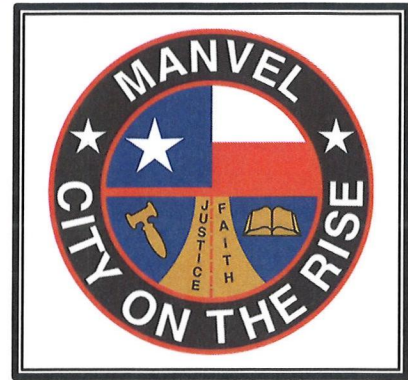


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
April 13, 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 03/2028
- Position #6 Delores Martin 03/2028
- Position #7 Benterah Morton 03/2028

Pledge

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

Public Comments: "Comment Card" Required

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

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve a 30-day extension for Meridiana Section 8B Preliminary Plat;
BEING A SUBDIVISION OF 22.42 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-5, BLOCK 1 OF LULLING STONE SECTION 1, A PLAT OR MAP THEREOF AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve Meridiana Section 23B Preliminary Plat;
BEING A SUBDIVISION OF 22.96 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve the Meridiana Section 16 Final Plat;
BEING A SUBDIVISION OF 15.12 ACRES OUT OF OUTLOTS 134 AND 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, LOCATED IN THE H.T. AND B.R.R. CO. SURVEY, SECTION 62, ABSTRACT 484; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to approve Primrose Detention Reserve "A" Final Plat;
BEING A SUBDIVISION OF 26.56 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION NO. 71, A-291, IN BRAZORIA COUNTY, TEXAS; AND ALSO BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.
- E. Consideration and possible action to approve Massey Ranch Horizons Final Plat;
BEING A 10.000 ACRE, 7 LOTS, 1 BLOCK SUBDIVISION; BEING ALL OF A CALLED 10.00 ACRE TRACT C.C.F.N. 2024032207 O.P.R.B.C.T. E. LITTLE SURVEY ABSTRACT NO. 320, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- F. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

Adjourn

CERTIFICATION

I, 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 04/07/2026 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.



ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS

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



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

MINUTES 3/23/2026

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:05 p.m.
Those in attendance were:

- Present:** Ryan Miller
Kyle Marasckin
MaryAnn Atkinson
Christy Kennard
Delores Martin
Benterah Morton
- Absent:** Kenneth Haynes
- Also Present:** Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Senior Planner

Swearing in of Commission Members

- Position #5 Christy Kennard 03/2028
- Position #6 Delores Martin 03/2028
- Position #7 Benterah Morton 03/2028

Mayor Dan Davis swore in the members.

Regular Session

Pledge

Public Comments: "Comment Card" Required

Presentation

Overview of the Open Meetings Act, Meeting Decorum, and the Roles, Responsibilities, and Standards for Commission Deliberations and Decision-Making.

Tammy Bell and Robert Gervais provided the overview.

Staff Presentation on Public Hearing Item(s)

Jose Abraham provided the overview. Gary Mitchell gave a presentation on the subject of the public hearing.

Key themes of the plan include preservation of rural character, balanced residential growth, and concentration of higher-intensity development along major corridors such as Highway 288 and Highway

6. The Future Land Use Map outlines various development categories within both city limits and the ETJ, while the Thoroughfare Plan reflects updates to roadway alignments, classifications, and connectivity based on public feedback and evolving development patterns. The plan also includes implementation strategies and identifies potential future actions related to infrastructure, parks, and additional planning efforts. It was noted that the Comprehensive Plan serves as a policy-guiding document and is not regulatory in nature.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING THE PROPOSED MANVEL COMPREHENSIVE PLAN, INCLUDING A PROPOSED UPDATED MAJOR THOROUGHFARE PLAN MAP.

Ryan Miller opened the public hearing at 6:41 p.m.

1st call for comments -

Michael White - spoke in opposition, specifically regarding changes to Del Bello Blvd (connecting new Del Bello Lakes with old Del Bello Blvd)

Zachary Alli - spoke in opposition, specifically regarding changes to Markham Rd

Jennifer Curtis, representing the property owner on Oilfield Rd - spoke in opposition, specifically regarding the portion of Markham between Oilfield and Belcher

Dirk Allen - spoke in opposition, specifically regarding Quail Valley Ranches

Dakota Dowd - spoke in opposition, specifically regarding Quail Valley

Ranches Dirk Dowd - spoke in opposition, specifically regarding Quail

Valley Ranches 2nd call for comments -

Heidi Zemer - thinks there's too much traffic and that the thoroughfare plan should be removed, and that Markham Rd be taken out at the least

Jose Abraham read two comments submitted for the record:

Jane Liston and Tim Liston - they ask that Lewis Ln be removed from plan

Chad and Alina Rogers - comments in opposition to Lewis Ln changes

3rd call for comments - None

Ryan Miller closed the Public Hearing at 7:02 p.m.

Consent PDZ

- A. Approve the meeting minutes to date.

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

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, MaryAnn Atkinson, Christy Kennard, Delores Martin, Benterah Morton

No: None

Absent: Kenneth Haynes

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Meridiana Section 28C Final Plat; BEING A SUBDIVISION OF 29.60 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, BEING A PARTIAL REPLAT OF LOTS 7, 8, AND 9 OF LULLING STONE SECTION THREE AS RECORDED UNDER VOLUME 22, PAGES 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS; ALSO BEING A PARTIAL REPLAT OF A PORTION OF RESERVE B OF MERIDIANA CUMULUS DRIVE PHASE 2 AS RECORDED UNDER B.C.P.R. NO. 2022027318, AND ALSO BEING A PARTIAL REPLAT OF A PORTION OF RESERVE A OF MERDIANA CUMULUS DRIVE PHASE 3 AS RECORDED UNDER B.C.P.R. NO. 2022052111, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh provided an overview. Staff recommends approval.

PDZ Member Christy Kennard made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, MaryAnn Atkinson, Christy Kennard, Delores Martin, Benterah Morton

No: None

Absent: Kenneth Haynes

Abstained: None

- B. Consideration and possible action to forward a recommendation of approval to City Council; A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF CHAPTER 62, SECTION 111 (A) & (C) - ADDITIONAL STREET REQUIREMENTS, SECTION 62-113 - SIDEWALKS, AND SECTION 62-42 (B) (4) - MINOR PLAT TO WAIVE PERIMETER ROAD RIGHT-OF-WAY DEDICATION REQUIREMENT FOR A PROPOSED COMMERCIAL DEVELOPMENT (WELLBY FINANCIAL INSTITUTION) ON AN APPROXIMATE 1.101-ACRE TRACT OF LAND (PID: 678969), LOCATED ALONG SOUTH SIDE OF STATE HIGHWAY 6, CONVEYED TO JSC FEDERAL CREDIT UNION, AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2018009781 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh provided the overview. Staff recommends approval of the variance subject to the following conditions:

1. Funds shall be escrowed in lieu of construction of street and sidewalk within existing rights-of-way along the southern boundary. The escrow amount shall be \$69,565.00, based on 224.21 linear feet at \$200 per linear foot per lane, plus 5% simple interest over 10 years (as determined and approved by the City Engineer). The escrow shall be deposited prior to Final plat approval.
2. The plat for the proposed development shall include a plat note specifying waiver of ROW dedication and escrow arrangement;
3. A plat shall establish a minimum building setback of 40 feet measured from the center line of the gravel ROW along the southern side of the subject site;
4. The variance shall expire and escrowed funds shall be refunded to the applicant if the construction of the proposed development does not start within 2 years from the date of approval.

5. The escrowed funds shall be refunded to the Developer within 30 days of the City Council’s approval of an application to abandon the existing rights-of-way along the southern boundary for this public improvement. If the City abandons this right-of-way (southern boundary in whole), the City shall refund the amount of escrowed funds according to the length of the particular right-of-way that was abandoned within 10 years.

PDZ Member Christy Kennard made the motion to forward a recommendation of approval with conditions. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

- C. Consideration and possible action to forward a recommendation of approval to City Council; A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF CHAPTER 62, SECTIONS 62-108 (A)(10), SIDE LOT LINES SHALL BE AT SUBSTANTIALLY RIGHT ANGLES OR RADIAL TO STREET LINES, AND (11) FLAG OR KEY-SHAPED LOTS ARE NOT ALLOWED, FOR AN APPROXIMATE 2.27-ACRE, (CALLED 2025 ACRE), TRACT OF LAND LOCATED AT 8134 BELCHER ROAD (PID 170635), OUT OF TRACT 20-A OF THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS AND BEING ALL OF THE SAME CALLED 2.25 CONVEYED TO JOHNNY C. SHIRLEY RECORDED IN COUNTY CLERK'S FILE NO. 1996-009689 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING PREVIOUSLY RECORDED IN VOLUME 126, PAGE 320 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh provided the overview. Staff recommends approval subject to the following conditions:

- 1. The subdivision variance will expire upon a change of use from Open Single-Family Residential (O-SFR); or
- 2. The subdivision variance will expire upon further subdivision or replatting of the property into multiple lots/ reserves.
- 3. A building line/ setback line shall be established significantly perpendicular to the 482 feet long side property line (S 42°00’00” W) in a manner that the lot width measured at the building line/ setback line is a minimum of 120 feet.

PDZ Member Ryan Miller made the motion to forward a recommendation of approval with conditions. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 6/0

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

- D. Consideration and possible action to recommend that City Council adopt the proposed Manvel Comprehensive Plan, including a proposed updated Major Thoroughfare Plan map, along with any suggested revisions to the Plan that the Commission may identify.

The Commission considered and discussed the proposed Comprehensive Plan and Major Thoroughfare Plan, with particular focus on roadway alignments and classifications in rural areas, including Markham Road, Del Bello Road, and Lewis Lane. Discussion centered on balancing the preservation of rural character with the need for future connectivity, emergency access, and long-term growth planning.

Staff clarified that the Thoroughfare Plan is a policy-guiding document and that roadway improvements are typically development-driven, not immediate or guaranteed. Commissioners expressed concerns regarding potential impacts to rural residents, while also acknowledging the importance of having a long-range planning framework to guide future decisions.

PDZ Member Ryan Miller made the motion to recommend approval of the Comprehensive Plan, including the Major Thoroughfare Plan, with a modification to reclassify Markham Road as a collector. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

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

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

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

The motion carried with a vote: 6/0

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

- F. Development Services Staff Update.

Jose Abraham provided the update.

- G. Consideration and possible action to appoint a Planning Development and Zoning Commission Chairperson.
- H. Consideration and possible action to appoint a Planning Development and Zoning Commission Vice Chairperson.
- I. Consideration and possible action to appoint a Planning Development and Zoning Commission Secretary.

PDZ Member Delores Martin made the motion to reappoint Ryan Miller as the Chair, Kyle Marasckin as the Vice-Chair, and Christy Kennard as the Secretary. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 8:08 p.m. PDZ Member Benterah Morton seconded the motion.

The motion carried with a vote: 6/0

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

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	<input checked="" type="checkbox"/>	City Council	<input type="checkbox"/>	Both	<input type="checkbox"/>
--------------------------------	-------------------------------------	--------------	--------------------------	------	--------------------------

Date of Request: April 13, 2026

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

Person to Speak: Jacey Neuberger

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

E-mail Address: jneuberger@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve a 30-day extension for the Meridiana Section 8B Preliminary Plat.

Plats:
Preliminary X
Final _____

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

Jacey Neuberger
SIGNATURE

03/16/2026
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 8B – Preliminary Plat
Applicant:	Jacey Neuberger – EHRA Engineering
PD&Z Meeting Date:	April 13, 2026
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new residential section within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 24th amendment to the Meridiana General Development Plan (GDP) was approved by City Council on August 4, 2025.*
- *The subject site is located within the City of Manvel and falls under the jurisdiction of Brazoria County Drainage District No. 5 and Brazoria County MUD No. 57 and Conservation and Reclamation District No. 3 (A portion is not currently in the BCMUD 57 and needs to be annexed prior to final plat approval).*
- *The subject site is located southeast of South Inspiration Way and along the north side of Masters Road.*
- *The proposed plat subdivides a 22.42-acre tract into 65 residential lots, 4 blocks, and 5 reserves designated for landscaping, open space, utility purposes, and drainage.*
- *The proposed section includes 65 Single family homes lots with a minimum lot width of 55 feet.*
- *This preliminary plat should generally conform to the General Development Plan (GDP). The proposed plat appears to differ from the proposed GDP Amendment No. 24. The Meridiana PUD states that any “significant change” as determined by the City’s Designated Official shall require the submittal of a revised general development plan for approval by the Planning, Development & Zoning (PD&Z) Commission.*
- *The applicant has requested an additional 30-day extension, extending the deadline to May 13, 2026, to allow the proposed Preliminary Plat to be considered at the May 11, 2026, meeting. The request is intended to provide additional time to bring the submittal into alignment with ordinance requirements.*

STAFF RECOMMENDATION

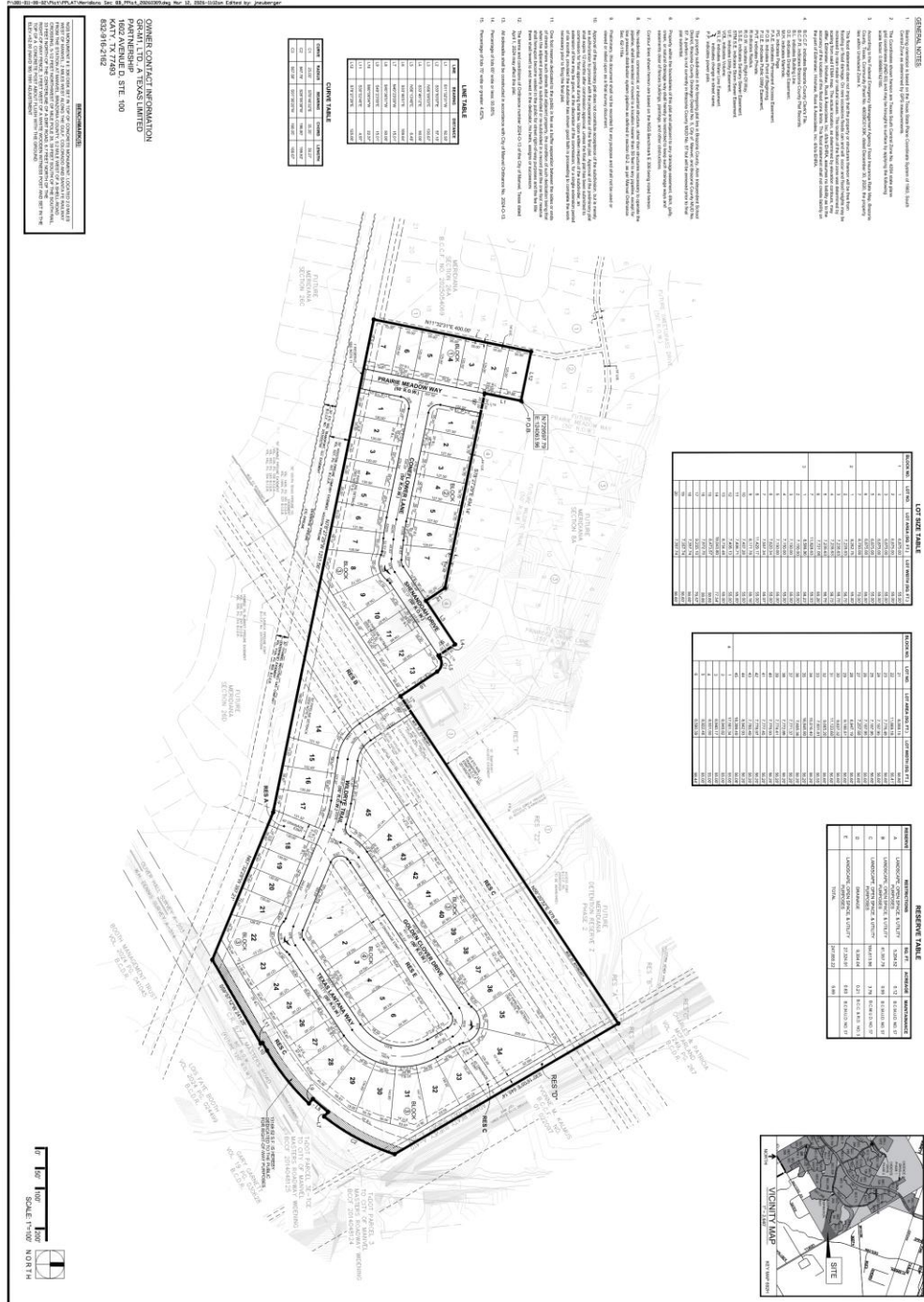
The City staff is recommending approval of the requested 30-day extension so that it can be acted upon before May 13, 2026.



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit



OWNER CONTACT INFORMATION
 GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
 14022 VENERO, STE. 100
 HOUSTON, TX 77040
 281-489-2122

REQUIREMENTS
 THIS PRELIMINARY PLAT IS SUBJECT TO THE REQUIREMENTS OF THE TEXAS PLAT ACT, CHAPTER 63, SUBCHAPTER C, AND THE TEXAS PROPERTY CODE, CHAPTER 63, SUBCHAPTER C. THE PLAT MUST BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF BRAZORIA, TEXAS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PLAT ACT, CHAPTER 63, SUBCHAPTER C, AND THE TEXAS PROPERTY CODE, CHAPTER 63, SUBCHAPTER C.

GENERAL NOTES
 1. THIS PRELIMINARY PLAT IS SUBJECT TO THE REQUIREMENTS OF THE TEXAS PLAT ACT, CHAPTER 63, SUBCHAPTER C, AND THE TEXAS PROPERTY CODE, CHAPTER 63, SUBCHAPTER C.
 2. THE PLAT MUST BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF BRAZORIA, TEXAS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PLAT ACT, CHAPTER 63, SUBCHAPTER C, AND THE TEXAS PROPERTY CODE, CHAPTER 63, SUBCHAPTER C.
 3. THE PLAT MUST BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF BRAZORIA, TEXAS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PLAT ACT, CHAPTER 63, SUBCHAPTER C, AND THE TEXAS PROPERTY CODE, CHAPTER 63, SUBCHAPTER C.

