May 11, 2026 PLANNING DEVELOPMENT AND ZONING MEETING

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

NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
May 11, 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.

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A REQUEST FOR A MINOR PLAT OF KREUZER VILLAS, INCLUDING A REPLAT OF TRISTAN ADDITION (A 2.066 ACRE SUBDIVISION), BEING A SUBDIVISION OF 4.0578 ACRES OF LAND BEING LOT 1, BLOCK 1, TRISTAN ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER BRAZORIA COUNTY CLERK FILE (B.C.C.F.) NO. 2019018026 AND BEING PART OF AND OUT OF OUTLOT 136 OF THE DR. A.A. LUTHER SUBDIVISION IN THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 71-72, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

PURPOSE OF THE REPLAT IS TO COMBINE ALL OF TRISTAN ADDITION WITH UNPLATTED ACREAGE TO CREATE TWO (2) LOTS, AND ONE (1) BLOCK.

Consent PDZ

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

A. Approve the meeting minutes to date.

Regular Agenda

A. Consideration and possible action to approve Meridiana Section 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.

B. Consideration and possible action to approve Meridiana Section 8A Final Plat;
BEING A SUBDIVISION OF 16.89 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 4 THROUGH 10 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

C. Consideration and possible action to approve Meridiana Detention Reserve E-2 Final Plat;
BEING A SUBDIVISION OF 6.135 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

D. Consideration and possible action to approve Brazoria County MUD No. 57 Water Plant No. 2 Final Plat;
BEING A SUBDIVISION OF 1.063 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

E. Consideration and possible action to approve the Pomona Commercial Tract Minor Plat; BEING A SUBDIVISION OF 13.122 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF LOT 59 AND 60 OF SECTION 78, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

F. Consideration and possible action to approve the Kreuzer Villas Minor Plat;
BEING A SUBDIVISION OF 4.0578 ACRES OUT OF LOT 1, BLOCK 1, TRISTAN ADDITION ACCORDING TO THE MAP OF PLAT THEREOF RECORDED UNDER BRAZORIA COUNTY CLERK FILE NO. 2019018026 AND BEING TRACT 136B 2.0294 ACRES OUT OF TRACT 136 OF THE DR A A LUTHER SUBDIVISION OF MANVEL, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 1, PAGE 71 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS.

G. Consideration and possible action to approve Manvel Town Center Section One Partial Replat No. 2;
BEING A SUBDIVISION OF 19.8698 ACRES (865,527 SQUARE FEET) OUT OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 71, ABSTRACT NUMBER 291, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS BEING A REPLAT OF RESERVE "B", BLOCK 1, MANVEL TOWN CENTER SECTION ONE RECORDED IN PLAT NUMBER 2022042761 B.C.P.R.

H. 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 05/05/2026 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.

Alyssa Deaton

ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS

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

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

MINUTES 4/27/2026

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:15 p.m.
Those in attendance were:

Present:	Ryan Miller
	Kyle Marasckin
	MaryAnn Atkinson
	Christy Kennard
	Delores Martin
	Benterah Morton
Absent:	Kenneth Haynes
Also Present:	Jose Abraham, Director of Development Services
	Elaheh Roohbakhsh, Senior Planner
	Keith Traylor, Chief of Police
	Alyssa Deaton, Assistant City Secretary
	Susan Ballard, Legal Assistant

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item(s)

Elaheh Roohbakhsh presented the request to rezone approximately 20 acres at 3404 County Road 58 from single-family residential to light commercial. The property is currently developed with a single-family home, and no specific commercial use is proposed at this time.
The request follows a prior 2024 rezoning application that included a gas station, which was withdrawn due to public concerns. Staff noted the current request is general in nature and does not include a specific use.
Utilities are not yet in place and will be addressed during development. Access and traffic impacts will also be evaluated, with any additional access from County Road 58 requiring GCWA approval due to the canal.
Staff recommended approval of the rezoning request.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 19.99 ACRES LOCATED AT 3404 COUNTY ROAD 58 (PID 168084); BEING TRACTS 16F AND 16G OF SECTION 75 OF THE H. AND T.C. RAILROAD COMPANY SURVEY, ABSTRACT 299, BRAZORIA COUNTY, TEXAS; FROM SINGLE FAMILY RESIDENTIAL (SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Ryan Miller opened the public hearing at 6:18 p.m.
1st call for comments - None
2nd call for comments - None
3rd call for comments - None
Ryan Miller closed the public hearing at 6:18 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 forward a recommendation of approval to City Council; AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 "ZONING", TO INCLUDE REQUIREMENTS AND PROVISIONS OF HOUSE BILL 24 (2025) REGARDING NOTICE, HEARING, AND PROTEST REQUIREMENTS FOR ANY PROPOSED CHANGE TO A ZONING REGULATION OR BOUNDARY AND POSSIBLE CORRECTION OF EXISTING TYPOGRAPHIC ERRORS. (PROPOSED ORDINANCE NO. 2026-O-14)

PDZ Member Christy Kennard made the motion to approve. 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

B. Consideration and possible action to forward a recommendation of approval to City Council; AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 19.99 ACRES LOCATED AT 3404 COUNTY ROAD 58 (PID 168084); BEING TRACTS 16F AND 16G OF SECTION 75 OF THE H. AND T.C. RAILROAD COMPANY SURVEY, ABSTRACT 299, BRAZORIA COUNTY, TEXAS; FROM SINGLE FAMILY RESIDENTIAL (SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT. (PROPOSED ORDINANCE NO. 2026-O-12)

Staff clarified that no specific use is proposed and that future uses may require additional approvals, such as an SUP. Additionally, the existing residence would become a legal nonconforming use upon rezoning to light commercial.

PDZ Member Mary Ann Atkinson made the motion to approve. 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

C. Consideration and possible action to forward a recommendation of approval to City Council; AMENDING ORDINANCE NO. 2024-O-13, PERTAINING TO ZONING AND DEVELOPMENT-RELATED PROVISIONS AND REQUIREMENTS FOR THE MERIDIANA PLANNED UNIT DEVELOPMENT (PUD), AN APPROXIMATE 1,735 ACRES OF LAND GENERALLY LOCATED EAST OF STATE HIGHWAY 288 AND SOUTH OF HIGHWAY 6, AND GENERALLY WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICTS NO. 56 AND 57, BY AMENDING CERTAIN PROVISIONS TO ALLOWING DETACHED SINGLE-FAMILY HOMES ON LOTS WITHIN THE REMAINING, UNDEVELOPED TOWNHOME LAND USE AREAS, AND TO ALLOW TWO-STORY STRUCTURES ON ALL PATIO HOME LOTS. (PROPOSED ORDINANCE NO. 2026-O-13)

Staff and applicant presented a proposed amendment to the Meridiana PUD to allow 40-foot wide detached single-family lots within remaining townhome areas and to permit two-story structures on all patio home lots. The amendment is intended to provide flexibility in housing types in response to market demand. Staff noted the changes would not significantly alter overall density or development outcomes and are limited to the PUD area.

PDZ Member Benterah Morton made the motion to approve. 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

D. Development Services Staff Update.

Jose Abraham provided the update.

Adjourn

PDZ Member Kyle Marasckin made the motion to adjourn the meeting at 6:41 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	■	City Council	☐	Both	☐

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 CONTINOUSLY 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 03/16/2026

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 8B - Preliminary Plat
Applicant:	Jacey Neuberger – EHRA Engineering
PD&Z Meeting Date:	May 11, 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:	YES

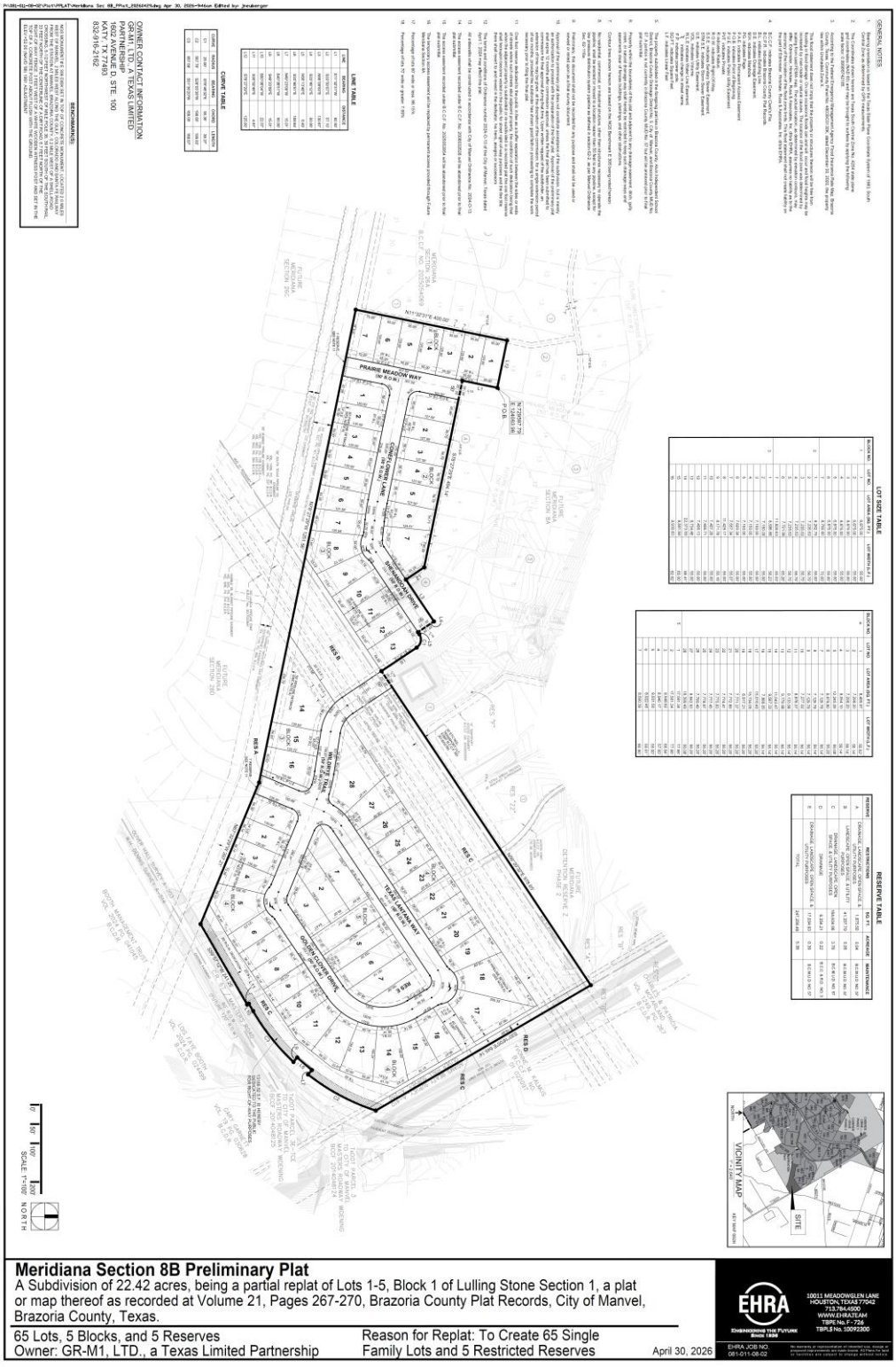
BACKGROUND/ REVIEW NOTES

- *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.*
- *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, 5 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.*
- *The proposed plat conforms to the proposed GDP Amendment No. 24.*

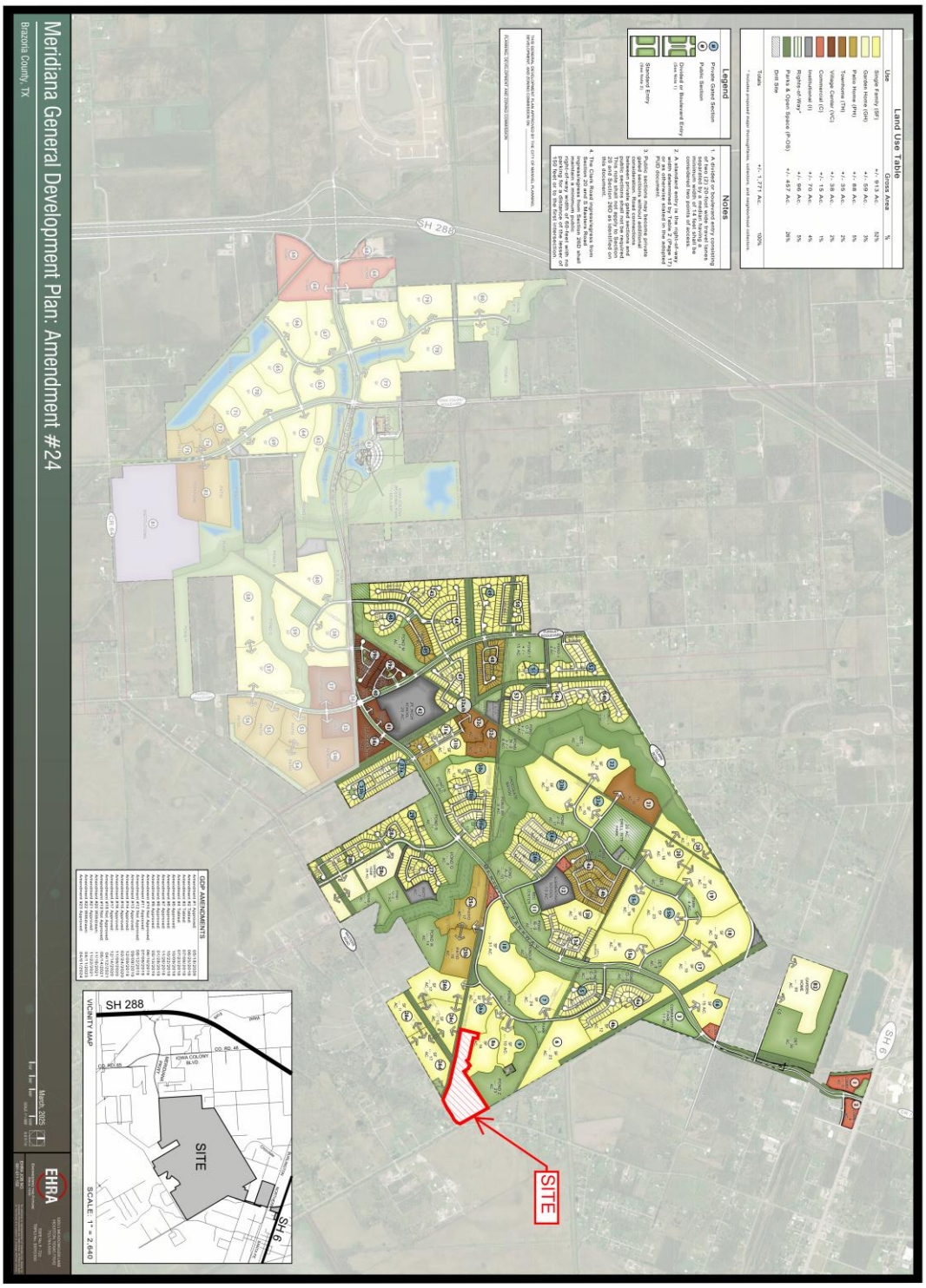
STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat Meridiana Section 8B Preliminary Plat.

Plat Exhibit



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



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. 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 EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. 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.
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
   PVT. indicates Private.
   R indicates Radius.
   R.O.W. indicates Right-Of-Way.
   S.S.E. indicates Sanitary Sewer Easement.
   STM.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.
   SQ.FT. indicates Square Feet
   L.F. indicates Linear Feet
5. 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.
6. 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.
7. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
8. 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.
9. 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.
10. 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.
11. 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 recorded 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 revest in the dedicator, his heirs, assigns or successors
12. The terms and conditions of Ordinance number 2024-O-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
13. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-O-13.
14. The access easement recorded under B.C.C.F. No. 2008032628 will be abandoned prior to final plat submittal.
15. The access easement recorded under B.C.C.F. No. 2025052854 will be abandoned prior to final plat submittal.
16. The temporary access easement will be replaced by permanent access provided through Future Meridiana Section 8A.
17. Percentage of lots 60' wide or less: 86.15%
18. Percentage of lots 70' wide or greater: 7.69%

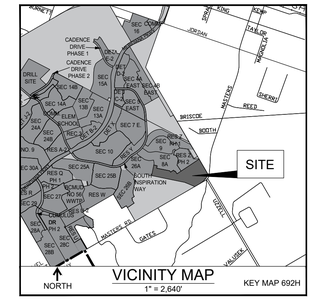
LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (L.F.)
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'
	6	6,875.00	55.00'
	7	8,750.00	70.00'
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	7,721.06	65.26'
	7	11,828.63	55.03'
3	1	8,586.86	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	55.07'
	8	11,429.17	55.00'
	9	8,171.78	55.16'
	10	7,407.28	55.00'
	11	7,406.71	55.00'
	12	7,406.13	55.00'
	13	8,734.48	55.00'
	14	22,373.59	98.41'
	15	8,581.58	65.00'
	16	9,930.83	82.62'

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (L.F.)
4	1	8,495.07	55.52'
	2	7,298.20	56.14'
	3	7,298.20	56.14'
	4	8,054.10	56.14'
	5	12,245.28	56.08'
	6	6,979.80	56.20'
	7	7,129.78	56.14'
	8	7,129.78	56.14'
	9	7,129.78	56.14'
	10	7,277.02	56.14'
	11	8,876.37	56.14'
	12	9,133.99	56.14'
	13	9,779.98	56.14'
	14	11,043.47	56.14'
	15	9,567.33	56.14'
	16	7,866.05	56.14'
	17	15,016.40	56.20'
	18	15,734.05	56.20'
	19	8,817.21	56.20'
	20	7,771.37	56.20'
	21	7,772.89	56.20'
	22	7,774.41	56.20'
	23	7,775.93	56.20'
	24	7,777.45	56.20'
	25	7,778.97	56.20'
	26	7,780.49	56.20'
	27	8,942.93	56.20'
	28	18,399.49	56.08'
5	1	17,561.34	77.98'
	2	17,561.34	77.98'
	3	8,948.82	66.04'
	4	8,940.17	57.00'
	5	8,931.50	55.00'
	6	8,922.46	55.01'
	7	8,590.39	60.90'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,875.50	0.04	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	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	164,634.06	3.78	B.C.M.U.D. NO. 57
D	DRAINAGE	9,354.21	0.22	B.C.C. & R.D. NO. 3
E	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	17,034.93	0.39	B.C.M.U.D. NO. 57
	TOTAL	247,256.49	5.38	

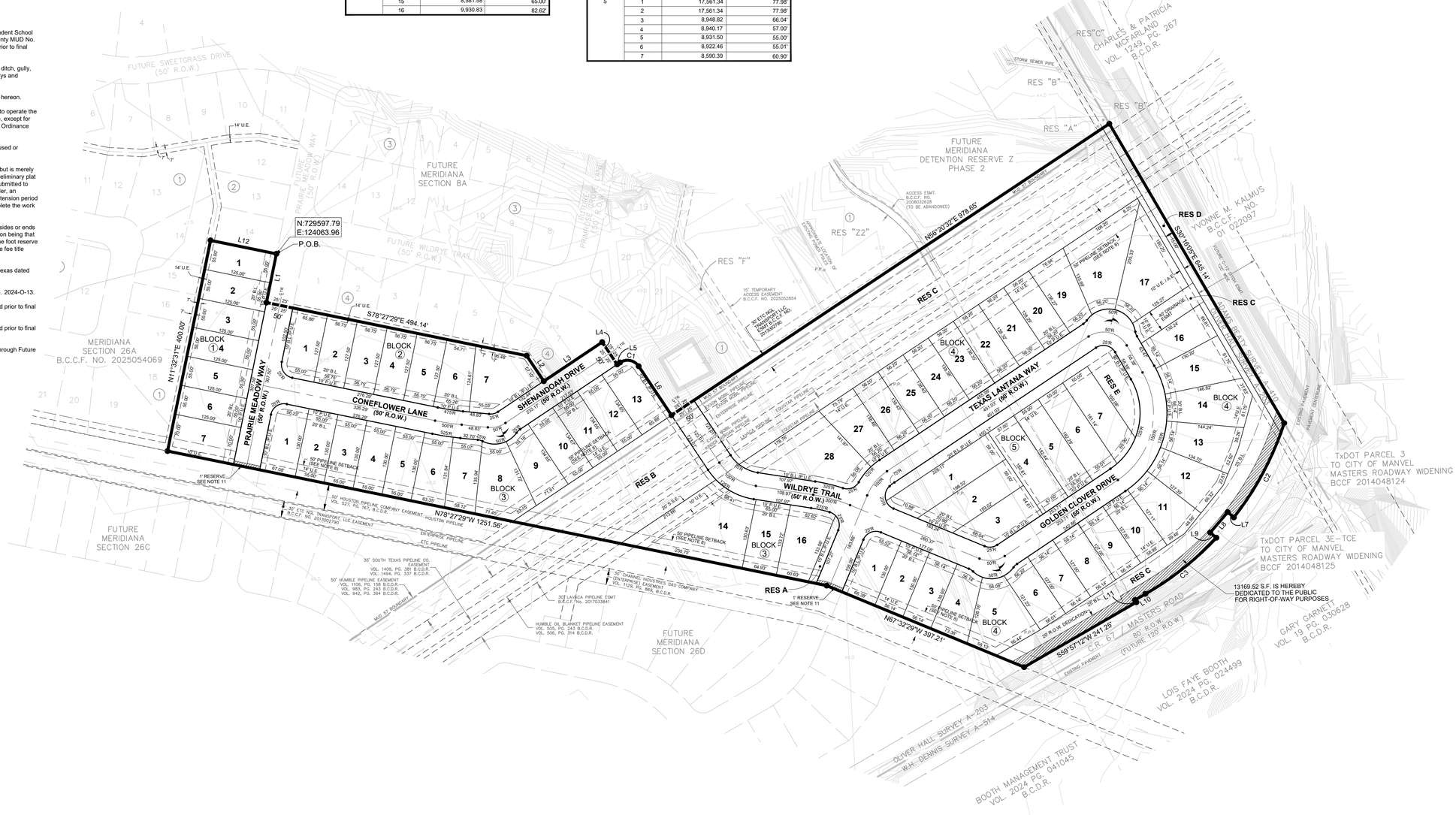


LINE TABLE

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°46'51"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°02'46"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'



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

BENCHMARK(S):

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

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA
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SINCE 1936

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EHRA JOB NO.
081-011-08-02

April 30, 2026

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

Reason for Replat: To Create 65 Single Family Lots and 5 Restricted Reserves

R:\081-011-08-02\Plat\PRLAT\Meridiana Sec 8B_PRLT_20260429.dwg Apr 30, 2026-9:46am Edited by: jmduberger

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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
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10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
TBPE No. F- 726
TBPLS No. 1009300
EHRA JOB NO. 081-011-150

No warranty or representation of intended use, design or proposed improvements are made hereon. All Plans for land or 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	☒	City Council	☐	Both	☐

Date of Request: 04/13/2026 (05/11/2026 PD&Z Meeting)

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 CONTINOUSLY 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: Jared Bowlin or Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com or bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 8A

Being a subdivision of 16.89 acres out of the Oliver Hall Survey, Abstract 203;

also being a partial replat of a portion of lots 4 through 10 of Lulling Stone Section One, as recorded in

Vol. 21, pgs. 267-270 of the Brazoria County Plat Records, City of Manvel, Brazoria County, Texas

Plats:
Preliminary _____
Final x

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

04/13/2026
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 8A - Final Plat
Applicant:	Kaitlin Gile, EHRA
PD&Z Meeting Date:	May 11, 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:	NO

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 southeast of South Inspiration Way.*
- *The proposed plat subdivides a 16.88-acre tract into 58 residential lots, 4 blocks, and 6 reserves designated for landscaping, open space, access, and utility purposes.*
- *The proposed plat conforms to the proposed GDP Amendment No. 24.*
- *The proposed section includes 58 Single family homes lots with a minimum lot width of 55 feet.*
- *The proposed plat generally conforms to the preliminary plat approved in November 2026.*

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - *Meridiana Section 8A Final Plat*

This plat submittal does not address following deficiencies pertaining to Chapter 62, *Subdivision Ordinance, Design Criteria Manual,* and associated *PUD*:

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. Easements shown on the CPL cannot be identified on the plat. Please ensure that all easements listed on the CPL are clearly shown on the plat. If they are not applicable, please remove them from the CPL (section 62-41(b)(5) & (b)(21)).
3. Provide property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (section 62-41(b)(6)).

4. Please complete note 9 (section 62-41(b)(13))
5. Please add drainage to Reserves E and F in the reserve table (section 62-41(b)(13))
6. Please verify the dimensions of C17, C21 and C32 with construction plans (section 62-41(b)(13))
7. Please provide documentation related to Note 22 addressing driveway maintenance responsibility within the proposed Reserve D access easement serving the 1-acre lot, confirming that the benefiting property owner accepts access and maintenance responsibility (Section 62-41(b)(18)).
8. Block 1 exceeds the maximum allowed block length of 1,200 feet. Deviation from the maximum block length requirement is approved by the City's Designated Official (section 62-107, Ord. No. 2024-O-13).

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 8A, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA SECTION 8A where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this _____ day of _____, 20___.

OWNER

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

BY: _____

Print Name: Matt Lawson

Title: President

STATE OF TEXAS §

COUNTY OF HARRIS §

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

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

_____
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 under my supervision on the ground; that all 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 8A 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

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 8A
BEING 16.89 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

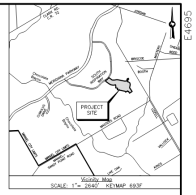
A 16.89 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS; BEING A PORTION OUT OF LOTS 4 THROUGH 10 OF LULLING STONE SECTION ONE, A SUBDIVISION AS PER PLAT RECORDED UNDER VOLUME 21, PAGE (VOL. PG.) 267–270 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND CONVEYED TO GR-M1 UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER'S (B.C.C.F. NO.) 20210010374, 20080417545, 20080417546, 20080340125, 20080280365, 20090127754 AND 20070580102; SAID 16.89 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8–inch iron rod found marking the easterly common corner of Lot 1 of said LULLING STONE SECTION ONE, and the northeast corner of a 1.000 acre tract described by deed recorded under Brazoria County Clerk's File Number (B.C.C.F. NO.) 2006035182;

THENCE, South 30°16'05" East, along the easterly line of said Lot 1, for a distance of 2,442.42 feet to a point;

THENCE, South 59°43'55" West, for a distance of 795.24 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the southeast corner and POINT OF BEGINNING of the herein described tract;

1. THENCE, South 56°13'06" West, for a distance of 182.04 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the southwest corner of the herein described tract;
2. THENCE, North 33°46'54" West, for a distance of 109.67 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the beginning of a tangent curve;
3. THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, on angle of 90°00'00", and a chord bearing North 78°46'51" West, for a distance of 35.36 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the end of curve;
4. THENCE, South 56°13'06" West, for a distance of 9.20 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
5. THENCE, North 33°46'54" West, for a distance of 50.00 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
6. THENCE, South 56°13'06" West, for a distance of 127.99 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
7. THENCE, North 33°46'54" West, for a distance of 57.04 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
8. THENCE, North 78°27'28" West, for a distance of 494.14 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
9. THENCE, North 11°32'31" East, for a distance of 92.50 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
10. THENCE, North 78°27'28" West, for a distance of 125.00 feet feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
11. THENCE, North 11°32'31" East, for a distance of 65.00 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
12. THENCE, North 09°30'41" West, for a distance of 120.62 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
13. THENCE, South 80°29'19" West, for a distance of 120.87 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
14. THENCE, North 87°09'23" West, for a distance of 64.57 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
15. THENCE, North 78°27'28" West, for a distance of 55.50 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
16. THENCE, North 78°03'28" West, for a distance of 54.14 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
17. THENCE, North 67°36'54" West, for a distance of 53.03 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
18. THENCE, North 57°49'48" West, for a distance of 52.77 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
19. THENCE, North 54°21'52" West, for a distance of 242.62 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
20. THENCE, North 33°02'33" West, for a distance of 69.43 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the northwest corner of the herein described tract, in the southerly right–of–way line of South Inspiration Way as per the plat of Meridiana Inspiration Way Phase 2, recorded under File Number 2022029456, B.C.P.R.;
21. THENCE, North 56°57'23" East, along said southerly right–of–way line for a distance of 21.13 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for the beginning of a tangent curve;
22. THENCE, in a northeasterly direction, continuing along said southerly right–of–way line, along the arc of a curve to the left having a radius of 833.00 feet, an arc length of 262.33 feet, an angle of 18°02'41", and a chord bearing North 65°58'52" East, for a distance of 261.24 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the northeast corner of the herein described tract;
23. THENCE, South 54°32'55" East, for a distance of 238.89 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
24. THENCE, South 78°46'05" East, for a distance of 59.86 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
25. THENCE, South 88°36'28" East, for a distance of 61.68 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
26. THENCE, North 82°47'32" East, for a distance of 169.46 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
27. THENCE, South 87°44'45" East, for a distance of 87.28 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
28. THENCE, South 78°27'28" East, for a distance of 394.90 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
29. THENCE, North 87°45'15" East, for a distance of 137.98 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
30. THENCE, North 11°32'31" East, for a distance of 132.59 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
31. THENCE, North 59°57'21" East, for a distance of 79.25 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner in the west line of the called 1.000 acre tract conveyed under 2013038044 B.C.C.F.;
32. THENCE, South 30°02'39" East, along a west line of said 1.000 acre tract, for a distance of 60.00 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner, common to the southwest corner of said 1.000 acre tract;
33. THENCE, South 59°57'21" West, for a distance of 52.27 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
34. THENCE, South 11°32'31" West, for a distance of 137.45 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
35. THENCE, South 78°27'28" East, for a distance of 64.71 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
36. THENCE, South 50°51'45" East, for a distance of 107.73 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
37. THENCE, South 09°54'55" East, for a distance of 104.49 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
38. THENCE, South 11°32'31" West, for a distance of 202.99 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
39. THENCE, South 46°36'38" East, for a distance of 34.31 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
40. THENCE, South 33°47'28" East, for a distance of 230.10 feet to the POINT OF BEGINNING and containing 16.89 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 35, 29 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A 3–STRAND BARBED WIRE FENCE, 3 FEET NORTH OF A 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 8A

BEING A SUBDIVISION OF 16.89 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 4 THROUGH 10 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS. 267–270, OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

58 LOTS 4 BLOCKS 6 RESERVES (0.9232 ACRES)

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

APRIL 13, 2026

ENGINEER/SURVEYOR

EHRA
EMBRACING THE FUTURE SINCE 1955

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

Sht. 1 of 2

JOB NO. 081-011-08-01

PATH:R:\2008\081-011-08\DRAWINGS\PLAT\081011084V-PLTPOSA BY:JAM DATE:2026-01-13

E4695

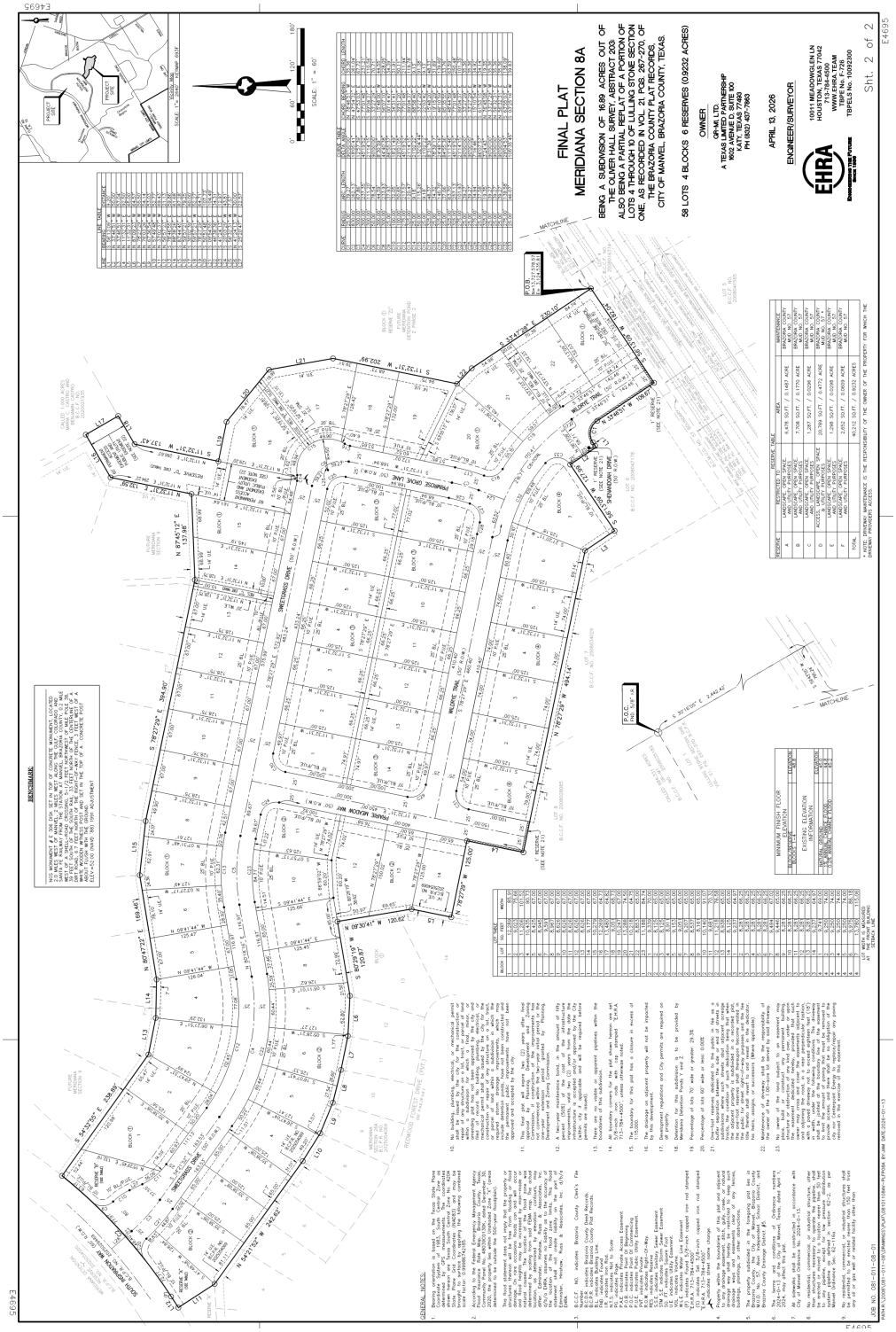
Plat Exhibit

DEVELOPMENT SERVICES DEPARTMENT

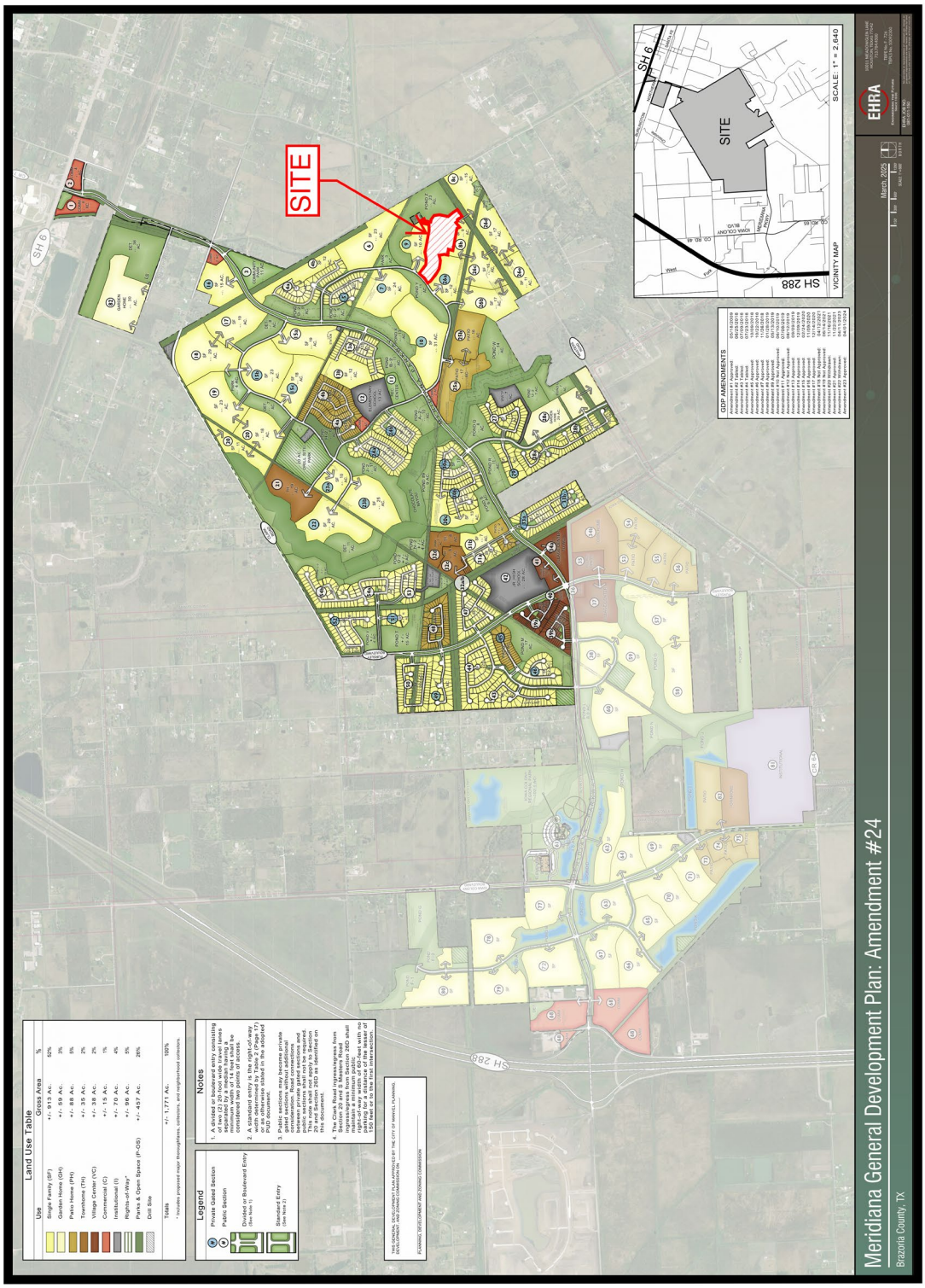
20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

MANVEL CITY ON THE RISE

Plat Exhibit



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



STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 8A, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA SECTION 8A where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this ____ day of _____, 20__.

