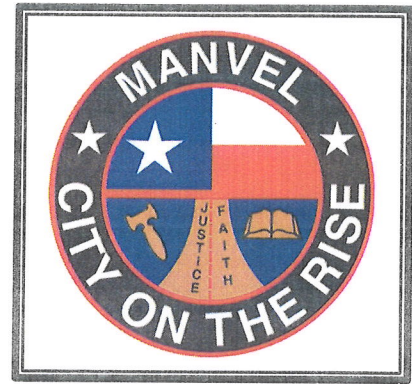


August 10, 2026 PLANNING DEVELOPMENT AND ZONING MEETING

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
August 10, 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.

August 10, 2026 PLANNING DEVELOPMENT AND ZONING MEETING

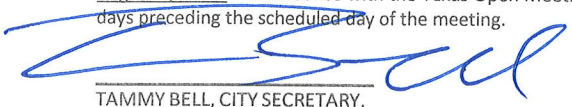
Regular Agenda

- A. Consideration and possible action to approve Meridiana Section 15C Preliminary Plat:
BEING A SUBDIVISION OF 19.11 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
- B. Consideration and possible action to approve Kroozin Manvel Final Plat:
BEING A SUBDIVISION OF 8.380 ACRES OUT OF H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NUMBER 291, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve Primrose Section 1 Final Plat:
BEING A SUBDIVISION OF 25.13 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION NO. 71, A-291, IN BRAZORIA COUNTY, TEXAS; AND ALSO, BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81 B.C.P.R.
- D. Consideration and possible action to approve Leona Pro Development Minor Plat:
BEING A SUBDIVISION OF 2.0279 ACRES OR 88,334 SQUARE FEET OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, A-283 MARY V. O' DONNELL SURVEY, ABSTRACT NO. 470, BRAZORIA COUNTY, TEXAS, ALSO BEING A LL OF 0.8616 ACRES OR 37,530 SQ. FT. OF LAND PLATTED AS A MINOR PLAT OF TRAN AND NGUYEN DEVELOPMENT, AN ADDITION IN THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 202505345, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- E. Consideration and possible action to approve Water Reclamation Facility Minor Plat:
BEING A SUBDIVISION OF 7.9942 ACRES TRACT OF LAND (348,228 SQUARE FEET), SITUATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT NUMBER 483, BRAZORIA COUNTY, TEXAS, BEING PART OF OUTLOT 186 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 72 OF THE (B.C.P.R.), BEING ALL OF THAT CERTAIN CALLED 303,001 SQUARE FOOT (6.97 ACRES) TRACT OF LAND DESCRIBED IN A FINAL JUDGMENT BETWEEN CITY OF MANVEL, TEXAS (PLAINTIFF) AND BOUNDLESS ENTERPRISES, INC. (DEFENDANT) AS RECORDED IN CASE NO. C153600 (B.C.C.C.R.), BEING ALL OF THAT CERTAIN CALLED 1.000 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED CONVEYED FROM BOUNDLESS ENTERPRISES, INC. TO CITY OF MANVEL AS RECORDED IN DOCUMENT NUMBER 2008005412 B.C.C.C.R, AND BEING ALL OF THAT CERTAIN CALLED 0.0367 ACRE (1,600 SQUARE FEET) TRACT OF LAND DESCRIBED AS TRACT 1 IN A GENERAL CONVEYED WARRANTY DEED FROM JOHN E. FURNACE AND WIRE, HELEN R. FURNACE TO CITY OF MANVEL AS RECORDED IN DOCUMENT NUMBER 95-036094 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.).
- F. Consideration and possible action to issue the property owner a certificate of exception to platting for an approximate 97.32 acres situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, based on the provisions of Section 62-3 (e) Exception to Platting, of the Subdivision Ordinance.
- G. Consideration and possible action to direct staff to provide applicants with 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, Tammy Bell, 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 August 4, 2026 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.



TAMMY BELL, CITY SECRETARY,
CITY OF MANVEL, TEXAS

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.

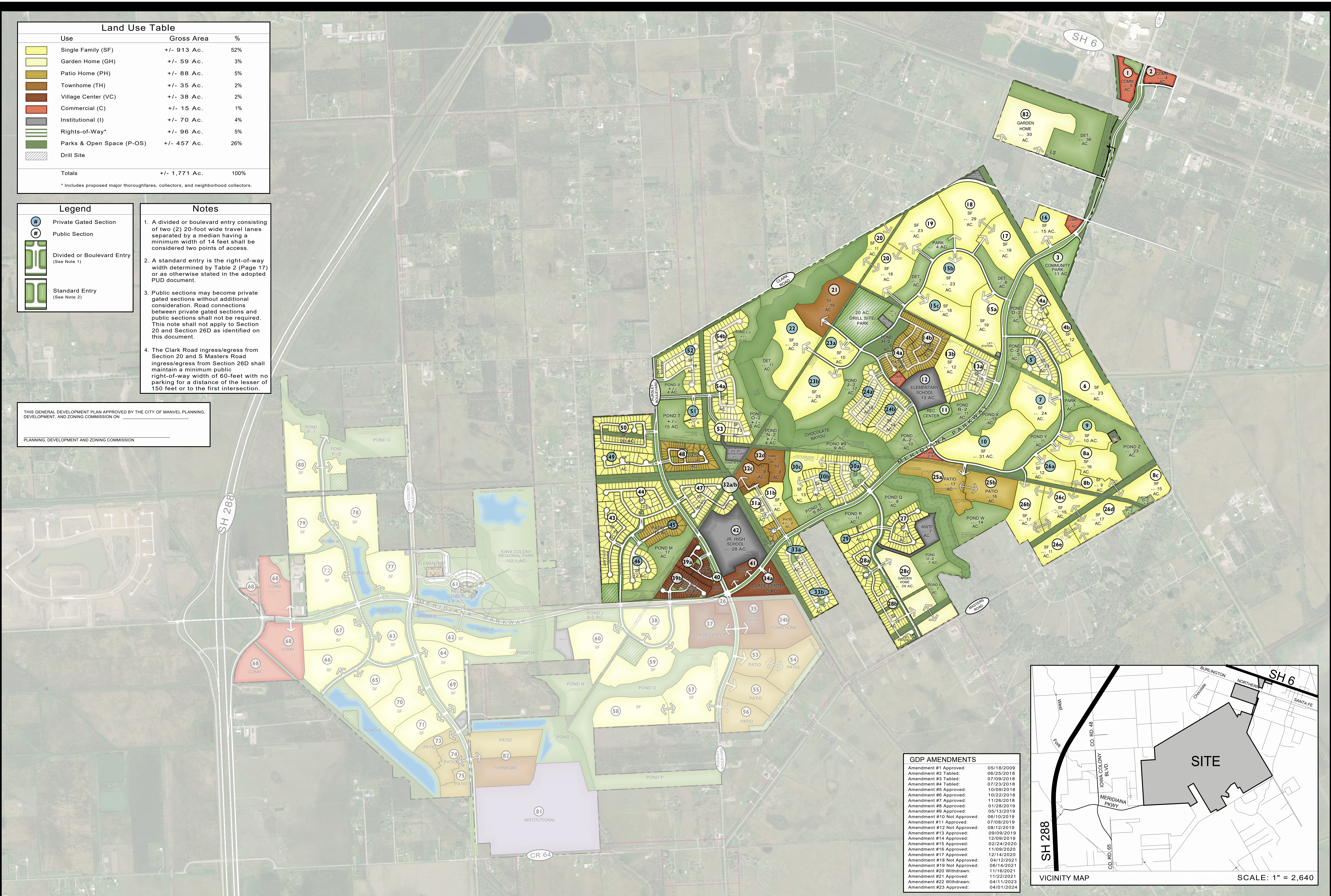
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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.

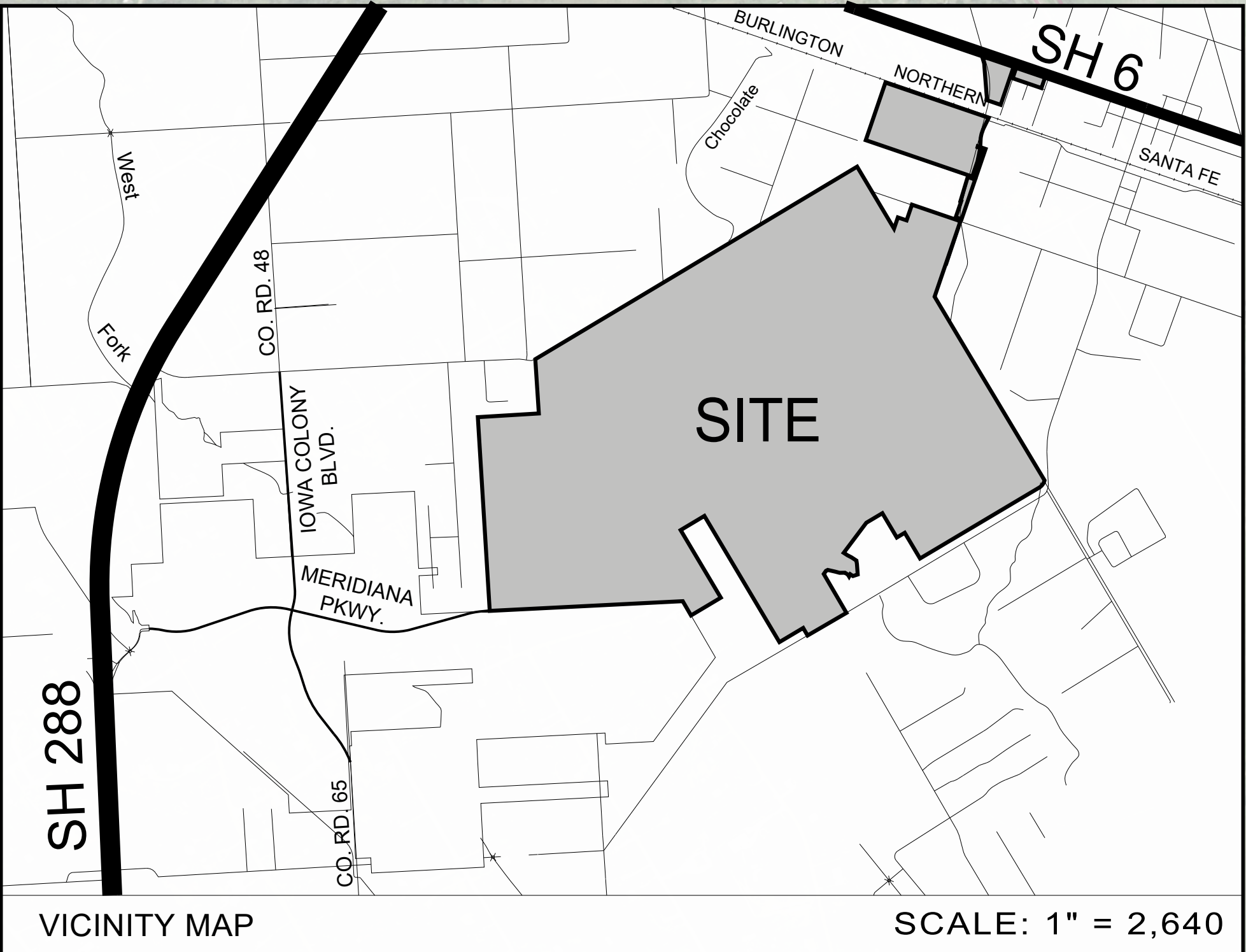
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

SCALE: 1" = 600'

NORTH

EHRA
ENGINEERING THE FUTURE

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
TYPE No. F-726
TBDPL No. 10092300
EHR A JOB NO.
081-011-150

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.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: August 10, 2026 (PD&Z)

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

Person to Speak: Jacey Neuberger

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

E-mail Address: jneuberger@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Section 15C, a subdivision of 19.11 acres
out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas

Plats:

Preliminary X

Final

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

Jacey Neuberger

SIGNATURE

07/13/2026

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 15C - Preliminary Plat
Applicant:	Jacey Neuberger, EHRA Engineering
PD&Z Meeting Date:	August 10, 2026
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new residential section within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the 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 west of Meridiana Parkway and south of future Cadence Drive Phase 3.*
- *The proposed plat subdivides a 19.11-acre tract into 77 residential lots, 2 blocks, and 4 reserves designated for landscaping, open space, recreation, and utility purposes.*
- *The proposed section includes 77 Single family homes lots with a minimum lot width of 55 feet.*
- *The proposed plat conforms to the GDP Amendment No. 24.*

STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana Section 15C Preliminary Plat with the following conditions:

1. The boundary line L2, L3, and L5, does not match the approved Final Plat for Meridiana Section 15A. Please revise the boundary line to be consistent with the approved final plat (Section 62-38 (a) (4)).
2. Please verify and revise the front setback label. The proposed plat labels the front setback as 25 feet; however, the setback line shown measures 20 feet (Section 62-38 (a) (10) & Ord. 2026-O-13).

Note: The subject site must have access to a public or private street. Approval of the final plat for this section is contingent upon approval of the final plat for Cadence Drive Phase 3, which provides the required access (Section 62-108 (a) (8)).

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies completely within Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. B.C.C.F. Indicates Brazoria County Clerk's File.
B.C.P.R. Indicates Brazoria County Plat Records.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.
M.H. Indicates Manhole.
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.

5. The property subdivided in the foregoing plat lies in Brazoria County, Alvin Independent School District, Brazoria County Drainage District #5, City of Manvel, and Brazoria County MUD No. 57.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
7. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
8. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
9. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
10. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
11. The terms and conditions of Ordinance number 2026-O-13 of the City of Manvel, Texas dated May 18, 2026 may affect this plat.
12. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2026-O-13.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S67°17'21"E	56.45'
L2	S00°02'41"E	57.53'
L3	S03°16'47"W	72.30'
L4	S09°32'39"W	93.68'
L5	S27°29'46"W	54.17'
L6	S27°30'36"W	40.00'

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	770.00'	N42°13'59"E	206.17'	206.79'
C2	830.00'	N38°20'43"E	333.26'	335.54'

OWNER CONTACT INFORMATION

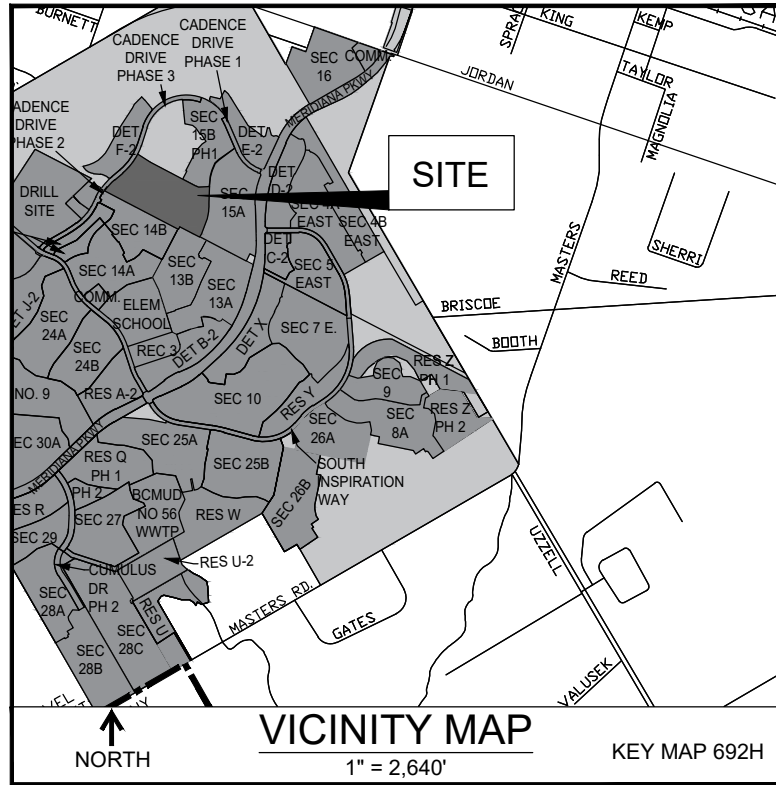
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

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, 38 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	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	61,898.61	1.42	B.C.M.U.D. No. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	9,749.68	0.22	B.C.M.U.D. No. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,863.50	0.13	B.C.M.U.D. No. 57
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,618.46	0.06	B.C.M.U.D. No. 57
	TOTAL	80,130.25	1.83	



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (SQ. FT.)
1	1	6,736.41	55.02'
	2	9,977.26	55.00'
	3	13,499.23	55.00'
	4	6,542.89	55.23'
	5	6,600.00	55.00'
	6	6,600.00	55.00'
	7	6,600.00	55.00'
	8	6,600.00	55.00'
	9	6,600.00	55.00'
	10	6,600.00	55.00'
	11	6,600.00	55.00'
	12	6,600.00	55.00'
	13	6,600.00	55.00'
	14	6,600.00	55.00'
	15	6,600.00	55.00'
	16	6,604.61	55.00'
	17	6,795.84	55.00'
	18	10,760.77	55.00'
	19	15,240.82	55.00'
	20	7,357.21	55.00'
	21	6,734.61	55.00'
	22	7,285.18	55.00'
	23	7,449.55	55.00'
	24	8,023.25	55.00'
	25	13,361.42	56.50'
	26	19,068.88	56.50'
	27	9,444.56	56.50'
	28	7,946.06	56.50'
	29	7,945.24	56.50'
	30	7,944.43	56.50'
	31	7,943.61	56.50'
	32	7,942.80	56.50'
	33	7,941.98	56.50'
	34	7,941.17	56.50'
	35	7,940.35	56.50'
	36	7,939.53	56.50'
	37	7,938.72	56.50'
	38	7,937.90	56.50'
	39	7,937.08	56.50'
	40	7,936.27	56.50'
	41	7,935.45	56.50'
	42	7,934.63	56.50'
	43	7,933.79	56.50'
	44	11,439.92	56.50'
	45	20,117.00	56.50'
	46	11,256.34	56.42'
	47	7,409.62	55.56'
2	1	7,512.42	57.50'
	2	6,900.00	57.50'
	3	6,900.00	57.50'
	4	6,900.00	57.50'
	5	6,900.00	57.50'
	6	6,900.00	57.50'
	7	6,900.00	57.50'
	8	6,900.00	57.50'
	9	6,900.00	57.50'
	10	6,900.00	57.50'
	11	6,900.00	57.50'
	12	6,900.00	57.50'
	13	6,900.00	57.50'
	14	10,867.34	57.50'
	15	8,190.12	66.09'
	16	6,600.00	55.00'
	17	6,600.00	55.00'
	18	6,600.00	55.00'
	19	6,600.00	55.00'
	20	6,600.00	55.00'
	21	6,600.00	55.00'
	22	6,600.00	55.00'
	23	6,600.00	55.00'
	24	6,600.00	55.00'
	25	6,600.00	55.00'
	26	6,600.00	55.00'
	27	6,600.00	55.00'
	28	6,600.00	55.00'
	29	6,600.00	55.00'
	30	8,270.56	81.30'

Meridiana Section 15C Preliminary Plat
A Subdivision of 19.11 acres, out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

77 Lots, 2 Blocks and 4 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM.COM
TBP# NG-F-726
TBP# LS No. 10072600

No warranty or representation of intended use, design or construction is made by EHRA. The plat and its contents or facilities are subject to change without notice.

July 13, 2026

1"=100'
NORTH



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
--------------------------------	-------------------------------------	--------------	--------------------------	------	--------------------------

Date of Request: 7/28/2026

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: Lisett Campos

Daytime Phone: 281-530-2939 Fax Number: N/A

E-mail Address: lisett@asi23.com

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat of Kroozin Manvel,
being a subdivision of 8.300 acres out of H.T. & B.R.R. Company Survey,
Abstract Number 291, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____
Final Minor

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.

Digitally signed by 27b5263c-1e57-4972-bf86-
fb5e276c9373
Date: 2026.07.28 17:42:40 -05'00'

SIGNATURE

7/28/2026
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:	Kroozin Manvel - Final Plat
Applicant:	Lisett Campos, Advance Surveying Inc
PD&Z Meeting Date:	August 10, 2026
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new commercial section within the Manvel Town Center Master preliminary plat, established as a Planned Unit Development (PUD) in 2017.*
- *The proposed site is located on the southeast corner of the intersection of County Road 48 and State Highway 6.*
- *The proposed plat subdivides a 8.38-acre tract into one block and one unrestricted reserve.*
- *The proposed plat generally conforms to the master preliminary plat that was approved in May 2018.*

STAFF RECOMMENDATION

The City staff recommends approval of the Kroozin Manvel Final Plat with the following conditions:

1. Please revise the City Limits and City Extraterritorial Jurisdiction boundaries shown on the vicinity map to accurately reflect the subject property's location. Additionally, verify the plat scale, as the title block, north arrow, and plat layout indicate different scales (section 62-41(b)(2))
2. Please provide Lienholder's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(6)).
3. Please revise Note 2 to match the date shown on the provided City Planning Letter (CPL) (Sections 62-41(b)(5) & (b)(21)).
4. Please add the Engineer and Surveyor information to the face of the plat (Section 62-41(b)(9)).
5. The acreage shown on this plat differs from the acreage shown on the approved master preliminary plat. Please explain the discrepancy and revise the plat as necessary. Additionally, ensure the boundary lines include accurate distances and bearings, and show the exact location and width of all existing or recorded streets intersecting the tract boundary (Section 62-41(b)(10)).
6. Please revise to:
 - a. Provide Point of Beginning, including Northing and Easting;
 - b. Show the centerline of County Rd 48 and its distance to the property line;



DEVELOPMENT SERVICES DEPARTMENT

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

- c. Add all drainage, public utility, and public service easements shown in the approved construction plans to the plat;
 - d. Show the easement to Houston Lighting & Power Company recorded in Volume 780, Page 526 of the Deed Records of Brazoria County, Texas, as CPL identifies (Section 62-41(b)(13)).
7. Please add a note on the plat referencing the recorded document for the Declaration of Maintenance Covenant No. 2026030937 (Section 62-41 (b) (15)).
8. Please revise the plat to include the following:
 - a. Add a note stating that the terms and conditions of Ordinance No. 2017-O-33 of the City of Manvel, Texas, dated November 20, 2017, may affect this plat;
 - b. Add the Drainage District notes to the face of the plat;
 - c. Add the MUD boundary to the face of the plat;
 - d. Revise Note 5 by changing "Brazoria County Conservation and Reclamation No. 4" to "Brazoria County Drainage District No. 4" (Section 62-41 (b) (18)).
9. Please replace the City Manager's signature block with the signature block for the Planning, Development, and Zoning Commission on the face of the plat. Additionally, although the City does not require the Drainage District's signature on the face of the plat for properties located within the city limits, Drainage District No. 4 has requested to sign all plats. Please provide the Drainage District's signature on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (19)).
10. Please revise Note 7 to remove the phrase, "if sidewalks are required by the City's Sidewalk Master Plan." (Section 62-41 (b) (22)).
11. Please remove Note 8, as it applies to residential subdivisions and is not applicable to this commercial subdivision (Section 62-41 (b) (23)).
12. Please revise Note 9 in its entirety to reference "Final Plat" instead of "Minor Plat" and correct the language to state "after final approval by the Planning, Development, and Zoning Commission." (Sections 62-41(b)(24) & (b)(27)).

Note: Please submit new mylars reflecting all required corrections.

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, MANVEL REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DOES HEREBY DEDICATED TO THE PUBLIC FOREVER, ALL STREETS, ALLEY, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED, THE OWNER DOES 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 ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY US THE ALTERATION ON THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND MYSELF, MY HEIRS , SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

IN TESTIMONY WHEREOF, MANVEL REAL ESTATE LLC, A TEXAS LIMITED LIABILITY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LEO MAKNOJIA, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED THIS ____ DAY OF _____, 2026.

MANVEL REAL ESTATE LLC, A TEXAS LIMITED LIABILITY

BY: _____
LEO MAKNOJIA, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LEO MAKNOJIA, MANAGING MEMBER MANVEL REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

WE, PROPERTY BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS KROOZIN MANVEL, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2026017920 OF THE O.P.R.O.R.P. OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____

PRINT NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF _____

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THIS IS A MINOR PLAT UNDER THE PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODE SECTION 212.0065 AND MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF MANVEL. THE CITY OF MANVEL HAS APPROVED THIS PLAT OF KROOZIN MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ____ DAY OF _____, 20____.

DANIEL S. JOHNSON, INTERIM CITY MANAGER

THIS IS TO CERTIFY THAT I, HENRY M. SANTOS, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION NO. 5450, HAVE PLATED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.



HENRY M. SANTOS
REGISTERED PROFESSIONAL LAND
SURVEYOR TEXAS REGISTRATION NO. 5450

LEGAL DESCRIPTION
8.3800 ACRES (365,035 SQUARE FEET)

BEING A 8.3800 ACRE (365,035 SQUARE FEET) TRACT OF LAND, SITUATED IN THE H.T. & B. R.R. COMPANY SURVEY, ABSTRACT NUMBER 291, BRAZORIA COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 10.36432 ACRES OF LAND AS DESCRIBED IN DEED RECORDED UNDER VOLUME 1151, PAGE 839, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.D.R.), AND BEING A PORTION OF LOT SIX (6) AND LOT SEVEN (7), IN BLOCK SEVENTY-ONE (71), OF EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN VOL. 2, PG. 81, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.); WITH SAID 8.3800 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83):

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHERLY END OF A CUTBACK LINE AT THE INTERSECTION OF EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 48 (150 FEET WIDE) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 6 (200 FEET WIDE), SAID POINT MARKING THE NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 70 DEGREES 29 MINUTES 05 SECONDS EAST, A DISTANCE OF 570.28 FEET, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 6, TO A 1/2-INCH IRON ROD CAPPED 'ADVANCE SURVEY' SET FOR THE NORTHWEST CORNER OF A 6.001 ACRE TRACT 2 CONVEYED TO HEMISPHERE HOLDINGS, INC. BY DEED AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 02-15690 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEGREES 22 MINUTES 47 SECONDS EAST, A DISTANCE OF 544.54 FEET, ALONG THE COMMON LINE BETWEEN THE WESTERLY LINE OF SAID 6.001 ACRE TRACT AND THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 1/2-INCH IRON ROD CAPPED 'ADVANCE SURVEY' SET FOR THE SOUTHWEST CORNER OF SAID 6.001 ACRE TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEGREES 38 MINUTES 38 SECONDS WEST, A DISTANCE OF 553.12, ALONG THE SOUTHERLY LINE OF SAID LOT 7, TO A 1/2-INCH IRON ROD CAPPED 'ADVANCE SURVEY' SET IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 48, SAID POINT MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEGREES 19 MINUTES 17 SECONDS WEST, A DISTANCE OF 748.28 FEET, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 48, TO A 1/2-INCH IRON ROD CAPPED 'ADVANCE SURVEY' SET FOR THE SOUTHERLY END OF SAID CUTBACK LINE, SAID POINT MARKING THE SOUTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 53 DEGREES 06 MINUTES 47 SECONDS EAST, A DISTANCE OF 32.40 FEET, ALONG SAID CUTBACK LINE, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 8.3800 ACRES OR 365,035 SQUARE FEET OF LAND.

