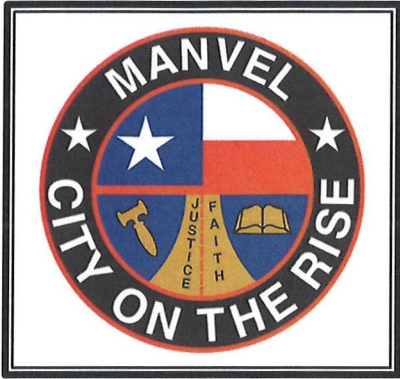


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
June 8, 2026**

**NOTICE IS HEREBY GIVEN
6:00 P.M.**

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

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

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

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

Call to Order

- Position #1 Ryan Miller, Chair 03/2027
- Position #2 Kyle Marasckin, Vice-Chair 03/2027
- Position #3 Mary Ann Atkinson 03/2027
- Position #4 Kenneth Haynes 03/2027
- Position #5 Christy Kennard 03/2028
- Position #6 Delores Martin 03/2028
- Position #7 Benterah Morton 03/2028

Pledge

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

Public Comments: "Comment Card" Required

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

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve Brazoria County Municipal Utility District No. 57 Lift Station No. 4 Preliminary Plat;
BEING A SUBDIVISION OF 0.94 ACRES, BEING A PARTIAL REPLAT OF LOTS 5-7, 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 The Market at Valencia Preliminary Plat;
BEING A SUBDIVISION OF 12.063 ACRES OF LAND, BEING A PORTION OF OUTLOT 179, DR. A.A. LUTHER SUBDIVISION OF MANVEL, RECORDED IN VOL. 1, PGS. 71-72 B.C.P.R., SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 483, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- C. Consideration and possible action to approve Meridiana Section 9 Final Plat;
BEING A SUBDIVISION OF 10.05 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 3 THROUGH 9 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.

- D. 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.

- E. Consideration and possible action to forward a recommendation of approval to City Council, the Manvel Crossing Master Plan;
A SUBDIVISION OF 56.7 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, CITY OF MANVEL, AND CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.

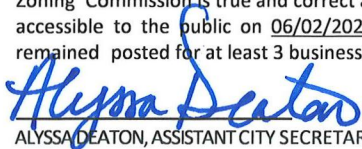
- F. Consideration and possible action to forward a recommendation of approval to City Council for the Second Amendment to the Primrose Master Plan;
BEING A SUBDIVISION OF 166.5 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- G. 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 06/02/2026 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.



ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS

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



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

MINUTES 5/26/2026

Regular Session

Call to Order

PDZ Member Kyle Marasckin called the meeting of the PDZ to order at 6:01 p.m.
Those in attendance were:

- Present:** Kyle Marasckin
MaryAnn Atkinson
Kenneth Haynes
Christy Kennard (Arrived at 6:03)
Delores Martin
- Absent:** Ryan Miller
Benterah Morton
- Also Present:** Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Senior Planner
Jessica Portie, Associate Planner

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item(s)

Jesica Portie provided the presentation. The presentation highlighted key differences between the previously approved 2007 OPUD and the proposed PUD, including the removal of urban density residential uses, an increase in commercial acreage, the addition of a medical-use tract, expanded development standards, and enhanced open space and pedestrian connectivity throughout the site. Staff stated the proposal generally aligns with the Comprehensive Plan and recommended approval with conditions, noting several revisions and clarifications would be required prior to City Council consideration.

Public Hearing

- A. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE (2026-O-16) OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE (2007-O-26) OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND CONSTITUTING APPROXIMATELY 394.232 ACRES FROM OPEN PLANNED USE DEVELOPMENT (O-PUD) DISTRICT TO PLANNED USE DEVELOPMENT (PUD) DISTRICT, SUCH TRACT IMMEDIATELY LOCATED ON THE EAST OF S.H. 288, EXTENDS ACROSS BOTH NORTH AND SOUTH SIDES OF S.H. 6, SOUTH OF DEL BELLO LAKES DEVELOPMENT, WEST OF IOWA LANE AND VALENCIA DEVELOPMENT, AND GENERALLY WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 30; 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.

Kyle Marasckin opened the public hearing at 6:10 p.m.

1st call for comments -

Urandi Rajo wanted clarification on the ethanol plant language in the notice.

2nd call for comments - None

3rd call for comments - None

Kyle Marasckin closed the public hearing at 6:12 p.m.

Consent PDZ

- A. Approve the meeting minutes to date.

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

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, MaryAnn Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin

No: None

Absent: Ryan Miller, Benterah Morton

Abstained: None

Regular Agenda

- A. Consideration and possible action to forward a recommendation of approval to City Council, Ordinance 2026-O-16;
AN ORDINANCE AMENDING THE ZONING ORDINANCE (2007-O-26) OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND CONSTITUTING APPROXIMATELY 394.232 ACRES FROM OPEN PLANNED USE DEVELOPMENT (O-PUD) DISTRICT TO PLANNED USE DEVELOPMENT (PUD) DISTRICT, SUCH TRACT IMMEDIATELY LOCATED ON THE EAST OF S.H. 288, EXTENDS ACROSS BOTH NORTH AND SOUTH SIDES OF S.H. 6, SOUTH OF DEL BELLO LAKES DEVELOPMENT, WEST OF IOWA LANE AND VALENCIA DEVELOPMENT, AND GENERALLY WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 30.

The applicant presented an overview of the proposed Precidio PUD development, providing background on the property's history, planned commercial and residential components, and anticipated development timeline. The applicant discussed the proposed medical and commercial areas, future retail development, transportation and access improvements, and compatibility with

surrounding neighborhoods. Commissioners asked questions regarding roadway infrastructure, buffering adjacent to existing residential areas, permitted uses, residential lot standards, and detention facilities. Staff reiterated that outstanding comments and revisions identified in the staff report would be addressed prior to City Council consideration.

Staff recommends forwarding a recommendation of approval with a condition that the PUD document shall be revised to address certain issues and/or that clarification on certain issues will be provided for items listed below. (Proposed Ordinance No. 2026-O-16).

1. Introduction Section: Revise the introduction section in the O-PUD where it mentions that the O-PUD approval has since expired pursuant to Sec. 77-29 of the Manvel Code of Ordinances to state that this is zoning change from O-PUD to PUD based on provision of Section 77-29.
2. Sidewalk: Revise Section III.4 (page 7) to add: “Except as expressly stated in the PUD, compliance with the City of Manvel’s sidewalk requirements will be maintained.....”
3. Trails: It appears that the document uses the terms trails and sidewalks interchangeably. Revise for consistency or include specific definitions for clarity.
4. Vesting: Revise section VI in the proposed PUD to add “Applicable International Code Council Codes adopted by the City of Manvel shall apply as amended from time to time.”
5. Planting within Buffer yard: Revise Section VI. 5 to include the minimum requirements of Section 77-44(C)(6) of the City’s Ordinance (Transitional buffer yard between residential and non-residential uses).
6. Street and Circulation System Section: Revise to reference Major Thoroughfare Plan compliance on Page 14. Additionally, there is a section called Streets on Page 16 which could be made part of Section VI.2. on page 14.
7. Utility Agreement: Provide clarification on why Section VI.4. includes a reference to the Utility Agreement. Also, include a definition for the Utility Agreement.
8. Miscellaneous Regulations: Revise the setback requirement regarding proximity to pipelines from 30 feet to 50 feet.
9. Trees within median: Include specific requirements pertaining to root barriers, maintenance requirements, etc., for tree planting allowance within medians.
10. Urban Corridor: Remove reference to Urban corridor and High-density urban corridor on page 26.
11. Phasing: Revise Phasing schedule section to indicate phasing of detention ponds. Additionally, revise to reference Exhibit H instead of I.
12. Commercial standards: A development standard comparison table was provided which includes standards for Light Commercial uses. However, these standards are not included in the PUD document.
13. Signage: Size restriction for off-premise signs is not provided. Sign area allowance for multi-tenant monument signs is significantly larger than city ordinance allowance. Multi-Tenant Highway Pylon sign doesn’t include any spacing of number limit. Provide clarification to illustrate how this aligns with the overall spirit of the city’s sign ordinance or other similar districts within Manvel.

PDZ Member Delores Martin made the motion to forward a recommendation of approval to City Council with conditions. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 5/0

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

- B. Consideration and possible action to forward a recommendation of approval to City Council;
A SUBDIVISION VARIANCE FOR A PROPERTY LOCATED AT 2043 CR 206 (PID 170372),
SEEKING TO VARY CHAPTER 62, SECTION 62-113, SIDEWALKS., TO ALLOW
DEVELOPMENT OF THE SUBJECT SITE WITHOUT CONSTRUCTION OF SIDEWALKS.

Staff presented a subdivision variance request for a property in the City’s ETJ seeking relief from the sidewalk requirement along County Road 206 for a proposed manufactured home lease community. Staff explained that the roadway is county-owned, contains open ditches, has no existing sidewalk network, and that the county does not permit sidewalk construction within its right-of-way. While staff did not recommend approval due to the importance of sidewalks within the City's mobility system, discussion focused on the lack of existing pedestrian connectivity in the area, future development considerations, and the proposed residential community. The applicant provided an overview of the project and stated the development would consist of leased manufactured homes with on-site management.

PDZ Member Mary Ann Atkinson made the motion to approve. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 5/0

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

- C. Development Services Staff Update.

Jose Abraham provided the update.

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:47 p.m. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 5/0

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

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	<input checked="" type="checkbox"/>	City Council	<input type="checkbox"/>	Both	<input type="checkbox"/>
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Date of Request: June 8, 2026

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

Person to Speak: Jacey Neuberger

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

E-mail Address: jneuberger@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Brazoria County Municipal Utility District No. 57 Lift Station No. 4 Preliminary Plat, a subdivision of 0.94 acres, being a partial replat of Lots 5-7, 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.

Plats:
Preliminary X
Final _____

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

Jacey Neuberger
SIGNATURE

05/11/2026
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 Municipal Utility District No. 57 Lift Station No.4 – Preliminary Plat
Applicant:	Jacey Neuberger – EHRA Engineering
PD&Z Meeting Date:	June 08, 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 subdivides 0.94 acres for a lift station site and street dedication within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the fourth O-PUD amendment on May 18, 2026.*
- *The 24th amendment to the Meridiana General Development Plan (GDP) was approved by City Council on August 04, 2025.*
- *The proposed site is located south of South Inspiration Way and includes the extension of future Texas Lantana Way from future Section 8B to the east, which will have access through future Section 8A. These sections are located along the southeast boundary of the Meridiana development (see Master Plan). Approval of the final plats for these sections and the proposed plat are related and interconnected.*
- *The proposed plat generally conforms to the most recently approved GDP Amendment (No.24).*
- *The proposed plat lies Brazoria County Drainage District No. 5, and the City of Manvel. It is not currently in Brazoria County MUD No. 57 but will be annexed prior to final plat submittal.*

STAFF RECOMMENDATION

The City staff recommends approval of the Brazoria County Municipal Utility District No. 57 Lift Station No. 4 Preliminary Plat with the following conditions:

1. Please revise the vicinity map to clearly depict the City of Manvel city limits and ETJ boundaries (Section 62-38(a)(2)).
2. Please verify that all proposed street names are correct and revise the plat as necessary to ensure street names are consistent throughout all submitted documents and exhibits (Section 62-38(a)(9)).
3. Please provide a detention summary table within the Preliminary Drainage Exhibit identifying the required detention volume, provided detention volume, and any applicable drainage calculations (Section 62-38(a)(12)).



DEVELOPMENT SERVICES DEPARTMENT

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

4. Please revise the Preliminary Drainage Exhibit to clearly label all streets, lots, reserves, and tracts, as applicable (Section 62-38(a)(14)).
5. Please revise Notes 12 and 13 to reference the most recently adopted City ordinance number.



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

OWNER CONTACT INFORMATION
 GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
 1502 AVENUE D, STE. 100
 KATY, TX 77458
 281-489-0630

REMARKS:
 THIS PLAT IS A PRELIMINARY PLAT FOR THE REPLAT OF LOTS 5-7, 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.

GENERAL NOTES:

1. The City of Manvel hereby certifies that the information contained herein is true and correct.
2. The City of Manvel hereby certifies that the information contained herein is true and correct.
3. The City of Manvel hereby certifies that the information contained herein is true and correct.
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16. The City of Manvel hereby certifies that the information contained herein is true and correct.
17. The City of Manvel hereby certifies that the information contained herein is true and correct.
18. The City of Manvel hereby certifies that the information contained herein is true and correct.
19. The City of Manvel hereby certifies that the information contained herein is true and correct.
20. The City of Manvel hereby certifies that the information contained herein is true and correct.

RESERVE	RESERVE NO.	RESERVE AREA (SQ. FT.)	RESERVE AREA (ACRES)
1	1	1,000	0.023
2	2	1,000	0.023
3	3	1,000	0.023
4	4	1,000	0.023
5	5	1,000	0.023
6	6	1,000	0.023
7	7	1,000	0.023
8	8	1,000	0.023
9	9	1,000	0.023
10	10	1,000	0.023
11	11	1,000	0.023
12	12	1,000	0.023
13	13	1,000	0.023
14	14	1,000	0.023
15	15	1,000	0.023
16	16	1,000	0.023
17	17	1,000	0.023
18	18	1,000	0.023
19	19	1,000	0.023
20	20	1,000	0.023

LOT NO.	LOT AREA (SQ. FT.)	LOT AREA (ACRES)
1	1,000	0.023
2	1,000	0.023
3	1,000	0.023
4	1,000	0.023
5	1,000	0.023
6	1,000	0.023
7	1,000	0.023
8	1,000	0.023
9	1,000	0.023
10	1,000	0.023
11	1,000	0.023
12	1,000	0.023
13	1,000	0.023
14	1,000	0.023
15	1,000	0.023
16	1,000	0.023
17	1,000	0.023
18	1,000	0.023
19	1,000	0.023
20	1,000	0.023

OWNER	OWNER ADDRESS	OWNER PHONE	OWNER FAX
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP	1502 AVENUE D, STE. 100	281-489-0630	

EAHRA
 ENGINEERING ARCHITECTURE & REALTY
 3000 WESTHEIMER BOULEVARD
 HOUSTON, TEXAS 77056
 TEL: 281-489-0630
 WWW.EAHRACOMM.COM
 TRB# 14-00000000
 TRB# 14-00000000

Brazoria County Municipal Utility District No. 57 Lift Station No. 4 Preliminary Plat
 A Subdivision of 0.94 acres, being a partial replat of Lots 5-7, 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.

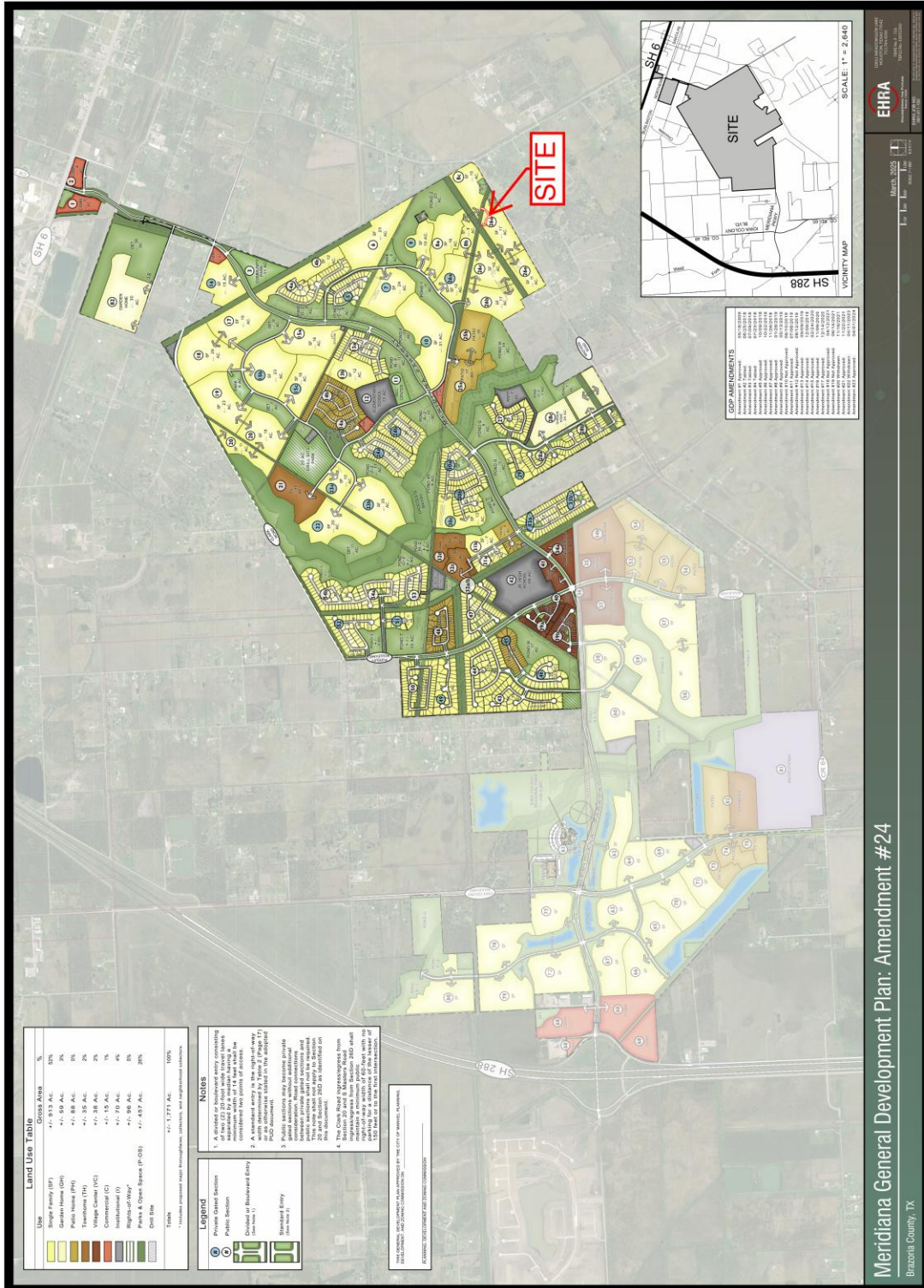
1 Block and 1 Reserve Reason for Replat: To Create 1 Restricted Reserve
 Owner: GR-M1, LTD., a Texas Limited Partnership May 11, 2026



DEVELOPMENT SERVICES DEPARTMENT

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

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



LOP AMENDMENTS

Amendment 1	10/15/2024
Amendment 2	10/15/2024
Amendment 3	10/15/2024
Amendment 4	10/15/2024
Amendment 5	10/15/2024
Amendment 6	10/15/2024
Amendment 7	10/15/2024
Amendment 8	10/15/2024
Amendment 9	10/15/2024
Amendment 10	10/15/2024
Amendment 11	10/15/2024
Amendment 12	10/15/2024
Amendment 13	10/15/2024
Amendment 14	10/15/2024
Amendment 15	10/15/2024
Amendment 16	10/15/2024
Amendment 17	10/15/2024
Amendment 18	10/15/2024
Amendment 19	10/15/2024
Amendment 20	10/15/2024
Amendment 21	10/15/2024
Amendment 22	10/15/2024
Amendment 23	10/15/2024
Amendment 24	10/15/2024

Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 913 Ac.	52%
Multi-Family (MF)	+/- 100 Ac.	6%
Public (PB)	+/- 88 Ac.	5%
Transitional (TR)	+/- 35 Ac.	2%
Warehouse (WC)	+/- 38 Ac.	2%
Commercial (C)	+/- 15 Ac.	1%
Industrial (I)	+/- 15 Ac.	1%
Office (O)	+/- 56 Ac.	3%
Parks & Open Space (POS)	+/- 437 Ac.	25%
Open Space	+/- 1,771 Ac.	100%

* Includes unimproved water, roughness, wetlands, and riparian corridors.

Legend

- Private Garages
- Public Station
- Excluded or Backward Entry
- Residential Entry

Notes

1. All uses are subject to the City of Manvel Comprehensive Zoning Ordinance (CZO) and all applicable codes.
2. All uses are subject to the City of Manvel Comprehensive Zoning Ordinance (CZO) and all applicable codes.
3. All uses are subject to the City of Manvel Comprehensive Zoning Ordinance (CZO) and all applicable codes.
4. All uses are subject to the City of Manvel Comprehensive Zoning Ordinance (CZO) and all applicable codes.