OWNER

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

BY: _____

Print Name: Matt Lawson

Title: President

STATE OF TEXAS §

COUNTY OF HARRIS §

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

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

_____
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 8A 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

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 8A
BEING 16.89 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

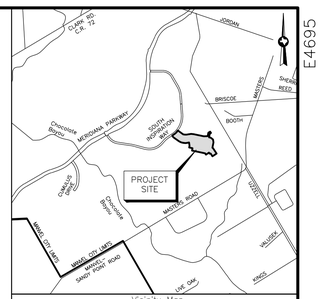
A 16.89 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTACT 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 4 THROUGH 10 OF LULLING STONE SECTION ONE, A SUBDIVISION AS PER PLAT RECORDED UNDER VOLUME 21, PAGE (VOL. PG.) 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND CONVEYED TO GR-M1 UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER'S (B.C.C.F. NO.) 2008016374, 2008041565, 2008047178, 2008034029, 2008028085, 2009012754 AND 2007058092; SAID 16.89 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found marking the easterly common corner of Lot 1 of said LULLING STONE SECTION ONE, and a called 884.331 acre tract described by deed recorded under Brazoria County Clerk's File Number (B.C.C.F. NO.) 2006035182;

THENCE, South 30°16'05" East, along the easterly line of said Lot 1, for a distance of 2,442.42 feet to a point;

THENCE, South 59°43'55" West, for a distance of 795.24 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the southeast corner and POINT OF BEGINNING of the herein described tract;

1. THENCE, South 56°13'09" West, for a distance of 182.04 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the southwest corner of the herein described tract;
2. THENCE, North 33°46'51" West, for a distance of 109.67 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a tangent curve;
3. THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing North 78°46'51" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the end of curve;
4. THENCE, South 56°13'09" West, for a distance of 9.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
5. THENCE, North 33°46'51" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
6. THENCE, South 56°13'09" West, for a distance of 127.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
7. THENCE, North 33°46'51" West, for a distance of 57.04 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
8. THENCE, North 78°27'29" West, for a distance of 494.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
9. THENCE, North 11°32'31" East, for a distance of 92.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner
10. THENCE, North 78°27'29" West, for a distance of 125.00 feet feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
11. THENCE, North 11°32'31" East, for a distance of 65.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
12. THENCE, North 09°30'41" West, for a distance of 120.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
13. THENCE, South 80°29'19" West, for a distance of 120.87 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
14. THENCE, North 87°09'23" West, for a distance of 64.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
15. THENCE, North 78°27'29" West, for a distance of 55.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
16. THENCE, North 76°03'26" West, for a distance of 54.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
17. THENCE, North 67°36'54" West, for a distance of 53.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
18. THENCE, North 57°49'48" West, for a distance of 52.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
19. THENCE, North 54°21'52" West, for a distance of 242.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
20. THENCE, North 33°02'37" West, for a distance of 69.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northwest corner of the herein described tract in the southerly right-of-way line of South Inspiration Way as per the plat of Meridiana Inspiration Way Phase 2, recorded under File Number 2025029469, B.C.P.R.;
21. THENCE, North 56°57'23" East, along said southerly right-of-way line for a distance of 21.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the beginning of a tangent curve;
22. THENCE, in a northeasterly direction, continuing along said southerly right-of-way line, along the arc of a curve to the left having a radius of 830.00 feet, an arc length of 262.13 feet, an angle of 18°05'41", and a chord bearing North 47°54'32" East, for a distance of 261.04 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northeast corner of the herein described tract;
23. THENCE, South 54°32'55" East, for a distance of 238.89 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
24. THENCE, South 78°46'55" East, for a distance of 59.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
25. THENCE, South 88°38'26" East, for a distance of 61.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
26. THENCE, North 80°47'22" East, for a distance of 169.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
27. THENCE, South 83°44'45" East, for a distance of 87.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
28. THENCE, South 78°27'29" East, for a distance of 394.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
29. THENCE, North 87°45'12" East, for a distance of 137.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
30. THENCE, North 11°32'31" East, for a distance of 132.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
31. THENCE, North 59°57'21" East, for a distance of 79.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the west line of the called 1.000 acre tract conveyed under 2013038044 B.C.C.F.;
32. THENCE, South 30°02'39" East, along a west line of said 1.000 acre tract, for a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner, common to the southwest corner of said 1.000 acre tract;
33. THENCE, South 59°57'21" West, for a distance of 52.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
34. THENCE, South 11°32'31" West, for a distance of 137.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
35. THENCE, South 78°27'29" East, for a distance of 64.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
36. THENCE, South 50°51'48" East, for a distance of 107.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
37. THENCE, South 09°54'55" East, for a distance of 104.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
38. THENCE, South 11°32'31" West, for a distance of 202.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
39. THENCE, South 46°38'38" East, for a distance of 34.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
40. THENCE, South 33°47'28" East, for a distance of 230.10 feet to the POINT OF BEGINNING and containing 16.89 acres of land.



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

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 8A

BEING A SUBDIVISION OF 16.89 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 4 THROUGH 10 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS. 267-270, OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

58 LOTS 4 BLOCKS 6 RESERVES (0.9232 ACRES)

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

APRIL 13, 2026

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936

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

JOB NO. 081-011-08-01

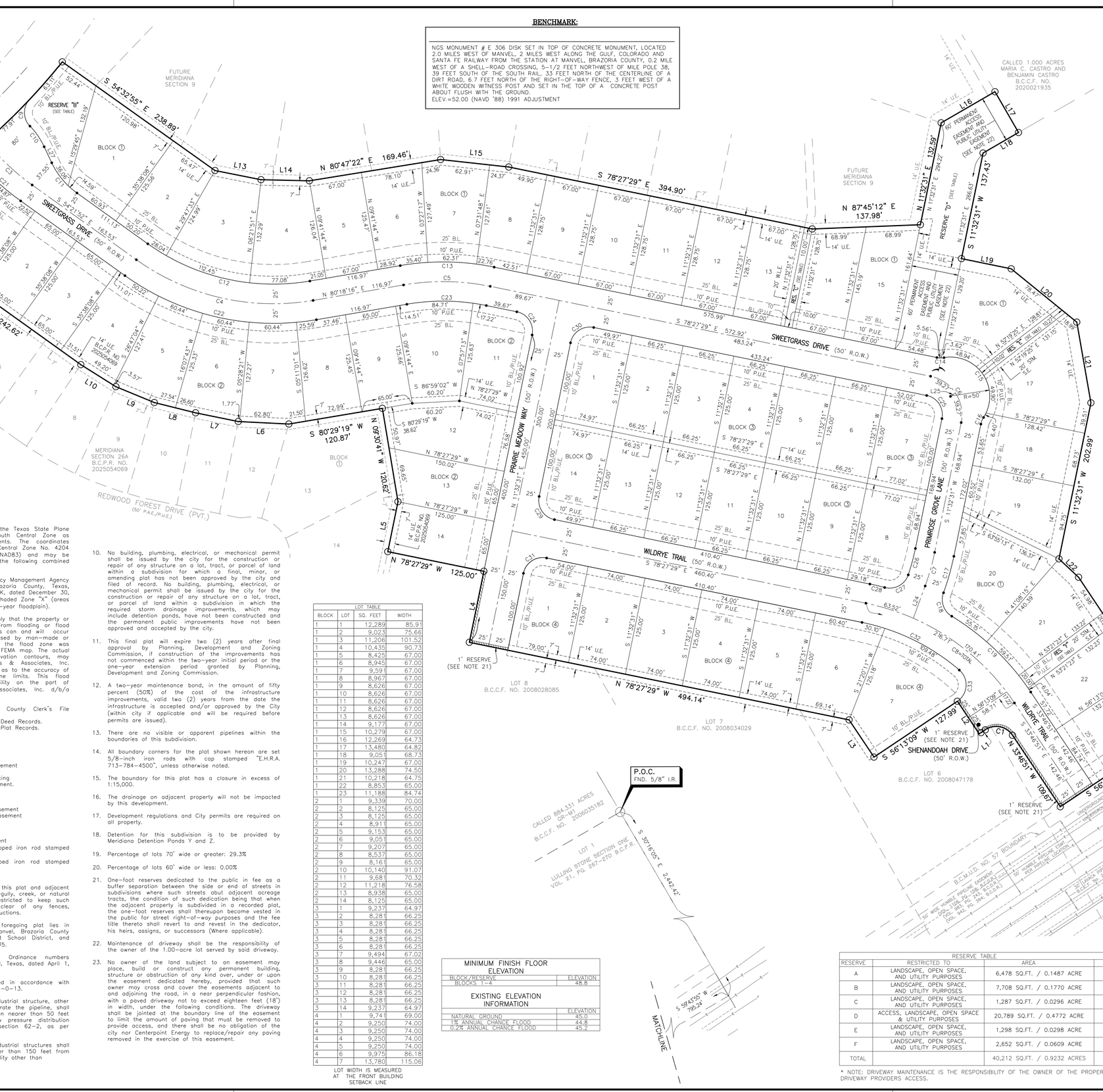
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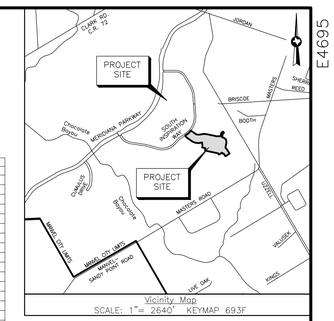
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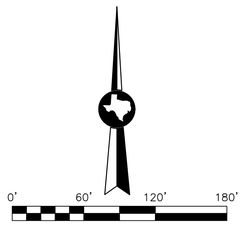
E4695

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







LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 56°13'09" W	9.20'
L2	N 33°46'51" W	50.00'
L3	N 33°46'51" W	57.04'
L4	N 11°32'31" E	92.50'
L5	N 11°32'31" E	65.00'
L6	N 87°09'23" W	64.57'
L7	N 78°27'29" W	55.50'
L8	N 76°03'26" W	54.14'
L9	N 67°36'54" W	53.03'
L10	N 57°49'48" W	52.77'
L11	N 33°02'37" W	69.43'
L12	N 56°57'23" E	21.13'
L13	S 78°46'55" E	59.86'
L14	S 88°38'26" E	61.68'
L15	S 83°44'45" E	87.28'
L16	N 59°57'21" E	79.25'
L17	S 30°02'39" E	60.00'
L18	S 59°57'21" W	52.27'
L19	S 78°27'29" E	64.71'
L20	S 50°51'48" E	107.73'
L21	S 09°54'55" E	104.49'
L22	S 46°38'38" E	34.31'
L23	S 41°24'13" E	12.97'
L24	S 20°03'29" W	43.81'
L25	S 56°32'31" W	7.57'
L26	N 41°24'13" W	30.00'
L27	S 25°20'47" E	22.57'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	N 78°46'51" W	35.36'
C2	830.00'	262.13'	18°05'41"	N 47°54'32" E	261.04'
C3	300.00'	67.86'	12°57'39"	S 47°53'03" E	67.72'
C4	300.00'	237.35'	45°19'52"	S 77°01'48" E	231.21'
C5	300.00'	111.20'	21°14'15"	S 89°04'37" E	110.56'
C6	50.00'	78.54'	90°00'00"	S 33°27'29" E	70.71'
C7	300.00'	44.59'	8°30'59"	S 15°48'00" W	44.55'
C8	300.00'	233.93'	44°40'38"	S 56°07'10" E	228.05'
C9	25.00'	37.93'	86°55'37"	S 00°14'47" E	34.39'
C10	100.00'	32.05'	18°21'49"	S 34°31'41" E	31.91'
C11	100.00'	50.65'	29°01'05"	S 39°51'20" E	50.11'
C12	275.00'	217.57'	45°19'52"	S 77°01'48" E	211.94'
C13	325.00'	120.47'	21°14'15"	S 89°04'37" E	119.78'
C14	25.00'	9.18'	21°02'22"	S 88°58'40" E	9.13'
C15	50.00'	115.26'	132°04'44"	S 33°27'29" E	91.38'
C16	25.00'	9.18'	21°02'22"	S 22°03'42" W	9.13'
C17	325.00'	48.37'	8°31'39"	S 15°48'20" W	48.33'
C18	25.00'	34.32'	78°39'17"	S 19°15'29" E	31.69'
C19	325.00'	140.70'	24°48'16"	S 46°10'59" E	139.60'
C20	25.00'	37.06'	84°55'56"	S 85°35'59" E	33.76'
C21	325.00'	63.70'	11°13'46"	S 48°44'59" E	63.59'
C22	325.00'	257.13'	45°19'52"	S 77°01'48" E	250.48'
C23	275.00'	101.93'	21°14'15"	S 89°04'37" E	101.35'
C24	25.00'	39.27'	90°00'00"	S 33°27'29" E	35.36'
C25	25.00'	39.27'	90°00'00"	S 33°27'29" E	35.36'
C26	275.00'	34.94'	7°16'46"	S 15°10'54" W	34.92'
C27	25.00'	37.58'	86°07'57"	S 61°53'15" W	34.14'
C28	325.00'	19.35'	3°24'43"	N 76°45'08" W	19.35'
C29	25.00'	39.27'	90°00'00"	N 33°27'29" W	35.36'
C30	25.00'	39.27'	90°00'00"	N 56°32'31" E	35.36'
C31	25.00'	39.27'	90°00'00"	N 56°32'31" E	35.36'
C32	275.00'	139.58'	29°04'53"	S 63°55'03" E	138.09'
C33	25.00'	46.07'	105°35'45"	S 03°25'16" W	39.83'

LOT TABLE			
BLOCK	LOT	SQ. FEET	WIDTH
1		12,289	85.91
1	2	9,023	75.66
1	3	11,206	101.52
1	4	10,435	90.73
1	5	8,425	67.00
1	6	8,945	67.00
1	7	9,591	67.00
1	8	8,967	67.00
1	9	8,626	67.00
1	10	8,626	67.00
1	11	8,626	67.00
1	12	8,626	67.00
1	13	8,626	67.00
1	14	9,177	67.00
1	15	10,279	67.00
1	16	12,269	64.73
1	17	13,480	64.82
1	18	9,051	68.73
1	19	10,247	67.00
1	20	13,288	74.50
1	21	10,218	64.75
1	22	8,853	65.00
1	23	11,188	84.74
2	1	9,339	70.00
2	2	8,125	65.00
2	3	8,125	65.00
2	4	8,911	65.00
2	5	9,153	65.00
2	6	9,051	65.00
2	7	9,207	65.00
2	8	8,537	65.00
2	9	8,161	65.00
2	10	10,140	91.07
2	11	9,681	70.32
2	12	11,218	76.58
2	13	8,938	65.00
2	14	8,125	65.00
3	1	9,237	64.97
3	2	8,281	66.25
3	3	8,281	66.25
3	4	8,281	66.25
3	5	8,281	66.25
3	6	8,281	66.25
3	7	9,494	67.02
3	8	9,446	65.00
3	9	8,281	66.25
3	10	8,281	66.25
3	11	8,281	66.25
3	12	8,281	66.25
3	13	8,281	66.25
3	14	9,237	64.97
4	1	9,741	69.00
4	2	9,250	74.00
4	3	9,250	74.00
4	4	9,250	74.00
4	5	9,250	74.00
4	6	9,975	86.18
4	7	13,780	115.06

LOT WIDTH IS MEASURED AT THE FRONT BUILDING SETBACK LINE

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCKS 1-4	48.8

EXISTING ELEVATION INFORMATION	
	ELEVATION
NATURAL GROUND	45.0
1% ANNUAL CHANCE FLOOD	44.8
0.2% ANNUAL CHANCE FLOOD	45.2

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	6,478 SQ.FT. / 0.1487 ACRE	BRAZORIA COUNTY MUD NO. 57
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	7,708 SQ.FT. / 0.1770 ACRE	BRAZORIA COUNTY MUD NO. 57
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1,287 SQ.FT. / 0.0296 ACRE	BRAZORIA COUNTY MUD NO. 57
D	ACCESS, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	20,789 SQ.FT. / 0.4772 ACRE	BRAZORIA COUNTY MUD NO. 57
E	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1,298 SQ.FT. / 0.0298 ACRE	BRAZORIA COUNTY MUD NO. 57
F	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	2,652 SQ.FT. / 0.0609 ACRE	BRAZORIA COUNTY MUD NO. 57
TOTAL		40,212 SQ.FT. / 0.9232 ACRES	

* NOTE: DRIVEWAY MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY FOR WHICH THE DRIVEWAY PROVIDERS ACCESS.

GENERAL NOTES:

1. 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.

2. 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" (areas determined to be outside the 500-year floodplain).

   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.

3. B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
   B.C.D.R. indicates Brazoria County Deed Records.
   B.C.P.R. indicates Brazoria County Plat Records.
   B.L. indicates Building Line.
   FND. indicates Found
   I.R. indicates Iron Rod.
   N.T.S. indicates Not to Scale
   PG. indicates Page.
   P.A.E. indicates Private Access Easement
   P.O.B. indicates Point Of Beginning
   P.O.C. indicates Point Of Commencing
   P.U.E. indicates Public Utility Easement.
   PVT. indicates Private
   R.O.W. indicates Right-Of-Way.
   RES. indicates Reserve
   S.S.E. indicates Sanitary Sewer Easement
   STM S.E. indicates Storm Sewer Easement
   SQ. FT. indicates Square Foot
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
   W.L.E. indicates Water Line Easement
   (F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
   (S) indicates Set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
   ↖ indicates street name change.

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 any fences, buildings, plantings, or other obstructions.

5. 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.

6. The terms and conditions of Ordinance numbers 2024-0-13 of the City of Manvel, Texas, dated April 1, 2024, may affect this plat.

7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.

8. 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.

9. 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

10. 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.

11. This final plat will expire two (2) years after final approval by Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Planning, Development and Zoning Commission.

12. 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).

13. There are no visible or apparent pipelines within the boundaries of this subdivision.

14. 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.

15. The boundary for this plat has a closure in excess of 1:15,000.

16. The drainage on adjacent property will not be impacted by this development.

17. Development regulations and City permits are required on all property.

18. Detention for this subdivision is to be provided by Meridiana Detention Ponds Y and Z.

19. Percentage of lots 70' wide or greater: 29.3%

20. Percentage of lots 60' wide or less: 0.00%

21. One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors (Where applicable).

22. Maintenance of driveway shall be the responsibility of the owner of the 1.00-acre lot served by said driveway.

23. 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 and cover the easements adjacent to and adjoining the road, in a near perpendicular fashion, with a paved driveway not to exceed eighteen feet (18') in width, under the following conditions. The driveway shall be jointed 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 in the exercise of this easement.

FINAL PLAT
MERIDIANA SECTION 8A

BEING A SUBDIVISION OF 16.89 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 4 THROUGH 10 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS. 267-270, OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

58 LOTS 4 BLOCKS 6 RESERVES (0.9232 ACRES)

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

APRIL 13, 2026

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

Sht. 2 of 2

JOB NO. 081-011-08-01

PATH:R:\2008\081-011-08\DRAWINGS\PLAT\08101108AV-PLFP08A BY:JAM DATE:2026-01-13

E4695

E4695

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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
TBPE No. F- 726
TBPLS No. 1009300
EHRA JOB NO. 081-011-150

No warranty or representation of intended use, design or proposed improvements are made hereon. All Plans for land or 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	■	City Council	☐	Both	☐

Date of Request: 04/13/2026 (05/11/2026 PD&Z Meeting)

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 CONTINOUSLY 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: Jared Bowlin or Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com or bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Detention Reserve E-2

Being a subdivision of 6.135 acres out of the Oliver Hall Survey, Abstract 203;

City of Manvel, Brazoria County, Texas

Plats:
Preliminary _____
Final x

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

04/13/2026
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 Detention Reserve E-2- Final Plat
Applicant:	Kaitlin Gile– EHRA
PD&Z Meeting Date:	May 11, 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 reserve within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 24th amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on August 4, 2025.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57 and Brazoria County Drainage District No. 5.*
- *Subject site abuts the western side of future Meridiana Section 17 which is located along the west side of Meridiana parkway.*
- *The proposed plat includes 6.135 acres and creates 1 Block and 1 Reserve for detention, drainage, recreational, landscaping, open space, and utility purposes.*
- *The proposed plat generally conforms to the preliminary plat approved in October 2025.*

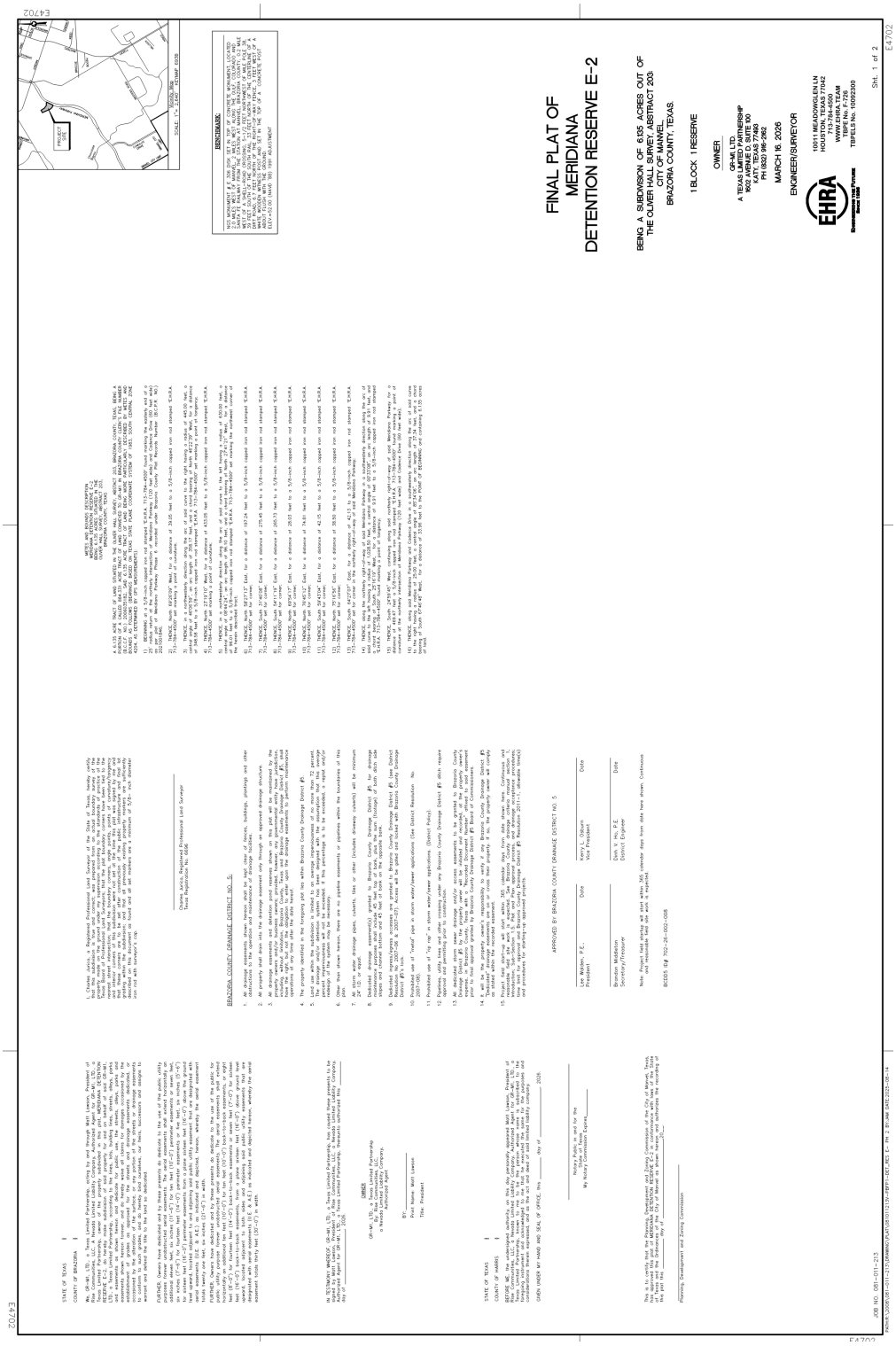
STAFF RECOMMENDATION

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

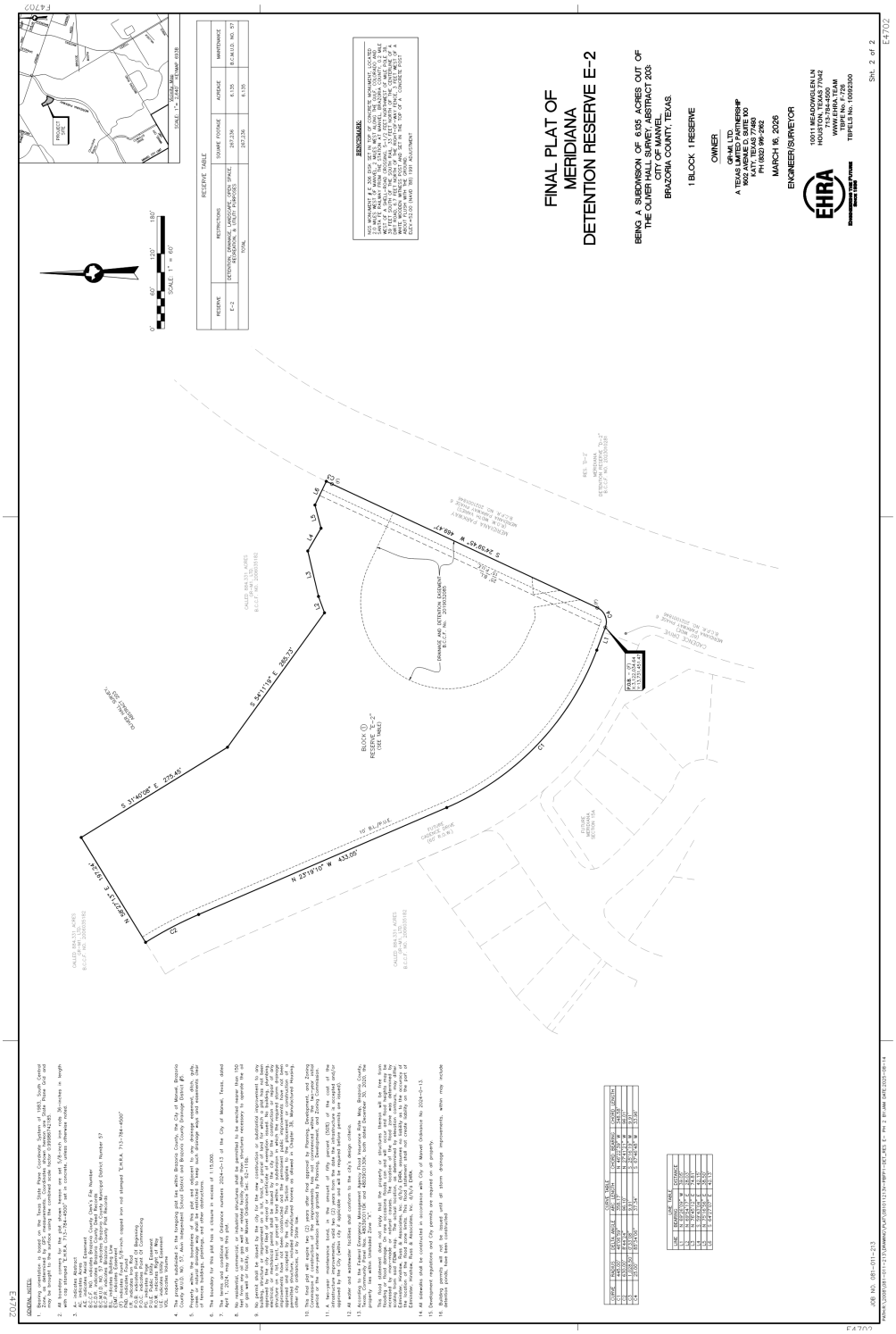
1. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(4)).
2. Easements shown on the CPL cannot be identified on the plat. Please ensure that all easements listed on the CPL are clearly shown on the plat. If they are not applicable, please remove them from the CPL (Section 62-41 (b)(5) & (b)(21)).
3. Provide property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(6)).
4. Please revise the date format on the plat by replacing the period with a comma (Section 62-41 (b)(9)).

5. Please label Future Section 15B Phase 1, Section 17, and Section 18 in accordance with the approved GDP (Section 62-41 (b)(1)).
6. Please provide a certificate of approval, signed by the applicable drainage district, to be included on the face of the plat, as the drainage district requires this for compliance (Mylar and electronic copies) (Section 62-41 (b)(19)).
7. Please revise Note 16 from "… within … "to "… which…" (Section 62-41 (b)(23)).