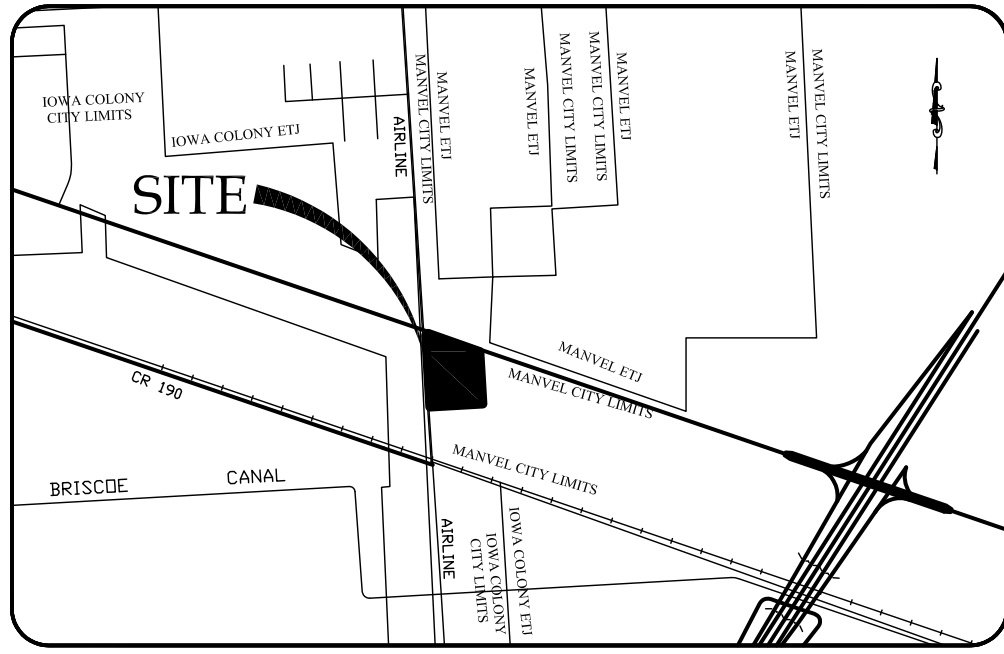
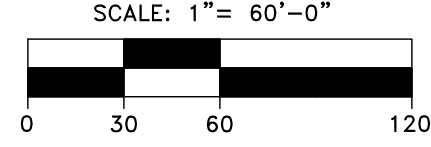
PLAT NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF BRAZORIA COUNTY AND THE CITY OF MANVEL. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENT REQUIREMENTS OF THE CITY OF MANVEL, TEXAS AND IS SUBJECT TO THE ORDINANCES OF SAID CITY.
- THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY; THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY INTEGRITY TITLE, JOB NO. 2545987A, EFFECTIVE DATE JUNE 3, 2026.
- ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999864152479.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48039C0110K, WITH AN EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY IS LOCATED IN ZONE "X" OUTSIDE OF THE 100 YEAR FLOODPLAIN. ALL INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- THERE ARE NO RECORDED BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 4 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 4 WITHIN THE PLAT.
- 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 PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT, THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THE MINOR PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL ADMINISTRATIVE APPROVAL BY CITY MANAGER, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PLANNING DEVELOPMENT AND ZONING COMMISSION.
- THIS PLAT CLOSES WITHIN THE ALLOTTED AREA (1:15,000).
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- THIS PROPERTY IS LOCATED WITHIN THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, BRAZORIA COUNTY MUD NO. 42, AND BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 AT THE TIME OF PLATING.
- DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AS INTERSECTION SHALL CONFIRM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- PROJECT BENCHMARK: BENCHMARK NUMBER CR58-1 IS A BRASS DISK SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF COUNTY ROAD 58, IN KEY MAP 652Q NEAR CR58 WEST DETENTION. ELEVATION = 59.14 FEET NAVD 1988, 2001 ADJUSTED.

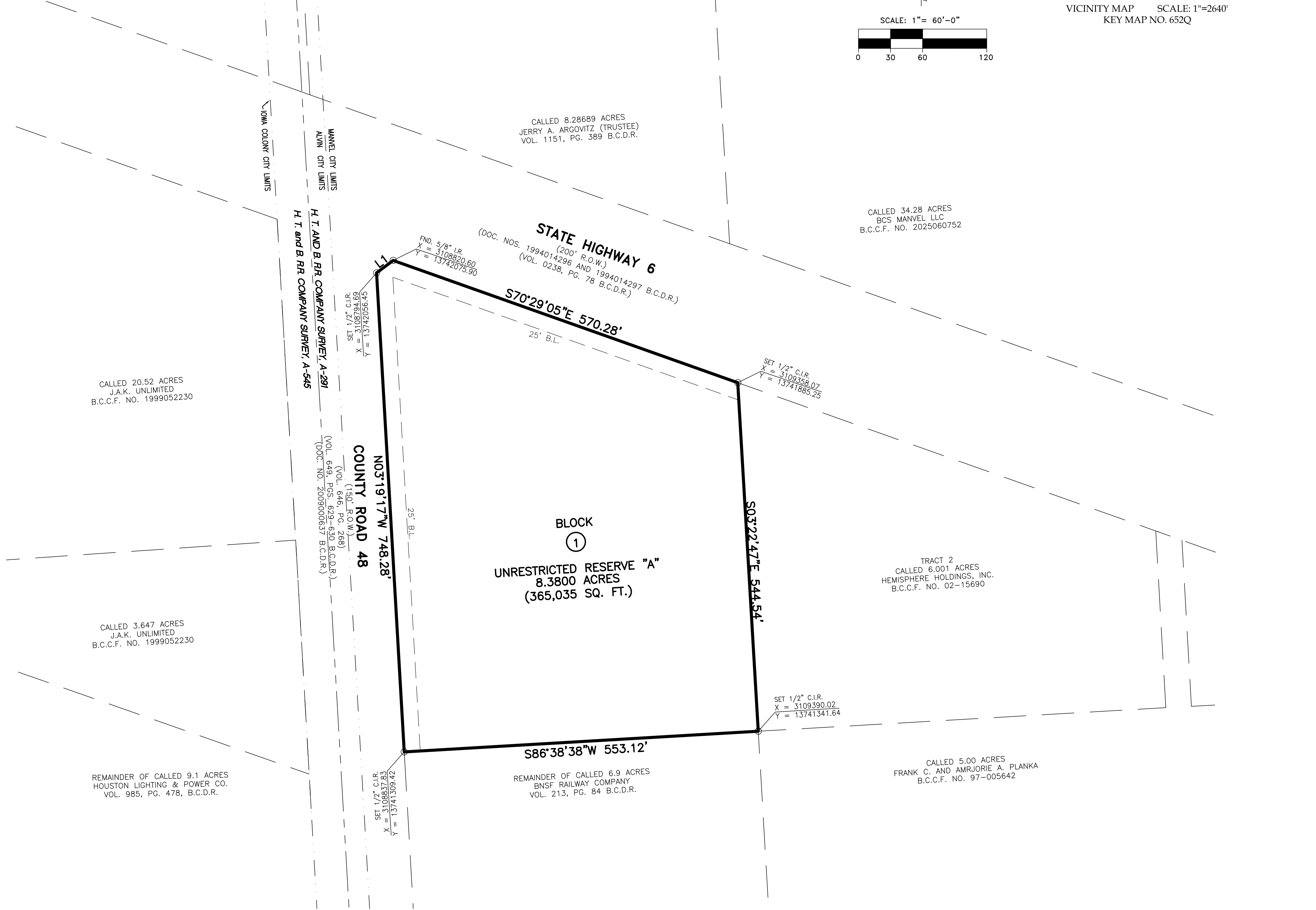
TEMPORARY BENCHMARK IS A BOX CUT IN CONCRETE CULVERT AT THE SOUTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 6. ELEVATION = 53.88 FEET.

LEGEND:
AC. - ACRES
B.L. - BUILDING LINE
ESMT. - EASEMENT
FC - FILM CODE
B.C.C.F. - BRAZORIA COUNTY CLERKS FILE
B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
I.R. - IRON ROD
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	N83°05'49"E	32.40"

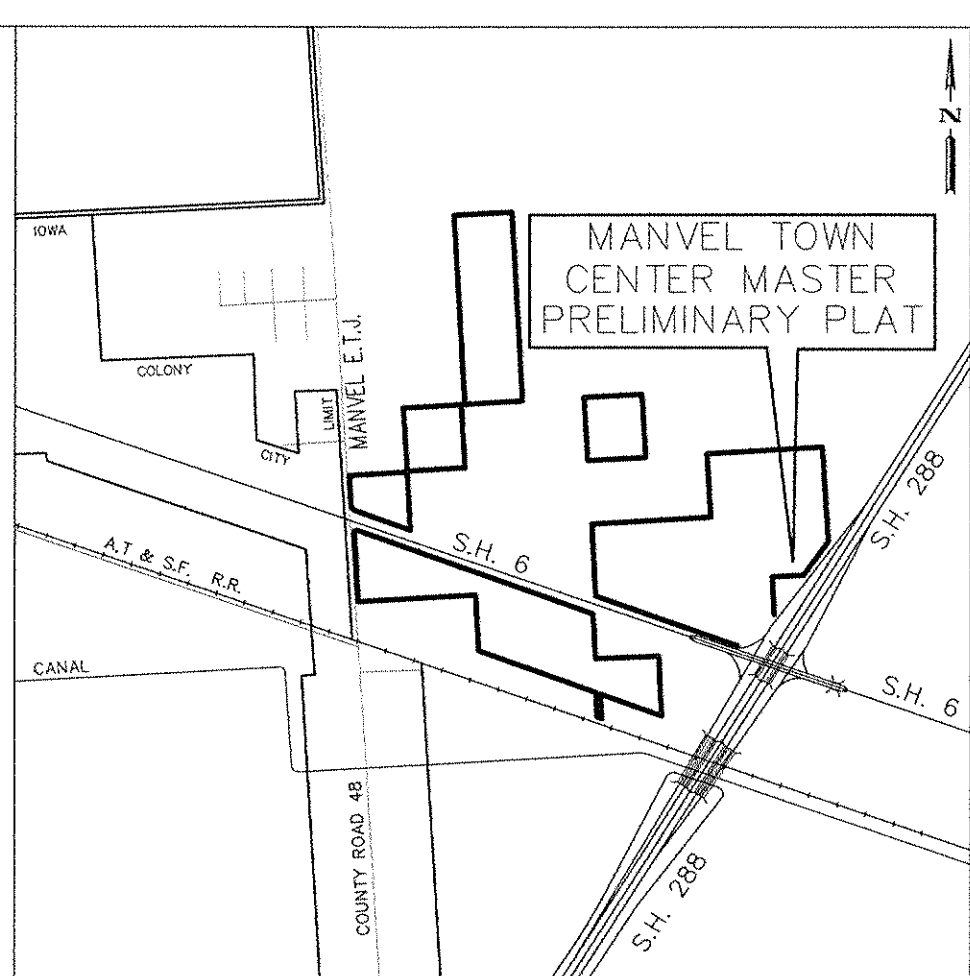
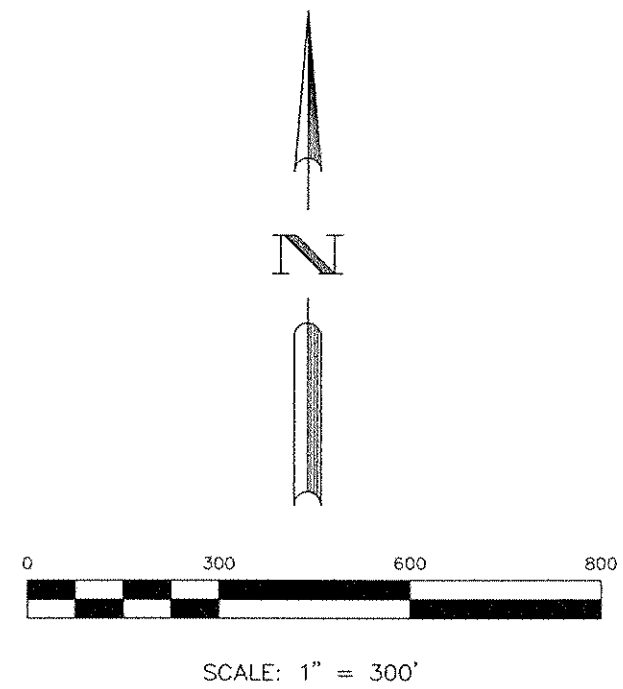


VICINITY MAP SCALE: 1"=2640'
KEY MAP NO. 652Q



CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	11249.16'	9°33'01"	1875.06'	N 28°21'20" E	1872.89'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N73°44'17"E	193.73'
L2	S86°38'58"W	40.00'
L3	N33°07'51"E	10.26'
L4	N36°55'22"W	45.22'
L5	S2°48'24"E	270.34'
L6	N70°26'24"W	54.07'
L7	N2°48'24"W	270.34'
L8	N87°10'35"E	150.00'
L9	N3°15'24"W	195.13'
L10	N53°04'38"E	30.00'



VICINITY MAP
SCALE: 1" = 2,640'
KEY MAP GALV/BRAZ 652



BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

- Any Governmental Body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strips.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT's approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICT in writing at least forty-eight (48) hours before placing any concrete for drainage structures.
- The DISTRICT's personnel shall have the right to enter upon the property for inspection at any time during construction and as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for the sides, slopes, bottom and maintenance term shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- No building permit shall be issued for any lot within the development until the detention facility has been constructed and approved by the DISTRICT.
- The DISTRICT's approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The Developer is responsible for obtaining and maintaining any and all easements, Fee Strips and/or any other rights-of-way across third parties' properties for the purposes of moving excess runoff to the DISTRICT's drainage facilities as contemplated by the Final Drainage Plan and Final Plat.

CITY OF MANVEL APPROVALS

Debra Davison
Mayor

Lorraine Hehn
Mayor Pro-Tem

Adrian Gaspar
Council Member

Jerome Hudson
Council Member

Melissa Sifuentes
Council Member

Brian Wilmer
Council Member

Jason Albert
Council Member

Pos#1 George Griffith
Planning, Zoning & Development Commission

Pos#2 Kyle Maroskin
Planning, Zoning & Development Commission

Pos#3 Jason Rains - Secretary
Planning, Zoning & Development Commission

Pos#4 Stephen Davison
Planning, Zoning & Development Commission

Pos#5 Debbie Harrison - Vice Chairman
Planning, Zoning & Development Commission

Pos#6 Dorothy Wynne - Chairman
Planning, Zoning & Development Commission

Pos#7 Devin Jones
Planning, Zoning & Development Commission

MANVEL TOWN CENTER MASTER PRELIMINARY PLAT

A SUBDIVISION OF 279.432 ACRES OF LAND
LOCATED IN THE H.T.&B.R.R. CO. SURVEYS:
SECTION 72, ABSTRACT NO. 460
SECTION 71, ABSTRACT NO. 291
SECTION 66, ABSTRACT NO. 560
PARTLY IN THE CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

SCALE: 1" = 300'

DATE: DECEMBER 05, 2018

OWNER:
WEITZMAN
1800 BERG, SUITE 550
HOUSTON, TEXAS 77057
713-781-7111

ARCHITECT:
CDA ARCHITECTS
17200 STATE HWY 230
HOUSTON, TX 77064
713-781-7111

MARK FIEGLEIN, P.E. - ENGINEER

JAMES B. MCALLISTER, JR., R.P.L.S. - SURVEYOR



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

James B. McAllister, Jr., R.P.L.S.
Texas Registration No. 5717

APPROVED BY BRAZORIA DRAINAGE DISTRICT NO. 4

District Superintendent

District Engineer

Date

12/5/18

Date

The above signatures are valid for three hundred sixty-five (365) calendar days from the date shown. The above singatures do not constitute authorization for any construction.

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 07/13/2026 (08/10/2026 PD&Z Meeting)

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

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Primrose Section 1
Being a subdivision of 25.13 acres out of the H.T. & B. R.R. Co. Survey, Section No. 71,
A-291, in Brazoria County, Texas; and also being out of the Emigration Land
Company Subdivision as recorded in Vol. 2, Pg. 81 B.C.P.R.

Plats:

Preliminary _____

Final x _____

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

Kaitlin Gile
SIGNATURE

07/13/2026
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Primrose Section 1 - Final Plat
Applicant:	Kaitlin Gile, EHRA Engineering
PD&Z Meeting Date:	August 10, 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:	<u>Not Approval</u>

BACKGROUND/ REVIEW NOTES

- The proposed Plat is for a new residential section within the most recently approved Primrose Master Planned Development Amendment No.2, which was approved by City Council on July 6, 2026.
- The subject site is located along east side of County Road 48 and South of Rodeo Palms Parkway.
- The subject site is located within the City of Manvel Extraterritorial Jurisdictions (ETJ) and is part of Brazoria County Municipal Utility Districts (MUDs) No. 47 & 29, and Brazoria County Drainage District No. 4.
- The proposed plat subdivides 25.13-acre tract into 74 residential lots, 5 blocks, and 7 reserves for landscaping, open space, and utility purposes.
- The proposed plat conforms to the approved Primrose Masterplan Amendment No. 2.
- The proposed plat generally conforms to the preliminary plat approved in March 2026.

STAFF RECOMMENDATION

The City staff is not recommending approval of this proposed plat - *Primrose Section 1 Final Plat*

Primrose Section 1 Final Plat

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

1. Please revise the City Limits and City Extraterritorial Jurisdiction (ETJ) boundaries shown on the vicinity map and provide the full date on the plat (Section 62-41(b)(2)).
2. Provide Registered Professional Land Surveyor's signature on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(4)).
3. Provide signatures of property owner and associated notary on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(6)).
4. Please revise the boundary line type, particularly along the north property boundary, to be consistent throughout the plat. Also, confirm that the coordinates are correct, as they do not match the approved Preliminary Plat. The acreage shown on this plat also differs from the approved Preliminary Plat. Please explain the discrepancy and revise the plat as necessary.



DEVELOPMENT SERVICES DEPARTMENT

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

Additionally, verify the accuracy of the tract boundary, including all distances, bearings, and intersecting existing or recorded streets (Section 62-41(b)(10)).

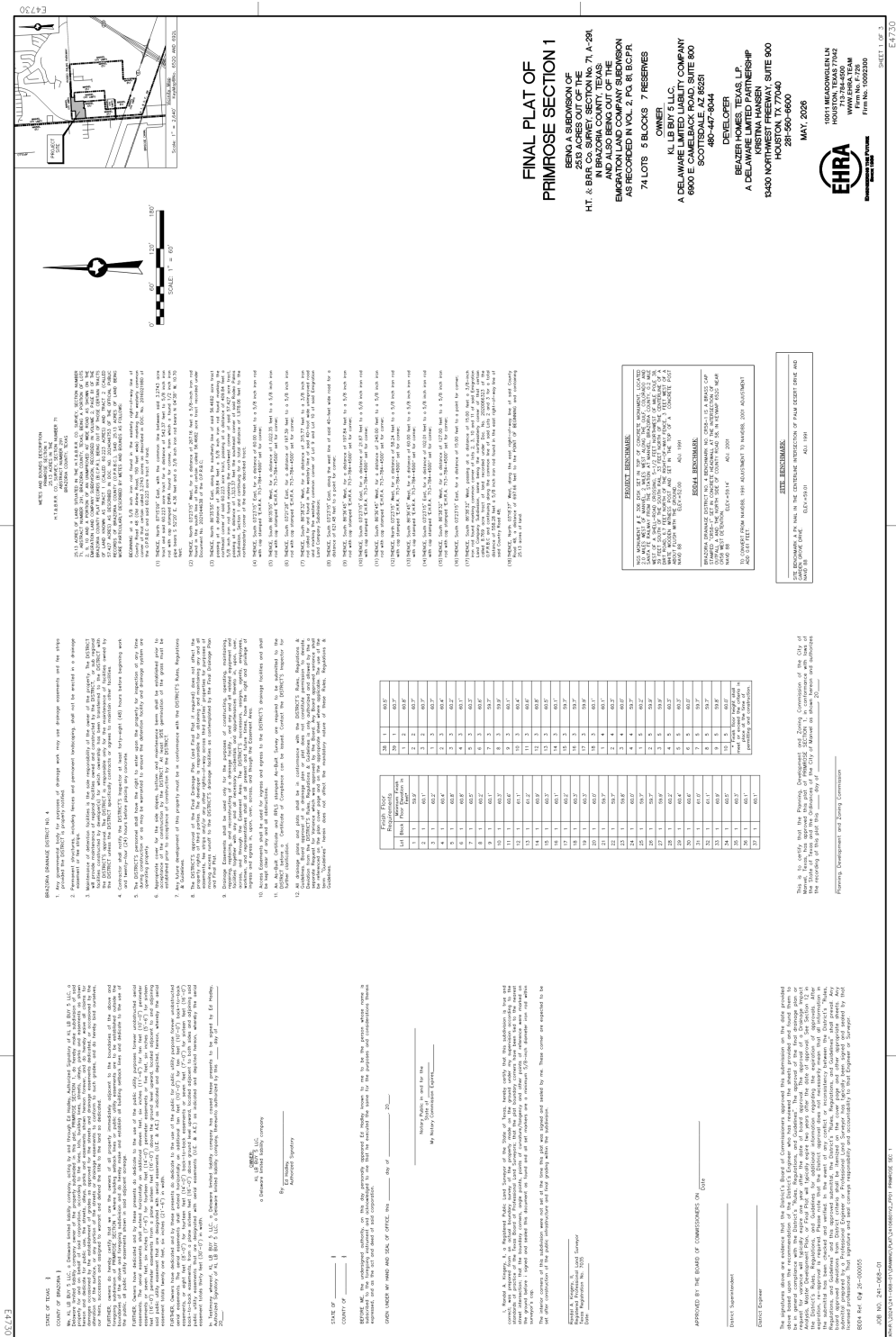
5. Please include a label for Future Section 3 (section 62- 41(b)(11)).
6. Provide a Lot Summary table that includes columns for lot area and lot width. Additionally, the proposed layout shows reduced lot widths compared to the approved Preliminary Plat. Please explain the discrepancy and revise the plat as necessary (Section 62-41 (b)(13)).
7. Please review and revise all building setback lines to ensure they are consistent with the City's Subdivision Ordinance. Also, indicate the 1-foot reserve along Rodeo Palms Parkway (Section 62-41 (b)(13)).
8. Please provide the official Emigration Plat showing the full 40-foot right-of-way (ROW) dedication along Rodeo Palms Parkway, as this ROW is not reflected on the approved plats of the adjacent properties at the time of final plat submission (Section 62-41 (b)(13)).
9. Please revise the plat to show the MUD boundary and remove all blank spaces from the plat (Section 62-41 (b)(18)).
10. Revise the plat notes as follows:
 - a. Revise the notes related to the approved variances to include the recordation numbers.
 - b. Update Note 23 to reflect the most recent approved Master Plan.
 - c. Remove Note 22.
 - d. Revise Note 17 to include an explanation of the approved variance consistent with the approved Development Agreement (DA) (Section 62-41 (b)(18)).
11. Please flip the match line label on Sheet 3 so that it is oriented toward the Sheet 2 side of the plat (Section 62-41 (b)(19)).
12. Provide Drainage District's signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(19)).
13. Please provide letters of no objection from MUD No. 29 and No.47 (Section 62-41 (b)(20)).
14. Please provide construction plans approved by the City Engineer. Please note that the proposed plans do not include the sidewalks along CR 48 and Rodeo Palms Parkway (Sections 62-41(b)(25) & (b)(26) & (b)(28)).



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit



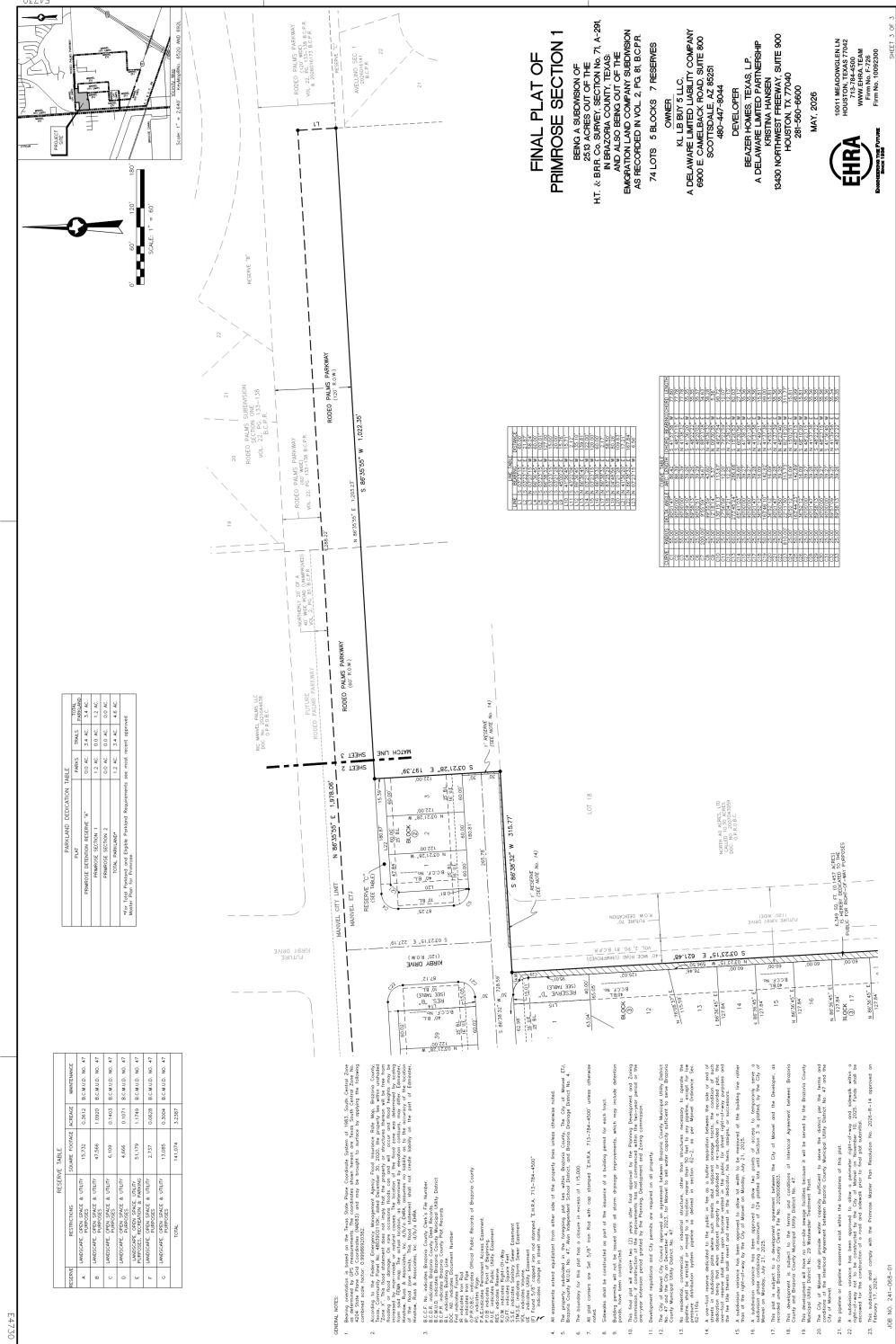
[illegible]



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit



STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, KL LB BUY 5 LLC, a Delaware limited liability company, acting by and through Ed Hadley, Authorized Signatory of KL LB BUY 5 LLC, a Delaware limited liability company owner of the property subdivided in this plat, PRIMROSE SECTION 1, do hereby make subdivision of said property for and on behalf of said corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigned to warrant and defend the title to the land so dedicated.

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of PRIMROSE SECTION 1 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, KL LB BUY 5 LLC, a Delaware limited liability company has caused these presents to be signed by Ed Hadley, Authorized Signatory of KL LB BUY 5 LLC, a Delaware limited liability company, thereunto authorized by this ____ day of _____, 20____.