GENERAL NOTES
 4. THE PLAT MUST BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF BRAZORIA, TEXAS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PLAT ACT, CHAPTER 63, SUBCHAPTER C, AND THE TEXAS PROPERTY CODE, CHAPTER 63, SUBCHAPTER C.
 5. THE PLAT MUST BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF BRAZORIA, TEXAS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PLAT ACT, CHAPTER 63, SUBCHAPTER C, AND THE TEXAS PROPERTY CODE, CHAPTER 63, SUBCHAPTER C.

GENERAL NOTES
 6. THE PLAT MUST BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF BRAZORIA, TEXAS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PLAT ACT, CHAPTER 63, SUBCHAPTER C, AND THE TEXAS PROPERTY CODE, CHAPTER 63, SUBCHAPTER C.
 7. THE PLAT MUST BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF BRAZORIA, TEXAS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PLAT ACT, CHAPTER 63, SUBCHAPTER C, AND THE TEXAS PROPERTY CODE, CHAPTER 63, SUBCHAPTER C.

GENERAL NOTES
 8. THE PLAT MUST BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF BRAZORIA, TEXAS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PLAT ACT, CHAPTER 63, SUBCHAPTER C, AND THE TEXAS PROPERTY CODE, CHAPTER 63, SUBCHAPTER C.
 9. THE PLAT MUST BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF BRAZORIA, TEXAS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PLAT ACT, CHAPTER 63, SUBCHAPTER C, AND THE TEXAS PROPERTY CODE, CHAPTER 63, SUBCHAPTER C.

GENERAL NOTES
 10. THE PLAT MUST BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF BRAZORIA, TEXAS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PLAT ACT, CHAPTER 63, SUBCHAPTER C, AND THE TEXAS PROPERTY CODE, CHAPTER 63, SUBCHAPTER C.
 11. THE PLAT MUST BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF BRAZORIA, TEXAS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PLAT ACT, CHAPTER 63, SUBCHAPTER C, AND THE TEXAS PROPERTY CODE, CHAPTER 63, SUBCHAPTER C.


GENERAL NOTES
 12. THE PLAT MUST BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF BRAZORIA, TEXAS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PLAT ACT, CHAPTER 63, SUBCHAPTER C, AND THE TEXAS PROPERTY CODE, CHAPTER 63, SUBCHAPTER C.
 13. THE PLAT MUST BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF BRAZORIA, TEXAS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PLAT ACT, CHAPTER 63, SUBCHAPTER C, AND THE TEXAS PROPERTY CODE, CHAPTER 63, SUBCHAPTER C.

Meridiana Section 8B Preliminary Plat
 A Subdivision of 22.42 acres, being a partial replat of Lots 1-5, Block 1 of Lulling Stone Section 1, a plat or map thereof as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

65 Lots, 4 Blocks, and 5 Reserves
 Owner: GR-M1, LTD., a Texas Limited Partnership

Reason for Replat: To Create 65 Single Family Lots and 8 Restricted Reserves

March 16, 2026

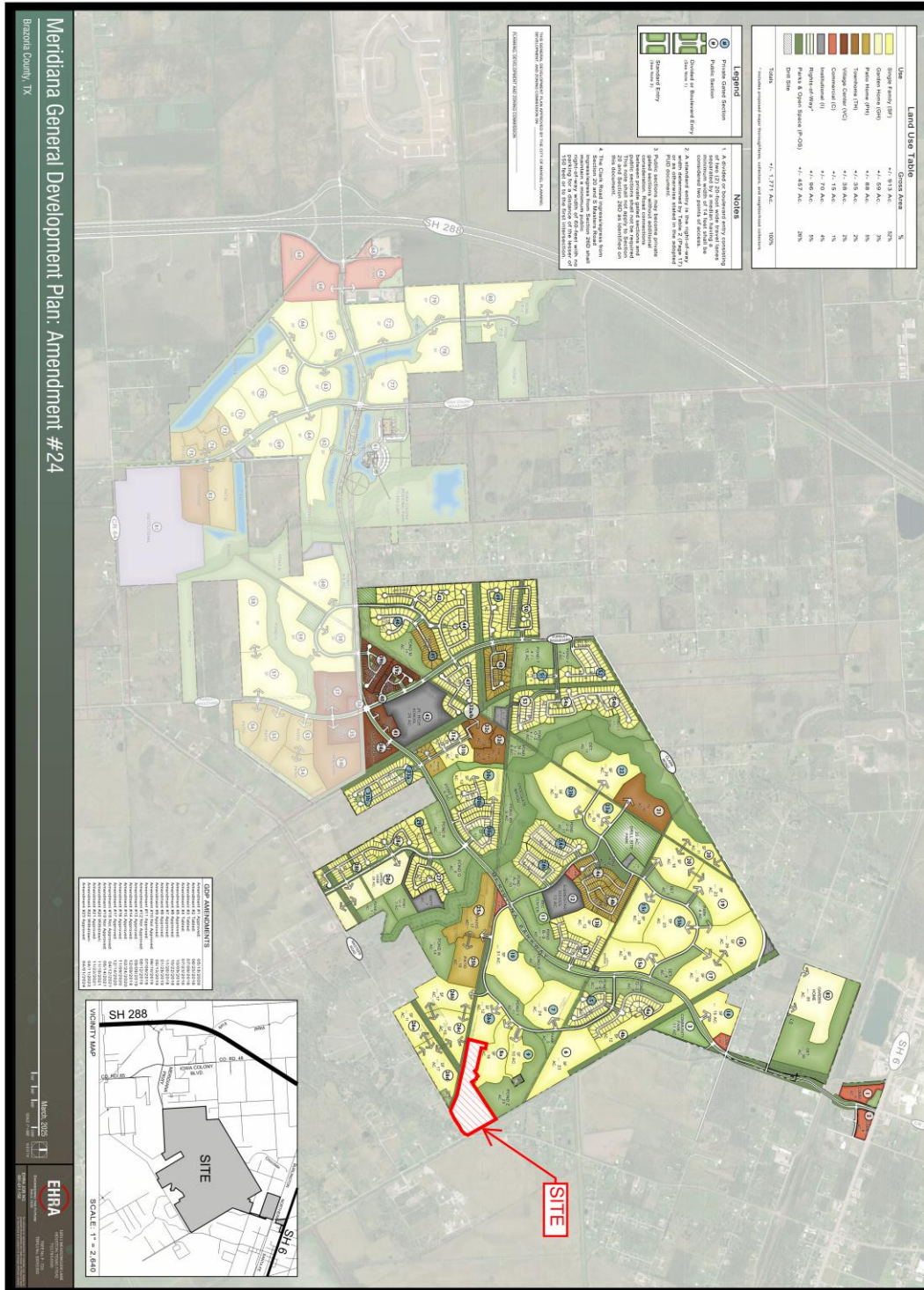




DEVELOPMENT SERVICES DEPARTMENT

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

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



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0130K, dated December 30, 2020, the property lies within Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
 indicates change in street name.
P.P. indicates power pole.
- The property subdivided in the foregoing plat lies in Brazoria County, Alvin Independent School District, Brazoria County Drainage District No. 5, City of Manvel, and Brazoria County MUD No. 57. A portion is not currently in Brazoria County MUD No. 57 but will be annexed prior to final plat submittal.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- One foot reserve dedicated to the public in fee as a buffer separation between the sides or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and re-vest in the dedicator, his heirs, assigns or successors.
- The terms and conditions of Ordinance number 2024-0-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.
- Percentage of lots 60' wide or less: 93.85%
- Percentage of lots 70' wide or greater: 4.62%

LINE TABLE

LINE	BEARING	DISTANCE
L1	S11°32'31"W	92.50'
L2	S33°50'07"E	57.10'
L3	N56°09'53"E	130.67'
L4	S33°46'12"E	50.00'
L5	N56°13'48"E	6.49'
L6	S33°45'51"E	109.64'
L7	N49°23'09"W	15.01'
L8	S40°36'51"W	50.00'
L9	S49°23'09"E	15.01'
L10	S60°06'04"W	22.57'
L11	S30°02'48"E	4.97'
L12	S78°27'29"E	125.00'

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	25.00'	S78°46'32"E	35.35'	39.27'
C2	567.76'	S28°05'38"W	198.80'	199.83'
C3	567.58'	S51°36'20"W	168.05'	168.67'

BENCHMARK(S):

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

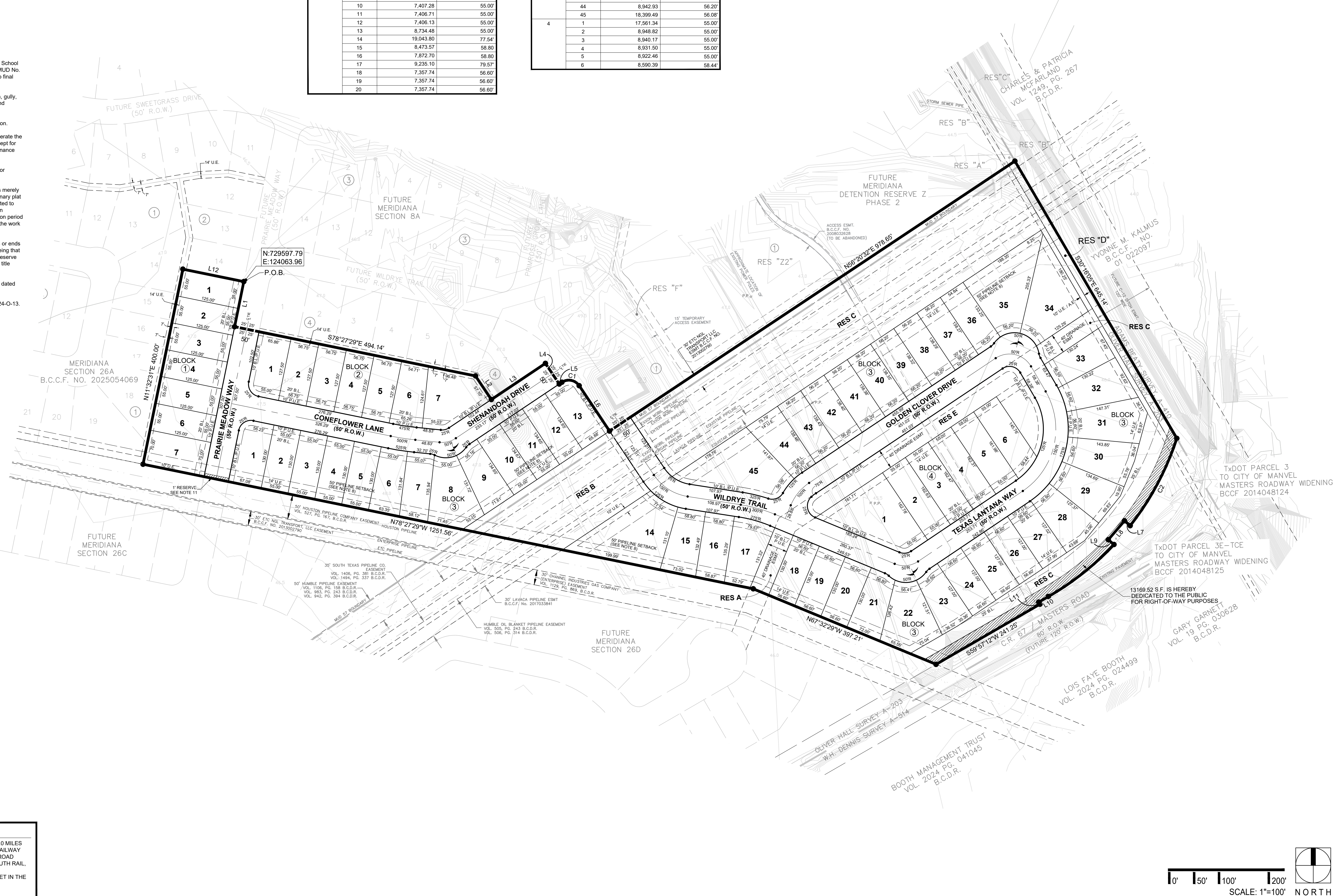
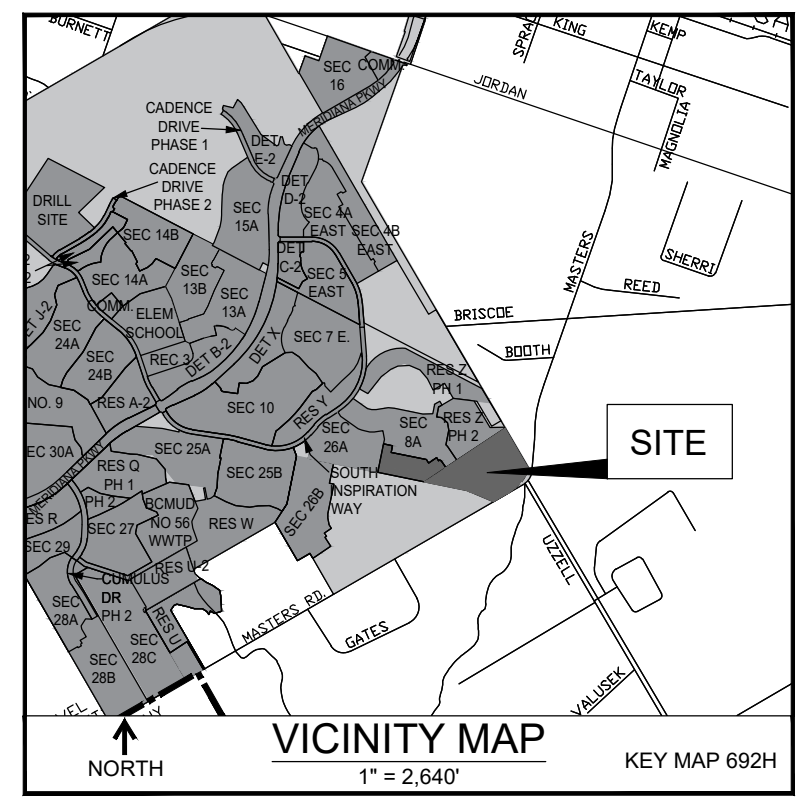
LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (SQ. FT.)
1	1	6,875.00	55.00'
	2	6,875.00	55.00'
	3	6,875.00	55.00'
	4	6,875.00	55.00'
	5	6,875.00	55.00'
2	1	8,262.75	55.00'
	2	7,235.63	56.75'
	3	7,235.63	56.75'
	4	7,235.63	56.75'
	5	7,235.63	56.75'
	6	7,210.00	55.00'
	7	11,828.63	55.03'
3	1	8,986.86	56.23'
	2	7,150.00	55.00'
	3	7,150.00	55.00'
	4	7,150.00	55.00'
	5	7,150.00	55.00'
	6	7,620.34	55.00'
	7	7,557.34	55.00'
	8	11,429.17	55.00'
	9	8,171.78	55.16'
	10	7,407.28	55.00'
4	1	17,561.34	55.00'
	2	8,948.82	55.00'
	3	8,940.17	55.00'
	4	8,931.50	55.00'
	5	8,922.46	55.00'
	6	8,580.39	58.44'
	7	8,580.39	58.44'
	8	8,580.39	58.44'
	9	8,580.39	58.44'
	10	8,580.39	58.44'

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (SQ. FT.)
1	21	8,008.15	56.00'
	22	11,069.19	56.41'
	23	7,778.49	56.00'
	24	7,187.95	56.00'
	25	7,187.95	56.00'
	26	7,187.95	56.00'
	27	7,257.68	56.00'
	28	8,947.19	56.00'
	29	9,185.51	56.00'
	30	9,837.32	56.00'
2	31	11,123.60	56.00'
	32	9,665.20	56.00'
	33	7,931.81	55.55'
	34	15,016.40	56.20'
	35	16,945.90	56.20'
	36	7,605.36	56.20'
	37	7,771.37	56.20'
	38	7,772.89	56.20'
	39	7,774.41	56.20'
	40	7,775.93	56.20'
3	41	7,777.45	56.20'
	42	7,778.97	56.20'
	43	7,780.49	56.20'
	44	8,342.93	56.20'
	45	18,399.49	56.08'
	46	17,561.34	55.00'
4	1	17,561.34	55.00'
	2	8,948.82	55.00'
	3	8,940.17	55.00'
	4	8,931.50	55.00'
	5	8,922.46	55.00'
	6	8,580.39	58.44'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,204.52	0.12	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	41,357.79	0.95	B.C.M.U.D. NO. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	164,613.96	3.78	B.C.M.U.D. NO. 57
D	DRAINAGE	9,354.04	0.21	B.C.C. & R.D. NO. 3
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	27,324.91	0.63	B.C.M.U.D. NO. 57
TOTAL		247,855.22	5.69	



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

Meridiana Section 8B Preliminary Plat

A Subdivision of 22.42 acres, being a partial replat of Lots 1-5, Block 1 of Lulling Stone Section 1, a plat or map thereof as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

65 Lots, 4 Blocks, and 5 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

Reason for Replat: To Create 65 Single Family Lots and 8 Restricted Reserves

March 16, 2026



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRRA.COM
TBR# No. F-726
TBR#S No. 1.0072500

EHRRA JOB NO. 081-011-08-02

No warranty or representation of intended use, design, or construction is made by EHRRA. The user assumes all liability for any use of this information. The user agrees to hold EHRRA harmless from any and all claims, damages, or liabilities, including reasonable attorneys' fees, arising from any use of this information, whether or not such claims, damages, or liabilities are caused in whole or in part by the negligence of EHRRA.

