

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



**NOTICE OF A MEETING OF THE
PLANNING DEVELOPMENT AND ZONING COMMISSION**

June 14, 2021
7:00 P.M.

NOTICE IS HEREBY GIVEN

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:

The Planning, Development and Zoning Commission reserves the right to go into Executive Session on any item on this agenda under the appropriate exceptions to the [Texas Open Meeting Act, Chapter 551](#), [Texas Government Code](#).

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.

Regular Session

Call to Order PDZ Board Members

Pos #1 Ryan Miller 3/2023
Pos #2 Kyle Marasckin 3/2023
Pos #3 Christine Diaz 3/2023
Pos #4 Alina Rogers 3/2023
Pos #5 Christy Kennard 3/2022
Pos #6 Dorothy Wynne 3/2022
Pos #7 Muhammed Alam 3/2022

Pledge

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

Citizen Comments: "Comment Card" Required

****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing thell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.*

Public Hearing

- A. TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE NO. 1 BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283, THE H.T. & B.R.R. CO. SURVEY, SECTION 64, A-483, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
REASON FOR THE REPLAT IS TO CREATE ONE (1) BLOCK AND THREE (3) RESERVES.
- B. TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE NO. 2 BEING A SUBDIVISION OF 4.304 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING A PARTIAL REPLAT OF LOTS 1, 2, AND 3, BLOCK 1 OF SUNSET GARDENS AS RECORDED IN VOL. 13, PG. 47-48, BRAZORIA COUNTY PLAT RECORDS, ALSO BEING OUT OF LOT 88 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
REASON FOR THE REPLAT IS TO CREATE ONE (1) BLOCK AND TWO (2) RESERVES.
- C. TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA CUMULUS DRIVE PHASE 3 BEING A SUBDIVISION OF 3.021 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; BEING A PARTIAL REPLAT OF A PORTION OF LOT 6 OF LULLING STONE SECTION THREE, A SUBDIVISION PER PLAT RECORDED IN VOLUME 22, PAGES 231-234 OF THE BRAZORIA COUNTY, PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
REASON FOR THE REPLAT IS TO RECONFIGURE PORTIONS OF ONE (1) PLATTED LOT INTO ONE (1) BLOCK AND TWO (2) RESERVES.

- D. TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA SECTION 28B BEING A SUBDIVISION OF 14.35 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY, PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. REASON FOR THE REPLAT IS TO CREATE THIRTY-NINE (39) LOTS, TWO (2) BLOCKS, AND SEVEN (7) RESERVES.

Consent Agenda

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 Board Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

- A. Approve a 30-day plat extension and forward to City Council, A Final Plat for Meridiana Highway 6 Commercial Reserve No. 1;
BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283, THE H.T. & B.R.R. CO. SURVEY, SECTION 64, A-483, AND THE JIM O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve a 30-day plat extension and forward to City Council, A Final Plat for Meridiana Highway 6 Commercial Reserve No. 2;
BEING A SUBDIVISION OF 4.304 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283 AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING A PARTIAL REPLAT OF LOTS 1, 2, AND 3, BLOCK 1 OF SUNSET GARDENS AS RECORDED IN VOL. 13, PG. 47-48, BRAZORIA COUNTY PLAT RECORDS, ALSO BEING OUT OF LOT 88 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve a 30-day plat extension and forward to City Council, A Final Plat for Meridiana Cumulus Drive Phase 3;
BEING A SUBDIVISION OF 3.021 ACRES OUT OF THE OLIVER HALL SURVEY, A- 203; BEING A PARTIAL REPLAT OF A PORTION OF LOT 6 OF LULLING STONE SECTION THREE, A SUBDIVISION PER PLAT RECORDS IN VOLUME 22, PAGES 231- 234 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- D. Approve a 30-day plat extension and forward to City Council, A Final Plat for Meridiana Section 28B;
BEING A SUBDIVISION OF 14.35 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Approve a 30-day plat extension and forward to City Council, Final Plat for Meridiana Pursley Boulevard Phase 4;
BEING A SUBDIVISION OF 1.941 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61 A-282, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS.
- F. Approve and forward with recommendation to City Council, Final Plat for Meridiana Northeast Village Center;
BEING A SUBDIVISION OF 5.166 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- G. Approve and forward with recommendation to City Council, Final Plat for Meridiana Section 39A;
BEING A SUBDIVISION OF 12.39 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- H. Approve and forward with recommendation to City Council, Final Plat for Meridiana Section 31A;
BEING A SUBDIVISION OF 15.52 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- I. Approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Pursley Boulevard Phase 68;
BEING A SUBDIVISION OF 0.02 ACRES OUT OF THE H. & T. C. R.R. SURVEY, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- J. Approve, Preliminary Plat for Pomona Street Dedication No. 2 Kirby Drive;
BEING 1.6 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-298, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- K. Approve, Preliminary Plat for Pomona Street Dedication No. 3 Kirby Drive;
BEING 4.0 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-298, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- L. Approve, Preliminary Plat for Pomona Section 24;
BEING 39.9 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-298, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- M. Approve, Preliminary Plat for Pomona Section 25;
BEING 46.3 ACRES OUT OF THE H.T. & B.R.R. SURVEY, A-298, AND THE R.B. LYLE CO. SURVEY, A-540, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- N. Approve, Preliminary Plat for Pomona Section 26;
BEING 29.7 ACRES OUT OF THE H.T. & B.R.R. SURVEY, A-298, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- O. Approve, Preliminary Plat for Pomona Section 27;
BEING 85.4 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-298, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- P. Approve meeting minutes to date.

Regular Agenda

- A. Update on the Capital Improvements Advisory Committee and introduction/presentation on Water and Wastewater Impact Fees.
- B. Consideration and possible action to approve Meridiana General Development Plan Amendment No. 19.
- C. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve Z Phase 1;
BEING A SUBDIVISION OF 11.89 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-8, BLOCK 1 OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to approve, Preliminary Plat for Newport Lake Estates Section Three;
BEING A SUBDIVISION OF 11.04 ACRES LOCATED IN SECTION 75 OF THE H.T. & B.R.R. SURVEY, A-299, BRAZORIA COUNTY, TEXAS.
- E. Consideration and possible action to approve, Preliminary Plat for Pomona Lake E & H;
BEING 43.1 ACRES OUT OF THE A.C.H. & B.R.R. CO. SURVEY, A-417, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- F. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-18;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHT-OF-WAYS (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel 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 June 11, 2021 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS

A quorum of the Manvel City Council, Manvel Economic Development Corporation, Manvel Parks Board, Home Rule Charter Commission and Capital Improvements Advisory Committee may be in attendance at the June 14, 2021 meeting of the Manvel Planning Development and Zoning Commission. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.



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: June 14, 2021 PDZ & June 21, 2021 City Council

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

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Highway 6
Commercial Reserve No. 1, being a subdivision of 5.872 acres being out of the H.T. & B.R.R. Co. Survey, Section 62, A-484,
the H.T. & B.R.R. Co. Survey, Section 63, A-283, the H.T. & B.R.R. Co. Survey, Section 64, A-483, and the Jim O'Donnell Survey, A-470,
also being out of Lots 139 and 140 of Dr. A.A. Luther Lands in the Town of Manvel, as recorded under Vol. 1,
Pg. 71-72, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.06.02 14:35:33 -05'00'

SIGNATURE

June 2, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Highway 6 Commercial Reserve No. 1 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	June 14, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends a 30-day extension for Meridiana Highway 6 Commercial Reserve No. 1 Final Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

The developer has requested the 30-day extension in writing in order to continue addressing comments on the plat to comply with the regulations in the subdivision ordinance and adopted O-PUD.



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E4176



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[illegible]

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Highway 6 Commercial Reserve No. 1, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Highway 6 Commercial Reserve No. 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.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this ____ day of _____, 2021.

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

BY: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS }
COUNTY OF HARRIS }

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

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

I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference will be marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.

"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."

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

METES AND BOUNDS DESCRIPTION
MERIDIANA HIGHWAY 6
COMMERCIAL RESERVE No. 1
BEING 5.872 ACRES OF LAND SITUATED IN THE
H. T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484, THE
H. T. & B. R.R. CO. SURVEY, SECTION 63, ABSTRACT 283, THE
H. T. & B. R.R. CO. SURVEY, SECTION 64, ABSTRACT 483 AND THE
J.M. O'DONNELL SURVEY, ABSTRACT 470,
BRAZORIA COUNTY, TEXAS

A 5.872 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484, THE H. T. & B. R.R. CO. SURVEY, SECTION 63, ABSTRACT 283, THE H. T. & B. R.R. CO. SURVEY, SECTION 64, ABSTRACT 483 AND THE J.M. O'DONNELL SURVEY, ABSTRACT 470, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 1, PAGES 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS AND BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 10.134 ACRES DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. (B.C.C.F. NO.) 2009011530; SAID 5.872 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set at the intersection of the westerly right-of-way line of Meridiana Parkway (a variable width right-of-way based on the plat of Meridiana Parkway Phase 7 Replat) with the southerly right-of-way line of State Highway 6 (120 foot wide) marking the most north northeasterly corner of the herein described tract of land;

THENCE, along the westerly right-of-way line of Meridiana Parkway (based on the plat of Meridiana Parkway Phase 7 Replat) the following six (6) courses and distances:

- 1) THENCE, South 25°25'38" East, for a distance of 35.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 2) THENCE, South 19°37'48" West, for a distance of 257.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the left;
- 3) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 1000.00 feet, a central angle of 07°23'59", an arc length of 129.15 feet, and a chord bearing of South 15°55'49" West, for a distance of 129.06 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for reverse curvature to the right;
- 4) THENCE, in a southwesterly direction along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 86°52'36", an arc length of 37.91 feet, and a chord bearing of South 55°40'06" West, for a distance of 34.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for compound curvature to the right;
- 5) THENCE, in a northwesterly direction along the arc of said compound curve to the right having a radius of 270.00 feet, a central angle of 00°10'11", an arc length of 0.80 feet, and a chord bearing of North 80°48'31" West, for a distance of 0.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 6) THENCE, South 09°16'34" West, for a distance of 46.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 7) THENCE, North 80°35'20" West, for a distance of 35.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 8) THENCE, North 73°52'20" West, for a distance of 43.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 9) THENCE, North 38°49'44" West, for a distance of 62.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 10) THENCE, North 70°29'05" West, passing at 230.26 feet a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for reference, and continuing for a total distance of 311.91 feet to a point in a drainage ditch for the southwesterly corner of the herein described tract being in the east line of Manvel Business Park, as per the plat recorded in Volume 21, Pages 187-188 of the Brazoria County Plat Records;
- 11) THENCE, North 03°46'29" West, in an upstream direction with the said drainage ditch along the east line of Manvel Business Park for a distance of 341.51 feet to a point for corner;
- 12) THENCE, North 15°36'22" West, continuing in an upstream direction with the said drainage ditch along the east line of Manvel Business Park for a distance of 155.93 feet to a point for corner in the southerly right-of-way line of State Highway 6;
- 13) THENCE, South 70°29'05" East, along the southerly right-of-way line of said State Highway 6 for a distance of 79.10 feet to a 5/8-inch TxDOT capped iron rod found for corner;
- 14) THENCE, South 81°47'41" East, continuing along the southerly right-of-way line of said State Highway 6 for a distance of 101.98 feet to a 5/8-inch TxDOT capped iron rod found for corner;
- 15) THENCE, South 70°29'05" East, continuing along the southerly right-of-way line of said State Highway 6 for a distance of 469.29 feet to the POINT OF BEGINNING and containing 5.872 acres of land.

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THE PLAT OF MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE NO. 1 AS SHOWN HEREON ON THE ____ DAY OF _____, 2021.

RICKY KUBECZKA DATE
COMMISSIONER JODY SCHIBI DATE
COMMISSIONER

ALFRED FROBERG, JR. DATE
COMMISSIONER DONG NGUYEN, P.E., C.F.M. DATE
DISTRICT ENGINEER

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of Meridiana Highway 6 Commercial Reserve No. 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 _____, 2021.

Planning, Development and Zoning Commission

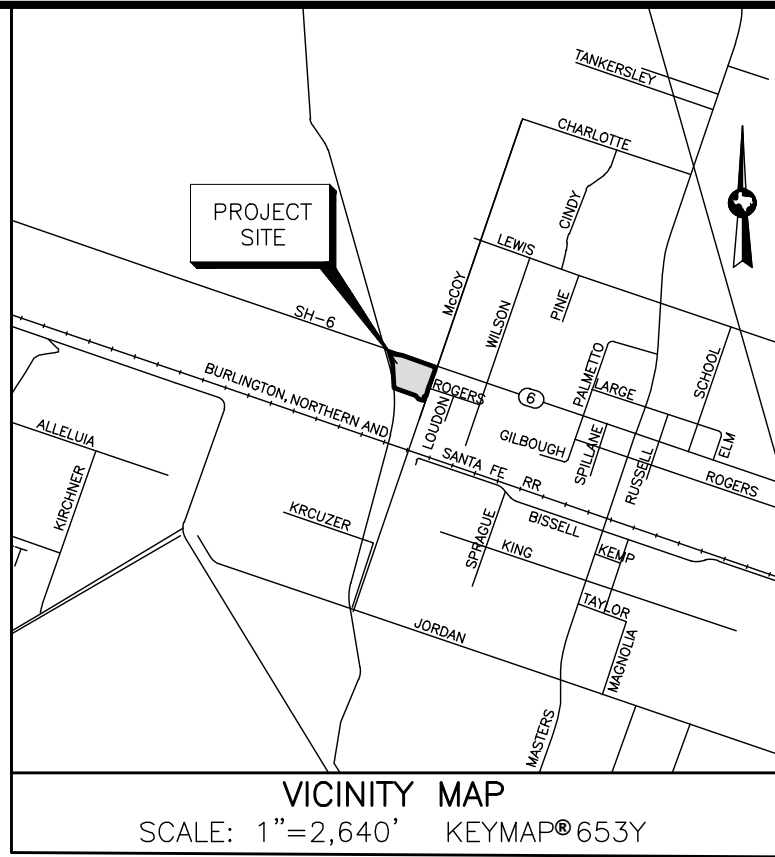
This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of Meridiana Highway 6 Commercial Reserve No. 1 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2021.

City Council

JOB NO. 081-011-01

PATH:R:\2008\081-011-01\DRAWING\PLAT\081011101V-PL-FP01-MER_COMMERCIAL_RES-1 BY:SVJ DATE:2020-12-22

BENCHMARK(S):
NGS MONUMENT # E 306 DISK FOUND 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



VICINITY MAP
SCALE: 1"=2,640' KEYMAP®653Y

MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE No. 1

BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF THE H. T. & B. R.R. CO. SURVEY, SECTION 62, A-484, THE H. T. & B. R.R. CO. SURVEY, SECTION 63, A-283, THE H. T. & B. R.R. CO. SURVEY, SECTION 64, A-483, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 3 RESERVES (5.872 Acres)

OWNER

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

JANUARY 15, 2021

ENGINEER/SURVEYOR



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

SHT 1 OF 2

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0130K, dated December 30, 2020. The subject property shown hereon lies within the Special Flood Hazard Area Zone "AO" (areas determined to be subject to 100-year flood plain depths of 2 feet).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- A indicates Abstract
AC. indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
C.I.R. indicates Capped Iron Rod.
Fnd. indicates Found
I.R. indicates Iron Rod
PG. indicates Page
P.O.B. indicates Point Of Beginning
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way.
SQ. FT. indicates Square Feet
TXDOT indicates Texas Department of Transportation.
VOL. indicates Volume.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation and Reclamation District #3.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The Manvel Utility District/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- The Developer/Homeowner's Association/Municipal Utility District No. 57/Brazoria County Conservation and Reclamation District No. 3 shall be responsible for maintenance of all reserves.
- This plat has 0.70 acres of unencumbered open space within Reserve "B".

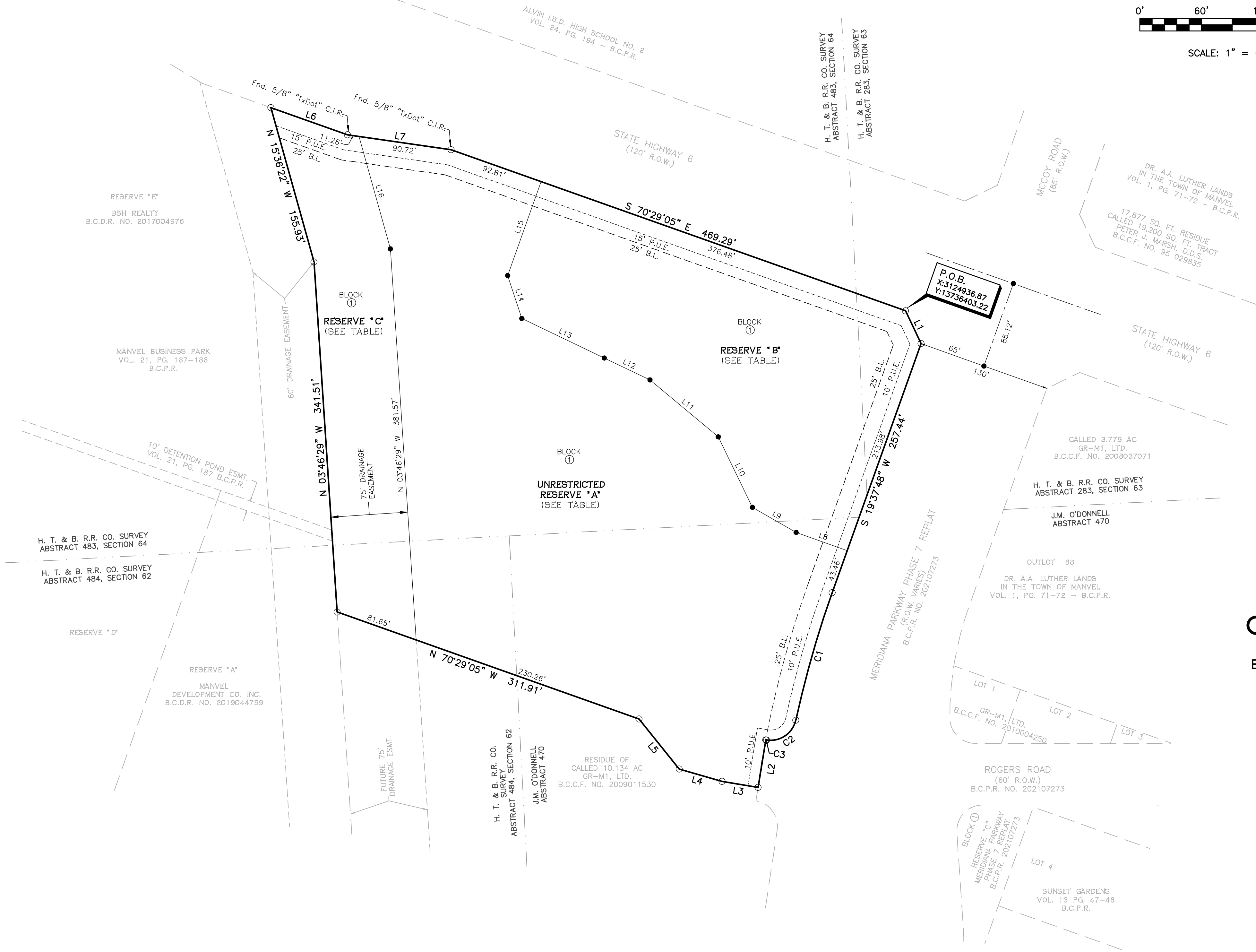
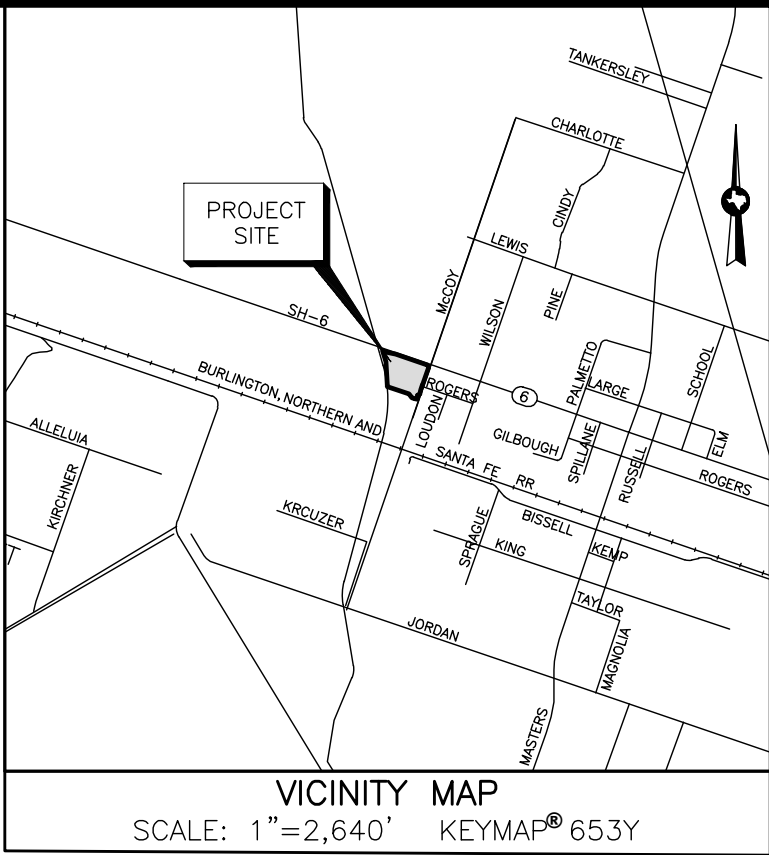
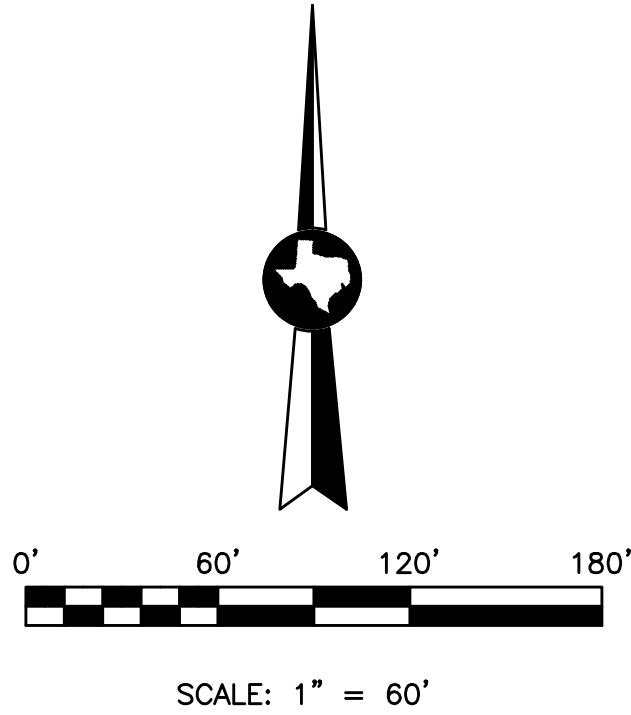
BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3:

- Drainage easements may be used by any government body for purposes of drainage work, provided Brazoria County Conservation & Reclamation District No. 3 (B.C.C.R.D.#3) is properly notified.
- All drainage easements shown hereon shall be kept clear of fences, building, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities, landscaping shall be permitted within the detention ponds located within this subdivision.
- Maintenance of detention facilities shall be the sole responsibility of the owner of the property. B.C.C.R.D.#3 shall provide maintenance of regional facilities owned and constructed by B.C.C.R.D.#3, or sub-regional facilities constructed by developer(s) for which ownership has been transferred to B.C.C.R.D.#3 with their approval. B.C.C.R.D.#3 shall be responsible only for the maintenance of facilities owned by them, unless B.C.C.R.D.#3 specifically contracts or agrees to maintain other facilities.
- The sides of drainage channels and detention facilities shall be hydromulch seeded.
- Outfall structures and culverts shall comply with Section III C, 2 of the Brazoria County Conservation and Reclamation District No. 3 Regulations. Brazoria County Conservation and Reclamation District No. 3 has adopted the Brazoria County Drainage criteria manual as its guide. Erosion protection for outfall structures must be of reinforced concrete. Concrete rubble is not allowed.
- B.C.C.R.D.#3 approval of the final drainage plans and final plat (if required) does not affect the property rights of third parties. The developer shall be responsible for obtaining and maintaining any and all easements, fee strips and/or any other right-of-way across third party properties for the purpose of moving excess runoff-off of B.C.C.R.D.#3 drainage facilities as contemplated by the final drainage plans and the final plat.
- B.C.C.R.D.#3 personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facilities operating properly.
- Detention is required by B.C.C.R.D. #3 in order to offset additional storm runoff due to the increased impervious cover from the development.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1000.00	72°3'59"	179.15'	S 15°53'49" W	129.06'
C2	25.00'	86°52'36"	37.91'	S 55°40'06" W	34.38'
C3	270.00'	0°10'11"	0.80'	N 80°48'31" W	0.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 25°29'18" E	135.31'
L2	S 09°18'34" W	46.82'
L3	N 80°35'20" W	35.63'
L4	N 78°52'20" W	43.29'
L5	N 38°49'44" W	62.49'
L6	S 70°29'05" E	79.10'
L7	S 81°47'41" E	101.98'
L8	N 70°22'12" W	52.86'
L9	N 60°07'36" W	49.06'
L10	N 25°53'20" W	76.20'
L11	N 50°12'01" W	86.54'
L12	N 64°18'13" W	49.33'
L13	N 64°22'28" W	89.09'
L14	N 18°14'37" W	43.80'
L15	N 19°30'55" E	97.12'
L16	N 15°36'22" W	113.65'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	NONE	148,612 SQ.FT. / 3.411 ACRES
B	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE & RECREATION PURPOSES	70,048 SQ.FT. / 1.608 ACRES
C	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	37,137 SQ.FT. / 0.8526 ACRES
TOTAL		255,797 SQ. FT. / 5.872 ACRES



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

MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE No. 1

BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF THE H. T. & B. R.R. CO. SURVEY, SECTION 62, A-484, THE H. T. & B. R.R. CO. SURVEY, SECTION 63, A-283, THE H. T. & B. R.R. CO. SURVEY, SECTION 64, A-483, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 3 RESERVES (5.872 Acres)

OWNER

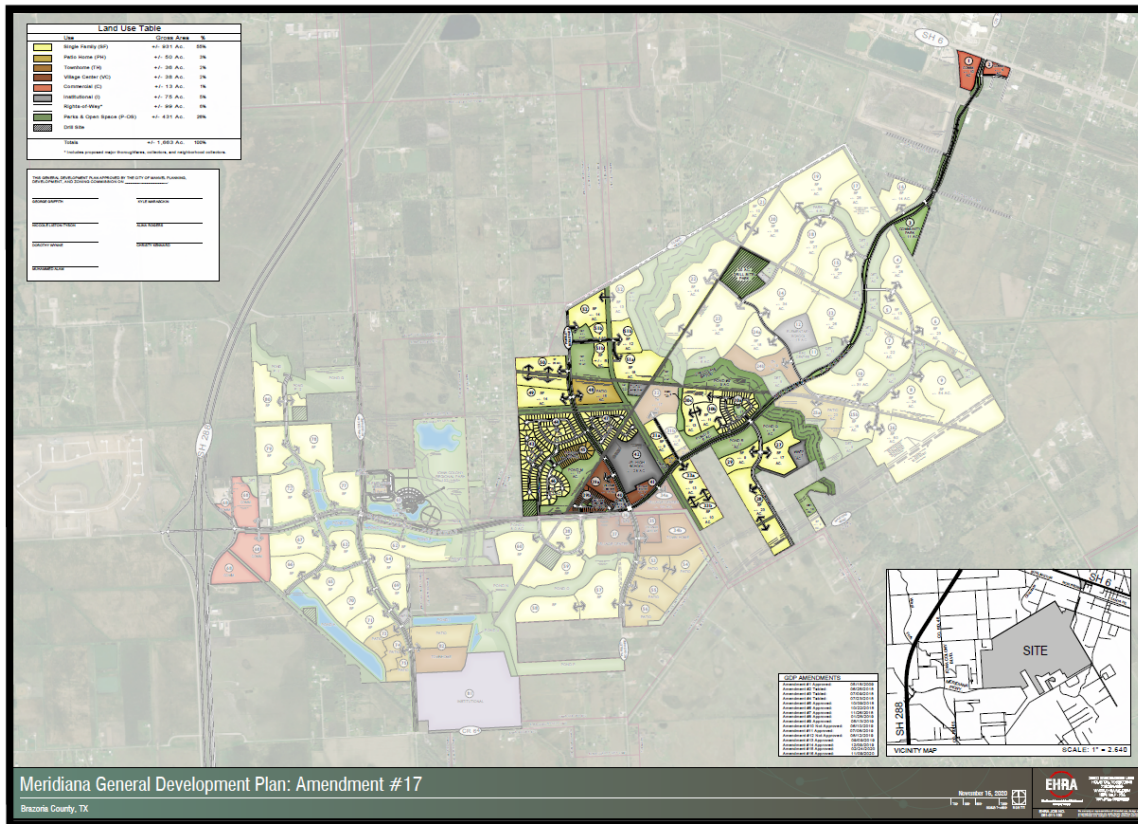
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

JANUARY 15, 2021

ENGINEER/SURVEYOR



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





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: June 14, 2021 PDZ & June 21, 2021 City Council

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

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Highway 6
Commercial Reserve No. 2, being a subdivision of 4.304 acres out of the H.T. & B.R.R. Co. Survey, Section 63, A-283 and
the J.M. O'Donnell Survey, A-470, also being a partial replat of Lots 1, 2, and 3, Block 1 of Sunset Gardens as recorded in
Vol. 13, Pg. 47-48, Brazoria County Plat Records, also being out of Lot 88 of the Dr. A.A. Luther Lands in the Town of Manvel, as recorded
under Vol. 1, Pg. 71-72, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.06.02 14:41:23 -05'00'

SIGNATURE

June 2, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Highway 6 Commercial Reserve No. 2 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	June 14, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends a 30-day extension for Meridiana Highway 6 Commercial Reserve No. 2 Final Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

The developer has requested the 30-day extension in writing in order to continue addressing comments on the plat to comply with the regulations in the subdivision ordinance and adopted O-PUD.

[illegible]

[illegible]

STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Highway 6 Commercial Reserve No. 2, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Highway 6 Commercial Reserve No. 2 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.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, therunto authorized, this _____ day of _____, 2021.

OWNER

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

By: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

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

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

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

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of Meridiana Highway 6 Commercial Reserve No. 2 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of Meridiana Highway 6 Commercial Reserve No. 2 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

City Council

METES AND BOUNDS DESCRIPTION
MERIDIANA HIGHWAY 6
COMMERCIAL RESERVE No. 2
BEING 4.304 ACRES OF LAND SITUATED IN THE
H. T. & B. R.R. CO. SURVEY, SECTION 63, ABSTRACT 283
AND THE J.M. O'DONNELL SURVEY, ABSTRACT 470,
BRAZORIA COUNTY, TEXAS

A 4.304 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. CO. SURVEY, SECTION 63, ABSTRACT 283, AND THE J.M. O'DONNELL SURVEY, ABSTRACT 470, BRAZORIA COUNTY, TEXAS, BEING A PARTIAL REPLAT OF LOTS 1, 2 AND 3, BLOCK 1, OF SUNSET GARDENS AS RECORDED IN VOLUME 13, PAGES 47-48 OF THE BRAZORIA COUNTY PLAT RECORDS, ALSO BEING OUT OF LOT 88 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 1, PAGES 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS; SAID 4.304 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set at the intersection of the easterly right-of-way line of Meridiana Parkway (a variable width right-of-way based on the plat of Meridiana Parkway Phase 7 Replat) with the southerly right-of-way line of State Highway 6 (120 foot wide) marking the most north northwesterly corner of the herein described tract of land;

1) THENCE, South 70°29'05" East, along the southerly right-of-way of said State Highway 6 for a distance of 583.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner from which a 5/8-inch TxDOT capped iron rod bears S 73°33' E, a distance of 0.6 feet;
2) THENCE, South 23°29'28" East, continuing along the southerly line of said State Highway 6 for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the westerly right-of-way line of Wilson Drive (60 foot wide) from which a 5/8-inch TxDOT capped iron rod bears N 14°07' E, a distance of 0.3 feet;

3) THENCE, South 19°30'10" West, along the westerly right-of-way line of said Wilson Drive for a distance of 225.57 feet to a 5/8-inch iron rod found for corner in the northerly right-of-way line of Rogers Road (60 foot wide) marking the southeasterly corner of the herein described tract of land;

4) THENCE, North 70°26'14" West, along the northerly right-of-way line of said Rogers Road for a distance of 22.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature to the left based on said Meridiana Parkway Phase 7 Replat;

5) THENCE, in a northwesterly direction continuing along the northerly right-of-way line of said Rogers Road with the arc of said curve to the left having a radius of 1,230.00 feet, a central angle of 19°36'38", an arc length of 420.99 feet, and a chord bearing of North 80°14'34" West, for a distance of 418.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

6) THENCE, South 89°57'07" West, continuing along the northerly right-of-way line of said Rogers Road for a distance of 157.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the right at the intersection of the easterly right-of-way line of Meridiana Parkway;

7) THENCE, continuing along the northerly right-of-way line of said Rogers Road in a northwesterly direction with the arc of said curve to the right having a radius of 25.00 feet, a central angle of 89°59'51", an arc length of 39.27 feet, and a chord bearing of North 45°02'58" West, for a distance of 35.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the easterly right-of-way line of Meridiana Parkway marking a point for compound curve to the right;

8) THENCE, along the easterly right-of-way line of Meridiana Parkway in a northeasterly direction with the arc of said compound curve to the right having a radius of 320.00 feet, a central angle of 19°40'51", an arc length of 109.92 feet, and a chord bearing of North 09°47'23" East, for a distance of 109.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

9) THENCE, North 19°37'48" East, continuing along the easterly right-of-way line of Meridiana Parkway for a distance of 226.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 64°34'22" East, along the easterly right-of-way line of Meridiana Parkway for a distance of 35.41 feet to the POINT OF BEGINNING and containing 4.304 acres of land.

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THE PLAT OF MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE No. 2 AS SHOWN HEREON ON THE _____ DAY OF _____, 2021.

RICKY KUBECZKA
COMMISSIONER

DATE

JODY SCHIBI
COMMISSIONER

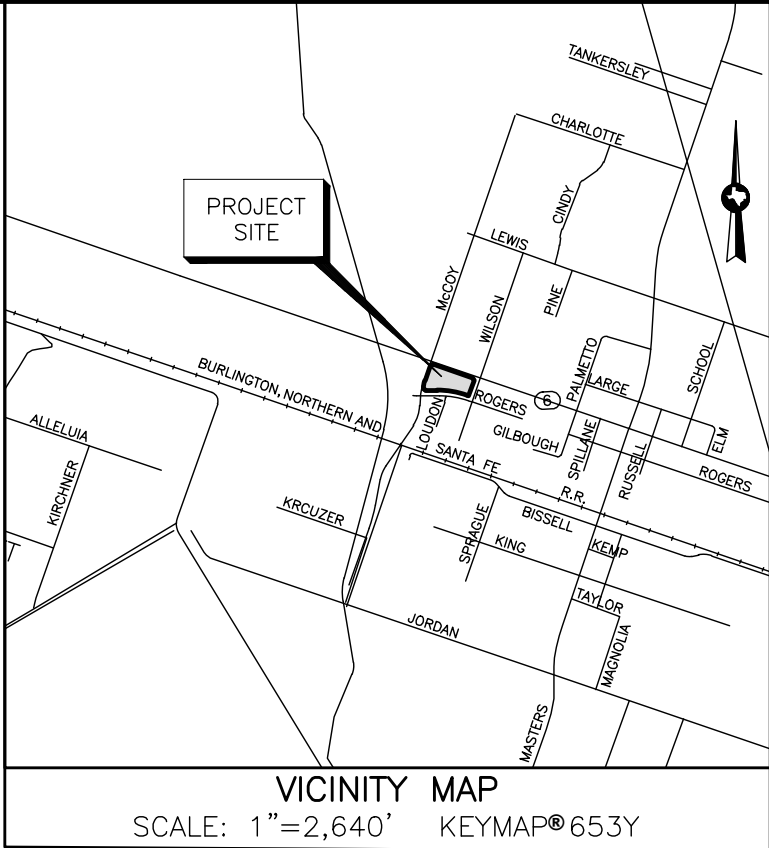
DATE

ALFRED FROBERG, JR.
COMMISSIONER

DATE

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

DATE



BENCHMARK(S):

NGS MONUMENT # E 306 DISK FOUND 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

VICINITY MAP

SCALE: 1"=2,640' KEYMAP#653Y

MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE No. 2

BEING A SUBDIVISION OF 4.304 ACRES BEING OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 63, A-283,
AND THE J.M. O'DONNELL SURVEY, A-470,
ALSO BEING A PARTIAL REPLAT OF LOTS 1, 2 AND 3,
BLOCK 1 OF SUNSET GARDENS AS RECORDED IN VOL. 13,
PG. 47-48, BRAZORIA COUNTY PLAT RECORDS,
ALSO BEING OUT OF LOT 88 OF THE DR. A.A. LUTHER
LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER
VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES (4.301 Acres)

OWNER

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

APRIL 2, 2021

ENGINEER/SURVEYOR



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

- GENERAL NOTES:**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83), and may be brought to surface by applying the following combined scale factor: 0.99986742185.
 - All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0130K, dated December 30, 2020. The subject property shown hereon lies within the Special Flood Hazard Area Zone "AO" (areas determined to be subject to 100-year flood plain depths of 2 feet).
 - This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
 - A indicates Abstract
AC indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
C.I.R. indicates Capped Iron Rod
Fnd. indicates Found
I.R. indicates Iron Rod
PG. indicates Page.
P.O.B. indicates Point Of Beginning
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way.
SQ. FT. indicates Square Feet
TxDOT indicates Texas Department of Transportation
VOL. indicates Volume.
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation and Reclamation District #3.
 - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
 - The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
 - The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
 - All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
 - No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
 - No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
 - No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
 - This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
 - A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
 - Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
 - The Development Regulations and City Permits of the City of Manvel are required on all property.
 - The boundary for this plat has a closure in excess of 1:15,000.
 - The drainage on adjacent property will not be impacted by this development.
 - There are 0.00 acres of unencumbered open space within this plat.

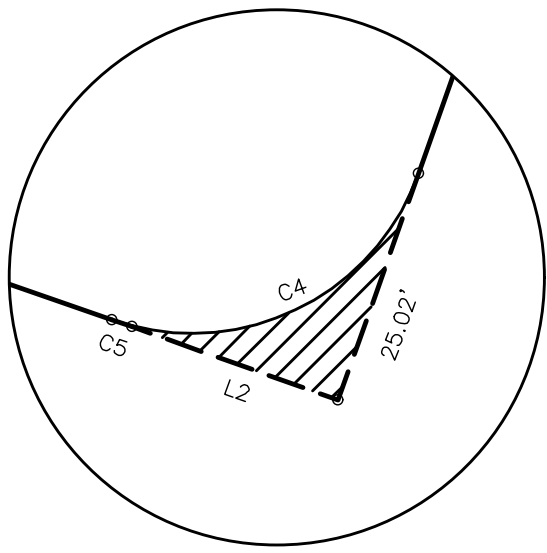
BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3:

- Drainage easements may be used by any government body for purposes of drainage work, provided Brazoria County Conservation & Reclamation District No. 3 (B.C.C.R.D.#3) is properly notified.
- All drainage easements shown hereon shall be kept clear of fences, building, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities, landscaping shall be permitted within the detention ponds located within this subdivision.
- Maintenance of detention facilities shall be the sole responsibility of the owner of the property. B.C.C.R.D.#3 shall provide maintenance of regional facilities owned and constructed by B.C.C.R.D.#3, or sub-regional facilities constructed by developer(s) for which ownership has been transferred to B.C.C.R.D.#3 with their approval. B.C.C.R.D.#3 shall be responsible only for the maintenance of facilities owned by them, unless B.C.C.R.D.#3 specifically contracts or agrees to maintain other facilities.
- The sides of drainage channels and detention facilities shall be hydromulch seeded.
- Outfall structures and culverts shall comply with Section III C, 2 of the Brazoria County Conservation and Reclamation District No. 3 Regulations. Brazoria County Conservation and Reclamation District No. 3 has adopted the Brazoria County Drainage criteria manual as its guide. Erosion protection for outfall structures must be of reinforced concrete. Concrete rubble is not allowed.
- B.C.C.R.D.#3 approval of the final drainage plans and final plat (if required) does not affect the property rights of third parties. The developer shall be responsible for obtaining and maintaining any and all easements, fee strips and/or any other right-of-way across third party properties for the purpose of moving excess run-off of B.C.C.R.D.#3 drainage facilities as contemplated by the final drainage plans and the final plat.
- B.C.C.R.D.#3 personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facilities operating properly.
- Detention is required by B.C.C.R.D. #3 in order to offset additional storm runoff due to the increased impervious cover from the development.

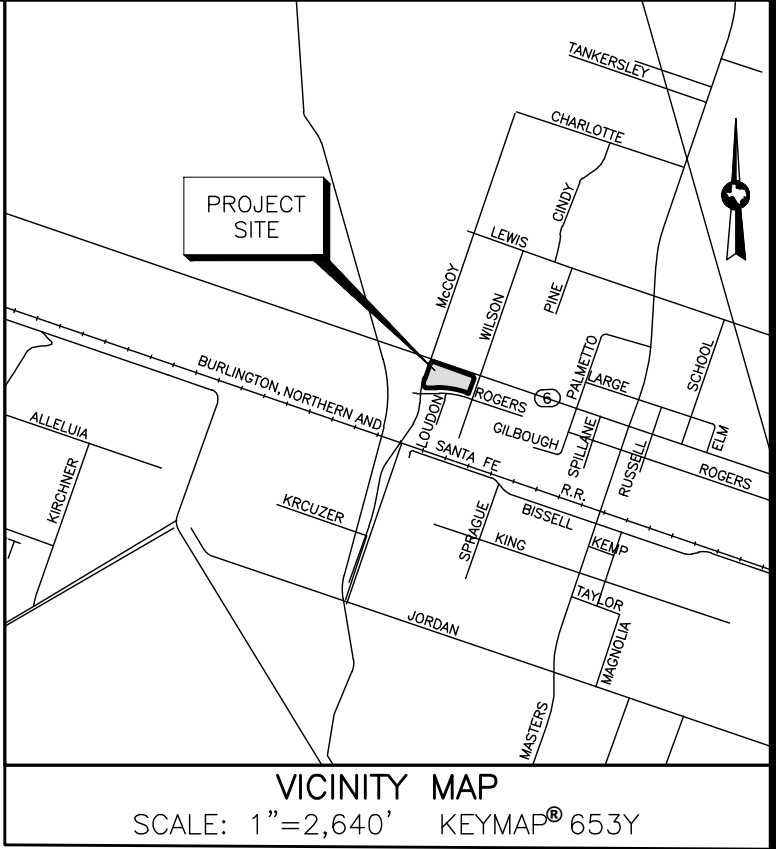
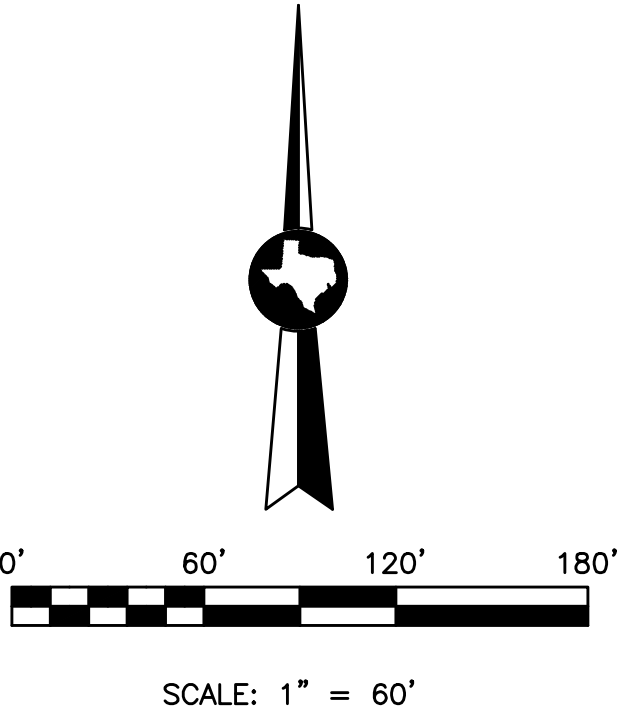
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1230.00'	19°36'38"	420.99'	N 80°14'34" W	418.94'
C2	25.00'	89°59'51"	39.27'	N 45°02'58" W	35.35'
C3	320.00'	19°40'51"	109.92'	N 09°47'23" E	109.38'
C4	25.00'	89°57'23"	39.25'	S 64°28'52" W	35.34'
C5	1230.00'	0°06'12"	2.22'	N 70°29'21" W	2.22'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 25°29'28" E	35.36'
L2	N 70°26'14" W	22.76'
L3	N 64°34'22" E	35.41'
L4	S 70°22'12" E	57.35'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	NONE	175,188 SQ.FT. / 4.022 ACRES
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	12,144 SQ.FT. / 0.2788 ACRES
TOTAL		187,332 SQ.FT. / 4.301 ACRES



Detail "A"
Scale 1"=20'



MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE No. 2

BEING A SUBDIVISION OF 4.304 ACRES BEING OUT OF THE H. T. & B. R.R. CO. SURVEY, SECTION 63, A-283, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING A PARTIAL REPLAT OF LOTS 1, 2 AND 3, BLOCK 1 OF SUNSET GARDENS AS RECORDED IN VOL. 13, PG. 47-48, BRAZORIA COUNTY PLAT RECORDS, ALSO BEING OUT OF LOT 88 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES (4.301 Acres)

OWNER

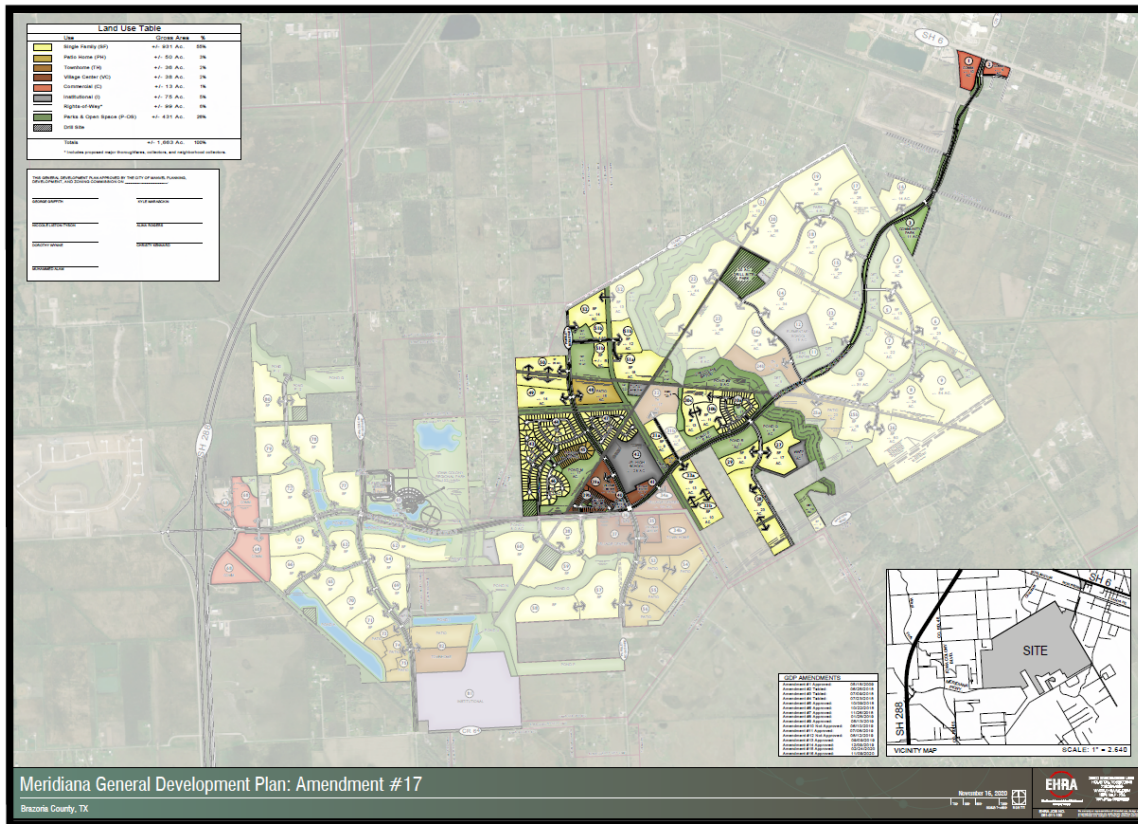
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

APRIL 2, 2021

ENGINEER/SURVEYOR



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





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: June 14, 2021 PDZ & June 21, 2021 City Council

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

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat
for Meridiana Cumulus Drive Phase 3, being a subdivision of 3.021 acres out of the Oliver Hall Survey, A-203;
being a partial replat of a portion of Lot 6 of Lulling Stone Section Three, a subdivision per plat records in
Volume 22, Pages 231-234 of the Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.06.02 14:45:32 -05'00'

SIGNATURE

June 2, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Cumulus Drive Phase 3 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	June 14, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends a 30-day extension for Meridiana Cumulus Drive Phase 3 Final Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

The developer has requested the 30-day extension in writing in order to continue addressing comments on the plat to comply with the regulations in the subdivision ordinance and adopted O-PUD.



**FINAL PLAT
MERIDIANA
CUMULUS DRIVE PHASE 3**

BEING A SUBDIVISION OF 6.62 ACRES OUT OF
THE OLIVER HALL SURVEY, A-308
BEING A PARTIAL REPLAT OF A PORTION OF LOT 8 OF
SEABOARD TRACT SECTION TWENTY, A SUBDIVISION
PLAT RECORDED IN VOLUME 24, PAGE 24-254 OF THE
RECORDING COUNTY PLAT RECORDS
CITY OF MARLBOROUGH, MASSACHUSETTS

PURPOSE FOR REPLAT:
TO RECONSTRUCT PORTIONS OF ONE PLATTED LOT.

180000 1 NINETEEN DAYS AFTER

CONTRACT
A TRACT OF LAND
BEING A PART OF THE
CUMULUS DRIVE PHASE 3
PLAT RECORDED IN
VOLUME 24, PAGE 24-254
OF THE RECORDING
COUNTY PLAT RECORDS
CITY OF MARLBOROUGH,
MASSACHUSETTS
APRIL, 2021

RECORDING INFORMATION

EHRA

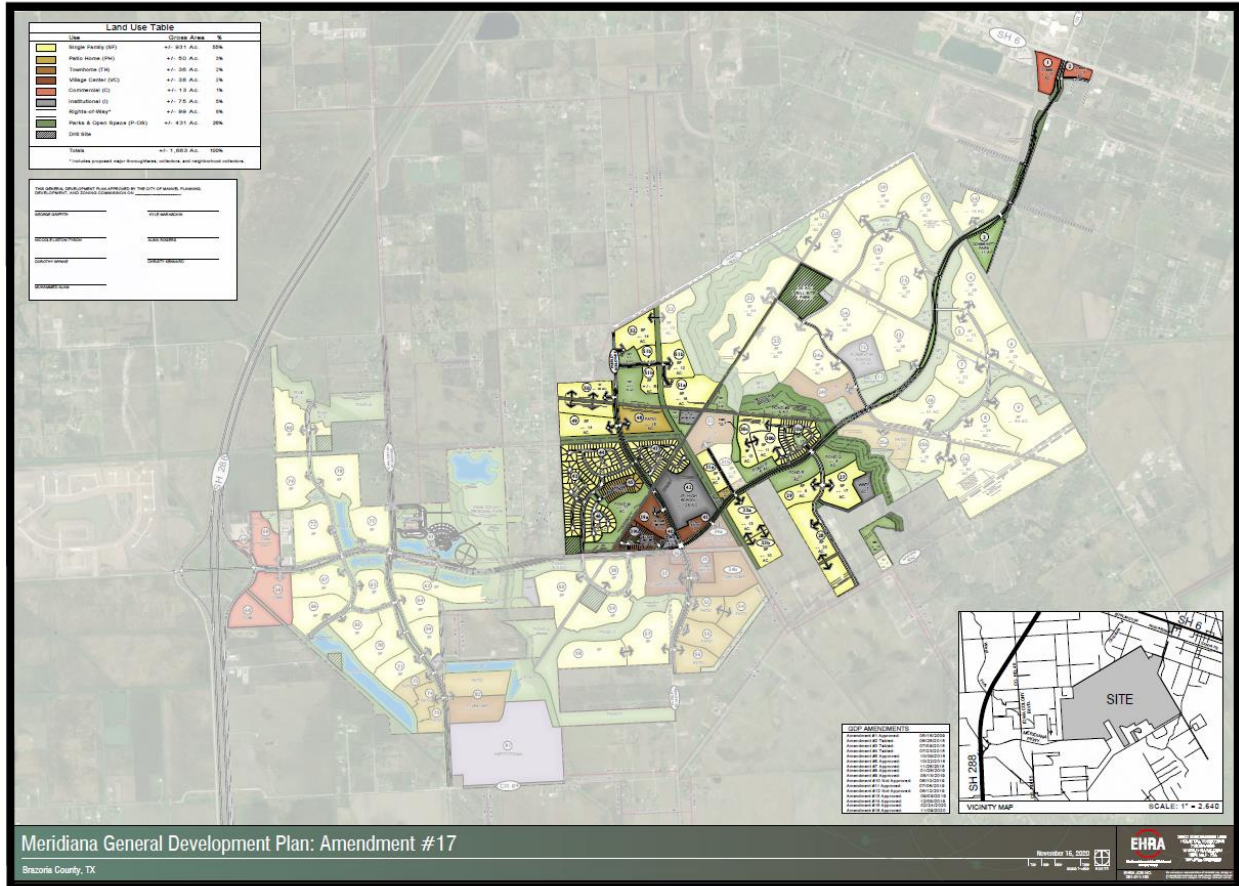
1000 MASSACHUSETTS
HOUSTON, TEXAS 77002
TEL: 713-261-1000
WWW.EHRA.ORG
TEL: 713-261-1000



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Meridiana General Development Plan Amendment No. 17



METES AND BOUNDS DESCRIPTION
MERIDIANA CUMULUS DRIVE PHASE 3
BEING 3.021 ACRES OF LAND SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 3.021 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 6 AND 7 OF LULLING STONE SECTION THREE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGE 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) CONVEYED TO GR-M1 IN BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2008055353 (LOT 6) AND B.C.C.F. NO. 2009023828 (LOT 7), SAID 3.021 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found at the original southeasterly corner of the called 884.331 acre tract as recorded in B.C.C.F. No. 2006035182, same being the northeasterly corner of Lot 1 of Lulling Stone Section 1, a subdivision as per plat recorded in Volume 21, Page 267-270 of the Brazoria County Plat Records (B.C.P.R.);

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract, passing at 2,793.09 feet a 5/8-inch iron rod found marking the northerly common corner of Lot 14 and Lot 15 of Lulling Stone Section 1, and continuing for a total distance of 6,221.05 feet to a point far corner;

THENCE, South 30°06'57" East, for a distance of 1,817.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northwesterly corner and POINT OF BEGINNING of the herein described tract;

1) THENCE, North 59°57'12" East, for a distance of 95.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the common line of said Lot 6 and Lot 7;

2) THENCE, South 30°02'48" East, along the common line of said Lot 6 and Lot 7, for a distance of 1,366.65 feet to a 5/8-inch iron rod found marking the southerly common corner of said Lot 6, and Lot 7, in the northerly right-of-way line of County Road 67 (80 foot wide) recorded under Volume 21, Page 267-270 B.C.P.R., Volume 22, Page 231-234 B.C.P.R. and Volume 24, Page 398 B.C.P.R.;

3) THENCE, South 59°57'12" West, along the northerly right-of-way line of said County Road 67, for a distance of 130.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, North 30°02'48" West, for a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature to the left;

5) THENCE, in a northeasterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 88°17'10", an arc length of 38.52 feet, and a chord bearing of North 15°48'37" East, for a distance of 34.92 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for reverse curvature to the right;

6) THENCE, in a northwesterly direction along the arc of said reverse curve to the right having a radius of 540.00 feet, a central angle of 03°18'17", an arc length of 31.15 feet, and a chord bearing of North 26°40'49" West, for a distance of 31.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

7) THENCE, North 25°01'41" West, for a distance of 75.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature to the left;

8) THENCE, in a northwesterly direction along the arc of said curve to the left having a radius of 420.00 feet, a central angle of 05°01'07", an arc length of 36.79 feet, and a chord bearing of North 27°32'14" West, for a distance of 36.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

9) THENCE, North 30°02'48" West, for a distance of 1,178.86 feet to the POINT OF BEGINNING and containing 3.021 acres of land.

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of CUMULUS DRIVE PHASE 3 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 _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of CUMULUS DRIVE PHASE 3 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 _____, 2021.

City Council

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Cumulus Drive PHASE 3, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this _____ day of _____, 2021.

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

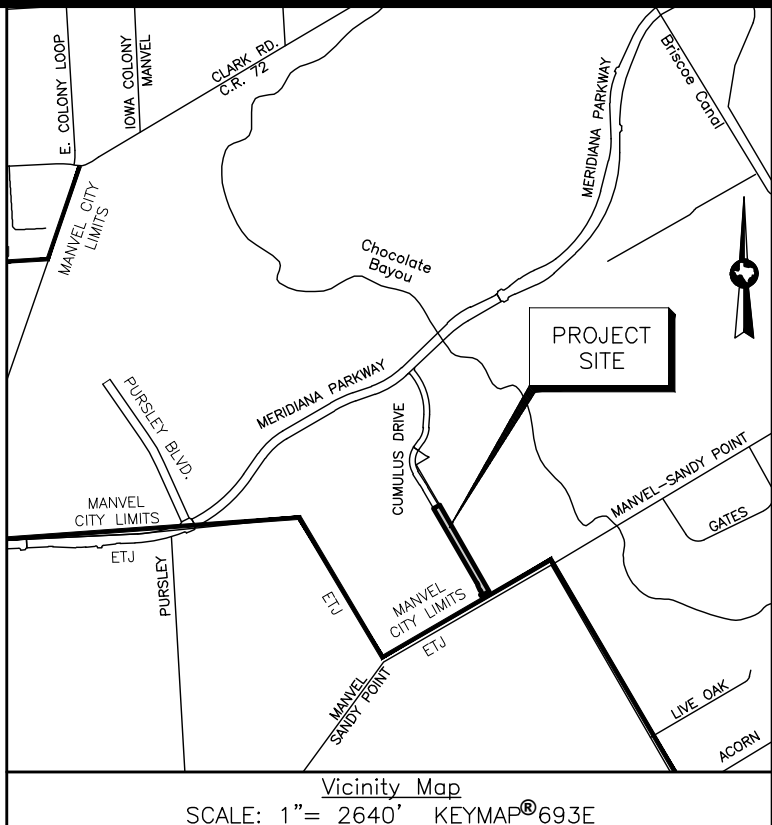
BY: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS }
COUNTY OF HARRIS }

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

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



BENCHMARK:

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

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

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

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., President	Date	Kerry L. Osburn Vice President	Date
Brandon Middleton Secretary/Treasurer		Jarrod D. Aden, P.E., C.F.M. District Engineer	Date

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

BCDD 5 ID# _____

**FINAL PLAT
MERIDIANA
CUMULUS DRIVE PHASE 3**

BEING A SUBDIVISION OF 3.021 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203;
BEING A PARTIAL REPLAT OF A PORTION OF LOT 6 OF
LULLING STONE SECTION THREE, A SUBDIVISION PER
PLAT RECORDED IN VOLUME 22, PAGES 231-234 OF THE
BRAZORIA COUNTY PLAT RECORDS;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PURPOSE FOR REPLAT:
TO RECONFIGURE PORTIONS OF ONE PLATTED LOT.

1 BLOCK 2 RESERVES (0.4812 ACRES)

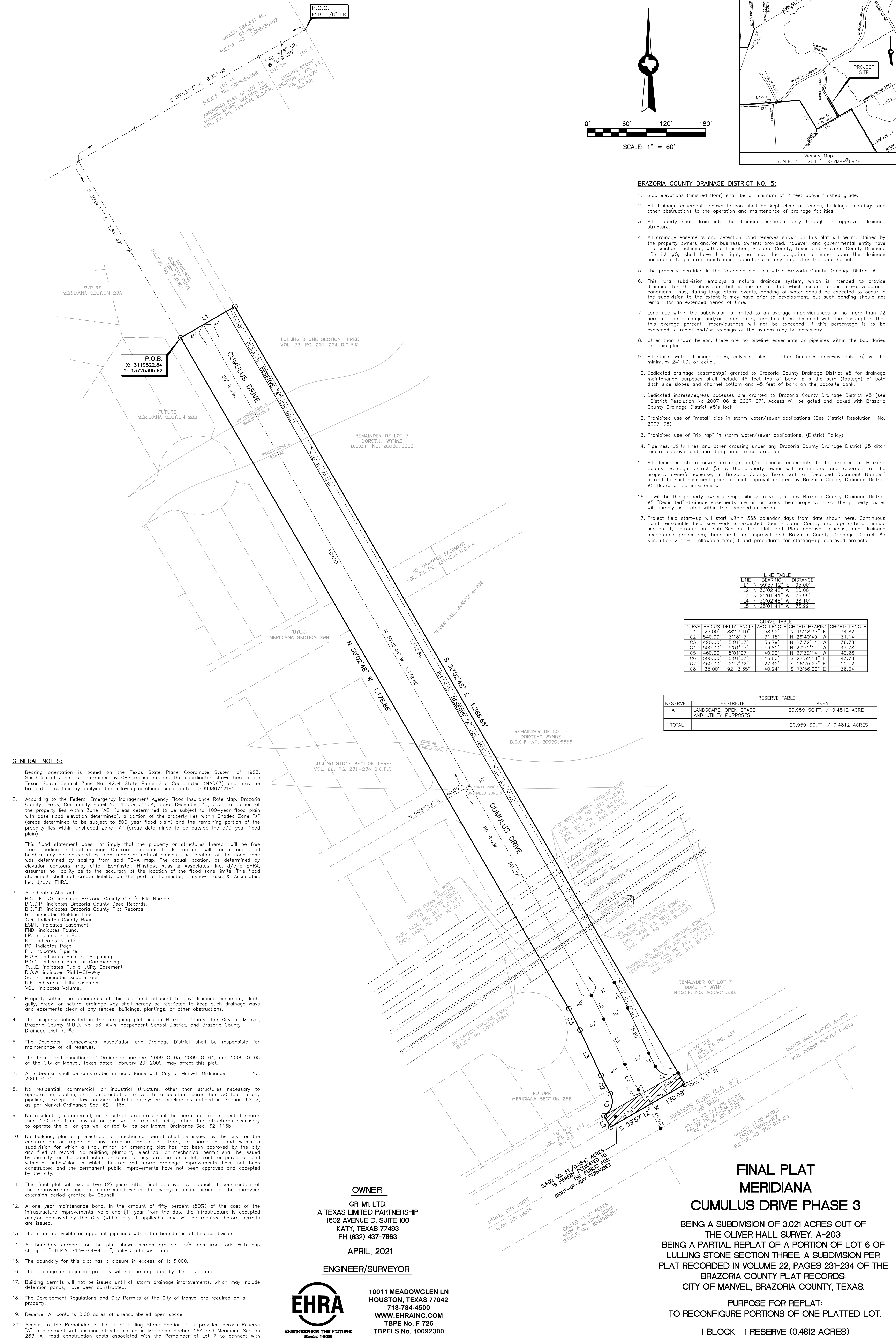
OWNER
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

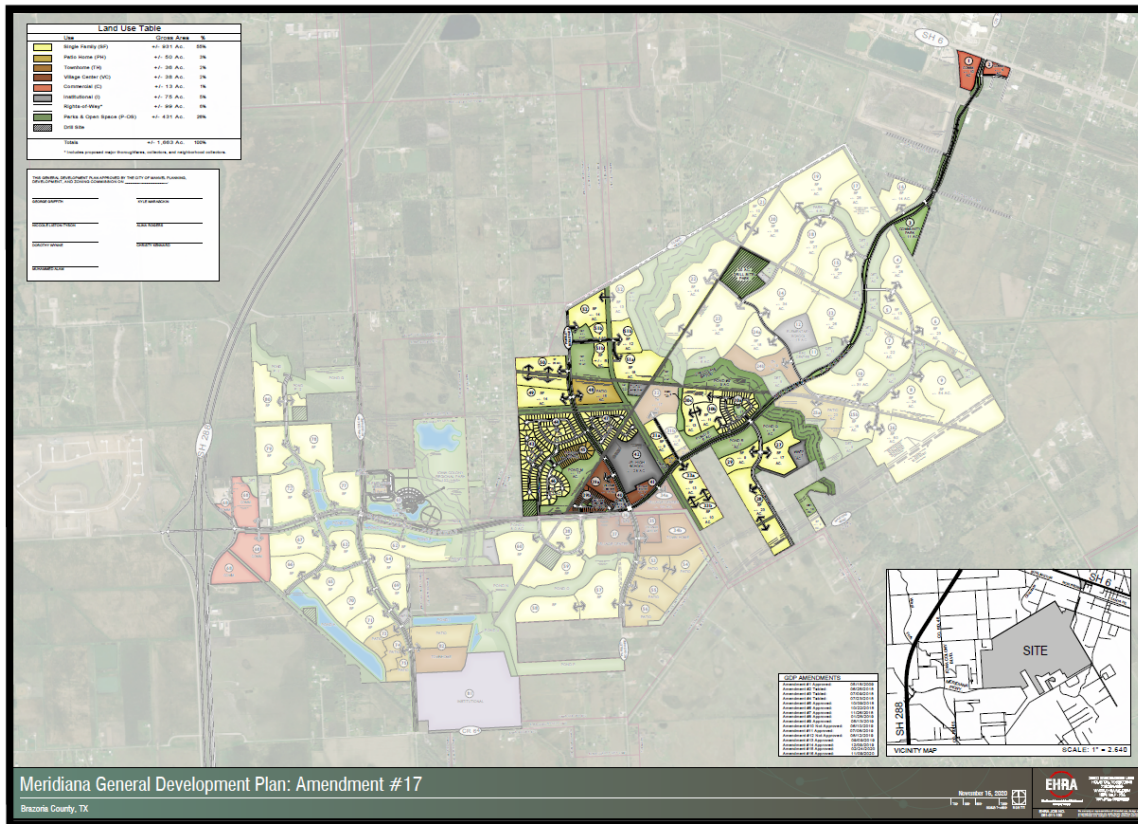
APRIL, 2021

ENGINEER/SURVEYOR



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







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: June 14, 2021 PDZ & June 21, 2021 City Council

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

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Section 28B, being a subdivision of 14.35 acres out of the Oliver Hall Survey, Abstract 203; also being a partial replat of a portion of Lots 5 and 6, Block 1, of Lulling Stone Section Three, as recorded in Vol. 22, Pg. 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.06.02 14:49:29 -05'00'

SIGNATURE

June 2, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 28B Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	June 14, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends a 30-day extension for Meridiana Section 28B Final Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

The developer has requested the 30-day extension in writing in order to continue addressing comments on the plat to comply with the regulations in the subdivision ordinance and adopted O-PUD.



STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Section 28B, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of Meridiana Section 28B where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this day of 2021.

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

BY: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of 2021.

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

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

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

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 28B 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 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA SECTION 28B 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 2021.

City Council

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., Date Kerry L. Osburn Vice President Date

Brandon Middleton Secretary/Treasurer Date Jarrod D. Aden, P.E., C.F.M. District Engineer Date

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

BCCDD 5 ID#

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 28B
BEING 14.35 ACRES OF LAND SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 14.35 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 5 AND 6, BLOCK 1 OF LULLING STONE SECTION THREE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGE 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) CONVEYED TO GR-M1 IN BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2008041150 (LOT 5), B.C.C.F. NO. 2008055363 (LOT 6), SAID 14.35 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found at the original southeasterly corner of the called 884.331 acre tract as recorded in B.C.C.F. No. 2006035182, same being the northeasterly corner of Lot 1 of Lulling Stone Section 1, a subdivision as per plat recorded in Volume 21, Page 267-270 of the Brazoria County Plat Records (B.C.P.R.);

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract, for a distance of 6,723.86 feet to a 5/8-inch iron rod found marking the north common corner of said Lot 4 and Lot 5 of Lulling Stone Section Three;

THENCE, South 30°02'48" East, along the common line of said Lot 4 and Lot 5 for a distance of 2,047.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner and POINT OF BEGINNING of the herein described tract;

1) THENCE, North 59°57'12" East, for a distance of 142.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, North 30°02'48" East, for a distance of 13.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, North 59°57'12" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;

4) THENCE, in a northeasterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", on an arc length of 39.27 feet, and a chord bearing of North 14°57'12" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, North 30°02'48" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, North 59°57'12" East, for a distance of 95.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 30°02'48" West, for a distance of 120.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 09°55'31" West, for a distance of 45.39 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 32°58'46" East, for a distance of 113.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, South 89°32'16" East, for a distance of 88.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 30°02'48" East, for a distance of 1,178.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

12) THENCE, in a southeasterly direction along the arc of said curve to the right having a radius of 420.00 feet, a central angle of 05°01'07", on an arc length of 36.79 feet, and a chord bearing of South 27°32'14" East, for a distance of 36.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

13) THENCE, South 25°01'41" East, for a distance of 75.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

14) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 540.00 feet, a central angle of 03°18'17", on an arc length of 31.15 feet, and a chord bearing of South 26°40'49" East, for a distance of 31.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;

15) THENCE, in a southwesterly direction along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 88°17'10", on an arc length of 38.52 feet, and a chord bearing of South 15°48'57" West, for a distance of 34.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

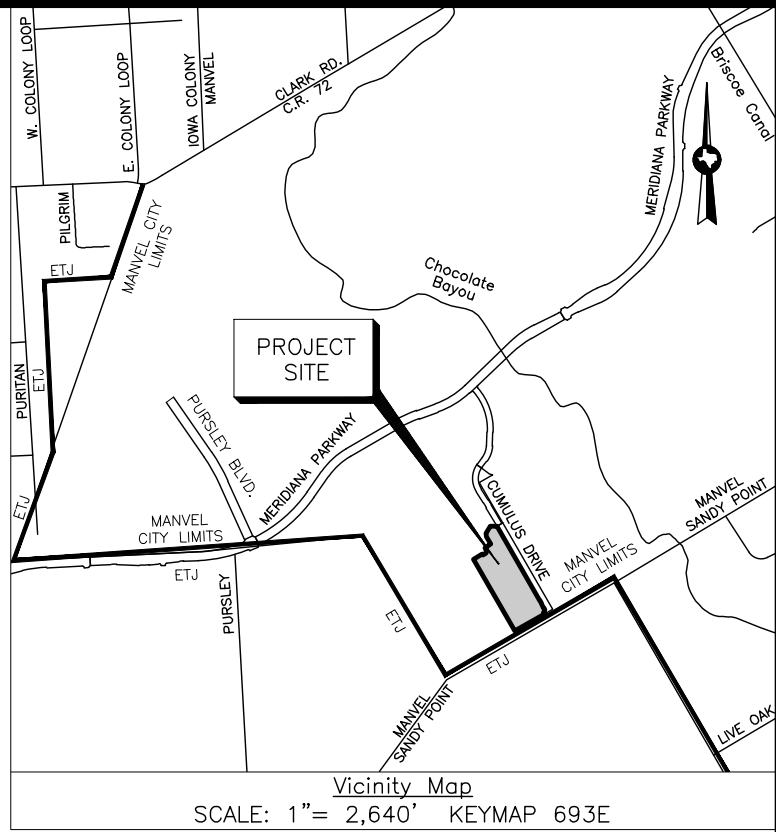
16) THENCE, South 30°02'48" East, for a distance of 20.00 feet to a point for corner in northerly right-of-way line of County Road 67 (80 foot wide) recorded under Volume 21, Page 267-270 B.C.P.R., Volume 22, Page 231-234 B.C.P.R. and Volume 24, Page 398 B.C.P.R.;

17) THENCE, South 59°57'12" West, along the northerly right-of-way line of said County Road 67 for a distance of 469.92 feet to a 5/8-inch iron rod found marking the southerly common corner of Lot 4 and Lot 5 of the aforementioned Lulling Stone Section 3;

18) THENCE, North 30°02'48" West, along the common line of said Lot 4 and Lot 5 for a distance of 1,136.49 feet to a point to the POINT OF BEGINNING and containing 14.35 acres of land.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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



BENCHMARK:

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=62.00 (NAVD '88) 1991 ADJUSTMENT

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C00110K, dated December 30, 2020, a portion of the property lies within Zone "AE" (areas determined to be subject to 100-year flood plain with base flood elevation determined), a portion of the property lies within Shaded Zone "X" (areas determined to be subject to 500-year flood plain) and the remaining portion of the property lies within Unshaded Zone "X" (areas determined to be outside the 500-year flood plain).

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.
- A indicates Abstract
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. No. indicates Brazoria County Plat Records Number.
B.L. indicates Building Line.
ETJ indicates Extraterritorial Jurisdiction
FND, indicates Found.
I.R. indicates Iron Rod.
PG, indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.C. indicates Point Of Commencing.
P.O.B. indicates Point Of Beginning.
P.U.E. indicates Public Utility Easement.
P.L. indicates Pipeline.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
SQ.FT. indicates Square Feet
U.E. indicates Utility Easement.
VOL. indicates Volume.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city.
- This final plat will expire two (2) years after final approval by Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- Reserve "C" provides a total of 0.43 acres of unencumbered open space within the boundary of this plat.
- The Developer/Homeowners' Association/Municipal Utility District No. 56 shall be responsible for maintenance of all reserves.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 28A 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.

FINAL PLAT
MERIDIANA SECTION 28B

BEING A SUBDIVISION OF 14.35 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

39 LOTS 2 BLOCKS 7 RESERVES (3.7003 Acres)

OWNER

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

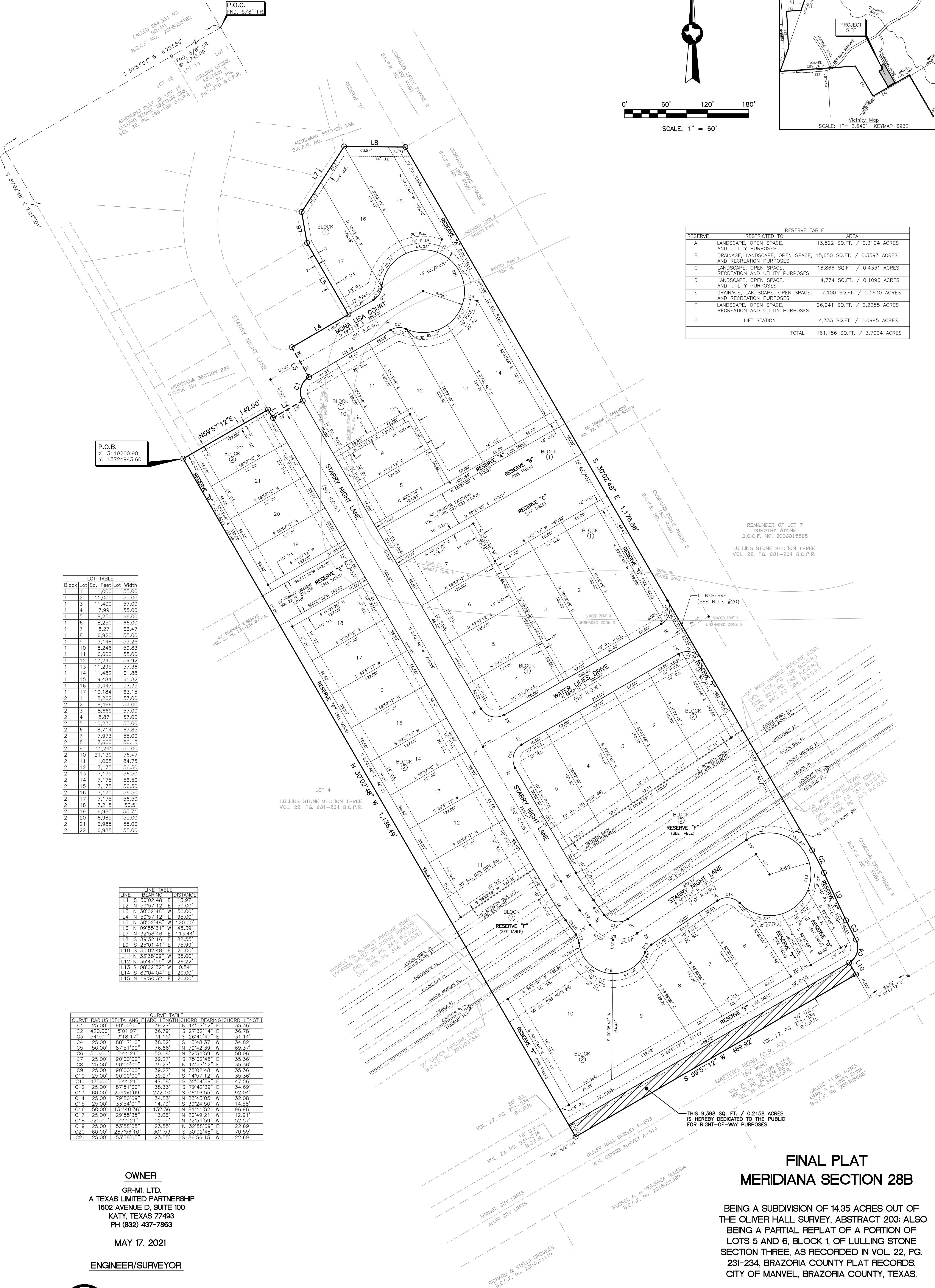
MAY 17, 2021

ENGINEER/SURVEYOR



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

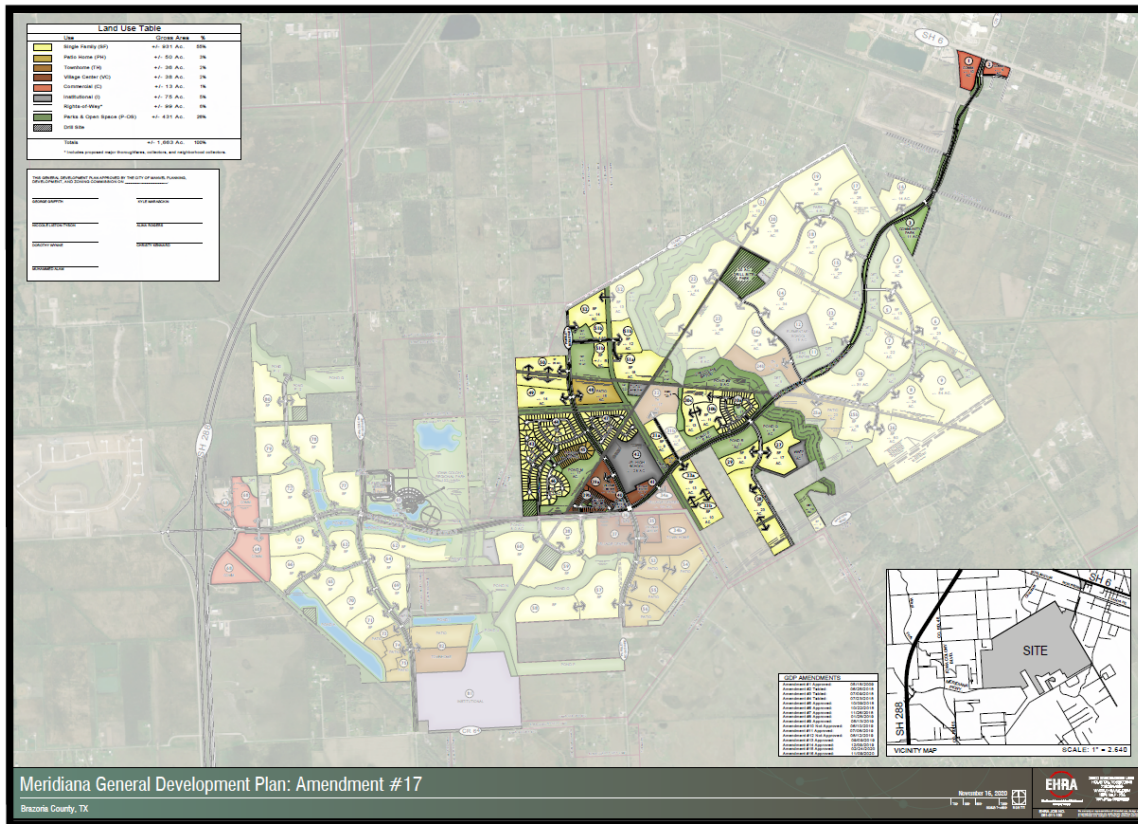
Sht. 1 of 2



FINAL PLAT
MERIDIANA SECTION 28B

BEING A SUBDIVISION OF 14.35 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

39 LOTS 2 BLOCKS 7 RESERVES (3.7003 Acres)





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: June 14, 2021 PDZ & June 21, 2021 City Council

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

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 30-day plat extension to City Council,
Final Plat for Meridiana Pursley Boulevard Phase 4, being a subdivision of 1.941 acres out
of the H.T. & B.R.R. Co. Survey, Section 55, A-286, and the H.T. & B.R.R. Co. Survey, Section 61
A-282, in the City of Manvel, in Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.06.04 09:34:58 -05'00'

SIGNATURE

June 2, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Pursley Boulevard Phase 4 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	June 14, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends a 30-day extension for Meridiana Pursley Boulevard Phase 4 Final Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

The developer has requested the 30-day extension in writing in order to continue addressing comments on the plat to comply with the regulations in the subdivision ordinance and adopted O-PUD.



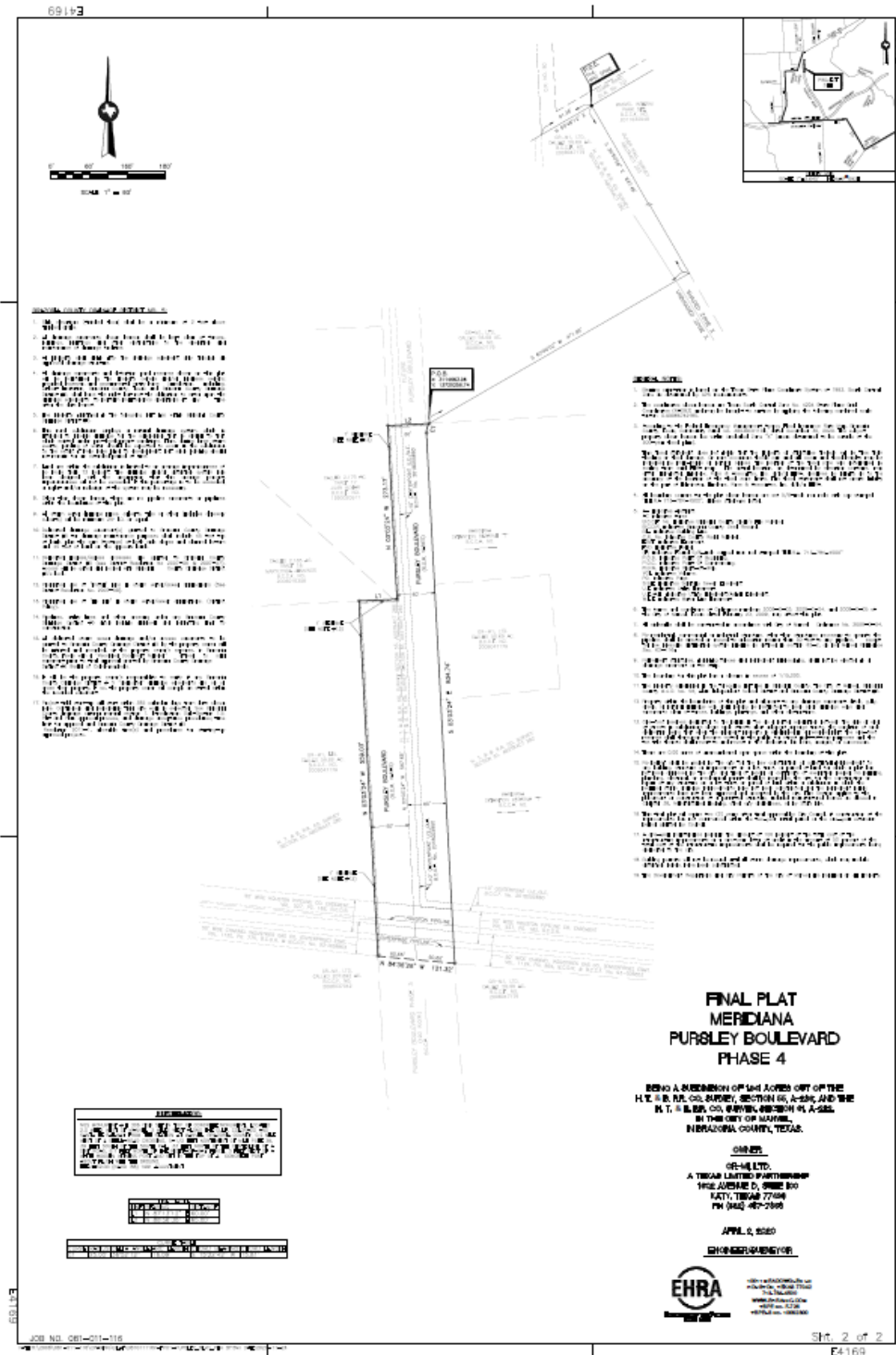
DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6

MANVEL, TX 77578

281-489-0630

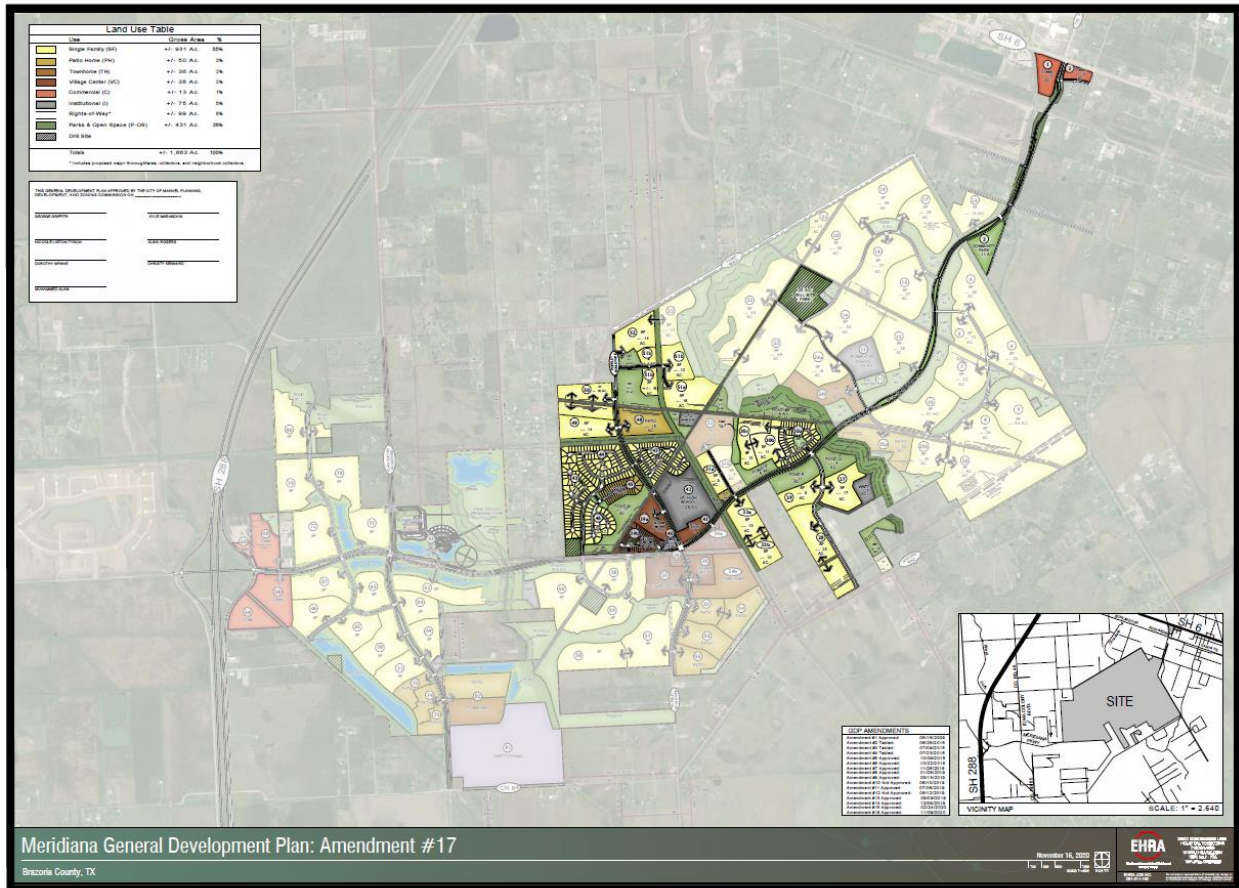
Plat Exhibit





DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Meridiana General Development Plan Amendment No. 17



METES AND BOUNDS DESCRIPTION
MERIDIANA
PURSLEY BOULEVARD PHASE 4
BEING A 1.941 ACRE TRACT OF LAND
SITUATED IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 55, ABSTRACT 286
AND THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 1.941 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 55, ABSTRACT 286 AND THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 56.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179 AND A CALLED 207.892 ACRE TRACT CONVEYED TO GR-M1, LTD. AS DESCRIBED UNDER B.C.C.F. NO. 2006037042; SAID 1.941 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, A-282, same being the northwest corner of the called 884.331 acre tract recorded under B.C.C.F. NO. 2006035182 and the northeast corner of said 56.69 acre tract of land;

THENCE, South 29°59'58" East, along the common line of said 884.331 acre tract and said 56.69 acre tract, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, A-282, for a distance of 837.46 feet to a point for corner;

THENCE, South 60°00'02" West, a distance of 471.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left and the northeasterly corner and the POINT OF BEGINNING of the herein described tract of land;

- 1) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 36°52'12", an arc length of 16.09 feet, and a chord bearing of South 15°22'42" West, for a distance of 15.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 2) THENCE, South 03°03'24" East, for a distance of 834.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 3) THENCE, North 84°36'26" West, for a distance of 121.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 4) THENCE, North 03°03'24" West, for a distance of 559.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the northerly line of said 56.69 acre tract of land;
- 5) THENCE, North 87°13'12" East, along the northerly line of said 56.69 acre tract for a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner from which a 5/8-inch capped iron rod stamped "WILSON" was found N 71°18' W, a distance of 0.3 feet;
- 6) THENCE, North 03°03'24" West, along the westerly line of said 56.69 acre tract for a distance of 273.17 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 7) THENCE, North 86°56'36" East, for a distance of 65.00 feet to the POINT OF BEGINNING and containing 1.941 acres of land.

STATE OF TEXAS:

COUNTY OF BRAZORIA:

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Pursley Boulevard Phase 4, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this _____ day of _____, 2021.

OWNER

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

BY: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS }
COUNTY OF HARRIS }

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA PURSLEY BOULEVARD PHASE 4 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 _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA PURSLEY BOULEVARD PHASE 4 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 _____, 2021.

City Council

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

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

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., Date Kerry L. Osburn Date
President Vice President

Brandon Middleton Date Jarrod D. Aden, P.E., C.F.M. Date
Secretary/Treasurer District Engineer

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

BCDD #5 REF ID # B20054

FINAL PLAT
MERIDIANA
PURSLEY BOULEVARD
PHASE 4

BEING A SUBDIVISION OF 1.941 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 55, A-286,
AND THE H. T. & B. R.R. CO. SURVEY, SECTION 61, A-282,
IN THE CITY OF MANVEL,
IN BRAZORIA COUNTY, TEXAS.