March 2025

Meridiana General Development Plan: Amendment #24
 Brazoria County, TX

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 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.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
 indicates change in street name.
P.P. indicates power pole.
S.Q.F.T. indicates Square Feet
L.F. indicates Linear Feet
- The property subdivided in the foregoing plat lies in Brazoria County, Alvin Independent School District, Brazoria County Drainage District No. 5, and the City of Manvel. It is not currently in Brazoria County MUD No. 57 but will be annexed prior to final plat submittal.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- One foot reserve dedicated to the public in fee as a buffer separation between the sides or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a 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 revert in the dedicator, his heirs, assigns or successors
- The terms and conditions of Ordinance number 2024-O-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-O-13.

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

RESERVE TABLE

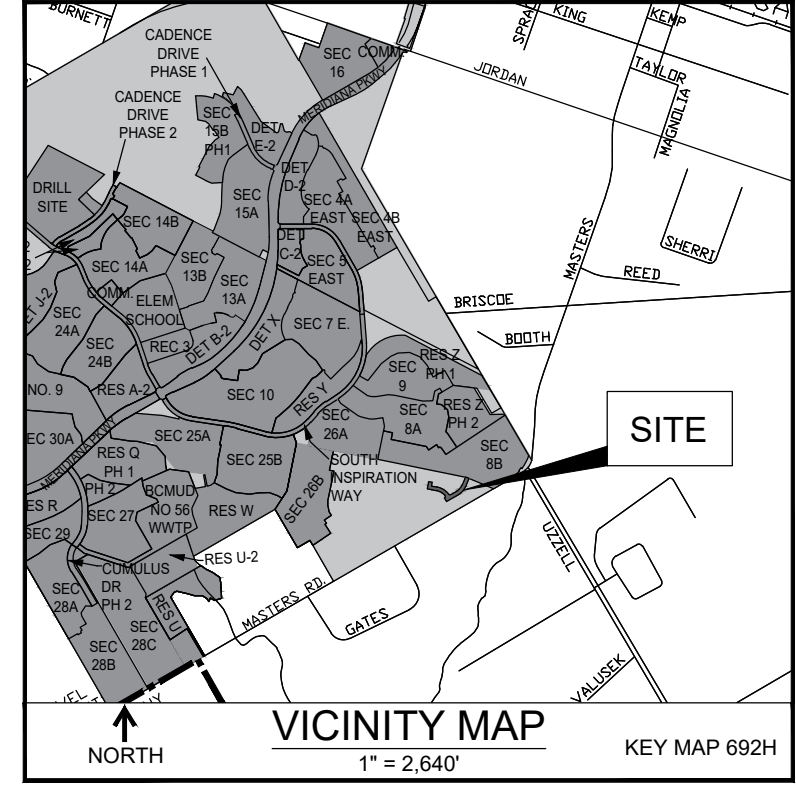
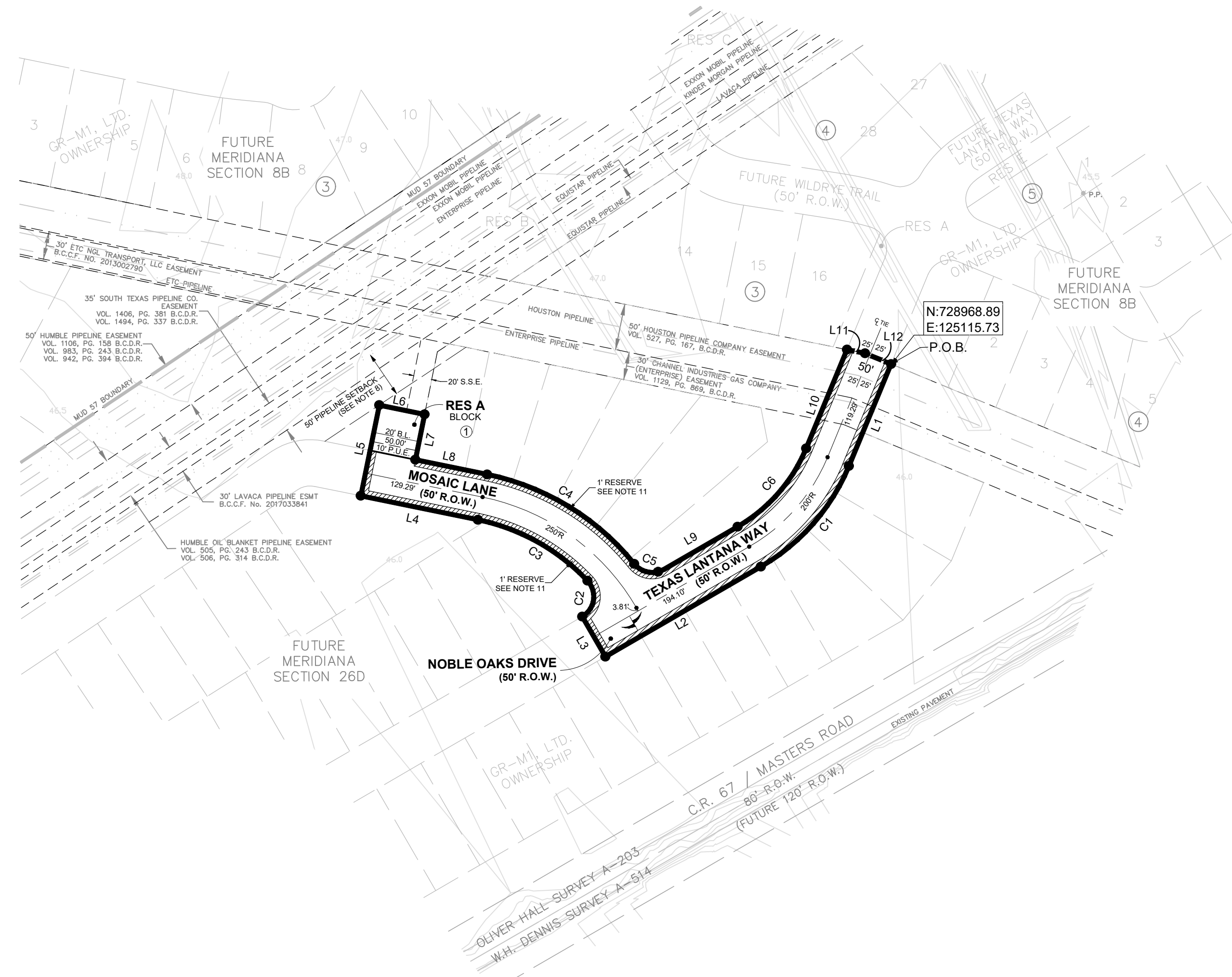
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LIFT STATION	2,500.00	0.06	B.C.M.U.D. NO. 57
TOTAL		2,500.00	0.06	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S22°27'31"W	119.29
L2	S59°57'12"W	194.10
L3	N30°02'48"W	50.00
L4	N78°27'29"W	129.29
L5	N11°32'31"E	100.00
L6	S78°27'29"E	50.00
L7	S11°32'31"W	50.00
L8	S78°27'29"E	79.29
L9	N59°57'12"E	92.27
L10	N22°27'31"E	115.49
L11	S78°27'29"E	20.04
L12	S67°32'29"E	30.32

CURVE TABLE

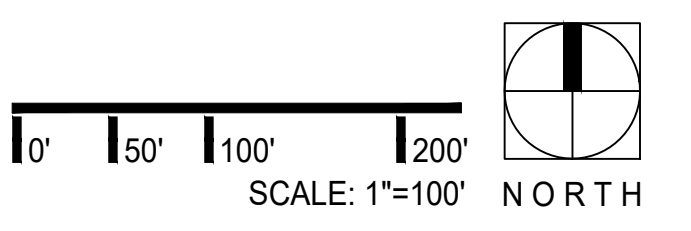
CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	225.00'	S41°12'21"W	144.63'	147.24'
C2	25.00'	N08°16'39"E	39.23'	45.10'
C3	225.00'	N80°56'42"W	135.54'	137.88'
C4	275.00'	S58°40'49"E	186.10'	189.85'
C5	25.00'	S79°26'29"E	32.52'	35.41'
C6	175.00'	N41°12'21"E	112.49'	114.52'



Brazoria County Municipal Utility District No. 57 Lift Station No. 4 Preliminary Plat
 A Subdivision of 0.94 acres, being a partial replat of Lots 5-7, 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.

1 Block and 1 Reserve
 Owner: GR-M1, LTD., a Texas Limited Partnership
 Reason for Replat: To Create 1 Restricted Reserve
 May 11, 2026

EHRA
 ENGINEERING THE FUTURE SINCE 1956
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRATEAM.COM
 TBP# E No. F-726
 TBP# L No. 10072500
No warranty or representation of intended use, design, or construction is made by this document. The design or construction of any project shall be subject to change without notice.



P:\071-045-271-R1\1\PLAT\SCHEM.DWG 57 LS No. 4_Prelim_20250505.dwg May 08, 2025 9:12am Edited by: jreuberg

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

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

Legend

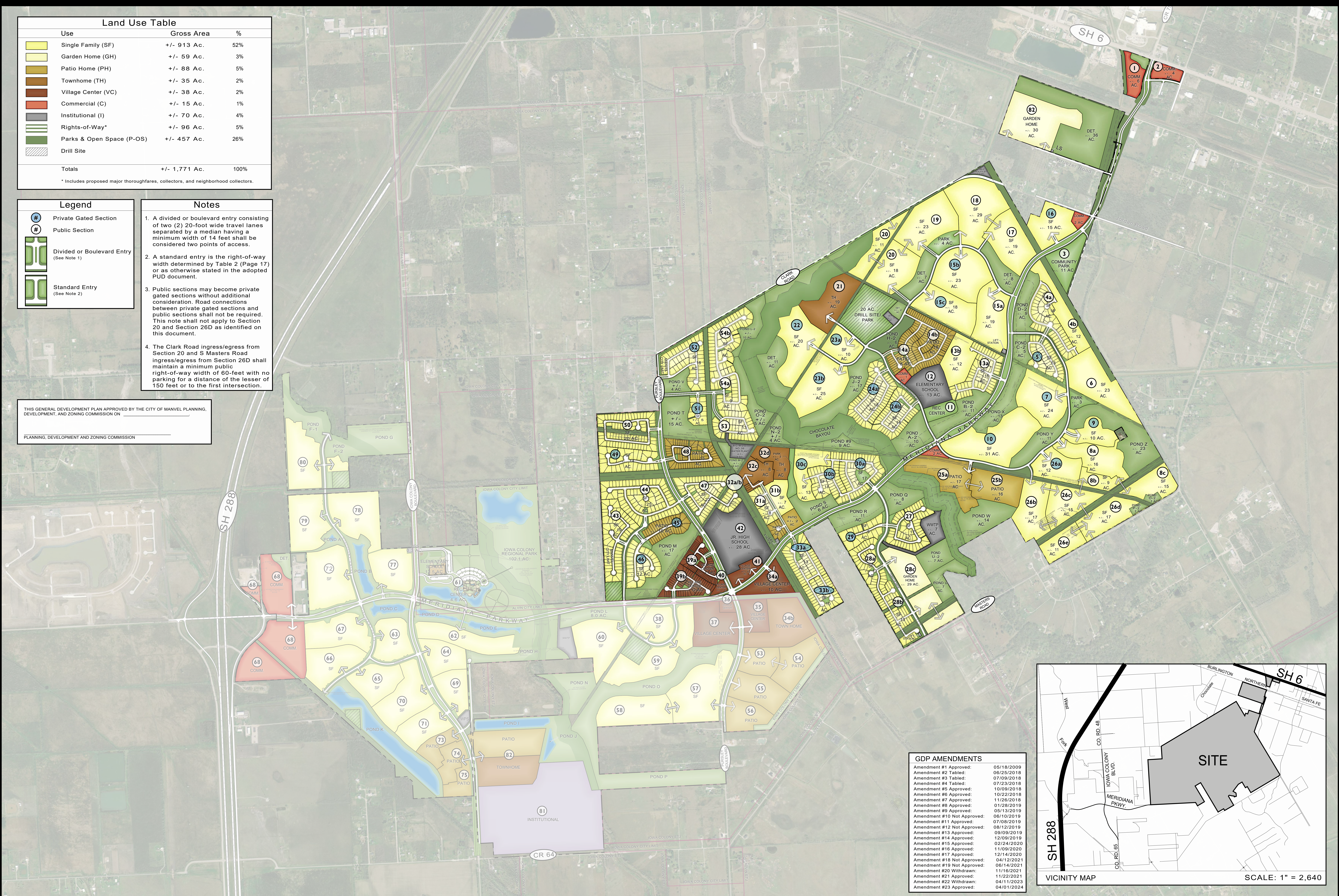
- Private Gated Section
- Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

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

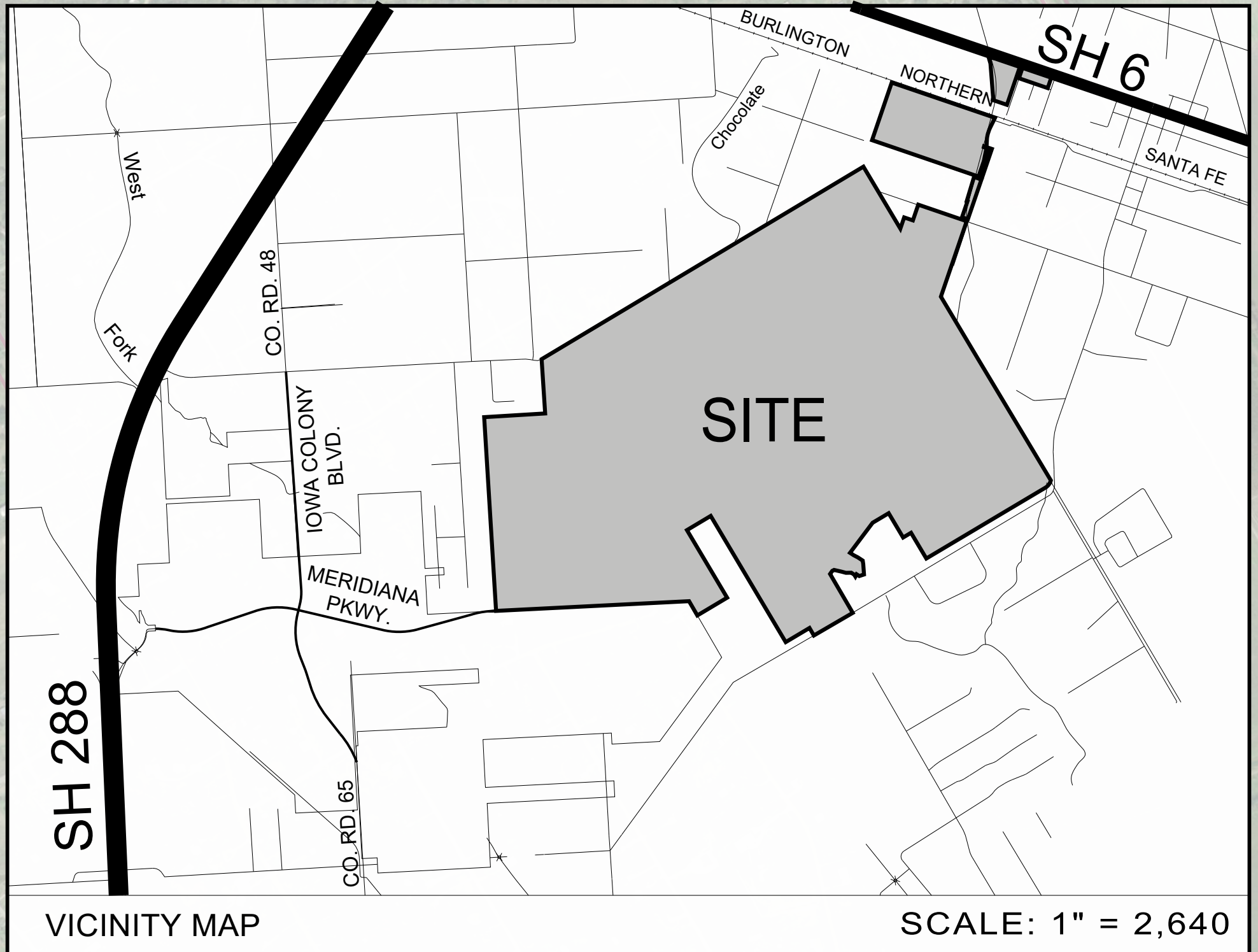
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS

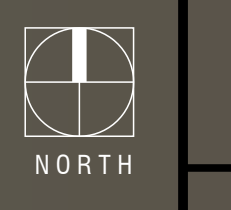
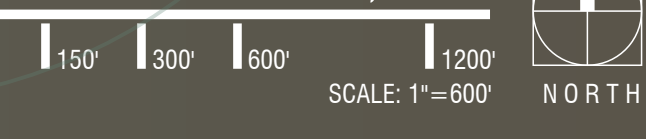
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment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



Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025



EHRA

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500

ENGINEERING THE FUTURE SINCE 1958

EHRA JOB NO. 081-011-150

100% OF ALL PROJECTS ARE COMPLETED ON TIME AND WITHIN BUDGET.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: _____

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

Person to Speak: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

Plats:

Preliminary _____

Final _____

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

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:	The Market at Valencia - Preliminary Plat
Applicant:	Sean Conley, Conley Land Services, LLC
PD&Z Meeting Date:	June 08, 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 at the northwest corner of the intersection of Pollard Boulevard and Morris Avenue/ Highway 6, within the Bluewater Lakes Development Master Plan.
- The subject site is located within the City of Manvel, Brazoria County Conservation and Reclamation District No.3 (BCC&R3), and Brazoria County Municipal Utility District (MUD) No. 66.
- The subject site is zoned Light Commercial District /State Highway 6 Overlay District (LC/SH6).
- The proposed plat subdivides a 12.063-acre tract into 1 block and 3 reserves.

STAFF RECOMMENDATION

The City staff recommends approval of The Market at Valencia Preliminary Plat with the following conditions:

1. Please revise the title block to reflect "Preliminary Plat" instead of "Minor Plat." (Section 62-38(a)(1)).
2. Please revise the vicinity map to:
 - Be drawn at a scale of 1" = 2,640';
 - Show the City limits and ETJ boundaries for reference; and
 - Include the full date (Section 62-38(a)(2)).
3. Please revise the owner information to include the property owner's telephone number (Section 62-38(a)(3)).
4. Please verify and revise, if necessary, the north property boundary adjoining Bluewater Lakes Section 6, as it does not appear to match the recorded plat for Bluewater Lakes Section 6 (Section 62-38(a)(4)).
5. Please revise the plat to include the ownership information for all adjacent properties (Section 62-38(a)(5)).
6. Please revise the plat to show and label the north and south right-of-way boundaries of State Highway 6 (Section 62-38(a)(6)).



DEVELOPMENT SERVICES DEPARTMENT

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

7. Please revise the plat to show all existing pavement, sanitary sewer lines, water mains, culverts, and other underground utilities located within and adjacent to the tract, including those located within 200 feet of the property. Pipe sizes, grades, and locations shall be identified (Section 62-38(a)(7)).
8. Please provide a separate reserve for the proposed monument (Section 62-38(a)(8)).
9. Please revise the plat to provide the required Public Access Easements (PAEs) in accordance with the State Highway 6 Overlay District regulations, including any required perpendicular and parallel PAEs for reciprocal access between adjacent properties (Section 62-38(a)(9)).
10. Please provide a curb table (Section 62-38 (a) (9)).
11. Please verify and revise, if necessary, note 9 as it appears to conflict with the easements shown along the western and southern boundaries of the plat (Section 62-38(a)(9)).
12. Please show and label all setback lines adjacent from ROW. Additionally provide all required dimensions. (Section 62-38 (a) (10)).
13. Please identify and label the applicable MUD boundary on the plat. Additionally, remove the ground elevation labels and revise the plat to reference the correct FEMA FIRM Map Number (Section 62-38(a)(11)).
14. Please add a note identifying the Base Flood Elevation (BFE) and the benchmark utilized for the project (Section 62-38(a)(12)).
15. Revise note 13 to “approval of the preliminary plat shall expire 12 months after planning commission approval, unless the final plat has been submitted to the planning commission for final approval during that time” (section 62-38 (f)).
16. Please remove the City Manager, Surveyor, and Owner signature blocks from the preliminary plat. Signature blocks will be required at the time of final plat submittal.
17. Please revise the legal description, as the legal description shown in the title block does not match the field note legal description.
18. Please provide the P.O.B. including the northing and easting.
19. Please provide a reserve table identifying each reserve and the responsible maintenance entity.
20. Please add a note stating that all landscaping, structures, and fencing located near intersections shall comply with the City of Manvel and AASHTO sight-distance requirements.
21. Please provide a draft of any protective covenants, if applicable.



