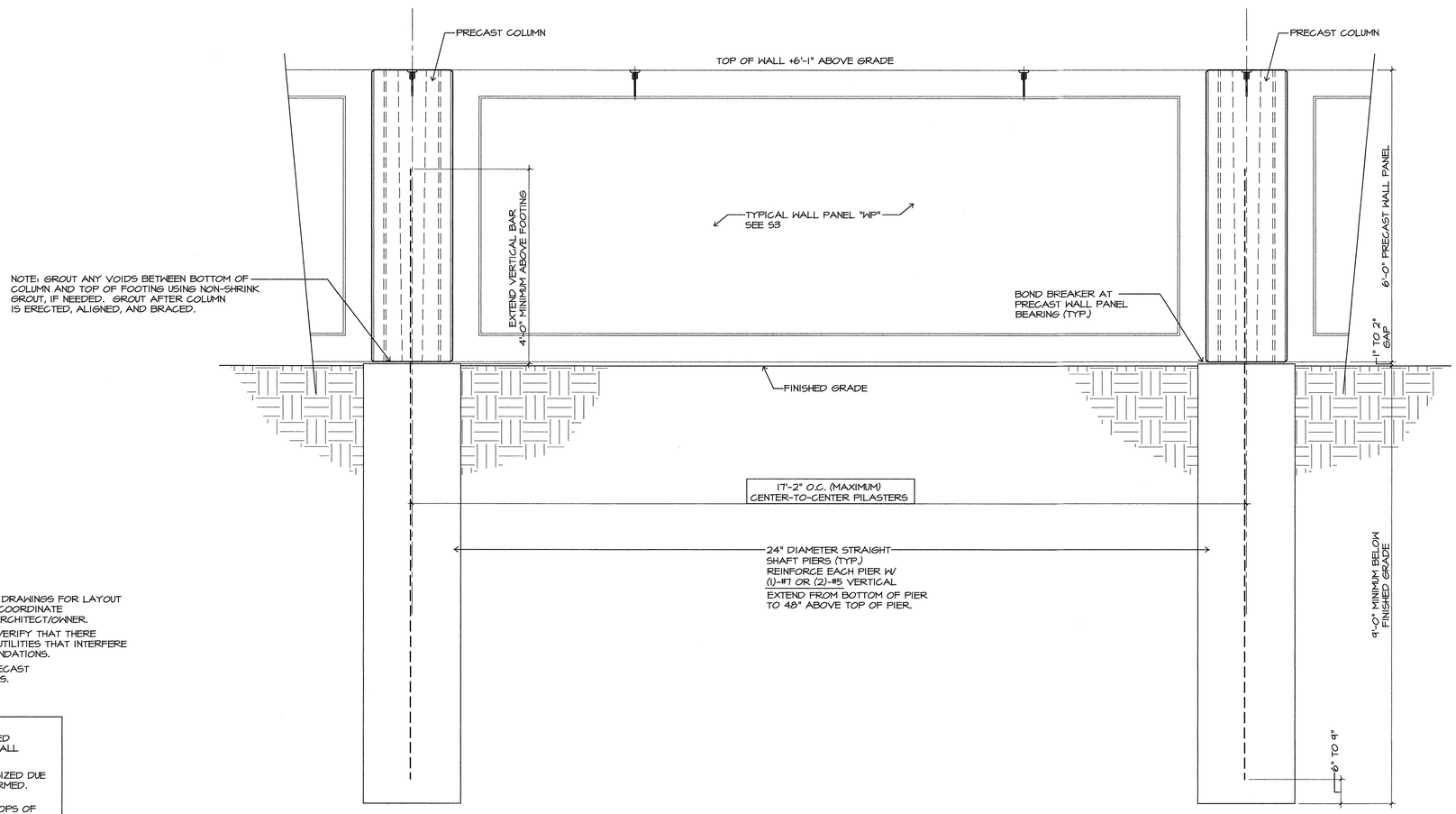
Standard Details and General Notes

Date: 09/25/2023
Scale: 3/4"=1'-0" (UNO)
Job No.: BGA #23070
Revised:

S-1



PLAN VIEW



NOTES:
1. REFER TO SITE PLAN/LANDSCAPE DRAWINGS FOR LAYOUT AND LOCATIONS OF ALL WALLS. COORDINATE FINAL LAYOUT WITH LANDSCAPE ARCHITECT/OWNER.
2. PRIOR TO CONSTRUCTION, FIELD VERIFY THAT THERE ARE NO EXISTING UNDERGROUND UTILITIES THAT INTERFERE WITH ANY OF THE PROPOSED FOUNDATIONS.
3. REFER TO SHEET S3 FOR ALL PRECAST WALL PANEL AND COLUMN DETAILS.

PIER CAP NOTES:

TOP OF ALL PIERS SHALL BE FORMED WHEN PIERS ARE INSTALLED AND SHALL HAVE VERTICAL FACES.

TOP OF CAPS SHALL NOT BE OVERSIZED DUE TO SOIL SLOUGHING OR BE SOIL FORMED.

ANY AND ALL VOIDS AROUND THE TOPS OF ALL PIER CAPS (DUE TO FORMWORK OR SOIL SLOUGHING) SHALL BE FILLED IN WITH APPROVED STRUCTURAL FILL MATERIALS AND SHALL BE COMPACTED ACCORDING TO THE GEOTECHNICAL REPORT. SPOILS FROM THE PIERS SHALL NOT BE USED AS STRUCTURAL FILL UNLESS THE GEOTECHNICAL ENGINEER APPROVES THE MATERIAL AS STRUCTURAL FILL.

DETAIL 01/S2
6'-0" TALL VERTICRETE FENCE – TYPICAL WALL PANEL AND COLUMNS
SCALE : 3/4" = 1'-0"

EXHIBIT Q-2

STRUCTURAL ENGINEERS
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HOUSTON, TEXAS 77040
(713) 329-9922

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SEAL
BGA ENGINEERS,INC. PROJECT NO. 23070

STATE OF TEXAS
MIKE HULBERT
76981
LICENSED
PROFESSIONAL ENGINEER
9/25/2023

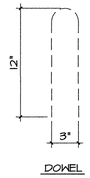
MIKE HULBERT, TX PE#76981

Valencia Phase 1
6Ft. Verticrete Precast Fence System
Client: Republic Masonry
Manvel (Brazoria County), Texas

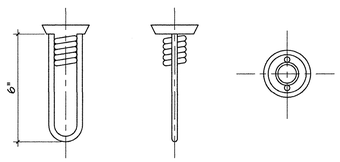
Typical Plan and Elevation

Date: 09/25/2023
Scale: 3/4"=1'-0" (UNO)
Job No.: BGA #23070
Revised:

S-2



DOWEL

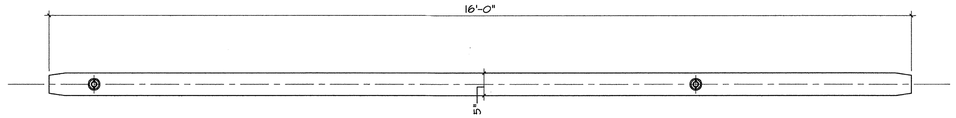


FRONT VIEW | SIDE VIEW | TOP VIEW

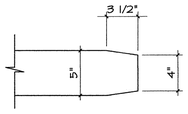
INSERT

NOTES:
1. ALL LIFTING INSERTS (UNO) TO BE: DAYTON SUPERIOR B-16 STRAIGHT COIL LOOP INSERT, 3/4" DIA. X 6" LONG, ELECTRO-PLATED.
2. PROVIDE 1/2" SET-BACK FROM FACE OF FORM.
3. AFTER ERECTION FILL ALL INSERT HOLES WITH NON-SHRINK GROUT.
4. PROVIDE (1)-#4 DOWEL (SEE ABOVE) THROUGH EACH INSERT.

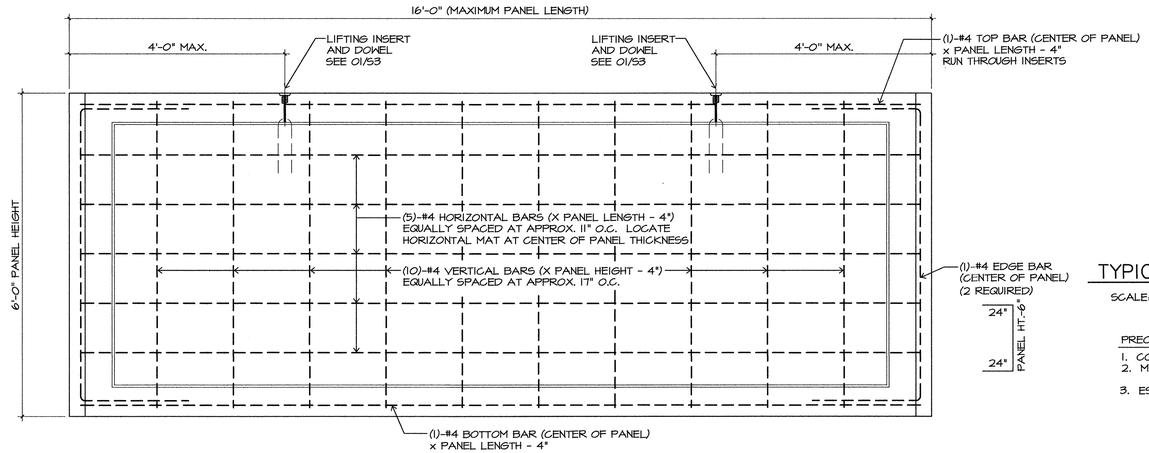
TYPICAL LIFTING INSERT | 01



TYPICAL WALL PANEL ("WP") – TOP VIEW



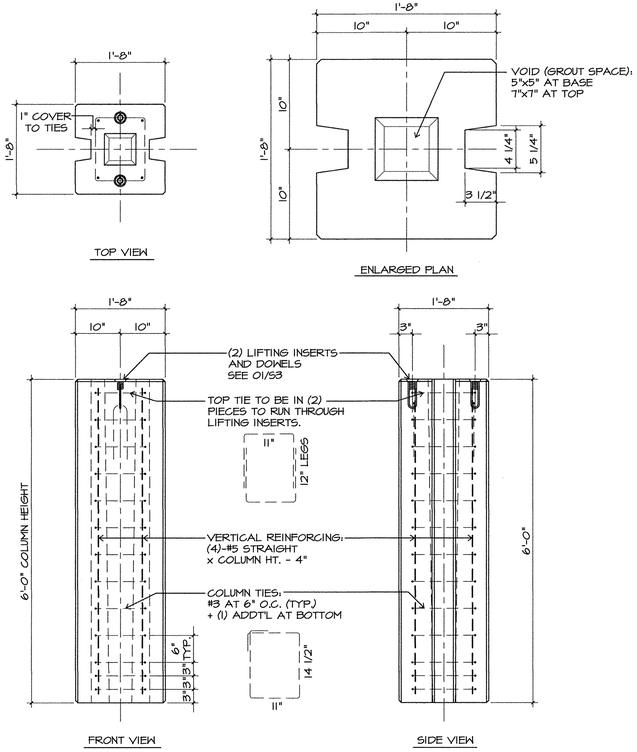
ENLARGED PLAN VIEW OF WALL ENDS



TYPICAL WALL PANEL ("WP") REINFORCING – ELEVATION

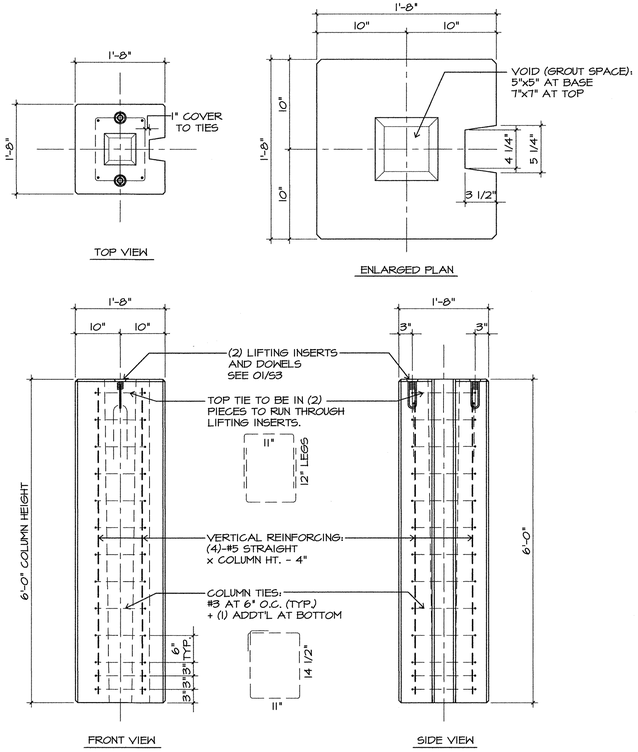
SCALE: 3/4"=1'-0"

PRECAST WALL PANEL NOTES:
1. COORDINATE REVEAL PATTERN WITH LANDSCAPE ARCHITECT.
2. MAXIMUM REVEAL DEPTH = 1/2" (FOR PATTERN ON BOTH FACES) OR 3/4" (FOR PATTERN ON ONE FACE)
3. ESTIMATED PANEL WEIGHT (FOR 6'x16' NOMINAL PANELS) = 6,000 LBS



TYPICAL LINE COLUMN ("LC") REINFORCING – ELEVATION

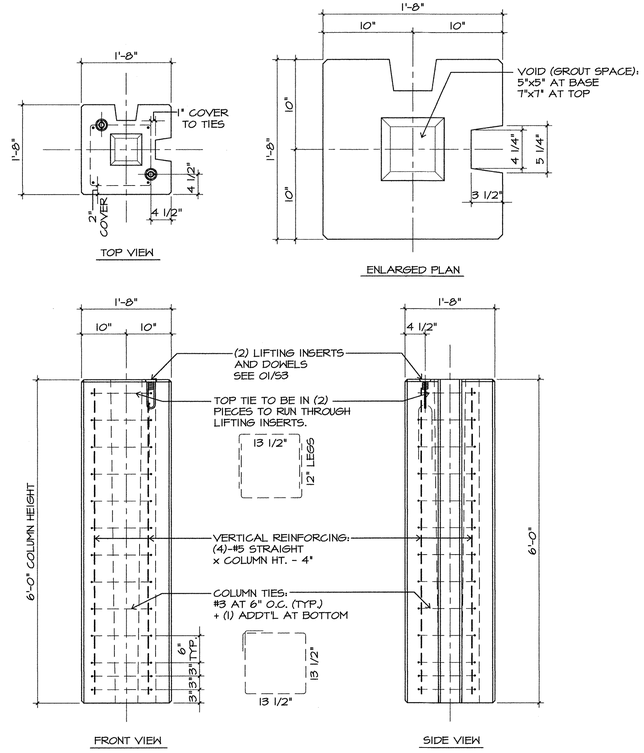
SCALE: 3/4"=1'-0"



TYPICAL END COLUMN ("EC") REINFORCING – ELEVATION

SCALE: 3/4"=1'-0"

PRECAST COLUMN NOTES:
1. COORDINATE REVEAL PATTERN WITH LANDSCAPE ARCHITECT.
2. MAXIMUM REVEAL DEPTH = 1/2" (PER FACE)
3. ESTIMATED COLUMN WEIGHT (FOR 6'x20"x20" NOMINAL COLUMNS) = 2,275 LBS (UNGROUTED)
4. PROVIDE 1/2" CHAMFERS ON ALL EXPOSED EDGES.