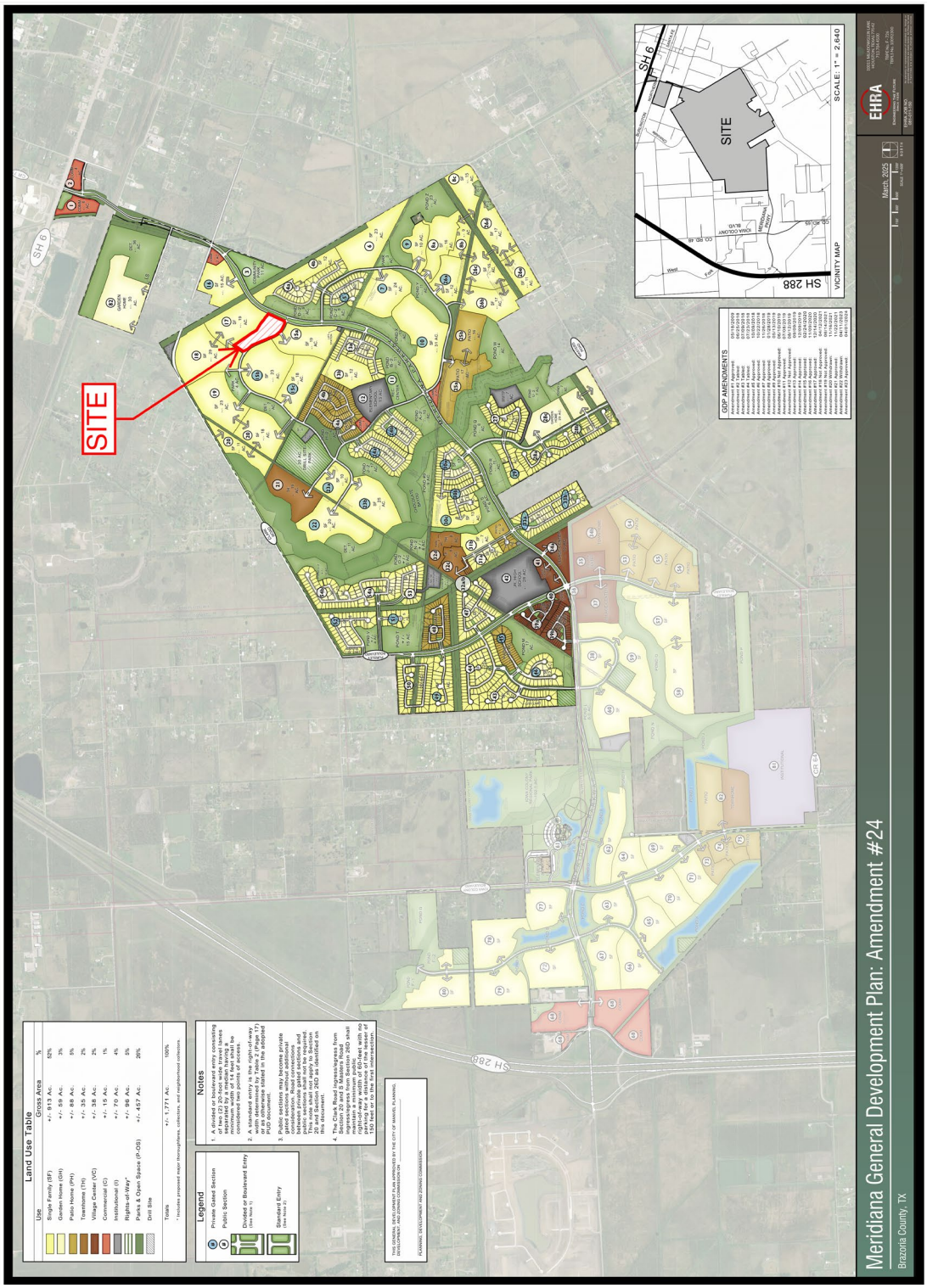
Plat Exhibit



Plat Exhibit



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



STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA DETENTION RESERVE E-2, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

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

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

OWNER

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

BY: _____

Print Name: Matt Lawson

Title: President

STATE OF TEXAS §

COUNTY OF HARRIS §

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

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

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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of MERIDIANA DETENTION RESERVE E-2 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

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

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

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

1. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
2. All property shall drain into the drainage easement only through an approved drainage structure.
3. All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, any governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
4. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
5. Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
6. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
7. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
8. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
9. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
10. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
11. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
12. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
13. All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
14. It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
15. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

_____ _____
Lee Walden, P.E., Date
President

_____ _____
Kerry L. Osburn Date
Vice President

_____ _____
Brandon Middleton
Secretary/Treasurer

_____ _____
Dinh V. Ho, P.E. Date
District Engineer

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

BCDD5 ID# 702-26-002-008

METES AND BOUNDS DESCRIPTION
MERIDIANA DETENTION RESERVE E-2
BEING 6.135 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 6.135 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTACT 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 884.331 ACRE TRACT OF LAND CONVEYED TO GR-M1 IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 6.135 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

1) BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the easterly end of a 25' radius return at the northerly intersection of Meridiana Parkway (120 feet wide) and Cadence Drive (60 feet wide) as per plat of Meridiana Parkway Phase 6 recorded under Brazoria County Plat Records Number (B.C.P.R. NO.) 2021001846;

2) THENCE, North 69°26'09" West, for a distance of 39.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

3) THENCE, in a northwesterly direction along the arc of said curve to the right having a radius of 445.00 feet, a central angle of 46°06'59", an arc length of 358.17 feet, and a chord bearing of North 46°22'39" West, for a distance of 348.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

4) THENCE, North 23°19'10" West, for a distance of 433.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

5) THENCE, in a northwesterly direction along the arc of said curve to the left having a radius of 630.00 feet, a central angle of 08°44'24", an arc length of 96.10 feet, and a chord bearing of North 27°41'21" West, for a distance of 96.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwest corner of the herein described tract;

6) THENCE, North 58°27'13" East, for a distance of 197.24 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, South 31°40'08" East, for a distance of 275.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, South 54°11'19" East, for a distance of 265.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 69°54'17" East, for a distance of 28.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 76°45'12" East, for a distance of 74.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 59°43'04" East, for a distance of 42.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

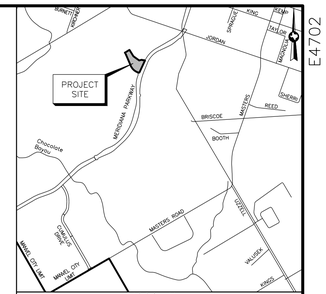
12) THENCE, North 75°16'56" East, for a distance of 38.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, South 64°27'07" East, for a distance of 42.13 to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the northerly right-of-way of said Meridiana Parkway;

14) THENCE, along the northerly right-of-way of said Meridiana Parkway in a southwesterly direction along the arc of said curve to the left having a radius of 1,028.50 feet, a central angle of 00°33'08", an arc length of 9.91 feet, and a chord bearing of South 25°16'19" West, for a distance of 9.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;

15) THENCE, South 24°59'45" West, continuing along said northerly right-of-way of said Meridiana Parkway for a distance of 469.47 feet a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of curvature at the northerly intersection of Meridiana Parkway (120 feet wide) and Cadence Drive (60 feet wide);

16) THENCE, along said Meridiana Parkway and Cadence Drive in a southwesterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 85°34'06", an arc length of 37.34 feet, and a chord bearing of South 67°46'48" West, for a distance of 33.96 feet to the POINT OF BEGINNING and containing 6.135 acres of land.


PROJECT SITE
MERIDIANA PARKWAY
Cadence Drive
MASTERS ROAD
CRYSTAL CREEK DRIVE
WHITE OAK DR
WHITE OAK DR
BRISCOE
BOOTH
REED
JORDAN
SHADOW CREEK RANCH
SCARLET OAK DR
MORNING MIST DR
SUNSET RIDGE
SUNSET RIDGE
SUNSET RIDGE

E4702

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements. Coordinates shown hereon are State Plane Grid and may be brought to the surface using the combined scale factor 0.99986742185.

2. All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.

3. A- indicates Abstract
AC. indicates Acres
A.E. indicates Aerial Easement
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. NO. 57 indicates Brazoria County Municipal District Number 57
B.C.P.R. indicates Brazoria County Plat Records
B.L. indicates Building Line
ESMT. indicates Easement
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
FND. indicates Found
I.R. indicates Iron Rod
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point Of Commencing
PG. indicates Page
P.U.E. Public Utility Easement
R.O.W. indicates Right of Way
U.E. indicates Utility Easement
VOL. indicates Volume

4. The property subdivided in the foregoing plat lies within Brazoria County, the City of Manvel, Brazoria County M.U.D. NO. 57, Alvin Independent School District and Brazoria County Drainage District #5.

5. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.

6. The boundary for this plat has a closure in excess of 1:15,000.

7. The terms and conditions of Ordinance numbers 2024-0-13 of the City of Manvel, Texas, dated April 1, 2024, may affect this plat.

8. 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.

9. No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.

10. This final plat will expire two (2) years after final approval by Planning, Development, and Zoning Commission if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Planning, Development, and Zoning Commission.

11. 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).

12. All water and wastewater facilities shall conform to the city's design criteria.

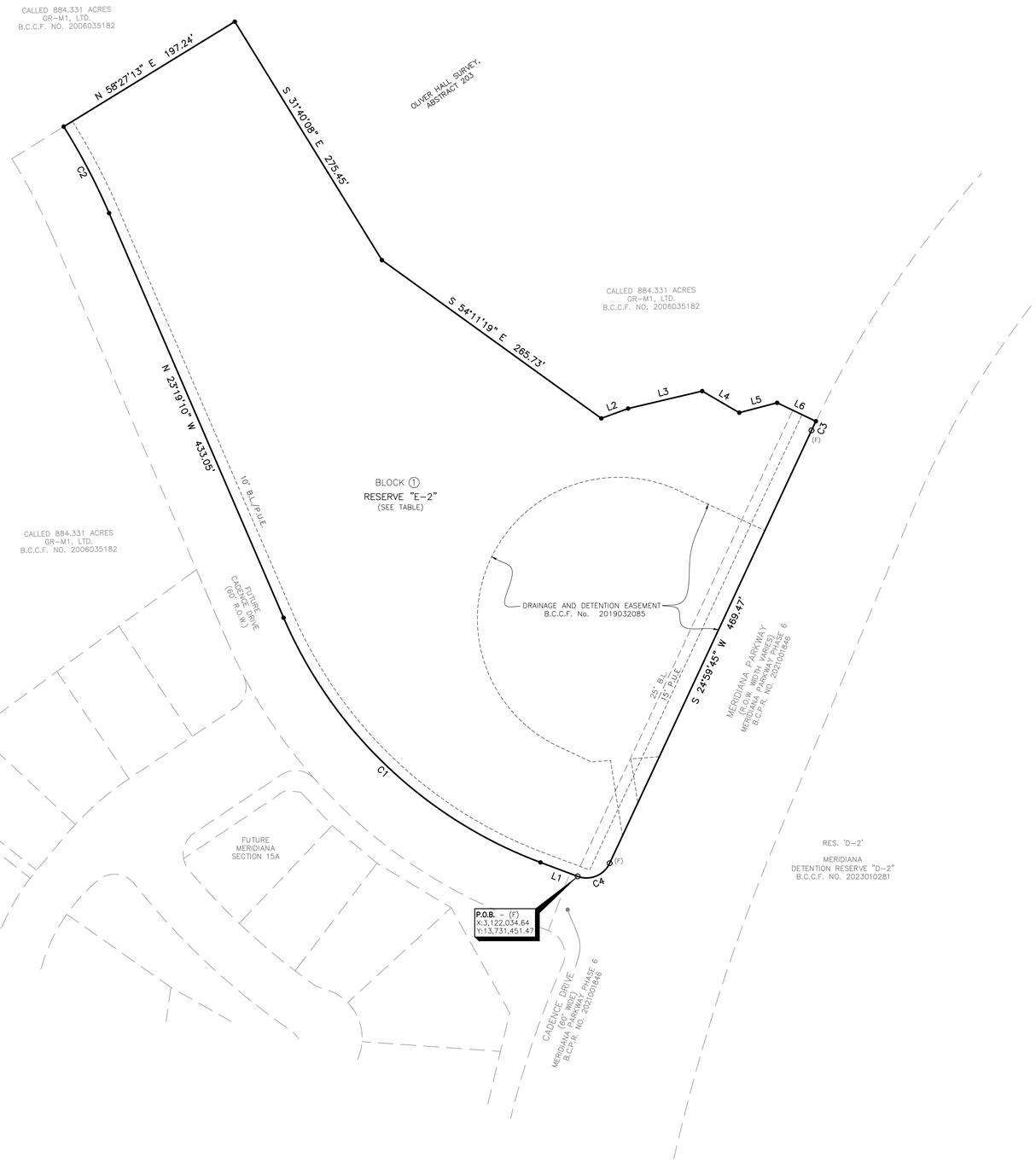
13. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel Nos. 48039C0110K and 48039C0130K, both dated December 30, 2020, the property lies within Unshaded Zone "X".

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.

14. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No 2024-0-13.

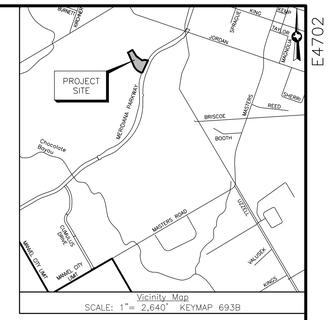
15. Development regulations and City permits are required on all property.

16. Building permits will not be issued until all storm drainage improvements, within may include detention ponds, have been constructed



0' 60' 120' 180'

SCALE: 1" = 60'



Vicinity Map
SCALE: 1"= 2,640' KEYMAP 693B

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE	MAINTENANCE
E-2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	267,236	6.135	B.C.M.U.D. NO. 57
TOTAL		267,236	6.135	

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

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	445.00'	46°06'59"	358.17'	N 46°22'39" W	348.58'
C2	630.00'	8°44'24"	96.10'	N 27°41'21" W	96.01'
C3	1,028.50'	0°33'08"	9.91'	S 25°16'19" W	9.91'
C4	25.00'	85°34'06"	37.34'	S 67°46'48" W	33.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 69°26'09" W	39.05'
L2	N 69°54'17" E	28.03'
L3	N 76°45'12" E	74.81'
L4	S 59°43'04" E	42.15'
L5	N 75°16'56" E	38.50'
L6	S 64°27'07" E	42.13'

FINAL PLAT OF MERIDIANA DETENTION RESERVE E-2

BEING A SUBDIVISION OF 6.135 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER

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

MARCH 16, 2026

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936
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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
TBPE No. F- 726
TBPLS No. 1009300
EHRA JOB NO. 081-011-150

No warranty or representation of intended use, design or proposed improvements are made hereon. All Plans for land or 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	☒	City Council	☐	Both	☐

Date of Request: 04/13/2026 (05/11/2026 PD&Z Meeting)

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 CONTINOUSLY 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: Jared Bowlin or Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com or bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Brazoria County MUD No. 57 Water Plant No. 2 being a subdivision of 1.063 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas

Plats:
Preliminary _____
Final X

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

04/13/2026
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:	Brazoria County MUD No. 57 Water Plant No. 2 - Final Plat
Applicant:	Kaitlin Gile – EHRA
PD&Z Meeting Date:	May 11, 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 creates a 1.063 acres reserve for water plant site 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 the Planning, Development, and Zoning Commission on August 04, 2025.*
- *The subject site is located within the City of Manvel and falls under the jurisdiction of Brazoria County Drainage District No. 5.*
- *The proposed site is located along the north side of Cadence Drive, next to the Drill Site Reserve to the west (See Master Plan).*
- *The proposed plat generally conforms to the preliminary plat approved in July 2025.*

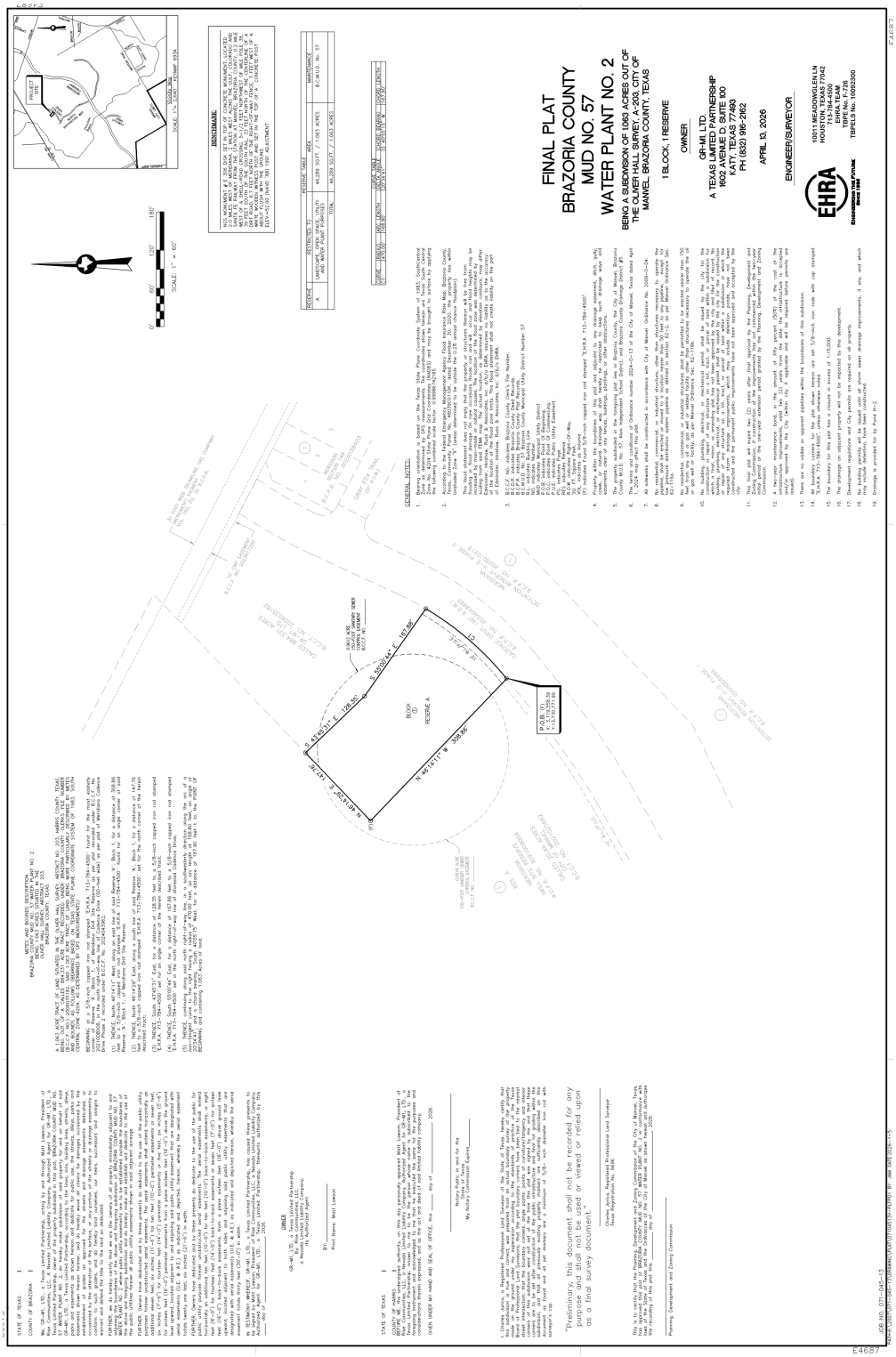
STAFF RECOMMENDATION

The City staff recommends approval of the Brazoria County MUD No. 57 Water Plant No. 2 Final Plat with the following conditions:

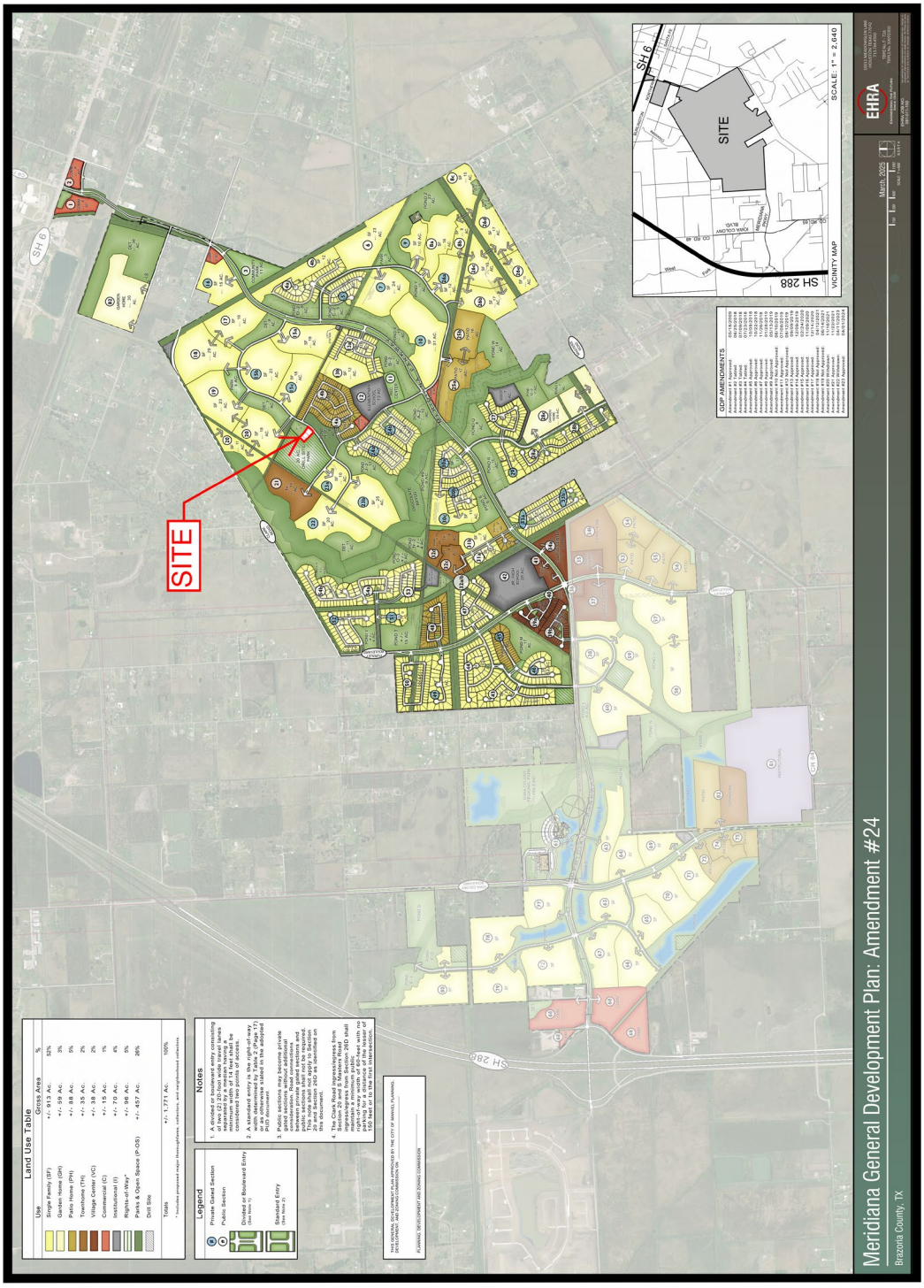
1. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (section 62-41(b)(4)).
2. The CPL metes and bounds description, field notes, and title block must all match. Please revise for consistency and accuracy (section 62-41(b)(5) & (b)(7) & (b)(21)).
3. Easements shown on the CPL cannot be identified on the plat. Please ensure that all easements listed on the CPL are clearly shown on the plat. If they are not applicable, please remove them from the CPL (section 62-41(b)(5) & (b)(21)).
4. Provide property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (section 62-41(b)(6)).
5. Please fill in the blanks of the recording information on the plat (section 62-41(b)(18)).

6. Please revise Note 7 to update the ordinance reference from “2009-O-04” to “2024-O-13” (Section 62-41(b)(22)).
7. Please remove Note 18, as it applies to residential subdivisions and this site is not residential. If the note is to remain, revise it to remove the phrase “…if any…” (Section 62-41(b)(23)).

Plat Exhibit



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



STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, BRAZORIA COUNTY MUD NO. 57 WATER PLANT NO. 2, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of BRAZORIA COUNTY MUD NO. 57 WATER PLANT NO. 2 where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

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

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

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.

"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."

_____
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 BRAZORIA COUNTY MUD NO. 57 WATER PLANT NO. 2 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
BRAZORIA COUNTY MUD NO. 57 WATER PLANT NO. 2
BEING 1.063 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 1.063 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTACT NO. 203, HARRIS COUNTY, TEXAS, BEING OUT OF A CALLED 884.331 ACRE TRACT RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 1.063 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the most easterly corner of Reserve "A", Block 1, of Meridiana Drill Site Reserve as per plat recorded under B.C.C.F. No. 2021008008, in the north right-of-way line of Cadence Drive (60-feet wide) as per plat of Meridiana Cadence Drive Phase 2 recorded under B.C.C.F. No. 2024043962;

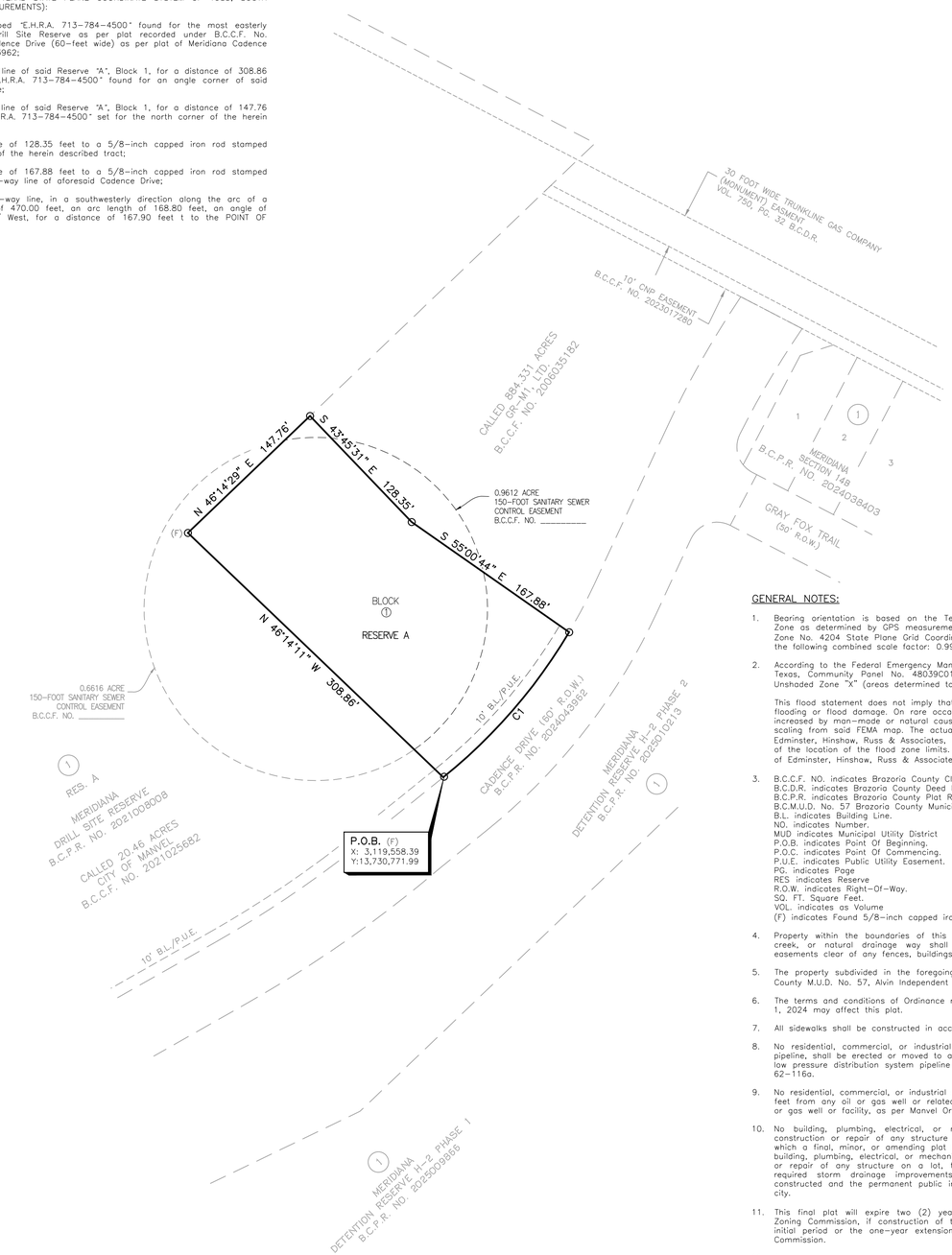
(1) THENCE, North 46°14'11" West, along an east line of said Reserve "A", Block 1, for a distance of 308.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle corner of said Reserve "A", Block 1, of Meridiana Drill Site Reserve;

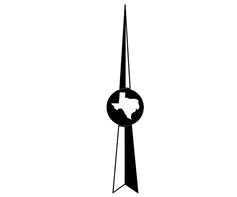
(2) THENCE, North 46°14'29" East, along a south line of said Reserve "A", Block 1, for a distance of 147.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the north corner of the herein described tract;

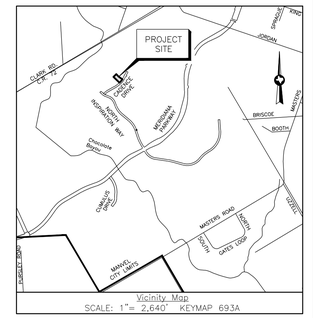
(3) THENCE, South 43°45'31" East, for a distance of 128.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle corner of the herein described tract;

(4) THENCE, South 55°00'44" East, for a distance of 167.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the north right-of-way line of aforesaid Cadence Drive;

(5) THENCE, continuing along said north right-of-way line, in a southwesterly direction along the arc of a non-tangent curve to the right having a radius of 470.00 feet, an arc length of 168.80 feet, an angle of 20°34'41", and a chord bearing South 40°55'15" West, for a distance of 167.90 feet t to the POINT OF BEGINNING and containing 1.063 Acres of land.







Vicinity Map
SCALE: 1"= 2,640' KEYMAP 693A

BENCHMARK:

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MERIDIANA, 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

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, UTILITY AND WATER PLANT PURPOSES	46,289 SQ.FT. / 1.063 ACRES	B.C.M.U.D. No. 57
	TOTAL	46,289 SQ.FT. / 1.063 ACRES	

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	470.00'	168.80'	20°34'41"	S 40°55'15" W	167.90'

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.

2. 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" (areas determined to be outside the 0.2% annual chance floodplain).

   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.

3. B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
   B.C.D.R. indicates Brazoria County Deed Records.
   B.C.P.R. indicates Brazoria County Plat Records.
   B.C.M.U.D. No. 57 Brazoria County Municipal Utility District Number 57
   B.L. indicates Building Line.
   NO. indicates Number.
   MUD indicates Municipal Utility District
   P.O.B. indicates Point Of Beginning.
   P.O.C. indicates Point Of Commencing.
   P.U.E. indicates Public Utility Easement.
   PG. indicates Page
   RES indicates Reserve
   R.O.W. indicates Right-Of-Way.
   SQ. FT. Square Feet.
   VOL. indicates as Volume
   (F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500".

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 any fences, buildings, plantings, or other obstructions.

5. 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.

6. The terms and conditions of Ordinance number 2024-0-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.

7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.

8. 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.

9. 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.

10. 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.

11. 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 initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.

12. 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).

13. There are no visible or apparent pipelines within the boundaries of this subdivision.

14. 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.

15. The boundary for this plat has a closure in excess of 1:15,000.

16. The drainage on adjacent property will not be impacted by this development.

17. Development regulations and City permits are required on all property.

18. No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.

19. Drainage is provided for by Pond H-2.

FINAL PLAT
BRAZORIA COUNTY MUD NO. 57
WATER PLANT NO. 2

BEING A SUBDIVISION OF 1.063 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

1 BLOCK, 1 RESERVE

OWNER

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

APRIL 13, 2026

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

JOB NO. 071-045-13

PATH:R:\2007\071-045-13\DRAWING\PLAT\07104513V-PLFP01 BY: JAM DATE:2026-1-5

E4687

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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
TBPE No. F- 726
TBPLS No. 1009300
EHRA JOB NO. 081-011-150

No warranty or representation of intended use, design or proposed improvements are made hereon. All Plans for land or 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 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☐

Date of Request: 3/16/2026

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE FIRST AND THIRD MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND SECOND AND FOURTH MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINOUSLY 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: Brian Edwards

Daytime Phone: 713.657.6010 Fax Number: _____

E-mail Address: bedwards@lja.com

Description of Request and Physical Address:
Consideration and possible action of the minor plat of Pomona Commercial Trac

A SUBDIVISION OF 13.122 ACRES OF LAND LOCATED IN THE H.T.& B.R.R. CO. SURVEY, SECTION 78 (A.K.A) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF LOT 59 AND 60 OF SECTION 78 , OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

Plats:
Preliminary ☐
Final ☒

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE TURNED IN 7 CALENDAR DAYS PRIOR TO THE MEETING.
BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Lacey Bell Digitally signed by Lacey Bell DN: CN=Lacey Bell Date: 2024.09.10 08:19:49-05'00' 3/16/2026

SIGNATURE DATE

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION
PLAT APPLICATION

Plat Name:	Pomona Commercial Tract - Minor Plat
Applicant:	Lacey Bell - LJA Engineering
PD&Z Meeting Date:	May 11, 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 new commercial tract within Pomona Master Development located within the City's Extra Territorial Jurisdiction. A Development Agreement for Pomona was entered into in 2006.*
- *The proposed site is located on the northwest corner of the intersection of County Road 58/ Croix Road and Orchard Park Lane.*
- *The proposed plat subdivides a 13.122-acre tract into 5 restricted reserves for commercial.*
- *The proposed plat conforms to the latest approved Master Plan.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Pomona Commercial Tract Minor Plat* with the following conditions:

1. Please revise the City limit lines on the vicinity map (Section 62-41(b)(2)).
2. Provide signature of owner and Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(4) & (b)(6)).
3. Please verify boundaries of the CR58 clearly on the plat (Section 62-41(b)(10))
4. Please show the subdivisions and property owners located south of County Road 58, including all recording information, and ensure that all data is current and accurate. Additionally, include the GCWA canal on the plat (Section 62-41(b)(11)).
5. Please show Centerline of County Road 58 and the Distance from the Centerline to the Property Line (Section 62-41(b)(13)).
6. The total acreage shown on the both tax certificates is less than the acreage of the proposed plat. Please address this discrepancy. (Section 62-41(b)(17)).
7. Please label the City limits along the west boundary and identify all unlabeled lines on the plat. The City limit line along the south boundary appears incorrect—please revise. Also, verify that all flood zones are labeled correctly (Section 62-41(b)(18)).

8. Please provide a LONO from the County for the proposed development (Section 62-41(b)(18)).
9. Provide Drainage District signatures on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(19)).
10. Please provide construction plans approved by the City engineer (Section 62-41(b)(25) & (b)(26) & (b)(28)).