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

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

Legend

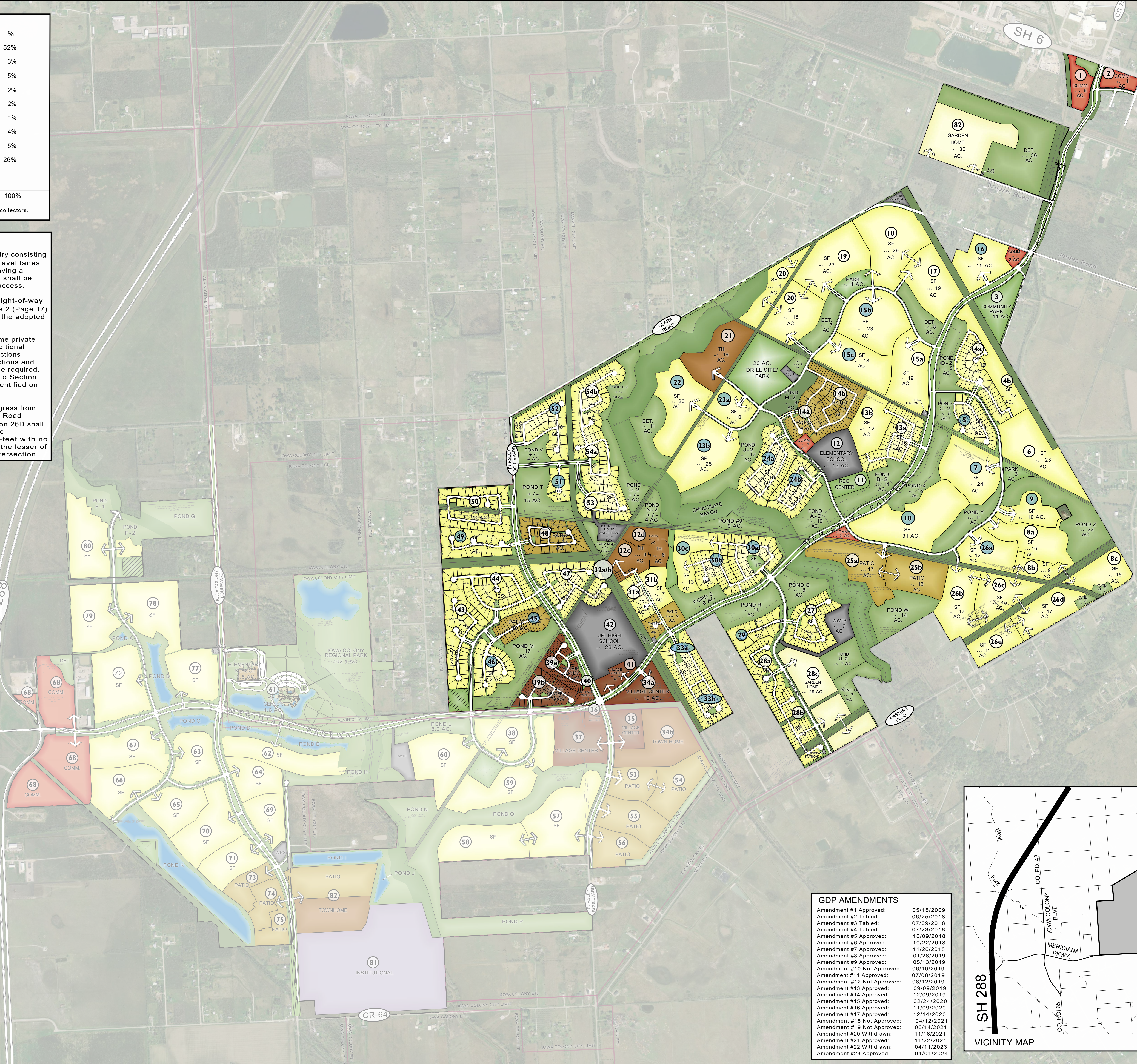
- Private Gated Section
- Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

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

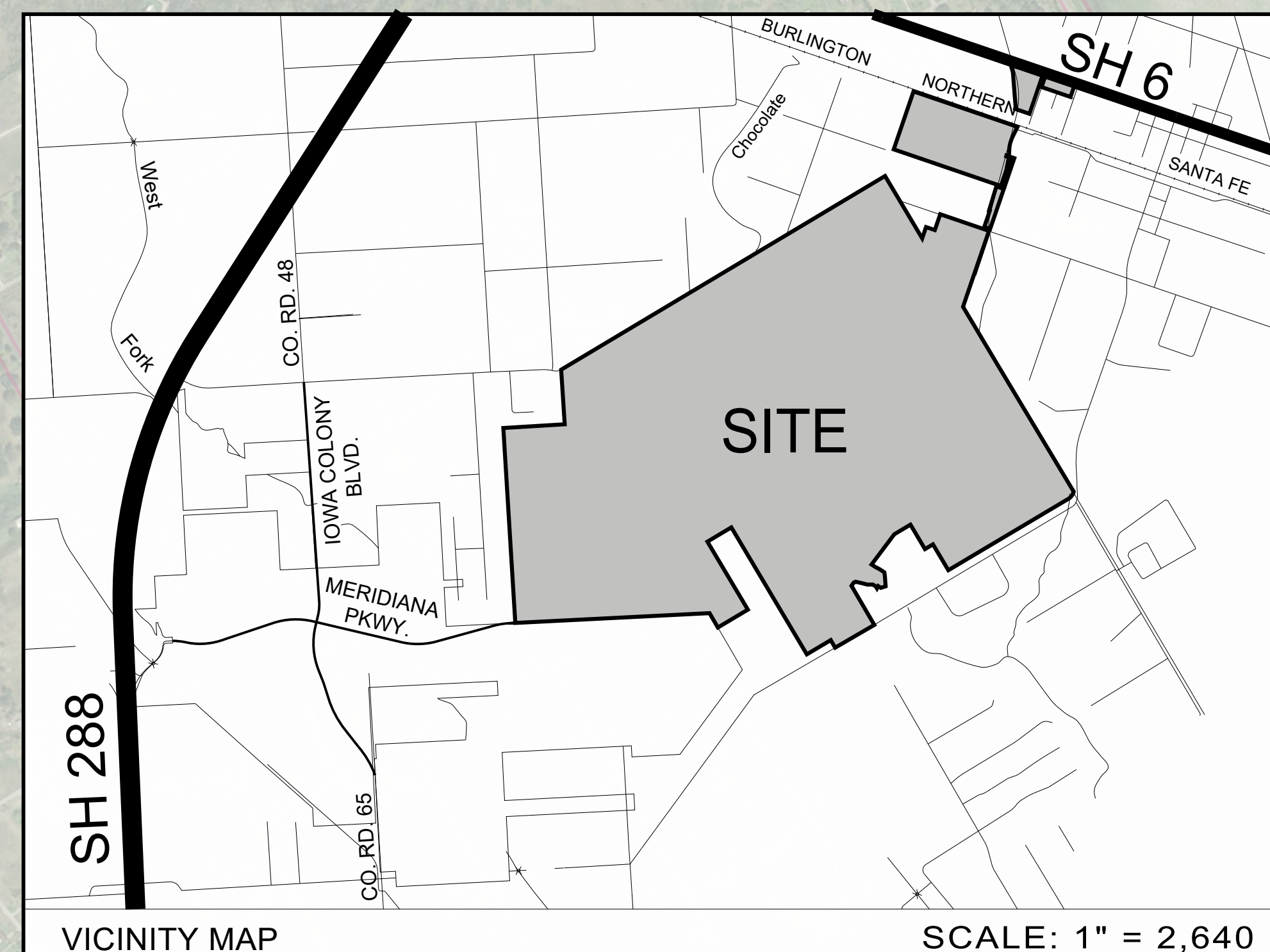
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS

Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023
Amendment #23 Approved:	04/01/2024



Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025

1" = 600'

NORTH

EHRA

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500

ENGINEERING THE FUTURE SINCE 1959

EHRA JOB NO. 081-011-150

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500

TBPE No. F-726
TBPLS No. 10092300

No warranty or representations of intended use, liability or project requirements are made herein. All Plans for use of structures are subject to change without notice.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	<input checked="" type="checkbox"/>	City Council	<input type="checkbox"/>	Both	<input type="checkbox"/>
--------------------------------	-------------------------------------	--------------	--------------------------	------	--------------------------

Date of Request: April 13, 2026

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

Person to Speak: Jacey Neuberger

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

E-mail Address: jneuberger@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Section 23B Preliminary Plat, a subdivision of 22.96 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

Plats:
Preliminary X
Final _____

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

Jacey Neuberger
SIGNATURE

03/16/2026
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana 23B - Preliminary Plat
Applicant:	Jacey Neuberger– EHRA Engineering
PD&Z Meeting Date:	April 13, 2026
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new residential section within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 24th amendment to the Meridiana General Development Plan (GDP) was approved by City Council on August 4, 2025.*
- *The subject site is located within the City of Manvel and falls under the jurisdiction of Brazoria County Drainage District No. 5 and Brazoria County MUD No. 57.*
- *The subject site is located at the southwest of Cadence Drive.*
- *The proposed plat subdivides a 22.96-acre tract into 57 residential lots, 2 blocks, and 3 reserves designated for landscaping, open space, utility purposes, and drainage.*
- *The proposed plat generally conforms to the GDP Amendment No. 24.*
- *The proposed section includes 57 Single family homes lots with a minimum lot width of 60 feet.*

STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana 23B - Preliminary Plat with the following conditions:

1. Please add drainage to the restrictions of Reserve B (section 62-38 (a)(8)).
2. Please clearly indicate the 50-foot setback from the pipeline on the plat, including arrows and dimension labels (Sec. 62-116)

Note:

Proposed Preliminary Plat must have access to a public or private street. Since the proposed plat gains access from unplatted section, approval of final plat of this proposed plat is contingent on the approval of final plat of the specific section (23A) providing access.

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48292C0110K, dated December 30, 2020, the property lies partially within Unshaded Zone X, Shaded Zone X, and Zone AE.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. db/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. db/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
↗ indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- The terms and conditions of Ordinance number 2024-O-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-O-13.

LINE TABLE

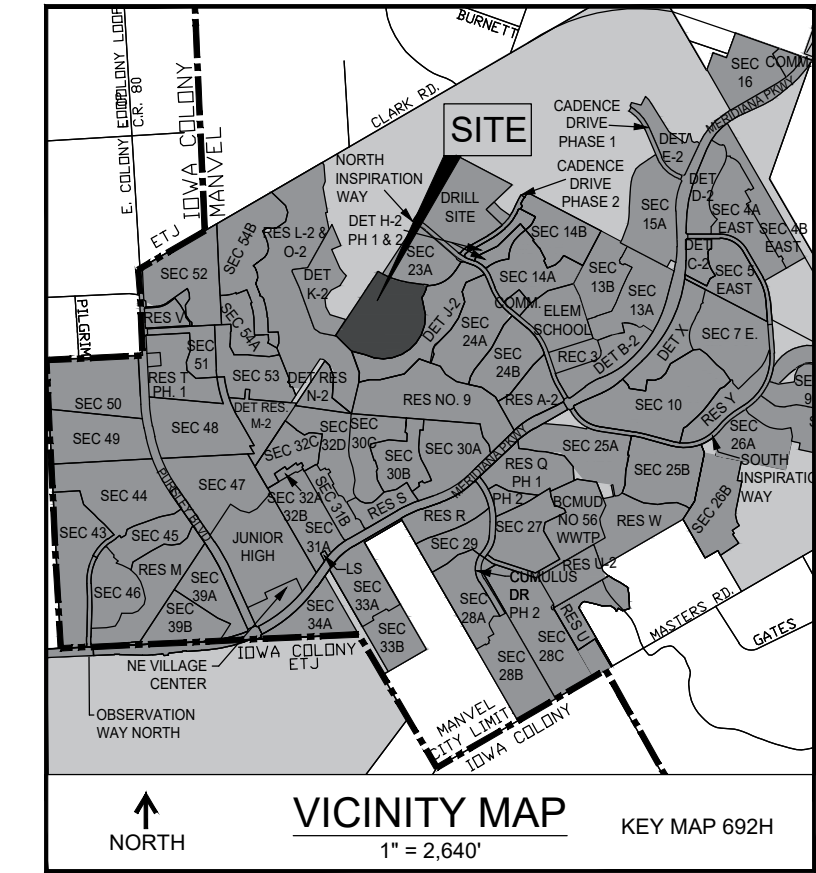
LINE	BEARING	DISTANCE
L1	S00°54'41"W	10.00'
L2	S50°18'53"W	19.52'
L3	S11°17'01"E	239.22'
L4	S04°02'56"W	129.33'
L5	S10°25'42"W	20.00'
L6	S19°12'36"W	135.22'
L7	S32°08'50"W	129.33'
L8	S44°52'21"W	129.33'
L9	S57°37'52"W	129.33'
L10	S70°23'24"W	129.33'
L11	S83°08'55"W	129.33'
L12	N84°05'33"W	129.33'
L13	N71°20'02"W	129.33'
L14	N75°19'23"W	191.22'
L15	N79°01'02"W	12.72'
L16	S56°37'23"E	5.00'
L17	S64°08'20"E	111.09'

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	350.00'	S23°20'17"W	164.84'	166.40'
C2	305.33'	S60°23'51"E	39.50'	39.52'
C3	830.00'	S72°57'55"E	254.71'	255.72'
C4	430.00'	S85°26'24"E	54.73'	54.76'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	20,393.09	0.42	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,484.12	0.07	B.C.M.U.D. NO. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	126,508.19	2.63	B.C.M.U.D. NO. 57
TOTAL		148,386.40	3.12	

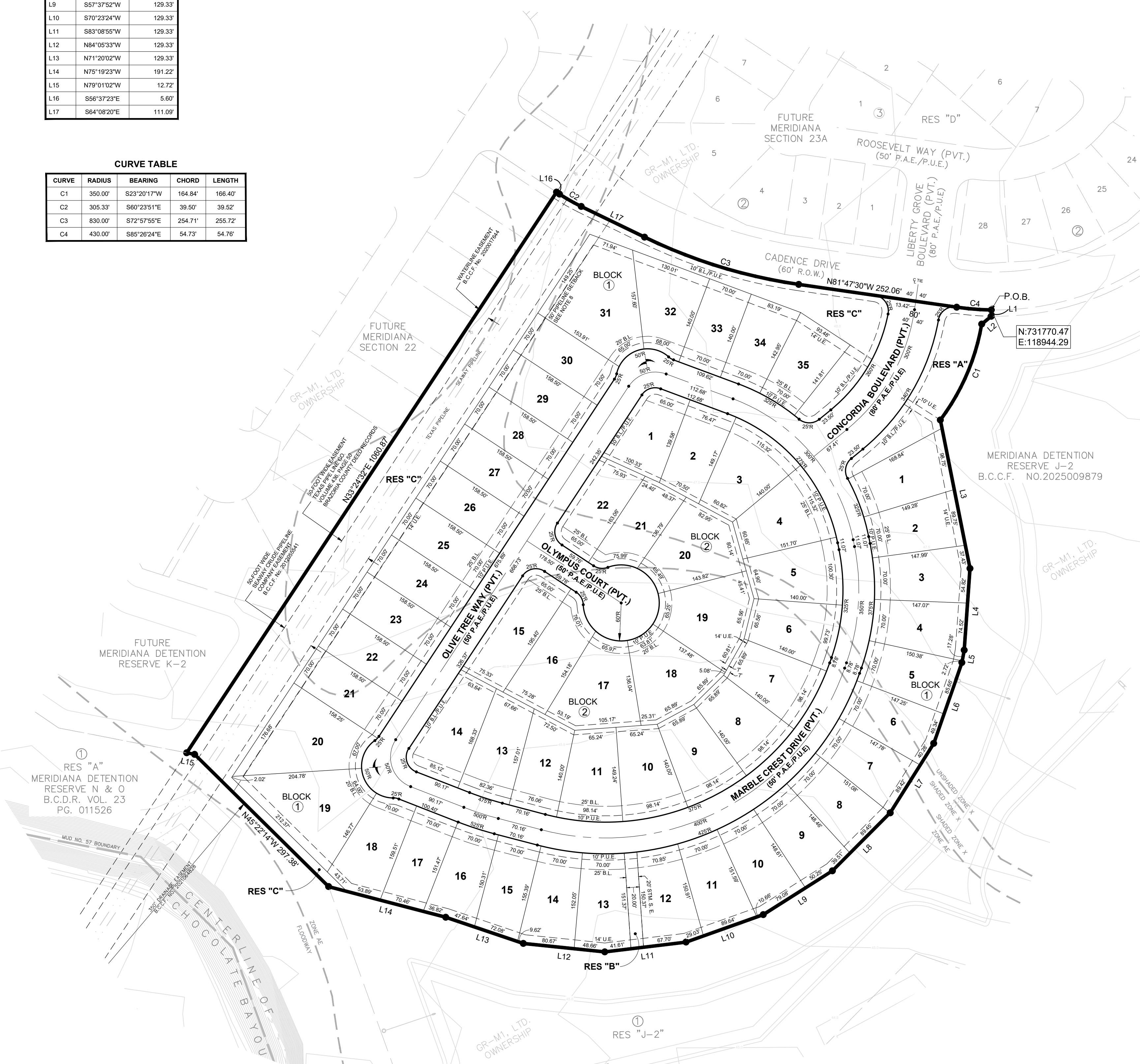


OWNER CONTACT INFORMATION

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

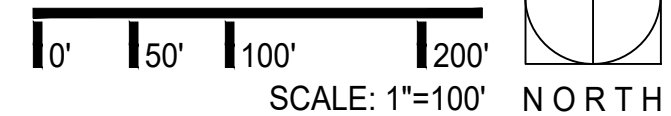
LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (SQ. FT.)
1	1	12,724.62	70.00'
1	2	11,484.46	70.00'
1	3	11,750.16	70.00'
1	4	11,658.96	70.00'
1	5	11,445.91	70.00'
1	6	11,575.37	70.00'
1	7	11,527.46	70.00'
1	8	11,553.77	70.00'
1	9	11,663.11	70.00'
1	10	11,676.24	70.00'
1	11	11,685.11	70.00'
1	12	12,319.10	70.00'
1	13	11,950.55	70.00'
1	14	11,992.65	70.00'
1	15	10,812.17	70.00'
1	16	11,306.14	70.00'
1	17	11,884.33	70.00'
1	18	12,795.40	70.00'
1	19	19,405.47	64.00'
1	20	19,422.30	67.00'
1	21	11,994.70	70.00'
1	22	11,095.00	70.00'
1	23	11,095.00	70.00'
1	24	11,095.00	70.00'
1	25	11,095.00	70.00'
1	26	11,095.00	70.00'
1	27	11,095.00	70.00'
1	28	11,095.00	70.00'
1	29	11,095.00	70.00'
1	30	11,050.92	70.00'
1	31	21,079.09	65.00'
1	32	13,063.19	68.00'
1	33	9,800.00	70.00'
1	34	10,565.64	70.00'
1	35	11,154.49	70.00'
2	1	11,512.43	65.00'
2	2	10,682.84	76.47'
2	3	13,788.69	115.32'
2	4	13,865.25	115.32'
2	5	12,672.60	100.30'
2	6	12,248.61	99.73'
2	7	12,114.37	98.14'
2	8	12,114.37	98.14'
2	9	12,415.72	98.14'
2	10	12,415.72	98.14'
2	11	12,415.72	98.14'
2	12	10,955.20	76.00'
2	13	12,420.31	82.39'
2	14	13,990.10	85.12'
2	15	14,794.72	85.00'
2	16	12,670.36	76.00'
2	17	15,170.71	65.97'
2	18	14,354.77	63.81'
2	19	15,722.10	65.25'
2	20	15,381.48	65.49'
2	21	10,752.54	75.99'
2	22	11,651.62	65.00'



BENCHMARK(S):

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



Meridiana Section 23B Preliminary Plat

A Subdivision of 22.96 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

57 Lots, 2 Blocks, and 3 Reserves

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



March 16, 2026

081-011-23-02

10011 MEADOWLEEN LANE
HOUSTON, TEXAS 77042
713-784-4500
713-784-4500
FAX: 713-784-4500
181-LS No. 10092300

No warranty or representation of intended use, design, or construction is made by EHRA. The user assumes all liability for or resulting site subject to change without notice.