OWNER

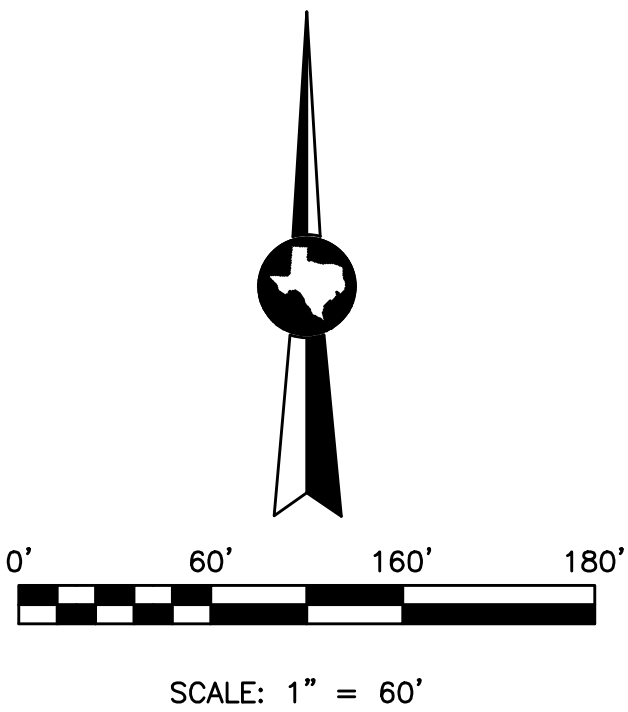
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

APRIL 2, 2021

ENGINEER/SURVEYOR



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

**BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:**

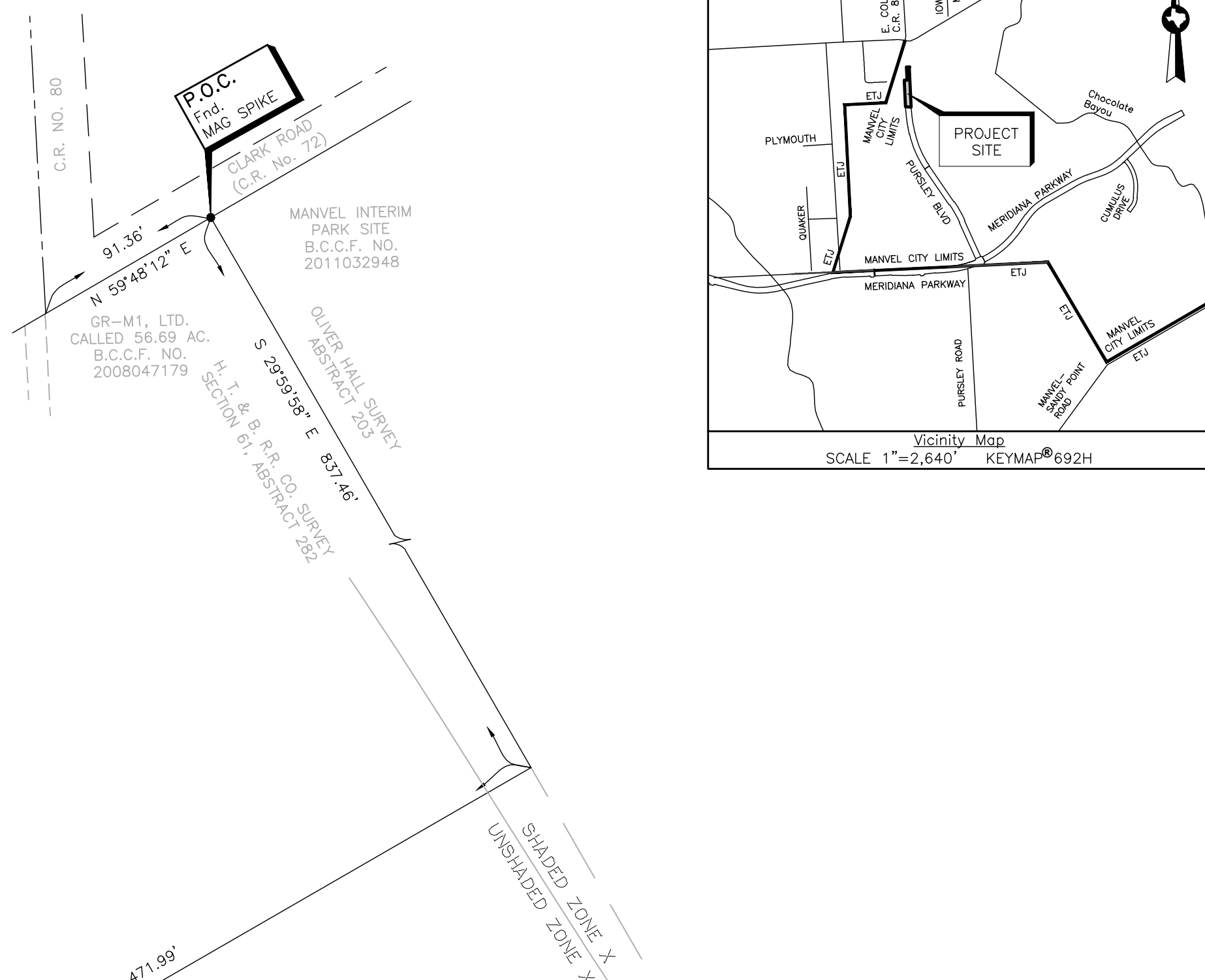
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage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

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°13'12" E	60.00'
L2	N 86°56'36" E	65.00'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	36°52'12"	16.09'	S 15°22'42" W	15.81'

**GENERAL NOTES:**

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).

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.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- A- indicates Abstract.
AC indicates Acres
B.C.C.F. No. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Record.
B.L. indicates Building Line.
C.R. No. indicates County Road Number.
ESMT. indicates Easement.
FND. indicates Found.
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
P.O.B. indicates Point of Beginning.
P.O.C. indicates Point of Commencing.
R.O.W. indicates Right-Of-Way.
VOL. indicates Volume.
PG. indicates Page.
S.S.E. indicates Sanitary Sewer Easement.
U.E. indicates Utility Easement.
U.E./A.E. indicates Utility Easement/Aerial Easement.
W.L.E. indicates Water Line Easement.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- 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.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
- The boundary for this plat has a closure in excess of 1:15,000.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.

FINAL PLAT MERIDIANA PURSLEY BOULEVARD PHASE 4

BEING A SUBDIVISION OF 1941 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 55, A-286, AND THE
H. T. & B. R.R. CO. SURVEY, SECTION 61, A-282,
IN THE CITY OF MANVEL,
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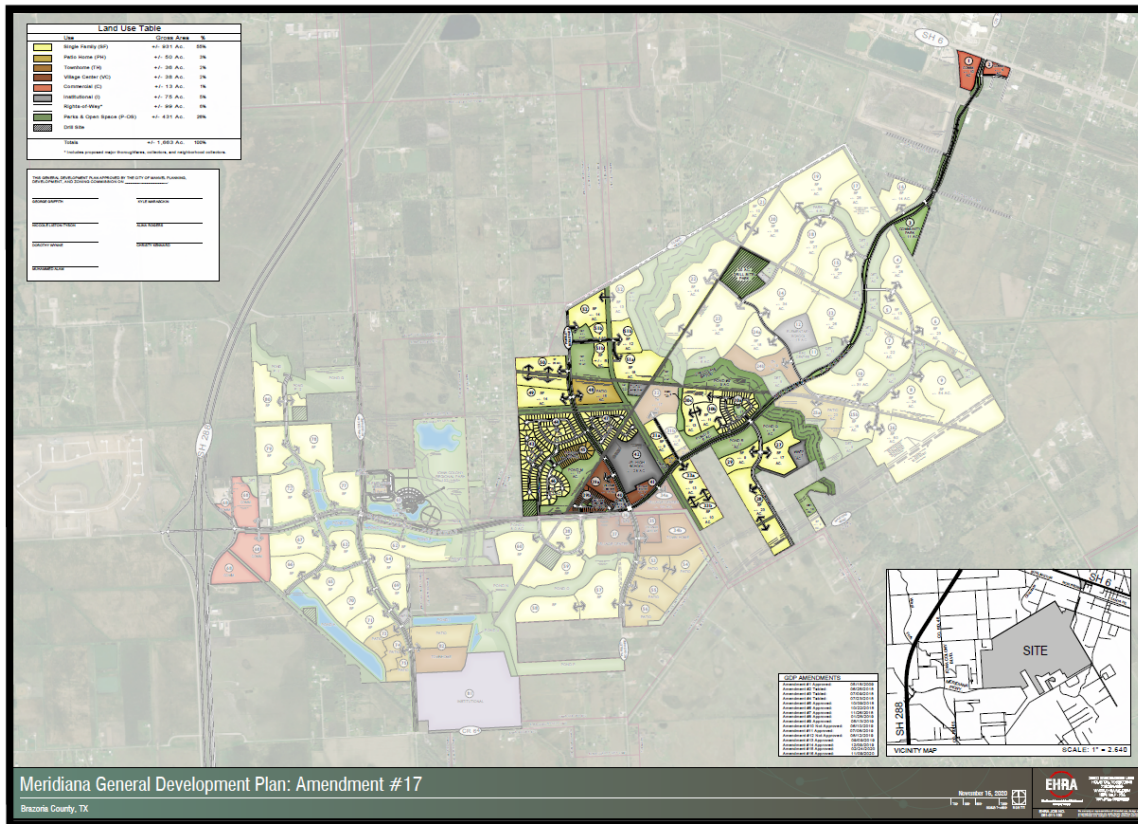
OWNER

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

APRIL 2, 2020

ENGINEER/SURVEYOR

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPEL No. F-726
TBPELS No. 10092300





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: June 14, 2021 PDZ & June 21, 2021 City Council

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

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Final Plat for Meridiana Northeast Village Center, being a subdivision of 5.166 acres out of
the H.T. & B.R.R. Co. Survey, Section 61, A-282, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.06.02 15:02:26 -05'00'

SIGNATURE

June 2, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

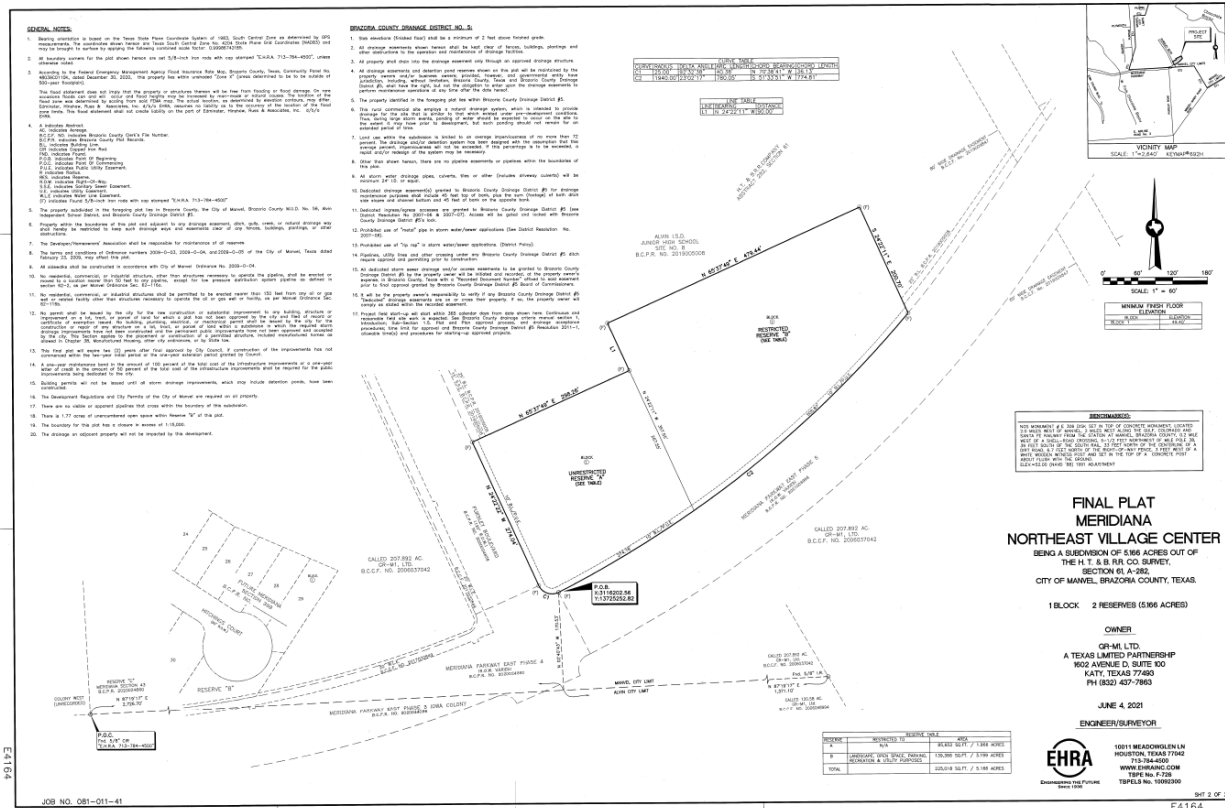
Plat Name	Meridiana Northeast Village Center Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	June 14, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval of the Meridiana Northeast Village Center Final Plat.

[illegible]

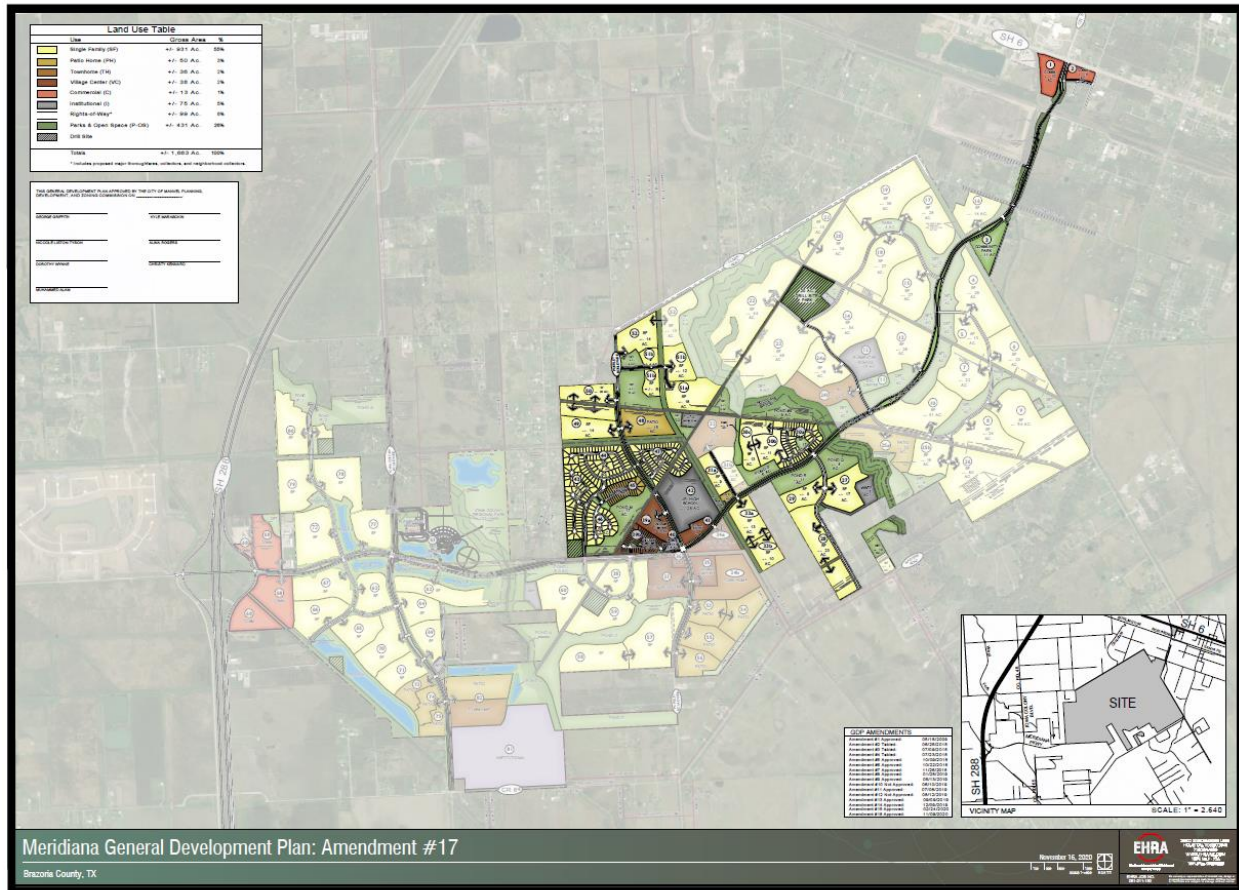
Plat Exhibit





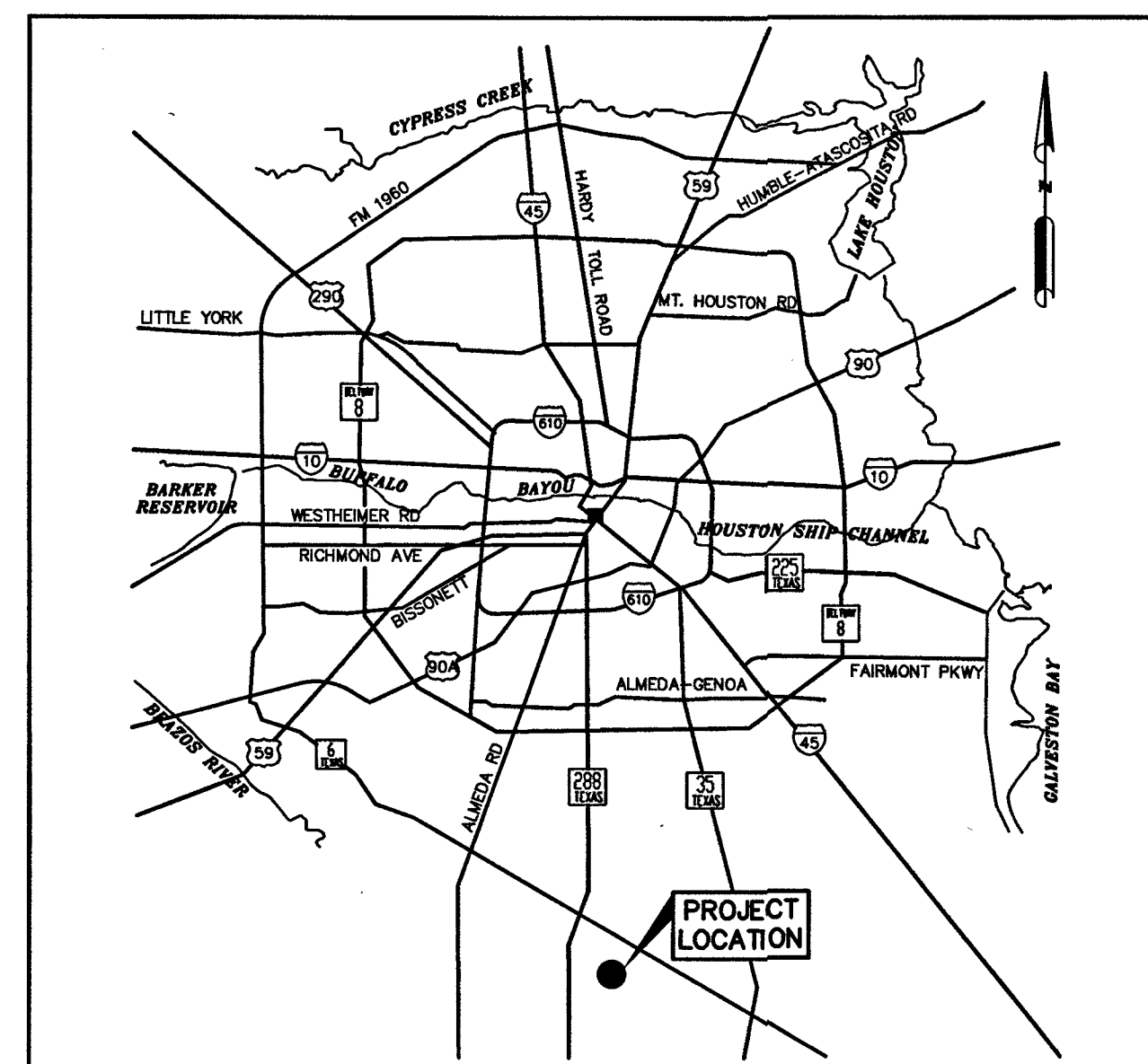
DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Meridiana General Development Plan Amendment No. 17 (date November 16, 2020)

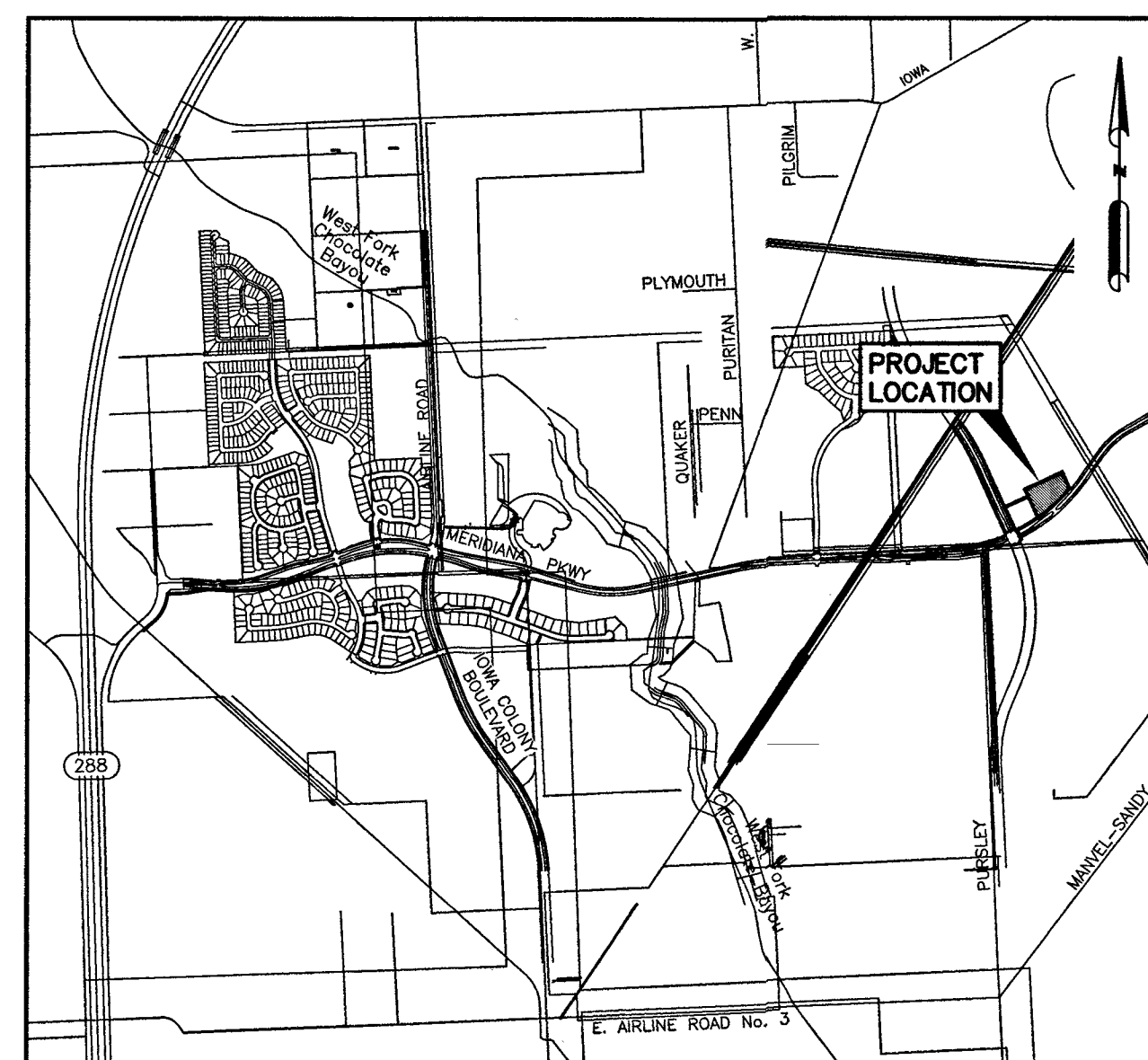


BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 PLANS FOR CONSTRUCTION OF PROPOSED WATER DISTRIBUTION, WASTEWATER, PAVING, AND STORM SEWER FACILITIES

TO SERVE MERIDIANA NE VILLAGE RECREATION CENTER CITY OF MANVEL, TEXAS



LOCATION MAP



VICINITY MAP

SCALE: 1"=2000'
KEY MAP NO 692 M

INDEX TO DRAWINGS	
Sheet Number	Sheet Title
GENERAL	
C1.0	COVER SHEET
C2.1	GENERAL NOTES (SHEET 1 OF 2)
C2.2	GENERAL NOTES (SHEET 2 OF 2)
C2.3	ON-SITE PRIVATE NOTES
C3.0	PLAT (FOR REFERENCE ONLY)
C4.0	DETENTION SERVICE AREA MAP (FOR REFERENCE ONLY)
LAYOUTS	
C5.0	DIMENSION CONTROL PLAN
C6.0	PAVEMENT PLAN
C7.0	GRADING PLAN
C8.0	DRAINAGE LAYOUT
C8.1	STORM SEWER DRAINAGE CALCULATIONS
C9.0	DETENTION SERVICE DRAINAGE AREA MAP
C10.0	WATER AND SANITARY LAYOUT
C11.0	STORM WATER POLLUTION PREVENTION PLAN
C12.0	FIRE ACCESS PLAN
C13.0	LEFT TURN LANE
DETAILS	
C14.0	STORM WATER POLLUTION PREVENTION PLAN DETAILS
C15.0	PAVING DETAILS
C16.0	WATER LINE DETAILS
C17.0	MISCELLANEOUS DETAILS
C18.0	SANITARY SEWER DETAILS
C19.0	STORM SEWER DETAILS
L4.1	IRRIGATION PLAN

CITY OF MANVEL WORKING HOURS:

7AM-9PM
NO INSPECTABLE WORK ON SATURDAYS

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

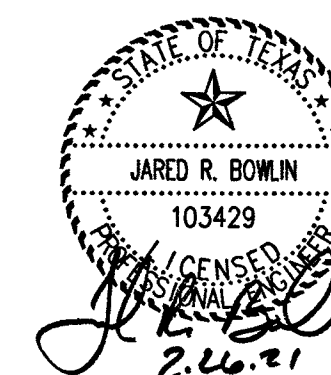
February 10, 2021



ENGINEERING THE FUTURE
SINCE 1936

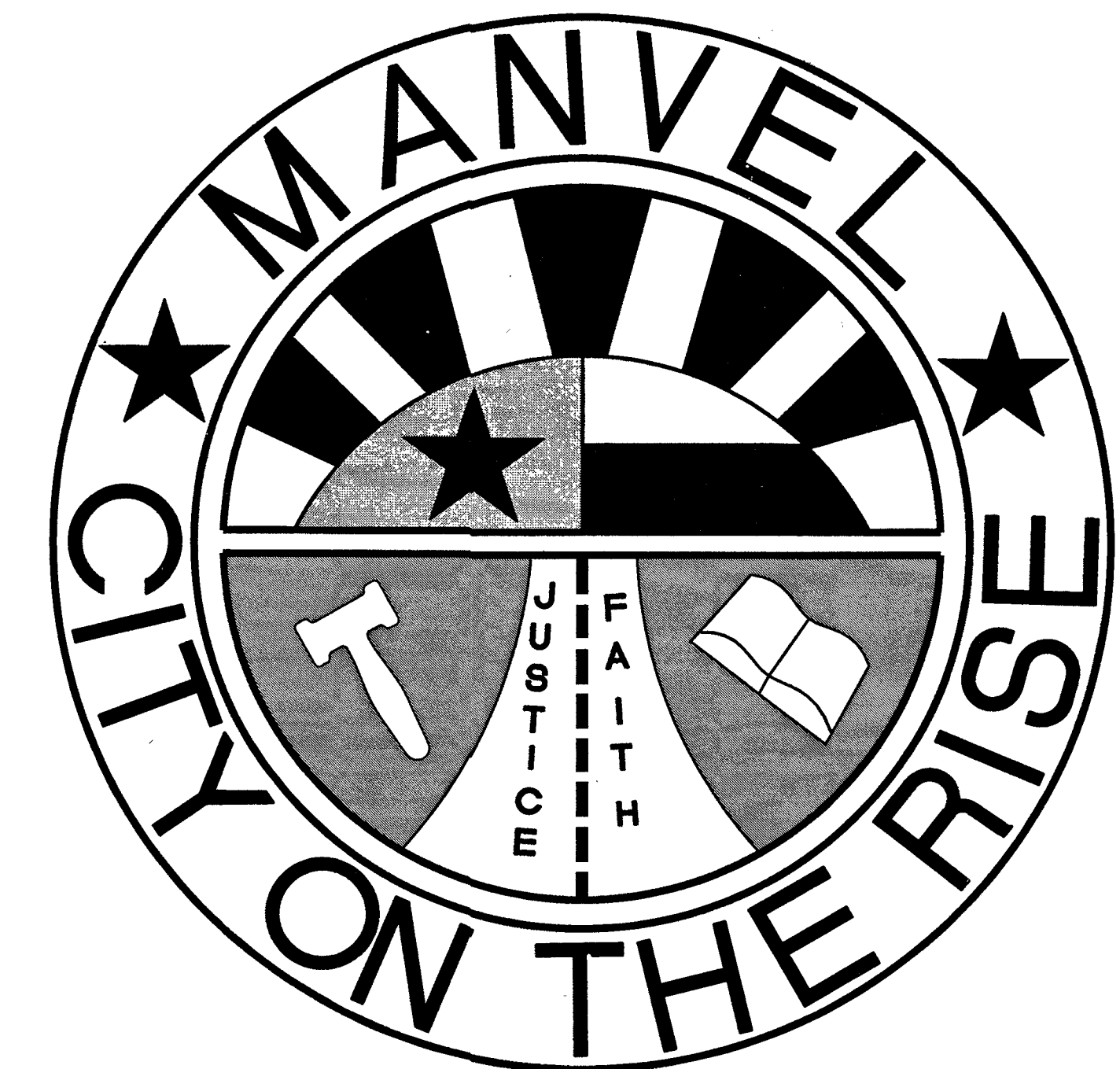
10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

JOB NO. 081-011-41



<i>D. J. Spence</i>	5-28-2021	DATE
CITY ENGINEER		
<i>Willie Allen</i>	6-3-2021	DATE
STREETS & DRAINAGE		
<i>Willie Allen</i>	6-2-2021	DATE
WATER & SEWER		
<i>Willie Allen</i>	6-2-2021	DATE
FIRE MARSHAL		

NOTE: THIS IS TO CERTIFY THAT THE ABOVE SIGNED HAVE REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF MANVEL. THIS APPROVAL IS ONLY VALID FOR TWO YEARS. PLEASE NOTE: THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALLS ARE PROVIDED IN THE PLANS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. THE PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS, WHICH CONFERS THE ENGINEER'S RESPONSIBILITY AND ACCOUNTABILITY.



APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

Lee Walden 3/1/21
LEE WALDEN, P.E. DATE
PRESIDENT

Kerry L. Osburn 3/1/21
KERRY L. OSBURN DATE
VICE PRESIDENT

Brandon Middleton 3/1/21
BRANDON MIDDLETON DATE
SECRETARY/TREASURER

Jarrod D. Aden 3/1/21
JARROD D. ADEN, P.E., C.F.M. DATE
DISTRICT ENGINEER

NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM DATE HERE SHOWN. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

BCDD 5 I.D. # B200035



ENGINEERING THE FUTURE
SINCE 1936

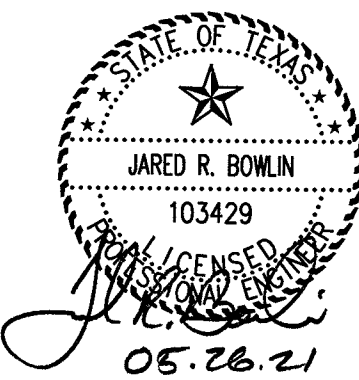
10011 Meadowglen Lane
Houston, Texas 77042
EHRAInc.com | 713.784.4500
TBP# NO. F-726 | TBP#LS NO. 10052300

Client:

Rise Communities

1602 Avenue D, Suite
100
Katy, Texas 77493
702 466 2082

Meridiana Phase 2
NE Village Recreation Center
Manvel, Texas 77578
GENERAL NOTES (SHEET 1 OF 2)



revisions



issued for

- design dev. ☐
city submit ☒
bid package ☐
construction ☐

date issued

01.15.2020

scale

N.T.S.

drawn by

ep, bt, lm

checked by

dm

project number

081-011-41

sheet number

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MANVEL DESIGN CRITERIA MANUAL DATED DECEMBER 15, 2008 AS APPROVED IN THE SEVEN OAKS RANCH OPEN-PLANNED UNIT DEVELOPMENT DISTRICT ADOPTED FEBRUARY 23, 2009.
- TRENCH SAFETY SYSTEM TO MEET, AS A MINIMUM, THE REQUIREMENTS OF OSHA SAFETY AND HEALTH REGULATIONS, LATEST EDITION.
- THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT (713-223-4567) FOR CENTERPOINT AND AT&T TELEPHONE AND TEXAS ONE-CALL SYSTEM (1-800-245-4545) FOR PIPELINES AND CABLE TV.
- IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE DEPTH, ELEVATIONS, LOCATION AND DISTANCE OF ALL EXISTING UTILITIES WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING WORK. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPORT ANY AND ALL DISCREPANCIES TO THE OWNER AND THE ENGINEER IN A TIMELY MANNER.
- CONTRACTOR SHALL ADEQUATELY PROTECT EXISTING STRUCTURES, UTILITIES, TREES, SHRUBS, OTHER PERMANENT OBJECTS AND ADJOINING PROPERTY.
- NO OPEN EXCAVATIONS SHALL BE LEFT OPEN OVERNIGHT. ALL EXCAVATIONS WHICH CANNOT BE BACKFILLED OVERNIGHT SHALL BE COVERED, AS A MINIMUM, WITH STEEL PLATING WHEN IN PAVED AREAS, 3/4" RICH PLYWOOD, WOOD PLANKING WITH OSHA ORANGE PLASTIC EXPANDED MESH BARRIER AROUND PERIMETER IN UNPAVED AREAS, OR AS APPROVED BY THE CITY OF MANVEL.
- EXISTING PAVEMENT, CURBS, SIDEWALKS AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION BY THE CONTRACTOR FOR THEIR CONVENIENCE SHALL BE REPLACED PER CURRENT DESIGN CRITERIA MANUAL BY THE CONTRACTOR AT THEIR EXPENSE.
- CONTRACTOR SHALL PLAN, SCHEDULE, AND PERFORM THEIR WORK SO AS TO PROVIDE AND MAINTAIN SAFE PUBLIC TRAFFIC (INGRESS AND EGRESS) AS WELL AS NON-INTERFERENCE TO ALL PROPERTY OWNERS ALONG THE PROJECT RIGHT OF WAY DURING CONSTRUCTION PERIOD.
- FOR LOCATIONS WHERE OPEN CUT CONSTRUCTION IS REQUIRED IN STREETS THE CONTRACTOR SHALL FURNISH AND MAINTAIN ADEQUATE BARRICADES, WARNING AND DIRECTING SIGNS, FLAGS, AND LIGHTS, NOTIFY CITY OF MANVEL PERMIT DEPARTMENT (281-489-0630).

- ALL SIGNS, BARRICADES, PAYMENT MARKINGS, TRAFFIC SIGNALS, AND CHANNELIZING DEVICES USED TO HANDLE TRAFFIC SHALL BE SHOWN ON A TRAFFIC CONTROL PLAN TO BE APPROVED BY THE CITY OF MANVEL AND SHALL CONFORM TO THE LATEST REVISIONS OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), "PART VI-TRAFFIC CONTROL FOR STREET AND HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS."
- CONTRACTOR SHALL NOTIFY THE CITY OF MANVEL PERMIT DEPARTMENT (281-489-0630) 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

- NO INSPECTABLE WORK CAN BE CONDUCTED ON SATURDAYS.
- THE CITY SHALL NOT BE RESPONSIBLE FOR REPLACING OR THE COST ASSOCIATED WITH REPLACING ANY STRUCTURE OR APPARATUS THAT IS PLACED WITHIN A CITY RIGHT-OF-WAY OR EASEMENT.

TESTING:

- ALL TESTING, WHETHER FOR UTILITIES OR FOR SUBGRADE OR ANY OTHER TESTING THAT REQUIRES A LAB TECHNICIAN, IN ORDER TO BE SUCCESSFUL, SHALL BE WITNESSED BY A CITY INSPECTOR.
- EXCAVATION AND BACKFILL FOR UTILITIES.
- BACKFILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT (8) INCHES AND COMPACTED TO A DENSITY OF NOT LESS THAN 95% STANDARD PROCTOR WITH A MOISTURE CONTENT OF PLUS (+) OR MINUS (-) THREE PERCENT (3%) OF OPTIMUM MOISTURE OR AS OTHERWISE SPECIFIED BY THE SOILS LABORATORY. TEST SHALL BE TAKEN EVERY LIFT, EVERY 500 LINEAR FEET, OR BETWEEN MANHOLES, WHICHEVER RESULTS IN THE GREATEST NUMBER OF DENSITY TESTS.
- FIELD MOISTURE/DENSITY TEST SHALL BE PERFORMED AT A FREQUENCY OF AT LEAST ONE (1) TEST PER 500 SQUARE YARDS OF COMPACTED LIFT. THE DENSITY SHALL NOT BE LESS THAN 95% OF STANDARD PROCTOR WITH A MOISTURE CONTENT OF PLUS (+) OR MINUS (-) THREE PERCENT (3%) OF OPTIMUM MOISTURE, OR AS DETERMINED BY SOILS LABORATORY. MAXIMUM LIFT FOR TESTING COMPACTED FILL SHALL NOT EXCEED TWELVE (12) INCHES.

- CAST-IN-PLACE CONCRETE MANHOLES AND PRECAST CONCRETE MANHOLELIDS SHALL CONFORM TO TCEQ REQUIREMENTS 217.59.
- EX-FILTRATION TEST SHALL BE REQUIRED FOR EACH MANHOLE SURVEY.
- EACH MANHOLE IS TO BE PLUGGED, FILLED TO THE TOP OF THE RIM WITH WATER FOR THIRTY (30) MINUTES WITH ALLOWABLE LEAKAGE OF NOT MORE THAN 2".
- PLUG MANHOLE AND VACUUM TEST PER TCEQ REQUIREMENTS.

WATER LINES

- PRESSURE TEST.
- A TEST, TO BE SUCCESSFUL, SHALL BE WITNESSED BY THE CITY OF MANVEL PROJECT MANAGER FOR A FOUR (4) HOUR PERIOD, DURING REASONABLE HOURS, THE ALLOWABLE LEAKAGE SHALL BE NO GREATER THAN DETERMINED BY THE FOLLOWING FORMULA:
- PURSUANT TO 30 TAC 290.44(a)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS IN THE NOTES ON THE PLANS.

- THE HYDROSTATIC LEAKAGE RATE FOR POLYVINYL CHLORIDE (PVC) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICAN WATER WORKS ASSOCIATION (AWWA) C-605 AS REQUIRED IN 30 TAC 290.44(a)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IN USE.

$$Q = \frac{LWP}{48,000}$$

WHERE:

Q= THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR.

L= THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET.

D= THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND

P= THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

- FIRE LINES SHALL BE TESTED AT 200 PSI FOR TWO (2) HOURS AND SHALL BE WITNESSED BY THE FIRE MARSHALL. LEAKAGE SHALL BE CALCULATED AS STATED ABOVE.

- BACTERIA TEST (BAC-TS).

- BACTERIA SAMPLE IS REQUIRED FOR EACH 1,000 FEET OF WATER MAIN, OR CLOSER DEPENDING ON FIRE HYDRANT LOCATIONS, OR PORTIONS THEREOF. ALSO DEAD ENDS ARE SUBJECT TO TESTING, SUCH AS CUL-DE-SACS, THE FORM NEEDS TO BE LABELED "CONSTRUCTION OR SPECIAL".

- GRAVITY SANITARY SEWERS.

- LOW PRESSURE AIR TEST - THE PIPE SHALL UNDERGO A LOW PRESSURE AIR TEST WHICH SHALL CONFORM TO TCEQ REQUIREMENTS 217.57.

- MANHOLE DEFLECTION TEST - FLEXIBLE AND 304/3040 PIPE DIAMETER DEFLECTION TEST SHALL BE DONE NO SOONER THAN THIRTY (30) DAYS AFTER FINAL BACKFILL. RUN TEST WITH MANHOLE HAVING A DIAMETER EQUAL TO 95% OF THE INSIDE NOMINAL DIAMETER OF THE PIPE BEING TESTED. MANHOLE SHALL BE NINE (9) INCH DIA WITH STEEL PROVING RING 2 1/2" RING WIDTH. TO PASS, MANHOLE SHALL PASS FREELY THROUGH THE PIPE, PULLED BY ONE (1) WORKER, NO MECHANICAL MEANS SHALL BE ALLOWED TO PULL THE MANHOLE.

- FORCE MAINS SHALL BE TESTED IN THE SAME MANNER AS WATER MAINS ACCORDING TO PARAGRAPH 3.1.1.

- ALL GRAVITY SANITARY SEWER MAIN LINES SHALL BE TELETESTED AT THE ONE-YEAR WARRANTY PERIOD PRIOR TO FINAL ACCEPTANCE.

- LINE STABILIZED SUBGRADE.

- PERCENT LIVE DETERMINATION TEST SHALL BE TAKEN BY A CERTIFIED TESTING LABORATORY IN ACCORDANCE WITH ASTM C977-92, BUT SHALL NOT BE LESS THAN 6%.

- HYDRATED LINE USED SHALL BRING THE SOIL TO A P.L. OF NOT MORE 1:5.

- HYDRATED LINE SHALL BE SAMPLED AND TAKEN AT THE DISTRIBUTION AREA OF THE TANKER TRUCK AND TESTED.

- SUBGRADE.

- ALL SUBGRADE SHALL MEET THE FOLLOWING REQUIREMENTS WHEN TEST DRY BY LABORATORY TESTS:

- MINIMUM PASSING 1 1/2" INCH SIEVE - 100%.

- MINIMUM PASSING 3/4" INCH SIEVE - 85%.

- MINIMUM PASSING #4 SIEVE - 60%.

- ALL SUBGRADE SHALL PASS A DENSITY TEST OF NOT LESS THAN 95% STANDARD PROCTOR. METHOD OF TESTING AS PER ASTM D698. TEST TO BE TAKEN EVERY 200 FEET AS MEASURED ALONG CENTERLINE OF THE ROADWAY AT VARYING DISTANCES FROM CENTERLINE OF THE ROADWAY, OR AS DIRECTED BY THE CITY OF MANVEL.

- THICKNESS TEST SHALL BE TAKEN EVERY 200 FEET AS MEASURED ALONG THE CENTERLINE OF THE ROADWAY. EXCEPT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.

- IF A SINGLE STORM EVENT PRODUCES ONE (1) INCH OR MORE OF RAINFALL, CONTRACTOR SHALL RE-TEST THE SUBGRADE FOR DENSITY. THE INTERVAL FOR DENSITY RE-TESTS SHALL NOT BE LESS THAN 500 FEET AS MEASURED ALONG THE CENTERLINE OF THE ROADWAY.

- CONCRETE PAVING (INCLUDING CURBS, MEDIANS, SIDEWALKS, CAST-IN-PLACE MANHOLES AND INLETS, ETC.)

- THE CONCRETE PAVEMENT WILL BE CORE DRILLED EACH 1,000 FEET SQUARE YARDS OR FOR EACH STREET, WHICHEVER IS GREATER, AND WILL BE TESTED FOR DEPTHS IN ACCORDANCE WITH ASTM C174 TEST OR OTHER APPROVED TESTING METHOD. THICKNESS SHALL NOT BE EXCEEDED BY MORE THAN 2" INCH. THE CORE SHALL ALSO BE TESTED FOR COMPRESSIVE STRENGTH.

- STRUCTURAL CONCRETE.

- THE SLUMP, WHEN PLACING CONCRETE, SHALL NOT BE GREATER THAN FIVE (5) INCHES. THE TEST SHALL BE TAKEN FOR EVERY FIFTY (100) CUBIC YARDS OF CONCRETE, BUT MAY BE TAKEN WHEN IN DOUBT BY THE TESTING LABORATORY TECHNICIAN OR THE CITY OF MANVEL PROJECT MANAGER.

- TEMPERATURE OF THE CONCRETE WILL BE TAKEN AS DIRECTED BY THE CITY OF MANVEL PROJECT MANAGER AND SHALL BE LESS THAN 90°F.

- TESTS SHALL BE CONDUCTED TAKEN BY THE TESTING LABORATORY TECHNICIAN DURING FOUR (4) CYCLES PER 100 CUBIC YARDS OF PAVING OR PART THEREOF FOR EACH DAYS PLACEMENT. TWO (2) CYCLES SHALL BE TESTED AT SEVEN (7) AND TWO (2) CYCLES SHALL BE TESTED AT TWENTY-EIGHT (28) DAYS WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI IN TWENTY-EIGHT (28) DAYS IN ACCORDANCE WITH ASTM C311 TEST.

STORM SEWERS:

- STORM SEWER SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MANVEL DESIGN CRITERIA MANUAL DATED DECEMBER 15, 2008 AS APPROVED IN THE SEVEN OAKS RANCH OPEN-PLANNED UNIT DEVELOPMENT DISTRICT ADOPTED FEBRUARY 23, 2009.
- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), ASTM C76, CLASS II, TONGUE AND GROOVE, RAIN-NEK JOINTS UNLESS OTHERWISE NOTED.
- REINFORCED CONCRETE STORM SEWER (PIPE, BOX, ETC.) SHALL BE INSTALLED, BEDDED AND BACKFILLED IN CONFORMITY WITH CITY OF MANVEL STANDARD DETAILS, STORM SEWER PIPE INSTALLED UNDER OR WITHIN ONE (1) FOOT OF PROPOSED OR EXISTING PAVEMENT SHALL BE BACKFILLED WITH CEMENT-STABILIZED SAND, (1:1) SACKS OF CEMENT PER TON OF SAND, TO THE BOTTOM OF THE SUBGRADE.
- CONCRETE FOR INLETS AND MANHOLES SHALL BE CLASS "W" AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT TWENTY-EIGHT (28) DAYS.
- ALL MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE AFTER PAVING IS COMPLETE.
- MINIMUM STORM SEWER SIZE IS TWENTY-FOUR (24) INCH DIAMETER. MINIMUM UPSTREAM ROADSIDE DITCH CULVERT SIZE IS EIGHTEEN (18) INCH DIAMETER.
- ALL STORM SEWER MANHOLE COVERS MUST INCLUDE THE WORDS, "STORM SEWER" AND "CITY OF MANVEL" AND HAVE THE "CITY SEAL" MANHOLE COVERS SHALL BE THIRTY-TWO (32) INCHES IN DIAMETER EXCEPT AT CURB INLET COVERS WHICH ARE TWENTY-FOUR (24) INCHES.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF SIX (6) INCHES CLEARANCE AT ALL UTILITY CROSSINGS WITH STORM SEWERS.
- ALL INLETS IN RESIDENTIAL DEVELOPMENTS TO BE TYPE "11-2" OR TYPE "11-8" WITH GRATES. ALL INLETS IN COMMERCIAL DEVELOPMENTS AND ON MAJOR THROUGHFARES TO BE TYPE "11-2" ONLY, UNLESS OTHERWISE APPROVED BY THE CITY OF MANVEL.
- ALL DISTURBED AREAS IN DRAINAGE EASEMENTS OR DETENTION PONDS, SHALL BE HYDROMULCHED.
- ALL STORM SEWER SHALL BE TELETESTED AT THE ONE-YEAR WARRANTY PERIOD PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION. DURING THE COURSE OF ANY AND ALL CLEARING, GRUBBING, FULL GRADING, EXCAVATION OR OTHER CONSTRUCTION, THE CONTRACTOR SHALL ENSURE THAT STORM DRAINAGE PATHWAYS REMAIN OPEN AND ARE MAINTAINED TO ENSURE POSITIVE DRAINAGE. CONVEYANCES ARE NOT TO BE IMPEDED OR BLOCKED IN ANY WAY. STORM SEWER INLETS SHALL BE PROTECTED FROM ENTRY OF SILT, TRASH, DEBRIS AND ANY OTHER SUBSTANCES THAT MAY DAMAGE THE STORM SEWER SYSTEM AND WATERWAYS RECEIVING STORM WATER RUNOFF. AT COMPLETION OF WORK, THE CONTRACTOR SHALL FILL ALL LOW SPOTS, GRADE ALL RIGHTS-OF-WAY, AND UTILITY EASEMENTS, AND REGRADER/STORE DITCHES AS NECESSARY TO MAINTAIN AND/OR ESTABLISH POSITIVE DRAINAGE.

PAVING:

- PAVEMENT SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MANVEL DESIGN CRITERIA MANUAL DATED DECEMBER 15, 2008 AS APPROVED IN THE SEVEN OAKS RANCH OPEN-PLANNED UNIT DEVELOPMENT DISTRICT ADOPTED FEBRUARY 23, 2009.
- CONTRACTOR SHALL NOTIFY THE CITY OF MANVEL PERMIT DEPARTMENT (281-489-0630), TWENTY-FOUR (24) HOURS PRIOR TO ALL LIVING AND PAVING OPERATIONS.

- ALL RETURNS SHALL HAVE A TWENTY-FIVE (25) FOOT RADIUS AT BACK OF CURB UNLESS OTHERWISE NOTED.

- GUIDELINES SET FORTH IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES SHALL BE OBSERVED.

- ALL FILL IN EXISTING OR PROPOSED RIGHTS-OF-WAY, INCLUDING BACKFILLING BEHIND THE CURB, SHALL BE PLACED IN MAXIMUM LOOSE LIFTS OF EIGHT (8) INCHES OR LESS AND COMPACTED TO NINETY-FIVE PERCENT (95%) STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT OF ± THREE PERCENT (3%) OF OPTIMUM MOISTURE.

- MINIMUM PAVEMENT REINFORCEMENT REQUIREMENT SHALL BE GRADE SIXTY (60), NO. FOUR (4) REBAR, SPACED AT EIGHTEEN (18) INCH ON CENTERS EACH WAY.

- ALL PAVEMENT TO BE A MINIMUM OF SIX (6) INCHES THICK REINFORCED CONCRETE UNLESS OTHERWISE NOTED.

- PAVING EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF SIXTY FEET (60).

- ALL CONCRETE USED FOR PAVEMENT SHALL BE CLASS "W" CONCRETE AND A MINIMUM 4,000 PSI COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS, UNLESS OTHERWISE NOTED.

- CLASS "W" HYDRATED LIME SHALL BE APPLIED FOR SUBGRADE STABILIZATION AT A MINIMUM OF SIX PERCENT (6%) BY WEIGHT.

- CONTRACTOR SHALL INSTALL STREET SIGNS AND STOP SIGNS PER CITY OF MANVEL DESIGN CRITERIA MANUAL.

- ALIGNMENTS, CENTERLINE CURVE DATA, AND STATIONING FOR ALL CONSTRUCTION SHALL BE DETERMINED FROM SUBDIVISION PLAT.

- FOR ALL CONCRETE TO BE REMOVED, A TWO (2) INCH DEEP SAW CUT SHALL BE PROVIDED PRIOR TO REMOVAL.

- REPRESENTATIVES FROM THE CITY OF MANVEL, THE OWNER, AND THE TESTING LABORATORY SHALL BE PRESENT FOR ALL DENSITY TESTS, LINE OPERATIONS AND PLACEMENT OF CONCRETE PAVING. NO INSPECTABLE WORK CAN BE CONDUCTED ON SATURDAYS.

- UNDER NO CIRCUMSTANCES SHALL WATER BE ADDED TO A CONCRETE LOAD AFTER SLUMP TEST AND/OR CONCRETE CYLINDERS HAVE BEEN TAKEN.

- BLUE REFLECTORIZED PAVEMENT MARKERS SHALL BE PLACED AT FIRE HYDRANT LOCATIONS AND OFFSET SIX (6) INCHES FROM THE CENTERLINE OF THE ROADWAY. REFLECTORS SHALL FACE FLOW OF TRAFFIC.

- FOR PAVEMENT WIDTHS LESS THAN OR EQUAL TO TWENTY-EIGHT (28) FEET BB OF CURB:

- MINIMUM STABILIZED SUBGRADE THICKNESS SHALL BE SIX (6) INCHES.

- MINIMUM CONCRETE SLAB THICKNESS SHALL BE SIX (6) INCHES.

- FOR PAVEMENT WIDTHS GREATER THAN TWENTY-EIGHT (28) FEET BB OF CURB AND ALL MAJOR ARTERIAL THROUGHFARES:

- MINIMUM STABILIZED SUBGRADE THICKNESS SHALL BE EIGHT (8) INCHES.

- MINIMUM CONCRETE SLAB THICKNESS SHALL BE SEVEN (7) INCHES.

- BLOCKOUTS SHALL BE INSTALLED AROUND ALL MANHOLES, JUNCTION BOXES, WATER VALVES, ETC. THAT LIE WITHIN THE PAVEMENT AREA.

- BLOCKOUTS SHALL EXTEND A MINIMUM OF SIX (6) INCHES PAST THE LARGEST DIMENSION OF THE ITEM THAT IS BEING BLOCKED OUT AND SHALL HAVE AN EXPANSION JOINT BETWEEN THE BLOCKOUT AND THE PAVING.

- CITY UTILITIES UNDER COMMERCIAL PAVED DRIVEWAYS, PARKING LOTS OR STRUCTURES SHALL HAVE A TEN (10) FOOT WIDE EXPANSION JOINT CENTERED OVER THE CITY UTILITY.

WATER:

- WATER LINE CONSTRUCTION AND TESTING IS TO BE IN ACCORDANCE WITH THE CITY OF MANVEL DESIGN CRITERIA MANUAL DATED DECEMBER 15, 2008 AS APPROVED IN THE SEVEN OAKS RANCH OPEN-PLANNED UNIT DEVELOPMENT DISTRICT ADOPTED FEBRUARY 23, 2009.
- ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF FOUR (4) FEET MEASURED FROM CENTERLINE OF STREET OR EXISTING NATURAL GROUND WHICHEVER DEPTH IS GREATER, UNLESS OTHERWISE NOTED. WATER MAINS 16" AND LARGER SHALL HAVE A MINIMUM OF 5' FEET OF COVER.
- PRESSURE TEST OF ALL WATER LINES SHALL BE AT 150 PSI FOR FOUR (4) HOURS AND WITNESSED BY THE CITY OF MANVEL PROJECT MANAGER, EXCEPT FIRE LINES WHICH SHALL BE TESTED AT 200 PSI FOR TWO (2) HOURS AND SHALL BE WITNESSED BY THE FIRE MARSHALL.
- SINGLE METER SERVICE LINES SHALL BE ONE (1) INCH MINIMUM I.D., C.T.S. POLYETHYLENE, SDR-9 WITH 1" TO 2" REDUCER.
- CONTRACTOR TO FURNISH AND INSTALL SINGLE SERVICE METER BOXES AT FINISH GRADE.
- FIRE HYDRANT ASSEMBLIES SHALL INCLUDE ONE (1) EACH LINE SIZE BY SIX (6) INCH TEE, ONE (1) EACH SIX (6) INCH GATE VALVE AND BOX, ONE (1) EACH FIRE HYDRANT WITH SIX (6) INCH LEAD PIPING AND TIE BACKS. 3" STOPZ CONNECTIONS ARE REQUIRED ON ALL HYDRANTS.
- WATER VALVES ON MAIN LINES SHALL BE LOCATED AS CLOSE AS POSSIBLE TO EXTENDED PROPERTY LINE AND SHALL CONFORM TO AWWA C-500, OPEN COUNTER CLOCKWISE (LEFT), EQUIPPED WITH TWO (2) INCH SQUARE OPERATING NUT. OPERATING NUT SHALL BE A MINIMUM OF FIVE (5) FEET BELOW FINISH GRADE.
- WATER LINES FOUR (4) INCH THROUGH TWELVE (12) INCH I.D. SHALL COMPLY WITH THE REQUIREMENTS OF AWWA STANDARD C-900-73, CLASS 235, SDR-10, WITH CAST IRON OUTSIDE DIAMETER AND GASKET BELL END. FITTINGS ARE TO BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-100 OR C-110. WATERLINE PIPE SHALL BE OF THE COLOR BLUE.
- ALL CONCRETE THRUST BLOCKING SHALL BE PLACED TO FORM A SOLID CONNECTION BETWEEN FITTINGS, VALVES, AND FIRE HYDRANTS AND UNDISTURBED DIRT. CONCRETE FOR THRUST BLOCKING SHALL BE CLASS "C" AND HAVE A MINIMUM OF 2,500 PSI COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS AND CONFORM TO CITY OF MANVEL DESIGN CRITERIA MANUAL.
- DUCTILE IRON FITTINGS SHALL CONFORM TO AWWA C-110 AND END JOINTS OF FITTINGS AND MAIN VALVES SHALL CONFORM TO AWWA C-110 AND END JOINTS TO FITTINGS AND MAIN LINE VALVES SHALL CONFORM TO AWWA C-111 FOR RUBBER GASKETED JOINTS. DUCTILE IRON FITTINGS SHALL BE COLENT LINED OR ENJOY COATED.
- MINIMUM BURY FOR ALL FIRE HYDRANTS SHALL BE FOUR (4) FEET UNLESS OTHERWISE NOTED. ALL FIRE HYDRANTS AND VALVE BOXES ARE TO BE ADJUSTED TO FINISH GRADE AFTER PAVING IS COMPLETE. PUMPER SERVICE CONNECTION TO FACE CURB.
- INSTALL CONCRETE BLOCK BENEATH FIRE HYDRANTS BEFORE PLACING CONCRETE THRUST BLOCKING TO INSURE THAT FIRE HYDRANTS ARE INSTALLED LEVEL.
- CONTRACTOR SHALL NOTIFY CITY OF MANVEL PROJECT MANAGER SEVENTY-TWO (72) HOURS PRIOR TO START OF CONSTRUCTION.
- ALL WATER LINES TO BE BACKFILLED TO ONE (1) FOOT ABOVE TOP OF PIPE WITH BANK SAND. FOR PORTIONS OF PIPE LOCATED UNDER PAVEMENT, BACKFILL FROM INITIAL BACKFILL OF BANK SAND TO ONE (1) FOOT BELOW PROPOSED SUBGRADE UNDER PAVEMENT WITH CEMENT-STABILIZED SAND (1:1) SACKS OF CEMENT PER TON OF SAND.
- ALL FIRE HYDRANTS ARE TO BE LOCATED AS SHOWN ON THE PLANS AND SET THREE (3) FEET BEHIND THE CURB, ONE (1) FOOT FROM PROPERTY LINE FOR STREETS WITH DITCHES OR AT AN APPROVED LOCATION ON RURAL SECTION ROADS. ALL FIRE HYDRANTS SHALL BE AUDITED, SANDBLASTED AND PAINTED AS PER CITY OF MANVEL DESIGN CRITERIA MANUAL, LATEST REVISION.
- ALL TAPPING SLEEVES SHALL BE STAINLESS STEEL FULL CIRCLE WITH MECHANICAL JOINT TAPPING SLEEVE.
- THE CONTRACTOR SHALL NOT OPERATE EXISTING CITY WATER VALVES. THE CONTRACTOR SHALL NOTIFY THE CITY PROJECT MANAGER AND CONTACT THE PUBLIC WORKS DEPARTMENT TWENTY-FOUR (24) HOURS MINIMUM, FOR ANY VALVE OPERATION NECESSARY FOR THE PROJECT. IF ANY VALVE CLOSING RESULTS IN INTERRUPTED SERVICE TO RESIDENTS OR BUSINESSES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER NOTICE TO THE AFFECTED PARTIES TWENTY-FOUR (24) HOURS IN ADVANCE OF THE INTERRUPTION.
- FOR ALL CONSTRUCTION WATER USAGE ON THE PROJECT, A FIRE HYDRANT METER SHALL BE OBTAINED FROM THE CITY. A DEPOSIT SHALL BE REQUIRED FOR THE METER AND A FEE SHALL BE CHARGED FOR ALL METERED WATER USAGE. THE CONTRACTOR SHALL SUPPLY A BACKFLOW PREVENTER FOR THE FIRE HYDRANT METER.
- ALL WATER VALVES SHALL TURN ON IN THE COUNTER CLOCKWISE DIRECTION.
- CONTRACTOR TO INSTALL TRACING LINE ON ALL PUBLIC WATER LINES AND SERVICE LINES UP TO THE PUBLIC ROW OR WATERLINE EASEMENT BOUNDARY.
- ALL ROAD AND CREEK CROSSINGS SHALL BE CASED WITH A LARGER DIAMETER SDR PVC PIPE.
- LONG SERVICE LEADS ARE TO BE CASED IN 2" SCHEDULE 40 PVC EXTENDED 2' FROM EACH EDGE OF PAVEMENT.

CAUTION: AT&T CABLES

THE CONTRACTOR SHALL CALL 1-800-344-8377 A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION TO HAVE UNDERGROUND LINES FIELD LOCATED.

WHEN EXCAVATING WITHIN TWENTY-FOUR (24) INCHES OF AT&T FACILITIES, ALL EXCAVATIONS MUST BE ACCOMPISHED USING NON-MECHANIZED EXCAVATION PROCEDURES. WHEN BORING THE SUM (FOOTAGE) OF BOTH DITCH

SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.

WHEN AT&T TELEPHONE FACILITIES ARE EXPOSED, THE CONTRACTOR WILL PROVIDE SUPPORT TO THE CONDUIT DUCTS OR CABLES. WHEN EXCAVATING NEAR TELEPHONE POLES THE CONTRACTOR SHALL BRACE THE POLE FOR SUPPORT.

CAUTION: UNDERGROUND GAS FACILITIES

THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT 713-223-4567 OR 1-800-658-8344 A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.

WHEN CENTERPOINT ENERGY PIPE LINE MARKINGS ARE NOT VISIBLE CALL 713-967-8037 (7:00 AM TO 4:30 PM) FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS.

WHEN EXCAVATING WITHIN TWENTY-FOUR (24) INCHES OF THE INDICATED LOCATION OF CENTER ENERGY FACILITIES, ALL EXCAVATION MUST BE ACCOMPISHED USING NON-MECHANIZED EXCAVATION PROCEDURES.

CAUTION: UNDERGROUND GAS FACILITIES (CONT.)

WHEN CENTERPOINT ENERGY FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON THE PIPING.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT 713-223-4567 OR 1-800-658-8344 A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.

WHEN AT&T TELEPHONE FACILITIES ARE EXPOSED, THE CONTRACTOR WILL PROVIDE SUPPORT TO THE CONDUIT DUCTS OR CABLES. WHEN EXCAVATING NEAR TELEPHONE POLES THE CONTRACTOR SHALL BRACE THE POLE FOR SUPPORT.

CAUTION: OVERHEAD POWER LINES

TEXAS LAW ARTICLE 1456C, PROHIBITS ALL ACTIVITIES IN WHICH PERSONS OR EQUIPMENT MAY COME WITHIN SIX (6) FEET OF ENERGIZED OVERHEAD POWER LINES, AND FEDERAL REGULATIONS, TITLE 29, PART 1910.180 (1) AND PART 1926.552 (A)(1) REQUIRE A MINIMUM CLEARANCE OF TEN (10) FEET FROM THESE FACILITIES. THE ABOVE LAWS CARRY BOTH CRIMINAL AND CIVIL LIABILITIES. IF THE CONTRACTOR PERFORMS ANY WORK NEAR OVERHEAD POWER LINES HE MUST CALL 281-896-0453 FOR THE LINES TO BE DE-ENERGIZED AND/OR MOVED AT HIS EXPENSE PRIOR TO PERFORMING THE WORK.

TEXAS LAW, SECTION 702, HEALTH AND SAFETY CODE, FORBIDS ALL ACTIVITIES WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL CENTERPOINT ENERGY POWER COMPANY.

CONTRACTOR TO NOTIFY THE UNDERGROUND UTILITY COORDINATING COMMITTEE TELEPHONE 713-223-4567 FORTY-EIGHT (48) HOURS BEFORE STARTING WORK IN STREET RIGHTS-OF-WAY OR EASEMENTS.



GENERAL CONSTRUCTION NOTES 1 OF 2

DATE APPROVED: JANUARY 2020

REVISED DATE: JANUARY 2020 SCALE: NTS

BRAZORIA COUNTY DRAINAGE DISTRICT #5 FINAL PLAT AND CONSTRUCTION NOTES

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT #5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 72 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPEAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
- DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5'S LOCK.
- PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- PROHIBITED USE OF "RIP-RAP"

P:\081-011-41\Drawings\NE Village Center Rec Center\02.1-2.3 GENERAL NOTES.dwg May 26, 2021-12:07pm Edited by: epesquero

SANITARY:

- FINISHED ELEVATION ON SANITARY MANHOLE RIMS SHALL BE THREE (3) INCHES ABOVE FINISHED GRADE WITHIN THE UTILITY EASEMENT; IF MANHOLE IS LOCATED ADJACENT TO A PUBLIC STREET, THE FINAL ELEVATION OF THE MANHOLE RIM SHALL BE TWO (2) INCHES ABOVE THE CURB OR CENTERLINE OF STREET FOR STREETS WITHOUT PERIMETER CURB.
- WATER LINES AND SANITARY SEWERS SHALL BE INSTALLED IN SEPARATE TRANCHES AND HAVE A MINIMUM SEEP NINE (9) FEET.
- POLYVINYL CHLORIDE (PVC) SHALL BE IN ACCORDANCE WITH ASTM D3034, SDR 26 FOR ALL DEPTHS. SANITARY SEWER LINE PIPE SHALL BE THE COLOR GREEN.
- ALL PVC FITS (ALL TYPES AND SIZES) SHALL HAVE A RUBBER GASKET EQUIPPED BELL AND SPIGOT JOINTS CONFORMING TO ASTM D3512. THE GASKET MATERIAL SHALL CONFORM TO ASTM F477, SOLVENT WELDED JOINTS WILL NOT BE APPROVED FOR CITY SANITARY SEWER LINES.
- ALL DUCTILE IRON (DI) PIPE SHALL BE 150 PSI WITH EIGHT (8) MIL, BLACK VIRGIN POLYETHYLENE WRAP AS SPECIFIED IN ANSINAWA A21.5C105.
- SANITARY SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MANVEL DESIGN CRITERIA MANUAL DATED DECEMBER 14, 2008 AS APPROVED IN THE SEVEN OAKS RANCH OPEN-PLANNED UNIT DEVELOPMENT DISTRICT ADOPTED FEBRUARY 23, 2020. CONTRACTOR TO FURNISH TEST PLUGS AND RISERS. ALL SANITARY SEWER LINES TO BE AIR TESTED IN ACCORDANCE WITH THE APPROVED CITY OF MANVEL DESIGN CRITERIA MANUAL.
- SANITARY SEWER TRENCHES UNDER OR WITHIN ONE (1) FOOT OF PROPOSED OR FUTURE PAVEMENT ARE TO BE BACKFILL WITH CEMENT-STABILIZED SAND BACKFILL, AS SPECIFIED, TO WITHIN ONE (1) FOOT OF SUBGRADE. BEDDING WILL BE CEMENT-STABILIZED SAND BACKFILL (1:1) SACKS CEMENT PER TON OF SAND FOR ALL SANITARY SEWERS.
- WATER UNDER SEWER LINE SEPARATION: WHEN NEW SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO WATER LINES THAN NINE (9) FEET IN ALL DIRECTIONS. SEWERS THAT PARALLEL TO WATER LINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHEN NINE (9) FEET OF SEPARATION CANNOT BE MAINTAINED, THE FOLLOWING GUIDELINES APPLY: (AT ALL TIMES WATER AND SANITARY CROSSINGS OR SEPARATIONS SHALL CONFORM TO TCEO REQUIREMENTS - SEE NOTES 22-26 BELOW FOR MORE DETAIL.)
- WHEN THE SANITARY SEWER PARALLELS A WATER LINE, THE SANITARY SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC MEETING ASTM SPECIFICATIONS WITH A PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF TWO (2) FEET BETWEEN OUTSIDE DIAMETERS AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR (4) FEET BETWEEN OUTSIDE DIAMETERS. THE SANITARY SEWER SHALL BE LOCATED BELOW THE WATER LINE.
- WHEN A SANITARY SEWER CROSSES A WATER LINE AND THE SEWER IS CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM OF SIX (6) INCHES BETWEEN OUTSIDE DIAMETERS SHALL BE MAINTAINED. THE SANITARY SEWER SHALL BE LOCATED BELOW THE WATER LINE WHEN POSSIBLE AND ONE (1) LENGTH OF THE SANITARY SEWER PIPE MUST BE CENTERED ON THE WATER LINE. SEE NOTES 22, 23 & 25 BELOW FOR MORE DETAIL.
- WHEN A SANITARY SEWER CROSSES UNDER A WATER LINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR SEMI-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIPE WITH GASKETED JOINTS, A MINIMUM OF TWO (2) FEET OF SEPARATION SHALL BE MAINTAINED. THE INITIAL BACKFILL SHALL BE CEMENT-STABILIZED SAND (MINIMUM 1:1 SACKS OF CONCRETE PER TON OF SAND) FOR ALL SECTIONS OF SANITARY SEWER WITHIN NINE (9) FEET OF THE WATER LINE. THE INITIAL BACKFILL SHALL BE FROM 1/2 DIAMETER BELOW THE CENTERLINE OF THE PIPE TO ONE PIPE DIAMETER, BUT NOT LESS THAN TWELVE (12) INCHES ABOVE THE PIPE. SEE NOTES 22, 23 & 25 BELOW FOR MORE DETAIL.
- WHEN A SANITARY SEWER CROSSES OVER A WATER LINE, ALL PORTIONS OF THE SANITARY SEWER WITHIN NINE (9) FEET OF THE WATER LINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. IN LIEU OF THIS PROCEDURE THE NEW WATERLINE MAY BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST EIGHTEEN (18) FEET LONG AND TWO (2) NOMINAL SIZES LARGER THAN THE NEW WATERLINE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT INTERVALS OF FIVE (5) FEET WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH NON-SHRINK CEMENT GROUT OR WITH A MANUFACTURED SEAL. SEE NOTE 24 BELOW FOR MORE DETAIL.
- ALL PROPOSED SANITARY SEWER LINES SHALL BE DUCTILE IRON OR SDR 26 PVC. DUCTILE IRON PIPE SHALL ONLY BE USED AS APPROVED BY THE CITY OF MANVEL.
- FOR ALL PVC PIPE, USE MANHOLE WATER STOP GASKET AND CLAMP ASSEMBLY AT MANHOLE CONNECTIONS.
- SANITARY SEWER MANHOLES SHALL BE STANDARD TYPE, UNLESS OTHERWISE NOTED. ALL SANITARY SEWER MANHOLES SHALL BE AT LEAST THREE (3) INCHES ABOVE FINISHED GRADE OR ABOVE 100-YEAR BASE FLOOD ELEVATION (BFE), FOR MANHOLES LOCATED IN THE 100-YEAR FLOOD PLAIN.
- VENT AND SEAL BOLTED MANHOLE LID WITH FOUR (4) BOLTS, NO HOLES IN THE LID; THE MANHOLE TOP AND PROVIDE INFLOW PROTECTION INSERT UNDER COVER. SECTIONS OF PRECAST MANHOLES SHALL BE JOINED WITH "RAM-SEA" IN FLOOD PLAIN.
- SANITARY SEWER LINE IN PIPE ZONE INSIDE LOT EASEMENT SHALL BE BACKFILLED WITH CEMENT-STABILIZED SAND OR SELECT FILL MATERIAL WITH A PI BETWEEN 20 AND 40.
- IF WET SAND IS ENCOUNTERED IN TRENCH, USE SPECIAL BEDDING.
- SANITARY SEWERS CROSSING UTILITIES OTHER THAN WATER LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES.
- ALL PRECAST MANHOLES SHALL HAVE THE TOP ADJUSTMENT CONSTRUCTED OF PRECAST PCC RINGS NO GREATER THAN TWENTY-FOUR (24) INCHES IN HEIGHT, SEALED WITH NON-SHRINK GROUT INSIDE AND OUT. BRICK MANHOLES SHALL NOT BE ALLOWED.
- ALL SANITARY SEWER MANHOLE COVERS MUST INCLUDE THE WORDS "SANITARY SEWER" AND "CITY OF MANVEL". THEY MUST ALSO HAVE THE CITY SEAL.
- SANITARY SEWER MANHOLE COVERS SHALL BE A MINIMUM OF THIRTY-TWO (32) INCHES IN DIAMETER.
- ALL SANITARY SEWER MANHOLES SHALL HAVE A STAINLESS STEEL INFLOW PROTECTOR.
- CONTRACTOR TO INSTALL TRACING LINE ON ALL PUBLIC FORCE MAINS.
- ALL INTERIOR CONCRETE OF THE MANHOLES, LIFT STATION WET WELLS AND SANITARY SEWER AIR RELEASE MANHOLES SHALL BE COATED COMPLETE WITH RAVEN 405 PROTECTIVE COATING WITH A MINIMUM THICKNESS OF 125 MIL OR APPROVED EQUAL.
- ALL MANHOLES WITHIN ANY FLOODZONE OTHER THAN ZONE X AND SHADDED X SHALL HAVE THEIR COVERS BOLTED TO THE FRAME.
- WHERE A NEW POTABLE WATERLINE CROSSES ABOVE A WASTEWATER MAIN OR LATERAL, THE SEGMENT OF THE WATERLINE SHALL BE CENTERED OVER AND MUST BE PERPENDICULAR TO THE WASTEWATER MAIN OR LATERAL SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER MAIN OR LATERAL. WHEN CROSSING AN EXISTING WASTEWATER MAIN OR LATERAL AND IT IS DISTURBED OR SHOWS SIGNS OF LEAKING, THE WASTEWATER MAIN OR LATERAL SHALL BE REPLACED FOR AT LEAST NINE FEET IN BOTH DIRECTIONS (18 FEET TOTAL) WITH AT LEAST 150 PSI PRESSURE RATED PIPE EMBEDDED IN CEMENT STABILIZED SAND (SEE ITEM 26 BELOW FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END).
- THE POTABLE WATERLINE SHALL BE AT LEAST TWO FEET ABOVE AN EXISTING, NON-PRESSURE RATED WASTEWATER MAIN OR LATERAL.
- THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE AN EXISTING, PRESSURE RATED WASTEWATER MAIN OR LATERAL.
- WHERE A NEW POTABLE WATER LINE CROSSES A NEW NON PRESSURE RATED WASTEWATER MAIN OR LATERAL, THE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER MAIN OR LATERAL SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST TWO FEET ABOVE THE WASTEWATER MAIN OR LATERAL. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION. THE WASTE WATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE ITEM 26 BELOW) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END. THE MATERIAL AND METHOD OF INSTALLATION SHALL CONFORM TO ONE OF THE FOLLOWING OPTIONS:
- WITHIN NINE FEET HORIZONTALLY OF EITHER SIDE OF THE WATERLINE, THE WASTEWATER PIPE AND JOINTS SHALL BE CONSTRUCTED WITH PIPE MATERIAL HAVING A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF TWO FEET SHALL BE PROVIDED. THE WASTEWATER MAIN OR LATERAL SHALL BE LOCATED BELOW THE WATERLINE.
- ALL SECTION OF WASTEWATER MAIN OR LATERAL WITHIN NINE FEET HORIZONTALLY OF THE WATERLINE SHALL BE ENCASED IN AN 18" FOOT OR LONGER SECTION OF PIPE. FLEXIBLE ENCASING PIPE SHALL A MINIMUM PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION. THE ENCASING PIPE SHALL BE CENTERED ON THE WATERLINE AND SHALL BE AT LEAST TWO NOMINAL PIPE SIZES LARGER THAN THE WASTEWATER MAIN OR LATERAL. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE FOOT INTERVALS (OR LESS) WITH SPACERS OR BE FILLED TO THE SPRING LINE WITH WASHED SAND. EACH END OF THE CASING SHALL BE SEALED WITH WATER TIGHT NON-SHRINK CEMENT GROUT OR A MANUFACTURED WATER TIGHT SEAL. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF SIX INCHES BETWEEN THE ENCASMENT PIPE AND THE WATERLINE SHALL BE PROVIDED. THE WASTEWATER LINE SHALL BE LOCATED BELOW THE WATERLINE.
- WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS IN ITEM 23 OR CONSTRUCTED IN DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN OR LATERAL SHALL BE PROVIDED. WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN, THE PROCEDURES IN TCEO 217.55(D) (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.
- WHERE A NEW POTABLE WATERLINE CROSSES A NEW PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A PRESSURE RATING OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE ITEM 26 BELOW) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT LENGTH PLUS 12 INCHES BEYOND THE JOINT ON EACH END.
- WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE). THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.
- ALL SANITARY SEWER SHALL BE TELEVIEWED AT THE ONE-YEAR WARRANTY PERIOD PRIOR TO FINAL ACCEPTANCE.

CAUTION: AT&T CABLES

THE CONTRACTOR SHALL CALL 1-800-344-8377 A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION TO HAVE UNDERGROUND LINES FIELD LOCATED.

WHEN EXCAVATING WITHIN TWENTY-FOUR (24) INCHES OF AT&T FACILITIES, ALL EXCAVATIONS MUST BE ACCOMPLISHED USING NON-MECHANIZED EXCAVATION PROCEDURES. WHEN BORING THE CONTRACTOR SHALL EXPOSE THE AT&T FACILITIES.

WHEN AT&T TELEPHONE FACILITIES ARE EXPOSED, THE CONTRACTOR WILL PROVIDE SUPPORT TO THE CONDUIT DUCTS OR CABLES. WHEN EXCAVATING NEAR TELEPHONE POLES THE CONTRACTOR SHALL BRACE THE POLE FOR SUPPORT.

CAUTION: UNDERGROUND GAS FACILITIES

THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT 713-223-4567 OR 1-800-658-6344 A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.

WHEN CENTERPOINT ENERGY PIPE LINE MARKINGS ARE NOT VISIBLE CALL 713-967-6057 7:00 AM TO 4:30 PM FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS.

WHEN EXCAVATING WITHIN TWENTY-FOUR (24) INCHES OF THE INDICATED LOCATION OF CENTER ENERGY FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING NON-MECHANIZED EXCAVATION PROCEDURES.

CAUTION: UNDERGROUND GAS FACILITIES (CONT.)

WHEN CENTERPOINT ENERGY FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON THE PIPING.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

CAUTION: OVERHEAD POWER LINES

TEXAS LAW ARTICLE 1435C, PROHIBITS ALL ACTIVITIES IN WHICH PERSONS OR EQUIPMENT MAY COME WITHIN SIX (6) FEET OF A ENERGIZED OVERHEAD POWER LINES, AND FEDERAL REGULATIONS, TITLE 29, PART 191 (G), (H) (1) AND PART 1926.552 (A) (5) REQUIRE A MINIMUM CLEARANCE OF TEN (10) FEET FROM THESE FACILITIES. THE ABOVE LAWS CARRY BOTH CRIMINAL AND CIVIL LIABILITIES. IF THE CONTRACTOR PERFORMS ANY WORK NEAR OVERHEAD POWER LINES HE MUST CALL 281-896-0453 FOR THE LINES TO BE DE-ENERGIZED AND/OR MOVED AT HIS EXPENSE PRIOR TO PERFORMING THE WORK.

TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE, FORBIDS ALL ACTIVITIES WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL CENTERPOINT ENERGY POWER COMPANY.

CONTRACTOR TO NOTIFY THE UNDERGROUND UTILITY COORDINATING COMMITTEE TELEPHONE 713-223-4567 FORTY-EIGHT (48) HOURS BEFORE STARTING WORK IN STREET RIGHTS-OF-WAY OR EASEMENTS.



GENERAL CONSTRUCTION
NOTES 2 OF 2

DATE APPROVED: JANUARY 2020
REVISED DATE: JANUARY 2020 SCALE: NTS

PROJECT NUMBER: DATE SUBMITTED: SHEET: XX OF XX



ENGINEERING THE FUTURE
SINCE 1936

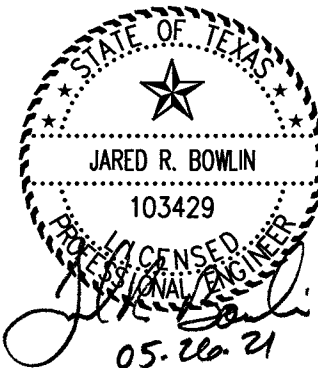
10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBP# No. F-726 | TBP# No. 10092300

Client:

Rise Communities

1602 Avenue D, Suite
100
Katy, Texas 77493
702 466 2082

Meridiana Phase 2
NE Village Recreation Center
Manvel, Texas 77578
GENERAL NOTES (SHEET 2 OF 2)



revisions



issued for
design dev. ☐
city submit ☒
bid package ☐
construction ☐

date issued 01.15.2020

scale N.T.S.

drawn by ep, bt, lm

checked by dm

project number 081-011-41

sheet number

C2.2

P:\081--011--41\Drawings\NE Village Center Rec Center\02.1--2.3 GENERAL NOTES.dwg May 26, 2021--12:07pm Edited by: epesquera

PAVING CONSTRUCTION NOTES

- 1. SEE GENERAL NOTES SHEET AND PAVING SHEET FOR ADDITIONAL INFORMATION. IN THE EVENT OF A CONFLICT THE MORE STRINGENT SHALL APPLY.
- 2. REFERENCE GEOTECHNICAL REPORT AND GRADING SHEET FOR ADDITIONAL INFORMATION.
- 3. PAVEMENT SHALL BE CONSTRUCTED AS FOLLOWS:

	PAVEMENT	TYPE	THICKNESS	PROPERTIES	REINFORCING	SUBGRADE
a.	HEAVY DUTY	CONCRETE	7 INCH	4000 PSI, 5.5 SK	#4 18"x18" CC&W	LAB RECOMMENDED
b.	STANDARD DUTY	CONCRETE	6 INCH	4000 PSI, 5.5 SK	#4 24"x24" CC&W	LAB RECOMMENDED
c.	LIGHT DUTY / PARKING	CONCRETE	5 INCH	3500 PSI, 5.5 SK	#3 18"x18" CC&W	LAB RECOMMENDED
d.	SIDEWALKS	CONCRETE	4 INCH	3000 PSI, 5.5 SK	#3 12"x12" CC&W	LAB RECOMMENDED

*SIDEWALKS NOT IN ENGINEERING CONTRACT

- 4. JOINTS SHALL BE PLACED AT A MAXIMUM OF 80', AT CURB RETURNS, PAVEMENT TRANSITIONS, OR PAVEMENT CLASSIFICATION CHANGES.
- 5. CHAIRS SHALL BE USED TO SUPPORT THE REINFORCING WITH SUFFICIENT STRUCTURAL QUALITY TO HOLD AT THE APPROPRIATE HEIGHT, WITH A TYPICAL MAXIMUM SPACING OF 3 FEET.
- 6. DOWELS SHALL BE UTILIZED AND CENTERED AT ALL CONSTRUCTION JOINTS. SEE PAVING DETAIL SHEET FOR SIZING AND INSTALLATION.
- 7. CONTROL JOINTS SHALL BE SAWCUT A MINIMUM OF 20 FOOT SPACING 1/4--INCH WITHIN TYPICALLY 8--HOURS OF PLACEMENT, BUT NOT MORE THAN 12 HOURS.
- 8. JOINT SEALANT SHALL BE UTILIZED AT ALL EXPANSION JOINTS MEETING LATEST APPROVED BY TEXAS DEPARTMENT OF TRANSPORTATION PRODUCTS LIST FOR PAVEMENT TYPE.
- 9. KEYED JOINTS SHALL BE USED IN REPLACEMENT OF CONTROL JOINTS FOR SEPARATE CONCRETE POURS.
- 10. SEE PAVEMENT DETAIL SHEET C15.0 FOR PAVEMENT DETAILS.
- 11. ALL REINFORCING STEEL SHALL BE MINIMUM GRADE 60.

GRADING PLAN NOTES:

- 1. CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT PREPARED BY _____ ON _____ DATE FOR ON-SITE CONDITIONS.
- 2. CONTRACTOR SHALL STRIP TOP SOIL ORGANICS AND FOREIGN DEBRIS PRIOR TO PROOF ROLL.
- 3. A MATERIALS TESTING LAB SHALL MONITOR PROOF ROLL FSI APPROVAL.
- 4. FILL SHALL BE REPLACED IN NOT MORE THAN 8" LOOSE LIFTS COMPACTED TO 95% STANDARD DENSITY.
- 5. FILL UNDER PAVING AND BUILDING SHALL FOLLOW SOILS ENGINEER REQUIREMENTS.

CONSTRUCTION OF FACILITIES AND/OR PAVING WORK WITHIN PUBLIC RIGHT-OF-WAY NOTIFICATION ISSUED BY HARRIS COUNTY ENGINEERING DEPARTMENT--PERMITS OFFICE-- IS REQUIRED FOR PROPOSED WORK WITHIN HARRIS COUNTY RIGHT-OF-WAY. THE PROJECT MUST BE APPROVED PRIOR TO OBTAINING THE REQUIRED NOTIFICATION. BE ADVISED THAT A NOTIFICATION MUST BE OBTAINED SEPARATELY FROM SITE DEVELOPMENT PERMIT PACKAGE. FOR ADDITIONAL INFORMATION, PLEASE VISIT [HTTPS://WWW.ENG.HCTX.NET/PERMITS/PUBLIC-REVIEW--CODE/PUBLIC-PLAN-REVIEW/NOTIFICATION-OF--CONSTRUCTION-IN-THE-ROW](https://www.eng.hctx.net/permits/public-review--code/public-plan-review/notification-of--construction-in-the-row) OR CONTACT PUBLIC REVIEW INSPECTIONS DEPARTMENT @ (713--247--3931)

48 HOUR NOTICE:
CONTRACTOR SHALL NOTIFY HARRIS COUNTY PRIOR TO COMMENCING CONSTRUCTION AND/OR BACKFILLING ANY UTILITIES WITHIN THE ROAD RIGHT-OF-WAY. CONTRACTOR(S) TO CONTACT THE PUBLIC REVIEW DEPARTMENT @ (713--274--3931) OR EMAIL ACCEPTANCE@ENG.HCTX.NET.

IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (E.G.--PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTION SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086.

SITE PREPARATION NOTES:

- 1. CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT PREPARED PROVIDED BY OWNER.
- 2. CONTRACTOR SHALL STRIP TOP SOIL ORGANICS AND FOREIGN DEBRIS PRIOR TO PROOF ROLL.
- 3. A MATERIALS TESTING LAB SHALL MONITOR PROOF ROLL FOR APPROVAL.
- 4. FILL SHALL BE REPLACED IN NOT MORE THAN 8" LOOSE LIFTS COMPACTED TO 95% STANDARD DENSITY.
- 5. FILL UNDER PAVING AND BUILDING SHALL FOLLOW SOILS ENGINEER REQUIREMENTS.

NOTES

- 1. ALL GRATE INLET TOPS AND MANHOLE RIMS TO BE FLUSH IN ALL PAVED AREAS
- 2. All MANHOLES IN NON--PAVED AREAS TO BE 3 INCHES, ABOVE FINISHED GRADE
- 3. CONTRACTOR TO FIELD VERIFY ALL UTILITIES, ELEVATIONS AND LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES
- 4. IN AREAS WHERE THE PROJECT DESIGN INCORPORATE FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (E.G.--PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES AREA IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING.THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSABILITY UNDER TEXAS WATER CODE 11.086.

GRADING NOTES:

- 1. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- 2. ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS, SHALL CONFORM TO ALL APPLICABLE AMERICANS WITH DISABILITIES ACT STANDARDS AND THE TEXAS ACCESSIBILITY STANDARDS. IF ANY DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO POURING ANY PAVEMENT.
- 3. ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS, SHALL NOT EXCEED A RUNNING SLOPE OF 5% (1:20) WITHOUT A RAMP, AND SHALL NOT EXCEED A 2% CROSS SLOPE (1:50).
- 4. THE ACCESSIBLE PARKING AND PASSENGER LOADING AREAS SHALL NOT EXCEED A SLOPE OF 2% (1:50) IN ANY DIRECTION.
- 5. ALL EXISTING APPURTENANCES ON SITE SHALL BE ADJUSTED TO PROPOSED GRADE AS APPLICABLE.
- 6. CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT AND ALL ADDENDA FOR BUILDING PAD LIMITS AND PREPARATION REQUIREMENTS.
- 7. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN PAVED AREAS, AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
- 8. CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT, I.E. CONCRETE PADS, BE ELEVATED AT LEAST 12 INCHES ABOVE BFE (52.8').

STORM SEWER CONSTRUCTION NOTES

- 1. ON SITE STORM SEWERS 12--INCH DIAMETER AND LARGER SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH FLOW (PER AASHTO M--294, TYPE S, HANCOR SURE--LOK F477 PIPE, OR APPROVED EQUAL,) UNLESS OTHERWISE SHOWN ON PLANS. PRODUCT MUST HAVE GASKET JOINTS. BEDDING BACKFILLING AND INSTALLATION OF PIPE AND CONSTRUCTION OF APPURTENANCES SHALL BE IN ACCORDANCE WITH THE CIVIL DETAIL SHEETS.
- 2. ON SITE STORM SEWERS 10--INCH DIAMETER AND LESS SHALL BE PVC (POLY--VINYL CHLORIDE) PIPE MEETING A.S.T.M. SPECIFICATIONS, ASTM D3034 AND HAVING A S.D.R. OF 26, UNLESS OTHERWISE SHOWN ON PLANS. BEDDING, BACKFILLING AND INSTALLATION OF PIPE AND CONSTRUCTION OF APPURTENANCES SHALL BE IN ACCORDANCE WITH CIVIL DETAIL SHEETS.
- 3. ANY CONCRETE PIPE USED ON THIS PROJECT SHALL BE REINFORCED CONCRETE MEETING ASTM C--76 CLASS III, AND HAVE BELL AND SPIGOT JOINTS WITH RUBBER GASKETS. CONCRETE PIPE IS ONLY TO BE USED WHERE REQUIRED IN PUBLIC RIGHT--OF--WAY AND/OR AT TIES TO PUBLIC STORM SEWER SYSTEMS. BEDDING BACKFILLING AND INSTALLATION OF PIPE AND CONSTRUCTION OF APPURTENANCES SHALL BE IN ACCORDANCE WITH THE CIVIL DETAIL SHEETS.
- 4. THE CONTRACTOR SHALL USE PRECAST STORM SEWER MANHOLES AND INLETS. INLET BOTTOM SHALL BE FILLED WITH CONCRETE AND SLOPED TO ENSURE POSITIVE DRAINAGE FROM INLET TO STORM SEWER LINE WITH NO STANDING WATER IN INLET.
- 5. ALL INLETS, MANHOLES, CLEANOUTS, AND HEADWALLS SHALL BE BACKFILLED WITH 1--1/2 SACK PER TON CEMENT STABILIZED SAND. CEMENT STABILIZED SAND FILL SHALL BE AT LEAST 12" ON BOTTOM OF STRUCTURE AND 24" AROUND OUTSIDE OF STRUCTURE.
- 6. NO CORNER CONNECTIONS WILL BE ALLOWED TO ANY INLETS, JUNCTION BOXES OR BOX MANHOLES
- 7. CONTRACTOR SHALL CUT OFF PIPE FLUSH WITH INSIDE FACE OF INLETS AND MANHOLES.
- 8. CONCRETE FOR DRAINAGE STRUCTURES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
- 9. CONTRACTOR SHALL FLUSH AND CLEAN ALL STORM SEWER LINES AND STRUCTURES PRIOR TO ACCEPTANCE.
- 10. UTILITIES ARE TO BE TAKEN TO WITHIN FIVE (5) FEET OF BUILDING. SEE PLUMBING SHEETS FOR CONTINUATION OF SERVICE CONNECTIONS INTO BUILDING.
- 11. THE CONTRACTOR IS TO INSTALL ADAPTORS OF A TYPE COMPATIBLE WITH THE MATERIALS BEING JOINED AT THE POINT OF CONNECTION OF THE SERVICE LINE TO THE BUILDING PLUMBING. NO CEMENT GROUT MATERIALS ARE PERMITTED.
- 12. THE CONTRACTOR IS TO INSTALL EACH CLEANOUT SO THAT IT OPENS IN A DIRECTION OPPOSITE TO THE FLOW OF THE WASTE AND, EXCEPT IN THE CASE OF A "WYE" BRANCH AND END--OF--THE--LINE CLEANOUTS, CLEANOUTS WILL BE INSTALLED VERTICALLY ABOVE THE FLOW LINE OF THE PIPE. CLEANOUTS WILL BE MADE WITH AIR--TIGHT MECHANICAL PLUG.

SANITARY SEWER CONSTRUCTION NOTES

- 1. SANITARY SEWER SHALL BE PVC (POLY-- VINYL CHLORIDE) PIPE MEETING A.S.T.M. SPECIFICATIONS, C--3034--73 AND HAVING A S.D.R. OF 26 UNLESS OTHERWISE SHOWN ON PLANS.
- 2. BEDDING BACKFILLING AND INSTALLATION OF PIPE AND CONSTRUCTION OF APPURTENANCES SHALL BE IN ACCORDANCE WITH THE CIVIL DETAIL SHEETS. CEMENT STABILIZED SAND SHALL BE A MINIMUM OF 1--1/2 SACK PER TON.
- 3. THE CONTRACTOR SHALL USE PRECAST SANITARY SEWER MANHOLES, NO BRICK ALLOWED. ALL PRECAST MANHOLES SHALL BE INCLUDED. ALL PRECAST MANHOLES SHALL INCLUDE A--LOK/BOOT FOR PIPE INSERT.
- 4. ALL MANHOLES, AND CLEANOUTS SHALL BE BACKFILLED WITH 1--1/2 SACK CEMENT STABILIZED SAND. CEMENT STABILIZED SAND FILL SHALL BE AT LEAST 12" ON BOTTOM OF STRUCTURE AND 24" AROUND OUTSIDE OF STRUCTURE.
- 5. CONTRACTOR SHALL SEAL INTERIOR SURFACE OF PROPOSED SANITARY SEWER MANHOLES WITH RAVEN LINER 405, OR APPROVED EQUAL AS PER MANUFACTURER'S SPECIFICATIONS.
- 6. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
- 7. UTILITIES ARE TO BE TAKEN TO WITHIN FIVE (5) FEET OF BUILDING. SEE PLUMBING SHEETS FOR CONTINUATION OF SERVICE CONNECTIONS INTO BUILDING.
- 8. TIE--INS TO EXISTING MANHOLES SHALL BE MADE SUCH THAT THE FINAL CONDITIONS UPON COMPLETION OF THE JOB SHALL BE AS GOOD OR BETTER THAN PRIOR TO STARTING WORK. CONTRACTOR SHALL CUT OFF PIPE FLUSH WITH INSIDE FACE OF MANHOLES.
- 9. THE CONTRACTOR IS TO INSTALL WATER--TIGHT ADAPTORS OF A TYPE COMPATIBLE WITH THE MATERIALS BEING JOINED AT THE POINT OF CONNECTION OF THE SERVICE LINE TO THE BUILDING PLUMBING. NO CEMENT GROUT MATERIALS ARE PERMITTED.
- 10. THE CONTRACTOR IS TO INSTALL EACH CLEANOUT SO THAT IT OPENS IN A DIRECTION OPPOSITE TO THE FLOW OF THE WASTE AND, EXCEPT IN THE CASE OF A "WYE" BRANCH AND END--OF--THE--LINE CLEANOUTS, CLEANOUTS WILL BE INSTALLED VERTICALLY ABOVE THE FLOW LINE OF THE PIPE. CLEANOUTS WILL BE MADE WITH AIR--TIGHT MECHANICAL PLUG.
- 11. IN PAVED AREAS, CONTRACTOR SHALL ADJUST RIM FLUSH WITH PAVED SURFACE. IN NON--PAVED AREAS, CONTRACTOR SHALL ADJUST RIM 2" ABOVE SURROUNDING FINISHED GRADE.