TYP. 90 DEG. CORNER COLUMN ("CC") REINFORCING–ELEVATION

SCALE: 3/4"=1'-0"

EXHIBIT Q-3

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SEAL
BGA ENGINEERS,INC. PROJECT NO. 23070

STATE OF TEXAS
09/25/2023
MIKE HULBERT
76981
LICENSED PROFESSIONAL ENGINEER

MIKE HULBERT, TX PE#76981

Valencia Phase 1
6Ft. Verticrete Precast Fence System
Client: Republic Masonry
Manvel (Brazoria County), Texas

Precast Details

Date: 09/25/2023
Scale: 3/4"=1'-0" (UNO)
Job No.: BGA #23070
Revised:

S-3

VALENCIA PLANNED UNIT DEVELOPMENT AMENDMENT DEVELOPMENT STANDARDS COMPARISON TABLE				
Subject	**City of Manvel Code of Ordinances Section**	**Code of Ordinances Regulation**	**Proposed**	**Justification for the Variance**
Fencing	Sec. 38-28. - Fencing.	A masonry, wood, shrubbery or alternative fencing material, of a material and design pre-approved by the city planning and development commission, shall be provided along any portion of the community boundary.	i. Residential Fencing - Fences in any single-family residential district may not exceed seven (7') feet in height. The following fence types shall be permitted within this PUD and as shown on Exhibit O, P, and Q. The Homeowners Association (HOA) shall be responsible for enforcing all fencing guidelines and standards within the community. Any exterior modifications to homes, including fencing, shall be subject to review and approval by the Architectural Review Committee (ARC). a. Wood Public Right-of-Way Fence i. May be used where a screened edge or visual buffer is desired and constructed where visible from the public right-of-way. ii. Applies to residential lots whose rear or street side property lines abut the collector streets of Dogwood Avenue and Charlotte Street. iii. The fence must be a six-foot (6') tall, cap top fence with a minimum of a two-inch by six-inch (2''x6'') standard rot board, a two-inch by six-inch (2''x6'') cedar cap, and one-inch by four-inch (1''x4'') cedar trim. iv. The interior (yard-facing) side of the fence shall be constructed as a standard 3-rail fence. v. Rot boards shall be required on all wood fences visible from the public right-of-way. b. Wood Good Neighbor Fence i. May be used where a uniform, shared appearance between adjoining properties is desired. ii. Applies to residential lots whose rear property lines abut other residential lots and not visible from the public right-of-way. iii. The fence must be standard six-foot (6') tall, 3-rail fence constructed with six inch (6'') pickets and 4x4 posts. iv. A rot board is not required. c. Wrought Iron Fence i. May be used where visibility, openness, or enhanced aesthetics are desired. ii. Applies to residential lots whose rear or side property lines abut a lake. The wrought iron fence shall extend on the	The purpose of the variance is to provide clear guidelines for fencing with the Valencia PUD.

			side property line for a distance of not less than twenty feet (20') from the rear yard property line, except on corner lot street-side property lines. iii. The fence shall be a minimum height of four feet (4'). d. Concrete Fence i. May be used where additional durability, screening, or noise mitigation is desired. ii. Applies to lots whose rear or side property lines abut Pollard Boulevard. iii. The fence shall be a minimum height of six (6) feet. ii. Commercial Fencing a. Wood Public Right-of-Way Fence i. May be used where a screened edge or visual buffer is desired and constructed where visible from the public right-of-way. ii. The fence must be a minimum six-foot (6') tall, cap top fence with a minimum of a two-inch by six-inch (2''x6'') standard rot board, a two-inch by six-inch (2''x6'') cedar cap, and one-inch by four-inch (1''x4'') cedar trim. iii. In lieu of a wood fence, a six-foot (6') tall concrete or masonry fence may be provided as an optional upgrade where additional durability, screening, or noise mitigation is desired. b. Wrought Iron Fence i. May be used where visibility, openness, or enhanced aesthetics are desired. ii. The fence shall be a minimum height of four feet (4') and shall not exceed a height of eight feet (8').	
Temporary Signs	Sec. 53-10. - Allowed signs.	(a)The following signs are allowed in all districts and do not require a permit: (1)Temporary real estate signs. Temporary real estate signs advertise the sale, rental, or lease of the premises upon which the sign is located. a. Nonresidential districts and/or uses. Temporary real estate signs not exceeding 32 square feet in area are permitted in nonresidential districts. b. Residential districts and/or uses. Temporary real estate signs not exceeding 16 square feet in area in residential districts and/or residential uses. Temporary real estate signs	i. Temporary Community Signs: Used to direct potential home buyers to various neighborhoods and/or model homes. These temporary signs may be installed at various locations within the development. In addition, sixteen (16) offsite signs shall be permitted along these corridors: • Four (4) along Pollard Boulevard from State Highway 6; • Four (4) along Del Bello Boulevard from State Highway 288 to Pollard Boulevard; • Two (2) along State Highway 6 from State Highway 288 to Masters Road; • Two (2) along the west side of SH-288 between Croix Road and Del Bello Blvd; • One (1) at the northwest intersection of SH-288 and Highway 6;	The purpose of the variance is to allow for a greater number of temporary signs improve visibility and navigation for potential home buyers.

		not exceeding 32 square feet in area are allowed in residential districts and/or uses for properties fronting on a major thoroughfare, parkway, arterial, or collector as identified in the city's thoroughfare plan, as amended from time to time. c. All temporary real estate signs shall be removed not later than ten days following the sale, rental, or lease of the subject property. d. All temporary real estate signs shall only be located on private property;	• One (1) at the southeast intersection of SH-288 and Highway 6; • One (1) at the southeast intersection of CR-48 and Highway 6; • One (1) at the intersection of Highway 6 and McCoy Road. The Temporary Community Signs shall be a maximum of 128 square feet in size and shall not to exceed ten feet (10') in height. These signs may remain until 30 days following the permanent resident occupancy of the last model home. These signs may be placed within the right-of-way with the condition that they be located a minimum of four feet (4') from the back of curb. Placement within State or County rights-of-way shall be subject to approval by the applicable governing agency as part of the sign permitting process. If a Temporary Community Sign is not in compliance with the above section, the City has the right to remove said sign at the expense of the developer with a ten (10) business days notification.	
Setbacks	Sec. 77-28. - Single-family residential (SFR) district.	(4) Rear *yard:* The minimum rear yard setback shall be 15 feet for the principal structure.	vii. Rear yard setback – 10 feet minimum	The purpose of the variance is to allow for a reduced rear building line minimum that can accommodate high density products. The Valencia PUD offers a wide a range of housing types for different needs.

MANVEL PD&Z
DATA SHEET

MEETING DATE: February 23, 2026

TOPIC: A request by BCS Manvel LLC to abandon a portion of 40' wide right-of-way shown in Emigration Land Company Subdivision, Section 71, according to the map or plat recorded in Volume 2, Page 81 - 82 of Plat Records of Brazoria County, Texas, situated in the H.T. & B. R.R. CO. Survey, Abstract 291, being a total of 0.8440 acres.

BACKGROUND: The applicant is requesting to abandon a portion of a 40' wide right-of-way (ROW), located within their property proposed for development. The proposed development was recently approved as a Planned Unit Development (Manvel Crossing). The applicant owns the property along both side of the ROW. The remaining portion of the ROW is located within the City's ETJ under Brazoria County's jurisdiction. The abandonment of the subject portion of the ROW will not result in any tract of land being deprived of access.

The subject ROW is not a major throughfare and the proposed abandonment will not have any detrimental impact in the area.

STAFF RECOMMENDATION: Staff recommends approval of this requested ROW abandonment with the approval of Ordinance No. 2026-O-09.

ATTACHMENTS: Ordinance No. 2026-O-09, ROW abandonment application packet.

FUNDING ISSUES

_X_ Not applicable

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

SUBMITTING STAFF MEMBER Jose Abraham, Director of Development Services	**FINANCE DIRECTOR APPROVAL _____** **CITY MANAGER APPROVAL _____**

January 7, 2026

City of Manvel
Attn: Dan Johnson, City Manager
20031 Morris Avenue
Manvel, Texas 77578

Re: Request for Consideration and Action – Abandonment of Public Right-of-Way (Exhibit A)

Dear Mr. Johnson,

On behalf of BCS Manvel LLC ("BCS"), we respectfully request the City of Manvel's consideration and action regarding the abandonment of a portion of public right-of-way located within the City of Manvel, as depicted on Exhibit "A" (the "Subject ROW").

The Subject ROW is a portion of an approximately forty-foot (40') wide right-of-way dedicated by a 1912 plat (the "Historical ROW), shown on Exhibit "B," traversing land within the City of Manvel and its extraterritorial jurisdiction ("ETJ"). The Subject ROW is unimproved, unnecessary for public travel or circulation, and no longer required for municipal purposes.

BCS owns and is developing the adjacent tracts within the City of Manvel, shown on Exhibit "C," planned and advancing as Manvel Crossing. The continued existence of the Subject ROW creates unnecessary design constraints, and its abandonment would allow for a more efficient and cohesive site layout consistent with the development's long-term vision.

The City is authorized to consider and act upon this request pursuant to Resolution No. 2015-R-10.

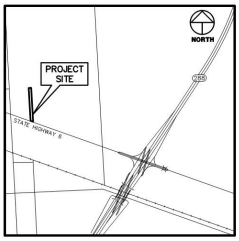
Abandonment of the Subject ROW will not prevent continued access to properties north of the City limits, as ETJ properties adjoining the Historical ROW will continue to have access via Rodeo Palms Parkway and the future extension of Kirby Drive. Public access, utility service, emergency response, and future connectivity will not be adversely affected. BCS is prepared to coordinate with City staff on all technical requirements.

Upon receipt of our $1,000 application fee being delivered today, we respectfully request staff review and initiation of the applicable process for Planning & Zoning Commission and City Council consideration. BCS is prepared to coordinate with City staff on all technical requirements and appreciates the City's continued partnership.

Sincerely,

Ryan Sweeney
Partner
BCS Capital Group

Exhibit "A"



CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2000

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

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GM	– GAS METER	CTL	– CATHODIC TEST LEAD
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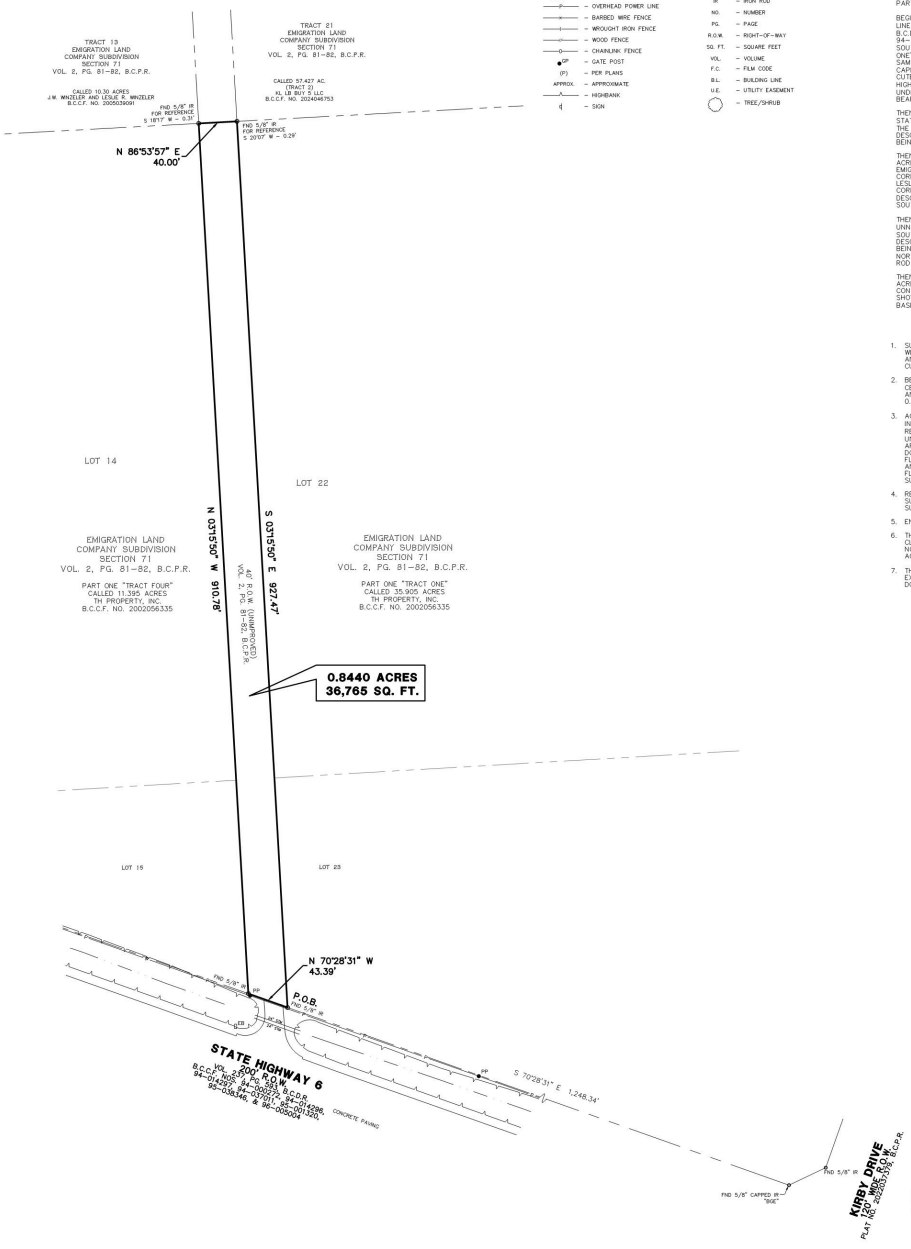
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COMPANY SUBDIVISION
SECTION 71
VOL. 2, PG. 81–82, B.C.P.R.
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B.C.C.F. NO. 2005036091
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FOR REFERENCE
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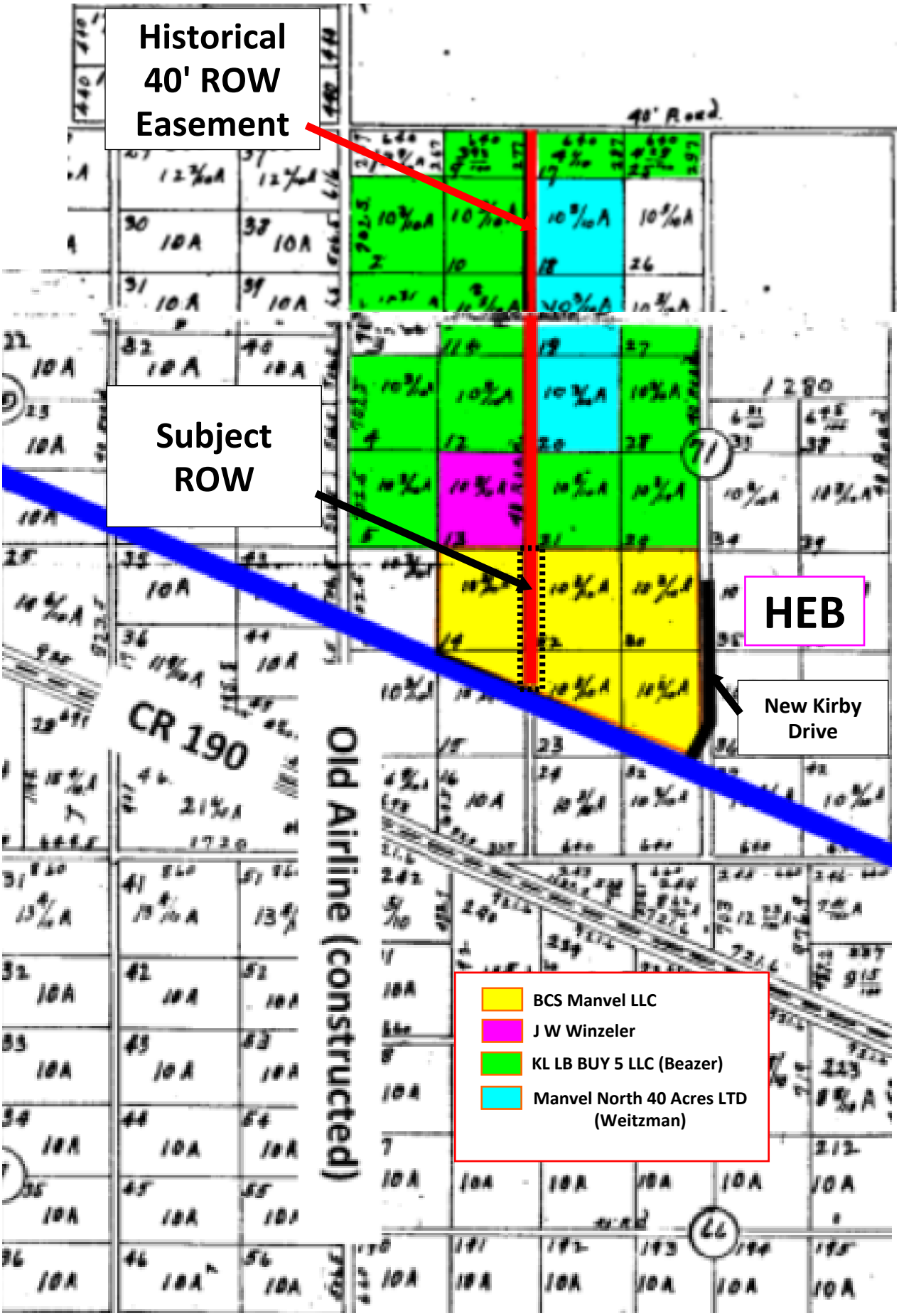
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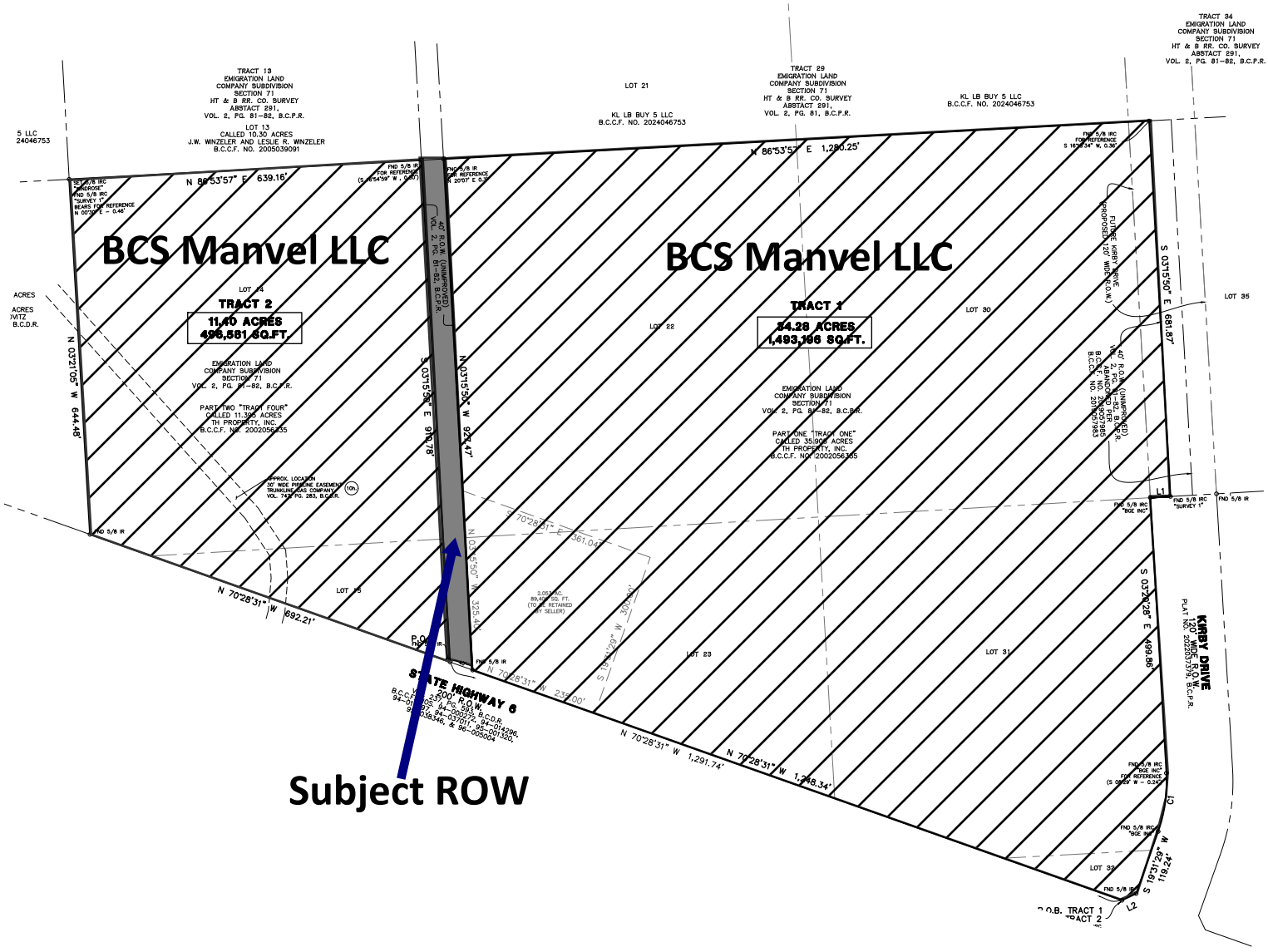
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FUTURE KIRBY DRIVE (PROPOSED 120' WIDE R.O.W.)
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FND 5/8 IR
FND 5/8 IRC "BRIDROSE"
FND 5/8 IRC "SURVEY 1"
FND 5/8 IRC "BGE INC"
FND 5/8 IRC "SURVEY 1"
FND 5/8 IR FOR REFERENCE (S 85°49'58" W - 0.60')
FND 5/8 IRC FOR REFERENCE S 16°08'34" W, 0.36'
FND 5/8 IRC FOR REFERENCE (S 00°59' W - 0.24')
SET 5/8 IRC "BRIDROSE" FND 5/8 IRC "SURVEY 1" BEARS FOR REFERENCE N 00°59' E - 0.46'
5 LLC 24046753
ACRES
ACRES
MTZ B.C.D.R.
P.O.B.
L1
L2
C1

DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-668-5061

ROW ABANDONMENT

Date: 2/3/26

Name of property owner: (Proof of ownership must be provided)

BCS Manvel LLC

Address: 1940 Fountain View Dr, Suite 220, Houston, TX 77057 Phone # 281-216-5717

Reason and intent for requested action:

Request for the abandonment of a portion of public right-of-way located within the City of Manvel, as depicted on Exhibit "A" (the "Subject ROW") of the enclosed letter.

Entire limits and extent of the property to be abandoned, vacated, closed or relocated:

Extent of the proposed Subject ROW abandonment reflected on the survey attached as Exhibit "A" of the enclosed letter

Ryan Sweeney

Signature of Applicant

DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-668-5061

Procedures: Date of Action: _____

FEES PAID _____ *Check Number* _____

Collect the following documents

_____A formal recent survey prepared by a registered professional land surveyor that identifies the location and physical configuration of the site. The survey shall also specify the acreage or square footage;

_____The proper legal description of the property to be considered for abandonment, including, if appropriate, a metes and bounds description verified by a registered surveyor or by county records (that will identify the property by a legal instrument with volume, page, etc.); and

_____Collect administration processing fee of $1,000.00 to cover the cost of the title report, appraisal, staff and consultant review time, and the ordinance and deed preparation legal fees;

Staff procedures:

_____ Commission a title report of the area to be abandoned.

_____ Commission an independent appraisal of the area to be abandoned

_____ Send letters to all utility companies, drainage districts, affected city departments, and/or other interested agencies identifying the proposed action and requesting a letter of "no objection" from each of the concerned entities within thirty (30) days; and

_____ Determine if a utility easement is needed in the area considered to be abandoned and, if determined to be necessary, to have the new utility easement reserved in the deed of conveyance or obtained separately and recorded in the property deed record to be filed with the Brazoria County Clerk.

_____ Schedule Public Hearing Date for Planning, Development and Zoning

_____ Schedule Public Hearing Date for City Council (1st reading of the ordinance)

_____ Notice to property owners will ne initiated ten (10) days prior to the scheduled hearing. The city shall provide written notice of such public hearing to each owner of real property, as indicated by the most recently approved city tax roll, whose property abuts or lies within 200 feet of the subject street, alley, right-of-way or easement.

_____ Collect tender/escrow by the applicant(s) of the appraised value of the abandoned area (must be collected prior to the second reading of the ordinance)

_____ Upon request by applicant, and the pre-payment of all recordation fees, a quitclaim deed will be prepared and filed in the deed records of the Brazoria County Clerk. The Mayor and City Manager are authorized to execute said quitclaim deeds.

January 7, 2026

City of Manvel
Attn: Dan Johnson, City Manager
20031 Morris Avenue
Manvel, Texas 77578

Re: Request for Consideration and Action – Abandonment of Public Right-of-Way (Exhibit A)

Dear Mr. Johnson,

On behalf of BCS Manvel LLC ("BCS"), we respectfully request the City of Manvel's consideration and action regarding the abandonment of a portion of public right-of-way located within the City of Manvel, as depicted on Exhibit "A" (the "Subject ROW").

The Subject ROW is a portion of an approximately forty-foot (40') wide right-of-way dedicated by a 1912 plat (the "Historical ROW), shown on Exhibit "B," traversing land within the City of Manvel and its extraterritorial jurisdiction ("ETJ"). The Subject ROW is unimproved, unnecessary for public travel or circulation, and no longer required for municipal purposes.

BCS owns and is developing the adjacent tracts within the City of Manvel, shown on Exhibit "C," planned and advancing as Manvel Crossing. The continued existence of the Subject ROW creates unnecessary design constraints, and its abandonment would allow for a more efficient and cohesive site layout consistent with the development's long-term vision.

The City is authorized to consider and act upon this request pursuant to Resolution No. 2015-R-10.

Abandonment of the Subject ROW will not prevent continued access to properties north of the City limits, as ETJ properties adjoining the Historical ROW will continue to have access via Rodeo Palms Parkway and the future extension of Kirby Drive. Public access, utility service, emergency response, and future connectivity will not be adversely affected. BCS is prepared to coordinate with City staff on all technical requirements.

Upon receipt of our $1,000 application fee being delivered today, we respectfully request staff review and initiation of the applicable process for Planning & Zoning Commission and City Council consideration. BCS is prepared to coordinate with City staff on all technical requirements and appreciates the City's continued partnership.