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

SECTION 1: GENERAL INFORMATION

SECTION 2: DESCRIPTION OF THE PROPERTY

SECTION 3: LEGAL DESCRIPTION

SECTION 4: EXISTING AND PROPOSED UTILITIES

SECTION 5: EASEMENTS AND ENCUMBRANCES

SECTION 6: SURVEY DATA

SECTION 7: NOTES

SECTION 8: SIGNATURES

SECTION 9: CERTIFICATIONS

SECTION 10: RECORDING INFORMATION

SECTION 11: ADDITIONAL NOTES

SECTION 12: LEGAL OPINION

SECTION 13: CONCLUSION

THE MARKET AT VALENCIA

BEING A DIVISION OF 12.86 ACRES OF LAND, BEING A
 MANVEL SECURED VILLAGE, T-345, 1111 E. LINDEN
 TRAIL, THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

DATE: MAY 2025
 3 SHEETS: 1 BLOCK
 MANVEL VAL CAPITAL LLC
 5400 RICHMOND, TX 77581

SUBDIVISION:
 THE MARKET AT VALENCIA
 1111 E. LINDEN TRAIL
 MANVEL, TEXAS 77581

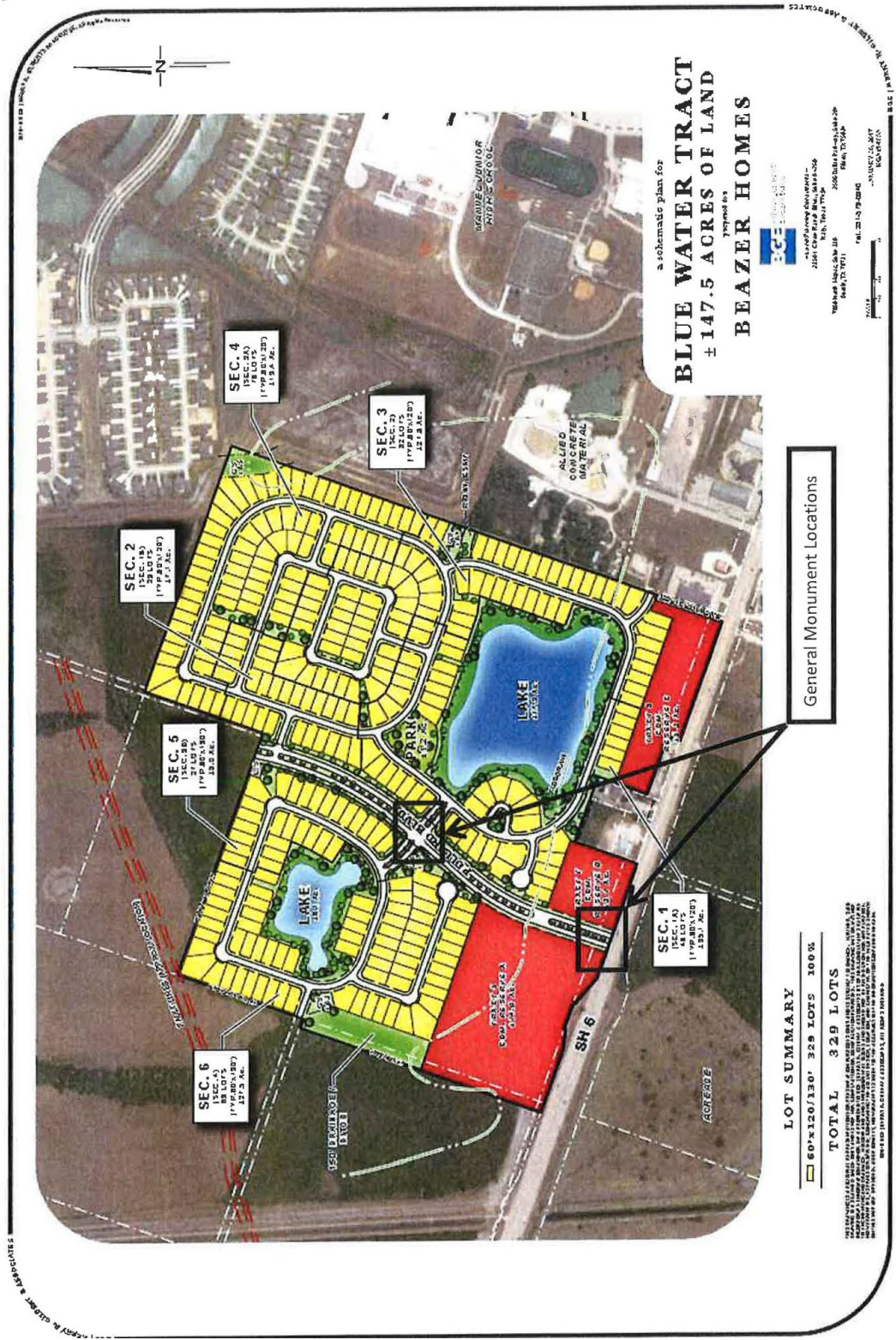
GENERAL NOTES

1. THE PROPERTY IS SHOWN AS 12.86 ACRES OF LAND, BEING A DIVISION OF 12.86 ACRES OF LAND, BEING A MANVEL SECURED VILLAGE, T-345, 1111 E. LINDEN TRAIL, THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
2. THE PROPERTY IS SHOWN AS 12.86 ACRES OF LAND, BEING A DIVISION OF 12.86 ACRES OF LAND, BEING A MANVEL SECURED VILLAGE, T-345, 1111 E. LINDEN TRAIL, THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
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DEVELOPMENT SERVICES DEPARTMENT

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



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, MALABAR HILL CAPITAL LLC, A TEXAS LIMITED PARTNERSHIP COMPANY, ACTING BY AND THROUGH "SIGNATORY 1", "TITLE" AND "SIGNATORY 2", "TITLE" OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE MARKET AT VALENCIA DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS AS SHOWN HEREON, AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON, FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS INDICATED, 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') PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14') PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16') PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16') ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DEDICATED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTYONE 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.

IN TESTIMONY WHEREOF, THE MALABAR HILL CAPITAL LLC, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY "SIGNATORY 1", "TITLE", AND "SIGNATORY 2", "TITLE", THE UNDERSIGNED, THIS _____ DAY OF _____, 2026.

BY: MALABAR HILL CAPITAL LLC, A TEXAS LIMITED PARTNERSHIP COMPANY

BY: "SIGNATORY 1", "TITLE" _____ BY: "SIGNATORY 2", "TITLE" _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED "SIGNATORY 1", "TITLE" AND "SIGNATORY 2", "TITLE", KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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
MY COMMISSION EXPIRES ON _____

I, SEAN CONLEY, AM AUTHORIZED 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 EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

SEAN CONLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6739

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3. NOTES

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

GENERAL NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3, AND THE CITY OF MANVEL.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, G.F. NO. TH25207231-H, DATED NOVEMBER 24, 2025.
- ALL BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83). ALL 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 SCALE FACTOR: 0.99999799.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE, WHILE WOODEN POSTS AND paneled WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES AND PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND paneled WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 4806021106K DATED DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE X (UNSHADED, AREAS OUTSIDE 1% ANNUAL CHANCE FLOOD HAZARD) AND ZONE AO (AREA WITH FLOOD DEPTHS OF 2 FEET, AVERAGE DEPTHS DETERMINED). THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT MEAN 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.
- 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 HOLDERS 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 PROPERTY OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL CONFORM TO THE CITY'S FLOOD PLAIN DAMAGE PREVENTION ORDINANCE IN CHAPTER 52.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 AND THE CITY OF MANVEL.
- THERE ARE NO RECORDED BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 WITHIN THE PLAT.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- THIS PLAT WILL EXPIRE IN TWO (2) YEARS AFTER FINAL APPROVAL. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PLANNING DEVELOPMENT AND ZONING COMMISSION.
- THIS PLAT LIES WHOLLY WITHIN CITY OF MANVEL, ALVIN ISD, MUNICIPAL UTILITY DISTRICT NO. 66, AND BRAZORIA COUNTY.
- OWNER IS SOLELY RESPONSIBLE FOR MAINTENANCE OF THE DETENTION RESERVE. THE CITY OF MANVEL SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION RESERVE.

THIS IS TO CERTIFY THAT THIS IS A PRELIMINARY 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 THE MARKET AT VALENCIA AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2026.

DANIEL S. JOHNSON, CITY MANAGER

DESCRIPTION OF A 2.063 ACRE TRACT OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 483 BRAZORIA COUNTY, TEXAS

BEING A 2.063 ACRE (89.842 SQUARE FOOT) TRACT OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 483, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF OUTLOTS 178 AND 179 OF DR. A.A. LUTHER SUBDIVISION OF MANVEL, A SUBDIVISION PER PLAT RECORDED UNDER VOLUME 1, PAGES 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), BEING A PORTION OF A CALLED 40 ACRE TRACT DESCRIBED IN AN INSTRUMENT TO BROAD REACH PARTNERS III, LP RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 200609000, AND A PORTION OF A CALLED 11500 ACRE TRACT DESCRIBED IN AN INSTRUMENT TO BROAD REACH PARTNERS III, LP RECORDED UNDER B.C.C.F. NO. 200607347, SAID 2.063 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA" FOUND FOR THE SOUTHEAST CORNER OF A CALLED 1.748 ACRE TRACT DESCRIBED IN AN INSTRUMENT TO BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT #3 RECORDED UNDER B.C.C.F. NO. 2018015967 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, LYING ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 6 (WIDTH VARIES).

THENCE, N 19°33'29" E, A DISTANCE OF 208.91 FEET OVER SAID 40 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, S 70°26'31" E, A DISTANCE OF 350.28 FEET OVER SAID 40 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, LYING ON THE WEST RIGHT-OF-WAY LINE OF POLLARD BOULEVARD (120 FOOT WIDTH) AS SHOWN ON FINAL PLAT OF POLLARD BOULEVARD STREET DEDICATION, A SUBDIVISION PER PLAT RECORDED UNDER FILE NUMBER (F.N.) 2018017864 OF THE B.C.P.R.;

THENCE, S 19°02'29" W, A DISTANCE OF 278.48 FEET WITH THE WEST RIGHT-OF-WAY LINE OF SAID POLLARD BOULEVARD TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR THE NORTHWEST INTERSECTION OF SAID POLLARD BOULEVARD AND STATE HIGHWAY 6 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, LYING ON THE SOUTH LINE OF SAID 1.1500 ACRE TRACT.

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 6 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- N 07°28'45" W, A DISTANCE OF 141.17 FEET TO AN ALUMINUM TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND FOR A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;
- N 50°02'25" W, A DISTANCE OF 171.82 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;
- N 19°31'19" E, A DISTANCE OF 10.80 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;
- N 70°26'39" W, A DISTANCE OF 50.09 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2.063 ACRES OR 89.842 SQUARE FEET OF LAND.

DESCRIPTION OF A 6.249 ACRE TRACT OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 483 BRAZORIA COUNTY, TEXAS

BEING A 6.249 ACRE (272,190 SQUARE FOOT) TRACT OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 483, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF OUTLOT 179 OF DR. A.A. LUTHER SUBDIVISION OF MANVEL, A SUBDIVISION PER PLAT RECORDED UNDER VOLUME 1, PAGES 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING A PORTION OF A CALLED 40 ACRE TRACT DESCRIBED IN AN INSTRUMENT TO BROAD REACH PARTNERS III, LP RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 200609000, SAID 6.249 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE:

COMMENCING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA" FOUND FOR THE SOUTH COMMON CORNER OF RESTRICTED RESERVE "B" AND RESTRICTED RESERVE "G", BLOCK 1 OF BLUEWATER LAKES SECTION 6, A SUBDIVISION PER PLAT RECORDED UNDER FILE NUMBER 2021010722 OF THE B.C.P.R., SAME BEING THE NORTHEAST CORNER OF A CALLED 1.748 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT #3 RECORDED UNDER B.C.C.F. NO. 2018015967.

THENCE, S 19°29'18" W, A DISTANCE OF 194.77 FEET WITH THE EAST LINE OF SAID 1.748 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR THE **POINT OF BEGINNING** AND NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE, S 70°26'31" E, A DISTANCE OF 822.53 FEET ACROSS SAID 40 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, LYING ON THE WEST RIGHT-OF-WAY LINE OF POLLARD BOULEVARD (120 FOOT WIDTH) AS SHOWN ON FINAL PLAT OF POLLARD BOULEVARD STREET DEDICATION, A SUBDIVISION PER PLAT RECORDED UNDER F.N. 2018017864 OF THE B.C.P.R., SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH ITS CENTER BEARS S 64°35'05" E, A DISTANCE OF 1,280.00 FEET;

THENCE, IN A SOUTHERLY DIRECTION, WITH THE WEST RIGHT-OF-WAY LINE OF SAID POLLARD BOULEVARD AND SAID CURVE TO LEFT, A DISTANCE OF 137.97 FEET, HAVING A RADIUS OF 1,280.00 FEET, A CENTRAL ANGLE OF 06°16'25" AND A CHORD WHICH BEARS S 22°16'42" W, 137.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR POINT OF TANGENCY;

THENCE, S 19°02'29" W, A DISTANCE OF 103.26 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR THE EASTERNMOST SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 70°26'31" W, A DISTANCE OF 350.28 FEET OVER SAID 40 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 19°33'29" W, A DISTANCE OF 208.91 FEET OVER SAID 40 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA" FOUND FOR THE SOUTHEAST CORNER OF SAID 1.748 ACRE TRACT AND THE SOUTHERNMOST SOUTHEAST CORNER OF THE HEREIN DESCRIBED, LYING ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 6 (WIDTH VARIES).

THENCE, WITH THE NORTHERLY AND EASTERLY LINES OF SAID 1.748 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- N 18°09'18" W, A DISTANCE OF 13.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
- IN A NORTHWESTERLY DIRECTION, WITH SAID CURVE TO LEFT, A DISTANCE OF 91.32 FEET, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 50°19'27" AND A CHORD WHICH BEARS N 44°19'01" W, 88.18 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR THE POINT OF TANGENCY;
- N 70°28'45" W, A DISTANCE OF 328.87 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND THE SOUTHERNMOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- IN A NORTHWESTERLY DIRECTION, WITH SAID CURVE TO RIGHT, A DISTANCE OF 78.50 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°57'26" AND A CHORD WHICH BEARS N 25°29'25" W, 70.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA" FOUND FOR THE POINT OF TANGENCY;
- N 19°29'18" E, A DISTANCE OF 351.05 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 6.249 ACRES OR 272,190 SQUARE FEET OF LAND.

DESCRIPTION OF A 3.751 ACRE TRACT OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 483 BRAZORIA COUNTY, TEXAS

BEING A 3.751 ACRE (163,393 SQUARE FOOT) TRACT OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 483, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF OUTLOT 179 OF DR. A.A. LUTHER SUBDIVISION OF MANVEL, A SUBDIVISION PER PLAT RECORDED UNDER VOLUME 1, PAGES 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING A PORTION OF A CALLED 40 ACRE TRACT DESCRIBED IN AN INSTRUMENT TO BROAD REACH PARTNERS III, LP RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 200609000, SAID 3.751 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE:

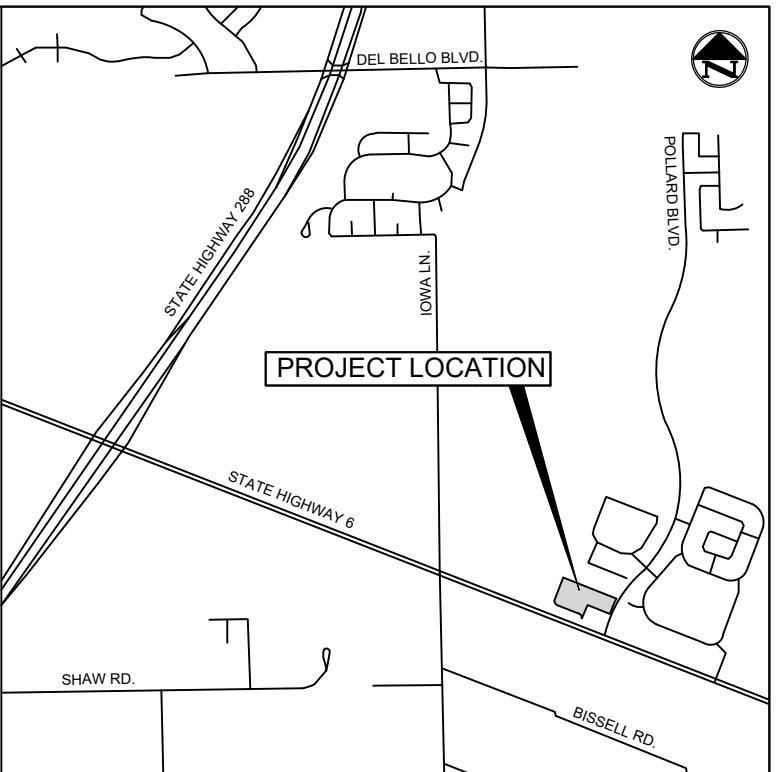
BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA" FOUND FOR THE SOUTH COMMON CORNER OF RESTRICTED RESERVE "B" AND RESTRICTED RESERVE "G" OF BLUEWATER LAKES SECTION 6, A SUBDIVISION PER PLAT RECORDED UNDER FILE NUMBER (F.N.) 2021010722 OF THE BRAZORIA COUNTY MAP RECORDS (B.C.P.R.), SAME BEING THE NORTHEAST CORNER OF A CALLED 1.748 ACRE TRACT DESCRIBED IN AN INSTRUMENT TO BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT #3 RECORDED UNDER B.C.C.F. NO. 2018015967, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, S 70°26'31" E, WITH THE SOUTH LINE OF SAID BLUEWATER LAKES SECTION 6, PASSING A 1/2-INCH IRON ROD FOUND FOR THE SOUTH COMMON CORNER OF SAID RESTRICTED RESERVE "G" AND LOT 30, BLOCK 1 OF SAID HAVEN LAKE ESTATES AT A DISTANCE OF 78.77 FEET, CONTINUING WITH THE SOUTH LINE OF SAID BLUEWATER LAKES SECTION 6, PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA" FOUND FOR THE SOUTH COMMON CORNER OF LOT 20, BLOCK 1 AND RESTRICTED RESERVE "A" OF SAID BLUEWATER LAKES SECTION 6 AT A DISTANCE OF 831.42 FEET, CONTINUING WITH THE SOUTH LINE OF SAID BLUEWATER LAKES SECTION 6 FOR A TOTAL DISTANCE OF 858.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR THE SOUTHEAST CORNER OF SAID RESTRICTED RESERVE "A" AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, LYING ON THE WEST RIGHT-OF-WAY LINE OF POLLARD BOULEVARD (120 FOOT WIDTH) AS SHOWN ON FINAL PLAT OF POLLARD BOULEVARD STREET DEDICATION, A SUBDIVISION PER PLAT RECORDED UNDER F.N. 2018017864 OF THE B.C.P.R., SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH ITS CENTER BEARS S 55°32'55" E, A DISTANCE OF 1,280.00 FEET;

THENCE, IN A SOUTHERLY DIRECTION, WITH THE WEST RIGHT-OF-WAY LINE OF SAID POLLARD BOULEVARD AND SAID CURVE TO LEFT, A DISTANCE OF 198.72 FEET, HAVING A RADIUS OF 1,280.00 FEET, A CENTRAL ANGLE OF 09°02'11" AND A CHORD WHICH BEARS S 29°56'00" W, 198.51 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 70°26'31" W, A DISTANCE OF 822.53 FEET, OVER SAID 40 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, LYING ON THE EAST LINE OF SAID 1.748 ACRE TRACT.