WATER LINE CONSTRUCTION NOTES

- 1. DOMESTIC OR FIRE WATER LINES 4" AND LARGER SHALL BE POLYVINYL CHLORIDE (PVC), DR--18, CLASS 150, CONFORMING TO AWWA C900 OR C905, AS CURRENTLY AMENDED UNLESS OTHERWISE NOTED ON THE PLANS.
- 2. WATER LINES 3" AND SMALLER SHALL BE SCHEDULE 40 PVC, FOR HIGH PRESSURE POTABLE WATER UNLESS OTHERWISE NOTED.
- 3. ALL VALVES SHALL BE LEFT HAND (COUNTERCLOCKWISE) OPEN.
- 4. SEE DETAIL SHEET FOR THRUST BLOCK DETAILS.
- 5. CONTRACTOR SHALL INSTALL METALLIC TRACER WIRE ON ALL UNDERGROUND PVC PIPING AND SECURE WIRE ENDS AT ALL VALVE BOXES.
- 6. CONTRACTOR SHALL CENTER WATER LINE JOINT WHEN CROSSING OTHER UTILITIES.
- 7. MINIMUM VERTICAL CLEARANCE BETWEEN WATER LINES AND OTHER UTILITIES SHALL BE TWELVE INCHES, UNLESS OTHERWISE NOTED ON THE PLANS.
- 8. EXISTING WATER SERVICES SHALL NOT BE INTERRUPTED DURING CONSTRUCTION.
- 9. NO CONNECTIONS SHALL BE MADE TO EXISTING WATER LINES UNTIL ALL PROPOSED WATER LINES HAVE BEEN THOROUGHLY CLEANED, TESTED, DISINFECTED AND APPROVED. ALL TESTING PROCEDURES SHALL CONFORM TO THE GOVERNING AGENCY.
- 10. UTILITIES ARE TO BE TAKEN TO WITHIN FIVE (5) FEET OF BUILDING. SEE PLUMBING SHEETS FOR CONTINUATION OF SERVICE CONNECTIONS INTO BUILDING.



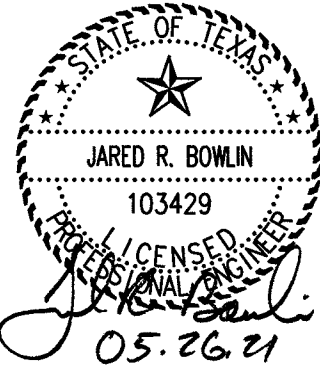
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Client:

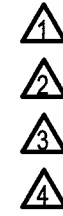
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GENERAL NOTES:

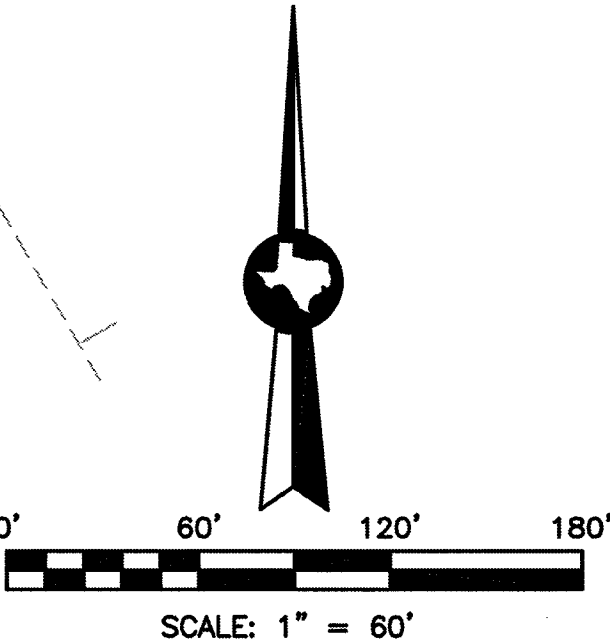
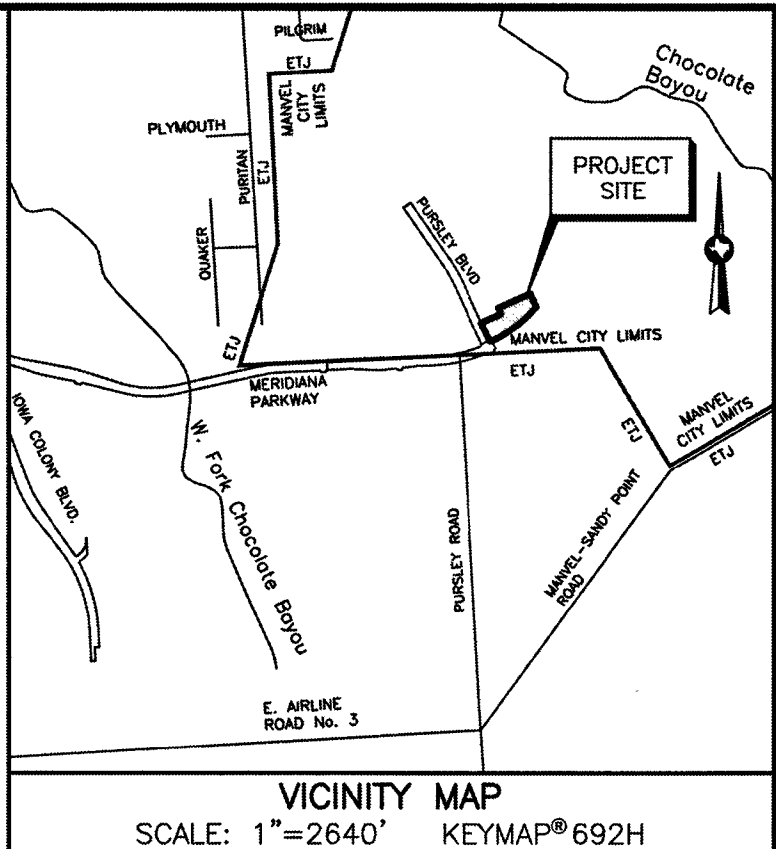
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C01104, dated June 5, 1989 and revised by the Letter of Map Revision (LOMR) issued May 13, 2015 and effective September 28, 2015, this property lies within unshaded "Zone X" (areas determined to be to be outside of 500-year floodplain) This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- A indicates Abstract.
AC. indicates Acreage.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
CIR indicates Capped Iron Rod.
FND. indicates Found.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
R indicates Radius.
RES. indicates Reserve.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
U.E. indicates Utility Easement.
W.L.E. indicates Water Line Easement.
(F) indicates Found 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500"
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- There are no visible or apparent pipelines that cross within the boundary of this subdivision.
- There is 3.199 acres of unencumbered open space within Reserve "B" of this plat.
- The boundary for this plat has a closure in excess of 1:15,000.
- Detention for this tract is to be provided within Detention Pond M of Meridiana (Meridiana Detention Reserve M).
- The drainage on adjacent property will not be impacted by this development.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	25.00'	92°32'38"	40.38'	N 70°38'41" W	36.13'	
C2	1940.00'	23°02'17"	780.05'	S 51°33'51" W	774.81'	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 24°22'11" W	90.00'



MINIMUM FINISH FLOOR ELEVATION	
BLOCK	ELEVATION
BLOCK 1	49.40'

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

FINAL PLAT
MERIDIANA
NORTHEAST VILLAGE CENTER

BEING A SUBDIVISION OF 5.166 ACRES OUT OF
THE H. T. & B. RR. CO. SURVEY,
SECTION 61, A-282,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES (5.166 ACRES)

OWNER

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

JANUARY 25, 2021

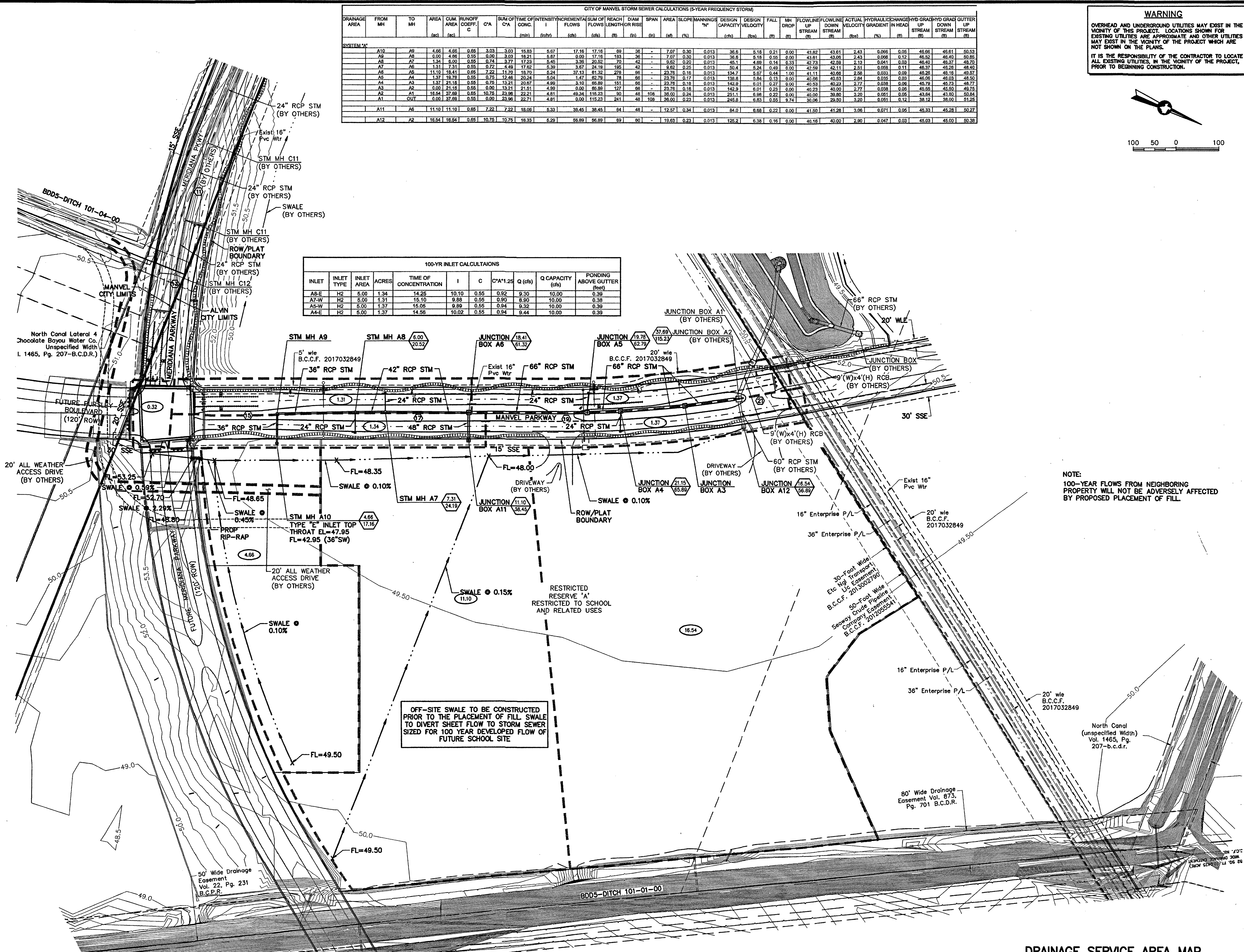
ENGINEER/SURVEYOR



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

PLAT (FOR REFERENCE ONLY)

C3.0



CITY OF MANVEL STORM SEWER CALCULATIONS (5-YEAR FREQUENCY STORM)

STATION	FROM	TO	AREA	CUM. AREA	RUNOFF COEFF.	C	C ² A	SUM OF TIME OF TRAVEL	INTENSITY	INCREMENTAL FLOWS	SUM OF FLOWS	REACH LENGTH	DIAM	SPAN	AREA	SLOPE	MANNING'S	DESIGN CAPACITY	DESIGN VELOCITY	FALL	MH DROP	FLOWLINE UP	FLOWLINE DOWN	ACTUAL VELOCITY	HYDRAULIC GRADIENT	HYDRAULIC HEAD	UP STREAM	DOWN STREAM	GUTTER
A10	A9	A8	4.66	4.66	0.65	3.03	3.03	18.33	5.67	17.16	17.16	69	36	-	7.07	0.30	0.013	36.9	5.18	0.21	0.00	43.82	43.61	2.43	0.0066	0.08	46.66	46.61	60.53
A8	A7	A6	5.00	9.66	0.55	0.90	3.03	18.21	5.67	0.00	17.16	185	36	-	7.07	0.30	0.013	36.9	5.18	0.56	0.00	43.61	43.05	2.43	0.0066	0.12	46.32	46.40	60.55
A7	A6	A5	1.31	7.31	0.55	0.72	4.49	17.62	5.39	3.67	24.16	195	42	-	9.62	0.25	0.013	45.1	4.99	0.14	0.33	42.73	42.59	2.13	0.041	0.08	46.40	46.37	49.70
A6	A5	A4	11.10	18.41	0.65	7.22	11.70	18.70	5.24	37.13	61.32	278	66	-	23.78	0.17	0.013	138.8	5.84	0.13	0.00	40.58	40.53	2.84	0.038	0.08	46.06	46.03	49.50
A5	A4	A3	1.37	19.78	0.55	0.75	12.46	20.24	5.04	1.47	62.79	78	66	-	23.78	0.16	0.013	134.7	5.67	0.44	1.00	41.11	40.68	2.56	0.033	0.08	45.26	45.18	49.57
A4	A3	A2	1.37	21.16	0.55	0.75	13.21	20.67	4.90	3.10	65.89	151	66	-	23.78	0.18	0.013	142.9	5.01	0.27	0.00	40.53	40.23	2.77	0.038	0.08	45.79	45.73	48.77
A3	A2	A1	0.00	21.16	0.55	0.00	13.21	21.51	4.90	0.00	65.89	127	66	-	23.78	0.16	0.013	142.9	5.01	0.23	0.00	40.23	40.00	2.77	0.038	0.08	45.05	45.00	49.73
A2	A1	OUT	18.54	37.69	0.65	10.75	23.96	22.21	4.81	49.34	115.23	50	48	108	36.00	0.23	0.013	251.1	6.98	0.22	0.00	40.00	39.80	3.20	0.091	0.08	45.84	45.80	50.84
A1	OUT		0.00	37.69	0.55	0.00	23.96	22.71	4.81	0.00	115.23	241	48	108	36.00	0.23	0.013	245.8	6.83	0.55	0.74	30.06	29.50	3.20	0.051	0.12	38.12	38.00	51.25
A11	A6		11.10	11.10	0.65	7.22	7.22	18.06	9.33	38.45	38.45	84	48	-	12.57	0.34	0.013	84.0	6.88	0.22	0.00	41.50	41.28	3.06	0.071	0.05	45.33	45.28	50.27
A12	A2		16.54	16.54	0.65	10.75	10.75	18.33	6.29	56.89	56.89	89	60	-	18.63	0.23	0.013	126.2	6.38	0.16	0.00	40.16	40.00	2.90	0.047	0.03	45.08	45.00	50.38

100-YR INLET CALCULATIONS

INLET	INLET TYPE	INLET AREA	ACRES	TIME OF CONCENTRATION	I	C	C ² A ^{1.25}	Q (cfs)	Q CAPACITY (cfs)	PONDING ABOVE GUTTER (feet)
A8-E	H2	5.00	1.34	14.25	10.10	0.55	0.92	9.30	10.00	0.39
A7-W	H2	5.00	1.31	15.10	9.88	0.55	0.90	8.90	10.00	0.38
A5-W	H2	5.00	1.37	15.05	9.99	0.55	0.94	9.32	10.00	0.39
A4-E	H2	5.00	1.37	14.56	10.02	0.55	0.94	9.44	10.00	0.39

WARNING

OVERHEAD AND UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY OF THIS PROJECT. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST IN THE VICINITY OF THE PROJECT WHICH ARE NOT SHOWN ON THE PLANS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, IN THE VICINITY OF THE PROJECT, PRIOR TO BEGINNING CONSTRUCTION.

BENCHMARK(S)/FLOODPLAIN:

NGS Monument No. E-306
N 13,737,760.03; E 3,117,458.82
2.0 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; Stamped E 306 1935. Elev.=52.00' (1991 Adjustment) NAVD 88

Floodplain Statement:
Based on the effective FIRMs (DATED June 5, 1989) Panel No.48039C0110H and No.48039C0120H and revised by the Letter of Map Revision (LOMR) issued May 13, 2015 and effective September 28, 2015, all clearing, cut and fill, is partially located inside of the 100 yr floodplain limits (ZONE "AE" shaded).

- LEGEND**
- 8 SHEET REFERENCE NUMBERS
 - DRAINAGE AREA BOUNDARY
 - 2.16 DRAINAGE AREA IN ACREAGE
 - 18.68 CUMULATIVE ACREAGE
 - 30.85 CUMULATIVE C.F.S.
 - WHEELCHAIR RAMP (TYP)
 - 100 EXISTING CONTOUR

APP.	REVISION	DATE

EHRA
ENGINEERING THE FUTURE SINCE 1936

10555 WESTOFFICE DRIVE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCO.COM
TBPENo.F-726
TBPLS No. 10092300

BRAZORIA COUNTY M.U.D. NO. 55
MERIDIANA PARKWAY PHASE FOUR
& MANVEL PARKWAY PHASE ONE

DRAINAGE AND STORM SEWER LAYOUT

CITY OF MANVEL

MANVEL
ON THE RISE

SURV. EHRA	DATE 01/14	JOB NO. 081-011-109
DSGN. MCR	DATE 06/18	FILE: 4-6 LAYOUTS.dwg
DWN. JJJ	DATE 06/18	PLOT SCALE: 1:1
CHKD. DATE		DWG. NO. P-3757
APPR. DATE		SHEET 5 OF 35 SHEETS

SCALE: 1"=100'

DRAINAGE SERVICE AREA MAP
(FOR REFERENCE ONLY) C4.0

CENTERLINE LINE DATA

Line Table: Alignments		
Line #	Length	Direction
L1	78.660	N40° 56' 44.72"W
L2	42.916	N25° 00' 48.73"W

Curve Table: Alignments			
Curve #	Radius	Length	Chord Direction
C1	50.000	34.805	N60° 53' 15.01"W
C2	100.005	125.017	N45° 00' 58.36"W
C4	200.000	55.189	N17° 06' 30.08"W
C3	100.005	125.017	N45° 00' 58.36"W
C7	487.500	185.378	N38° 44' 47.36"E

BOUNDARY CORNER POINT DATA

Point Table		
Point #	Northing	Easting
26	727334.3211	116468.5765
27	727457.3908	116740.2649
28	727539.3721	116703.1290
29	727737.1981	117139.8493
30	727554.3790	117222.6673
31	727213.6816	116850.6606

BUILDING SLAB POINT DATA

Point Table		
Point #	Northing	Easting
1	727437.3631	116975.7934
2	727449.8112	117019.6801
3	727442.2424	117061.8818
4	727416.5289	116972.0568
5	727401.7102	117054.6230
6	727535.5745	116856.2129
7	727537.9558	116874.5663
8	727500.2442	116891.8072
9	727486.3877	116878.7167
10	727646.9121	116970.3568
11	727654.5936	116987.3145
12	727635.3779	116975.5816
13	727643.0594	116992.5393
14	727662.1436	116995.0376
15	727684.6259	117044.6693
16	727647.5635	117001.6270
17	727670.0514	117051.2712
18	727716.4281	117114.3088
19	727726.4314	117136.1247
20	727708.5501	117117.9211
21	727719.1596	117139.4591
22	727482.1717	117112.1653
23	727497.0931	117126.3436
24	727467.9934	117127.0868
25	727482.9148	117141.2650

BENCHMARK(S)/FLOODPLAIN:

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Floodplain Statement:
According To The Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48038C0110K, Dated December 30, 2020 The Property Lies Within Unshaded "ZONE X" (areas Determined To Be Outside 500-year Flood Plain).



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SINCE 1936
10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

Client:

Rise Communities

1602 Avenue D, Suite 100
Katy, Texas 77493
702 466 2082

LEGEND

- HC HANDI-CAP
- PROPOSED HANDI-CAP SPACE(S)
- BREAK-LINE OF DIMENSION TO BE CONTINUED
- PROPOSED FENCE (SEE ARCHITECTUAL DRAWINGS)

KEY NOTES:

- SEE WHEELCHAIR RAMP DETAIL SHEET C15.0 FOR DETAILS.
- PROPOSED 4' WIDE ACCESSIBLE ROUTE CROSSWALK.

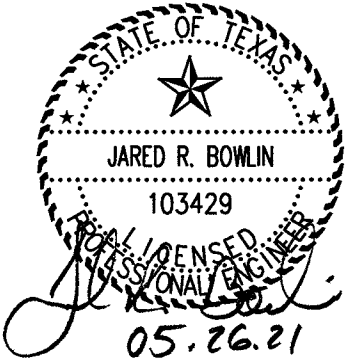
GENERAL NOTES:

- ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECT PLANS FOR CONCRETE SIDEWALK AROUND BUILDING.
- REFER TO MONUMENT SIGN PACKAGE PROVIDED BY CLIENT. LOCATION SHOWN FOR REFERENCE ONLY.
- ALL SECURITY GATES SHALL HAVE "CLICK 2 ENTER" AS THE MEANS FOR EMERGENCY ACCESS
- CONTRACTOR SHALL SEE MEP AND ARCHITECTURAL PLANS FOR POOL DESIGN

PARKING SYNOPSIS

STANDARD PARKING STALLS (9'x19.5')	68
HANDI-CAP PARKING STALLS	3
TOTAL SPACES PROVIDED	71

Meridiana Phase 2
NE Village Recreation Center
Manvel, Texas 77578
DIMENSION CONTROL PLAN



revisions



issued for

- design dev. ☐
- city submit ☒
- bid package ☐
- construction ☐

date issued 01.15.2020

scale 1:30

drawn by ep, bt, lm

checked by dm

project number 081-011-41

sheet number

Date:

Scale: 1"=30'



C5.0

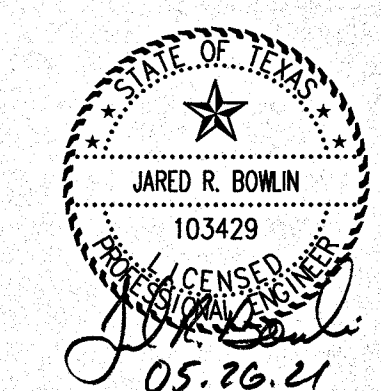


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Houston, Texas 77042
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TBP No. F-726 | TBP L No. 10092300

Client:
Rise Communities

1602 Avenue D, Suite
100
Katy, Texas 77493
702 466 2082

Meridiana Phase 2
NE Village Recreation Center
Manvel, Texas 77578
PAVEMENT PLAN



revisions
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design dev. ○
city submittal ●
bid package ○
construction ○

date issued 01.15.2020

scale 1:30

drawn by ep, bt, im

checked by dm

project number 081-011-41

sheet number

C6.0

BENCHMARK(S)/FLOODPLAIN:

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Adjustment) NAVD 88

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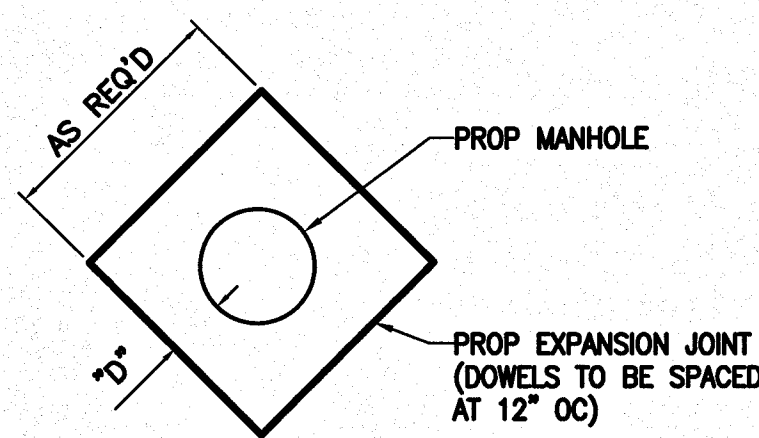
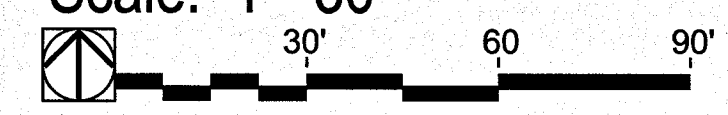
LEGEND

- 7" CONCRETE PAVEMENT
- 6" CONCRETE PAVEMENT
- PROPOSED MANHOLE BLOCK-OUT (SEE DETAIL THIS SHEET)

PAVEMENT KEY NOTES:

- (A) EXPANSION JOINT ALONG 20' STM. SWR. EASEMENT
- (B) DUAL 4" IRRIGATION SLEEVES TO BE INSTALLED, EXTENDING 1' BELOW SUBGRADE, EXTENDING 1' PAST EDGE OF PAVEMENT, AND LOCATION OF END OF SLEEVE TO BE MARKED

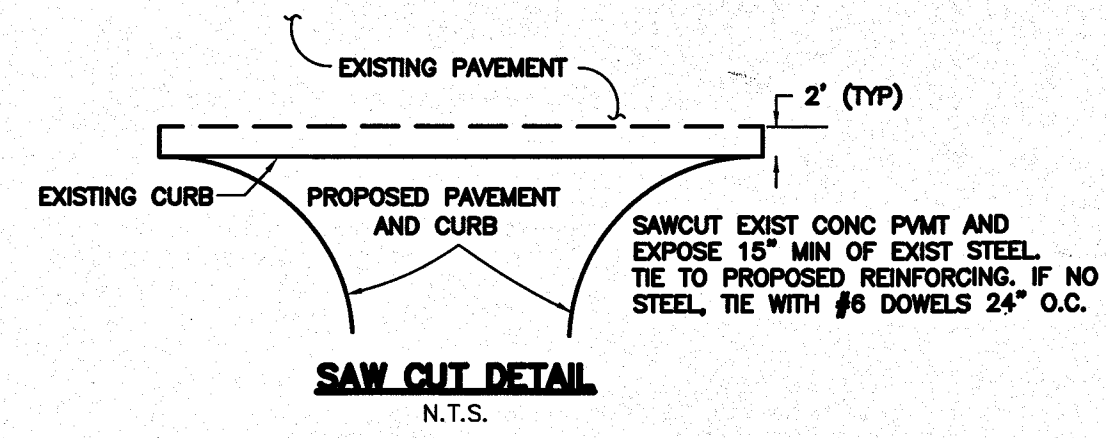
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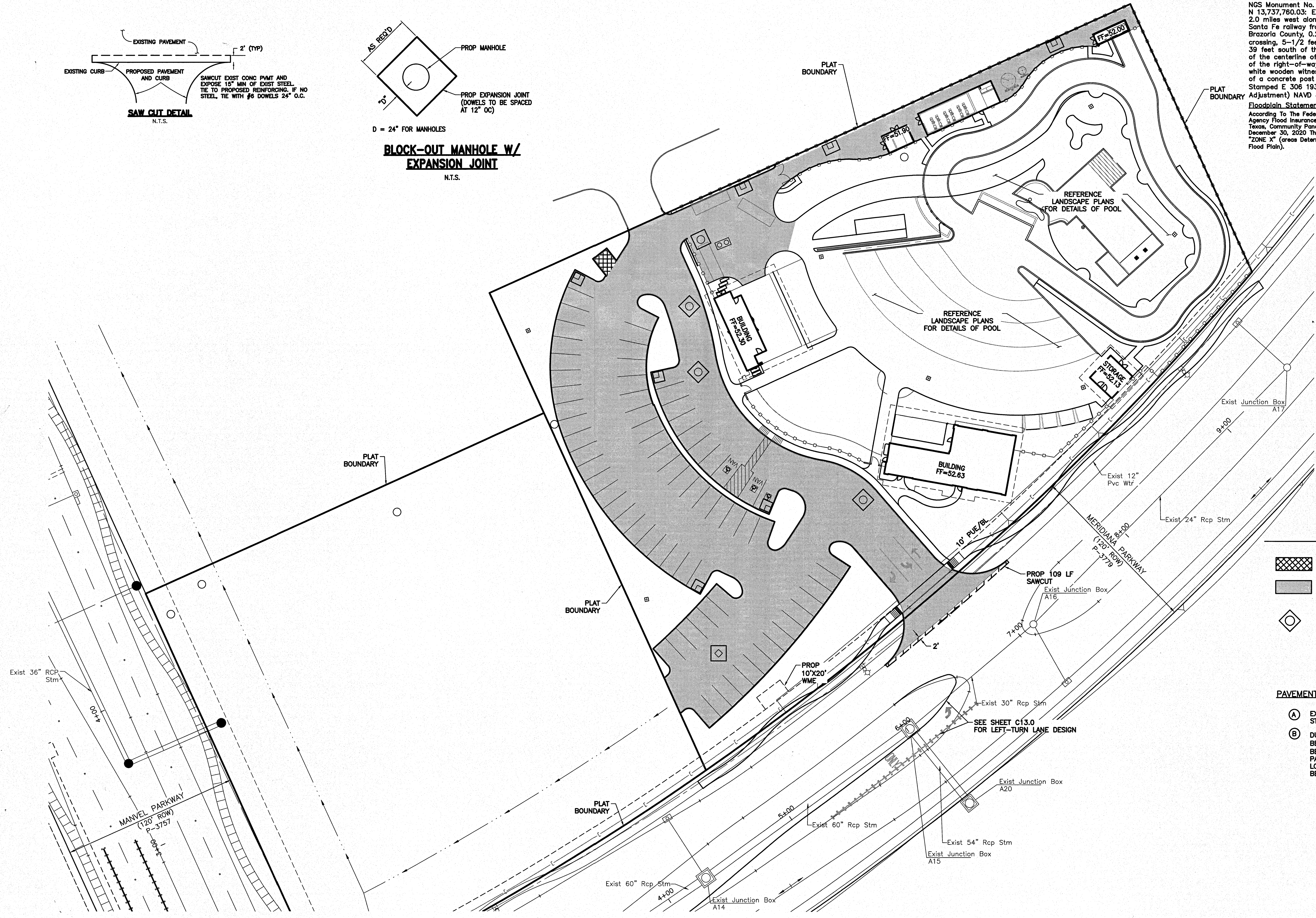
D = 24" FOR MANHOLES

**BLOCK-OUT MANHOLE W/
EXPANSION JOINT**

N.T.S.



N.T.S.



P:\081-011-41\Drawings\NE Village Recreation Center Rec Center\C6.0 PAVEMENT PLAN.dwg May 26, 2021-12:10pm Edited by: epesquera



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Client:

Rise Communities

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702 466 2082

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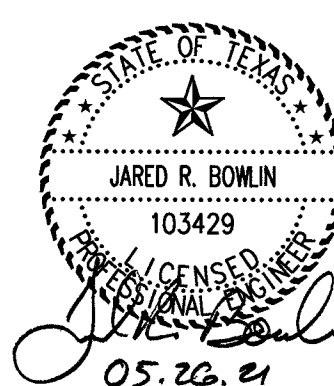
Floodplain Statement:

According To The Federal Emergency Management
Agency Flood Insurance Rate Map, Brazoria County,
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December 30, 2020 The Property Lies Within Unshaded
"ZONE X" (areas Determined To Be Outside 500-year
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LEGEND

FF 50.50	PROPOSED FINISH FLOOR ELEV
TC 50.50	PROPOSED TOP OF CURB ELEV
TP 50.50	PROPOSED TOP OF PAVEMENT ELEV
G 50.00	PROPOSED TOP OF SIDEWALK ELEV
TW 50.00	PROPOSED TOP OF SIDEWALK ELEV
TS 50.50	PROPOSED TOP OF SLAB/STRUCTURE
TG 49.50	PROPOSED TOP OF GRATE ELEV
FG 49.50	PROPOSED FINISHED GRADE ELEV
FL 49.00	PROPOSED FLOW LINE ELEV
□	PROPOSED GRATE INLET
~49~	EXISTING CONTOUR
—	PROPOSED PAVEMENT SLOPE
HP 50.50	PROPOSED HIGH POINT

Meridiana Phase 2
NE Village Recreation Center
Manvel, Texas 77578
GRADING PLAN



revisions



Issued for

design dev. ☐
city submittal ☒
bid package ☐
construction ☐

date issued

01.15.2020

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drawn by

ap, bt, lm

checked by

dm

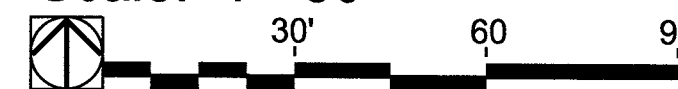
project number

081-011-41

sheet number

Date:

Scale: 1"=30'



C7.0



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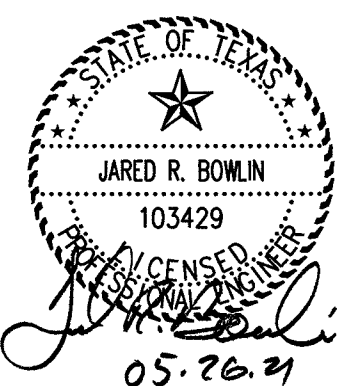
LEGEND

- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA IN ACREAGE
- 0.42
18.68
30.85 CUMULATIVE ACREAGE
CUMULATIVE C.F.S.
- EXTREME EVENT SHEET FLOW
- PROPOSED GRATE INLET
- DS PROPOSED ROOF DOWNSPOUT
- PROPOSED STORM SEWER CLEAN-OUT
FOR DOWNSPOUT ROOF DRAIN MANIFOLD
(SEE SHEET C17.0)
- EXISTING GRATE INLET
- TC 280.00
TP 279.50 EXISTING TOP OF CURB ELEV
EXISTING TOP OF PAVEMENT ELEV
- OFF-SITE SHEET FLOW

KEY NOTES:

- PROPOSED STORM SEWER
CLEAN-OUT FOR ROOF DRAIN
CONNECTION. SEE MEP PLANS FOR
CONTINUATION OF STORM ROOF
DRAIN. (SEE DETAILS SHEET C17.0)
- PROVIDE PAVEMENT BLOCKOUT.
MANHOLE RIMS AND GRATE TOPS
TO MATCH FINAL TOP OF
PAVEMENT ELEVATION. (SEE DETAIL
SHEET C15.0)

Meridiana Phase 2
NE Village Recreation Center
Manvel, Texas 77578
DRAINAGE LAYOUT



revisions



issued for

- design dev. ○
- city submit ○
- bid package ○
- construction ○

date issued 01.15.2020

scale 1:30

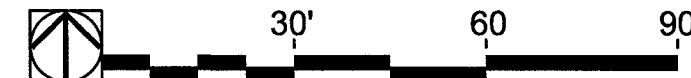
drawn by ep, bt, lm

checked by dm

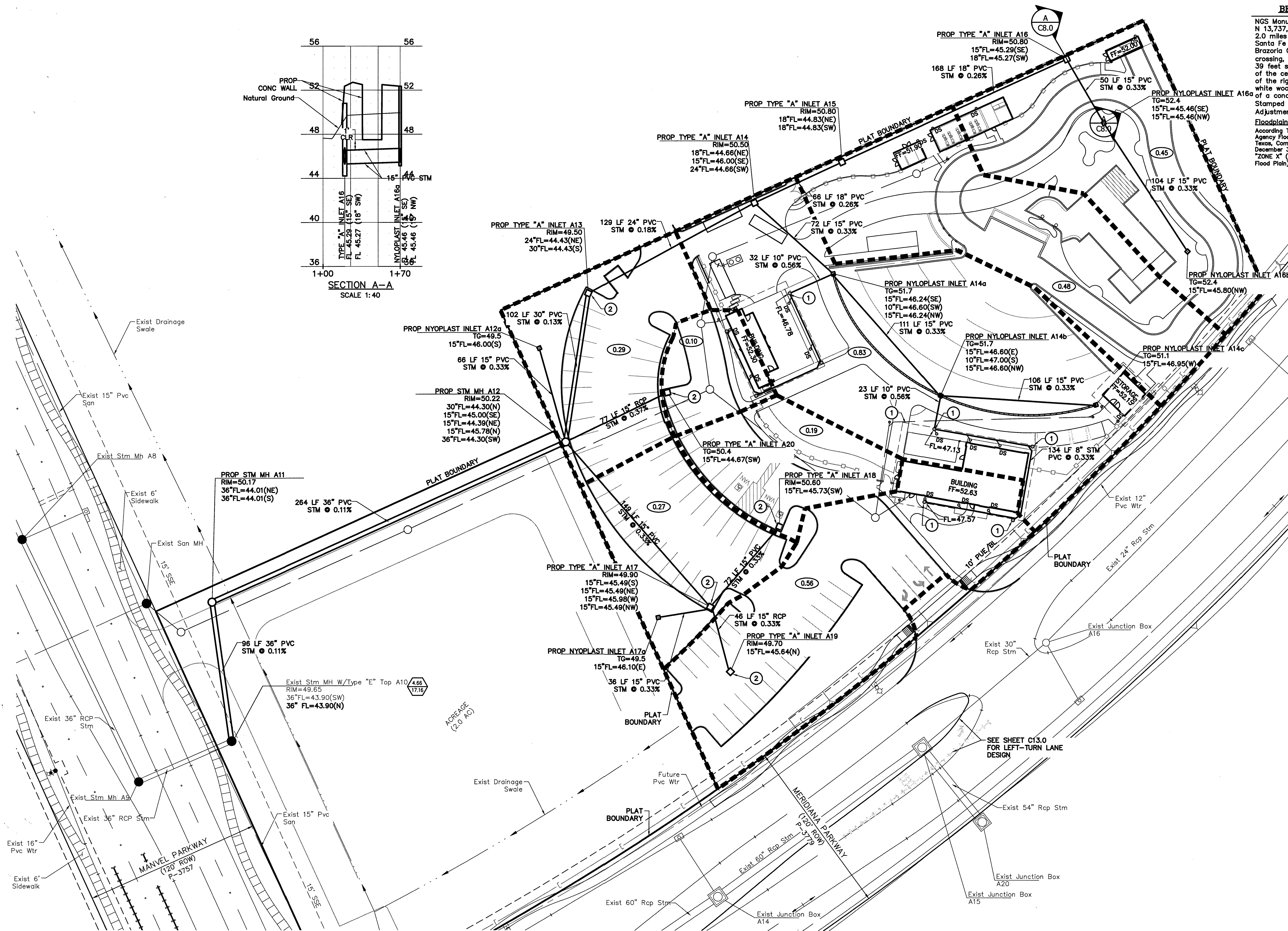
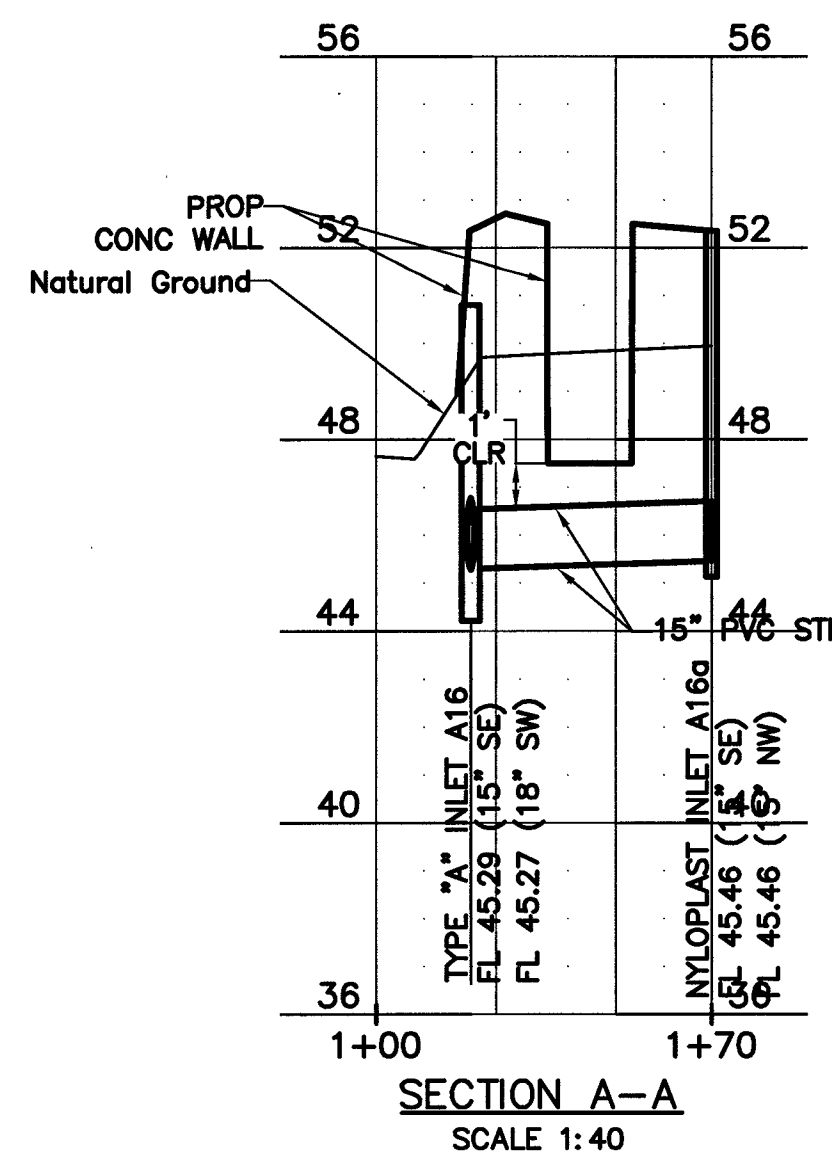
project number 081-011-41

sheet number

Date:
Scale: 1"=30'



C8.0



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10011 Meadowglen Lane
Houston, Texas 77042
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TBE No. F-726 | TBEPLS No. 10092300

Client:

Rise Communities

1602 Avenue D, Suite
100
Katy, Texas 77493
702 466 2082

BENCHMARK(S)/FLOODPLAIN:

NGS Monument No. E-306
N 13,737,760.03; E 3,117,456.82
2.0 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;
Stamped E 306 1935. Elev.=52.00' (1991
Adjustment) NAVD 88
Floodplain Statement:
According To The Federal Emergency Management
Agency Flood Insurance Rate Map, Brazoria County,
Texas, Community Panel No. 48039C0110K, Dated
December 30, 2020 The Property Lies Within Unshaded
"ZONE X" (areas Determined To Be Outside 500-year
Flood Plain).

**MERIDIANA PHASE 2 NE VILLAGE REC CENTER
5-YR STORM CALCULATIONS**

DRAINAGE AREA	FROM MH	TO MH	AREA (ac)	CUM. AREA (ac)	RUNOFF COEFF. C	C*A	SUM OF C*A	TIME OF CONC. (min)	INTENSITY i (in/hr)	INCREMENTAL FLOWS	SUM OF FLOWS (cfs)	REACH LENGTH (ft)	DIAM OR RISE (in)	SPAN (in)	AREA (sf)	SLOPE (%)	MANNINGS "N"	DESIGN CAPACITY (cfs)	DESIGN VELOCITY (fps)	FALL (ft)	MH DROP (ft)	FLOWLINE UP STREAM (ft)	FLOWLINE DOWN STREAM (ft)	ACTUAL VELOCITY (fps)	HYDRAULIC GRADIENT (%)	CHANGE IN HEAD (ft)	HYD GRAD UP STREAM (ft)	HYD GRAD DOWN STREAM (ft)	GUTTER UP STREAM (ft)		
SYSTEM "A"																															
NE Village Rec Center	A16	A15	0.45	0.45	0.55	0.25	0.25	11.58	6.47	1.60	1.60	168	18		1.77	0.26	0.013	5.4	3.04	0.44	0.00	45.27	44.83	0.91	0.023	0.04	47.29	47.25	50.80		
	A15	A14	0.48	0.93	0.55	0.26	0.51	12.51	6.27	1.61	3.21	66	18		1.77	0.26	0.013	5.4	3.04	0.17	0.00	44.83	44.66	1.82	0.093	0.06	47.25	47.19	50.80		
	A14	A13	0.83	1.76	0.55	0.46	0.97	12.88	6.20	2.79	6.00	129	24		3.14	0.18	0.013	9.6	3.06	0.23	0.00	44.66	44.43	1.91	0.070	0.09	47.19	47.10	50.50		
	A13	A12	0.29	2.05	0.55	0.16	1.13	13.60	6.06	0.83	6.83	102	30		4.91	0.13	0.013	14.8	3.02	0.13	0.00	44.43	44.30	1.39	0.028	0.03	47.10	47.07	49.50		
	A12	A11	1.12	3.17	0.55	0.62	1.74	14.16	5.95	3.55	10.38	264	36		7.07	0.11	0.013	22.2	3.14	0.29	0.00	44.30	44.01	1.47	0.024	0.06	47.07	47.01	49.78		
	A11	Exist A10	0.00	3.17	0.55	0.00	1.74	15.63	5.95	0.00	10.38	96	36		7.07	0.11	0.013	22.2	3.14	0.11	0.00	44.01	43.90	1.47	0.024	0.02	46.68	46.66	49.92		
	A19	A17	0.56	0.56	0.55	0.31	0.31	11.33	6.52	2.01	2.01	46	15		1.23	0.33	0.013	3.7	3.03	0.15	0.00	45.64	45.49	1.64	0.096	0.04	47.59	47.54	49.70		
	A17	A12	0.46	1.02	0.55	0.25	0.56	11.59	6.47	1.62	3.63	149	15		1.23	0.33	0.013	3.7	3.03	0.49	0.00	45.49	45.00	2.96	0.314	0.47	47.54	47.07	49.90		
	A18	A17	0.19	0.19	0.55	0.10	0.10	11.48	6.49	0.68	0.68	72	15		1.23	0.33	0.013	3.7	3.03	0.24	0.00	45.73	45.49	0.55	0.011	0.01	47.55	47.54	50.60		
	A20	A12	0.10	0.10	0.55	0.06	0.06	11.23	6.55	0.36	0.36	77	15		1.23	0.37	0.013	3.9	3.21	0.28	0.00	44.67	44.39	0.29	0.003	0.00	47.08	47.07	50.40		

**EXISTING MANVEL PARKWAY
5-YR STORM CALCULATIONS**

CITY OF MANVEL STORM SEWER CALCULATIONS (5-YEAR FREQUENCY STORM)																															
DRAINAGE AREA	FROM MH	TO MH	AREA (ac)	CUM. AREA (ac)	RUNOFF COEFF. C	C*A	SUM OF C*A	TIME OF CONC. (min)	INTENSITY i (in/hr)	INCREMENTAL FLOWS (cfs)	SUM OF FLOWS (cfs)	REACH LENGTH (ft)	DIAM OR RISE (in)	SPAN (in)	AREA (sf)	SLOPE (%)	MANNINGS "N"	DESIGN CAPACITY (cfs)	DESIGN VELOCITY (fps)	FALL (ft)	MH DROP (ft)	FLOWLINE UP STREAM (ft)	FLOWLINE DOWN STREAM (ft)	ACTUAL VELOCITY (fps)	HYDRAULIC GRADIENT (%)	CHANGE IN HEAD (ft)	HYD GRAD UP STREAM (ft)	HYD GRAD DOWN STREAM (ft)	GUTTER UP STREAM (ft)		
SYSTEM "A"																															
	A10	A9	4.66	4.66	0.65	3.03	3.03	15.83	5.67	17.16	17.16	69	36	-	7.07	0.30	0.013	36.6	5.18	0.21	0.00	43.82	43.61	2.43	0.066	0.05	46.66	46.61	50.53		
	A9	A8	0.00	4.66	0.55	0.00	3.03	16.21	5.67	0.00	17.16	183	36	-	7.07	0.30	0.013	36.6	5.18	0.55	0.00	43.61	43.06	2.43	0.066	0.12	46.52	46.40	50.85		
	A8	A7	1.34	6.00	0.55	0.74	3.77	17.23	5.45	3.36	20.52	70	42	-	9.62	0.20	0.013	45.1	4.69	0.14	0.33	42.73	42.59	2.13	0.041	0.03	46.40	46.37	48.70		
	A7	A6	1.31	7.31	0.55	0.72	4.49	17.62	5.39	3.67	24.19	195	42	-	9.62	0.25	0.013	50.4	5.24	0.49	0.00	42.59	42.11	2.51	0.058	0.11	46.37	46.26	48.40		
	A6	A5	11.10	18.41	0.65	7.22	11.70	18.70	5.24	37.13	61.32	276	66	-	23.76	0.16	0.013	134.7	5.67	0.44	1.00	41.11	40.66	2.58	0.033	0.09	46.26	46.16	49.57		
	A5	A4	1.37	19.78	0.55	0.75	12.46	20.24	5.04	1.47	62.79	78	66	-	23.76	0.17	0.013	138.8	5.84	0.13	0.00	40.66	40.53	2.64	0.035	0.03	46.06	46.03	48.50		
	A4	A3	1.37	21.15	0.55	0.75	13.21	20.67	4.99	3.10	65.89	151	66	-	23.76	0.18	0.013	142.9	6.01	0.27	0.00	40.53	40.23	2.77	0.038	0.06	45.79	45.73	48.77		
	A3	A2	0.00	21.15	0.55	0.00	13.21	21.51	4.99	0.00	65.89	127	66	-	23.76	0.18	0.013	142.9	6.01	0.23	0.00	40.23	40.00	2.77	0.038	0.05	45.55	45.50	49.75		
	A2	A1	16.54	37.69	0.65	10.75	23.96	22.21	4.81	49.34	115.23	90	48	108	36.00	0.24	0.013	251.1	6.98	0.22	0.00	40.00	39.80	3.20	0.051	0.05	43.84	43.80	50.84		
	A1	OUT	0.00	37.69	0.55	0.00	23.96	22.71	4.81	0.00	115.23	241	48	108	36.00	0.23	0.013	245.8	6.83	0.55	9.74	30.06	29.50	3.20	0.051	0.12	38.12	38.00	51.25		
	A11	A6	11.10	11.10	0.65	7.22	7.22	18.06	5.33	38.45	38.45	64	48	-	12.57	0.34	0.013	84.0	6.68	0.22	0.00	41.50	41.28	3.06	0.071	0.05	45.33	45.28	50.27		
	A12	A2	16.54	16.54	0.65	10.75	10.75	18.33	5.29	56.89	56.89	69	60	-	19.63	0.23	0.013	125.2	6.38	0.16	0.00	40.16	40.00	2.90	0.047	0.03	45.03	45.00	50.38		

**MERIDIANA PHASE 2 NE VILLAGE REC CENTER
100-YR STORM CALCULATIONS**

DRAINAGE AREA	FROM MH	TO MH	AREA (ac)	CUM. AREA (ac)	RUNOFF COEFF. C	C*A	SUM OF C*A	TIME OF CONC. (min)	INTENSITY I (in/hr)	INCREMENTAL FLOWS	SUM OF FLOWS (cfs)	REACH LENGTH (ft)	DIAM OR RISE (in)	SPAN (in)	AREA (sf)	SLOPE (%)	MANNINGS "N"	DESIGN CAPACITY (cfs)	DESIGN VELOCITY (fps)	FALL (ft)	MH DROP (ft)	FLOWLINE UP STREAM (ft)	FLOWLINE DOWN STREAM (ft)	ACTUAL VELOCITY (fps)	HYDRAULIC GRADIENT (%)	CHANGE IN HEAD (ft)	HYD GRAD UP STREAM (ft)	HYD GRAD DOWN STREAM (ft)	GUTTER UP STREAM (ft)		
SYSTEM "A"																															
NE Village Rec Center	A16	A15	0.45	0.45	0.69	0.31	0.31	11.58	10.87	3.37	3.37	168	18		1.77	0.26	0.013	5.4	3.04	0.44	0.00	45.27	44.83	1.91	0.103	0.17	48.28	48.11	50.80		
	A15	A14	0.48	0.93	0.69	0.33	0.64	12.51	10.58	3.42	6.79	66	18		1.77	0.26	0.013	5.4	3.04	0.17	0.00	44.83	44.66	3.84	0.416	0.27	48.11	47.83	50.80		
	A14	A13	0.83	1.76	0.69	0.57	1.21	12.88	10.48	5.93	12.72	129	24		3.14	0.18	0.013	9.6	3.06	0.23	0.00	44.66	44.43	4.05	0.315	0.41	47.83	47.43	50.50		
	A13	A12	0.29	2.05	0.69	0.20	1.41	13.60	10.28	1.81	14.53	102	30		4.91	0.13	0.013	14.8	3.02	0.13	0.00	44.43	44.30	2.96	0.125	0.13	47.43	47.30	49.50		
	A12	A11	1.12	3.17	0.69	0.77	2.19	14.16	10.12	7.61	22.14	264	36		7.07	0.11	0.013	22.2	3.14	0.29	0.00	44.30	44.01	3.13	0.110	0.29	47.30	47.01	49.78		
	A11	Exist A10	0.00	3.17	0.69	0.00	2.19	15.63	10.12	0.00	22.14	96	36		7.07	0.11	0.013	22.2	3.14	0.11	0.00	44.01	43.90	3.13	0.110	0.11	46.77	46.66	49.92		
	A19	A17	0.56	0.56	0.69	0.39	0.39	11.33	10.95	4.23	4.23	46	15		1.23	0.33	0.013	3.7	3.03	0.15	0.00	45.64	45.49	3.45	0.426	0.20	49.57	49.38	49.70		
A17	A12	0.46	1.02	0.69	0.32	0.70	11.59	10.86	3.42	7.65	149	15		1.23	0.33	0.013	3.7	3.03	0.49	0.00	45.49	45.00	6.23	1.394	2.08	49.38	47.30	49.90			
	A18	A17	0.19	0.19	0.69	0.13	0.13	11.48	10.90	1.43	1.43	72	15		1.23	0.33	0.013	3.7	3.03	0.24	0.00	45.73	45.49	1.16	0.049	0.04	49.41	49.38	50.60		
	A20	A12	0.10	0.10	0.69	0.07	0.07	11.23	10.98	0.76	0.76	77	15		1.23	0.37	0.013	3.9	3.21	0.28	0.00	44.67	44.39	0.62	0.014	0.01	47.31	47.30	50.40		



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Client:
Rise Communities

1602 Avenue D, Suite
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Katy, Texas 77493
702 466 2082

BENCHMARK(S)/FLOODPLAIN:

NOS Monument No. E-306
N 13,737,760.03; E 3,117,456.82
2.0 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;
Stamped E 306 1935. Elev.=52.00' (1991
Adjustment) NAVD 88
Floodplain Statement:
According To The Federal Emergency Management
Agency Flood Insurance Rate Map, Brazoria County,
Texas, Community Panel No. 48039CD110K, Dated
December 30, 2020 The Property Lies Within Unshaded
"ZONE X" (areas Determined To Be Outside 500-year
Flood Plain).

WARNING

OVERHEAD AND UNDERGROUND UTILITIES MAY EXIST IN THE
VICINITY OF THIS PROJECT. LOCATIONS SHOWN FOR
EXISTING UTILITIES ARE APPROXIMATE AND OTHER UTILITIES
MAY EXIST IN THE VICINITY OF THE PROJECT WHICH ARE
NOT SHOWN ON THE PLANS.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE
ALL EXISTING UTILITIES IN THE VICINITY OF THE PROJECT,
PRIOR TO BEGINNING CONSTRUCTION.

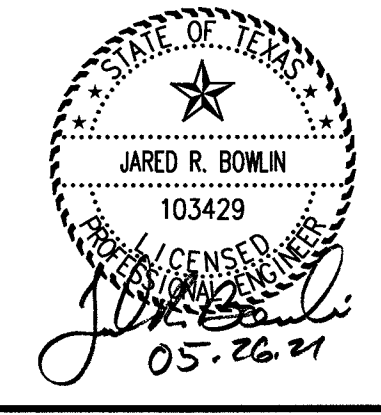
LEGEND

- DRAINAGE AREA BOUNDARY
- (2.16) DRAINAGE AREA IN ACREAGE
- ← EXTREME EVENT SHEET FLOW
- ↖ Exist Extreme Event Sheet Flow

DETENTION SUMMARY TABLE			
Development	Area (AC)	Storage Rate (AC-FT/AC)	Det'n Required (AC-FT)
Meridiana Detention T Phase One	14.11	0.75	10.6
Meridiana Section 48	15.11	0.75	11.3
Meridiana Pursley Blvd Phase 3	2.19	0.75	1.6
Meridiana Section 49	14.35	0.75	10.8
Total	45.76		34.3
			Det'n Provided (AC-FT)
Detention Basin T Phase One			34.5
Total			34.5
Detention Available			0.2

DETENTION SUMMARY TABLE			
Development	Area (AC)	Storage Rate (AC-FT/AC)	Det'n Required (AC-FT)
Meridiana Section 46	12.49	0.55	6.8695
Meridiana Section 47	21.82	0.55	12.001
Meridiana Section 45	11.09	0.55	6.0995
Meridiana Section 44	27.04	0.55	14.872
Meridiana Section 43	23.35	0.55	12.8425
Meridiana Section 39A	10.89	0.55	5.9895
Meridiana Section 39B	12.4	0.55	6.82
Observation Way North	1.74	0.55	0.957
Meridiana Section 38	4.29	0.55	2.3595
& Observation Way			
Manvel Parkway	3.76	0.55	2.068
Manvel Parkway II	2.28	0.55	1.254
Meridiana Parkway II	10	0.55	5.5
AISD Jr. High	28.32	0.55	15.576
Village Rec Center	3.19	0.55	1.7545
Detention L&6	8.11	0.55	4.4605
Detention M	18.01	0.55	9.9055
Pursley Blvd Phase 3	1.56	0.55	0.858
Total	200.34		110.187
			Det'n Provided (AC-FT)
Detention L			37.46
Detention M			86.5
Total			123.96

Meridiana Phase 2
NE Village Recreation Center
Manvel, Texas 77578
DETENTION SERVICE DRAINAGE AREA MAP



- revisions
- △
 - △
 - △
 - △

issued for
design dev. ☐
city submit ☒
bid package ☐
construction ☐

date issued 01.15.2020
scale 1:200
drawn by ep, bt, lm
checked by dm
project number 081-011-41
sheet number

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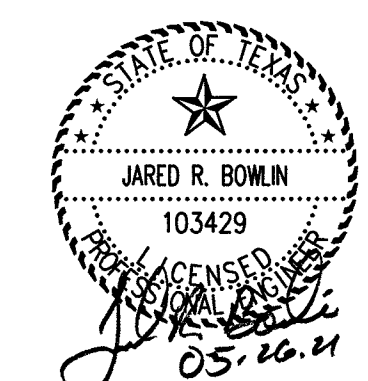
LEGEND

- PROPOSED SANITARY SEWER MANHOLE
- 1-18'-FOOT JOINT OF 150 PSI
LINED DUCTILE IRON OR PVC
CENTERED AT WATER LINE AND
SANITARY LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE FITTINGS
- PROPOSED SANITARY CLEAN-OUT

KEY NOTES:

- PROPOSED SANITARY CLEAN-OUT 5
FT FROM BUILDING, SEE MEP PLANS
FOR CONTINUATION OF SANITARY
SEWER LINE. CONTRACTOR SHALL
VERIFY FLOW LINE AND CONNECTION
LOCATION.
- SEE MEP PLANS FOR CONTINUATION
OF DOMESTIC WATER LINE. CONTRACTOR
SHALL VERIFY CONNECTION LOCATION
AND SIZE.
- PROVIDE PAVEMENT BLOCKOUT.
MANHOLE RIMS AND GRATE TOPS
TO MATCH FINAL TOP OF
PAVEMENT ELEVATION. (SEE DETAIL
SHEET C15.0)
- 4" SANITARY DRAIN NOT TO BE
UTILIZED TO DISPOSE OF SOLID
WASTE.

Meridiana Phase 2
NE Village Recreation Center
Manvel, Texas 77578
WATER AND SANITARY LAYOUT



revisions



issued for

- design dev. ○
- city submit ○
- bid package ○
- construction ○

date issued 01.15.2020

scale 1:30

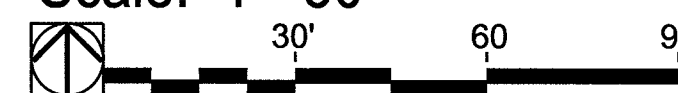
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checked by dm

project number 081-011-41

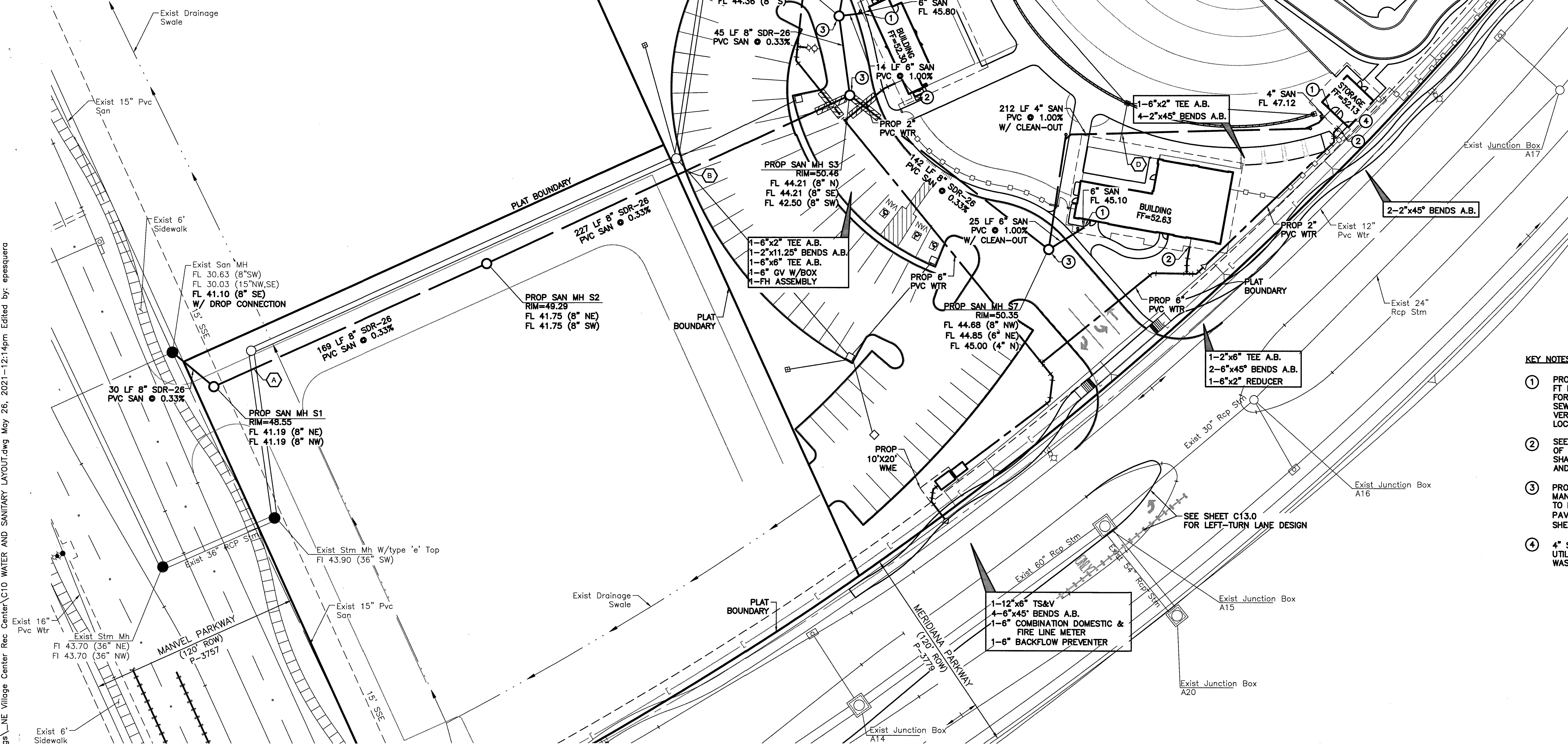
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Scale: 1"=30'



C10.0

UTILITY CONFLICTS			
No.	SANITARY	STORM	CLEARANCE
A	8"FL=41.28	36"FL=43.99	1.96'
B	8"FL=42.16	15"FL=45.03	2.20'
C	8"FL=44.67	15"FL=46.09	0.75'
D	4"FL=45.96	10"FL=47.09	0.80'



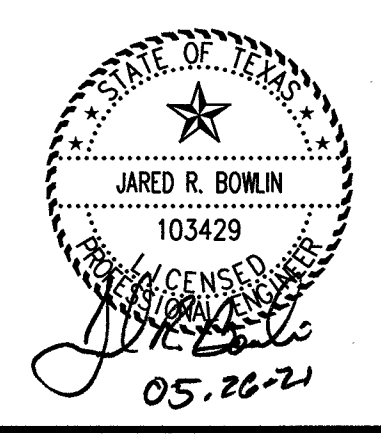
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Meridiana Phase 2
NE Village Recreation Center
Manvel, Texas 77578
STORM WATER POLLUTION PREVENTION PLAN



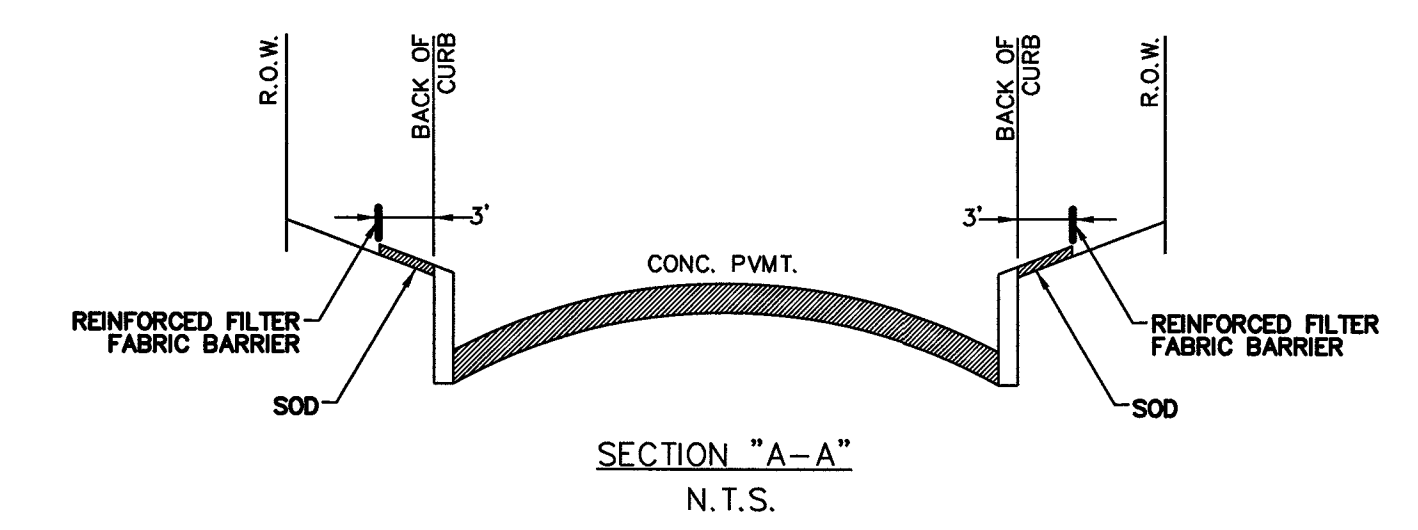
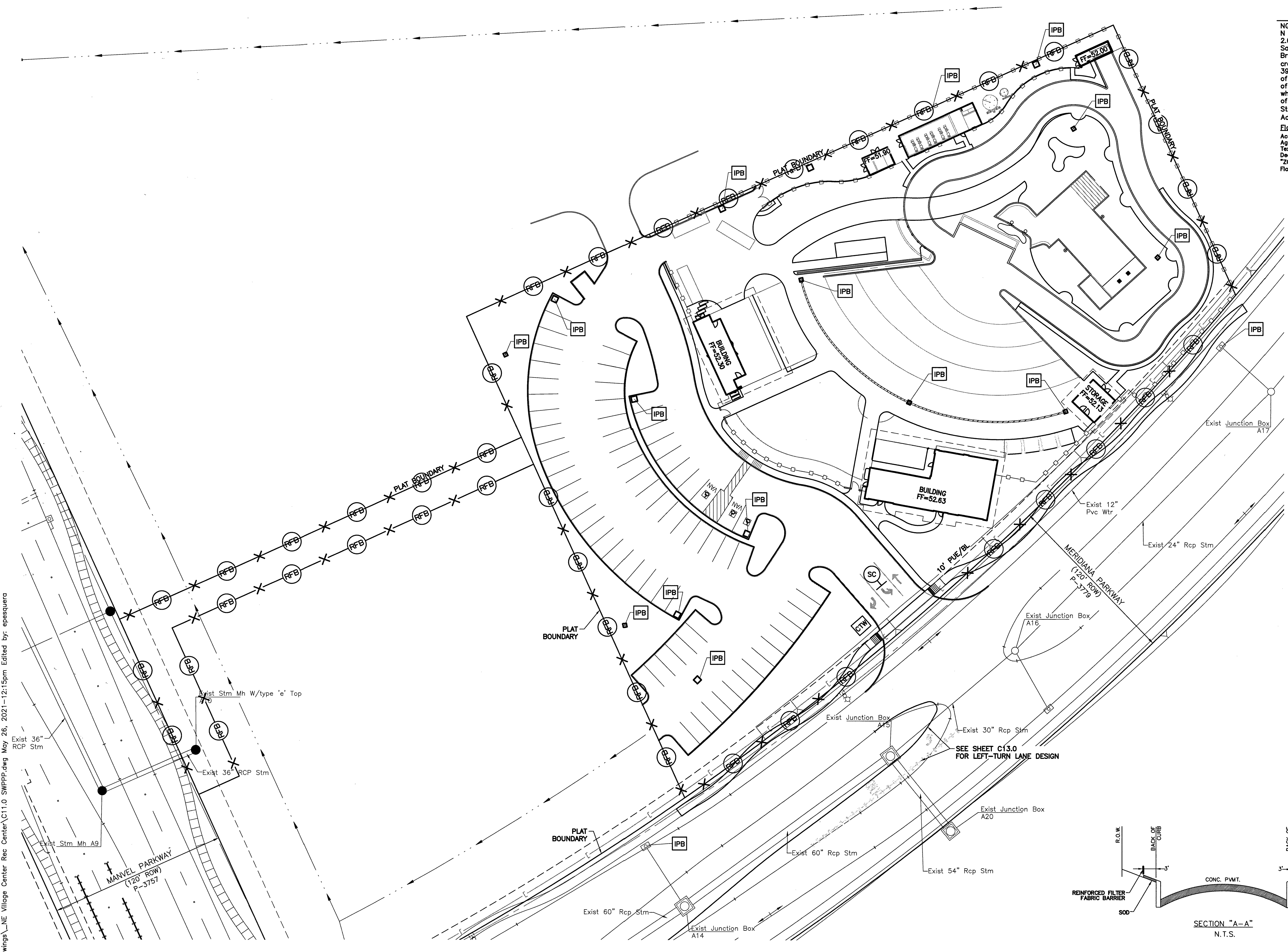
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project number	081-011-41
sheet number	

BENCHMARK(S)/FLOODPLAIN:

NGS Monument No. E-306
N 13,737,780.03; E 3,117,456.82
2.0 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;
Stamped E 306 1935. Elev.=52.00' (1991
Adjustment) NAVD 88
Floodplain Statement:
According To The Federal Emergency Management
Agency Flood Insurance Rate Map, Brazoria County,
Texas, Community Panel No. 48039C0110K, Dated
December 30, 2020 The Property Lies Within Unshaded
"ZONE X" (areas Determined To Be Outside 500-year
Flood Plain).

LEGEND

- ⊗ (RFB) ⊗ REINFORCED FILTER FABRIC BARRIER
- ⊗ (SC) ⊗ STABILIZED CONSTRUCTION ACCESS
- ⊗ (IPB) ⊗ INLET PROTECTION BARRIER STAGE I & II
- ⊗ (CTW) ⊗ CONCRETE TRUCK WASHOUT AREA



Date:
Scale: 1"=30'
30' 60' 90'

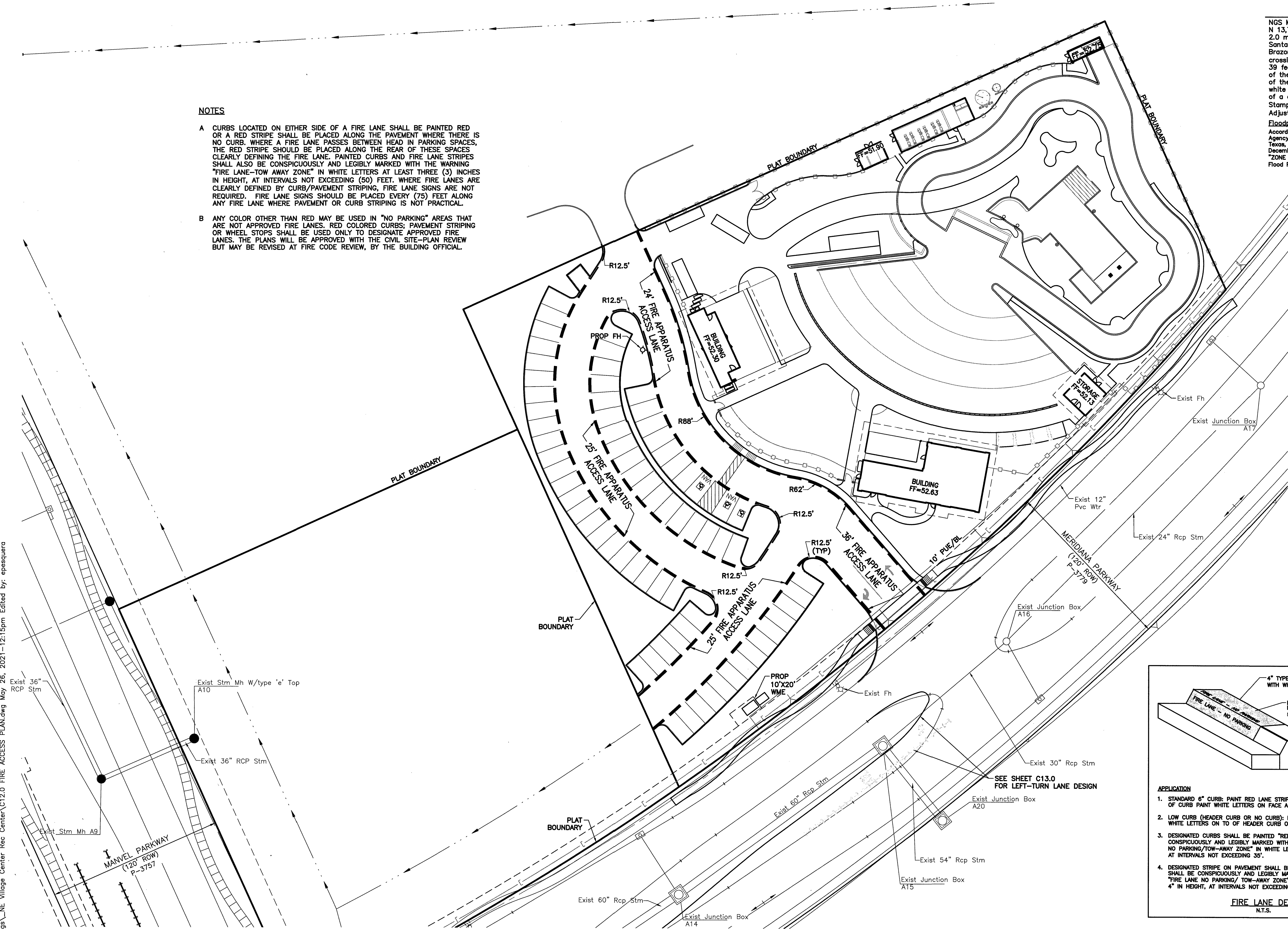
C11.0

P:\081-011-41\Drawings\NE Village Center Rec Center\C11.0 SWPPP.dwg May 26, 2021-12:15pm Edited by: epesquera

P:\081-011-41\Drawings\NE Village Center Rec Center\C12.0 FIRE ACCESS PLAN.dwg May 26, 2021-12:15pm Edited by: epasquera

NOTES

- A CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. WHERE A FIRE LANE PASSES BETWEEN HEAD IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE. PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE-TOW AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING (50) FEET. WHERE FIRE LANES ARE CLEARLY DEFINED BY CURB/PAVEMENT STRIPING, FIRE LANE SIGNS ARE NOT REQUIRED. FIRE LANE SIGNS SHOULD BE PLACED EVERY (75) FEET ALONG ANY FIRE LANE WHERE PAVEMENT OR CURB STRIPING IS NOT PRACTICAL.
- B ANY COLOR OTHER THAN RED MAY BE USED IN "NO PARKING" AREAS THAT ARE NOT APPROVED FIRE LANES. RED COLORED CURBS; PAVEMENT STRIPING OR WHEEL STOPS SHALL BE USED ONLY TO DESIGNATE APPROVED FIRE LANES. THE PLANS WILL BE APPROVED WITH THE CIVIL SITE-PLAN REVIEW BUT MAY BE REVISED AT FIRE CODE REVIEW, BY THE BUILDING OFFICIAL.



BENCHMARK(S)/FLOODPLAIN:

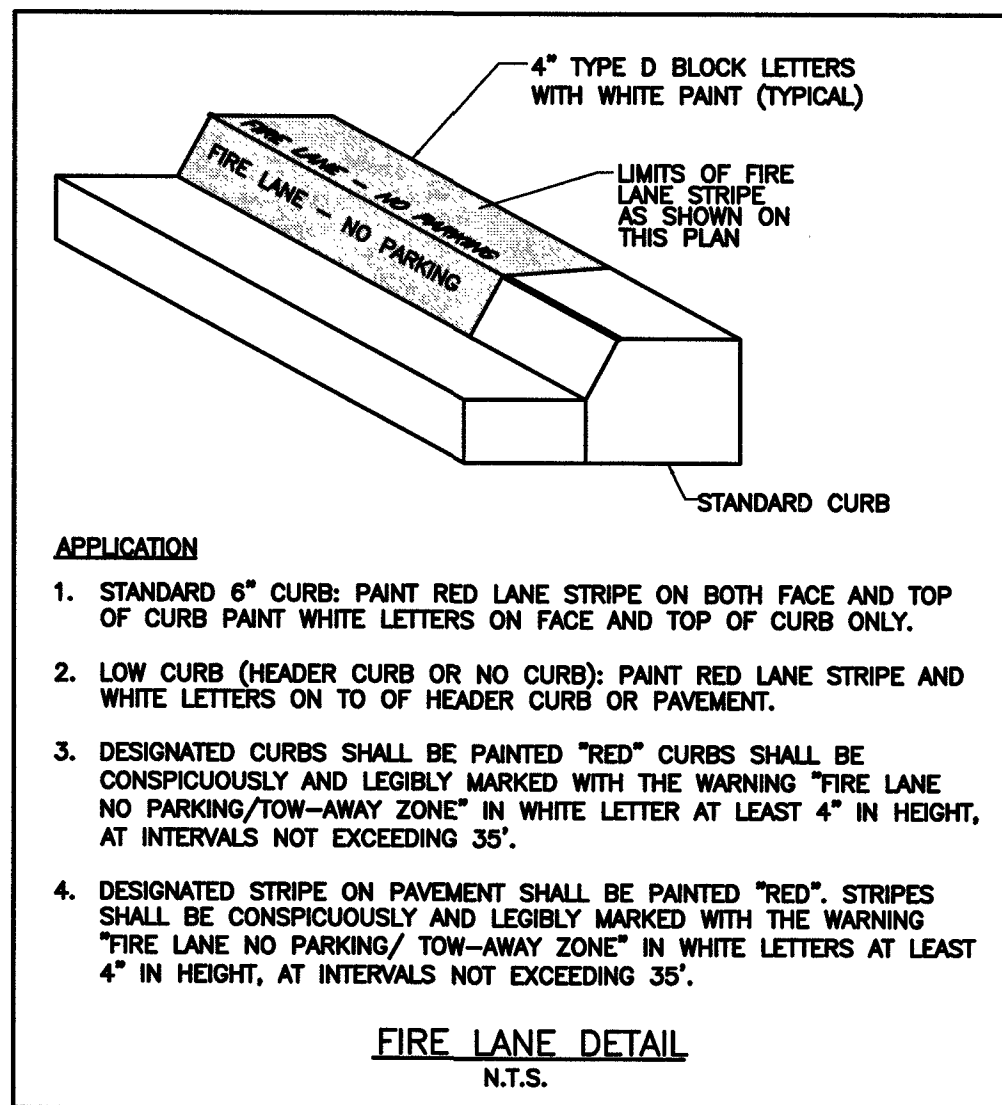
NGS Monument No. E-306
N 13,737,760.03; E 3,117,456.82
2.0 miles west along the Gulf, Colorado and Santa Fe railway from the station at Manvel, Brazoria County, 0.2 mile west of a shell-road crossing, 5-1/2 feet northwest of mile pole 38, 39 feet south of the south rail, 33 feet north of the centerline 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; Stamped E 306 1935. Elev.=52.00' (1991 Adjustment) NAVD 88

Floodplain Statement:

According To The Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, Dated December 30, 2020 The Property Lies Within Unshaded "ZONE X" (areas Determined To Be Outside 500-year Flood Plain).

LEGEND

- FIRE APPARATUS ACCESS LANE
FDC FIRE DEPARTMENT CONNECTION
Fh FIRE HYDRANT



APPLICATION

1. STANDARD 6" CURB: PAINT RED LANE STRIPE ON BOTH FACE AND TOP OF CURB PAINT WHITE LETTERS ON FACE AND TOP OF CURB ONLY.
2. LOW CURB (HEADER CURB OR NO CURB): PAINT RED LANE STRIPE AND WHITE LETTERS ON TO OF HEADER CURB OR PAVEMENT.
3. DESIGNATED CURBS SHALL BE PAINTED "RED" CURBS SHALL BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE NO PARKING/TOW-AWAY ZONE" IN WHITE LETTER AT LEAST 4" IN HEIGHT, AT INTERVALS NOT EXCEEDING 35'.
4. DESIGNATED STRIPE ON PAVEMENT SHALL BE PAINTED "RED". STRIPES SHALL BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE NO PARKING/ TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 4" IN HEIGHT, AT INTERVALS NOT EXCEEDING 35'.

FIRE LANE DETAIL
N.T.S.

Date:
Scale: 1"=30'



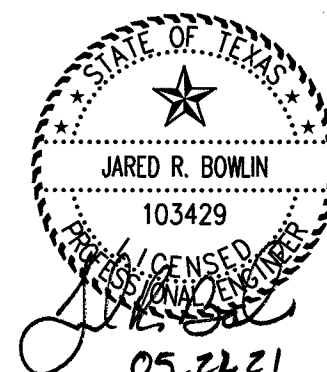
10011 Meadowglen Lane
Houston, Texas 77042
EHRAInc.com | 713.784.4500
TBP# No. F-726 | TBP#S No. 10092300

Client:

Rise Communities

1602 Avenue D, Suite 100
Katy, Texas 77493
702 466 2082

Meridiana Phase 2
NE Village Recreation Center
Manvel, Texas 77578
FIRE ACCESS PLAN



revisions



issued for

design dev. ☐
city submitt. ☒
bid package ☐
construction ☐

date issued 01.15.2020

scale 1:30

drawn by ep, bt, lm

checked by dm

project number 081-011-41

sheet number

C12.0



ENGINEERING THE FUTURE
SINCE 1936
10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

Client:

Rise Communities

1602 Avenue D, Suite 100
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BENCHMARK(S)/FLOODPLAIN:

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LEGEND

- PROPOSED 8" REINFORCED CONCRETE PAVING WITH 6" CONCRETE CURBS REINFORCE W/ NO. 5 BARS @ 18" C-C, E-W. (406 SY)
- PROPOSED LIMITS OF CONCRETE TO BE SAWCUT AND REMOVED. (127 SY)
- PROPOSED CURB
- PROPOSED PAVEMENT SAWCUT (392 LF)

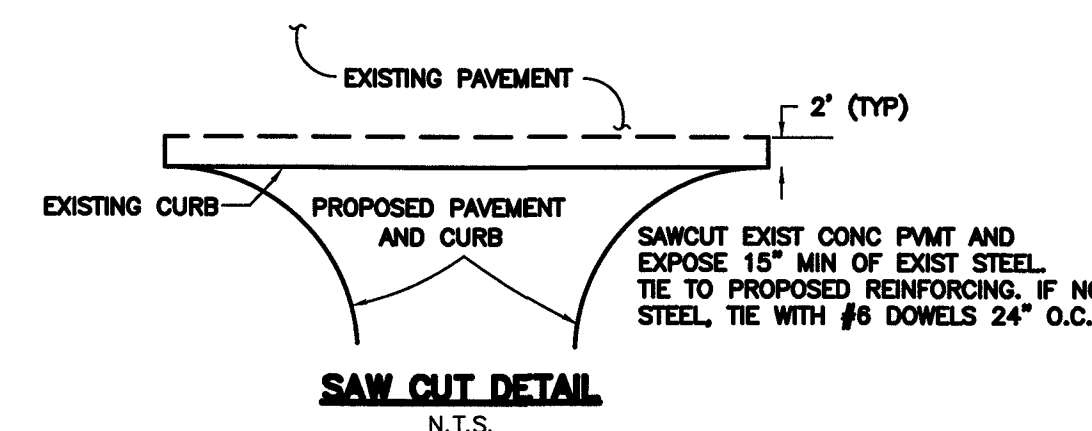
PAVEMENT MARKING LEGEND:

- 75 LF 8" WHITE (SOLID) THERMOPLASTIC PAVEMENT MARKING W/ TWO ROWS OF ALTERNATING NON REFLECTORIZED WHITE RAISED BUTTONS AND 4" SQ. 1-WAY.
- WHITE "ARROW" THERMOPLASTIC PAVEMENT MARKING
- WHITE (ONLY) THERMOPLASTIC PAVEMENT MARKING.

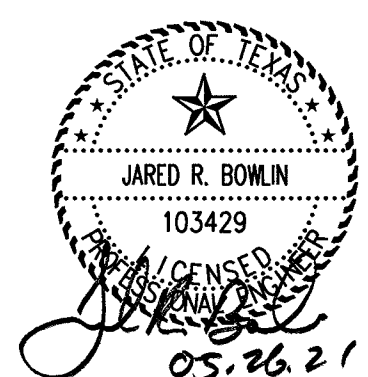
NOTES:

- CONTRACTORS SHALL REFERENCE TRAFFIC ENGINEER'S PLAN FOR RELOCATION OF EXISTING LIGHT STANDARD AND ELECTRICAL JUNCTION BOX.

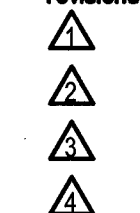
C1 CURVE DATA
R = 2000.00'
Δ = 033°27'39"
L = 1168.00'



Meridiana Phase 2
NE Village Recreation Center
Manvel, Texas 77578
LEFT TURN LANE



revisions



issued for

- design dev. ☐
- city submittal ☒
- bid package ☐
- construction ☐

date issued 01.15.2020

scale 1:30

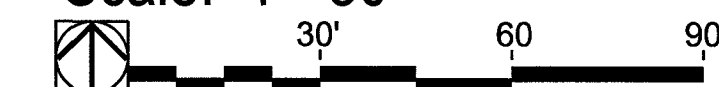
drawn by ep, bt, lm

checked by dm

project number 081-011-41

sheet number

Date:
Scale: 1"=30'



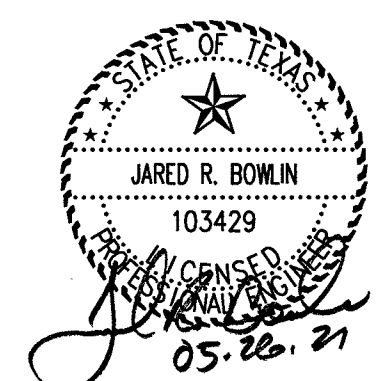
C13.0

Client:

Rise Communities

1602 Avenue D, Suite
100
Katy, Texas 77493
702 466 2082

Meridiana Phase 2
NE Village Recreation Center
Manvel, Texas 77578
STORM WATER POLLUTION PREVENTION PLAN DETAILS

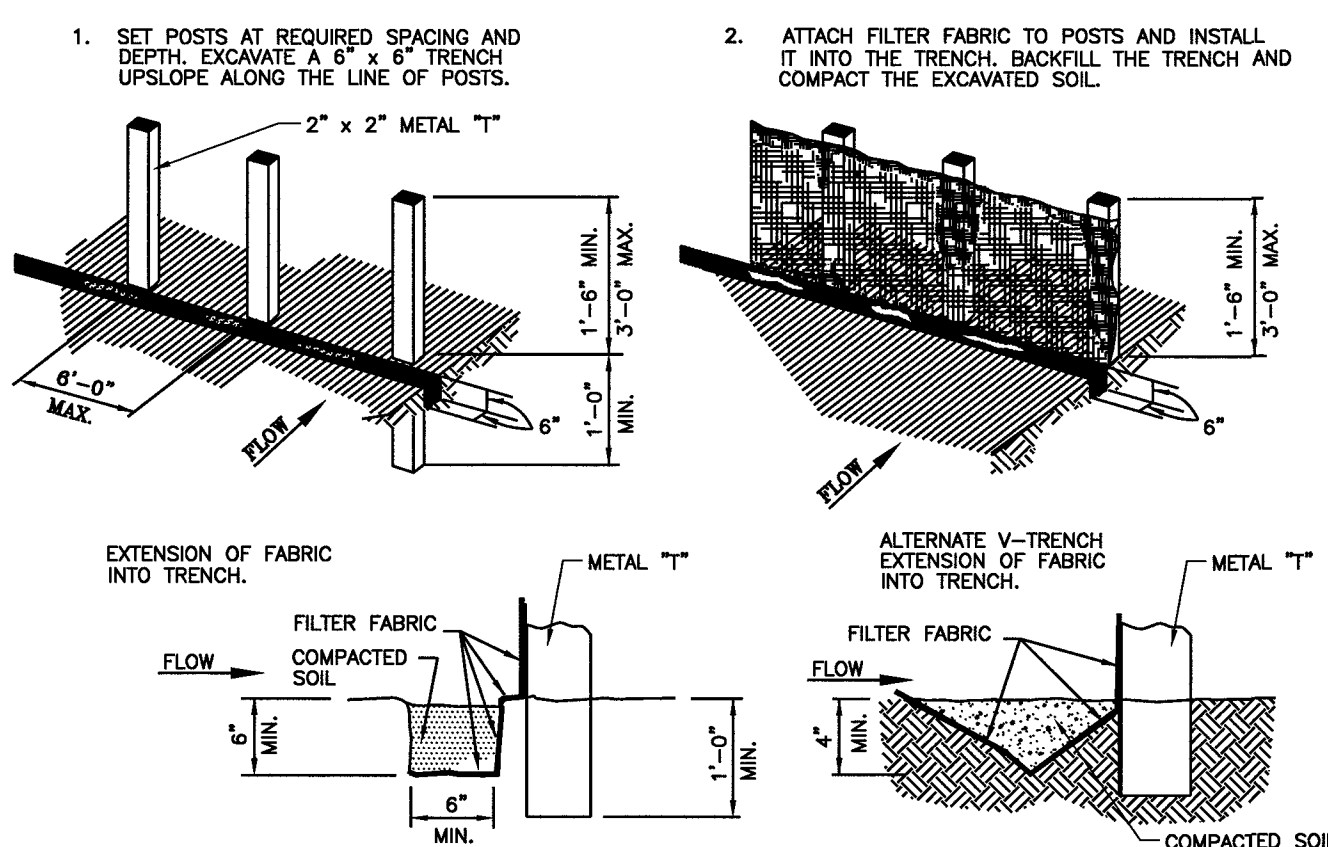


revisions
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issued for
design dev. ○
city submit ○
bid package ○
construction ○

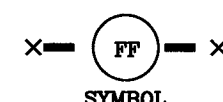
date issued 01.15.2020
scale NTS
drawn by ep, bt, lm
checked by dm
project number 081-011-41
sheet number

C14.0

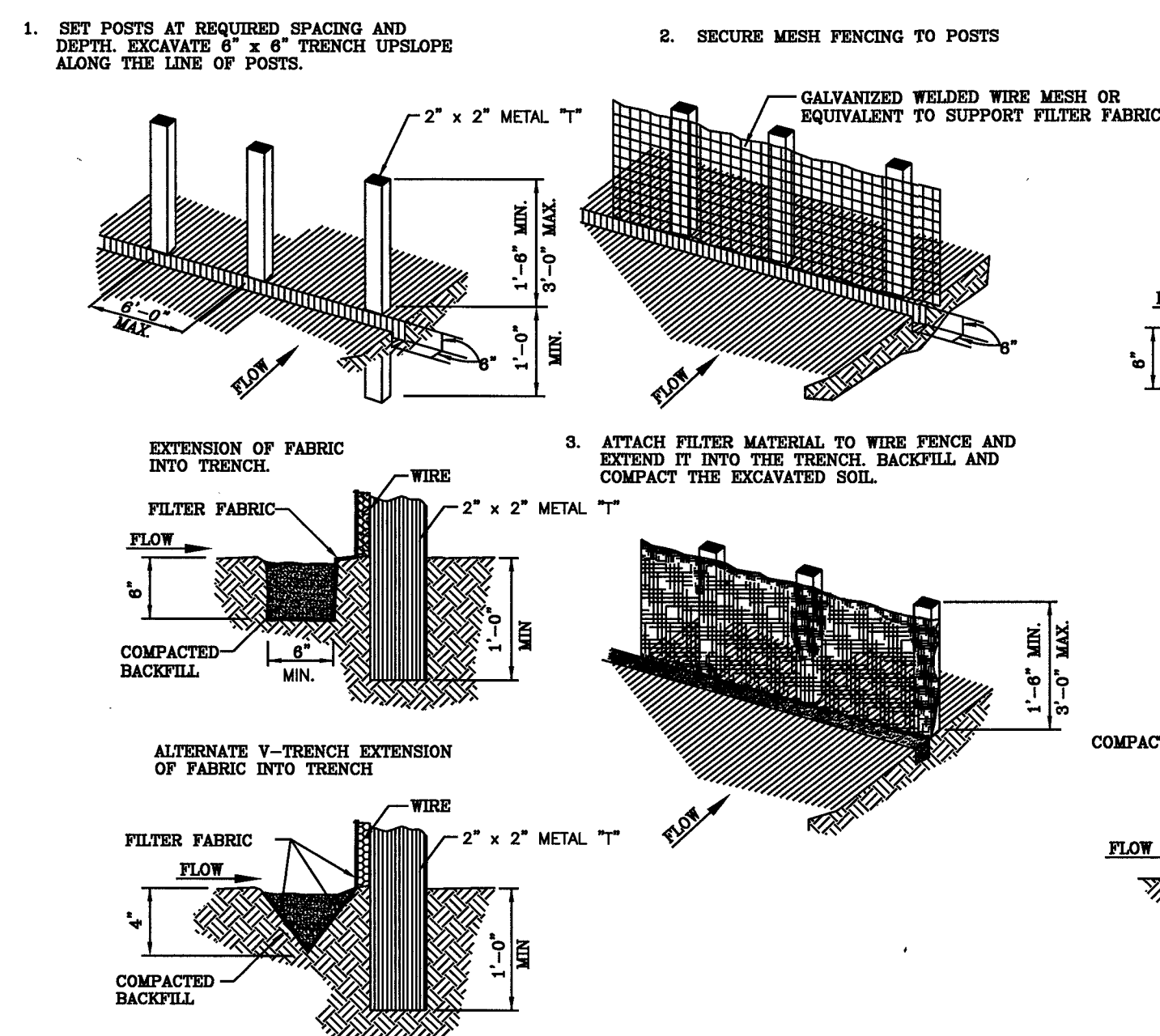


- GENERAL NOTES:
1. SET POSTS AT 4-FOOT MAXIMUM SPACING. IF FACTORY PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAXIMUM.
 2. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT THE POST, FOLD TOGETHER, AND ATTACH TO THE POSTS.
 3. REMOVE SEDIMENT DEPOSITS WHEN SILT DEPTH REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE.