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

By: _____
Ed Hadley,
Authorized Signatory

STATE OF _____ }
COUNTY OF _____ }

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

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

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

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

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

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

APPROVED BY THE BOARD OF COMMISSIONERS ON _____
Date _____

District Superintendent

District Engineer

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

BDD4 Ref. ID# 26-000055

JOB NO. 241-068-01

BRAZORIA DRAINAGE DISTRICT NO. 4

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

Finish Floor Requirements		
Lot	Block	Minimum Finish Floor Elevation in Feet
1	1	59.9'
2	1	60.1'
3	1	60.2'
4	1	60.4'
5	1	60.8'
6	1	60.8'
7	1	60.5'
8	1	60.2'
9	1	60.1'
10	1	60.3'
11	1	60.6'
12	1	61.1'
13	1	61.2'
14	1	60.9'
15	1	60.3'
16	1	60.1'
17	1	60.2'
18	1	60.3'
19	1	60.3'
20	1	60.0'
21	1	59.7'
22	1	59.7'
23	1	59.8'
24	1	60.0'
25	1	59.7'
26	1	59.7'
27	1	59.9'
28	1	60.2'
29	1	60.4'
30	1	60.6'
31	1	61.0'
32	1	61.1'
33	1	60.9'
34	1	60.5'
35	1	60.3'
36	1	60.1'
37	1	60.1'

38	1	60.5'
39	1	60.7'
1	2	60.8'
2	2	60.7'
3	2	60.7'
1	3	60.7'
2	3	60.4'
3	3	60.2'
4	3	60.1'
5	3	60.3'
6	3	60.6'
7	3	59.7'
8	3	59.9'
9	3	60.1'
10	3	60.4'
11	3	60.6'
12	3	60.8'
13	3	60.5'
14	3	60.1'
15	3	59.7'
16	3	59.7'
17	3	59.9'
18	3	60.1'
1	4	60.1'
2	4	60.3'
3	4	60.0'
4	4	59.7'
1	5	60.2'
2	5	59.9'
3	5	59.9'
4	5	60.3'
5	5	60.3'
6	5	60.0'
7	5	59.7'
8	5	59.7'
9	5	59.8'
10	5	60.0'
* Finish floor height shall meet or exceed the criteria in place at the time of permitting and construction.		

Planning, Development and Zoning Commission

METES AND BOUNDS DESCRIPTION
PRIMROSE SECTION 1
25.13 ACRES IN THE
H.T.&B.R.R. CO. SURVEY, SECTION NUMBER 71
ABSTRACT NUMBER 291
BRAZORIA COUNTY, TEXAS

25.13 ACRES OF LAND SITUATED IN THE H.T.&B.R.R. CO. SURVEY, SECTION NUMBER 71, ABSTRACT NUMBER 291, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 2, 9, 10 AND A PORTION OF AN UNIMPROVED 40' WIDE ROAD AS SHOWN ON THE EMIGRATION LAND COMPANY SUBDIVISION, RECORDED IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), BEING OUT OF THOSE CERTAIN TRACTS OF LAND KNOWN AS TRACT 1 (CALLED 60.223 ACRES) AND TRACT 2 (CALLED 57.427 ACRES) AS DESCRIBED IN DOC. NO. 2024046753 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.R.B.C.), SAID 25.13 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found in the easterly right-of-way line of County Road 48 (Old Airline Road, 150 feet wide) marking the westerly common corner of that certain called 3.2743 acres as described in DOC. No. 2016021980 of the O.P.R.B.C. and said 60.223 acre tract of land;

- THENCE, North 87°15'09" East, with the common line between said 3.2743 acre tract and said 60.223 acre tract for a distance of 542.37 feet to 5/8 inch iron rod with cap stamped EHRA found for corner, from which a found 1/2 inch iron pipe bears S 52°20' E, 4.36 feet and a 3/8 inch iron rod bears N 40°38" W, 10.70 feet;
- THENCE, North 03°23'15" West, for a distance of 267.16 feet a 5/8-inch iron rod found in the south line of that certain called 56.4682 acre tract recorded under Document No. 2021044638 of the O.P.R.B.C.;
- THENCE, North 86°35'55" East, along the southerly line of said 56.4682 acre tract passing at a distance of 369.84 feet a 5/8 inch iron rod found marking the northeast corner of said 60.223 acre tract, passing at a distance of 409.84 feet a 5/8 inch iron rod found marking the northwest corner of said 57.427 acre tract, passing at a distance of 1,323.37 feet the southeast corner of said Rodeo Palms Subdivision, Section 1 and continuing for a total distance of 1,978.06 feet to the northeasterly corner of the herein described tract;
- THENCE, South 03°23'15" East, for a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 86°35'55" West, for a distance of 1,022.35 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 03°21'28" East, for a distance of 197.39 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 86°38'32" West, for a distance of 315.77 feet to a 3/8 inch iron rod called for and found in the westerly line of said 40-foot wide unimproved road and marking the westerly common corner of Lot 9 and Lot 10 of said Emigration Land Company Subdivision;
- THENCE, South 03°23'15" East, along the west line of said 40-foot wide road for a distance of 621.48 feet to a point for corner;
- THENCE, South 86°36'45" West, for a distance of 197.84 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 03°23'15" East, for a distance of 21.87 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 86°36'45" West, for a distance of 240.00 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 03°23'15" West, for a distance of 58.24 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 86°36'45" West, for a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 03°23'15" East, for a distance of 102.01 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 86°38'32" West, for a distance of 127.00 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 03°23'15" East, for a distance of 15.00 feet to a point for corner;
- THENCE, South 86°38'32" West, passing at a distance of 15.00 feet a 3/8-inch iron rod found marking common corner of lots 2, 3, 10 and 11 of said Emigration Land Company Subdivision, same being the northeasterly corner of that certain called 8.769 acre tract of land recorded under Doc. No. 2020066323 of the O.P.R.B.C. and continuing along the common line of said Lots 2 and 3 for a total distance of 558.28 feet a 5/8 inch iron rod found in the east right-of-way line of said Country Road 48;
- THENCE, North 03°18'37" West, along the east right-of-way line of said County Road 48, a distance of 697.66 feet to the POINT OF BEGINNING and containing 25.13 acres of land.

PROJECT 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.
NAVD 88 ELEV.=52.00 ADJ. 1991

BDD#4 BENCHMARK:

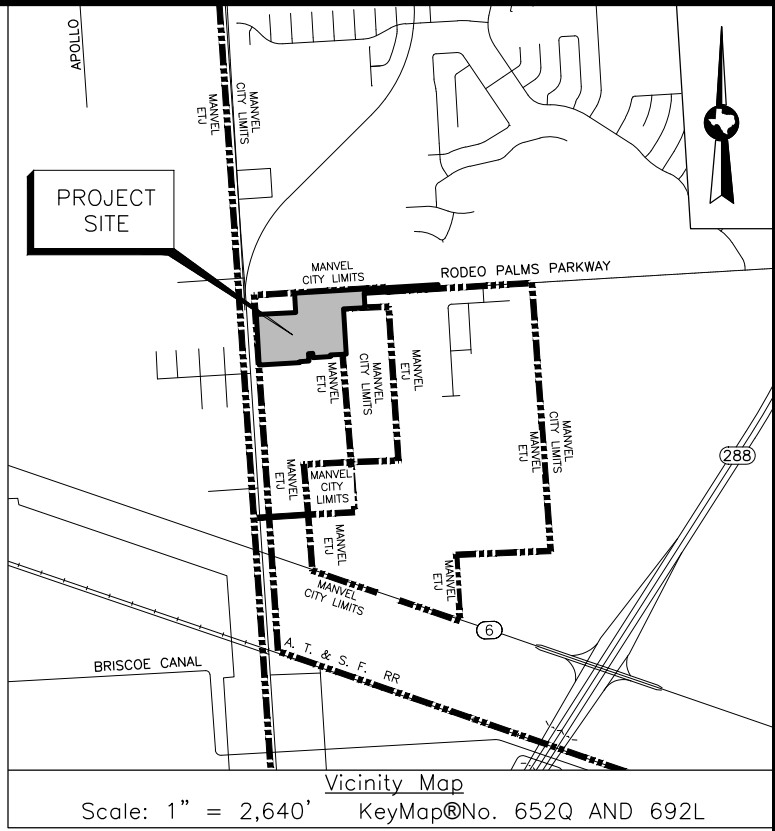
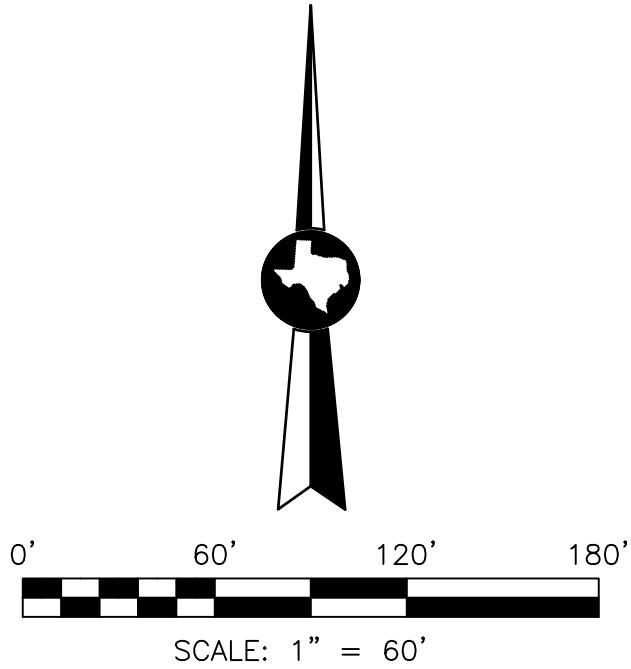
BRAZORIA DRAINAGE DISTRICT NO. 4 BENCHMARK NO. CR58-1 IS A BRASS CAP STAMPED "CR58-1" SET IN CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL A AND THE NORTH SIDE OF COUNTY ROAD 58, IN KEYMAP 652G NEAR CR58 WEST DETENTION.
NAVD 88 ELEV.=59.14' ADJ. 2001

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

SITE BENCHMARK:

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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of PRIMROSE SECTION 1, 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____.



FINAL PLAT OF PRIMROSE SECTION 1

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

74 LOTS 5 BLOCKS 7 RESERVES

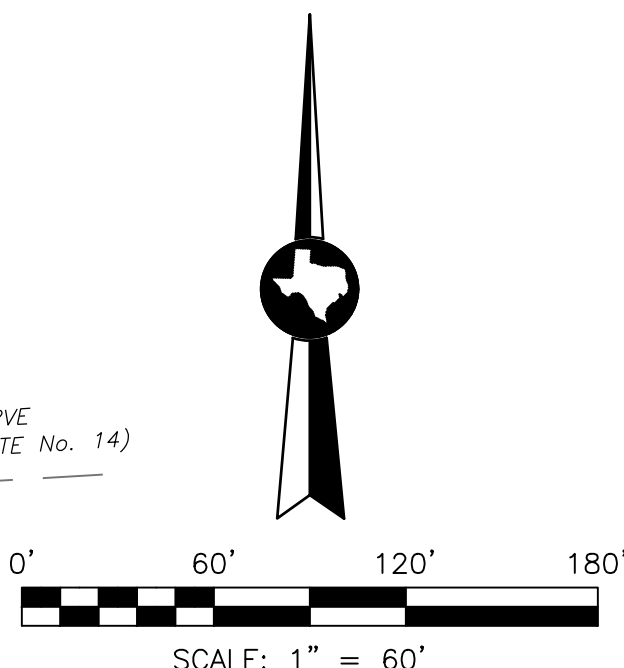
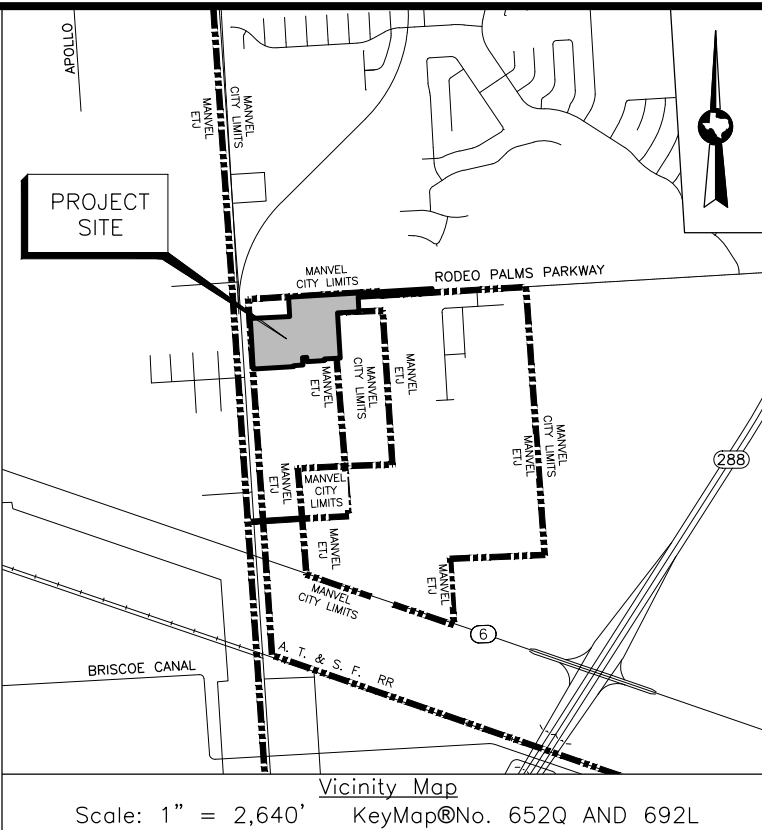
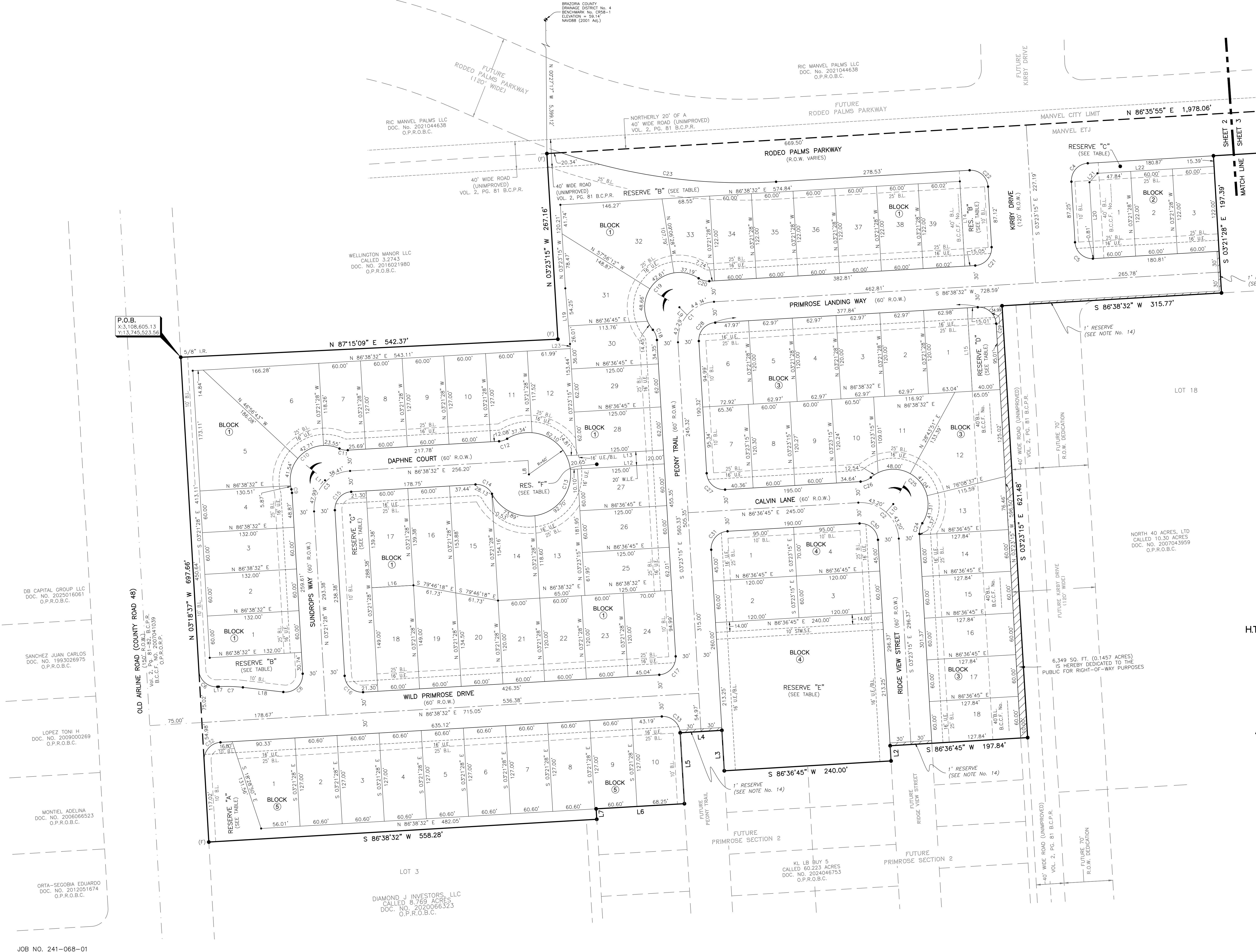
OWNER
KL LB BUY 5 LLC,
A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
480-447-8044

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

MAY, 2026



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



FINAL PLAT OF PRIMROSE SECTION 1

BEING A SUBDIVISION OF 25.13 ACRES OUT OF THE H.T. & B.R.R. Co. SURVEY, SECTION No. 71, A-291, IN BRAZORIA COUNTY, TEXAS; AND ALSO BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81, B.C.P.R.

74 LOTS 5 BLOCKS 7 RESERVES

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MAY, 2026



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

PARKLAND DEDICATION TABLE			
PLAT	PARKS	TRAILS	TOTAL PARKLAND
PRIMROSE DETENTION RESERVE "A"	0.0 AC.	3.4 AC.	3.4 AC.
PRIMROSE SECTION 1	1.2 AC.	0.0 AC.	1.2 AC.
PRIMROSE SECTION 2	0.0 AC.	0.0 AC.	0.0 AC.
TOTAL PARKLAND*	1.2 AC.	3.4 AC.	4.6 AC.

*For Total Parkland and Eligible Parkland Requirements see most recent approved Master Plan for Primrose.



SHEET 3 OF 3

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 viewed 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 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.
- 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 platted, by the City of Manvel on July 21, 2025.
- A subdivision variance has been approved to allow a perimeter right-of-way and sidewalk within a right-of-way not to be constructed by the City of Manvel on November 10, 2025. Funds shall be escrowed for the construction of a road and sidewalk prior to final plat submittal.
- Three 40' rights-of-way bisect the tract in a north-south direction. The new alignment of Kirby Drive will be located within the northern portion of the western 40' strip, where 10 additional feet on the west side of the strip will be dedicated for right-of-way. The 40' strip running south through the central portion of the project, including the segment along the western boundary of the detention pond south of Rodeo Drive, as well as the 40' strip along the eastern project boundary, 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.
- The portions of Kirby Drive located within Section 5 and the detention pond south of Rodeo Drive shall be constructed with Phase 1 of Manvel Crossing.
- Approximately eight (8) acres of land identified in the previously approved Primrose Master Plan Amendment No. 1 (Section 6) shall be incorporated into the Manvel Crossing development and utilized as a detention facility.

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

MAYOR

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

PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

OWNER CONTACT INFORMATION

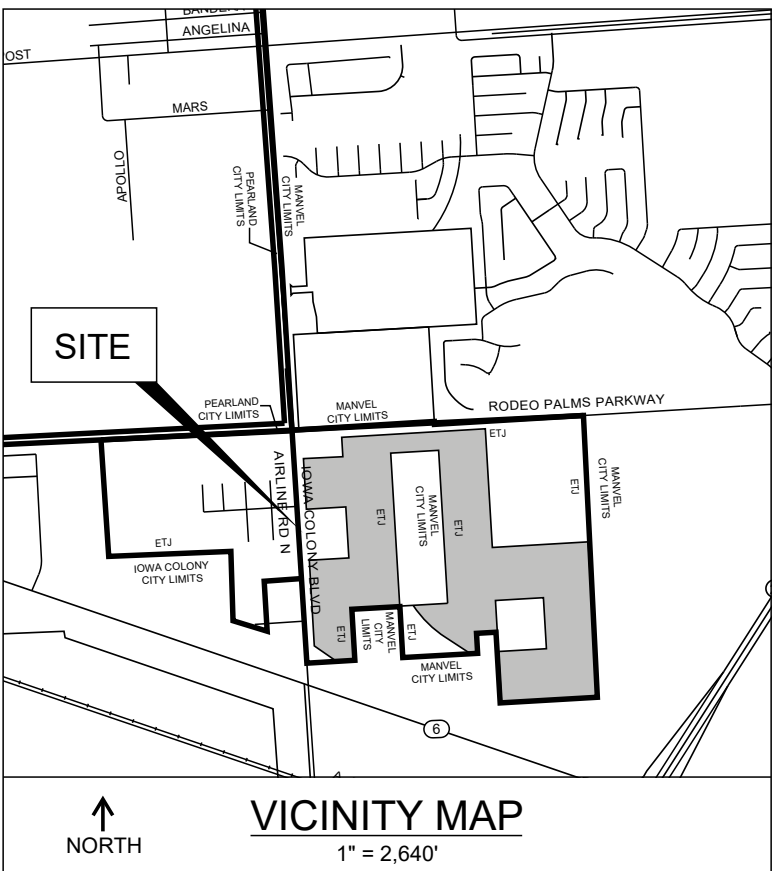
KL LB BUY 5, LLC
850 New Burton Road, Suite 201
Dover, Delaware 19904
Phone: 713-784-4500

BENCHMARK(S):

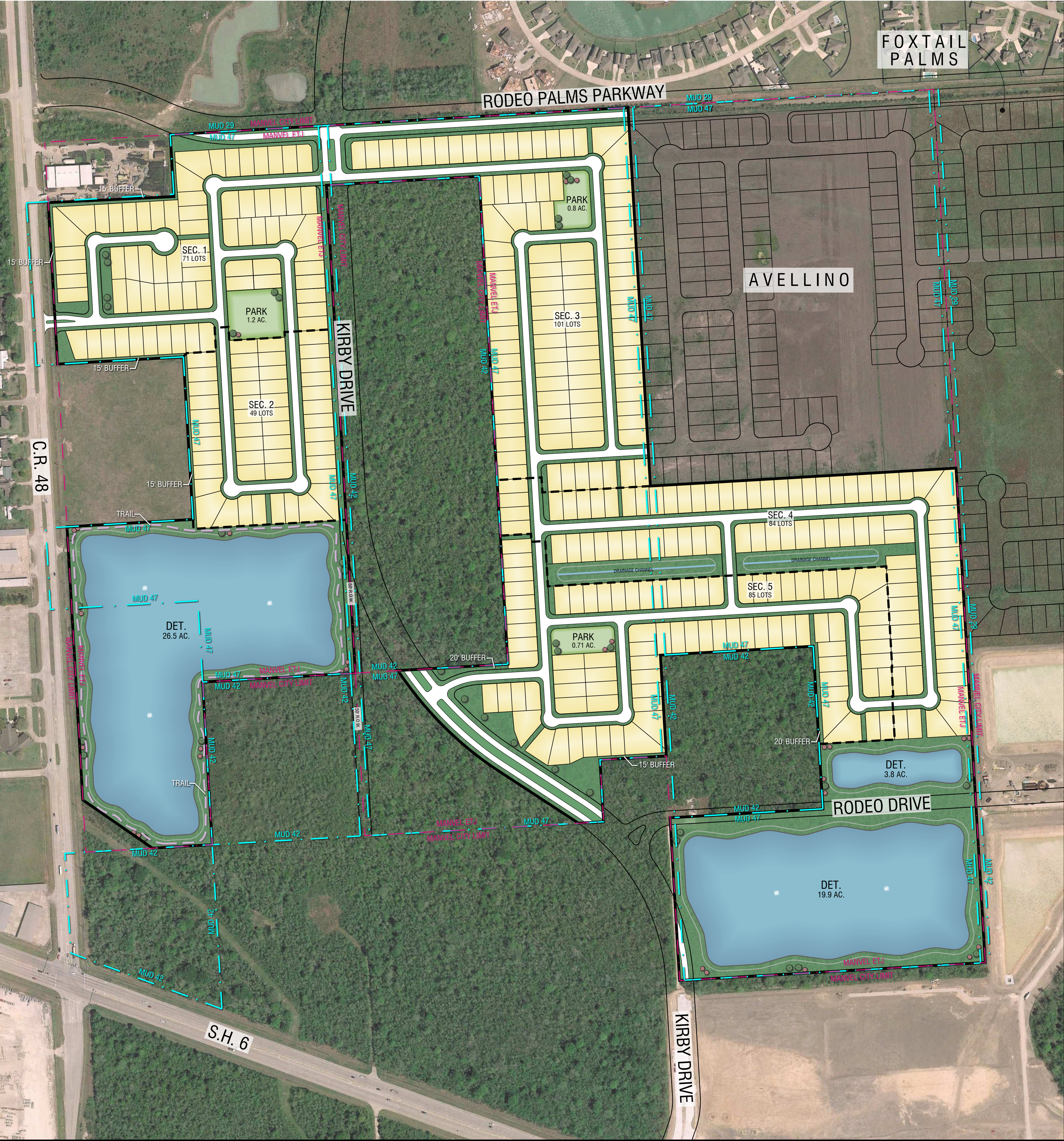
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH 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

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.			

LAND USE AREAS & LOT TOTALS	
60' x 125' Typical: 390 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.



LOTS PER SECTION	
Section 1	71
Section 2	49
Section 3	101
Section 4	84
Section 5	85
Total	390



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

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



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

EHRA JOB NO. 241-068-00
TRIP NO. 24-1600
No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: JULY 28, 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: MARINA DAMIAN

Daytime Phone: 832-660-1042 Fax Number: N/A

E-mail Address: mdlanddevelopmentsvcs@gmail.com

Description of Request and Physical Address:

Consideration and possible action to approve Minor Plat of Leona Pro Development Being a

SUBDIVISION OF 2.0279 ACRES OR 88,334 SQUARE FEET OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, A-283 MARY V. O' DONNELL SURVEY, ABSTRACT NO. 470, BRAZORIA COUNTY, TEXAS, ALSO BEING A LL OF 0.8616 ACRES OR 37,530 SQ. FT. OF LAND PLATTED AS A MINOR PLAT OF TRAN AND NGUYEN DEVELOPMENT, AN ADDITION IN THE MAP OR PLAT THEREOF RECORDED IN PLATNO. 202505345, OF THE PLAT RECORDS OF 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.

Marina E. Damian Digitally signed by Marina E. Damian
Date: 2026.07.28 13:00:28 -05'00'

SIGNATURE

JULY 28, 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:	Leona Pro Development - Minor Plat
Applicant:	Marina Damian – MD Land Development Services Inc
PD&Z Meeting Date:	August 10, 2026
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- The subject site is located at 7218 Masters, Manvel, TX 77578, approximately 300 feet northwest of the intersection of Masters Road and Large Avenue Bayou Road.
- The subject site is located within the City of Manvel and Brazoria County Conservation and Reclamation District No. 3.
- The subject site is zoned Light Commercial (LC) and a portion located within the State Highway 6 Overlay District (SH-6).
- The proposed Minor Plat consists of 2.02 acres and includes a replat of Tran and Nguyen Development, a 0.8616-acre subdivision recorded in 2025.
- The purpose of the replat is to combine the existing platted Dental Office tract with adjacent unplatted acreage to create two (2) lots and one (1) block.
- All proposed lots comply with the minimum lot size requirements.