081-011-23-02

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

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

Legend

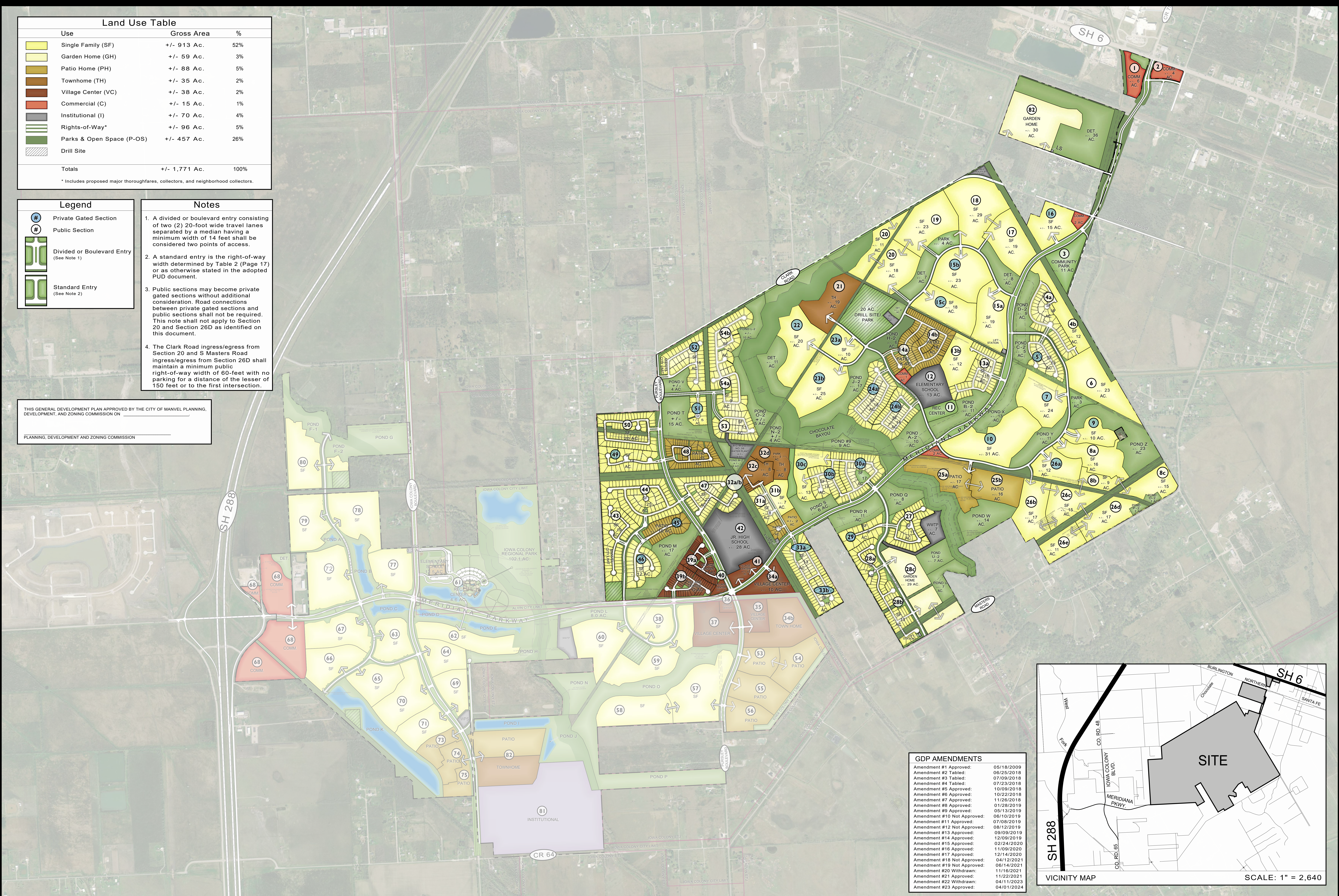
- Private Gated Section
- Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

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

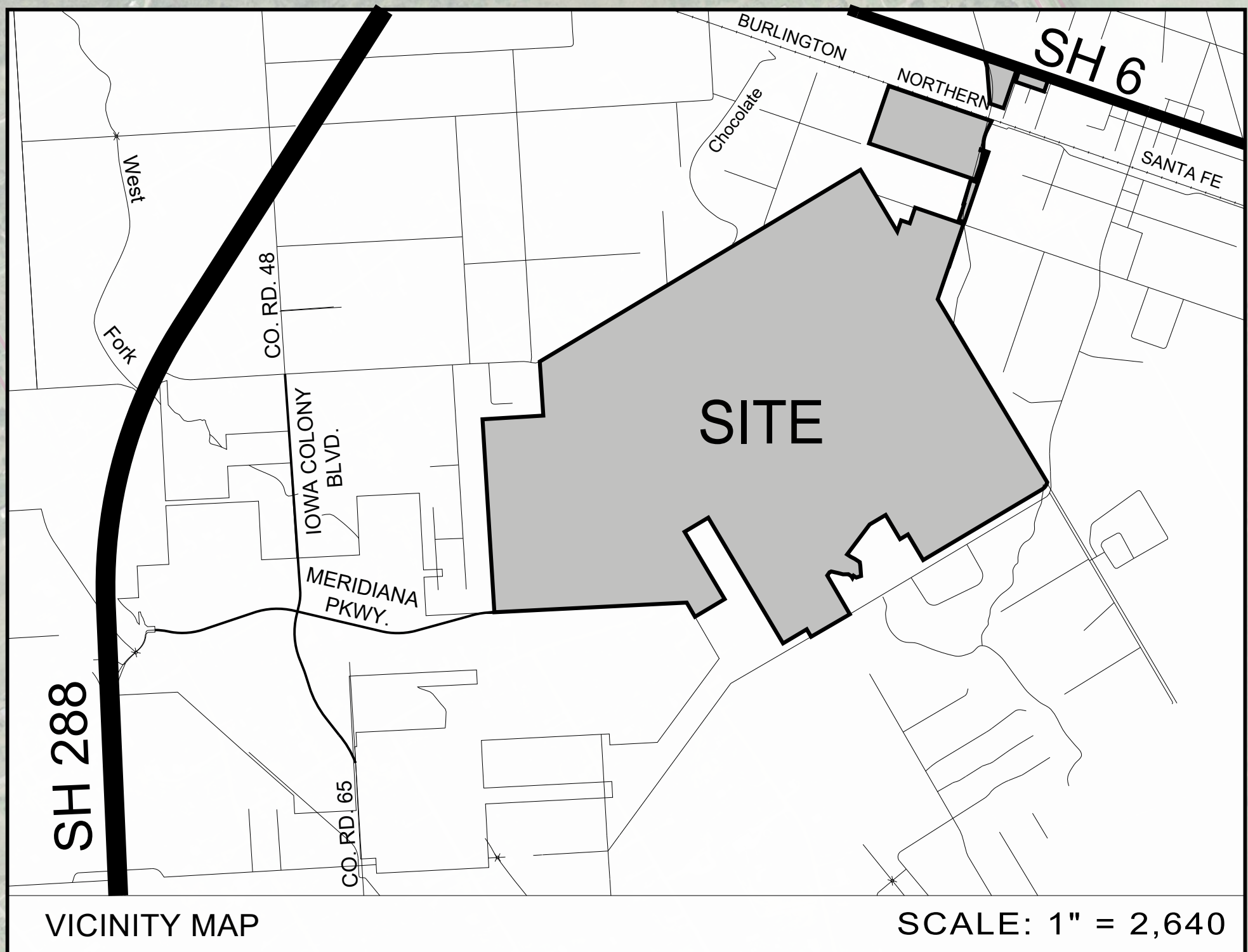
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS

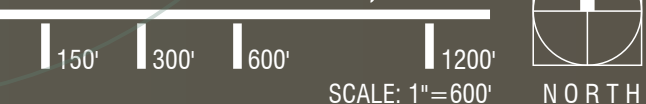
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023
Amendment #23 Approved:	04/01/2024



Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025



EHRA ENGINEERING THE FUTURE SINCE 1958

10011 MEADOWGLEN LANE HOUSTON, TEXAS 77042 713.784.4500

TBPE No. F-726 TBPLS No. 10092300

EHRA JOB NO. 081-011-150



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	<input type="checkbox"/>	City Council	<input type="checkbox"/>	Both	<input type="checkbox"/>
--------------------------------	--------------------------	--------------	--------------------------	------	--------------------------

Date of Request: _____

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

Person to Speak: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

Plats:

Preliminary _____

Final _____

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

Kaitlin Gile

SIGNATURE

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 16 - Final Plat
Applicant:	Jacey Neuberger, EHRA Engineering
PD&Z Meeting Date:	April 13, 2026
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new residential section within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located south of Barbara Klinkovsky Bennett Elementary School and east of North Inspiration Way.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57 and Brazoria County Conservation and Reclamation District No. 3.*
- *The proposed plat includes 15.12 acres and creates 52 lots, 2 Blocks and 3 Reserves for recreational, landscaping, open space, and utility purposes.*
- *The proposed plat generally conforms to the preliminary plat approved in October 2025.*
- *The proposed section includes 52 Single family homes lots with a minimum lot width of 55 feet.*

STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana Section 16 Final Plat with the following conditions:

1. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(4)).
2. The CPL metes and bounds description, field notes, and title block must all match. Please revise for consistency and accuracy (Section 62-41 (b)(5), (b)(7) & (b)(21)).
3. Please show the temporary S.S.E in Reserve B as in the approved construction plans (Section 62-41 (b) (13)).
4. The CPL references several items that cannot be identified on the plat, including the Development Agreement (for Variance) recorded under Clerk's File No. 2025051644; the pipeline right-of-way granted to The Texas Pipe Line Company (Volume 150, Page 488); City of Manvel Ordinance Nos. 2009-O-04 and 2010-O-14; and a Temporary Sanitary Sewer Easement recorded under Clerk's File



DEVELOPMENT SERVICES DEPARTMENT

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

No. 2025026810. Please ensure that all applicable easements and encumbrances referenced in the CPL are clearly shown on the plat. If any of these items are not applicable or do not affect the property, please remove them from the CPL. If no pipeline exists, please revise the plat general notes to remove Notes 8 and 9 accordingly. Additionally, if the Temporary Sanitary Sewer Easement is to terminate upon recordation of this plat, please show it on the plat and add a note reflecting its termination (Sections 62-41(b)(5) and (b)(21)).

5. Provide property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(6)).
6. Please confirm that all surrounding property owner information is current and up to date (Section 62-41 (b)(11))
7. Please review Lot 34, Block 1. The lot width is shown as 52 feet. which does not meet the minimum required width of 55 feet. Please revise accordingly (Section 62-41 (b)(13)).
8. Please add the GCWA access easement to the CPL and provide the supporting documentation. The LONO indicates that this permanent access easement will be established by a separately recorded instrument; therefore, it must be recorded prior to plat recordation, and the recording information must be included on the plat (Section 62-41(b)(18)).
9. Please clearly show and label the floodplain limits on the Plat (Section 62-41 (b) (18)).
10. Please provide a MUD LONO (Section 62-41 (b)(20)).
11. Please modify general note 2 to add partially within Unshaded Zone X.
12. Please provide shapefiles or CAD files (Shapefiles preferred).

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 16, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

Further, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of MERIDIANA SECTION 16, where building setback lines or public utility easements are to be established outside of the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereto authorized this ____ day of _____, 2026.

OWNER

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

BY: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS }
COUNTY OF HARRIS }

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2026.

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

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat of MERIDIANA SECTION 16 in conformance with laws of the State of Texas and the Ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2026.

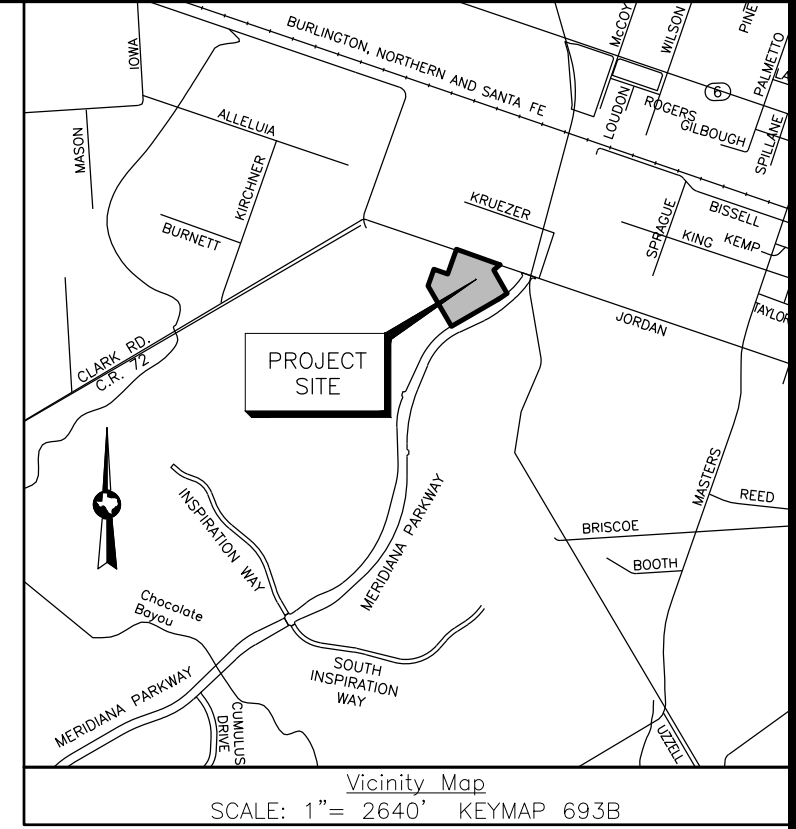
Planning, Development, and Zoning Commission

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 16
BEING A 15.12 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. SURVEY, SECTION 62, ABSTRACT NO. 484
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 15.12 ACRE TRACT OF LAND IN THE H. T. & B. R.R. SURVEY, SECTION 62, ABSTRACT 484, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 134 ND 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL (A.A. LUTHER SUBDIVISION) AS PER PLAT RECORDED IN VOLUME 1, PAGE 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR-M1, LTD. CALLED 33.631 ACRES RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006032287; SAID 15.12 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northerly common corner of the said 33.631 acre tract and a called 1.6554 acre tract conveyed to Richard and April Morey by deed recorded under B.C.C.F. NO. 2017012314, in the southerly right of way line of Jordan Road (50 feet wide as monumented), also being the northwest corner of said Outlot 135, from which a 1/2-inch iron pipe was found N 69°31' E, a distance of 0.3 feet and a 1/2-inch iron rod was found S 85°27' W, a distance of 0.4 feet;

1. THENCE, South 70°26'36" East, along the south line of said Jordan Road, common to the north line of said 33.631 acre tract for a distance of 634.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northwest corner of MERIDIANA UNIT 16 COMMERCIAL RESERVE as per plot recorded under B.C.C.F. NO. 2025051648;
2. THENCE, South 49°27'49" West, along a west line of said MERIDIANA UNIT 16 COMMERCIAL RESERVE, for a distance of 112.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the west corner of said MERIDIANA UNIT 16 COMMERCIAL RESERVE;
3. THENCE, South 28°48'29" East, continuing along a west line of said MERIDIANA UNIT 16 COMMERCIAL RESERVE for a distance of 73.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle corner of said MERIDIANA UNIT 16 COMMERCIAL RESERVE;
4. THENCE, South 30°00'00" East, continuing along a west line of said MERIDIANA UNIT 16 COMMERCIAL RESERVE for a distance of 296.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the south corner of said MERIDIANA UNIT 16 COMMERCIAL RESERVE in the westerly right-of-way line of Meridiana Parkway (Variable Width) as per plot recorded under B.C.C.F. NO. 2021001846, the beginning of a non-tangent curve;
5. THENCE, continuing along said westerly right-of-way line, in a southwesterly direction along the arc of a curve to the right having a radius of 971.50 feet, an arc length of 142.41 feet, an angle of 08°23'57", and a chord bearing South 55°48'02" West, for a distance of 142.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the end of curve;
6. THENCE, South 60°00'00" West, for a distance of 746.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the southeast corner of the herein described tract, common to the southeasterly corner of the called 6.507 acres described in the deed recorded under B.C.C.F. No. 2010016893;
7. THENCE, North 30°06'57" West, a distance of 643.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a west corner of the herein described tract in the westerly line of the aforesaid 33.631 acre tract and the easterly line of Lot 2 of Booth Estates, a subdivision as per plat recorded under Brazoria County Clerk's File Document 2006036844;
8. THENCE, North 19°31'28" East, along a west line of the herein described tract, common to the west line of the said 33.631 acre tract and said Lot 2, a distance of 243.39 feet to the westerly corner of said 33.631 acre tract and the southwesterly of that certain tract of land called 1.66 acres described in the deed recorded under Volume 1734, Page 884, Brazoria County Deed Records from which a 5/8-inch iron rod was found N 21°01' W, a distance of 0.4 feet;
9. THENCE, South 70°42'13" East, along the common line of the said 33.631 acre tract and said 1.66 acre tract, a distance of 200.00 feet to a 5/8-inch iron rod found for corner;
10. THENCE, North 19°31'28" East, along the common line of the said 33.631 acre tract and said 1.66 acre tract, a distance of 360.09 feet to the POINT OF BEGINNING and containing 15.12 acres of land.