Plat Exhibit

MINOR PLAT OF
POMONA COMMERCIAL TRACT

A SUBDIVISION OF 13.122 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 39, ABSTRACT 74, AND BEING A PORTION OF SECTION 39, BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF LOT 40 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 86, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

0 LOTS 5 RESERVES (13.122 ACRES) 1 BLOCK

MARCH 30, 2026 JOB NO. 2149-3103P

OWNERS:

POMONA PHASE 6, LLC,
A TEXAS LIMITED LIABILITY COMPANY
1235 North Loop West, Suite 340
Houston, Texas 77008

MCV SO FUND 1, LP,
A TEXAS LIMITED PARTNERSHIP
1235 North Loop West, Suite 340
Houston, Texas 77008

SURVEYOR:

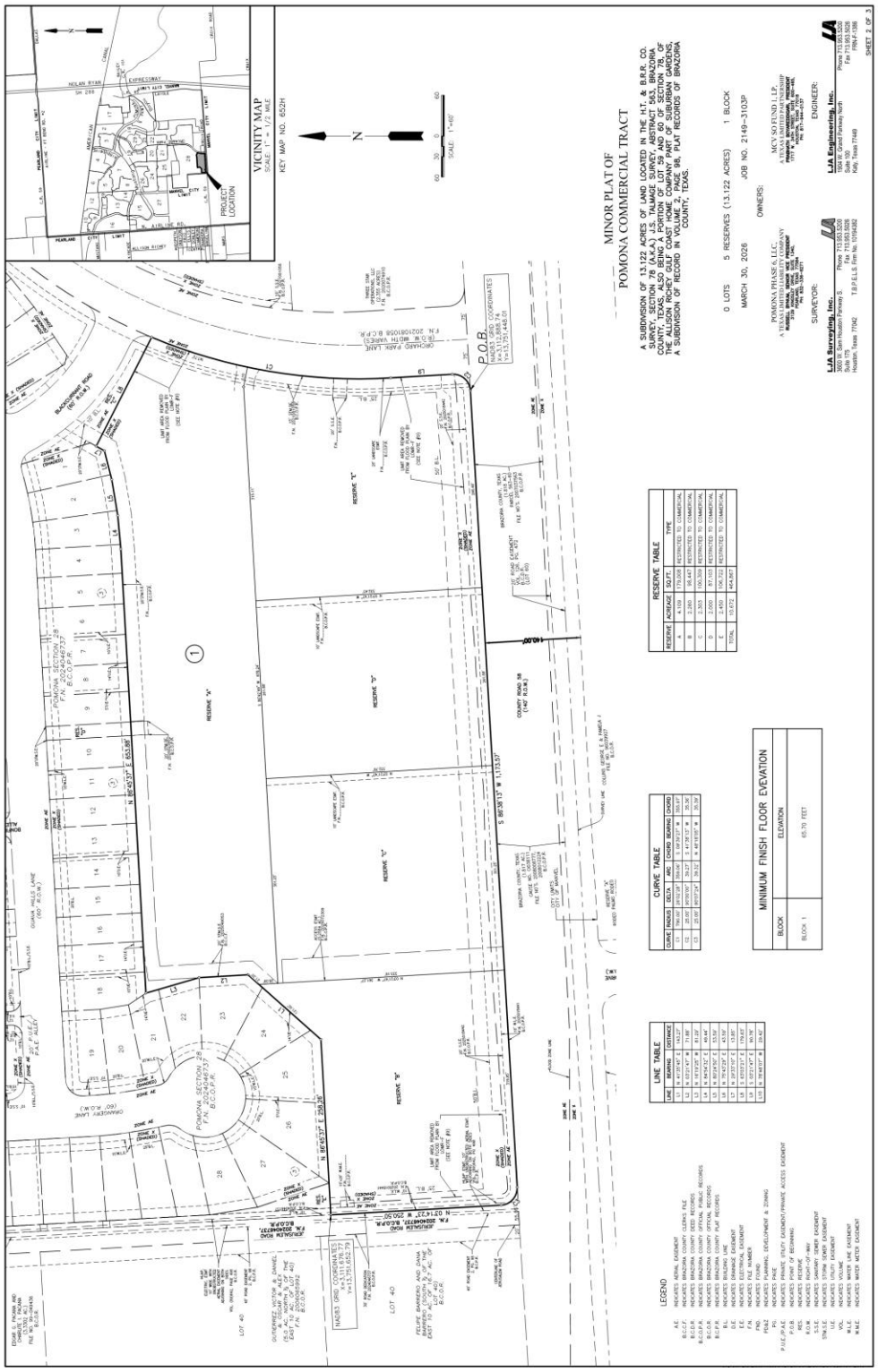
LJA Surveying, Inc.
2929 Briarpark Drive, Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

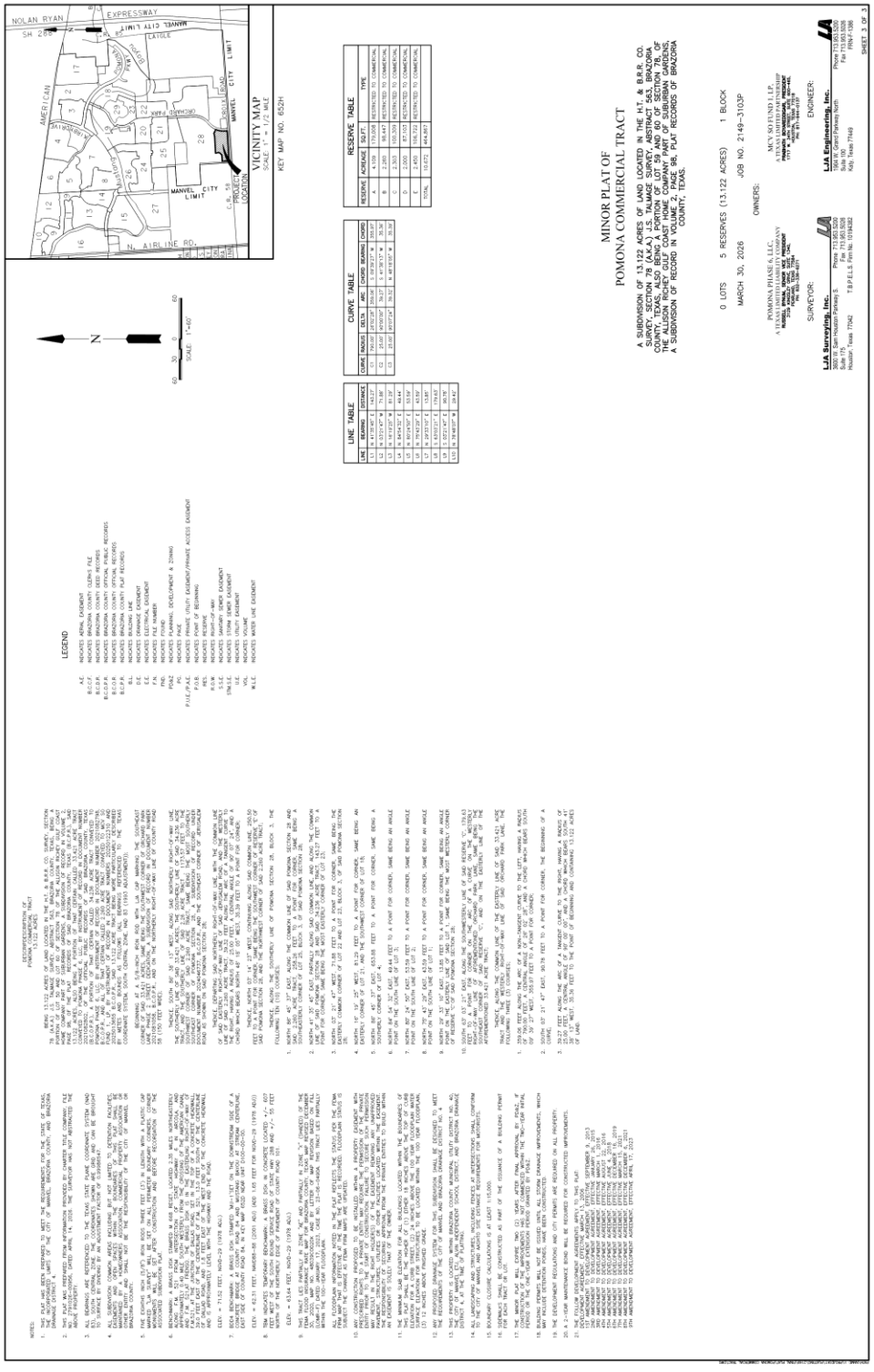
LJA Engineering, Inc.
1904 Fountain View Drive, Suite 100
Houston, Texas 77057
Phone 713.953.5200
Fax 713.953.5026
TBPELS Firm No. 10194382

SHEET 1 OF 3

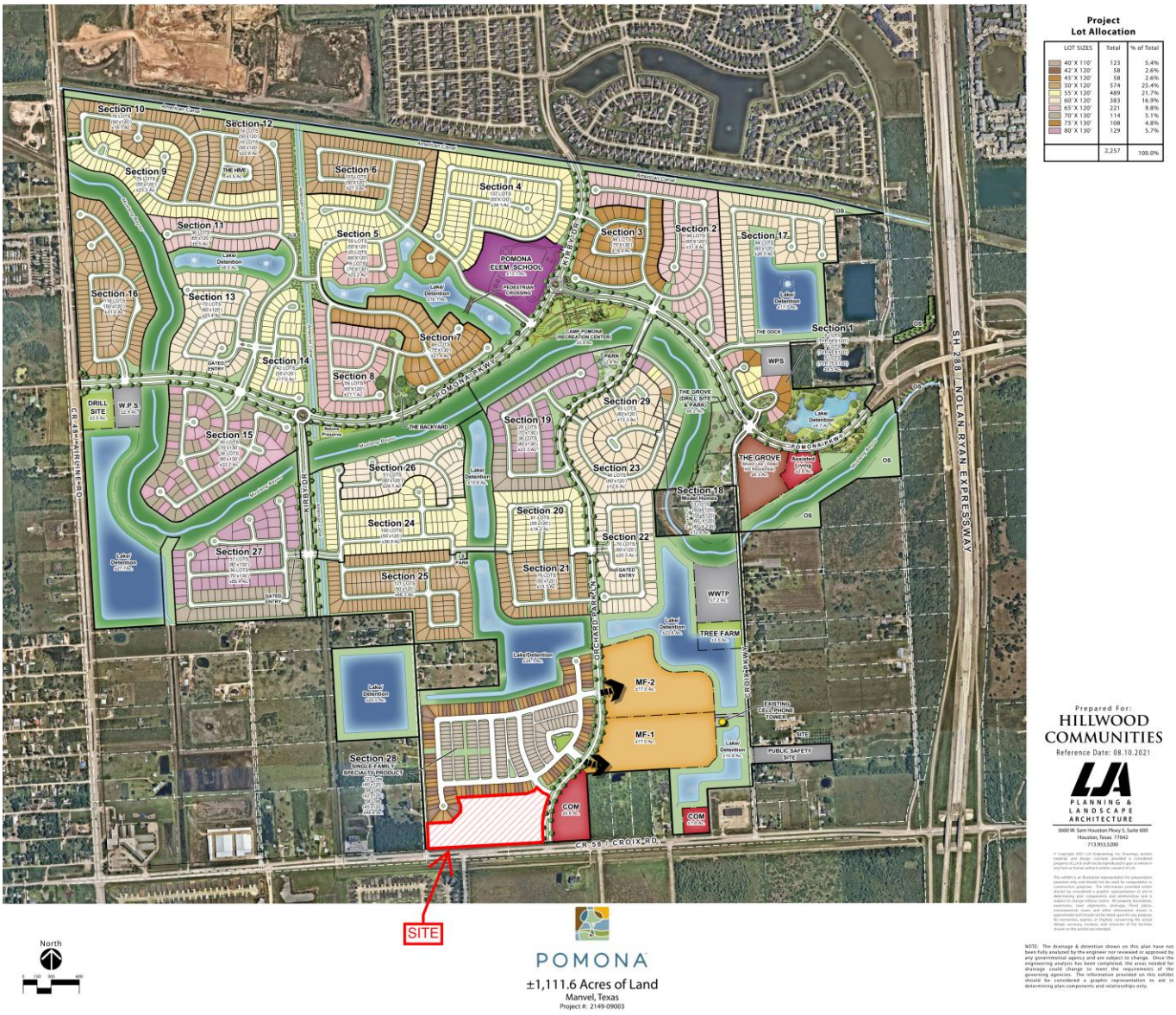
Plat Exhibit



Plat Exhibit



Pomona Master Plan



Project Lot Allocation

LOT SIZES	Total	% of Total
40' X 110'	123	5.4%
42' X 120'	58	2.6%
45' X 120'	58	2.6%
50' X 120'	574	25.4%
55' X 120'	489	21.7%
60' X 120'	383	16.9%
65' X 120'	221	9.8%
70' X 130'	114	5.1%
75' X 130'	108	4.8%
80' X 130'	129	5.7%
	2,257	100.0%

Prepared For:
HILLWOOD COMMUNITIES
Reference Date: 08.10.2021

LJA PLANNING & LANDSCAPE ARCHITECTURE
3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

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

NOTE: The drainage & detention shown on this plan have not been fully analyzed by the engineer nor reviewed or approved by any governmental agency and are subject to change. Once the engineering analysis has been completed, the areas needed for drainage could change to meet the requirements of the governing agencies. The information provided on this exhibit should be considered a graphic representation to aid in determining plan components and relationships only.

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RUSSELL BYNUM, SENIOR VICE PRESIDENT, AND MCV SO FUND 1, LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH PRABHATH BOYAREDDIGARI, PRESIDENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF POMONA COMMERCIAL TRACT, BEING 13.122 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOT 50 AND LOT 60 OF SECTION 78, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, 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 AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

IN TESTIMONY WHEREOF, POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RUSSELL BYNUM, ITS SENIOR VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2026.

BY:
POMONA PHASE 6, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
RUSSELL BYNUM, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL BYNUM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, MCV SO FUND 1, LP, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PRABHATH BOYAREDDIGARI, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2026.

BY:
MCV SO FUND 1, LP,
A TEXAS LIMITED PARTNERSHIP

BY: _____
PRABHATH BOYAREDDIGARI, PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PRABHATH BOYAREDDIGARI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED BY ME AND THAT THESE CORNERS ARE TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL LOT GRADING WITHIN THE SUBDIVISION; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM OF 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP. (SEE NOTE 5)

THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

_____
KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797



THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS AMENDING PLAT OF POMONA COMMERCIAL TRACT IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT
THIS _____ DAY OF _____, 20____.

_____
PLANNING, DEVELOPMENT, AND ZONING COMMISSION

WE, TEXAS CAPITAL BANK, A TEXAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA COMMERCIAL TRACT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2020018776 AND 2021061699 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TEXAS CAPITAL BANK,
A TEXAS STATE BANK

BY: _____

PRINT NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED BY THE BOARD OF COMMISSIONERS ON _____.

_____
BRAZORIA DRAINAGE DISTRICT NO. 4

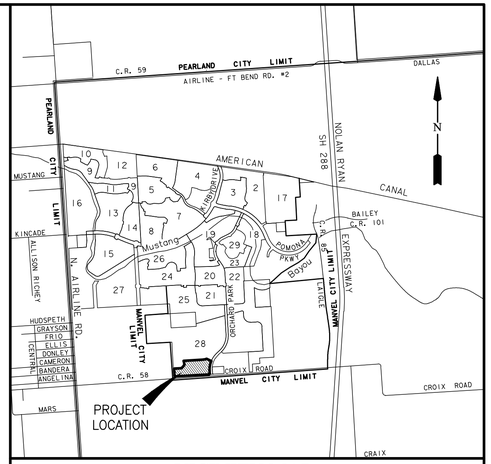
_____
DISTRICT ENGINEER

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 A FINAL DRAINAGE PLAN OR REQUEST FOR VARIANCE WILL TYPICALLY EXPIRE ONE YEAR AFTER THE DATE OF BOARD APPROVAL. THE APPROVAL OF A DRAINAGE IMPACT ANALYSIS, MASTER DEVELOPMENT PLAN, OR FINAL PLAT WILL TYPICALLY EXPIRE TWO YEARS AFTER THE DATE OF APPROVAL. SEE SECTION 12 IN THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES FOR ADDITIONAL INFORMATION REGARDING THE EXPIRATION OF APPROVALS. AFTER EXPIRATION, RE-APPROVAL IS REQUIRED. PLEASE NOTE THAT 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 #26-000027

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

1. ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
4. CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
7. ANY FUTURE DEVELOPMENT OF THIS PROPERTY MUST BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES.
8. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER 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.
9. DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
10. ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
11. AN AS-BUILT CERTIFICATE AND RPLS STAMPED AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
12. ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652H

MINOR PLAT OF POMONA COMMERCIAL TRACT

A SUBDIVISION OF 13.122 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF LOT 59 AND 60 OF SECTION 78, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

0 LOTS 5 RESERVES (13.122 ACRES) 1 BLOCK

MARCH 30, 2026 JOB NO. 2149-3103P

OWNERS:

POMONA PHASE 6, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, SENIOR VICE PRESIDENT
3129 KINGSLEY DRIVE, SUITE 1340,
PEARLAND, TEXAS 77584
PH: 832-336-6271

MCV SO FUND 1, LP,
A TEXAS LIMITED PARTNERSHIP
PRABHATH BOYAREDDIGARI, PRESIDENT
1717 W. 34TH STREET, SUITE 600-465,
HOUSTON, TEXAS 77018
PH: 817-944-0137

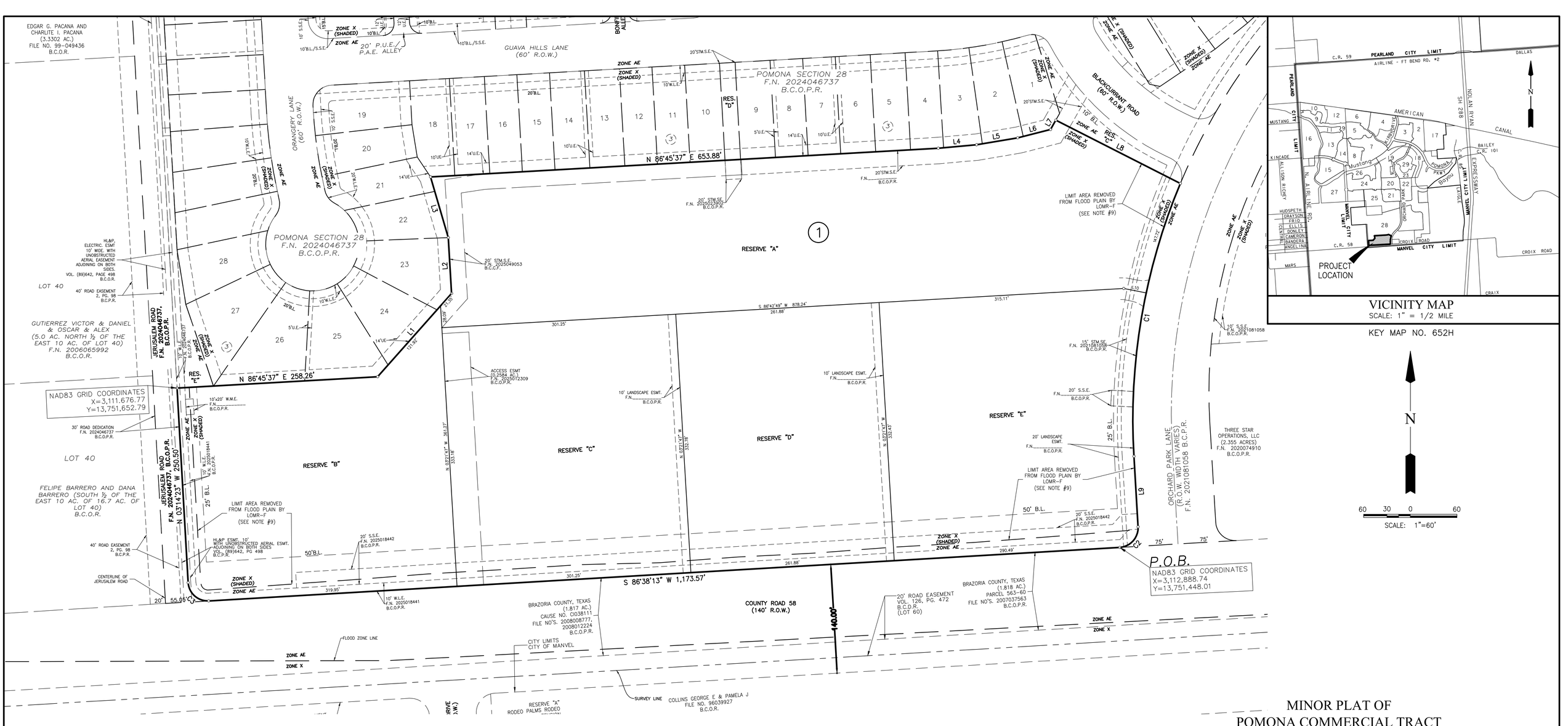
SURVEYOR:

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

ENGINEER:

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

LAST SAVED: 3/7/2026 2:40 PM BY: LACEY BELL - PLOT DATE: 3/7/2026 2:41 PM BY: LACEY BELL
PATHNAME: N:\PROJECTS\PLATTING\2149\FINAL PLAT\POMONA COMMERCIAL TRACT.DWG
MYLAR CHECK: SURVEY PLATTING MGR.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652H

N

60 30 0 60

SCALE: 1"=60'

LEGEND

A.E.	INDICATES AERIAL EASEMENT
B.C.C.F.	INDICATES BRAZORIA COUNTY CLERKS FILE
B.C.D.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.L.	INDICATES BUILDING LINE
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
F.N.	INDICATES FILE NUMBER
FND.	INDICATES FOUND
PD&Z	INDICATES PLANNING, DEVELOPMENT & ZONING
PG.	INDICATES PAGE
P.U.E./P.A.E.	INDICATES PRIVATE UTILITY EASEMENT/PRIVATE ACCESS EASEMENT
P.O.B.	INDICATES POINT OF BEGINNING
RES.	INDICATES RESERVE
R.O.W.	INDICATES RIGHT-OF-WAY
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
U.E.	INDICATES UTILITY EASEMENT
VOL.	INDICATES VOLUME
W.L.E.	INDICATES WATER LINE EASEMENT
W.M.E.	INDICATES WATER METER EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 41°35'45" E	143.27'
L2	N 03°21'47" W	71.88'
L3	N 16°19'25" W	81.29'
L4	N 84°54'32" E	49.44'
L5	N 80°24'50" E	53.59'
L6	N 75°43'29" E	43.59'
L7	N 29°33'10" E	13.85'
L8	S 63°03'21" E	179.63'
L9	S 03°21'47" E	90.78'
L10	N 78°48'07" W	29.42'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	790.00'	26°02'28"	359.06'	S 09°39'27" W	355.97'
C2	25.00'	90°00'00"	39.27'	S 41°38'13" W	35.36'
C3	25.00'	90°07'24"	39.32'	N 48°18'05" W	35.39'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	4.109	179,008	RESTRICTED TO COMMERCIAL
B	2.260	98,447	RESTRICTED TO COMMERCIAL
C	2.303	100,309	RESTRICTED TO COMMERCIAL
D	2.000	87,103	RESTRICTED TO COMMERCIAL
E	2.450	106,722	RESTRICTED TO COMMERCIAL
TOTAL	10.672	464,867	

MINIMUM FINISH FLOOR EVEVATION	
BLOCK	ELEVATION
BLOCK 1	65.70 FEET

MINOR PLAT OF POMONA COMMERCIAL TRACT

A SUBDIVISION OF 13.122 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF LOT 59 AND 60 OF SECTION 78, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

0 LOTS 5 RESERVES (13.122 ACRES) 1 BLOCK

MARCH 30, 2026 JOB NO. 2149-3103P

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ENGINEER:

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

PLATTING MGR.
MYLAR CHECK: SURVEY
LAST SAVED: 5/7/2026 2:40 PM BY: LACEY BELL - PLOT DATE: 5/7/2026 2:41 PM BY: LACEY BELL
DWG NAME: L:\DESIGN\PLATTING\2149\PLAT\POMONA COMMERCIAL TRACT.dwg

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, BRAZORIA COUNTY, AND BRAZORIA DRAINAGE DISTRICT 4.

2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, FILE NO. 2791026–00956, DATED APRIL 14, 2026. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

3. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986547.

4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.

5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.

6. BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521,AT FRENSO. THE BRASS DISK IS IN THE EASTERLING RIGHT–OF–WAY OF F.M.521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAD ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.

   ELEV. = 71.52 FEET, NGVD–29 (1978 ADJ.)

7. BDD4 BENCHMARK: A BRASS DISK STAMPED 'MU–1'SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100–00–00.

   ELEV. = 62.31 FEET, NAVD88–88 (2001 ADJ) (ADD 1.65 FEET FOR NGVD–29 (1978 ADJ))

8. TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/– 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/– 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.

   ELEV. = 63.64 FEET, NGVD–29 (1978 ADJ.)

9. THIS TRACT LIES PARTIALLY IN ZONE "AE" AND PARTIALLY IN ZONE "X" (SHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS MAP REVISED DECEMBER 30, 2020; MAP NO.: 48039C0020K AND BY LETTER OF MAP REVISION BASED ON FILL (LOMR–F) DATED JANUARY 17, 2023, CASE NO. 23–06–0490A. THIS TRACT LIES PARTIALLY WITHIN THE 100–YEAR FLOODPLAIN.

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

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

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

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

13. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40, THE CITY OF MANVEL ETJ, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA DRAINAGE DISTRICT 4, AT THE TIME OF PLATTING.

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

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

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

17. THE MINOR PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO–YEAR INITIAL PERIOD OR THE ONE–YEAR EXTENSION PERIOD GRANTED BY PD&Z.

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

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

20. A 2–YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

21. THE FOLLOW DEVELOPMENT AGREEMENTS APPLY TO THIS PLAT:
    DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006
    1ST AMENDMENT TO DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013
    2ND AMENDMENT TO DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015
    3RD AMENDMENT TO DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016
    4TH AMENDMENT TO DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016
    5TH AMENDMENT TO DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018
    6TH AMENDMENT TO DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019
    7TH AMENDMENT TO DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021
    8TH AMENDMENT TO DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021
    9TH AMENDMENT TO DEVELOPMENT AGREEMENT, EFFECTIVE APRIL 17, 2023

DESCRIPDESCRIPTION OF
POMONA COMMERCIAL TRACT
13.122 ACRES

BEING 13.122 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOT 50 AND LOT 60 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), SAID 13.122 ACRES, ALSO BEING A PORTION OF THAT CERTAIN CALLED 33.421 ACRE TRACT CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2021082802, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 34.236 ACRE TRACT CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2021082798, B.C.O.P.R., AND ALL OF THAT CERTAIN CALLED 2.260 ACRE TRACT CONVEYED TO MCV SO FUND 1, LP, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBERS 20250122310 AND 2025013655 B.C.O.P.R., SAID 13.122 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT));

BEGINNING AT A 5/8–INCH IRON ROD WITH LJA CAP MARKING THE SOUTHEAST CORNER OF SAID 33.421 ACRES, SAME BEING THE SOUTHWEST CORNER OF ORCHARD PARK LANE PHASE 2 STREET DEDICATION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2021081058, B.C.O.P.R., AND ON THE NORTHERLY RIGHT–OF–WAY LINE OF COUNTY ROAD 58 (150 FEET WIDE);

THENCE, SOUTH 86° 38' 13" WEST, ALONG SAID NORTHERLY RIGHT–OF–WAY LINE, THE SOUTHERLY LINE OF SAID 33.421 ACRES, THE SOUTHERLY LINE OF SAID 34.236 ACRE TRACT, AND THE SOUTHERLY LINE OF SAID 2.26 ACRE TRACT , 1173.57 FEET TO THE SOUTHWEST CORNER OF SAID 2.260 ACRE TRACT, SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF POMONA SECTION 28, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2024046737, B.C.O.P.R., AND THE SOUTHEAST CORNER OF JERUSALEM ROAD AS SHOWN ON SAID POMONA SECTION 28;

THENCE, DEPARTING SAID NORTHERLY RIGHT–OF–WAY LINE, WITH THE COMMON LINE OF SAID EASTERLY RIGHT–OF–WAY LINE OF SAID JERUSALEM ROAD, AND THE WESTERLY LINE OF SAID 2.260 ACRE TRACT, 39.32 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 07' 24", AND A CHORD WHICH BEARS NORTH 48° 18' 05" WEST, 35.39 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 14' 23" WEST, CONTINUING ALONG SAID COMMON LINE, 250.50 FEET TO A POINT FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF RESERVE "E" OF SAID POMONA SECTION 28, AND THE NORTHWEST CORNER OF SAID 2.260 ACRE TRACT;

THENCE, ALONG THE SOUTHERLY LINE OF POMONA SECTION 28, BLOCK 3, THE FOLLOWING TEN (10) COURSES;

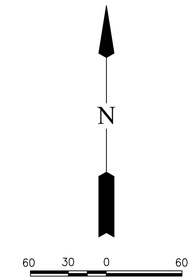
1. NORTH 86° 45' 37" EAST, ALONG THE COMMON LINE OF SAID POMONA SECTION 28 AND SAID 2.260 ACRE TRACT, 258.26 FEET TO A POINT FOR CORNER, SAME BEING A SOUTHEASTERLY CORNER OF LOT 25, BLOCK 3, OF SAID POMONA SECTION 28;
2. NORTH 41° 35' 45" EAST, PARTIALLY ALONG SAID COMMON LINE, AND ALONG THE COMMON LINE OF SAID POMONA SECTION 28 AND SAID 34.236 ACRE TRACT, 143.27 FEET TO A POINT FOR CORNER, SAME BEING THE MOST EASTERLY CORNER OF LOT 23;
3. NORTH 03° 21' 47" WEST, 71.88 FEET TO A POINT FOR CORNER, SAME BEING THE EASTERLY COMMON CORNER OF LOT 22 AND LOT 23, BLOCK 3, OF SAID POMONA SECTION 28;
4. NORTH 16° 19' 25" WEST, 81.29 FEET TO A POINT FOR CORNER, SAME BEING AN EASTERLY CORNER OF LOT 21, AND THE SOUTHWEST CORNER OF LOT 18;
5. NORTH 86° 45' 37" EAST, 653.88 FEET TO A POINT FOR CORNER, SAME BEING A SOUTHERLY CORNER OF LOT 4;
6. NORTH 84° 54' 32" EAST, 49.44 FEET TO A POINT FOR CORNER, SAME BEING AN ANGLE POINT ON THE SOUTH LINE OF LOT 3;
7. NORTH 80° 24' 50" EAST, 53.59 FEET TO A POINT FOR CORNER, SAME BEING AN ANGLE POINT ON THE SOUTH LINE OF LOT 2;
8. NORTH 75° 43' 29" EAST, 43.59 FEET TO A POINT FOR CORNER, SAME BEING AN ANGLE POINT ON THE SOUTH LINE OF LOT 1;
9. NORTH 29° 33' 10" EAST, 13.85 FEET TO A POINT FOR CORNER, SAME BEING AN ANGLE POINT ON THE EASTERLY LINE OF SAID LOT 1, SAME BEING THE MOST WESTERLY CORNER OF RESERVE "C" OF SAID POMONA SECTION 28;
10. SOUTH 63° 03' 21" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID RESERVE "C", 179.63 FEET TO A POINT FOR CORNER ON THE ARC OF A CURVE ON THE WESTERLY RIGHT–OF–WAY LINE OF AFOREMENTIONED ORCHARD PARK LANE, SAME BEING THE SOUTHEAST CORNER OF SAID RESERVE "C", AND ON THE EASTERLY LINE OF THE AFOREMENTIONED 33.421 ACRE TRACT;

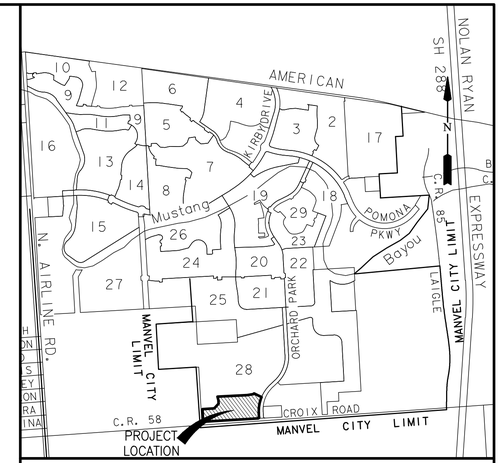
THENCE, ALONG THE COMMON LINE OF THE EASTERLY LINE OF SAID 33.421 ACRE TRACT AND THE WESTERLY RIGHT–OF–WAY LINE OF SAID ORCHARD PARK LANE, THE FOLLOWING THREE (3) COURSES;

1. 359.06 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF 26° 02' 28", AND A CHORD WHICH BEARS SOUTH 09° 39' 27" WEST, 355.97 FEET TO A POINT FOR CORNER;
2. SOUTH 03° 21' 47" EAST, 90.78 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
3. 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 41° 38' 13" WEST, 35.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.122 ACRES OF LAND.