FILTER FABRIC FENCE

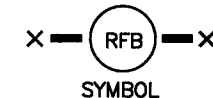


SYMBOL

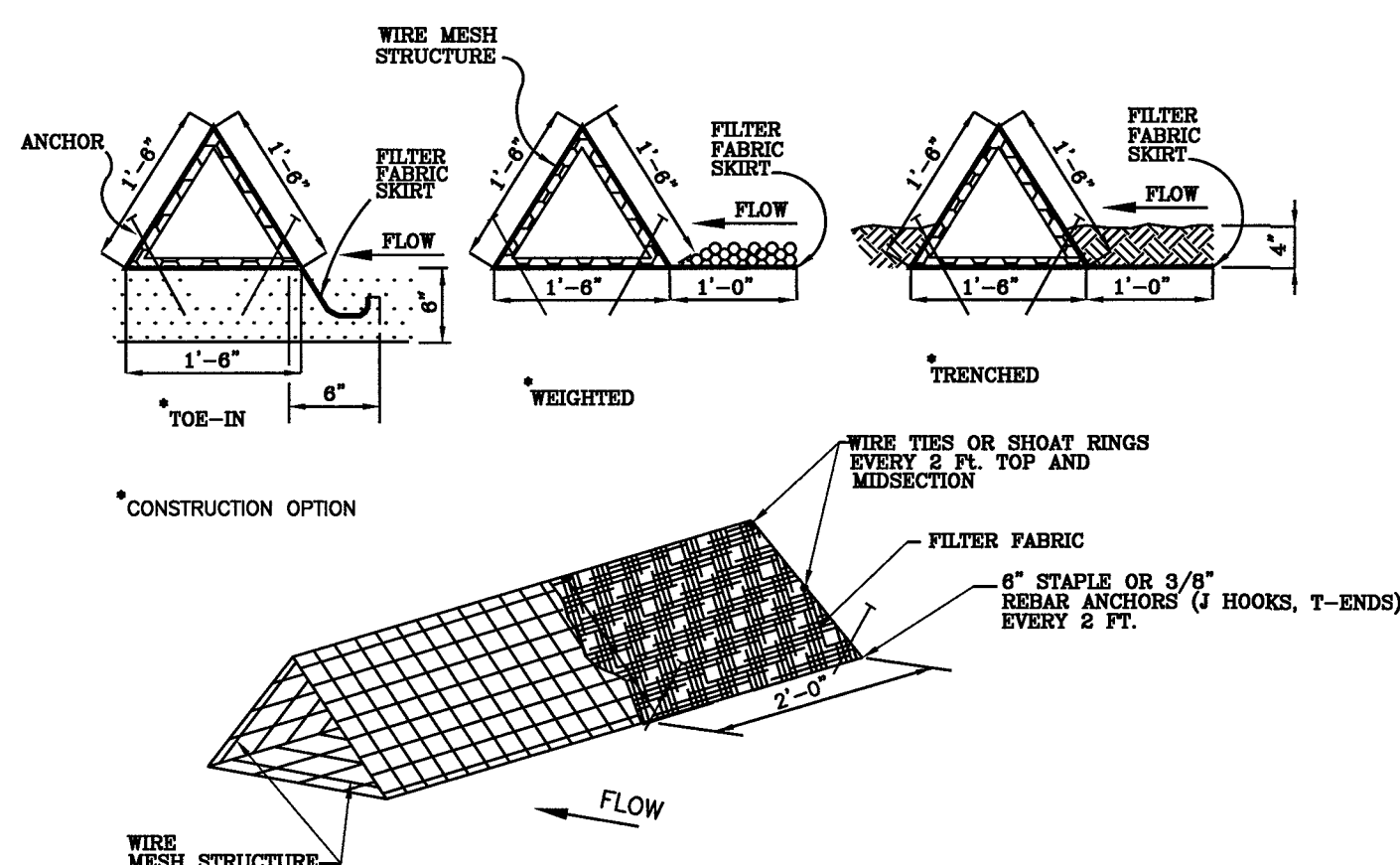


- GENERAL NOTES:
1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
 2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
 3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
 4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.

REINFORCED FILTER FABRIC BARRIER



SYMBOL

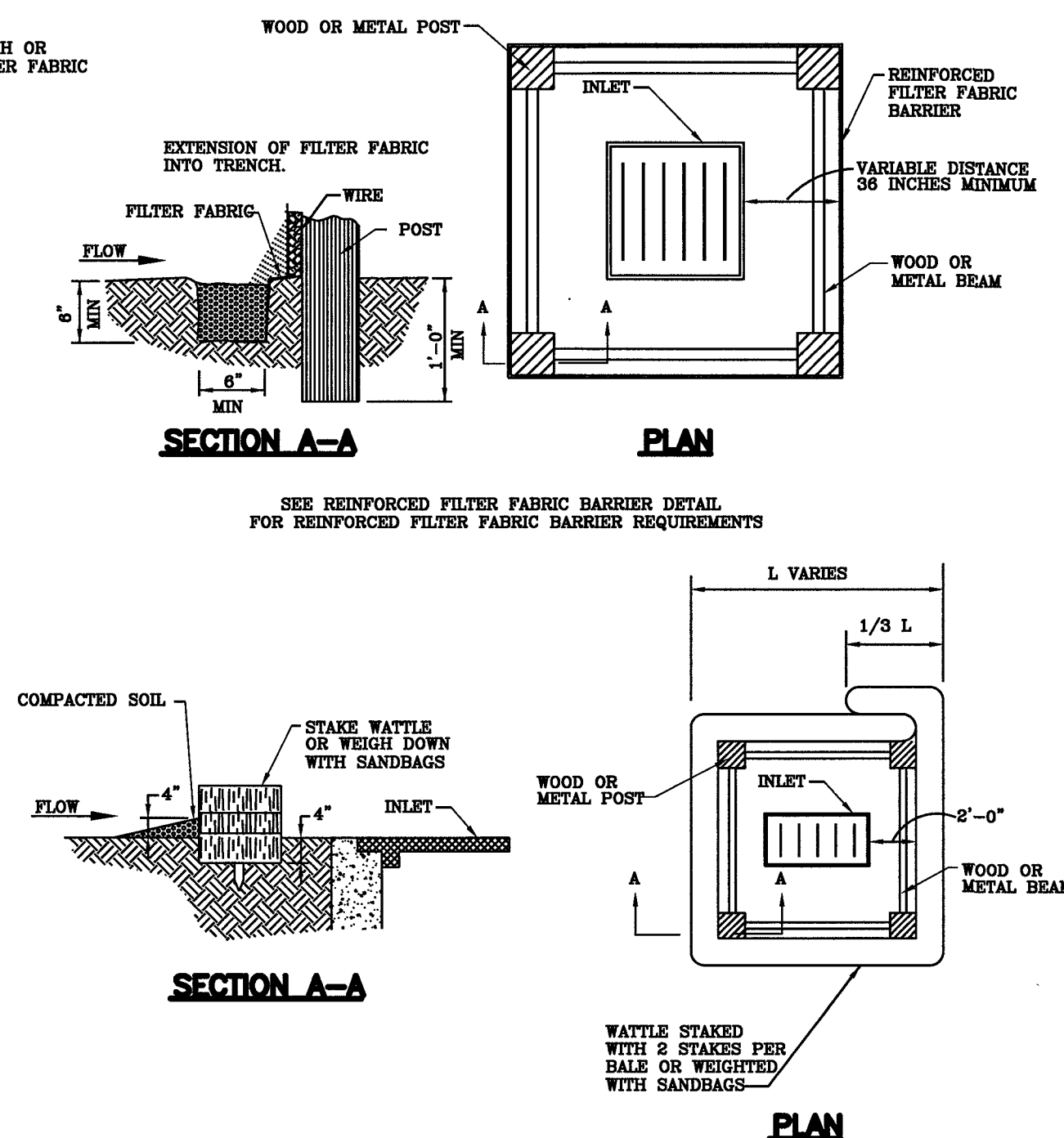


- GENERAL NOTES:
1. PLACE BARRIER IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BARRIER.
 2. USING ONE CONTINUOUS SECTION OF FILTER FABRIC, WRAP FABRIC AROUND WIRE MESH AND EXTEND FABRIC TO FORM SKIRT ON THE UPSTREAM SIDE.
 3. WEIGHT SKIRT WITH A CONTINUOUS LAYER OF 3-INCH TO 5-INCH OPEN GRADED ROCK, OR TOE IN SKIRT WITH SIX INCHES WITH MECHANICALLY COMPACTED MATERIAL.
 4. SECURELY ANCHOR BARRIER AND SKIRT IN PLACE USING 6-INCH WIRE STAPLES ON 2-FOOT CENTERS ON BOTH EDGES, OR STAKE USING 18-INCH BY 3/8 INCH REBARS (T-ENDS, Y-HOOKS).
 5. FILTER FABRIC SHALL BE LAPPED OVER ENDS 6 INCHES TO COVER SEGMENT JOINTS. FASTEN JOINTS WITH GALVANIZED SHOT RINGS OR EQUIVALENT.
 6. THE BARRIER STRUCTURE SHALL BE WELDED WIRE MESH, 18 INCHES ON EACH SIDE.

TRIANGULAR FILTER FABRIC FENCE



SYMBOL

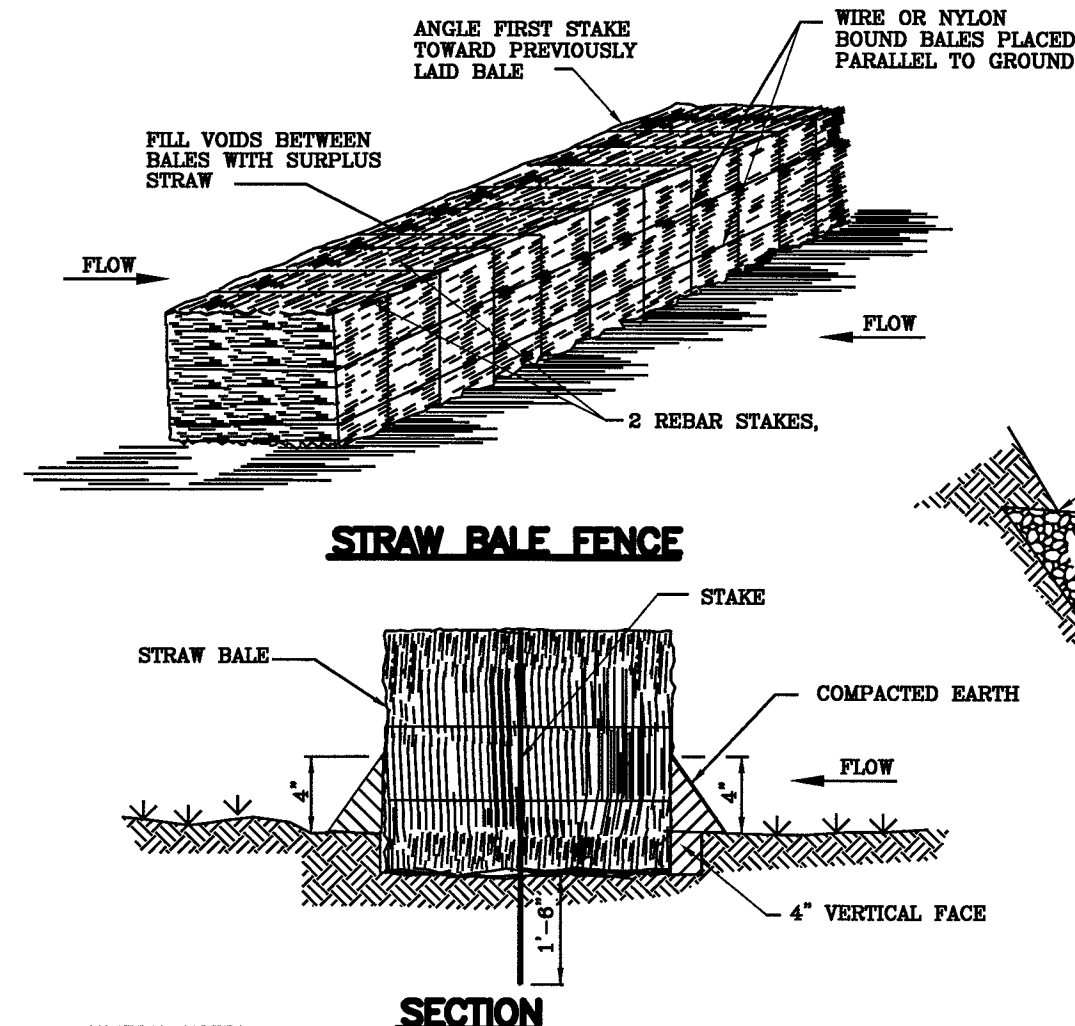


NOTE:
TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

INLET PROTECTION BARRIERS FOR STAGE I INLETS



SYMBOL

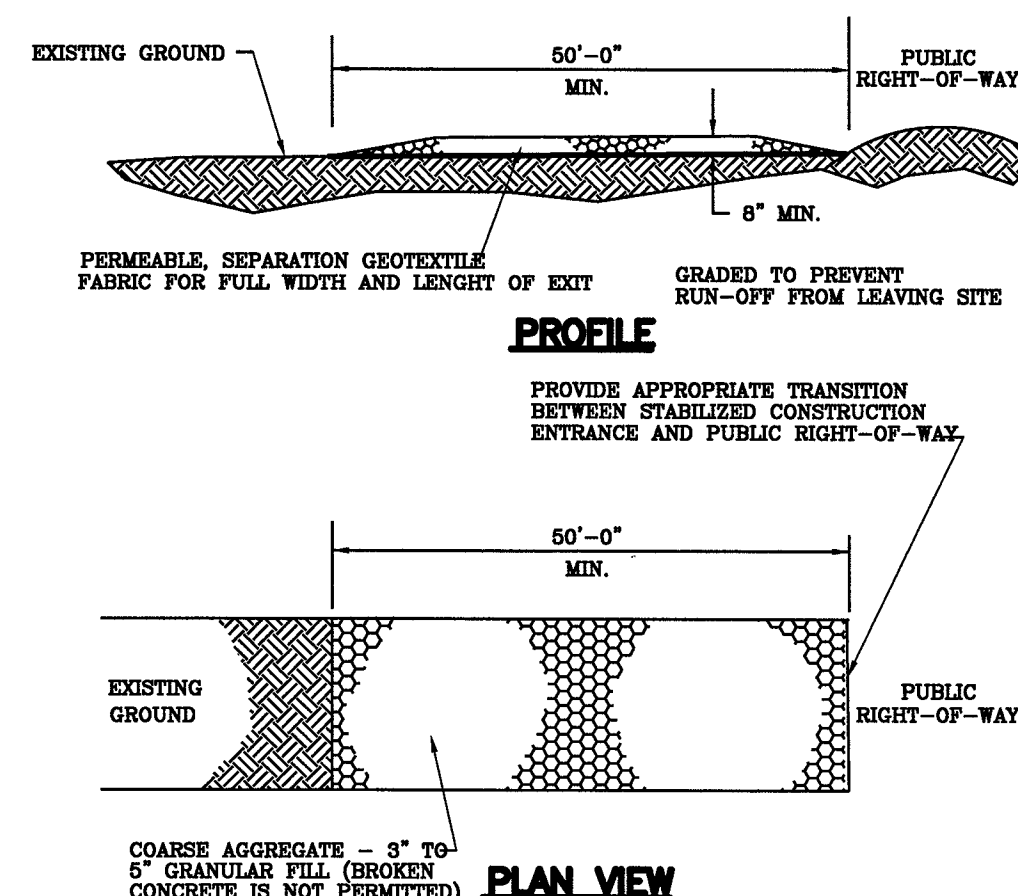


- GENERAL NOTES:
1. LIMIT USE TO ON-SITE SWALES FOR PURPOSES OF LOW FLOW VELOCITY DISSIPATION FOR EROSION CONTROL. USE STRAW BALE FENCES TO TREAT OVERLAND FLOW ONLY. DO NOT USE STRAW BALE FENCES TO TREAT FLOW IN CHANNELS.
 2. PLACE BALES IN A ROW WITH ENDS TIGHTLY ABUTTING ADJACENT BALES. FILL THE VOIDS BETWEEN BALES WITH SURPLUS STRAW. PLACE BALES WITH BINDING PARALLEL TO GROUND SURFACE.
 3. IMBED EACH BALE AT LEAST 4 INCHES IN THE SOIL.
 4. SECURELY ANCHOR BALES IN PLACE BY REBAR STAKES. DRIVE STAKES THROUGH THE BALES AND AT LEAST 18 INCHES INTO THE GROUND. ANGLE THE STAKE IN EACH BALE TOWARD THE PREVIOUS BALE TO FORCE THE BALES TOGETHER.
 5. BIND BALES WITH WIRE OR NYLON ROPE TIED ACROSS THE STRAW BALES.
 6. REPLACE WITH NEW STRAW BALE FENCE EVERY TWO MONTHS.
 7. WATTLES STAKED INTO THE GROUND ARE A PREFERRED SUBSTITUTE FOR STRAW BALE FENCES.

STRAW BALE FENCE

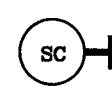


SYMBOL

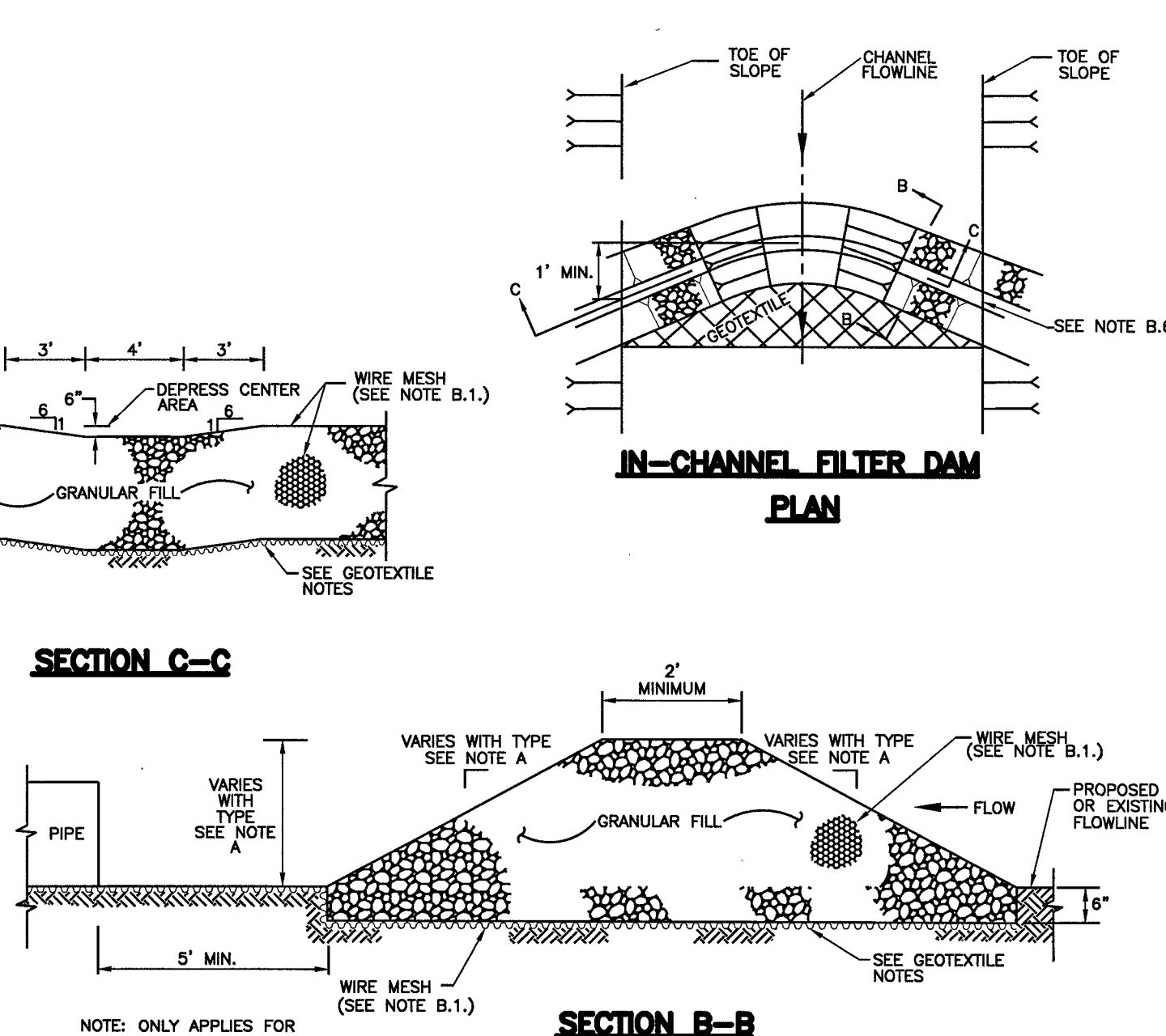


- GENERAL NOTES:
1. MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
 2. CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
 3. UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
 4. WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR LENGTHEN STABILIZED AREA TO ACCOMMODATE A TRUCK WASHING AREA. PROVIDE OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING AREA.
 5. PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL COARSE AGGREGATE TO MAINTAIN THE REQUIRED DEPTH OR WHEN SURFACE BECOMES PACKED WITH MUD.
 6. PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN DRIVING SURFACE.
 7. ALTERNATIVE METHODS OF CONSTRUCTION INCLUDE:
-CEMENT STABILIZED SOIL: COMPACTED CEMENT STABILIZED SOIL, LIMESTONE AGGREGATE, OR OTHER FILL MATERIAL IN AN APPLICATION OF THICKNESS OF 8 INCHES.
-WOOD MATS: OAK OR OTHER HARDWOOD TIMBERS PLACED EDGE TO EDGE AND ACROSS SUPPORT WOODEN BEAMS WHICH ARE PLACED ON TOP OF EXISTING SOIL IN AN APPLICATION THICKNESS OF 6 INCHES.
-STEEL MATS: PERFORATED MATS PLACED ACROSS PERPENDICULAR SUPPORT MEMBERS.

STABILIZED CONSTRUCTION ACCESS

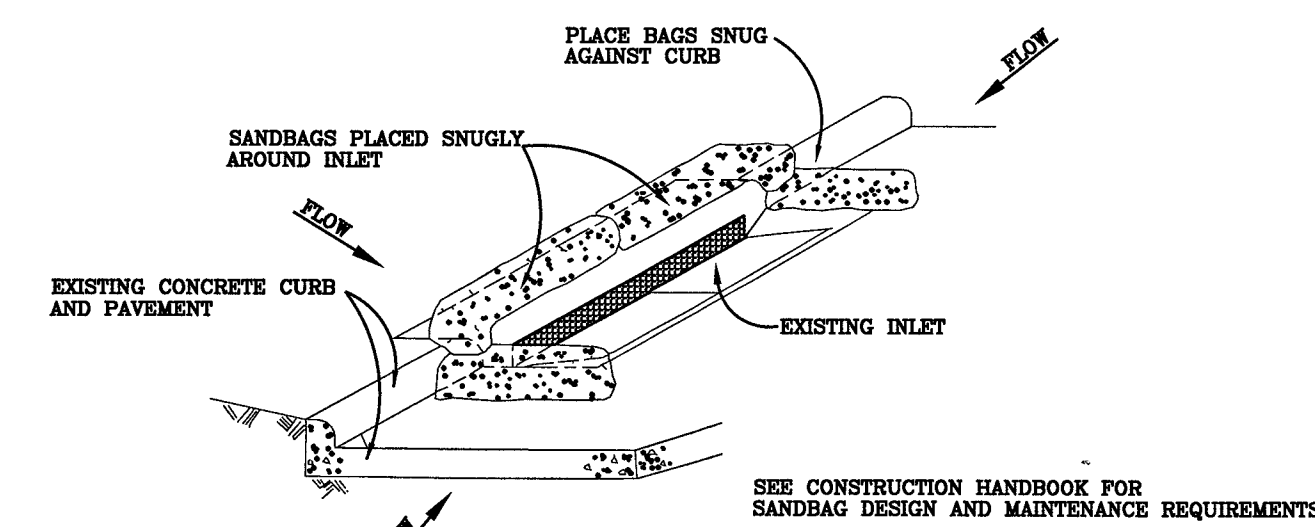


SYMBOL



FILTER DAM NOTES:

- A. TYPES OF FILTER DAMS
1. TYPE 1 (NON-REINFORCED)
 - a. HEIGHT - 18-24 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MINIMUM)
 - c. SLOPES - 2:1 (MAXIMUM).
 2. TYPE 2 (REINFORCED)
 - a. HEIGHT - 18-36 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MINIMUM).
 - c. SLOPES - 2:1 (MAXIMUM).
 3. TYPE 3 (REINFORCED)
 - a. HEIGHT - 36-48 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MINIMUM).
 - c. SLOPES - 3:1 (MAXIMUM).
 4. TYPE 4 (GABION)
 - a. HEIGHT - 30 INCHES (MINIMUM). MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MINIMUM).
 - c. SLOPES - 3:1 (MAXIMUM).
 5. TYPE 5. AS SHOWN ON THE PLANS.
- B. CONSTRUCT FILTER DAMS ACCORDING TO THE FOLLOWING CRITERIA UNLESS SHOWN OTHERWISE ON THE PLANS.
1. TYPE 2 AND 3 FILTER DAMS: SECURE WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1 INCH DIAMETER HEXAGONAL OPENINGS.
 2. GRANULAR FILL:
 - a. PLACE ON MESH TO HEIGHT AND SLOPES SHOWN ON PLANS OR AS SPECIFIED BY THE ENGINEER.
 - b. 3-5 INCHES FOR ROCK FILTER DAM TYPES 1, 2, AND 4 AND 4-8 INCHES FOR ROCK FILTER DAM TYPE 3.
 3. WIRE MESH: FOLD AT UPSTREAM SIDE OVER GRANULAR FILL AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS.
 4. IN STREAMS: SECURE OR STAKE MESH TO STREAM BED PRIOR TO AGGREGATE PLACEMENT.
 5. SEE SPECIFICATION SECTION NO. 02364-FILTER DAMS.
 6. EMBED ONE FOOT MINIMUM INTO SLOPE AND RAISE ONE FOOT HIGHER THAN CENTER OF DEPRESSED AREA AT SLOPE.



- GENERAL NOTES:
1. BAGS OR WATTLES CAN BE USED FOR THIS APPLICATION.
 2. PROVIDE WOVEN OR UNWOVEN GEOTEXTILE FILTER FABRIC FOR BAGS.
 3. PROVIDE COARSE SAND AND AGGREGATE MIX FOR FILL MATERIAL FOR BAGS. USE ONLY PARTICLES CONSISTING OF CLEAN, HARD, DURABLE MATERIALS FREE FROM ADHERENT COATINGS, SALT, ALKALI, DIRT, CLAY, LOAM, SHALE, SOFT OR FLAKY MATERIALS, OR ORGANIC AND INJURIOUS MATTER.
 4. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.

INLET PROTECTION BARRIERS FOR STAGE II INLETS



SYMBOL

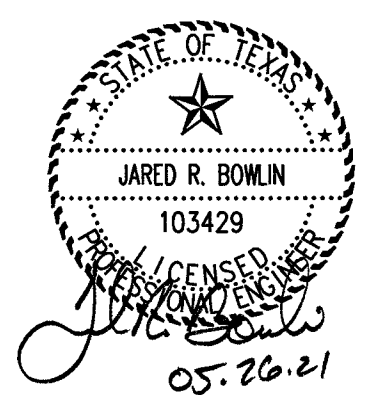
CONSTRUCTION HANDBOOK-
STORM WATER MANAGEMENT HANDBOOK
FOR CONSTRUCTION ACTIVITIES PREPARED BY
CITY OF ROSENBERG.

Client:

Rise Communities

1602 Avenue D, Suite 100
Katy, Texas 77493
702 466 2082

Meridiana Phase 2
NE Village Recreation Center
Paving Details
Marvell, Texas 77578

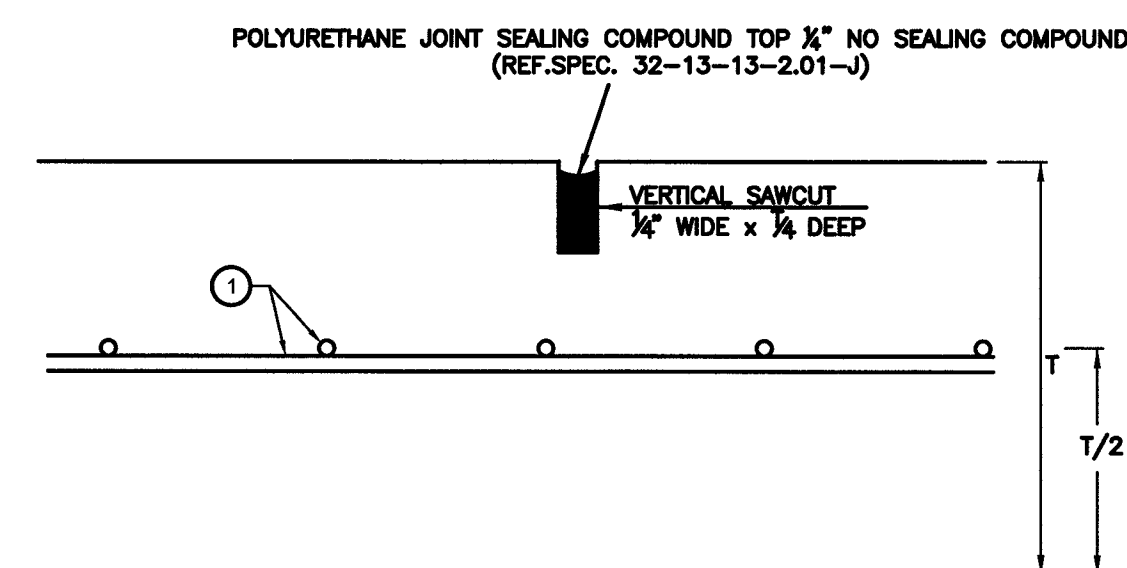
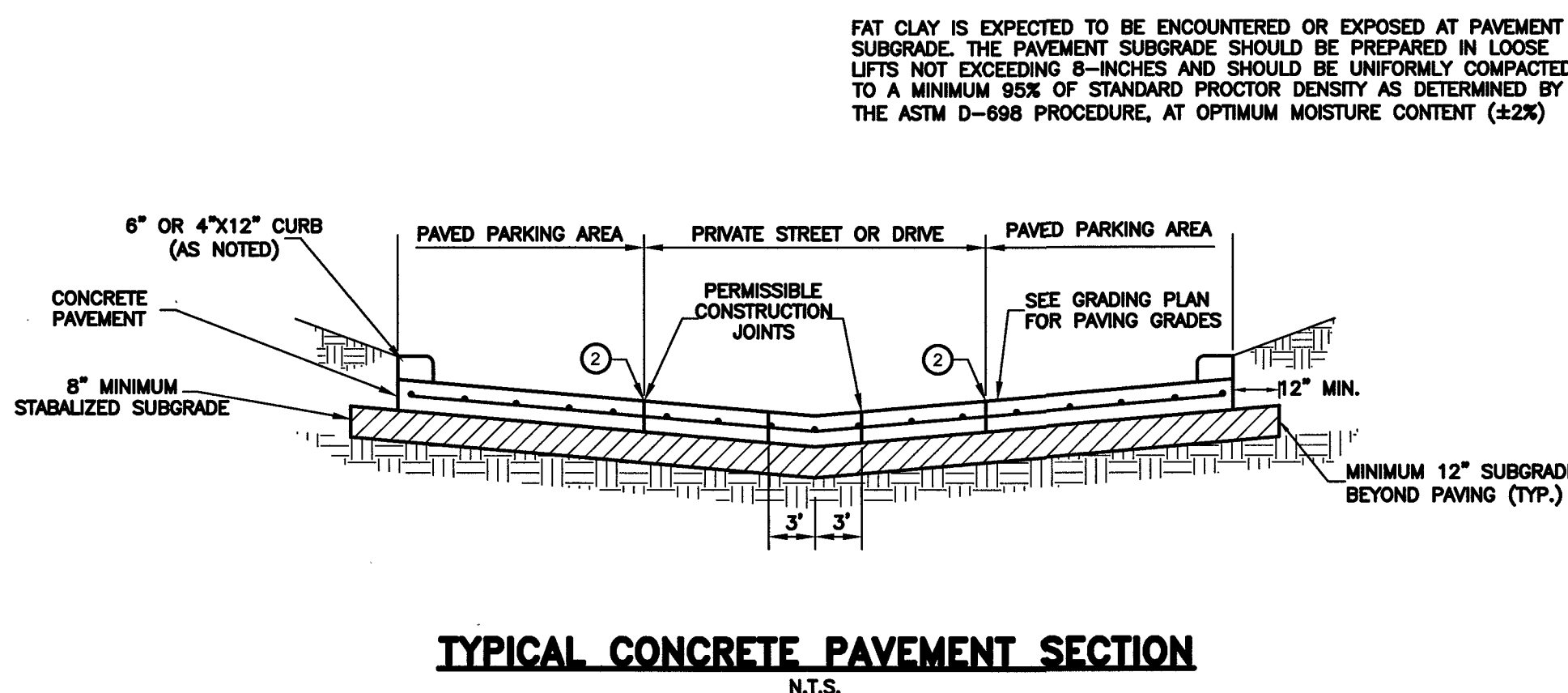
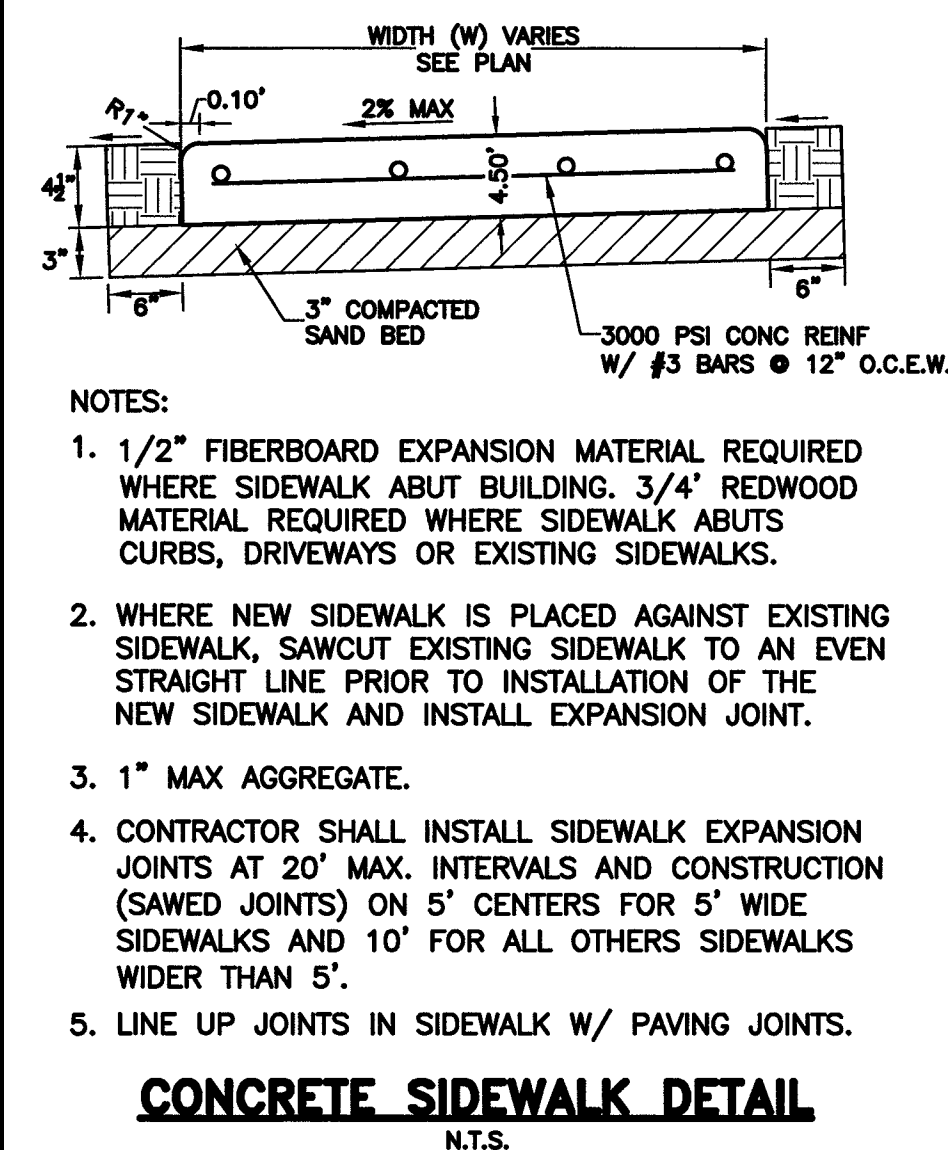
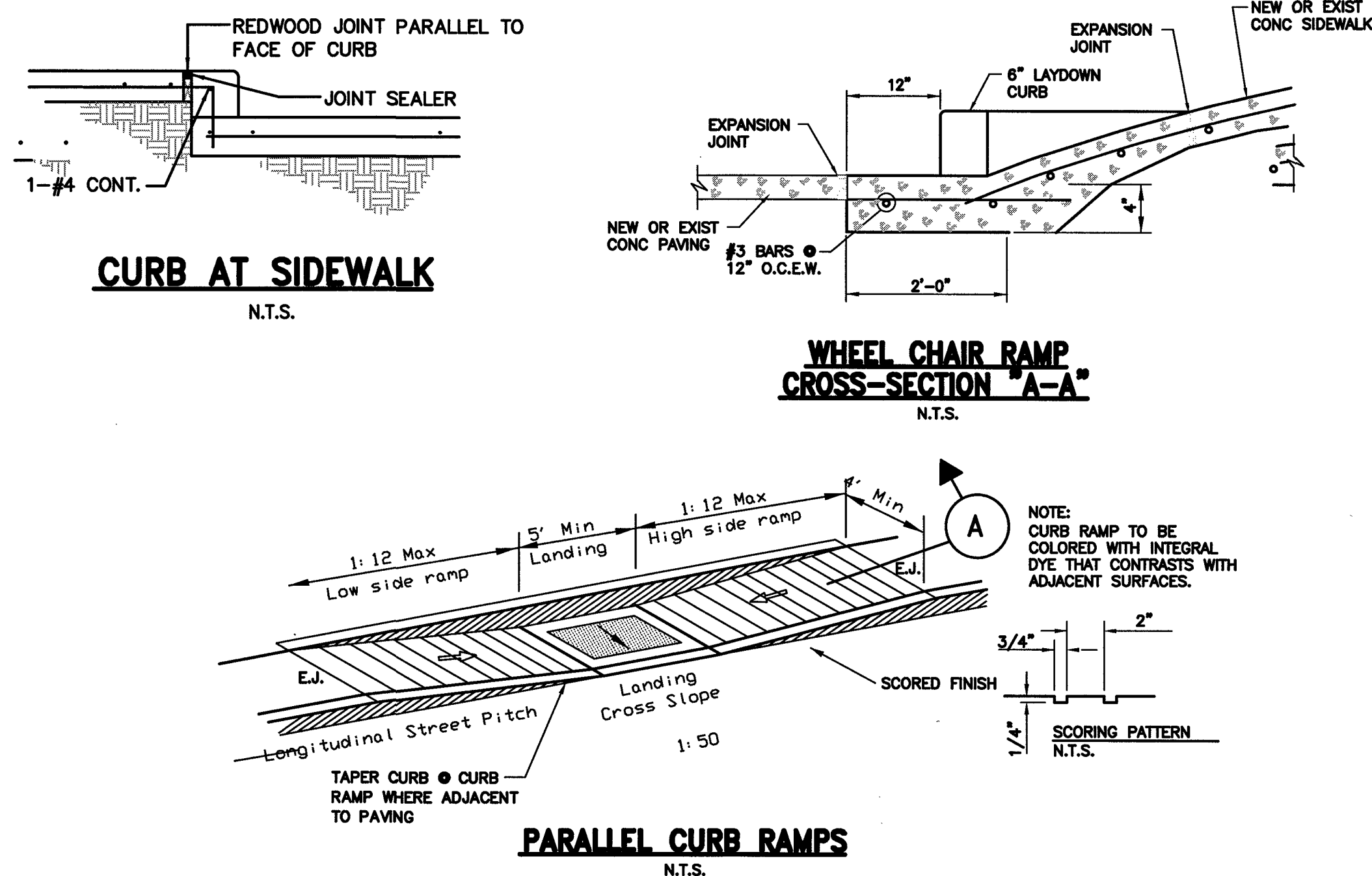
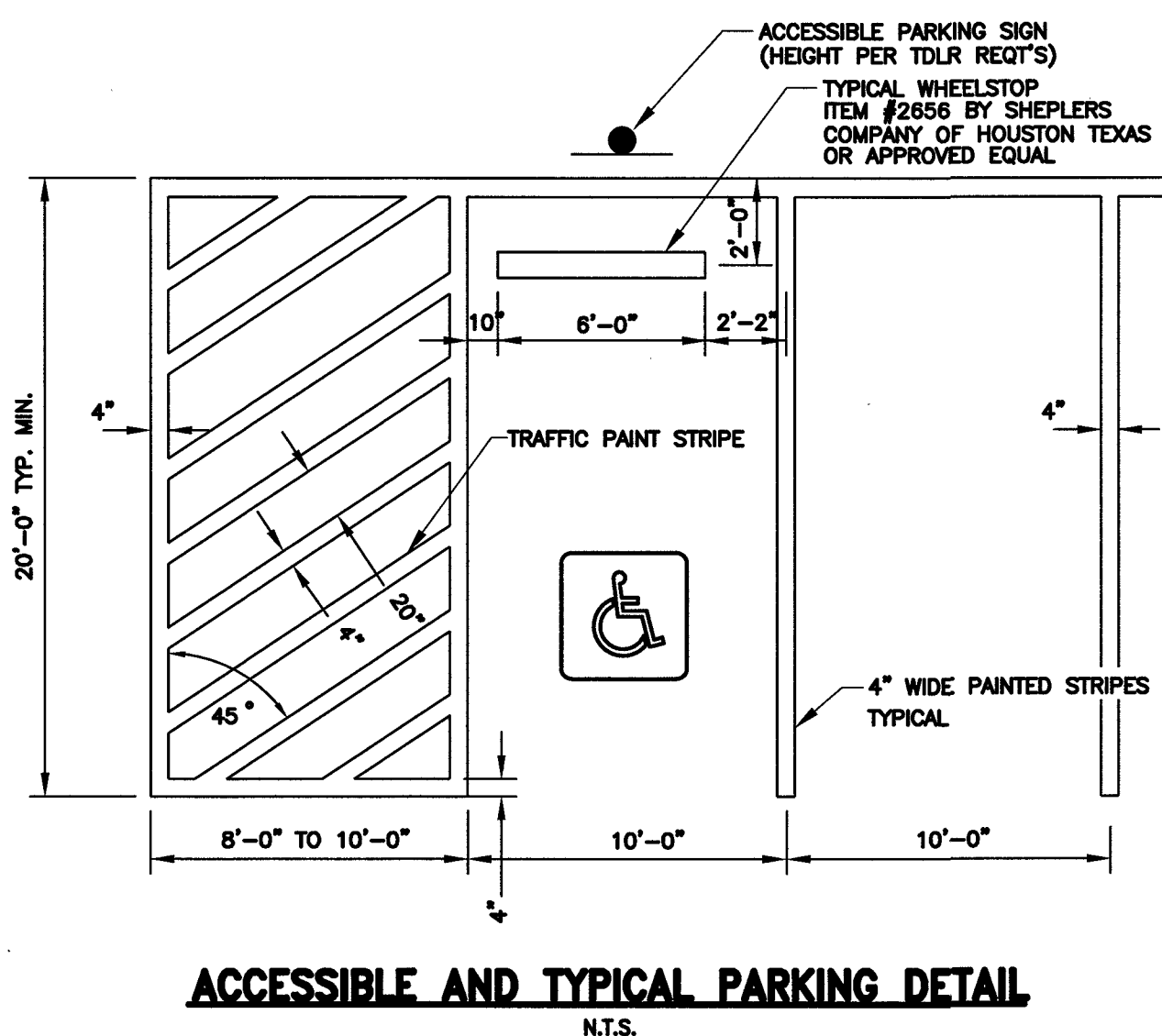


revisions
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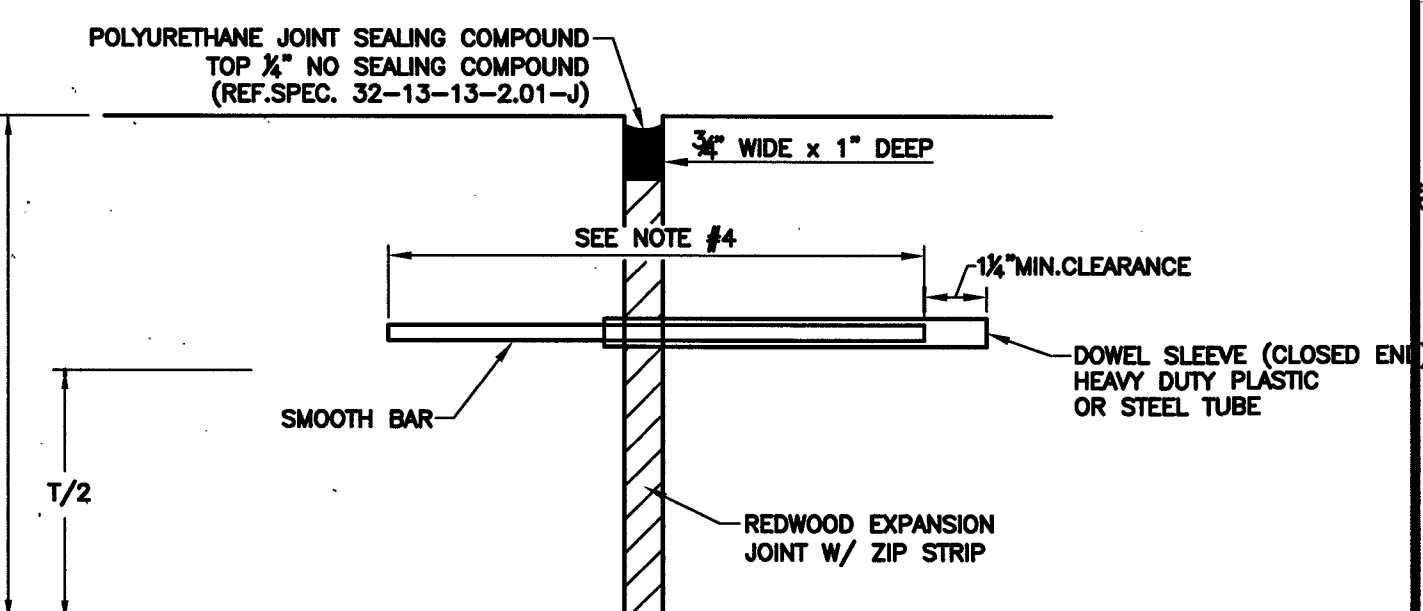
C15.0



NOTES:
T = PAVEMENT THICKNESS
#1, SAWCUT SPACING, & THICKNESS REFERENCE: "TYPICAL CONCRETE PAVEMENT SECTION" FOR DETAILS

SAWED DUMMY (CONTROL) JOINT DETAIL

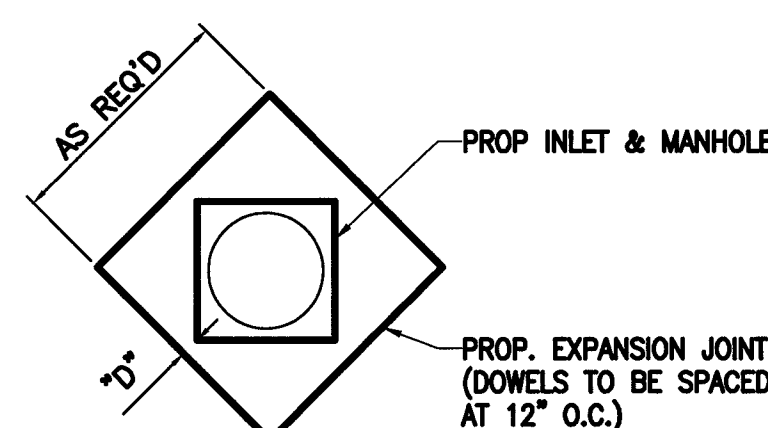
N.T.S.



NOTES:
T = PAVEMENT THICKNESS
#1, #4, EXPANSION JOINT SPACING & THICKNESS REFERENCE: "TYPICAL CONCRETE PAVEMENT SECTION" FOR DETAILS

EXPANSION JOINT DETAIL

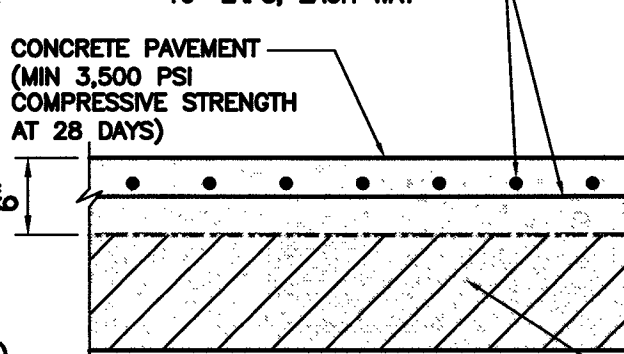
N.T.S.



D = 24" FOR MANHOLES & GRATE INLETS
D = 12" FOR AREA INLETS & AREA DRAINS

BLOCK-OUT MANHOLE & INLET W/ EXPANSION JOINT

*NO. 4 BARS @ 18" C-C N.T.S.
10" LAPS, EACH WAY

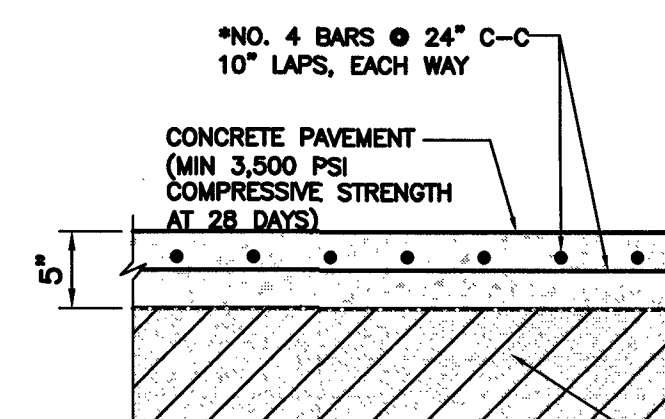


PROPOSED 6" STABILIZED SUBGRADE SHALL BE 10% CEMENT OR 3% LIME AND 7% FLYASH BY WEIGHT AND COMPACTED TO 95% STANDARD PROCTOR DENSITY AT (±2%) OPTIMUM MOISTURE CONTENT. EXTEND STABILIZED SUBGRADE 2 FEET BEYOND EDGE OF PAVEMENT

TYPICAL 6" CONCRETE PAVEMENT

N.T.S.

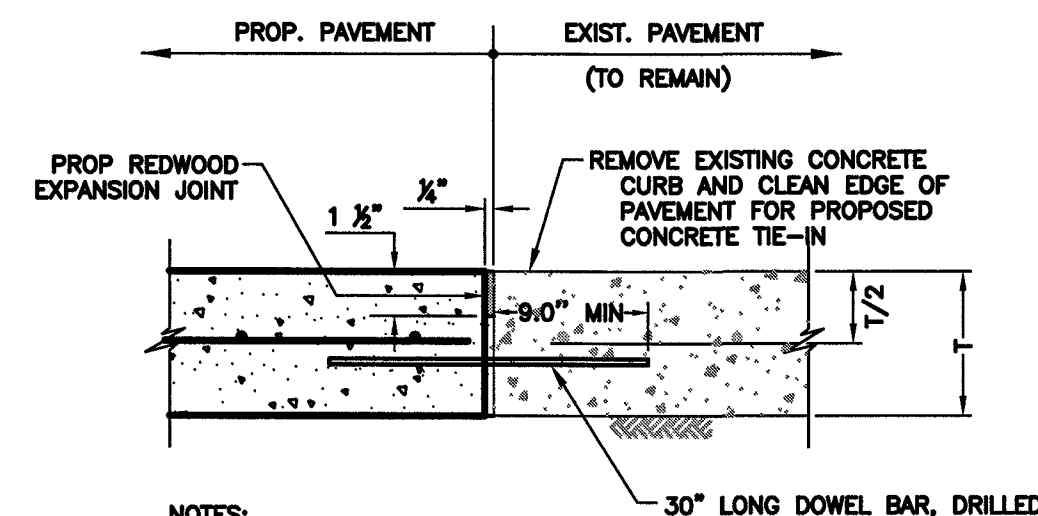
*NOTE:
SEE PAVING LAYOUT SHEET FOR FURTHER INSTRUCTIONS.
WHEN DETAILS DIFFER, THE MORE STRINGENT SHALL APPLY.



PROPOSED 5" STABILIZED SUBGRADE SHALL BE 10% CEMENT OR 3% LIME AND 7% FLYASH BY WEIGHT AND COMPACTED TO 95% STANDARD PROCTOR DENSITY AT (±2%) OPTIMUM MOISTURE CONTENT. EXTEND STABILIZED SUBGRADE 2 FEET BEYOND EDGE OF PAVEMENT

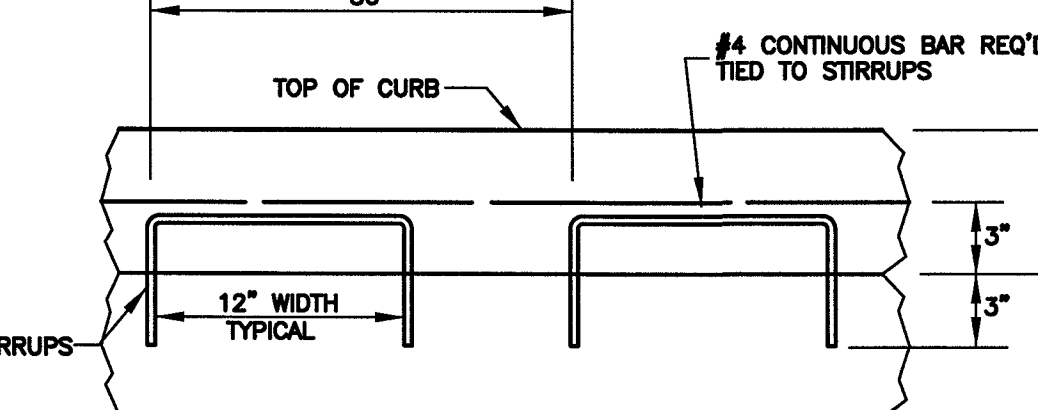
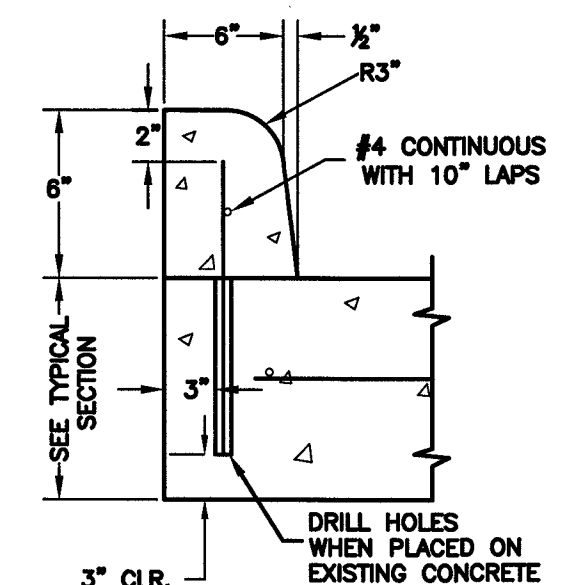
TYPICAL 5" CONCRETE PAVEMENT FOR PARKING STALLS

N.T.S.



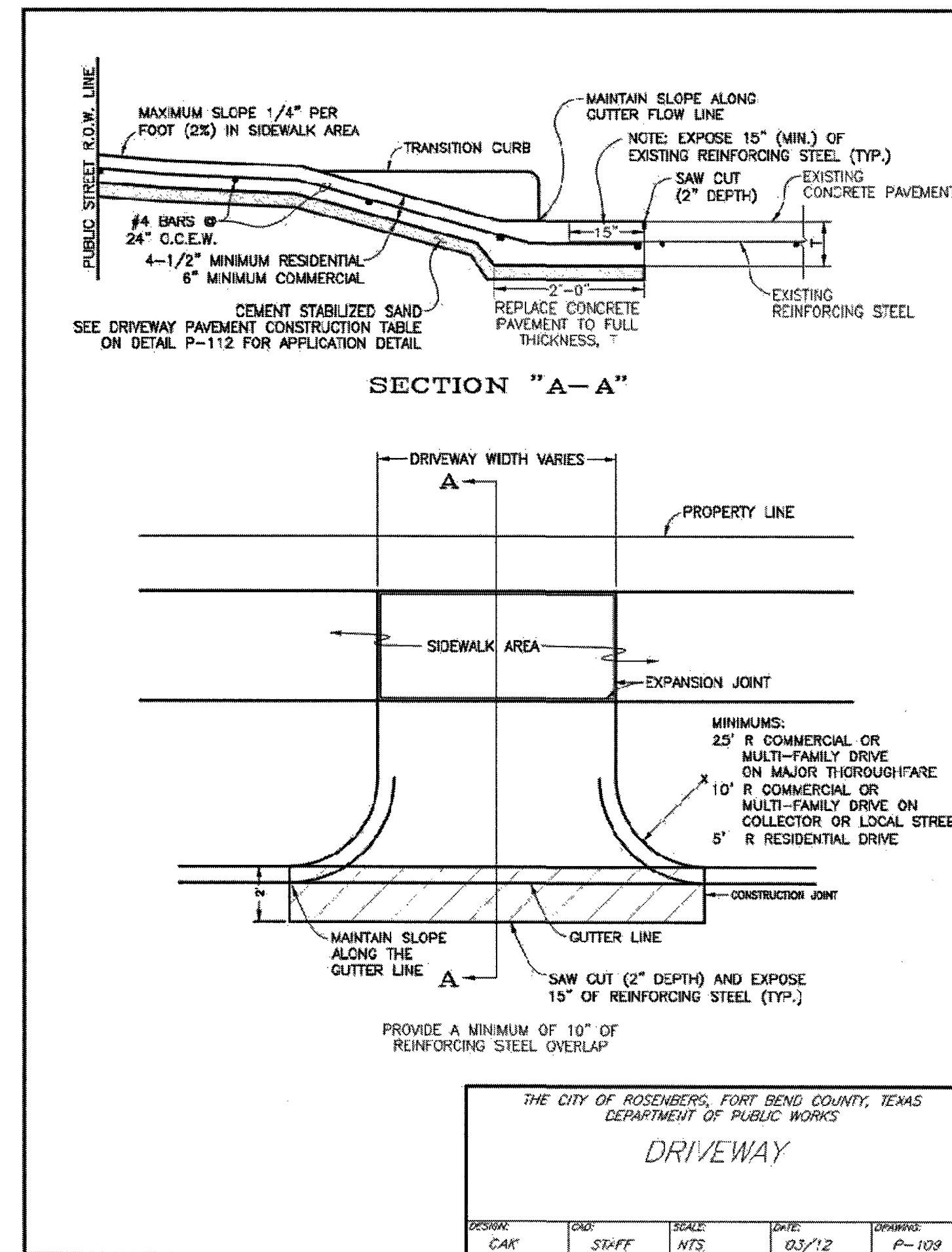
CONCRETE TO CONCRETE STANDARD PAVEMENT TIE-IN

N.T.S.



TYPICAL 6" CONCRETE CURB REINFORCING

N.T.S.



THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS
DRIVEWAY

DESIGN: CAK, CHD, STAFF, SCALE: NTS, DATE: 03/12, OFFICIAL: P-109



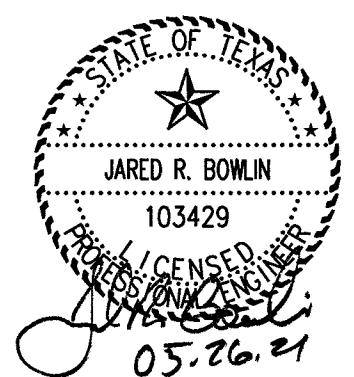
ENGINEERING THE FUTURE
SINCE 1936
10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

Client:

Rise Communities

1602 Avenue D, Suite
100
Katy, Texas 77493
702 466 2082

Meridiana Phase 2
NE Village Recreation Center
Manvel, Texas 77578
WATER LINE DETAILS



revisions



issued for
design dev. ☐
city submit ☒
bid package ☐
construction ☐

date issued 01.15.2020

scale NTS

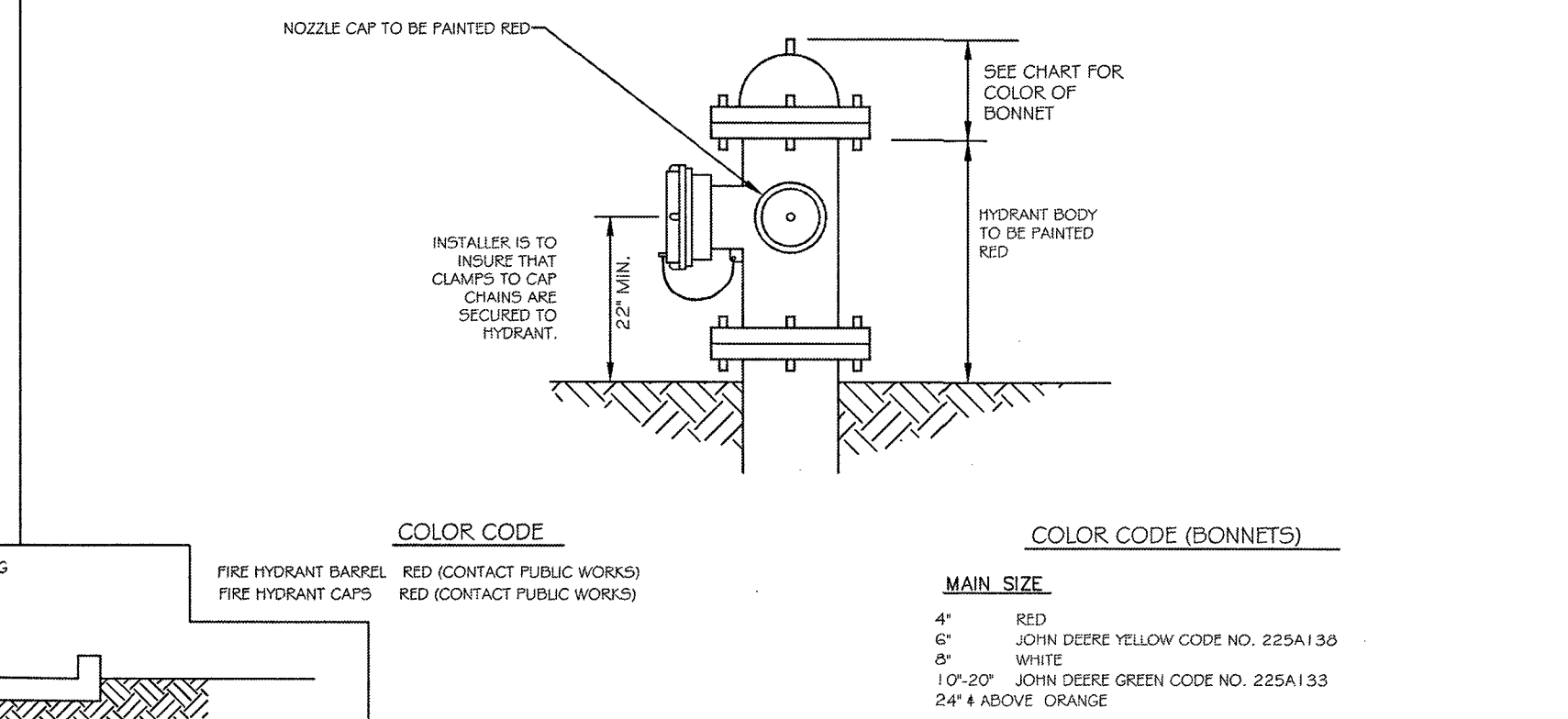
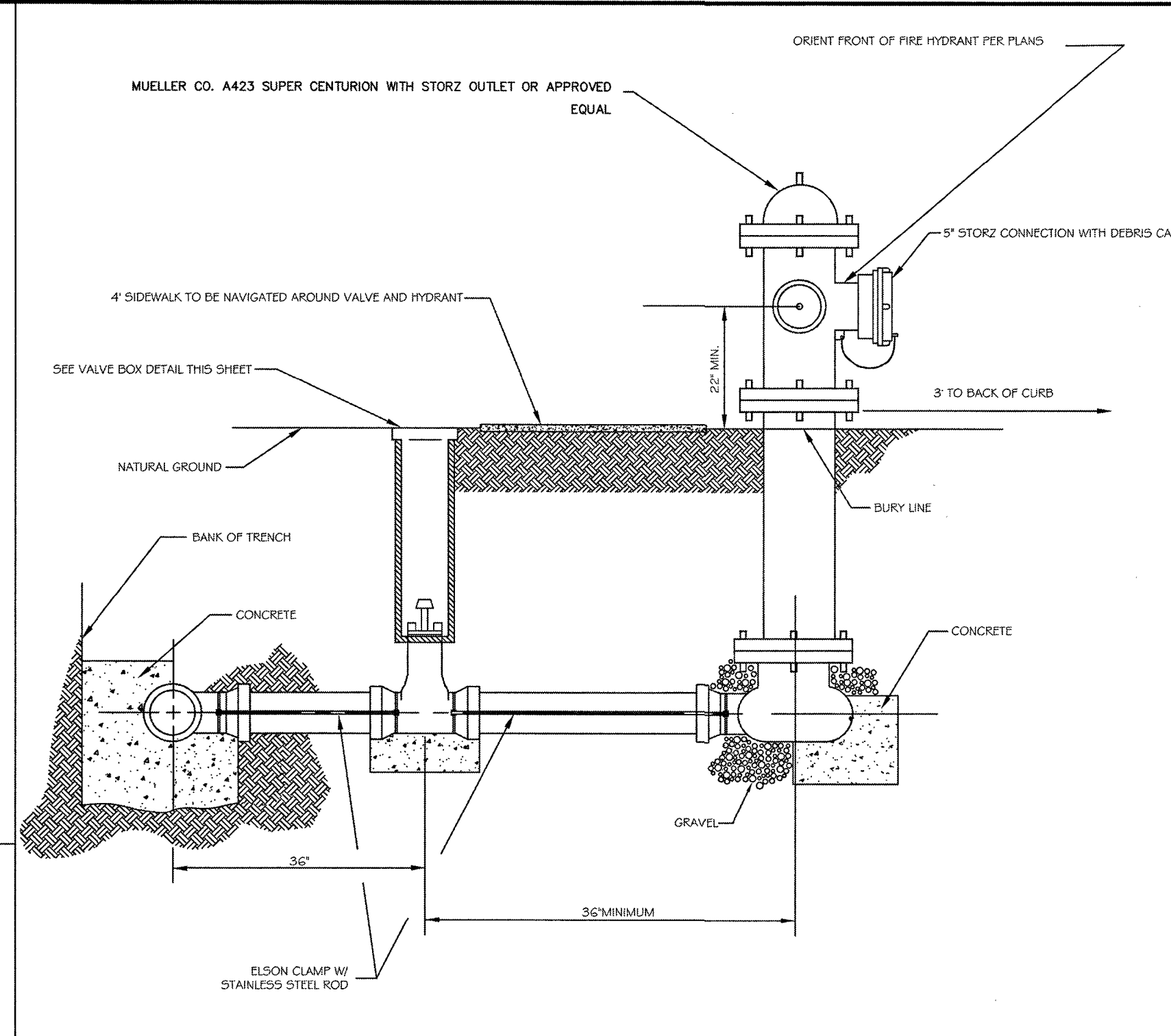
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checked by dm

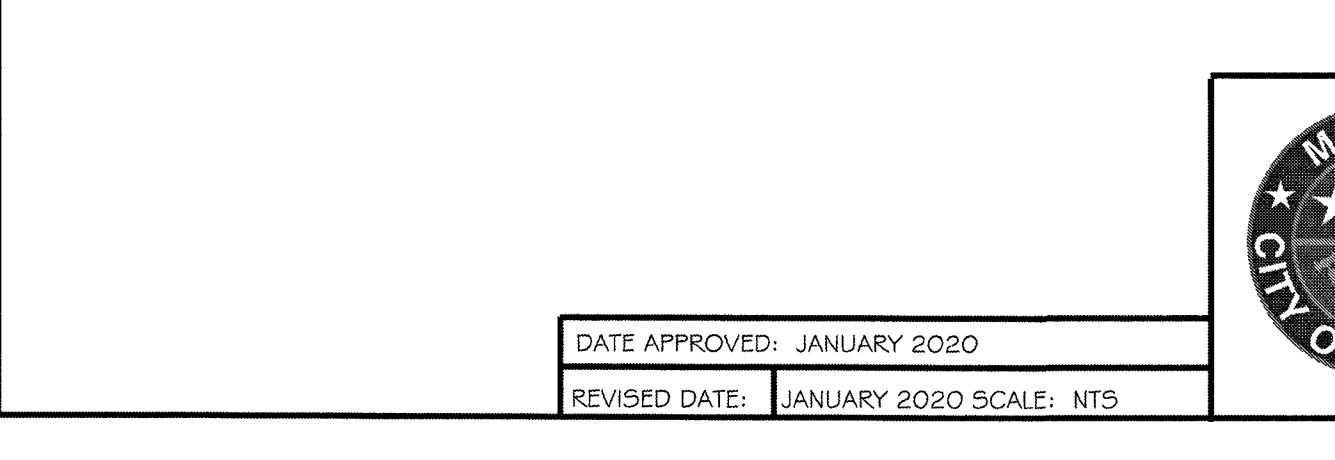
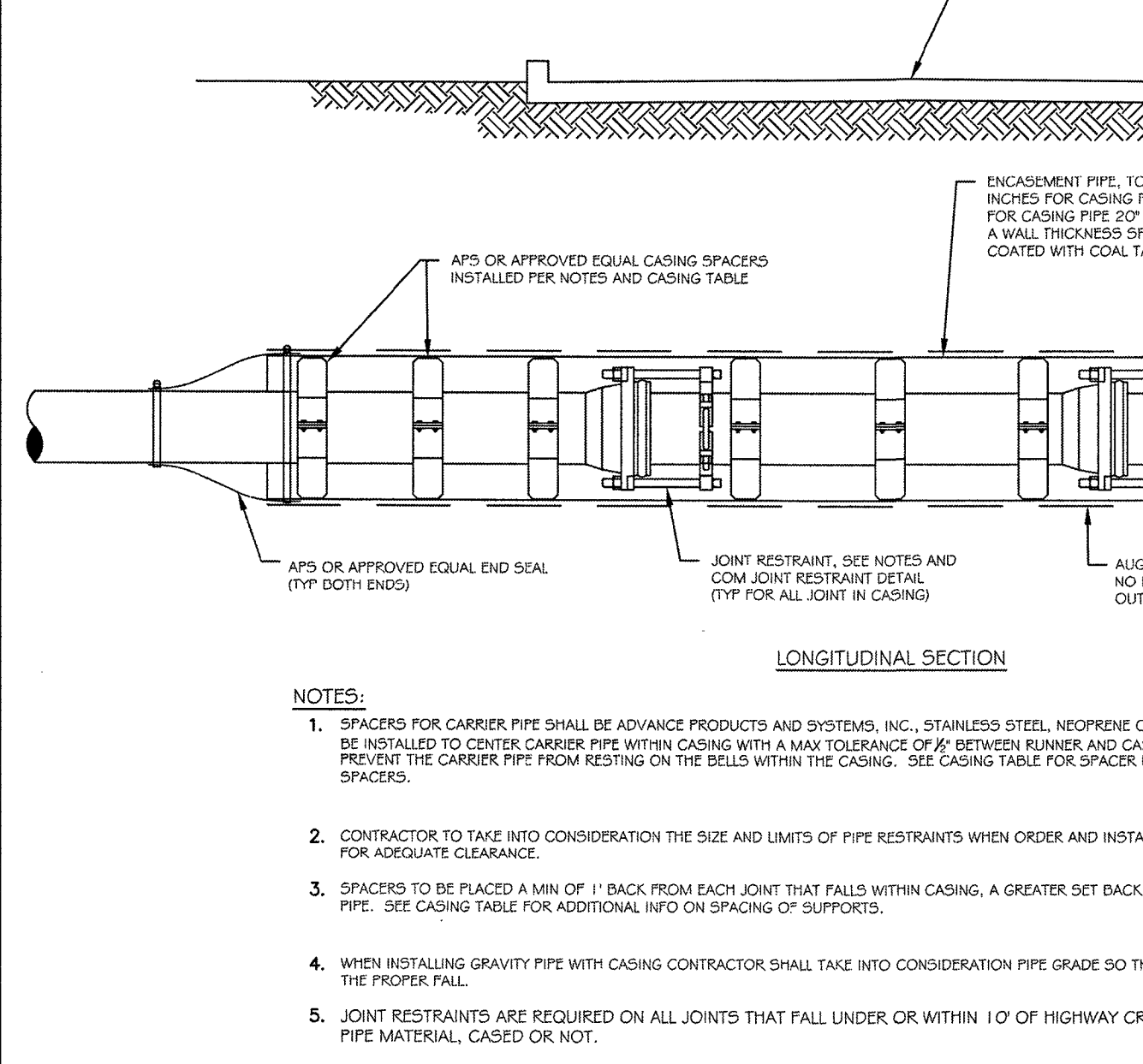
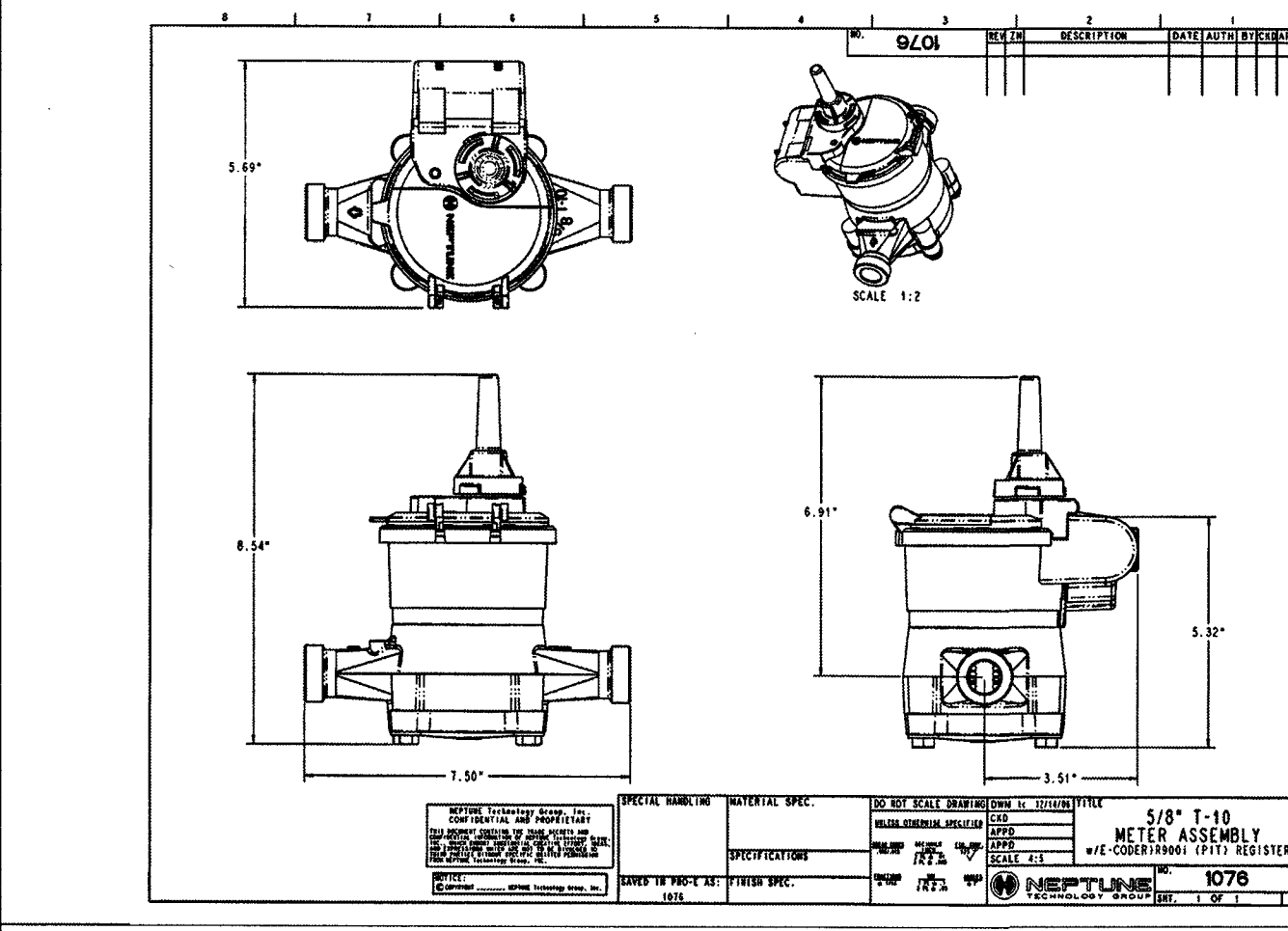
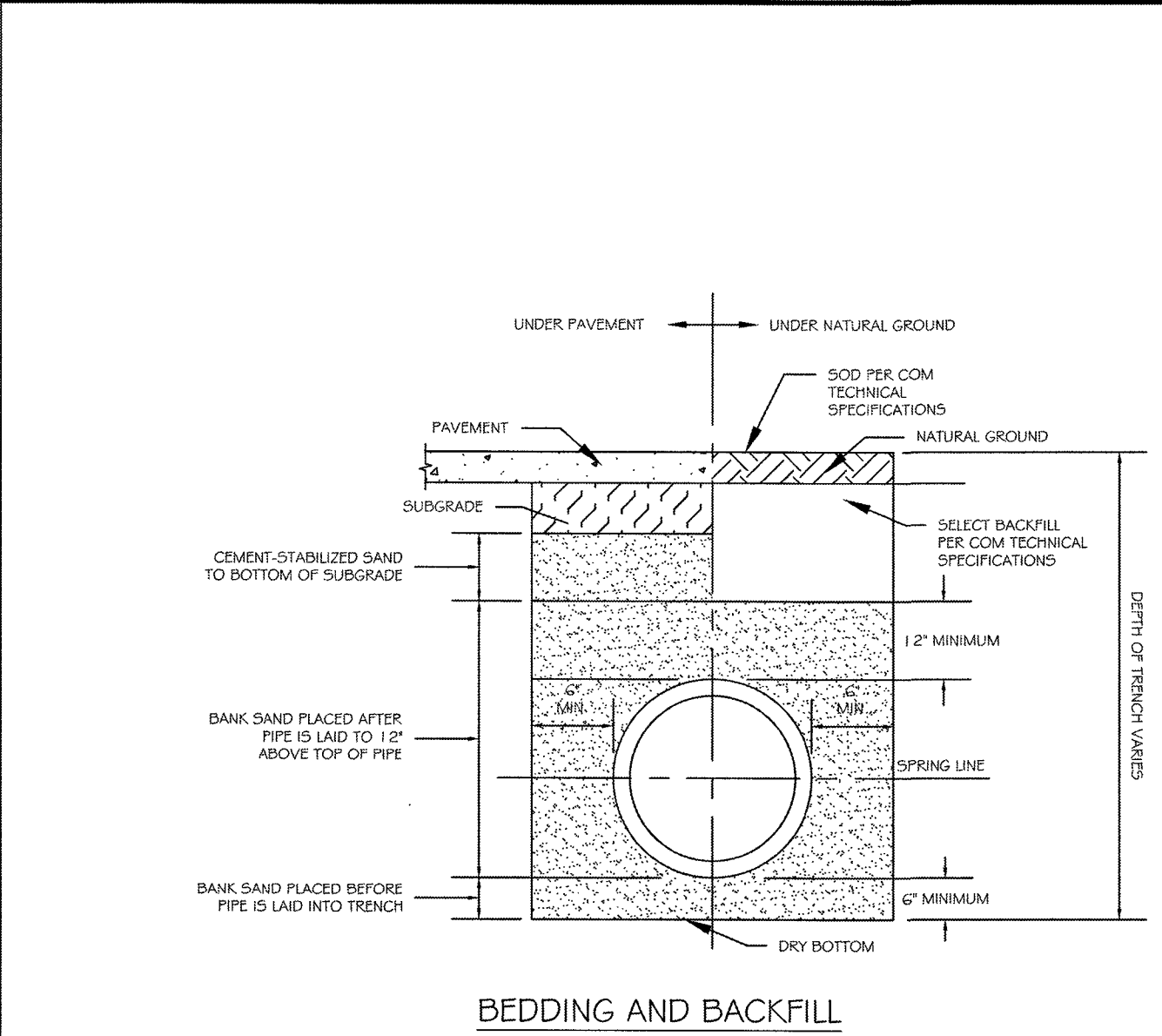
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sheet number

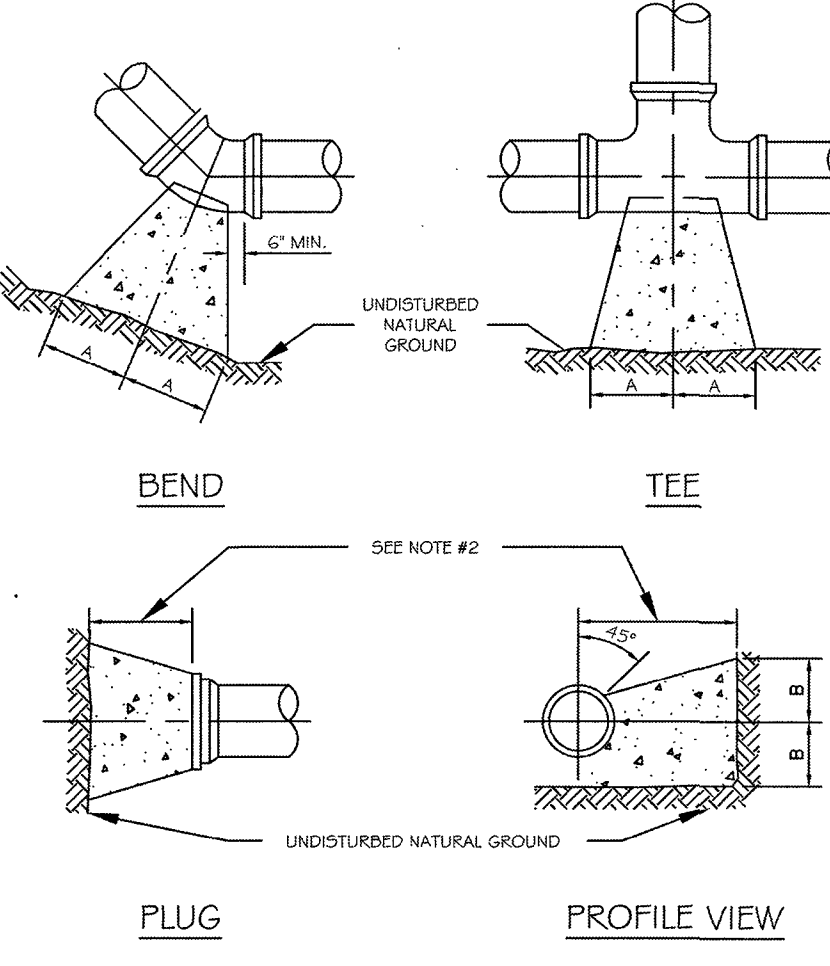
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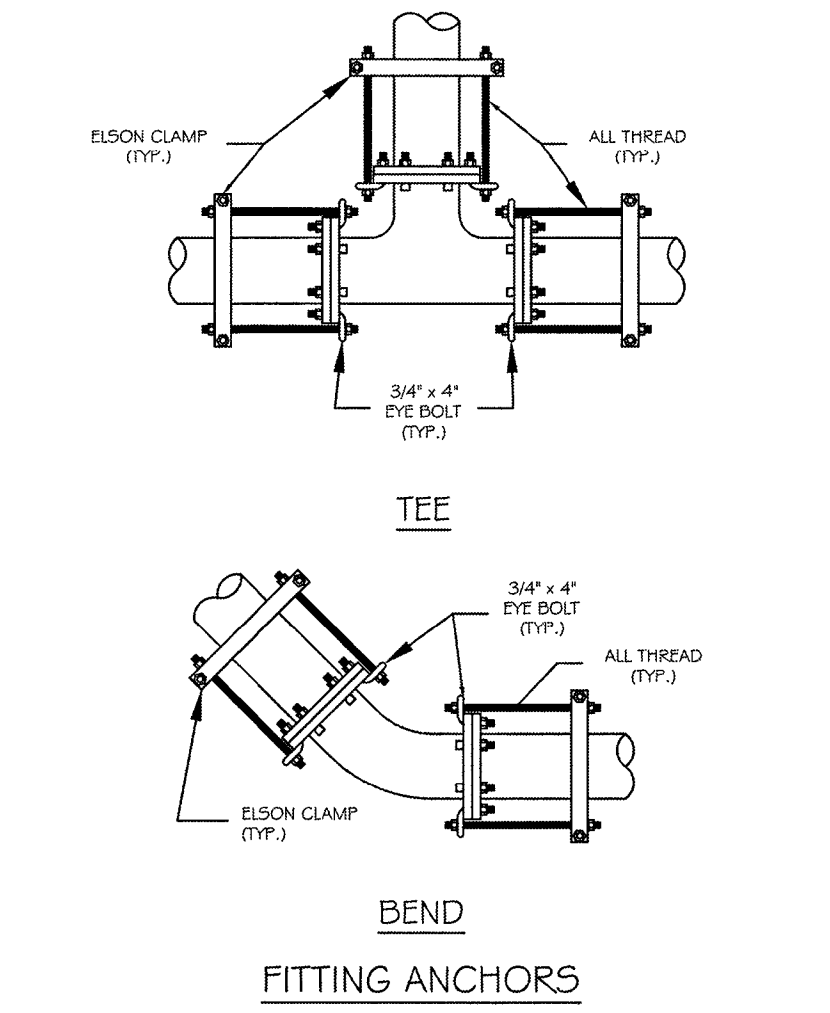
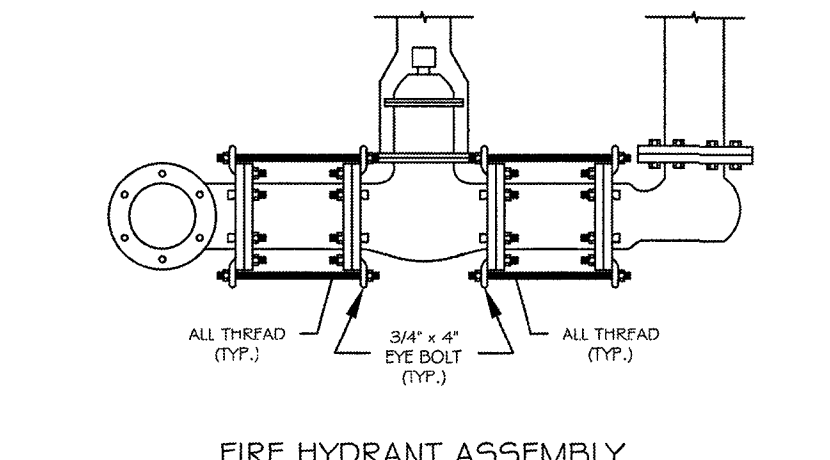
CASING TABLE		
NOMINAL PIPE SIZE DIA IN INCHES	CASING SIZE INSIDE DIA IN INCHES	MAX SKID SUPPORT SPACING IN FEET
4	8-10	4.7
6	10-12	6.3
8	14-16	7.4
10	16-18	8.5
12	18-20	9.6
15	20-22	11.0
18	24-26	12.0
21	28-30	12.0
24	31-33	12.0
27	34-36	12.0



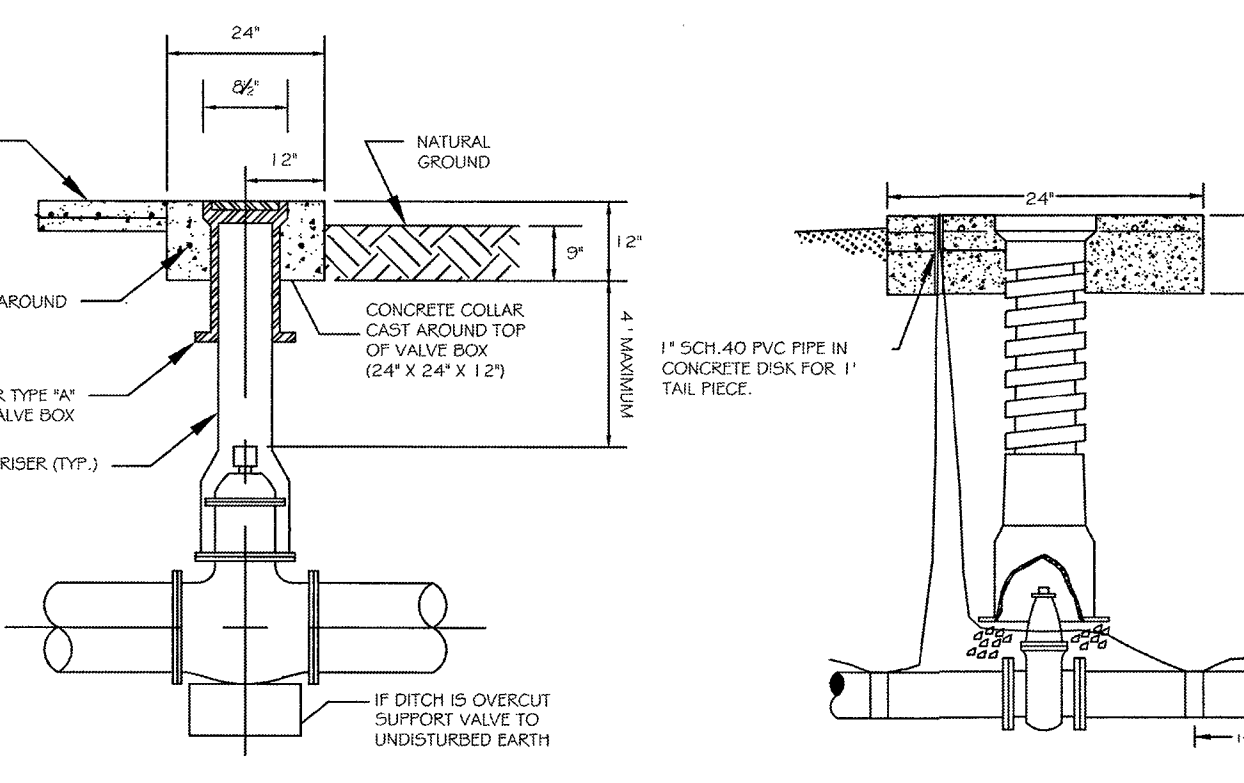
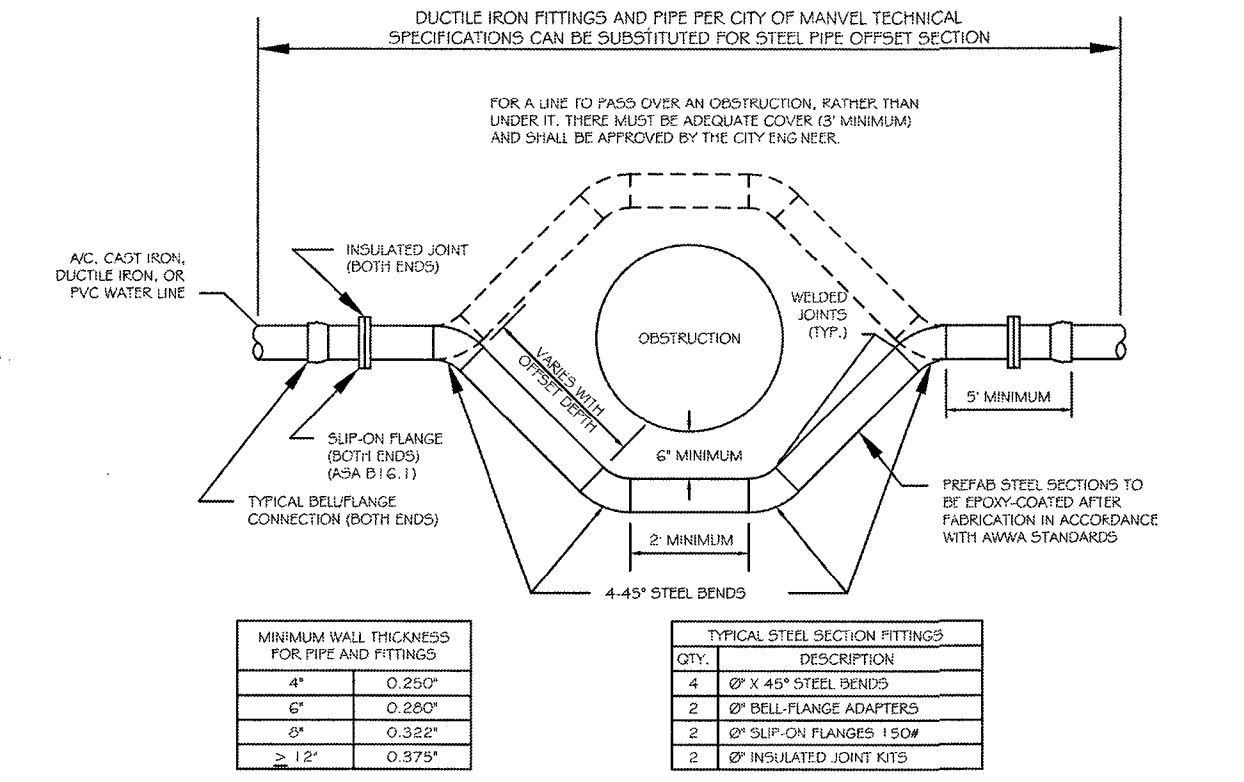
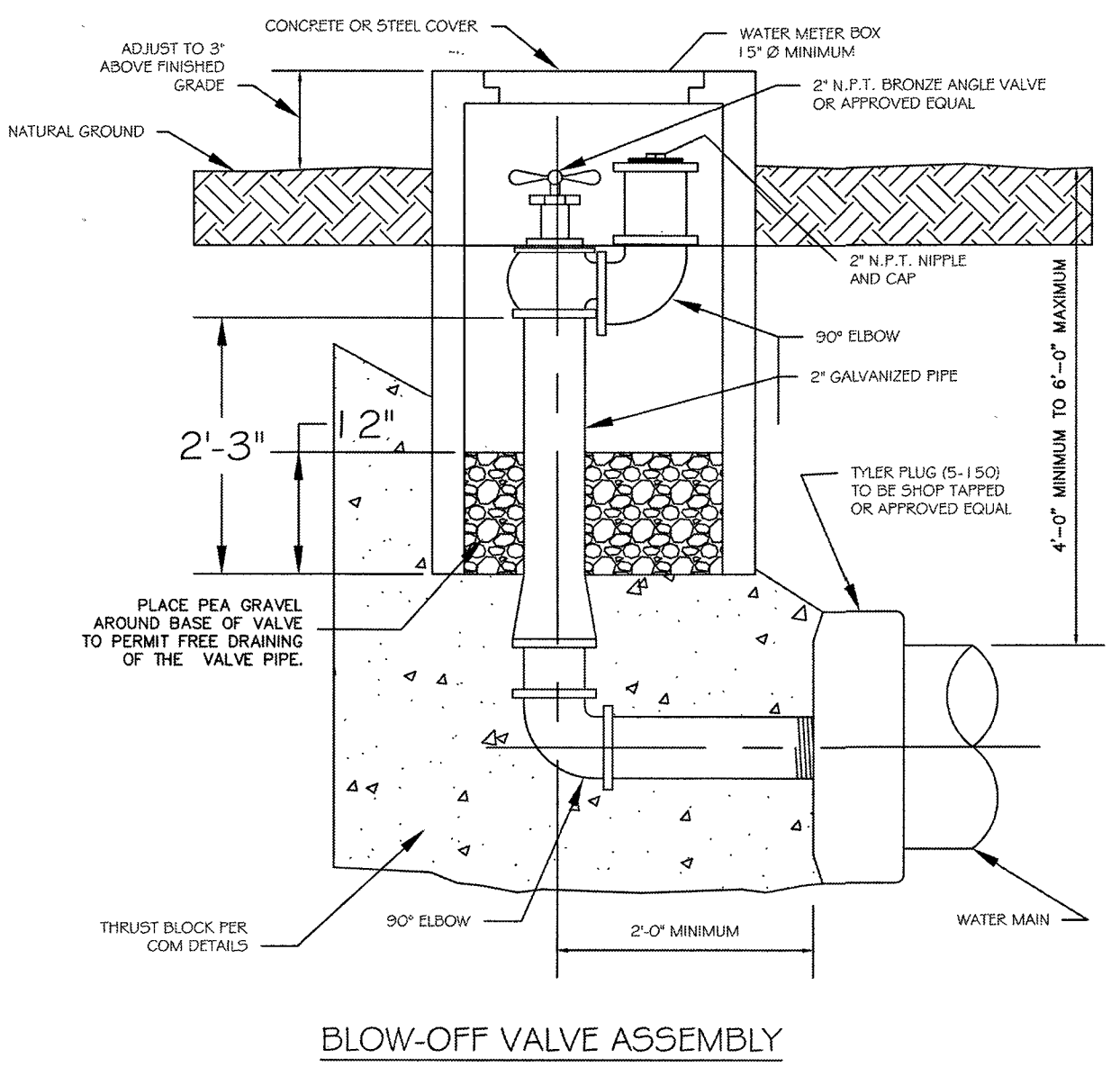
SIZE	90° BEND		45° BEND		22 1/2° BEND		TRENCH		PLUGS	
	A	B	A	B	A	B	A	B	A	B
4"	10"	7"	6"	7"	3"	7"	7"	10"	20"	
6"	15"	10"	6"	10"	6"	10"	12"	10"	21"	
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	28"
10"	28"	17"	14"	17"	10"	15"	16"	20"	14"	30"
12"	29"	21"	16"	21"	11"	18"	18"	24"	16"	41"
14"	33"	24"	18"	24"	12"	20"	22"	27"	18"	45"
16"	38"	27"	21"	27"	12"	24"	24"	30"	20"	54"



NOTES:
1. THRUST BLOCKS AT TRENCH FACE SHALL HAVE A MINIMUM BEARING SURFACE OF 10.9\"/>



NOTES:
1. MEGA LUGS MAY BE USED IN PLACE OF ELSON CLAMPS AND ALL THREAD TO RESTRAIN JOINTS.
2. ALL NUTS, WASHERS AND ALL THREAD SHALL BE STAINLESS STEEL.