Sincerely,

Ryan Sweeney
Partner
BCS Capital Group

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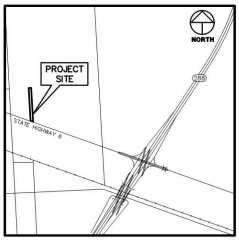

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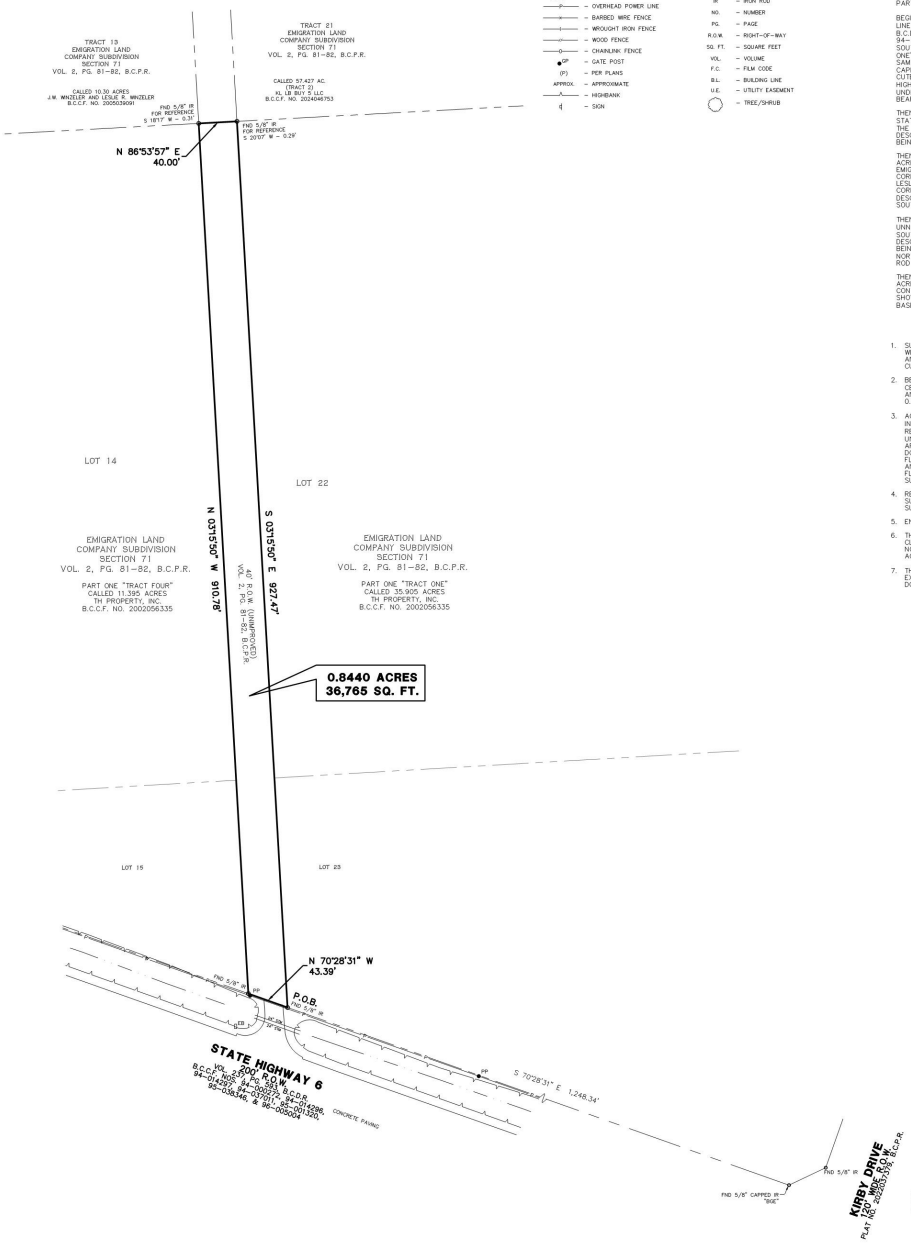
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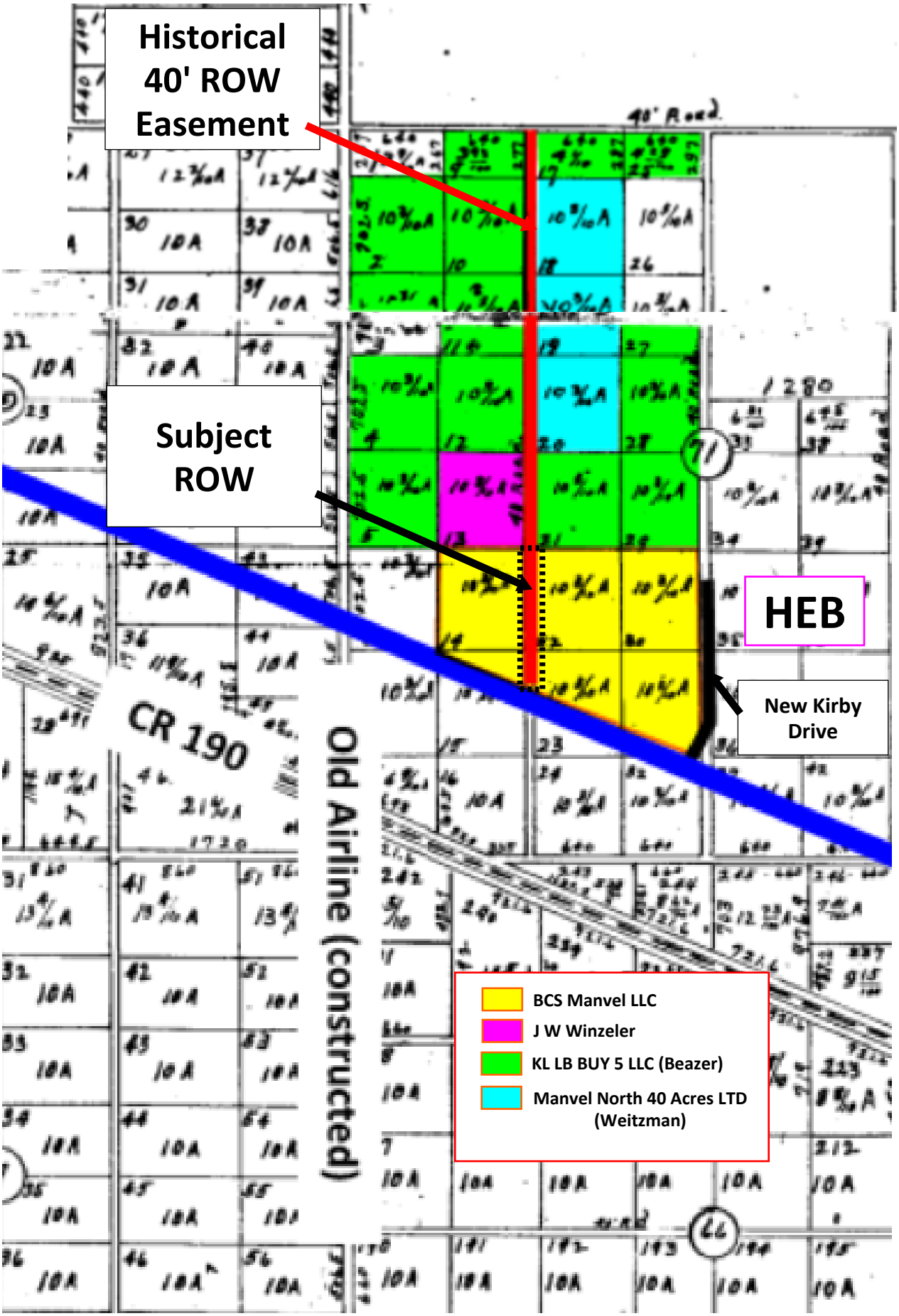
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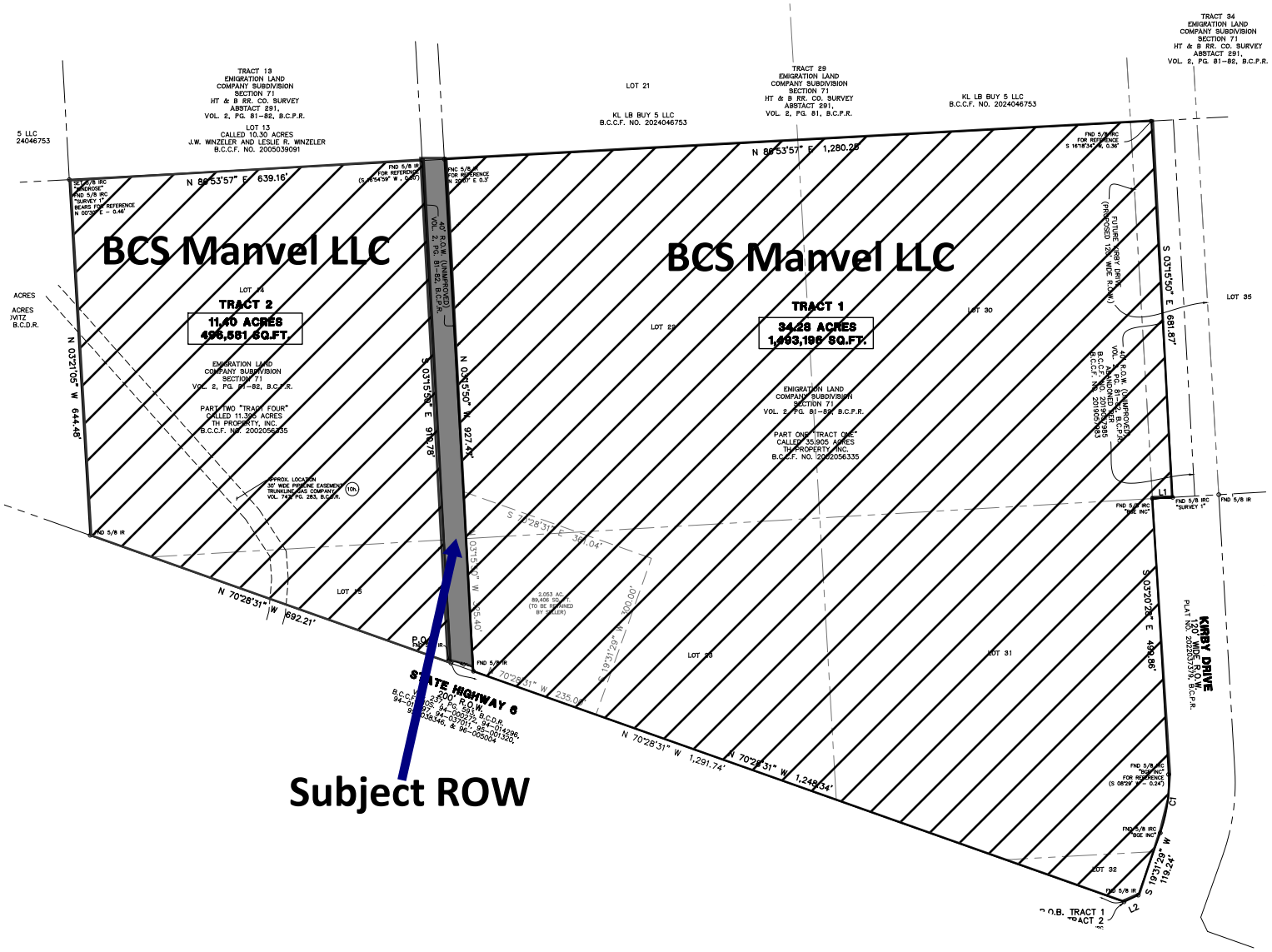
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FND 5/8 IRC "SURVEY 1"
FND 5/8 IRC "BROSE"
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FND 5/8 IRC FOR REFERENCE N 3007 E 0.3'
FND 5/8 IRC FOR REFERENCE (S 08°29' E - 0.24')
FND 5/8 IRC RISE INC'
FND 5/8 IRC RISE INC
2.053 AC. 89,406 SQ.FT. (TO BE PURCHED BY SELLER)
C1
L1
L2

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.

SPECIAL WARRANTY DEED

Date: December 17 2025

Grantor: T HOANG PROPERTY INC., a Texas corporation
formerly known as TH Property, Inc.

Grantor's Mailing Address:

2505 Sunfire Lane
Pearland, Brazoria County, Texas 77584

Grantee: BCS CAPITAL GROUP LLC,
a Texas limited liability company

Grantee's Mailing Address:

1940 Fountain View Dr #220
Houston, TX 77057

Consideration:

$10.00 and other good and valuable consideration, the sufficiency of which is hereby acknowledged.

Property (including any improvements):

Being a tract or parcel containing 2.053 acres of land in Brazoria County, Texas, being more particularly described on Exhibit A attached hereto, together with all rights, privileges, and appurtenances pertaining to the Property, including Grantor's right, title and interest in any minerals, utilities, adjacent streets, alleys, strips, gores and rights of way; Grantor's interest in all leases, rents and security deposits, if any, and Grantor's interest in all licenses and permits related to the Property, if any.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

Those set forth on Exhibit B attached hereto.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

All taxes assessed against the Property for the year 2025 have been prorated between the parties, and Grantee hereby assumes and agrees to pay in full taxes all taxes assessed against the Property for subsequent years.

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

[Signatures to Follow on the Next Page]

This Special Warranty Deed is signed as of the date of the acknowledgements below, but shall be effective as of the date first set forth above.

GRANTOR:

T HOANG PROPERTY INC.,
a Texas corporation
formerly known as TH Property, Inc.

By: Teresa Hoang
Name: Teresa Hoang
Title: Vice President

THE STATE OF ~~TEXAS~~ FL § Florida
§
COUNTY OF Miami-Dade §

This instrument was acknowledged before me, this 17th day of December, 2025, by Teresa Hoang, Vice-President of T HOANG PROPERTY INC., a Texas corporation company, on behalf of said corporation in the capacity stated.

JOSE CARABALLO
Notary Public - State of Florida
Commission # HH 611635
Expires on November 12, 2028

Notary Public for the State of ~~Texas~~ FL Florida

Notarized remotely online using communication technology via Proof.