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

**FINAL PLAT
MERIDIANA SECTION 16**

BEING A SUBDIVISION OF 15.12 ACRES OUT OF
OUTLOTS 134 AND 135 OF THE DR. A.A. LUTHER
LANDS IN THE TOWN OF MANVEL LOCATED IN
THE H.T. AND B. R.R. CO. SURVEY,
SECTION 62, ABSTRACT 484:
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

2 BLOCKS, 52 LOTS AND 3 RESERVES (1.607 ACRES)

OWNER

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

MARCH 16, 2026

ENGINEER/SURVEYOR



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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South-Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0130K, dated December 30, 2020, the property lies within the Special Flood Hazard Area Zone "AO" (areas determined to be subject to 100-year flood plain depths of 3 feet)

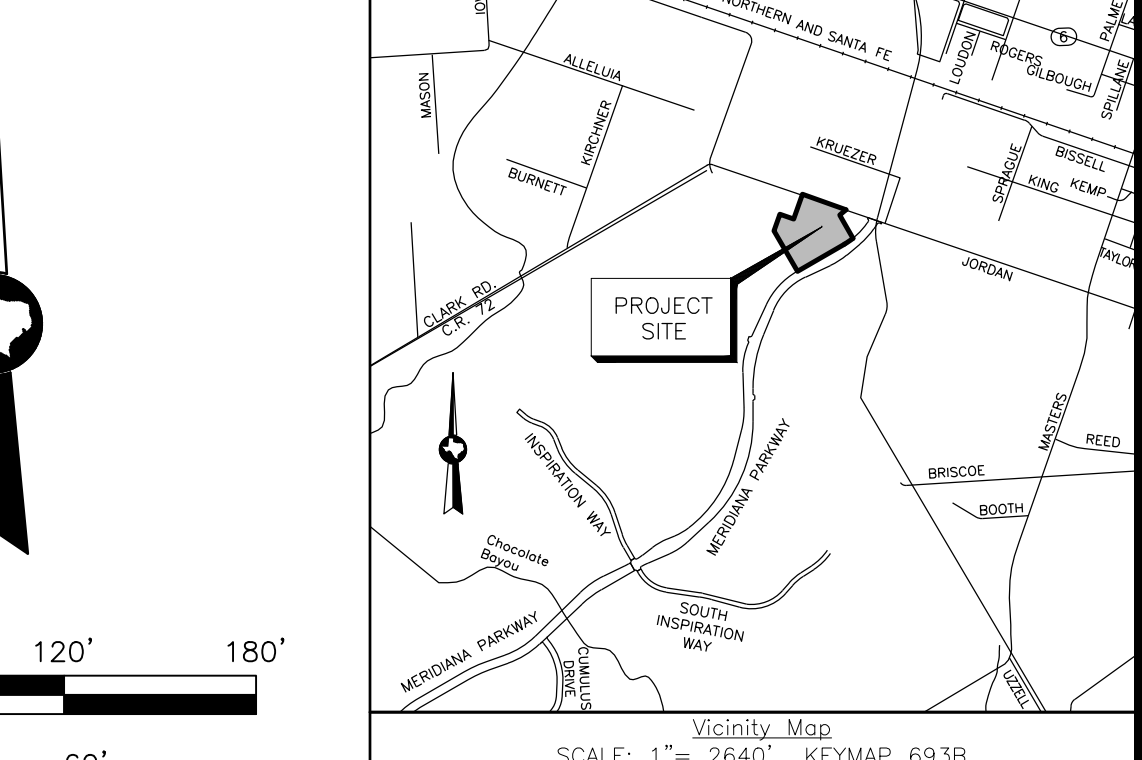
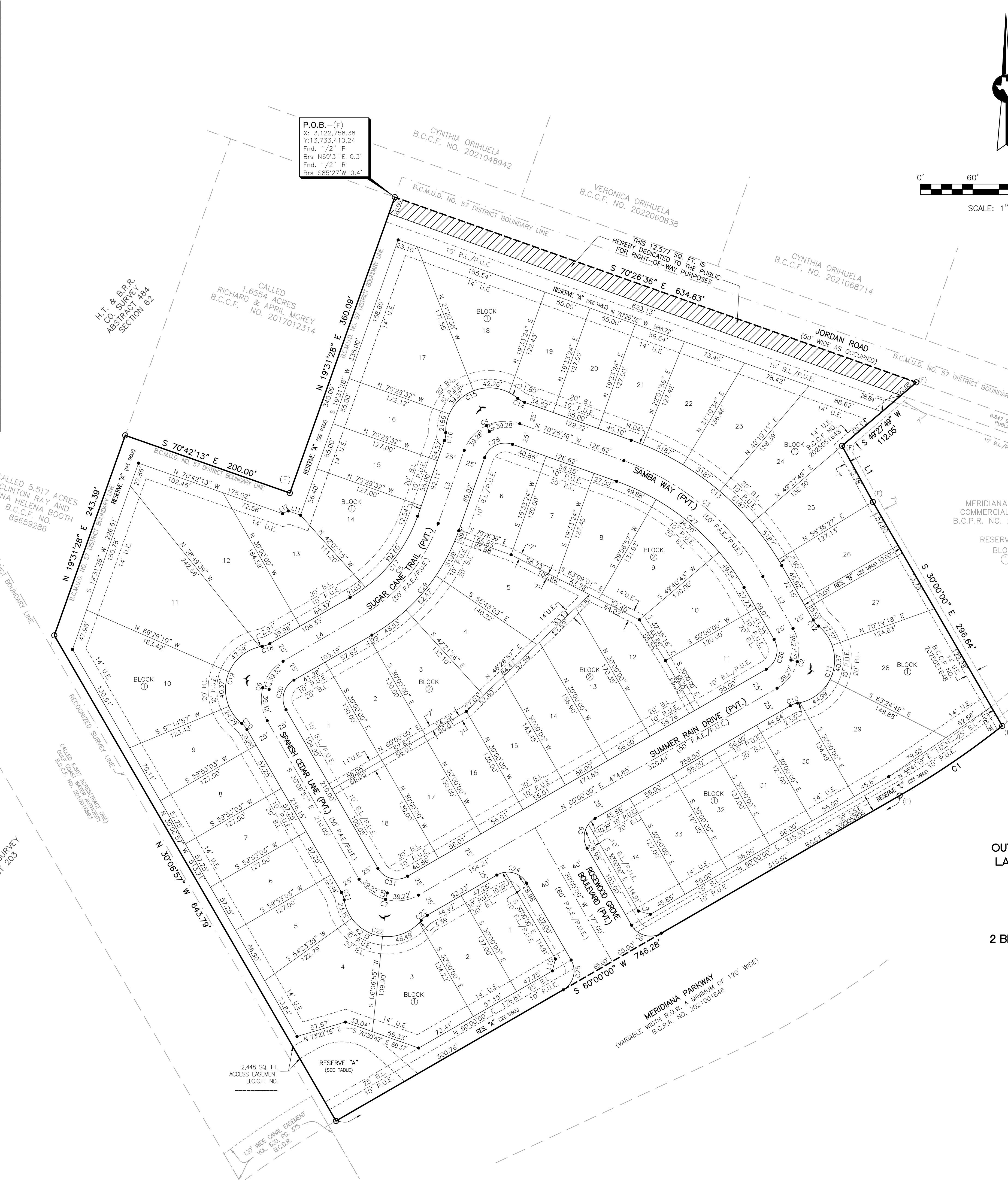
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
 B.C.P.R. indicates Brazoria County Plat Records.
 B.C.M.U.D. NO. 57 indicates Brazoria County Municipal Utility District Number 57
 B.C.D.R. indicates Brazoria County Deed Records
 B.L. indicates Building Line
 (F) indicates Found 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500".
 FND. indicates Found
 I.R. indicates Iron Rod
 NO. indicates Number
 PG. indicates Page
 P.A.E. indicates Permanent Access Easement
 P.O.B. indicates Point Of Beginning
 P.U.E. indicates Public Utility Easement
 P.V.T. indicates Private
 RES. indicates Reserve
 R.O.W. indicates Right-Of-Way
 (S) indicates Set 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500".
 S.S.E. indicates Sanitary Sewer Easement
 SQ. FT. indicates Square Feet
 U.E. indicates Utility Easement
 VOL. indicates Volume
 indicates change in street name
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation & Reclamation District No. 3.
- The terms and conditions of Ordinance numbers 2024-0-13 of the City of Manvel, Texas dated April 1, 2024, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.
- This final plat will expire two (2) years after final approval by Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
- There are no visible or apparent pipelines within the boundaries of this subdivision.
- This subdivision may be subject to an unlocated over and across pipeline easement granted in Volume 150, Page 488 of the Brazoria County Deed Records.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- Development regulations and City permits are required on all property.
- A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- A subdivision variance has been approved by City Council for infrastructure and roadway improvements on Jordan road. Development Agreement recorded under Instrument Number 2025051644.
- Percentage of lots 70' wide or greater: 9.6%
- Percentage of lots 60' wide or less: 90.4%

Block	Lot	Sq. Feet	Lot Width
1	1	7,214	57.25
1	2	7,246	57.25
1	3	10,362	57.25
1	4	11,557	57.25
1	5	7,623	57.25
1	6	7,271	57.25
1	7	7,271	57.25
1	8	7,271	57.25
1	9	7,757	57.02
1	10	15,689	55.00
1	11	18,639	55.00
1	12	15,265	55.14
1	13	10,342	83.16
1	14	10,390	103.35
1	15	6,985	55.00
1	16	6,893	55.22
1	17	15,288	55.00
1	18	12,720	55.00
1	19	6,842	55.20
1	20	6,985	55.00
1	21	7,227	55.00
1	22	8,160	55.00
1	23	9,296	55.00
1	24	11,599	55.00
1	25	8,144	55.00
1	26	7,120	55.00
1	27	7,786	55.14
1	28	15,613	55.00
1	29	10,692	55.00
1	30	7,102	56.09
1	31	7,112	56.00
1	32	7,112	56.00
1	33	7,112	56.00
1	34	7,038	52.86
2	1	8,471	55.42
2	2	7,491	57.63
2	3	8,815	57.00
2	4	9,157	57.00
2	5	10,376	57.00
2	6	7,766	55.00
2	7	7,207	58.25
2	8	8,556	73.64
2	9	9,278	87.38
2	10	8,021	73.53
2	11	7,828	55.49
2	12	9,112	58.76
2	13	9,163	56.00
2	14	8,410	56.00
2	15	7,658	56.01
2	16	7,281	56.01
2	17	7,281	56.01
2	18	8,439	55.00

LINE	BEARING	DISTANCE
L1	N 28°48'29" E	73.33
L2	N 30°00'00" W	69.07
L3	S 19°31'28" W	89.02
L4	S 60°00'00" W	103.19
L5	N 75°00'00" W	74.57
L6	S 25°27'34" E	7.56
L7	S 75°03'29" E	7.53
L8	N 1°55'31" E	7.82
L9	S 75°00'00" E	14.14
L10	S 15°00'00" W	14.14
L11	N 70°42'43" W	15.00
L12	S 64°17'47" W	7.07

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	971.50	142.41	8°23'57"	S 55°48'02" W	142.29
C2	50.00	78.54	89°00'00"	N 15°00'00" E	70.71
C3	300.00	211.76	40°26'56"	N 70°33'39" W	273.39
C4	50.00	78.56	90°01'56"	S 64°32'26" W	70.73
C5	200.00	141.29	40°28'32"	S 39°45'44" W	138.37
C6	50.00	78.64	90°06'57"	S 14°56'31" W	70.78
C7	50.00	78.44	89°53'03"	S 75°03'29" E	70.64
C8	25.00	39.27	90°00'00"	S 75°00'00" E	35.36
C9	25.00	39.27	90°00'00"	S 15°00'00" W	35.36
C10	25.00	39.18	21°02'22"	S 70°31'11" W	9.13
C11	50.00	115.26	132°04'44"	N 15°00'00" E	91.38
C12	25.00	9.18	21°02'22"	S 40°31'11" E	9.13
C13	325.00	129.42	40°26'42"	N 50°11'18" W	224.63
C14	25.00	9.18	21°02'22"	S 59°55'25" E	9.13
C15	50.00	115.29	132°06'40"	S 64°32'26" W	91.39
C16	25.00	9.18	21°02'22"	N 09°00'17" E	9.13
C17	175.00	123.63	40°28'42"	N 39°45'44" E	123.07
C18	25.00	9.18	21°02'22"	N 70°31'11" E	9.13
C19	50.00	115.36	132°11'41"	S 14°56'31" W	91.42
C20	25.00	9.18	21°02'22"	N 40°38'08" W	9.13
C21	25.00	9.18	21°02'22"	N 19°35'48" W	9.13
C22	50.00	115.16	131°57'47"	S 75°03'29" E	91.34
C23	25.00	9.18	21°02'22"	S 49°28'49" W	9.13
C24	25.00	39.27	90°00'00"	N 75°00'00" W	35.36
C25	25.00	39.27	90°00'00"	N 15°00'00" E	35.36
C26	25.00	39.27	90°00'00"	N 15°00'00" E	35.36
C27	275.00	194.11	40°26'56"	N 50°13'18" W	190.11
C28	25.00	39.28	90°01'46"	S 64°32'26" W	35.37
C29	225.00	158.95	40°28'52"	N 39°45'44" E	155.66
C30	25.00	39.32	90°06'57"	S 14°56'31" W	35.39
C31	25.00	39.22	89°53'03"	S 75°03'29" E	35.32

RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	54,730 SQ. FT. / 1.256 ACRES	BRAZORIA COUNTY MUD NO. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,270 SQ. FT. / 0.0292 ACRES	BRAZORIA COUNTY MUD NO. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	14,022 SQ. FT. / 0.3219 ACRES	BRAZORIA COUNTY MUD NO. 57
TOTAL		70,022 SQ. FT. / 1.607 ACRES	



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

FINAL PLAT MERIDIANA SECTION 16

BEING A SUBDIVISION OF 15.12 ACRES OUT OF OUTLOTS 134 AND 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL LOCATED IN THE H.T. AND B. RR. CO. SURVEY, SECTION 62, ABSTRACT 484: CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

2 BLOCKS, 52 LOTS AND 3 RESERVES (1.607 ACRES)

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

MARCH 16, 2026

ENGINEER/SURVEYOR

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

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

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

Legend

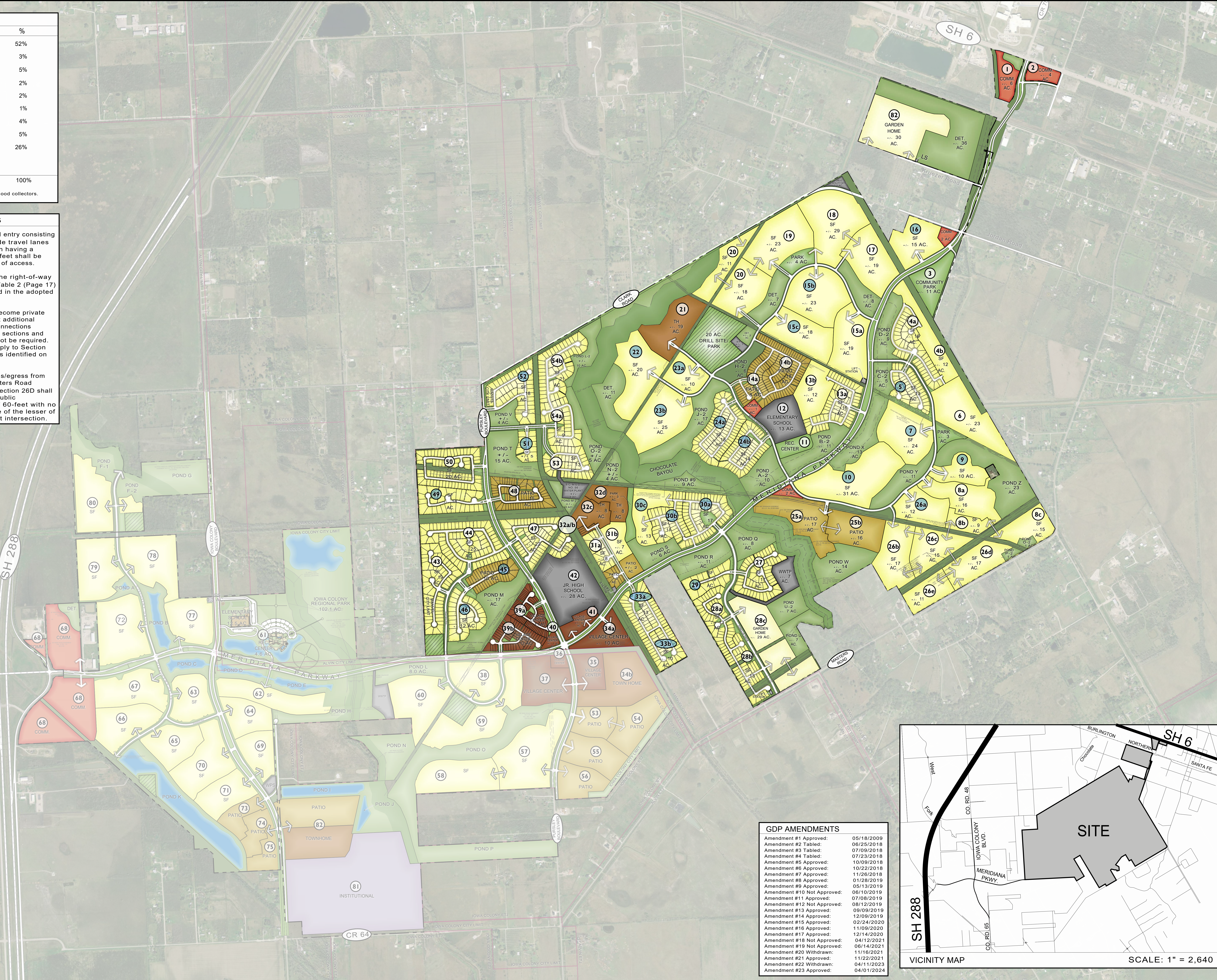
- Private Gated Section
- Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