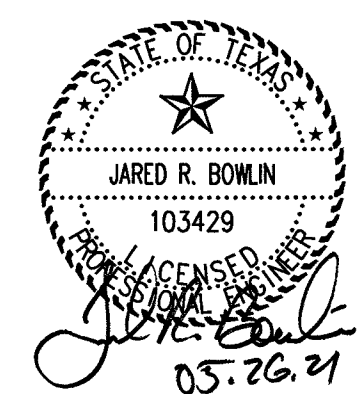
ALL FLUSHING AND GATE VALVES TO BE MECHANICAL JOINT AWWA STANDARD COUNTER-CLOCKWISE OPENING WITH RESILIENT SEALS.

Client:

Rise Communities

1602 Avenue D, Suite
100
Katy, Texas 77493
702 466 2082

Meridiana Phase 2
NE Village Recreation Center
Manvel, Texas 77578
MISCELLANEOUS DETAILS



revisions
△
△
△
△

Issued for
design dev. ☐
city submit ☒
bid package ☐
construction ☐

date issued 01.15.2020

scale NTS

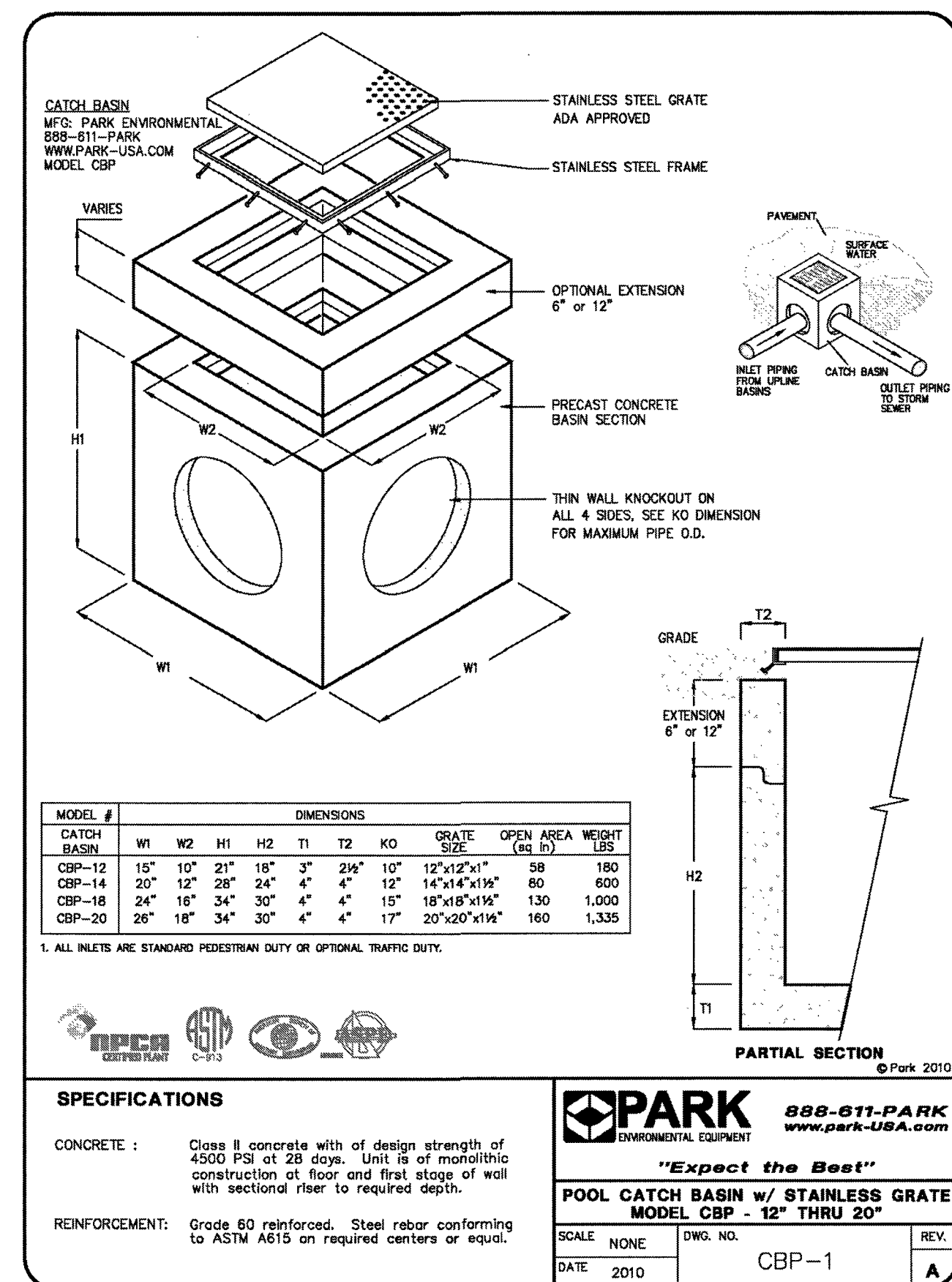
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project number 081-011-41

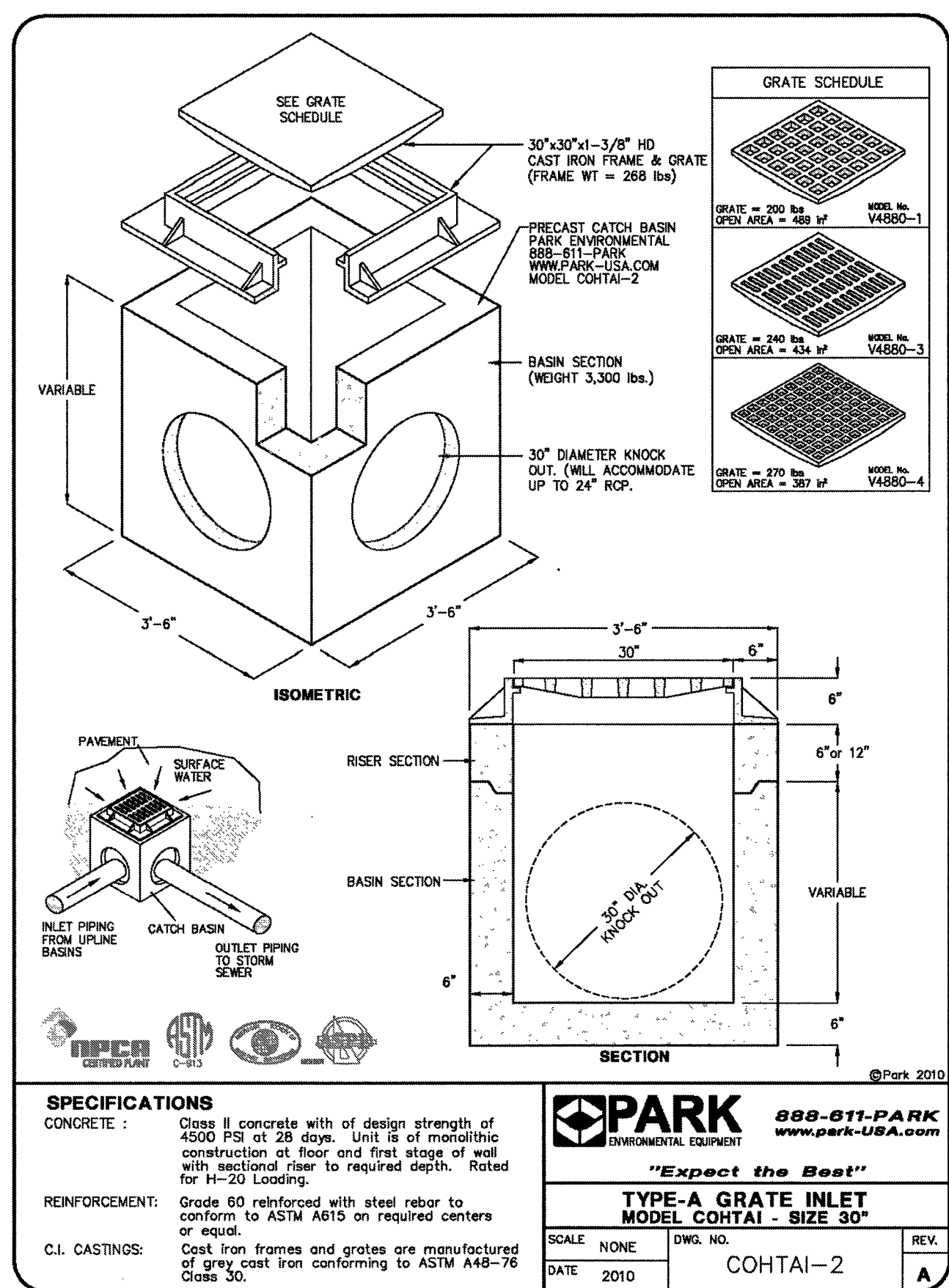
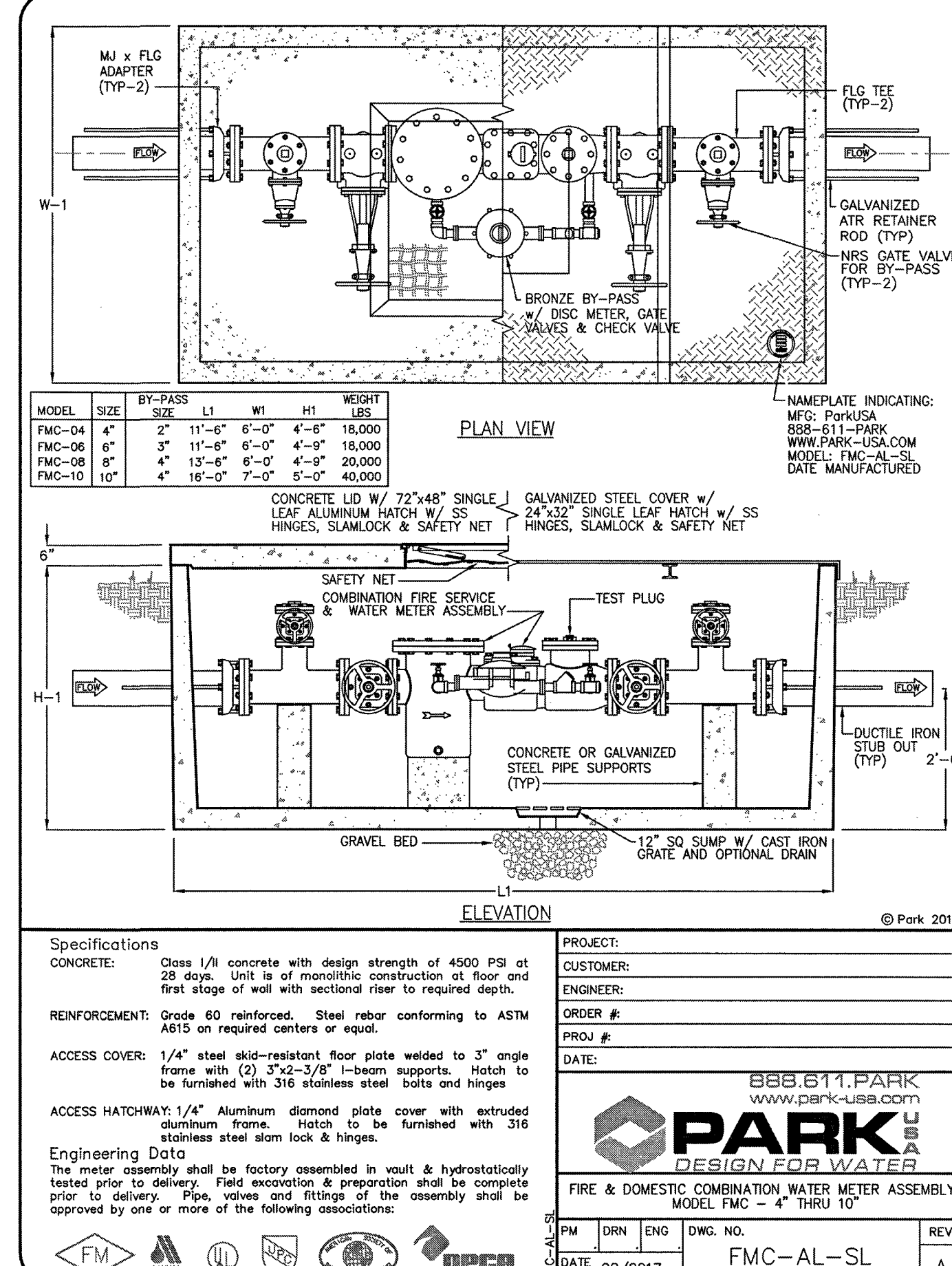
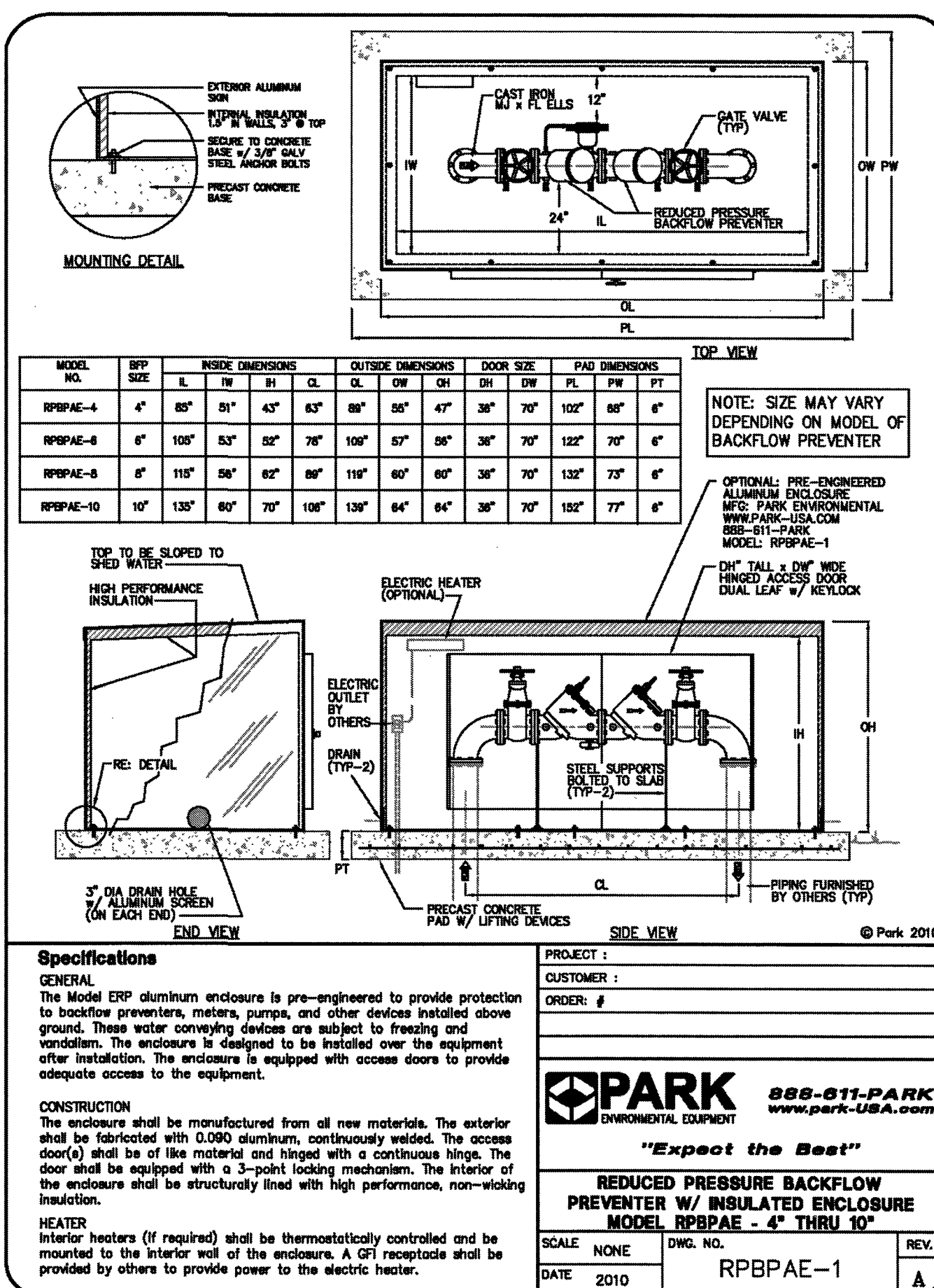
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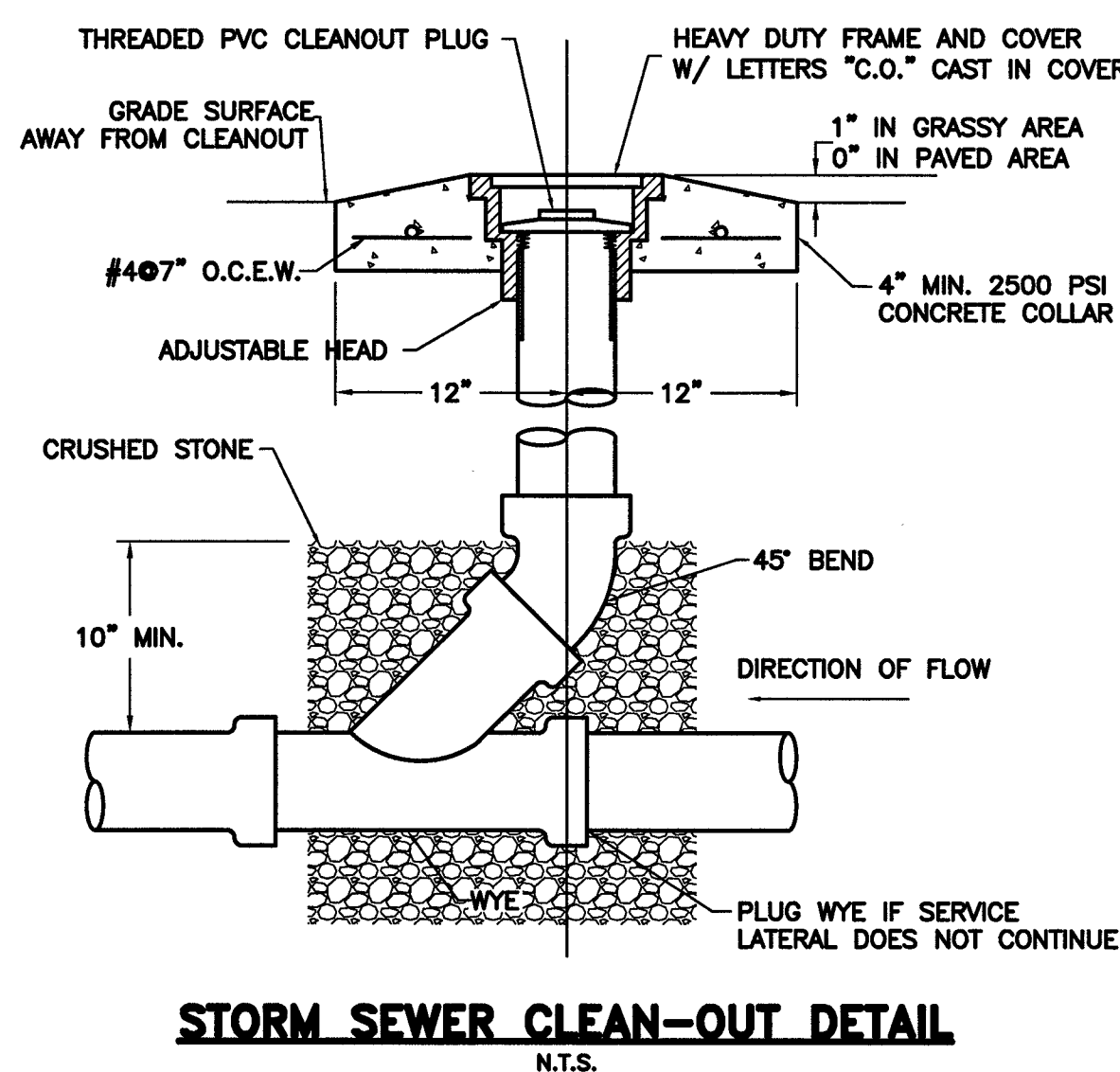
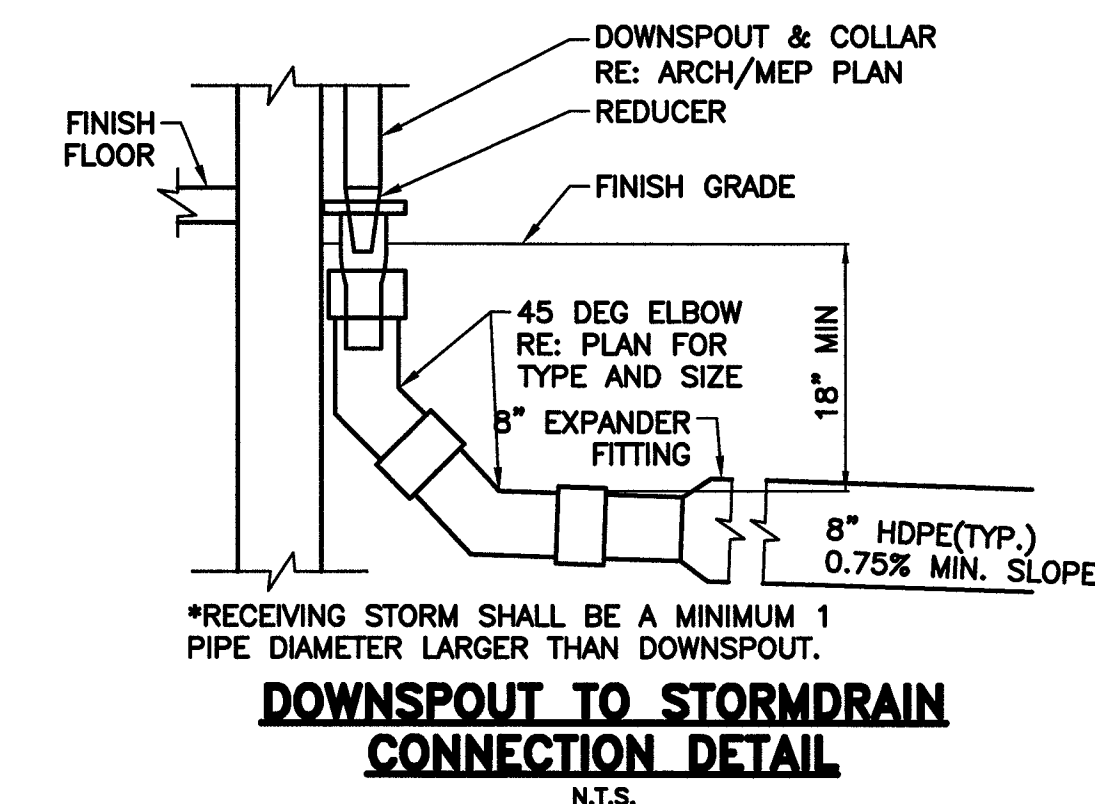
3-12

All drawings are available for download at www.park-usa.com in .dwg & .pdf formats



3-14

All drawings are available for download at www.park-usa.com in .dwg & .pdf formats



SANITARY SEWER SYSTEM CONSTRUCTION NOTES

1. FINISHED ELEVATION ON SANITARY MANHOLE RIMS SHALL BE THREE (3) INCHES ABOVE FINISHED GRADE IN UTILITY EASEMENTS. IF THE MANHOLE IS LOCATED ADJACENT TO A PUBLIC STREET, THE FINAL ELEVATION SHALL BE TWO (2) INCHES ABOVE THE TOP OF THE CURB OR TWO (2) INCHES ABOVE THE CENTERLINE OF THE STREET FOR STREETS WITH NO PERIMETER CURB (TOP OF CURB SHOULD EQUAL CENTERLINE OF STREET).
2. WATER LINES AND SANITARY SEWER LINES SHALL BE INSTALLED IN SEPARATE TRENCHES, PER ITEM EIGHT (8) BELOW.
3. ALL PROPOSED SANITARY SEWER LINES SHALL BE DUCTILE IRON OR PVC. PVC PIPE SHALL CONFORM TO ASTM D3034, SDR 26 FOR ALL DEPTHS. SANITARY SEWER LINE PIPE SHALL BE THE COLOR GREEN.
4. ALL PVC PIPE (ALL TYPES SDR/DR WALL THICKNESS TO BE USED) SHALL HAVE RUBBER GASKET EQUIPPED BELL AND SPIGOT JOINTS CONFORMING TO ASTM D3212. THE GASKET MATERIAL SHALL CONFORM TO ASTM F477. SOLVENT WELDED JOINTS WILL NOT BE APPROVED FOR CITY SANITARY SEWER LINES.
5. ALL DUCTILE IRON PIPE SHALL BE 150 PSI WITH EIGHT (8) MIL BLACK VIRGIN POLYETHYLENE WRAP AS SPECIFIED IN ANSI A21.5/AWWA C105.
6. SANITARY SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MANVEL DESIGN CRITERIA MANUAL AND STANDARD DETAILS, LATEST REVISION. CONTRACTOR TO FURNISH TEST PLUGS AND RISERS. ALL SANITARY SEWER LINES TO BE AIR TESTED.
7. SANITARY SEWER TRENCHES WITHIN OR UNDER ONE (1) FOOT OF PROPOSED OR FUTURE PAVEMENT TO BE BACKFILLED WITH CEMENT-STABILIZED SAND BACKFILL (1.1 SACKS OF CEMENT PER TON OF SAND) TO THE BOTTOM OF THE SUBGRADE. BEDDING, HAUNCHING AND INITIAL FILL SHALL BE CEMENT-STABILIZED SAND FOR GRAVITY SANITARY SEWERS AND BANK SAND FOR FORCE MAIN SANITARY SEWERS.
8. WATER LINE/NEW SANITARY SEWER LINE SEPARATION. WHEN NEW SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER THAN NINE (9) FEET IN ALL DIRECTIONS. SANITARY SEWERS THAT PARALLEL WATER LINES SHALL BE INSTALLED IN SEPARATE TRENCHES. WHEN NINE (9) FEET OF SEPARATION CANNOT BE MAINTAINED, THEN THE FOLLOWING GUIDELINES APPLY (AT ALL TIMES WATER AND SANITARY CROSSINGS OR SEPARATIONS SHALL CONFORM TO TCEQ REQUIREMENTS):
9. WHEN THE SANITARY SEWER PARALLELS A WATER LINE, THE SANITARY SEWER SHALL BE CONSTRUCTED OF CAST IRON OR PVC MEETING ASTM SPECIFICATIONS WITH THE PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF TWO (2) FEET BETWEEN THE OUTSIDE DIAMETERS OF THE PIPE AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR (4) FEET BETWEEN THE OUTSIDE DIAMETERS OF THE PIPE. THE SANITARY SEWER LINE SHALL BE LOCATED BELOW THE WATER LINE.
10. WHEN A SANITARY SEWER CROSSES A WATER LINE AND THE SANITARY SEWER LINE IS CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI; AN ABSOLUTE MINIMUM DISTANCE OF SIX (6) INCHES BETWEEN THE OUTSIDE DIAMETERS SHALL BE MAINTAINED. THE SANITARY SEWER LINE SHALL BE LOCATED BELOW THE WATERLINE WHEN POSSIBLE AND ONE (1) LENGTH OF THE SANITARY SEWER PIPE SHALL BE CENTERED ON THE WATER LINE. SEE SHEET 2, SANITARY SEWERS NOTES 22, 23 & 25 FOR MORE DETAIL.
11. WHEN A SANITARY SEWER LINE CROSSES UNDER A WATER LINE AND THE SANITARY SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR SEMI-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIPE WITH GASKETED JOINTS, A MINIMUM OF TWO (2) FEET OF SEPARATION SHALL BE MAINTAINED. THE INITIAL BACKFILL SHALL BE CEMENT-STABILIZED SAND (1.1 SACKS OF CEMENT PER 1 TON OF SAND) FOR ALL SECTIONS OF SANITARY SEWER WITHIN NINE (9) FEET OF THE WATER LINE. SEE SHEET 2, SANITARY SEWERS NOTES 22, 23 & 25 FOR MORE DETAIL.
12. WHEN A SANITARY SEWER CROSSES OVER A WATER LINE, ALL PORTIONS OF THE SANITARY SEWER WITHIN NINE (9) FEET OF THE WATER LINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. IN LIEU OF THIS PROCEDURE THE NEW WATERLINE MAY BE ENCASED IN A JOINT OF 150 PSI CLASS PIPE AT LEAST EIGHTEEN (18) FEET LONG AND A MINIMUM OF TWO (2) NOMINAL SIZES LARGER THAN THE NEW WATERLINE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT INTERVALS OF FIVE (5) FEET WITH SPACERS OR BE FILLED TO THE SPRING LINE WITH WASHED SAND. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR WITH AN APPROVED MANUFACTURER SEAL. SEE SHEET 2, SANITARY SEWER NOTE 24 FOR MORE DETAIL.
13. FOR ALL PVC PIPE, USE MANHOLE WATER STOP GASKET AND CLAMP ASSEMBLY AT MANHOLE CONNECTIONS. CLAMP SHALL BE STAINLESS STEEL MATERIAL.
14. SANITARY SEWER MANHOLES SHALL BE STANDARD TYPE, UNLESS OTHERWISE NOTED. TOP OF RIMS OF ALL SANITARY SEWER MANHOLES SHALL BE AT OR ABOVE THE 100-YEAR BASE FLOOD ELEVATION AND HAVE STAINLESS STEEL INFLOW PROTECTORS UNDER THE COVERS. FOR MANHOLES LOCATED IN THE 100-YEAR FLOOD PLAIN, VENT AND SEAL THE MANHOLE COVERS. SECTIONS OF PRECAST MANHOLES SHALL BE JOINED WITH "RAM NEK" GASKET MATERIAL OR AS APPROVED BY THE CITY OF MANVEL.
15. SANITARY SEWER LINES LOCATED IN OTHER AREAS NOT SPECIFIED IN ITEM 7 SHALL BE BACKFILLED ABOVE THE INITIAL BACKFILL WITH CEMENT-STABILIZED SAND OR SELECT BACKFILL MATERIAL WITH A PI BETWEEN TWENTY (20) AND FORTY (40).
16. IF WET SAND IS ENCOUNTERED IN THE FIELD, USE SPECIAL BEDDING. A MINIMUM OF 2' OF CRUSHED STONE WILL BE REQUIRED UNDER MANHOLES LOCATED IN WET BEDDING SITUATIONS.
17. SANITARY SEWERS CROSSING UTILITIES OTHER THAN WATER SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES.
18. ALL PRECAST CONCRETE MANHOLES SHALL HAVE THE TOP ADJUSTMENT CONSTRUCTED OF PRECAST PCC RINGS, SEALED WITH NON-SHRINK GROUT INSIDE AND OUTSIDE, AND BETWEEN EACH SECTION AND MANHOLE COVERS.
19. ALL SANITARY SEWER MANHOLE COVERS SHALL INCLUDE THE WORDS "SANITARY SEWER" AND "CITY OF MANVEL" AND INCLUDE THE CITY OF MANVEL SEAL. ALL MANHOLE COVERS SHALL HAVE A MINIMUM DIAMETER OF THIRTY-TWO (32) INCHES, AS SHOWN IN THE DETAIL ON THIS SHEET.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION. DURING THE COURSE OF ANY AND ALL CLEARING, GRUBBING, FILL, GRADING, EXCAVATION OR OTHER CONSTRUCTION, CONTRACTOR SHALL ENSURE THAT STORM SEWER DRAINAGE PATHWAYS ARE MAINTAINED AND REMAIN OPEN TO ENSURE POSITIVE DRAINAGE AND THAT SUCH CONVEYANCES ARE NOT IMPEDED OR BLOCKED IN ANY WAY. STORM SEWER INLETS SHALL BE PROTECTED FROM ENTRY OF SILT, TRASH, DEBRIS AND ANY SUBSTANCES DELETERIOUS TO THE STORM SEWER SYSTEM AND/OR WATERWAYS RECEIVING STORM WATER RUNOFF. CONTRACTOR SHALL, AT COMPLETION OF WORK, FILL LOW SPOTS AND GRADE ALL RIGHTS-OF-WAY AND UTILITY EASEMENTS AND RE-GRADE/RESTORE DITCHES AS NECESSARY TO MAINTAIN AND/OR ESTABLISH POSITIVE DRAINAGE.
21. ALL PUBLIC SANITARY SEWER SHALL BE TELEVISED PRIOR TO THE ONE-YEAR WARRANTY PERIOD FOR FINAL ACCEPTANCE.



SANITARY SEWER
STANDARD DETAILS

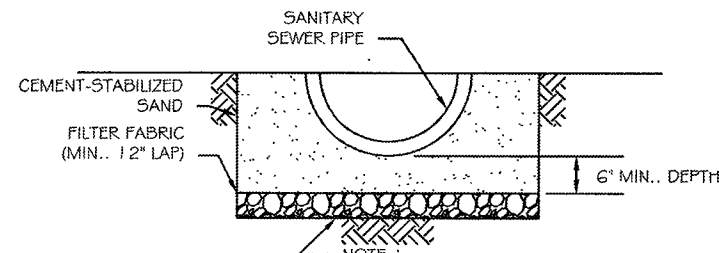
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REVISED DATE: JANUARY 2020 SCALE: NTS

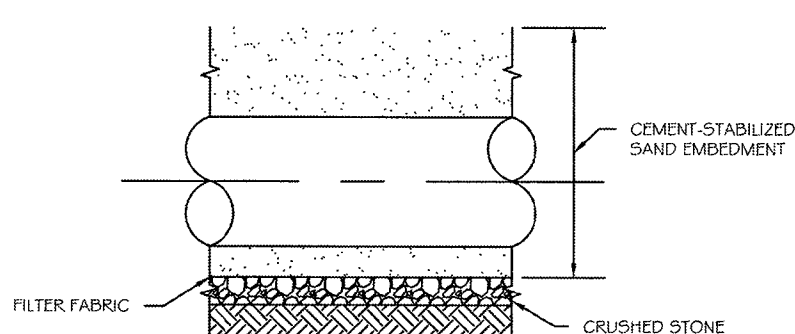
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DATE SUBMITTED:

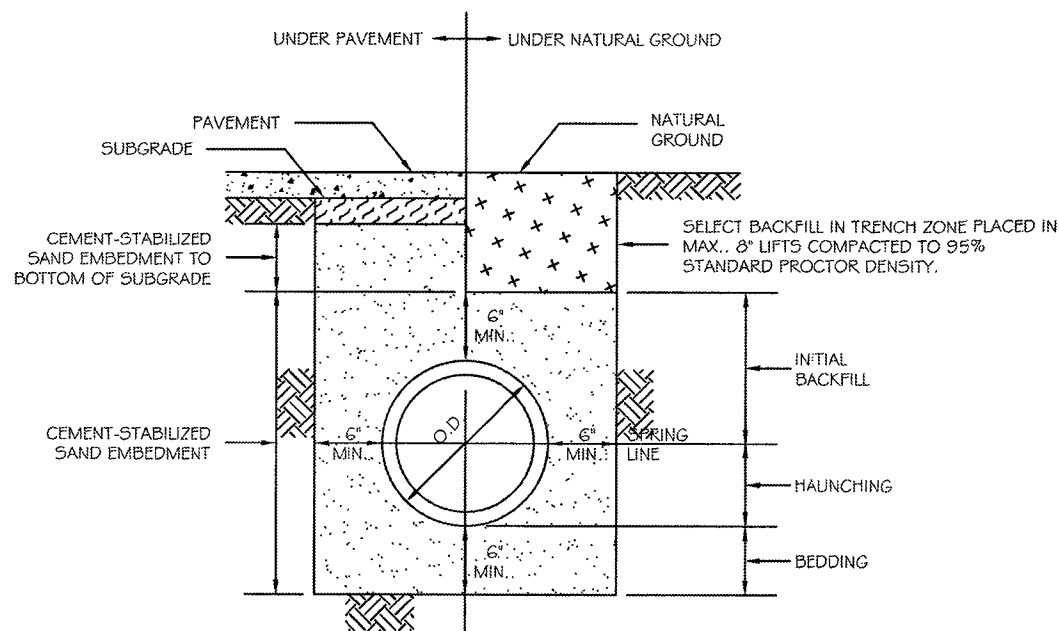
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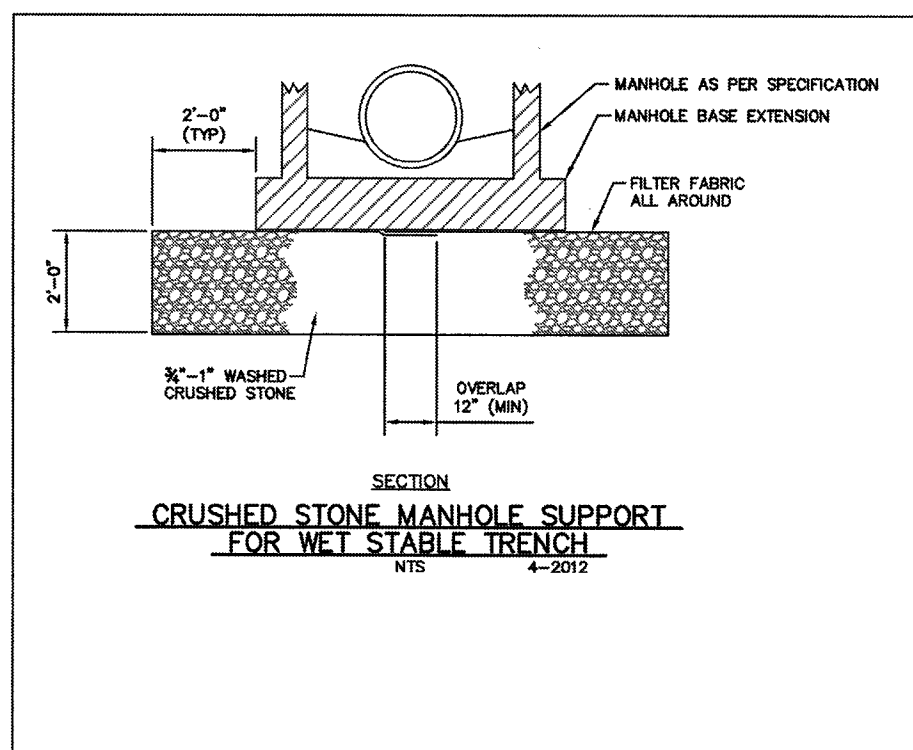
WET BEDDING CROSS-SECTION



WET BEDDING LONGITUDINAL-SECTION

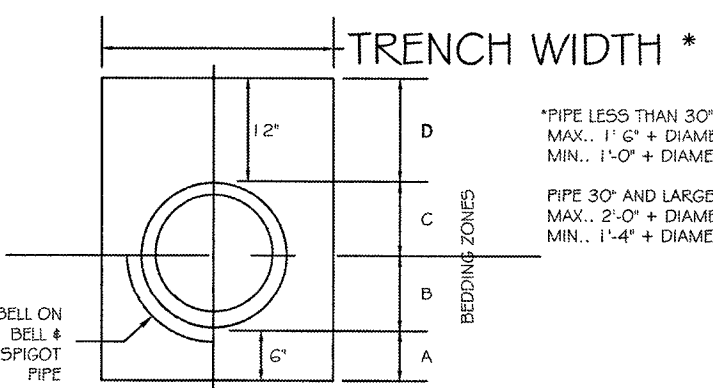


DRY STABLE TRENCH
GRAVITY LINE BEDDING AND BACKFILL

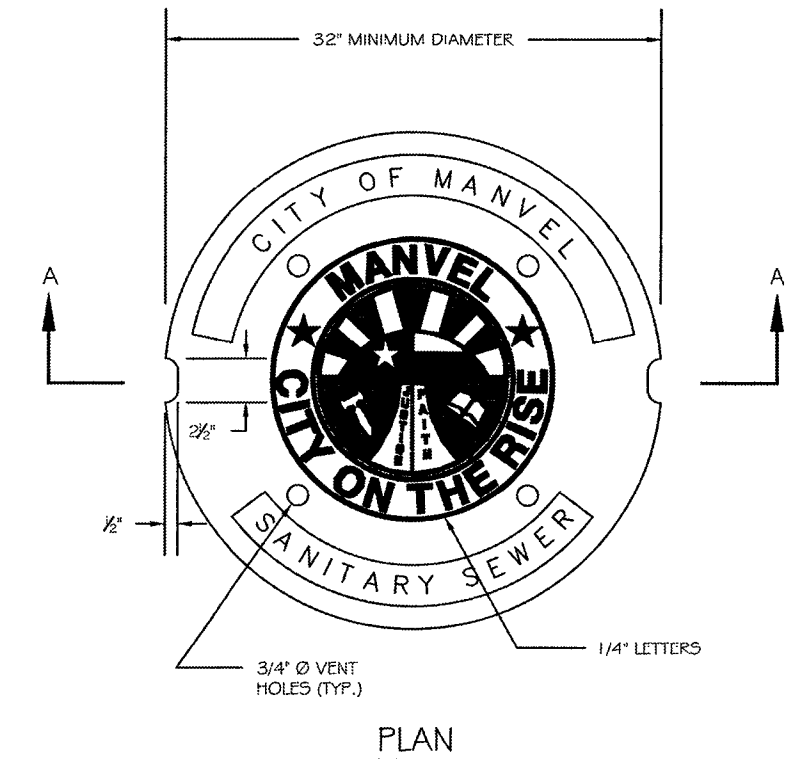


BEDDING ZONE				
PIPE MATERIAL	A	B	C	D
CAST IRON	B5	B5	B5	E7
DUCTILE IRON (PRESSURE)	B5	B5	B5	E7
DUCTILE IRON (GRAVITY)	C5	C5	C5	E7
PVC (PRESSURE PIPE)	B5	B5	B5	E7
PVC (GRAVITY PIPE)	C5	C5	C5	E7
STEEL	B5	B5	B5	E7

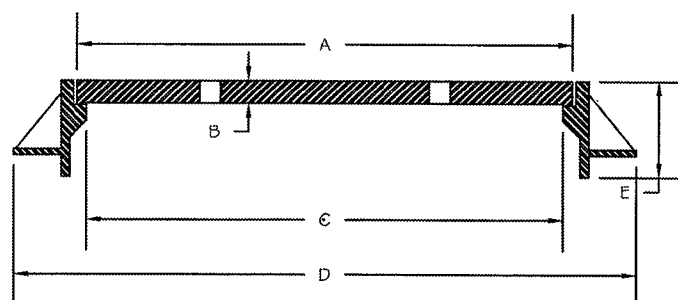
RS-BANK SAND
AS-AGGREGATE BEDDING (WET CONDITIONS ONLY)
PS-SELECT EARTH PLACED SAME DAY PIPE IS LAID
ET-EARTH FILL PLACED NEXT DAY (OR LATER) AFTER PIPE IS LAID
CS-CEMENT STABILIZED SAND



ORDINARY TRENCH EMBEDMENT & BACKFILL DETAIL

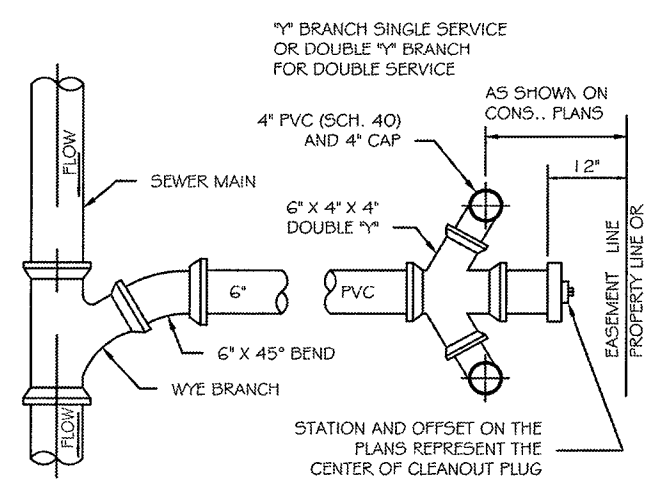


MANHOLE FRAME AND COVER

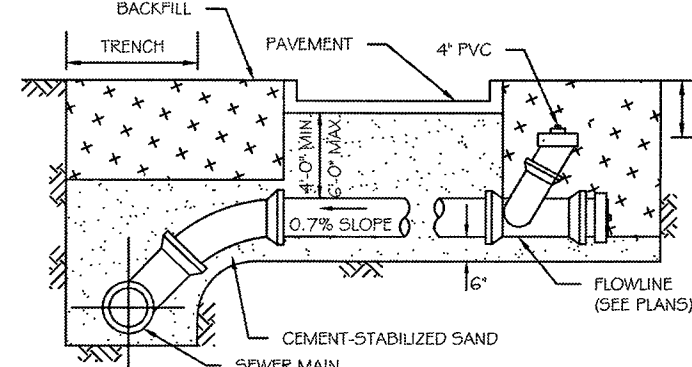


SECTION A-A

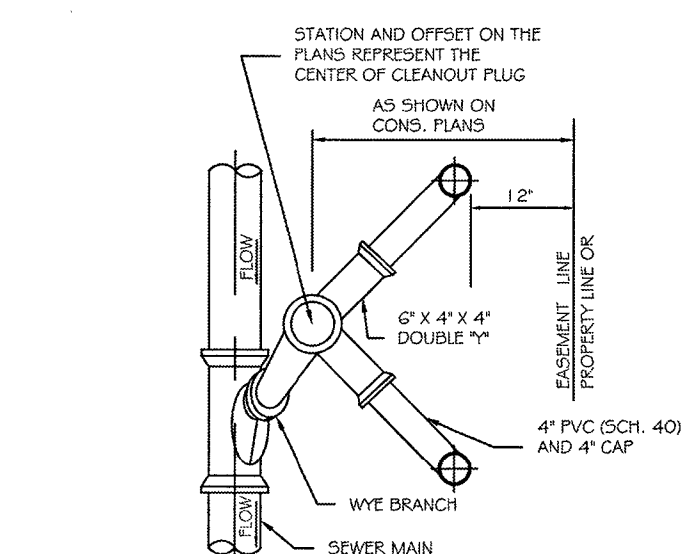
DIMENSIONS				
TYPE	A	B	C	D
11-2 INLET	23 1/2"	16"	22"	32 1/2"
ALL OTHERS	32"	16"	30 1/2"	40"



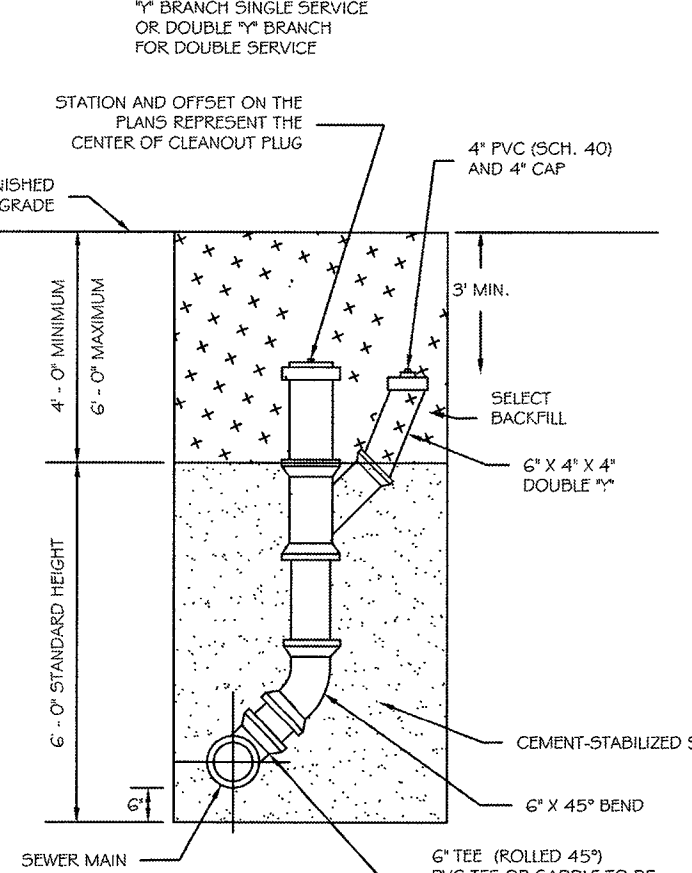
PLAN VIEW



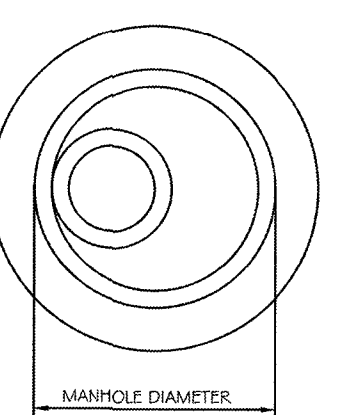
PROFILE VIEW
FAR SIDE SERVICE CONNECTION



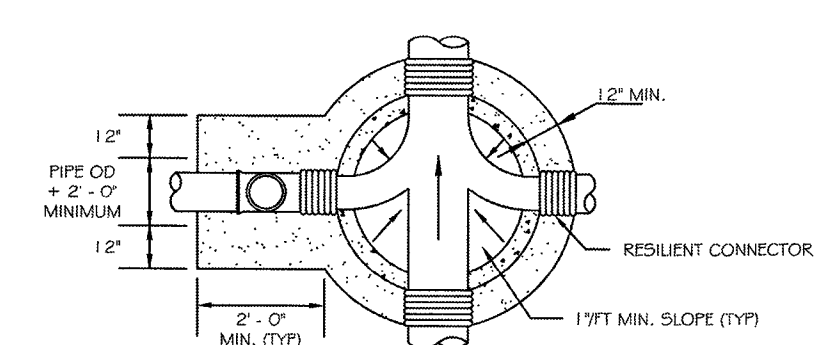
PLAN VIEW



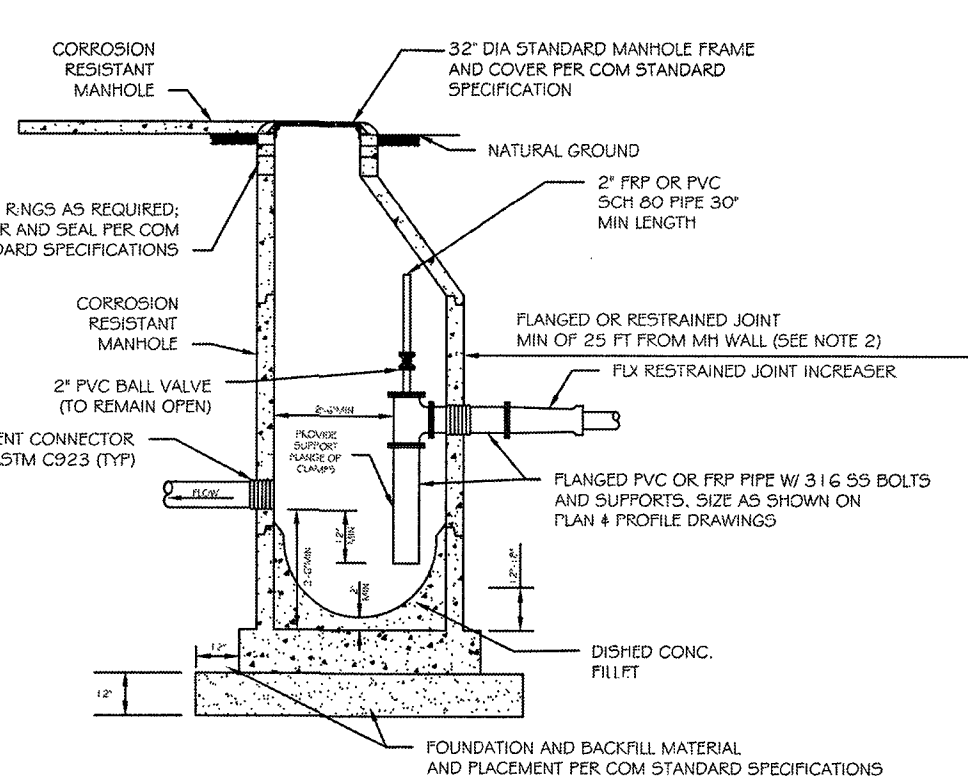
PROFILE VIEW
NEAR SIDE SERVICE CONNECTION



PLAN VIEW



FOUNDATION PLAN



SANITARY SEWER CORROSION RESISTANT MANHOLE
FOR FORCE MAIN DISCHARGE

1. SEAT MANHOLE FRAME IN SEALANT PER COM STANDARD SPECIFICATIONS.
2. IF FORCE MAIN HAS BENDS WITHIN 25 FT OF MANHOLE, EXTEND RESTRAINED JOINTS TO 25 FT MINIMUM UPSTREAM OF BEND.
3. OMIT CEMENT MORTAR WHEN MANHOLES IS LOCATED WITHIN PAVED AREA.
4. MINIMUM REINFORCING IN BASE SHALL BE 5 @ 6\"/>

NOTES:

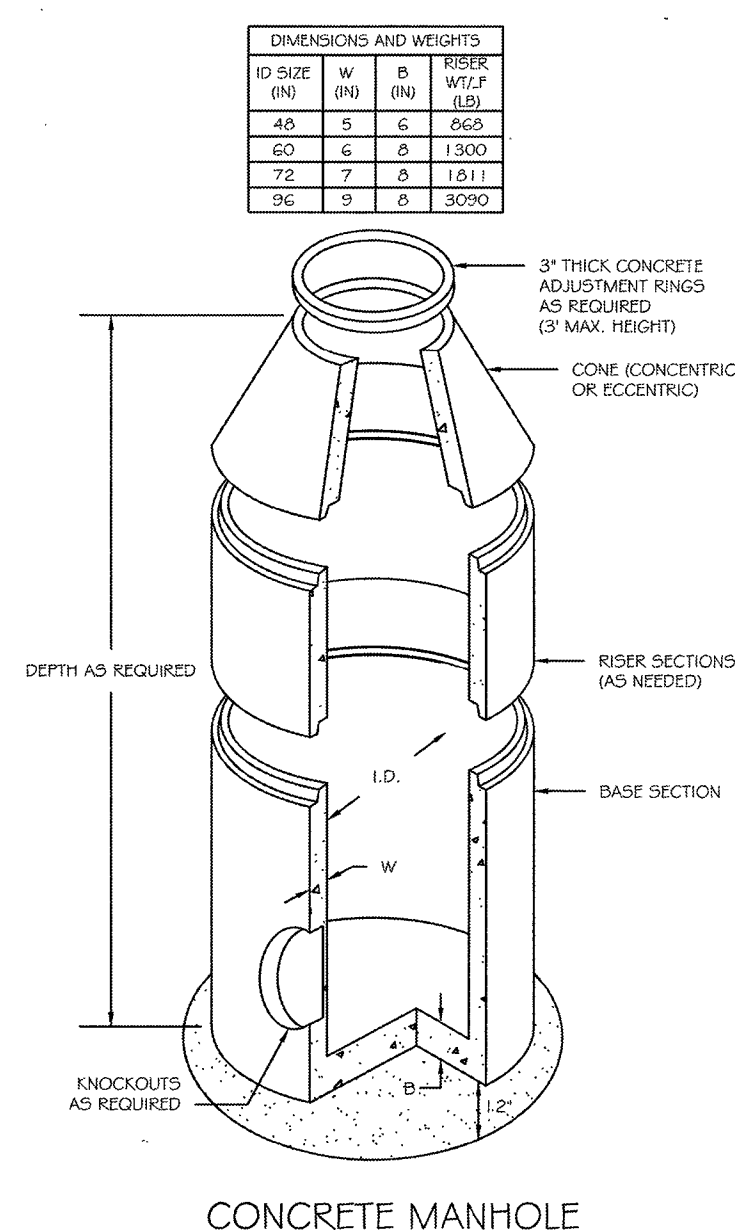
1. DEPTH OF MANHOLE DETERMINED BY SECTIONS REQUIRED.
1. PRECAST ADJUSTMENT RINGS SHALL BE PROVIDED FOR A COMBINED ADJUSTMENT HEIGHT OF AT LEAST TWELVE (12) INCHES. THE TOTAL HEIGHT OF ADJUSTMENT RINGS SHALL NOT EXCEED EIGHTEEN (18) INCHES.
3. MANHOLE WALL THICKNESS FOR DEPTHS EXCEEDING 12' OF SHALL BE DETERMINED TO MEET LOADING CONDITIONS. MINIMUM WALL THICKNESS SHALL BE FIVE (5) INCHES.
4. MANHOLE DROP AND INTERSECTING PIPES SHALL ONLY BE INSTALLED WHEN CALLED FOR IN THE PLAN AND PROFILE DRAWINGS.
5. SEAT MANHOLE FRAME IN SEALANT PER CITY OF MANVEL DESIGN CRITERIA MANUAL.
6. ECCENTRIC PRECAST MANHOLE CONE MAY BE USED.
7. OMIT CEMENT MORTAR WHEN MANHOLE IS LOCATED IN PAVED AREAS. IN PAVED AREAS A BLOCKOUT SHALL BE SUPPLIED THAT IS TWO (2) FEET PAST THE OUTSIDE EDGE OF THE MANHOLE.
8. MINIMUM REINFORCING BARS IN THE BASE SHALL BE #5 @ 12\"/>

Client:

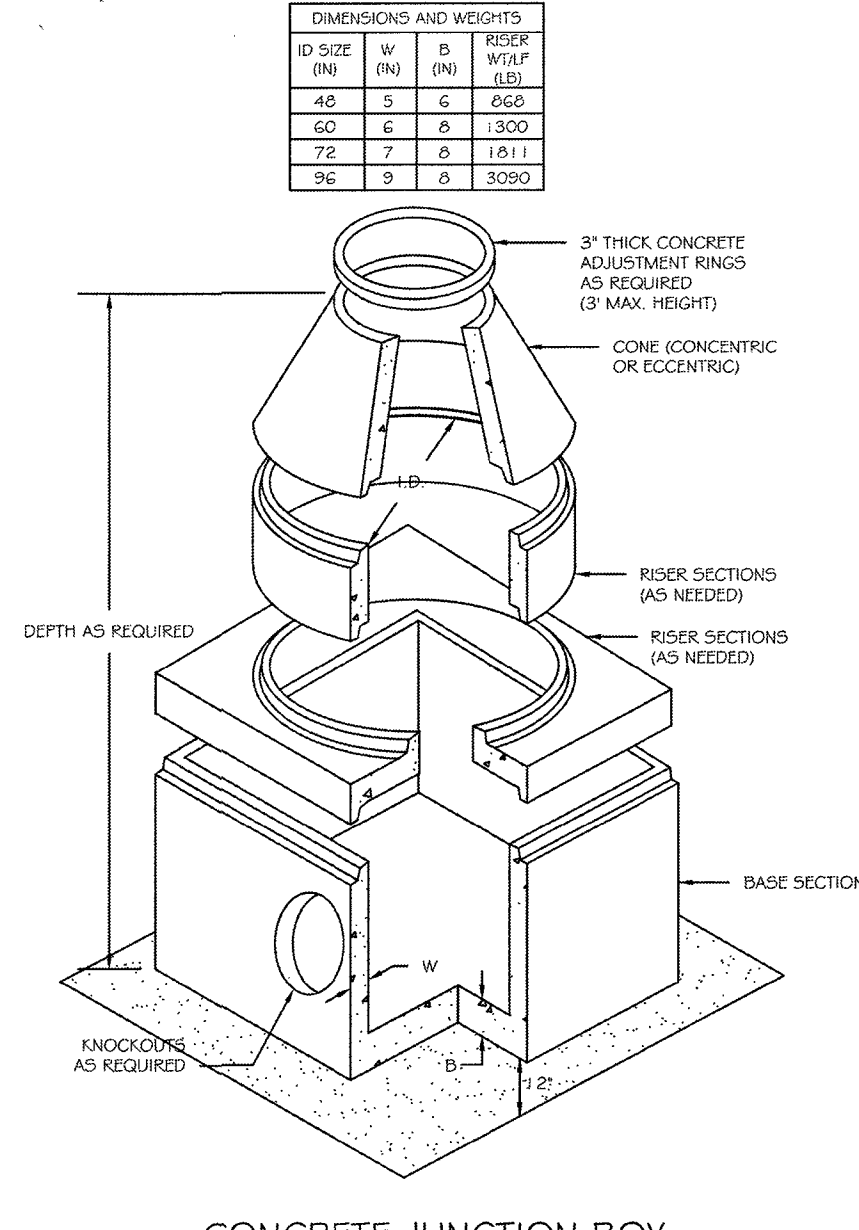
Rise Communities

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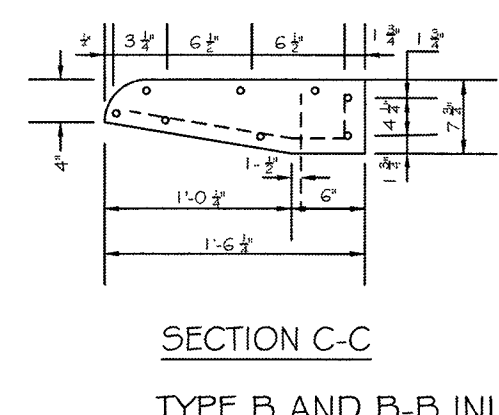
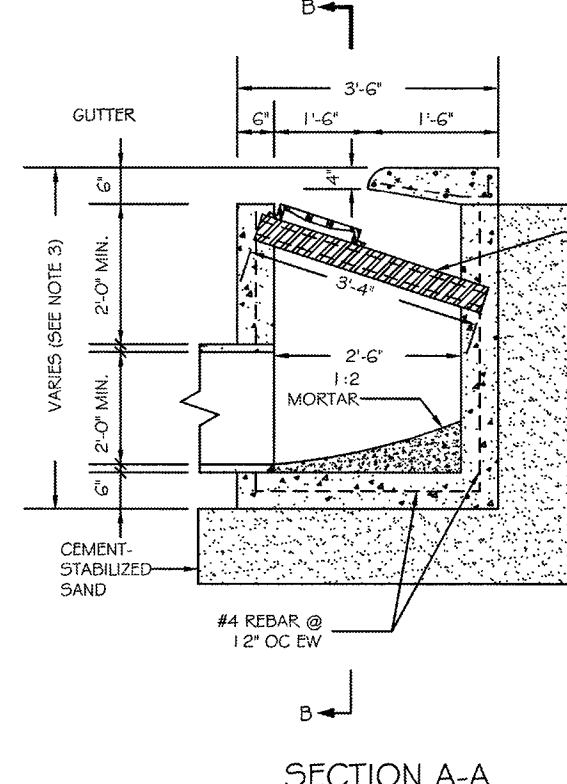
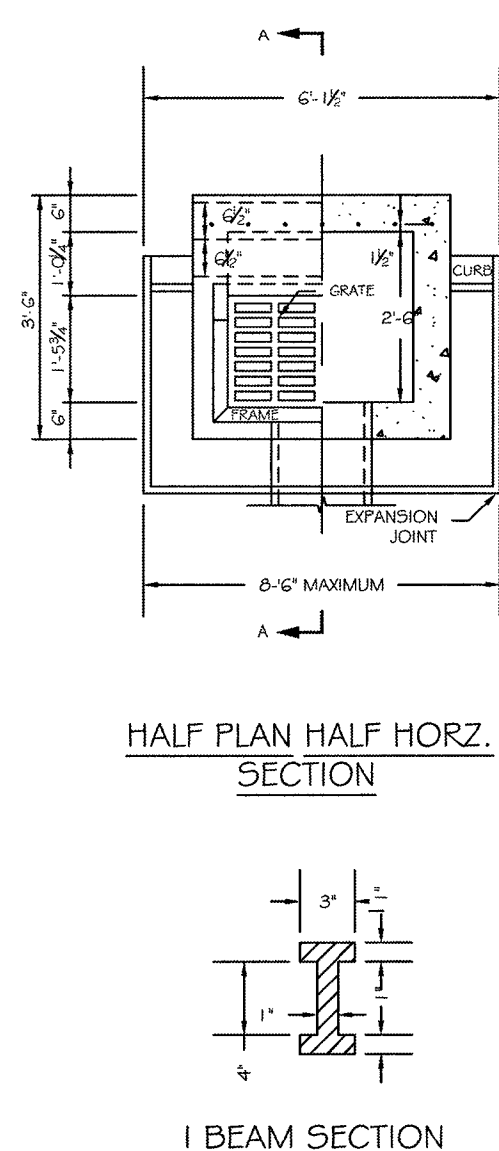
© copyright 2020 all rights reserved. All rights reserved.



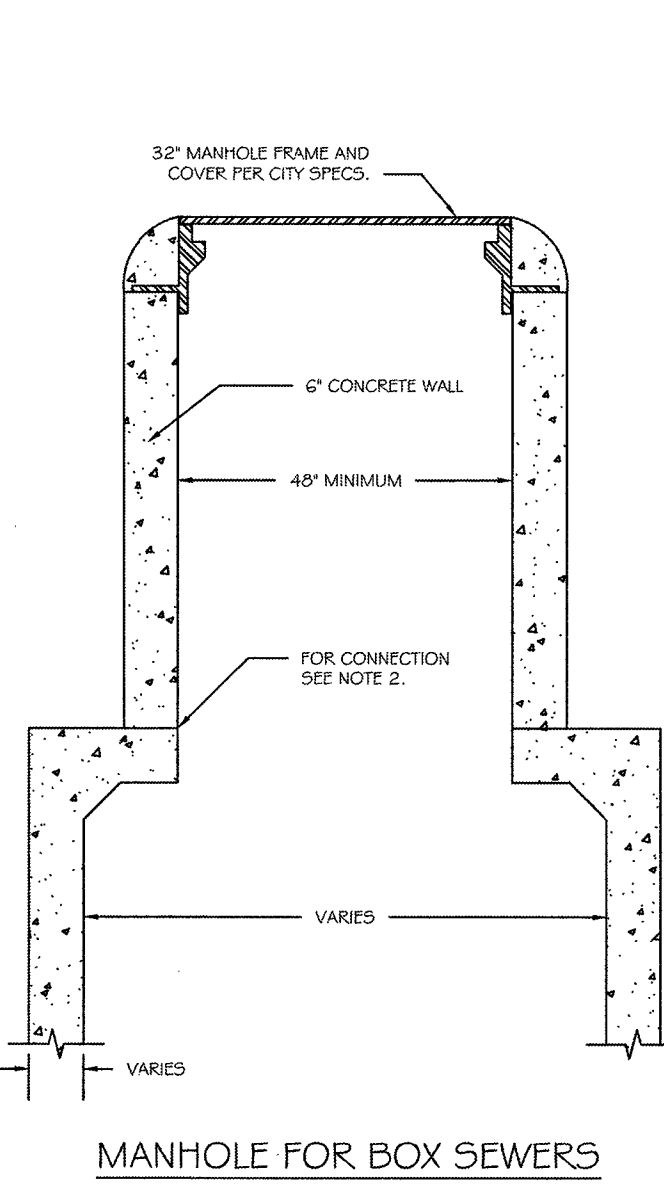
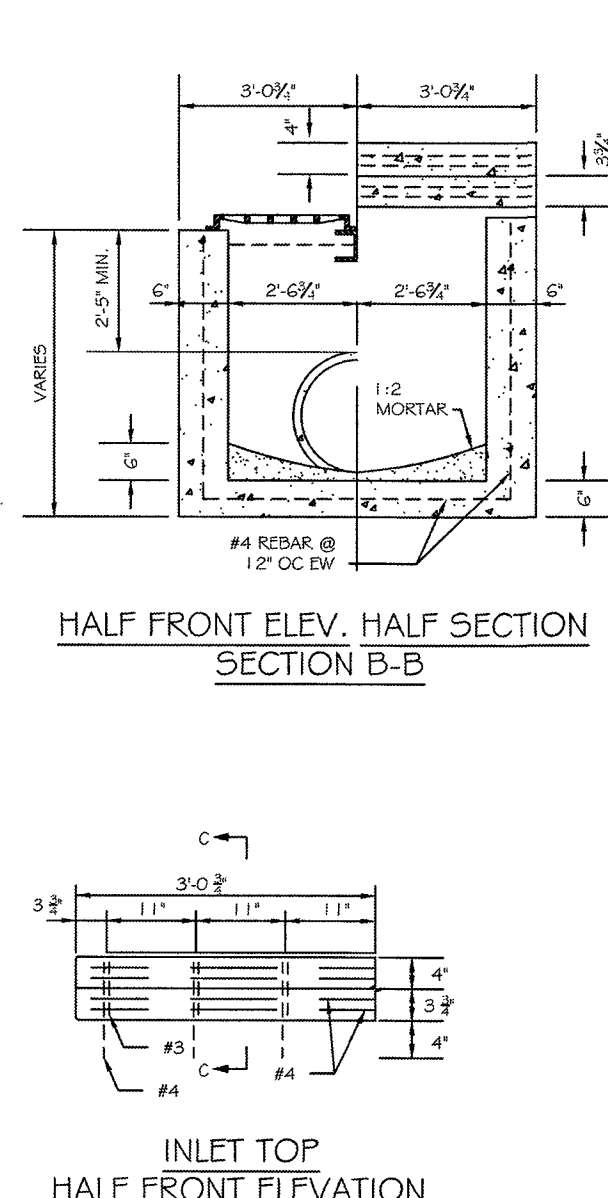
- NOTES:
- LIFTING INSERTS AS REQUIRED.
 - ALL JOINTS SHALL BE SEALED WITH RAM-NECK OR APPROVED EQUAL.
 - MANHOLES TO BE PLACED ON 12" OF CEMENT-STABILIZED SAND.
 - CONCRETE DESIGN STRENGTH SHALL BE 4000 PSI AT 28 DAYS, RATED FOR H-20 LOADING.
 - FOR USE WITH PIPE 72" DIAMETER AND SMALLER ONLY.



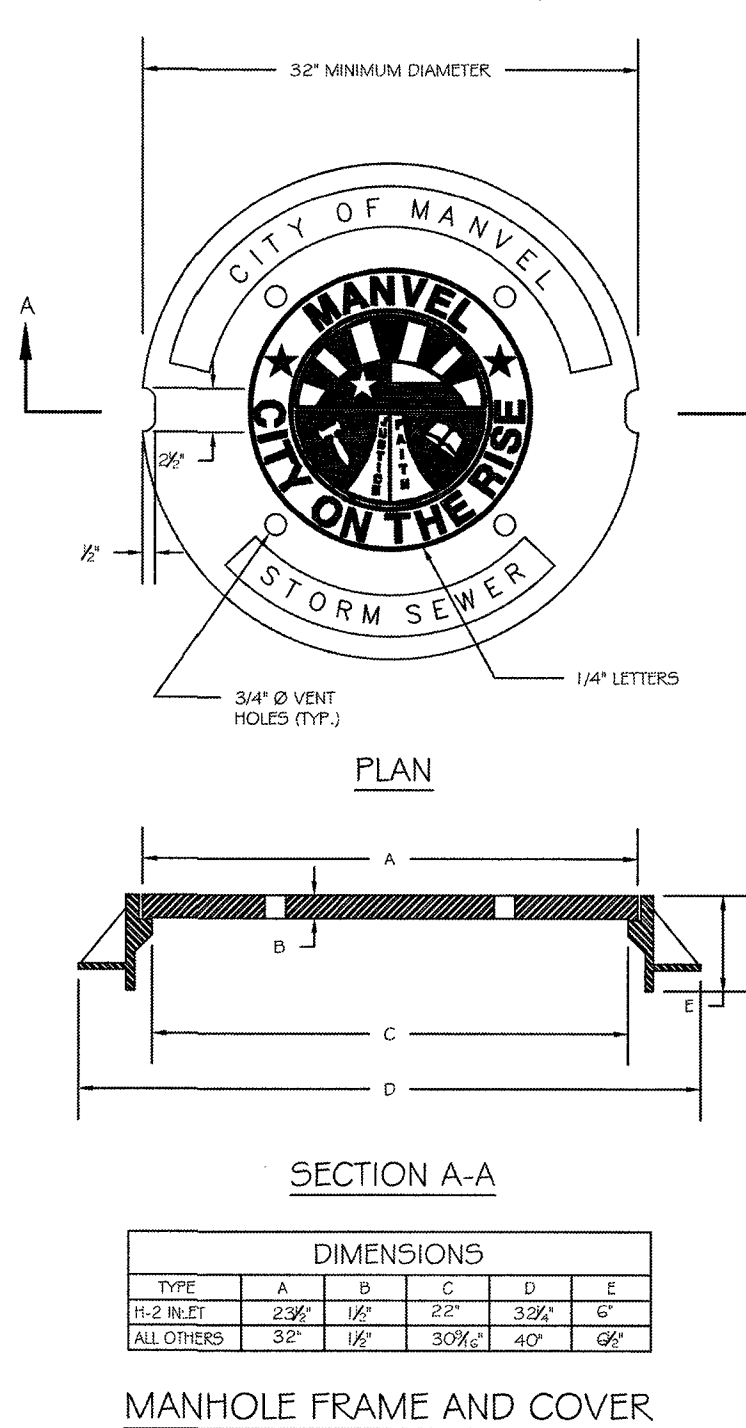
- NOTES:
- LIFTING INSERTS AS REQUIRED.
 - ALL JOINTS SHALL BE SEALED WITH RAM-NECK OR APPROVED EQUAL.
 - MANHOLES TO BE PLACED ON 12" OF CEMENT-STABILIZED SAND.
 - CONCRETE DESIGN STRENGTH SHALL BE 4000 PSI AT 28 DAYS, RATED FOR H-20 LOADING.
 - WIDTH VARIES ACCORDING TO PIPE SIZE.



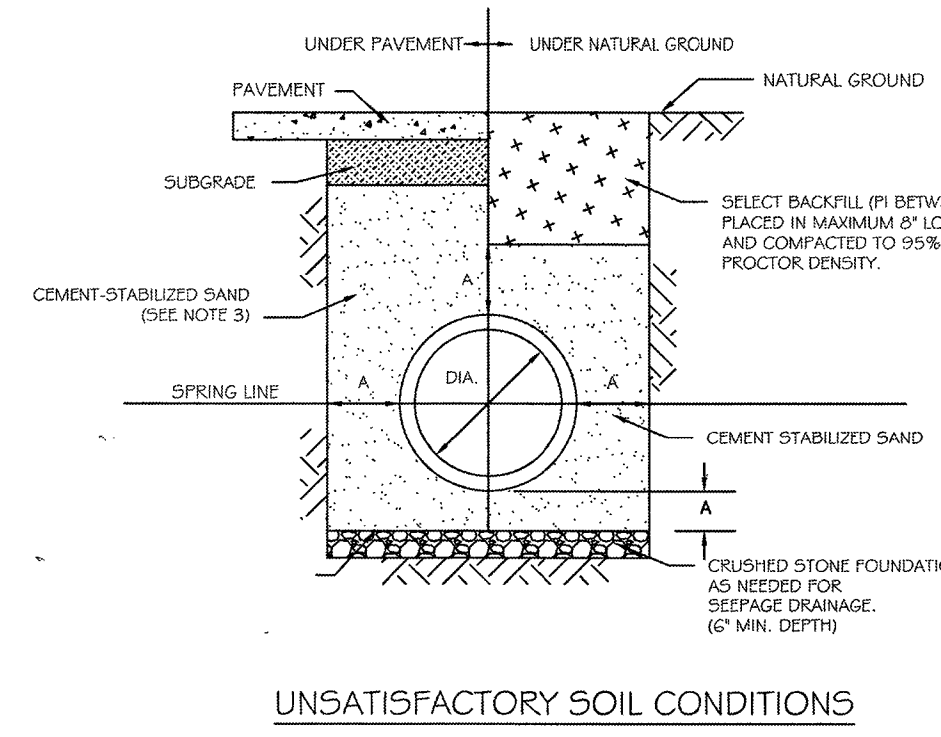
- NOTES:
- USE STANDARD CAST IRON FRAME AND GRATES.
 - LEADS SHALL LEAVE INLET AT LOCATION AND GRADE REQUIRED.
 - DIMENSION VARIES BASED ON PIPE DIAMETER AND WALL THICKNESS.
 - CENTER STEEL BEAM ON INLET AND CAST WALLS AS SHOWN (B-B INLET ONLY).
 - TYPE B AND B-B INLETS ARE FOR RESIDENTIAL USE ONLY.



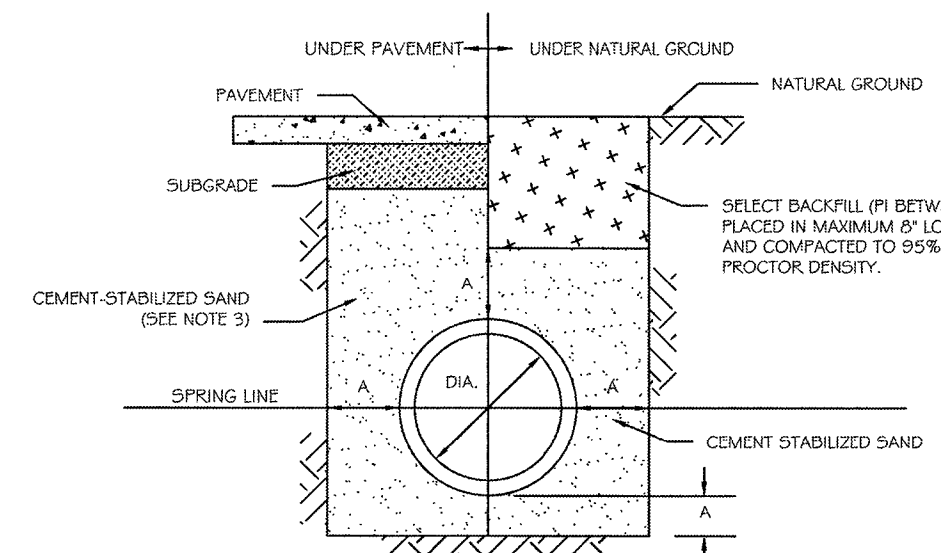
- NOTE:
- 12" INLET GRATE MAY BE USED IN PLACE OF MANHOLE COVER.
 - CONNECT MANHOLE TO TOP BY USING KEYWAY, DOWELING OR PRECAST JOINT.



DIMENSIONS					
TYPE	A	B	C	D	E
12" INLET	24"	12"	24"	36"	6"
ALL OTHERS	32"	12"	30 1/2"	40"	6"

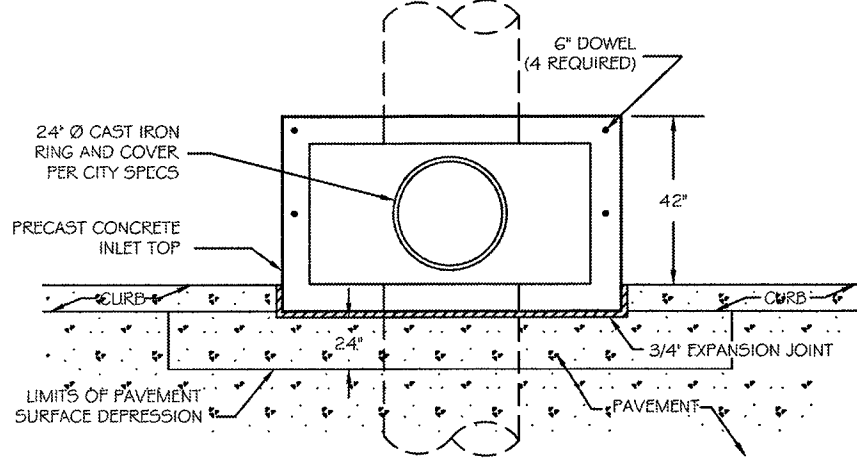


A	STORM SEWER DIAMETER
6"	36" OR LESS
12"	42" OR GREATER

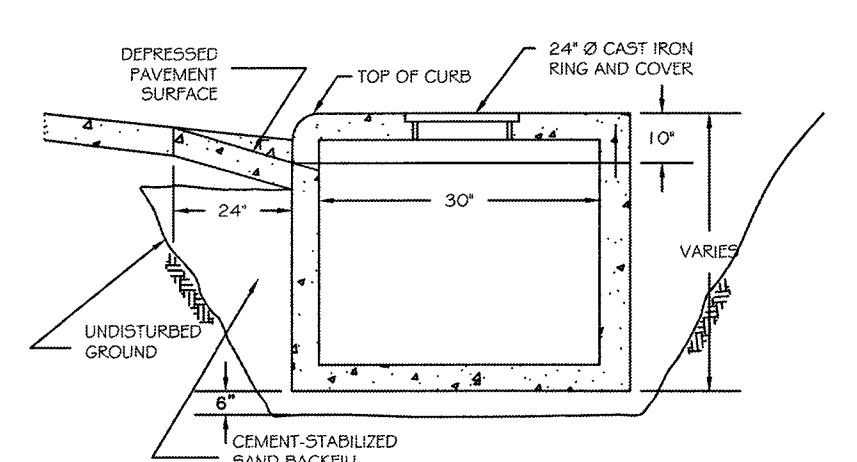


BEDDING AND BACKFILL

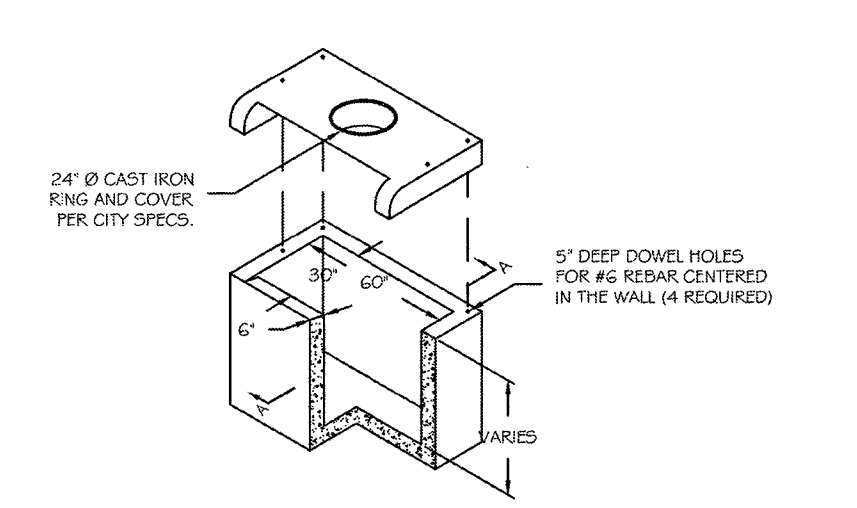
- NOTES:
- THE SATISFACTORY SOIL CONDITIONS METHOD SHALL BE USED FOR STORM SEWER PIPE WHERE THE SOIL CONDITIONS ARE AS FOLLOWS:
 - STRATA FROM THE SPRING LINE TO 3 FT BELOW THE FLOWLINE OF THE PIPE CONSIST OF NON-WATERBEARING COHESIVE SOILS HAVING A SHEAR STRENGTH OF 1000 PSF OR GREATER.
 - NO WET SAND STRATA EXIST IN AREA FROM 1 FT ABOVE THE TOP OF THE PIPE TO 3 FT BELOW THE FLOWLINE.
 - FOR ALL OTHER SOIL CONDITIONS USE THE DETAIL FOR UNSATISFACTORY CONDITIONS SHOWN ABOVE.



TYPE H-2 INLET
PLAN VIEW

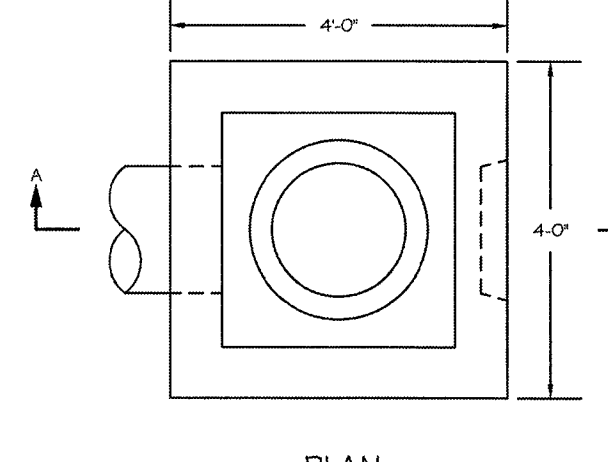


SECTION A-A
TYPE H-2 INLET
CROSS SECTION

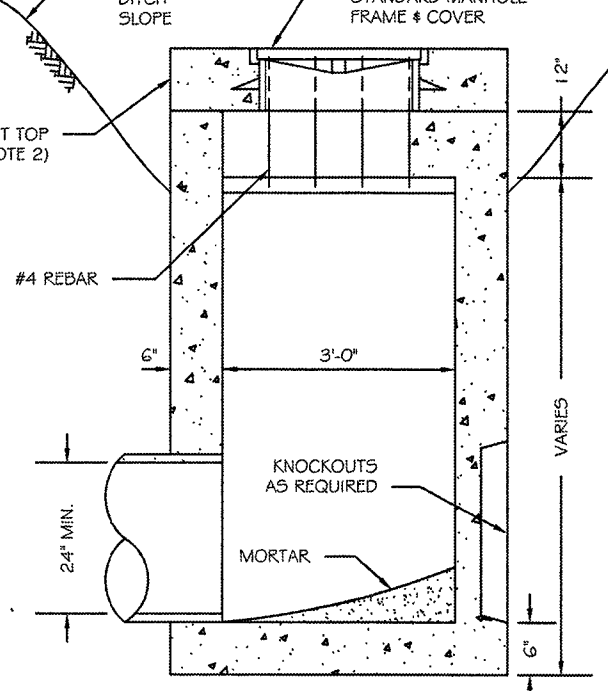


ISOMETRIC VIEW
TYPE H-2 INLET

- NOTES:
- H-2 TYPE 1 LENGTH = 5'-0", H-2 TYPE 2 LENGTH 10'-0".
 - THIN WALL KNOCK-OUTS OR THRU HOLES FOR PIPE FOR JOB REQUIREMENTS.
 - REFER TO PAVING DETAIL SHEET FOR INSTALLATION OF H-2 TYPE 1 5'-0" CURB INLET.
 - INLET WALLS MAY BE EXTENDED USING PRECAST RISER SECTION.
 - INLET TOPS SHALL BE SECURED TO THE INLET WALL USING #6 DOWELS DRILLED AND GROUTED A MINIMUM DEPTH OF 8" INTO THE INLET WALL.
 - INLET BACKFILL SHALL BE CEMENT-STABILIZED SAND TO THE TOP OF THE INLET FIRST STAGE.
 - GRADE 60, #4 REINFORCEMENT BARS TO CONFORM TO ASTM A615 IS REQUIRED CENTRIC OR EQUAL.
 - GROUT ALL EXPOSED LIFT HOLES.

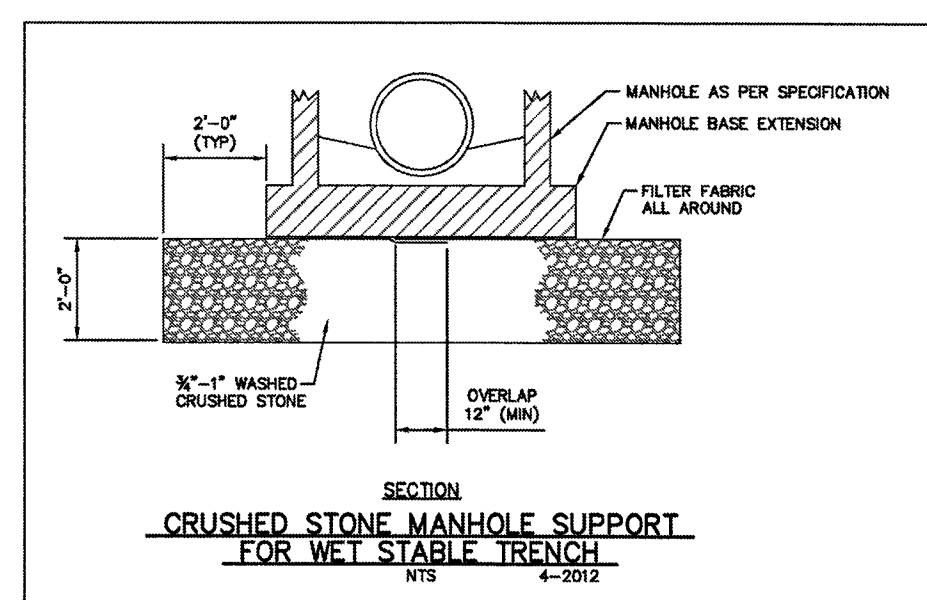


PLAN



SECTION A-A
TYPE "E" INLET

- NOTES:
- USE #4 REBAR IN THROAT OPENING AT 6" CENTERS.
 - CONNECT INLET TO TOP BY USING KEYWAY, DOWELING OR PRECAST JOINT.