STAFF RECOMMENDATION

The City staff recommends approval of the Leona Pro Development Minor Plat with the following conditions:

1. Please revise the vicinity map to show the correct scale and accurately depict the City Limits and City Extraterritorial Jurisdiction (ETJ) boundaries. (Section 62-41(b)(2)).
2. Please provide revised CPL or revise the plat to address following:
 - a. revise Note 2 to reference the correct Job Number and date as shown on the provided City Planning Letter (CPL).
 - b. Match the CPL, field note description, title block, and plat boundary to ensure they are consistent (Section 62-41 (b) (5), (b) (7) & (b) (21)).
3. Please show the centerline of Masters Road, provide the distance from the centerline to the property boundary, and add a note stating that all lots and reserves shall maintain minimum side and rear building setbacks as specified in Chapter 77, Zoning, of the City Ordinance. Additionally,



DEVELOPMENT SERVICES DEPARTMENT

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

- extend the 20' utility easement line to the northwest boundary. Also verify and revise the acreage for lot 2 with the acreage shown on the construction plans. (Section 62-41(b)(13)).
4. The CPL identifies restrictions recorded under Instrument No. 2023043157 that are not reflected on the plat. Please show these restrictions on the plat or add a note referencing them (Section 62-41 (b) (15)).
 5. Please provide the Drainage District notes separately and remove the duplicate ones from the General notes (Section 62-41 (b) (18)).
 6. Please revise the plat to include only one 1 signature line for the Planning, Development, and Zoning Commission. (Section 62-41 (b) (19)).
 7. Please revise note 7 to remove "if sidewalks are required by the city's sidewalk master plan" (Section 62-41 (b) (22)).
 8. Please revise note 9 from "council" to "Planning Development and Zoning Commission" (Section 62-41 (b) (24) & (b) (27)).
 9. The submitted tree survey indicates that the site contains protected trees proposed to be removed. A tree removal permit shall be approved prior to the approval of this plat (Section 77-44(b)).
 10. Please remove Note 8, as it applies to residential subdivisions and is not applicable to this plat.

Note: Please submit new mylars reflecting all required corrections.



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

MANVEL CITY

LEONA PRO DEVELOPMENT

MINOR PLAT OF

A SUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 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2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202,

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, TRI THIEN TRAN AND HUYNH THAI NGOC NGUYEN AND TRAN NGUYEN MASTERS COMPANY, A TEXAS CORPORATION, ACTING BY AND THROUGH TRI THIEN TRAN, PRESIDENT AND HUYNH THAI NGOC NGUYEN, VICE PRESIDENT, BEING OFFICERS OF TRAN NGUYEN MASTERS COMPANY, A TEXAS CORPORATION, OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 2.0279 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MINOR PLAT OF LEONA PRO DEVELOPMENT, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED THERE IS A WAIVER OF CLAIM FOR DAMAGE OCCASIONED BY THE ESTABLISHMENT OF GRADES OR ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE STREETS.

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

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

IN TESTIMONY WHEREOF, THE TRAN AND NGUYEN DEVELOPMENT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TRI THIEN TRAN AND HUYNH THAI NGOC NGUYEN, OWNERS THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2026.

BY: _____ BY: _____
TRI THIEN TRAN, OWNER HUYNH THAI NGOC NGUYEN, OWNER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TRI THIEN TRAN AND HUYNH THAI NGOC NGUYEN, OWNERS 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

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

IN TESTIMONY WHEREOF, THE TRAN NGUYEN MASTERS COMPANY, A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TRI THIEN TRAN, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT HUYNH THAI NGOC NGUYEN. THIS _____ DAY OF _____, 2026.

TRAN NGUYEN MASTERS COMPANY, A TEXAS CORPORATION

BY: _____ ATTEST BY: _____
TRI THIEN TRAN, ITS PRESIDENT HUYNH THAI NGOC NGUYEN, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TRI THIEN TRAN, PRESIDENT AND HUYNH THAI NGOC NGUYEN, VICE PRESIDENT OF TRAN NGUYEN MASTERS COMPANY, A TEXAS CORPORATION AND 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION."

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

WE, LIVE OAK BANKING COMPANY, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS MINOR PLAT OF LEONA PRO DEVELOPMENT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2024020457 OF THE O.P.R.B.C. OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____

PRINT NAME: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

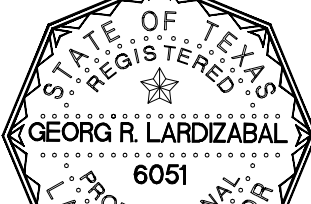
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT I, GEORG R. LARDIZABAL, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION NO. 6051, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE IN THE GROUND UNDER MY DIRECTION THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.



GEORG R. LARDIZABAL
TEXAS REGISTRATION NO. 6051

DESCRIPTION

BEING A 2.0279 (88,334 SQ. FT.) ACRES TRACT OF LAND SITUATED IN THE THOMAS W. MARSHALL SURVEY A-540, BRAZORIA COUNTY, TEXAS, SITUATED IN THE H. T. B. R.R. COMPANY SURVEY, ABSTRACT NO. 283, BRAZORIA COUNTY, TEXAS AND MARY V. O'DONNELL SURVEY, ABSTRACT NO. 470, BRAZORIA COUNTY, TEXAS, BEING OUT OF MANVEL OUTLOT NO. 92, DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 1, PAGE (PG.) 29 OF THE PLAT RECORDS OF BRAZORIA COUNTY (B.C.P.R.), TEXAS, BEING ALL OF 0.8613 ACRE TRACT DESCRIBED IN A DEED CONVEYED TO TRI THIEN TRAN AND HUYNH THAI NGOC NGUYEN FILED FOR RECORD UNDER FILE NO. 2024020295, O.P.R.B.C., TX, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS AND GRID COORDINATES ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID COORDINATES (NAD 83), 2011 ADJUSTMENT AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.9998695978)

COMMENCING AT A POINT IN THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF CANAAN STREET (BASED ON A 60 FEET IN WIDTH AS SHOWN ON THE PLAT RECORDED IN VOL. 1, PGS. 71 AND 72, B.C.P.R. FOR THE NORTHEAST CORNER OF SAID MANVEL OUTLOT NO. 92, HAVING GRID COORDINATES OF N-13736578.90, E-3128097.22;

THENCE, NORTH 70 DEGREES 17 MINUTES 11 SECONDS WEST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CANAAN STREET, A DISTANCE OF 363.00 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND FOR THE NORTH CORNER OF A CALLED 0.80 ACRES CONVEYED TO TOM MARCUS CARTER AS DESCRIBED IN A DEED RECORDED UNDER FILE NO. 1997041393, O.P.R.B.C., TX, COMMON WITH THE EAST CORNER OF A CALLED 1.422 ACRES PLATTED AS LOT 1 OF ROGERS PLACE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 2019017774, B.C.P.R. CONVEYED TO STEVE ROGERS AS DESCRIBED IN A DEED RECORDED UNDER FILE NO. 2018002296, O.P.R.B.C., TX;

THENCE, SOUTH 19 DEGREES 57 MINUTES 03 SECONDS WEST, DEPARTING THE SOUTHWESTERLY R.O.W. LINE OF CANAAN STREET AND ALONG THE COMMON LINE OF SAID CALLED 0.80 ACRE TRACT AND SAID LOT 1, A DISTANCE OF 119.32 FEET TO A 5/8 INCH IRON ROD SET FOR THE WEST CORNER OF SAID CALLED 0.80 ACRE TRACT, SAME BEING THE POINT OF BEGINNING AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, HAVING GRID COORDINATES OF N-13736490.19, E-3127774.78;

THENCE, SOUTH 70 DEGREES 17 MINUTES 11 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID CALLED 0.80 ACRE TRACT, A DISTANCE OF 303.50 FEET TO A 1/2 INCH IRON PIPE FOUND IN THE NORTHWESTERLY R.O.W. LINE OF MASTERS ROAD (A.K.A. F.M. HIGHWAY NO. 1128 - WIDTH VARIES AS RECORDED IN BOOK 293, PG. 252, B.C.D.R.) FOR THE SOUTH CORNER OF SAID CALLED 0.80 ACRE TRACT, SAME BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 10 DEGREES 56 MINUTES 59 SECONDS WEST, ALONG THE NORTHWESTERLY R.O.W. LINE OF SAID MASTERS ROAD, A DISTANCE OF 121.42 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE EAST CORNER OF AFORESAID CALLED 1.1663 ACRE TRACT, SAME BEING AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 12 DEGREES 34 MINUTES 45 SECONDS WEST, CONTINUING ALONG THE NORTHWESTERLY R.O.W. LINE OF SAID MASTERS ROAD, A DISTANCE OF 154.60 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE EAST CORNER OF A CALLED 1.053 ACRES OUT OF SAID MANVEL OUTLOT NO. 92, DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL CONVEYED TO ARACELI ALTAMIRANO AND SPOUSE ALFONSO ALTAMIRANO AS DESCRIBED IN DEED FILED FOR RECORD UNDER FILE NO. 2018007775, O.P.R.B.C., TX, SAME BEING THE COMMON SOUTH CORNER OF SAID CALLED 1.1663 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEGREES 20 MINUTES 12 SECONDS WEST, DEPARTING THE NORTHWESTERLY R.O.W. LINE OF MASTERS ROAD WITH THE NORTHEAST LINE OF SAID CALLED 1.1663 ACRE TRACT, A DISTANCE OF 339.68 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF A CALLED 1.271 ACRE TRACT OUT OF SAID MANVEL OUTLOT NO. 92, DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID LOT 1 OF ROGERS PLACE FOR A TOTAL DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 2.0279 ACRES OR 88,334 SQ. FT. OF LAND.

THENCE, NORTH 19 DEGREES 08 MINUTES 54 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID CALLED 1.271 ACRE TRACT, A DISTANCE OF 153.71 FEET TO A POINT FOR THE NORTH CORNER OF SAID CALLED 0.80 ACRE TRACT COMMON WITH THE WEST CORNER OF AFORESAID LOT 1, BLOCK 1 OF MINOR PLAT OF TRAN AND NGUYEN DEVELOPMENT, SAME BEING AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

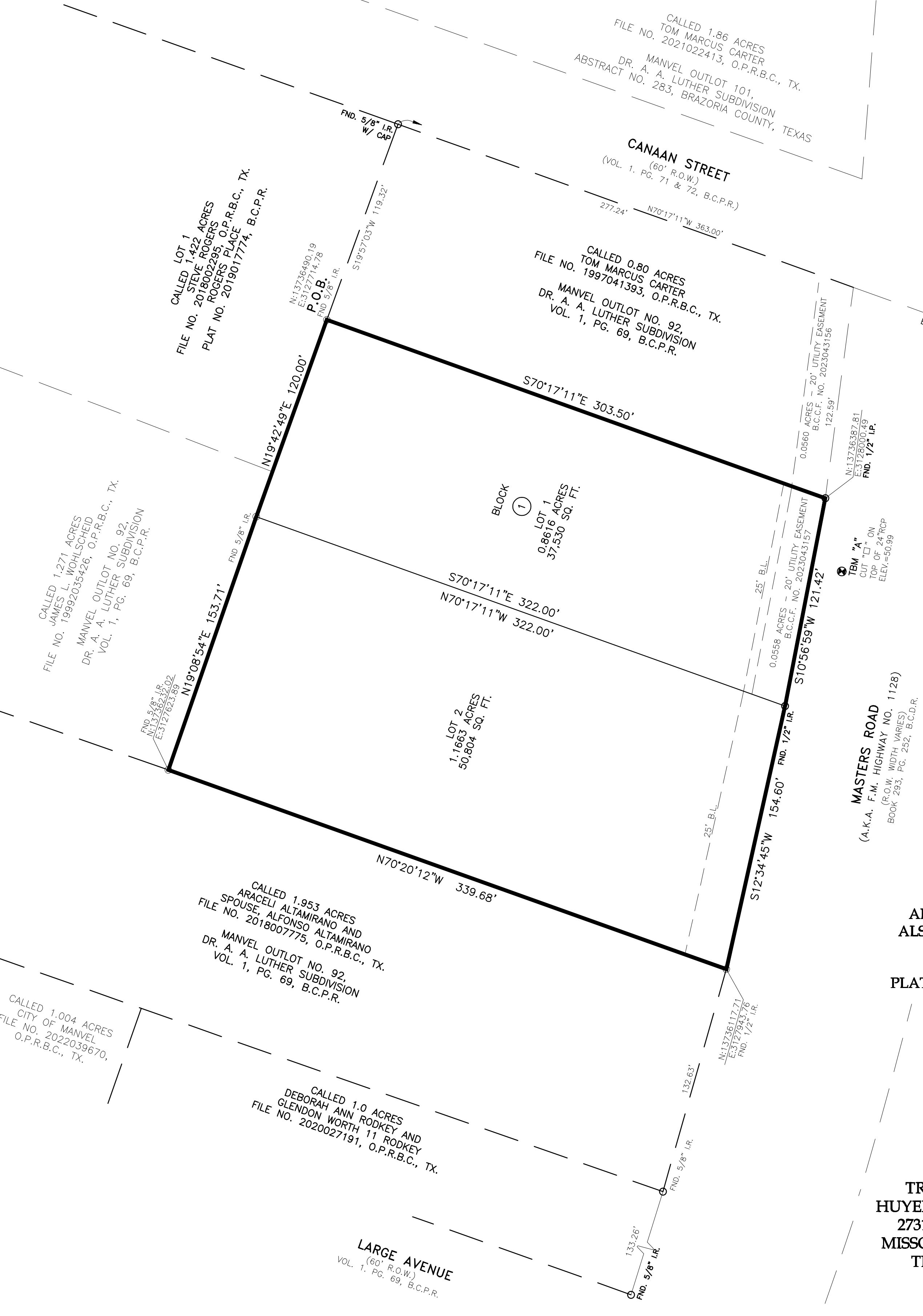
THENCE, NORTH 19 DEGREES 42 MINUTES 49 SECONDS EAST, CONTINUING ALONG THE SOUTHEAST LINE OF SAID CALLED 1.271 ACRE TRACT, AT 27.43 FEET PASSING THE EAST CORNER OF SAID CALLED 1.271 ACRE TRACT COMMON WITH THE SOUTH CORNER OF AFORESAID LOT 1 OF ROGERS PLACE, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID LOT 1 OF ROGERS PLACE FOR A TOTAL DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 2.0279 ACRES OR 88,334 SQ. FT. OF LAND.

BENCHMARK: PUBLISHED ELEVATION 56.51'
BRAZORIA DRAINAGE DISTRICT NUMBER 4 BENCHMARK NO. CB-2 IS A BRASS CAP STAMPED "CB-2" SET IN THE NORTH SIDE OF COUNTY ROAD 81 BRIDGE OVER WEST FORK CHOCOLATE BAYOU, AT STREAM CENTERLINE, IN KEY MAP 652X, NEAR UNIT CB100-00-00 ELEV. 56.51' FEET NAVD 1988, 2001 ADJUSTMENT

TEMPORARY BENCHMARK "A" ELEVATION=50.99'
TBM "A" IS A CUT BOX ON TOP OF 24" RCP ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MASTERS STREET LOCATED 43.9 FEET IN A SOUTHEASTERLY DIRECTION FROM THE NORTHEAST CORNER OF SUBJECT TRACT, ELEV. 50.99.

GENERAL NOTES:

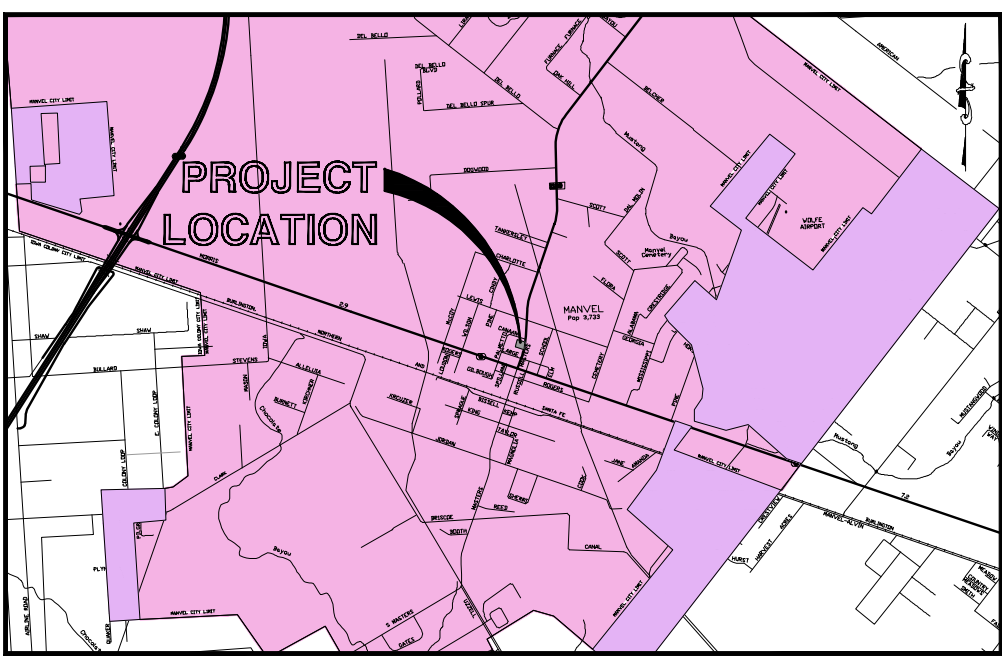
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF BRAZORIA COUNTY AND THE CITY OF MANVEL. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENT REQUIREMENTS OF THE CITY OF MANVEL, TEXAS AND IS SUBJECT TO THE ORDINANCES OF SAID CITY.
- THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY; THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY INTEGRITY TITLE COMPANY LLC, JOB NO. 2240681A, EFFECTIVE DATE OCTOBER 02, 2023. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, 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 COMBINED SCALE 0.9998695978.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48039C 0130K, WITH AN EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY IS LOCATED IN ZONE "AO" AREAS DETERMINED TO BE WITHOUT BASE FLOOD ELEVATION (BFE) AND FLOOD DEPTHS OF 2 FEET. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA MAPS ARE UPDATED. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS AND FLOODPLAIN MANAGEMENT STANDARDS APPLY.
- PROPERTY IN THIS PLAT LIES WHOLLY WITHIN BRAZORIA COUNTY, CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT AND THE BRAZORIA CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THERE ARE NO RECORDED BRAZORIA CONSERVATION AND RECLAMATION DISTRICT NO. 3 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA 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, IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THE MINOR PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
- THERE ARE NO VISIBLE, APPARENT SIGN OF PIPELINES OR PIPELINE EASEMENTS WITHIN THE AREA BEING PLATTED.
- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE BRAZORIA DRAINAGE DISTRICT NO. 3 WILL PROVIDE MAINTENANCE OR REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE BRAZORIA CONSERVATION AND RECLAMATION DISTRICT NO. 3 IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES. THE CITY OF MANVEL WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF DETENTION FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT OR FEE STRIPS.
- ASSENT 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 PERMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE 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.
- THE DEDICATION OF ALL STREETS, EASEMENTS, ALLEYS, PARKS, PLAYGROUNDS, PUBLIC PLACES, AND OTHER RIGHTS-OF-WAY WITHIN OR OUTSIDE THE SUBDIVISION NECESSARY TO SATISFY THE REQUIREMENTS OF THIS ORDINANCE TO THE PUBLIC USE FOREVER SHALL BE EXECUTED BY ALL PERSONS OWNING AN INTEREST IN THE PROPERTY SUBDIVIDED, RESUBDIVIDED, OR PLATTED AND SHALL BE ACKNOWLEDGED IN THE MANNER PRESCRIBED BY THE LAWS OF THE STATE OF TEXAS FOR CONVEYANCE OF REAL PROPERTY. LIEN HOLDERS MUST EXECUTE A SUBORDINATION AGREEMENT SUBORDINATING THEIR LIENS TO ALL PUBLIC STREETS, ALLEYS, PARKS, SCHOOL SITES, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT OF SUCH SUBDIVISION OR RESUBDIVISION AS BEING SET ASIDE FOR PUBLIC USE AND PURPOSE.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- RESTRICTIONS AS RECORDED IN INSTRUMENT NO. 2026011043 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.



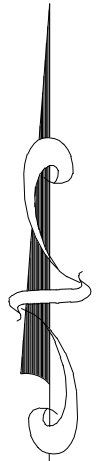
PLANNING, DEVELOPMENT AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE PLANNING DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MANVEL FUEL EXPRESS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS _____ DAY OF _____, 2026.

RYAN MILLER, CHAIR KENNETH HAYNES POSITION
KYLE MARASCKIN, VICE CHAIR DELORES MARTIN
CHRISTY KENNARD, SECRETARY BENTERAH MORTON
MARY ANN ATKINSON



VICINITY MAP SCALE: 1"=1/2 MILE



SCALE: 1"= 40'-0"

LEGEND:
AC. - ACRES
B.S.L. - BUILDING SETBACK LINE
ESMT. - EASEMENT
FC - FIRM CODE
B.C.C.F. - BRAZORIA COUNTY CLERKS FILE
B.C.C.F. - BRAZORIA COUNTY DEED RECORDS
B.C.M.R. - BRAZORIA COUNTY MAP RECORDS
C.C.F.N. - COUNTY CLERK'S FILE NUMBER
H.L.P. - HOUSTON LIGHTING & POWER
I.R. - IRON ROD
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
CITY OF MANVEL LIMITS
CITY OF MANVEL/ETJ

MINOR PLAT OF LEONA PRO DEVELOPMENT

A SUBDIVISION OF 2.0279 ACRES OR 88,334 SQUARE FEET OF LAND
SITUATED IN THE H.T. & B. R.R. COMPANY SURVEY, A-283,
AND MARY V. P'DONNELL SURVEY, A-470, BRAZORIA COUNTY, TEXAS
ALSO BEING ALL OF 0.8616 ACRES OR 37,530 SQ. FT. OF LAND PLATTED AS
A MINOR PLAT OF TRAN AND NGUYEN DEVELOPMENT,
AN ADDITION IN THE MAP OR PLAT THEREOF RECORDED IN
PLAT NO. 202505345, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

CITY OF MANVEL, BRAZORIA COUNTY, TEXAS;

REASON OF REPLAT
TO COMBINED ALL OF TRAN & NGUYEN DEVELOPMENT PLAT
WITH UNPLATTED ACREAGE AND
TO CREATE TO 2 LOTS 1 BLOCK

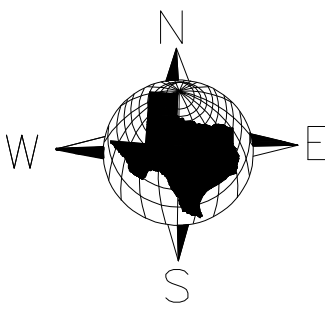
SCALE: 1"= 40' DATE: JULY 28, 2026

OWNER:
TRI THIEN TRAN AND
HUYNH THAI NGOC NGUYEN
2731 LAKE VILLA DRIVE,
MISSOURI CITY, TEXAS 77459
TEL. NO. 713-609-7687

OWNER:
TRAN NGUYEN MASTERS COMPANY,
A TEXAS CORPORATION
2731 LAKE VILLA DRIVE,
MISSOURI CITY, TEXAS 77459
TEL. NO. 713-609-7687



PREPARED BY
MD LAND DEVELOPMENT SERVICES INC.
3643 JOHN HANCOCK LN.
MISSOURI CITY, TEXAS 77459
TEL. NO. 832-660-1042



GGC SURVEY, PLLC
Professional Land Surveying
FIRM NO. 10146000
8114 Golden Harbor,
Missouri City, Texas 77459
Tel. No. (832)729-7256
Email: ggcsurvey@gmail.com

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, TRI THIEN TRAN AND HUYNH THAI NGOC NGUYEN, OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 0.8616 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MINOR PLAT OF TRAN AND NGUYEN DEVELOPMENT, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. THERE IS A WAIVER OF CLAIM FOR DAMAGE OCCASIONED BY THE ESTABLISHMENT OF GRADES OR ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE STREETS.

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY THREE (33' 0") IN WIDTH.

IN TESTIMONY WHEREOF, THE TRAN AND NGUYEN DEVELOPMENT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TRI THIEN TRAN AND HUYNH THAI NGOC NGUYEN, OWNERS THEREUNTO AUTHORIZED, THIS 11th DAY OF OCTOBER, 2023.

BY: [Signature]
TRI THIEN TRAN, OWNER

BY: [Signature]
HUYNH THAI NGOC NGUYEN, OWNER

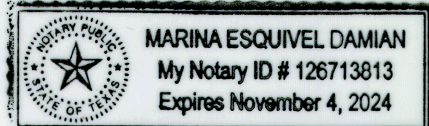
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TRI THIEN TRAN AND HUYNH THAI NGOC NGUYEN, OWNERS 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 11th DAY OF OCTOBER, 2023.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARINA ESQUIVEL DAMIAN
PRINT NAME



MY COMMISSION EXPIRES: 11-4-2024

WE, ALLEGANCE BANK (NOW STELLAR BANK), OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS MINOR PLAT OF TRAN AND NGUYEN DEVELOPMENT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2021041345 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN WRITING SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: [Signature]
DILLON WILCOX, SENIOR VICE PRESIDENT

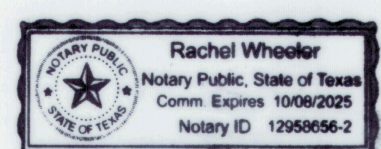
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DILLON WILCOX, SENIOR VICE OF ALLEGANCE BANK (NOW STELLAR BANK) KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12th DAY OF October, 2023.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Rebel Wheeler
PRINT NAME



MY COMMISSION EXPIRES: 10/8/2025

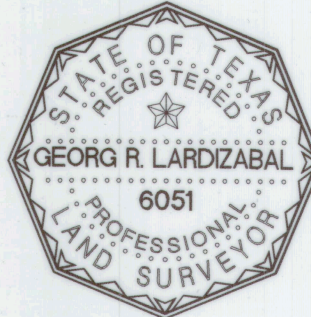
THIS IS TO CERTIFY THAT THIS IS A MINOR PLAT UNDER THE PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODE SECTION 212.0065 AND MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF MANVEL. THE CITY OF MANVEL HAS APPROVED THIS PLAT OF TRAN AND NGUYEN DEVELOPMENT AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS 23rd DAY OF October, 2023.