LEGEND

A.E.	INDICATES AERIAL EASEMENT
B.C.C.F.	INDICATES BRAZORIA COUNTY CLERKS FILE
B.C.D.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.L.	INDICATES BUILDING LINE
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
F.N.	INDICATES FILE NUMBER
FND.	INDICATES FOUND
PD&Z	INDICATES PLANNING, DEVELOPMENT & ZONING
PG.	INDICATES PAGE
P.U.E./P.A.E.	INDICATES PRIVATE UTILITY EASEMENT/PRIVATE ACCESS EASEMENT
P.O.B.	INDICATES POINT OF BEGINNING
RES.	INDICATES RESERVE
R.O.W.	INDICATES RIGHT–OF–WAY
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
U.E.	INDICATES UTILITY EASEMENT
VOL.	INDICATES VOLUME
W.L.E.	INDICATES WATER LINE EASEMENT





VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652H

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 41°35'45" E	143.27'
L2	N 03°21'47" W	71.88'
L3	N 16°19'25" W	81.29'
L4	N 84°54'32" E	49.44'
L5	N 80°24'50" E	53.59'
L6	N 75°43'29" E	43.59'
L7	N 29°33'10" E	13.85'
L8	S 63°03'21" E	179.63'
L9	S 03°21'47" E	90.78'
L10	N 78°48'07" W	29.42'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	790.00'	26°02'28"	359.06'	S 09°39'27" W	355.97'
C2	25.00'	90°00'00"	39.27'	S 41°38'13" W	35.36'
C3	25.00'	90°07'24"	39.32'	N 48°18'05" W	35.39'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	4.109	179,008	RESTRICTED TO COMMERCIAL
B	2.260	98,447	RESTRICTED TO COMMERCIAL
C	2.303	100,309	RESTRICTED TO COMMERCIAL
D	2.000	87,103	RESTRICTED TO COMMERCIAL
E	2.450	106,722	RESTRICTED TO COMMERCIAL
TOTAL	10.672	464,867	

MINOR PLAT OF
POMONA COMMERCIAL TRACT

A SUBDIVISION OF 13.122 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF LOT 59 AND 60 OF SECTION 78, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

0 LOTS 5 RESERVES (13.122 ACRES) 1 BLOCK

MARCH 30, 2026 JOB NO. 2149–3103P

OWNERS:

POMONA PHASE 6, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, SENIOR VICE PRESIDENT
3129 KINGSLEY DRIVE, SUITE 1340,
PEARLAND, TEXAS 77584
PH: 832–336–6271

MCV SO FUND 1, LP,
A TEXAS LIMITED PARTNERSHIP
PRABHATH BOYAREDDIGARI, PRESIDENT
1717 W. 34TH STREET, SUITE 600–465,
HOUSTON, TEXAS 77018
PH: 817–944–0137

SURVEYOR:

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

ENGINEER:

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

LAST SAVED: 5/7/2026 2:40 PM BY: LACEY BELL – PLOT DATE: 5/7/2026 2:41 PM BY: LACEY BELL
PATH/NAME: N:\PROJECTS\2149\DWG\PLAT\POMONA COMMERCIAL TRACT.DWG
MYLAR CHECK: SURVEY ——— PLATTING MGR. ———

Project Lot Allocation

LOT SIZES	Total	% of Total
40′ X 110′	123	5.4%
42′ X 120′	58	2.6%
45′ X 120′	58	2.6%
50′ X 120′	574	25.4%
55′ X 120′	489	21.7%
60′ X 120′	383	16.9%
65′ X 120′	221	9.8%
70′ X 130′	114	5.1%
75′ X 130′	108	4.8%
80′ X 130′	129	5.7%
	2,257	100.0%

Section 10
76 LOTS
(50'x120')
±19.1 Ac.

Section 12
74 LOTS
(50'x120')
10 LOTS
(55'x120')
±22.6 Ac.

Section 9
76 LOTS
(55'x120')
±23.3 Ac.

THE HIVE
±0.5 Ac.

Section 6
107 LOTS
(50'X120')
±27.3 Ac.

Section 4
137 LOTS
(55'X120')
±34.1 Ac.

Section 11
36 LOTS
(65'x120')
±9.5 Ac.

Section 5
55 LOTS
(55'X120')
20 LOTS
(65'X120')
6 LOTS
(75'X130')
±23.2 Ac.

Section 3
48 LOTS
(75'X130')
±19.9 Ac.

Section 2
99 LOTS
(65'X120')
±31.8 Ac.

Section 17
94 LOTS
(60'X120')
±26.5 Ac.

Section 16
118 LOTS
(50'x120')
±31.0 Ac.

Section 13
70 LOTS
(60'x120')
±23.4 Ac.

Section 7
49 LOTS
(75'X130')
±21.4 Ac.

Section 14
42 LOTS
(55'x120')
±17.0 Ac!

Section 8
59 LOTS
(65'X120')
±21.1 Ac.

Section 1
6 LOTS
(TYP.55'X120')
7 LOTS
(TYP.65'X120')
5 LOTS
(TYP.75'X130')
±9.5 Ac.

Section 29
45 LOTS
(60'x120')
±13.3 Ac.

Section 19
28 LOTS
(70'x130')
36 LOTS
(80'x130')
±23.7 Ac.

Section 15
50 LOTS
(70'x130')
34 LOTS
(80'x130')
±33.2 Ac.

Section 26
51 LOTS
(60'x120')
±29.7 Ac.

Section 23
46 LOTS
(60'x120')
±12.6 Ac.

Section 18
Model Homes
13 LOTS
2 - (50'x120')
2 - (55'x120')
7 - (60'x120')
2 - (80'x130')
±12.6 Ac.

Section 20
61 LOTS
(55'x120')
±14.2 Ac.

Section 24
100 LOTS
(55'x120')
±36.9 Ac.

Section 22
70 LOTS
(60'x120')
±20.3 Ac.

Section 27
57 LOTS
(80'x130')
36 LOTS
(70'x130')
±85.4 Ac.

Section 25
121 LOTS
(50'x120')
±46.3 Ac.

Section 21
76 LOTS
(50'x120')
±15.7 Ac.

Section 28
SINGLE-FAMILY
SPECIALTY PRODUCT
123 Lots
(40'x120')
58 Lots
(42'x120')
68 Lots
(45'x120')
±46.8 Ac.

POMONA
ELEM. SCHOOL
±13.1 Ac.

PEDESTRIAN
CROSSING

CAMP POMONA
(RECREATION CENTER)
±5.8 Ac.

PARK
±2.4 Ac.

THE GROVE
(DRILL SITE
& PARK)
±6.2 Ac.

THE GROVE
(Mixed Use / Retail
HD Residential)
±8.3 Ac.

Assisted
Living
±2.6 Ac.

THE DOCK

WPS

DRILL
SITE
±3.0 Ac.

W.P.S.
±2.9 Ac.

GATED
ENTRY

THE BACKYARD

Nature
Preserve

WWTP
±7.2 Ac.

TREE FARM
±3.5 Ac.

EXISTING
CELL PHONE
TOWER
SITE

PUBLIC SAFETY
SITE

MF-2
±17.0 Ac.

MF-1
±17.0 Ac.

COM
±13.3 Ac.

COM
±5.6 Ac.

COM
±1.8 Ac.

Lake/
Detention
±8.5 Ac.

Lake/
Detention
±16.1 Ac.

Lake/
Detention
±17.7 Ac.

Lake/
Detention
±9.7 Ac.

Lake/
Detention
±10.6 Ac.

Lake/
Detention
±27.7 Ac.

Lake/Detention
±24.1 Ac.

Lake/
Detention
±20.0 Ac.

Lake/
Detention
±23.6 Ac.

Lake/
Detention
±10.8 Ac.

American Canal

Mustang Bayou

KIRBY DR.

POMONA PKWY.

ORCHARD PARK LN.

CROIX PKWY.

LS

LS
PARK

OS

WPS

SH 288 / NOLAN RYAN EXPRESSWAY

CR 48 / AIRLINE RD.

CR 58 / CROIX RD.

North

0 150 300 600

POMONA™

±1,111.6 Acres of Land

Manvel, Texas

Project #: 2149-09003

Prepared For:

HILLWOOD COMMUNITIES

Reference Date: 08.10.2021

LJA
PLANNING & LANDSCAPE ARCHITECTURE

3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

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

NOTE: The drainage & detention shown on this plan have not been fully analyzed by the engineer nor reviewed or approved by any governmental agency and are subject to change. Once the engineering analysis has been completed, the areas needed for drainage could change to meet the requirements of the governing agencies. The information provided on this exhibit should be considered a graphic representation to aid in determining plan components and relationships only.

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	■	City Council	☐	Both	☐

Date of Request: April 22, 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 CONTINOUSLY 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: Joyce Owens

Daytime Phone: 713-643-6333 Fax Number: _____

E-mail Address: jo@omsbuild.com

Description of Request and Physical Address:
6602 & 0 Kreuzer Road, Manvel, TX 77578

Consideration and possible action to approve Minor Plat of Kreuzer Villas, being a subdivision of 4.0578 acres out of Lot 1, Block 1 Tristan Addition according to the map or plat thereof recorded under Brazoria County Clerk File No. 2019018026 and being Tract 136 of the DR A A Luther Subdivision of Manvel, Texas according to the map or plat thereof recorded under Volume 1, Page 71 of the Map Records of 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.

SIGNATURE _____ DATE 4-22-26

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:	Kreuzer Villas - Minor Plat
Applicant:	Joyce Owens and Coutney Chaney – Owens Management Systems, LLC
PD&Z Meeting Date:	May 11, 2026
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *The subject site is located along the south side of Kreuzer Road.*
- *The proposed Minor Plat consists of 4.0578 acres and includes a replat of Tristan Addition, a 2.066-acre subdivision recorded in 2019.*
- *The purpose of the replat is to combine the existing platted subdivision with adjacent unplatted acreage to create two (2) lots and one (1) block.*
- *The property is located within the City of Manvel, zoned Open Single-Family Residential (O-SFR), and lies within Drainage District No. 3.*
- *Notice of the Public Hearing was published in a newspaper of general circulation, and all property owners within 200 feet of the subject property were notified. At the time of writing this report, no inquiries have been received, and staff is not aware of any opposition.*

STAFF RECOMMENDATION

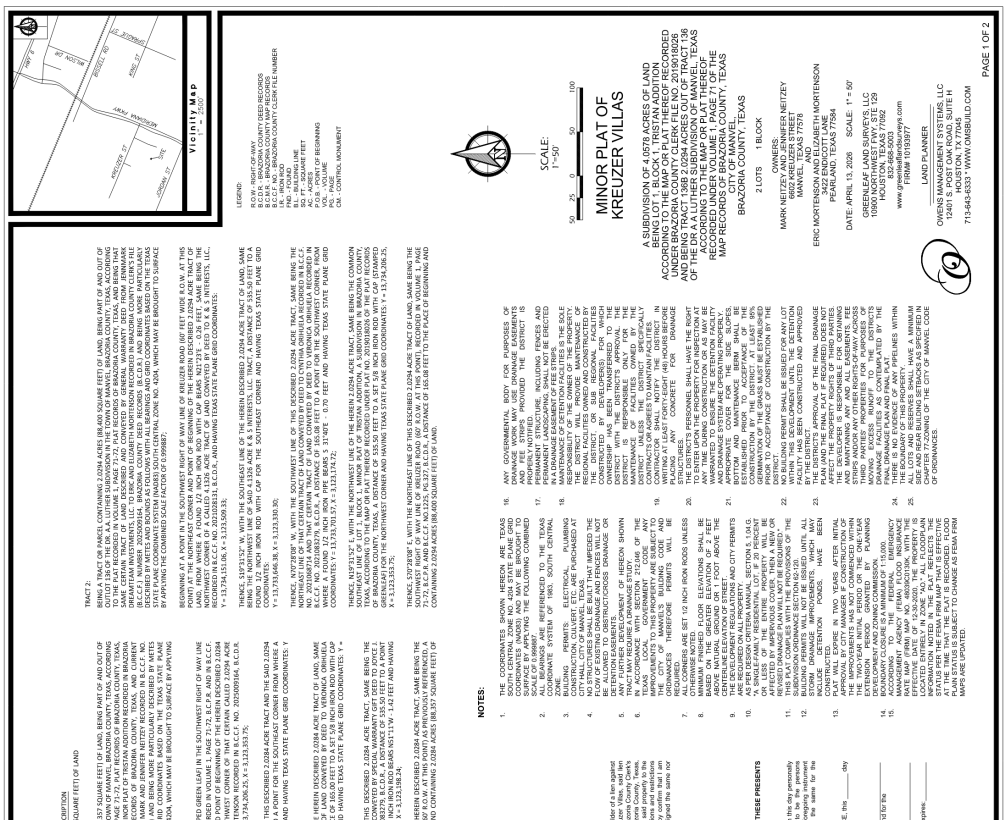
The City staff recommends approval of the Kreuzer Villas Minor Plat with the following conditions:

1. Please revise the title block from “Minor Plat of Kreuzer Villas, a subdivision of 4.0578 …” to “Minor Plat of Kreuzer Villas, including a replat of Tristan Addition, being a subdivision of 4.0578 …” (Section 62-41(b)(1)).
2. Please add the following reason to replat: “The purpose of this replat is to combine all of Tristan Addition with unplatted acreage to create two (2) lots and one (1) block.” (Section 62-41(b)(1)).
3. Please revise the vicinity map to be drawn to a scale of 1” = 2,640’ and show the property boundaries within the map (Section 62-41(b)(2)).
4. Please provide owner phone number on the plat (Section 62-41(b)(3)).
5. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(4)).
6. Provide property owner’s signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(6)).
7. Please verify all boundary lines and ensure the drawing scale is accurate (Section 62-41(b)(10)).

8. Please label all adjacent subdivisions and/or the names of owners correctly and ensure it is not placed on top of the line (Section 62-41(b)(11)).
9. Please provide the following:
   a. Show the centerline of Kreuzer and its distance to the property line.
   b. Provide Point of Beginning, including Northing and Easting.
   c. Label Meridiana Section 82 Detention Reserve and include the recording information (2025048674).
   d. Remove the reference to corner, side, and rear yard setbacks on the plat, as Note 25 already addresses the setback requirements and only the front setback is required to be shown (Section 62-41(b)(13)).
10. Please remove ground elevation numbers from plat. Add Note stating the plat lies within the City of Manvel, Alvin ISD, and Brazoria County Conservation and Reclamation District #3 (BCCR 3). Additionally, please add drainage district notes on the plat (Section 62-41(b)(18)).
11. Revise to replace City Manager's signature block with that of PD&Z Commission as shown below. "This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat of _____ in conformance with the laws of the State of Texas and the Ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 20___.

    Planning, Development, and Zoning Commission" (Section 62-41(b)(19)).
12. Please provide LONOs from applicable utility companies (ATT/CPE/Comcast/etc.) (Section 62-41(b)(20)).
13. Revise note 13 to remove "by city manager" (Section 62-41(b)(24) & (b)(27)).
14. Provide a tree survey to show trees within the plat boundary to ensure that creation of new lots will not impact preservation of protected trees. (Section 77-44 - Tree Preservation, Landscaping, and Screening)
    a. If there are no protected trees, please provide supporting documentation, such as photographs, report, or a tree survey and include a note on the plat stating that there are no protected trees requiring preservation as defined by Section 77-44 of the zoning ordinance within the proposed plat boundary. (Section 77-44 - Tree Preservation, Landscaping, and Screening)
    b. If there are protected trees, please add a note stating, "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))".
    c. If there are protected trees, and permit issued to remove it, please add a note stating, "Replacement trees shall be installed as part of site development" (Section 77-44(b)(10).
15. Please remove Notes 21 and 23, since they are not required to be included in the plat notes.

Plat Exhibit



STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BRAZORIA

We, Mark Nietzey and Jennifer Nietzey and Eric Mortenson and Elizabeth Mortenson, hereinafter referred to as Owners of the property subdivided in the above and foregoing plat of KREUZER VILLAS, a subdivision consisting of 4.0578 acres, being Lot One (1), in Block 1 of the subdivision of Manvel Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2019018026 of Brazoria County, Texas, and being Tract 138 out of Tract 136 of the DR. A. A. Luther Subdivision of Manvel Texas, according to the map or plat thereof, recorded in Volume 1, Page 71 of the Plat Records of Brazoria County, Texas, do hereby make a subdivision of said property according to the lines, lots, streets, alleys, parks and easements as shown hereon and dedicate for public use as such the streets, alleys, parks and easements shown thereon forever, and do hereby waive all claims for damages occasioned by the alteration of the grade or elevation of the streets and alleys; and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents, do dedicate to the use of the public, for public utility purposes forever, unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for five feet (5' 0") perimeter ground easements, unless otherwise indicated, and shall be adjacent to and adjoining said public utility easements that are designated on the plat as dedicated for public utility purposes 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 purposes forever, unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet, six inches (10' 6") for nine feet (9' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements, or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals twenty-six feet (26' 0") in width.

FURTHER, Owners of the property subdivided in the above and foregoing plat of Kreuzer Villas, have complied with, or will comply with, all requirements of ordinances on the said property of the City of Manvel, Brazoria County, Texas.

WITNESS our hands this ___ day of _____, 2026.

By: _____
Elyse Nietzey
Owner

By: _____
Jennifer Nietzey
Owner

WITNESS our hands this ___ day of _____, 2026.

By: _____
Eric Mortenson
Owner

By: _____
Elizabeth Mortenson
Owner

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Mark Nietzey and Jennifer Nietzey, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

_____
Notary Public in and for the
State of Texas

Print Name: _____

My Commission expires: _____

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Eric Mortenson and Elizabeth Mortenson, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

_____
Notary Public in and for the
State of Texas

Print Name: _____

My Commission expires: _____

CITY OF MANVEL CERTIFICATION:

By: _____
Daniel S. Johnson, P.E., CFM
City Manager-City Engineer

This is to certify that this is a minor plat under the provisions of the Texas Local Government Code Section 212.0065 and meets all the requirements of the subdivision ordinance of the City of Manvel. The City of Manvel has approved this plat of *Kreuzer Villas* as shown hereon and authorizes the recording of the plat this _____ day of _____, 2026.

CERTIFICATE OF SURVEYOR:

I, Daniel W. Goodale, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the bearings, distances, and other associated boundary information on the plat of *Kreuzer Villas* is true and correct to the best of my knowledge; that the survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference will be marked with iron rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3'), unless otherwise noted, and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Daniel W. Goodale
Texas Registration No. 4919

LIENHOLDER SUBORDINATION:

No. 4 Construction Ltd., the owner and holder of a lien against the property described in the plat known as *Kreuzer Villas*, said lien being evidenced by instrument of record in the Brazoria County Clerk's File No. 2021083279, Official Public Records of Brazoria County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects thereof as shown on the plat of *Kreuzer Villas* as shown hereon to said subdivision plat and I hereby confirm that I am the owner of said lien and have not assigned the same nor any part thereof.

By: _____
Peter J. Tucker

Representative of AMCAP Mortgage, LTD.

Print Name: _____

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Peter J. Tucker, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

_____
Notary Public in and for the
State of Texas

Print Name: _____

My Commission expires: _____

LEGAL DESCRIPTION

4.0578 ACRES (176,757 SQUARE FEET) OF LAND

TRACT 1:

BEING A TRACT OR PARCEL CONTAINING 2.0284 ACRES (88,357 SQUARE FEET) OF LAND, BEING PART OF AND OUT OF LOT TWO (2), BLOCK ONE (1), OF MANVEL HIGHLANDS, SECTION TWO (2), A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 71-72, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THAT SAME CERTAIN TRACT OF LAND CALLED MINOR PLAT OR TRISTAN ADDITION RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019018026, OF PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO MARK AND JENNIFER NIETZEY RECORDED IN B.C.C.F. NO. 2021083070, BRAZORIA COUNTY DEED RECORDS (B.C.D.R.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE GRID COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE NO. 4204, WHICH MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999987):

BEGINNING AT A SET 5/8 INCH IRON ROD WITH CAP (STAMPED GREEN LEAF) IN THE SOUTHWEST RIGHT OF WAY LINE OF KREUZER ROAD (60' WIDE R.O.W. AT THIS POINT) RECORDED IN VOLUME 1, PAGE 71-72, R.C.P.R. AND IN B.C.C.F. NO. 2021083070, B.C.D.R. AND BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 2.0284 ACRE TRACT OF LAND, SAME BEING THE COMMON NORTHWEST CORNER OF THAT CERTAIN CALLED 2.0284 ACRE TRACT CONVEYED BY DEED TO ERIC AND ELIZABETH MORTENSON RECORDED IN B.C.C.F. NO. 2025009164, B.C.D.R. AND HAVING TEXAS STATE PLANE GRID COORDINATES: Y = 13,734,151.06, X = 3,123,539.33;

THENCE, S19°31'52" W, WITH THE SOUTHEAST LINE OF THE HEREIN DESCRIBED 2.0284 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST LINE OF SAID 4.1355 ACRE K & S INTERESTS, LLC TRACT, A DISTANCE OF 335.50 FEET TO A FOUND 1/2 INCH IRON PIPE BEARS 31°30'E - 0.70 FEET, AND HAVING TEXAS STATE PLANE GRID COORDINATES:
Y = 13,733,846.38, X = 3,123,330.30;

THENCE, N70°28'08" W, WITH THE SOUTHWEST LINE OF THIS DESCRIBED 2.0284 ACRE TRACT, SAME BEING THE NORTHEAST LINE OF SAID 4.1355 ACRE K & S INTERESTS, LLC TRACT AND THE NORTHEAST LINE OF THAT CERTAIN CALLED 2.0284 ACRE TRACT OF LAND CONVEYED BY DEED TO VERONICA ORNELAS RECORDED IN B.C.C.F. NO. 2021083214, B.C.D.R. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE GRID COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE NO. 4204, WHICH MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999987):
BEGINNING AT A POINT IN THE SOUTHWEST RIGHT OF WAY LINE OF KREUZER ROAD (60' FEET WIDE R.O.W. AT THIS POINT) RECORDED IN VOLUME 1, PAGE 71-72, R.C.P.R. AND IN B.C.C.F. NO. 2021083070, B.C.D.R. AND BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 2.0284 ACRE TRACT OF LAND, FROM WHERE A FOUND 1/2 INCH IRON ROD WITH CAP BEARS N21°23'E - 0.26 FEET, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 2.0284 ACRE TRACT CONVEYED BY DEED TO ERIC AND ELIZABETH MORTENSON RECORDED IN B.C.C.F. NO. 2025009164, B.C.D.R. AND HAVING TEXAS STATE PLANE GRID COORDINATES: Y = 13,734,151.06, X = 3,123,539.33;

THENCE, S19°31'52" W, WITH THE SOUTHEAST LINE OF THE HEREIN DESCRIBED 2.0284 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST LINE OF SAID 4.1355 ACRE K & S INTERESTS, LLC TRACT, A DISTANCE OF 335.50 FEET TO A FOUND 1/2 INCH IRON PIPE BEARS 31°30'E - 0.70 FEET, AND HAVING TEXAS STATE PLANE GRID COORDINATES: Y = 13,733,846.38, X = 3,123,330.30;

THENCE, N70°28'08" W, WITH THE SOUTHWEST LINE OF THIS DESCRIBED 2.0284 ACRE TRACT, SAME BEING THE NORTHEAST LINE OF SAID 4.1355 ACRE K & S INTERESTS, LLC TRACT AND THE NORTHEAST LINE OF THAT CERTAIN CALLED 2.0284 ACRE TRACT OF LAND CONVEYED BY DEED TO VERONICA ORNELAS RECORDED IN B.C.C.F. NO. 2021083214, B.C.D.R. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE GRID COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE NO. 4204, WHICH MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999987):
BEGINNING AT A FOUND 1/2 INCH IRON PIPE BEARS S 31°30'E - 0.70 FEET AND HAVING TEXAS STATE PLANE GRID COORDINATES: Y = 13,733,701.57, X = 3,123,174.72;

THENCE, N19°31'52" E, WITH THE NORTHWEST LINE OF THE HEREIN DESCRIBED 2.0284 ACRE TRACT, SAME BEING THE COMMON SOUTHEAST LINE OF SAID 2.0284 ACRE ORNELAS TRACT, A DISTANCE OF 335.50 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (STAMPED GREEN LEAF) FOR THE NORTHWEST CORNER AND HAVING TEXAS STATE PLANE GRID COORDINATES: Y = 13,734,151.06, X = 3,123,539.33;

THENCE, S70°28'08" E, WITH THE NORTHEAST LINE OF THIS DESCRIBED 2.0284 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST RIGHT OF WAY LINE OF KREUZER ROAD (60' R.O.W. AT THIS POINT), RECORDED IN VOLUME 1, PAGE 71-72, R.C.P.R. AND IN B.C.C.F. NO. 2021083070, B.C.D.R. AND BEING A TOTAL DISTANCE OF 165.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.0284 ACRES (88,357 SQUARE FEET) OF LAND.

NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 0.999987.
2. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. BUILDING PERMITS, ELECTRICAL, PLUMBING CONSTRUCTION CULVERT, ETC. ARE PURCHASED AT THE BUILDING PERMIT STAGE.
4. NO STRUCTURES SHALL BE BUILT THAT IMPEDED THE NATURAL FLOW OF WATER. NO OBSTRUCTIONS SHALL BE ALLOWED TO OBSTRUCT/CROSS DRAINAGE OR DETENTION EASEMENTS.
5. ALL DRAINAGE IMPROVEMENT OF HEREON SHOWN TRACT MAY REQUIRE A DRAINAGE STUDY.
6. ALL CONSTRUCTION, DEVELOPMENT OF THE DISTRICT SHALL COMPLY WITH ALL APPLICABLE TEXAS LOCAL GOVERNMENT CODE AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE CITY OF MANVEL'S BUILDING CODE AND RESOLUTIONS THEREFORE PERMITS WILL BE REQUIRED.
7. ALL CORNERS ARE SET 1/2 INCH IRON RODS UNLESS OTHERWISE NOTED.
8. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ESTABLISHED BY THE DEVELOPER'S ENGINEER AS REQUIRED BY THE DEVELOPMENT REGULATIONS AND ARE REQUIRED ON ALL PROPERTY.
9. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ANY OTHER RIGHTS-OF-WAY ACROSS PRIVATE PROPERTY AS REQUIRED FOR THE DISTRICTS.
10. "A SINGLE-FAMILY RESIDENTIAL LOT IF 20 PERCENT OR LESS OF THE LOT AREA IS COVERED BY IMPERVIOUS AFFECTED BY IMPERVIOUS COVER, THEN A NEW OR ENLARGED DETENTION FACILITY MUST BE PROVIDED."
11. THIS PLAT COMPLIES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE SECTION 62-120.
12. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS PLAT UNTIL ALL STORM DRAINAGE IMPROVEMENTS WHICH MAY BE REQUIRED BY THE DISTRICTS APPROVAL OF THE SUBDIVISION PLAN HAVE BEEN CONSTRUCTED AND APPROVED AND ACCEPTED.
13. IF CONSTRUCTION IN TWO YEARS AFTER INITIAL APPROVAL BY CITY MANAGER IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THAT TIME, THE APPROVAL SHALL BE VOID UNLESS AN EXTENSION PERIOD GRANTED BY PLANNING COMMISSION AND CITY COUNCIL.
14. BOUNDARY CLOSURE IS A MINIMUM OF 1:10,000
15. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 48039C0075F, DATED DECEMBER 30, 2020, THIS PROPERTY IS LOCATED ENTIRELY IN ZONE "AO", ALL FLOODPLAIN DEVELOPMENT SHALL ADHERE TO THIS ZONE'S STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME OF PLAT RECORDATION. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
16. ANY GOVERNMENTAL BODY FOR PURPOSES OF CONSTRUCTING, IMPROVING, OPERATING, OR MAINTAINING ANY AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
17. ANY PERMANENT STRUCTURE, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED OR PLANTED ON ANY DRAINAGE EASEMENT.
18. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE DISTRICTS. UPON DISSOLUTION THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICTS. ALL FACILITIES OWNED AND CONSTRUCTED BY DEVELOPERS FOR WHICH REIMBURSEMENT IS SOUGHT BY THE DEVELOPER FROM THE DISTRICT WITH THE DISTRICTS' APPROVAL THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF FACILITIES OWNED BY THE DEVELOPER, UNLESS OTHERWISE CONTRACTUALLY AGREED TO BY THE DISTRICTS. IN THE EVENT THE CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST 48 HOURS PRIOR TO THE DATE FOR PLACING ANY CONCRETE FOR DRAINAGE IMPROVEMENTS.
19. THE DISTRICTS PERSONNEL SHALL HAVE THE RIGHT TO INSPECT ALL PHASES OF THE CONSTRUCTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE IMPROVEMENTS ARE BUILT TO APPROPRIATE COVER FOR THE SIDE SLOPES. ESTABLISHED PRIOR TO ACCEPTANCE OF THE FACILITIES BY THE DISTRICTS. RE-SEEDING MAY BE REQUIRED IF GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICTS.
20. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS PLAT UNTIL ALL DRAINAGE IMPROVEMENTS FACILITY HAS BEEN CONSTRUCTED AND APPROVED AND ACCEPTED.
21. BEFORE THE FINAL PLAT IS APPROVED BY THE DISTRICTS APPROVAL OF THE FINAL DRAINAGE PLAN (AND THE FINAL PLAT IF REQUIRED) DOES NOT AUTHORIZE CONSTRUCTION OF DETENTION FACILITIES. ALL DETENTION FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED FINAL DRAINAGE PLAN AND FINAL PLAT.
22. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS PLAT UNTIL ALL DRAINAGE IMPROVEMENTS FACILITY HAS BEEN CONSTRUCTED AND APPROVED AND ACCEPTED.
23. BEFORE THE FINAL PLAT IS APPROVED BY THE DISTRICTS APPROVAL OF THE FINAL DRAINAGE PLAN (AND THE FINAL PLAT IF REQUIRED) DOES NOT AUTHORIZE CONSTRUCTION OF DETENTION FACILITIES. ALL DETENTION FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED FINAL DRAINAGE PLAN AND FINAL PLAT.
24. THERE IS NO EVIDENCE OF ANY PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
25. ALL LOTS AND RESERVES SHALL HAVE A MINIMUM OF 30 FEET OF FRONTAGE ON A PUBLIC STREET.

SCALE: 1"=50'

50 25 0 50 100

MINOR PLAT OF
KREUZER VILLAS

A SUBDIVISION OF 4.0578 ACRES OF LAND
BEING LOT 1, BLOCK 1 TRISTAN ADDITION
ACCORDING TO THE PLAT THEREOF RECORDED UNDER BRAZORIA COUNTY CLERK FILE NO. 2019018026
AND BEING TRACT 138 OF 2.0284 ACRES OUT OF TRACT 136
OF THE DR. A. A. LUTHER SUBDIVISION OF MANVEL, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED UNDER VOLUME 1, PAGE 71 OF THE
MAP RECORDS OF BRAZORIA COUNTY, TEXAS
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

2 LOTS 1 BLOCK

OWNERS:
MARK NIETZEY AND JENNIFER NIETZEY
3402 ENDICOTT LANE
MANVEL, TEXAS 77578

ERIC MORTENSON AND ELIZABETH MORTENSON
3402 ENDICOTT LANE
PEARLAND, TEXAS 77584

DATE: APRIL 13, 2026 SCALE: 1" = 50'

GREENLEAF LAND SURVEYS, LLC
10900 GREENLEAF DRIVE, STE 253
HOUSTON, TEXAS 77092
(713) 543-8333 PHONE

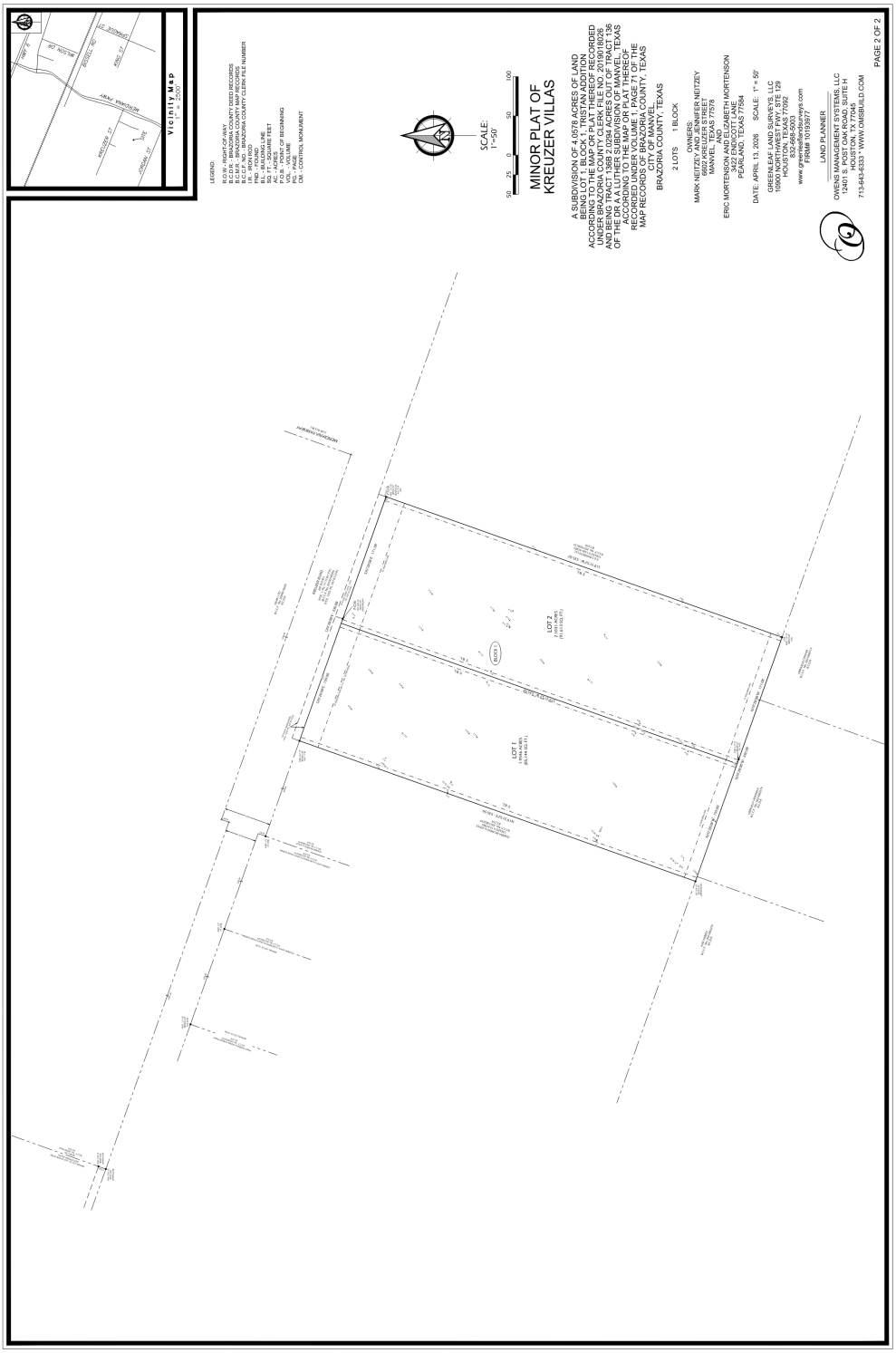
www.greenleaflandsurveys.com
FIRM# 10193977

LAND PLANNER

OWENS MANAGEMENT SYSTEMS, LLC
12401 S. POST OAK ROAD, SUITE H
HOUSTON, TEXAS 77045
713-943-8333 * WWW.OMSBUILD.COM

PAGE 1 OF 2

Plat Exhibit



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BRAZORIA

We, Mark Neitzey and Jennifer Neitzey; and Eric Mortenson and Elizabeth Mortenson, hereinafter referred to as Owners of the property subdivided in the above and foregoing plat of Kreuzer Villas, a subdivision consisting of 4.0578 acres, being Lot One (1), in Block 1 (1), of Tristan Addition, a subdivision in Brazoria County, Texas according to the map or plat thereof, recorded under County Clerk's File No. 2019018026 of the Official Records of Brazoria County, Texas, and being Tract 136B out of Tract 136 of the DR. A. A. Luther Subdivision of Manvel Texas, according to the map or plat thereof, recorded under Volume 1, Page 71 of the Map Records of Brazoria County, Texas, do hereby make subdivision of said property, according to the lines, lots, streets, alleys, reserves, parks and easements as shown hereon and dedicate for public use as such the streets, alleys, parks, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever, unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements of five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby 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 purposes forever, unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby make and establish said subdivision according to the easements, lines, lots, and notations thereof shown and designate said subdivision as Kreuzer Villas and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners of the property subdivided in the above and foregoing plat of Kreuzer Villas, have complied with, or will comply with, the existing regulations heretofore on file and adopted by the City of Manvel, Brazoria County, Texas.