Produced Driver License as identification.

AFTER RECORDING RETURN TO:
Select Title LLC
3424 FM 1092, Suite 200
Missouri City, Texas 77459

EXHIBIT A

Legal Description

A TRACT OR PARCEL CONTAINING 2.053 ACRES OR 89,406 SQUARE FEET OF LAND BEING OUT OF LOTS 22 AND 23, EMIGRATION LAND COMPANY SUBDIVISION, SECTION 71, MAP OR PLAT THEREOF RECORDED UNDER VOL. 2, PG. 81–82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND OUT OF A CALLED 35.905 ACRE TRACT, ALSO KNOWN AS PART ONE TRACT ONE, DESCRIBED IN DEED TO TH PROPERTY, INC., AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002056335, SITUATED IN THE H. T. AND B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, WITH SAID 2.053 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BGE" FOUND FOR THE SOUTH END OF A CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT–OF–WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 6 (200 FEET WIDE) AS RECORDED UNDER PLAT NO. 2022037379, B.C.P.R., AND THE WEST R.O.W. LINE OF KIRBY DRIVE (120 FEET WIDE) AS RECORDED UNDER PLAT NO. 2022037379, B.C.P.R., SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 35.905 ACRE TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 1,013.34 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, CONTINUING WITH THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 235.00 FEET TO 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST UNIMPROVED 40 FEET R.O.W., AS RECORDED UNDER VOL. 2, PG. 81–82, B.C.P.R., AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 15 MIN. 50 SEC. WEST, WITH THE EAST LINE OF SAID 40 FEET R.O.W. LINE, A DISTANCE OF 325.40 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 70 DEG. 28 MIN. 31 SEC. EAST, OVER AND ACROSS SAID 35.905 ACRE TRACT, A DISTANCE OF 361.04 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEG. 31 MIN. 29 SEC. WEST, CONTINUING OVER AND ACROSS SAID 35.905 ACRE TRACT, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.053 ACRES OR 89,406 SQUARE FEET OF LAND.

EXHIBIT B

Permitted Exceptions

1. A pipeline easement granted to Trunkline Gas Company, by instrument recorded in Volume 747, Page 283, of the Deed Records of Brazoria County, Texas, as affected by Assignment and assumption filed of record under Brazoria County Clerk's Fil Nos. 98 028304 and 98 028307.

2. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Volume 382, Page 711 (87005301) Volume 382, Page 722 (87005306), Volume 409, Page 843 (87013858), Volume 409, Page 851 (87013860) Volume 409, Page 856 (87013861), Volume 415, Page 875 (87015741), Volume 415, Page 889 (87015745), Volume 432, Page 651 (87021228), Volume 477, Page 763 (87035917), Volume 559 Page 523 (88018747), Volume 617, Page 216 (88036885), Volume 652, Page 137 (890073391 Volume 652, Page 146 (89007340), Volume 652, Page 295 (89007392), Volume 652, Page 316 (89007397), Volume 933, Page 428 (91022626), Volume 933, Page 432 (91022627) Volume 933, Page 436 (91022628), Volume 933, Page 446 (91022632) and Volume 933, Page 454 (91022635) of the Official Records of Brazoria County, Texas.

3. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Brazoria County Clerk's File Nos. 01-020975, 01-020976, 01-020977, 01-020978, 01-020985. 01-020986, 01-020993, 01-037844, 01-037845, 02-015491, and 2-017230 of the Official Records of Brazoria County, Texas.

4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Clerk's Form T-7: Commitment for Title Insurance Page 6 Continuation of Schedule B GF No. SN2501255 File Nos. 2005009749, 2005034983, 2005034984, 2005034985, 2005042094, and 2006026491 of the Official Records of Brazoria County, Texas.

5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Brazoria l. CountyvClerk's File Nos. 2008010066, 2008015240, 2008041366, 2008041367, 2008049197, 2009006791, and 2023003575, of the Official Public Records of Brazoria County, Texas.

6. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File No. 2023013070.

7. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File No. 2023045178.

8. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File

No. 2023045209.

9. Terms, conditions, provisions, and stipulations contained in Manville City Ordinance No. 2019-O-02, filed for record under Brazoria County Clerk's File No. 2019031688.

10. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 301, Page 36, of the Deed Records of Brazoria County, Texas.

11. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 301, Page 366, of the Deed Records of Brazoria County, Texas.

12. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 710, Page 1, of the Deed Records of Brazoria County, Texas.

13. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument filed for record under Brazoria County Clerk's File No. 02 056335.

14. Terms, conditions, provisions, and stipulations contained in Waiver of Surface Rights, filed for record under Brazoria County Clerk's File No. 02 064303.

FILED and RECORDED

Instrument Number: 2025060600

Filing and Recording Date: 12/17/2025 03:02:03 PM Pages: 7 Recording Fee: $45.00

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-sierra

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.

SPECIAL WARRANTY DEED

Date: December 11, 2025

Grantor: T HOANG PROPERTY INC., a Texas corporation, formerly known as TH Property, Inc.

Grantor's Mailing Address:

2505 Sunfire Lane
Pearland, Brazoria County, Texas 77584

Grantee: BCS CAPITAL GROUP LLC, a Texas limited liability company

Grantee's Mailing Address:

1940 Fountain View Dr #220
Houston, TX 77057

Consideration:

$10.00 cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

Being (i) a tract or parcel containing 34.28 acres of land in Brazoria County, Texas, SAVE AND EXCEPT that certain 2.053-acre tract ("Tract 1"), and (ii) and a tract or parcel containing 11.399 acres of land in Brazoria, County, Texas ("Tract 2"), Tract 1 and Tract 2 being more particularly described on Exhibit A attached hereto, together with all rights, privileges, and appurtenances pertaining to the Property, including Grantor's right, title and interest in any minerals, utilities, adjacent streets, alleys, strips, gores and rights of way; Grantor's interest in all leases, rents and security deposits, if any, and Grantor's interest in all licenses and permits related to the Property, if any.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Those set forth on Exhibit B attached hereto.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

All taxes assessed against the Property for the year 2025 have been prorated between the parties, and Grantee hereby assumes and agrees to pay in full taxes all taxes assessed against the Property for subsequent years.

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

[Signatures to Follow on the Next Page]

This Special Warranty Deed is signed as of the date of the acknowledgements below, but shall be effective as of the date first set forth above.

GRANTOR:

T HOANG PROPERTY INC.,
a Texas corporation, formerly known as TH Property, Inc.

By: Teresa Hoang
Name: Teresa Hoang
Title: Vice-President

THE STATE OF ~~TEXAS~~ FL § Florida
§
COUNTY OF Miami-Dade §

This instrument was acknowledged before me, this 17th day of December, 2025, by Teresa Hoang, Vice-President of T HOANG PROPERTY INC., a Texas corporation company, on behalf of said corporation in the capacity stated.

JOSE CARABALLO
Notary Public - State of Florida
Commission # HH 611633
Expires on November 12, 2028

Notary Public for the State of ~~Texas~~ Florida
FL

Notarized remotely online using communication technology via Proof.

Produced Driver License as Identification.

AFTER RECORDING RETURN TO:
Select Title LLC
3424 FM 1092, Suite 200
Missouri City, Texas 77459

EXHIBIT A

Legal Description

Tract 1:

A TRACT OR PARCEL CONTAINING 34.28 ACRES OR 1,493,196 SQUARE FEET OF LAND SITUATED IN THE H. T. & B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, SAME BEING CALLED "PART ONE, TRACT ONE" OR 35.905 ACRES OF LAND DESCRIBED IN DEED TO TH PROPERTY, INC., RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) NO. 2022037379, AND BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002056335, WITH SAID 34.28 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING, AT BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BGE" FOUND MARKING THE SOUTH END OF A CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF SAID STATE HIGHWAY NO. 6 (200' WIDE) AS RECORDED UNDER MAP OR PLAT NO. 2022037379, B.C.P.R. AND THE WEST R.O.W. LINE OF KIRBY DRIVE (120' WIDE) AS RECORDED UNDER MAP OR PLAT NO. 2022037379, B.C.P.R., SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, ALONG THE SOUTH LINE OF SAID 35.905 ACRES AND NORTH LINE OF SAID HWY NO. 6, A DISTANCE OF 1,248.34 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST CORNER OF A 40 FEET R.O.W. (UNIMPROVED), AS RECORDED UNDER MAP OR PLAT VOL. 2, PG. 81-82, B.P.C.R., AND THE SOUTHWEST CORNER OF SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 15 MIN. 50 SEC. WEST, ALONG THE EAST LINE OF SAID 40 FEET R.O.W. AND WEST LINE OF SAID 35.905 ACRE TRACT, A DISTANCE OF 927.47 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST LINE OF SAID 40 FEET
R.O.W. AND THE SOUTHWEST CORNER OF CALLED LOT 21 BEING A PART OF CALLED 201.0164 ACRE TRACT OF LAND DESCRIBED IN DEED TO NEW RODEO 288, LTD., AS RECORED UNDER MAP OR PLAT VOL. 2, PG. 81. B.C.P.R. AND BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2006043836., AND THE NORTHWEST CORNER OF SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 53 MIN. 57 SEC. EAST, ALONG THE SOUTH LINE OF SAID 201.0164 ACRE TRACT AND NORTH LINE OF SAID 35.905 ACRE TRACT, A DISTANCE OF 1,280.25 FEET TO A CORNER FOR THE SOUTHEAST CORNER OF CALLED LOT 29, BEING A PROTION OF SAID 201.0164 ACRE TRACT OF LAND AND ON THE WEST LINE OF CALLED 40 FEET R.O.W., AS RECORDED UNDER MAP OR PLAT VOL. 2, PG. 81-82 B.C.P.R. AND B.C.C.F. NO. 2019057985, AND B.C.C.F. NO. 2019057983, AND SAME BEING THE NORTHEAST CORNER OF SAID 35.905 ACRE AND OF THE HERIEN DESCRIBED TRACT FROM A 5/8 INCH IRON ROD BEARS SOUTH 16 DEG. 18 MIN. 34 SEC. WEST FOR A DISTANCE OF 0.366 FEET;

THENCE, SOUTH 03 DEG. 15 MIN. 50 SEC. EAST, ALONG THE WEST LINE OF SAID 40 FEET R.O.W. AND EAST LINE OF SAID 35.905 ACRE TRACT, A DISTANCE OF 681.87 FEET TO CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID 40 FEET R.O.W., AND MARKING THE MOST NORTHEASTERLEY CORNER OF SAID KIRBY DRIVE AND THE MOST EASTERLY CORNER OF SAID 35.905 ACER TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEG. 39 MIN. 32 SEC. WEST, ALONG THE COMMON LINE OF SAID KIRBY DRIVE AND SAID 35.905 ACRE TRACT, A DISTANCE OF 36.57 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BGE INC." FOR THE NORTHWEST CORNER OF SAID KIRBY DRIVE AND THE EAST CORNER OF SAID 35.905 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEG. 20 MIN. 28 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID KIRBY DRIVE AND THE EAST LINE OF SAID 35.905 ACRE TRACT, A DISTANCE OF 499.85 FEET, TO A POINT STARTING A NONTANGENT CURVE TO THE RIGHT FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS SOUTH 46 DEG. 58 MIN. 53 SEC. WEST FOR A DISTANCE OF 0.267 FEET;

THENCE, CONTINUING ALONG THE COMMON LINE OF SAID KIRBY DRIVE AND SAID 35.905 ACRE TRACT, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.05 FEET, A CENTRAL ANGLE OF 22 DEG. 51 MIN. 57 SEC., AN ARC LENGTH OF 107.77 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 08 DEG. 05 MIN. 31 SEC. WEST, - 107.06 FEET TO A FOUND 5/8 INCH IRON ROD ON THE SAME SAID COMMON LINE OF SAID KIRBY DRIVE AND SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEG. 31 MIN. 29 SEC. WEST, CONTINUING ALONG THE COMMON LINE OF SAID KIRBY DRIVE AND SAID 35.905 ACRE TRACT, A DISTANCE OF 119.23 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH END OF A CUT BACK CORNER OF THE INTERSECTION OF THE WEST R.O.W. LINE OF SAID KIRBY DRIVE AND THE NORTH R.O.W. LINE OF SAID HWY 6, SAME BEING THE MOST SOUTHEASTERLY CORNER OF SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 64 DEG. 31 MIN. 29 SEC. WEST, ALONG THE SAME SAID CUTBACK LINE OF THE INTERSECTION OF SAID HWY 6 AND SAID KIRBY DRIVE, A DISTANCE OF 28.29 FEET THE **POINT OF BEGINNING** AND CONTAINING 34.28 ACRES OR 1,493,196 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59121-BND, PREPARED BY WINDROSE.

[*continued on the following page*]

SAVE AND EXCEPT:

A TRACT OR PARCEL CONTAINING 2.053 ACRES OR 89,406 SQUARE FEET OF LAND BEING OUT OF LOTS 22 AND 23, EMIGRATION LAND COMPANY SUBDIVISION, SECTION 71, MAP OR PLAT THEREOF RECORDED UNDER VOL. 2, PG. 81–82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND OUT OF A CALLED 35.905 ACRE TRACT, ALSO KNOWN AS PART ONE TRACT ONE, DESCRIBED IN DEED TO TH PROPERTY, INC., AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002056335, SITUATED IN THE H. T. AND B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, WITH SAID 2.053 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BGE" FOUND FOR THE SOUTH END OF A CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 6 (200 FEET WIDE) AS RECORDED UNDER PLAT NO. 2022037379, B.C.P.R., AND THE WEST R.O.W. LINE OF KIRBY DRIVE (120 FEET WIDE) AS RECORDED UNDER PLAT NO. 2022037379, B.C.P.R., SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 35.905 ACRE TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 1,013.34 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, CONTINUING WITH THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 235.00 FEET TO 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST UNIMPROVED 40 FEET R.O.W., AS RECORDED UNDER VOL. 2, PG. 81–82, B.C.P.R., AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 15 MIN. 50 SEC. WEST, WITH THE EAST LINE OF SAID 40 FEET R.O.W. LINE, A DISTANCE OF 325.40 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 70 DEG. 28 MIN. 31 SEC. EAST, OVER AND ACROSS SAID 35.905 ACRE TRACT, A DISTANCE OF 361.04 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEG. 31 MIN. 29 SEC. WEST, CONTINUING OVER AND ACROSS SAID 35.905 ACRE TRACT, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.053 ACRES OR 89,406 SQUARE FEET OF LAND.