SECTION
CRUSHED STONE MANHOLE SUPPORT
FOR WET STABLE TRENCH

STORM SEWER CONSTRUCTION NOTES:

- STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MANVEL DESIGN CRITERIA MANUAL AND STANDARD DETAILS, LATEST REVISIONS.
- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III, TONGUE AND GROOVE, UNLESS OTHERWISE NOTED AND APPROVED BY THE CITY.
- REINFORCED CONCRETE STORM SEWER (PIPE, BOX, ETC.) SHALL BE INSTALLED, BEDDED AND BACKFILLED IN CONFORMITY WITH THE CITY OF MANVEL DESIGN CRITERIA MANUAL AND STANDARD DETAILS. STORM SEWER INSTALLED UNDER PROPOSED PAVEMENT SHALL BE BACKFILLED WITH CEMENT-STABILIZED SAND (1.1 SACKS OF CEMENT PER TON OF SAND, TO THE BOTTOM OF THE SUBGRADE. STORM SEWER INSTALLED UNDER EXISTING PAVEMENT SHALL BE BACKFILLED WITH CEMENT-STABILIZED SAND TO THE BOTTOM OF THE PAVEMENT.
- CONCRETE FOR INLETS AND MANHOLES SHALL BE CLASS A AND SHALL HAVE A MINIMUM STRENGTH OF 4000 PSI AT 28 DAYS AND HAVE REINFORCING BARS TO MEET AASHTO H20-44 LOADING REQUIREMENTS.
- ALL MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE.
- MINIMUM STORM SEWER SIZE IS TWENTY-FOUR (24) INCH INSIDE DIAMETER. MINIMUM ROADSIDE DITCH CULVERT IS EIGHTEEN (18) INCH INSIDE DIAMETER OR APPROVED EQUAL.
- ALL STORM SEWER MANHOLES SHALL INCLUDE THE WORDS "STORM SEWER" AND "CITY OF MANVEL." MANHOLE COVERS SHALL CONFORM TO THE STANDARD DETAILS SHOWN ON THIS SHEET.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF SIX (6) INCHES OF CLEARANCE AT ALL UTILITY CROSSINGS WITH STORM SEWER.
- ALL INLETS, AT ROADWAY PAVEMENT IN RESIDENTIAL DEVELOPMENTS, SHALL BE TYPE "B", "B-B" OR "H-2". ALL INLETS IN COMMERCIAL DEVELOPMENTS, AND/OR ON MAJOR THOROUGHFARES SHALL BE TYPE "H-2" ONLY, UNLESS OTHERWISE APPROVED BY THE CITY OF MANVEL.
- ALL DISTURBED AREAS IN DRAINAGE EASEMENTS OR DETENTION PONDS, SHALL BE HYDRO-MULCHED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION. DURING THE COURSE OF ANY AND ALL CLEARING, GRUBBING, FILL, GRADING, EXCAVATION OR OTHER CONSTRUCTION, THE CONTRACTOR SHALL ENSURE THAT STORM DRAINAGE PATHWAYS REMAIN OPEN AND ARE MAINTAINED TO ENSURE POSITIVE DRAINAGE. CONVEYANCES ARE NOT TO BE IMPEDED OR BLOCKED IN ANY WAY. STORM SEWER INLETS SHALL BE PROTECTED FROM ENTRY OF SILT, TRASH, DEBRIS AND ANY OTHER SUBSTANCES THAT MAY DAMAGE THE STORM SEWER SYSTEM AND/OR WATERWAYS RECEIVING STORM WATER RUNOFF. AT COMPLETION OF WORK, THE CONTRACTOR SHALL FILL ALL LOW SPOTS, GRADE ALL RIGHTS-OF WAY, AND UTILITY EASEMENTS, AND REGRADE/RESTORE DITCHES AS NECESSARY TO MAINTAIN AND/OR ESTABLISH POSITIVE DRAINAGE.
- ALL PUBLIC STORM SEWER SHALL BE TELEVIEWED AT THE ONE-YEAR WARRANTY PERIOD PRIOR TO FINAL ACCEPTANCE.

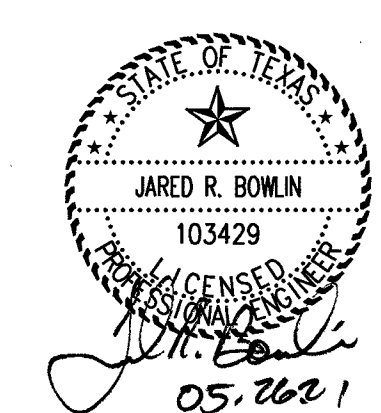


STORM SEWER STANDARD DETAILS

DATE APPROVED: JANUARY 2020
REVISED DATE: JANUARY 2020 SCALE: NTS

PROJECT NUMBER: DATE SUBMITTED: SHEET: XX OF XX

Meridiana Phase 2
NE Village Recreation Center
Manvel, Texas 77578
STORM SEWER DETAILS



revisions
Δ
Δ
Δ
Δ

issued for
design dev. ☐
city submittal ☒
bid package ☐
construction ☐

date issued 01.15.2020

scale NTS

drawn by ep, bt, lm

checked by dm

project number 081-011-41

sheet number

C19.0

Client:

Rise Communities

1602 Avenue D, Suite 100
Katy, Texas 77493
702 466 2082Meridiana Phase 2
NE Village Recreation Center
Mamvel, Texas 77578
Irrigation Planrevisions
△
△
△
△issued for
design dev. ○
city submittal ●
bid package ○
construction ○

date issued 02.19.2021

scale 1"=20'-0"

drawn by JB, BI

checked by JB, JH

project number 15-180-20

sheet number

L4.1

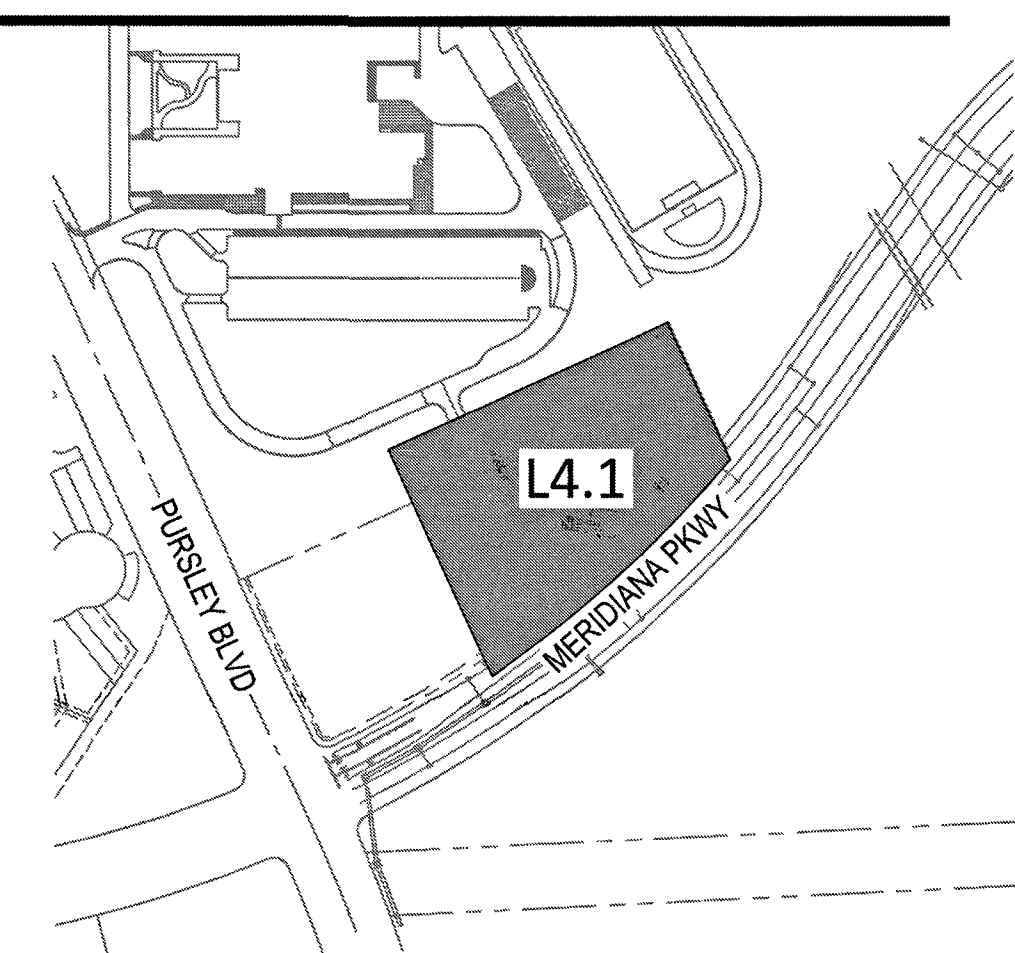
IRRIGATION LEGEND

- SLEEVES: SCH 40 PVC
— POINT-OF-CONNECTION ASSEMBLY
— MAINLINE PIPE: CLASS SCH 40 PVC
2-INCH SIZE UNLESS OTHERWISE INDICATED
— LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC
1-INCH SIZE UNLESS OTHERWISE INDICATED
— LATERAL PIPE TO TREE EMITTERS: CLASS 200 PVC
1-INCH SIZE UNLESS OTHERWISE INDICATED
— LATERAL PIPE TO PALM TREE BUBBLERS: CLASS 200 PVC
1-INCH SIZE UNLESS OTHERWISE INDICATED
□ FLOW SENSOR ASSEMBLY: FLOMEC QS200 ULTRASONIC
⊗ MASTER VALVE ASSEMBLY: RAIN BIRD PESB
▨ INLINE DRIP TUBING: RAINBIRD XFD-P-06-18 (FLAT), XFCV-P-18 (SLOPED)
⊙ REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS:
RAIN BIRD PESBR (SIZED PER PLAN)
⊗ REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-PRB-100-COM
● QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC
⊗ ISOLATION GATE VALVE ASSEMBLY: APOLLO 102T-K SERIES
— UNCONNECTED PIPE CROSSING
- ⊙ INDICATES CONTROLLER AND STATION NUMBER
⊙ INDICATES LATERAL DISCHARGE (GPM)
⊙ INDICATES VALVE SIZE (INCHES)
⊙ INDICATES LANDSCAPE APPLICATION

- ⊙ TREE BUBBLER ASSEMBLY: TWO (2) RAIN BIRD 1402 BUBBLERS
PRESSURE: 30 PSI
FLOW (GPM): 0.50 PER BUBBLER; 1.00 PER ASSEMBLY
- ◆ ■ POP-UP SPRAY SPRINKLER: HUNTER PROS-12-PRS30-CV WITH S-8A NOZZLE
PRESSURE: 30 PSI RADIUS: 8 FEET
FLOW (GPM): Q-0.24 H-0.47 F-0.97
- ● ● POP-UP SPRAY SPRINKLER: HUNTER PROS-06-PRS30-CV W/10 SERIES NOZZLE
PRESSURE: 30 PSI RADIUS: 10 FEET
FLOW (GPM): Q-0.42 H-0.88 F-1.59
- ▲ ▲ ▲ POP-UP SPRAY SPRINKLER: HUNTER PROS-06-PRS30-CV W/12 SERIES NOZZLE
PRESSURE: 30 PSI RADIUS: 12 FEET
FLOW (GPM): Q-0.67 H-1.30 F-2.70
- ● ● POP-UP SPRAY SPRINKLER: HUNTER PROS-12-PRS30-R W/MP1000 NOZZLE
PRESSURE: 40 PSI RADIUS: 8-15 FEET
FLOW (GPM): Q-0.21 H-0.42
- ▼ ▲ POP-UP SPRAY SPRINKLER: HUNTER PROS-06-PRS30-R W/15SS SERIES NOZZLE
PRESSURE: 30 PSI RADIUS: 5 FEET X 15 FEET
FLOW (GPM): ES515-0.65 SS530-1.30
- ⊗ BACKFLOW PREVENTION ASSEMBLY: FEBCO 825YA
- ⊙ IRRIGATION CONTROLLER
- CONTROLLER: RAIN BIRD ESP - LXMFE

CONSTRUCTION NOTES

- 1 THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY OTHERS AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT AND MASTER VALVE ASSEMBLY AS INDICATED, SAME SIZE AS POC. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
- 2 WALL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
- 3 IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.



Key Map

Not To Scale

SLEEVE SCHEDULE

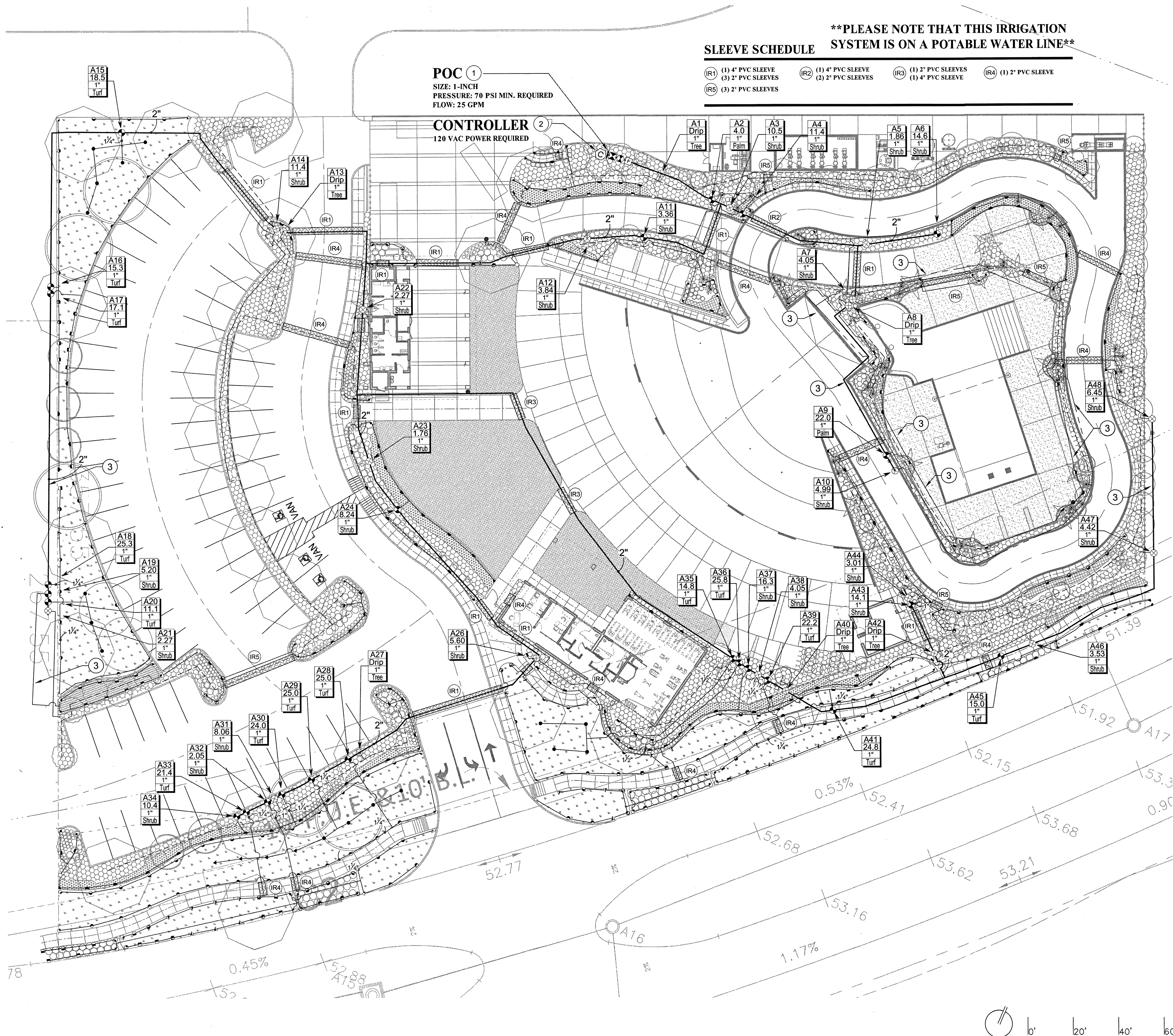
- (IR1) (1) 4" PVC SLEEVE
(3) 2" PVC SLEEVES
(IR5) (3) 2" PVC SLEEVES
- (IR2) (1) 4" PVC SLEEVE
(2) 2" PVC SLEEVES
- (IR3) (1) 2" PVC SLEEVES
(1) 4" PVC SLEEVE
- (IR4) (1) 2" PVC SLEEVE

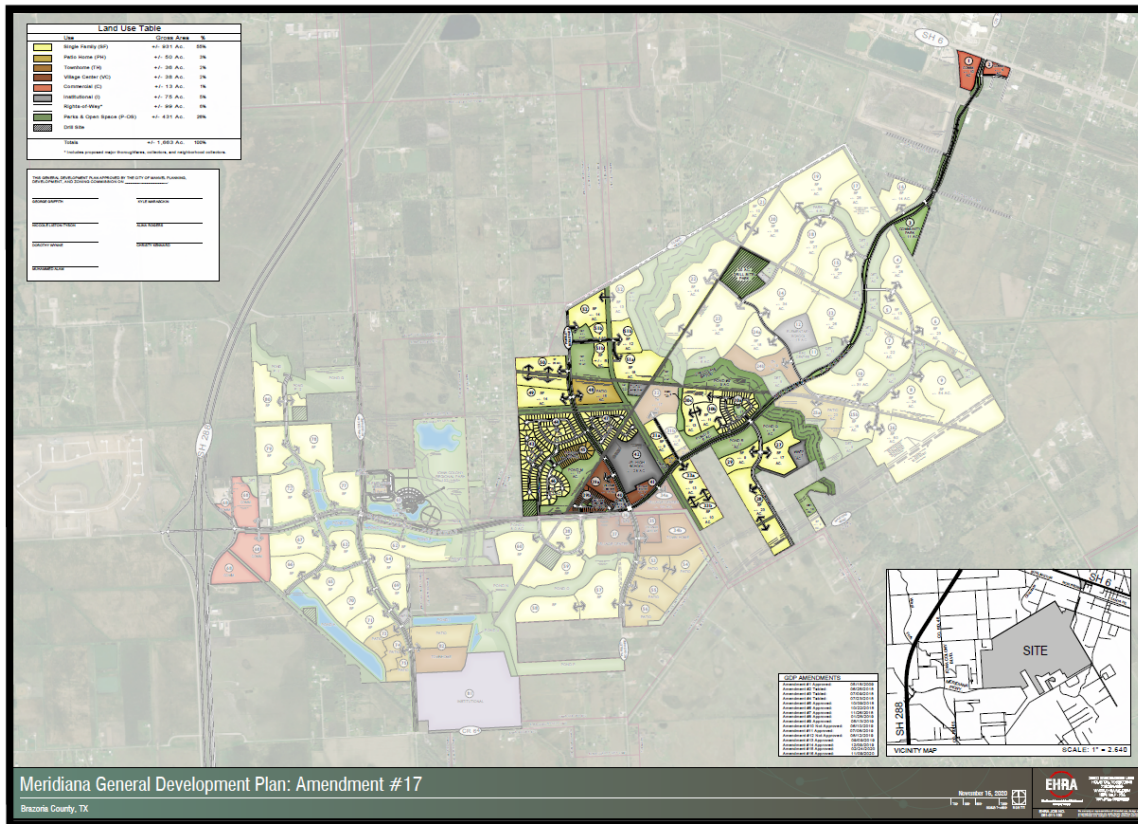
POC 1

SIZE: 1-INCH
PRESSURE: 70 PSI MIN. REQUIRED
FLOW: 25 GPM

CONTROLLER 2

120 VAC POWER REQUIRED







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: June 14, 2021 PDZ & June 21, 2021 City Council

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

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Final Plat for Meridiana Section 39A, being a subdivision of 12.39 acres out of the H.T. & B.R.R.
Co. Survey, Section 61, A-282, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.06.02 14:59:59 -05'00'

SIGNATURE

June 2, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 39A Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	June 14, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval for the Meridiana Section 39A Final Plat.

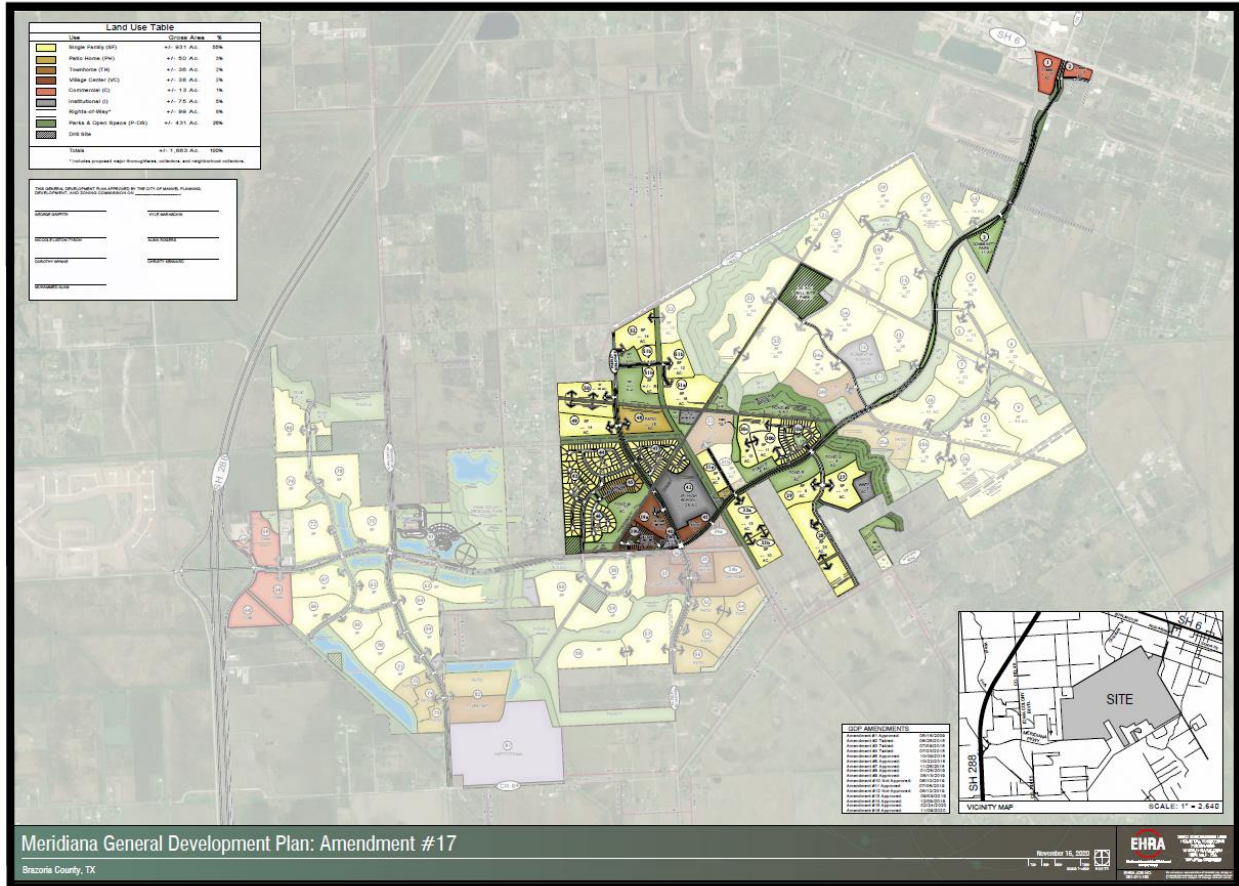
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DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Meridiana General Development Plan Amendment No. 17





MINIMUM FINISH FLOOR ELEVATION	
BLOCK	ELEVATION
BLOCK 1	50.30'
BLOCK 2	50.30'

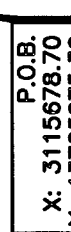
BENCHMARK(S):

INGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 12.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILES 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 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

[illegible]

ALVIN I.S.D.
JUNIOR HIGH
SCHOOL SITE NO. 2
C.P.R. NO. 2019005008



NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
66	16.5	17

RESERVE	RESTRICTED TO	RESERVE TABLE	AREA
A	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	19,673 SQ.FT. / 0.4516 ACRES
B	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	23,949 SQ.FT. / 0.5498 ACRES
C	PARKING	PARKING	1,430 SQ.FT. / 0.0329 ACRES
D	LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES	LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES	1,150 SQ.FT. / 0.0264 ACRES
E	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	20,410 SQ.FT. / 0.4685 ACRES
F	PARKING	PARKING	1,632 SQ.FT. / 0.0375 ACRES
G	PARKING	PARKING	1,259 SQ.FT. / 0.0289 ACRES
H	PUBLIC SAFETY PURPOSES	PUBLIC SAFETY PURPOSES	66,664 SQ.FT. / 1.5072 ACRES
TOTAL			135,157 SQ.FT. / 3.1027 ACRES

LINE	BEARING	DISTANCE
1	S 35.45° E	61.61
2	S 35.45° E	10.00
3	S 35.45° E	25.61
4	S 78.02° E	25.53
5	S 56.39° E	35.00
6	S 53.55° E	35.82
7	S 65.30° E	36.64
8	S 60.58° E	29.29
9	S 60.58° E	29.29
10	S 70.12° E	51.36
11	S 141.20° E	29.98
12	S 89.72° E	59.04
13	S 67.11° E	20.00
14	S 41.10° E	27.77
15	S 28.52° E	21.50
16	S 78.83° E	23.94
17	S 121.07° E	51.00
18	S 64.44° S	16.40
19	S 35.20° E	24.43
20	S 35.20° E	24.43
21	S 35.48° E	22.66
22	S 20.40° E	22.66
23	S 18.36° E	22.66

	POORE	RAOVS	DELTA	ANG	CRUISE	LENGTH	NO. OF	BOARDS	CHORD	LENGTH
C1	2500	922.38	50.38	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C2	2500	922.38	40.38	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C3	19400	911.92	38.91	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C4	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C5	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C6	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C7	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C8	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C9	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C10	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C11	4800	907.08	44.38	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C12	5000	907.08	44.38	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C13	5000	907.08	44.38	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C14	5000	907.08	44.38	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C15	5000	907.08	44.38	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C16	5000	907.08	44.38	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C17	5000	907.08	44.38	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C18	6000	2662.44	296.03	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C19	6000	2662.44	296.03	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C20	6000	2662.44	296.03	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C21	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C22	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C23	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C24	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C25	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C26	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C27	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C28	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C29	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C30	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C31	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C32	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C33	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C34	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C35	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C36	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C37	5000	944.21	50.08	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C38	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C39	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C40	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C41	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C42	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C43	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C44	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C45	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C46	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C47	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C48	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C49	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C50	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C51	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C52	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C53	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C54	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C55	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C56	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C57	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C58	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C59	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C60	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C61	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C62	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C63	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C64	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C65	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C66	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C67	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C68	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C69	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C70	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C71	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C72	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C73	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C74	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C75	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C76	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C77	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C78	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C79	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C80	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C81	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C82	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C83	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C84	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C85	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C86	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C87	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C88	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C89	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C90	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C91	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C92	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C93	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C94	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C95	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C96	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C97	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C98	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C99	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08
C100	2500	907.08	39.32	1.75	57.5	5.97	50.08	50.08	50.08	50.08

FINAL PLAT

MERIDIANA SECTION 39A

SUBDIVISION OF 12.39 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY,
SECTION 61, A-282,

CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

66 LOTS 2 BLOCKS 8 RESERVES (3.1027 ACRES)

OWNER

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

JUNE 4, 2021

ENGINEER/SURVEYOR

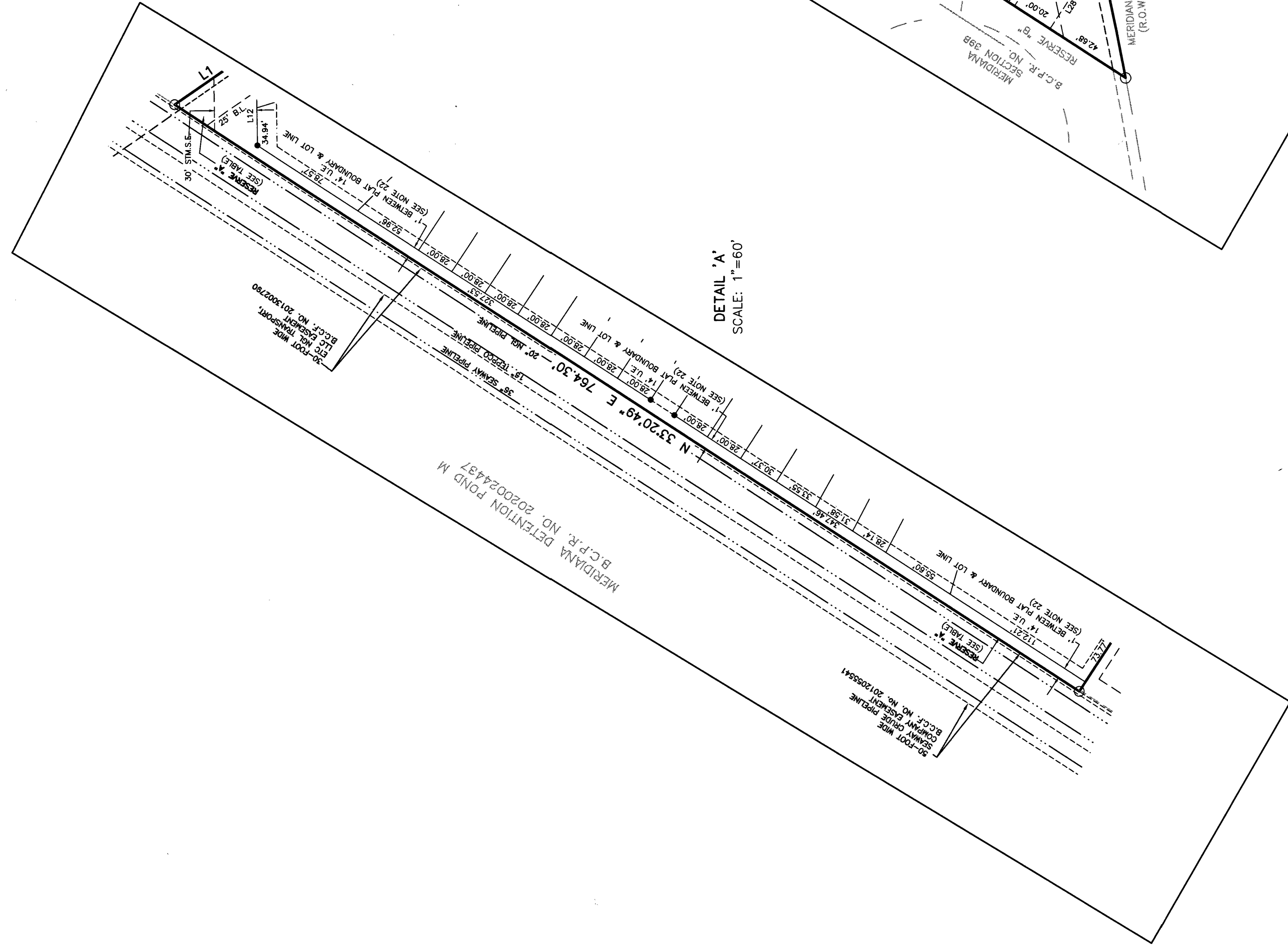
0011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300



**ENGINEERING THE FUTURE
SINCE 1936**

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 herein are Texas State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.9998742165.
- All boundary corners for the plat shown herein are set 3/4-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C010K, dated December 30, 2020, this property lies within unshaded "Zone X" (areas determined to be to be outside of 500-year floodplain).
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ from the flood zone shown on the FEMA map. The flood zone shown on the FEMA map is not a guarantee of flood damage or flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinchey, Russ & Associates, Inc. d/b/a EHRA.
- B.C.P.R. NO. indicates Brazoria County Clerk's File Number.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
(F) indicates Found 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500".
B.C.P.R. indicates Brazoria County Plat Records.
P.O.C. indicates Point of Commencing.
P.U.E. indicates Public Utility Easement.
R.O.W. indicates Right-Of-Way.
S.Q. FT. indicates Square Feet.
S.M.E. indicates Storm Sewer Easement.
S.W.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
W.L.E. indicates Water Line Easement.
W.L. indicates Change of Street Name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The Developer/Homesteaders' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or constructed within the boundaries of this plat, except for low pressure distribution system pipelines as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or other structure, except as may be required by the City of Manvel, Texas, or by State law.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city. This Section applies to the placement or construction of a permitted structure, including manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- Pipelines that cross this subdivision are being shown hereon.
- There is 0.47 acres of unencumbered open space within Reserve "E" of this plat.
- The boundary for this plat has a closure in excess of 1:15,000.
- Detention for this tract is to be provided within Detention Pond M of Meridiana (Meridiana Detention Reserve M).
- The drainage on adjacent property will not be impacted by this development.
- Reserve "A" extends along the entirety of the northwest boundary of this plat. This portion of Reserve "A" is a 1' wide buffer between the plat boundary and the back lot lines of Lots 37-53, Block 1.
- All Easements extend equidistant from either side of the property and lot lines unless otherwise noted.

DETAIL 'A'
SCALE: 1"=60'DETAIL 'B'
SCALE: 1"=40'

FINAL PLAT
MERIDIANA SECTION 39A
 BEING A SUBDIVISION OF 12.99 ACRES OUT OF
 THE H. T. & B. RR. CO. SURVEY,
 SECTION 61, A-282,
 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

66 LOTS 2 BLOCKS 8 RESERVES (3.1027 ACRES)

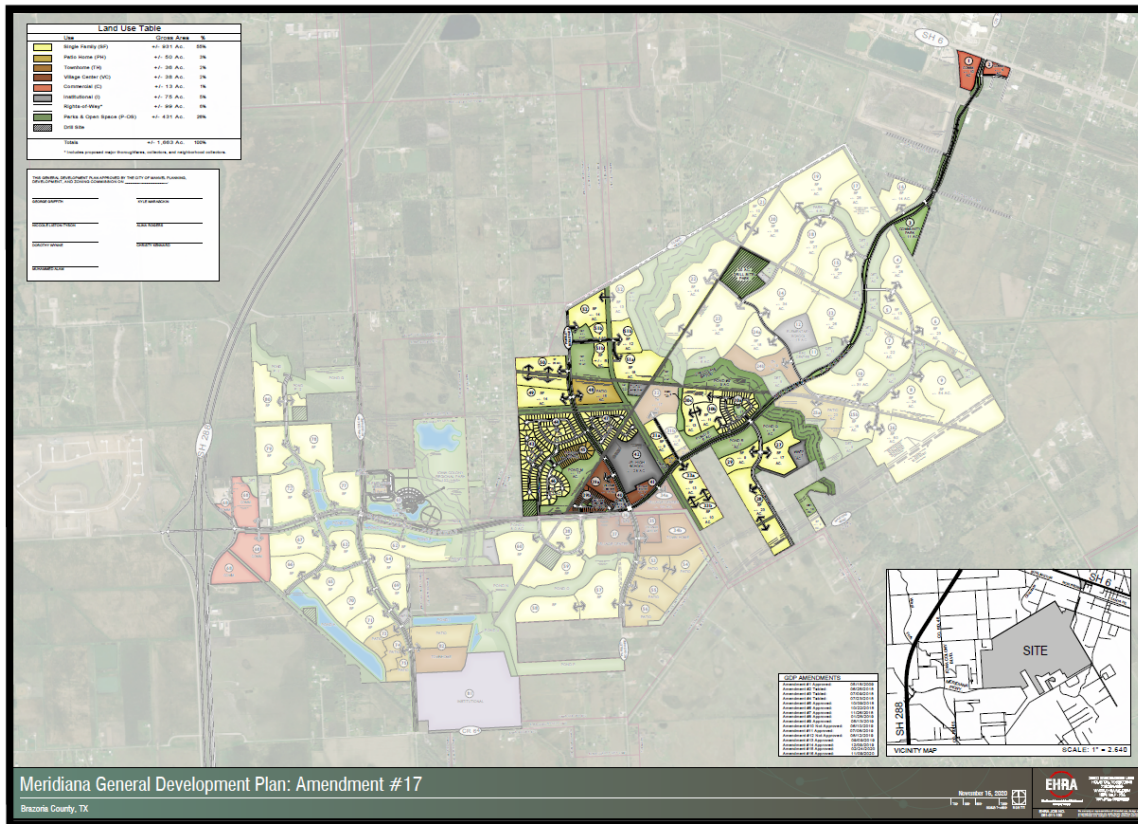
OWNER

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

JUNE 4, 2021

ENGINEER/SURVEYOR

10011 MEADOWGLEN LN
 HOUSTON, TEXAS 77042
 713-784-4500
 WWW.EHRANC.COM
 TBPE No. E-726
 TBPELS No. 10092300





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: June 14, 2021 PDZ & June 21, 2021 City Council

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

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Final Plat for Meridiana Section 31A, being a subdivision of 15.52 acres out of the Oliver Hall
Survey, Abstract 203, and the H.T. & B.R.R. Company Survey, Section 61, Abstract 282,
City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.06.02 14:53:30 -05'00'

SIGNATURE

June 2, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 31A Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	June 14, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval for the Meridiana Section 31A Final Plat.



54193



EHRA
ENGINEERING THE FUTURE
SINCE 1906

713-784-4500
WWW.EHRAINCO.COM
TSPE No. F-726
TSPELS No. 10092300

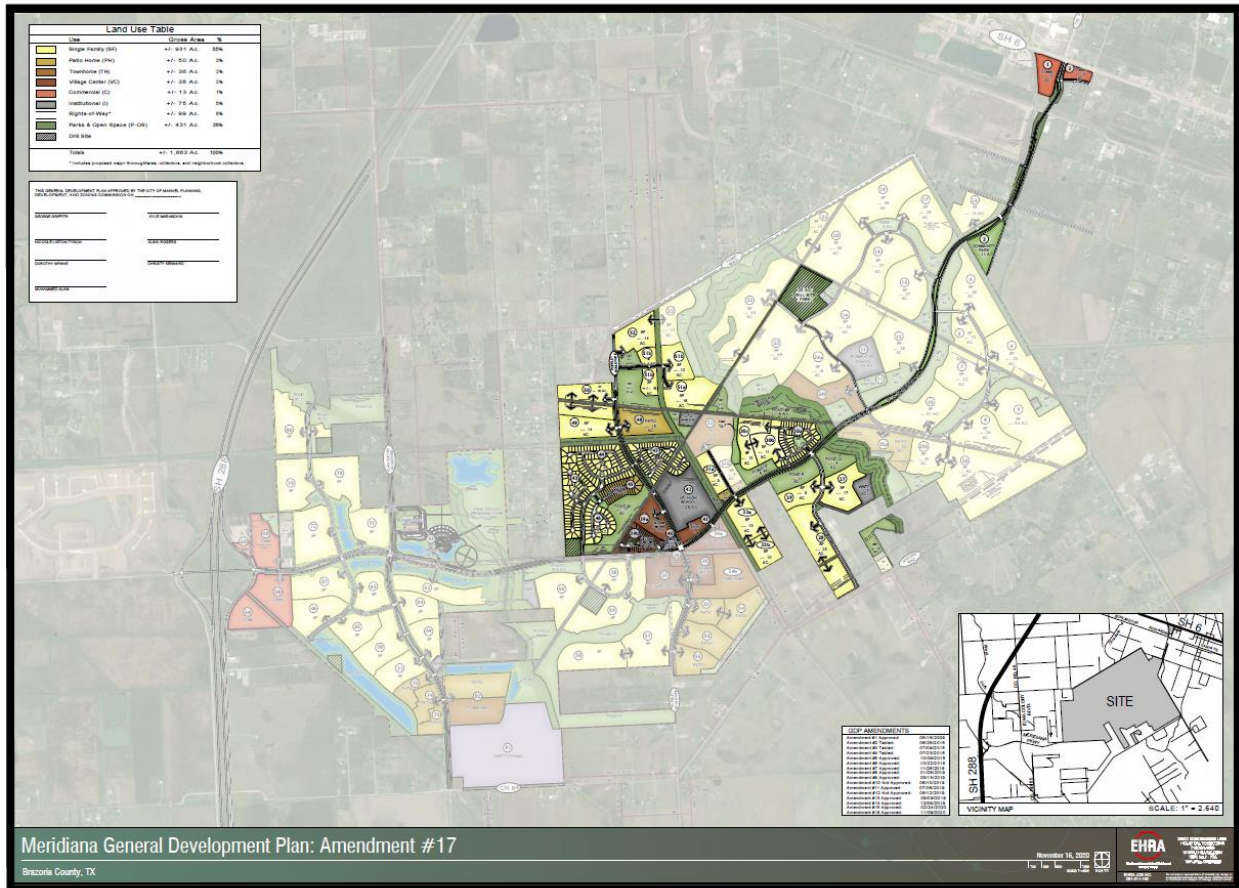
Sht. 1

[illegible]



DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Meridiana General Development Plan Amendment No. 17



STATE OF TEXAS I
COUNTY OF BRAZORIA I

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Section 31A, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of Meridiana Section 31A where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this 2nd day of June, 2021.

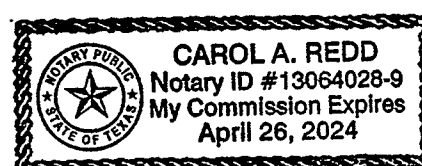
OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY: [Signature]
Print Name: Matt Lawson
Title: President

STATE OF TEXAS I
COUNTY OF HARRIS I

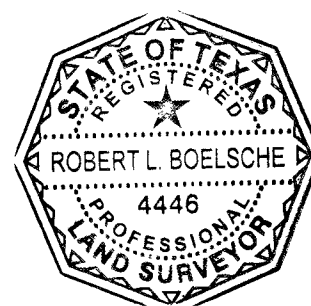
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of June, 2021.



[Signature]
Notary Public in and for the
State of Texas
My Notary Commission Expires 4-26-2024

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



[Signature]
Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of Meridiana Section 31A 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 _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of Meridiana Section 31A 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 _____, 2021.

City Council

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

[Signature] 5/3/21
Lee Walden, P.E., Date
President

[Signature] 5/3/21
Kerry L. Osburn
Vice President

[Signature] 5/3/21
Brandon Middleton Date
Secretary/Treasurer

[Signature] 5/3/2021
Jarrod D. Aden, P.E., C.F.M. Date
District Engineer

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

BCDD 5 ID# B210001

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 31A
BEING 15.52 ACRES TRACT OF LAND SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203, AND
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282,
BRAZORIA COUNTY, TEXAS

A 15.52 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, AND THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF THE 884.331 ACRES CONVEYED TO GR-M1 UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182, A SOUTHEASTERLY PORTION OUT OF THE 207.892 ACRES CONVEYED TO GR-M1 UNDER B.C.C.F. NO. 2006037042, AND A SOUTHEASTERLY PORTION OF THE 40.423 ACRES CONVEYED TO GR-M1 UNDER B.C.C.F. NO. 2007014214, SAID 15.52 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found at the original southeasterly corner of the said 884.331 acre tract, same being the northeasterly corner of Lot 1 of Lulling Stone Section 1, a subdivision as per plat recorded in Volume 21, Page 267-270 of the Brazoria County Plat Records (B.C.P.R.);

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract, for a distance of 7,491.81 feet to a point for corner;

THENCE, North 30°06'57" West, for a distance of 144.96 to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the northerly right-of-way line of Meridiana Parkway (120' foot wide) as per plat recorded under Brazoria County Plat Records Number (B.C.P.R. NO.) 2021003964, being in the arc of a curve to the left, and the POINT OF BEGINNING of the herein described tract;

1) THENCE, along the northerly right-of-way line of said Meridiana Parkway, in a southwesterly direction along the arc of said curve to the left having a radius of 1,060.00 feet, a central angle of 19°54'46", an arc length of 368.40 feet, and a chord bearing of South 49°25'30" West, for a distance of 366.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, North 29°59'58" West, for a distance of 87.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 59°57'12" West, for a distance of 71.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the westerly line of said 884.331 acre tract;

4) THENCE, South 29°59'58" East, along the westerly line of said 884.331 acre tract, for a distance of 117.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the northerly right-of-way line of said Meridiana Parkway and being in the arc of a curve to the left;

5) THENCE, along the northerly right-of-way line of said Meridiana Parkway, in a southwesterly direction along the arc of said curve to the left having a radius of 1,060.00 feet, a central angle of 00°13'27", an arc length of 4.15 feet, and a chord bearing of South 35°10'21" West, for a distance of 4.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

6) THENCE, South 35°03'38" West, for a distance of 194.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the southeasterly line of Alvin Independent School District Junior High School Site No. 8 as per plat recorded under B.C.P.R. NO. 2019005008 and the southwesterly corner of the herein described tract;

7) THENCE, North 29°59'58" West, along the said Alvin Independent School District Junior High School Site No. 8 for a distance of 1,340.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the northeasterly line of Meridiana Section 47, a subdivision as per plat recorded under B.C.P.R. NO. 2020054856;

8) THENCE, North 60°00'02" East, for a distance of 449.39 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, South 74°59'58" East, for a distance of 20.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 60°00'02" East, for a distance of 90.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 29°59'58" East, for a distance of 1,022.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the right;

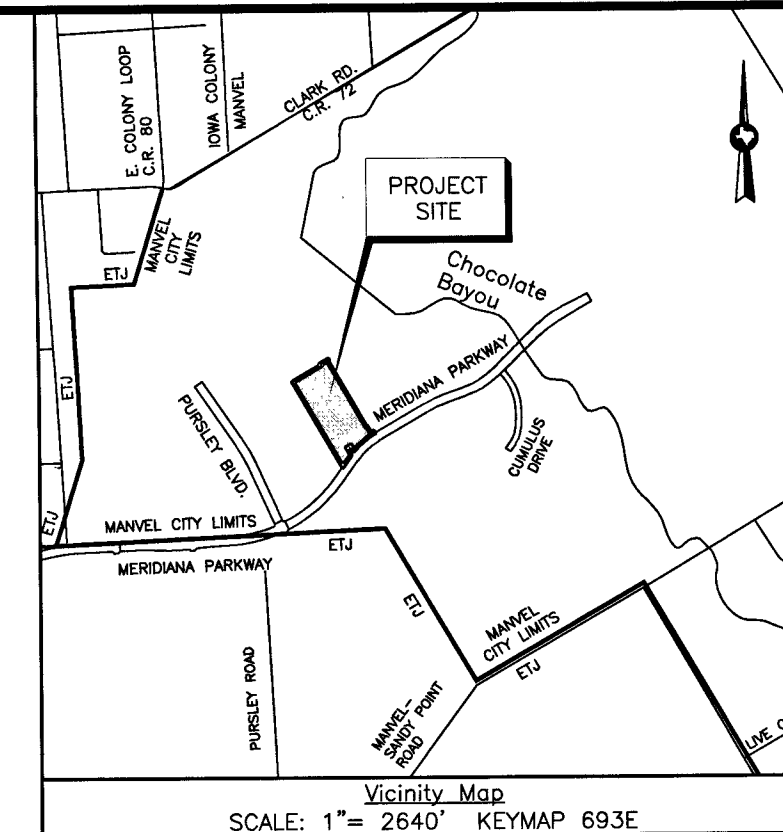
12) THENCE, in a northerly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 59°56'13", an arc length of 26.15 feet, and a chord bearing of North 00°01'51" West, for a distance of 24.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, South 29°59'58" East, for a distance of 103.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, South 77°42'31" East, for a distance of 22.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, North 59°53'03" East, for a distance of 28.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

16) THENCE, South 30°37'07" East, for a distance of 25.53 feet to the POINT OF BEGINNING and containing 15.52 acres of land.



MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	69.94
BLOCK 2	45.50

FINAL PLAT MERIDIANA SECTION 31A

BEING A SUBDIVISION OF 15.52 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203, AND
THE H. T. & B.R.R. COMPANY SURVEY,
SECTION 61, ABSTRACT 282,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

22 LOTS 3 BLOCKS 6 RESERVES (5.77 Acres)

OWNER

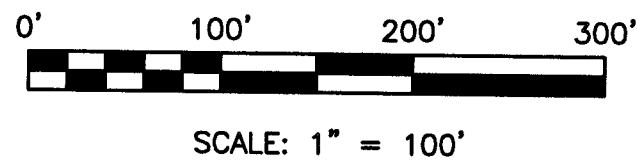
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

JUNE 4, 2021

ENGINEER/SURVEYOR



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



GENERAL NOTES:

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

- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803500110K, dated December 30, 2020. The property lies within unshaded "Zone X" (areas determined to be outside 500-year flood plain).

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.

- AC. Indicates Acres.
B.C.R. Indicates Brazoria County Deed Records.
B.C.C.F. NO. Indicates Brazoria County Clerk's File Number.
B.C.P.R. Indicates Brazoria County Plat Records.
B.L. Indicates Building Line.
I.R. Indicates Iron Rod.
P.G. Indicates Page.
P.O.B. Indicates Point of Beginning.
P.O.C. Indicates Point of Commencing.
P.U.E. Indicates Public Utility Easement.
R= Indicates Radius.
R.O.W. Indicates Right-Of-Way.
U.E. Indicates Utility Easement.
VOL. Indicates Volume.

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

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.

- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.

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

- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.

- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.

- No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city.

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

- A one-year maintenance band, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).

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

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

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

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

- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves, excluding Reserve "A", which shall be maintained by Brazoria County Drainage District No. 5 or the Gulf Coast Water Authority.

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

- The Development Regulations and City Permits of the City of Manvel are required on all property.

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

- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 31A 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.

LINE	BEARING	DISTANCE
L1	N 29°59'58" W	87.94
L2	S 89°57'12" W	71.43
L3	S 29°59'58" E	117.65
L4	S 35°03'38" W	194.36
L5	S 74°59'58" E	20.65
L6	N 60°00'02" E	90.00
L7	S 29°59'58" E	103.99
L8	S 77°22'51" E	22.20
L9	N 59°53'03" E	25.58
L10	S 30°37'07" E	25.53
L11	N 35°33'24" W	28.89
L12	S 29°59'58" E	11.67
L13	S 19°45'17" W	19.35
L14	S 29°59'58" E	18.84

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1060.00	19°54'46"	368.40	S 49°25'30" W	366.54
C2	1060.00	0°13'27"	4.15	S 35°10'21" W	4.15
C3	25.00	59°56'13"	26.15	N 00°01'51" W	24.98
C4	800.00	5°33'26"	81.47	N 32°46'41" W	81.44
C5	25.00	86°33'56"	37.77	N 07°43'34" E	34.28
C6	840.00	5°33'26"	81.47	N 32°46'41" W	81.44
C7	25.00	90°00'00"	39.27	N 74°59'58" W	35.36
C8	25.00	43°29'13"	18.97	S 38°13'25" W	18.52
C9	60.00	286°40'59"	300.21	N 20°08'42" W	71.65
C10	25.00	63°11'46"	27.97	S 88°24'05" E	26.20
C11	25.00	90°00'00"	39.27	N 15°00'02" E	35.36
C12	25.00	90°00'00"	39.27	N 74°59'58" W	35.36
C13	25.00	49°40'47"	21.68	S 35°09'38" W	21.00
C14	60.00	279°21'34"	292.54	N 29°59'58" W	77.65
C15	25.00	49°40'47"	21.68	N 84°50'26" E	21.00
C16	25.00	90°00'00"	39.27	N 15°00'02" E	35.36
C17	25.00	90°00'00"	39.27	N 74°59'58" W	35.36
C18	25.00	49°40'47"	21.68	S 35°09'38" W	21.00
C19	60.00	279°21'34"	292.54	N 29°59'58" W	77.65
C20	25.00	49°40'47"	21.68	N 84°50'26" E	21.00
C21	25.00	90°00'00"	39.27	N 15°00'02" E	35.36
C22	760.00	5°33'26"	73.71	S 32°46'41" E	73.68
C23	25.00	86°33'56"	37.77	S 78°50'22" E	34.28

RESERVE	RESTRICTED TO	AREA
A	DRAINAGE, LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	233,793 SQ.FT. / 5.367 ACRES
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	7,158 SQ.FT. / 0.1643 ACRES
C	LANDSCAPE, OPEN SPACE, UTILITY PURPOSES	3,066 SQ.FT. / 0.0704 ACRES
D	LANDSCAPE, OPEN SPACE, RECREATION, AND UTILITY PURPOSES	3,186 SQ.FT. / 0.0731 ACRES
E	LANDSCAPE, OPEN SPACE, RECREATION, AND UTILITY PURPOSES	1,472 SQ.FT. / 0.0338 ACRES
F	LANDSCAPE, OPEN SPACE, RECREATION, AND UTILITY PURPOSES	2,689 SQ.FT. / 0.0617 ACRES
TOTAL		251,364 SQ.FT. / 5.77 ACRES

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

BENCHMARK:

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

MINIMUM FINISH FLOOR ELEVATION
BLOCK/RESERVE
BLOCK 1
BLOCK 2

FINAL PLAT MERIDIANA SECTION 31A

BEING A SUBDIVISION OF 15.52 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203, AND
THE H. T. & B.R.R. COMPANY SURVEY,
SECTION 61, ABSTRACT 282,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

22 LOTS 3 BLOCKS 6 RESERVES (5.77 Acres)

OWNER

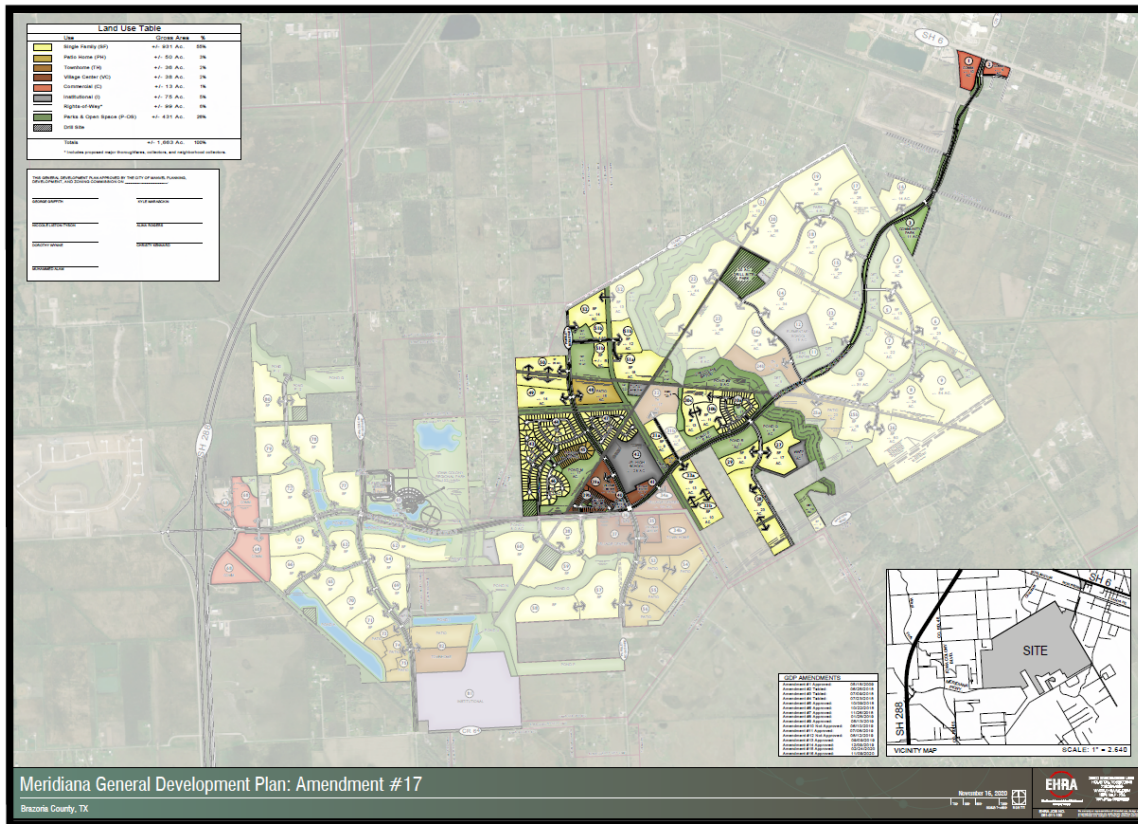
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

JUNE 4, 2021

ENGINEER/SURVEYOR



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





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: June 14, 2021 PDZ and June 21, 2021 City Council

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: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to
City Council, Preliminary Plat for Meridiana Pursley Boulevard Phase 6B, a
subdivision of 0.02 acres out of the H. & T. C. R.R. Survey, A-282, 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.

Brad Sweitzer

SIGNATURE

5/17/2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Pursley Boulevard Phase 6B Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	June 14, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval for the Meridiana Pursley Boulevard Phase 6B Preliminary Plat.

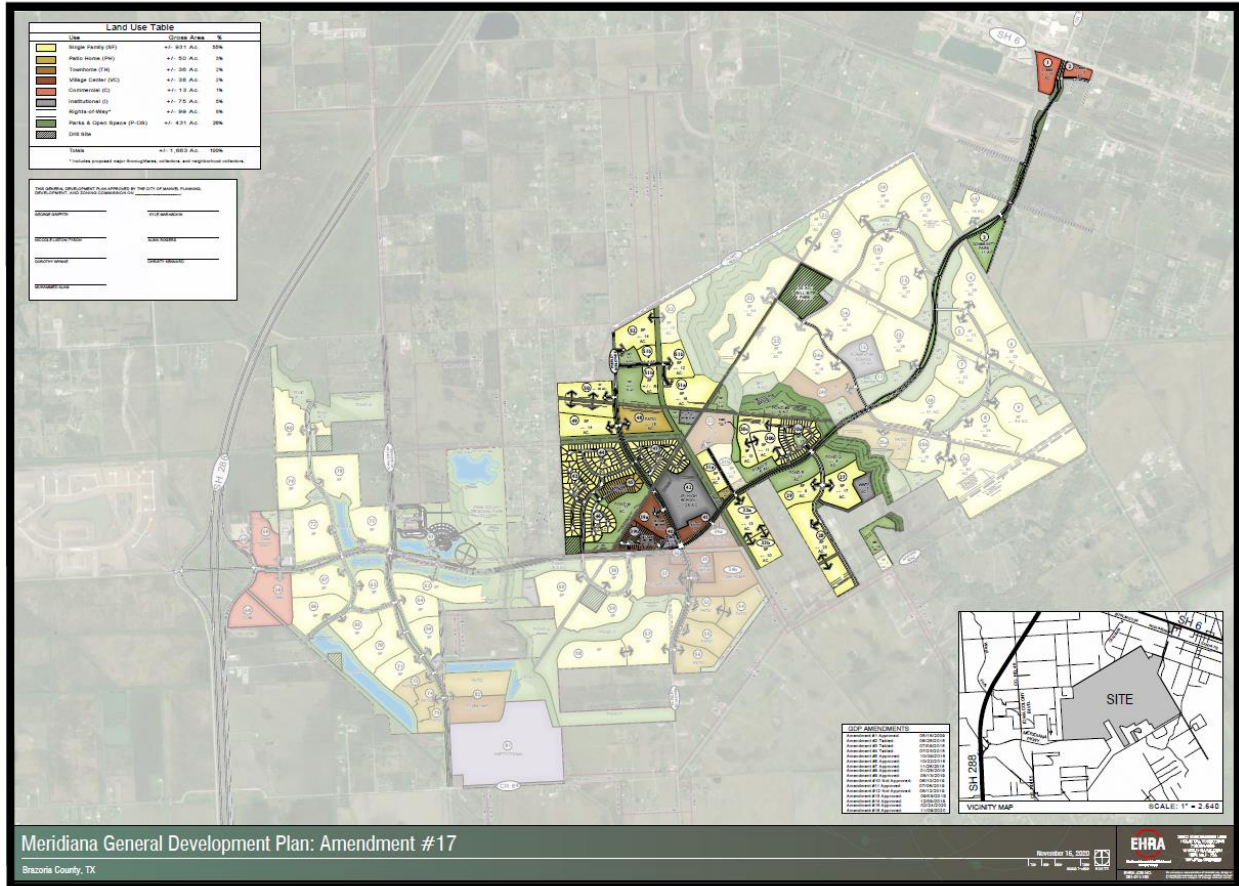
[illegible]



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Meridiana General Development Plan Amendment No. 17



GENERAL NOTES:

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

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.C. 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. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.W.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L. indicates Water Line Easement.
X indicates change in street name.

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Properly 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.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- 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 preliminey plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.
- Plan review and approval shall be the responsibility of the City of Iowa Colony. All future maintenance and repairs shall also be the responsibility of the City of Iowa Colony.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA PURSLEY BOULEVARD PHASE 6B 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 _____ 2021.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA PURSLEY BOULEVARD PHASE 6B 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 _____ 2021.

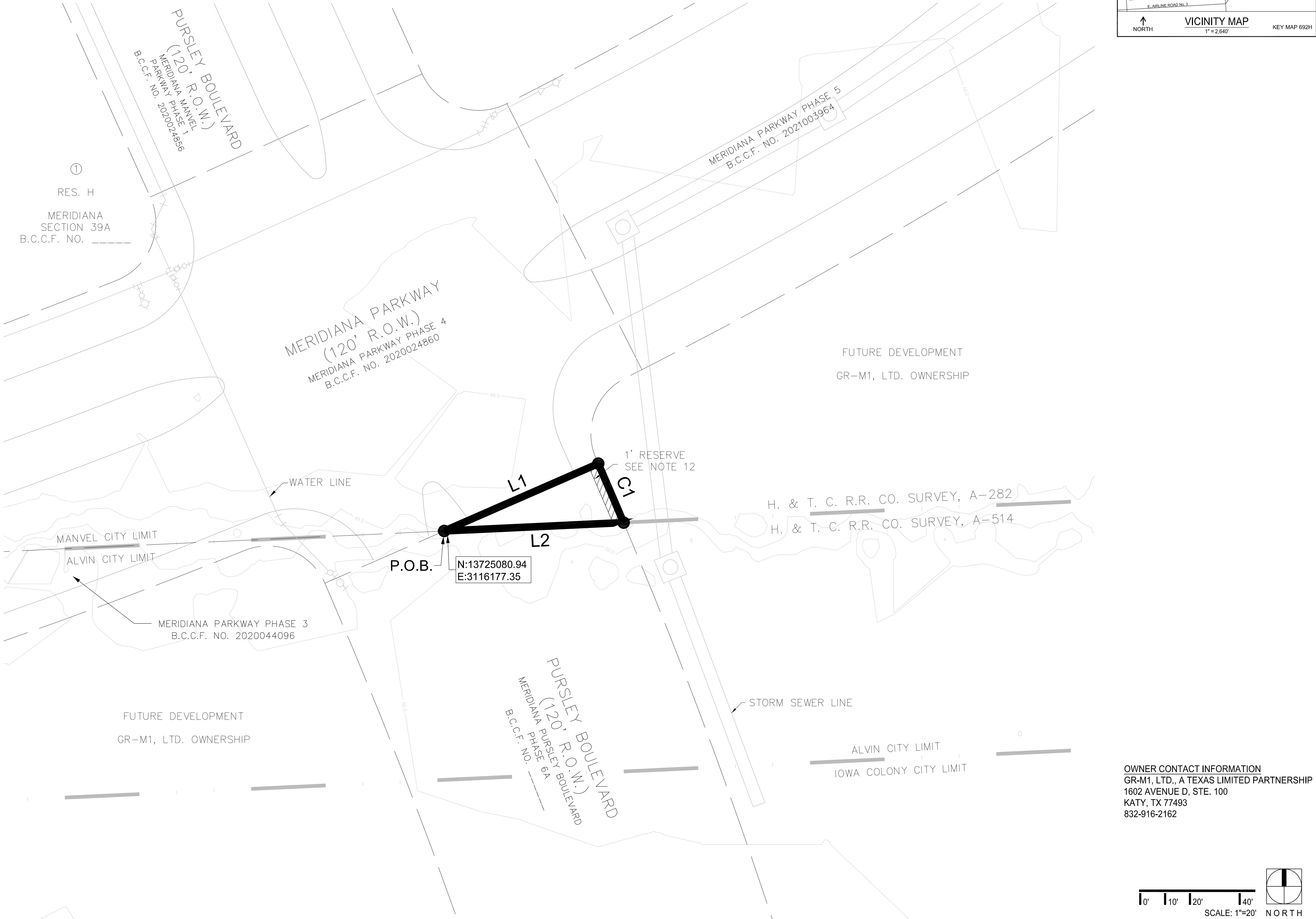
CITY COUNCIL

CURVE TABLE

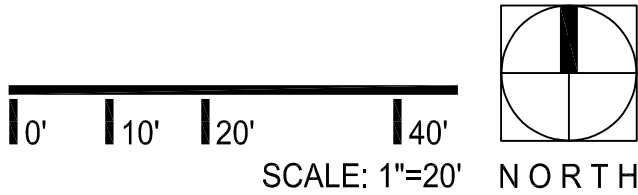
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2,060.00'	25.84'	S 23°16'18" E	25.83'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 66°22'08" W	67.63'
L2	S 87°19'17" W	72.25'



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



Meridiana Pursley Boulevard Phase 6B Preliminary Plat
A Subdivision of 0.02 acres out of the H. & T. C. R.R. Survey, A-282, City of Manvel, Brazoria County, Texas.

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

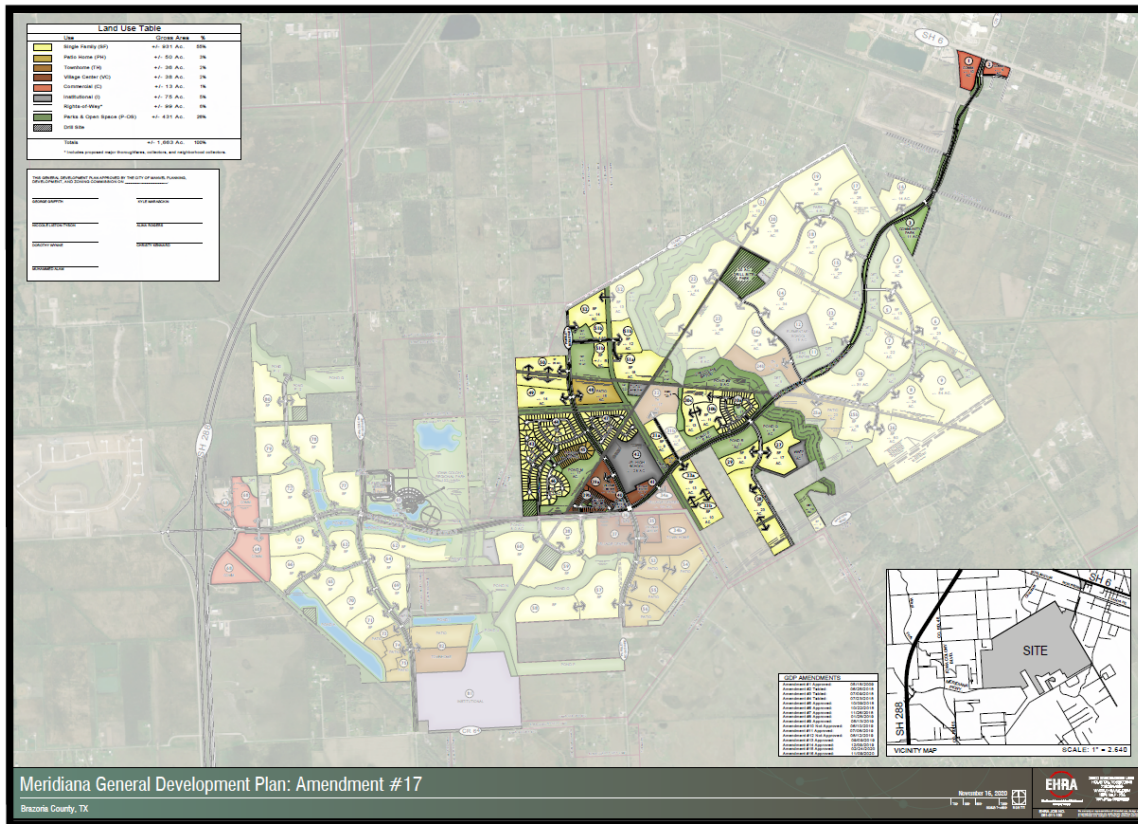
May 17, 2021

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBE#NG-F-726
TBEPL#NO.10092300

EHRA

ENGINEERING THE FUTURE
SINCE 1936

No warranty or representation of intended use, design or construction is made by EHRA. The user of this document 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: June 14, 2021

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Pomona Street
Dedication No. 2 Kirby Drive, being 1.6 acres out of the H.T. & B.R.R. Co. Survey,
A-298, 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.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.06.02 15:38:03 -05'00'

SIGNATURE

June 2, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

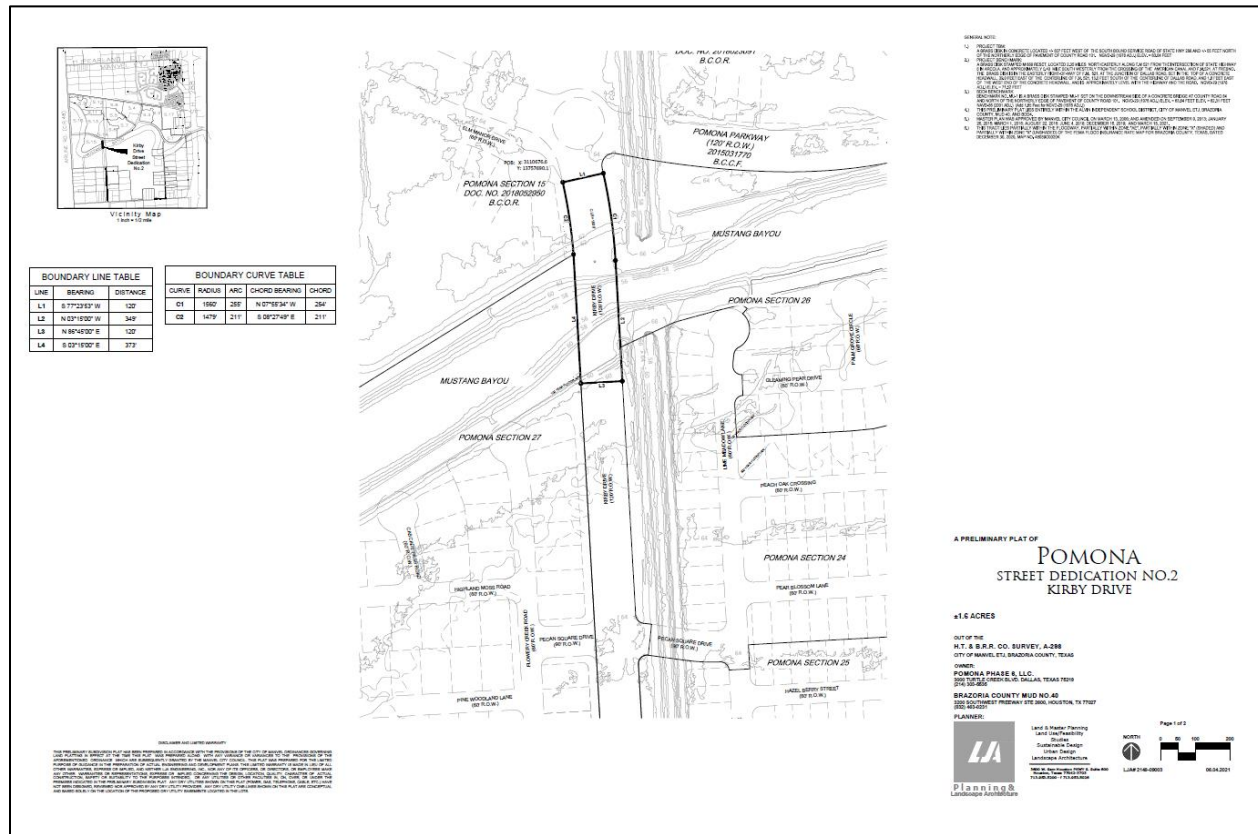
Planning, Development and Zoning Commission Plat Report

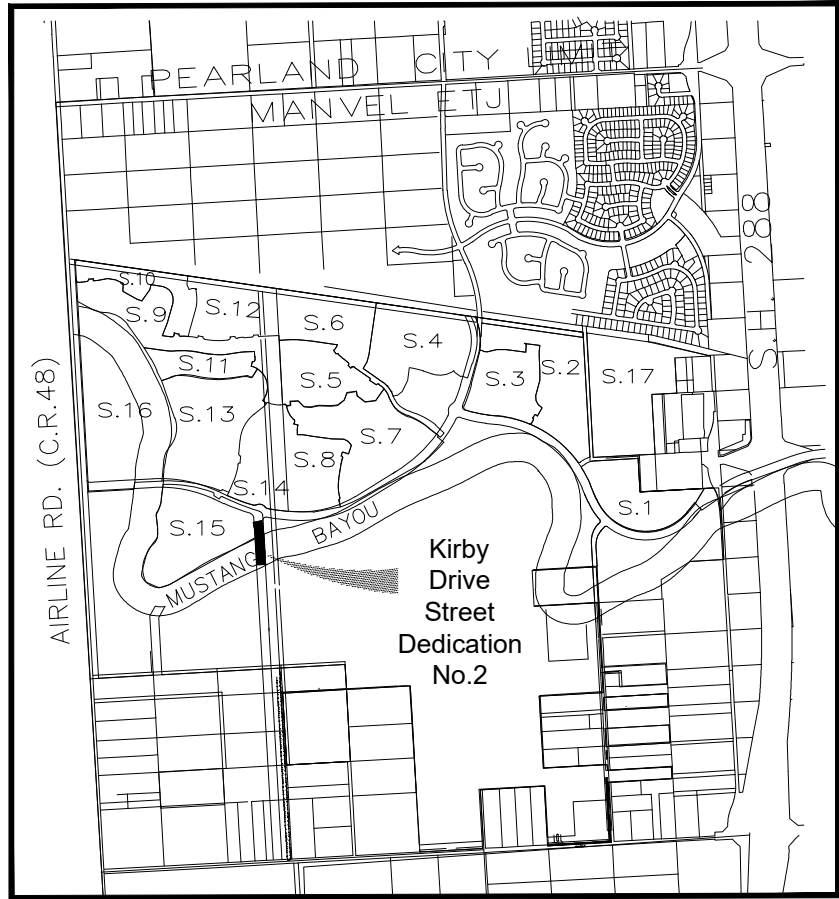
Plat Name	Pomona Street Dedication No. 2 Kirby Drive Preliminary Plat
Applicant	Katy Harris, LJA
PD&Z Meeting Date	June 14, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval for the Pomona Street Dedication No. 2 Kirby Drive Preliminary Plat.

Plat Exhibit

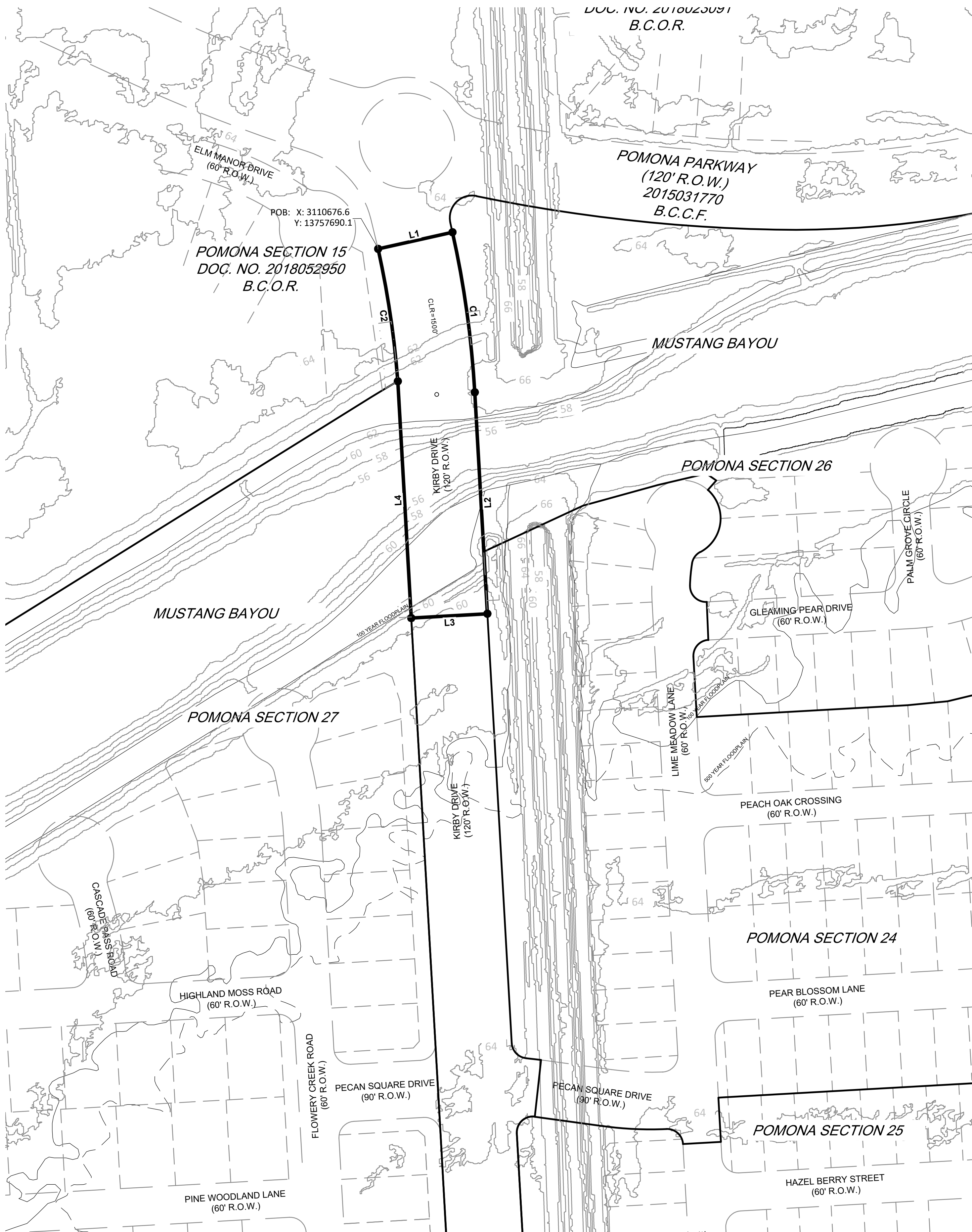




Vicinity Map
1 inch = 1/2 mile

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 77°23'53" W	120'
L2	N 03°15'00" W	349'
L3	N 86°45'00" E	120'
L4	S 03°15'00" E	373'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	1560'	255'	N 07°55'34" W	254'
C2	1479'	211'	S 08°27'49" E	211'



- GENERAL NOTE:
- PROJECT TBM:
A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET
 - PROJECT BENCHMARK:
A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.9 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD. NGVD-29 (1978 ADJ.) ELEV. = 71.52 FEET
 - BDD4 BENCHMARK
BENCHMARK NO. MU-1 IS A BRASS DISK STAMPED 'MU-1' SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET ELEV. = 62.31 FEET NAVD-88 (2011 ADJ.) (Add 1.65 Feet for NGVD-29 (1978 ADJ.))
 - THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT, CITY OF MANVEL ETJ, BRAZORIA COUNTY, MUD 40, AND BDD4.
 - MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON MARCH 13, 2006; AND AMENDED ON SEPTEMBER 9, 2013; JANUARY 26, 2015; MARCH 1, 2016; AUGUST 22, 2016; JUNE 4, 2018; DECEMBER 16, 2019; AND MARCH 15, 2021.
 - THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE 'AE', PARTIALLY WITHIN ZONE 'X' (SHADED) AND PARTIALLY WITHIN ZONE 'X' (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020, MAP NO. 48039C0020K

A PRELIMINARY PLAT OF

POMONA

STREET DEDICATION NO.2

KIRBY DRIVE

±1.6 ACRES

OUT OF THE
H.T. & B.R.R. CO. SURVEY, A-298
CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
POMONA PHASE 6, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219
(214) 303-5535

BRAZORIA COUNTY MUD NO.40
3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-0231

PLANNER:

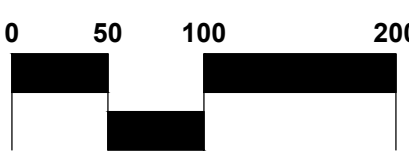


Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W. Sam Houston PKWY S. Suite 600
Houston, Texas 77042-3703
713.953.5200 • 713.953.5026



Page 1 of 2

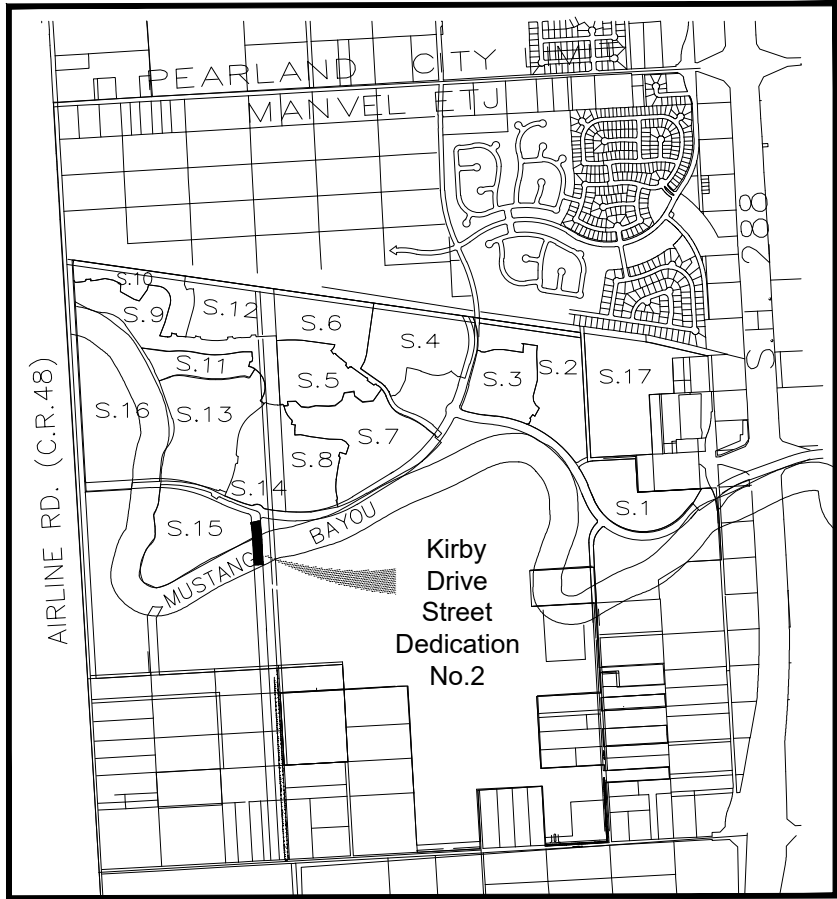


LJA# 2149-09003

06.04.2021

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



Vicinity Map
1 inch = 1/2 mile

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

- Any governmental body for the purposes of drainage work may use the 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 or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for 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.
- No building permit shall be issued for any lot within this 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 and contemplated by the Final Drainage Plan and Final Plat.

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

Brazoria Drainage District No. 4

Date

District Engineer

Date

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

BDD4 Ref. ID# 20132

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Pomona Phase 6, LLC, owner of the tract of land described herein on this plan of Pomona Kirby Drive Street Dedication No. 2, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Pomona where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2021.

Pomona Phase 6, LLC

By: _____

Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2021.

Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of. A portion of this tract is located within the City of Manvel and the remainder is located with the ETJ of the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Pomona Phase 6, LLC, Kirby Drive Street Dedication No. 2 in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2021.

Planning, Development, and Zoning Commission Chair

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

GENERAL NOTE:

- PROJECT TBM: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET
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- BDD4 BENCHMARK: BENCHMARK NO. MU-1 IS A BRASS DISK STAMPED "MU-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET ELEV. = 62.31 FEET NAVD-88 (2001 ADJ.) (Add 1.85 Feet for NGVD-29 (1978 ADJ.))
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- MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON MARCH 13, 2006; AND AMENDED ON SEPTEMBER 9, 2013; JANUARY 26, 2015; MARCH 1, 2016; AUGUST 22, 2016; JUNE 4, 2018; DECEMBER 16, 2019; AND MARCH 15, 2021.
- THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE "AE", PARTIALLY WITHIN ZONE "X" (SHADED) AND PARTIALLY WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020, MAP NO. 48039C0020K

A PRELIMINARY PLAT OF

POMONA

STREET DEDICATION NO.2

KIRBY DRIVE

±1.6 ACRES

OUT OF THE

H.T. & B.R.R. CO. SURVEY, A-298
CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

OWNER:

POMONA PHASE 6, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219
(214) 303-5535

BRAZORIA COUNTY MUD NO.40

3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-0231

PLANNER:



Planning &
Landscape Architecture

Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

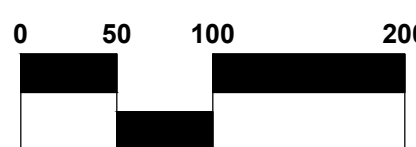
3600 W. Sam Houston PKWY S. Suite 600
Houston, Texas 77042-3703
713.953.5200 • F 713.953.5026

NORTH



LJA# 2149-09003

Page 2 of 2



06.04.2021



**Project
Lot Allocation**

LOT SIZE	Count	% of Total
10,000	824	13.8%
10,000-12,000	974	15.7%
12,000-15,000	424	6.8%
15,000-20,000	324	5.1%
20,000-25,000	224	3.5%
25,000-30,000	124	1.9%
30,000-35,000	124	1.9%
35,000-40,000	124	1.9%
TOTAL	2,800	100.0%

Prepared For:
**HILLWOOD
COMMUNITIES**
Reference Date: 03.03.2021



**Planning &
Landscape Architecture**
Land & Water Planning
Land Use Planning
Site Planning
Site Design
Site Construction

LJA Engineering, Inc.
2400 W. San Antonio Street, Suite 400
Houston, Texas 77050
713.868.8400

I hereby certify that the information contained in this report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Texas. I am not providing this report as part of a larger project or as part of a larger contract. I am not providing this report as part of a larger project or as part of a larger contract. I am not providing this report as part of a larger project or as part of a larger contract.



POMONA
±1,066.2 Acres of Land
Marvell, Texas
Project #: 140-00000



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: June 14, 2021

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Pomona Street
Dedication No. 3 Kirby Drive, being 4.0 acres out of the H.T. & B.R.R. Co. Survey,
A-298, 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.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.06.02 15:40:18 -05'00'

SIGNATURE

June 2, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

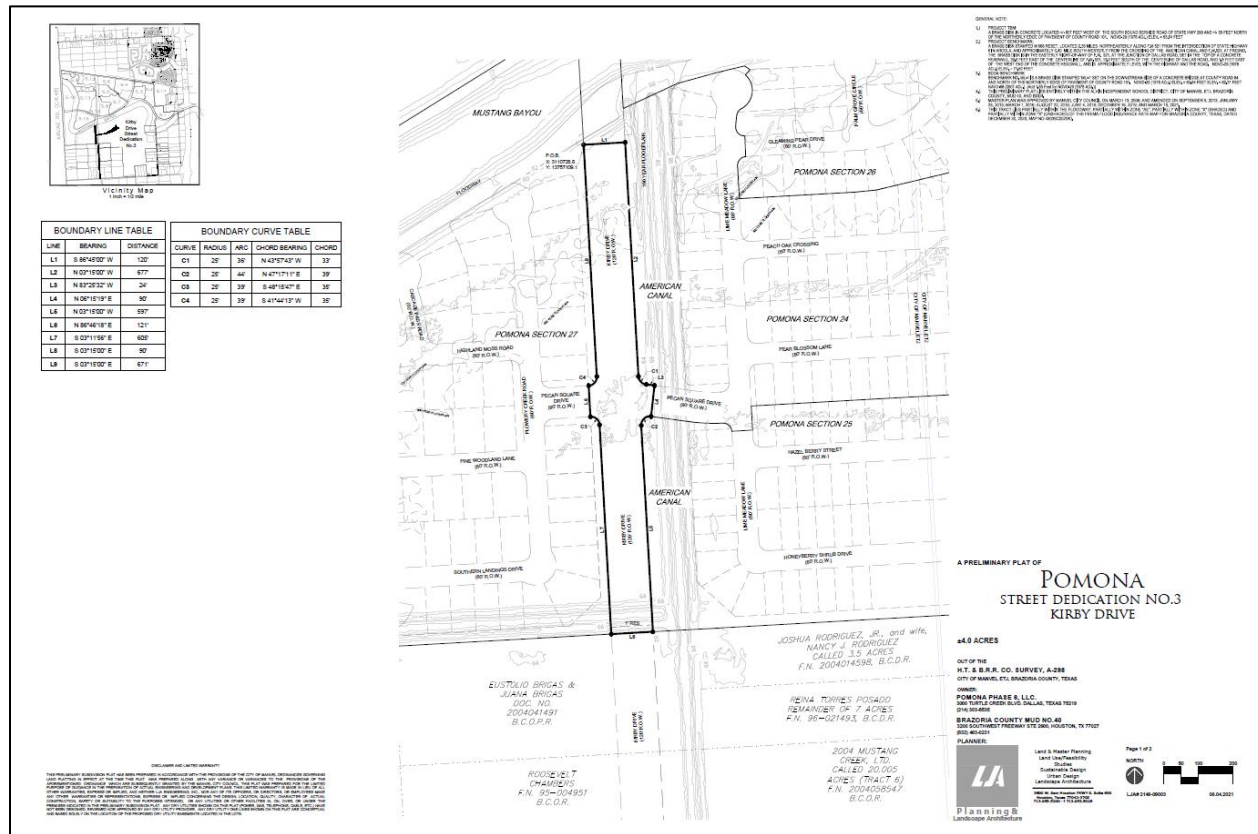
Planning, Development and Zoning Commission Plat Report

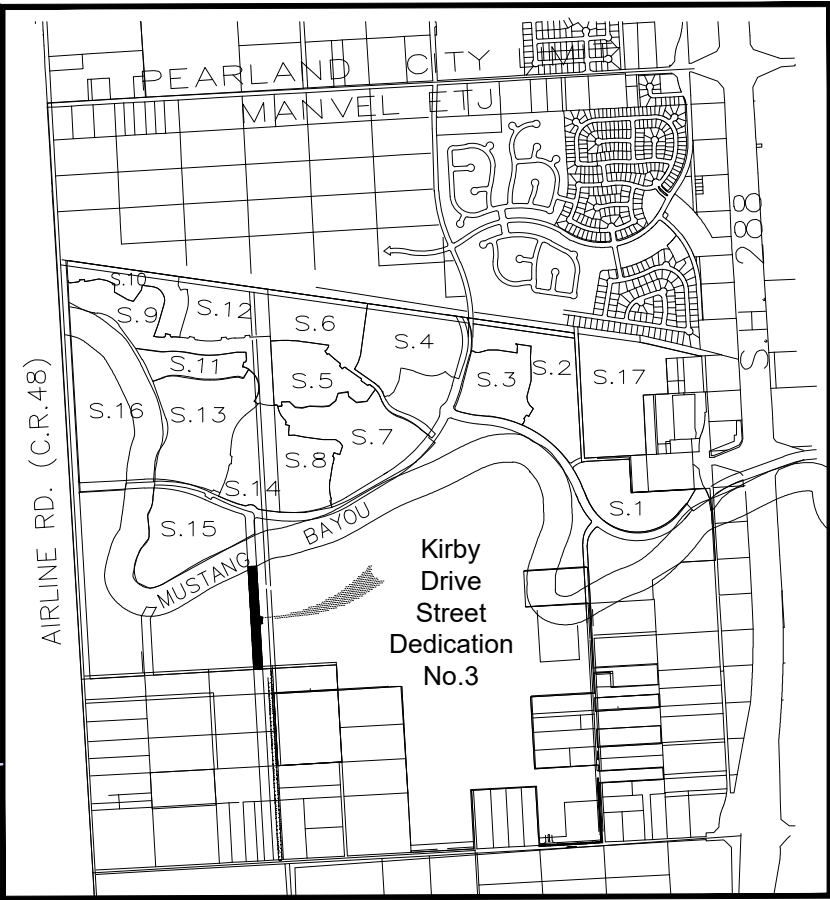
Plat Name	Pomona Street Dedication No. 3 Kirby Drive Preliminary Plat
Applicant	Katy Harris, LJA
PD&Z Meeting Date	June 14, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval for the Pomona Street Dedication No. 3 Kirby Drive Preliminary Plat.