THENCE, N 19°29'18" E, A DISTANCE OF 194.77 FEET, WITH THE EAST LINE OF SAID 1.748 ACRE TRACT TO THE **POINT OF BEGINNING** AND CONTAINING 3.751 ACRES OR 163,393 SQUARE FEET OF LAND.



VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT OF THE MARKET AT VALENCIA

BEING A SUBDIVISION OF 12.063 ACRES OF LAND, BEING A PORTION OF OUTLOT 179, DR. A.A. LUTHER SUBDIVISION OF MANVEL, RECORDED IN VOL. 1, PGS. 71-71 B.C.P.R., SITUATED IN THE H.T. & B.R.R. CO. SURVEY SURVEY, ABSTRACT NO. 483 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

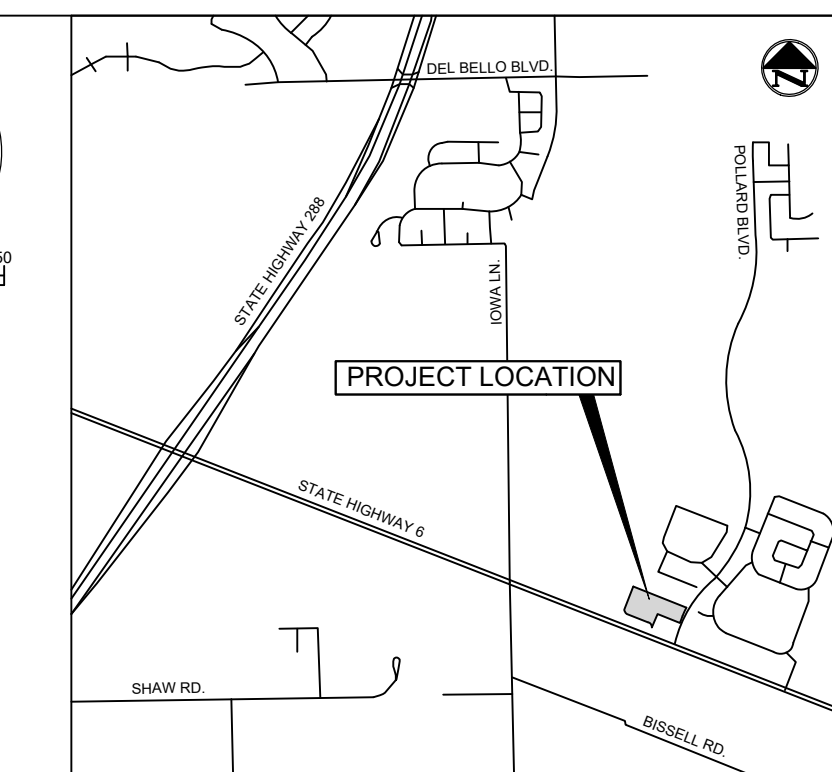
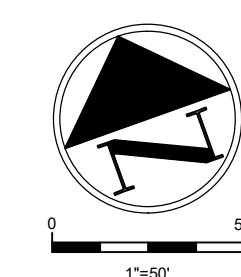
3 RESERVES 1 BLOCK

DATE: MAY 2026

OWNERS:
MALABAR HILL CAPITAL LLC
5400 POINTE WEST CIRCLE, STE 200
RICHMOND, TX 77469

SURVEYOR:
CONLEY LAND SERVICES, LLC

18635 N. ELDRIDGE PARKWAY, SUITE 101
TOMBALL, TX 77577
TEL: 832-729-4997
TPELS FIRM NO. 10194732

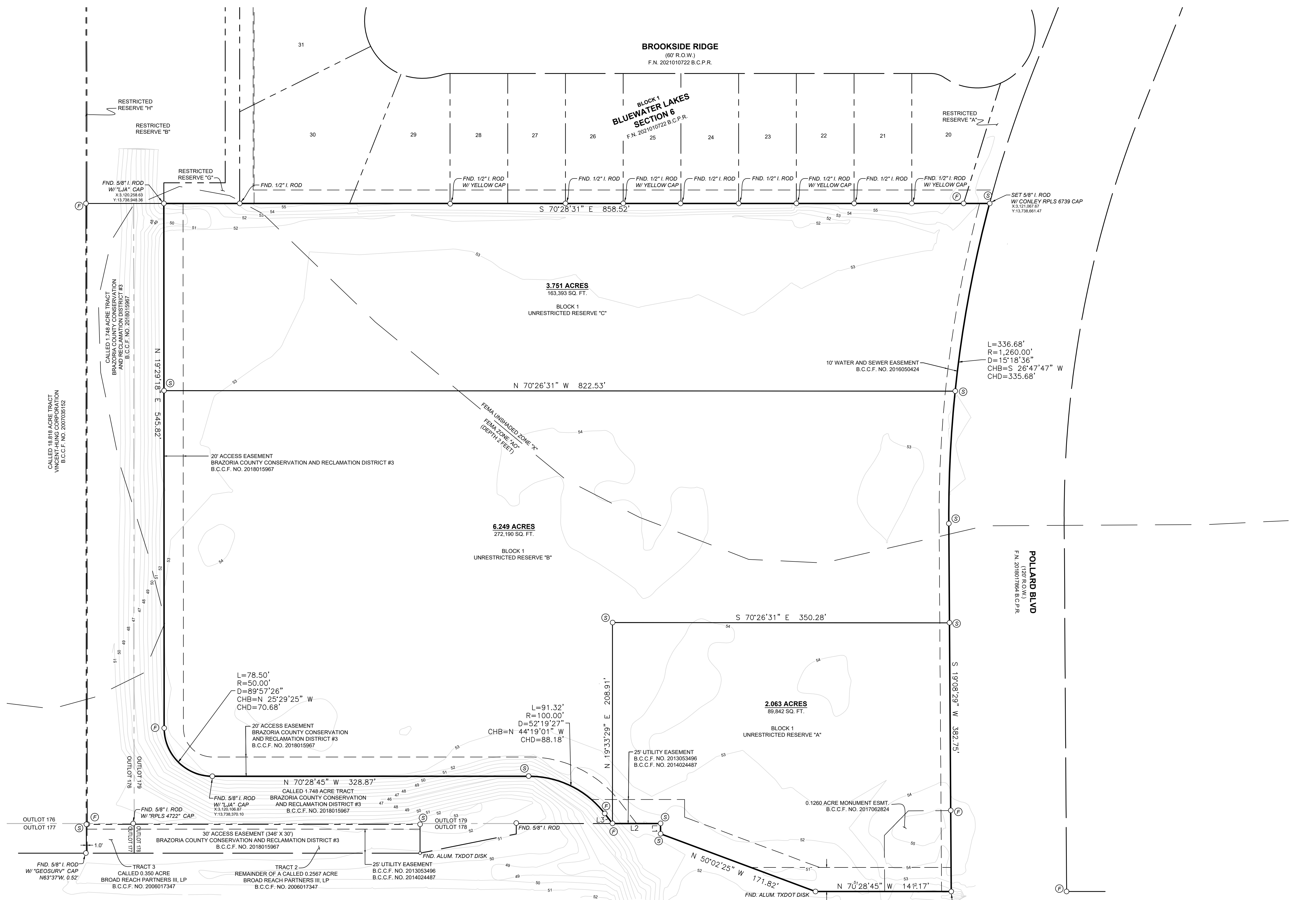


VICINITY MAP
NOT TO SCALE

LEGEND

B.C.C.F. BRAZORIA COUNTY CLERK'S FILE
 B.C.P.R. BRAZORIA COUNTY MAP RECORDS
 F.N. FILE NUMBER
 FND. FOUND
 I. IRON
 N. NUMBER
 R.O.W. RIGHT-OF-WAY
 (S) FOUND 5/8-INCH IRON ROD WITH "LJA" CAP
 (C) SET 5/8-INCH IRON ROD WITH "CONLEY RPLS 6739" CAP

LINE	BEARING	DISTANCE
L1	N 19°31'15" E	10.80'
L2	N 70°28'59" W	50.09'
L3	N 18°09'18" W	13.02'



MINOR REPLAT OF
THE MARKET AT VALENCIA

BEING A SUBDIVISION OF 12.063 ACRES OF LAND, BEING A PORTION OF OUTLOT 179, DR. A.A. LUTHER SUBDIVISION OF MANVEL, RECORDED IN VOL. 1, PGS. 71-71 B.C.P.R., SITUATED IN THE H.T. & B.R.R. CO. SURVEY SURVEY, ABSTRACT NO. 483 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

3 RESERVES 1 BLOCK
 SCALE: 1"=50' DATE: MAY 2026
 OWNERS:
 MALABAR HILL CAPITAL LLC
 5400 POINTE WEST CIRCLE, STE 200
 RICHMOND, TX 77469

SURVEYOR:
 CONLEY LAND SERVICES, LLC
 18635 N. ELDRIDGE PARKWAY, SUITE 101
 TOMBALL, TX 77377
 TEL: 832-729-4997
 TBPELS FIRM NO. 10194732



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	<input type="checkbox"/>	City Council	<input type="checkbox"/>	Both	<input type="checkbox"/>
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Date of Request: _____

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

Person to Speak: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

Plats:

Preliminary _____

Final _____

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

Kaitlin Gile

SIGNATURE

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 9 - Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	June 08, 2026
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new residential section within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the fourth O-PUD amendment on May 18, 2026.*
- *The 24th Amendment to the Meridiana General Development Plan (GDP) was approved by City Council on August 4, 2025, and the proposed plat conforms to GDP Amendment No. 24.*
- *The subject site is located southeast of South Inspiration Way.*
- *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 proposed plat subdivides a 10.05-acre tract into 23 residential lots, 1 block, and 4 reserves designated for landscaping, open space, and utility purposes.*
- *The proposed section includes 23 Single family homes lots with a lot width of 80 feet or greater.*
- *The proposed plat generally conforms to the preliminary plat approved by the Planning and Zoning Commission in November 2025.*

STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana Section 9 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. Provide property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (6)).
3. Please confirm that the names of adjacent property owners are current and up to date (Section 62-41 (b) (11)).
4. Please update the ordinance number and date in Notes 6 and 7 (Section 62-41 (b) (18) & (b) (22)).

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, GR-MI, 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-MI, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 9, do hereby make subdivision of said property for and on behalf of said GR-MI, 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 9 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-MI, 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-MI, LTD., a Texas Limited Partnership, thereunto authorized by this day of _____, 20__.

OWNER

GR-MI, 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-MI, 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 Jurico, 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 Jurico, 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 9 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 9
BEING 10.05 ACRES SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS

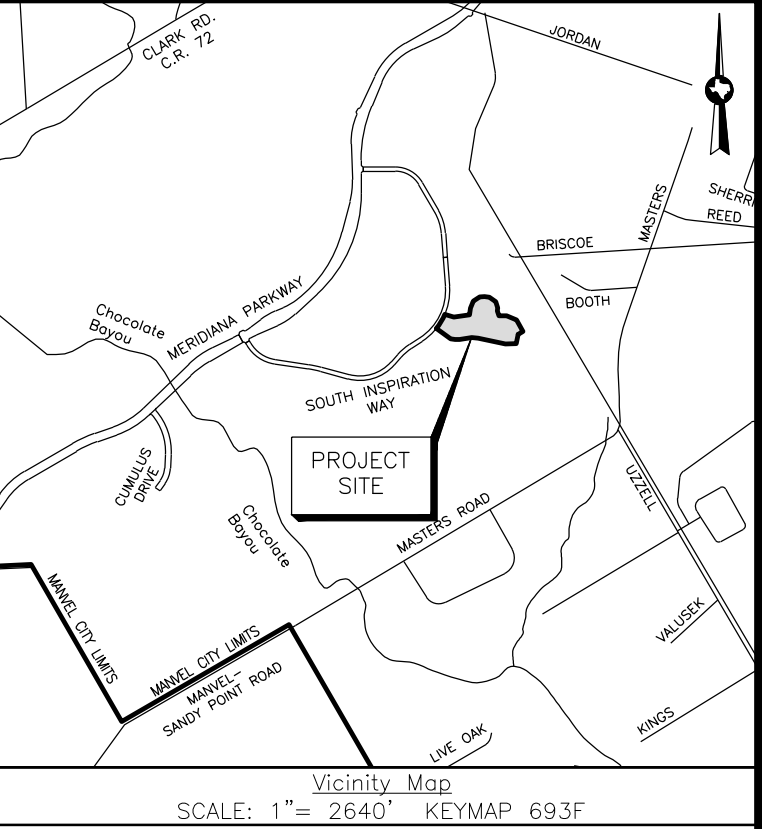
A 10.05 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 3 THROUGH 9 OF LULLING STONE SECTION ONE, A SUBDIVISION AS PER PLAT RECORDED UNDER VOLUME 21, PAGE (VOL. PG.) 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND CONVEYED TO GR-MI UNDER BRAZORIA COUNTY CLERK'S FILE NUMBERS (B.C.C.F. NO.) 2008016374, 2008041565, 2008047178, 2008034029, 2008028085, 2009012754 AND 2007058092; SAID 10.05 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 984.331 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 1,624.33 feet to a point;

THENCE, South 59°43'55" West, for a distance of 589.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the southeast corner, in the west line of the called 1,000 acre tract conveyed under 2013036844 B.C.C.F. and POINT OF BEGINNING of the herein described tract;

- 1. THENCE, South 59°57'21" West, 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;
2. THENCE, South 11°32'31" West, 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;
3. THENCE, South 87°45'12" West, 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;
4. THENCE, North 78°27'29" West, 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;
5. THENCE, North 83°44'45" West, 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;
6. THENCE, South 80°47'22" West, 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;
7. THENCE, North 88°38'26" West, 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;
8. THENCE, North 78°46'55" West, 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;
9. THENCE, North 84°32'55" West, 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 the west 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., and the point of a non-tangent curve;
10. THENCE, in a northerly direction along the arc of a curve to the left having a radius of 830.00 feet, an arc length of 227.42 feet, an angle of 15°41'55", and a chord bearing North 31°00'44" East, for a distance of 226.70 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, from which a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found, for the end of curve in the southerly right-of-way line of said South Inspiration Way bears North 09°24'12" East, for a distance of 394.83 feet;
11. THENCE, South 73°05'49" East, for a distance of 126.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
12. THENCE, North 81°28'07" East, for a distance of 218.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
13. THENCE, North 05°35'50" East, for a distance of 91.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
14. THENCE, North 23°37'18" East, for a distance of 106.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
15. THENCE, North 56°57'17" East, for a distance of 101.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
16. THENCE, North 84°13'21" East, for a distance of 66.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
17. THENCE, South 83°25'15" East, for a distance of 69.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
18. THENCE, South 53°34'28" East, for a distance of 109.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
19. THENCE, South 18°29'02" East, for a distance of 87.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
20. THENCE, South 09°56'23" West, for a distance of 44.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
21. THENCE, South 19°37'20" East, for a distance of 66.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
22. THENCE, South 89°55'51" East, for a distance of 101.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
23. THENCE, South 67°03'19" East, for a distance of 148.87 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner, common to the northwest corner of aforesaid 1,000 acre tract;
24. THENCE, South 30°02'39" East, along the west line of said 1,000 acre tract for a distance of 182.00 feet to the POINT OF BEGINNING and containing 10.05 acres of land.



BENCHMARK

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

FINAL PLAT
MERIDIANA SECTION 9

BEING A SUBDIVISION OF 10.05 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 3 THROUGH 9 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.

23 LOTS 1 BLOCK 4 RESERVES

OWNER

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

MAY 11, 2026

ENGINEER/SURVEYOR



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

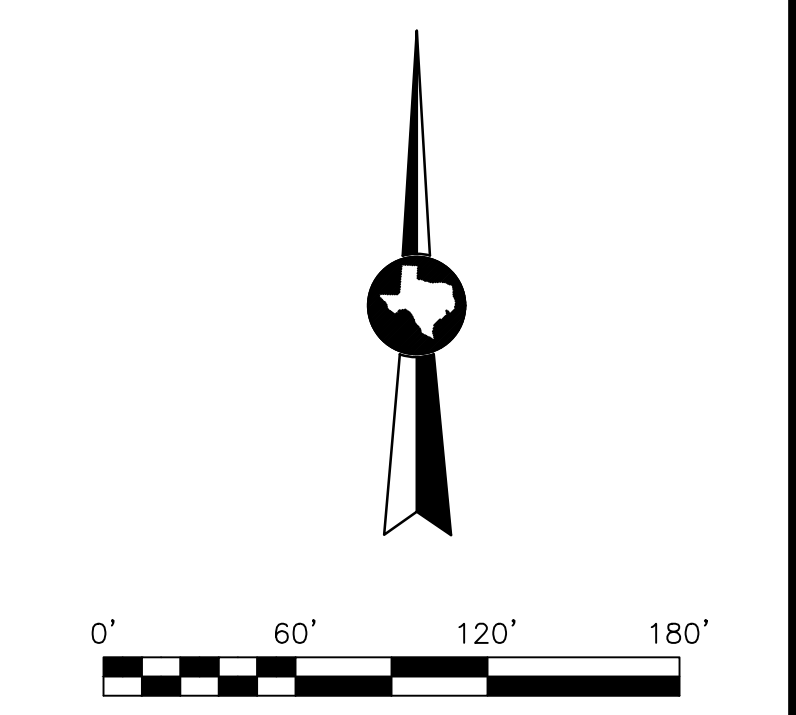
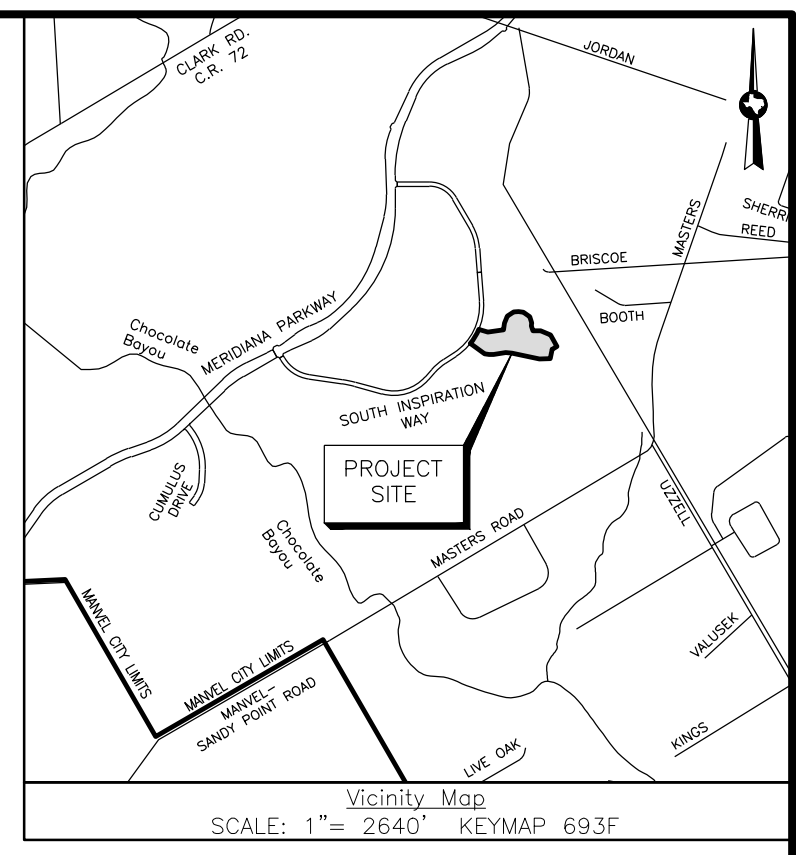
BLOCK	LOT	SO. FEET	WIDTH
1	1	12,732	107.64
1	2	13,263	90.43
1	3	13,675	98.25
1	4	12,871	90.53
1	5	15,671	85.00
1	6	17,700	85.00
1	7	17,734	83.59
1	8	15,782	107.63
1	9	12,847	85.00
1	10	12,150	90.00
1	11	16,714	97.41
1	12	14,813	92.24
1	13	24,503	93.19
1	14	22,606	86.76
1	15	13,639	92.41
1	16	12,038	90.00
1	17	12,061	90.17
1	18	12,183	91.95
1	19	13,820	114.08
1	20	12,376	99.11
1	21	14,141	90.00
1	22	15,063	90.00
1	23	14,699	101.57