Tract 2:

A TRACT OR PARCEL CONTAINING 11.399 ACRES OR 496.581 SQUARE FEET OF LAND SITUATED IN THE H. T. & B. RR.CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, SAME BEING CALLED "PART TWO OF TRACT FOUR" 11.395 ACRES OF LAND DESCRIBED IN DEED TO TH PROPERTY, INC., RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) NO. 2022037379, AND BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002056335, WITH SAID 11.3999 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING, AT BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BGE" FOUND MARKING THE SOUTH END OF A CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 6 (200' WIDE) AS RECORDED UNDER PLAT NO. 2022037379,(B.C.P.R.) AND THE WEST R.O.W. LINE OF KIRBY DRIVE (120' WIDE) AS RECORDED UNDER PLAT NO. 2022037379, (B.C.P.R.), SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF CALLED 35.905 ACRES OF LAND DESCRIBED IN DEED TO TH PROPERTY, INC. AS RECORDED UNDER MAP OR PLAT NO. 2022037379 AND B.C.C.F. NO. 2002056335,;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID HWY 6 PASSING A FOUND 5/8 INCH IRON ROD FOR A DISTANCE OF 1248.34 FEET MARKING THE SOUTHEAST CORNER OF A 40 FEET R.O.W. (UNIMPROVED) RECORDED UNDER A MAP OR PLAT VOL.2, PG. 81-82, B.C.P.R., AND THE SOUTHWEST CORNER OF SAID 35.905 ACRE TRACT, TO A FOUND 5/8 INCH IRON ROD FOR A TOTAL DISTANCE OF 1291.68 FEET MARKING THE SOUTHWEST CORNER OF SAID 40 FEET R.O.W. AND THE SOUTHEAST CORNER OF SAID 11.395 ACRE TRACT SAME BEING THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, CONTIUING ALONG THE NORTH R.O.W. LINE OF SAID HWY 6 AND THE SOUTH LINE OF SAID 11.395 ACRE TRACT, A DISTANCE OF 692.21 FEET TO A FOUND 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF CALLED LOT 6 AND LOT 7, 8.28689 ACRES OF LAND DESCRIBED IN DEED TO JERRY A. ARGOVITZ, AS RECORDED UNDER MAP OR PLAT VOL. 2, PG. 81, B.C.P.R. AND VOL. 1151, PG. 839 OF B.C.C.F., AND THE SOUTHWEST CORNER OF SAID 11.395 ACRES AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 21 MIN. 05 SEC. WEST, ALONG THE COMMON LINE OF SAID LOT 6 AND LOT 7 AND SAID 11.395 ACRE TRACT, FOR A DISTANCE OF 644.48 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF CALLED LOT 5 BEING A PART OF CALLED 201.0164 ACRES OF LAND DESCRIBED IN DEED TO NEW RODEO 288, LTD., AS RECORDED UNDER MAP OR PLAT THEREOF VOL. 2, PG. 81, B.C.P.R. AND B.C.C.F. NO. 2005039031, AND VOL. 1181, PG. 884 OF B.C.C.F., AND THE SOUTHWEST CORNER OF CALLED LOT 13 OR CALLED 10.30 ACRES OF LAND DESCRIBED IN DEED TO J.W. WINZELLER AND LESLIE R. WINZELLER AS RECORDED UNDER MAP OR PLAT THEREOF VOL. 2, PG. 81-82, B.C.P.R. AND B.C.C.F. NO. 200539091 AND SAME BEING THE NORTHWEST CORNER OF SAID 11.395 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 53 MIN. 57 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 13 AND 11.395 ACRE TRACT, A DISTANCE OF 639.16 FEET TO A CORNER ON THE WEST R.O.W. LINE OF SAID 40 FEET AND THE SOUTHEAST CORNER OF SAID LOT 13 AND THE NORTHEAST CORNER OF SAID 11.395 ACRE TRACT AND THE HEREIN DESCRIBED TRACT FROM WHICH FOUND 5/8 INCH IRON ROD BEARS SOUTH 16 DEG. 54 MIN. 59 SEC. WEST, FOR A DISTANCE OF .304 FEET;

THENCE, SOUTH 03 DEG. 15 MIN. 50 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID 40 FEET AND THE EAST LINE OF SAID 11.395 ACRE TRACT, A DISTANCE OF 910.78 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 11.3999 ACRES OR 496,581 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59121-BND, PREPARED BY WINDROSE.

EXHIBIT B

Permitted Exceptions

1. A pipeline easement granted to Trunkline Gas Company, by instrument recorded in Volume 747, Page 283, of the Deed Records of Brazoria County, Texas, as affected by Assignment and assumption filed of record under Brazoria County Clerk's Fil Nos. 98 028304 and 98 028307.

2. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Volume 382, Page 711 (87005301) Volume 382, Page 722 (87005306), Volume 409, Page 843 (87013858), Volume 409, Page 851 (87013860) Volume 409, Page 856 (87013861), Volume 415, Page 875 (87015741), Volume 415, Page 889 (87015745), Volume 432, Page 651 (87021228), Volume 477, Page 763 (87035917), Volume 559 Page 523 (88018747), Volume 617, Page 216 (88036885), Volume 652, Page 137 (890073391 Volume 652, Page 146 (89007340), Volume 652, Page 295 (89007392), Volume 652, Page 316 (89007397), Volume 933, Page 428 (91022626), Volume 933, Page 432 (91022627) Volume 933, Page 436 (91022628), Volume 933, Page 446 (91022632) and Volume 933, Page 454 (91022635) of the Official Records of Brazoria County, Texas.

3. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Brazoria County Clerk's File Nos. 01-020975, 01-020976, 01-020977, 01-020978, 01-020985. 01-020986, 01-020993, 01-037844, 01-037845, 02-015491, and 2-017230 of the Official Records of Brazoria County, Texas.

4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Clerk's Form T-7: Commitment for Title Insurance Page 6 Continuation of Schedule B GF No. SN2501255 File Nos. 2005009749, 2005034983, 2005034984, 2005034985, 2005042094, and 2006026491 of the Official Records of Brazoria County, Texas.

5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Brazoria I. CountyvClerk's File Nos. 2008010066, 2008015240, 2008041366, 2008041367, 2008049197, 2009006791, and 2023003575, of the Official Public Records of Brazoria County, Texas.

6. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File No. 2023013070.

7. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File No. 2023045178.

8. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File

No. 2023045209.

9. Terms, conditions, provisions, and stipulations contained in Manville City Ordinance No. 2019-O-02, filed for record under Brazoria County Clerk's File No. 2019031688.

10. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 301, Page 36, of the Deed Records of Brazoria County, Texas.

11. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 301, Page 366, of the Deed Records of Brazoria County, Texas.

12. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 710, Page 1, of the Deed Records of Brazoria County, Texas.

13. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument filed for record under Brazoria County Clerk's File No. 02 056335.

14. Terms, conditions, provisions, and stipulations contained in Waiver of Surface Rights, filed for record under Brazoria County Clerk's File No. 02 064303.

FILED and RECORDED

Instrument Number: 2025060599

Filing and Recording Date: 12/17/2025 03:01:28 PM Pages: 11 Recording Fee: $61.00

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-sierra

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.

SPECIAL WARRANTY CONTRIBUTION DEED WITH ASSUMPTION

Effective Date: December 17, 2025

Grantor: BCS Capital Group LLC, a Texas limited liability company

Grantor's Mailing Address:

1940 Fountain View Dr #220
Houston, TX 77057

Grantee: BCS Manvel LLC, a Texas limited liability company

Grantee's Mailing Address:

1940 Fountain View Dr #220
Houston, TX 77057

Consideration:

As a contribution from Grantor to Grantee, and Grantee's assumption of and agreement to pay all obligations evidenced by a promissory note of even date, together with all interest, renewals, extensions and modifications thereof, according to the note's terms, the unpaid principal and earned interest in the original principal amount shown in the note, dated December 17, 2025, executed by BCS Capital Group LLC, and payable to the order of T Hoang Property Inc. The note is secured by a deed of trust dated December 17, 2025, from BCS Capital Group LLC to Bradley Elder, Trustee, recorded in the Official Public Records of Brazoria County, Texas under Clerk's File No. 2025060692. As further consideration, Grantee promises to keep and perform all of the covenants and obligations of the grantor named in that deed of trust and to indemnify, defend, and hold Grantor harmless from any loss, attorneys' fees, expenses or claims attributable to a breach of default of any provision of this assumption by Grantee.

Property (including any improvements):

Being a tract or parcel containing 2.053 acres of land in Brazoria County, Texas, as more particularly described on Exhibit A attached hereto, together with all rights, privileges, and appurtenances pertaining to the Property, including Grantor's right, title and interest in any

minerals, utilities, adjacent streets, alleys, strips, gores and rights of way; Grantor's interest in all leases, rents and security deposits, if any, and Grantor's interest in all licenses and permits related to the Property, if any.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Those set forth on Exhibit B attached hereto.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, contributes, bargains, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

All taxes assessed against the Property for the year 2025 have been prorated between the parties, and Grantee hereby assumes and agrees to pay in full taxes all taxes assessed against the Property for subsequent years.

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

This Special Warranty Contribution Deed may be signed in multiple counterparts.

[Signatures to Follow on the Next Page]

This Special Warranty Contribution Deed is signed as of the date of the acknowledgements below, but shall be effective on the Effective Date provided above.

GRANTOR:

BCS CAPITAL GROUP LLC, a Texas limited liability company

By: _____
Robert Cannon, Manager

STATE OF TEXAS §
§
COUNTY OF Harris §

This instrument was acknowledged before me this 16 day of December, 2025, by Robert Cannon, Manager of BCS Capital Group LLC, on behalf of said limited liability company and as an act of said company.

Commission expires:
06/26/2028

_____
Notary Public, State of Texas

LAURA SHEPHERD
Notary ID #134965974
My Commission Expires
June 26, 2028

GRANTEE:

BCS Manvel LLC, a Texas limited liability company

By: BCS Capital Management LLC, a Texas limited liability company, its manager

By: _____
Robert Cannon, Manager

STATE OF TEXAS §
§
COUNTY OF Harris §

This instrument was acknowledged before me this 16 day of December, 2025, by Robert Cannon, Manager of BCS Capital Management LLC, a Texas limited liability company, manager of BCS Manvel LLC, a Texas limited liability company, on behalf of said limited liability companies and as an act of said companies.

Commission expires:
06/26/2028

_____
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Kelly Beaudry
Moody Law Group, PLLC
3003 West Alabama
Houston, Texas 77098

EXHIBIT A
The Property

A TRACT OR PARCEL CONTAINING 2.053 ACRES OR 89,406 SQUARE FEET OF LAND BEING OUT OF LOTS 22 AND 23, EMIGRATION LAND COMPANY SUBDIVISION, SECTION 71, MAP OR PLAT THEREOF RECORDED UNDER VOL. 2, PG. 81–82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND OUT OF A CALLED 35.905 ACRE TRACT, ALSO KNOWN AS PART ONE TRACT ONE, DESCRIBED IN DEED TO TH PROPERTY, INC., AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002056335, SITUATED IN THE H. T. AND B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, WITH SAID 2.053 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BGE" FOUND FOR THE SOUTH END OF A CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT–OF–WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 6 (200 FEET WIDE) AS RECORDED UNDER PLAT NO. 2022037379, B.C.P.R., AND THE WEST R.O.W. LINE OF KIRBY DRIVE (120 FEET WIDE) AS RECORDED UNDER PLAT NO. 2022037379, B.C.P.R., SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 35.905 ACRE TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 1,013.34 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, CONTINUING WITH THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 235.00 FEET TO 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST UNIMPROVED 40 FEET R.O.W., AS RECORDED UNDER VOL. 2, PG. 81–82, B.C.P.R., AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 15 MIN. 50 SEC. WEST, WITH THE EAST LINE OF SAID 40 FEET R.O.W. LINE, A DISTANCE OF 325.40 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 70 DEG. 28 MIN. 31 SEC. EAST, OVER AND ACROSS SAID 35.905 ACRE TRACT, A DISTANCE OF 361.04 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEG. 31 MIN. 29 SEC. WEST, CONTINUING OVER AND ACROSS SAID 35.905 ACRE TRACT, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.053 ACRES OR 89,406 SQUARE FEET OF LAND.

EXHIBIT B
Permitted Exceptions

1. A pipeline easement granted to Trunkline Gas Company, by instrument recorded in Volume 747, Page 283, of the Deed Records of Brazoria County, Texas, as affected by Assignment and assumption filed of record under Brazoria County Clerk's Fil Nos. 98 028304 and 98 028307.

2. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Volume 382, Page 711 (87005301) Volume 382, Page 722 (87005306), Volume 409, Page 843 (87013858), Volume 409, Page 851 (87013860) Volume 409, Page 856 (87013861), Volume 415, Page 875 (87015741), Volume 415, Page 889 (87015745), Volume 432, Page 651 (87021228), Volume 477, Page 763 (87035917), Volume 559 Page 523 (88018747), Volume 617, Page 216 (88036885), Volume 652, Page 137 (890073391 Volume 652, Page 146 (89007340), Volume 652, Page 295 (89007392), Volume 652, Page 316 (89007397), Volume 933, Page 428 (91022626), Volume 933, Page 432 (91022627) Volume 933, Page 436 (91022628), Volume 933, Page 446 (91022632) and Volume 933, Page 454 (91022635) of the Official Records of Brazoria County, Texas.

3. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Brazoria County Clerk's File Nos. 01-020975, 01-020976, 01-020977, 01-020978, 01-020985. 01-020986, 01-020993, 01-037844, 01-037845, 02-015491, and 2-017230 of the Official Records of Brazoria County, Texas.