Plat Exhibit

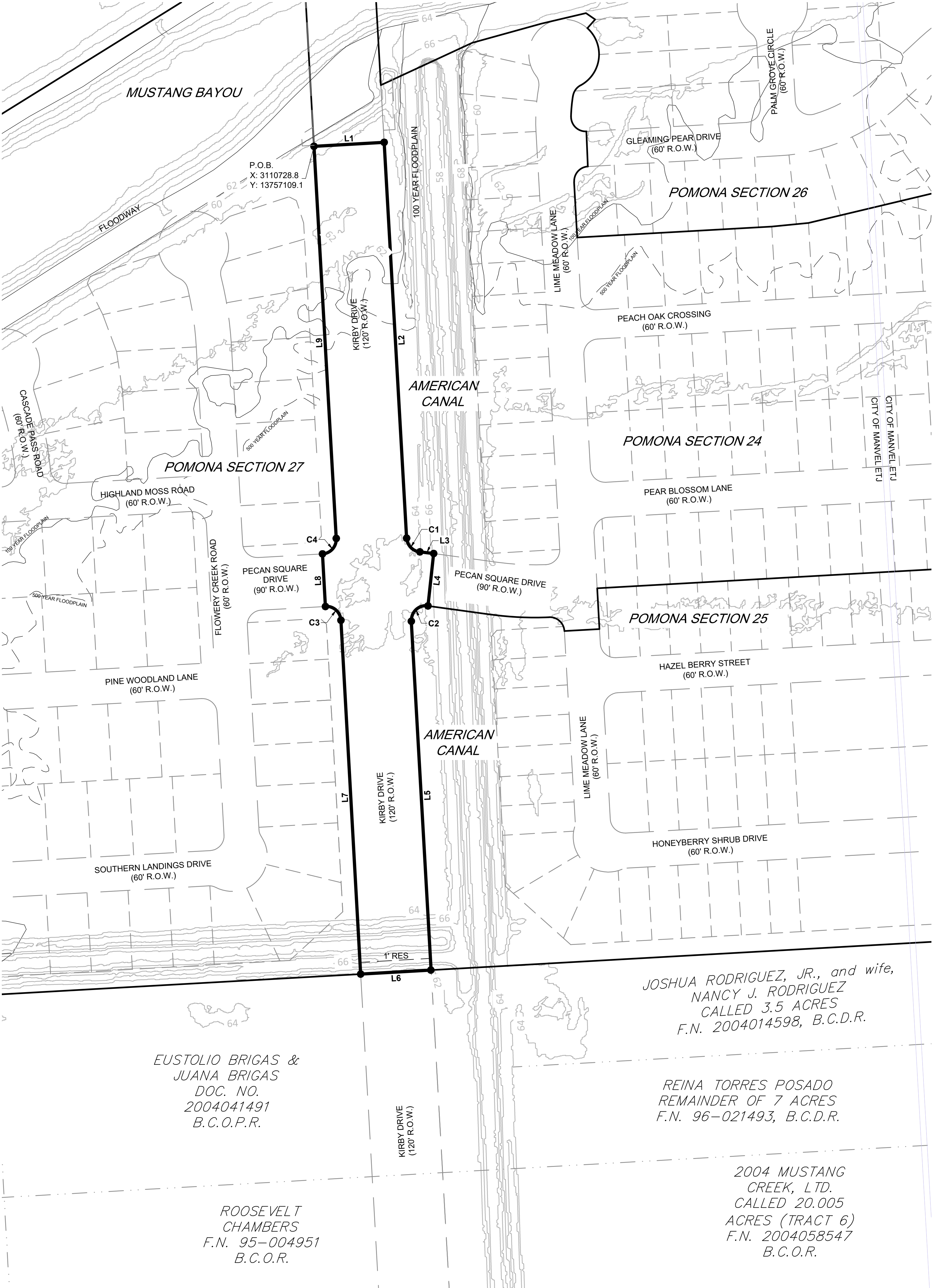




Vicinity Map
1 inch = 1/2 mile

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°45'00" W	120'
L2	N 03°15'00" W	677'
L3	N 83°25'32" W	24'
L4	N 06°15'19" E	90'
L5	N 03°15'00" W	597'
L6	N 86°46'18" E	121'
L7	S 03°11'56" E	605'
L8	S 03°15'00" E	90'
L9	S 03°15'00" E	671'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	25'	36'	N 43°57'43" W	33'
C2	25'	44'	N 47°17'11" E	39'
C3	25'	39'	S 48°15'47" E	35'
C4	25'	39'	S 41°44'13" W	35'



- GENERAL NOTE:
- 1.) PROJECT TBM:
A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET
 - 2.) PROJECT BENCHMARK:
A BRASS DISK STAMPED M 688 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD. NGVD-29 (1978 ADJ.) ELEV. = 71.52 FEET
 - 3.) BDD4 BENCHMARK
BENCHMARK NO. MU-1 IS A BRASS DISK STAMPED 'MU-1' SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET ELEV. = 62.31 FEET NAVD-88 (2001 ADJ.) (Add 1.65 Feet for NGVD-29 (1978 ADJ.))
 - 4.) THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT, CITY OF MANVEL ETJ, BRAZORIA COUNTY, MUD 40, AND BDD4.
 - 5.) MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON MARCH 13, 2006; AND AMENDED ON SEPTEMBER 9, 2013; JANUARY 26, 2015; MARCH 1, 2016; AUGUST 22, 2016; JUNE 4, 2018; DECEMBER 16, 2019; AND MARCH 15, 2021.
 - 6.) THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE 'AE', PARTIALLY WITHIN ZONE 'X' (SHADED) AND PARTIALLY WITHIN ZONE 'X' (UNSHADED) OF THE FEEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020, MAP NO 48039C00Z0K.

A PRELIMINARY PLAT OF

POMONA

STREET DEDICATION NO.3

KIRBY DRIVE

±4.0 ACRES

OUT OF THE
H.T. & B.R.R. CO. SURVEY, A-298
CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
POMONA PHASE 6, LLC.
3000 TURTLE CREEK BLVD, DALLAS, TEXAS 75219
(214) 303-5535

BRAZORIA COUNTY MUD NO.40
3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-0231

PLANNER:

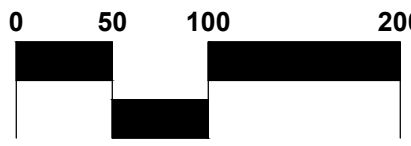


Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77062-3703
713.953.5200 - f 713.953.5026

Page 1 of 2

NORTH



LJA# 2149-09003

06.04.2021

Planning &
Landscape Architecture

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

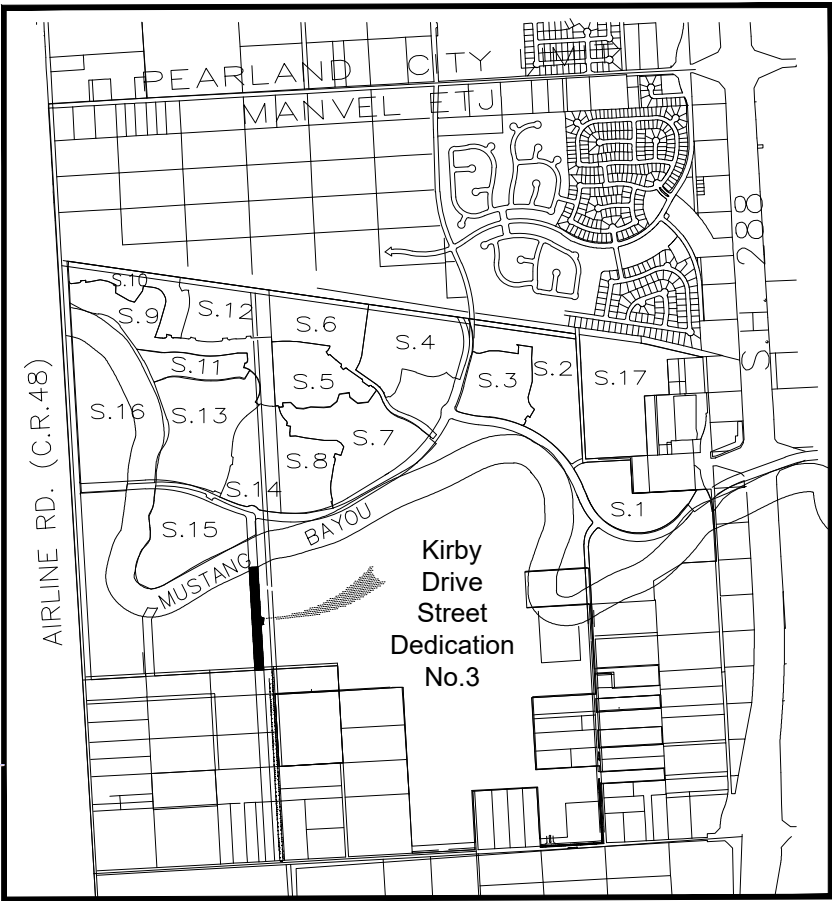
EUSTOLIO BRIGAS &
JUANA BRIGAS
DOC. NO.
2004041491
B.C.O.P.R.

ROOSEVELT
CHAMBERS
F.N. 95-004951
B.C.O.R.

JOSHUA RODRIGUEZ, JR., and wife,
NANCY J. RODRIGUEZ
CALLED 3.5 ACRES
F.N. 2004014598, B.C.D.R.

REINA TORRES POSADO
REMAINDER OF 7 ACRES
F.N. 96-021493, B.C.D.R.

2004 MUSTANG
CREEK, LTD.
CALLED 20.005
ACRES (TRACT 6)
F.N. 2004058547
B.C.O.R.



Vicinity Map
1 inch = 1/2 mile

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

- Any governmental body for the purposes of drainage work may use the 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 or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for 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.
- No building permit shall be issued for any lot within this 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 and contemplated by the Final Drainage Plan and Final Plat.

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

Brazoria Drainage District No. 4

Date

District Engineer

Date

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

BDD4 Ref. ID# 20132

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Pomona Phase 6, LLC, owner of the tract of land described herein on this plan of Pomona Kirby Drive Street Dedication No.3, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Pomona where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2021.

Pomona Phase 6, LLC

By: _____

Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____ the _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2021.

Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of. A portion of this tract is located within the City of Manvel and the remainder is located with the ETJ of the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Pomona Kirby Drive Street Dedication No.3 in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 20____.

Planning, Development, and Zoning Commission Chair

GENERAL NOTE:

- PROJECT TBM:
A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET
- PROJECT BENCHMARK:
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- MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON MARCH 13, 2006, AND AMENDED ON SEPTEMBER 9, 2013; JANUARY 26, 2015; MARCH 1, 2016; AUGUST 22, 2016; JUNE 4, 2018; DECEMBER 16, 2019; AND MARCH 15, 2021.
- THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE "AE", PARTIALLY WITHIN ZONE "X" (SHADED) AND PARTIALLY WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020, MAP NO 48039C00Z0K).

A PRELIMINARY PLAT OF

POMONA STREET DEDICATION NO.3 KIRBY DRIVE

±4.0 ACRES

OUT OF THE

H.T. & B.R.R. CO. SURVEY, A-298

CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

OWNER:

POMONA PHASE 6, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219
(214) 303-5535

BRAZORIA COUNTY MUD NO.40

3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-0231

PLANNER:



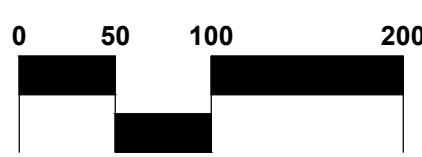
Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W. Sam Houston PKWY S. Suite 600
Houston, Texas 77042-3703
713.953.5200 - f 713.953.5026

Planning &
Landscape Architecture

Page 2 of 2

NORTH



LJA# 2149-09003

06.04.2021

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED. OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



**Project
Lot Allocation**

LOT SIZE	Count	% of Total
10,000	824	43.8%
10,000-12,000	974	51.2%
12,000-15,000	404	21.2%
15,000-20,000	304	15.8%
20,000-25,000	204	10.6%
25,000+	104	5.4%
TOTAL	2,814	100.0%



POMONA
±1,066.2 Acres of Land
Marvell, Texas
Project # 140-00000

Prepared For:
**HILLWOOD
COMMUNITIES**
Reference Date: 03.03.2021



**Planning &
Landscape Architecture**
Land & Water Planning
Land Use Planning & Design
Landscape Design
Urban Design

LJA Engineering, Inc.
2400 W. San Antonio Street, Suite 400
Houston, Texas 77050
713.868.8400

I hereby certify that the information contained in this report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Texas. I am not providing this report as part of a larger project or as part of a larger contract. I am providing this report as a stand-alone report. I am not providing this report as part of a larger project or as part of a larger contract. I am providing this report as a stand-alone report.



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: June 14, 2021

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Pomona Section 24,
being 39.9 acres out of the H.T. & B.R.R. Co. Survey, A-298, 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.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.06.02 15:17:27 -05'00'

SIGNATURE

June 2, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Pomona Section 24 Preliminary Plat
Applicant	Katy Harris, LJA
PD&Z Meeting Date	June 14, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

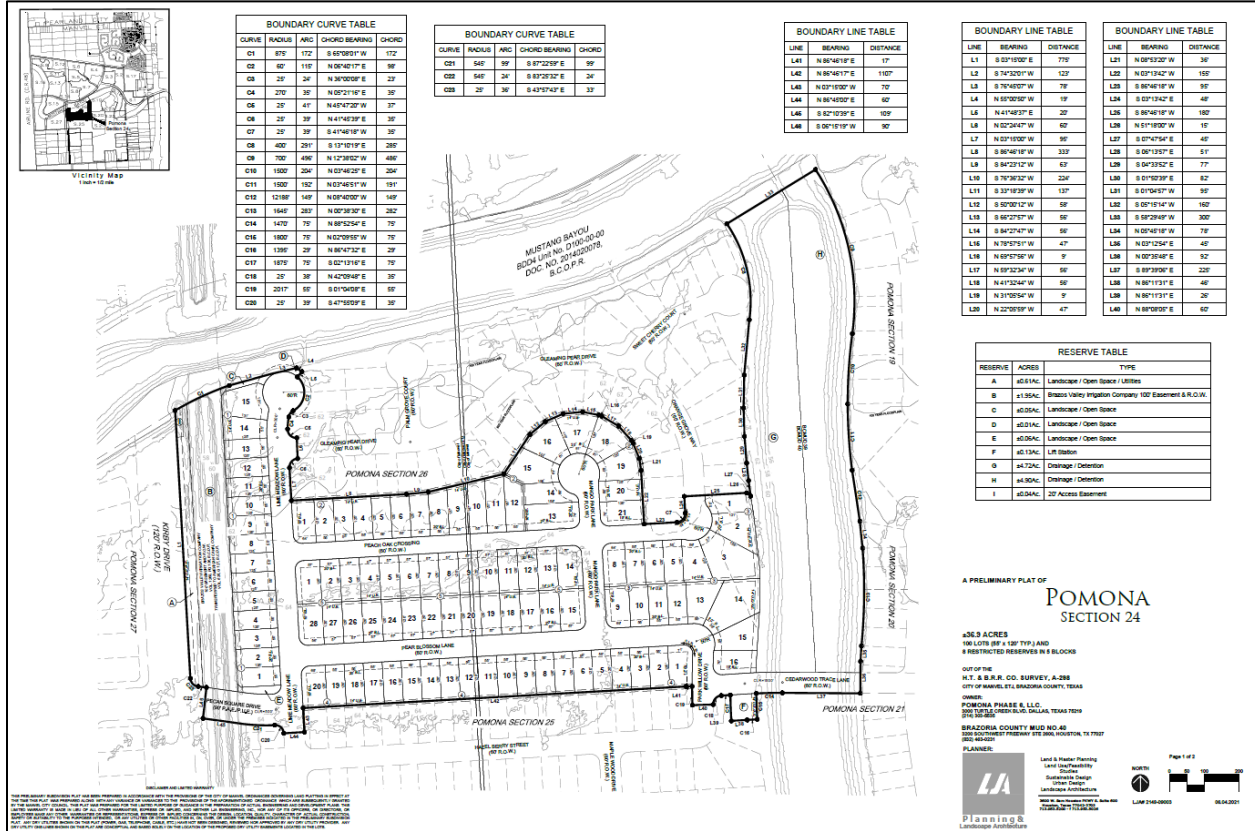
Staff Recommendation

The City staff recommends approval for the Pomona Section 24 Preliminary Plat.



DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Plat Exhibit

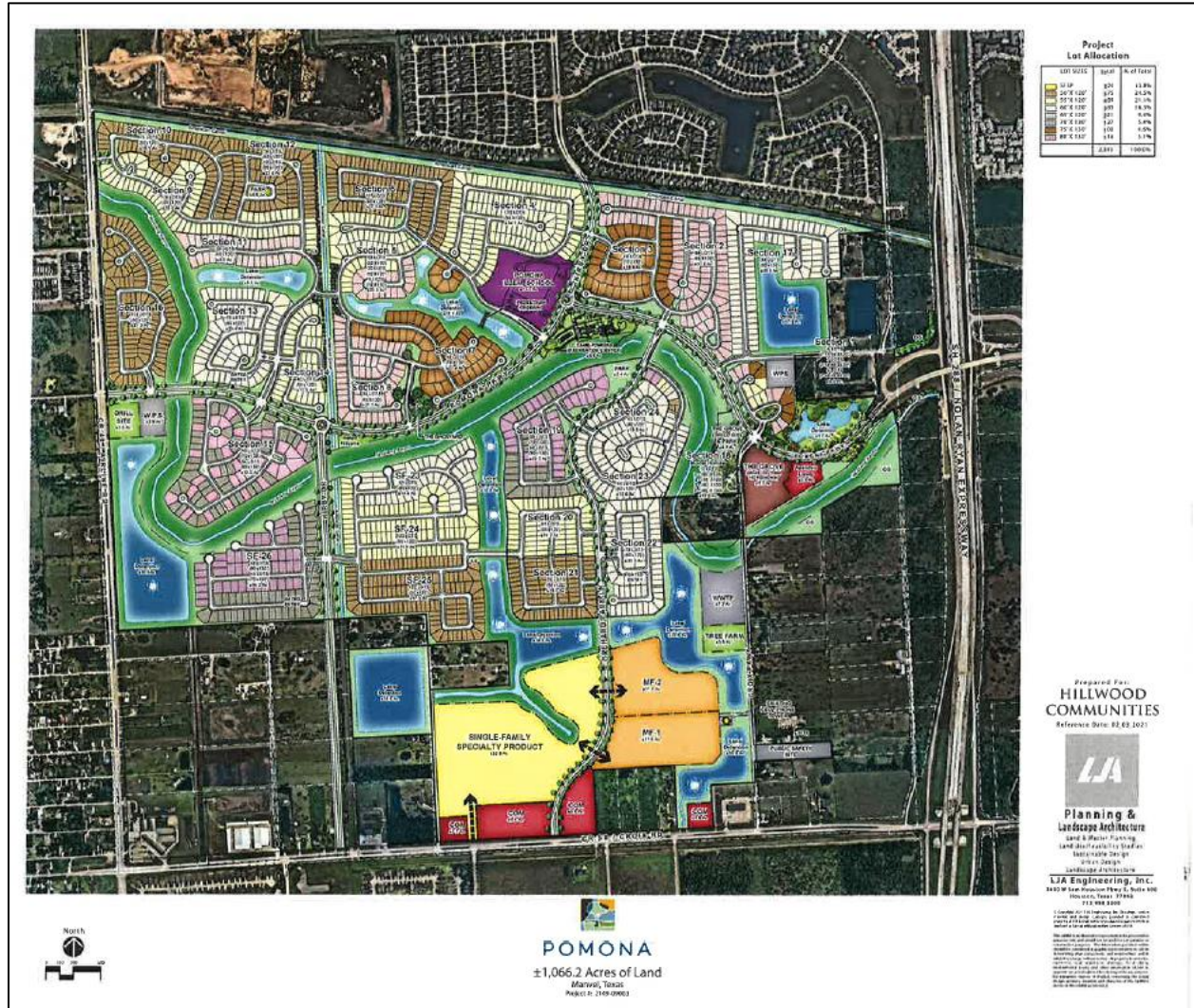


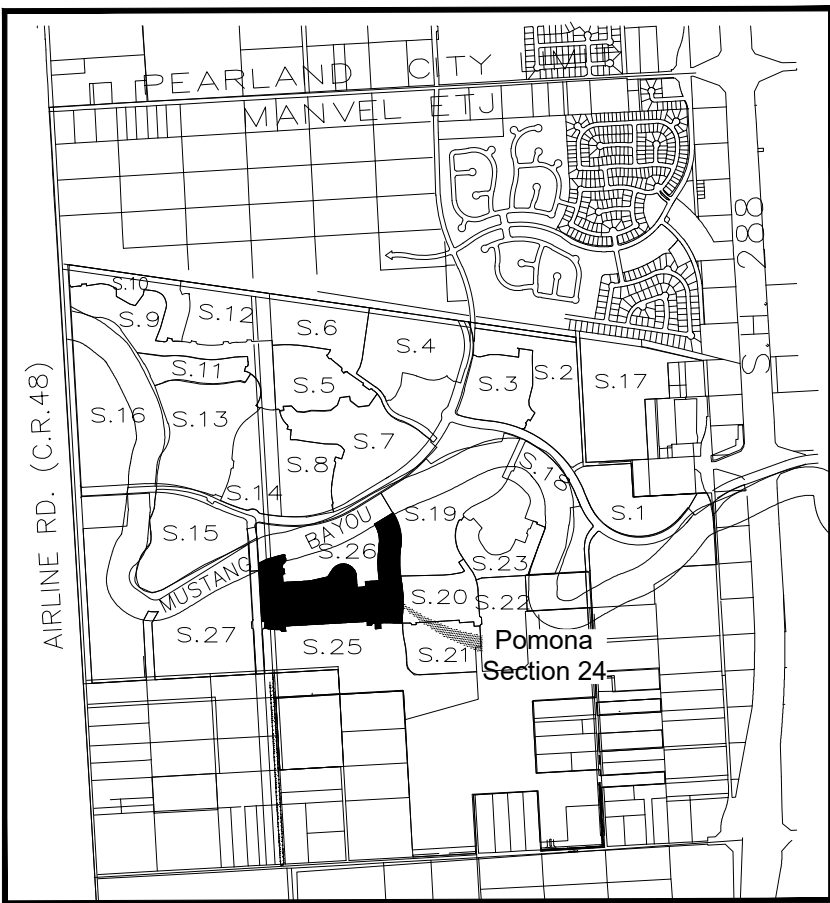


DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Pomona Master Plan Amendment No. 7





Vicinity Map
1 inch = 1/2 mile

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	875'	172'	S 65°08'01" W	172'
C2	60'	115'	N 06°40'17" E	98'
C3	25'	24'	N 36°00'08" E	23'
C4	270'	35'	N 05°21'16" E	35'
C5	25'	41'	N 45°47'20" W	37'
C6	25'	39'	N 41°45'39" E	35'
C7	25'	39'	S 41°46'18" W	35'
C8	400'	291'	S 13°10'19" E	285'
C9	700'	496'	N 12°38'02" W	486'
C10	1500'	204'	N 03°46'25" E	204'
C11	1500'	192'	N 03°46'51" W	191'
C12	12188'	149'	N 08°40'00" W	149'
C13	1645'	283'	N 00°38'30" E	282'
C14	1470'	75'	N 88°52'54" E	75'
C15	1800'	75'	N 02°09'55" W	75'
C16	1395'	29'	N 86°47'32" E	29'
C17	1875'	75'	S 02°13'16" E	75'
C18	25'	38'	N 42°09'48" E	35'
C19	2017'	55'	S 01°04'08" E	55'
C20	25'	39'	S 47°55'09" E	35'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C21	545'	99'	S 87°22'59" E	99'
C22	545'	24'	S 83°25'32" E	24'
C23	25'	36'	S 43°57'43" E	33'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L41	N 86°46'18" E	17'
L42	N 86°46'17" E	1107'
L43	N 03°15'00" W	70'
L44	N 86°45'00" E	60'
L45	S 82°10'39" E	109'
L46	S 06°15'19" W	90'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°15'00" E	775'
L2	S 74°32'01" W	123'
L3	S 76°45'07" W	78'
L4	N 55°00'50" W	19'
L5	N 41°48'37" E	20'
L6	N 02°24'47" W	60'
L7	N 03°15'00" W	95'
L8	S 86°46'18" W	333'
L9	S 84°23'12" W	63'
L10	S 76°36'32" W	224'
L11	S 33°18'39" W	137'
L12	S 50°00'12" W	58'
L13	S 66°27'57" W	56'
L14	S 84°27'47" W	56'
L15	N 78°57'51" W	47'
L16	N 69°57'56" W	9'
L17	N 59°32'34" W	56'
L18	N 41°32'44" W	56'
L19	N 31°05'54" W	9'
L20	N 22°05'59" W	47'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 08°53'20" W	36'
L22	N 03°13'42" W	155'
L23	S 86°46'18" W	95'
L24	S 03°13'42" E	48'
L25	S 86°46'18" W	180'
L26	N 51°18'00" W	15'
L27	S 07°47'54" E	45'
L28	S 06°13'57" E	51'
L29	S 04°33'52" E	77'
L30	S 01°50'39" E	82'
L31	S 01°04'57" W	95'
L32	S 05°15'14" W	160'
L33	S 58°29'49" W	300'
L34	N 05°45'18" W	78'
L35	N 03°12'54" E	45'
L36	N 00°35'48" E	92'
L37	S 89°39'06" E	225'
L38	N 86°11'31" E	46'
L39	N 86°11'31" E	26'
L40	N 88°08'05" E	60'

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±0.61Ac.	Landscape / Open Space / Utilities
B	±1.95Ac.	Brazos Valley Irrigation Company 100' Easement & R.O.W.
C	±0.05Ac.	Landscape / Open Space
D	±0.01Ac.	Landscape / Open Space
E	±0.06Ac.	Landscape / Open Space
F	±0.13Ac.	Lift Station
G	±4.72Ac.	Drainage / Detention
H	±4.90Ac.	Drainage / Detention
I	±0.04Ac.	20' Access Easement

A PRELIMINARY PLAT OF

POMONA SECTION 24

±36.9 ACRES
100 LOTS (55' x 120' TYP.) AND
8 RESTRICTED RESERVES IN 5 BLOCKS

OUT OF THE
H.T. & B.R.R. CO. SURVEY, A-298
CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
POMONA PHASE 6, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219
(214) 303-5535

BRAZORIA COUNTY MUD NO.40
3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-0231

PLANNER:

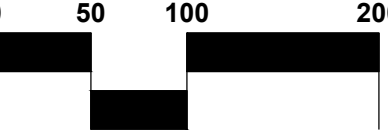


Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

NORTH



Page 1 of 2



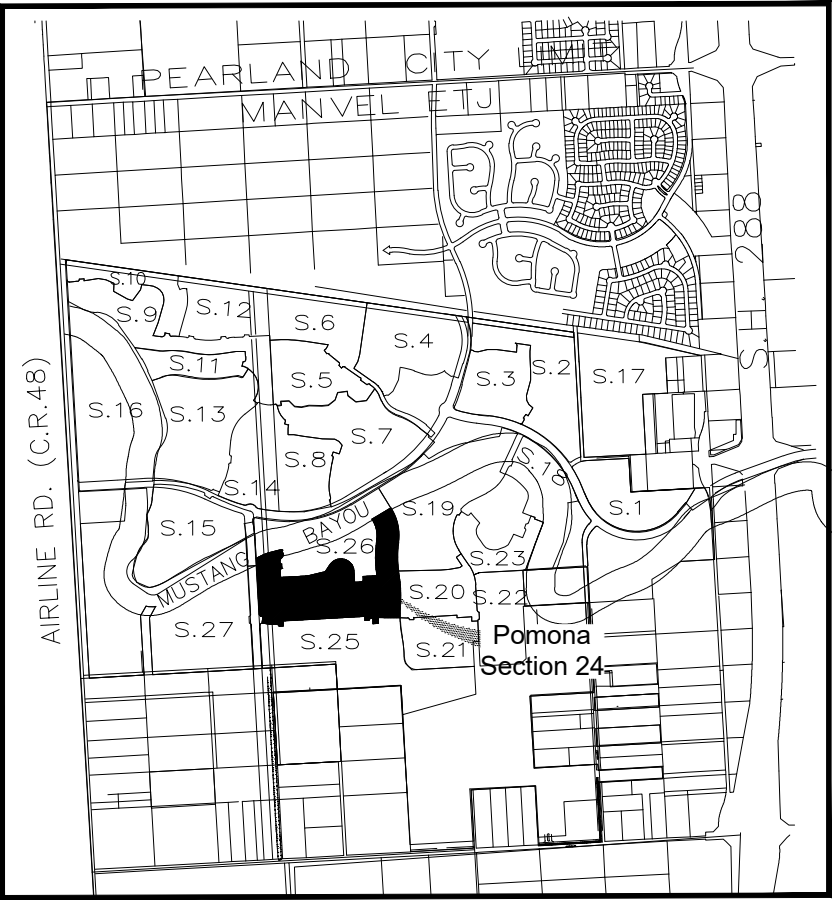
3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042-3703
713.953.5200 • F 713.953.5026

LJA# 2149-09003

06.04.2021

Planning &
Landscape Architecture

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THIS PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



Vicinity Map
1 inch = 1/2 mile

LOT SUMMARY TABLE																							
LOT SIZES	SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10	SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15	SECTION 16	SECTION 17	SECTION 18	SECTION 19	SECTION 20	SECTION 21	SECTION 22	SECTION 23
50'x110'	----	----	----	----	----	107 LOTS	----	----	----	76 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	----
50'x120'	----	----	----	----	----	----	----	----	----	----	74 LOTS	----	----	----	----	118 LOTS	----	----	----	----	50 LOTS	----	----
50'x130'	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	25 LOTS	----	----
55'x120'	6 LOTS	----	----	137 LOTS	55 LOTS	----	----	----	76 LOTS	----	----	10 LOTS	----	42 LOTS	----	----	----	----	----	55 LOTS	----	----	----
60'x120'	----	----	----	----	----	----	----	----	----	----	----	----	70 LOTS	----	----	----	94 LOTS	6 LOTS	----	6 LOTS	----	17 LOTS	4 LOTS
60'x125'	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	94 LOTS	7 LOTS	----	----	----	----	----
65'x120'	7 LOTS	99 LOTS	----	----	20 LOTS	----	----	59 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	53 LOTS	42 LOTS	
65'x125'	----	----	----	----	----	----	----	----	----	----	36 LOTS	----	----	----	----	----	----	----	----	----	----	----	----
70'x130'	----	----	----	----	----	----	----	----	----	----	----	----	----	----	50 LOTS	----	----	----	32 LOTS	----	----	----	----
75'x130'	5 LOTS	----	48 LOTS	----	6 LOTS	----	49 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
80'x130'	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TOTAL LOTS	18 LOTS	99 LOTS	48 LOTS	137 LOTS	81 LOTS	107 LOTS	49 LOTS	59 LOTS	76 LOTS	76 LOTS	36 LOTS	84 LOTS	70 LOTS	42 LOTS	84 LOTS	118 LOTS	94 LOTS	13 LOTS	64 LOTS	61 LOTS	75 LOTS	70 LOTS	46 LOTS

LOT SIZES	SECTION 24	SECTION 25	SECTION 26	SECTION 27	HDR	TOTAL LOTS	MAX PERMITTED
50'x110'	----	----	----	----	----	183 LOTS	183 LOTS
50'x120'	----	121 LOTS	----	----	----	363 LOTS	392 LOTS
50'x130'	----	----	----	----	----	25 LOTS	----
55'x120'	100 LOTS	----	----	----	----	481 LOTS	489 LOTS
60'x120'	----	----	51 LOTS	----	----	248 LOTS	383 LOTS
60'x125'	----	----	----	----	----	102 LOTS	----
65'x120'	----	----	----	----	----	185 LOTS	221 LOTS
65'x125'	----	----	----	----	----	36 LOTS	----
70'x130'	----	----	----	49 LOTS	----	131 LOTS	127 LOTS
75'x130'	----	----	----	----	----	108 LOTS	108 LOTS
80'x130'	----	----	----	46 LOTS	----	112 LOTS	118 LOTS
TOTAL LOTS	100 LOTS	121 LOTS	51 LOTS	95 LOTS	LOTS	1,974 LOTS	2,021 LOTS

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 2			BLOCK 3			BLOCK 4			BLOCK 5			21	57'	6,840
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	22	57'	6,840
1	55'	6,825	1	64'	7,993	21	70'	8,681	1	55'	7,013	1	55'	8,059	1	57'	8,811	23	57'	6,840
2	55'	6,875	2	55'	6,875				2	56'	10,920	2	55'	6,600	2	57'	7,125	24	57'	6,840
3	55'	6,875	3	55'	6,875				3	57'	16,852	3	55'	6,600	3	57'	7,125	25	57'	6,840
4	55'	6,875	4	55'	6,875				4	56'	8,278	4	55'	6,600	4	57'	7,125	26	57'	6,840
5	55'	6,875	5	55'	6,875				5	55'	6,875	5	55'	6,600	5	57'	7,125	27	57'	6,840
6	55'	6,875	6	55'	6,876				6	55'	6,875	6	55'	6,600	6	57'	7,125	28	56'	8,448
7	55'	6,875	7	55'	6,955				7	55'	6,875	7	55'	6,600	7	57'	7,125			
8	55'	6,875	8	55'	7,284				8	64'	7,991	8	55'	6,600	8	57'	7,125			
9	55'	6,875	9	55'	7,826				9	64'	8,266	9	55'	6,600	9	57'	7,125			
10	55'	6,875	10	55'	8,368				10	55'	6,600	10	55'	6,600	10	57'	7,125			
11	55'	6,875	11	55'	8,911				11	55'	6,600	11	55'	6,600	11	57'	7,125			
12	55'	6,875	12	55'	8,335				12	55'	6,600	12	55'	6,600	12	57'	7,125			
13	55'	6,886	13	74'	11,692				13	57'	9,588	13	55'	6,600	13	57'	7,125			
14	55'	7,834	14	60'	7,939				14	56'	17,264	14	55'	6,600	14	57'	8,874			
15	101'	11,156	15	61'	11,109				15	58'	9,850	15	55'	6,600	15	57'	8,514			
			16	61'	10,473				16	70'	8,312	16	55'	6,600	16	57'	6,840			
			17	61'	10,319							17	55'	6,600	17	57'	6,840			
			18	61'	10,323							18	55'	6,600	18	57'	6,840			
			19	63'	9,539							19	55'	6,600	19	57'	6,840			
			20	60'	7,499							20	55'	8,264	20	57'	6,840			

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED. WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE, WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL, THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Pomona Phase 6, LLC, owner of the tract of land described herein on this plan of Pomona Section 24, do hereby make and establish this subdivision and development plan for this property according to all laws, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Pomona where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2021.

Pomona Phase 6, LLC
By: _____
Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____ the _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2021.

Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of. A portion of this tract is located within the City of Manvel and the remainder is located with the ETJ of the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

Planning, Development, and Zoning Commission Chair

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 4.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND OR THE REAR BUILDING PAD LINE.
- 5.) PROJECT 18M: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET
- 6.) PROJECT BENCHMARK: A BRASS DISK STAMPED M 888 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 30.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD. NGVD-29 (1978 ADJ.) ELEV. = 71.52 FEET
- 7.) BDD4 BENCHMARK: BENCHMARK NO. MU-1 IS A BRASS DISK STAMPED 'MU-1' SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET ELEV. = 62.31 FEET MAYD-88 (2001 ADJ.) (Add 1.85 Feet for NGVD-29 (1978 ADJ.))
- 8.) THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT, CITY OF MANVEL ETJ, BRAZORIA COUNTY. THIS PLAT LIES PARTIALLY WITHIN BRAZORIA COUNTY MUD 39 AND PARTIALLY WITHIN BRAZORIA COUNTY MUD 40.
- 9.) ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND A TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.
- 10.) MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON MARCH 13, 2006, AND AMENDED ON SEPTEMBER 9, 2013, JANUARY 26, 2015, MARCH 1, 2016, AUGUST 22, 2016, JUNE 4, 2018, DECEMBER 16, 2019, AND MARCH 15, 2021.
- 11.) LOTS WITH A 20' FRONT BUILDING LINE REQUIRE A 25' GARAGE BUILDING LINE.
- 12.) THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE "AE", PARTIALLY WITHIN ZONE "X" (SHADED) AND PARTIALLY WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020, MAP NO. 48039C0020K

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

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

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

Brazoria Drainage District No. 4

Date

District Engineer

Date

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

BDD4 Ref. ID# 20132

A PRELIMINARY PLAT OF

POMONA
SECTION 24

±36.9 ACRES
100 LOTS (55' x 120' TYP.) AND
8 RESTRICTED RESERVES IN 5 BLOCKS

OUT OF THE

H.T. & B.R.R. CO. SURVEY, A-298
CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

OWNER:

POMONA PHASE 6, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219
(214) 303-5535

BRAZORIA COUNTY MUD NO.40
3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-0231

PLANNER:



Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

2929 Briarpark Drive Suite 600
Houston, Texas 77062-3703
713.953.5200 • 713.953.5026

Planning &
Landscape Architecture

Page 2 of 2

NORTH



0 50 100 200

LJA# 2149-09003 06.04.2021



**Project
Lot Allocation**

LOT SIZE	Count	% of Total
10,000	824	13.8%
10,000-12,000	974	15.8%
12,000-15,000	424	6.8%
15,000-20,000	324	5.2%
20,000-25,000	224	3.6%
25,000-30,000	124	2.0%
30,000-35,000	124	2.0%
35,000-40,000	124	2.0%
TOTAL	2,800	100.0%

Prepared For:
**HILLWOOD
COMMUNITIES**
Reference Date: 03.03.2021



**Planning &
Landscape Architecture**
Land & Water Planning
Land Use Planning
Site Planning
Site Design
Site Construction

LJA Engineering, Inc.
2400 W. San Antonio Street, Suite 400
Houston, Texas 77050
713.868.8400

I hereby certify that the information contained in this report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Texas. I am not providing this report as part of a larger project or as part of a larger contract. I am not providing this report as part of a larger project or as part of a larger contract. I am not providing this report as part of a larger project or as part of a larger contract.



POMONA
±1,066.2 Acres of Land
Marvell, Texas
Project #: 140-00000



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

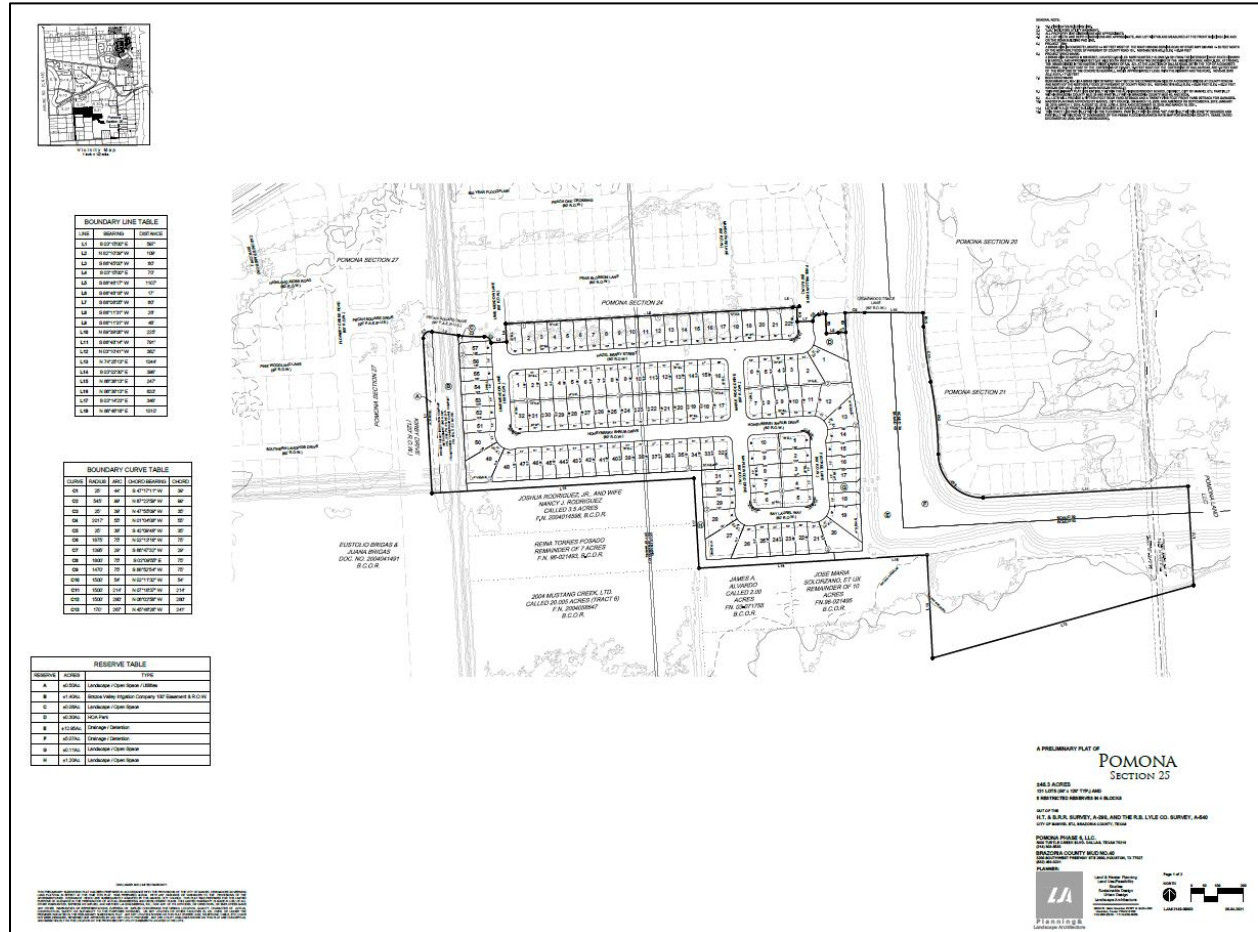
Planning, Development and Zoning Commission Plat Report

Plat Name	Pomona Section 25 Preliminary Plat
Applicant	Katy Harris, LJA
PD&Z Meeting Date	June 14, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval for the Pomona Section 25 Preliminary Plat.

Plat Exhibit

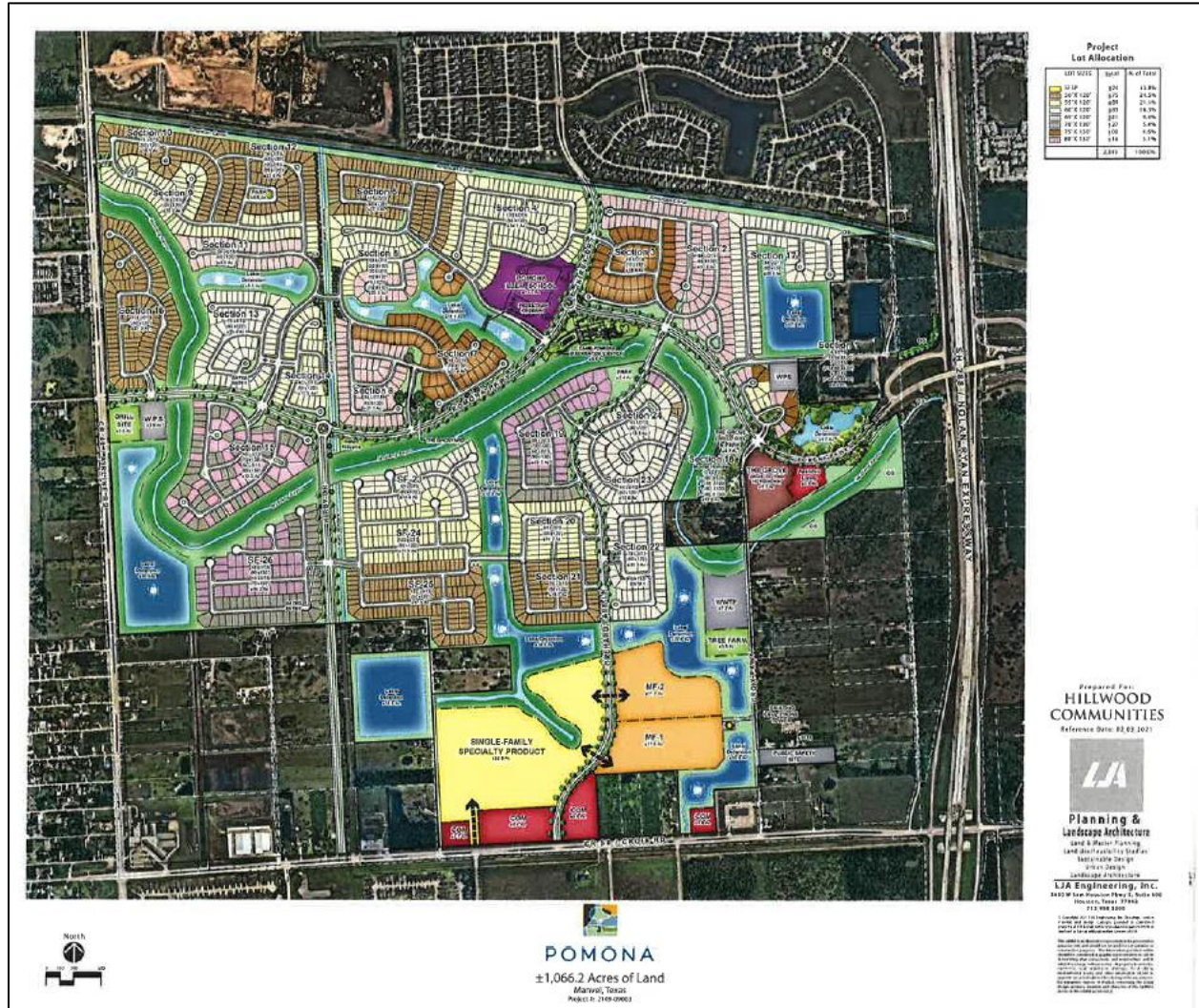


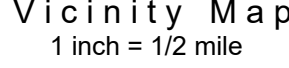


DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Pomona Master Plan Amendment No. 7



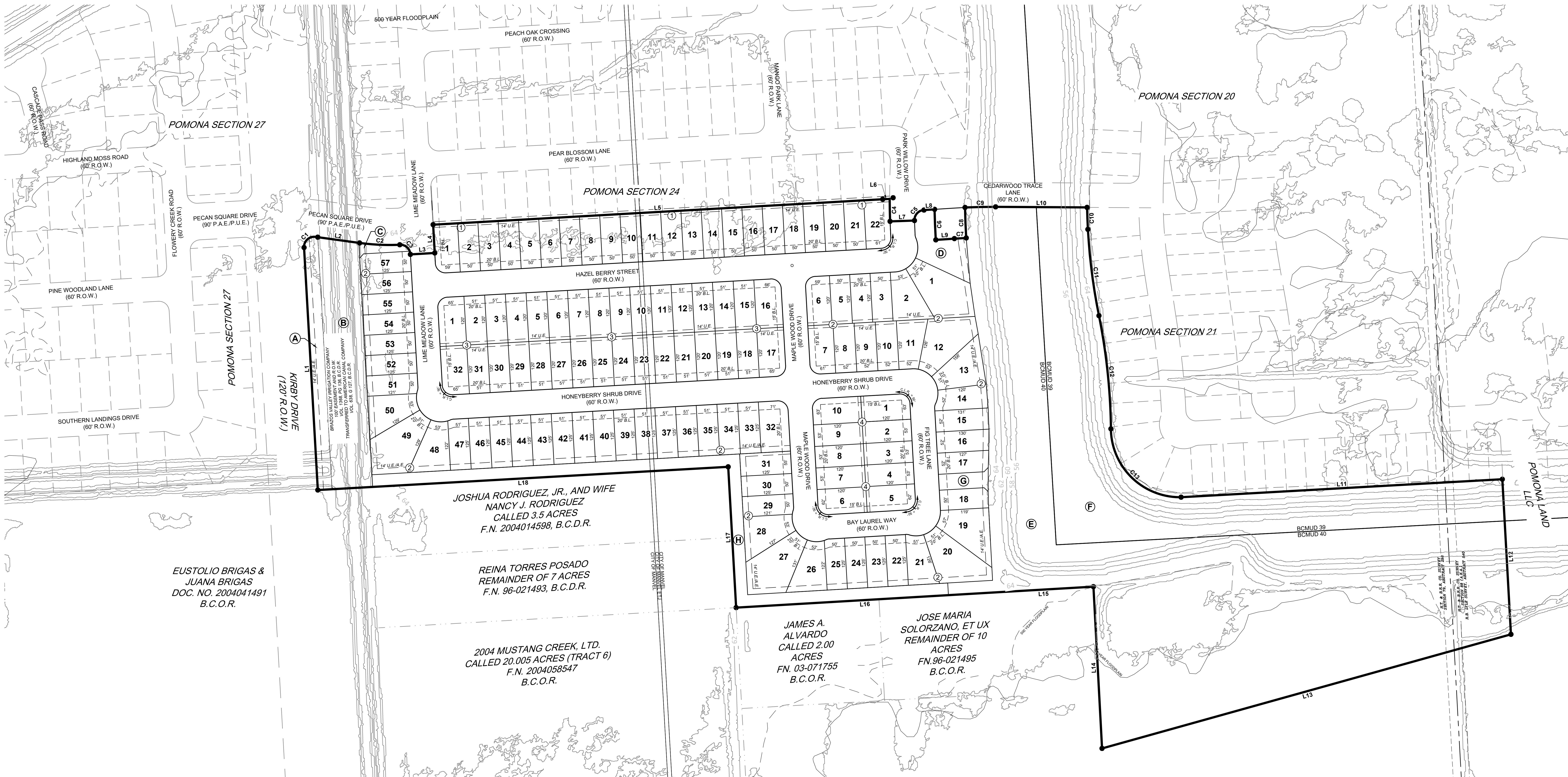


BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	25'	44'	S 47°17'11" W	39'
C2	545'	99'	N 87°22'59" W	99'
C3	25'	39'	N 47°55'09" W	35'
C4	2017'	55'	N 01°04'08" W	55'
C5	25'	38'	S 42°09'48" W	35'
C6	1875'	75'	N 02°13'16" W	75'
C7	1395'	29'	S 86°47'32" W	29'
C8	1800'	75'	S 02°09'55" E	75'
C9	1470'	75'	S 88°52'54" W	75'
C10	1500'	54'	N 02°11'32" W	54'
C11	1500'	214'	N 07°18'37" W	214'
C12	1500'	280'	N 06°02'58" W	280'
C13	170'	267'	N 45°46'28" W	241'

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±0.50Ac.	Landscape / Open Space / Utilities
B	±1.40Ac.	Brazos Valley Irrigation Company 100' Easement & R.O.W.
C	±0.06Ac.	Landscape / Open Space
D	±0.30Ac.	HOA Park
E	±12.95Ac.	Drainage / Detention
F	±5.07Ac.	Drainage / Detention
G	±0.11Ac.	Landscape / Open Space
H	±1.20Ac.	Landscape / Open Space

GENERAL NOTE:

- [illegible]



A PRELIMINARY PLAT OF

POMONA

SECTION 25

±46.3 ACRES
121 LOTS (50' x 120' TYP.) AND
8 RESTRICTED RESERVES IN 4 BLOCKS

OUT OF THE
H.T. & B.R.R. SURVEY, A-298, AND THE R.B. LYLE CO. SURVEY, A-540
CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

POMONA PHASE 6, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219
(214) 303-5535

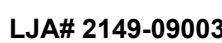
BRAZORIA COUNTY MUD NO.40
3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-0231

PLANNER:

Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

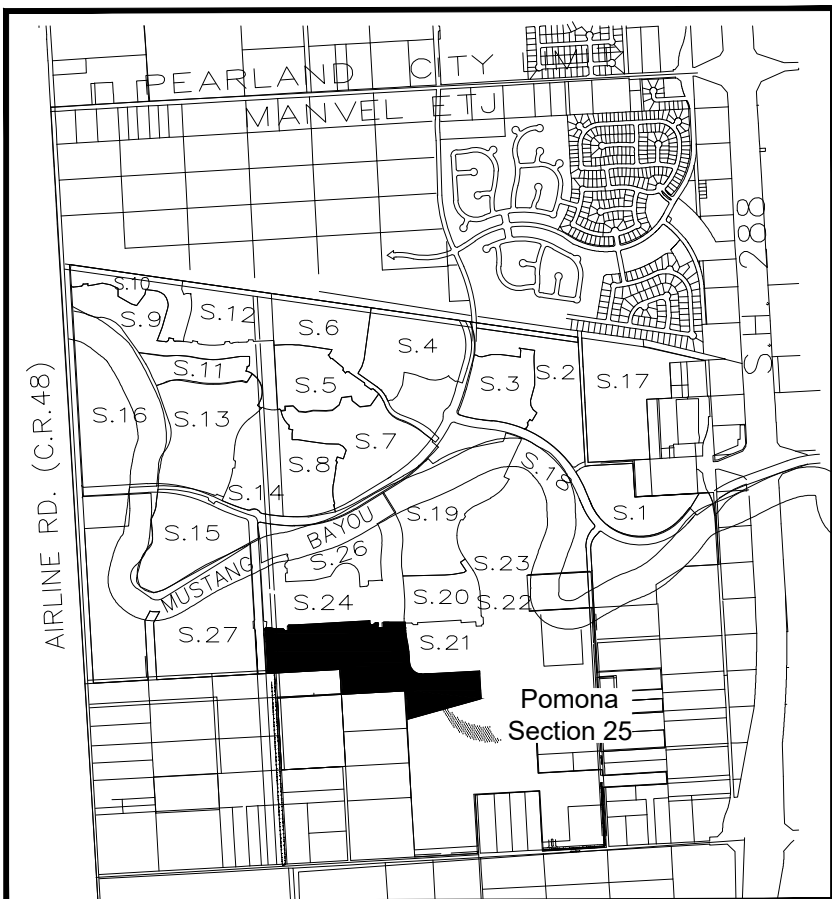
3600 W. Sam Houston PKWY S. Suite 600
Houston, Texas 77042-3703
713.953.5200 - f 713.953.5026

Page 1 of 2



LJA# 2149-09003

06.04.2021



Vicinity Map
1 inch = 1/2 mile

LOT SUMMARY TABLE																									
LOT SIZES	SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10	SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15	SECTION 16	SECTION 17	SECTION 18	SECTION 19	SECTION 20	SECTION 21	SECTION 22	SECTION 23		
50'x110'	-----	-----	-----	-----	-----	107 LOTS	-----	-----	-----	76 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----		
50'x120'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	74 LOTS	-----	-----	-----	-----	118 LOTS	-----	-----	-----	-----	50 LOTS	-----	-----		
50'x130'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	25 LOTS	-----	-----	-----		
55'x120'	6 LOTS	-----	-----	137 LOTS	55 LOTS	-----	-----	-----	76 LOTS	-----	-----	-----	10 LOTS	-----	42 LOTS	-----	-----	-----	-----	55 LOTS	-----	-----	-----		
60'x120'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----		
60'x125'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	70 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	-----		
65'x120'	7 LOTS	99 LOTS	-----	-----	20 LOTS	-----	-----	59 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	94 LOTS	6 LOTS	-----	-----	-----	-----	-----		
65'x125'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	7 LOTS	-----	6 LOTS	-----	-----	-----		
70'x130'	-----	-----	-----	-----	-----	-----	-----	-----	-----	30 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----		
75'x130'	5 LOTS	-----	48 LOTS	-----	6 LOTS	-----	49 LOTS	-----	-----	-----	-----	-----	-----	-----	50 LOTS	-----	-----	-----	-----	-----	-----	-----	-----		
80'x130'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----		
TOTAL LOTS	18 LOTS	99 LOTS	48 LOTS	137 LOTS	81 LOTS	107 LOTS	49 LOTS	59 LOTS	76 LOTS	76 LOTS	36 LOTS	84 LOTS	70 LOTS	42 LOTS	84 LOTS	118 LOTS	94 LOTS	13 LOTS	64 LOTS	61 LOTS	75 LOTS	70 LOTS	46 LOTS		

LOT SIZES	SECTION 24	SECTION 25	SECTION 26	SECTION 27	HDR	TOTAL LOTS	MAX PERMITTED
50'x110'	-----	-----	-----	-----	-----	183 LOTS	183 LOTS
50'x120'	-----	121 LOTS	-----	-----	-----	363 LOTS	382 LOTS
50'x130'	-----	-----	-----	-----	-----	25 LOTS	-----
60'x120'	100 LOTS	-----	-----	-----	-----	481 LOTS	489 LOTS
60'x120'	-----	-----	51 LOTS	-----	-----	248 LOTS	383 LOTS
60'x125'	-----	-----	-----	-----	-----	102 LOTS	-----
65'x120'	-----	-----	-----	-----	-----	185 LOTS	221 LOTS
65'x120'	-----	-----	-----	-----	-----	36 LOTS	-----
70'x130'	-----	-----	-----	49 LOTS	-----	131 LOTS	127 LOTS
75'x130'	-----	-----	-----	-----	-----	108 LOTS	108 LOTS
80'x130'	-----	-----	-----	46 LOTS	-----	112 LOTS	118 LOTS
TOTAL LOTS	100 LOTS	121 LOTS	51 LOTS	96 LOTS	LOTS	1,974 LOTS	2,021 LOTS

LOT AREA SUMMARY

BLOCK 1			21	50'	6,000
LOT NO.	LOT WIDTH AT B.L.	SQ. FT.	22	61'	7,342
1	59'	7,067			
2	50'	6,000			
3	50'	6,000			
4	50'	6,000			
5	50'	6,000			
6	50'	6,000			
7	50'	6,000			
8	50'	6,000			
9	50'	6,000			
10	50'	6,000			
11	50'	6,000			
12	50'	6,000			
13	50'	6,000			
14	50'	6,000			
15	50'	6,000			
16	50'	6,000			
17	50'	6,000			
18	50'	6,000			
19	50'	6,000			
20	50'	6,000			

BLOCK 2			21	51'	7,428
LOT NO.	LOT WIDTH AT B.L.	SQ. FT.	22	50'	6,250
1	51'	14,920	23	50'	6,250
2	53'	8,757	24	50'	6,250
3	50'	6,000	25	50'	6,235
4	50'	6,000	26	52'	8,821
5	50'	6,000	27	51'	14,558
6	59'	7,065	28	53'	9,450
7	61'	7,307	29	50'	6,219
8	52'	6,240	30	50'	6,250
9	52'	6,240	31	55'	8,875
10	52'	6,240	32	71'	8,867
11	52'	7,539	33	51'	6,375
12	53'	13,259	34	51'	6,375
13	51'	10,127	35	51'	6,375
14	52'	6,834	36	51'	6,375
15	52'	6,803	37	51'	6,375
16	52'	6,690	38	51'	6,375
17	52'	6,433	39	51'	6,375
18	50'	5,919	40	51'	6,375
19	57'	11,849			
20	51'	13,428			

BLOCK 3			41	51'	6,375
LOT NO.	LOT WIDTH AT B.L.	SQ. FT.	42	51'	6,375
1	65'	7,724	43	51'	6,375
2	51'	6,120	44	51'	6,375
3	51'	6,120	45	51'	6,375
4	51'	6,120	46	51'	6,375
5	51'	6,120	47	51'	6,354
6	51'	6,120	48	53'	9,080
7	51'	6,120	49	51'	14,547
8	51'	6,120	50	53'	9,138
9	51'	6,120	51	50'	6,227
10	51'	6,120	52	50'	6,250
11	51'	6,120	53	50'	6,250
12	51'	6,120	54	50'	6,250
13	51'	6,120	55	50'	6,250
14	51'	6,120	56	50'	6,250
15	51'	6,120	57	50'	6,197
16	66'	7,790			
17	65'	7,784			
18	51'	6,120			
19	51'	6,120			
20	51'	6,120			

BLOCK 4			21	51'	6,120
LOT NO.	LOT WIDTH AT B.L.	SQ. FT.	22	51'	6,120
1	63'	7,484	23	51'	6,120
2	53'	6,360	24	51'	6,120
3	53'	6,360	25	51'	6,120
4	53'	6,360	26	51'	6,120
5	62'	7,437	27	51'	6,120
6	62'	7,415	28	51'	6,120
7	53'	6,360	29	51'	6,120
8	53'	6,360	30	51'	6,120
9	53'	6,360	31	51'	6,120
10	63'	7,539	32	65'	7,728

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

1) Any governmental body for the purposes of drainage work may use the drainage easements and fee strips provided the DISTRICT is properly notified.

2) Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strips.

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

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

5) The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.

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

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

8) The DISTRICT'S approval of the Final Drainage Plan (and Final Plat, if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips and/or any other rights-of-way across third parties properties for the purposes of moving excess runoff to the DISTRICT'S drainage facilities and contemplated by the Final Drainage Plan and Final Plat.

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

Brazoria Drainage District No. 4

Date _____

District Engineer _____

Date _____

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

BDD4 Ref. ID# 20132

STATE OF TEXAS §
COUNTY OF BRAZORIA §

W, Pomona Phase 6, LLC, owner of the tract of land described herein on this plan of Pomona Section 25, do hereby make and establish this subdivision and development plan for this property according to all laws, dedication, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations herein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the 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, obstructions and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Pomona where buildings setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgment:
WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2021.

Pomona Phase 6, LLC

By: _____

Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

ON UNDER MY HAND and seal of office this the ____ day of _____, 2021.

Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:
This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown herein from an actual on the ground survey of the parcel tract performed under my supervision of which this subdivision is a part of. A portion of this tract is located within the City of Manvel and the remainder is located with the ETJ of the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Pomona Section 25 in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown herein and authorizes the recording of this plat this ____ day of _____, 20____.

Planning, Development, and Zoning Commission Chair

GENERAL NOTE:

- 1) "S.L." INDICATES BUILDING LINE.
- 2) "U.L." INDICATES UTILITY EASEMENT.
- 3) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 4) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND OR THE REAR BUILDING PAD LINE.
- 5) PROJECT BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET.
- 6) PROJECT BENCHMARK: A BRASS DISK STAMPED M-688 RESET, LOCATED 2.36 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 6.45 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BENCHMARK IS IN THE EASTERN FRONT-OF-WAY OF F.M. 521 AT THE JUNCTION OF DALLAS ROAD SET IN THE TOP OF A CONCRETE HEADWALL 39.9 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 18 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD. NGVD-29 (1978 ADJ.) ELEV. = 71.32 FEET.
- 7) BDD4 BENCHMARK: BENCHMARK NO. M-141 IS A BRASS DISK STAMPED M-141 SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET ELEV. = 62.31 FEET NAVD83 (2001 ADJ.) ASH 1.68 FEET NGVD-29 (1978 ADJ.) THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE ALL IN INDEPENDENT SCHOOL DISTRICT, CITY OF MANVEL ETJ, PARTIALLY WITHIN BRAZORIA COUNTY MUD 39 AND PARTIALLY WITHIN BRAZORIA COUNTY MUD 40, AND BDD4.
- 8) ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND A TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.
- 9) MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON MARCH 13, 2006, AND AMENDED ON SEPTEMBER 9, 2013, JANUARY 26, 2015, MARCH 1, 2016, AUGUST 22, 2016, JUNE 4, 2018, DECEMBER 18, 2019, AND MARCH 15, 2021.
- 11) LOTS WITH A 20' FRONT BUILDING LINE REQUIRE A 25' GARAGE BUILDING LINE.
- 12) THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE "AE", PARTIALLY WITHIN ZONE "X" (SHADED) AND PARTIALLY WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020. MAP NO. 48353C004.

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN REU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NOTWITH LIA ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

A PRELIMINARY PLAT OF

POMONA
SECTION 25

±46.3 ACRES
121 LOTS (50' x 120' TYP.) AND
8 RESTRICTED RESERVES IN 4 BLOCKS

OUT OF THE
H.T. & B.R.R. SURVEY, A-298, AND THE R.B. LYLE CO. SURVEY, A-540
CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

POMONA PHASE 6, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219
(214) 303-5535
BRAZORIA COUNTY MUD NO.40
3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-4231

PLANNER:

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
3600 W. Sam Houston Pkwy E., Suite 600
Houston, Texas 77060-3763
713.953.5300 • F 713.953.5026

LJA# 2149-09003

06.04.2021

Page 2 of 2



**Project
Lot Allocation**

LOT SIZE	Count	% of Total
1/2 Acre	824	13.8%
3/4 Acre	974	16.2%
1 Acre	404	6.7%
1 1/4 Acre	304	5.0%
1 1/2 Acre	204	3.4%
2 Acre	104	1.7%
3 Acre	104	1.7%
4 Acre	104	1.7%
5 Acre	104	1.7%
6 Acre	104	1.7%
7 Acre	104	1.7%
8 Acre	104	1.7%
9 Acre	104	1.7%
10 Acre	104	1.7%
11 Acre	104	1.7%
12 Acre	104	1.7%
13 Acre	104	1.7%
14 Acre	104	1.7%
15 Acre	104	1.7%
16 Acre	104	1.7%
17 Acre	104	1.7%
18 Acre	104	1.7%
19 Acre	104	1.7%
20 Acre	104	1.7%
21 Acre	104	1.7%
22 Acre	104	1.7%
23 Acre	104	1.7%
24 Acre	104	1.7%
25 Acre	104	1.7%
26 Acre	104	1.7%
27 Acre	104	1.7%
28 Acre	104	1.7%
29 Acre	104	1.7%
30 Acre	104	1.7%
31 Acre	104	1.7%
32 Acre	104	1.7%
33 Acre	104	1.7%
34 Acre	104	1.7%
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41 Acre	104	1.7%
42 Acre	104	1.7%
43 Acre	104	1.7%
44 Acre	104	1.7%
45 Acre	104	1.7%
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61 Acre	104	1.7%
62 Acre	104	1.7%
63 Acre	104	1.7%
64 Acre	104	1.7%
65 Acre	104	1.7%
66 Acre	104	1.7%
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69 Acre	104	1.7%
70 Acre	104	1.7%
71 Acre	104	1.7%
72 Acre	104	1.7%
73 Acre	104	1.7%
74 Acre	104	1.7%
75 Acre	104	1.7%
76 Acre	104	1.7%
77 Acre	104	1.7%
78 Acre	104	1.7%
79 Acre	104	1.7%
80 Acre	104	1.7%
81 Acre	104	1.7%
82 Acre	104	1.7%
83 Acre	104	1.7%
84 Acre	104	1.7%
85 Acre	104	1.7%
86 Acre	104	1.7%
87 Acre	104	1.7%
88 Acre	104	1.7%
89 Acre	104	1.7%
90 Acre	104	1.7%
91 Acre	104	1.7%
92 Acre	104	1.7%
93 Acre	104	1.7%
94 Acre	104	1.7%
95 Acre	104	1.7%
96 Acre	104	1.7%
97 Acre	104	1.7%
98 Acre	104	1.7%
99 Acre	104	1.7%
100 Acre	104	1.7%



POMONA
±1,066.2 Acres of Land
Marvell, Texas
Project # 140-00000

Prepared For:
**HILLWOOD
COMMUNITIES**
Reference Date: 03.03.2021

LA
Planning &
Landscape Architecture
Land & Water Planning
Land Use Planning
Landscape Design
Urban Design
Infrastructure Design
Landscape Architecture

LJA Engineering, Inc.
2400 W. San Antonio Street, Suite 400
Houston, Texas 77050
713.868.8400

I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of Texas. My license number is 14000. I am not providing this information for any other purpose than that for which it was intended. I am not responsible for any errors or omissions in this information.



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: June 14, 2021

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Pomona Section 26,
being 29.7 acres out of the H.T. & B.R.R. Survey, A-298, 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.

Jessica Rodriguez Digitally signed by Jessica Rodriguez

Date: 2021.06.02 15:22:35 -05'00'

June 2, 2021

SIGNATURE

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Pomona Section 26 Preliminary Plat
Applicant	Katy Harris, LJA
PD&Z Meeting Date	June 14, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

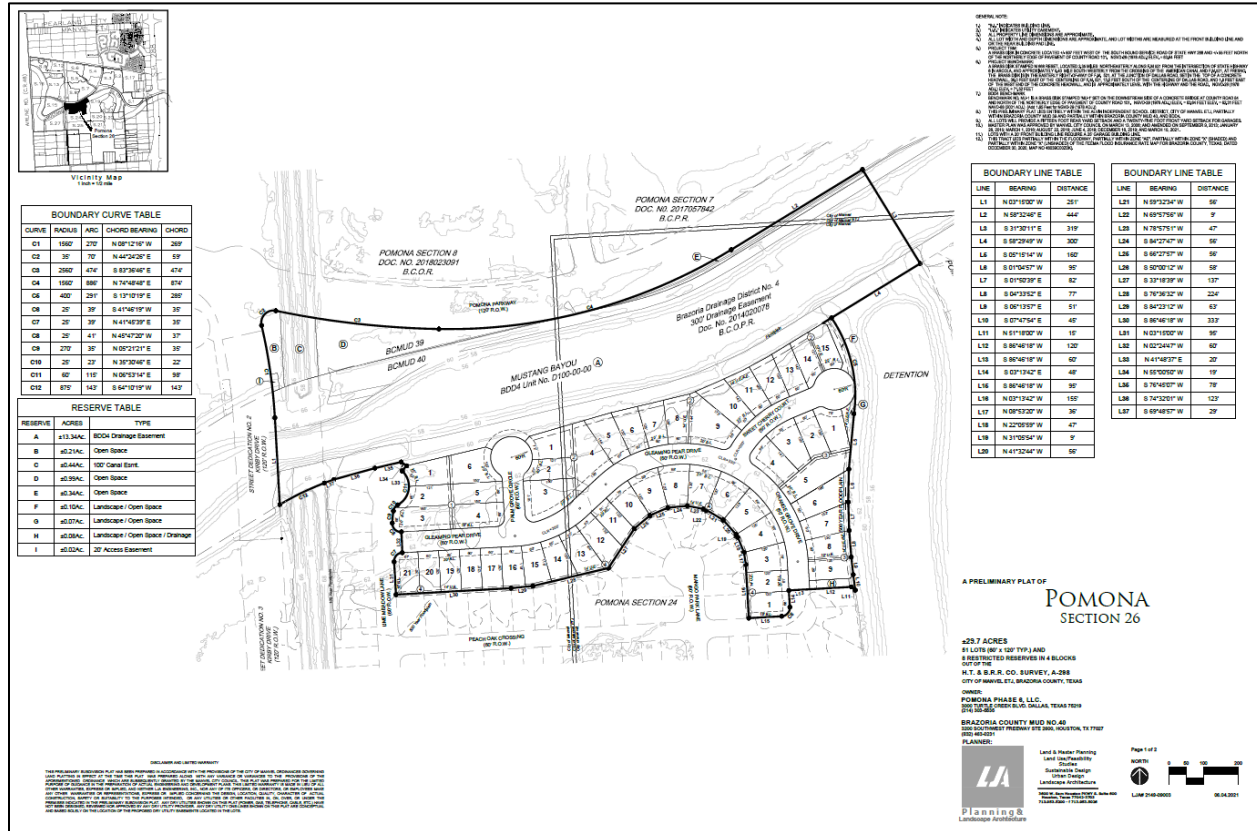
Staff Recommendation

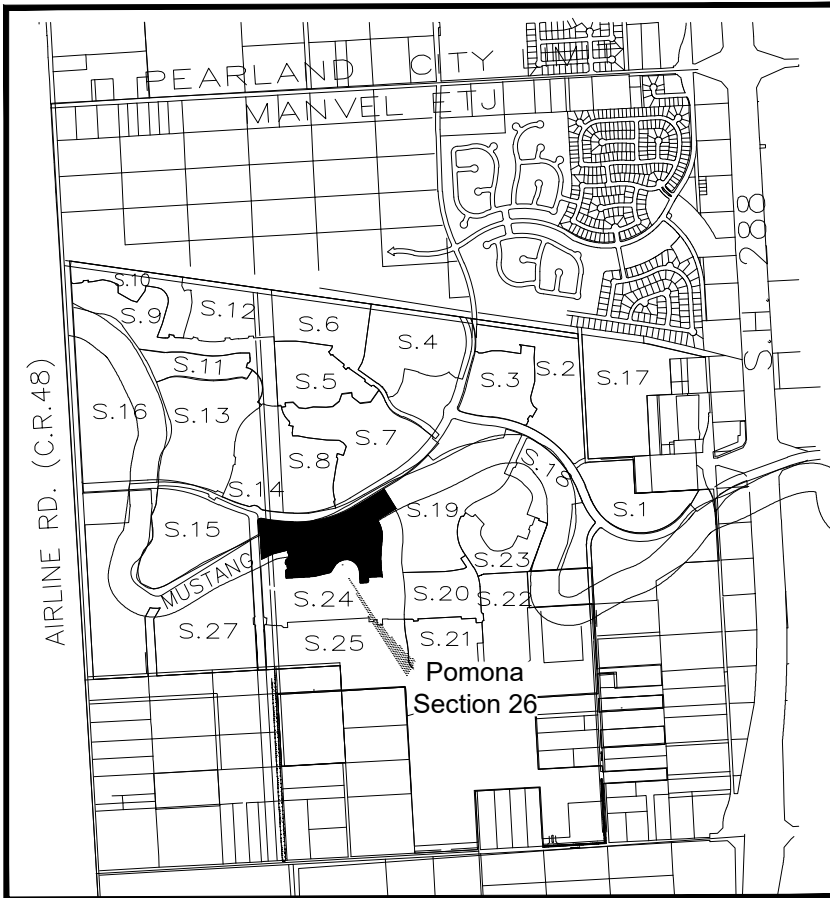
The City staff recommends approval for the Pomona Section 26 Preliminary Plat.



DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Plat Exhibit

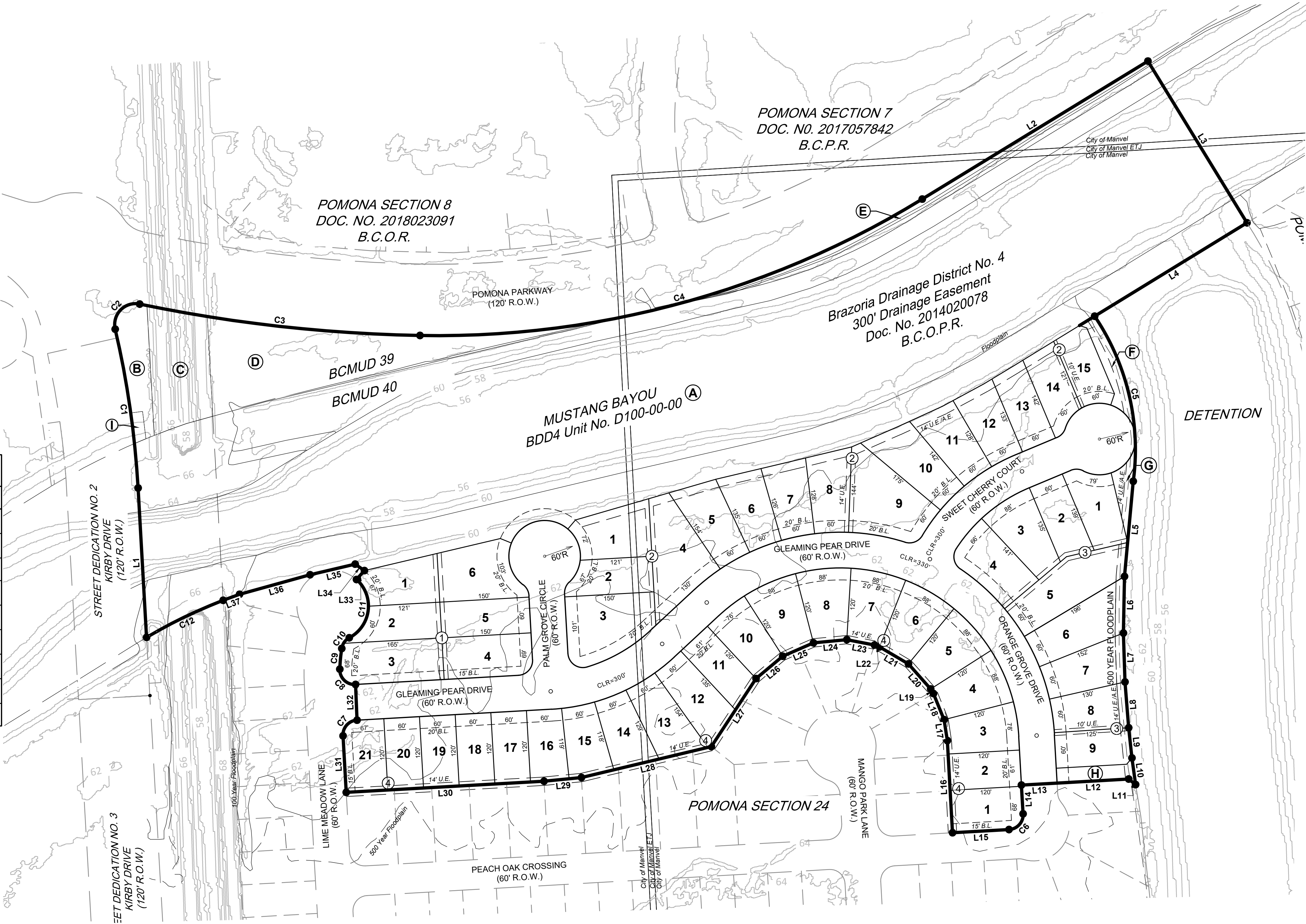




Vicinity Map
1 inch = 1/2 mile

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	1560'	270'	N 08°12'16" W	269'
C2	35'	70'	N 44°24'26" E	59'
C3	2560'	474'	S 83°36'46" E	474'
C4	1560'	886'	N 74°48'48" E	874'
C5	400'	291'	S 13°10'19" E	285'
C6	25'	39'	S 41°46'19" W	35'
C7	25'	39'	N 41°45'39" E	35'
C8	25'	41'	N 45°47'20" W	37'
C9	270'	35'	N 05°21'21" E	35'
C10	25'	23'	N 35°30'46" E	22'
C11	60'	115'	N 06°53'14" E	98'
C12	875'	143'	S 64°10'19" W	143'

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±13.34Ac.	BDD4 Drainage Easement
B	±0.21Ac.	Open Space
C	±0.44Ac.	100' Canal Esmt.
D	±0.99Ac.	Open Space
E	±0.34Ac.	Open Space
F	±0.10Ac.	Landscape / Open Space
G	±0.07Ac.	Landscape / Open Space
H	±0.08Ac.	Landscape / Open Space / Drainage
I	±0.02Ac.	20' Access Easement



- GENERAL NOTE:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - 4.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND OR THE REAR BUILDING PAD LINE.
 - 5.) PROJECT TBM:
A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET
 - 6.) PROJECT BENCHMARK:
A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M.521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD. NGVD-29 (1978 ADJ.) ELEV. = 71.32 FEET
 - 7.) BDD4 BENCHMARK:
BENCHMARK NO. MU-1 IS A BRASS DISK STAMPED "MU-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 62.31 FEET
 - 8.) THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT, CITY OF MANVEL ETJ, PARTIALLY WITHIN BRAZORIA COUNTY MUD 39 AND PARTIALLY WITHIN BRAZORIA COUNTY MUD 40, AND BDD4.
 - 9.) ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND A TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.
 - 10.) MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON MARCH 13, 2006; AND AMENDED ON SEPTEMBER 9, 2013; JANUARY 26, 2015; MARCH 1, 2016; AUGUST 22, 2016; JUNE 4, 2018; DECEMBER 16, 2019; AND MARCH 15, 2021.
 - 11.) LOTS WITH A 20' FRONT BUILDING LINE REQUIRE A 25' GARAGE BUILDING LINE.
 - 12.) THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE "AE", PARTIALLY WITHIN ZONE "X" (SHADED) AND PARTIALLY WITHIN ZONE "X" (UNSHADED) OF THE FEEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020, MAP NO 48039C0020(K).

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°15'00" W	251'
L2	N 58°32'46" E	444'
L3	S 31°30'11" E	319'
L4	S 58°29'49" W	300'
L5	S 05°15'14" W	160'
L6	S 01°04'57" W	95'
L7	S 01°50'39" E	82'
L8	S 04°33'52" E	77'
L9	S 06°13'57" E	51'
L10	S 07°47'54" E	45'
L11	N 51°18'00" W	15'
L12	S 86°46'18" W	120'
L13	S 86°46'18" W	60'
L14	S 03°13'42" E	48'
L15	S 86°46'18" W	95'
L16	N 03°13'42" W	155'
L17	N 08°53'20" W	36'
L18	N 22°05'59" W	47'
L19	N 31°05'54" W	9'
L20	N 41°32'44" W	56'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 59°32'34" W	56'
L22	N 69°57'56" W	9'
L23	N 78°57'51" W	47'
L24	S 84°27'47" W	56'
L25	S 66°27'57" W	56'
L26	S 50°00'12" W	58'
L27	S 33°18'39" W	137'
L28	S 76°36'32" W	224'
L29	S 84°23'12" W	63'
L30	S 86°46'18" W	333'
L31	N 03°15'00" W	95'
L32	N 02°24'47" W	60'
L33	N 41°48'37" E	20'
L34	N 55°00'50" W	19'
L35	S 76°45'07" W	78'
L36	S 74°32'01" W	123'
L37	S 69°48'57" W	29'

A PRELIMINARY PLAT OF

POMONA SECTION 26

±29.7 ACRES
51 LOTS (60' x 120' TYP.) AND
8 RESTRICTED RESERVES IN 4 BLOCKS
OUT OF THE
H.T. & B.R.R. CO. SURVEY, A-298
CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
POMONA PHASE 6, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219
(214) 303-5535

BRAZORIA COUNTY MUD NO.40
3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-0231

PLANNER:

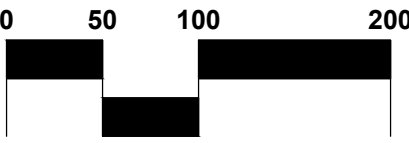


Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W. Sam Houston PKWY S. Suite 600
Houston, Texas 77042-3703
713.953.5200 - 713.953.5026

Page 1 of 2

NORTH

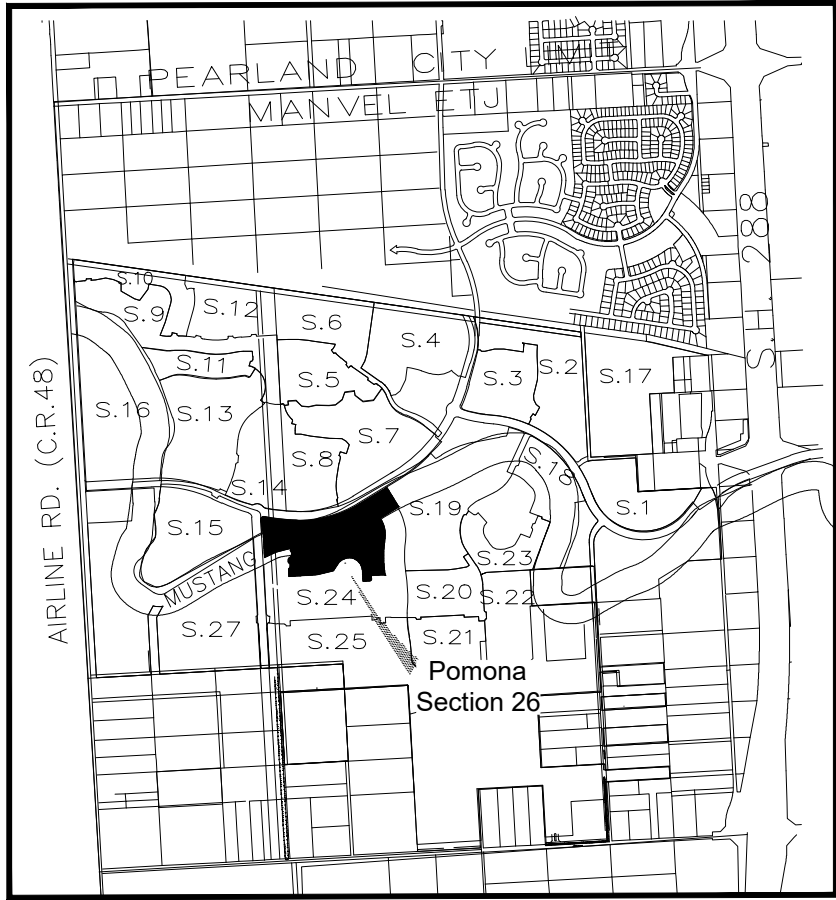


LJA# 2149-09003

06.04.2021

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED. ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL, THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



Vicinity Map
1 inch = 1/2 mile

LOT SUMMARY TABLE																							
LOT SIZES	SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10	SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15	SECTION 16	SECTION 17	SECTION 18	SECTION 19	SECTION 20	SECTION 21	SECTION 22	SECTION 23
50'x110'	----	----	----	----	----	107 LOTS	----	----	----	76 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	----
50'x120'	----	----	----	----	----	----	----	----	----	----	74 LOTS	----	----	----	----	118 LOTS	----	----	----	----	50 LOTS	----	----
50'x130'	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	25 LOTS	----	----	----
55'x120'	6 LOTS	----	----	137 LOTS	55 LOTS	----	----	----	76 LOTS	----	----	10 LOTS	----	42 LOTS	----	----	----	----	----	55 LOTS	----	----	----
60'x120'	----	----	----	----	----	----	----	----	----	----	----	70 LOTS	----	----	----	94 LOTS	6 LOTS	----	----	6 LOTS	----	17 LOTS	4 LOTS
60'x125'	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	7 LOTS	----	----	----	53 LOTS	42 LOTS	----
65'x120'	7 LOTS	99 LOTS	----	----	20 LOTS	----	----	59 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
65'x125'	----	----	----	----	----	----	----	----	----	36 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	----
70'x130'	----	----	----	----	----	----	----	----	----	----	----	----	----	50 LOTS	----	----	----	32 LOTS	----	----	----	----	----
75'x130'	5 LOTS	----	48 LOTS	----	6 LOTS	----	49 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
80'x130'	----	----	----	----	----	----	----	----	----	----	----	----	----	34 LOTS	----	----	----	32 LOTS	----	----	----	----	----
TOTAL LOTS	18 LOTS	99 LOTS	48 LOTS	137 LOTS	81 LOTS	107 LOTS	49 LOTS	59 LOTS	76 LOTS	76 LOTS	36 LOTS	84 LOTS	70 LOTS	42 LOTS	84 LOTS	118 LOTS	94 LOTS	13 LOTS	64 LOTS	61 LOTS	75 LOTS	70 LOTS	46 LOTS

LOT SIZES	SECTION 24	SECTION 25	SECTION 26	SECTION 27	HDR	TOTAL LOTS	MAX PERMITTED
50'x110'	----	----	----	----	----	183 LOTS	183 LOTS
50'x120'	----	121 LOTS	----	----	----	363 LOTS	392 LOTS
50'x130'	----	----	----	----	----	25 LOTS	----
55'x120'	100 LOTS	----	----	----	----	481 LOTS	489 LOTS
60'x120'	----	----	51 LOTS	----	----	248 LOTS	383 LOTS
60'x125'	----	----	----	----	----	102 LOTS	----
65'x120'	----	----	----	----	----	185 LOTS	221 LOTS
65'x125'	----	----	----	----	----	36 LOTS	----
70'x130'	----	----	----	49 LOTS	----	131 LOTS	127 LOTS
75'x130'	----	----	----	----	----	108 LOTS	108 LOTS
80'x130'	----	----	----	46 LOTS	----	112 LOTS	118 LOTS
TOTAL LOTS	100 LOTS	121 LOTS	51 LOTS	95 LOTS	LOTS	1,974 LOTS	2,021 LOTS

LOT AREA SUMMARY

BLOCK 1		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	67'	8,931
2	60'	8,104
3	68'	11,914
4	69'	10,366
5	60'	9,000
6	103'	11,995

BLOCK 2		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	72'	10,363
2	67'	8,171
3	101'	14,790
4	130'	14,439
5	60'	9,808
6	60'	8,687
7	60'	8,408
8	60'	9,110
9	60'	15,647
10	60'	11,022
11	60'	9,116
12	60'	8,542
13	60'	8,232
14	60'	7,873
15	60'	7,770

BLOCK 3		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	79'	8,892
2	60'	8,067
3	88'	9,908
4	66'	10,584
5	60'	14,380
6	60'	12,178
7	60'	9,518
8	60'	8,476
9	60'	7,606

BLOCK 4		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	68'	8,424
2	61'	7,320
3	78'	8,424
4	88'	9,096
5	88'	9,130
6	88'	9,130
7	88'	9,096
8	88'	9,130
9	88'	9,130
10	76'	8,370
11	61'	7,778
12	60'	9,681
13	60'	9,563
14	60'	8,189
15	60'	7,894
16	60'	7,411
17	60'	7,200
18	60'	7,200
19	60'	7,200
20	60'	7,200

21	67'	8,264
----	-----	-------

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

1) Any governmental body for the purposes of drainage work may use the drainage easements and fee strips provided the DISTRICT is properly notified.

2) Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strips.

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

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

5) The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.

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

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

8) The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips and/or any other rights-of-way across third parties properties for the purposes of moving excess runoff to the DISTRICT'S drainage facilities and contemplated by the Final Drainage Plan and Final Plat.

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

Brazoria Drainage District No. 4

Date

District Engineer

Date

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

BDD4 Ref. ID# 20132

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Pomona Phase 6, LLC, owner of the tract of land described herein on this plan of Pomona Section 26, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Pomona where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:
WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2021.

Pomona Phase 6, LLC
By: _____
Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____ the _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2021.

Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of; A portion of this tract is located within the City of Manvel and the remainder is located with the ETJ of the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Pomona Section 26 in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 20____.

Planning, Development, and Zoning Commission Chair

GENERAL NOTE:

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- "U.E." INDICATES UTILITY EASEMENT.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND OR THE REAR BUILDING PAD LINE.
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BENCHMARK NO. MU-1 IS A BRASS DISK STAMPED "MU-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET ELEV. = 62.31 FEET NAVD-83 (2011 ADJ.) (Add 1.65 Feet for NGVD-29 (1978 ADJ.))
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT, CITY OF MANVEL ETJ, PARTIALLY WITHIN BRAZORIA COUNTY MUD 39 AND PARTIALLY WITHIN BRAZORIA COUNTY MUD 40, AND BDD4.
- ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND A TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.
- MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON MARCH 13, 2006; AND AMENDED ON SEPTEMBER 9, 2013; JANUARY 26, 2015; MARCH 1, 2016; AUGUST 22, 2016; JUNE 4, 2018; DECEMBER 16, 2018; AND MARCH 15, 2021.
- LOTS WITH A 20' FRONT BUILDING LINE REQUIRE A 25' GARAGE BUILDING LINE.
- THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE "AE", PARTIALLY WITHIN ZONE "X" (SHADED) AND PARTIALLY WITHIN ZONE "X" (UNSHADED) OF THE FEEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020, MAP NO 48039C0020K).

A PRELIMINARY PLAT OF

POMONA
SECTION 26

±29.7 ACRES
51 LOTS (60' x 120' TYP.) AND
10 RESTRICTED RESERVES IN 4 BLOCKS
OUT OF THE
H.T. & B.R.R. CO. SURVEY, A-298
CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
POMONA PHASE 6, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219
(214) 303-5535

BRAZORIA COUNTY MUD NO.40
3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-0231
PLANNER:

Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

0 50 100 200

Page 2 of 2

3600 W. Sam Houston PKWY S. Suite 600
Houston, Texas 77042-3703
713.953.5200 - 713.953.5026

LJA# 2149-09003

06.04.2021

Planning & Landscape Architecture



**Project
Lot Allocation**

LOT SIZE	Count	% of Total
1/2 Acre	824	13.8%
3/4 Acre	974	16.2%
1 Acre	424	7.0%
1 1/4 Acre	324	5.3%
1 1/2 Acre	224	3.7%
2 Acre	124	2.0%
3 Acre	124	2.0%
4 Acre	124	2.0%
5 Acre	124	2.0%
6 Acre	124	2.0%
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92 Acre	124	2.0%
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95 Acre	124	2.0%
96 Acre	124	2.0%
97 Acre	124	2.0%
98 Acre	124	2.0%
99 Acre	124	2.0%
100 Acre	124	2.0%



POMONA
±1,066.2 Acres of Land
Marvell, Texas
Project # 140-00000

Prepared For:
**HILLWOOD
COMMUNITIES**
Reference Date: 03.03.2021

LA
Planning &
Landscape Architecture
Land & Water Planning
Land Use Planning
Site Planning
Landscape Design
Urban Design
Infrastructure Design
Landscape Architecture

LJA Engineering, Inc.
2400 W. San Antonio Street, Suite 400
Houston, Texas 77050
713.868.8400

I hereby certify that the information contained in this report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Texas. I am not providing this report as part of a larger project or as part of a larger contract. I am not providing this report as part of a larger project or as part of a larger contract. I am not providing this report as part of a larger project or as part of a larger contract.



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: June 14, 2021

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Pomona Section 27,
being 85.4 acres out of the H.T. & B.R.R. Co. Survey, A-298, 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.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.06.02 15:30:24 -05'00'

SIGNATURE

June 2, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Pomona Section 27 Preliminary Plat
Applicant	Katy Harris, LJA
PD&Z Meeting Date	June 14, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval for the Pomona Section 27 Preliminary Plat.