[Signature]
DAN S. JORDAN, INTERIM CITY MANAGER

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT I, GEORG R. LARDIZABAL, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION NO. 6051, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION; THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

GEORG R. LARDIZABAL
TEXAS REGISTRATION NO. 6051



DESCRIPTION

A 0.8616 ACRES OR 37,530 SQ. FT. TRACT OF LAND, SITUATED IN THE H. T. B. R.R. COMPANY SURVEY, ABSTRACT NO. 283, BRAZORIA COUNTY, TEXAS, BEING OUT OF MANVEL OUTLOT NO. 92, DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 1, PAGE (PG.) 29 OF THE PLAT RECORDS OF BRAZORIA COUNTY (B.C.P.R.), TEXAS, BEING THE SAME CALLED 0.8613 ACRE TRACT DESCRIBED IN A DEED CONVEYED TO TRI THIEN TRAN AND HUYNH THAI NGOC NGUYEN RECORDED UNDER FILE NO. 2021041344, BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), TEXAS, DATED JUNE 22, 2021; SAID 0.8616 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE)

COMMENCING AT A POINT IN THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF CANAAN STREET (BASED ON A 60 FEET IN WIDTH AS SHOWN ON THE PLAT RECORDED IN VOL. 1, PGS. 71 AND 72, B.C.P.R. FOR THE NORTHEAST CORNER OF SAID MANVEL OUTLOT NO. 92, HAVING A GRID COORDINATES OF N. 13736479.90, E. 3128097.22;

THENCE, NORTH 70 DEGREES 17 MINUTES 11 SECONDS WEST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CANAAN STREET, A DISTANCE OF 363.00 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTHWESTERLY R.O.W. LINE OF THE TOWN OF MANVEL, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 1, PAGE (PG.) 29 OF THE PLAT RECORDS OF BRAZORIA COUNTY (B.C.P.R.), TEXAS, BEING THE SAME CALLED 0.8613 ACRE TRACT DESCRIBED IN A DEED CONVEYED TO TRI THIEN TRAN AND HUYNH THAI NGOC NGUYEN RECORDED UNDER FILE NO. 2021041344, BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), TEXAS, DATED JUNE 22, 2021; SAID 0.8616 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE)

THENCE, SOUTH 19 DEGREES 57 MINUTES 03 SECONDS WEST, DEPARTING THE SOUTHWESTERLY R.O.W. LINE OF CANAAN STREET AND ALONG THE COMMON LINE OF SAID CALLED 0.80 ACRE TRACT AND SAID LOT 1, A DISTANCE OF 119.32 FEET TO A 5/8 INCH IRON ROD SET FOR THE WEST CORNER OF SAID CALLED 0.80 ACRE TRACT, SAME BEING THE POINT OF BEGINNING AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A GRID COORDINATES OF N. 13736490.19, E. 3127714.78;

THENCE, SOUTH 70 DEGREES 17 MINUTES 11 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID CALLED 0.80 ACRE TRACT, A DISTANCE OF 303.50 FEET TO A 1/2 INCH IRON PIPE FOUND IN THE NORTHWESTERLY R.O.W. LINE OF MASTERS ROAD (A.K.A. F.M. HIGHWAY NO. 1128 - WIDTH VARIES AS RECORDED IN BOOK 293, PG. 252, B.C.D.R.) FOR THE SOUTH CORNER OF SAID CALLED 0.80 ACRE TRACT, SAME BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 10 DEGREES 58 MINUTES 59 SECONDS WEST, ALONG THE NORTHWESTERLY R.O.W. LINE OF MASTERS ROAD, A DISTANCE OF 121.42 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE EAST CORNER OF A CALLED 1.18 ACRE TRACT OUT OF SAID MANVEL OUTLOT NO. 92, DR. A. A. LUTHER SUBDIVISION CONVEYED TO VIRGIL GUEL AND MELINDA GUEL AS DESCRIBED IN A DEED RECORDED UNDER FILE NO. 2019035614, B.C.D.R., SAME BEING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 70 DEGREES 17 MINUTES 11 SECONDS WEST, DEPARTING THE NORTHWESTERLY R.O.W. LINE OF MASTERS ROAD WITH THE NORTHEAST LINE OF SAID CALLED 1.18 ACRE TRACT, A DISTANCE OF 322.00 FEET TO A 5/8 INCH IRON ROD SET ALONG THE SOUTHEAST LINE OF A CALLED 1.271 ACRE TRACT OUT OF SAID MANVEL OUTLOT NO. 92, DR. A. A. LUTHER SUBDIVISION CONVEYED TO JAMES L. WOLFSCHIED AS DESCRIBED IN A DEED RECORDED UNDER FILE NO. 19992035426, B.C.D.R., FOR THE NORTH CORNER OF SAID CALLED 1.18 ACRE TRACT, SAME BEING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 19 DEGREES 42 MINUTES 49 SECONDS EAST, ALONG THE SOUTHEAST LINE OF AFORESAID LOT 1, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 0.8616 ACRES OR 37,530 SQ. FT. OF LAND.

BENCHMARK: PUBLISHED ELEVATION 56.51'

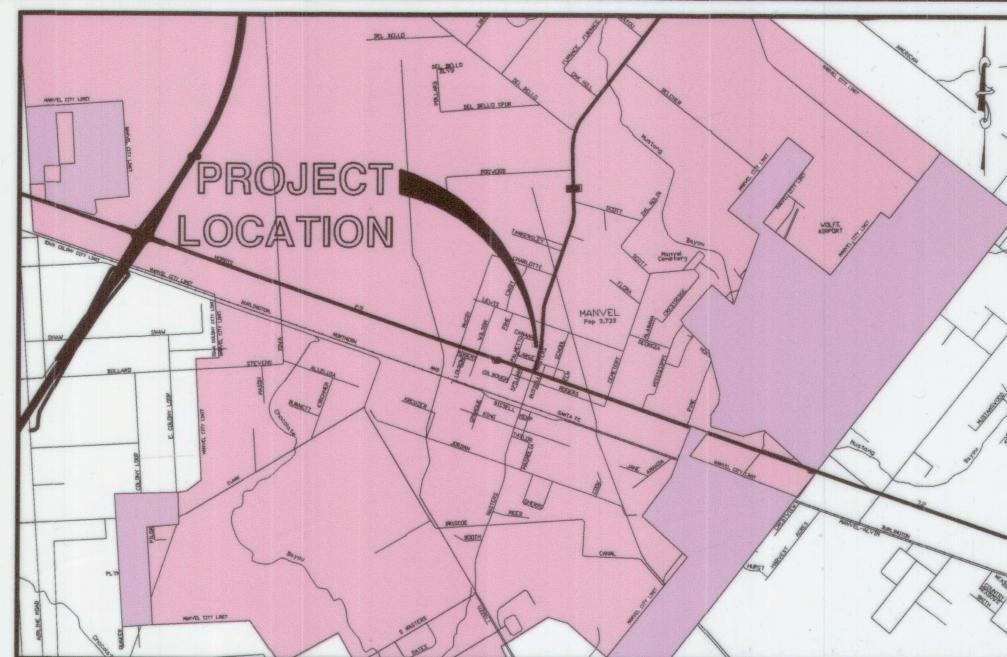
BRAZORIA DRAINAGE DISTRICT NUMBER 4 BENCHMARK NO. CB-2 IS A BRASS CAP STAMPED "CB-2" SET IN THE NORTH SIDE OF COUNTRY ROAD 817 BRIDGE OVER WEST FORK CHOCOLATE BAYOU AT STREAM CENTERLINE, IN KEY MAP 652X, NEAR UNIT CB100-00-00 ELEV. 56.51' FEET NAVD 1988, 2001 ADJUSTMENT

TEMPORARY BENCHMARK "A" ELEVATION=50.99'

TEM "A" IS A CUT BOX ON TOP OF 24" RCP ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MASTERS STREET LOCATED 43.0 FEET IN A SOUTHEASTERLY DIRECTION FROM THE NORTHEAST CORNER OF SUBJECT TRACT, ELEV. 50.99'.

GENERAL NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF BRAZORIA COUNTY AND THE CITY OF MANVEL. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENT REQUIREMENTS OF THE CITY OF MANVEL, TEXAS AND IS SUBJECT TO THE ORDINANCES OF SAID CITY.
- THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY; THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY INTEGRITY TITLE COMPANY, L.L.C. JOB NO. 2240891A, EFFECTIVE DATE OCTOBER 02, 2023. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, 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 COMBINED SCALE 0.99996780086.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48039C 0130K, WITH AN EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY IS LOCATED IN ZONE "AO". AREAS DETERMINED TO BE WITHOUT BASE FLOOD ELEVATION (BFE) AND FLOOD DEPTHS OF 2 FEET. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA MAPS ARE UPDATED. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS AND FLOODPLAIN MANAGEMENT STANDARDS APPLY.
- PROPERTY IN THIS PLAT LIES WHOLLY WITHIN BRAZORIA COUNTY, CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT AND THE BRAZORIA CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THERE ARE NO RECORDED BRAZORIA CONSERVATION AND RECLAMATION DISTRICT NO. 3 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA 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, IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THE MINOR PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
- THERE ARE NO VISIBLE, APPARENT SIGN OF PIPELINES OR PIPELINE EASEMENTS WITHIN THE AREA BEING PLATTED.
- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE BRAZORIA DRAINAGE DISTRICT NO. 3 WILL PROVIDE MAINTENANCE OR REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE BRAZORIA CONSERVATION AND RECLAMATION DISTRICT NO. 3 IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES. THE CITY OF MANVEL WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF DETENTION FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT OR FEE STRIPS.
- 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 LOT LINES ARE 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.
- THE DEDICATION OF ALL STREETS, EASEMENTS, ALLEYS, PARKS, PLAYGROUNDS, PUBLIC PLACES, AND OTHER RIGHTS-OF-WAY WITHIN OR OUTSIDE THE SUBDIVISION NECESSARY TO SATISFY THE REQUIREMENTS OF THIS ORDINANCE TO THE PUBLIC USE FOREVER SHALL BE EXECUTED BY ALL PERSONS OWNING AN INTEREST IN THE PROPERTY SUBDIVIDED, RESUBDIVIDED, OR PLATTED AND SHALL BE ACKNOWLEDGED IN THE MANNER PRESCRIBED BY THE LAWS OF THE STATE OF TEXAS FOR CONVEYANCE OF REAL PROPERTY. LIEN HOLDERS MUST EXECUTE A SUBORDINATION AGREEMENT SUBORDINATING THEIR LIEN TO ALL PUBLIC STREETS, ALLEYS, PARKS, SCHOOL SITES, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT OF SUCH SUBDIVISION OR RESUBDIVISION AS BEING SET ASIDE FOR PUBLIC USE AND PURPOSE.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.



VICINITY MAP SCALE: 1"=1/2 MILE

SCALE: 1"= 40'-0"

LEGEND:
AC. - ACRES
B.S.L. - BUILDING SETBACK LINE
ESMT. - EASEMENT
FC - FIRM CODE
B.C.C.F. - BRAZORIA COUNTY CLERKS FILE
B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
B.C.M.R. - BRAZORIA COUNTY MAP RECORDS
C.C.F.N. - COUNTY CLERK'S FILE NUMBER
HL&P - HOUSTON LIGHTING & POWER
I.R. - IRON ROD
P.G. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
MANVEL - CITY OF MANVEL/LIMITS
ETJ - CITY OF MANVEL/ETJ

MASTERS ROAD
(A.K.A. F.M. HIGHWAY NO. 1128)
BOOK 293, PG. 252, B.C.D.R.

ALVIN INDEPENDENT SCHOOL DISTRICT
BLOCK 1
RESTRICTED TO SCHOOL RELATED USES
E.C. MASON ELEVATORY
PLAT NO. 2021063616, B.C.P.R.

MINOR PLAT OF
TRAN AND NGUYEN DEVELOPMENT

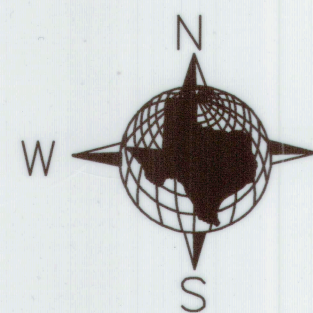
A SUBDIVISION OF 0.8616 ACRES OR 37,530 SQUARE FEET OF LAND
SITUATED IN THE H.T. & B. R.R. COMPANY SURVEY
ABSTRACT NO. 283,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS;
1 LOT 1 BLOCK

SCALE: 1"= 40' DATE: OCTOBER 12, 2023

OWNER:
TRI THIEN TRAN AND
HUYNH THAI NGOC NGUYEN
2731 LAKE VILLA DRIVE,
MISSOURI CITY, TEXAS 77459
TEL. NO. 713-609-7687

PREPARED BY
MD LAND DEVELOPMENT SERVICES
3643 JOHN HANCOCK LN.
MISSOURI CITY, TEXAS 77459
TEL. NO. 832-660-1042

GGC SURVEY, PLLC
Professional Land Surveying
FIRM NO. 10146000
8114 Golden Harbor,
Missouri City, Texas 77459
Tel. No. (832)729-7256
Email: ggcsurvey@gmail.com



GENERAL NOTES:

1. ACCOMPANYING METES AND BOUNDS DESCRIPTION IS HEREWITH ATTACHED.
2. COORDINATES, BEARINGS AND DISTANCES ARE IN U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 (NAD83), AS DETERMINED BY GPS OBSERVATIONS WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.00013 (BRAZORIA COUNTY).
3. PARENTHESIS INDICATE CALLED BEARING AND/OR DISTANCE.
4. NO TITLE RESEARCH HAS BEEN PERFORMED BY ARDURRA GROUP, INC.
5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES PARTIALLY WITHIN UNSHADED FLOOD ZONE "X" AND PARTIALLY IN FLOOD ZONE AO (DEPTH 2), ACCORDING TO THE FLOOD INSURANCE RATE MAP OF BRAZORIA COUNTY, TEXAS, PANEL NO. 48039C0130K, EFFECTIVE DATE OF DECEMBER 30, 2020.
6. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED ABOVE THE BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE FLOOD PLAN ADMINISTRATOR FOR SPECIFIC INFORMATION. ALL SLAB ELEVATIONS OUTSIDE THE FLOOD PLAIN SHALL BE A MINIMUM OF 2' ABOVE NATURAL GROUND.
7. ADDITIONAL DEVELOPMENT MAY REQUIRE A DRAINAGE STUDY.
8. ALL EASEMENTS ARE IN THEIR APPROXIMATE LOCATION BASED ON DEED/PLAT INFORMATION.
9. BOUNDARY CLOSURE CALCULATIONS HAVE BEEN PERFORMED AND MEET OR EXCEED THE MINIMUM REQUIREMENT OF 1:15,000.
10. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, EACH PARTY HEREBY WAIVES ANY AND ALL CLAIMS FOR SPECIAL, INDIRECT, CONSEQUENTIAL OR PUNITIVE DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADDES OR ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE STREET.
11. PROPERTY IN THIS PLAT LIES WHOLLY WITHIN BRAZORIA COUNTY, CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT AND THE BRAZORIA CONSERVATION AND RECLAMATION DISTRICT NO. 3.
12. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT. IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN.
13. THE MINOR PLAT WILL EXPIRE 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.
14. THIS PROPERTY IS SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE CITY OF MANVEL AND CITY PERMITS WILL BE REQUIRED ON ALL PROPERTY.
15. 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.
16. FIELD SURVEYS PERFORMED DURING THE MONTHS OF APRIL AND MAY, 2026.

BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT #3 NOTES:

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

MONUMENTATION:

- 5/8-INCH IRON ROD FOUND, UNLESS NOTED OTHERWISE.
- 5/8-INCH IRON ROD SET WITH CAP STAMPED 6040, UNLESS NOTED OTHERWISE.

REFERENCES:

B.C.C.R. BRAZORIA COUNTY CLERK'S RECORDS
B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
D.R.B.C.T. DEED RECORDS BRAZORIA COUNTY, TEXAS
O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS

LEGEND:

PROPERTY: R.O.W. LINES
EASEMENT LINES
CENTERLINE
FENCE LINE
OVERHEAD POWER LINE
ENTERPRISE CRUDE PIPELINE
AIR RELEASE VALVE
FIRE HYDRANT
GUARD POST/BOLLARD
GUY WIRE
POWER POLE
SANITARY SEWER MANHOLE
WATER METER
WATER VALVE

1/2" INCH FROM PIPE FOUND
1" INCH IRON PIPE FOUND
1/2" INCH FROM PIPE FOUND
1" INCH IRON PIPE FOUND

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DOC. NO. 95-036094
O.P.R.B.C.T.
(TRACT 1)
(CALLED 0.0367 AC.)

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O.P.R.B.C.T.
(TRACT 1)
(CALLED 0.0367 AC.)

BEING A 8.4661 ACRE (368,784 SQUARE FEET) TRACT OF LAND SITUATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT NUMBER 483, BRAZORIA COUNTY, TEXAS, BEING PART OF OUTLOT 186 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 72 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), BEING ALL OF THAT CERTAIN CALLED 303,001 SQUARE FOOT (6.97 ACRES) TRACT OF LAND DESCRIBED IN A FINAL JUDGMENT BETWEEN CITY OF MANVEL, TEXAS (PLAINTIFF) AND BOUNDLESS ENTERPRISES, INC. (DEFENDANT) AS RECORDED IN CASE NO. C153600 OF THE BRAZORIA COUNTY CLERK RECORDS (B.C.C.R.), BEING ALL OF THAT CERTAIN CALLED 1.000 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED CONVEYED FROM BOUNDLESS ENTERPRISES, INC. TO CITY OF MANVEL AS RECORDED IN DOCUMENT NUMBER 2008005412 B.C.C.C.R. AND BEING ALL OF THAT CERTAIN CALLED 0.0367 ACRE (1,600 SQUARE FEET) TRACT OF LAND DESCRIBED AS TRACT 1 IN A GENERAL WARRANTY DEED CONVEYED FROM JOHN E. FURNACE AND WIFE, HELEN R. FURNACE TO CITY OF MANVEL AS RECORDED IN DOCUMENT NUMBER 95-036094 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), SAID 7.9942 ACRE (348,228 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (SURFACE COORDINATES OF NORTH 13,740,322.61 AND EAST 3,123,843.01) AT A FOUND 5/8 INCH IRON ROD WITH "FMS" CAP FOR THE NORTHEAST CORNER OF SAID 303,001 SQUARE FOOT CITY OF MANVEL TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN CALLED 10.43 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT IN A CORRECTION SPECIAL WARRANTY DEED CONVEYED FROM R.G.T., INC. TO LEAMAN FAMILY LIMITED PARTNERSHIP AS RECORDED IN DOCUMENT NUMBER 02-052587 O.P.R.B.C.T., BEING IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF A 40 FOOT WIDE RIGHT OF WAY ROAD (UNIMPROVED) DESCRIBED IN VOLUME 1, PAGE 72 B.C.P.R. AND AN ADDITIONAL 25 FOOT RIGHT OF WAY DEDICATION DESCRIBED IN THE FINAL PLAT OF ALVIN I.S.D. HIGH SCHOOL NO. 2 AS RECORDED IN VOLUME 24, PAGE 194 B.C.P.R.;

THENCE, ALONG THE EAST LINE OF SAID 303,001 SQUARE FOOT CITY OF MANVEL TRACT AND THE WEST LINE OF SAID 10.43 ACRE LEAMAN FAMILY LIMITED PARTNERSHIP TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

1.

SOUTH 33 DEGREES 44 MINUTES 33 SECONDS WEST, A DISTANCE OF 324.40 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW "RPLS 6040" CAP FOR CORNER;
2.

NORTH 70 DEGREES 40 MINUTES 56 SECONDS WEST, A DISTANCE OF 21.26 FEET TO A 5/8 INCH IRON ROD WITH YELLOW "RPLS 6040" CAP FOR CORNER;

3.

SOUTH 20 DEGREES 02 MINUTES 58 SECONDS WEST, A DISTANCE OF 335.72 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW "RPLS 6040" CAP FOR CORNER;
4.

SOUTH 39 DEGREES 08 MINUTES 15 SECONDS EAST, A DISTANCE OF 75.46 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW "RPLS 6040" CAP FOR CORNER;
5.

SOUTH 70 DEGREES 34 MINUTES 52 SECONDS EAST, A DISTANCE OF 94.96 FEET TO A POINT IN THE WEST LINE OF THAT CERTAIN CALLED 0.0207 ACRE TRACT OF LAND DESCRIBED AS TRACT 4 IN A GENERAL WARRANTY DEED CONVEYED FROM JOHN E. FURNACE AND WIFE, HELEN R. FURNACE TO THE CITY OF MANVEL AS RECORDED IN DOCUMENT NUMBER 95-036094 O.P.R.B.C.T., BEING A SOUTHWEST EXTERIOR CORNER OF SAID 10.43 ACRE LEAMAN FAMILY LIMITED PARTNERSHIP TRACT, FROM WHICH A FOUND BENT 1/2 INCH IRON ROD BEARS SOUTH 70 DEGREES 47 MINUTES 42 SECONDS WEST, A DISTANCE OF 0.82 FEET;
6.

THENCE, SOUTH 19 DEGREES 31 MINUTES 19 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID 303,001 SQUARE FOOT CITY OF MANVEL TRACT AND ALONG THE WEST LINE OF SAID 0.0207 ACRE THE CITY OF MANVEL TRACT, A DISTANCE OF 23.68 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP FOR THE SOUTHWEST CORNER OF SAID 0.0207 ACRE THE CITY OF MANVEL TRACT;
7.

THENCE, SOUTH 70 DEGREES 28 MINUTES 41 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF SAID 303,001 SQUARE FOOT CITY OF MANVEL TRACT AND ALONG THE SOUTH LINE OF SAID 0.0207 ACRE THE CITY OF MANVEL TRACT, A DISTANCE OF 10.20 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID 303,001 SQUARE FOOT CITY OF MANVEL TRACT AND THE MOST WESTERLY NORTHWEST CORNER OF THAT CERTAIN CALLED 2.02 ACRES OF LAND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED FROM LEAMAN FAMILY LIMITED PARTNERSHIP TO CITY OF MANVEL AS RECORDED IN DOCUMENT NUMBER 99-040295 O.P.R.B.C.T.;
8.

THENCE, SOUTH 19 DEGREES 36 MINUTES 04 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID 303,001 SQUARE FOOT CITY OF MANVEL TRACT AND ALONG THE WEST LINE OF SAID 2.02 ACRE CITY OF MANVEL TRACT, A DISTANCE OF 27.26 FEET TO A FOUND 1 INCH IRON PIPE FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID 303,001 SQUARE FOOT CITY OF MANVEL TRACT, THE MOST WESTERLY SOUTHWEST CORNER OF SAID 2.02 ACRE CITY OF MANVEL TRACT, THE NORTHWEST CORNER OF THE MINOR PLAT OF BC

MANVEL TOWER AND SERVICE CENTER NO. 2 AS RECORDED IN DOCUMENT NUMBER 2024014693 (O.P.R.B.C.T.), THE NORTHEAST CORNER OF THAT CERTAIN CALLED 0.9052 ACRE TRACT OF LAND DESCRIBED IN A RIGHT OF WAY EASEMENT DEED CONVEYED FROM JOHN E. FURNACE AND HELEN RUTH FURNACE TO BRAZORIA COUNTY AS RECORDED IN VOLUME 506, PAGE 423 (D.R.B.C.T.), AND BEING THE NORTHEAST END CORNER OF CORPORATE DRIVE, A 70 FOOT WIDE RIGHT OF WAY;

9.

THENCE, NORTH 70 DEGREES 26 MINUTES 55 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID 303,001 SQUARE FOOT CITY OF MANVEL TRACT, ALONG THE NORTH LINE OF SAID 0.9052 ACRE BRAZORIA COUNTY TRACT, AND ALONG THE EXISTING NORTH RIGHT OF WAY LINE OF SAID CORPORATE DRIVE, A DISTANCE OF 70.00 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP FOR THE NORTHWEST END CORNER OF SAID CORPORATE DRIVE AND A SOUTHEAST INTERIOR CORNER OF SAID 303,001 SQUARE FOOT CITY OF MANVEL TRACT;
10.

THENCE, SOUTH 19 DEGREES 42 MINUTES 22 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID 303,001 SQUARE FOOT CITY OF MANVEL TRACT AND ALONG THE EXISTING WEST RIGHT OF WAY LINE OF SAID CORPORATE DRIVE, A DISTANCE OF 23.65 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW "RPLS 6040" CAP FOR A SOUTHEAST EXTERIOR CORNER OF SAID 303,001 SQUARE FOOT CITY OF MANVEL TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 3.023 ACRE TRACT OF LAND DESCRIBED AS LOT 1, BLOCK 1 OF MINOR PLAT OF RSC SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2008018780 O.P.R.B.C.T.;
11.

THENCE, NORTH 70 DEGREES 26 MINUTES 55 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID 303,001 SQUARE FOOT CITY OF MANVEL TRACT AND ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 188.49 FEET TO A FOUND 5/8 INCH IRON ROD WITH "DART LAND SERVICES" CAP FOR THE MOST SOUTHERLY SOUTHEAST INTERIOR CORNER OF SAID 303,001 SQUARE FOOT CITY OF MANVEL TRACT AND THE NORTHWEST CORNER OF SAID LOT 1;
12.

THENCE, SOUTH 33 DEGREES 44 MINUTES 20 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID 303,001 SQUARE FOOT CITY OF MANVEL TRACT AND ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 38.70 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW

"RPLS 6040" CAP FOR THE SOUTHEAST CORNER OF SAID 303,001 SQUARE FOOT CITY OF MANVEL TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 1.000 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED CONVEYED FROM BOUNDLESS ENTERPRISES, INC. TO CITY OF MANVEL RECORDED IN DOCUMENT NUMBER 2008005412 O.P.R.B.C.T.;

THENCE, CONTINUING ALONG THE EAST LINE OF SAID 303,001 SQUARE FOOT CITY OF MANVEL TRACT AND THE WEST LINE OF SAID LOT 1, AND ALONG THE EAST LINE OF SAID 1.000 ACRE CITY OF MANVEL TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

13.

SOUTH 33 DEGREES 39 MINUTES 39 SECONDS WEST, A DISTANCE OF 186.85 FEET TO A FOUND 5/8 INCH IRON ROD WITH "DART LAND SERVICES" CAP FOR CORNER AT AN ANGLE POINT;
14.

SOUTH 46 DEGREES 33 MINUTES 26 SECONDS WEST, A DISTANCE OF 33.89 FEET TO FOUND 5/8 INCH IRON ROD WITH "DART LAND SERVICES" CAP FOR THE SOUTHEAST CORNER OF SAID 1.000 ACRE CITY OF MANVEL TRACT, A WEST EXTERIOR CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 1.474 ACRE TRACT OF LAND DESCRIBED IN AN ASSIGNMENT OF RENT AS ASSIGNED BY CADENCE BANK TO MANVEL LODGING GROUP LLC (BORROWER) AS RECORDED IN INSTRUMENT NUMBER 2025044911 O.P.R.B.C.T.;
15.

THENCE, NORTH 71 DEGREES 54 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1.000 ACRE CITY OF MANVEL TRACT AND THE NORTH LINE OF SAID 1.474 ACRE MANVEL LODGING GROUP LLC TRACT, PASS AT A DISTANCE OF 32.42 FEET A FOUND 1 INCH IRON PIPE FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 0.0367 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A GENERAL WARRANTY DEED CONVEYED FROM JOHN E. FURNACE AND WIFE, HELEN R. FURNACE TO THE CITY OF MANVEL RECORDED IN DOCUMENT NUMBER 95-036094 O.P.R.B.C.T., PASS AT A DISTANCE OF 72.42 FEET A FOUND 1/2 INCH IRON PIPE FOR THE SOUTHWEST CORNER OF SAID 0.0367 ACRE THE CITY OF MANVEL TRACT, PASS AT A DISTANCE OF 171.40 FEET THE NORTHWEST CORNER OF SAID 1.474 ACRE MANVEL LODGING GROUP LLC TRACT AND AN ANGLE POINT IN THE EXISTING EAST RIGHT OF WAY LINE OF BLUEWATER STREET, A VARIABLE WIDTH RIGHT OF WAY, IN ALL A TOTAL DISTANCE OF 181.40 FEET TO THE SOUTHWEST CORNER OF SAID 1.000 ACRE CITY OF MANVEL TRACT AND AN ANGLE POINT IN THE EXISTING EAST RIGHT OF WAY LINE OF SAID BLUEWATER STREET, FROM WHICH A FOUND 1/2 IRON ROD BEARS SOUTH 26 DEGREES 26 MINUTES 10 SECONDS WEST, A DISTANCE OF 1.08 FEET;

16.