4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Clerk's Form T-7: Commitment for Title Insurance Page 6 Continuation of Schedule B GF No. SN2501255 File Nos. 2005009749, 2005034983, 2005034984, 2005034985, 2005042094, and 2006026491 of the Official Records of Brazoria County, Texas.

5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Brazoria l. CountyvClerk's File Nos. 2008010066, 2008015240, 2008041366, 2008041367, 2008049197, 2009006791, and 2023003575, of the Official Public Records of Brazoria County, Texas.

6. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File No. 2023013070.

7. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File No. 2023045178.

8. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File

No. 2023045209.

9. Terms, conditions, provisions, and stipulations contained in Manville City Ordinance No. 2019-O-02, filed for record under Brazoria County Clerk's File No. 2019031688.

10. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 301, Page 36, of the Deed Records of Brazoria County, Texas.

11. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 301, Page 366, of the Deed Records of Brazoria County, Texas.

12. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 710, Page 1, of the Deed Records of Brazoria County, Texas.

13. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument filed for record under Brazoria County Clerk's File No. 02 056335.

14. Terms, conditions, provisions, and stipulations contained in Waiver of Surface Rights, filed for record under Brazoria County Clerk's File No. 02 064303.

FILED and RECORDED

Instrument Number: 2025060749

Filing and Recording Date: 12/18/2025 11:24:12 AM Pages: 8 Recording Fee: $49.00

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

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.

SPECIAL WARRANTY CONTRIBUTION DEED WITH ASSUMPTION

Effective Date: December 17, 2025

Grantor: BCS Capital Group LLC, a Texas limited liability company

Grantor's Mailing Address:

1940 Fountain View Dr #220
Houston, TX 77057

Grantee: BCS Manvel LLC, a Texas limited liability company

Grantee's Mailing Address:

1940 Fountain View Dr #220
Houston, TX 77057

Consideration:

As a contribution from Grantor to Grantee, and Grantee's assumption of and agreement to pay, according to the note's terms, the unpaid principal and earned interest in the original principal amount shown in the note, dated December 17, 2025, executed by BCS Capital Group LLC, and payable to the order of Daniel Wade Clark. The note is secured by a deed of trust dated December 17, 2025, from BCS Capital Group LLC to Howard Cordray, Trustee, recorded in the Official Public Records of Brazoria County, Texas under Clerk's File No. 2025060693. As further consideration, Grantee promises to keep and perform all of the covenants and obligations of the grantor named in that deed of trust and to indemnify, defend, and hold Grantor harmless from any loss, attorneys' fees, expenses or claims attributable to a breach of default of any provision of this assumption by Grantee.

Property (including any improvements):

Being (i) a tract or parcel containing 34.28 acres of land in Brazoria County, Texas, SAVE AND EXCEPT that certain 2.053-acre tract ("Tract 1"), (ii) a tract or parcel containing 11.399 acres of land in Brazoria, County, Texas ("Tract 2"), and (iii) a tract or parcel containing 1.649 acres of land in Brazoria County, Texas ("Tract 3"), Tract 1, Tract 2 and Tract 3 being more particularly described on Exhibit A attached hereto, together with all

rights, privileges, and appurtenances pertaining to the Property, including Grantor's right, title and interest in any minerals, utilities, adjacent streets, alleys, strips, gores and rights of way; Grantor's interest in all leases, rents and security deposits, if any, and Grantor's interest in all licenses and permits related to the Property, if any.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Those set forth on Exhibit B attached hereto.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, contributes, bargains, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

All taxes assessed against the Property for the year 2025 have been prorated between the parties, and Grantee hereby assumes and agrees to pay in full taxes all taxes assessed against the Property for subsequent years.

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

This Special Warranty Contribution Deed may be signed in multiple counterparts.

[Signatures to Follow on the Next Page]

This Special Warranty Contribution Deed is signed as of the date of the acknowledgements below, but shall be effective on the Effective Date provided above.

GRANTOR:

BCS CAPITAL GROUP LLC, a Texas limited liability company

By: _____
Robert Cannon, Manager

STATE OF TEXAS §
§
COUNTY OF Harris §

This instrument was acknowledged before me this 16 day of December, 2025, by Robert Cannon, Manager of BCS Capital Group LLC, on behalf of said limited liability company and as an act of said company.

Commission expires:
06/26/2028

_____
Notary Public, State of Texas

LAURA SHEPHERD
Notary ID #134965974
My Commission Expires
June 26, 2028

GRANTEE:

BCS Manvel LLC, a Texas limited liability company

By: BCS Capital Management LLC, a Texas limited liability company, its manager

By: _____
Robert Cannon, Manager

STATE OF TEXAS §
§
COUNTY OF Harris §

This instrument was acknowledged before me this 16 day of December, 2025, by Robert Cannon, Manager of BCS Capital Management LLC, a Texas limited liability company, manager of BCS Manvel LLC, a Texas limited liability company, on behalf of said limited liability companies and as an act of said companies.

Commission expires:
06/26/2028

_____
Notary Public, State of Texas

LAURA SHEPHERD
Notary ID #134965974
My Commission Expires
June 26, 2028

AFTER RECORDING RETURN TO:

Kelly Beaudry
Moody Law Group, PLLC
3003 West Alabama
Houston, Texas 77098

EXHIBIT A
The Property

Tract 1:

A TRACT OR PARCEL CONTAINING 34.28 ACRES OR 1,493,196 SQUARE FEET OF LAND SITUATED IN THE H. T. & B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, SAME BEING CALLED "PART ONE, TRACT ONE" OR 35.905 ACRES OF LAND DESCRIBED IN DEED TO TH PROPERTY, INC., RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) NO. 2022037379, AND BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002056335, WITH SAID 34.28 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING, AT BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BGE" FOUND MARKING THE SOUTH END OF A CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF SAID STATE HIGHWAY NO. 6 (200' WIDE) AS RECORDED UNDER MAP OR PLAT NO. 2022037379, B.C.P.R. AND THE WEST R.O.W. LINE OF KIRBY DRIVE (120' WIDE) AS RECORDED UNDER MAP OR PLAT NO. 2022037379, B.C.P.R., SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, ALONG THE SOUTH LINE OF SAID 35.905 ACRES AND NORTH LINE OF SAID HWY NO. 6, A DISTANCE OF 1,248.34 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST CORNER OF A 40 FEET R.O.W. (UNIMPROVED), AS RECORDED UNDER MAP OR PLAT VOL. 2, PG. 81-82, B.P.C.R., AND THE SOUTHWEST CORNER OF SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 15 MIN. 50 SEC. WEST, ALONG THE EAST LINE OF SAID 40 FEET R.O.W. AND WEST LINE OF SAID 35.905 ACRE TRACT, A DISTANCE OF 927.47 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST LINE OF SAID 40 FEET
R.O.W. AND THE SOUTHWEST CORNER OF CALLED LOT 21 BEING A PART OF CALLED 201.0164 ACRE TRACT OF LAND DESCRIBED IN DEED TO NEW RODEO 288, LTD., AS RECORED UNDER MAP OR PLAT VOL. 2, PG. 81. B.C.P.R. AND BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2006043836., AND THE NORTHWEST CORNER OF SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 53 MIN. 57 SEC. EAST, ALONG THE SOUTH LINE OF SAID 201.0164 ACRE TRACT AND NORTH LINE OF SAID 35.905 ACRE TRACT, A DISTANCE OF 1,280.25 FEET TO A CORNER FOR THE SOUTHEAST CORNER OF CALLED LOT 29, BEING A PROTION OF SAID 201.0164 ACRE TRACT OF LAND AND ON THE WEST LINE OF CALLED 40 FEET R.O.W., AS RECORDED UNDER

MAP OR PLAT VOL. 2, PG. 81-82 B.C.P.R. AND B.C.C.F. NO. 2019057985, AND B.C.C.F. NO. 2019057983, AND SAME BEING THE NORTHEAST CORNER OF SAID 35.905 ACRE AND OF THE HERIEN DESCRIBED TRACT FROM A 5/8 INCH IRON ROD BEARS SOUTH 16 DEG. 18 MIN. 34 SEC. WEST FOR A DISTANCE OF 0.366 FEET;

THENCE, SOUTH 03 DEG. 15 MIN. 50 SEC. EAST, ALONG THE WEST LINE OF SAID 40 FEET R.O.W. AND EAST LINE OF SAID 35.905 ACRE TRACT, A DISTANCE OF 681.87 FEET TO CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID 40 FEET R.O.W., AND MARKING THE MOST NORTHEASTERLEY CORNER OF SAID KIRBY DRIVE AND THE MOST EASTERLY CORNER OF SAID 35.905 ACER TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEG. 39 MIN. 32 SEC. WEST, ALONG THE COMMON LINE OF SAID KIRBY DRIVE AND SAID 35.905 ACRE TRACT, A DISTANCE OF 36.57 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BGE INC." FOR THE NORTHWEST CORNER OF SAID KIRBY DRIVE AND THE EAST CORNER OF SAID 35.905 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEG. 20 MIN. 28 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID KIRBY DRIVE AND THE EAST LINE OF SAID 35.905 ACRE TRACT, A DISTANCE OF 499.85 FEET, TO A POINT STARTING A NONTANGENT CURVE TO THE RIGHT FROM WHICH A FOUND 5/8 INCH IRON ROD BEARS SOUTH 46 DEG. 58 MIN. 53 SEC. WEST FOR A DISTANCE OF 0.267 FEET;

THENCE, CONTINUING ALONG THE COMMON LINE OF SAID KIRBY DRIVE AND SAID 35.905 ACRE TRACT, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.05 FEET, A CENTRAL ANGLE OF 22 DEG. 51 MIN. 57 SEC., AN ARC LENGTH OF 107.77 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 08 DEG. 05 MIN. 31 SEC. WEST, - 107.06 FEET TO A FOUND 5/8 INCH IRON ROD ON THE SAME SAID COMMON LINE OF SAID KIRBY DRIVE AND SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEG. 31 MIN. 29 SEC. WEST, CONTINUING ALONG THE COMMON LINE OF SAID KIRBY DRIVE AND SAID 35.905 ACRE TRACT, A DISTANCE OF 119.23 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH END OF A CUT BACK CORNER OF THE INTERSECTION OF THE WEST R.O.W. LINE OF SAID KIRBY DRIVE AND THE NORTH R.O.W. LINE OF SAID HWY 6, SAME BEING THE MOST SOUTHEASTERLY CORNER OF SAID 35.905 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 64 DEG. 31 MIN. 29 SEC. WEST, ALONG THE SAME SAID CUTBACK LINE OF THE INTERSECTION OF SAID HWY 6 AND SAID KIRBY DRIVE, A DISTANCE OF 28.29 FEET THE **POINT OF BEGINNING** AND CONTAINING 34.28 ACRES OR 1,493,196 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59121-BND, PREPARED BY WINDROSE.

SAVE AND EXCEPT:

A TRACT OR PARCEL CONTAINING 2.053 ACRES OR 89,406 SQUARE FEET OF LAND BEING OUT OF LOTS 22 AND 23, EMIGRATION LAND COMPANY SUBDIVISION, SECTION 71, MAP OR PLAT THEREOF RECORDED UNDER VOL. 2, PG. 81–82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND OUT OF A CALLED 35.905 ACRE TRACT, ALSO KNOWN AS PART ONE TRACT ONE, DESCRIBED IN DEED TO TH PROPERTY, INC., AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002056335, SITUATED IN THE H. T. AND B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, WITH SAID 2.053 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BGE" FOUND FOR THE SOUTH END OF A CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT–OF–WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 6 (200 FEET WIDE) AS RECORDED UNDER PLAT NO. 2022037379, B.C.P.R., AND THE WEST R.O.W. LINE OF KIRBY DRIVE (120 FEET WIDE) AS RECORDED UNDER PLAT NO. 2022037379, B.C.P.R., SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 35.905 ACRE TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 1,013.34 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, CONTINUING WITH THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 235.00 FEET TO 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST UNIMPROVED 40 FEET R.O.W., AS RECORDED UNDER VOL. 2, PG. 81–82, B.C.P.R., AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 15 MIN. 50 SEC. WEST, WITH THE EAST LINE OF SAID 40 FEET R.O.W. LINE, A DISTANCE OF 325.40 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 70 DEG. 28 MIN. 31 SEC. EAST, OVER AND ACROSS SAID 35.905 ACRE TRACT, A DISTANCE OF 361.04 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEG. 31 MIN. 29 SEC. WEST, CONTINUING OVER AND ACROSS SAID 35.905 ACRE TRACT, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.053 ACRES OR 89,406 SQUARE FEET OF LAND.

Tract 2:

A TRACT OR PARCEL CONTAINING 11.399 ACRES OR 496.581 SQUARE FEET OF LAND SITUATED IN THE H. T. & B. RR.CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, SAME BEING CALLED "PART TWO OF TRACT FOUR" 11.395 ACRES OF LAND DESCRIBED IN DEED TO TH PROPERTY, INC., RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) NO. 2022037379, AND BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002056335, WITH SAID 11.3999 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING, AT BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BGE" FOUND MARKING THE SOUTH END OF A CUTBACK CORNER OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 6 (200' WIDE) AS RECORDED UNDER PLAT NO. 2022037379,(B.C.P.R.) AND THE WEST R.O.W. LINE OF KIRBY DRIVE (120' WIDE) AS RECORDED UNDER PLAT NO. 2022037379, (B.C.P.R.), SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF CALLED 35.905 ACRES OF LAND DESCRIBED IN DEED TO TH PROPERTY, INC. AS RECORDED UNDER MAP OR PLAT NO. 2022037379 AND B.C.C.F. NO. 2002056335,;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID HWY 6 PASSING A FOUND 5/8 INCH IRON ROD FOR A DISTANCE OF 1248.34 FEET MARKING THE SOUTHEAST CORNER OF A 40 FEET R.O.W. (UNIMPROVED) RECORDED UNDER A MAP OR PLAT VOL.2, PG. 81-82, B.C.P.R., AND THE SOUTHWEST CORNER OF SAID 35.905 ACRE TRACT, TO A FOUND 5/8 INCH IRON ROD FOR A TOTAL DISTANCE OF 1291.68 FEET MARKING THE SOUTHWEST CORNER OF SAID 40 FEET R.O.W. AND THE SOUTHEAST CORNER OF SAID 11.395 ACRE TRACT SAME BEING THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEG. 28 MIN. 31 SEC. WEST, CONTIUING ALONG THE NORTH R.O.W. LINE OF SAID HWY 6 AND THE SOUTH LINE OF SAID 11.395 ACRE TRACT, A DISTANCE OF 692.21 FEET TO A FOUND 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF CALLED LOT 6 AND LOT 7, 8.28689 ACRES OF LAND DESCRIBED IN DEED TO JERRY A. ARGOVITZ, AS RECORDED UNDER MAP OR PLAT VOL. 2, PG. 81, B.C.P.R. AND VOL. 1151, PG. 839 OF B.C.C.F., AND THE SOUTHWEST CORNER OF SAID 11.395 ACRES AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 21 MIN. 05 SEC. WEST, ALONG THE COMMON LINE OF SAID LOT 6 AND LOT 7 AND SAID 11.395 ACRE TRACT, FOR A DISTANCE OF 644.48 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF CALLED LOT 5 BEING A PART OF CALLED 201.0164 ACRES OF LAND DESCRIBED IN DEED TO NEW RODEO 288, LTD., AS RECORDED UNDER MAP OR PLAT THEREOF VOL. 2, PG. 81, B.C.P.R. AND B.C.C.F. NO.