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

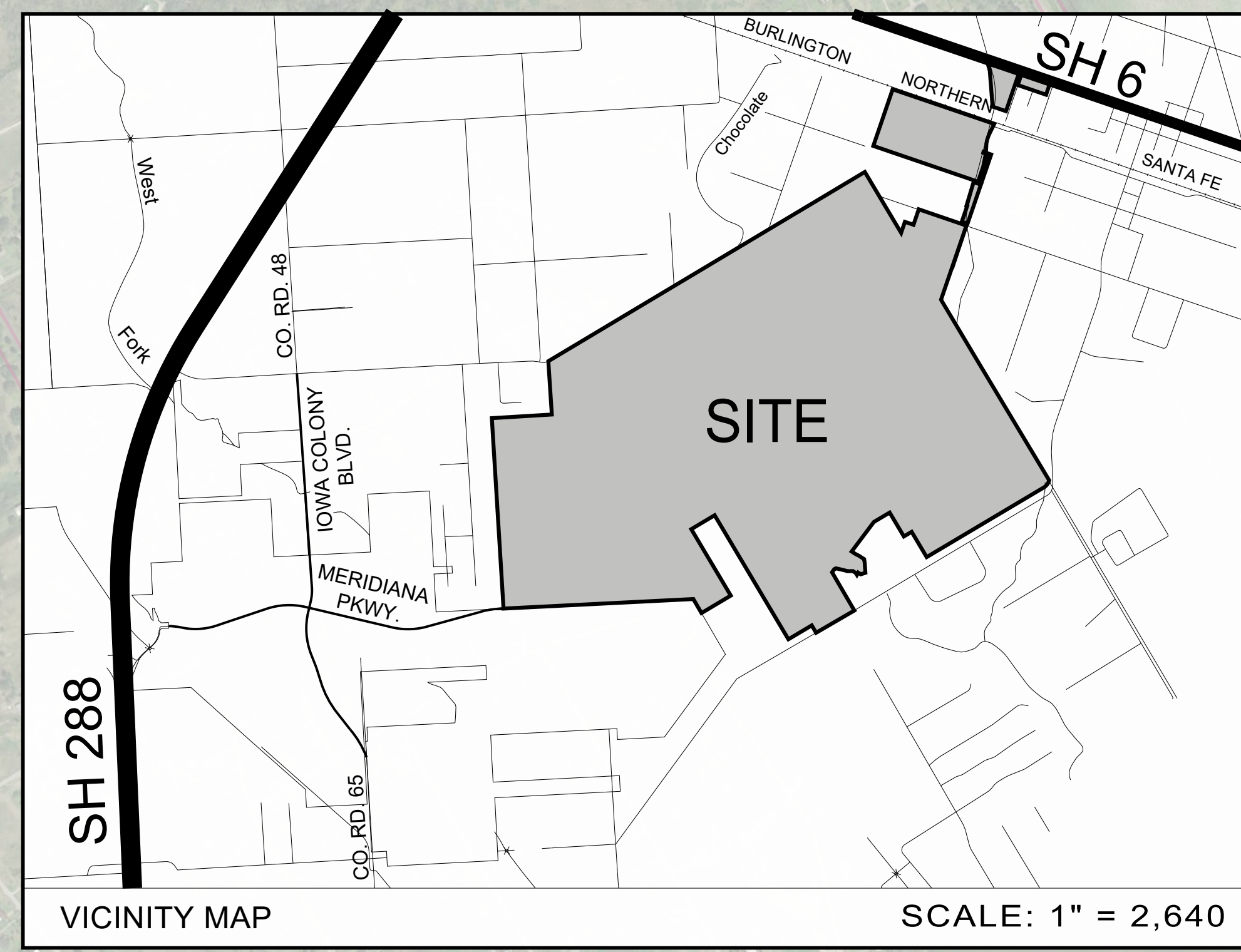
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS

Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023
Amendment #23 Approved:	04/01/2024



Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025

1" = 100'

SCALE: 1" = 600'

NORTH

EHRA

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500

ENGINEERING THE FUTURE SINCE 1958

TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
081-011-150

No warranty or representations of intended use, fitness or project requirements are made herein. All Plans for use of facilities are subject to change without notice.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	<input type="checkbox"/>	City Council	<input type="checkbox"/>	Both	<input type="checkbox"/>
--------------------------------	--------------------------	--------------	--------------------------	------	--------------------------

Date of Request: _____

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

Person to Speak: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

Plats:

Preliminary _____

Final _____

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

Kaitlin Gile

SIGNATURE

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Primrose Detention Reserve A - Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	April 13, 2026
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed Plat is for a detention facility within the Primrose Master Planned Development, which was approved by City Council on July 7, 2025.*
- *The subject site is located along the eastern side of County Road 48, south of the future Primrose Section 2, and west of the future Kirby Drive extension.*
- *The subject site is located within the City of Manvel Extraterritorial Jurisdictions (ETJ) and is part of Brazoria County Municipal Utility Districts (MUDs) No. 47 & 29, and Brazoria County Drainage District No. 4 (A portion is not currently in the BCMUD 47 and needs to be annexed prior to final plat approval).*
- *The proposed plat subdivides a 26.76-acre tract into 1 block and 1 reserve.*
- *The proposed plat generally conforms to the preliminary plat approved in August 2025. Since that approval, the First Amendment to the Primrose Master Plan was approved by City Council on November 17, 2025.*
- *The proposed plat conforms to the approved Masterplan Amendment No. 1.*

STAFF RECOMMENDATION

The City staff recommends approval of the Primrose Detention Reserve A Final Plat with the following conditions:

1. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(4)).
2. Please provide a new CPL as the metes and bounds description seems to be all out of order and also remove the variances out of the easement sections, they don't belong there. (Section 62-41 (b)(5) & (b)(21)).
3. Field description, CPL, and title block, all need to match for consistency (Section 62-41 (b)(5) & (b)(21) & (b)(7))).



DEVELOPMENT SERVICES DEPARTMENT

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

4. Easements A and F shown on the CPL cannot be identified on the plat. Please ensure that all easements listed on the CPL are shown on the plat. If they are not applicable, please remove them from the CPL (Section 62-41 (b)(5) & (b)(21)).
5. Provide property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(6)).
6. Please indicate all MUD boundary lines (Section 62-41 (b)(10)).
7. Please provide signed protective covenants for Primrose (Section 62-41 (b)(15)).
8. Please provide documentation demonstrating that MUD annexation has been approved, as approval must be completed prior to approval of this proposed final plat. Additionally, provide the MUD LONO (Sections 62-41(b)(17), (b)(18), & (b)(20)).
9. Please provide Drainage District signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(19)).
10. Please revise the parkland table to reflect the updates in the amended Master Plan. The table must indicate 0 acres for park, 3.4 acres dedicated to trails only, resulting in a total parkland dedication of 2 acres for this proposed plat (Section 62-39(b)).

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, KL LB BUY 5 LLC, a Delaware limited liability company, acting by and through Ed Hadley, Authorized Signatory of KL LB BUY 5 LLC, a Delaware limited liability company owner of the property subdivided in this plat, PRIMROSE DETENTION RESERVE "A", do hereby make subdivision of said property for and on behalf of said corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigned to warrant and defend the title to the land so dedicated.

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of PRIMROSE DETENTION RESERVE "A" where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

In Testimony whereof, KL LB BUY 5 LLC, a Delaware limited liability company has caused these presents to be signed by Ed Hadley, Authorized Signatory of KL LB BUY 5 LLC, a Delaware limited liability company, thereunto authorized by this ____ day of ____ 20__.

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

By: _____
Ed Hadley,
Authorized Signatory

STATE OF _____ }
COUNTY OF _____ }

BEFORE ME, the undersigned authority, on this day personally appeared Ed Hadley known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__.

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

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

The interior corners of this subdivision were not set at the time this plat was signed and sealed by me. These corner are expected to be set after construction of the public infrastructure and final grading within the subdivision.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Randal A. Kingery, II,
Registered Professional Land Surveyor
Texas Registration No. 7035
Date: _____

APPROVED BY THE BOARD OF COMMISSIONERS ON _____
Date _____

District Superintendent

District Engineer

The signatures above are evidence that the District's Board of Commissioners approved this submission on the date provided above based upon the recommendation of the District's Engineer who has reviewed the sheets provided and found them to be in general compliance with the District's "Rules, Regulations, and Guidelines". The approval of the final drainage plan or request for variance will typically expire one year after the date of board approval. The approval of a Drainage Impact Analysis, Master Development Plan, or Final Plat will typically expire two years after the date of approval. See Section 12 in the District's Rules, Regulations, and Guidelines for additional information regarding the expiration of approvals. After expiration, re-approval is required. Please note that the District approval does not necessarily mean that all information in the submittal has been checked and verified. In the event of any conflict or inconsistency between the District's "Rules, Regulations, and Guidelines" and this approved submittal, the District's "Rules, Regulations, and Guidelines" shall prevail. Any board approved deviations from District criteria shall be itemized on the cover page and other appropriate sheets. Any submittal prepared by a Professional Engineer or Professional Land Surveyor has typically been signed and sealed by that licensed professional. That signature and seal conveys responsibility and accountability to that Engineer or Surveyor.

BDD4 Ref. ID# 25-000238

JOB NO. 241-068-10

BRAZORIA DRAINAGE DISTRICT NO. 4

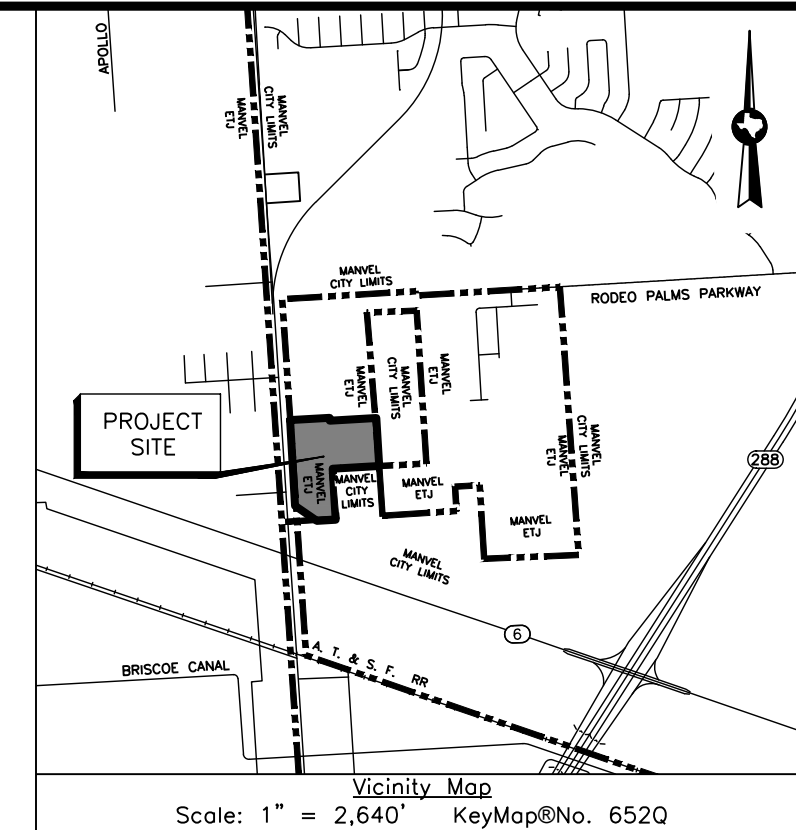
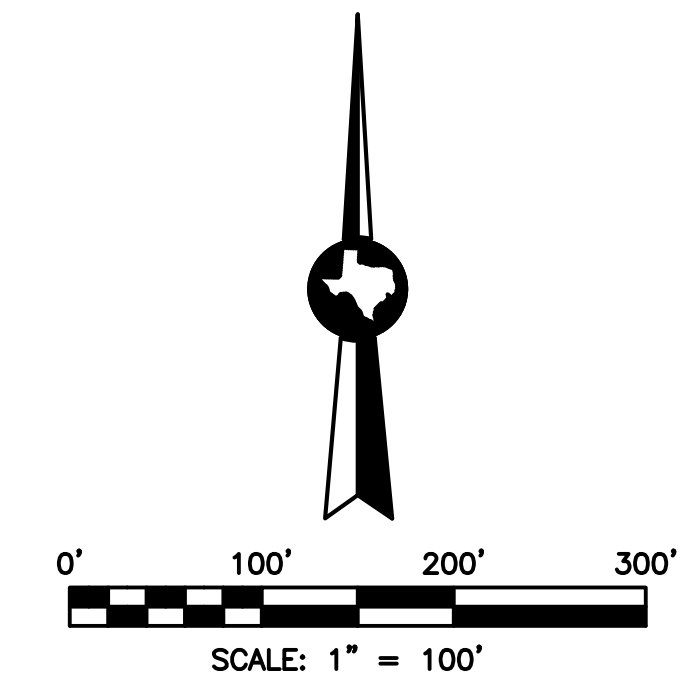
- Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strips.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICT'S Inspector at least forty-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.
- The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for the side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- Any future development of this property must be in conformance with the DISTRICT'S Rules, Regulations & Guidelines.
- The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
- Drainage Easements shall be used only for the purposes of constructing, operating, maintaining, repairing, replacing, and reconstructing of a drainage facility, and any and all related equipment and facilities together with any and all necessary incidentals and appurtenances thereto in, upon, over, across, and through the Easement Area. The DISTRICT'S successors, assigns, agents, employees, workmen, and representatives shall at all present and future times, have the right and privilege of ingress and egress in, upon, over, across, and through the Easement Area.
- Access Easements shall be used for ingress and egress to the DISTRICT'S drainage facilities and shall be kept clear of any and all obstructions.
- An As-Built Certificate and RPLS stamped As-Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contact the DISTRICT'S Inspector for further clarification.
- All drainage plans and plats shall be in conformance with the DISTRICT'S Rules, Regulations & Guidelines. Board approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICT'S Rules, Regulations & Guidelines is only authorized and allowed by the a separate Request for Variance which was approved by the Board. Any Board approved variance shall be referenced on the plan cover page and on the appropriate sheet where applicable. The use of the term "Guidelines" herein does not affect the mandatory nature of these Rules, Regulations & Guidelines.

METES AND BOUNDS DESCRIPTION
PRIMROSE DETENTION RESERVE "A"
26.56 ACRES IN THE
H.T. & B. R.R. CO., SURVEY, SECTION 71
ABSTRACT NUMBER 291
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF 26.56 ACRES OF LAND SITUATED IN THE H.T. & B. R.R. SURVEY, SECTION 71, ABSTRACT NUMBER 291, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 4, 5 AND 12 OF THE EMIGRATION LAND COMPANY SUBDIVISION, RECORDED IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING OUT OF THAT CERTAIN 60.223 ACRE TRACT OF LAND CONVEYED TO KL LB BUY 5 LLC RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2024046753, SAID 26.56 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS)

BEGINNING at the intersection of the easterly right-of-way line of County Road 48 (Old Airline Road, 150 feet wide) and Lots 4 and 5 of said Emigration Land Company Subdivision and marking the southwest corner of that certain called 8.769 acre tract of land recorded under B.C.C.F. No. 2020066323, same being a westerly corner of said 60.223 acre tract, from which a 5/8-inch iron rod bears North 29°36' West, 0.3 feet;

- THENCE, North 86°38'32" East, along the common line of Lots 3 and 4, a distance of 544.22 feet to a 3/8-inch iron rod found at the common corner of Lots 3, 4, 11 and 12;
- THENCE, South 03°23'15" East, for a distance of 41.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 86°38'32" East, for a distance of 639.84 feet to a to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 03°23'15" East, for a distance of 661.50 feet to a 1/2 inch iron pipe stamped "S. Adams RPLS 3666" found at the southeast corner of Lot 12;
- THENCE, South 86°38'32" West, along the common line of Lots 12 and 13, a distance of 639.84 feet to a 1/2-inch iron rod found at the common corner of lots 4, 5, 12 and 13;
- THENCE, South 03°23'15" East, along the common line of lots 5 and 13, a distance of 702.50 feet to a 1/2 inch iron rod found at the common corner of lots 5, 6, 13 and 14;
- THENCE, South 86°38'32" West, along the common line of lots 5 and 6, a distance of 258.14 feet to a 5/8 inch iron rod with cap stamped EHRA set in the northeast line of a 20 foot LOS Renewables Easement recorded in document no. 2008044366;
- THENCE, North 55°18'37" West, along northeast line of said easement, a distance of 365.45 feet to a 5/8 inch iron rod with cap stamped EHRA set in the east right-of-way line of County Road 48;
- THENCE, North 03°18'37" West, along said County Road 48 for a distance of 1,179.76 feet to the POINT OF BEGINNING and containing 26.56 Acres of land.