THENCE, NORTH 19 DEGREES 31 MINUTES 25 SECONDS EAST, ALONG THE EXISTING EAST RIGHT OF WAY LINE OF SAID BLUEWATER STREET AND THE WEST LINE OF SAID 1.000 ACRE CITY OF MANVEL TRACT, A DISTANCE OF 58.87 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW "RPLS 6040" CAP IN THE EXISTING NORTH RIGHT OF WAY LINE OF BLUEWATER TERRACE DRIVE, A 60 FOOT WIDE RIGHT OF WAY, FOR THE SOUTHEAST CORNER OF A 20 FOOT WIDE ROAD (UNIMPROVED) ABANDONED BY CITY OF MANVEL ORDINANCE NUMBER 2017-0-15;
17.

THENCE, NORTH 70 DEGREES 28 MINUTES 33 SECONDS WEST, ALONG THE EXISTING NORTH RIGHT OF WAY LINE OF SAID BLUEWATER TERRACE DRIVE AND THE SOUTH LINE OF SAID ABANDONED 20 FOOT WIDE ROAD, A DISTANCE OF 20.21 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW "RPLS 6040" CAP FOR THE SOUTHWEST CORNER OF LOT 17, BLOCK 4 OF THE FINAL PLAT OF BLUEWATER LAKES SECTION 3 AS RECORDED IN DOCUMENT NUMBER 2018022686 (O.P.R.B.C.T.), BEING IN THE WEST LINE OF SAID ABANDONED 20 FOOT WIDE ROAD AND THE EAST LINE OF SAID BLUEWATER LAKES SECTION 3;
18.

THENCE, NORTH 19 DEGREES 31 MINUTES 27 SECONDS EAST, ALONG THE WEST LINE OF SAID ABANDONED 20 FOOT WIDE ROAD AND THE EAST LINE OF SAID BLUEWATER LAKES SECTION 3, A DISTANCE OF 958.35 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW "RPLS 6040" CAP, BEING IN THE EXISTING SOUTH RIGHT OF WAY LINE OF THE AFOREMENTIONED 40 FOOT WIDE UNIMPROVED ROAD;
19.

THENCE, SOUTH 70 DEGREES 28 MINUTES 41 SECONDS EAST, PASS AT A DISTANCE OF 20.00 FEET THE NORTHWEST CORNER OF SAID 303,001 SQUARE FOOT CITY OF MANVEL TRACT AND THE EAST LINE OF SAID ABANDONED 20 FOOT WIDE ROAD, CONTINUING ALONG THE NORTH LINE OF SAID 303,001 SQUARE FOOT CITY OF MANVEL TRACT AND THE EXISTING SOUTH RIGHT OF WAY LINE OF SAID 40 FOOT WIDE UNIMPROVED ROAD, A DISTANCE OF 465.10 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 8.4387 ACRES (367,588 SQUARE FEET) OF LAND, MORE OR LESS.

WATER RECLAMATION FACILITY
MINOR PLAT
LOT 1, BLOCK 1

AUGUST 6, 2026

SHOWING THE BOUNDARY OF A 8.4661-ACRE TRACT OF LAND (368,784 SQUARE FEET), SITUATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT NUMBER 483, BRAZORIA COUNTY, TEXAS, BEING PART OF OUTLOT 186 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 72 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), BEING ALL OF THAT CERTAIN CALLED 303,001 SQUARE FOOT (6.97 ACRES) TRACT OF LAND DESCRIBED IN A FINAL JUDGMENT BETWEEN CITY OF MANVEL, TEXAS (PLAINTIFF) AND BOUNDLESS ENTERPRISES, INC. (DEFENDANT) AS RECORDED IN CASE NO. C153600 OF THE BRAZORIA COUNTY CLERK RECORDS (B.C.C.C.R.), BEING ALL OF THAT CERTAIN CALLED 1.000 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED CONVEYED FROM BOUNDLESS ENTERPRISES, INC. TO CITY OF MANVEL AS RECORDED IN DOCUMENT NUMBER 2008005412 B.C.C.C.R. AND BEING ALL OF THAT CERTAIN CALLED 0.0367 ACRE (1,600 SQUARE FEET) TRACT OF LAND DESCRIBED AS TRACT 1 IN A GENERAL WARRANTY DEED CONVEYED FROM JOHN E. FURNACE AND WIRE, HELEN R. FURNACE TO CITY OF MANVEL AS RECORDED IN DOCUMENT NUMBER 95-036094 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.)

OWNER:
CITY OF MANVEL
20031 MORRIS AVE.
MANVEL, TEXAS 77578
(281) 489-0630



ARDURRA
COLLABORATE. INNOVATE. CREATE.

801 Navigation Suite 300
Corpus Christi, Texas 78408
Phone: (361) 883-1984
www.ardurra.com

Engineering License #E-10053

Ardurra Group, Inc.
Surveying Firm 10194688
Architectural Firm 1864160

ARDURRA JOB NO: R2026-00-0095800

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City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 7/30/2026

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: Joe Guerrero

Daytime Phone: 979-388-8098 Fax Number: _____

E-mail Address: jose.guerrero@cityofmanvel.com

Description of Request and Physical Address:

Consideration and possible action to approve Water Reclamation Facility Minor Plat, being a subdivision of 7.9942 acres TRACT OF LAND (348,228 SQUARE FEET).

SITUATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT NUMBER 483, BRAZORIA COUNTY, TEXAS, BEING PART OF OUTLOT 186 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL, ACCORDING TO THE PLAT THEREOF RECORDED IN

VOLUME 1, PAGE 72 OF THE (B.C.P.R.), BEING ALL OF THAT CERTAIN CALLED 303,001 SQUARE FOOT (6.97 ACRES) TRACT OF LAND DESCRIBED IN A FINAL JUDGMENT BETWEEN CITY OF MANVEL, TEXAS (PLAINTIFF) AND

BOUNDLESS ENTERPRISES, INC. (DEFENDANT) AS RECORDED IN CASE NO. C153600 (B.C.C.C.R.), BEING ALL OF THAT CERTAIN CALLED 1.000 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED CONVEYED FROM

BOUNDLESS ENTERPRISES, INC. TO CITY OF MANVEL AS RECORDED IN DOCUMENT NUMBER 2008005412 B.C.C.C.R. AND BEING ALL OF THAT CERTAIN CALLED 0.0367 ACRE (1,600 SQUARE FEET) TRACT OF LAND DESCRIBED AS TRACT 1

IN A GENERAL CONVEYED WARRANTY DEED FROM JOHN E. FURNACE AND WIRE, HELEN R. FURNACE TO CITY OF MANVEL AS RECORDED IN DOCUMENT NUMBER 95-036094 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.)

Plats:

Preliminary _____

Final x

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

Sergio Canales

Digitally signed by Sergio Canales
DN: C=US, E=scanales@ardurra.com, O=Ardurra Group,
CN=Sergio Canales
Date: 2026.07.30 14:29:04-05'00'

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:	Water Reclamation Facility - Minor Plat
Applicant:	Sergio Canales – Ardurra Group
PD&Z Meeting Date:	August 10, 2026
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

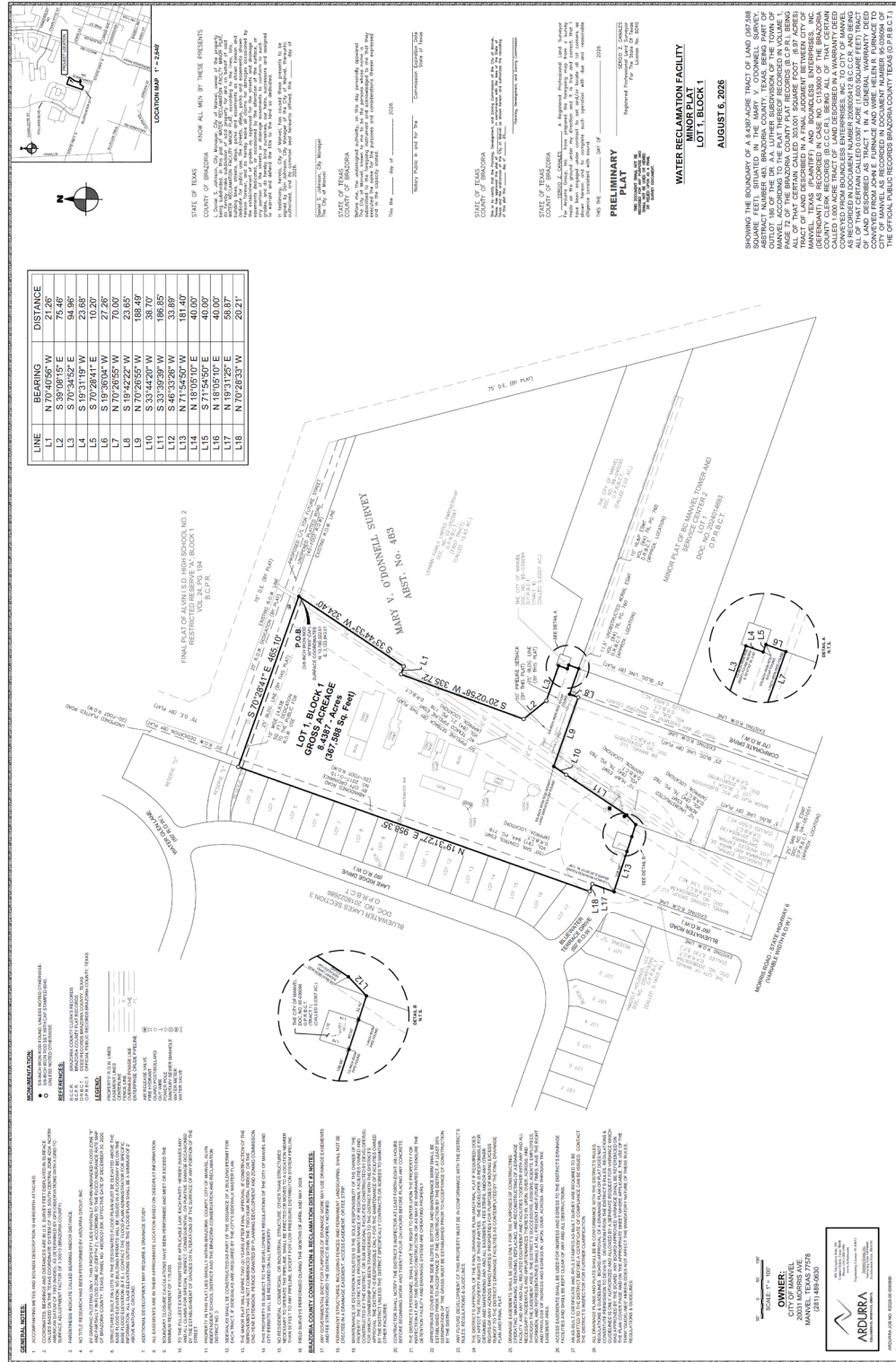
- The subject site is located at 7240 Corporate Drive.
- The subject site is zoned Light Commercial District / State Highway 6 Overlay (LC/SH6) and is located within the Brazoria County Conservation & Reclamation District No. 3.
- The proposed plat is for a new City of Manvel Water Reclamation Facility.
- The proposed plat subdivides an approximately 8.4-acre tract into one (1) block and one (1) lot.

STAFF RECOMMENDATION

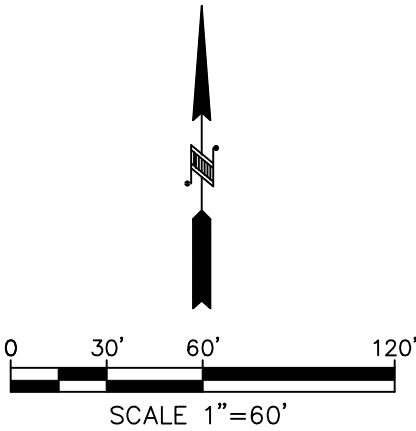
The City staff recommends approval of the Water Reclamation Facility - Minor Plat with the following conditions:

1. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(4)).
2. Please provide a title policy or a detailed acreage calculation that considers all applicable recorded documents, including court orders, eminent domain proceedings, right-of-way abandonments, and other relevant instruments, demonstrating that the total acreage shown on the proposed plat is accurate (Section 62-41 (b)(5) & (b)(21)).
3. Please provide the benchmark used for the project on the plat (section 62-41 (b)(12)).
4. Please revise the plat to provide a shaded area for the right-of-way (ROW) dedication and revise the property boundary accordingly. Also, add the recordation information for the 40-foot ROW along the subject site (Vol. 1, Pg. 71–72) (section 62-41 (b)(13)).
5. Provide Letter of No Objection from CenterPoint Energy and all other applicable utility companies addressing this item (Letter from AT&T was provided) (Section 62-41 (b)(20)).

Plat Exhibit



THOMAS SPRAGGINS SURVEY
ABSTRACT 366



TRACT 19

JOSE GUADALUPE LOPEZ
C.F. NO. 2022004250
O.R.B.C.

TRACT 1
12.182 ACRES
(530,644 SQ.FT.)
(VACANT)

TRACT 2

TRACT 7

BELCHER ROAD
(A.K.A. COUNTY ROAD 397)
(60' R.O.W.)

P.O.B.
ACCESS EASEMENT

TRACT 18

TRACT 8

LINE	BEARING	DISTANCE
11	S 51°19'08" E	40.00'
12	N 51°09'19" W	40.00'

PROJECT BENCHMARK: RM HGCSO 75, ELEV. 48.10 (NAVD 1988, 2001 ADJ.)
FLOODPLAIN REFERENCE MARK NUMBER 75 IS A STAINLESS STEEL ROD IN SLEEVE 0.3 KM (0.3 MI) EAST FROM MANUEL, 0.3 KM (0.3 MI) EAST ALONG THE TOWSON, TOPSKA AND SANTA FE RAILROAD FROM THE STATION (NOW A STORAGE HOUSE) IN MANUEL, 42.3 METERS (137.8 FT) SOUTH OF THE SOUTH RAIL, 17.2 METERS (56.4 FT) SOUTH OF THE CENTER OF FARM ROAD 180, 8.8 METERS (28.2 FT) SOUTH OF A FENCE CORNER POST, 0.8 METERS (2.6 FT) EAST OF THE CENTER OF DRIVEWAY TO HOUSE (NOTE: ACCESS TO DRAINAGE POINT IS THROUGH A 5-INCH DRAIN CHUTE). THE MARK IS 1.1 METERS W FROM WITNESS POST AND FENCE THE MARK IS ABOVE LEVEL WITH DRIVEWAY.

TEMPORARY BENCHMARK: ELEV. 51.50 (NAVD 1988, 2001 ADJ.)
MARK WAS IN CENTERLINE OF COUNTY ROAD 397 NEAR THE CENTER OF TRACT 18 OF THOMAS SPRAGGINS SURVEY, ABSTRACT 366.

NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83. POINTS (A) AND (B) WERE USED FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT FOR THE REQUEST OF THE BUYER.
3. THIS SURVEY IS CERTIFIED TO AM REVAMP PROPERTIES, LLC FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
7. SUBJECT PROPERTY IS LOCATED IN ZONE "X" & "M" BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 48039C 0100K, DATED 12-30-20 FOR BRAZORIA COUNTY, TEXAS. (ZONE "X" BFE 54.0' FIS PROFILE)

LEGEND

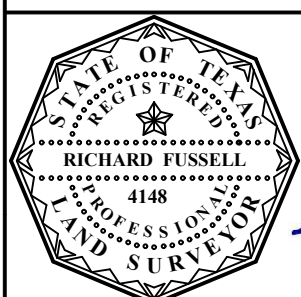
* SOME ELEMENTS MAY NOT BE USED ON SURVEY

	PF = FINISHED FLOOR
	BL = BACK OF CURB
	QU = BUTTERFLY VALVE
	RCP = REINFORCED CONCRETE PIPE
	PVC = POLYVINYL CHLORIDE PIPE
	CRP = CORRUGATED PLASTIC PIPE
	HDP = HIGH-DENSITY POLYETHYLENE PIPE
	TBM = TEMPORARY BENCHMARK
	STM MH = STORM SEWER MANHOLE
	S.S.E. = SANITARY SEWER EASEMENT
	B.L. = BUILDING LINE
	A.E. = AERIAL EASEMENT
	O.E. = ORIGINARY EASEMENT
	W.L.E. = WATER LINE EASEMENT
	S.E.E. = SANITARY SEWER EASEMENT
	W.S.E. = WATER SEWER EASEMENT
	P.A.E. = PERMANENT ACCESS EASEMENT
	P.U.E. = PUBLIC UTILITY EASEMENT
	X DENOTES SPOT ELEVATION
	OH = OVERHEAD UTILITY LINES
	--- = APPROXIMATE HIGH BANK
	CONCRETE
	WOOD
	COVERED AREA
	ASPHALT
	GRAVEL
	SURVEY 1"
	CHAIN LINK
	WIRE
	FENCE
	WOOD

TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 12.182 ACRES (530,644 SQUARE FEET), SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

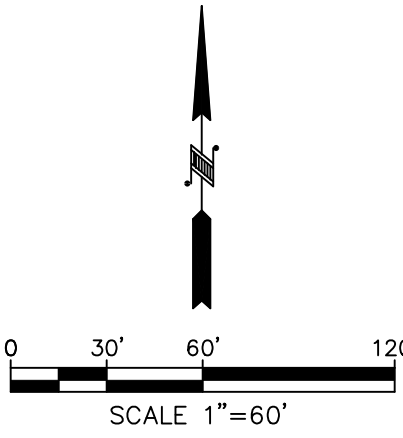


SURVEYOR'S CERTIFICATE
I, RICHARD H. HENSELL, being a duly licensed and sworn Surveyor of the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same was made by me or under my direct supervision and that I am a duly licensed and sworn Surveyor of the State of Texas.

CLIENT:	AM REVAMP PROPERTIES, LLC
ADDRESS:	BELCHER ROAD AKA COUNTY ROAD 397
	www.survey1inc.com
	survey1@survey1inc.com
FIELD CREW:	JP
TECH:	RK
DRAFTER:	RK
DATE:	JULY 28, 2026
JOBS:	7-167129-26_1

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2545 | Allen, TX 75012 | (281)383-1382

THOMAS SPRAGGINS SURVEY
ABSTRACT 366



P.O.C.
N. CORNER OF TRACT 18 & E.
CORNER OF TRACT 19 OF
THOMAS SPRAGGINS SURVEY,
ABSTRACT 366,
VOL. 22, PG. 364
D.R.B.C.

BELCHER ROAD
(A.K.A. COUNTY ROAD 397)
(60' R.O.W.)

S 38° 55' 40" W 735.91'

P.O.B.

TRACT 1

JOSE GUADALUPE LOPEZ
C.F. NO. 2022004250
O.R.B.C.

N 38° 55' 40" E 735.68'

S 51° 09' 19" E 667.49'

TRACT 2

12.182 ACRES
(530,644 SQ.FT.)
(VACANT)

P.O.B.
ACCESS EASEMENT

TRACT 8

TRACT 3

N 51° 09' 19" W 667.65'

N 38° 55' 42" E 730.48'

0.7400 ACRES
(32,419 SQ.FT.)

S 38° 50' 42" W 735.48'

TRACT 7

TRACT 6

LINE	BEARING	DISTANCE
11	S 51° 09' 19" E	40.00'
12	N 51° 09' 19" W	40.00'

PROJECT BENCHMARK: RM HCCSD 75. ELEV. 48.10 (NAVD 1988, 2001 ADJ.)
FLOODPLAIN REFERENCE MARK NUMBER 75 IS A STAINLESS STEEL ROD IN SLEEVE 0.3 KM (0.3 MI) EAST FROM MANUEL. 0.3 KM (0.3 MI) EAST ALONG THE TOWSON, TOPERA AND SANTA FE HIGHWAY FROM THE STATION (NOW A STORAGE HOUSE) IN MANUEL. 42.3 METERS (137.8 FT) SOUTH OF THE SOUTH WALL 17.2 METERS (56.4 FT) SOUTH OF THE CENTER OF MAIN ROAD 180.8 METERS (612.2 FT) SOUTH OF A FENCE CORNER POST, 0.8 METERS (2.6 FT) EAST OF THE CENTER OF DRIVEWAY TO HOUSE 5800. NOTE: ACCESS TO DATUM POINT IS THROUGH A 5-INCH LOGS CAP. THE MARK IS 1.1 METERS W FROM WITNESS POST AND FENCE THE MARK IS ABOVE LEVEL WITH DRIVEWAY.

TEMPORARY BENCHMARK: ELEV. 51.50 (NAVD 1988, 2001 ADJ.)
MARK WAS IN CENTERLINE OF COUNTY ROAD 397 NEAR THE CENTER OF TRACT 18 OF THOMAS SPRAGGINS SURVEY, ABSTRACT 366.

NOTES

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83. POINTS (A) AND (B) WERE USED FOR HORIZONTAL CONTROL.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER.
- THIS SURVEY IS CERTIFIED TO AN REVMAP PROPERTIES, LLC FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT PROPERTY IS LOCATED IN ZONE "X" BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 48039C 0103K, DATED 12-30-20 FOR BRAZORIA COUNTY, TEXAS.

LEGEND

* SOME ELEMENTS MAY NOT BE USED ON SURVEY

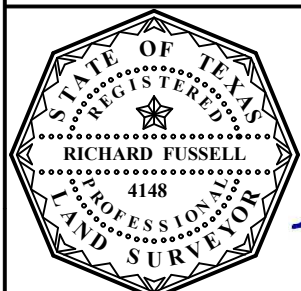
	PF = FINISHED FLOOR		OVERHEAD UTILITY LINES
	BU = BACK OF CURB		WOOD DECK
	QU = QUOTED		ASPHALT AREA
	RF = REINFORCED CONCRETE PIPE		GRAVEL
	RF = REINFORCED CONCRETE PIPE		SURVEY 1'
	RF = CORRUGATED PLASTIC PIPE		
	RF = CORRUGATED PLASTIC PIPE		
	RF = HIGH-DENSITY POLYETHYLENE PIPE		
	RF = HIGH-DENSITY POLYETHYLENE PIPE		
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	RF = HIGH-DENSITY POLYETHYLENE PIPE		
	RF = HIGH-DENSITY POLYETHYLENE PIPE		



TOPOGRAPHIC SURVEY



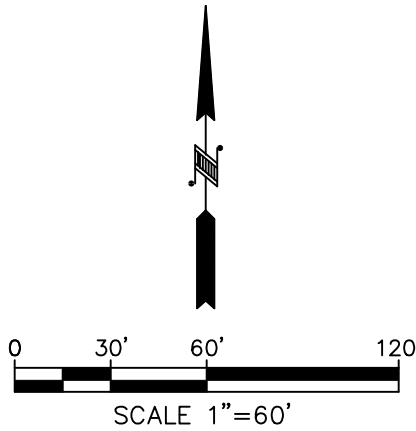
LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 12.182 ACRES (530,644 SQUARE FEET), SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYOR'S CERTIFICATE
I, RICHARD FENNEL, a duly licensed and sworn Surveyor of the State of Texas, do hereby certify that I have personally supervised and conducted the TOPOGRAPHIC SURVEY shown on this plat, and that the facts shown on this plat were obtained by me or under my direct supervision and control, and that I am a duly licensed and sworn Surveyor of the State of Texas.

CLIENT:	AM REVMAP PROPERTIES, LLC
ADDRESS:	BELCHER ROAD AKA COUNTY ROAD 397
	www.survey1inc.com
	survey1@survey1inc.com
FIELD CREW:	JP
TECH:	RK
DRAFTER:	RK
FINAL CHECK:	SB
DATE:	JULY 28, 2026
JOB#	7-167129-26_2

THOMAS SPRAGGINS SURVEY
ABSTRACT 366



P.O.C.
N CORNER OF TRACT 18 & E
CORNER OF TRACT 19 OF
THOMAS SPRAGGINS SURVEY,
ABSTRACT 366
VOL. 22, PG. 364
D.R.B.C.

BELCHER ROAD
(A.K.A. COUNTY ROAD 397)
(60' R.O.W.)

S 38°16'34" W 1391.38'

P.O.B.

TRACT 2

JOSE GUADALUPE LOPEZ
C.F. NO. 2022004250
O.R.B.C.

N 38°53'40" E 794.11'

S 51°09'19" E 667.65'

TRACT 3

12.182 ACRES
(530,644 SQ.FT.)
(VACANT)

ERIC A. KLEINHENZ
& JULIE KLEINHENZ
C.F. NO. 1998050085
O.R.B.C.

N 51°09'19" W 668.79'

TRACT 4

TRACT 7

P.O.B.
ACCESS EASEMENT

TRACT 6

LINE	BEARING	DISTANCE
L1	S 51°09'19" E	430.00'
L2	N 51°09'19" W	400.00'

PROJECT BENCHMARK: RM HCCSD 75, ELEV. 48.10 (NAVD 1988, 2001 ADJ.)
FLOODPLAIN REFERENCE MARK NUMBER HCCSD 75 IS A STAINLESS STEEL ROD IN SLEEVE 0.3 KM (0.3 MI) EAST FROM MANUEL, 0.3 KM (0.3 MI) EAST ALONG THE TOWSON, TOPSKA AND SAKA FE ROAD FROM THE STATION (NOW A STORAGE HOUSE) IN MANUEL, 42.3 METERS (137.8 FT) SOUTH OF THE SOUTH WALL, 17.2 METERS (56.4 FT) SOUTH OF THE CENTER OF MAIN ROAD 180, 8.9 METERS (29.2 FT) SOUTH OF A FENCE CORNER POST, 6.8 METERS (18.0 FT) EAST OF THE CENTER OF DRIVEWAY TO HOUSE 8800. NOTE: ACCESS TO DATUM POINT IS THROUGH A 5-INCH LOGS CHOP. THE MARK IS 1.1 METERS W FROM WITNESS POST AND FENCE THE MARK IS ABOVE LEVEL WITH DRIVEWAY.

TEMPORARY BENCHMARK, ELEV. 51.50 (NAVD 1988, 2001 ADJ.)
MAO WALL IN CENTERLINE OF COUNTY ROAD 397 NEAR THE CENTER OF TRACT 18 OF THOMAS SPRAGGINS SURVEY, ABSTRACT 366.

NOTES

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83. POINTS (A) AND (B) WERE USED FOR HORIZONTAL CONTROL.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER.
- THIS SURVEY IS CERTIFIED TO AN REVMAP PROPERTIES, LLC FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT PROPERTY IS LOCATED IN ZONE "X" BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 48039C 0103K, DATED 12-30-20 FOR BRAZORIA COUNTY, TEXAS.