WITNESS our hands this ___ day of _____, 2026.

By:_____
Mark Neitzey
Owner

By:_____
Jennifer Neitzey
Owner

WITNESS our hands this ___ day of _____, 2026.

By:_____
Eric Mortenson
Owner

By:_____
Elizabeth Mortenson
Owner

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Mark Neitzey and Jennifer Neitzey, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

_____
Notary Public in and for the
State of Texas

Print Name:_____

My Commission expires:_____

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Eric Mortenson and Elizabeth Mortenson, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

_____
Notary Public in and for the
State of Texas

Print Name:_____

My Commission expires:_____

CITY OF MANVEL CERTIFICATION:

This is to certify that this is a minor plat under the provisions of the Texas Local Government Code Section 212.0065 and meets all the requirements of the subdivision ordinances of the City of Manvel. The City of Manvel has approved this plat of Kreuzer Villas as shown hereon and authorizes the recording of this plat this _____ day of _____, 2026.

By: _____
Daniel S. Johnson, P.E., CFM
City Manager/City Engineer

CERTIFICATE OF SURVEYOR:

I, Daniel W. Goodale, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances, and other associated boundary information on the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three (3) feet unless otherwise noted, and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

STATE OF TEXAS · REGISTERED · DANIEL W. GOODALE · 4919 · PROFESSIONAL · LAND SURVEYOR

_____
Daniel W. Goodale
Texas Registration No. 4919

LIENHOLDER SUBORDINATION:

I, Peter J. Tauber, owner and holder of a lien against the property described in the plat known as Kreuzer Villas, said lien being evidenced by instrument of record in the Brazoria County Clerk's File No. 2018040849 of the Deed Records of Brazoria County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By:_____
Peter J. Tauber

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Peter J. Tauber, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

_____
Notary Public in and for the
State of Texas

Print Name:_____

My Commission expires:_____

LEGAL DESCRIPTION

4.0578 ACRES (176,757 SQUARE FEET) OF LAND

TRACT 1:

BEING A TRACT OR PARCEL, CONTAINING 2.0284 ACRES (88,357 SQUARE FEET) OF LAND, BEING PART OF AND OUT OF OUTLOT 136 OF THE DR. A.A. LUTHER SUBDIVISION IN THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 71-72, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THAT SAME CERTAIN TRACT OF LAND CALLED MINOR PLAT OF TRISTAN ADDITION RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019018026 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND CURRENT CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO MARK AND JENNIFER NEITZEY RECORDED IN B.C.C.F. NO. 2021083070, BRAZORIA COUNTY DEED RECORDS (B.C.D.R.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS AND GRID COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE NO. 4204, WHICH MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999887.

BEGINNING AT A SET 5/8 INCH IRON ROD WITH CAP (STAMPED GREEN LEAF) IN THE SOUTHWEST RIGHT OF WAY LINE OF KREUZER ROAD (60' WIDE R.O.W. AT THIS POINT) RECORDED IN VOLUME 1, PAGE 71-72, B.C.P.R. AND IN B.C.C.F. NO. 2019018026, B.C.D.R., AT THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 2.0284 ACRE TRACT OF LAND, SAME BEING THE COMMON NORTHWEST CORNER OF THAT CERTAIN CALLED 2.0294 ACRE TRACT CONVEYED BY DEED TO ERIC AND ELIZABETH MORTENSON RECORDED IN B.C.C.F. NO. 2025009164, B.C.D.R. AND HAVING TEXAS STATE PLANE GRID COORDINATES: Y = 13,734,206.25, X = 3,123,353.75;

THENCE, S19°31'52"W, WITH THE COMMON LINE BETWEEN THIS DESCRIBED 2.0284 ACRE TRACT AND THE SAID 2.0294 ACRE MORTENSON TRACT, A DISTANCE OF 535.50 FEET TO A POINT FOR THE SOUTHEAST CORNER FROM WHERE A FOUND 1/2 INCH IRON PIPE BEARS S31°40'E - 0.70 FEET, AND HAVING TEXAS STATE PLANE GRID COORDINATES: Y =13,733,701.57, X = 3,123,174.77;

THENCE, N70°28'08"W, WITH THE SOUTHWEST LINE OF THE HEREIN DESCRIBED 2.0284 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED TO VERONICA ORIHUELA RECORDED IN B.C.C.F. NO. 2021083279, B.C.D.R., A DISTANCE OF 165.00 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (STAMPED GREENLEAF) FOR THE SOUTHWEST CORNER AND HAVING TEXAS STATE PLANE GRID COORDINATES: Y = 13,733,756.73, X = 3,123,019.21;

THENCE, N19°31'52"E, WITH THE NORTHWEST LINE OF THIS DESCRIBED 2.0284 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF A CALLED 4.13 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY GIFT DEED TO JOYCE J. AND RICARDO R. GUERRA RECORDED IN B.C.C.F. NO. 2021083279, B.C.D.R., A DISTANCE OF 535.50 FEET TO A POINT FOR THE NORTHWEST CORNER, FROM WHERE A FOUND 3/4 INCH IRON ROD BEARS N51°11'W - 1.42 FEET AND HAVING TEXAS STATE PLANE GRID COORDINATES: Y = 13,734,261.42, X = 3,123,198.24;

THENCE, S70°28'08"E, WITH THE NORTHEAST LINE OF THE HEREIN DESCRIBED 2.0284 ACRE TRACT, SAME BEING THE SOUTHWEST RIGHT OF WAY LINE OF SAID KREUZER ROAD (60' R.O.W. AT THIS POINT) AS PREVIOUSLY REFERENCED, A DISTANCE OF 165.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.0284 ACRES (88,357 SQUARE FEET) OF LAND.

LIENHOLDER SUBORDINATION:

We, AMCAP Mortgage, LTD., owner and holder of a lien against the property described in the plat known as Kreuzer Villas, said lien being evidenced by instrument of record in the Brazoria County Clerk's File No. 2021083071 of the Deed Records of Brazoria County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By:_____
Representative of AMCAP Mortgage, LTD.

Print Name:_____

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

_____
Notary Public in and for the
State of Texas

Print Name:_____

My Commission expires:_____

TRACT 2:

BEING A TRACT OR PARCEL CONTAINING 2.0294 ACRES (88,400 SQUARE FEET) OF LAND, BEING PART OF AND OUT OF OUTLOT 136 OF THE DR. A.A. LUTHER SUBDIVISION IN THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 71-72, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THAT SAME CERTAIN TRACT OF LAND DESCRIBED AND CONVEYED BY GENERAL WARRANTY DEED FROM JENNMARK DREAMTEAM INVESTMENTS, LLC. TO ERIC AND ELIZABETH MORTENSON RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025009164, BRAZORIA COUNTY DEED RECORDS (B.C.D.R.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS AND GRID COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE NO. 4204, WHICH MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999887;

BEGINNING AT A POINT IN THE SOUTHWEST RIGHT OF WAY LINE OF KREUZER ROAD (60' FEET WIDE R.O.W. AT THIS POINT) AT THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 2.0294 ACRE TRACT OF LAND, FROM WHERE A FOUND 1/2 INCH IRON ROD WITH CAP BEARS N21°23'E - 0.26 FEET, SAME BEING THE NORTHWEST CORNER OF A CALLED 4.1326 ACRE TRACT OF LAND CONVEYED BY DEED TO K & S INTERESTS, LLC., RECORDED IN B.C.C.F. NO. 2021028131, B.C.D.R., AND HAVING TEXAS STATE PLANE GRID COORDINATES:
Y = 13,734,151.06, X = 3,123,509.33;

THENCE, S19°31'52" W, WITH THE SOUTHEAST LINE OF THE HEREIN DESCRIBED 2.0294 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST LINE OF SAID 4.1326 ACRE K & S INTERESTS, LLC. TRACT, A DISTANCE OF 535.50 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP FOR THE SOUTHEAST CORNER AND HAVING TEXAS STATE PLANE GRID COORDINATES:
Y = 13,733,646.38, X = 3,123,330.30;

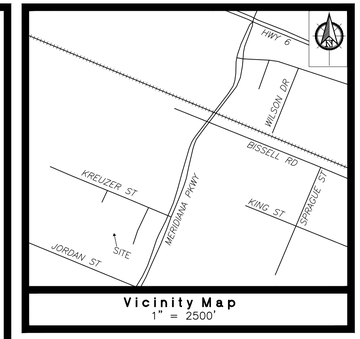
THENCE, N70°28'08" W, WITH THE SOUTHWEST LINE OF THIS DESCRIBED 2.0294 ACRE TRACT, SAME BEING THE NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED TO CYNTHIA ORIHUELA RECORDED IN B.C.C.F. NO. 2021068714 AND THAT CERTAIN TRACT OF LAND CONVEYED BY DEED TO VERONICA ORIHUELA RECORDED IN B.C.C.F. NO. 2021083279, B.C.D.R., A DISTANCE OF 165.08 FEET TO A POINT FOR THE SOUTHWEST CORNER, FROM WHERE A FOUND 1/2 INCH IRON PIPE BEARS S 31°40'E - 0.70 FEET AND HAVING TEXAS STATE PLANE GRID COORDINATES: Y = 13,733,701.57, X = 3,123,174.72;

THENCE, N19°31'52" E, WITH THE NORTHWEST LINE OF THE HEREIN 2.0294 ACRE TRACT, SAME BEING THE COMMON SOUTHEAST LINE OF LOT 1, BLOCK 1, MINOR PLAT OF TRISTAN ADDITION, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2019018026 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, A DISTANCE OF 535.50 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (STAMPED GREENLEAF) FOR THE NORTHWEST CORNER AND HAVING TEXAS STATE PLANE GRID COORDINATES: Y = 13,734,206.25, X = 3,123,353.75;

THENCE, S70°28'08" E, WITH THE NORTHEAST LINE OF THIS DESCRIBED 2.0294 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST RIGHT OF WAY LINE OF KREUZER ROAD (60' R.O.W. AT THIS POINT), RECORDED IN VOLUME 1, PAGE 71-72, B.C.P.R. AND B.C.C.F. NO.1225, PG.327, B.C.D.R., A DISTANCE OF 165.08 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.0294 ACRES (88,400 SQUARE FEET) OF LAND.

NOTES:

1. 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 OF 0.999887.
2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. BUILDING PERMITS: ELECTRICAL, PLUMBING CONSTRUCTION, CULVERT, ETC. ARE PURCHASED AT CITY HALL, CITY OF MANVEL, TEXAS.
4. NO STRUCTURES SHALL BE BUILT THAT IMPEDED THE FLOW OF EXISTING DRAINAGE AND FENCES WILL NOT BE ALLOWED TO OBSTRUCT/CROSS DRAINAGE OR DETENTION EASEMENTS.
5. ANY FURTHER DEVELOPMENT OF HEREON SHOWN TRACT MAY REQUIRE A DRAINAGE STUDY.
6. IN ACCORDANCE WITH SECTION 212.046 OF THE TEXAS LOCAL GOVERNMENT CODE ANY IMPROVEMENTS TO THIS PROPERTY ARE SUBJECT TO THE CITY OF MANVEL'S BUILDING CODE AND ORDINANCES THEREFORE PERMITS WILL BE REQUIRED.
7. ALL CORNERS ARE SET 1/2 INCH IRON RODS UNLESS OTHERWISE NOTED.
8. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE BASED ON THE GREATER ELEVATION OF 2 FEET ABOVE NATURAL GROUND OR 1 FOOT ABOVE THE CENTERLINE ELEVATION OF STREET.
9. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
10. AS PER DESIGN CRITERIA MANUAL, SECTION 5, 1.04.G. "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."
11. THIS PLAT COMPLIES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE SECTION 62-120.
12. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
13. PLAT WILL EXPIRE IN TWO YEARS AFTER INITIAL APPROVAL BY CITY MANAGER IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PLANNING DEVELOPMENT AND ZONING COMMISSION.
14. BOUNDARY CLOSURE IS A MINIMUM OF 1:15,000.
15. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0130K, WITH THE EFFECTIVE DATE OF 12-30-2020, THE PROPERTY IS LOCATED ENTIRELY IN ZONE "AO." ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
16. ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
17. PERMANENT STRUCTURE, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT OF FEE STRIPS.
18. 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 REPSPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN FACILITIES.
19. CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
20. 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.
21. 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.
22. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
23. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND THE FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICTS DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
24. THERE IS NO EVIDENCE OF ANY PIPELINES WITHIN THE BOUNDARY OF THIS PROPERTY.
25. ALL LOTS AND RESERVES SHALL HAVE A MINIMUM SIDE AND REAR BUILDING SETBACKS AS SPECIFIED IN CHAPTER 77-ZONING OF THE CITY OF MANVEL CODE OF ORDINANCES.



Vicinity Map
1" = 2500'

LEGEND:

R.O.W - RIGHT-OF-WAY
B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
B.C.M.R. - BRAZORIA COUNTY MAP RECORDS
B.C.C.F. NO. - BRAZORIA COUNTY CLERK FILE NUMBER
I.R. - IRON ROD
FND. - FOUND
B.L. - BUILDING LINE
SQ. FT. - SQUARE FEET
AC. - ACRES
P.O.B. - POINT OF BEGINNING
VOL. - VOLUME
PG. - PAGE
CM. - CONTROL MONUMENT

N

SCALE:
1"=50'

50 25 0 50 100

MINOR PLAT OF KREUZER VILLAS

A SUBDIVISION OF 4.0578 ACRES OF LAND
BEING LOT 1, BLOCK 1, TRISTAN ADDITION
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
UNDER BRAZORIA COUNTY CLERK FILE NO. 2019018026
AND BEING TRACT 136B 2.0294 ACRES OUT OF TRACT 136
OF THE DR A A LUTHER SUBDIVISION OF MANVEL, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED UNDER VOLUME 1, PAGE 71 OF THE
MAP RECORDS OF BRAZORIA COUNTY, TEXAS
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS

2 LOTS 1 BLOCK

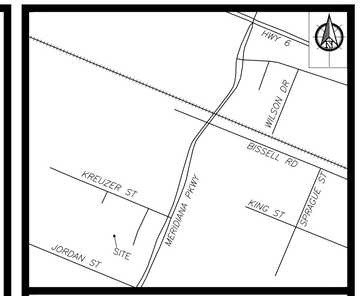
OWNERS:
MARK NEITZEY AND JENNIFER NEITZEY
6602 KREUZER STREET
MANVEL, TEXAS 77578
AND
ERIC MORTENSON AND ELIZABETH MORTENSON
3422 ENDICOTT LANE
PEARLAND, TEXAS 77584

DATE: APRIL 13, 2026 SCALE: 1" = 50'

GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY, STE 129
HOUSTON, TEXAS 77092
832-668-5003
www.greenleaflandsurveys.com
FIRM# 10193977

LAND PLANNER

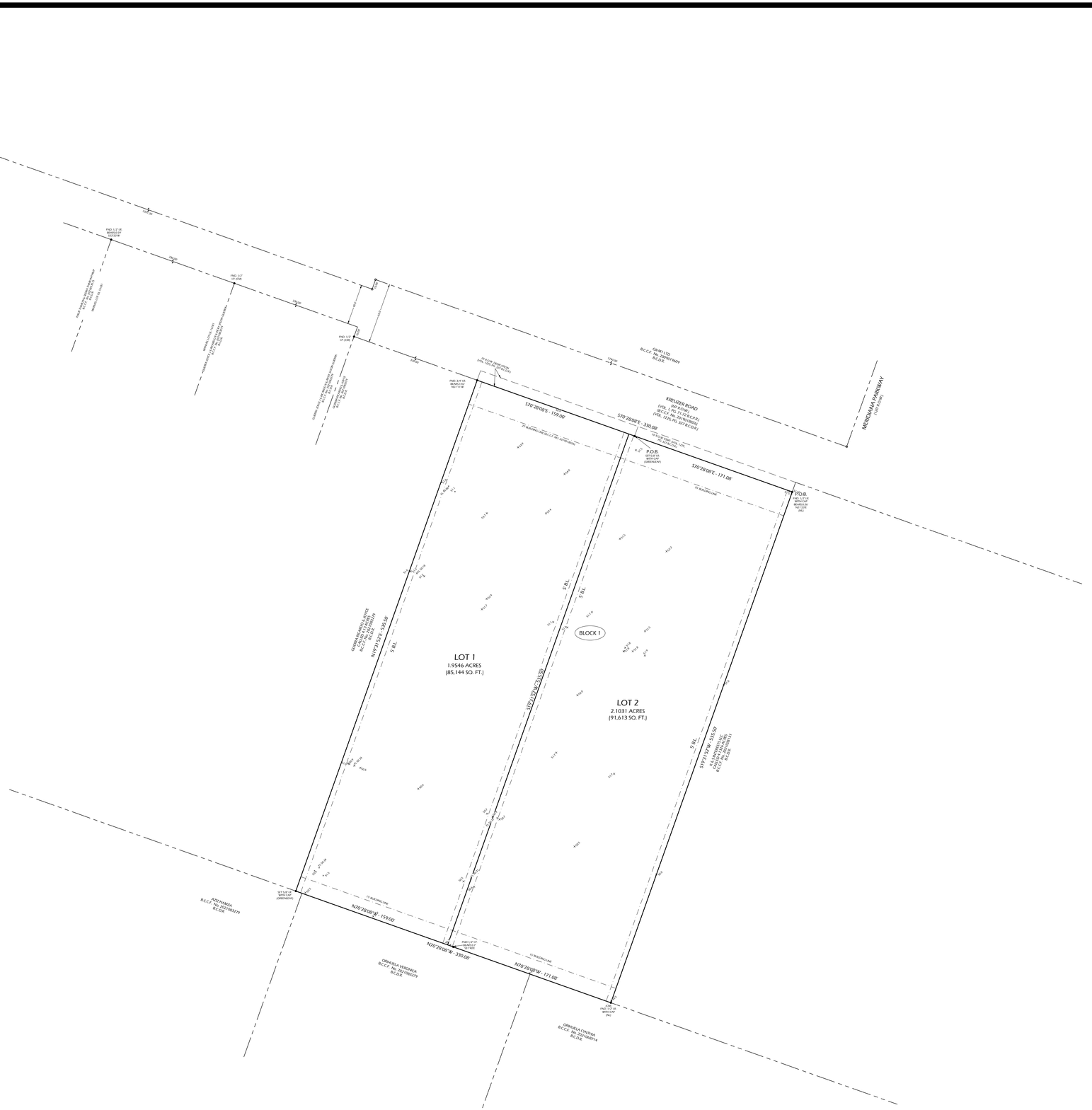
OWENS MANAGEMENT SYSTEMS, LLC
12401 S. POST OAK ROAD, SUITE H
HOUSTON, TX 77045
713-643-6333 * WWW.OMSBUILD.COM



Vicinity Map
1" = 2500'

LEGEND:

R.O.W - RIGHT-OF-WAY
B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
B.C.M.R. - BRAZORIA COUNTY MAP RECORDS
B.C.C.F. NO. - BRAZORIA COUNTY CLERK FILE NUMBER
I.R. - IRON ROD
FND. - FOUND
B.L. - BUILDING LINE
SQ. FT. - SQUARE FEET
AC. - ACRES
P.O.B. - POINT OF BEGINNING
VOL. - VOLUME
PG. - PAGE
CM. - CONTROL MONUMENT


MERIDIANA PARKWAY
(100' R.O.W.)
GRAH LTD
B.C.C.F. No. 2006047609
B.C.O.R.
KREUZER ROAD
(VOL. , PG. 71 B.C.M.R.)
(B.C.C.F. No. 2019018026)
(VOL. 1125, PG. 571 B.C.O.R.)
S70°28'08"E - 159.00'
S70°28'08"E - 330.08'
S70°28'08"E - 171.08'
P.O.B.
SET 5/8" I.R.
WITH CAP
"GREENLEAF"
P.O.B.
SET 5/8" I.R.
WITH CAP
"GREENLEAF"
FND. 1/2" I.R.
(BEARS 0.30' W)
FND. 1/2" I.R.
(BEARS 0.30' W)
FND. 5/8" I.R.
(BEARS 0.30' W)
FND. 1/2" I.R.
(BEARS 0.30' W)
FND. 1/2" I.R.
(BEARS 0.30' W)
FND. 5/8" I.R.
WITH CAP
"WINSCAP"
(BEARS 0.30' W)
FND. 5/8" I.R.
WITH CAP
"WINSCAP"
(BEARS 0.30' W)
FND. 1/2" I.R.
(BEARS 0.30' W)
FND. 1/2" I.R.
(BEARS 0.30' W)
FND. 1/2" I.R.

OWNERS CERTIFICATION

THE STATE OF TEXAS *
*
COUNTY OF BRAZORIA * KNOW ALL MEN BY THESE PRESENTS

THAT MAYRA ALEJANDRA TRISTAN, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING TRISTAN ADDITION, A SUBDIVISION CONSISTING OF 2.066 ACRES OF LAND, BEING A PART OF OUTLOT 136 OF THE DR. A. A. LUTHER SUBDIVISION IN THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS , DO DEDICATE TO THE PUBLIC USE AS SUCH, ALL STREETS, ALLEYS, PARKS, PLAYGROUNDS, PUBLIC PLACES AND EASEMENTS SHOWN THEREON FOREVER AND DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION ACCORDING TO THE EASEMENTS, LINES, LOTS, AND NOTATIONS THEREOF SHOWN AND DESIGNATE SAID SUBDIVISION AS TRISTAN ADDITION. DO HEREBY BIND OURSELVES, OUR SUCCESSOR, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER MAYRA ALEJANDRA TRISTAN, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MINOR PLAT OF TRISTAN ADDITION, HAVE COMPLIED WITH, OR WILL COMPLY WITH, THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

WITNESS MY HAND IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, THIS 5th DAY OF March, 2019

MayAle
MAYRA ALEJANDRA TRISTAN, OWNER

THE STATE OF TEXAS *
*
COUNTY OF BRAZORIA * KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MAYRA ALEJANDRA TRISTAN , KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 5th DAY OF MARCH, 2019.

DONNA L. ECKELS
Notary Public, State of Texas
Comm. Expires 05-26-2020
Notary ID 130679032

Donna L. Eckels
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: 5-26-2020

STATE OF TEXAS
COUNTY OF BRAZORIA

I, JOYCE HUDMAN, COUNTY CLERK, BRAZORIA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WITH ITS AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____,2019, AT _____ O'CLOCK _____M. IN DOCUMENT NUMBER _____BRAZORIA COUNTY MAP RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT ANGLETON, BRAZORIA COUNTY, TEXAS, THE DAY AND DATE LAST WRITTEN ABOVE.

_____
JOYCE HUDMAN
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

CERTIFICATE OF SURVEYOR
I, TOBY PAUL COUCHMAN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET UNLESS OTHERWISE NOTED, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

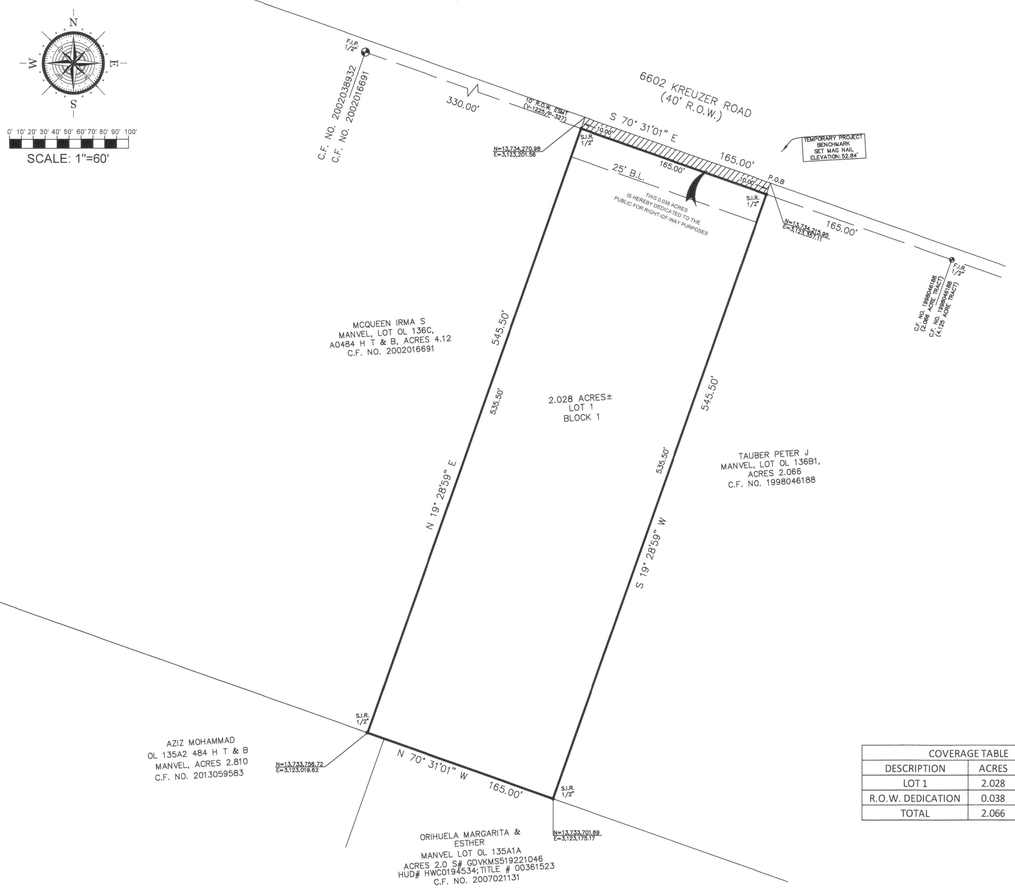
_____
TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

STATE OF TEXAS
REGISTERED
TOBY PAUL COUCHMAN
5565
PROFESSIONAL
LAND SURVEYOR

CITY OF MANVEL APPROVAL

CITY COUNCIL		PLANNING, ZONING & DEVELOPMENT	
DEBRA DAVISON	MAYOR	DOROTHY WYNNS	CHAIR
LORRAINE HEHN	MAYOR PRO-TEM	DEBBIE HARRISON	VICE-CHAIR
LARRY AKERY	COUNCIL MEMBER	JASON RAINES	SECRETARY
BRIAN WILMER	COUNCIL MEMBER	MUHAMMED ALAM	MEMBER
MELISSA SIFUENTES	COUNCIL MEMBER	STEPHEN DAVISON	MEMBER
JASON ALBERT	COUNCIL MEMBER	KYLE MARASCKIN	MEMBER
JEROME HUDSON	COUNCIL MEMBER	GEORGE GRIFFITH	MEMBER

Conformed Copy
2019018026



COVERAGE TABLE		
DESCRIPTION	ACRES	SQ.FT
LOT 1	2.028	88,357.50
R.O.W. DEDICATION	0.038	1,650.00
TOTAL	2.066	90,007.50

STATE OF TEXAS
COUNTY OF BRAZORIA

I, Peter J. Tauber, holding a lien upon the 2.066 acres, Being a part of Outlot 136 of the DR.A. A. Luther Subdivision being the holder of a lien against the above described property, does hereby in all things subordinate to said lien and does hereby confirm that I, Peter J. Tauber is the present owner of said lien as recorded in Brazoria County Clerk's File No. 2018040849 and has not assigned the same nor any part thereof.

By: Pete Tauber
Peter J. Tauber, Individual

STATE OF TEXAS
COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeare d Peter J. Tauber, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

Given under my hand and seal of office, this 22 day of March 2018.

Donna L. Eckels
Notary Public in and for the State of Texas

Name DONNA L. ECKELS

My commission expires 5-26-2020

DONNA L. ECKELS
Notary Public, State of Texas
Comm. Expires 05-26-2020
Notary ID 130679032

DESCRIPTION:

2.066 ACRES OF LAND, BEING A PART OF OUTLOT 136 OF THE DR. A. A. LUTHER SUBDIVISION IN THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF OUTLOT 136, SAID POINT BEING LOCATED NORTH 70°31'01" WEST - 825.00 FEET FROM THE NORTHEAST CORNER OF OUTLOT 136;

THENCE SOUTH 19°28'59" WEST, AT 10.00 FEET PASS A 1/2 INCH IRON ROD SET FOR REFERENCE IN THE SOUTH RIGHT-OF-WAY LINE OF KREUZER ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 545.50 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHERN MOST CORNER OF THE HEREIN DESCRIBED TRACT, BEING IN THE NORTH LINE OF OUTLOT 135;

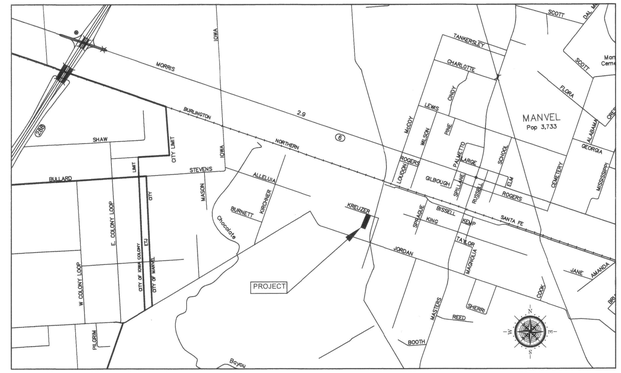
THENCE NORTH 70°31'01" WEST, ALONG THE NORTH LINE OF SAID OUT LOT 135, A DISTANCE OF 165.00 FEET TO THE WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 19°28'59" EAST, DEPARTING THE NORTH LINE OF OUTLOT 135, AT DISTANCE OF 535.50 FEET PASS A 1/2 INCH IRON ROD SET FOR REFERENCE IN THE SOUTH RIGHT-OF-WAY LINE OF SAID KREUZER ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 545.50 FEET TO THE NORTHERN MOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 70°31'01" EAST, ALONG THE NORTH LINE OF OUTLOT 136, A DISTANCE OF 165.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.066 ACRES OF LAND, MORE OR LESS.

BENCHMARK ELEV = 53.49'
U.S.C.&G.S. NO. P1512 NAVD88

ABOUT 1.0 MILE EAST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILROAD FROM THE CROSSING OF MASTERS STREET IN MANVEL, 231 FEET SOUTHWEST AND ACROSS THE TRACKS FROM MILE POST 35, 49 FEET NORTH AND ACROSS THE PAVED ROAD FROM POWER POLE NUMBER 8310, 44 FEET SOUTH OF THE SOUTH OF THE SOUTH RAIL OF THE MAIN TRACKS, 26 FEET NORTH OF THE CENTERLINE OF A PAVED ROAD (OLD MANVEL ROAD), 1.5 FEET NORTHEAST OF A POWER POLE, AND 1.5 FEET SOUTHEAST OF TELEPHONE POLE NUMBER E 50.



VICINITY MAP
SCALE 1"=1/2 MILE

NOTES:
1. BUILDING PERMITS: ELECTRICAL, PLUMBING CONSTRUCTION, CULVERT, ETC. ARE PURCHASED AT CITY HALL, CITY OF MANVEL, TEXAS

2. NO STRUCTURES SHALL BE BUILT THAT IMPEDE THE FLOW OF EXISTING DRAINAGE AND FENCES WILL NOT BE ALLOWED TO OBSTRUCT/CROSS DRAINAGE OR DETENTION EASEMENTS

3. ANY FURTHER DEVELOPMENT OF HEREON SHOWN TRACT MAY REQUIRE A DRAINAGE STUDY. HOWEVER, "FOR A SINGLE-FAMILY RESIDENTIAL LOT, IF 20 PERCENT OR LESS OF THE ENTIRE PROPERTY WILL BE AFFECTED BY NEW IMPERVIOUS COVER, THEN A DRAINAGE PLAN WILL NOT BE REQUIRED".

4. IN ACCORDANCE WITH SECTION 212.046 OF THE TEXAS LOCAL GOVERNMENT CODE ANY IMPROVEMENTS TO THIS PROPERTY ARE SUBJECT TO THE CITY OF MANVEL'S BUILDING CODES AND ORDINANCES THEREFORE PERMITS WILL BE REQUIRED.

5. ALL CORNERS ARE SET 1/2 INCH IRON RODS UNLESS OTHERWISE NOTED

6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE BASED ON THE ELEVATION OF 3 FEET ABOVE NATURAL GROUND

7. 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 PIPELINES AS DEFINED IN SECTION 62-2

8. NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE ERECTED NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY

9. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN

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

11. PLAT WILL EXPIRE IN TWO YEARS AFTER INITIAL APPROVAL BY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL

12. THE DEVELOPABLE AREA IS RESTRICTED TO NO GREATER THAN 17,667 SQ. FT. OF IMPERVIOUS COVER OR AS APPROVED BY THE CITY OF MANVEL

13. BOUNDARY CLOSURE IS A MINIMUM OF 1: 15,000

14. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP(FIRM) MAP NO. 48039C 0130H, WITH THE EFFECTIVE DATE OF 06/05/1989. THE PROPERTY IS LOCATED ENTIRELY IN ZONE "AO/3". ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

15. PROPERTIES IN AN AO3 FLOODPLAIN WILL BE REQUIRED TO PROVIDE A MITIGATION PLAN WHEN SUBMITTING FOR A BUILDING PERMIT FOR A HOUSE/GARAGE, OR OTHER STRUCTURES .