LOT WIDTH IS MEASURED AT THE FRONT BUILDING SETBACK LINE

LINE	BEARING	DISTANCE
L1	S 59°57'21" W	79.25
L2	N 83°44'45" W	87.28
L3	S 87°45'12" W	137.98
L4	N 78°27'29" W	394.90
L5	N 83°44'45" W	87.28
L6	S 80°47'22" W	169.46
L7	N 88°38'26" W	61.68
L8	N 78°46'55" W	59.86
L9	N 54°32'55" W	238.89
L10	S 73°05'49" E	126.61
L11	N 81°28'07" E	218.97
L12	N 05°35'50" E	91.84
L13	N 23°37'16" E	106.32
L14	N 56°57'17" E	101.34
L15	N 84°13'21" E	66.36
L16	N 83°25'19" E	69.05
L17	S 53°34'28" E	109.29
L18	S 18°29'02" E	87.49
L19	S 05°56'23" W	44.64
L20	S 19°37'01" E	66.79
L21	S 89°55'51" E	101.62
L22	S 67°03'19" E	148.87
L23	S 30°02'59" E	182.00
L24	N 80°18'16" E	47.68
L25	N 11°32'31" E	30.00
L26	S 79°56'18" E	15.62
L27	S 80°55'05" E	30.00
L28	S 02°31'41" E	114.15
L29	S 11°32'30" W	20.94
L30	N 11°32'31" E	19.71
L31	N 02°31'41" W	113.07
L32	N 34°39'49" W	21.18
L33	N 67°43'31" E	22.92

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	830.00	154°15'59"	227.42	N 31°00'44" E	226.70
C2	250.00	38°46'39"	169.20	S 80°18'26" E	165.99
C3	500.00	21°14'15"	185.33	S 89°04'37" E	184.27
C4	25.00	84°37'52"	36.93	S 18°36'09" E	33.66
C5	100.00	28°15'18"	45.82	S 47°47'27" E	45.42
C6	100.00	28°15'18"	45.82	S 47°47'27" E	45.42
C7	225.00	38°46'39"	162.28	S 80°18'26" E	149.39
C8	525.00	14°32'29"	133.24	N 87°34'31" E	132.89
C9	25.00	84°37'52"	36.99	N 52°27'14" E	33.71
C10	25.00	39°28'02"	17.22	N 09°40'18" W	16.88
C11	60.00	285°36'31"	299.09	S 66°36'04" E	72.54
C12	25.00	66°08'23"	28.86	S 43°07'57" W	27.28
C13	25.00	19°45'00"	8.62	N 68°34'59" W	8.57
C14	25.00	76°23'28"	33.33	N 63°20'47" E	30.92
C15	60.00	276°08'27"	289.17	S 18°46'43" E	80.19
C16	25.00	19°45'00"	8.62	N 68°34'59" W	8.57
C17	475.00	21°14'15"	176.07	N 89°04'37" W	175.06
C18	275.00	38°46'39"	186.12	N 80°18'26" W	182.59
C19	25.00	86°38'57"	37.81	S 75°45'30" W	34.31

BENCHMARK:
NCS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, S-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



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K and 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.
- 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.
F.N.D. indicates Found Iron Rod.
N.T.S. indicates Not to Scale.
P.G. indicates Page.
P.A.E. indicates Private Access Easement.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.A.E. indicates Private Access Easement.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R.O.W. indicates Right-Of-Way.
RES. indicates Reserve.
S.H.T. indicates Sheet.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.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".
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- The terms and conditions of Ordinance numbers 2024-0-13 of the City of Manvel, Texas, dated April 1, 2024, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.
- No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.
- This final plat will expire two (2) years after final approval by Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Planning, Development and Zoning Commission.
- 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).
- There are no visible or apparent pipelines within the boundaries of this subdivision.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- Development regulations and City permits are required on all property.
- Detention for this subdivision is to be provided by Meridiana Detention Pond Z.
- Percentage of lots 70' wide or greater: 100.00%
- Percentage of lots 60' wide or less: 0.00%

MERIDIANA DETENTION RESERVE "Y" B.C.P.R. NO. 2025054500
MERIDIANA DETENTION RESERVE "Z" PHASE 1 B.C.P.R. 2025053511



**FINAL PLAT
MERIDIANA SECTION 9**

BEING A SUBDIVISION OF 10.05 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 3 THROUGH 9 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.

23 LOTS 1 BLOCK 4 RESERVES

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

MAY 11, 2026

ENGINEER/SURVEYOR



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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	48.4

EXISTING ELEVATION INFORMATION	
	ELEVATION
NATURAL GROUND	45.0
1% ANNUAL CHANCE FLOOD	44.9
0.2% ANNUAL CHANCE FLOOD	45.2

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	10,156 SQ.FT. / 0.233 ACRE	BRAZORIA COUNTY MUD NO. 57
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1,886 SQ.FT. / 0.043 ACRE	BRAZORIA COUNTY MUD NO. 57
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1,338 SQ.FT. / 0.031 ACRE	BRAZORIA COUNTY MUD NO. 57
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	7,189 SQ.FT. / 0.165 ACRE	BRAZORIA COUNTY MUD NO. 57
TOTAL		20,569 SQ.FT. / 0.472 ACRES	

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

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

Legend

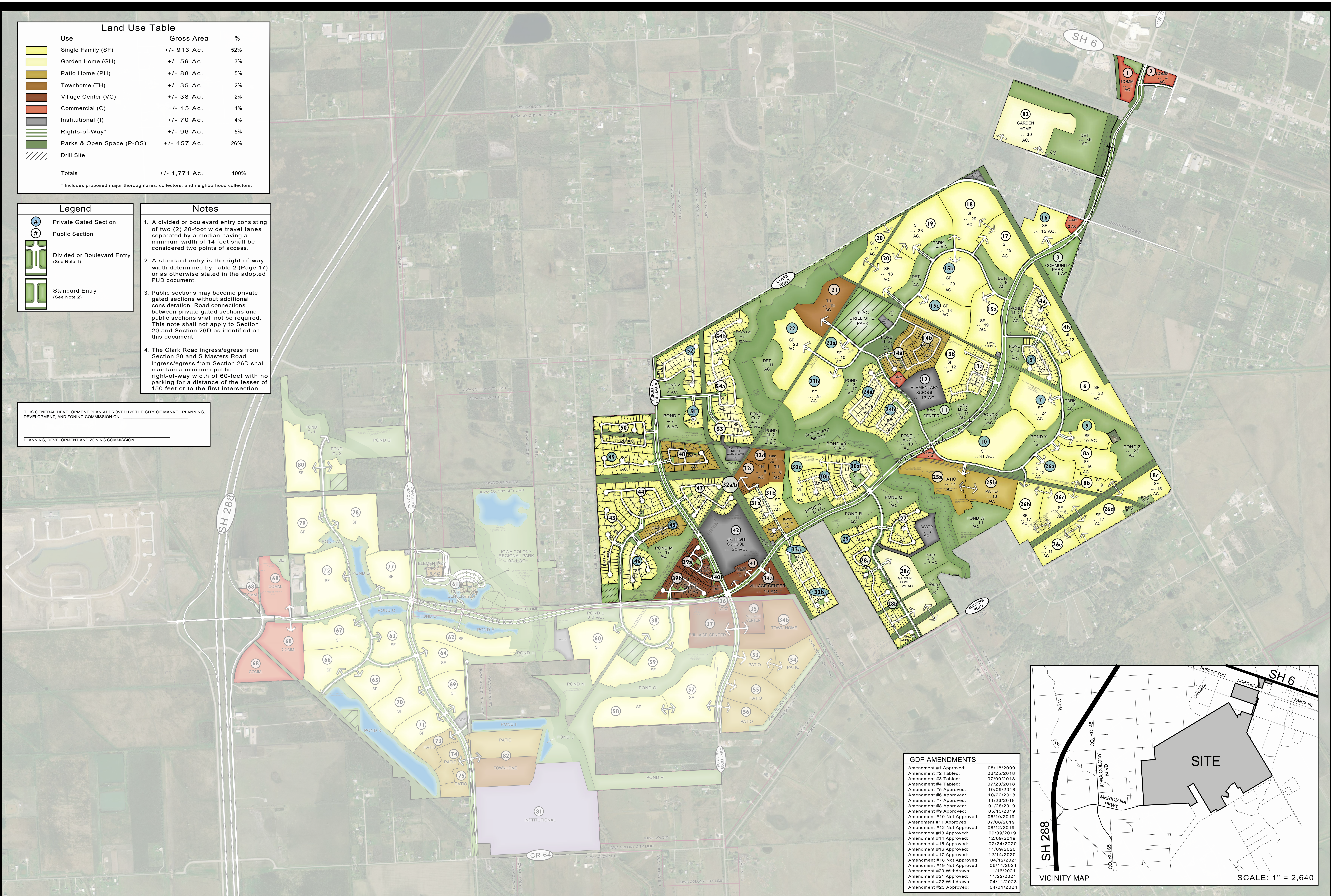
- Private Gated Section
- Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

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

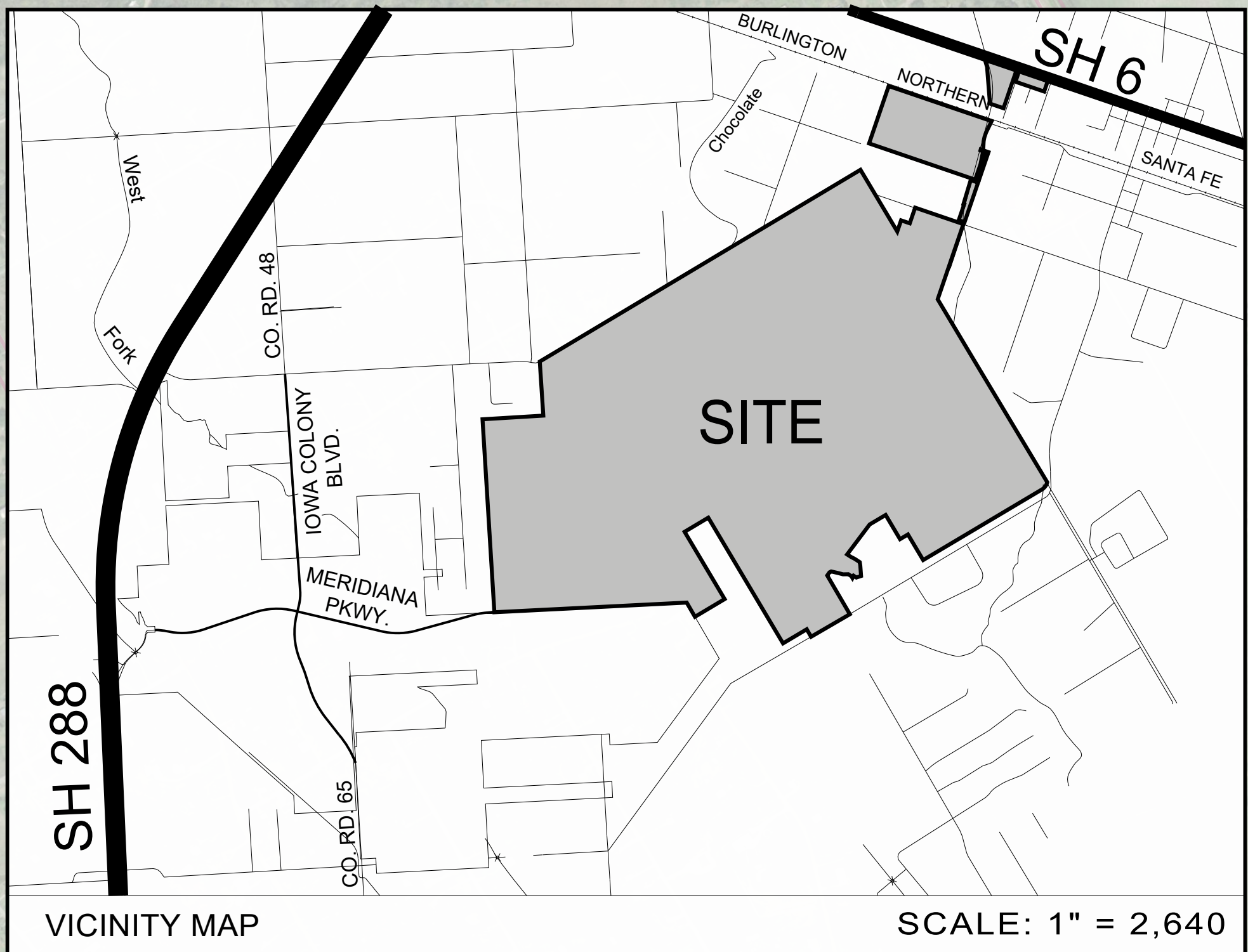
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS

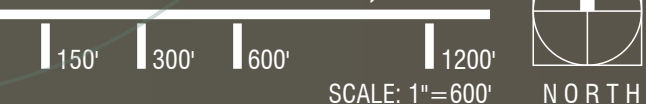
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment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



Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025



EHRA
ENGINEERING THE FUTURE SINCE 1958

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500

TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
081-011-150

No warranty or representation of intended use, fitness for purpose or appropriateness are made herein. All Plans for use of facilities are subject to change without notice.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: _____

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

Person to Speak: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

Plats:

Preliminary _____

Final _____

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

Kaitlin Gile

SIGNATURE

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 8A - Final Plat
Applicant:	Kaitlin Gile, EHRA
PD&Z Meeting Date:	June 08, 2026
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new residential section within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the fourth O-PUD amendment on May 18, 2026.*
- *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 16.89-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 lot width of 60 feet or greater.*
- *The proposed plat generally conforms to the preliminary plat approved in November 2025.*
- *A previous version of this final plat was submitted in March 2026 and was denied due to outstanding review comments.*

STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana Section 8A Final Plat with the following conditions:

1. Please provide the signature and seal of the Registered Professional Land Surveyor on the face of the plat (Mylar) prior to recordation (Section 62-41(b)(4)).
2. Please provide the property owner's signature and all required notary acknowledgements on the face of the plat, including both the Mylar and electronic copies (Section 62-41(b)(6)).
3. Please revise the plat to include the recording information for the 60-foot-wide Permanent Access Easement located within proposed Reserve D and serving the adjacent 1-acre tract (Section 62-41(b)(18)).



DEVELOPMENT SERVICES DEPARTMENT

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

4. Please revise Notes 6 and 7 to reference the correct ordinance number and adoption date (Sections 62-41(b)(18) and 62-41(b)(22)).



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

STATE OF TEXAS
COUNTY OF BRAZORIA

Know all men by these presents, that the undersigned, **MANVEL CITY**, a duly organized and existing legal entity under the laws of the State of Texas, and **MANVEL CITY ENGINEERS & SURVEYORS, INC.**, a duly organized and existing legal entity under the laws of the State of Texas, do hereby certify that the following is a true and correct copy of the original plat as recorded in the Public Records of the County of Brazoria, State of Texas, and that the same is a true and correct copy of the original plat as recorded in the Public Records of the County of Brazoria, State of Texas.

WITNESSED my hand and the seal of the County of Brazoria, State of Texas, this 14th day of April, 2025.

County Clerk

MANVEL CITY ENGINEERS & SURVEYORS, INC.
10000 W. HIGHWAY 6, SUITE 100, MANVEL, TEXAS 77578
PH: 281-489-0630
WWW.MANVELCITYENGINEERS.COM

**FINAL PLAT
MERIDIANA SECTION 8A**

**BENS A. RESERVOIR, OR 585 ACRES, OUT OF
THE COVER HALL SURVEY ABSTRACT 038,
ALSO BEING A PARTIAL REPEAT OF A PORTION OF
LOTS 1 THROUGH 10 OF LULLING STONE SECTION
ONE, RANGE 10E, TOWNSHIP 35N, COUNTY OF
THE BRAZORIA COUNTY PLAT RECORDS,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.**

58 LOTS & BLOCKS & RESERVES (0.9232 ACRES)

OWNER:
MANVEL CITY
10000 W. HIGHWAY 6, SUITE 100
MANVEL, TEXAS 77578
PH: 281-489-0630

APRIL 18, 2025

ENGINEER/SURVEYOR:
MANVEL CITY ENGINEERS & SURVEYORS, INC.
10000 W. HIGHWAY 6, SUITE 100
MANVEL, TEXAS 77578
PH: 281-489-0630

ENGINEER/SURVEYOR:
EHRA
ENGINEERING & SURVEYING
7325 BRACOCK
HOUSTON, TEXAS 77036
PH: 281-489-0630
TXPEL No. 1728
TPEL No. 1070200

Sht. 1 of 2
E4695

MANVEL CITY ENGINEERS & SURVEYORS, INC.
10000 W. HIGHWAY 6, SUITE 100, MANVEL, TEXAS 77578
PH: 281-489-0630
WWW.MANVELCITYENGINEERS.COM

**FINAL PLAT
MERIDIANA SECTION 8A**

**BENS A. RESERVOIR, OR 585 ACRES, OUT OF
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CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.**

58 LOTS & BLOCKS & RESERVES (0.9232 ACRES)

OWNER:
MANVEL CITY
10000 W. HIGHWAY 6, SUITE 100
MANVEL, TEXAS 77578
PH: 281-489-0630

APRIL 18, 2025

ENGINEER/SURVEYOR:
MANVEL CITY ENGINEERS & SURVEYORS, INC.
10000 W. HIGHWAY 6, SUITE 100
MANVEL, TEXAS 77578
PH: 281-489-0630

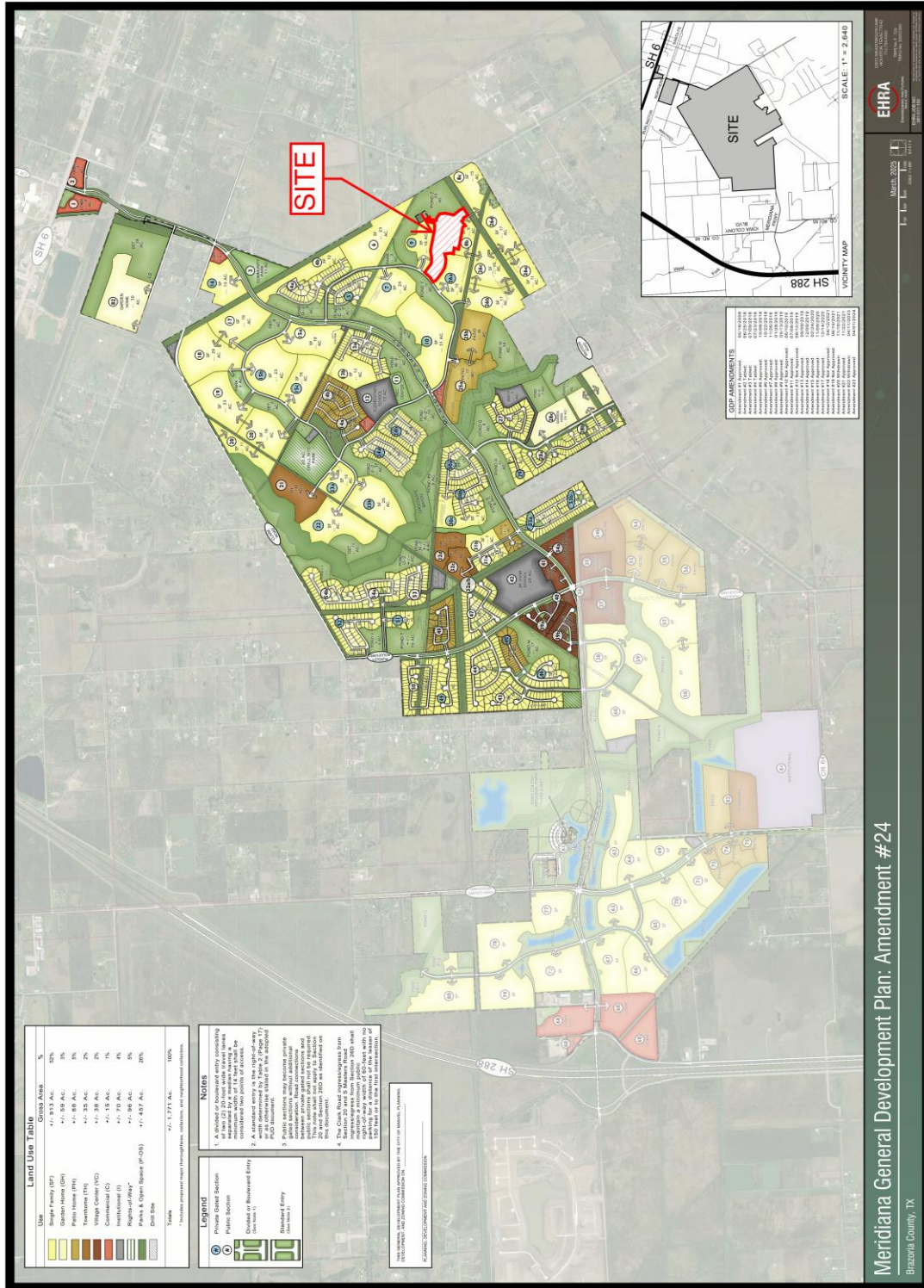
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TXPEL No. 1728
TPEL No. 1070200



DEVELOPMENT SERVICES DEPARTMENT

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

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



Meridiana General Development Plan: Amendment #24

Brasoria County, TX

STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-MI, 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-MI, 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-MI, 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-MI, 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-MI, LTD., a Texas Limited Partnership, thereunto authorized by this 19 day of May, 2026.