LEGEND

* SOME ELEMENTS MAY NOT BE USED ON SURVEY

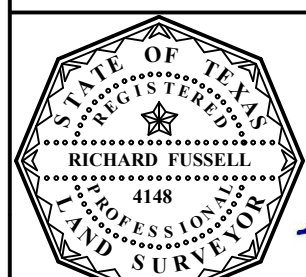
	PF = FINISHED FLOOR		OVERHEAD UTILITY LINES
	BU = BACK OF CURB		WOOD DECK
	QU = QUOTED		ASPHALT
	RCP = REINFORCED CONCRETE PIPE		GRAVEL
	PCP = POLYETHYLENE CHLORIDE PIPE		WOOD FRAME MARKED SURVEY 1'
	CRP = CORRUGATED PLASTIC PIPE		
	HSP = HIGH-DENSITY POLYETHYLENE PIPE		
	TM = TEMPORARY BENCHMARK		
	STM MH = STORM SEWER MANHOLE		
	S.L. = BUILDING LINE		
	A.E. = AERIAL EASEMENT		
	D.E. = DRAINAGE EASEMENT		
	W.E. = WATER LINE EASEMENT		
	S.E. = SANITARY SEWER EASEMENT		
	STW.S.E. = STORM SEWER EASEMENT		
	P.A.E. = PERMANENT ACCESS EASEMENT		
	P.U.E. = PUBLIC UTILITY EASEMENT		
	X-DOTES = SPOT ELEVATION		



TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 12.182 ACRES (530,644 SQUARE FEET), SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

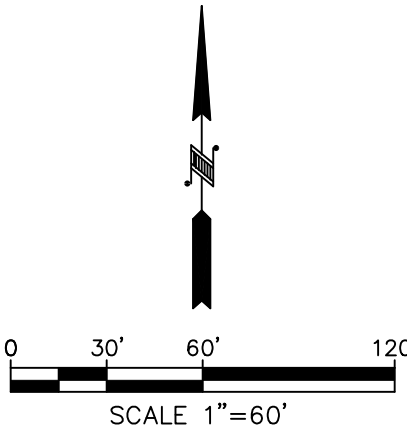


SURVEYOR'S CERTIFICATE
I, RICHARD HENSELL, a duly licensed and sworn surveyor of the State of Texas, do hereby certify that I have personally supervised the making of this survey and that the facts shown on this plat are true and correct to the best of my knowledge and belief, and that there are no encroachments or intrusions except as shown on this plat.

CLIENT:	AM REVMAP PROPERTIES, LLC
ADDRESS:	BELCHER ROAD AKA COUNTY ROAD 397
	www.survey1inc.com
	survey1@survey1inc.com
FIELD CREW:	JP
TECH:	RK
DRAFTER:	RK
FINAL CHECK:	SB
DATE:	JULY 28, 2026
JOB#	7-167129-26_3

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2545 | Alvin, TX 77612 | (281)383-1382

THOMAS SPRAGGINS SURVEY
ABSTRACT 366



BELCHER ROAD
(A.K.A. COUNTY ROAD 397)
(60' R.O.W.)

P.O.C.
N CORNER OF TRACT 18 & E
CORNER OF TRACT 19 OF
THOMAS SPRAGGINS SURVEY,
ABSTRACT 366
VOL. 22, PG. 364
O.R.B.C.

S 38°15'40" W 2385.150'

P.O.B.

TRACT 3

S 51°09'10" E 655.79'

ERIC A. KLEINHENZ
& JULIE KLEINHENZ
C.F. NO. 1995050085
O.R.B.C.

N 38°55'40" E 780.18'

TRACT 4

12.182 ACRES
(530,644 SQ.FT.)
(VACANT)

TRACT 6

P.O.B.
ACCESS EASEMENT

L1

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FINAL PLAT HOLLAND ESTATES
VOL. 18, PG. 111-112
P.R.B.C.

LOT 7

N 49°00'21" W 670.40'

TRACT 5

N 28°50'12" E 800.184'

S 98°30'42" W 800.302'

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N 28°50'12" E 800.184'

S 98°30'42" W 800.302'

LEGEND

* SOME ELEMENTS MAY NOT BE USED ON SURVEY

	PF = FINISHED FLOOR
	BU = BACK OF CURB
	BT = BUTTER
	RCP = REINFORCED CONCRETE PIPE
	PVC = POLYVINYL CHLORIDE PIPE
	CRP = CORRUGATED PLASTIC PIPE
	HSP = HIGH-DENSITY POLYETHYLENE PIPE
	TM = TEMPORARY BENCHMARK
	SM MH = SANITARY MANHOLE
	S.E. = STORM SEWER EASEMENT
	B.L. = BUILDING LINE
	A.E. = AERIAL EASEMENT
	D.E. = DRAINAGE EASEMENT
	W.L.E. = WATER LINE EASEMENT
	S.E. = STORM SEWER EASEMENT
	ST.M.S.E. = STORM SEWER EASEMENT
	P.A.E. = PERMANENT ACCESS EASEMENT
	P.U.E. = PUBLIC UTILITY EASEMENT
	X = SPOT ELEVATION
	OH = OVERHEAD UTILITY LINES
	AB = APPROXIMATE HIGH BANK
	CON = CONCRETE
	W.D. = WOOD DECK
	COV = COVERED AREA
	ASP = ASPHALT
	GRV = GRAVEL
	SURV 1 = SURVEY 1
	CL = CHAIN LINK
	W = WIRE
	W = WOOD

LINE	BEARING	DISTANCE
1	S 51°09'10" E	40.00'
2	N 51°09'10" W	40.00'

PROJECT BENCHMARK: RM HGCS-75 ELEV. 48.10 (NAVD 1988, 2001 ADJ.)
FLOODPLAIN REFERENCE MARK NUMBER 75 IS A STAINLESS STEEL ROD IN SLEEVE 0.3 KM (0.3 MI) EAST FROM MANUEL, 0.3 KM (0.3 MI) EAST ALONG THE TOWSON, TOPSIA AND SAKA FE ROAD FROM THE STATION (NOW A STORAGE HOUSE) IN MANUEL, 42.3 METERS (137.8 FT) SOUTH OF THE SOUTH WALL 17.2 METERS (56.4 FT) SOUTH OF THE CENTER OF MAIN ROAD 180.8 METERS (612.2 FT) SOUTH OF A FENCE CORNER POST, 0.8 METERS (2.6 FT) EAST OF THE CENTER OF DRIVEWAY TO HOUSE BRD. NOTE: ACCESS TO DATUM POINT IS THROUGH A 5-INCH LOGS CHOP. THE MARK IS 1.1 METERS W FROM WITNESS POST AND FENCE THE MARK IS ABOVE LEVEL WITH DRIVEWAY.

TEMPORARY BENCHMARK: ELEV. 51.50 (NAVD 1988, 2001 ADJ.)
MARK IN CENTERLINE OF COUNTY ROAD 397 NEAR THE CENTER OF TRACT 18 OF THOMAS SPRAGGINS SURVEY, ABSTRACT 366.

NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83, POINTS (A) AND (B) WERE USED FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT FOR THE REQUEST OF THE BUYER.
3. THIS SURVEY IS CERTIFIED TO AM REVAMP PROPERTIES, LLC FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
7. SUBJECT PROPERTY IS LOCATED IN ZONE "X" & "M" BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 48039C 0130K, DATED 12-30-20 FOR BRAZORIA COUNTY, TEXAS. (ZONE "X" BFE 54.0' FIS PROFILE)

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 12.182 ACRES (530,644 SQUARE FEET), SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: AM REVAMP PROPERTIES, LLC
ADDRESS: BELCHER ROAD AKA COUNTY ROAD 397
WWW.SURVEY1INC.COM
survey1@survey1inc.com

FIELD CREW: JF
TECH: RK
DRAFTER: RK
DATE: JULY 28, 2026
JOB# 7-167129-26_4

BELCHER ROAD
(A.K.A. COUNTY ROAD 397)
(60' R.O.W.)

P.O.C.
N CORNER OF TRACT 18 & E
CORNER OF TRACT 19 OF
THOMAS SPRAGGINS SURVEY,
ABSTRACT 366
VOL. 22, PG. 364
D.R.B.C.

TRACT

DOE

TRACT 4

TRACT 5
2.182 ACRES
60,644 SQ.FT.)
(VACANT)

LOT 15

LOT 16

WOLFE AIRPARK
VOL. 16, PG. 153-154
P.R.B.C.

FINAL PLAT HOLLAND ESTATES
VOL. 18, PG. 111-112
P.R.B.C.

LOT 6

LINE	BEARING	DISTANCE
L1	S 51°09'19" E	40.00'
L2	N 49°00'21" W	40.03'

PROJECT BENCHMARK: RM HGCD 75 ELEV: 48.10 (NAVD 1988, 2001 ADJ.)
FLOODPLAIN REFERENCE MARK NUMBER HGCD 75 IS A STAINLESS STEEL ROD IN SLEEVE 3.3 KM (3.3 MI) EAST FROM MANVEL 3.3 KM (3.3 MI) EAST ALONG THE ATCHAFALAYA, DEER AND SANTA FE RAILROADS. THE 1.72 METERS (5.64 FEET) TALL BENCHMARK IS 42.5 METERS (137.79 FEET) SOUTH OF THE SOUTH RAILROAD TRACKS, 1.1 METERS (3.58 FEET) FROM THE CENTER OF FARM ROAD 190 SOUTH (29.2 FEET) SOUTH OF A FENCE CORNER POST, 5.8 METERS (19.0 FT) SOUTH OF THE CENTER OF DRIVEWAY TO HOUSE# 9800. NOTE--ACCESS TO DATUM POINT IS HAD THROUGH A 5-INCH LOGO CAP. THE MARK IS 1.1 METERS W FROM WITNESS POST AND FENCE THE MARK IS ABOVE LEVEL WITH DRIVEWAY.

TEMPORARY BENCHMARK ELEV: 51.50 (NAVD 1988, 2001 ADJ)
MAG NAIL IN CENTERLINE OF COUNTY ROAD 397 NEAR THE CENTER OF TRACT 18 OF THOMAS
SPRAGGINS SURVEY, ABSTRACT 366.

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83. POINTS (A) AND (B) WERE MEASD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER.
3. THIS SURVEY IS CERTIFIED AS AN REWAMP PROJECTS, LLC FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
7. SUBJECT PROPERTY IS LOCATED IN ZONE "X" & "AE" BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 480390I 0130K, DATED 12-30-20 FOR BRAZORIA COUNTY, TEXAS, (ZONE "AE" BFE 54.0') FIS PROFILE.

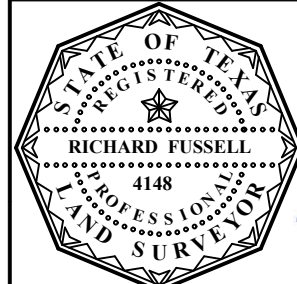
LEGEND

* SOME ELEMENTS MAY NOT BE USED ON SURVEY

[illegible]

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 12.182 ACRES (530,644 SQUARE FEET), SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



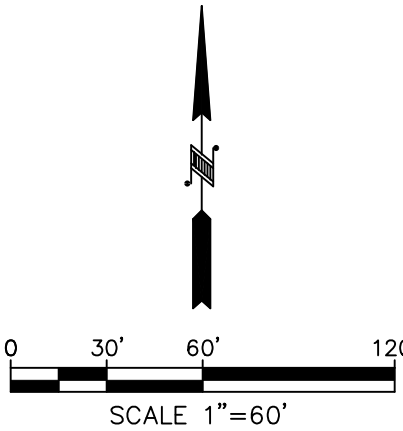
SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
FACTS FOUND ON THE GROUND DURING THE COURSE OF A
TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION ON
JULY 6, 2026 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES
WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS
BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS,
AND THAT THERE ARE NO ENCUMBRANCES OR PROVISIONS
EXCEPT AS SHOWN.



RICHARD FUSSELL
RPLS 0148

CLIENT:		AM REMVAP PROPERTIES, LLC	
ADDRESS:		BELCHER ROAD AKA COUNTY ROAD 397	
 www.surveylinc.com survey1@survey1inc.com		FIELD CREW: JF	TECH: RK
		DRAFTER: RK	FINAL CHK SB
Survey 1, Inc. <i>Your Land Survey Company</i> Firm Registration No. 100758-00 P.O. Box 2540 Raleigh, NC 27602		DATE:	JUL 28, 2016
		JOB#	7-167129-26

THOMAS SPRAGGINS SURVEY
ABSTRACT 366



P.O.C.
N CORNER OF TRACT 18 & E
CORNER OF TRACT 19 OF
THOMAS SPRAGGINS SURVEY,
ABSTRACT 366
VOL. 22, P. 364
D.R.C. 364

BELCHER ROAD
(AKA COUNTY ROAD 397)
(60' R.O.W.)

P.O.B.

TRACT 3

TRACT 7

TRACT 6
12.182 ACRES
(530,644 SQ.FT.)
(VACANT)

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

TRACT 4

TRACT 5

LINE	BEARING	DISTANCE
1	S 51°09'18" E	40.00'
2	N 51°09'18" W	40.00'

PROJECT BENCHMARK: RM HCCSD 75, ELEV. 48.10 (NAVD 1988, 2001 ADJ.)
FLOODPLAIN REFERENCE MARK HCCSD 75 IS A STAINLESS STEEL ROD IN SLEEVE 0.3 KM (0.3 MI) EAST FROM MANUEL, 0.3 KM (0.3 MI) EAST ALONG THE TOWSON, TOPSKA AND SAKA FE ROAD FROM THE STATION (NOW A STORAGE HOUSE) IN MANUEL, 42.3 METERS (137.8 FT) SOUTH OF THE SOUTH WALL, 17.2 METERS (56.4 FT) SOUTH OF THE CENTER OF MAIN ROAD 180, 8.8 METERS (28.2 FT) SOUTH OF A FENCE CORNER POST, 0.8 METERS (2.6 FT) EAST OF THE CENTER OF DRIVEWAY TO HOUSE (SEE NOTE-ACCESS TO DRAINAGE POINT IS THROUGH A 5-INCH DRAIN CATCHER). THE MARK IS 1.1 METERS W FROM WITNESS POST AND FENCE THE MARK IS ABOVE LEVEL WITH DRIVEWAY.

TEMPORARY BENCHMARK: ELEV. 51.50 (NAVD 1988, 2001 ADJ.)
MADE WALL IN CENTERLINE OF COUNTY ROAD 397 NEAR THE CENTER OF TRACT 18 OF THOMAS SPRAGGINS SURVEY, ABSTRACT 366.

NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83. POINTS (A) AND (B) WERE USED FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER.
3. THIS SURVEY IS CERTIFIED TO AM REVAMP PROPERTIES, LLC FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. THERE ARE NO NATURAL GRADUATIONS SHOWN ON THIS SURVEY.
7. SUBJECT PROPERTY IS LOCATED IN ZONE 7X BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 48039C 0103K, DATED 12-30-20 FOR BRAZORIA COUNTY, TEXAS.

LEGEND

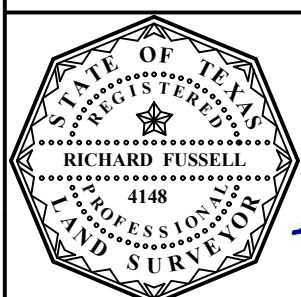
* SOME ELEMENTS MAY NOT BE USED ON SURVEY

	PF = FINISHED FLOOR
	BU = BACK OF CURB
	QU = CULVERT
	RCP = REINFORCED CONCRETE PIPE
	PCP = CORRUGATED PLASTIC PIPE
	HPPE = HIGH-DENSITY POLYETHYLENE PIPE
	TM = TEMPORARY BENCHMARK
	STM MH = STORM SEWER MANHOLE
	S.E. = EASEMENT
	A.E. = AERIAL EASEMENT
	W.E. = WATER LINE EASEMENT
	S.E. = SEWER EASEMENT
	P.A.C. = PERMANENT ACCESS EASEMENT
	P.U.E. = PUBLIC UTILITY EASEMENT
	X = SPOT ELEVATION
	CONCRETE
	WOOD
	COVERED AREA
	GRAVEL
	FENCE
	OVERHEAD UTILITY LINES
	APPROXIMATE HIGH BANK
	CHAIN LINK
	WIRE
	WOOD

TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 12.182 ACRES (530,644 SQUARE FEET), SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

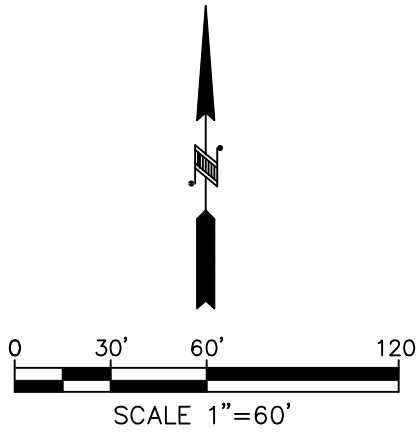


SURVEYOR'S CERTIFICATE
I, RICHARD FENNEL, a duly licensed and sworn surveyor of the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that there are no encroachments or intrusions upon the surveyed land.

CLIENT:	AM REVAMP PROPERTIES, LLC
ADDRESS:	BELCHER ROAD AKA COUNTY ROAD 397
	www.survey1inc.com
	survey1@survey1inc.com
FIELD CREW:	TECH: RK
DRAFTER:	FINAL CHECK: SB
DATE:	JULY 28, 2026
JOB#	7-167129-26_6

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2545 | Alvin, TX 77612 | (281)383-1382

THOMAS SPRAGGINS SURVEY
ABSTRACT 366



P.O.C.
N CORNER OF TRACT 18 & E
CORNER OF TRACT 19 OF
THOMAS SPRAGGINS SURVEY,
ABSTRACT 366,
VOL. 22, P. 36, SEC. 364
D.B.C. 364

BELCHER ROAD
(AKA COUNTY ROAD 397)
(60' R.O.W.)

TRACT 1

P.O.B.

TRACT 8

TRACT 2

TRACT 7

12.182 ACRES
(530,644 SQ.FT.)
(VACANT)

TRACT 3

TRACT 6

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LINK	BEARING	DISTANCE
L1	S 51°09'18" E	40.00'
L2	N 51°09'19" W	40.00'

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TEMPORARY BENCHMARK: ELEV. 51.50 (NAVD 1988, 2001 ADJ.)
MAO WALL IN CENTERLINE OF COUNTY ROAD 397 NEAR THE CENTER OF TRACT 18 OF THOMAS SPRAGGINS SURVEY, ABSTRACT 366.

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5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
7. SUBJECT PROPERTY IS LOCATED IN ZONE 7X BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 48039C 0103K, DATED 12-30-20 FOR BRAZORIA COUNTY, TEXAS.

LEGEND

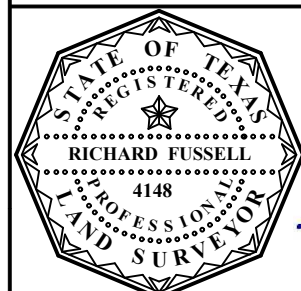
* SOME ELEMENTS MAY NOT BE USED ON SURVEY

	PF = FINISHED FLOOR		OVERHEAD UTILITY LINES
	BU = BACK OF CURB		WOOD BANK
	QU = BUTTER		DECK
	RCP = REINFORCED CONCRETE PIPE		ASPHALT
	PVC = POLYVINYL CHLORIDE PIPE		GRAVEL
	CRP = CORRUGATED PLASTIC PIPE		SURVEY 1"
	HSP = HIGH-DENSITY POLYETHYLENE PIPE		
	TM = TEMPORARY BENCHMARK		
	SAN MH = SANITARY SEWER MANHOLE		
	B.L. = BUILDING LINE		
	A.E. = AERIAL EASEMENT		
	O.E. = ORCHARD EASEMENT		
	W.E. = WATER LINE EASEMENT		
	P.A.E. = PERMANENT ACCESS EASEMENT		
	P.U.E. = PUBLIC UTILITY EASEMENT		
	X = NOTES SPOT ELEVATION		

TOPOGRAPHIC SURVEY



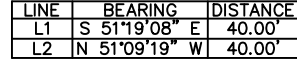
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SURVEYOR'S CERTIFICATE
I, RICHARD H. HENSELL, A PROFESSIONAL SURVEYOR, HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED A TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND, AND HAVE FOUND THAT THE SAME IS ACCURATELY DESCRIBED BY THE LEGAL DESCRIPTION HEREON, AND THAT THERE ARE NO ENCUMBRANCES OR INTERFERENCES TO THE SURVEY.

CLIENT:	AM REVAMP PROPERTIES, LLC
ADDRESS:	BELCHER ROAD AKA COUNTY ROAD 397
	www.survey1inc.com
	survey1@survey1inc.com
FIELD CREW:	JF
TECH:	RK
DRAFTER:	RK
DATE:	JULY 28, 2026
JOB#	7-167129-26_7

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2545 | Allen, TX 75012 | (281)383-1382



TEMPORARY BENCHMARK ELEV: 51.50 (NAVD 1988, 2001 ADJ)
MAG NAIL IN CENTERLINE OF COUNTY ROAD 397 NEAR THE CENTER OF TRACT 18 OF THOMAS
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2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER.

3. THIS SURVEY IS LIMITED TO AND RELIES ON RECORDS, LLC FOR THIS TRANSACTION. THERE IS NO INFORMATION TRANSFERRED TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

4. ALL EASEMENTS AND BUILDING LINES SHOWN AS PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

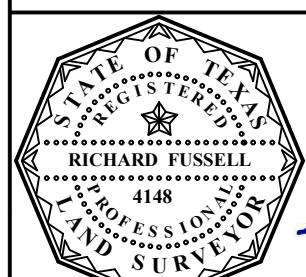
6. SUBJECT PROPERTY IS LOCATED IN ZONE "4" & "4" BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 48039-0130K, DATED 12-30-20 FOR BRAZORIA COUNTY, TEXAS. (ZONE "4" BFE 54.0' FSI PROFILE)

* SOME ELEMENTS MAY NOT BE USED ON SURVEY

- [illegible]

	TOPOGRAPHIC SURVEY	
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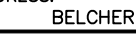
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SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
FACTS FOUND ON THE GROUND DURING THE COURSE OF A
TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION ON
JULY 6, 2026 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES
WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS
BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS,
AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS
EXCEPT AS SHOWN.



RICHARD RUSSELL
RPLS 446

CLIENT:	AM REVAMP PROPERTIES, LLC		
ADDRESS:	BELCHER ROAD AKA COUNTY ROAD 397		
	www.survey1inc.com		
	survey1@survey1inc.com		
			
Your Land Survey Company			
Firm Registration No. 100758-00			

FIELD CREW: JF		TECH: RK	
RAFTER: RK		FINAL CHECK: SB	
DATE: JULY 28, 2026			



MANVEL PD&Z DATA SHEET

TOPIC:	Request for a Certificate of Exception to Platting, pursuant to Section 62-3 (e) Exception to Platting, of the Subdivision Ordinance and provisions of Texas Local government Code.
---------------	---

DATES:	☒ 8/10/2026 : Action by PD&Z Commission
---------------	---

PROJECT DETAILS:

Applicant: Willny Guifarro, Equity of Texas

Property Owner: Rodger Stodder and Donald R. Stodder

Property Address: PID# 170519

Zoning: Open-Single Family Residential District

Location: South side of belcher Road, abutting the west side of Wolfe Airpark Subdivision

Legal Description: An approximate 97.32 acres situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas.

SUMMARY:

- Texas Local government Code includes a provision for an exception to platting for large acreage subdivision (greater than 5 acres).
- The Subdivision ordinance states, *"An exception to platting may be granted under this section in accordance with Texas Local Government Code § 212.004. Where a division of land into parts greater than five acres, each part is five acres and larger, has access to a public street (as identified by profile in the design criteria manual), and no public improvement is required or being dedicated, the city may issue a certification of exception."*
- According to Section 212.0115 of the Texas Local government Code, *"The municipal authority responsible for approving plats shall make its determination within 20 days after the date it receives the request under Subsection (c) and shall issue the certificate, if appropriate, within 10 days after the date the determination is made."*
- The applicant is requesting a Certificate of Exception to platting to subdivide 97.32 acres into 8 lots that are greater than 5 acres. The applicant is proposing an 80-foot-wide private access easements, with lots on both sides. The applicant is considering an asphalt road within the private access easement.
- City Ordinances and Design Criteria Manual do not allow new asphalt roads and the subdivision ordinance has specific requirements for private streets including a gate, creation of a homeowner's association etc.
- The applicant is committing to:
 1. Constructing the easement to a hot-mix asphalt surface standard (not chip-seal), per contractor bid on file
 2. Recording a master easement agreement with deeded ingress/egress rights, perpetual maintenance cost-share among tract owners, minimum surface standards, and termination clauses — reviewed by City staff prior to recording
 3. Recording deed restrictions on each tract limiting use to residential/agricultural (consistent with §232.0015(f)) and prohibiting further subdivision without City approval



MANVEL PD&Z DATA SHEET

4. Providing fire access meeting IFC standards (20-ft minimum unobstructed width, all-weather surface, 90,000-lb load rating) which our asphalt design will meet or exceed.
- Staff is working with the applicant to ensure that the request is considered with subsequent development steps in mind and to ensure that the determination is made in a holistic manner, considering all applicable ordinances.

STAFF RECOMMENDATION:

☐ Approval ☐ Conditional Approval ☐ Not Approval

Note: Staff is awaiting a formal opinion letter from the applicant on the interpretation of the Texas Local Government provisions. Based on that Staff will provide a recommendation at the meeting.

ATTACHMENTS:

Email request, Letter of Authorization, Survey and Metes and Bounds Description, Location and layout exhibit.