2005039031, AND VOL. 1181, PG. 884 OF B.C.C.F., AND THE SOUTHWEST CORNER OF CALLED LOT 13 OR CALLED 10.30 ACRES OF LAND DESCRIBED IN DEED TO J.W. WINZELLER AND LESLIE R. WINZELLER AS RECORDED UNDER MAP OR PLAT THEREOF VOL. 2, PG. 81-82, B.C.P.R. AND B.C.C.F. NO. 200539091 AND SAME BEING THE NORTHWEST CORNER OF SAID 11.395 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 53 MIN. 57 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 13 AND 11.395 ACRE TRACT, A DISTANCE OF 639.16 FEET TO A CORNER ON THE WEST R.O.W. LINE OF SAID 40 FEET AND THE SOUTHEAST CORNER OF SAID LOT 13 AND THE NORTHEAST CORNER OF SAID 11.395 ACRE TRACT AND THE HEREIN DESCRIBED TRACT FROM WHICH FOUND 5/8 INCH IRON ROD BEARS SOUTH 16 DEG. 54 MIN. 59 SEC. WEST, FOR A DISTANCE OF .304 FEET;

THENCE, SOUTH 03 DEG. 15 MIN. 50 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID 40 FEET AND THE EAST LINE OF SAID 11.395 ACRE TRACT, A DISTANCE OF 910.78 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 11.3999 ACRES OR 496,581 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59121-BND, PREPARED BY WINDROSE.

Tract 3:

BEING A TRACT OR PARCEL CONTAINING 1.649 ACRES OR 71,831 SQUARE FEET OF LAND, SITUATED IN THE H.T. & B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, BEING PART OF AND OUT OF LOT 29 OF EMIGRATION LAND COMPANY SUBDIVISION COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 2, PAGES 81-82 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING ALL OF A CALLED 1.6366 ACRE TRACT OF LAND DESCRIBED IN DEED TO CATHERINE KECK WAGGONER AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2020042539, WITH SAID 1.649 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD WITH PLASTIC CAP STAMPED "BGE" FOUND IN THE WEST LINE OF RESTRICTED RESERVE "A", BLOCK 1 OF MANVEL TOWN CENTER DETENTION PONDS AND MUD FACILITIES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2023010263, B.C.P.R., SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF UNRESTRICTED RESERVE "B", BLOCK 1 OF MANVEL TOWN CENTER SECTION ONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2022042761, B.C.P.R., AND SAME BEING THE SOUTHEAST CORNER OF LOT 40 OF SAID EMIGRATION LAND COMPANY SUBDIVISION AND THE SOUTHEAST CORNER OF A CALLED 52.788 ACRE TRACT OF LAND (TRACT 3) DESCRIBED TO KL LB BUY 5 LLC AS RECORDED UNDER B.C.C.F. NO. 2024046753, FROM WHICH AN IRON ROD WITH PLASTIC CAP STAMPED "BGE" FOUND FOR THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "A", SAME BEING AN INTERIOR CORNER OF SAID UNRESTRICTED RESERVE "B" BEARS FOR REFERENCE, SOUTH 03 DEG. 20 MIN. 28 SEC. EAST - 64.88 FEET;

THENCE, NORTH 03 DEG. 26 MIN. 07 SEC. WEST, ALONG THE WEST LINE OF SAID RESTRICTED RESERVE "A", SAME BEING THE EAST LINE OF SAID LOT 40, A DISTANCE OF 676.26 FEET TO THE SOUTHEAST CORNER OF LOT 39 OF SAID EMIGRATION LAND COMPANY SUBDIVISION;

THENCE, SOUTH 86 DEG. 53 MIN. 57 SEC. WEST, ALONG THE COMMON LINE OF SAID LOTS 39 AND 40, AND WITH THE COMMON LINE OF LOTS 34 AND 35 OF SAID EMIGRATION LAND COMPANY SUBDIVISION, A DISTANCE OF 1,361.44 FEET TO THE COMMON EAST CORNER OF LOTS 29 AND 30 OF SAID EMIGRATION LAND COMPANY SUBDIVISION, SAME BEING THE SOUTHEAST CORNER OF SAID 1.6366 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**, FROM WHICH AN IRON ROD WITH PLASTIC CAP FOUND BEARS FOR REFERENCE, SOUTH 16 DEG. 19 MIN. WEST - 0.37 FEET, AND ALSO FROM WHICH AN IRON ROD WITH PLASTIC CAP STAMPED "SURVEY1" FOUND ON THE NORTH LINE OF KIRBY DRIVE (120' WIDE) AS RECORDED UNDER PLAT NO. 2022037379, B.C.P.R., BEARS FOR REFERENCE, SOUTH 03 DEG. 15 MIN. 50 SEC. EAST - 681.87 FEET;

THENCE, SOUTH 86 DEG. 53 MIN. 57 SEC. WEST, CONTINUING ALONG THE COMMON LINE OF SAID LOTS 29 AND 30 AND WITH THE SOUTH LINE OF SAID 1.6366 ACRE TRACT, A DISTANCE OF 269.03 FEET TO THE SOUTHWEST CORNER OF SAID 1.6366 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 57.427 ACRE TRACT OF LAND (KNOWN AS TRACT 2) DESCRIBED TO KL LB BUY 5 LLC AS RECORDED UNDER B.C.C.F. NO. 2024046753 BEARS FOR REFERENCE, SOUTH 86 DEG. 53 MIN. 57 SEC. WEST - 1,011.22 FEET;

THENCE, NORTH 03 DEG. 15 MIN. 50 SEC. WEST, OVER AND ACROSS SAID LOT 29 AND WITH THE WEST LINE OF SAID 1.6366 ACRE TRACT, A DISTANCE OF 267.00 FEET TO THE NORTHWEST CORNER OF SAID 1.6366 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE, SOUTH 72 DEG. 38 MIN. 17 SEC. WEST - 1,083.86 FEET;

THENCE, NORTH 86 DEG. 53 MIN. 57 SEC. EAST, CONTINUING OVER AND ACROSS SAID LOT 39 AND WITH THE NORTH LINE OF SAID 1.6366 ACRE TRACT, A DISTANCE OF 269.03 FEET A POINT IN THE WEST LINE OF A CALLED 40' WIDE R.O.W. (UNIMPROVED) AS RECORDED UNDER VOLUME 2, PAGES. 81-82, B.C.P.R., SAID POINT BEING THE NORTHEAST CORNER OF SAID 1.6366 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEG. 15 MIN. 50 SEC. EAST, WITH THE COMMON LINE OF SAID 40' R.O.W. AND SAID 1.6366 ACRE TRACT, A DISTANCE OF 267.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.649 ACRES OR 71,831 SQUARE FEET OF LAND, MORE OR LESS, AS SHOWN ON JOB NO. 59121-1.6AC, PREPARED BY WINDROSE, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).

Exhibit B

Permitted Exceptions

1. A pipeline easement granted to Trunkline Gas Company, by instrument recorded in Volume 747, Page 283, of the Deed Records of Brazoria County, Texas, as affected by Assignment and assumption filed of record under Brazoria County Clerk's Fil Nos. 98 028304 and 98 028307. (As to Tract 1 and Tract 2 only)

2. Lease for ~~coal, lignite, oil, gas or~~ other minerals, together with rights incident thereto, recorded at Volume 382, Page 711 (87005301) Volume 382, Page 722 (87005306), Volume 409, Page 843 (87013858), Volume 409, Page 851 (87013860) Volume 409, Page 856 (87013861), Volume 415, Page 875 (87015741), Volume 415, Page 889 (87015745), ~~Volume 432, Page 651~~ (87021228), Volume 477, Page 763 (87035917), Volume 559 Page 523 (88018747), Volume 617, Page 216 (88036885), Volume 652, Page 137 (890073391 Volume 652, Page 146 (89007340), Volume 652, Page 295 (89007392), Volume 652, Page 316 (89007397), Volume 933, Page 428 (91022626), Volume 933, Page 432 (91022627) Volume 933, Page 436 (91022628), Volume 933, Page 446 (91022632) and Volume 933, Page 454 (91022635) of the Official Records of Brazoria County, Texas. (As to Tract 1 and Tract 2 only)

3. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Brazoria County Clerk's File Nos. 01-020975, 01-020976, 01-020977, 01-020978, 01-020985. 01-020986, 01-020993, 01-037844, 01-037845, 02-015491, and 2-017230 of the Official Records of Brazoria County, Texas. (As to Tract 1 and Tract 2 only)

4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Clerk's Form T-7: Commitment for Title Insurance Page 6 Continuation of Schedule B GF No. SN2501255 File Nos. 2005009749, 2005034983, 2005034984, 2005034985, 2005042094, and 2006026491 of the Official Records of Brazoria County, Texas. (As to Tract 1 and Tract 2 only)

5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded at Brazoria l. CountyvClerk's File Nos. 2008010066, 2008015240, 2008041366, 2008041367, 2008049197, 2009006791, and 2023003575, of the Official Public Records of Brazoria County, Texas. (As to Tract 1 and Tract 2 only)

6. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File No. 2023013070. (As to Tract 1 and Tract 2 only)

7. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File No. 2023045178. (As to Tract 1 and Tract 2 only)

8. Terms, conditions, provisions, and stipulations contained in Lease as evidenced by

Memorandum of Oil and Gas Lease, filed for record under Brazoria County Clerk's File No. 2023045209. (As to Tract 1 and Tract 2 only)

9. Terms, conditions, provisions, and stipulations contained in Manville City Ordinance No. 2019-O-02, filed for record under Brazoria County Clerk's File No. 2019031688. (As to Tract 1 and Tract 2 only)

10. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 301, Page 36, of the Deed Records of Brazoria County, Texas. (As to Tract 1 and Tract 2 only)

11. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 301, Page 366, of the Deed Records of Brazoria County, Texas. (As to Tract 1 and Tract 2 only)

12. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 710, Page 1, of the Deed Records of Brazoria County, Texas. (As to Tract 1 and Tract 2 only)

13. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument filed for record under Brazoria County Clerk's File No. 02 056335. (As to Tract 1 and Tract 2 only)

14. Terms, conditions, provisions, and stipulations contained in Waiver of Surface Rights, filed for record under Brazoria County Clerk's File No. 02 064303. (As to Tract 1 and Tract 2 only)

15. Terms, conditions, provisions, and stipulations contained in Oil, Gas, and Mineral Lease, recorded in Volume 381, Page 972, of the Deed Records of Brazoria County, Texas. (As to Tract 3 only)

16. Terms, conditions, provisions, and stipulations contained in Oil, Gas, and Mineral Lease Agreement, recorded in/under Document No. 2005073053, of the Official Public Records of Brazoria County, Texas. (As to Tract 3 only)

FILED and RECORDED

Instrument Number: 2025060752

Filing and Recording Date: 12/18/2025 11:27:03 AM Pages: 14 Recording Fee: $73.00

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-jessica

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

DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

January 26, 2026 – February 19, 2026

The following table provides an overview of Development Services Department activities from *January 26, 2026, through February 19, 2026*

PRE-DEVELOPMENT MEETINGS		
LOCATION	LAND USE	DESCRIPTION
Scott Avenue *(O-SFR District)*	Equine-Assisted Program	• *The applicant is looking to purchase and develop 60-acre tract.* • *Doing due diligence of requirements.* • *Requesting a workshop*
Masters & Uzzell Road *(O-SFR District)*	Subdivision Development – DR Horton Blackwell Tract	• *The applicant is looking to purchase and develop 327-acre tract.* • *Doing due diligence of requirements.* • *Requesting a workshop*
0 CR 98 (PID# 170631) *(O-SFR District)*	Mushroom Cultivation Facility	• *The applicant is looking to purchase and develop 121-acre tract.* • *Doing due diligence of requirements.* • *Requesting a workshop*

CERTIFICATE OF OCCUPANCY APPROVALS		
LOCATION	**DATE ISSUED**	**BUSINESS NAME**
19300 Morris Avenue	2/05/2026	Stillwater Plaza Retail – 7,829 Sq Ft Building
18909 Highway 6	2/06/2026	Shops at Bluewater Retail Building – 13,492 Sq Ft Building
6615 Masters Road	2/10/2026	City of Manvel Fire Marshal Office - 1,576 Sq Ft Building
17315 Highway 6, Suite 101	2/17/2026	Memorial Hermann Medical Group Primary Care – 8,910 Sq Ft Lease Space

COMMERCIAL CONSTRUCTION APPROVALS		
LOCATION	**DATE ISSUED**	**DESCRIPTION**
7212 Large Avenue	1/28/2026	Manvel City Hall West Wing Expansion
17626 Highway 6	2/10/2026	Manvel Emergency Center