16. PROPERTY LIES IN THE CITY OF MANVEL AND ALVIN ISD

17. THERE ARE NO PIPELINES LOCATED INSIDE THE PLAT BOUNDARY

18. FEBRUARY 4, 2019 A VARIANCE WAS GRANTED TO VARY FROM THE REQUIREMENTS OF SECTION 62-111 UNDER THE FOLLOWING CONDITIONS: 1.) THE VARIANCE WILL EXPIRE ON CHANGE OF USE FROM SINGLE-FAMILY. 2.) UPON REPLATTING INTO MORE THAN ONE LOT/RESERVE. FILED FOR RECORD UNDER CLERKS FILE # 201900789, IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

MINOR PLAT OF
TRISTAN ADDITION

2.066 ACRES OF LAND, BEING A PART OF OUTLOT 136 OF THE DR. A. A. LUTHER SUBDIVISION IN THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

1 LOT 1 BLOCK

MARCH 04, 2019

PRO-SURV
SURVEYING AND MAPPING
EMAIL: orders@prosurv.net
T.B.P.L.S. FIRM #10119300
P.O. BOX 1366
FRIENDSWOOD, TEXAS 77549
PHONE: 281-996-1113

OWNER
MAYRA ALEJANDRA TRISTAN
6602 KREUZER ROAD
MANVEL, TEXAS 77578
PHONE: 281-836-1417

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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	☒	City Council	☐	Both	☐

Date of Request: 4/29/2026

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 CONTINOUSLY 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: Daniel Andronesi

Daytime Phone: 713-993-0333 Fax Number: _____

E-mail Address: dandronesi@bowman.com

Description of Request and Physical Address:

Consideration and possible action to approve "Manvel Town Center Section One Partial Replat No 2", being a subdivision of 19.8698 acres (865,527 square feet) out of land situated in the H.T. & B. R.R. CO. Survey, Section 71, Abstract Number 291, City of Manvel, Brazoria County, Texas being a replat of Reserve "B", Block 1, Manvel Town Center Section One Recorded in Plat Number 2022042761 B.C.P.R.

Plats:
Preliminary _____
Final x

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.

_____ 4/29/2026

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:	Manvel Town Center Section One Partial Replat No.2
Applicant:	Daniel Andronesi, Bowman Consulting Group
PD&Z Meeting Date:	May 11, 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 a partial replat of a recorded commercial section within the Manvel Town Center Development, established as a Planned Unit Development (PUD) in 2017.*
- *The proposed plat subdivides a 19.8698-acre tract into one block and three unrestricted reserves.*
- *Reserve B2 is proposed for PNC Bank.*
- *The proposed plat generally conforms to the recorded Final Plat of Manvel Town Center Section One, which was approved in 2019.*

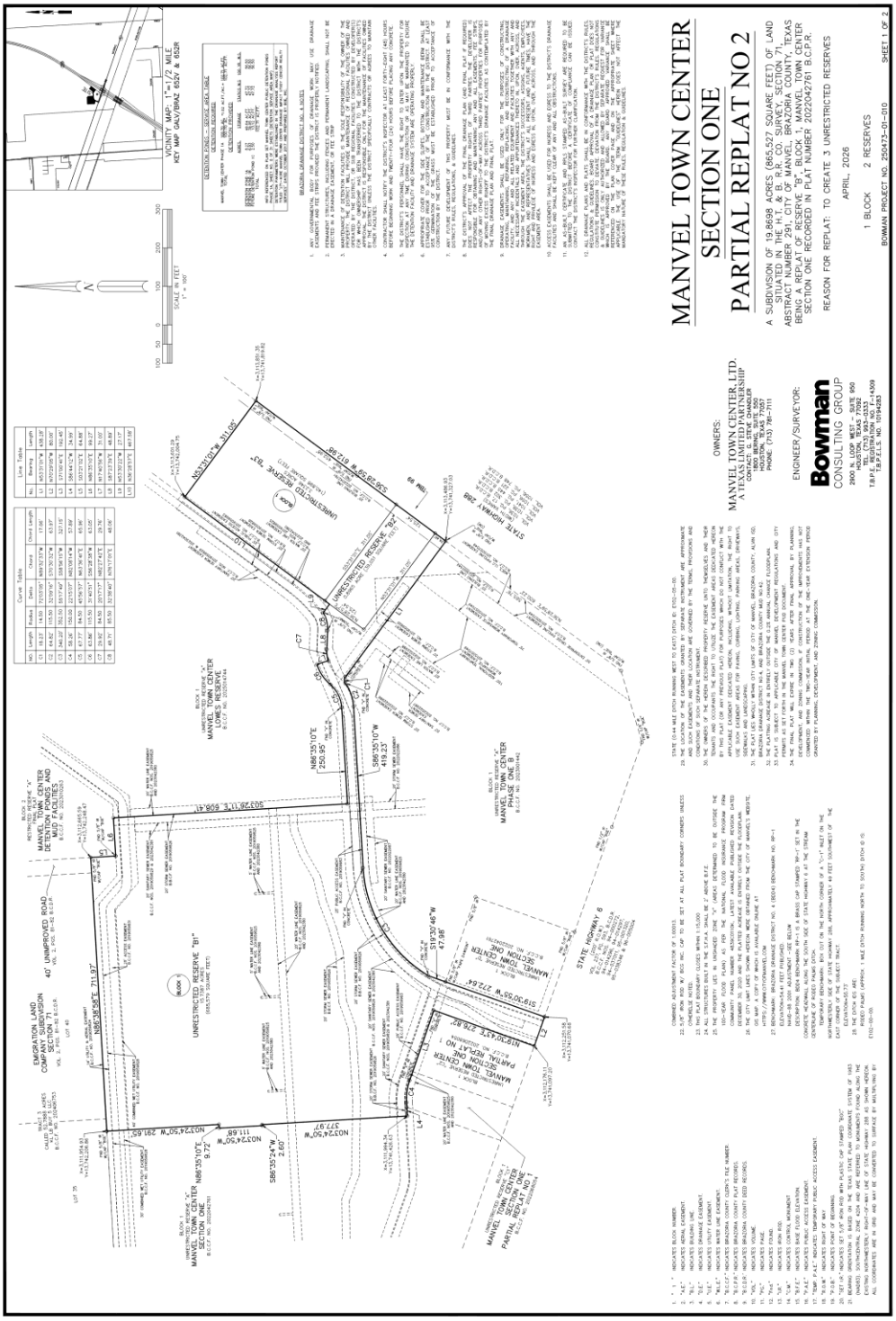
STAFF RECOMMENDATION

The City staff recommends approval of the Manvel Town Center Section One Partial Replat No.2 with the following conditions:

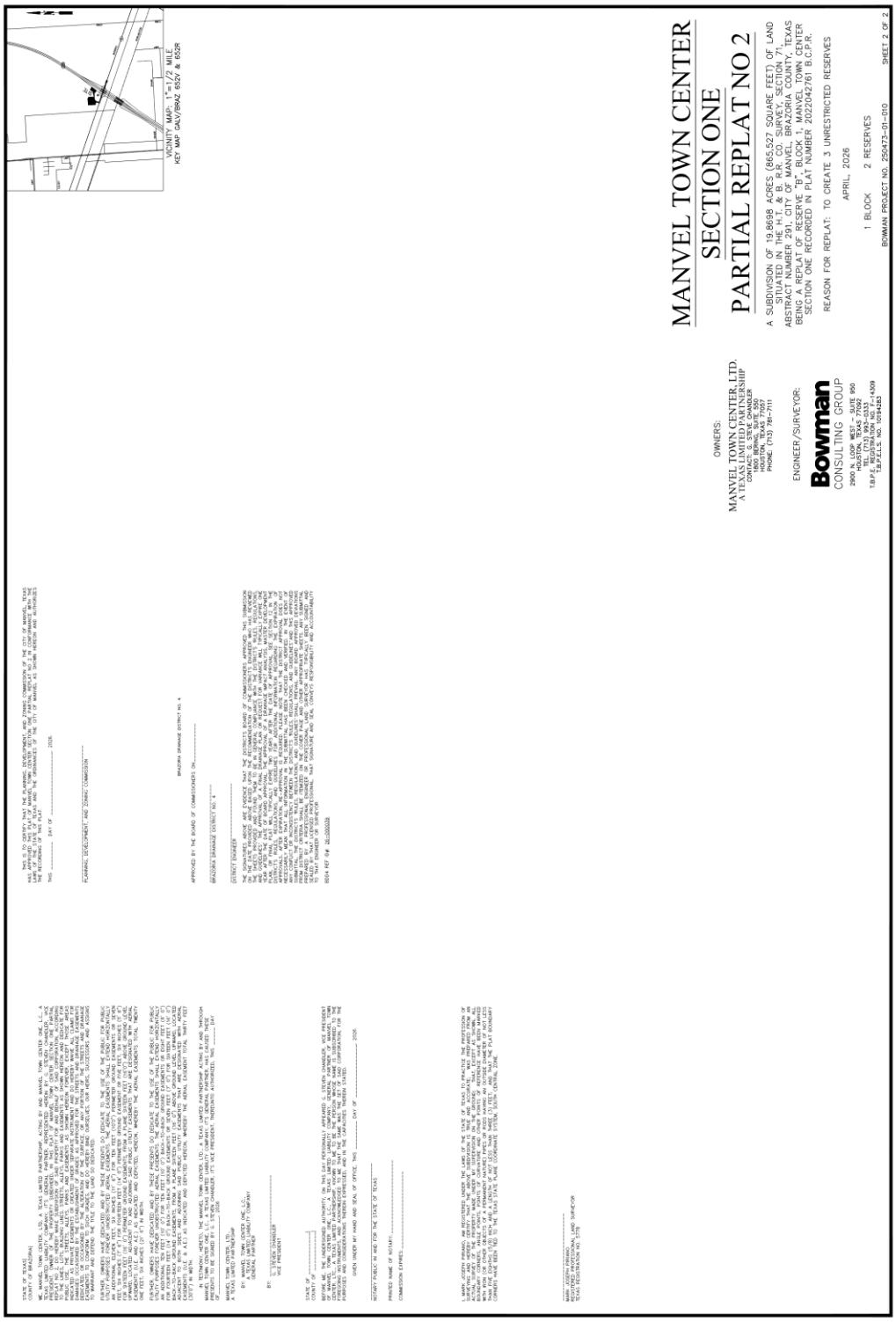
1. Please show the City/ETJ boundaries in the vicinity map. Additionally, include the full date on the plat (Section 62-41(b)(2)).
2. Provide signature of the owner and Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Sections 62-41 (b)(4) & (b)(6)).
3. Please provide a CPL including acreage and legal description. Also include a field note description on the plat. Ensure consistency among the CPL, field notes, and title block (Sections 62-41(b)(5), (b)(9), & (b)(21)).
4. Please label Point of Beginning, including Northing and Easting. Additionally, correct the arrows for the 25' access easement located along the north boundary and ensure they are accurately shown in accordance with the previously recorded plat (Section 62-41 (b)(13)).
5. Please City limits, ETJ boundaries, and MUD boundary on the plat. Revise the number of blocks in the title block from 2 to 3. Add a reserve table and indicate the responsible maintenance entity (Section 62-41 (b)(18)).
6. Please include a note indicating the absence/ existence of pipeline within the plat boundary (Sections 62-41 (b)(18) & 62-41).

7. Please provide letters from all applicable utility companies indicating that their required easements are correctly shown on the plat and verifying availability of utility service (Sections 62-41 (b)(20)).
8. Please add notation that sidewalks shall be constructed as part of the issuance of a building permit for each tract (Sections 62-41 (b)(22)).
9. Please add a note that the development regulations and City permits are required on all property (Sections 62-41 (b)(29)).

Plat Exhibit



Plat Exhibit



MANVEL TOWN CENTER
SECTION ONE
PARTIAL REPLAT NO 2

A SUBDIVISION OF 19.8698 ACRES (865,527 SQUARE FEET) OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 71, ABSTRACT NUMBER 291, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS BEING A REPLAT OF RESERVE "B", BLOCK 1, MANVEL TOWN CENTER SECTION ONE RECORDED IN PLAT NUMBER 2022042761 B.C.P.R.

REASON FOR REPLAT: TO CREATE 3 UNRESTRICTED RESERVES

APRIL, 2026

1 BLOCK 2 RESERVES

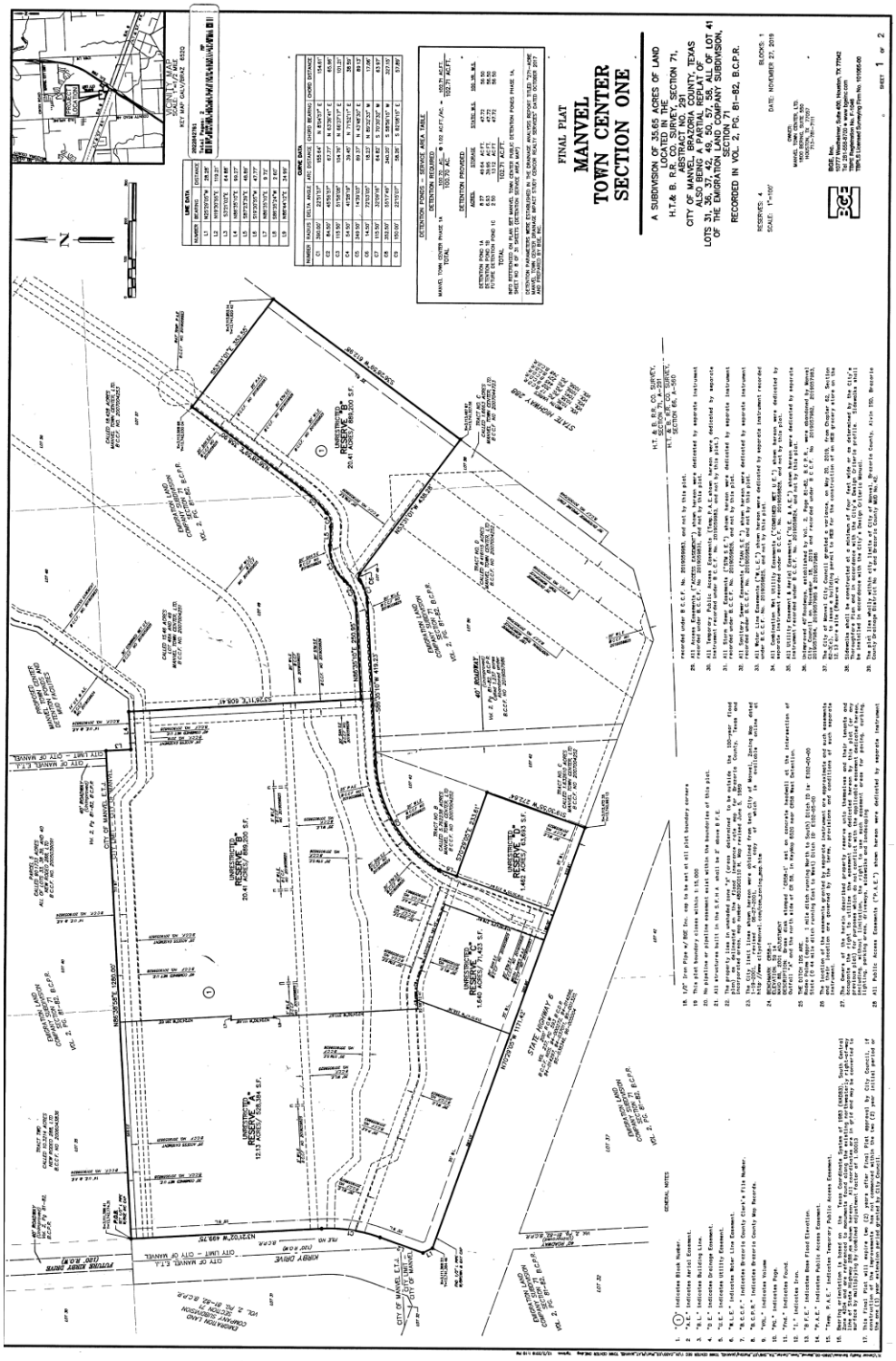
BOWMAN PROJECT NO. 250473-01-010 SHEET 2 OF 2

OWNERS:
MANVEL TOWN CENTER, LTD.
A TEXAS LIMITED PARTNERSHIP
CONTACT: G. STEVE CHANDLER
1800 BERING DRIVE, STE 1000
HOUSTON, TEXAS 77057
PHONE: (713) 784-7111

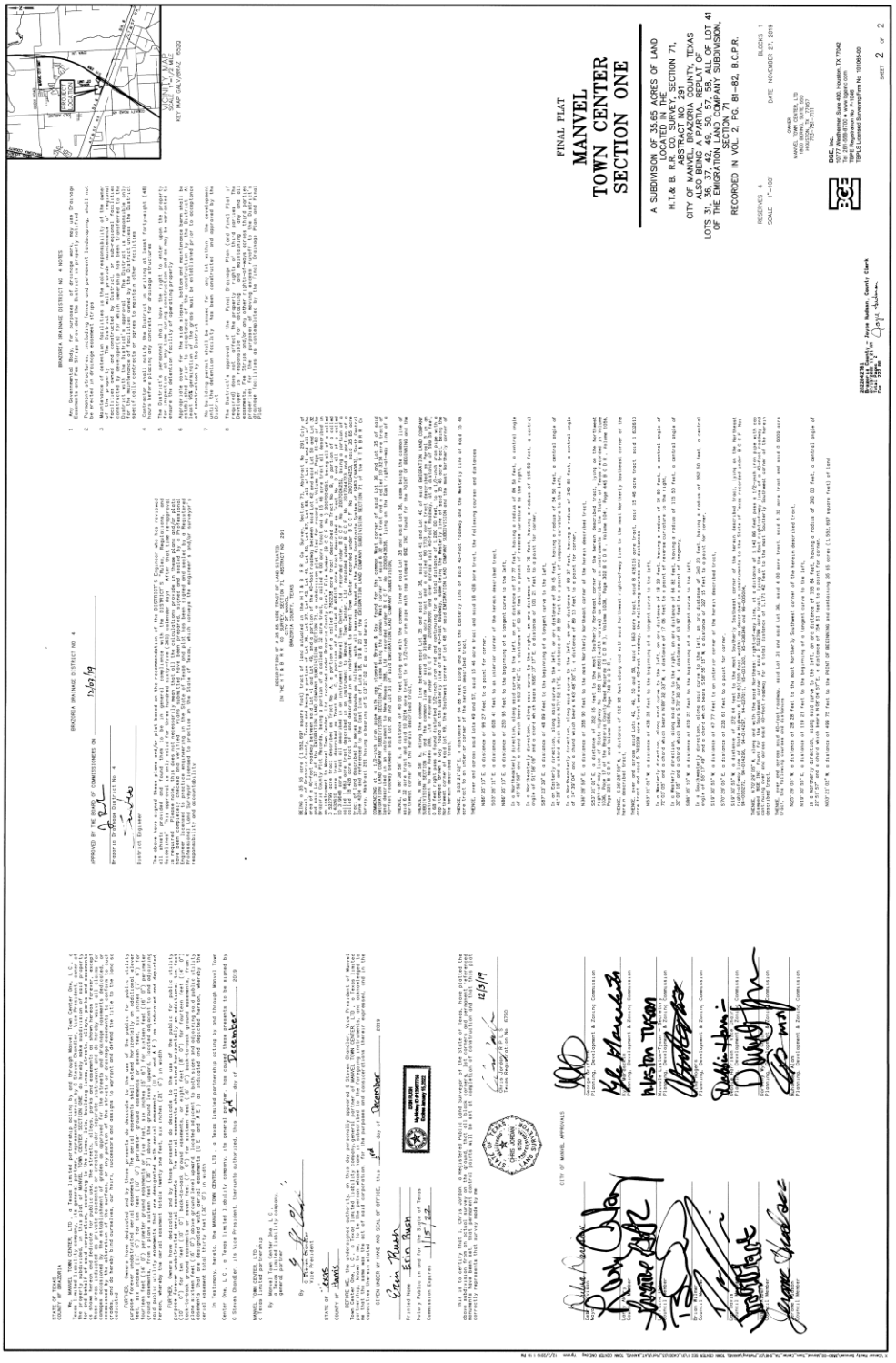
ENGINEER/SURVEYOR:
Bowman
CONSULTING GROUP
2900 N. LOOP WEST - SUITE 950
HOUSTON, TEXAS 77092
(713) 783-1122 (713) 783-1123
T.B.P.E. REGISTRATION NO. F-14309
T.B.P.L.S. NO. 10194423

VICINITY MAP: 1" = 1/2 MILE
KEY MAP 04V/05W & 05W & 06SR

Final Plat of Manvel Town Center Section One



Final Plat of Manvel Town Center Section One



FINAL PLAT
MANVEL
TOWN CENTER
SECTION ONE

A SUBDIVISION OF 35.65 ACRES OF LAND
LOCATED IN THE
H.T.& B. R.R. CO. SURVEY, SECTION 71,
ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 31, 36, 37, 42, 49, 50, 57, 58, ALL OF LOT 41
OF THE EMIGRATION LAND COMPANY SUBDIVISION,
SECTION 72,
RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

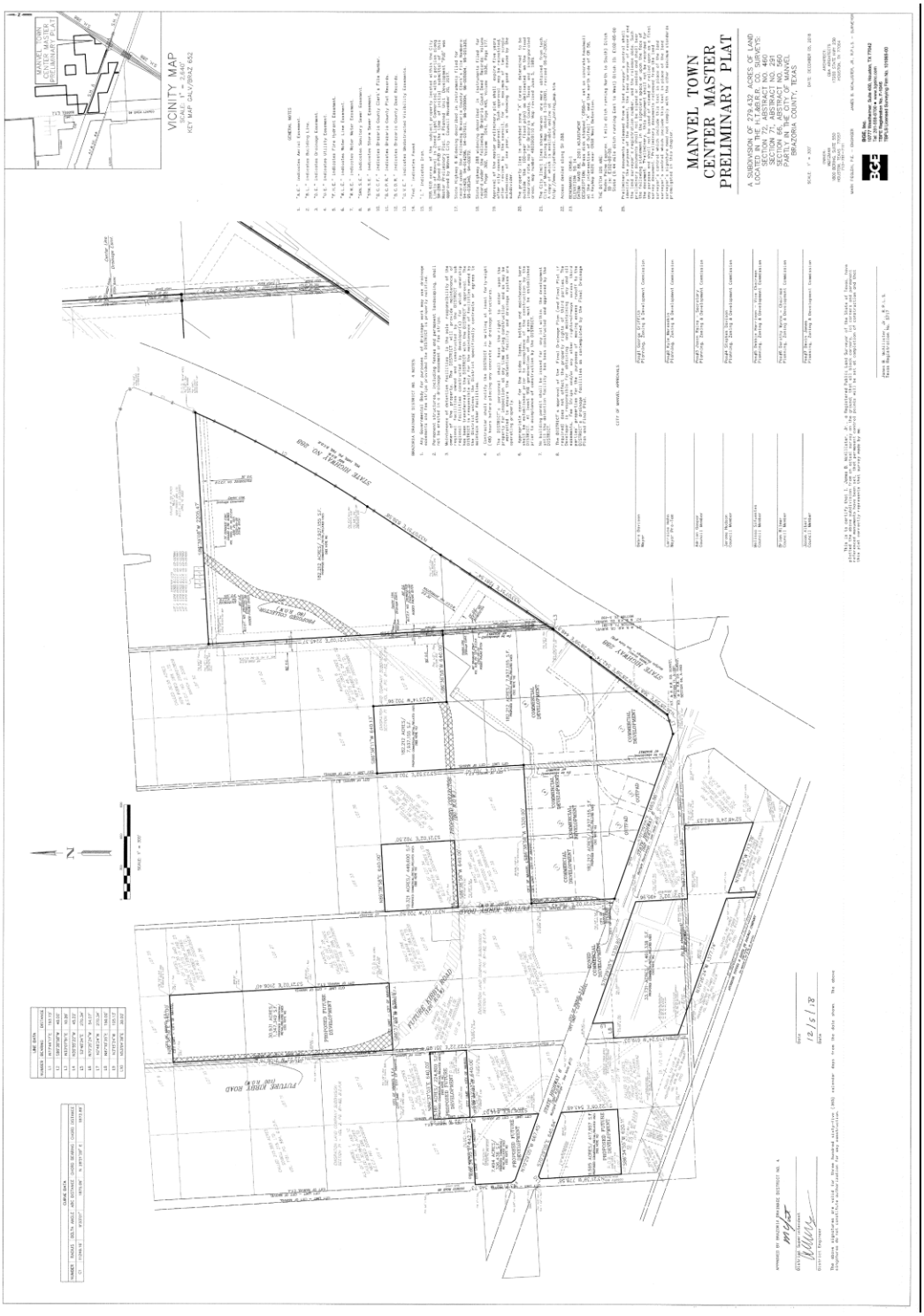
RESERVES 4 BLOCKS 1
SCALE 1"=100' DATE NOVEMBER 27, 2019

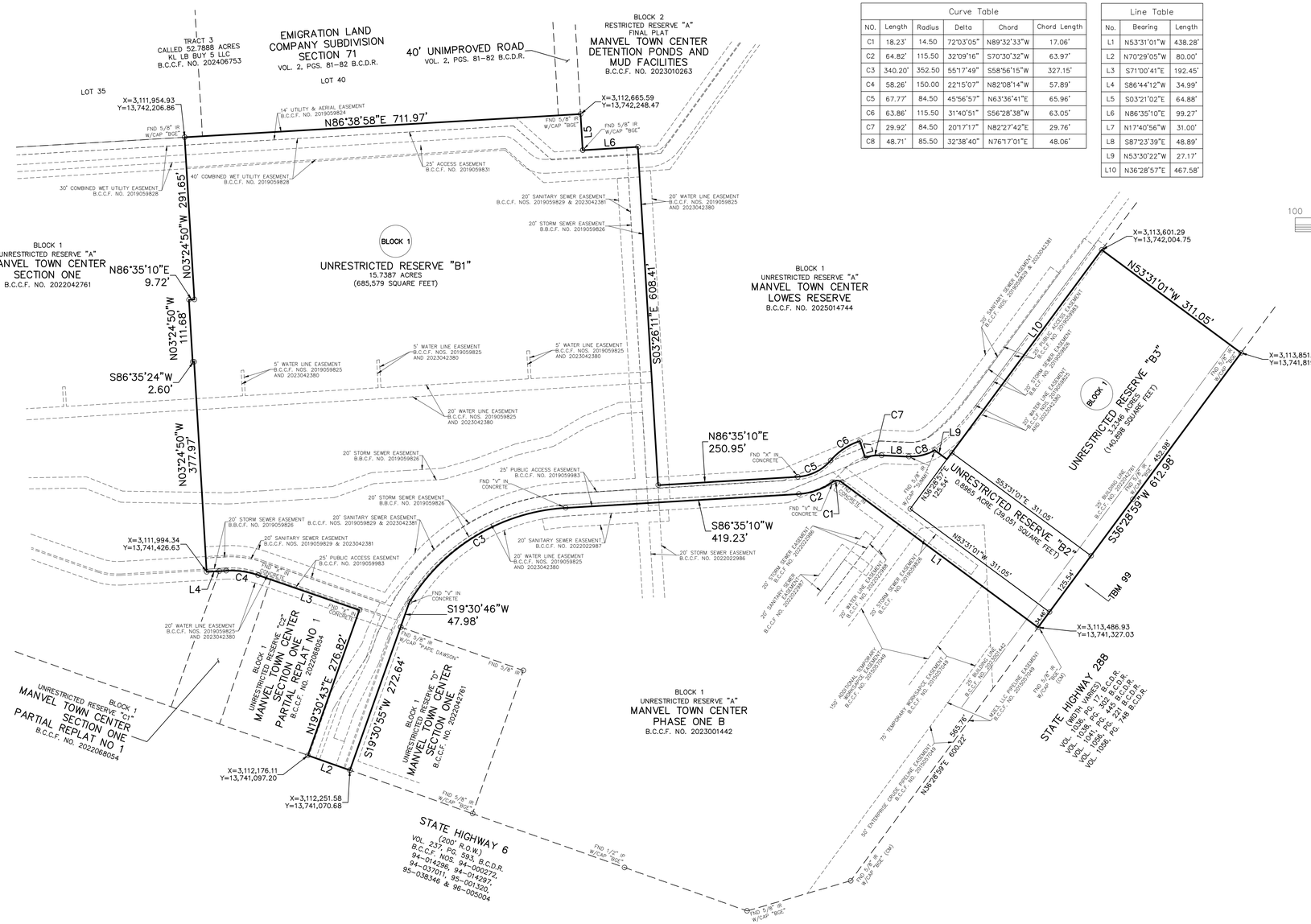
OWNER
MANVEL TOWN CENTER, LTD
1331 LAMAR, SUITE 1560
HOUSTON, TX 77010

BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
281-558-8700 • www.bgeinc.com
TBPE Firm No. F-1046
TBPLS Licensed Surveying Firm No. 101060-00

SHEET 2 OF 2

Manvel Town Center Master Preliminary Plat





Curve Table					
NO.	Length	Radius	Delta	Chord	Chord Length
C1	18.23'	14.50	72°03'05"	N89°32'33"W	17.06'
C2	64.82'	115.50	32°09'16"	S70°30'32"W	63.97'
C3	340.20'	352.50	55°17'49"	S58°56'15"W	327.15'
C4	58.26'	150.00	22°15'07"	N82°08'14"W	57.89'
C5	67.77'	84.50	45°56'57"	N63°36'41"E	65.96'
C6	63.86'	115.50	31°40'51"	S56°28'38"W	63.05'
C7	29.92'	84.50	20°17'17"	N82°27'42"E	29.76'
C8	48.71'	85.50	32°38'40"	N76°17'01"E	48.06'

Line Table		
No.	Bearing	Length
L1	N53°31'01"W	438.28'
L2	N70°29'05"W	80.00'
L3	S71°00'41"E	192.45'
L4	S86°44'12"W	34.99'
L5	S03°21'02"E	64.88'
L6	N86°35'10"E	99.27'
L7	N17°40'56"W	31.00'
L8	S87°23'39"E	48.89'
L9	N53°30'22"W	27.17'
L10	N36°28'57"E	467.58'

DETENTION PONDS – SERVICE AREA TABLE

DETENTION REQUIRED

MANVEL TOWN CENTER PHASE 1A TOTAL	100.70 AC. *1.02 AC.FT./AC.= 100.70 AC.	102.71 AC.FT. 102.71 AC.FT.

DETENTION PROVIDED

	ACRES.	STORAGE	STATICS W.S	100 YR. W.S.
DETENTION POND 1A	8.27	49.64 AC.FT.	47.73	56.50
DETENTION POND 1B	2.83	39.95 AC.FT.	47.72	56.50
FUTURE DETENTION POND 1C	2.50	13.12 AC.FT.	47.72	56.50
TOTAL		102.71 AC.FT.		

INFO REFERENCED ON PLAN SET MANVEL TOWN CENTER PUBLIC DETENTION PONDS PHASE 1A, SHEET NO. 8 OF 31 SHEETS (DETENTION SERVICE AREA MAP)

DETENTION PARAMETERS WERE ESTABLISHED IN THE DRAINAGE ANALYSIS REPORT TITLED "271–ACRE MANVEL TOWN CENTER DRAINAGE IMPACT STUDY CENCOR REALTY SERVICES" DATED OCTOBER 2017 AND PREPARED BY BGE, INC.

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

1. ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, OR FEE STRIP
3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND OPERATED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL; THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
4. CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTY–EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY–FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
7. ANY FUTURE DEVELOPMENT OF THIS PROPERTY MUST BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS, & GUIDELINES.
8. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER 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.
9. DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
10. ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
11. AN AS–BUILT CERTIFICATE AND RPLS STAMPED AS–BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
12. ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY SEPARATE REQUEST FOR VARIANCE WHICH IS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATION & GUIDELINES.