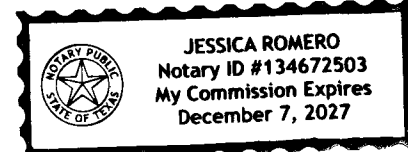
OWNER
GR-MI, LTD., a Texas Limited Partnership
By: Rise Communities, LLC
a Nevada Limited Liability Company,
Authorized Agent

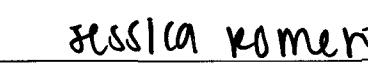
BY: 
Print Name: Matt Lawson
Title: President

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-MI, 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.

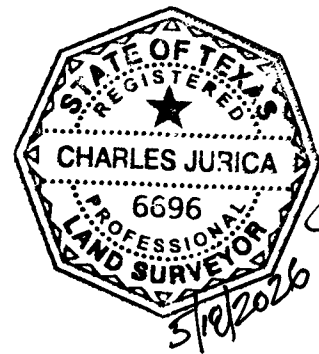
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19 day of May, 2026




Notary Public in and for the
State of Texas

My Notary Commission Expires 12-07-27

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 plot 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

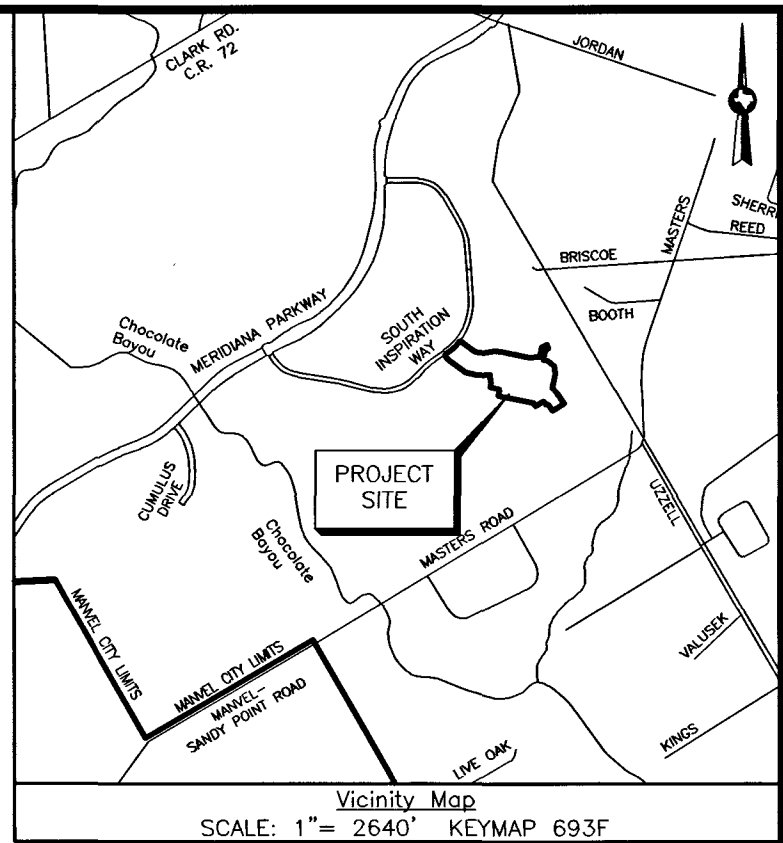
A 16.89 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 4 THROUGH 10 OF LULLING STONE SECTION ONE, A SUBDIVISION AS PER PLAT RECORDED UNDER VOLUME 21, PAGE (VOL. PG.) 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND CONVEYED TO GR-MI UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER'S (B.C.C.F. NO.) 2008016374, 2008041565, 2008047178, 2008034029, 2008028085, 2009012754 AND 2007058092, S4D 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 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.



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

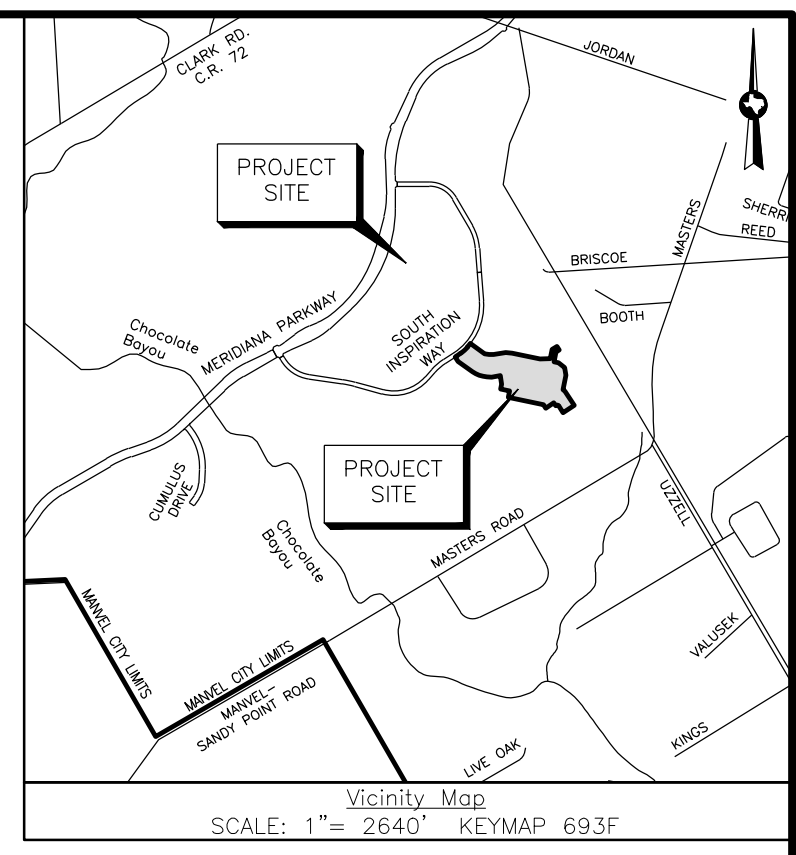
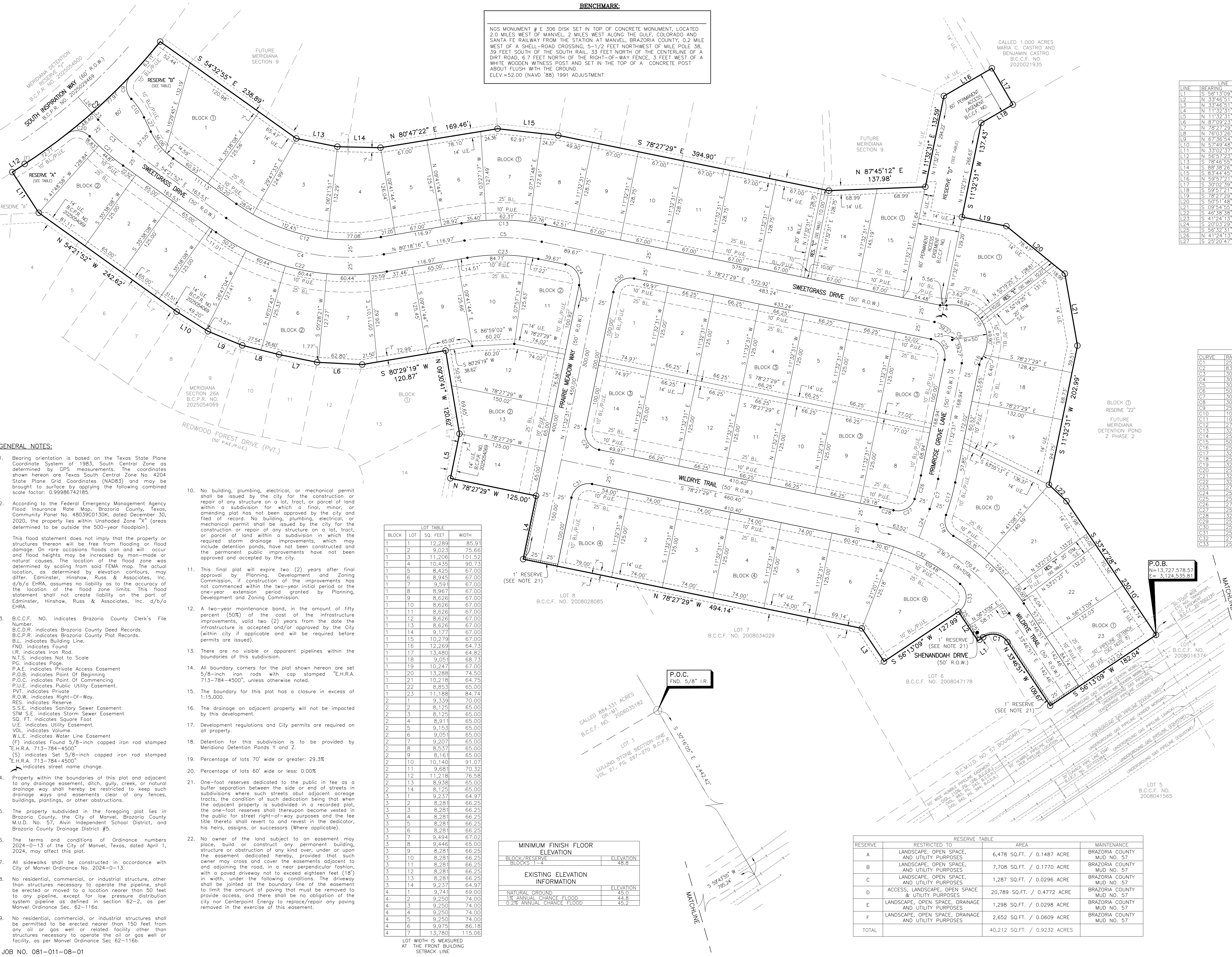
GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

APRIL 13, 2026

ENGINEER/SURVEYOR



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

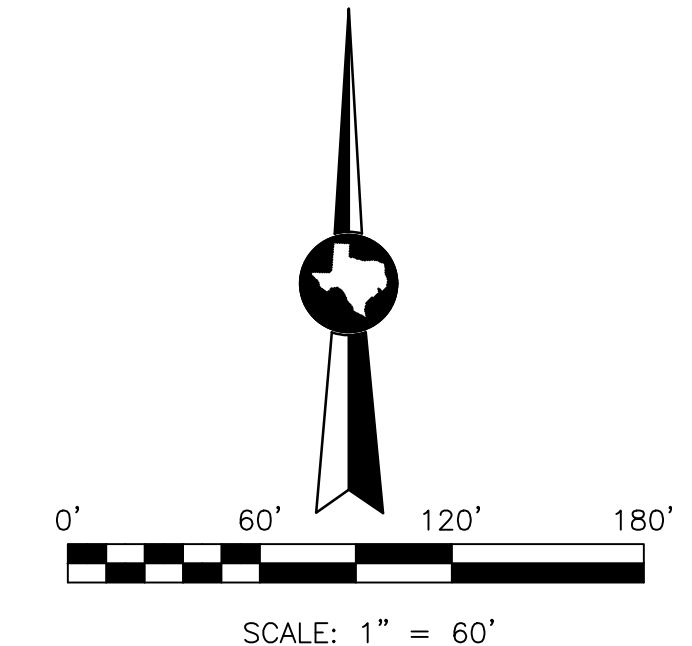


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 56°13'09" W	9.20'
L2	N 3°46'51" E	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 8°09'23" W	64.57'
L7	N 78°27'29" W	53.50'
L8	N 78°03'26" W	54.14'
L9	N 67°36'54" W	53.03'
L10	N 57°49'48" W	52.77'
L11	N 33°02'57" W	69.43'
L12	N 56°57'23" E	21.13'
L13	S 78°46'56" E	59.86'
L14	S 86°38'26" E	61.68'
L15	S 83°44'45" E	97.28'
L16	N 59°57'21" E	79.25'
L17	S 30°02'39" E	60.00'
L18	N 69°57'21" W	52.77'
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°38'54" W	34.31'
L23	S 41°24'13" E	12.97'
L24	S 20°03'29" W	43.81'
L25	S 46°38'54" W	34.31'
L26	N 41°24'13" W	30.00'
L27	S 29°20'47" E	22.57'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	180°00'00"	N 78°46'51" W	35.38'
C2	830.00'	262.13'	180°04'11"	N 47°54'32" E	261.04'
C3	300.00'	67.86'	12°57'39"	S 47°53'03" E	67.75'
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'	333.93'	44°40'58"	S 77°01'48" 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	119.73'
C14	25.00'	9.18'	21°02'22"	S 88°58'40" E	9.13'
C15	50.00'	115.26'	113°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'	46.37'	8°31'39"	S 15°48'00" W	46.33'
C18	25.00'	34.32'	75°39'17"	S 19°15'29" E	31.69'
C19	325.00'	140.70'	24°48'16"	S 85°55'55" E	138.60'
C20	25.00'	37.06'	84°55'36"	S 85°55'55" 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'	71°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'	37°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 33°27'29" W	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'



**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)

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APRIL 13, 2026

ENGINEER/SURVEYOR



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

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

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

Legend

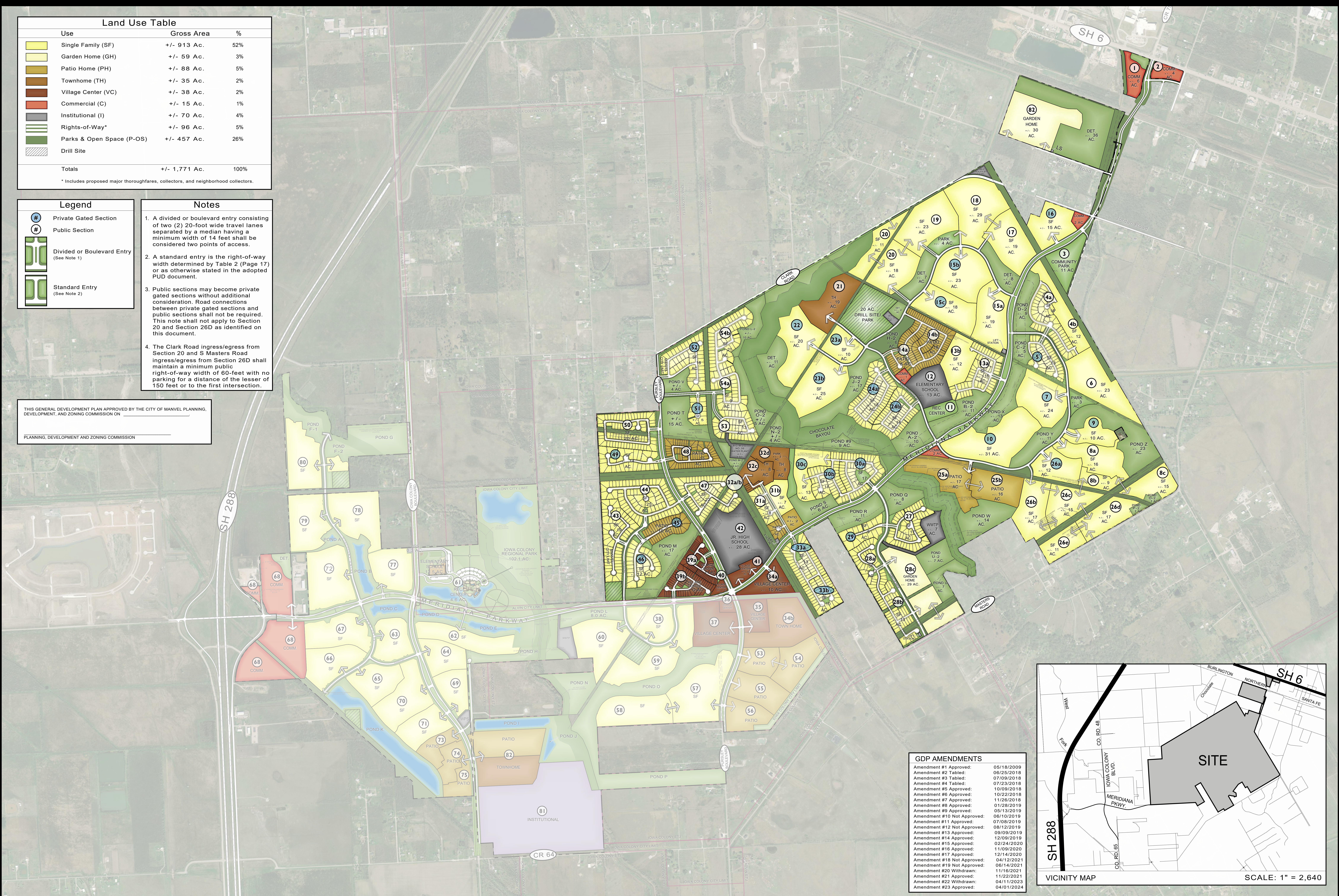
- Private Gated Section
- Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