FUNDING ISSUES

- ☒ Not applicable
☐ Not budgeted
☐ Full amount already budgeted
☐ Funds to be transferred from Acct.#

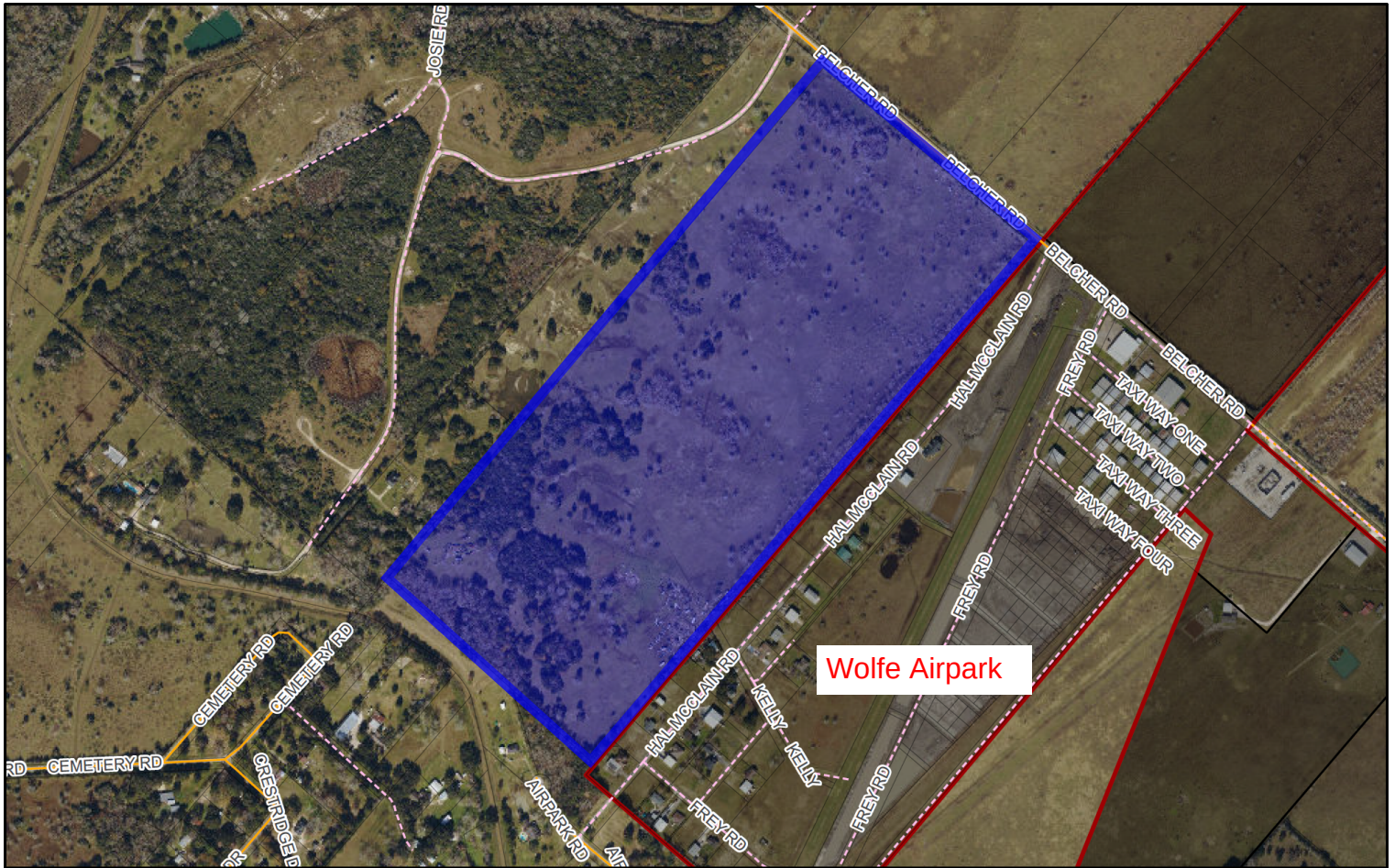
SUBMITTING STAFF MEMBER

Jose Abraham, Zoning Official

FINANCE DIRECTOR APPROVAL _NA_

CITY MANAGER APPROVAL _YES_

Location



8/7/2026, 8:09:51 AM

Parcels

Streets

City of Manvel_ETJ

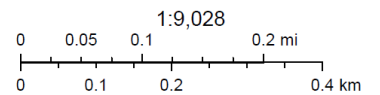
City of Manvel_Limits

City of Manvel

Development Agreement Signed

Private

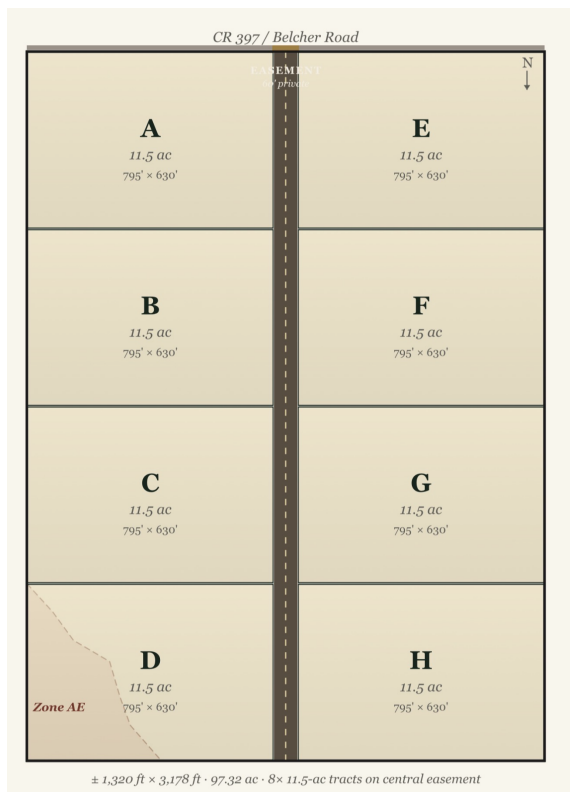
ETJ



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

City of Manvel

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.



Proposed LAYOUT SKETCH provided by the applicant

Request for Plat Determination (Tex. Loc. Gov't Code § 212.0115) — 0 Belcher Rd / CR 397, Manvel ETJ (Property IDs 170519 & 170521)

From Willny Guifarro <willny@equityoftexas.com>

Date Tue 7/21/2026 2:49 PM

To Jose Abraham <Jose.Abraham@CityofManvel.com>; Dan Johnson <dan.johnson@cityofmanvel.com>

You don't often get email from willny@equityoftexas.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

I request a written determination under Texas Local Government Code § 212.0115 as to whether the proposed division of the property below requires approval of a subdivision plat by the City of Manvel. Jurisdiction: The Brazoria County Engineer's office has confirmed in writing that plat-approval authority for this tract lies with the City of Manvel. The City is therefore the sole authority responsible for this determination, and I am directing this request to the City on that basis. The county's written confirmation is attached.

Property:

- Location: 0 Belcher Road (County Road 397), Manvel, TX 77578, within the City's extraterritorial jurisdiction.
- Brazoria CAD Property IDs: 170519 (±48.66 ac) and 170521 (±48.66 ac); combined ±97.32 acres.
- Legal description: A0366 Thos Spraggins Tract 18, Brazoria County, Texas (per appraisal district records; to be confirmed by survey).

Proposed division:

- The parent tract would be divided into eight (8) tracts, each approximately 11.5 acres (each greater than five acres).
- Access to each tract would be provided by a single 60-foot-wide private access easement extending from CR 397; the easement would be privately held and privately maintained.
- No public improvement would be dedicated — no public street, alley, park, or other area dedicated to public use. Each purchaser would provide its own water (well), wastewater (septic), and on-site drainage.

Determination requested:

I request that the City determine and certify in writing whether the proposed division requires a plat, and specifically whether it falls within the exception in § 212.004(a) for a division of land into parts greater than five acres where each part has access and no public improvement is being dedicated. If no plat is required, I request a written certificate to that effect for recording purposes. If a plat is required, I request a written statement of the specific basis for that determination.

I understand that, under § 212.0115, the City is requested to act on this determination within 20 days of receipt and to issue its written certificate within 10 days after the determination is made.

Attached: (1) site sketch — 8 tracts on the 60' private easement; (2) Brazoria County Engineer written confirmation of plat jurisdiction.

I'm glad to provide anything further or to discuss at a pre-development meeting. Thank you for your time.

WILLNY GUIFARRO

DISPOSITION MANAGER



11511 Katy Fwy #500 | Houston TX 77077

CELL: 832.221 7015

PROPERTY OWNER AUTHORIZATION LETTER
FOR SUBDIVISION PLAT / REPLAT / MUNICIPAL DETERMINATION

CITY OF MANVEL
Planning & Development Department
20025 Highway 6 / P.O. Box 187
Manvel, TX 77578

RE: Authorization to Represent Property Owners for Subdivision Determination, Platting, and Replatting
Property Location: 0 Belcher Road (CR 397), Manvel, TX 77578
Brazoria CAD Property IDs: 170519 & 170521 (±97.32 Acres Total)
Legal Description: A0366 Thos Spraggins Tract 18, Brazoria County, Texas

To the City of Manvel Planning & Development Department and Planning, Development & Zoning Commission:

We, ROGER STODDER and DONALD R. STODDER, are the legal record owners of the real property referenced above (the "Property").

We hereby authorize EQUITY OF TEXAS LLC (and its authorized managers, members, or legal representatives) to act as our designated Applicant and Representative regarding all land use, platting, replatting, subdivision exemption requests under Texas Local Government Code § 212.0115, and related development applications before the City of Manvel, the Planning, Development and Zoning Commission (PD&Z), and City Council.

Specifically, EQUITY OF TEXAS LLC is granted full authority to:

1. Submit applications, engineering plans, site sketches, and statutory determination requests under Texas Local Government Code Chapter 212.
2. Appear and present on our behalf at public hearings, Planning Commission meetings, pre-development meetings, and City Council meetings (including the scheduled meeting on August 10, 2026).
3. Execute necessary municipal permit and plat applications required by the City of Manvel to process the proposed division of the Property.

This authorization shall remain in full force and effect until the closing of the transaction under the current purchase contract or until revoked by us in writing.

EXECUTED this 29th day of July, 2026.

PROPERTY OWNERS / LIENHOLDERS:

 Roger Stodder
Roger Stodder

Date: 07/29/26

 Donald R. Stodder
Donald R. Stodder

Date: 07/30/26

TRACT 2
DESCRIPTION OF A TRACT OF LAND CONTAINING
12.182 ACRES (530,644 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS

Being a tract of land containing 12.182 acres (530,644 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being part of a tract of land conveyed to Roger Stodder and Donald R. Stodder by deed recorded under County Clerk's File No. 2004074231 of the Official Public Records of Brazoria County, Texas. Said 12.182-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe in the southwest right-of-way line of Belcher Road (aka County Road 397) (60 feet wide) at the north corner of Tract 18 and the east corner of Tract 19 of said Thomas Spraggins Survey;

THENCE South $38^{\circ}55'40''$ West, a distance of 795.91 feet to the the POINT OF BEGINNING and for the north corner of the said tract herein described;

THENCE South $51^{\circ}09'19''$ East, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 626.49 feet and continuing for a total distance of 666.49 feet to the east corner of the said tract herein described;

THENCE South $38^{\circ}50'42''$ West, a distance of 795.48 feet to the south corner of the said tract herein described;

THENCE North $51^{\circ}09'19''$ West, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 40.00 feet and continuing for a total distance of 667.65 feet to the west corner of the said tract herein described;

THENCE North $38^{\circ}55'40''$ East, a distance of 795.48 feet to the POINT OF BEGINNING and containing 12.182 acres (530,644 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 28, 2026, job number 7-167129-26-2.



TRACT 3
DESCRIPTION OF A TRACT OF LAND CONTAINING
12.182 ACRES (530,644 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS

Being a tract of land containing 12.182 acres (530,644 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being part of a tract of land conveyed to Roger Stodder and Donald R. Stodder by deed recorded under County Clerk's File No. 2004074231 of the Official Public Records of Brazoria County, Texas. Said 12.182-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe in the southwest right-of-way line of Belcher Road (aka County Road 397) (60 feet wide) at the north corner of Tract 18 and the east corner of Tract 19 of said Thomas Spraggins Survey;

THENCE South 38°55'40" West, a distance of 1591.39 feet to the POINT OF BEGINNING and for the north corner of the said tract herein described;

THENCE South 51°09'19" East, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 627.65 feet and continuing for a total distance of 667.65 feet to the east corner of the said tract herein described;

THENCE South 38°50'42" West, a distance of 794.11 feet to the south corner of the said tract herein described;

THENCE North 51°09'19" West, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 40.00 feet and continuing for a total distance of 668.79 feet to the west corner of the said tract herein described;

THENCE North 38°55'40" East, a distance of 794.11 feet to the POINT OF BEGINNING and containing 12.182 acres (530,644 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 28, 2026, job number 7-167129-26-3.



TRACT 4
DESCRIPTION OF A TRACT OF LAND CONTAINING
12.182 ACRES (530,644 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS

Being a tract of land containing 12.182 acres (530,644 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being part of a tract of land conveyed to Roger Stodder and Donald R. Stodder by deed recorded under County Clerk's File No. 2004074231 of the Official Public Records of Brazoria County, Texas. Said 12.182-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe in the southwest right-of-way line of Belcher Road (aka County Road 397) (60 feet wide) at the north corner of Tract 18 and the east corner of Tract 19 of said Thomas Spraggins Survey;

THENCE South 38°55'40" West, a distance of 2385.50 feet to the POINT OF BEGINNING and for the north corner of the said tract herein described;

THENCE South 51°09'19" East, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 628.79 feet and continuing for a total distance of 668.79 feet to the east corner of the said tract herein described;

THENCE South 38°50'42" West, a distance of 805.32 feet to the south corner of the said tract herein described;

THENCE North 49°00'21" West, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 40.00 feet and continuing for a total distance of 670.40 feet to the west corner of the said tract herein described;

THENCE North 38°55'40" East, a distance of 780.18 feet to the POINT OF BEGINNING and containing 12.182 acres (530,644 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 28, 2026, job number 7-167129-26-4.



TRACT 5
DESCRIPTION OF A TRACT OF LAND CONTAINING
12.182 ACRES (530,644 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS

Being a tract of land containing 12.182 acres (530,644 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being part of a tract of land conveyed to Roger Stodder and Donald R. Stodder by deed recorded under County Clerk's File No. 2004074231 of the Official Public Records of Brazoria County, Texas. Said 12.182-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe in the southwest right-of-way line of Belcher Road (aka County Road 397) (60 feet wide) at the north corner of Tract 18 and the east corner of Tract 19 of said Thomas Spraggins Survey;

THENCE South 51°19'08" West, along southwest right-of-way line of said Belcher Road a distance of 665.35 feet;

THENCE South 38°50'42" West, a distance of 2405.76 feet to the POINT OF BEGINNING and for the north corner of the said tract herein described;

THENCE South 51°09'19" East, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 40.00 feet and continuing for a total distance of 663.20 feet to the east corner of the said tract herein described;

THENCE South 38°45'43" West, a distance of 811.90 feet to the south corner of the said tract herein described;

THENCE North 49°00'21" West, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 624.84 feet and continuing for a total distance of 664.84 feet to the west corner of the said tract herein described;

THENCE North 38°50'42" East, a distance of 786.97 feet to the POINT OF BEGINNING and containing 12.182 acres (530,644 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 28, 2026, job number 7-167129-26-5.



TRACT 1
DESCRIPTION OF A TRACT OF LAND CONTAINING
12.182 ACRES (530,644 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS

Being a tract of land containing 12.182 acres (530,644 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being part of a tract of land conveyed to Roger Stodder and Donald R. Stodder by deed recorded under County Clerk's File No. 2004074231 of the Official Public Records of Brazoria County, Texas. Said 12.182-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1-inch iron pipe in the southwest right-of-way line of Belcher Road (aka County Road 397) (60 feet wide) at the north corner of Tract 18 and the east corner of Tract 19 of said Thomas Spraggins Survey for the north corner of the said tract herein described;

THENCE South 51°19'08" East, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 625.35 feet and continuing for a total distance of 665.35 feet to the east corner of the said tract herein described;

THENCE South 38°50'42" West, a distance of 802.70 feet to the south corner of the said tract herein described;

THENCE North 51°09'19" West, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 40.00 feet and continuing for a total distance of 666.49 feet to the west corner of the said tract herein described;

THENCE North 38°55'40" East, a distance of 795.91 feet to the **POINT OF BEGINNING** and containing 12.182 acres (530,644 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 28, 2026, job number 7-167129-26-1.



**TRACT 6
DESCRIPTION OF A TRACT OF LAND CONTAINING
12.182 ACRES (530,644 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 12.182 acres (530,644 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being part of a tract of land conveyed to Roger Stodder and Donald R. Stodder by deed recorded under County Clerk's File No. 2004074231 of the Official Public Records of Brazoria County, Texas. Said 12.182-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe in the southwest right-of-way line of Belcher Road (aka County Road 397) (60 feet wide) at the north corner of Tract 18 and the east corner of Tract 19 of said Thomas Spraggins Survey;

THENCE South 51°19'08" West, along southwest right-of-way line of said Belcher Road a distance of 665.35 feet;

THENCE South 38°50'42" West, a distance of 1604.93 feet to the POINT OF BEGINNING and for the north corner of the said tract herein described;

THENCE South 51°09'19" East, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 40.00 feet and continuing for a total distance of 662.04 feet to the east corner of the said tract herein described;

THENCE South 38°45'43" West, a distance of 800.83 feet to the south corner of the said tract herein described;

THENCE North 51°09'18" West, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 623.20 feet and continuing for a total distance of 663.20 feet to the west corner of the said tract herein described;

THENCE North 38°50'42" East, a distance of 800.83 feet to the POINT OF BEGINNING and containing 12.182 acres (530,644 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 28, 2026, job number 7-167129-26-6.



TRACT 7
DESCRIPTION OF A TRACT OF LAND CONTAINING
12.182 ACRES (530,644 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS

Being a tract of land containing 12.182 acres (530,644 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being part of a tract of land conveyed to Roger Stodder and Donald R. Stodder by deed recorded under County Clerk's File No. 2004074231 of the Official Public Records of Brazoria County, Texas. Said 12.182-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe in the southwest right-of-way line of Belcher Road (aka County Road 397) (60 feet wide) at the north corner of Tract 18 and the east corner of Tract 19 of said Thomas Spraggins Survey;

THENCE South 51°19'08" West, along southwest right-of-way line of said Belcher Road a distance of 665.35 feet;

THENCE South 38°50'42" West, a distance of 802.70 feet to the POINT OF BEGINNING and for the north corner of the said tract herein described;

THENCE South 51°09'19" East, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 40.00 feet and continuing for a total distance of 660.88 feet to the east corner of the said tract herein described;

THENCE South 38°45'43" West, a distance of 802.23 feet to the south corner of the said tract herein described;

THENCE North 51°09'18" West, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 622.04 feet and continuing for a total distance of 662.04 feet to the west corner of the said tract herein described;

THENCE North 38°50'42" East, a distance of 802.23 feet to the POINT OF BEGINNING and containing 12.182 acres (530,644 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 28, 2026, job number 7-167129-26-7.



TRACT 8
DESCRIPTION OF A TRACT OF LAND CONTAINING
12.182 ACRES (530,644 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS

Being a tract of land containing 12.182 acres (530,644 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being part of a tract of land conveyed to Roger Stodder and Donald R. Stodder by deed recorded under County Clerk's File No. 2004074231 of the Official Public Records of Brazoria County, Texas. Said 12.182-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe in the southwest right-of-way line of Belcher Road (aka County Road 397) (60 feet wide) at the north corner of Tract 18 and the east corner of Tract 19 of said Thomas Spraggins Survey;

THENCE South $51^{\circ}19'08''$ West, along southwest right-of-way line of said Belcher Road a distance of 665.35 feet to the POINT OF BEGINNING and for the north corner of the said tract herein described;

THENCE South $51^{\circ}09'08''$ East, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 40.00 feet and continuing for a total distance of 659.71 feet to the east corner of the said tract herein described;

THENCE South $38^{\circ}45'43''$ West, a distance of 804.59 feet to the south corner of the said tract herein described;

THENCE North $51^{\circ}09'18''$ West, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 620.88 feet and continuing for a total distance of 660.88 feet to the west corner of the said tract herein described;

THENCE North $38^{\circ}50'42''$ East, a distance of 802.70 feet to the POINT OF BEGINNING and containing 12.182 acres (530,644 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 28, 2026, job number 7-167129-26-8.



**DESCRIPTION OF AN ACCESS EASEMENT FOR TRACT 1
0.7326 ACRES (31,910 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.7326 acres (31,910 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being part of a tract of land conveyed to Roger Stodder and Donald R. Stodder by deed recorded under County Clerk's File No. 2004074231 of the Official Public Records of Brazoria County, Texas. Said 0.7326-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe in the southwest right-of-way line of Belcher Road (aka County Road 397) (60 feet wide) at the north corner of Tract 18 and the east corner of Tract 19 of said Thomas Spraggins Survey;

THENCE South $51^{\circ}19'08''$ East, along southwest right-of-way line of said Belcher Road a distance of 625.35 feet a set 1/2-inch iron rod with cap marked "SURVEY 1" for the POINT OF BEGINNING and for the north corner of the said tract herein described;

THENCE continuing South $51^{\circ}19'08''$ East, along southwest right-of-way line of said Belcher Road a distance of 40.00 feet to the east corner of the said tract herein described;

THENCE South $38^{\circ}50'42''$ West, a distance of 797.81 feet to the south corner of the said tract herein described;

THENCE North $51^{\circ}09'19''$ West, a distance of 40.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the west corner of the said tract herein described;

THENCE North $38^{\circ}50'42''$ East, a distance of 797.70 feet to the POINT OF BEGINNING and containing 0.7326 acres (31,910 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 28, 2026, job number 7-167129-26-1.



**DESCRIPTION OF AN ACCESS EASEMENT FOR TRACT 2
0.7305 ACRES (31,819 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.7305 acres (31,819 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being part of a tract of land conveyed to Roger Stodder and Donald R. Stodder by deed recorded under County Clerk's File No. 2004074231 of the Official Public Records of Brazoria County, Texas. Said 0.7305-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe in the southwest right-of-way line of Belcher Road (aka County Road 397) (60 feet wide) at the north corner of Tract 18 and the east corner of Tract 19 of said Thomas Spraggins Survey;

THENCE South 38°55'40" West, a distance of 795.91 feet to a point;

THENCE South 51°09'19" East, distance of 626.49 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the north corner of the said tract herein described;

THENCE continuing South 51°09'19" East, distance of 40.00 feet to the east corner of the said tract herein described;

THENCE South 38°50'42" West, a distance of 795.48 feet to the south corner of the said tract herein described;

THENCE North 51°09'19" West, a distance of 40.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the west corner of the said tract herein described;

THENCE North 38°50'42" East, a distance of 795.48 feet to the POINT OF BEGINNING and containing 0.7305 acres (31,819 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 28, 2026, job number 7-167129-26-2.



**DESCRIPTION OF AN ACCESS EASEMENT FOR TRACT 3
0.7292 ACRES (31,765 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.7292 acres (31,765 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being part of a tract of land conveyed to Roger Stodder and Donald R. Stodder by deed recorded under County Clerk's File No. 2004074231 of the Official Public Records of Brazoria County, Texas. Said 0.7292-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe in the southwest right-of-way line of Belcher Road (aka County Road 397) (60 feet wide) at the north corner of Tract 18 and the east corner of Tract 19 of said Thomas Spraggins Survey;

THENCE South $38^{\circ}55'40''$ West, a distance of 1591.39 feet to a point;

THENCE South $51^{\circ}09'19''$ East, distance of 627.65 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the north corner of the said tract herein described;

THENCE continuing South $51^{\circ}09'19''$ East, distance of 40.00 feet to the east corner of the said tract herein described;

THENCE South $38^{\circ}50'42''$ West, a distance of 794.11 feet to the south corner of the said tract herein described;

THENCE North $51^{\circ}09'19''$ West, a distance of 40.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the west corner of the said tract herein described;

THENCE North $38^{\circ}50'42''$ East, a distance of 794.11 feet to the POINT OF BEGINNING and containing 0.7292 acres (31,765 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 28, 2026, job number 7-167129-26-3.



**DESCRIPTION OF AN ACCESS EASEMENT FOR TRACT 4
0.7388 ACRES (32,183 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.7388 acres (32,183 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being part of a tract of land conveyed to Roger Stodder and Donald R. Stodder by deed recorded under County Clerk's File No. 2004074231 of the Official Public Records of Brazoria County, Texas. Said 0.7388-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe in the southwest right-of-way line of Belcher Road (aka County Road 397) (60 feet wide) at the north corner of Tract 18 and the east corner of Tract 19 of said Thomas Spraggins Survey;

THENCE South 38°55'40" West, a distance of 2385.50 feet to a point;

THENCE South 51°09'19" East, distance of 628.79 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the north corner of the said tract herein described;

THENCE continuing South 51°09'19" East, distance of 40.00 feet to the east corner of the said tract herein described;

THENCE South 38°50'42" West, a distance of 805.32 feet to the south corner of the said tract herein described;

THENCE North 49°00'21" West, a distance of 40.03 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the west corner of the said tract herein described;

THENCE North 38°50'42" East, a distance of 803.82 feet to the POINT OF BEGINNING and containing 0.7388 acres (32,183 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 28, 2026, job number 7-167129-26-4.



**DESCRIPTION OF AN ACCESS EASEMENT FOR TRACT 5
0.7233 ACRES (31,509 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.7233 acres (31,509 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being part of a tract of land conveyed to Roger Stodder and Donald R. Stodder by deed recorded under County Clerk's File No. 2004074231 of the Official Public Records of Brazoria County, Texas. Said 0.7233-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe in the southwest right-of-way line of Belcher Road (aka County Road 397) (60 feet wide) at the north corner of Tract 18 and the east corner of Tract 19 of said Thomas Spraggins Survey;

THENCE South 51°19'08" West, along southwest right-of-way line of said Belcher Road a distance of 665.35 feet;

THENCE South 38°50'42" West, a distance of 2405.76 feet to the POINT OF BEGINNING and for the north corner of the said tract herein described;

THENCE South 51°09'19" East, a distance of 40.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the east corner of the said tract herein described;

THENCE South 38°50'42" West, a distance of 788.47 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the south corner of the said tract herein described;

THENCE North 49°00'21" West, a distance of 40.03 feet to the west corner of the said tract herein described;

THENCE North 38°50'42" East, a distance of 786.97 feet to the POINT OF BEGINNING and containing 0.7233 acres (31,509 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 28, 2026, job number 7-167129-26-5.



**DESCRIPTION OF AN ACCESS EASEMENT FOR TRACT 6
0.7354 ACRES (32,033 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.7233 acres (32,033 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being part of a tract of land conveyed to Roger Stodder and Donald R. Stodder by deed recorded under County Clerk's File No. 2004074231 of the Official Public Records of Brazoria County, Texas. Said 0.7354-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe in the southwest right-of-way line of Belcher Road (aka County Road 397) (60 feet wide) at the north corner of Tract 18 and the east corner of Tract 19 of said Thomas Spraggins Survey;

THENCE South 51°19'08" West, along southwest right-of-way line of said Belcher Road a distance of 665.35 feet;

THENCE South 38°50'42" West, a distance of 1604.93 feet to the POINT OF BEGINNING and for the north corner of the said tract herein described;

THENCE South 51°09'19" East, a distance of 40.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the east corner of the said tract herein described;

THENCE South 38°50'42" West, a distance of 800.83 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the south corner of the said tract herein described;

THENCE North 51°09'19" West, a distance of 40.00 feet to the west corner of the said tract herein described;

THENCE North 38°50'42" East, a distance of 800.83 feet to the POINT OF BEGINNING and containing 0.7233 acres (32,033 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 28, 2026, job number 7-167129-26-6.



**DESCRIPTION OF AN ACCESS EASEMENT FOR TRACT 7
0.7367 ACRES (32,089 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.7367 acres (32,089 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being part of a tract of land conveyed to Roger Stodder and Donald R. Stodder by deed recorded under County Clerk's File No. 2004074231 of the Official Public Records of Brazoria County, Texas. Said 0.7367-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe in the southwest right-of-way line of Belcher Road (aka County Road 397) (60 feet wide) at the north corner of Tract 18 and the east corner of Tract 19 of said Thomas Spraggins Survey;

THENCE South 51°19'08" West, along southwest right-of-way line of said Belcher Road a distance of 665.35 feet;

THENCE South 38°50'42" West, a distance of 802.70 feet to the POINT OF BEGINNING and for the north corner of the said tract herein described;

THENCE South 51°09'19" East, a distance of 40.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the east corner of the said tract herein described;

THENCE South 38°50'42" West, a distance of 802.23 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the south corner of the said tract herein described;

THENCE North 51°09'19" West, a distance of 40.00 feet to the west corner of the said tract herein described;

THENCE North 38°50'42" East, a distance of 802.23 feet to the POINT OF BEGINNING and containing 0.7367 acres (32,089 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 28, 2026, job number 7-167129-26-7.



**DESCRIPTION OF AN ACCESS EASEMENT FOR TRACT 8
0.7372 ACRES (32,110 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.7372 acres (32,110 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being part of a tract of land conveyed to Roger Stodder and Donald R. Stodder by deed recorded under County Clerk's File No. 2004074231 of the Official Public Records of Brazoria County, Texas. Said 0.7372-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1-inch iron pipe in the southwest right-of-way line of Belcher Road (aka County Road 397) (60 feet wide) at the north corner of Tract 18 and the east corner of Tract 19 of said Thomas Spraggins Survey;

THENCE South 51°19'08" West, along southwest right-of-way line of said Belcher Road a distance of 665.35 feet to the POINT OF BEGINNING and for the north corner of the said tract herein described;

THENCE continuing South 51°19'08" West, a distance of 40.00 feet to the POINT OF BEGINNING and for the north corner of the said tract herein described;

THENCE South 51°09'19" East, a distance of 40.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the east corner of the said tract herein described;

THENCE South 38°50'42" West, a distance of 802.82 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the south corner of the said tract herein described;

THENCE North 51°09'19" West, a distance of 40.00 feet to the west corner of the said tract herein described;

THENCE North 38°50'42" East, a distance of 802.70 feet to the POINT OF BEGINNING and containing 0.7372 acres (32,110 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 28, 2026, job number 7-167129-26-8.