1. " 1 " INDICATES BLOCK NUMBER.
2. "A.E." INDICATES AERIAL EASEMENT.
3. "B.L." INDICATES BUILDING LINE.
4. "D.E." INDICATES DRAINAGE EASEMENT.
5. "U.E." INDICATES UTILITY EASEMENT.
6. "W.L.E." INDICATES WATER LINE EASEMENT.
7. "B.C.C.F." INDICATES BRAZORIA COUNTY CLERK'S FILE NUMBER.
8. "B.C.P.R." INDICATES BRAZORIA COUNTY PLAT RECORDS.
9. "B.C.D.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
10. "VOL." INDICATES VOLUME.
11. "PG." INDICATES PAGE.
12. "Fnd." INDICATES FOUND.
13. "I.R." INDICATES IRON ROD.
14. "C.M." INDICATES CONTROL MONUMENT
15. "B.F.E." INDICATES BASE FLOOD ELEVATION.
16. "P.A.E." INDICATES PUBLIC ACCESS EASEMENT.
17. "TEMP. P.A.E." INDICATES TEMPORARY PUBLIC ACCESS EASEMENT.
18. "R.O.W." INDICATES RIGHT OF WAY
19. "P.O.B." INDICATES POINT OF BEGINNING.
20. "SET I.R." INDICATES SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BGC"
21. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM OF 1983 (NAD83). SOUTHCENTRAL ZONE 4204 AND ARE REFERRED TO MONUMENTS FOUND ALONG THE EXISTING NORTHWESTERLY RIGHT–OF–WAY LINE OF STATE HIGHWAY 288 AS SHOWN HEREON. ALL COORDINATES ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY COMBINED ADJUSTMENT FACTOR OF 1.00013.
22. 5/8" IRON ROD W/ BCG INC. CAP TO BE SET AT ALL PLAT BOUNDARY CORNERS UNLESS OTHERELSE NOTED.
23. THIS PLAT BOUNDARY CLOSES WITHIN 1:15,000
24. ALL STRUCTURES BUILT IN THE S.F.H.A. SHALL BE 2' ABOVE B.F.E.
25. THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 100–YEAR FLOOD PLAIN) AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY PANEL NUMBER 4839C0110K, LATEST AVAILABLE PUBLISHED REVISION DATED DECEMBER 30, 2020 AND THE PLATTED ACREAGE IS ENTIRELY OUTSIDE THE FLOODPLAIN.
26. THE CITY LIMIT LINES SHOWN HEREON WERE OBTAINED FROM THE CITY OF MANVEL'S WEBSITE, GIS MAP. A COPY OF WHICH IS AVAILABLE ONLINE AT HTTPS: //WWW.CITYOFMANVEL.COM
27. BENCHMARK: BRAZORIA DRAINAGE DISTRICT NO. 4 (BDD4) BENCHMARK NO. RP–1
ELEVATION=54.41 FEET PUBLISHED.
NAVD–88 2001 ADJUSTMENT –SEE BELOW
DESCRIPTION: BDD4 BENCHMARK RP–1 IS A BRASS CAP STAMPED 'RP–1' SET IN THE CONCRETE HEADWALL ALONG THE SOUTH SIDE OF STATE HIGHWAY 6 AT THE STREAM CENTERLINE OF RODEO PALMS DITCH.
TEMPORARY BENCHMARK: BOX CUT ON THE NORTH CORNER OF A "C–1" INLET ON THE NORTHWESTERLY SIDE OF STATE HIGHWAY 288, APPROXIMATELY 49 FEET SOUTHWEST OF THE EAST CORNER OF THE SUBJECT TRACT.
ELEVATION=55.73'
28. THE DITCH IDS ARE:
RODEO PALMS (APPROX. 1 MILE DITCH RUNNING NORTH TO SOUTH) DITCH ID IS: E102–00–00.
STATE (0.44 MILE DITCH RUNNING WEST TO EAST) DITCH ID: E102–05–00.
29. THE LOCATION OF THE EASEMENTS GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENT.
30. THE OWNERS OF THE HEREIN DESCRIBED PROPERTY RESERVE UNTO THEMSELVES AND THEIR TENANTS AND OCCUPANTS THE RIGHT TO UTILIZE THE EASEMENT AREAS DEDICATED HEREON BY THIS PLAT (OR ANY PREVIOUS PLAT) FOR PURPOSES WHICH DO NOT CONFLICT WITH THE APPLICABLE EASEMENT DEDICATED HEREON, INCLUDING, WITHOUT LIMITATION, THE RIGHT TO USE SUCH EASEMENT AREAS FOR PAVING, CURBING, LIGHTING, PARKING AREAS, DRIVEWAYS, SIDEWALKS AND LANDSCAPING.
31. THE PLAT LIES WHOLLY WITHIN CITY LIMITS OF CITY OF MANVEL, BRAZORIA COUNTY, ALVIN ISD, BRAZORIA DRAINAGE DISTRICT NO.4, AND BRAZORIA COUNTY MUD NO.42.
32. THE PLATTING ACREAGE IN ENTIRELY OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
33. PLAT IS SUBJECT TO APPLICABLE CITY OF MANVEL DEVELOPMENT REGULATIONS AND CITY PERMITS AS SET FORTH IN THE MANVEL TOWN CENTER PUD DOCUMENT.
34. THE FINAL PLAT WILL EXPIRE IN 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 AT THE ONE–YEAR EXTENSION PERIOD GRANTED BY PLANNING, DEVELOPMENT, AND ZONING COMMISSION.

OWNERS:

MANVEL TOWN CENTER, LTD.
A TEXAS LIMITED PARTNERSHIP
CONTACT: G. STEVE CHANDLER
1800 BERING, SUITE 550
HOUSTON, TEXAS 77057
PHONE: (713) 781–7111

ENGINEER/SURVEYOR:

Bowman
CONSULTING GROUP
2900 N. LOOP WEST – SUITE 950
HOUSTON, TEXAS 77092
TEL. (713) 993–0333
T.B.P.E. REGISTRATION NO. F–14309
T.B.P.E.L.S. NO. 10194283

MANVEL TOWN CENTER SECTION ONE PARTIAL REPLAT NO 2

A SUBDIVISION OF 19.8698 ACRES (865,527 SQUARE FEET) OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 71, ABSTRACT NUMBER 291, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS BEING A REPLAT OF RESERVE "B", BLOCK 1, MANVEL TOWN CENTER SECTION ONE RECORDED IN PLAT NUMBER 2022042761 B.C.P.R.

REASON FOR REPLAT: TO CREATE 3 UNRESTRICTED RESERVES

APRIL, 2026

1 BLOCK 2 RESERVES

BOWMAN PROJECT NO. 250473–01–010

STATE OF TEXAS}
COUNTY OF BRAZORIA}

WE, MANVEL TOWN CENTER, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND MANVEL TOWN CENTER ONE, L.C., A TEXAS LIMITED LIABILITY COMPANY, IT'S GENERAL PARTNER, REPRESENTED HEREIN BY G. STEVEN CHANDLER, VICE PRESIDENT, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF MANVEL TOWN CENTER SECTION ONE PARTIAL REPLAT NO 2, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND 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 AS SHOWN HEREON FOREVER, EXCEPT THOSE AREAS INDICATED AS PRIVATE EASEMENTS OR CREATED UNDER SEPARATE INSTRUMENT 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 AND DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

IN TESTIMONY, HERETO, THE MANVEL TOWN CENTER, LTD., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH MANVEL TOWN CENTER ONE, L.C., A TEXAS LIMITED LIABILITY COMPANY, IT'S GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY G. STEVEN CHANDLER, IT'S VICE PRESIDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2026

MANVEL TOWN CENTER, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: MANVEL TOWN CENTER ONE, L.C.,
A TEXAS LIMITED LIABILITY COMPANY
GENERAL PARTNER

BY: _____
G. STEVEN CHANDLER
VICE PRESIDENT

STATE OF _____}
COUNTY OF _____}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED G. STEVEN CHANDLER, VICE PRESIDENT OF MANVEL TOWN CENTER ONE, L.C., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF MANVEL TOWN CENTER, LTC., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE SET OF SAID CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITIES THEREIN STATED.

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY: _____

COMMISSION EXPIRES: _____

I, MARK JOSEPH PIRIANO, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN, ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

_____
MARK JOSEPH PIRIANO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5778

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT, AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT OF MANVEL TOWN CENTER SECTION ONE PARTIAL REPLAT NO 2 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

BRAZORIA DRAINAGE DISTRICT NO. 4

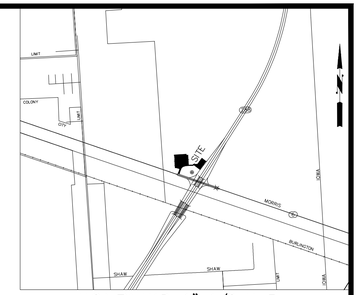
APPROVED BY THE BOARD OF COMMISSIONERS ON_____

_____
BRAZORIA DRAINAGE DISTRICT NO. 4

_____
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 A FINAL DRAINAGE PLAN OR REQUEST FOR VARIANCE WILL TYPICALLY EXPIRE ONE YEAR AFTER THE DATE OF BOARD APPROVAL. THE APPROVAL OF A DRAINAGE IMPACT ANALYSIS, MASTER DEVELOPMENT PLAN, OR FINAL PLAT WILL TYPICALLY EXPIRE TWO YEARS AFTER THE DATE OF APPROVAL. SEE SECTION 12 IN THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES FOR ADDITIONAL INFORMATION REGARDING THE EXPIRATION OF APPROVALS. AFTER EXPIRATION, RE-APPROVAL IS REQUIRED. PLEASE NOTE THAT 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#: 26-000039



VICINITY MAP: 1"=1/2 MILE
KEY MAP GALV/BRAZ 652V & 652R

OWNERS:

MANVEL TOWN CENTER, LTD.
A TEXAS LIMITED PARTNERSHIP
CONTACT: G. STEVE CHANDLER
1800 BERING, SUITE 550
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T.B.P.E.L.S. NO. 10194283

MANVEL TOWN CENTER SECTION ONE PARTIAL REPLAT NO 2

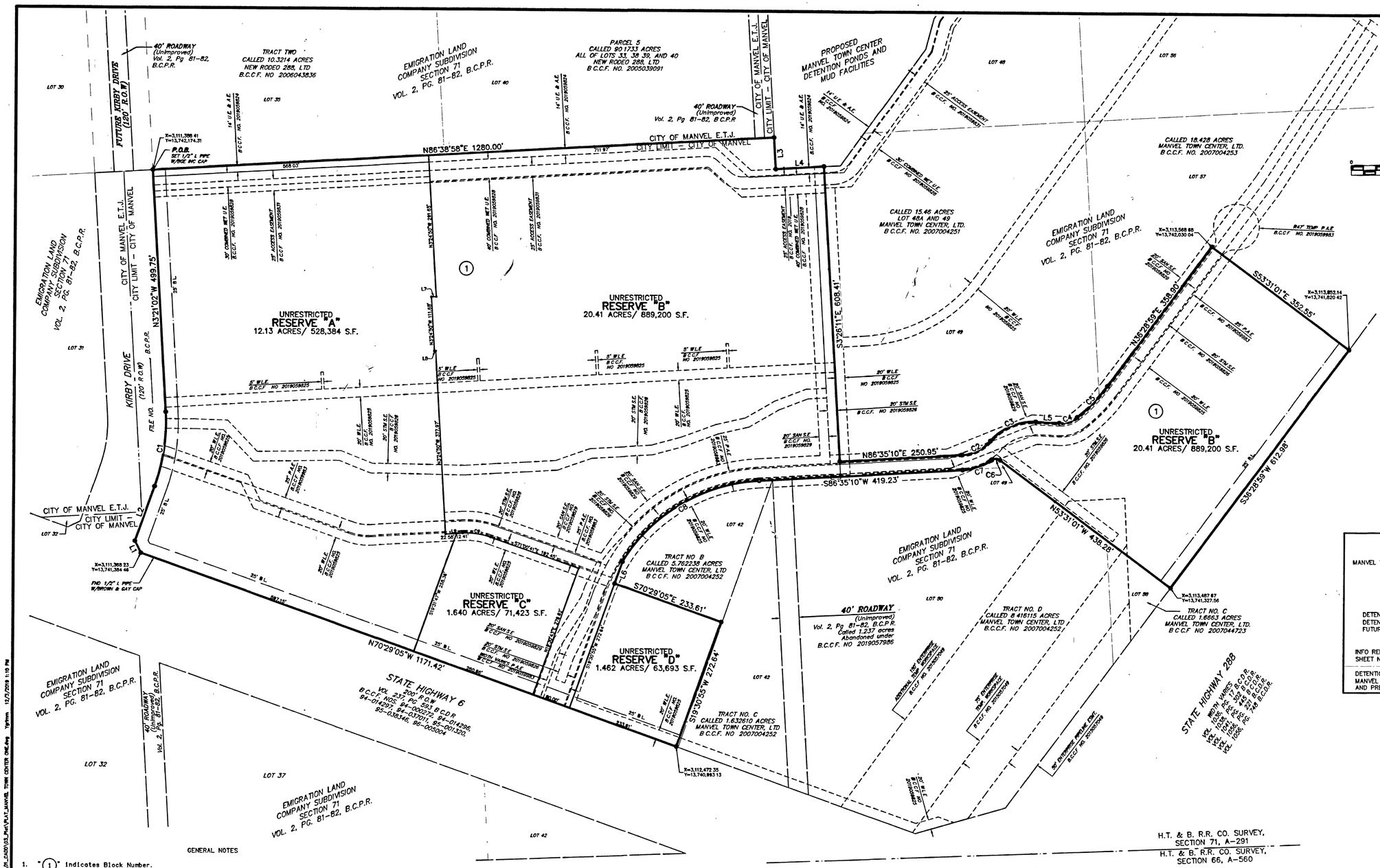
A SUBDIVISION OF 19.8698 ACRES (865,527 SQUARE FEET) OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 71, ABSTRACT NUMBER 291, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS BEING A REPLAT OF RESERVE "B", BLOCK 1, MANVEL TOWN CENTER SECTION ONE RECORDED IN PLAT NUMBER 2022042761 B.C.P.R.

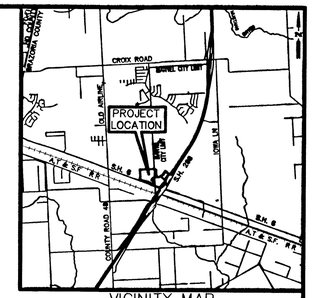
REASON FOR REPLAT: TO CREATE 3 UNRESTRICTED RESERVES

APRIL, 2026

1 BLOCK 2 RESERVES

BOWMAN PROJECT NO. 250473-01-010





VICINITY MAP
SCALE: 1"=1/2 MILE
KEY MAP GALV/BRAZ 652Q

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N25°29'05"W	28.28'
L2	N19°30'55"E	119.21'
L3	S3°21'02"E	64.88'
L4	N86°35'10"E	99.27'
L5	S87°23'39"E	48.89'
L6	S19°30'55"W	47.77'
L7	N86°35'10"E	9.72'
L8	S86°35'24"W	2.60'
L9	N86°44'12"E	34.99'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	390.00'	22°51'57"	155.64'	N 8°04'57" E	154.61'
C2	84.50'	45°56'57"	67.77'	N 63°36'41" E	65.96'
C3	115.50'	51°58'08"	104.76'	N 66°37'17" E	101.21'
C4	54.50'	41°28'19"	39.45'	N 71°52'11" E	38.59'
C5	349.50'	14°39'03"	89.37'	N 43°48'30" E	89.13'
C6	14.50'	72°03'05"	18.23'	N 89°32'33" W	17.06'
C7	115.50'	32°09'16"	64.82'	S 70°30'32" W	63.97'
C8	352.50'	55°17'49"	340.20'	S 58°56'15" W	327.15'
C9	150.00'	22°15'07"	58.26'	S 82°08'15" E	57.89'

DETENTION PONDS - SERVICE AREA TABLE

DETENTION REQUIRED

MANVEL TOWN CENTER PHASE 1A TOTAL	100.70 AC. / 100.70 AC.	@ 1.02 AC.FT./AC. =	102.71 AC.FT. / 102.71 AC.FT.

DETENTION PROVIDED

	ACRES.	STORAGE	STATIC W.S.	100 YR. W.S.
DETENTION POND 1A	8.27	49.64 AC.FT.	47.72	56.50
DETENTION POND 1B	6.93	39.95 AC.FT.	47.72	56.50
FUTURE DETENTION POND 1C	2.50	13.12 AC.FT.	47.72	56.50
TOTAL		102.71 AC.FT.		

INFO REFERENCED ON PLAN SET MANVEL TOWN CENTER PUBLIC DETENTION PONDS PHASE 1A, SHEET NO 8 OF 31 SHEETS (DETENTION SERVICE AREA MAP)

DETENTION PARAMETERS WERE ESTABLISHED IN THE DRAINAGE ANALYSIS REPORT TITLED "271-ACRE MANVEL TOWN CENTER DRAINAGE IMPACT STUDY CENCOR REALTY SERVICES" DATED OCTOBER 2017 AND PREPARED BY BGE, INC.

2022042761
Total Pages: 2

FINAL PLAT
MANVEL TOWN CENTER SECTION ONE

A SUBDIVISION OF 35.65 ACRES OF LAND
LOCATED IN THE
H.T.& B. R.R. CO. SURVEY, SECTION 71,
ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 31, 36, 37, 42, 49, 50, 57, 58, ALL OF LOT 41
OF THE EMIGRATION LAND COMPANY SUBDIVISION,
SECTION 71
RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

RESERVES: 4 BLOCKS: 1
SCALE: 1"=100' DATE: NOVEMBER 27, 2019

OWNER:
MANVEL TOWN CENTER, LTD.
1800 BERING, SUITE 550
HOUSTON, TX 77057
713-781-7111

BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

GENERAL NOTES

1. "(1)" indicates Block Number.
2. "A. E." indicates Aerial Easement.
3. "B. L." indicates Building Line.
4. "D. E." indicates Drainage Easement.
5. "U. E." indicates Utility Easement.
6. "W. L. E." indicates Water Line Easement.
7. "B. C. C. F." indicates Brazoria County Clerk's File Number.
8. "B. C. P. R." indicates Brazoria County Map Records.
9. "VOL." indicates Volume
10. "PG." indicates Page.
11. "Fnd." indicates Found.
12. "I." indicates Iron.
13. "B. F. E." indicates Base Flood Elevation.
14. "P. A. E." indicates Public Access Easement.
15. "Temp. P. A. E." indicates Temporary Public Access Easement.
16. Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and are referenced to monuments found along the existing northwesterly right-of-way line of State Highway 288 as shown hereon. All coordinates are in grid and may be converted to surface by multiplying by combined adjustment factor of 1.00013
17. This Final Plat will expire two (2) years after Final Plat approval by City Council, if construction of the improvements has not commenced within the two (2) year initial period or the one (1) year extension period granted by City Council.
18. 1/2" Iron Pipe w/ BGE Inc. cap to be set at all plat boundary corners
19. This plat boundary closes within 1: 15,000
20. No pipeline or pipeline easement exist within the boundaries of this plat.
21. All structures built in the S.F.H.A shall be 2' above B.F.E.
22. The property lies in unshaded zone "X" (areas determined to be outside the 100-year flood plain) as delineated on the flood insurance rate map for Brazoria County, Texas and incorporated areas, map number 48039C0110 H, Map revised June 5, 1989
23. The City limit lines shown hereon were obtained from tech City of Manvel, Zoning Map dated 1-19-2001, revised 06-27-2001, A copy of which is available online at http://www.cityofmanvel.com/com_zoning_map.htm
24. BENCHMARK CR58-1
ELEVATION 59 14
NAVD 88, 2001 ADJUSTMENT
DESCRIPTION: Brass disk stamped 'CR58-1' set on concrete headwall at the intersection of Outfall "A" and the north side of CR 58, in KeyMap 652G near CR58 West Detention.
25. THE DITCH IDS ARE.
Rodeo Palms (approx 1 mile ditch running North to South) Ditch ID is: E102-00-00
State (0 44 mile ditch running East to West) Ditch ID: E102-05-00
26. The location of the easements granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of such separate instrument.
27. The Owners of the herein described property reserve unto themselves and their tenants and occupants the right to utilize the easement areas dedicated hereon by this plat (or any previous plat) for purposes which do not conflict with the applicable easement dedicated hereon, including, without limitation, the right to use such easement areas for paving, curbing, lighting, parking areas, driveways, sidewalks and landscaping
28. All Public Access Easements ("P. A. E.") shown hereon were dedicated by separate instrument recorded under B C. C. F. No. 2019059983, and not by this plat.
29. All Access Easements ("ACCESS EASEMENT") shown hereon were dedicated by separate instrument recorded under B. C. C. F. No 2019059831, and not by this plat.
30. All Temporary Public Access Easements (Temp. P. A. E. shown hereon were dedicated by separate instrument recorded under B C. C. F. No. 2019059983, and not by this plat.)
31. All Storm Sewer Easements ("STM S. E.") shown hereon were dedicated by separate instrument recorded under B. C. C. F. No. 2019059826, and not by this plat.
32. All Sanitary Sewer Easements ("SAN S. E.") shown hereon were dedicated by separate instrument recorded under B. C. C. F. No. 2019059829, and not by this plat.
33. All Water Line Easements ("W. L. E.") shown hereon were dedicated by separate instrument recorded under B. C. C. F. No. 2019059825, and not by this plat.
34. All Combination Wet Utility Easements ("COMBINED WET U. E.") shown hereon were dedicated by separate instrument recorded under B C. C. F. No. 2019059828, and not by this plat.
35. All Utility Easement & Aerial Easements ("U. E. & A. E.") shown hereon were dedicated by separate instrument recorded under B C. C. F. No. 2019059824, and not by this plat.
36. Unimproved 40' Roadways, established by Vol. 2, Page 81-82, B. C. P. R., were abandoned by Manvel City Council on November 18, 2019 and recorded under B C. C. F. No 2019057982, 2019057983, 2019057984, 2019057985 & 2019057986
37. The City of Manvel City Council granted a variance, on May 20, 2019, from Chapter 62, Section 62-3(c), to issue a building permit to HEB for the construction of an HEB grocery store on the 12.13 acre site (Reserve A).
38. Sidewalks shall be constructed at a minimum of four feet wide or as determined by the City's Thoroughfare Plan and in accordance with the City's Design Criteria profile. Sidewalks shall be installed in accordance with the City's Design Criteria Manual.
39. The plat lies wholly within city limits of City of Manvel, Brazoria County, Alvin ISD, Brazoria County Drainage District No 4 and Brazoria County MUD No. 42.

X:\Cencor Realty Services\3900-00_Manvel_Town_Center_TX_3W\07_Platting\MANVEL TOWN CENTER SEC 1\01_CADD\03_Plat\PLAT_MANVEL TOWN CENTER ONE.dwg TigYann 12/3/2019 1:59 PM

STATE OF TEXAS
COUNTY OF BRAZORIA

We, MANVEL TOWN CENTER, LTD , a Texas limited partnership acting by and through Manvel Town Center One, L C , a Texas limited liability company, its general partner, represented herein by G Steven Chandler, Vice President, owner of the property subdivided, in this plat of MANVEL TOWN CENTER SECTION ONE, do hereby make subdivision of said property for and 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 as shown hereon forever, except those areas indicated as private easements or created under separate instrument 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") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U E and A E) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width

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

In Testimony, hereto, the MANVEL TOWN CENTER, LTD , a Texas limited partnership acting by and through Manvel Town Center One, L C , a Texas limited liability company, its general partner, has caused these presents to be signed by G Steven Chandler, its Vice President, thereunto authorized, this 3rd day of December 2019

MANVEL TOWN CENTER, LTD ,
a Texas limited partnership

By Manvel Town Center One, L C ,
a Texas limited liability company,
general partner

By _____
G Steven Chandler
Vice President

STATE OF Texas
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared G Steven Chandler, Vice President of Manvel Town Center One, L C , a Texas limited liability company, general partner of MANVEL TOWN CENTER, LTD , a Texas limited partnership, known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of December 2019

Erin Rush
Printed Name Erin Rush
Notary Public in and for the State of Texas
Commission Expires 1/15/22

ERIN RUSH
My Notary ID # 129677759
Expires January 15, 2022

This is to certify that I, Chris Jordan, a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me

12/3/19
Chris Jordan, R P L S
Texas Registration No 6750

STATE OF TEXAS
REGISTERED
CHRIS JORDAN
6750
PROFESSIONAL
LAND SURVEYOR

CITY OF MANVEL APPROVALS

Debra Davison
Mayor

Lonny Arnty
Council Member

Lorraine Hebe
Council Member

Brian Wilmer
Council Member

Dan Davis
Council Member

Jacob Oliver
Council Member

Jerome Hudson
Council Member

George Griffith
Planning, Development & Zoning Commission

Kyle Marsalek
Planning, Development & Zoning Commission

Niccole Liston-Tyson - Secretary
Planning, Development & Zoning Commission

Linda Rogers
Planning, Development & Zoning Commission

Debbie Harrison - Vice Chair
Planning, Development & Zoning Commission

Dorothy Wyatt - Chair
Planning, Development & Zoning Commission

Muhammad Alam
Planning, Development & Zoning Commission

BRAZORIA DRAINAGE DISTRICT NO 4

APPROVED BY THE BOARD OF COMMISSIONERS ON 12/03/19

Brazoria Drainage District No 4

District Engineer

The above have signed these plans and/or plat based on the recommendation of the DISTRICT'S Engineer who has reviewed all sheets provided and found them to be in general compliance with the DISTRICT'S "Rules, Regulations, and Guidelines" This approval is only valid for three hundred sixty-five (365) calendar days After that time re-approval is required Please note, this does not necessarily mean that all the calculations provide in these plans and/or plats have been completely checked and verified Plans submitted have been prepared, signed and sealed by a Professional Engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability

DESCRIPTION OF A 35 65 ACRE TRACT OF LAND SITUATED
IN THE H T & B R R CO SURVEY, SECTION 71, ABSTRACT NO 291
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

BEING a 35 65 acre (1,552,697 square foot) tract of land situated in the H T & B R R Co Survey, Section 71, Abstract No 291 City of Manvel, of Brazoria County, Texas and being a portion of Lot 36, Lot 37, Lot 42, Lot 49, Lot 50, Lot 57, Lot 58, all of Lot 41 and all of the area of a 40-foot roadway between said Lot 41 and Lot 49, and a portion of the 40-foot roadway between said Lot 42 and said Lot 50 and Lot 32 and said Lot 37 of the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, a subdivision plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, being a portion of a called 6 32 acre tract, a called 4 00 acre tract and a 15 46 acre tract all described in an instrument to Manvel Town Center, Ltd recorded under Brazoria County Clerk's File Number (B C C F No) 2007004251, being all of a called 3 522799 acre tract described as Tract No A, a portion of a called 5 762238 acre tract described as Tract No B, a portion of a called 1 632610 acre tract described as Tract No C, a portion of a called 8 416115 acre tract described as Tract No D and all of a called 10 319648 acre tract all described in an instrument to Manvel Town Center, Ltd recorded under B C C F No 2007004252, being a portion of a called 1 663 acre tract described in an instrument to Manvel Town Center, Ltd recorded under B C C F No 2017044723 and a portion of a called 18 428 acre tract of land described in an instrument to Manvel Town Center recorded under B C C F No 2007004253, said 35 65 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to the East line of Lots 18, 19 & 20 of the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 of the H T & B R R Co Survey, Abstract 291 having a bearing of S 03°21'02 E as cited herein

COMMENCING at a 1/2-inch iron pipe with cap stamped Brown & Gay found for the common West corner of said Lot 36 and Lot 35 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, same being the common West corner of said 6 32 acre tract and a called 10 3214 acre tract of land described in an instrument to New Rodeo 288, Ltd recorded under B C C F No 2006043836, lying on the East right-of-way line of a 40-foot roadway between said Lot 36 and Lot 31 of said EMIGRATION LAND COMPANY SUBDIVISION,

THENCE, N 86°38'58" E, a distance of 40 00 feet along and with the common line of said Lot 35 and said Lot 36, same being the common line of said 6 32 acre tract and said 10 3214 acre tract to a 1/2-inch iron pipe with cap stamped BGE INC found for the POINT OF BEGINNING and the Northwest corner of the herein described tract,

THENCE, N 86°38'58" E, along the common line between said Lot 35 and said Lot 36, said Lot 41 and Lot 40 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 and the common line of said 10 319648 acre tract and a called 90 1733 acre tract described as Parcel 5 in an instrument to New Rodeo 288, Ltd recorded under B C C F No 2005039091 and over across said 40-foot Roadway, at a distance of 599 59 feet, 0 68 feet right pass a found disturbed 1/2-inch iron rod and continuing for a total distance of 1,280 00 feet, to a 1/2-inch iron pipe with a cap stamped Brown & Gay found on the Easterly line of said 40-foot Roadway, same being the Westerly line of said 15 46 acre tract, being the Northwest corner of said Lot 49, the Southwest corner of Lot 48 of said EMIGRATION LAND COMPANY SUBDIVISION and the most Northerly corner of the herein described tract,

THENCE, S 03°21'02" E, a distance of 64 88 feet along and with the Easterly line of said 40-foot roadway and the Westerly line of said 15 46 acre tract to an interior corner of the herein described tract,

THENCE, over and across said Lots 49 and 57, said 15 46 acre tract and said 18 428 acre tract, the following courses and distances

N 86°35'10" E, a distance of 99 27 feet to a point for corner,

S 03°26'11" E, a distance of 608 41 feet to an interior corner of the herein described tract,

N 86°35'10" E, a distance of 250 95 feet to the beginning of a tangent curve to the left,

In a Northeasterly direction, along said curve to the left, an arc distance of 67 77 feet, having a radius of 84 50 feet, a central angle of 45°56'58" and a chord which bears N 63°36'42" E, a distance of 65 96 feet to a point of reverse curvature to the right,

In a Northeasterly direction, along said curve to the right, an arc distance of 104 76 feet, having a radius of 115 50 feet, a central angle of 51°58'09" and a chord which bears N 66°37'17" E, a distance of 101 21 feet to a point for corner,

S 87°23'39" E, a distance of 48 89 feet to the beginning of a tangent curve to the left,

In an Easterly direction, along said curve to the left, an arc distance of 39 45 feet, having a radius of 54 50 feet, a central angle of 41°28'19" and a chord which bears N 71°52'11" E, a distance of 38 59 feet to a point of compound curvature to the left,

In a Northeasterly direction, along said curve to the left, an arc distance of 89 37 feet, having a radius of 349 50 feet, a central angle of 14°39'04" and a chord which bears N 43°48'30" E, a distance of 89 13 feet to a point for corner,

N 36°28'59" E, a distance of 358 90 feet to the most Northerly Northeast corner of the herein described tract,

S 53°31'01" E, a distance of 352 55 feet to the most Southerly Northeast corner of the herein described tract, lying on the Northwest right-of-way line of State Highway No 288 (SH 288)(width varies) as described in instruments to the State of Texas recorded in Volume 1036, Page 17 of the Brazoria County Deed Records (B C D R), Volume 1038, Page 302 B C D R , Volume 1041, Page 445 B C D R , Volume 1056, Page 221 B C D R and Volume 1056, Page 748 B C D R ,

THENCE, S 36°28'59" W, a distance of 612 98 feet along and with said Northwest right-of-way line to the most Northerly Southeast corner of the herein described tract,

THENCE, over and across said Lots 42, 49, 50 and 58, said 1 663 acre tract, said 8 416115 acre tract, said 15 46 acre tract, said 1 632610 acre tract and said 5 762238 acre tract and said 40-foot roadway, the following courses and distances

N 53°31'01" W, a distance of 438 28 feet to the beginning of a tangent curve to the left,

In a Westerly direction, along said curve to the left, an arc distance of 18 23 feet, having a radius of 14 50 feet, a central angle of 72°03'05" and a chord which bears N 89°32'33" W, a distance of 17 06 feet to a point of reverse curvature to the right,

In a Westerly direction, along said curve to the right, an arc distance of 64 82 feet, having a radius of 115 50 feet, a central angle of 32°09'16" and a chord which bears S 70°30'32" W, a distance of 63 97 feet to a point of tangency,

S 86°35'10" W, a distance of 419 23 feet to the beginning of a tangent curve to the left,

In a Southwesterly direction, along said curve to the left, an arc distance of 340 20 feet, having a radius of 352 50 feet, a central angle of 55°17'49" and a chord which bears S 58°56'15" W, a distance of 327 15 feet to a point for corner,

S 19°30'55" W, a distance of 47 77 feet to an interior corner of the herein described tract,

S 70°29'05" E, a distance of 233 61 feet to a point for corner,

S 19°30'55" W, a distance of 272 64 feet to the most Southerly Southeast corner of the herein described tract, lying on the Northeast right-of-way line of State Highway 6 (SH 6)(200 foot width) as described in instruments to the State of Texas recorded under B C C F Nos 94-000272, 94-014296, 94-014297, 94-037011, 95-001320, 95-038346 and 96-005004,

THENCE, N 70°29'05" W, along and with the said Northeast right-of-way line, at a distance of 1,142 86 feet pass a 1/2-inch iron pipe with cap stamped BGE INC found for the Southwest corner of said 3 522799 acre tract, lying on the East right-of-way line of a 40-foot roadway and continuing over and across said 40-foot roadway for a total distance of 1,171 42 feet to the most Southerly Southwest corner of the herein described tract,

THENCE, over and across said 40-foot roadway, said Lot 31 and said Lot 36, said 4 00 acre tract, said 6 32 acre tract and said 0 9009 acre tract, the following courses and distances

N 25°29'05" W, a distance of 28 28 feet to the most Northerly Southwest corner of the herein described tract,

N 19°30'55" E, a distance of 119 21 feet to the beginning of a tangent curve to the left,

In a Northerly direction, along said curve to the left, an arc distance of 155 64 feet, having a radius of 390 00 feet, a central angle of 22°51'57" and a chord which bears N 08°04'57" E, a distance of 154 61 feet to a point for corner,

N 03°21'02" W, a distance of 499 75 feet to the POINT OF BEGINNING and containing 35 65 acres (1,552,697 square feet) of land

BRAZORIA DRAINAGE DISTRICT NO 4 NOTES

1 Any Governmental Body, for purposes of drainage work, may use Drainage Easements and Fee Strips provided the District is properly notified

2 Permanent structures, including fences and permanent landscaping, shall not be erected in drainage easement strips

3 Maintenance of detention facilities is the sole responsibility of the owner of the property The District will provide maintenance of regional facilities owned and constructed by District, or sub-regional facilities constructed by developer(s) for which ownership has been transferred to the District with the District's approval The District is responsible only for the maintenance of facilities owned by the District unless the District specifically contracts or agrees to maintain other facilities

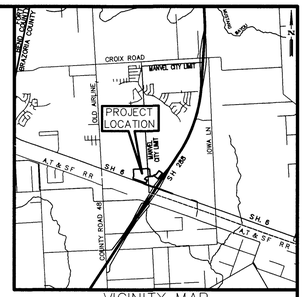
4 Contractor shall notify the District in writing at least forty-eight (48) hours before placing any concrete for drainage structures

5 The District's personnel shall have the right to enter upon the property for inspection at any time during construction and as may be warranted to ensure the detention facility of operating properly

6 Appropriate cover for the side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the District At least 95% germination of the grass must be established prior to acceptance of construction by the District

7 No building permit shall be issued for any lot within the development until the detention facility has been constructed and approved by the District

8 The District's approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties The Developer is responsible for obtaining and maintaining any and all easements, Fee Strips and/or any other rights-of-ways across third parties properties for the purposes of moving excess runoff to the District's drainage facilities as contemplated by the Final Drainage Plan and Final Plat



VICINITY MAP
SCALE 1"=1/2 MILE
KEY MAP GALV/BRAZ 652Q

FINAL PLAT

MANVEL TOWN CENTER SECTION ONE

A SUBDIVISION OF 35.65 ACRES OF LAND
LOCATED IN THE
H.T.& B. R.R. CO. SURVEY, SECTION 71,
ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 31, 36, 37, 42, 49, 50, 57, 58, ALL OF LOT 41
OF THE EMIGRATION LAND COMPANY SUBDIVISION,
SECTION 71
RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

RESERVES 4 BLOCKS 1
SCALE 1"=100' DATE NOVEMBER 27, 2019

OWNER
MANVEL TOWN CENTER, LTD
1800 BERING, SUITE 550
HOUSTON, TX 77057
713-781-7111

BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel 281-558-8700 • www.bgeinc.com
TBPE Registration No F-1046
TBPLS Licensed Surveying Firm No 101065-00

2022042761
Brazoria County - Joyce Hudman, County Clerk
07/19/2022 11 21 AM
Total Pages 2
Fee 225 00
Joyce Hudman

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