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

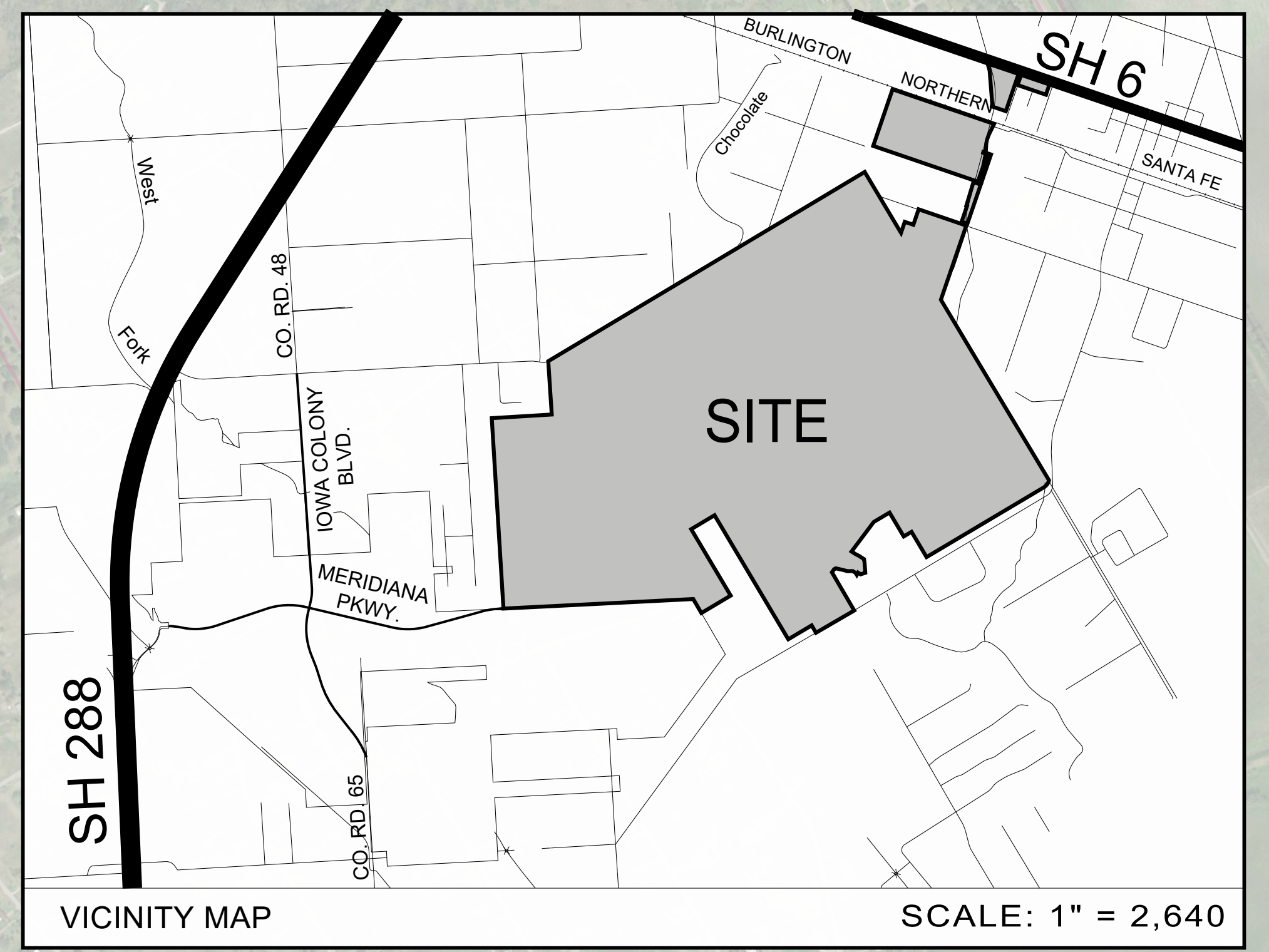
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION



GDP AMENDMENTS

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



Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025

1" = 100'

SCALE: 1"=600'

NORTH

EHRA

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500

ENGINEERING THE FUTURE SINCE 1958

EHRA JOB NO. 081-011-150

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500

TBPE No. F-726
TBPLS No. 10092300

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	<input type="checkbox"/>	City Council	<input type="checkbox"/>	Both	<input checked="" type="checkbox"/>
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Date of Request: June 8, 2026 (PD&Z), June 15, 2026 (CC)

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

Person to Speak: Ashley Waggoner

Daytime Phone: (713) 429-0726 Fax Number: N/A

E-mail Address: awaggoner@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve the Manvel Crossing Master Plan, being a
master plan of ^{56.7} acres out of the H.T. & B. R.R. Co. Survey,
Section 71, A-291, City of Manvel ETJ, and City of Manvel ETJ, 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.

05/11/2026

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 Crossing Master Plan
Applicant:	Ashley Waggoner – EHRA Engineering
PD&Z Meeting Date:	June 08, 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 Master Plan is for the Manvel Crossing Commercial development which was established as a Planned Unit Development with State Highway 6 Overlay (PUD-SH6) on December 1, 2025.*
- *The Manvel Crossing development is located at the northwest corner of Kirby Drive and State Highway 6/Morris Avenue, south of future Primrose Development.*
- *The subject development contains approximately 57 acres, is currently undeveloped, and is located primarily within the City of Manvel, with a portion extending into the City's extraterritorial jurisdiction (ETJ).*
- *The portion of the property located within the ETJ, north of the PUD boundary, consists of approximately 8 acres and is currently part of the approved Primrose Development. This area is proposed to be sold to BCS and incorporated into the Manvel Crossing development for use as an off-site detention facility serving Manvel Crossing.*
- *The use of the off-site detention facility reduces the detention footprint within the PUD boundary, thereby creating additional developable acreage. As shown on the proposed Master Plan, the newly available acreage is intended for commercial development and shall comply with the land use and development requirements established by the PUD (Ordinance No. 2025-O-33, Section II.D.2).*
- *Pursuant to the approved PUD, the off-site detention area shall be recorded in Brazoria County, and documentation shall be provided to the City of Manvel, provided the off-site property owner grants written acknowledgment and approval (Ordinance No. 2025-O-33, Section II.D.2).*
- *The proposed Master Plan includes reserves for a mixed-use commercial development consisting of retail, office, hotel, restaurant, and drainage uses.*
- *Approval of this proposed Master Plan is contingent upon approval of the Primrose Master Plan Amendment.*
- *The property is located within the Alvin Independent School District, Brazoria County Drainage District No. 4, and, for the ETJ portion, Brazoria County Municipal Utility District No. 47.*
- *The abandonment of a 40-foot-wide right-of-way (ROW) located within the Manvel Crossing PUD boundary was recently approved by City Council.*



DEVELOPMENT SERVICES DEPARTMENT

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

STAFF RECOMMENDATION

The City staff recommends approval of the Manvel Crossing Master Plan with the following conditions:

1. We are unable to verify the total acreage shown on the Master Plan with the information provided. Based on the submitted Primrose Master Plan Amendment No. 2, Section 6 is proposed to be removed and utilized as the Manvel Crossing detention area; however, the detention acreage does not appear to reconcile with the total acreage shown, resulting in a discrepancy. Please verify the acreage calculations and revise the Master Plan as necessary. Additionally, please clearly identify and label all reserve boundaries with the acreage for each reserve, as they are currently unclear, and clarify whether Reserves 5 and 6 are intended to function as access easements (Section 62-39(a)).
2. Please provide a revised phasing schedule and separate phasing map that clearly identify each phase of development and the timing of all public improvements and dedications, including roads, sidewalks, utilities, drainage, detention, landscaping, trails, and the drainage reserve (Section 62-39(b)).
3. Please label all MUD boundaries, especially the MUD boundary located east of Kirby Drive.
4. Note 12 incorrectly references the location of Kirby Drive and refers to Section 1, which is not identified elsewhere on the Master Plan. Please revise Note 12 accordingly to ensure consistency with the Master Plan and clarify that the portion of Kirby Drive extending from the subject development to Highway 6, which has not yet been constructed, shall be constructed as part of this development.
5. Please add a note stating that a portion of the approved Primrose Master Plan Amendment No. 1 is being incorporated into Manvel Crossing Master Plan. Additionally, identify the acreage associated with the recently abandoned right-of-way that is now included within this proposed Master Plan.
6. Approved PUD and proposed TIA indicate 3 shared access easements from Highway 6 while this proposed master plan shows 2 shared access easements. Please revise for consistency with the approved PUD.
7. Please add a note referencing the approved subdivision variance for the 40-foot right-of-way located along the west side of the proposed off-site detention pond when this area was part of the Primrose Master Plan (Case No. 2026006803). Also verify the width of this right-of-way, as the proposed Primrose Master Plan Amendment No. 2 shows a 50-foot width while this proposed Master Plan shows a 40-foot width.

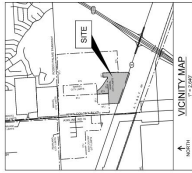
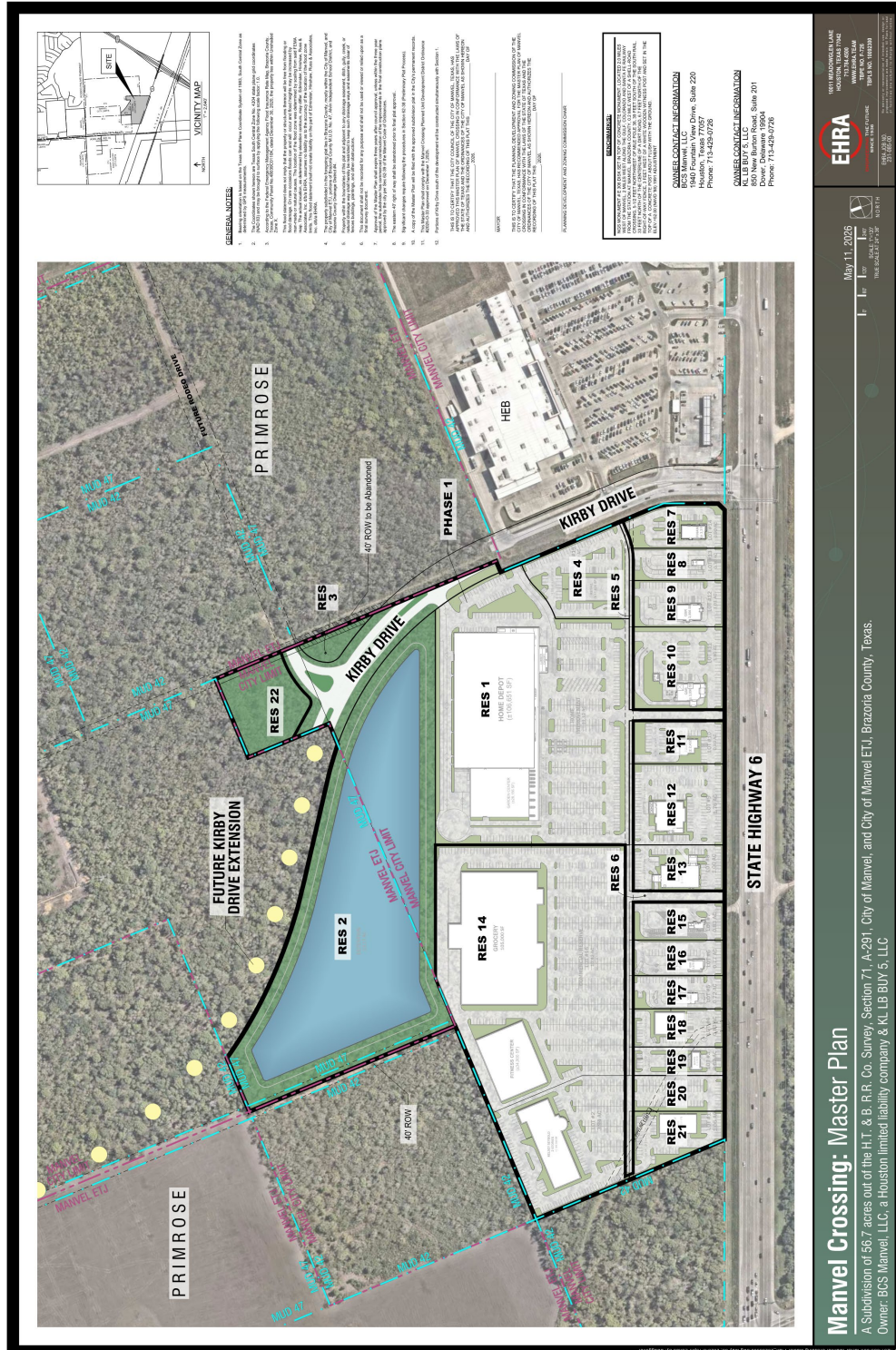
Note: The Traffic Impact Analysis (TIA) and Drainage Impact Analysis (DIA) would be updated to reflect the changes proposed Mastre Plan.



DEVELOPMENT SERVICES DEPARTMENT

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

Proposed Manvil Crossing Master Plan



- GENERAL NOTES:**
1. This plan was prepared by the City of Manvel, Texas, and is subject to the City's policies and procedures.
 2. All work shall be in accordance with the City of Manvel, Texas, Ordinance No. 2008-01, which amended the City's policies and procedures.
 3. The City of Manvel, Texas, is not responsible for the accuracy of the information provided in this plan.
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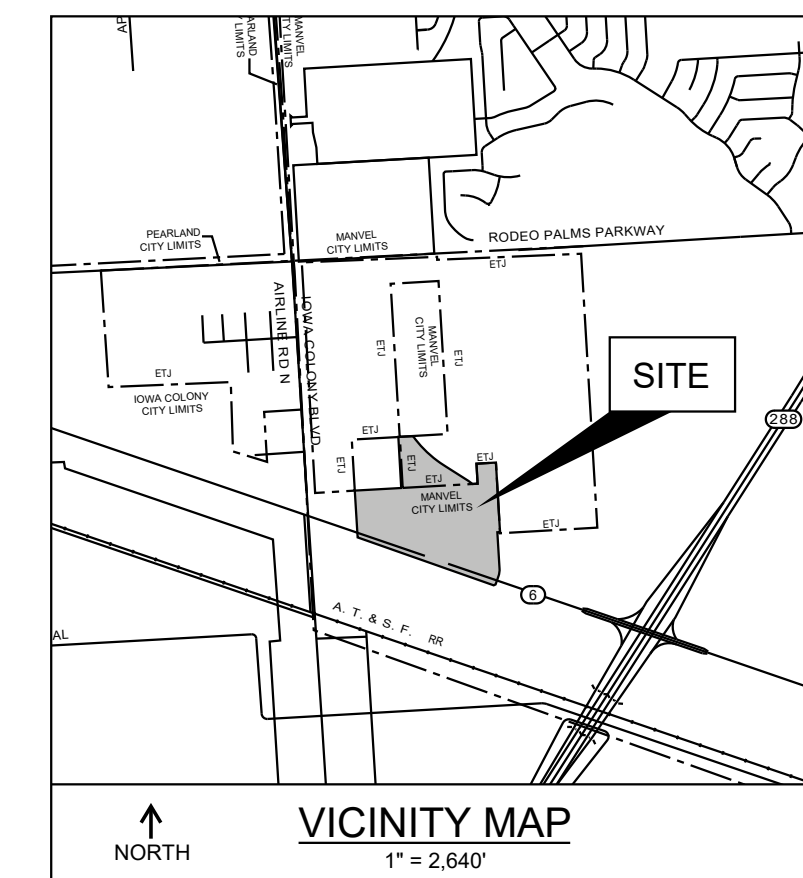
MANVEL CONTACT INFORMATION
 8625 Manvel, LLC
 800 New Barton Road, Suite 201
 Manvel, Texas 77578
 Phone: 713-429-0726

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 Phone: 713-429-0726

EHRA
 1811 BEDFORD LANE
 HOUSTON, TEXAS 77057
 WWW.EHRA.ORG
 TEXAS REG. NO. 1000000000000000
 501.429.6200

May 14, 2025
 1" = 100'

Manvil Crossing: Master Plan
 A Subdivision of 56.7 acres out of the H.T. & B. R.R. Co. Survey, Section 71, A-291, City of Manvel, and City of Manvel ETJ, Brazoria County, Texas.
 Owner: BGS Manvil, LLC, a Houston limited liability company & KL LB BUY 5, LLC



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- The property subdivided in the foregoing plat lies in Brazoria County, mostly within the City of Manvel, and City of Manvel ETJ, portions of Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria County Drainage District #4.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the Master Plan shall expire three years after council approval, unless within the three year period, the subdivider has commenced construction of the improvements in the final construction plans approved by the city per Sec 62-39 of the Manvel Code of Ordinances.
- The eastern 40' right of way shall be abandoned prior to final plat approval.
- Significant changes require following the procedures in Section 62-38 (Preliminary Plat Process).
- A copy of the Master Plan will be filed with the approved subdivision plat in the City's permanent records.
- This Master Plan shall comply with the Manvel Crossing Planned Unit Development District Ordinance #2025-0-33 approved on December 1, 2025.
- Portions of Kirby Drive south of the development will be constructed simultaneously with Section 1.

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

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PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

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

OWNER CONTACT INFORMATION
 BCS Manvel, LLC
 1940 Fountain View Drive, Suite 220
 Houston, Texas 77057
 Phone: 713-429-0726

OWNER CONTACT INFORMATION
 KL LB BUY 5, LLC
 850 New Burton Road, Suite 201
 Dover, Delaware 19904
 Phone: 713-429-0726

Manvel Crossing: Master Plan

A Subdivision of 56.7 acres out of the H.T. & B. R.R. Co. Survey, Section 71, A-291, City of Manvel, and City of Manvel ETJ, Brazoria County, Texas.

Owner: BCS Manvel, LLC, a Houston limited liability company & KL LB BUY 5, LLC

May 11, 2026

0' 60' 120' 240'
 SCALE: 1"=120'
 TRUE SCALE AT 24" x 36"



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

EHRA JOB NO. 231-085-00
 No warranty or representation of intended use, design or proposed improvements are made herein. All plans for land or facilities are subject to change without notice.

P:\231-085-00\Plat\CP\Manvel Crossing Master Plan_20250508.dwg May 08, 2026 6:53pm Edited by: awagoner



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	<input type="checkbox"/>	City Council	<input type="checkbox"/>	Both	<input checked="" type="checkbox"/>
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Date of Request: June 8, 2026 (PD&Z), June 15, 2026 (CC)

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

Person to Speak: Ashley Waggoner

Daytime Phone: (713) 429-0726 Fax Number: N/A

E-mail Address: awaggoner@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve the second amendment to the Primrose Master Plan, being a subdivision

of 166.5 acres out of the H.T.&B.R.R. Co. Survey, Section 71, A-291 City of Manvel ETJ, 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.

Ashley Waggoner
SIGNATURE

05/18/2026
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:	Primrose Masterplan Amendment No. 2
Applicant:	Ashley Waggoner– EHRA Engineering
PD&Z Meeting Date:	June 08, 2026
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *The applicant is proposing the Second Amendment to the Primrose Master Plan, which was originally approved by City Council on July 7, 2025. The First Amendment was approved on February 17, 2026.*
- *The subject site is located within the City of Manvel’s Extraterritorial Jurisdiction (ETJ), along the southern side of Rodeo Palms Parkway, east side of County Road 48, abutting Avellino Subdivision to the east and north.*
- *The Primrose Masterplan subdivides an approximately 174.5-acre tract into residential lots with a minimum width of 60 feet and a minimum area of 6,300 square feet.*
- *The amendment excludes Section 6, consisting of approximately 8 acres and 27 residential lots, which will be sold to BCS and incorporated into the Manvel Crossing development for use as an off-site detention facility serving Manvel Crossing.*
- *The approved Primrose Masterplan Amendment No.1 and the proposed Primrose Masterplan Amendment No.2 are both attached for reference.*

STAFF RECOMMENDATION

City staff recommends approval of the *Primrose Masterplan* Amendment No.2 with the following conditions:

1. Please revise the vicinity map to accurately depict the City limits and the City's ETJ. The area to the northeast, including the Avellino subdivision, should be shown within the ETJ. Please also add a boundary line separating the future Manvel Crossing detention pond tract (ETJ) from the area immediately north located within the City limits (Section 62-38(a)(2)).
2. Please revise Rodeo Drive. While it may be acceptable to reduce the ROW to 60’ within the master plan, the portion that has already been recorded must remain an 80’ ROW. Please revise accordingly to remain consistent with the recorded plat (Section 62-38(a)(6)).
3. Due to the exclusion of Section 6 from the previously approved Master Plan, please revise the last sentence of Note 15 to state: "A portion of the 40-foot right-of-way strips along proposed Detention Pond A shall be abandoned on a per-plat basis."



DEVELOPMENT SERVICES DEPARTMENT

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

4. Please verify the width of the right-of-way extending south from Detention Pond A. The proposed Manvel Crossing Master Plan shows a 40-foot width, while this proposed Master Plan Amendment shows a 50-foot width.
5. Please add a note stating that the portion of Kirby Drive with the width of 120 feet, located within the Section 5 of Primrose Master Plan will be constructed as part of the Primrose development. Additionally, please add a note stating that the portion of Kirby Drive located within the southeast detention pond tract shown on the Primrose Master Plan shall also be constructed as part of the Primrose development.
6. The proposed Manvel Crossing Master Plan shows a 40-foot right-of-way abandonment along its northeast boundary, west of the detention pond located on the southeast side of this proposed Master Plan Amendment No. 2. Please add a note stating: "The 40-foot right-of-way shall be abandoned prior to final plat approval."
7. Please add a note explaining the purpose of this proposed amendment. Additionally, include a note stating that approximately 8 acres of land from previously approved Master Plan Amendment No. 1 will be incorporated into the Manvel Crossing development and utilized as an off-site detention facility serving Manvel Crossing.
8. Please provide an explanation for the reduction in trail acreage, as the previously approved Master Plan Amendment No. 1 did not identify any parks or trails within the excluded Section 6 area.