This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of PRIMROSE DETENTION RESERVE "A", in conformance with laws of the State of Texas and the Ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 20__.

Planning, Development and Zoning Commission

PROJECT BENCHMARK:

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

BDD#4 BENCHMARK:

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

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

SITE BENCHMARK:

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

FINAL PLAT OF PRIMROSE DETENTION RESERVE "A"

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

1 BLOCK 1 RESERVE

OWNER
KL LB BUY 5 LLC,
A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
480-447-8044

DEVELOPER
BEAZER HOMES, TEXAS, L.P.
A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
281-560-6600

MARCH 16, 2026

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

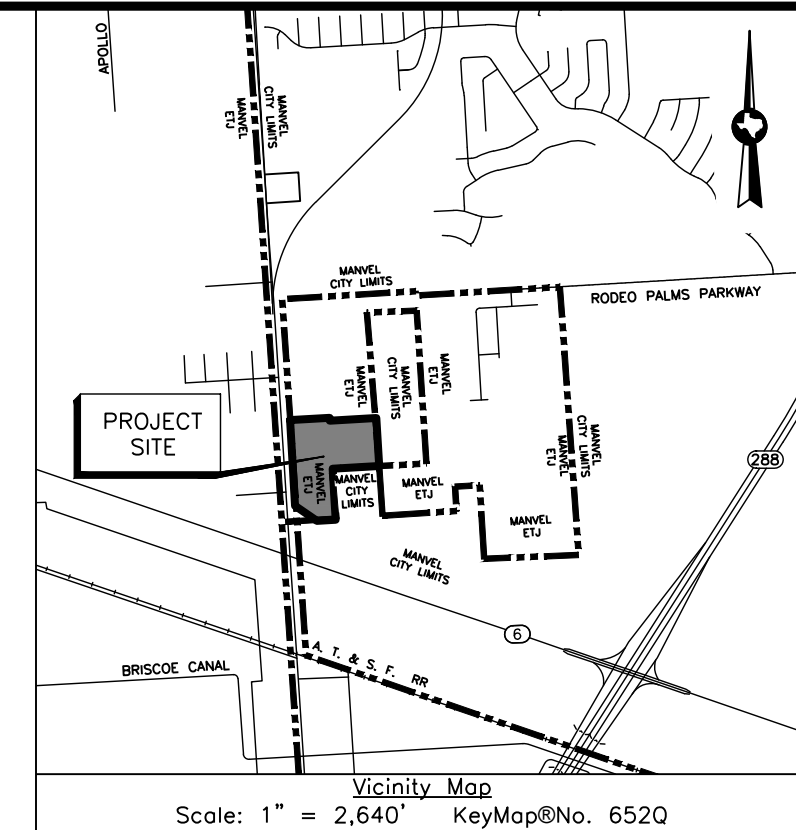
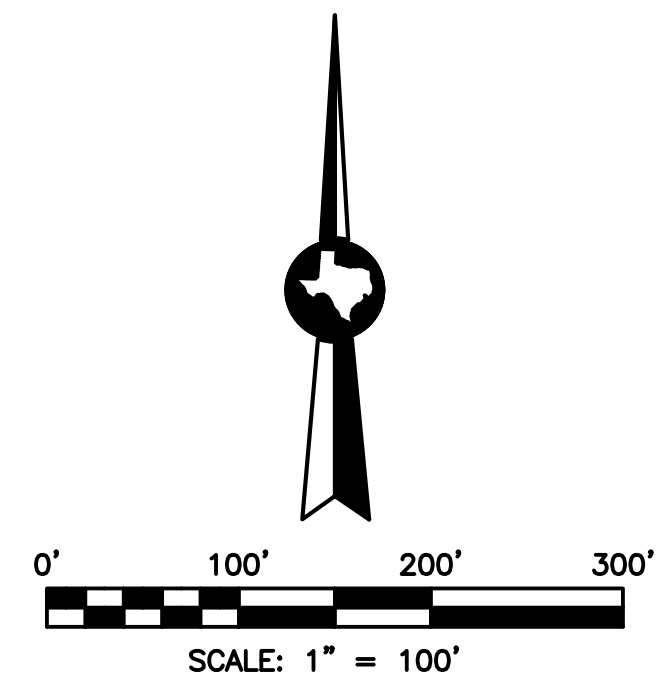
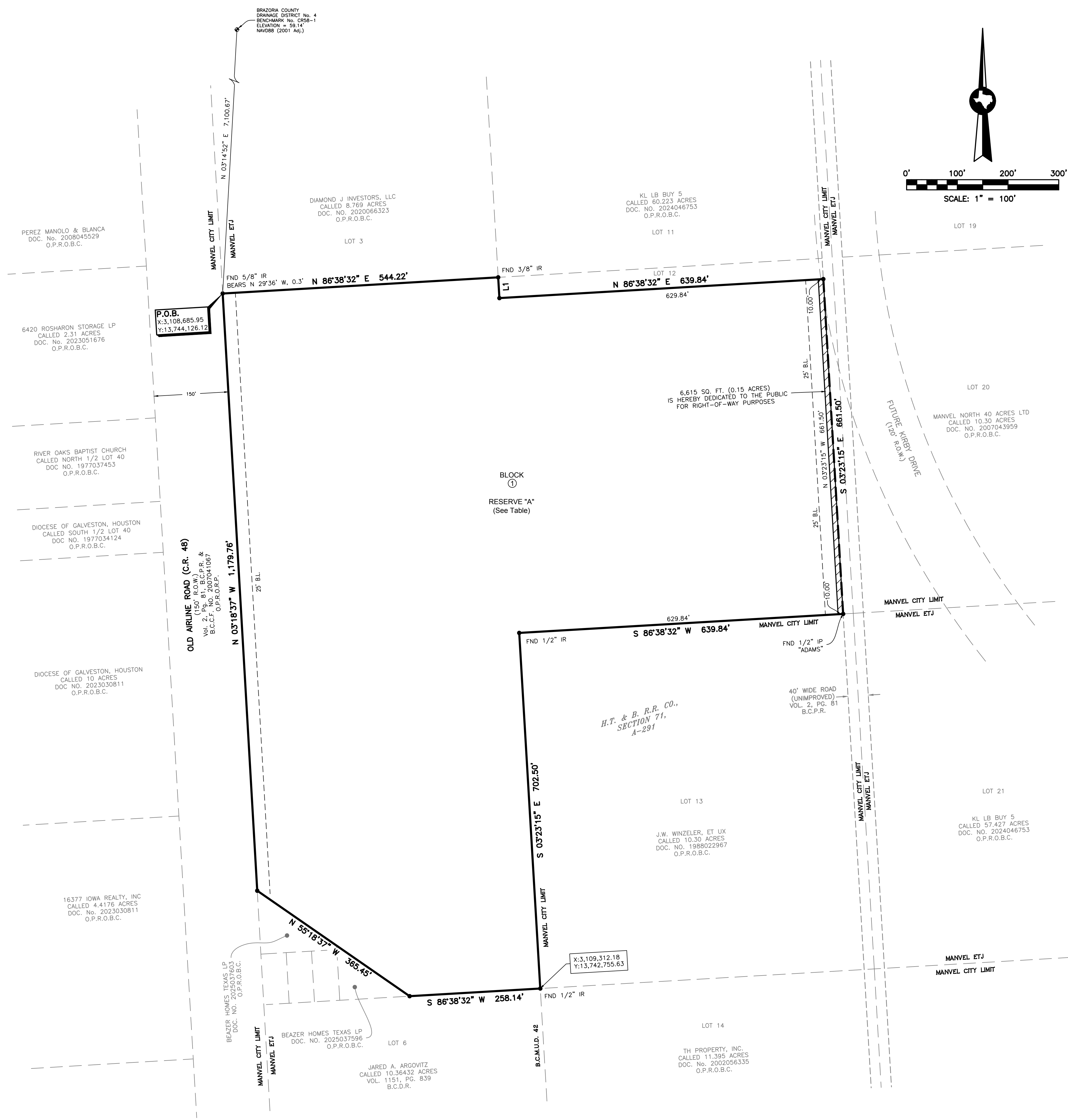
PARKLAND TABLE	
PLAT	ACREAGE
PRIMROSE DETENTION RESERVE "A"	3.40 AC
TOTAL	3.40 AC
REQUIRED	1.20 AC
*Parkland required based on City of Manvel ordinance wherein 1 acre of parkland shall be dedicated for each 100 proposed dwelling units.	

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE	MAINTENANCE
A	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	1,150,168	26.41	B.C.M.U.D. NO. 47
TOTAL		1,150,168	26.41	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°23'15" E	41.00'

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986920382.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies within unshaded "Zone X". This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. No. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.M.U.D. indicates Brazoria County Municipal Utility District
B.C.P.R. indicates Brazoria County Plat Records
B.L. indicates Building Line.
DOC. NO. indicates Document Number
Fnd indicates Found
IR indicates Iron Rod
IP indicates Iron Pipe
M.U.D. indicates Municipal Utility District
O.P.R.O.B.C. indicates Official Public Records of Brazoria County
Pg. indicates Page.
R.O.W. indicates Right-Of-Way
SQ.FT. indicates Square Feet
S.S.E. indicates Sanitary Sewer Easement
VOL. indicates Volume.
(F) Found 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500"
- The property subdivided in the foregoing plat lies within Brazoria County, The City of Manvel ETJ, Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria Drainage District No. 4.
- The boundary for this plat has a closure in excess of 1:15,000.
- All plat corners are Set 5/8" Iron Rod with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
- Sidewalks shall be constructed as part of the issuance of a building permit for each tract.
- This final plat will expire two (2) years after final approval by the Planning Development and Zoning Commission, if construction of the improvements has not commenced within the two-year period or the one-year extension period granted by the Planning, Development and Zoning commission.
- Development regulations and City permits are required on all property.
- The City of Manvel City Council approved an agreement between Brazoria County Municipal Utility District No. 47 and the City on December 4, 2023, for Manvel to sell water capacity sufficient to serve Brazoria County Municipal Utility District No. 47.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- A subdivision variance has been approved to allow lot width to be measured at the building line rather than at the right-of-way by the City of Manvel on July 21, 2025 and as recorded under Brazoria County Clerks File No. 2025034632.
- A subdivision variance has been approved to allow two points of access to temporarily serve a subdivision phase containing a maximum of 124 plotted lots until Section 3 is plotted, by the City of Manvel on July 21, 2025 and as recorded under Brazoria County Clerks File No. 2025034632.
- This plat is subject to a development agreement between the City of Manvel and the Developer, as recorded under Brazoria County Clerks File No. 2026006803.
- This subdivision shall comply with the Primrose Master Plan Resolution No. 2026-R-14 approved on February 17, 2026.
- The future Kirby Drive alignment is subject to change as the Master Plan develops



FINAL PLAT OF PRIMROSE DETENTION RESERVE "A"

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

1 BLOCK 1 RESERVE

OWNER
KL LB BUY 5 LLC,
A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
480-447-8044

DEVELOPER
BEAZER HOMES, TEXAS, L.P.
A DELAWARE LIMITED PARTNERSHIP
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
281-560-6600

MARCH 16, 2026



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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel ETJ, portions of Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria County Drainage District #4.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
- This development is subject to the terms and conditions of Interlocal Agreement between Brazoria County, the City of Manvel and Brazoria County Municipal Utility District No. 47.
- The City of Manvel shall provide water capacity sufficient to serve the district per the terms and conditions of the Interlocal Agreement between Brazoria County Municipal Utility District No. 47 and the City of Manvel.
- This development will have no on-site sewage facilities because it will be served by the Brazoria County Municipal Utility District No. 29 wastewater treatment plant.
- All right-of-way within the boundary of the plat, except for Rodeo Palms Parkway, shall be public and shall be maintained by Brazoria County Municipal Utility District No. 47.
- Approval of the Master Plan shall expire three years after council approval, unless within the three year period, the subdivisor has commenced construction of the improvements in the final construction plans approved by the city per Sec. 62-39 of the Manvel Code of Ordinances.
- A subdivision variance has been approved to allow lot width to be measured at the building line rather than at the right-of-way by the City of Manvel on July 21, 2025.
- A subdivision variance has been approved to allow two points of access to temporarily serve a subdivision phase containing a maximum of 124 plat lots until Section 3 is platted, by the City of Manvel on July 21, 2025.
- A subdivision variance has been approved to allow a perimeter right-of-way and sidewalk within a right-of-way not to be constructed by the City of Manvel on November 10, 2025. Funds shall be escrowed for the construction of a road and sidewalk prior to final plat submittal.
- Three 40' rights-of-way bisect the tract in a north-south direction. The new alignment of Kirby Drive will be located within the northern portion of the western 40' strip, where 10' additional feet on the west side of the strip will be dedicated for right-of-way. The central and eastern 40' right-of-way strips shall be abandoned and will occur on a per-plat basis.
- Significant changes require following the procedures in Section 62-38 (Preliminary Plat Process).
- A copy of the Master Plan will be filed with the approved subdivision plat in the City's permanent records.
- A 15.39 acre tract in the 26.5 acre detention pond in the southwest portion of the project will be annexed into Brazoria County M.U.D. No. 47 prior to final plat approval.

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS MASTER PLAN OF PRIMROSE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2026.

MAYOR _____

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL FOR THE MASTER PLAN OF PRIMROSE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2026.

PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR _____

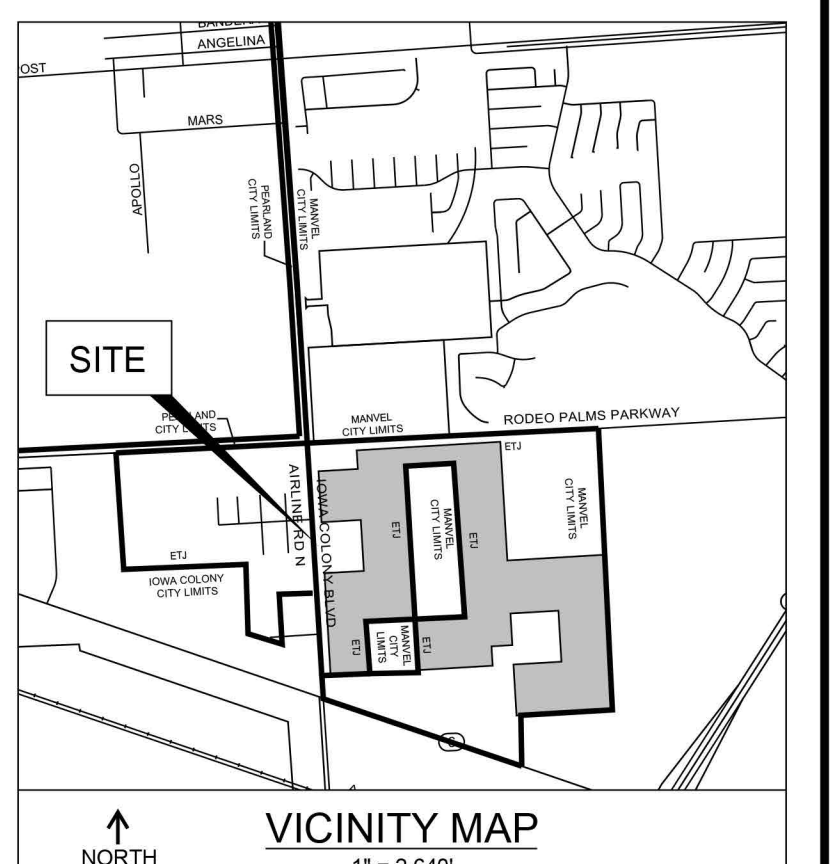
LAND USE AREAS & LOT TOTALS	
60' x 125' Typical: 413 Lots	± 102.7 Ac.
Detention	± 53.4 Ac.
Major Thoroughfare & Collector ROW Dedication	± 9.2 Ac.
Park	± 2.7 Ac.
Landscape Buffer / Open Space	± 6.5 Ac.
Total	± 174.5 Ac.

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

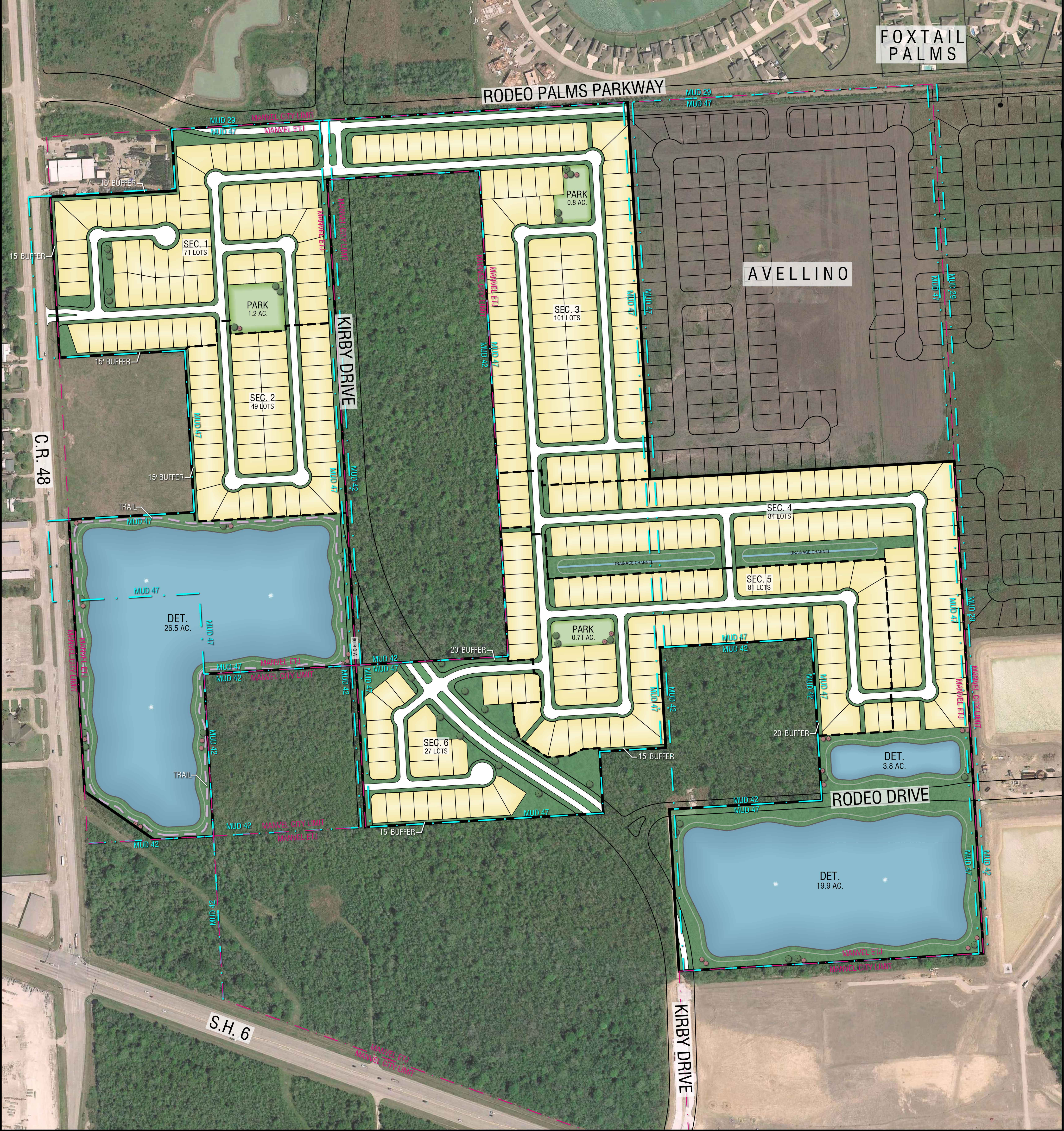
PARK LAND DEDICATION TABLE			
SECTION	PARKS	TRAILS	TOTAL PARK LAND
Section 1	1.2 Ac.		1.2 Ac.
Section 2			
Det Res A		3.4 Ac.	2.0 Ac.
Section 3	0.8 Ac.		0.8 Ac.
Det Res B & C			
Section 4			
Section 5	0.7 Ac.		0.7 Ac.
Section 6			
Park Land Provided	2.7 Ac.	3.4 Ac.	6.1 Ac.
Park Land Required			4.1 Ac.