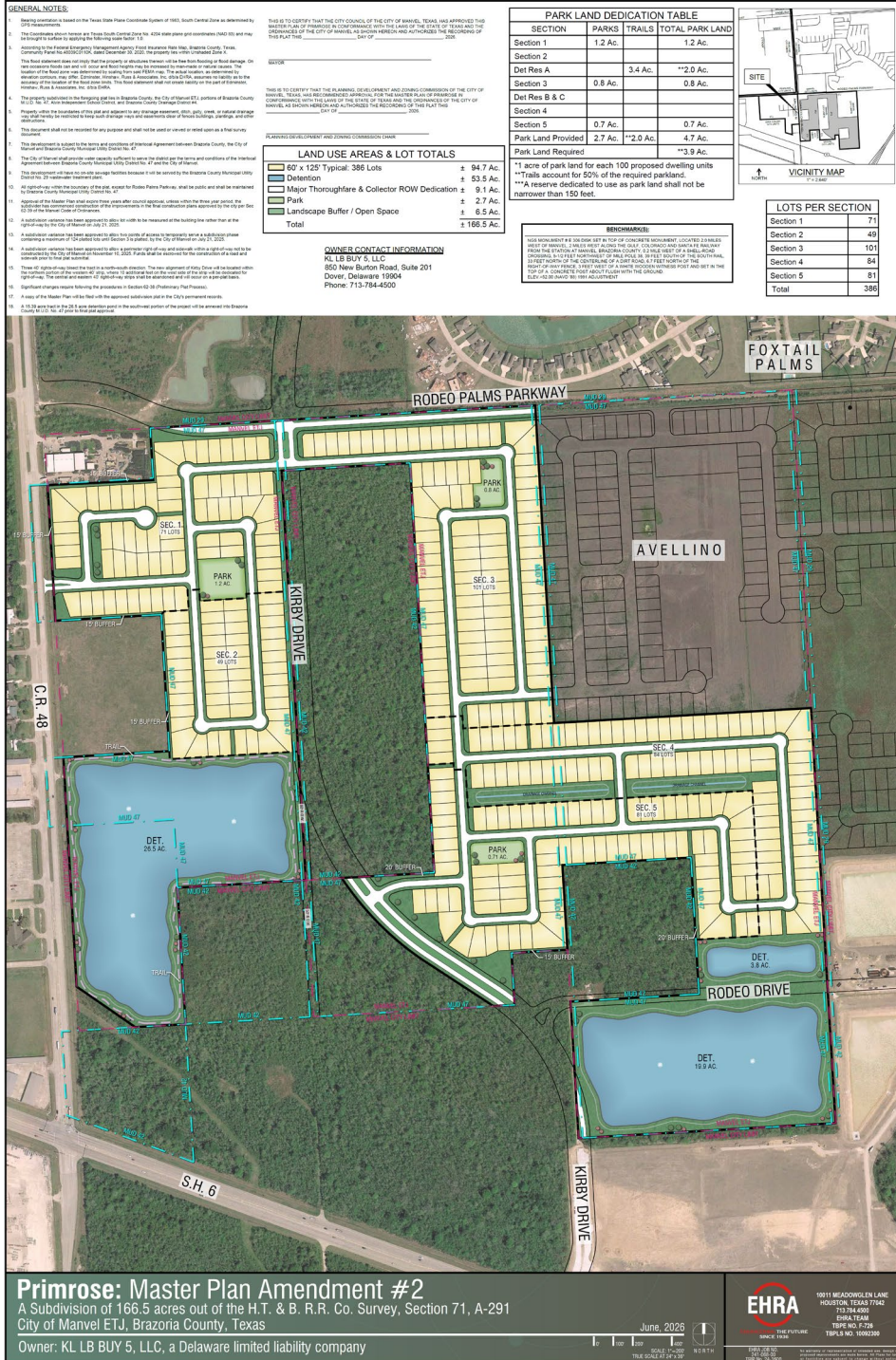
Note: The Traffic Impact Analysis (TIA) and Drainage Impact Analysis (DIA) would be updated to reflect the changes proposed in Master Plan Amendment No. 2.



DEVELOPMENT SERVICES DEPARTMENT

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

(Proposed) Primrose Masterplan Amendment No. 2



Primrose: Master Plan Amendment #2
A Subdivision of 166.5 acres out of the H.T. & B. R.R. Co. Survey, Section 71, A-291
City of Manvel ETJ, Brazoria County, Texas
Owner: KL LB BUY 5, LLC, a Delaware limited liability company

EHRA
10311 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4000
EPA REG. NO. 10000000000000000000
TDRP NO. F728
TDRP NO. 10002300

June 2026
Scale: 1" = 100'
North

GENERAL NOTES:

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

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

MAYOR _____

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PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR _____

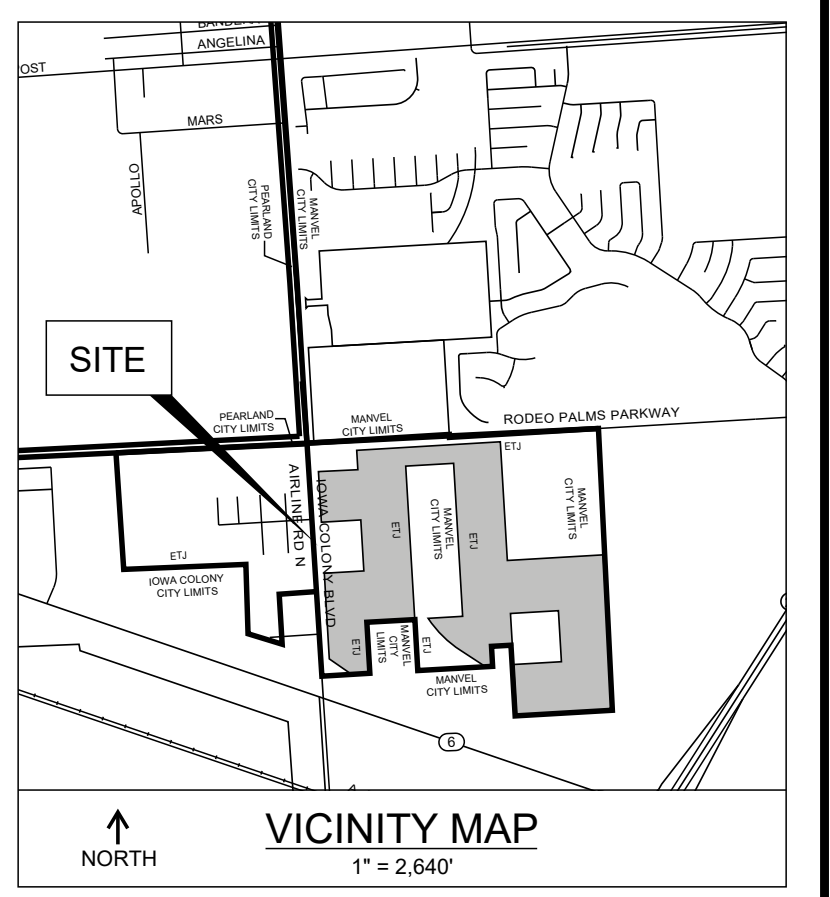
LAND USE AREAS & LOT TOTALS	
60' x 125' Typical: 386 Lots	± 94.7 Ac.
Detention	± 53.5 Ac.
Major Thoroughfare & Collector ROW Dedication	± 9.1 Ac.
Park	± 2.7 Ac.
Landscape Buffer / Open Space	± 6.5 Ac.
Total	± 166.5 Ac.

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

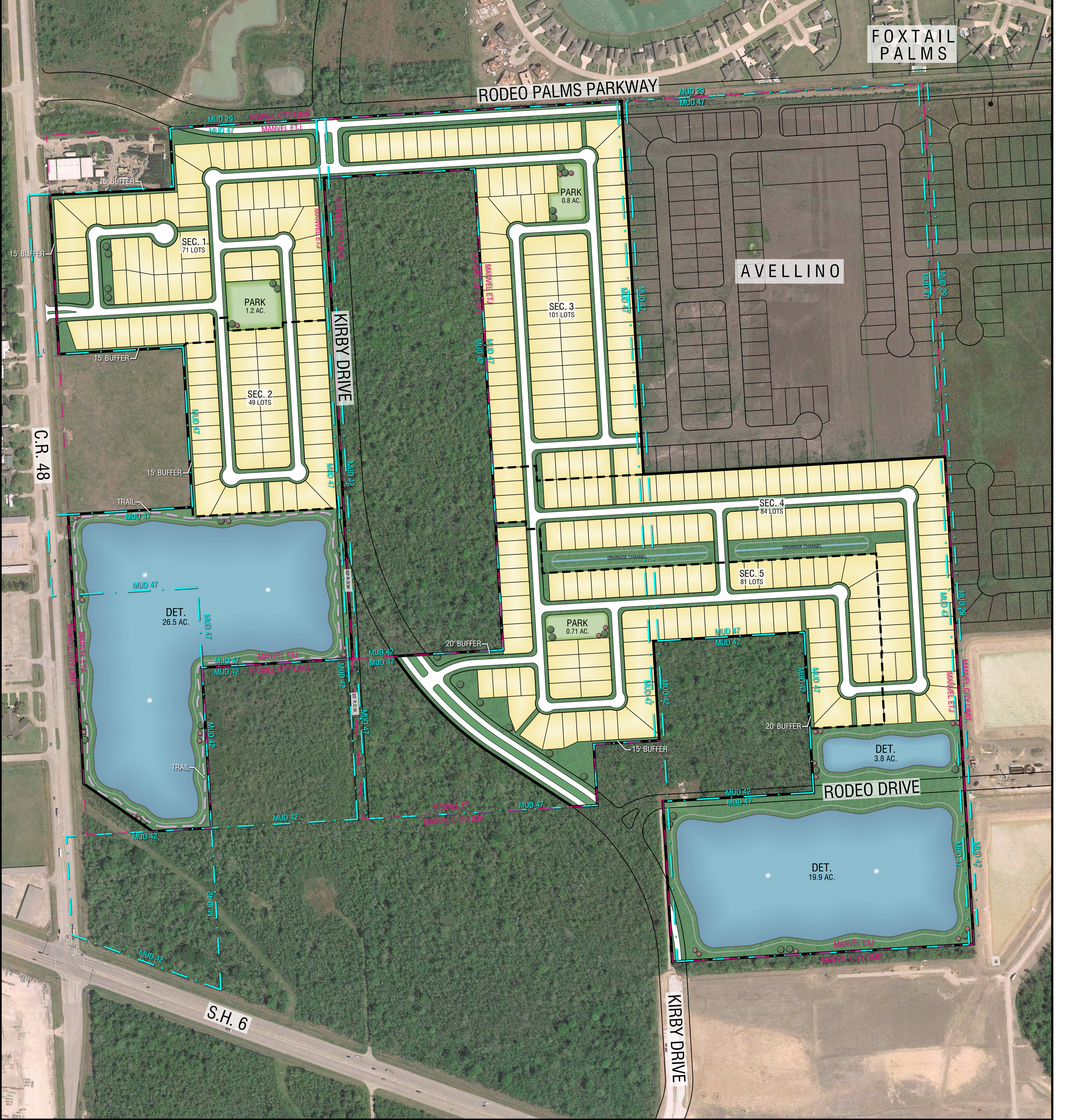
PARK LAND DEDICATION TABLE			
SECTION	PARKS	TRAILS	TOTAL PARK LAND
Section 1	1.2 Ac.		1.2 Ac.
Section 2			
Det Res A		3.4 Ac.	**2.0 Ac.
Section 3	0.8 Ac.		0.8 Ac.
Det Res B & C			
Section 4			
Section 5	0.7 Ac.		0.7 Ac.
Park Land Provided	2.7 Ac.	**2.0 Ac.	4.7 Ac.
Park Land Required			**3.9 Ac.

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

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



LOTS PER SECTION	
Section 1	71
Section 2	49
Section 3	101
Section 4	84
Section 5	81
Total	386

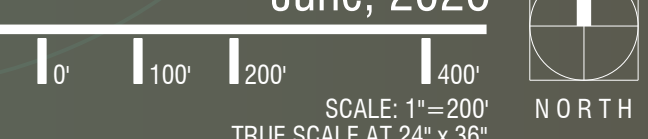


Primrose: Master Plan Amendment #2

A Subdivision of 166.5 acres out of the H.T. & B. R.R. Co. Survey, Section 71, A-291
 City of Manvel ETJ, Brazoria County, Texas

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

June, 2026



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

EHRA JOB NO. 241-056-00
 TRIP NO. 24-1600
 No warranty or representation of intended use, design or proposed improvements are made herein. All plans for land or facilities are subject to change without notice.

P:\241-056-00\Plat\Primrose Master Plan - rev. 11.dwg Jun 04, 2026 8:08am Edited by: awaginner

GENERAL NOTES:

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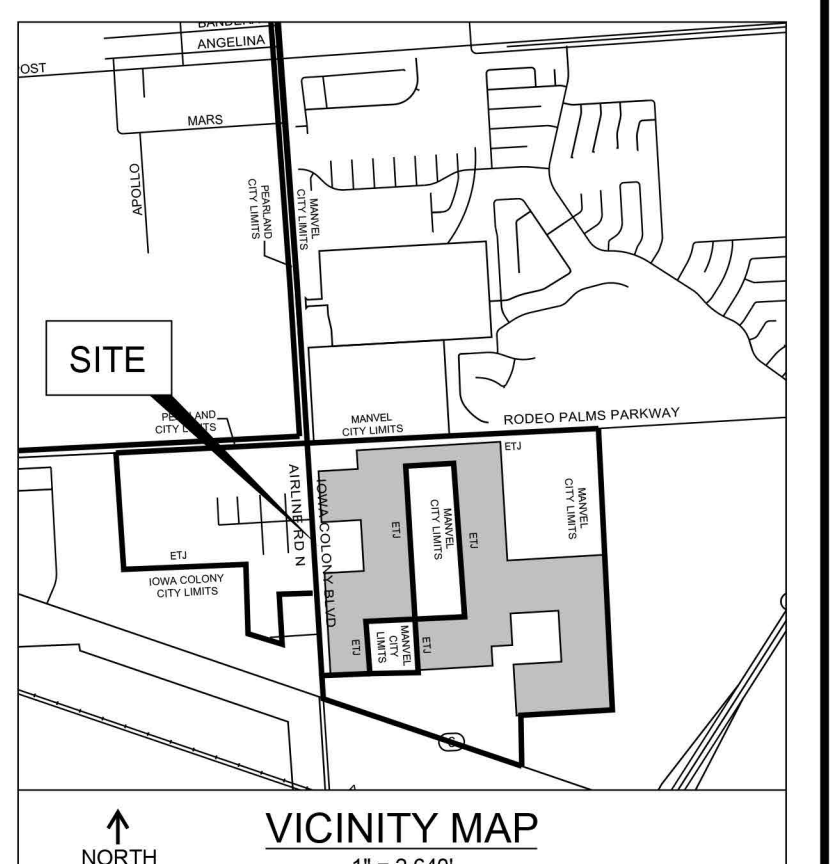
LAND USE AREAS & LOT TOTALS	
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Detention	± 53.4 Ac.
Major Thoroughfare & Collector ROW Dedication	± 9.2 Ac.
Park	± 2.7 Ac.
Landscape Buffer / Open Space	± 6.5 Ac.
Total	± 174.5 Ac.

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

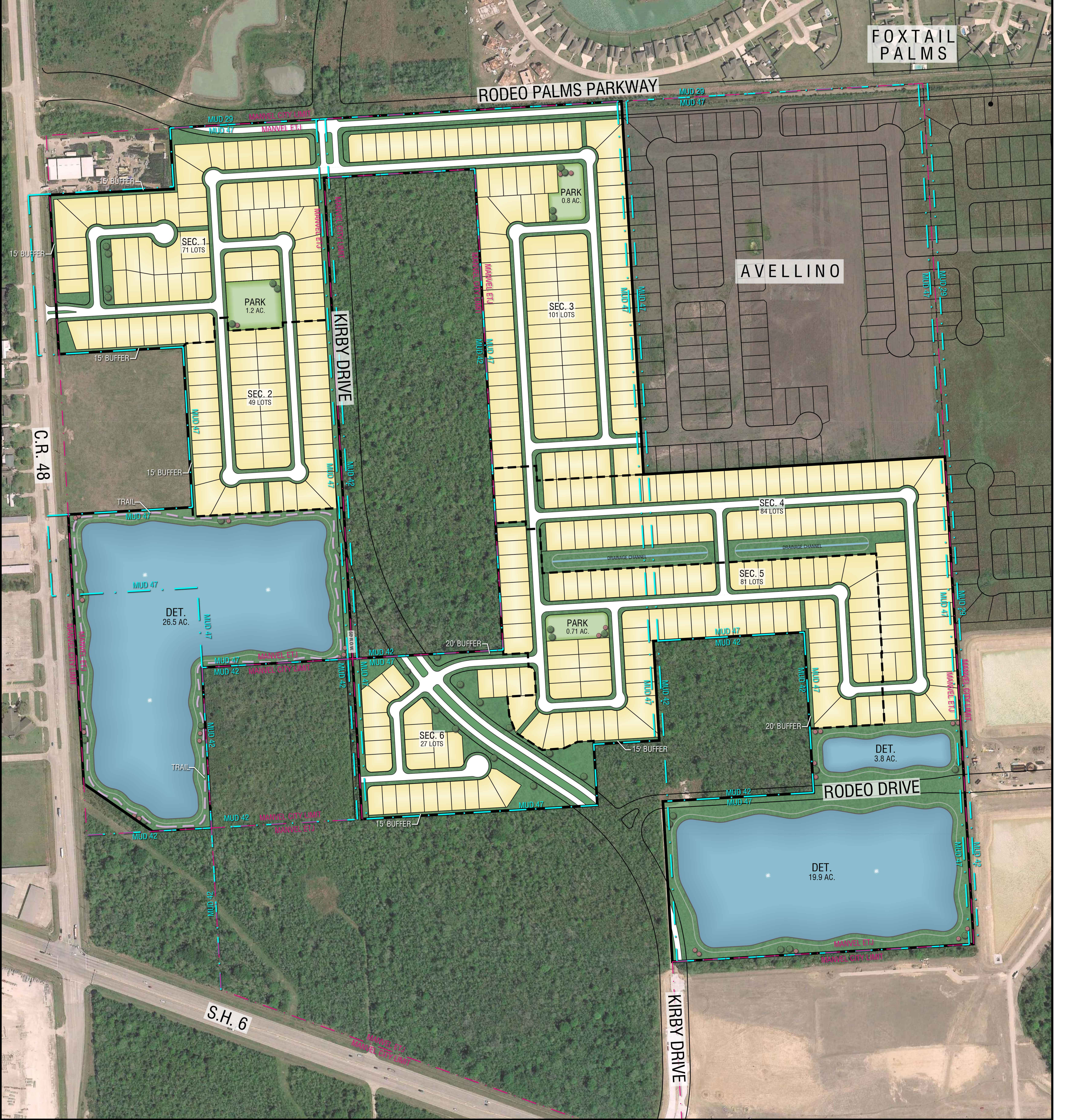
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Section 4			
Section 5	0.7 Ac.		0.7 Ac.
Section 6			
Park Land Provided	2.7 Ac.	3.4 Ac.	6.1 Ac.
Park Land Required			4.1 Ac.

*1 acre of park land for each 100 proposed dwelling units
 *Trails account for 50% of the required parkland.
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BENCHMARK(S):
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LOTS PER SECTION	
Section 1	71
Section 2	49
Section 3	101
Section 4	84
Section 5	81
Section 6	27
Total	413



Primrose: Master Plan Amendment #1

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

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

January, 2026

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

NORTH

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

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