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

BENCHMARK(S):
 NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-10 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV.=52.00 (NAVD 88) 1991 ADJUSTMENT



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



Primrose: Master Plan Amendment #1

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

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

January, 2026

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

NORTH

10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 EHRA TEAM
 TBPE NO. F-726
 TBPLS NO. 10092300

EHRA JOB NO. 241-058-00
 TRIP NO. 24-1600



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	<input checked="" type="checkbox"/>	City Council	<input type="checkbox"/>	Both	<input type="checkbox"/>
--------------------------------	-------------------------------------	--------------	--------------------------	------	--------------------------

Date of Request: 1/30/26

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

Person to Speak: Chasity Flax

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Massey Ranch Horizons Final Plat, being all of a called 10.00 acre tract C.C.F.N 2024032207 O.P.R.B.C.T E. Little Survey Abstract No. 320, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary

Final

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

Ch Flax
SIGNATURE

1/30/26
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Massey Ranch Horizon - Final Plat
Applicant:	Darrel, Heidrich
PD&Z Meeting Date:	April 13, 2026
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

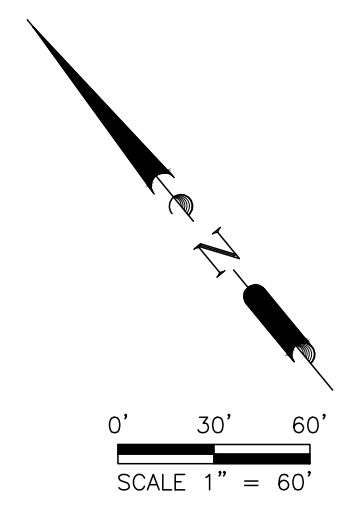
- *The subject site is located 350 feet southeast of the southeast corner of the intersection of Massey Ranch Road and Chocolate Bayou Road.*
- *The subject site is located within the City of Manvel and Brazoria County Drainage District No. 3.*
- *The subject site is zoned Open Single Family Residential (OSFR).*
- *The proposed plat subdivides a 10-acre tract into 1 block and 7 residential lots.*
- *A zoning variance was approved for a reduced front lot width for one of the lots based on a concept plan submitted with the application.*
- *All proposed lots comply with the minimum lot size requirement of one (1) acre.*
- *The proposed plat generally conforms to the preliminary plat approved in February 2026.*

STAFF RECOMMENDATION

The City staff recommends approval of the Massey Ranch Horizon Final Plat with the following conditions:

1. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(4)).
2. The property description on the CPL and the field notes shown on the plat do not match the title block. These descriptions must be consistent. Please ensure that all legal descriptions match exactly across all documents (Section 62-41(b)(5), (b)(7)). & (b)(21)).
3. Provide property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(6)).
4. Provide Drainage District signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(19)).
5. Please provide approved construction plans from the city (Section 62-41(b)(25)&(b)(26)&(b)(28)).
6. Please remove Note 19, as it is not applicable to this subdivision.

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



DESCRIPTION OF 10,000 ACRES

BEING A 10,000 ACRE TRACT OF LAND LOCATED SITUATED WITHIN THE E. LITTLE SURVEY, ABSTRACT NO. 320, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 10.00 ACRE TRACT, AS RECORDED IN COUNTY CLERKS FILE NO. (C.C.F.N.) 2024032207 OF THE OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.), REFERRED TO HEREAFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 10,000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDINGS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

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

THENCE NORTH 50°45'36" WEST, ALONG THE SOUTHWEST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTHEAST LINE OF A CALLED 6.67 ACRE TRACT, AS RECORDED IN C.C.F.N. 2023054287 OF THE O.P.R.B.C.T., A DISTANCE OF 524.80 FEET TO A POINT FOR CORNER FOR THE WESTERLY CORNER OF THE ABOVE REFERENCED TRACT;

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

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

THENCE SOUTH 38°35'24" WEST, ALONG THE SOUTHWEST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTHWEST LINE OF A CALLED 10.00 ACRE, AS RECORDED IN C.C.F.N. 2024010505 OF THE O.P.R.B.C.T., A DISTANCE OF 524.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,000 ACRES OF LAND, MORE OR LESS.

DEDICATION STATEMENT:

I, CHASITY FLAX, AUTHORIZED SIGNER FOR GOLD SHANELLE VENTURES LLC, OWNER OF THE PROPERTY BEING SUBDIVIDED IN THIS FINAL PLAT OF MASSEY RANCH HORIZONS, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS AS SHOWN HEREON, AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON, FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16' 0") PERMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, SIX INCHES (21' 6") IN WIDTH.

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

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

CHASITY FLAX, OWNER
GOLD SHANELLE VENTURES, LLC

STATE OF TEXAS §
COUNTY OF BRAZORIA §

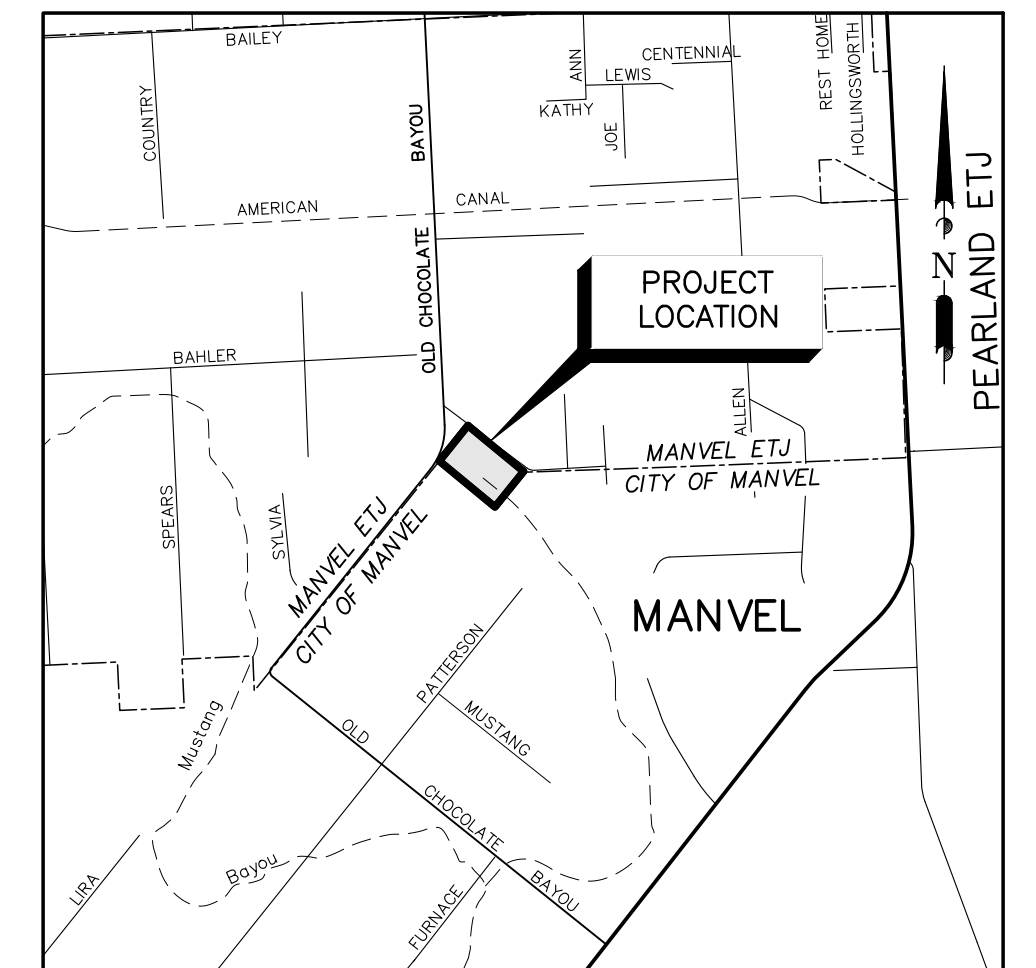
BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED CHASITY FLAX, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED, GIVEN UNDER MY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

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

NOTARY PUBLIC FOR THE
STATE OF TEXAS

ROSSI DORSIE LEE
CALLED 41,879 ACRES
C.C.F.N. 2016054287
O.P.R.B.C.T.

ROSSI DORSIE LEE
CALLED 41,879 ACRES
C.C.F.N. 2016054287
O.P.R.B.C.T.



VICINITY MAP
1" = 1/2 MILE

GENERAL NOTES:

- 1. THIS PLAT WAS PREPARED TO MEET CITY OF MANVEL REQUIREMENTS.
- 2. THE PURPOSE OF THIS PLAT IS TO PLAT 10,000 ACRES INTO 7 LOTS, 1 BLOCK.
- 3. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983, (NAD 83), U.S. SURVEY FEET, PER GPS OBSERVATIONS.
- 4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER PROVIDED BY ABSTRACT SERVICES OF HOUSTON, DATED FEBRUARY 19, 2026 WITH REGARD TO RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR.
- 5. THE SUBJECT PROPERTY LIES WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY DRAINAGE DISTRICT NO. 3 AND THE ALVIN INDEPENDENT SCHOOL DISTRICT.
- 6. THIS PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL FROM THE CITY IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PLANNING DEVELOPMENT AND ZONING COMMISSIONS.
- 7. THERE WAS NO EVIDENCE OF PIPELINES OR PIPELINE EASEMENTS EXISTING WITHIN THE BOUNDARIES OF THIS PLAT, AT THE TIME SURVEY WAS PERFORMED.
- 8. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 9. NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT DEDICATED HEREBY PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY UNDER THE FOLLOWING CONDITIONS, THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY NOR CENTERPOINT ENERGY TO REPLACE/REPAIR ANY PAVING REMOVED FROM THE EXERCISE OF THIS EASEMENT.
- 10. PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS.
- 11. MINIMUM FINISHED FLOOR SHALL MEET OR EXCEED CRITERIA IN PLACE AT TIME OF DEVELOPMENT.
- 12. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48034C0040K, EFFECTIVE DATE OF DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "AE", BASE FLOOD ELEVATION 57.0 FEET.
- 13. ALL LOTS AND RESERVES SHALL HAVE A MINIMUM SIDE AND REAR BUILDING SETBACKS AS SPECIFIED IN CHAPTER 77, ZONING, OF THE CITY CODE OF ORDINANCES.
- 14. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- 15. THIS PLAT CLOSES WITHIN THE ALLOTTED BOUNDARY CLOSURE ALLOWANCE (1:15,000).
- 16. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- 17. ALL LAKE/RETENTION TRACTS, EASEMENTS, OPEN SPACES, OR OTHER COMMON AREAS WITHIN BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION OR OTHER PERPETUAL PRIVATE ENTITY.
- 18. ALL DEVELOPMENT REGULATIONS AND CITY PERMITS SHALL ADHERE TO AND OBTAINED. DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED FOR ALL PROPERTY.
- 19. FOR A SINGLE-FAMILY RESIDENTIAL LOT, IF 20 PERCENT OR LESS OF THE ENTIRE PROPERTY WILL BE AFFECTED BY IMPERVIOUS COVER, THEN A NEW OR REVISED DRAINAGE PLAN WILL NOT BE REQUIRED.
- 20. ANY FUTURE DEVELOPMENT WILL REQUIRE CITY APPROVED DRAINAGE PLANS.
- 21. ELEVATIONS ARE BASED ON NGS MONUMENT PID AWS683 HGCD-75 WITH A CALLED ELEVATION OF 45.04 FEET (NAVD 88).
- 22. THE 50' DRAINAGE EASEMENT SHOWN HEREON IS APPROXIMATELY 15' FROM THE TOP BANK OF AN EXISTING DITCH, THE ACTUAL LOCATION OF THE EASEMENT IS AS DEPICTED HEREON WITH BEARINGS AND DISTANCES.
- 23. ALL EXISTING PROTECTED TREES INTENDED TO BE PART OF THE PROPOSED DEVELOPMENT SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE ZONING ORDINANCE AS AMENDED (SECTION 77-44(b)).
- 24. PER THE VARIANCE TO SECTION 77-27 (b) (2), MANVEL ZONING ORDINANCE (LOT WIDTH) GRANTED ON SEPTEMBER 10, 2024, THE TRACT HAS BEEN GRANTED A VARIANCE FROM A MINIMUM 100-FOOT LOT WIDTH REQUIREMENT TO 110 FEET FOR ONE OF THE SEVEN LOTS (LOT FOUR) PLANNED FOR AN OPEN-SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

LEGEND

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

EXISTING ROAD EASEMENT LINE TABLE

Line No.	Direction	Length
L1	N38°35'24"E	524.80'
L2	S50°45'36"E	830.00'
L3	S38°35'24"W	20.00'
L4	N50°45'36"W	810.23'
L5	S39°14'24"W	504.77'
L6	N50°45'36"W	14.05'

CURVE TABLE

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	239.67'	970.00'	14°09'24"	N21°21'04"E	239.06'

CITY PLANNING LETTER FOR CHASITY FLAX
TITLE COMPANY: ABSTRACT SERVICES OF HOUSTON
G.P. NO: 7910-25-7438
DATED: FEBRUARY 19, 2026
A. 20' ROAD EASEMENT, VOL. 138, PG. 70, VOL. 819, PG. 86, VOL. 824, PG. 540, & VOL. 828, PG. 247, D.R.B.C.T. - PLOTTED HEREON.
B. RIGHT OF WAY EASEMENT, VOL. 911, PG. 277, D.R.B.C.T. - C.R. 100, PLOTTED HEREON.
C. EASEMENT TO B.C.C.R.D. NO. 3, C.C.F.N. 2023040482, O.P.R.B.C.T. - PLOTTED HEREON.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT, AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS FINAL PLAT OF MASSEY RANCH HORIZONS 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.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

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

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



DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378

STATE OF _____
COUNTY OF _____

I, _____, AUTHORIZED AGENT, FOR THE BENEFIT OF THE ABILENE NATIONAL BANK, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED HEREIN AS THE FINAL REPEAT MASSEY RANCH HORIZONS, AS EVIDENCED BY THAT CERTAIN INSTRUMENT OF RECORD IN VOLUME 1568, PAGE 738, OF THE O.P.R.B.C.T., DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

SIGNATURE: _____
PRINTED NAME: _____
TITLE: _____
ADDRESS: _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC
STATE OF _____

STATE OF _____
COUNTY OF _____

I, _____, AUTHORIZED AGENT, FOR THE BENEFIT OF THE ISB CAPITAL, LLC, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED HEREIN AS THE FINAL REPEAT MASSEY RANCH HORIZONS, AS EVIDENCED BY THAT CERTAIN INSTRUMENT OF RECORD IN C.C.F.N. 2025054372, OF THE O.P.R.B.C.T., DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

SIGNATURE: _____
PRINTED NAME: _____
TITLE: _____
ADDRESS: _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC
STATE OF _____

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

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

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THE FINAL PLAT, MASSEY RANCH HORIZONS AS SHOWN HEREON ON THE ____ DAY OF _____, 2026.

RICKY KUBECZKA
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

JODY SCHIBI
COMMISSIONER

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

OWNER:
CHASITY FLAX
GOLD SHANELLE VENTURES, LLC
3422 BUSINESS CENTER
PEARLAND, TX 77584
281-961-7616
CHASITY.FLAX@GMAIL.COM

FINAL PLAT
MASSEY RANCH HORIZONS
BEING A 10,000 ACRE
7 LOTS 1 BLOCK SUBDIVISION
BEING ALL OF A
CALLED 10.00 ACRE TRACT
C.C.F.N. 2024032207
O.P.R.B.C.T.
E. LITTLE SURVEY
ABSTRACT NO. 320
CITY OF MANVEL
BRAZORIA COUNTY
TEXAS

Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

JOB NO.: 16467 SCALE: 1" = 60' DRAWN BY: JP CKED BY: AH
DRAWING NO.: 16467 FINAL PLAT 20260313 DATE: 4/6/26 REV. NO. 0