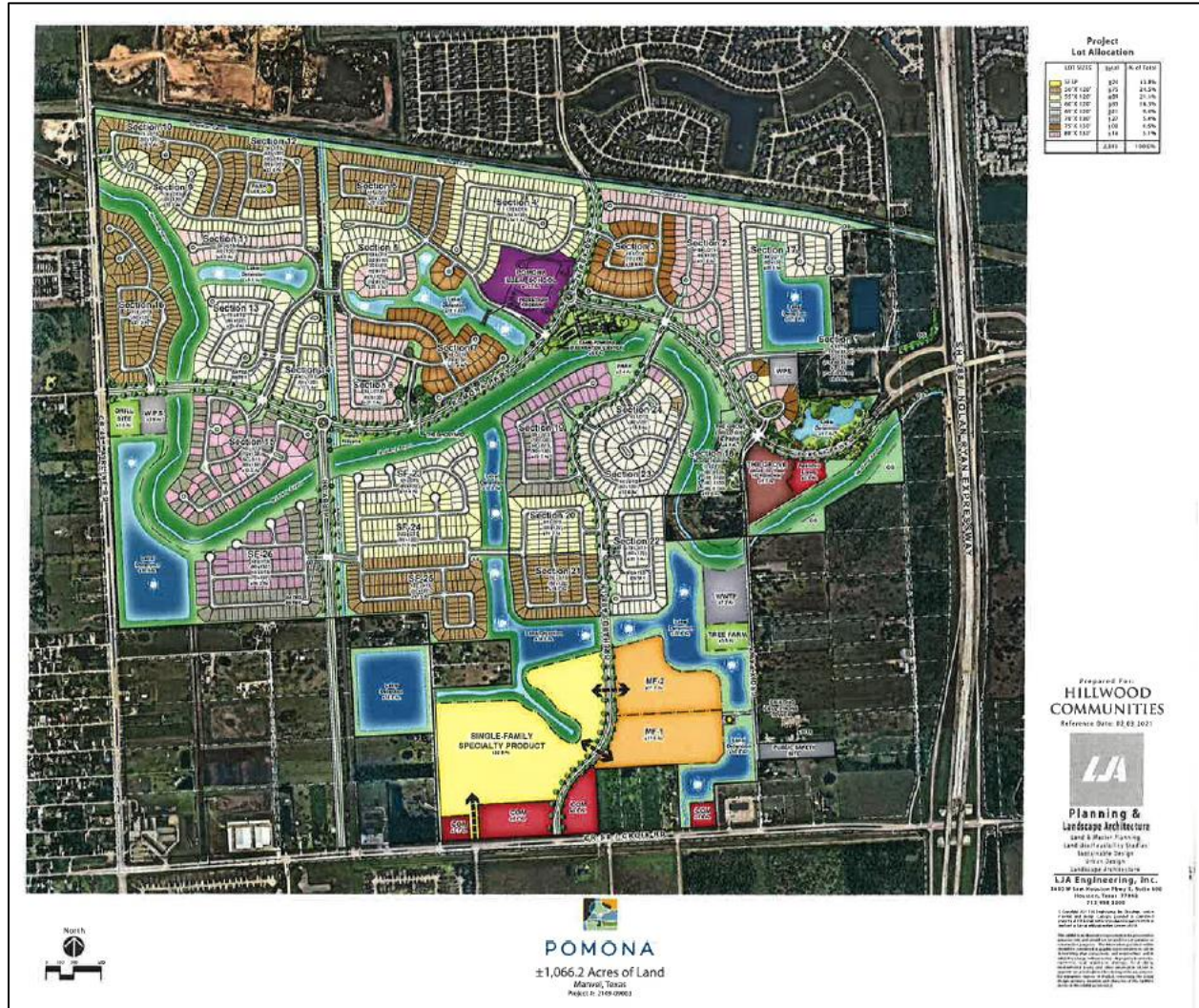


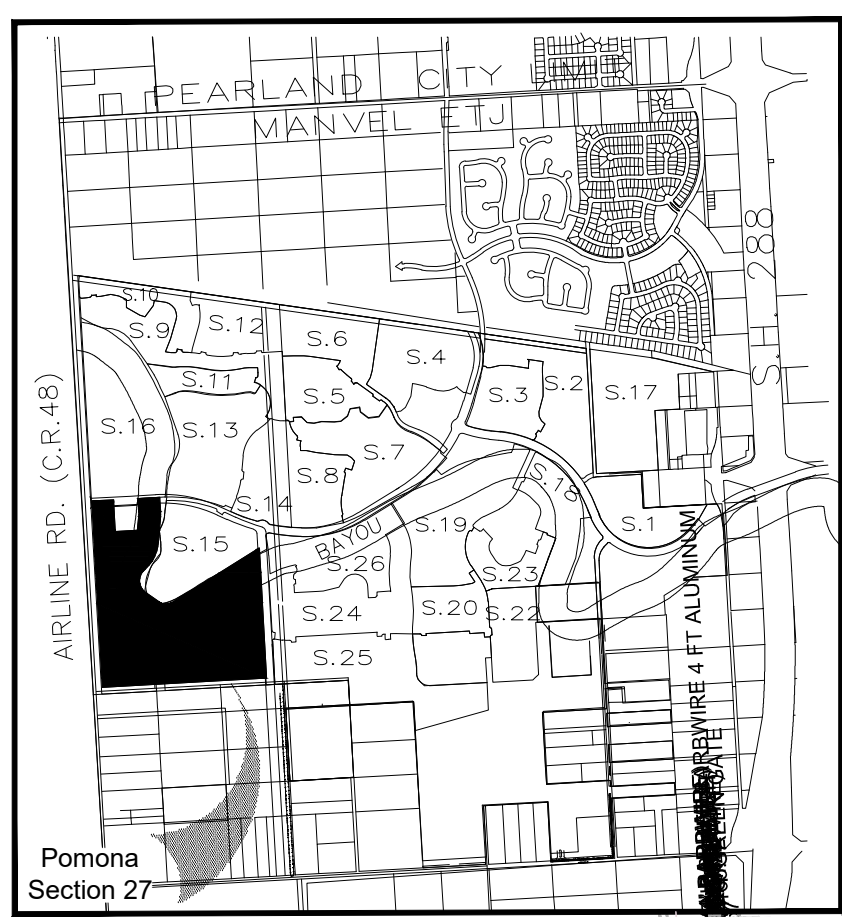


DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Pomona Master Plan Amendment No. 7





BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°18'17" W	2128'
L2	N 86°41'43" E	301'
L3	N 86°46'18" E	305'
L4	N 04°54'05" E	215'
L5	N 03°18'17" W	194'
L6	S 03°21'50" E	193'
L7	S 04°54'05" W	357'
L8	S 55°32'42" E	231'
L9	N 58°06'20" E	1369'
L10	S 04°12'24" E	24'
L11	S 03°15'00" E	1020'
L12	S 03°15'01" E	90'
L13	S 03°15'00" E	605'
L14	S 86°46'18" W	1390'
L15	N 03°15'49" W	148'
L16	N 03°12'16" W	634'
L17	N 28°38'44" E	177'
L18	S 28°38'44" W	149'
L19	S 03°12'16" E	668'
L20	S 03°15'49" E	148'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L21	S 86°46'18" W	752'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	200'	29'	N 00°47'54" E	29'
C2	82296'	300'	N 86°49'26" E	300'
C3	500'	72'	S 00°47'54" W	72'
C4	675'	121'	S 10°02'43" W	121'
C5	500'	306'	S 32°42'49" W	301'
C6	200'	369'	S 02°39'12" E	319'
C7	150'	174'	S 88°43'11" E	164'
C8	1444'	47'	N 59°09'23" E	47'
C9	25'	39'	S 41°45'00" W	35'
C10	25'	39'	S 48°14'59" E	35'
C11	300'	136'	N 88°33'14" W	135'

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±27.65Ac.	Landscape / Open Space / Detention / Drainage
B	±23.40Ac.	Mustang Bayou
D	±0.11Ac.	Landscape / Open Space
E	±1.36Ac.	Landscape / Open Space
F	±0.12Ac.	Landscape / Open Space

CHHUON SAMNANG
KHON

ROBERT E. THOMAS
CALLED 6.96 ACRES
F.N. 94-019154
B.C.O.P.R.

EUSTOLIO BRIGAS &
JUANA BRIGAS
DOC. NO.
2004041491
B.C.O.P.R.

EUSTOLIO BRIGAS &
JUANA BRIGAS
DOC. NO.
2004041491
B.C.O.P.R.

JOSHUA RODRIGUEZ, JR., c
NANCY J. RODRIGUE
CALLED 3.9 ACRES
F.N. 2004014598, B.C.

A PRELIMINARY PLAT OF

POMONA SECTION 27

REINA TORRES POSADO
REMAINDER OF 7 ACRES
F.N. 96-021493, B.C.D.R.

±85.4 ACRES

96 LOTS (70' x 130' TYP. & 80' x 130') AND
6 RESTRICTED RESERVES IN 5 BLOCKS
OUT OF THE

H.T. & B.R.R. CO. SURVEY, A-298
CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
POMONA PHASE 6, L.L.C.
3800 TURTLE CREEK BLVD., DALLAS, TEXAS 75219
(214) 353-5535

BRAZORIA COUNTY MUD NO. 40
3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-0221

PLANNER:

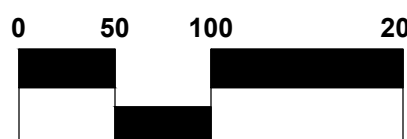


Land & Master Planning
Land Use/Flexibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W. Sam Houston PKWY S., Suite 600
Houston, Texas 77057-2733
713.953.5200 • 713.953.5026



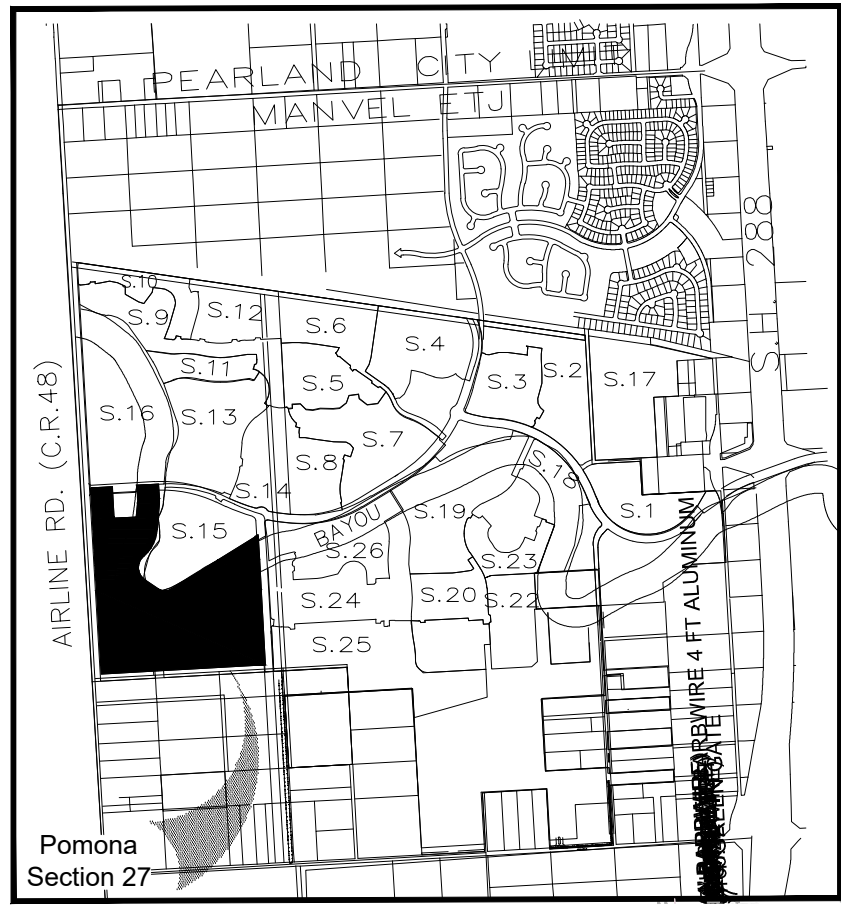
Page 1 of 2



LJAP 2149-09003

06.04.2021

Planning &
Landscape Architecture



LOT SUMMARY TABLE																								
LOT SIZES	SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10	SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15	SECTION 16	SECTION 17	SECTION 18	SECTION 19	SECTION 20	SECTION 21	SECTION 22	SECTION 23	
50x110'	-----	-----	-----	-----	-----	107 LOTS	-----	-----	-----	76 LOTS	-----	-----	-----	74 LOTS	-----	-----	-----	-----	-----	-----	50 LOTS	-----	-----	
50x120'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	118 LOTS	-----	-----	-----	-----	25 LOTS	-----	-----	
50x130'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	
55x120'	6 LOTS	-----	-----	137 LOTS	55 LOTS	-----	-----	-----	76 LOTS	-----	-----	-----	-----	10 LOTS	-----	42 LOTS	-----	-----	-----	55 LOTS	-----	-----	-----	
60x120'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	70 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	
60x125'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	94 LOTS	6 LOTS	-----	-----	-----	17 LOTS	4 LOTS	
65x120'	7 LOTS	99 LOTS	-----	-----	20 LOTS	-----	-----	-----	59 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	7 LOTS	-----	-----	-----	53 LOTS	42 LOTS	
65x125'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	
70x130'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	
75x130'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	50 LOTS	-----	-----	-----	-----	-----	-----	-----	
80x130'	5 LOTS	-----	48 LOTS	-----	6 LOTS	-----	49 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	32 LOTS	-----	-----	-----	
80x130'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	
TOTAL LOTS	18 LOTS	99 LOTS	48 LOTS	137 LOTS	81 LOTS	107 LOTS	49 LOTS	59 LOTS	76 LOTS	76 LOTS	36 LOTS	84 LOTS	70 LOTS	42 LOTS	84 LOTS	118 LOTS	94 LOTS	13 LOTS	64 LOTS	61 LOTS	75 LOTS	70 LOTS	46 LOTS	

LOT SIZES	SECTION 24	SECTION 25	SECTION 26	SECTION 27	HDR	TOTAL LOTS	MAX PERMITTED
50'x110'	-----	-----	-----	-----	-----	183 LOTS	183 LOTS
50'x120'	-----	121 LOTS	-----	-----	-----	363 LOTS	392 LOTS
50'x130'	-----	-----	-----	-----	-----	25 LOTS	-----
55'x120'	100 LOTS	-----	-----	-----	-----	481 LOTS	486 LOTS
60'x120'	-----	-----	51 LOTS	-----	-----	248 LOTS	383 LOTS
60'x125'	-----	-----	-----	-----	-----	102 LOTS	-----
65'x120'	-----	-----	-----	-----	-----	185 LOTS	221 LOTS
65'x125'	-----	-----	-----	-----	-----	36 LOTS	-----
70'x130'	-----	-----	49 LOTS	-----	-----	131 LOTS	127 LOTS
75'x130'	-----	-----	-----	-----	-----	108 LOTS	108 LOTS
80'x130'	-----	-----	46 LOTS	-----	-----	112 LOTS	118 LOTS
TOTAL LOTS	100 LOTS	121 LOTS	51 LOTS	95 LOTS	LOTS	1,974 LOTS	2,021 LOTS

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 3			BLOCK 4			BLOCK 4			BLOCK 5			BLOCK 5		
LOT NO.	LOT WIDTH AT B.L.	SQ. FT.	LOT NO.	LOT WIDTH AT B.L.	SQ. FT.	LOT NO.	LOT WIDTH AT B.L.	SQ. FT.	LOT NO.	LOT WIDTH AT B.L.	SQ. FT.	LOT NO.	LOT WIDTH AT B.L.	SQ. FT.	LOT NO.	LOT WIDTH AT B.L.	SQ. FT.	LOT NO.	LOT WIDTH AT B.L.	SQ. FT.	LOT NO.	LOT WIDTH AT B.L.	SQ. FT.
1	70'	9,399	1	84'	10,731	1	80'	10,399	21	85'	11,050	1	70'	9,399	21	70'	9,450	1	101'	13,017	21	73'	9,490
2	70'	9,450	2	85'	11,091	2	80'	10,400	22	72'	11,536	2	70'	9,450	22	72'	11,536	2	86'	11,180	22	73'	9,490
3	70'	9,450	3	70'	9,319	3	80'	10,400	23	70'	18,610	3	70'	9,450	23	70'	18,610	3	86'	11,180	23	73'	9,490
4	70'	9,450	4	70'	9,100	4	80'	10,400	24	70'	10,639	4	70'	9,450	24	80'	10,639	4	86'	11,180	24	89'	11,474
5	70'	9,504	5	79'	10,264	5	80'	10,400	25	80'	10,800	5	70'	9,450	25	80'	10,800	5	86'	11,180			
6	70'	10,284	6	90'	12,685	6	80'	10,488	26	80'	10,800	6	71'	10,578	26	80'	10,800	6	86'	11,180			
7	72'	10,992	7	80'	12,532	7	80'	11,383	27	80'	10,800	7	70'	20,319	27	80'	10,800	7	86'	11,180			
8	73'	9,869	8	84'	11,847	8	80'	11,831	28	72'	11,108	8	72'	11,108	28	80'	10,800	8	86'	11,180			
			9	120'	15,691	9	124'	15,980	29	70'	9,450	9	70'	9,450	29	80'	10,647	9	86'	11,180			
			10	100'	20,001	10	73'	11,143	30	70'	9,450	10	70'	9,450	30	80'	10,821	10	86'	11,180			
			11	115'	17,742	11	78'	14,311				11	70'	9,450				11	99'	12,868			
						12	85'	13,129				12	70'	9,450				12	82'	10,654			
						13	85'	10,901				13	70'	9,450				13	73'	9,490			
						14	85'	11,050				14	70'	9,450				14	73'	9,490			
						15	85'	11,050				15	70'	9,450				15	73'	9,490			
						16	85'	11,050				16	70'	9,450				16	73'	9,490			
						17	85'	11,050				17	70'	9,450				17	73'	9,490			
						18	85'	11,050				18	70'	9,450				18	73'	9,490			
						19	85'	11,050				19	70'	9,450				19	73'	9,490			
						20	85'	11,050				20	70'	9,450				20	73'	9,490			

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

- Any governmental body for the purposes of drainage work may use the 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 or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for 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.
- No building permit shall be issued for any lot within this 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 and contemplated by the Final Drainage Plan and Final Plat.

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

Brazoria Drainage District No. 4 _____

Date _____

District Engineer _____

Date _____

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

BD04 Ref. ID# 20132

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Pomona Phase 6, LLC, owner of the tract of land described herein on this plan of Pomona Section 27, do hereby make and establish this subdivision and development plan for this property according to all laws, regulations, restrictions and limitations on this plat and hereby dedicate to the use of the public forever all streets, alleys, easements and public places shown on this plat for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, water tank or natural drainage way shall hereby be restricted to keep such drainage work and easements clear of fences, buildings, structures and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into the easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of the property immediately adjacent to the boundaries of the above and foregoing subdivision of Pomona where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent drainage.

Execution of Owner's Acknowledgment:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this ____ day of _____, 2021.

Pomona Phase 6, LLC
By _____
Its _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this ____ day of _____, 2021.

Notary Public, State of Texas
My Commission Expires _____

Surveyor's Note:

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of. A portion of this tract is located within the City of Manvel and the remainder is located within the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Pomona Section 27 in accordance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorize the recording of this plat this ____ day of _____, 20____.

Planning, Development, and Zoning Commission Chair

GENERAL NOTE:

- TL = INDICATES BUILDING LINE.
- ULE = INDICATES UTILITY EASEMENT.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND ON THE REAR BUILDING PAD LINE.
- PROJECT TBM: A BRASS DISK IN CONCRETE LOCATED +/- 60 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 286 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET
- PROJECT BENCHMARK: A BRASS DISK STAMPED "M-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET ELEV. = 62.31 FEET NGVD-83 (2011 ADJ.) ELEV. = 63.64 FEET NGVD-29 (1978 ADJ.)
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT, CITY OF MANVEL ET AL, PARTIALLY WITHIN BRAZORIA COUNTY MUD 38 AND PARTIALLY WITHIN BRAZORIA COUNTY MUD 46 AND EDCOS.
- ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND A TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.
- MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON MARCH 13, 2008, AND AMENDED ON SEPTEMBER 9, 2015, JANUARY 26, 2016, MARCH 1, 2016, AUGUST 22, 2016, JUNE 4, 2018, DECEMBER 18, 2019, AND MARCH 15, 2021.
- LOTS WITH A 20' FRONT BUILDING LINE REQUIRE A 25' GARAGE BUILDING LINE
- THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE "AE", PARTIALLY WITHIN ZONE "X" (SHADED) AND PARTIALLY WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020, MAP NO 48029C020K1.

A PRELIMINARY PLAT OF

POMONA
SECTION 27

±85.4 ACRES
95 LOTS (70' x 130' TYP. & 80' x 130') AND
6 RESTRICTED RESERVES IN 5 BLOCKS

OUT OF THE
H.T. & B.R.R. CO. SURVEY, A-298
CITY OF MANVEL ET AL, BRAZORIA COUNTY, TEXAS

OWNER:
POMONA PHASE 6, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219
(214) 303-6536

BRAZORIA COUNTY MUD NO.40
3206 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-0231

PLANNER:



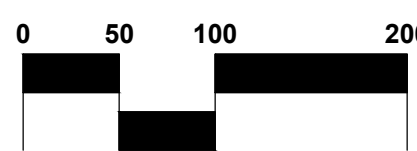
Land & Master Planning
Land Use/Feesibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

3400 W. Sam Houston Pkwy E, Suite 600
Houston, Texas 77062-2703
713.953.5200 • 713.953.5026



LJA# 2149-09003

Page 2 of 2



06.04.2021

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LIA ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ON-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



**Project
Lot Allocation**

LOT SIZE	Count	% of Total
12,000	824	13.8%
12,500	974	16.2%
13,000	424	7.0%
13,500	324	5.3%
14,000	224	3.7%
14,500	124	2.0%
15,000	124	2.0%
15,500	124	2.0%
16,000	124	2.0%
16,500	124	2.0%
17,000	124	2.0%
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100,000	124	2.0%



POMONA
±1,066.2 Acres of Land
Marvell, Texas
Project # 140-00000

Prepared For:
HILLWOOD COMMUNITIES
Reference Date: 03.03.2021

LA
Planning & Landscape Architecture
Land & Water Planning
Land Use Planning & Design
Site Planning
Landscape Architecture
Landscape Engineering

LJA Engineering, Inc.
2400 W. San Antonio Street, Suite 400
Houston, Texas 77050
713.868.8400

I hereby certify that the information contained in this report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Texas. I am not providing this report as part of a larger project or as part of a larger contract. I am providing this report as a stand-alone report. I am not providing this report as part of a larger project or as part of a larger contract. I am providing this report as a stand-alone report.

**MINUTES
PLANNING, DEVELOPMENT AND ZONING COMMISSION
May 24, 2021
7:00 p.m.**

**This meeting will be open to the public via teleconference
City Hall will be CLOSED to the public.**

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing. Citizens may join the Meeting (in listen mode only) by calling 210-469-0207 or Toll Free 1-877-257-2190 and entering the Meeting ID: 643 222 715#

Call to Order

Alina Rogers called the meeting to order at 7:01 p.m

Roll Call

Board Members Present

Ryan Miller
Kyle Marasckin
Christine Diaz
Alina Rogers
Dorothy Wynne (Late)

Board Members Not Present

Christy Kennard (called)
Muhammed Alam

Pledge

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

Citizen Comments: "Comment Card" Required

****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x4 for staff assistance.*

None

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 24.7282 ACRES LOCATED IN THE SOUTHWEST CORNER OF CROIX ROAD AND STATE HIGHWAY 288, MANVEL, TEXAS, FROM SINGLE FAMILY RESIDENTIAL DISTRICT (SFR) TO HEAVY COMMERCIAL DISTRICT (HC); PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Alina Rogers opened the Public Hearing at 7:04 p.m.

1st call for comments - None

2nd all for comments - None

3rd call for comments - None

The public hearing was closed at 7:05 p.m

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHT-OF-WAYS (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Alina Rogers opened the Public Hearing at 7:05 p.m.

1st call for comments -

*Michael Kasper - 5500 DelBello Lane

Mr. Kasper has a property that backs up to this development and asked for an overview of what was being requested.

*Alfredo Roldan - 6414 Pollard Road

General inquiries on the layout of the roads

*Kevin Ngo - 27806 Burtchfield, Katy

General inquiries on what is being proposed in the PUD, will contact staff with further questions.

2nd all for comments - None

3rd call for comments -None

The public hearing was closed at 7:20 p.m

Consent Agenda

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 Board Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

A. Approve PD&Z Minutes to date.

B. Approve, Final Plat of Pomona Water Plant No. 2;

BEING A SUBDIVISION OF 3.283 ACRES OF LAND IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOT 1 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

Kyle Marasckin made the motion to approve the consent agenda. Christine Diaz seconded the motion. The motion carried with a vote:

Vote: 5-0

Yes: Ryan Miller, Kyle Marasckin, Christine Diaz, Alina Rogers, Dorothy Wynne

No: None

Absent: Christy Kennard, Muhammed Alam

Abstained: None

Regular Agenda

1. Approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 25A;

BEING A SUBDIVISION OF 19.49 ACRES, BEING A PARTIAL REPLAT OF LOTS 17 & 18, BLOCK 1, OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA

Ryan Miller made the motion to approve. Kyle Marasckin seconded the motion. The motion FAILED with a vote:

Vote: 0-5

Yes: None

No: Ryan Miller, Kyle Marasckin, Christine Diaz, Alina Rogers, Dorothy Wynne

Absent: Christy Kennard, Member Muhammed Alam

Abstained: None

2. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-17;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND 24.7282 ACRES LOCATED AT THE SOUTHWEST CORNER OF CROIX ROAD AND STATE HIGHWAY 288, SITUATED IN THE A.C.H. & B. CO. SURVEY, A-459 OF BRAZORIA COUNTY, TEXAS, AND BEING A PART OF SIXTY- FIVE (65) ACRE TRACT OF LAND AS RECORDED IN VOLUME 283, PAGE 617 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, FROM SINGLE FAMILY RESIDENTIAL (SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Kyle Marasckin made the motion to approve and forward with favorable recommendation with the request that the property is zoned light commercial. Alina Rogers seconded the motion.

The motion carried with a vote:

Vote: 5-0

Yes: Ryan Miller, Kyle Marasckin, Christine Diaz, Alina Rogers, Dorothy Wynne

No: None

Absent: Christy Kennard, Muhammed Alam

Abstained: None

Adjourn

Kyle Marasckin made the motion to adjourn at 7:36 p.m. Alina Rogers seconded the motion.

The motion carried with a vote:

Vote: 5-0

Yes: Ryan Miller, Kyle Marasckin, Christine Diaz, Alina Rogers, Dorothy Wynne

No: None

Absent: Christy Kennard, Muhammed Alam

Abstained: None



Tammy Bell
City Secretary



WATER AND WASTEWATER IMPACT FEES UPDATE

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING

June 14, 2021





• Overview and Impact Fee Basics

- Land Use Assumptions
- Water and Wastewater Impact Fee CIP
- Water and Wastewater Impact Fee Analysis
- Path Forward

Water and Wastewater Impact Fee Background



- Governed by Chapter 395 of the Texas Local Government Code
- Why have Impact Fees?
 - ✓ Allows cities to recoup costs associated with infrastructure needed to serve future development
 - ✓ Alleviates burden of new facilities on existing customers
 - ✓ Makes “growth pay for a share of the growth”
- Study determines the maximum fee *allowed* by state law
- City Council sets the *actual* fee to be collected from new development



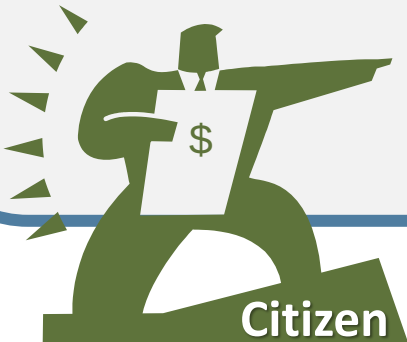
The Basic Question



WHO PAYS FOR GROWTH?

IMPACT FEES

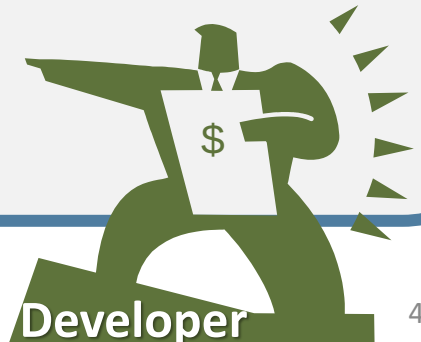
New development shares in part of this responsibility



Citizen

NO IMPACT FEES

Existing and future tax payers build all capital facilities



Developer

Water and Wastewater Impact Fee Basics



- Impact Fees updated at a minimum every five years.
- Study calculates the maximum fee allowed by state law; City Council sets the actual fee to be collected from new development.
- Impact fees for a new development reflect the demand of new development

Role of the CIAC



- To guide the conduct of the study
- Provide Input:
 - Land Use Assumptions
 - Capital Improvements Plans (CIPs) for Water and Wastewater
- Recommend impact fee rate to City Council
 - Written recommendation to Council

CIAC = Capital Improvements Advisory Committee

What is Eligible for Impact Fees?



- Components that **can** be paid for through an impact fee program:

- ✓ Recently constructed improvements with excess capacity to accommodate growth within 10 years
- ✓ Construction cost of capital improvements on the 10-Year CIP
- ✓ Survey and Engineering fees
- ✓ Land acquisition costs, including court awards
- ✓ Debt Service of impact fee CIP
- ✓ Study/Update Costs

- Components that **cannot** be paid for through an impact fee program:

- ✗ Projects not included in the CIP
- ✗ Repair, operation and maintenance of existing or new facilities
- ✗ Upgrades to serve **existing** development
- ✗ Administrative costs of operating the program
- ✗ Non-CIP debt service

Impact Fee Process



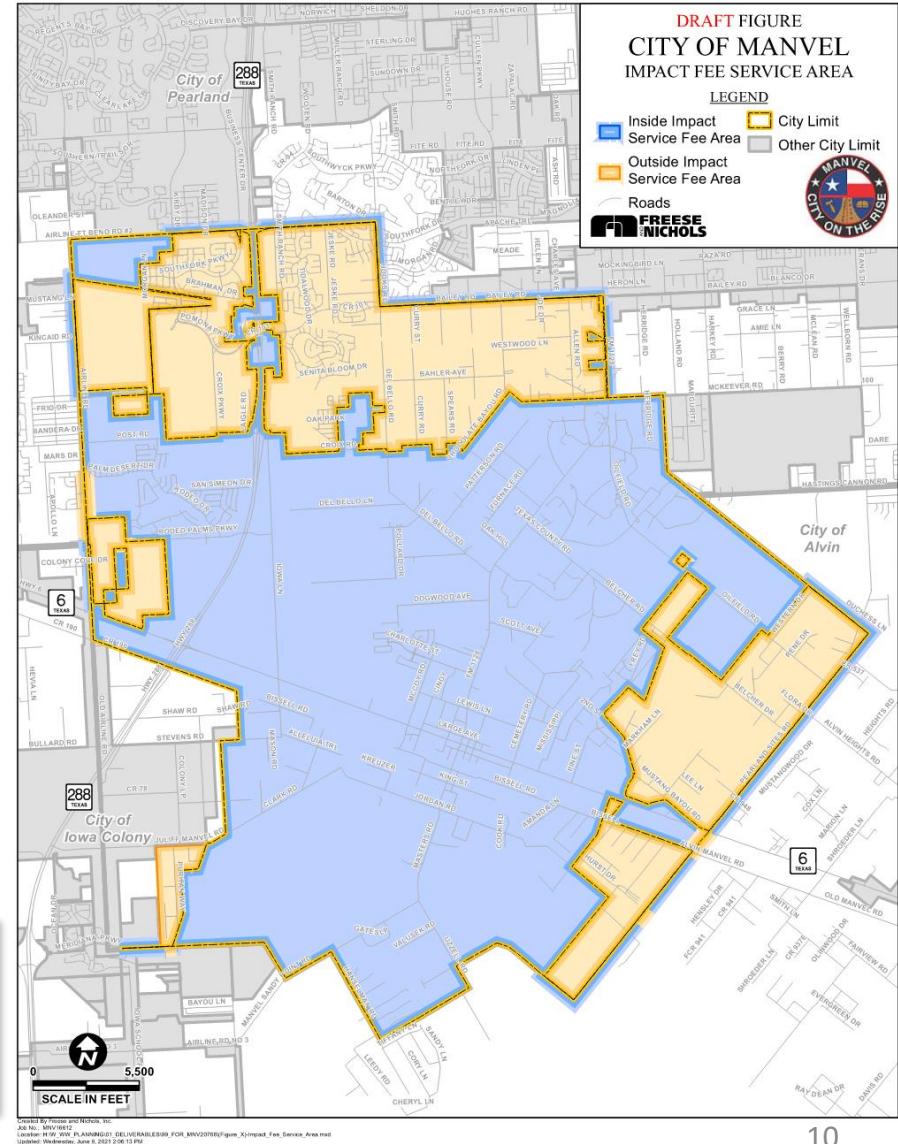
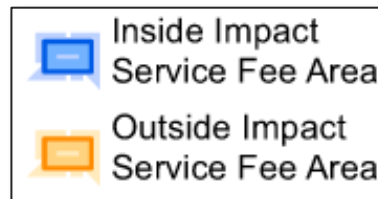


- Overview and Impact Fee Basics
- **Land Use Assumptions**
- Water and Wastewater Impact Fee CIP
- Water and Wastewater Impact Fee Analysis
- Path Forward

Land Use Assumptions



- Maximize service areas for implementation flexibility
- Determine base year (2021) population and employment
- Project ten-year (2031) population and employment
- Determine 10-Year growth in service units



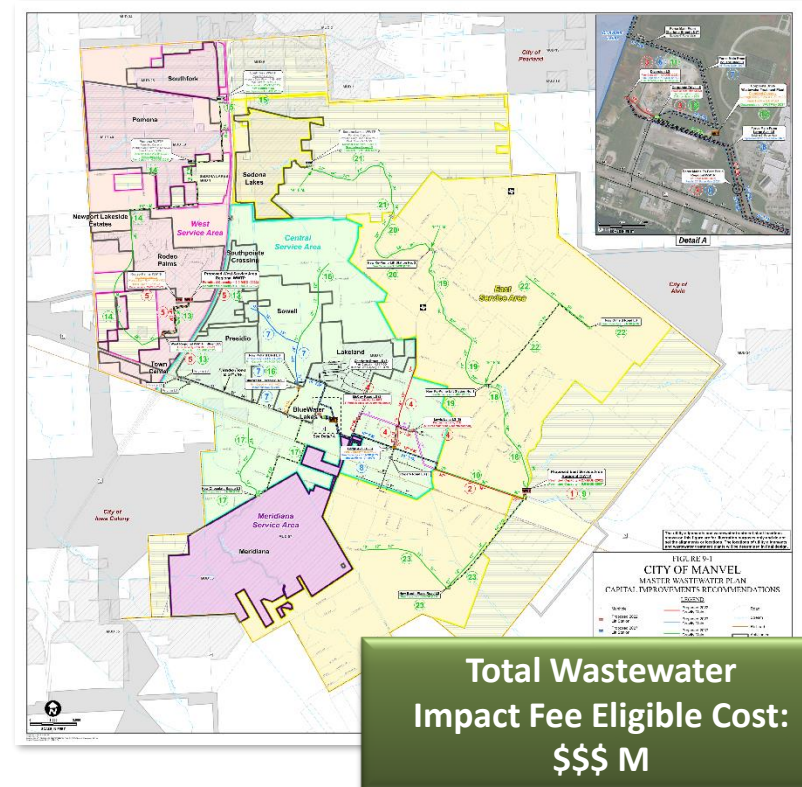
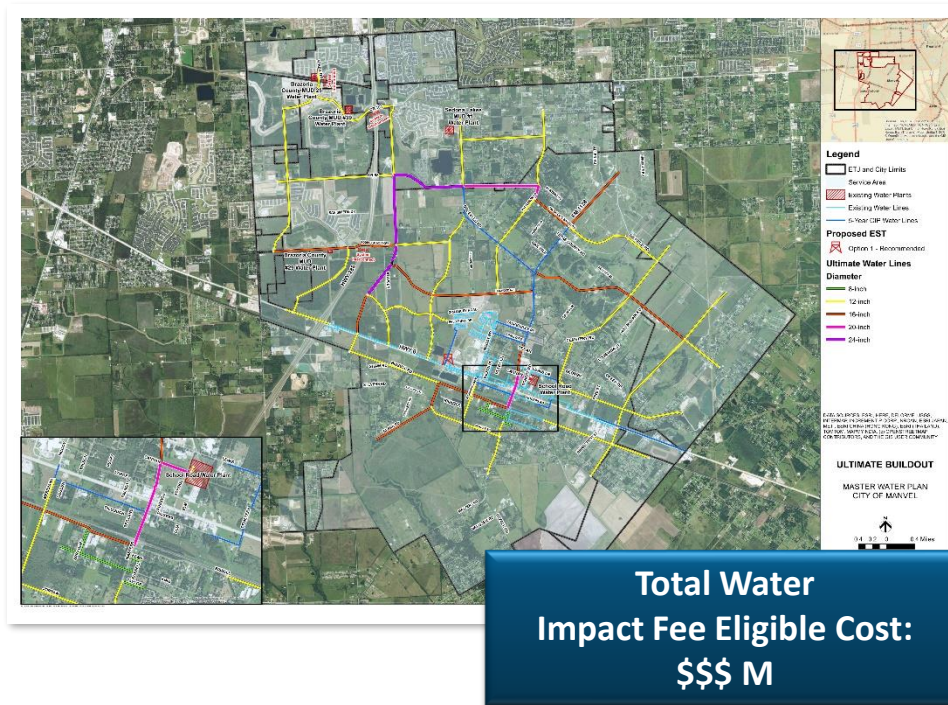


- Overview and Impact Fee Basics
- Land Use Assumptions
- **Water and Wastewater Impact Fee CIP**
- Water and Wastewater Impact Fee Analysis
- Path Forward

Water and Wastewater Impact Fee CIP



- Utilize water and wastewater hydraulic models to determine improvements needed to meet growth





- Overview and Impact Fee Basics
- Land Use Assumptions
- Water and Wastewater Impact Fee CIP
- **Water and Wastewater Impact Fee Analysis**
- Path Forward

Water and Wastewater Impact Fee Calculations



Determine Portion of Water and Wastewater 10-Year CIP Eligible for Impact Fees



Utilize Land Use Assumptions to Calculate Growth in New Service Units



Texas Local Government Code* allows for a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the debt, that are included in the capital improvements plan

- Utilizing this method for Impact Fee calculation

*Texas Local Government Code §395.014

Impact Fee Calculations



Impact Fee Equation:

$$\text{Impact Fee Per } \textcolor{brown}{SUE} = \frac{\textcolor{teal}{\text{Eligible CIP Cost}} - \textcolor{red}{\text{Rate Credit}}}{\textcolor{purple}{\text{Service Unit Growth}}}$$

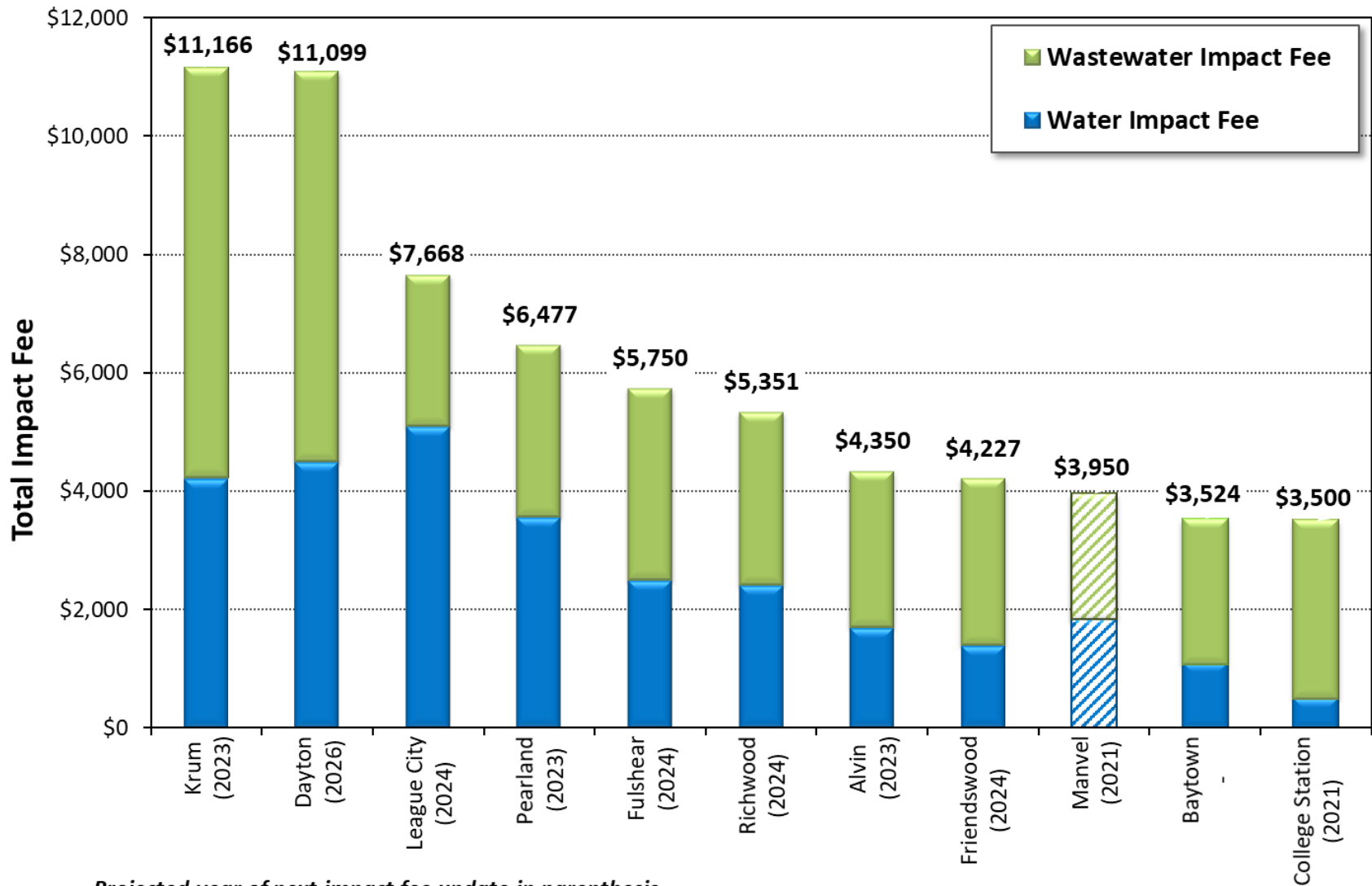
SUE = Service Unit Equivalent (connection for a single family home)

Eligible CIP Cost = 10-year capital cost (2021 – 2031)

Rate Credit = Chapter 395 requirements: reduce the ***eligible CIP cost*** by performing a credit analysis to determine the percent of utility bill used for growth CIP

Service Unit Growth = Derived from land use assumptions for 10-year growth in SUEs

Benchmark Cities: Impact Fees Comparison





- Overview and Impact Fee Basics
- Land Use Assumptions
- Water and Wastewater CIP
- Water and Wastewater Impact Fee Analysis
- **Path Forward**

Schedule for Water & Wastewater Impact Fee Development



TENTATIVE SCHEDULE

Action Item	Date	Action By
Establish CIAC	2016	City Staff, Council
CIAC Impact Fees 101 Presentation	6/14/2021	City Staff, CIAC, FNI
Impact Fee CIP Presentation to Council	7/19/2021	City Staff, Council, FNI
Draft Impact Fee Report to CIAC	7/20/2021	City Staff, FNI
CIAC Workshop: Draft W/WW Impact Fees	7/26/2021	City Staff, CIAC, FNI
Council Resolution approving the Impact Fee Land Use and CIP	8/2/2021	City Staff, Council
Submit Advertising for Public Hearing	8/4/2021	City Staff
CIAC submits written comments to Council	by 9/13/2021	City Staff, CIAC
Public Hearing on W/WW Impact Fee Update and 1 st reading of the Ordinance	9/20/2021	City Staff, CIAC City Staff, Council, FNI
2 nd reading of the Ordinance	10/4/2021	
Adopt Ordinance Implementing Impact fees		



Richard Weatherly, P.E.

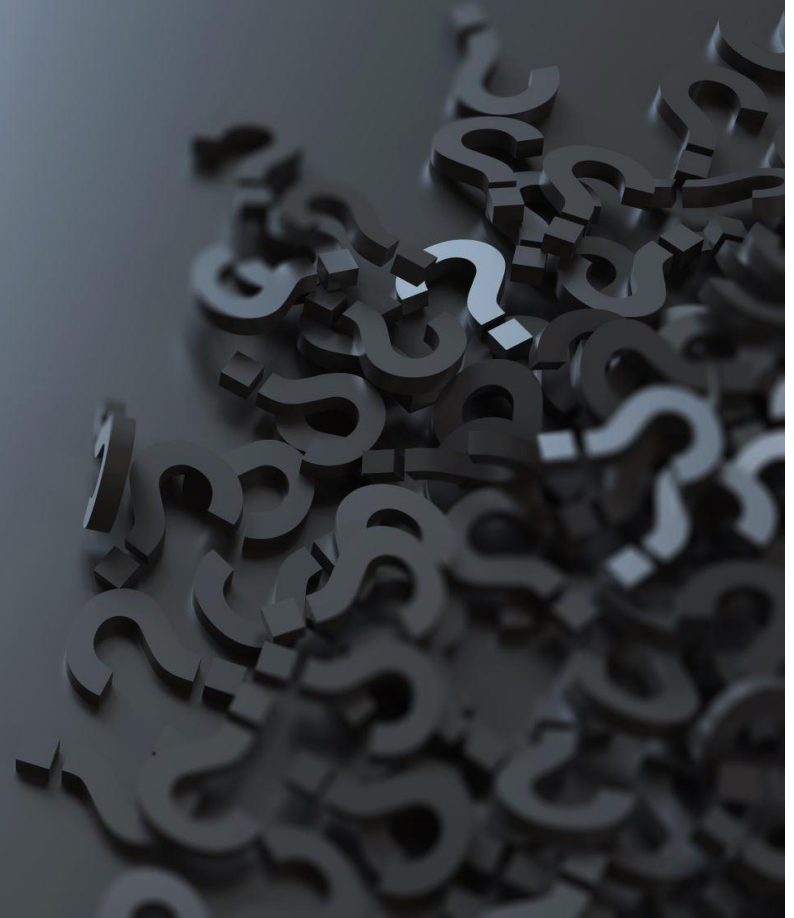
(713) 600-6824

Richard.Weatherly@freese.com

Ishita Rahman, P.E.

(832) 456-4747

Ishita.Rahman@freese.com





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: June 14, 2021

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: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana General Development Plan

Amendment No. 19

Plats:

Preliminary _____

Final _____

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

Brad Sweitzer

SIGNATURE

5/18/2021

DATE



Planning, Development and Zoning Commission Report

Plat Name	Meridiana General Development Plan Amendment No. 19 (dated June 3, 2021)
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	June 14, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

City staff recommends denial of the Meridiana General Development Plan Amendment No. 19 (dated June 3, 2021) because it does not conform to the adopted O-PUD's requirements for a General Development Plan per page 61. This Section of the O-PUD states the General Development Plan (GDP) shall show "other proposed streets that are necessary to demonstrate an overall circulation system for the development". It is staff's determination that the Meridiana GDP Amendment No. 19 does not provide proper ingress/egress to Section 7, Section 13, and Section 24, therefore they do not provide overall vehicular access in the Meridiana Development. Staff has also recommended an improvement to the Jordan Road and Clark Road intersection. Currently this intersection makes a 90 degree turn over a canal (located near Section 19). Staff has determined an improvement/reconfiguration of this intersection is required so that that *"Efficiency of the public transportation system, in both layout and operations, can contribute to Manvel maintaining an uncongested atmosphere"*, as stated in the 2007 Manvel Comprehensive Plan. The improvement/reconfiguration would require a change to the GDP whereby Section 19 is altered to provide a curvature to the intersection rather than a 90-degree turn.

Staff's recommendation is for:

1. A minimum two points of ingress/egress to Section 7.
2. A minimum two points of ingress/egress to Section 24.
3. A minimum two points of ingress/egress to Section 13.
4. Make improvements to the Jordan Road and Clark Road intersection through Section 19.

In a response letter from the Developer, Section 7, Section 24, and Section 13 do not require additional points of access because a boulevard entry is considered two points of access in the O-PUD. However, staff has determined these sections do not meet the overall circulation system for the development because these are large acreage sections with only a single point of ingress/egress.

The Developer also responded to the comment made by staff to improve the Clark Road and Jordan Road intersection by stating that the Jordan/Clark intersection is neither owned nor controlled by GR-M1. Additionally, per Page 18 of the O-PUD "No improvements for paving or drainage for [Clark or Master] shall be required".



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Background

The area of the Meridiana development under discussion are the approximately 30 sections of housing with approximately 2,000 homes located between Chocolate Bayou and the Gulf Coast Water Authority Canal. There is only one road that traverses this area for all the residents in this area (Meridiana Parkway, with a north and a south exit over the bayou and canal).

There is only one single point of access into Section 7, Section 24 and Section 13 by using the single “divided or boulevard entry” entrance. These sections are forced to exit onto a neighborhood collector road that only has two lanes and is similar to Rodeo Drive in the Rodeo Palms subdivision. Even though the proposed GDP No. 19 addresses some circulation issues, it falls short with these sections and improvement to the Jordan Road and Clark Road intersection. Staff does not believe the plan as presented provides the overall circulation envisioned in the 2007 Manvel Comprehensive Plan and, therefore, does not meet the requirements in the development’s O-PUD.

To further describe the requirements the development must meet and the documents in existence when the development was approved twelve years ago in 2009, staff has provided a list of six relevant items, as well as, sections from those documents that address the requirements in the 2007 Comprehensive Plan and the 2001 Zoning Ordinance that the development must comply with.

Below is information concerning:

1. The 2007 Manvel Comprehensive Plan;
2. Ordinance No. 2009-O-04 (the ordinance approved by Council adopting the Meridiana O-PUD);
3. The 2001 Zoning Ordinance, Section 7.D (section detailing O-PUD requirements);
4. The Meridiana Open-Planned Unit Development (O-PUD) Plan;
5. Ordinance No. 2009-O-05 (Meridiana’s request to amend the Major Thoroughfare Plan); and
6. The Tax Increment Reinvestment Zone # 3 (TIRZ3) Final Project Plan.

2007 Manvel Comprehensive Plan

Included in the 2007 Manvel Comprehensive Plan – Transportation section, the vision of the Manvel Council-adopted Comprehensive Plan detailed a well-planned transportation system that required the development of new roadways. *“Residential areas need multiple points of access to these major commercial hubs to avoid the much feared ‘traffic backup.’” “Efficiency of the public transportation system, in both layout and operations, can contribute to Manvel maintaining an uncongested atmosphere.” “Manvel could elect to build a well-connected network of smaller streets instead of a sparse network of large streets, thus helping preserve the rural character of the town.” “There are two reasons for this: first, smaller intersections are less complex and take less time to cycle traffic through than large intersections; second, given a choice of several parallel roads of equal size, drivers tend to distribute themselves very evenly among the available roads, thus dramatically reducing congestion.”*



DEVELOPMENT SERVICES DEPARTMENT

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Ordinance 2009-O-04

This ordinance was approved by the Manvel City Council on February 23, 2009, and it adopted the Seven Oaks Ranch (now Meridiana) as Open-Planned Unit Development (O-PUD) District Plan. This document details how the development will be designed and developed, but the ordinance specifically states that the Development Plan that was adopted does not fully satisfy the requirements of the City's Zoning Ordinance and that additional information is required prior to any building permit may be issued for construction of any structure. *"In adopting the Development Plan, the City Council specifically finds that the Development Plan does not fully satisfy the requirements of Section 7.D of the Zoning Ordinance and that the Owner must amend this Development Plan to provide the additional information required by Section 7.D prior to any building permit may be issued for construction of any structure on the Property. The additional information required from the Owner shall be approved in the manner set out in the Zoning Ordinance for the approval of a Development Plan for an O-PUD District."*

2001 Manvel Zoning Ordinance, Section 7.D

The City's Zoning Ordinance details how land uses in various zoning districts will develop and what requirements they have. Section 7 addresses the Open-Planned Unit Development zoning classification and Section 7.D details the requirements for the O-PUD Development Plan. These include:

D. Open Planned Unit Development Plan Contents. At a minimum, a Development Plan shall include the following:

- 1. Scale*
- 2. North arrow*
- 3. Owner, applicant, engineer, architect, surveyor*
- 4. Name or title of project*
- 5. Property lines*
- 6. Existing and proposed easements*
- 7. Roads, driveways, sidewalks, parking, loading areas, water bodies*
- 8. Trash receptacle areas*
- 9. All land uses, buildings and structures*
- 10. Facade treatments*
- 11. Area map of adjacent uses*
- 12. Existing trees*
- 13. Proposed landscaping including plant materials, location, plant sizes*
- 14. Open spaces, parks, trails*
- 15. Signage plans including sign locations, materials, colors, and dimensions of such signs*
- 16. Detention areas*
- 17. Lighting plans*
- 18. Identification of adequate water, sewer, and storm sewer facilities*



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
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Seven Oaks Ranch (now Meridiana) Open-Planned Unit Development District Plan (O-PUD Plan)

Included in the Development Plan adopted by Ordinance No. 2009-O-04 are details and visions of the Seven Oaks Ranch (now Meridiana) development. Some of these include:

- *"The O-PUD will help Manvel to manage growth while preserving its rural character and small-town values which is the vision established by the comprehensive plan."*
- *"Seven Oaks Ranch will help meet the demand for quality residential and commercial development as the City of Manvel continues to grow and will enable the City to achieve its vision for the future and implement significant components of its comprehensive plan."*
- *"Implementation of a cohesive system of roadways, utilities, recreation facilities, and drainage is more efficient and better serves the residents of the City, which is a key component of the City's Comprehensive Plan."*
- *"Seven Oaks Ranch will establish a transportation network consisting of streets and other forms of transportation that will comply with the City's Major Thoroughfare Plan (the Transportation Corridor Plan contained within the adopted Comprehensive Plan) adopted by City Council January 28, 2008 and meet the mobility needs of the community."*
- *"The street system in Seven Oaks Ranch will consist of a hierarchy of streets ranging from major thoroughfares to alleys. The intent of the system is to establish a series of streets that are sized appropriately for the land uses that they serve and to direct traffic within the community to the collector streets and major thoroughfares"*
- *"The plan is designed to meet the mobility needs of the development in a safe and efficient manner as well as provide adequate circulation for the overall area."*
- *"A general development plan illustrating all contiguous property under one ownership shall be submitted for approval of the Planning, Development and Zoning Commission prior to or simultaneously with the application for the first preliminary subdivision plat."*

Ordinance 2009-O-05

This Developer-requested ordinance amended the City's Major Thoroughfare Plan to remove the CR 57 extension (from Clark to S. Masters across the development) and reduced Manvel Parkway from 6 lanes to 4 lanes. The reasoning for these requested changes was:

- *"Therefore, with the removal of the CR 57 extension, the traffic would use the "well connected network of smaller streets" as envisioned in the 2007 Comprehensive Plan."*



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Tax Increment Investment Zone 3 (TIRZ3) – Final Project Plan

- *“The transportation, utility, and recreational improvements financed through the Zone not only serve the immediate community, but also will serve a regional purpose. The properties adjacent to the Zone will ultimately have access to the major infrastructure funded by the Zone, enabling those properties to develop to a quality and value not otherwise possible.”*
- *“The projected City contribution of property and sales taxes to the Zone over the 40-year life is \$293,440,630.00.”*

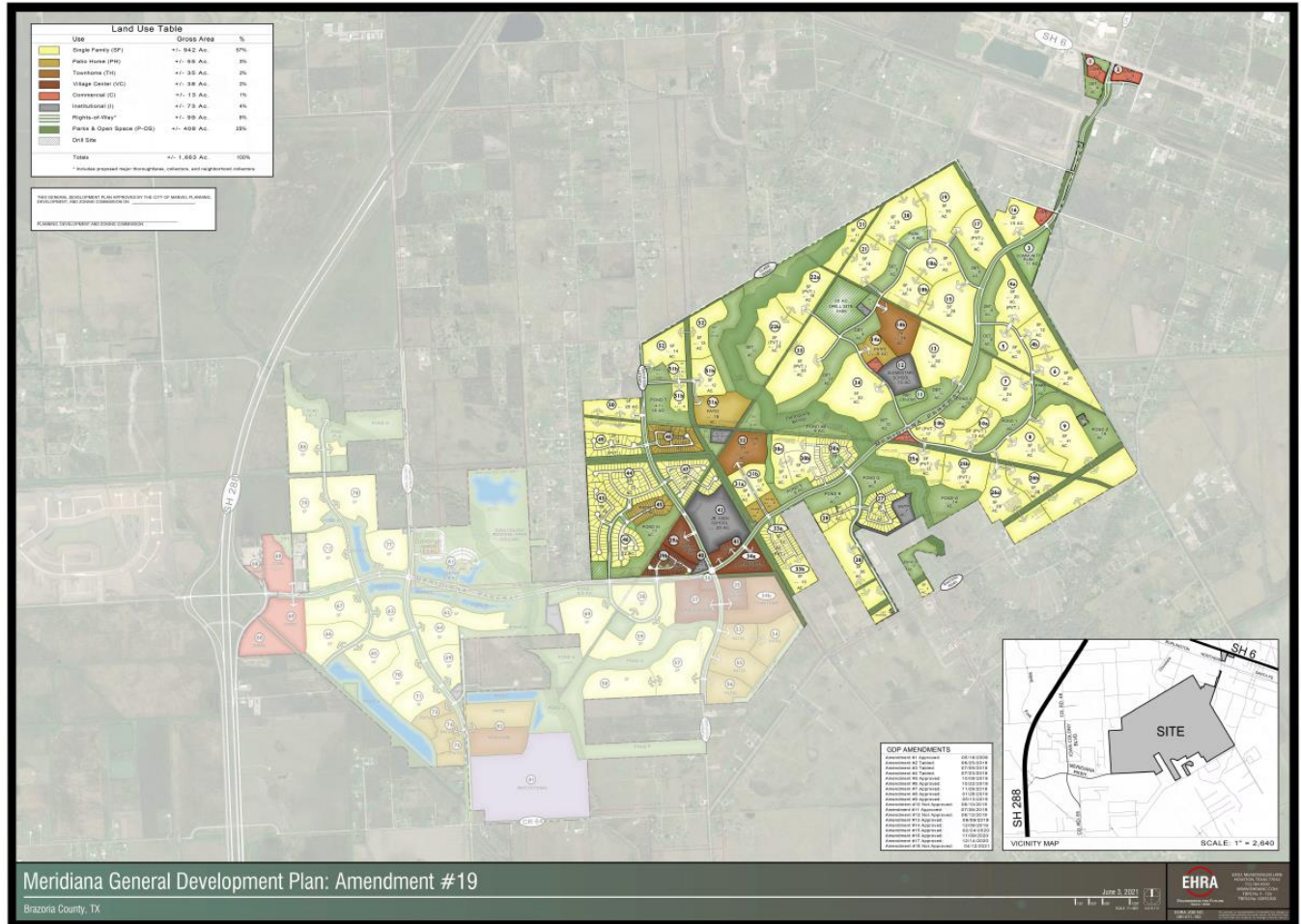
The interpretation that the Meridiana General Development Plan Amendment No. 19 does not meet the requirements of overall circulation is well founded in these various planning documents of the City of Manvel. The 2007 Comprehensive Plan envisions a network of streets that prevents traffic congestion and backup. Ordinance No. 2009-O-04 adopted the Development Plan, specifically finds that additional information including roads, driveways, sidewalks, and parking is required from the developer and is not fully included on GDP Amendment No. 19. The O-PUD itself refers numerous times to the City's Comprehensive Plan and the network of roadways and streets designed to meet the mobility needs of the development and provide adequate circulation for the overall area. In 2009, the Developer requested the removal of a collector corridor across the development and their reasoning was that the traffic would use a “well-connected network of smaller street as envision in the 2007 Comprehensive Plan.” Finally, the City is providing an estimated \$300 million dollars in property and sales taxes to the developer to pay for transportation and other improvements that “not only serve the immediate community, but also will serve a regional purpose.”

The Meridiana General Development Plan Amendment No. 19 does not fully connect individual housing sections. Staff does not see a complete network of streets that meet the vision of the City's 2007 Comprehensive Plan, the requirements of the ordinance that adopted the O-PUD, the 2001 Zoning Ordinance, the O-PUD Plan, the Ordinance that amended the City's Major Thoroughfare Plan, or the TIRZ 3 Final Project Plan. Therefore, I believe the plan, as submitted, is incomplete.



DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

General Development Plan





DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

O-PUD Exhibit - General Development Plan

7. General Development Plan

A general development plan illustrating all contiguous property under one ownership shall be submitted for approval of the Planning, Development and Zoning Commission prior to or simultaneously with the application for the first preliminary subdivision plat. The General Development Plan shall show the following:

- The alignment of any major thoroughfares and collector streets in accordance with the City's Thoroughfare Plan.
- All recorded easements
- Other proposed streets that are necessary to demonstrate an overall circulation system for the development
- Proposed land uses and public facilities

This approval shall satisfy the requirement of a master preliminary plat set forth in Section 62-39 of the City of Manvel's Subdivision Ordinance. Preliminary plats shall be required for each section of development with the exception of minor plats as defined by state law.

Preliminary plats should generally conform to the General Development Plan. Any significant change, as determined by the City's Designated Official shall require the submittal of a revised general development plan for approval by the Planning, Development & Zoning Commission.



Developer Response Letter

CORRECTION RESUBMITTAL MEMORANDUM

DATE: June 3, 2021
TO: City of Manvel
20025 Highway 6
Manvel, TX 77578
PH: 281.489.0630
FROM: EHRA/Brad Sweitzer, Senior Planner
RE: Correction Submittal – Manvel General Development Plan Amendment #19

DIRECTOR OF DEVELOPMENT SERVICES COMMENTS:

1. Improve the Jordan/Clark intersection.

The Jordan/Clark intersection is neither owned nor controlled by GR-M1. Additionally, per Page 18 of the O-PUD, "No improvements for paving or drainage for [Clark or Masters] shall be required."

2. At 24 acres, Section 7 is too large to only have one entry/exit.

The acreage of a section does not determine the number of points of access required. According to the O-PUD, all subdivisions shall provide a minimum of two points of access with a divided or boulevard entry being considered two points of access. Section 7 has a boulevard entry (as depicted on the GDP), so it meets this requirement.

3. At 32 acres, Section 24 is too large to only have one entry/exit.

The acreage of a section does not determine the number of points of access required. According to the O-PUD, all subdivisions shall provide a minimum of two points of access with a divided or boulevard entry being considered two points of access. Section 24 will have a boulevard entry (as depicted on the GDP), so it meets this requirement.

4. At 32 acres, Section 13 is too large to only have one entry/exit.

The acreage of a section does not determine the number of points of access required. According to the O-PUD, all subdivisions shall provide a minimum of two points of access with a divided or boulevard entry being considered two points of access. Section 13 will have a boulevard entry (as depicted on the GDP), so it meets this requirement.

5. Provide connection arrows from Section 51B to the east/west road intersection with Pursley Blvd.

Connection arrows have been added into the westernmost areas of Section 51B (future cul-de-sac streets).

SUPPLEMENTAL CHANGES:

1. Section 4A has been changed to private, and Section 5 has been changed to public. The arrow between Section 4A and Section 4B has been removed since Section 4B is still public.

Please let me know if you require anything further to facilitate a positive recommendation of the General Development Plan.

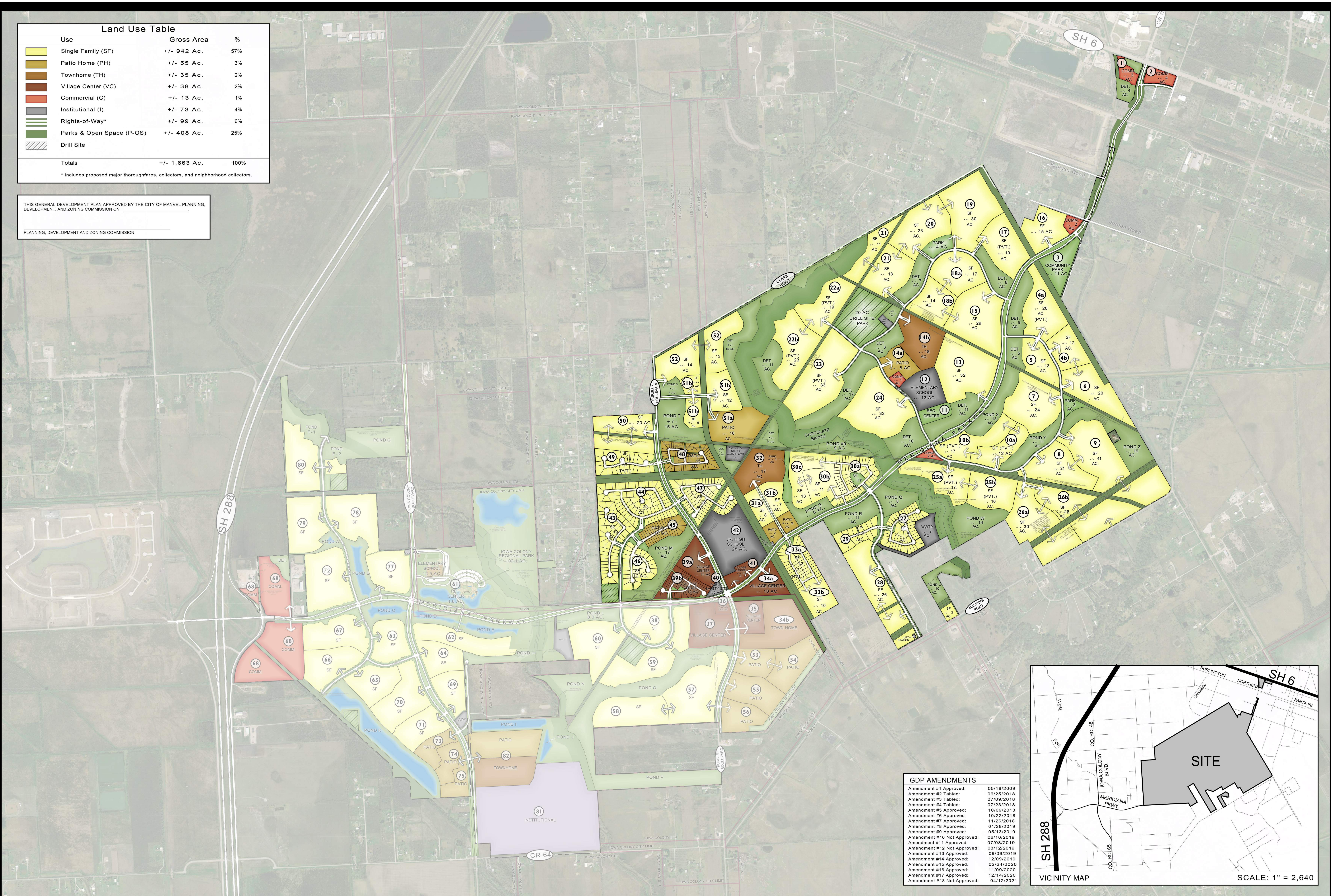
Regards,

Brad Sweitzer, PLA, AICP
Senior Planner
EHRA

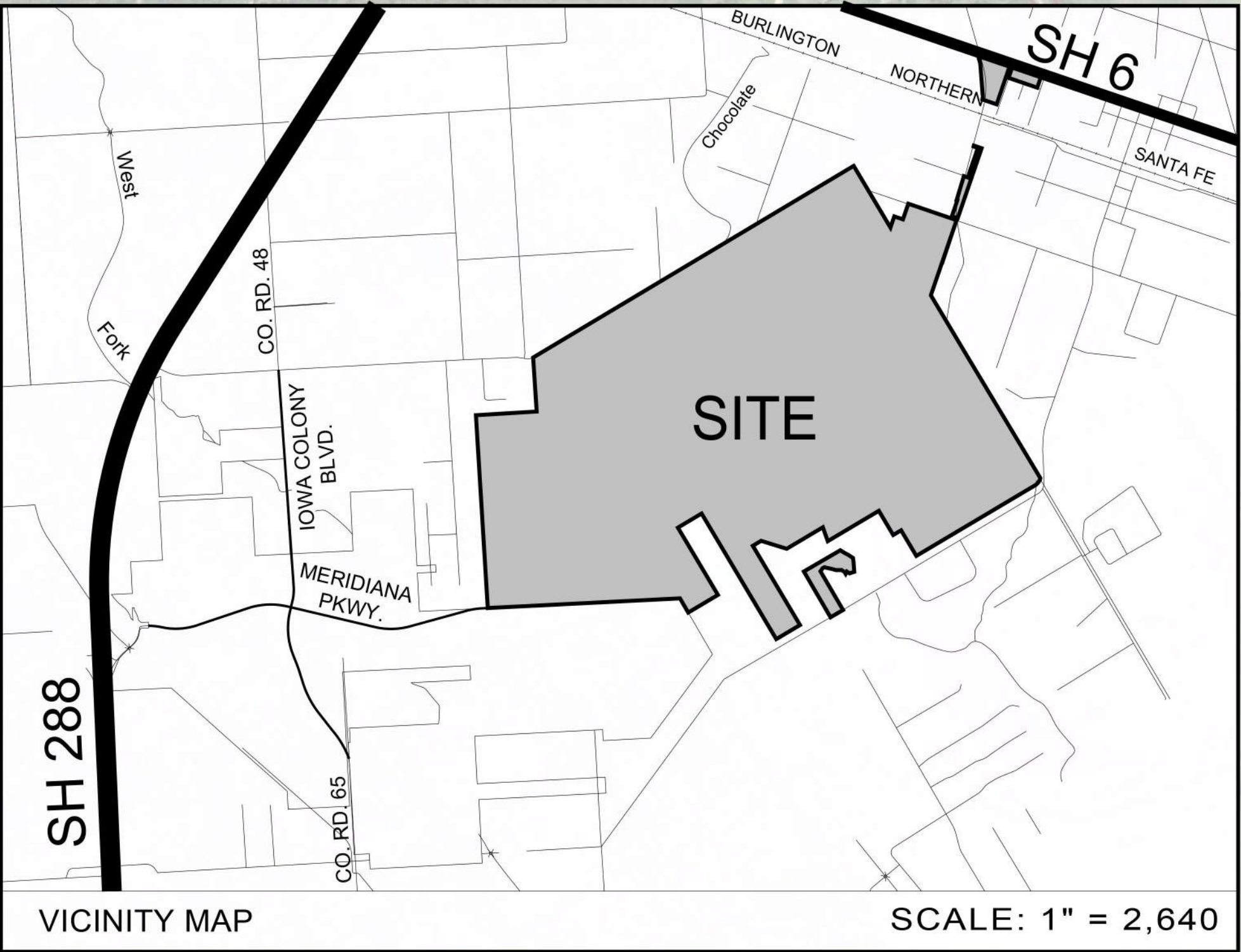
Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 942 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 35 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
Totals	+/- 1,663 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

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 Tabled:	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



CORRECTION RESUBMITTAL MEMORANDUM

DATE: June 3, 2021

TO: City of Manvel
20025 Highway 6
Manvel, TX 77578
PH: 281.489.0630

FROM: EHRA/Brad Sweitzer, Senior Planner

RE: **Correction Submittal – Manvel General Development Plan Amendment #19**

DIRECTOR OF DEVELOPMENT SERVICES COMMENTS:

1. *Improve the Jordan/Clark intersection.*

The Jordan/Clark intersection is neither owned nor controlled by GR-M1. Additionally, per Page 18 of the O-PUD, “No improvements for paving or drainage for [Clark or Masters] shall be required.”

2. *At 24 acres, Section 7 is too large to only have one entry/exit.*

The acreage of a section does not determine the number of points of access required. According to the O-PUD, all subdivisions shall provide a minimum of two points of access with a divided or boulevard entry being considered two points of access. Section 7 has a boulevard entry (as depicted on the GDP), so it meets this requirement.

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The acreage of a section does not determine the number of points of access required. According to the O-PUD, all subdivisions shall provide a minimum of two points of access with a divided or boulevard entry being considered two points of access. Section 24 will have a boulevard entry (as depicted on the GDP), so it meets this requirement.

4. *At 32 acres, Section 13 is too large to only have one entry/exit.*

The acreage of a section does not determine the number of points of access required. According to the O-PUD, all subdivisions shall provide a minimum of two points of access with a divided or boulevard entry being considered two points of access. Section 13 will have a boulevard entry (as depicted on the GDP), so it meets this requirement.

5. *Provide connection arrows from Section 51B to the east/west road intersection with Pursley Blvd.*

Connection arrows have been added into the westernmost areas of Section 51B (future cul-de-sac streets).

SUPPLEMENTAL CHANGES:

1. Section 4A has been changed to private, and Section 5 has been changed to public. The arrow between Section 4A and Section 4B has been removed since Section 4B is still public.

Please let me know if you require anything further to facilitate a positive recommendation of the General Development Plan.

Regards,

Brad Sweitzer, PLA, AICP
Senior Planner
EHRA



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: June 14, 2021 PDZ & June 21, 2021 City Council

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: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Preliminary Plat for Meridiana Detention Reserve Z Phase 1, a subdivision of 11.89 acres,
being a partial replat of Lots 1-8, Block 1 of Lulling Stone Section 1, as recorded at
Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria
County, Texas.

Plats:

Preliminary X

Final

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.06.02 15:12:50 -05'00'

SIGNATURE

June 2, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve Z Phase 1 Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	June 14, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends denial of the Meridiana Detention Reserve Z Phase 1 Preliminary Plat.

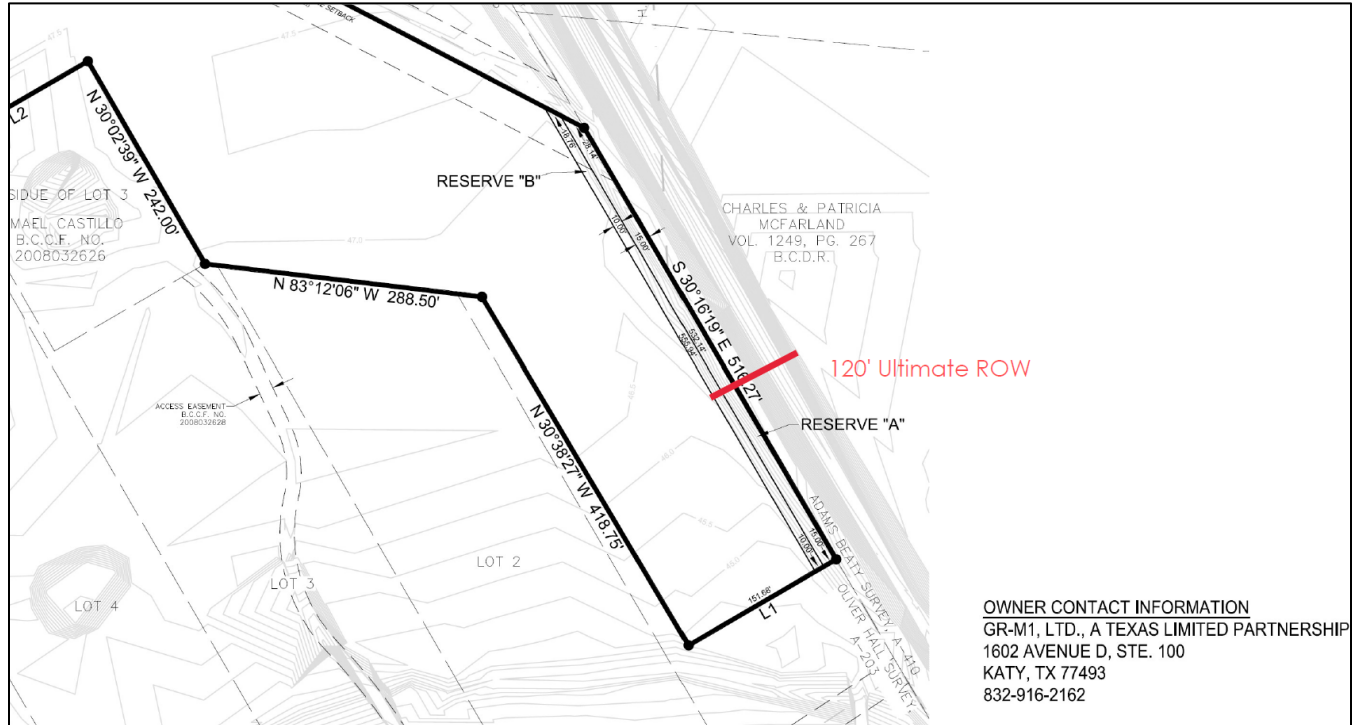
1. Dedicate a 60-foot right-of-way for the C-12 ditch. The ultimate right-of-way width for the C-12 ditch is 120-feet at this location (Section 62-38 (a) (9) and O-PUD Page 48 "Storm Drainage & Detention System").
2. This plat requires approval of the Meridiana General Development Plan Amendment No. 19 (dated June 3, 2021).



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

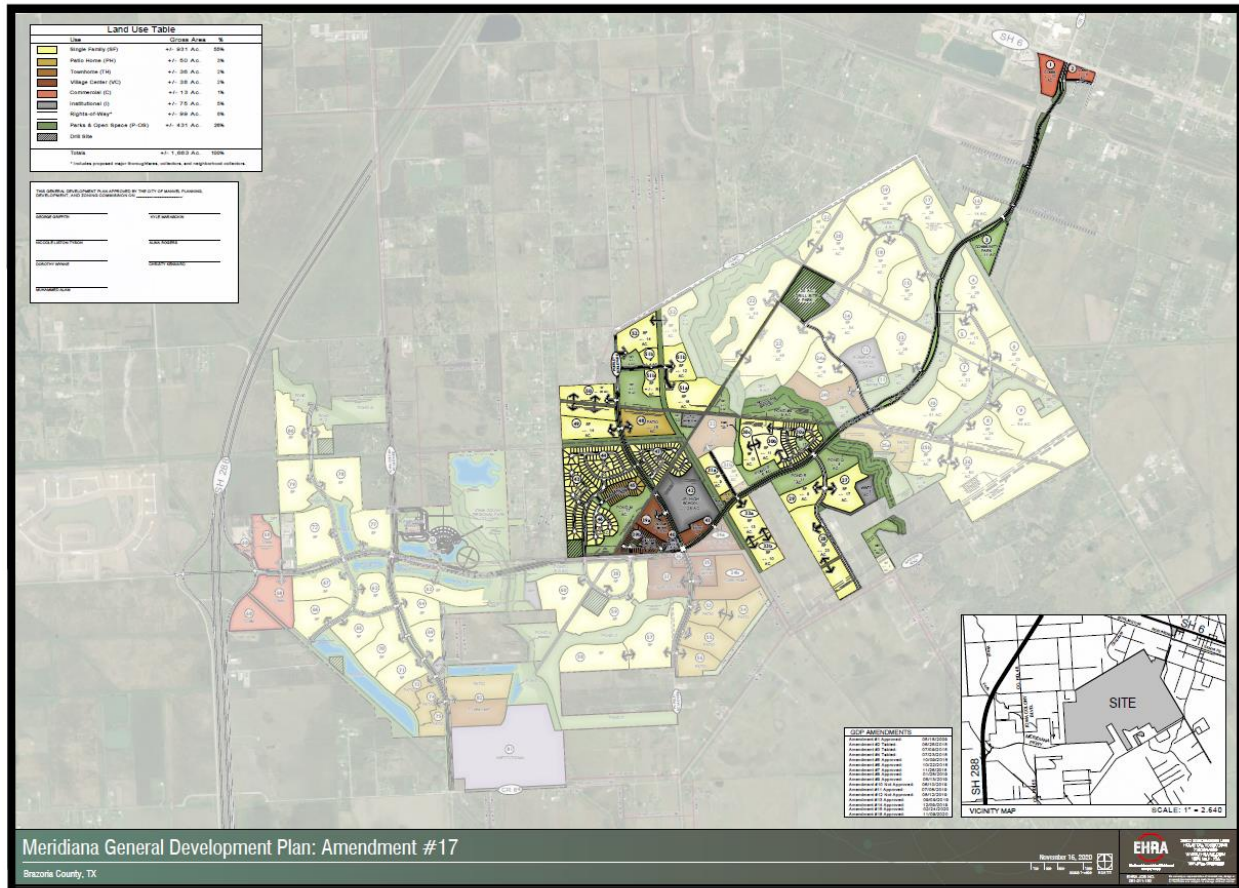
Proposed C-12 ROW Width Example





DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Meridiana General Development Plan Amendment No. 17 (dated November 16, 2020)



GENERAL NOTES:

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

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.C. 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. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.W.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Avin Independent School District, and Brazoria County Drainage District #5.
- Properly 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.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, 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.
- Reserve "Z" provides a total of 2.97 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

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, S-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA DETENTION RESERVE "Z" PHASE 1 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 2021.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

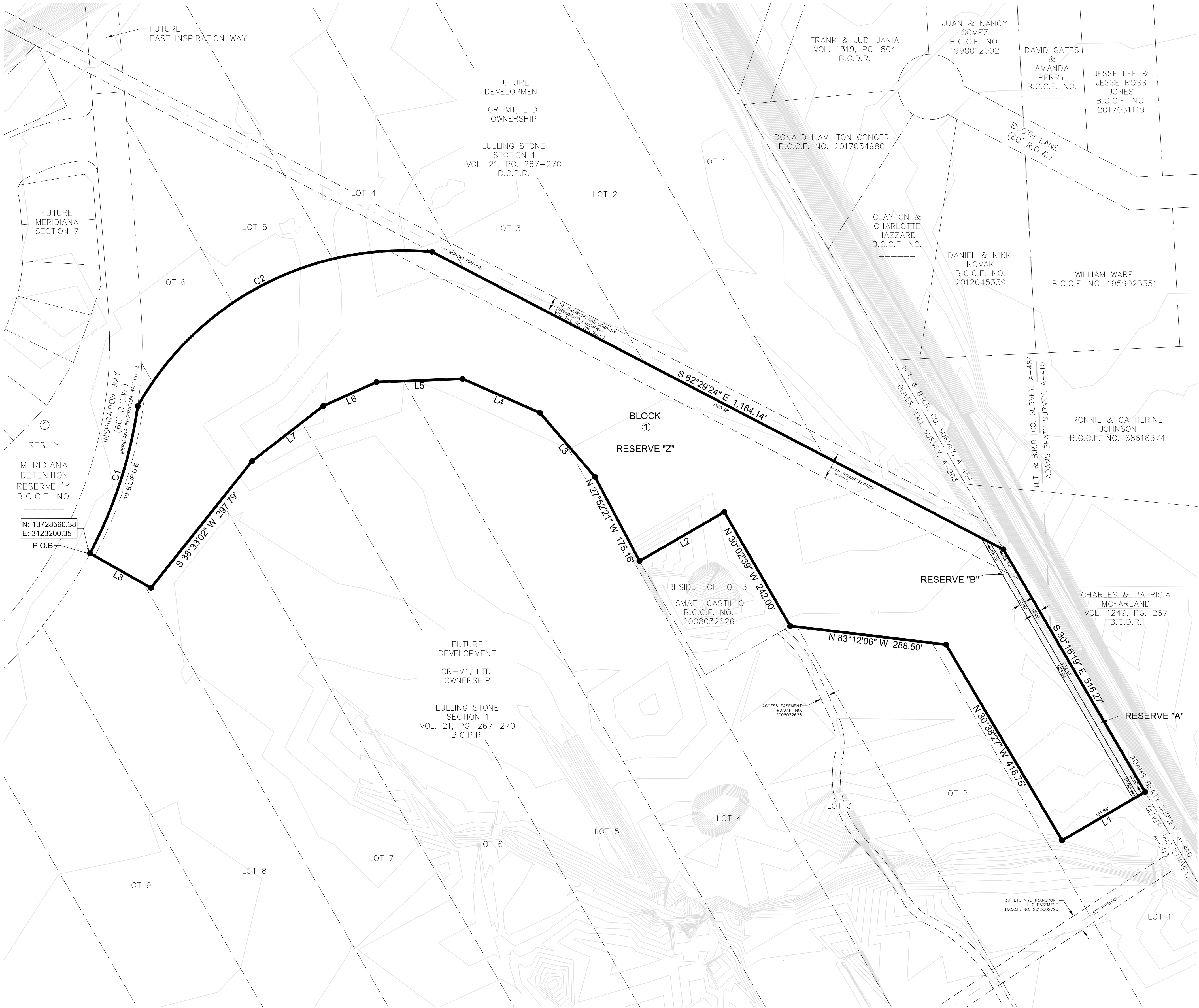
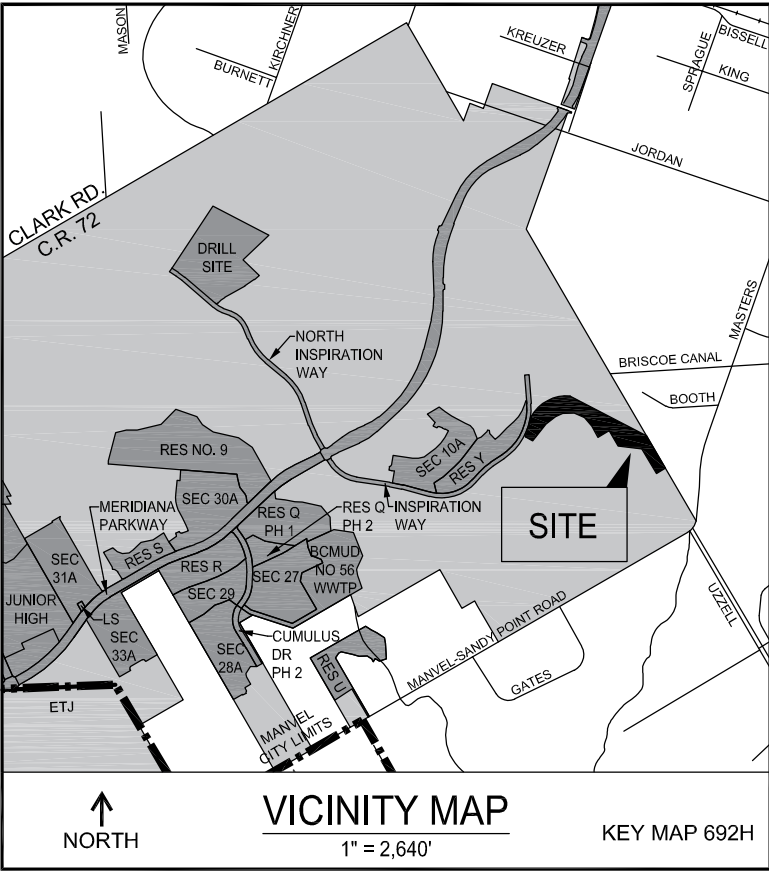
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA DETENTION RESERVE "Z" PHASE 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF 2021.

CITY COUNCIL

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,922.57	0.18
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,480.06	0.13
Z	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	504,560.98	11.58
TOTAL		517,963.61	11.89

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 59°43'55" W	176.69'
L2	S 59°57'21" W	180.00'
L3	N 40°42'03" W	155.42'
L4	N 66°19'03" W	154.94'
L5	S 87°49'19" W	158.33'
L6	S 65°55'16" W	107.43'
L7	S 52°12'56" W	165.72'
L8	N 60°27'52" W	128.72'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	830.00'	285.99'	N 17°56'21" E	284.60'
C2	560.00'	646.17'	N 62°21'36" E	610.91'



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



Meridiana Detention Reserve 'Z' Phase 1 Preliminary Plat

A Subdivision of 11.89 acres, being a partial replat of Lots 1-8, Block 1 of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

1 Block and 3 Reserves

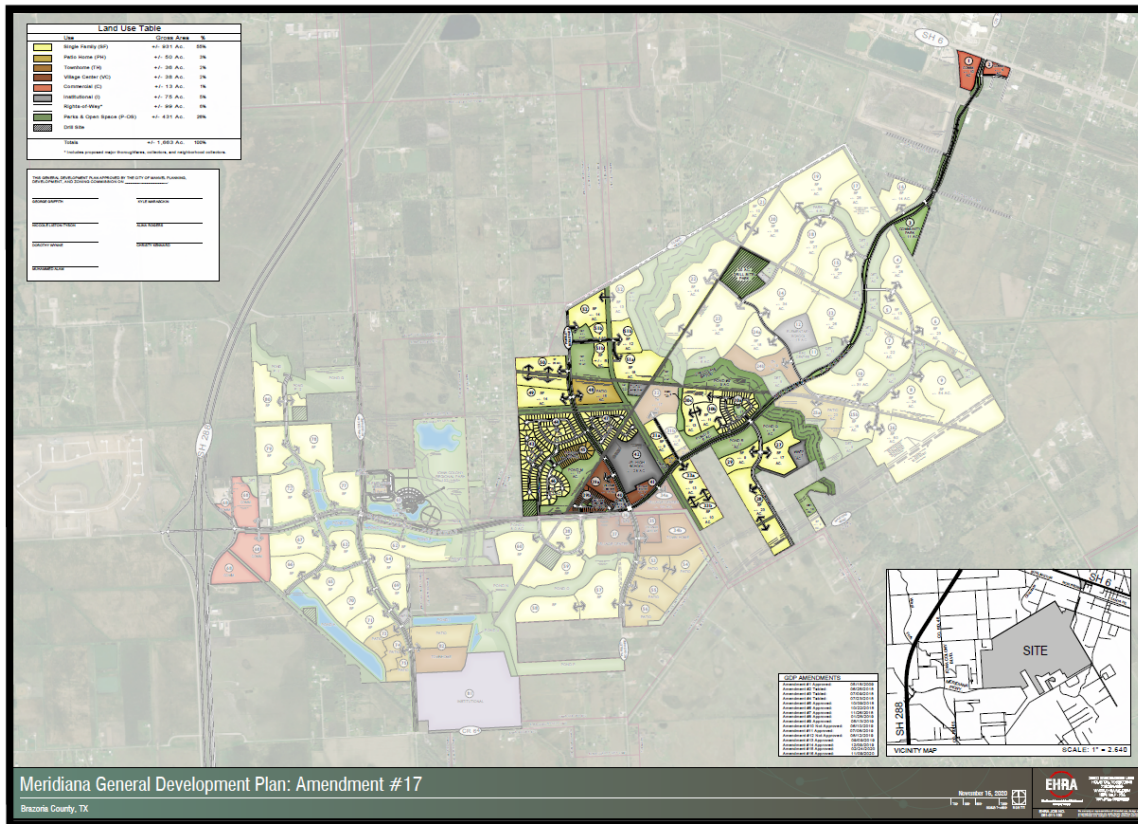
Owner: GR-M1, LTD., a Texas Limited Partnership

June 3, 2021



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBE No. F-726
TBP/PS No. 10092300

No warranty or representation of intended use, design or construction is made by EHRA. The user of these drawings 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: June 14, 2021

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 Watson

Daytime Phone: 281-932-4143 Fax Number: N/A

E-mail Address: jwatson@apdlc.net

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Newport Lake
Estates Section Three, being a subdivision of 11.04 acres located in Section 75 of
the H.T. & B.R.R. Survey, A-299, 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.

Jessica Rodriguez Digitally signed by Jessica Rodriguez

Date: 2021.06.02 15:43:00 -05'00'

June 2, 2021

SIGNATURE

DATE



Planning, Development and Zoning Commission Plat Report

Plat Name	Newport Lake Estates Section Three Preliminary Plat
Applicant	Joe Watson
PD&Z Meeting Date	June 14, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Background

The Newport Lake Estates Section Three Preliminary Plat failed to be approved at the April 26, 2021, Planning, Development and Zoning Commission meeting. This was the second time the Planning, Development and Zoning Commission considered this plat. The plat did not meet the following criteria:

1. This preliminary plat requires compliance with the City's Master Thoroughfare Plan which incorporates Kirby Drive within the plat boundary (Section 50-52, Section 62-38, Section 62-103, Section 62-104, and Section 62-111, *Manvel Code of Ordinances*).
2. This preliminary plat requires compliance with the Brazoria County Master Thoroughfare Plan which incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111, *Manvel Code of Ordinances*).
3. This preliminary plat requires compliance with The Newport Lake Estates Section Two recorded final plat. The recorded final plat states "PROPOSED RIGHT-OF-WAY TO BE DEDICATED BY FUTURE PLAT" regarding Kirby Drive (Section 62-38, Section 62-103, Section 62-104, and Section 62-111, *Manvel Code of Ordinances*).
4. This preliminary plat requires compliance with Brazoria County MUD 29 Development Map which incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111, *Manvel Code of Ordinances*).
5. This preliminary plat requires compliance with BDD4 Drainage Plan approval (includes CR 58 Drainage Plan) since it incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111, *Manvel Code of Ordinances*).
6. Provide a Preliminary Drainage Plan for City Engineer approval (Section 62-38, *Manvel Code of Ordinances*).
7. Provide a Preliminary Drainage Plan Letter of No Objection (LONO) from BDD4 (Section 62-38, *Manvel Code of Ordinances*).
8. Provide a Utility Layout Plan (Section 62-38, *Manvel Code of Ordinances*).

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DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
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9. Revise General Note No. 10 to state "Sidewalks shall be constructed at a minimum of four feet wide or as determined by the city's thoroughfare plan and in accordance with the city's design criteria profile. Sidewalks shall be installed in accordance with the city's design criteria manual" (Section 62-113, *Manvel Code of Ordinances*).
10. Revise General Note No. 11 since Kirby Drive right-of-way is required to be dedicated with this plat (Section 62-38, Section 62-103, Section 62-104, and Section 62-111, *Manvel Code of Ordinances*).
11. Label other jurisdiction lines in the Vicinity Map (Section 62-38, *Manvel Code of Ordinances*).
12. Include Reserve E in the "Parkland Dedication Table" (Section 62-38, *Manvel Code of Ordinances*).
13. Driveways are to be placed no closer than 75 feet from the ultimate curb line of an intersecting major thoroughfare/boulevard street (Section 6, *Design Criteria Manual*).
14. Plat note indicates that the Homeowners Association will maintain Reserve E – which consists of "100'x100' American Canal Easement and ROW." Please clarify (Section 62-38, *Manvel Code of Ordinances*).
15. A traffic study for all development located along all major thoroughfares shall be submitted to the city (Section 62-38 (a) (13), *Manvel Code of Ordinances*).
16. The existing pavement, sewers, water mains, culverts, or other underground structures adjacent to and within 200 feet of the tract, with pipe sizes, grades and locations indicated (Section 62-38 (a) (7), *Manvel Code of Ordinances*).
17. A preliminary utility plan and utility availability letter shall be provided with the preliminary plat. The Utility Letter provided is over 6 years old (Section 62-38 (a) (14), *Manvel Code of Ordinances*).
18. The minimum lot width is 60'. Lots 14 and 22, Block 2 are less than 60' in lot width (Section 77-28 (b) (2), *Manvel Code of Ordinances*).
19. Private streets shall be designed in accordance with the city's comprehensive plan, thoroughfare plan, this subdivision chapter, design standards and all other applicable development standards as prescribed and utilized by the city (Section 62-1118 (b) (1), *Manvel Code of Ordinances*).
20. The development plan shall not impede the current or future street circulation needs of the area, especially any needed collector or arterial street route, or adequate access to any adjoining tract (Section 62-118 (b) (2), *Manvel Code of Ordinances*).
21. Per Section 62-118 (b) (6) of the *Manvel Code of Ordinances*, the city may deny the creation of a private street development if it makes a finding of fact, based upon the evidence provided, that it would:
 - a. Negatively affect traffic circulation on public streets;
 - b. Impair access to property either on-site or off-site of the subdivision;
 - c. Impair access to or from public facilities including schools, parks, trails, and libraries;
 - d. Delay the response time of emergency vehicles; or
 - e. Other good cause.
22. Easements containing wastewater lines must be at least 20-feet wide and the wastewater line must be centered in the easement (Section 1, *Design Criteria Manual*).
23. Water lines shall be centered in water line easements (Section 3, *Design Criteria Manual*).



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

24. In the event that a proposed water line cannot be located within the street right-of-way, locate water lines in the center of a dedicated water line easement (Section 3, *Design Criteria Manual*).
25. The preliminary plat requires a Controlled Access Gate because the streets are private (Section 6, *Design Criteria Manual*). The requirements include:
 - a. Plans for access control systems shall be submitted to the Fire Marshal's Office and approved prior to construction.
 - b. All access control gates shall have emergency means of operation in the event of power loss.
 - c. Access control gates shall provide a clear, passable width of at least twenty feet.
 - d. A Knox® key switch and Click2Enter-I.V4 scanner radio receiver shall be provided for all controlled access gates. The key switch shall operate all gates.
 - e. A Knox® pad lock and Click2Enter-I.V4 scanner radio receiver shall be provided for all non-motorized gates.
 - f. The location of the key switch shall be approved by the Fire Marshal's Office.
 - g. The owner shall maintain all parts of the access system and keep them in good working order.
 - h. The Fire Marshal's Office and Police Dispatch shall be notified immediately of any damage to the access system that hinders access including, but not limited to, damage to the key box, lock, or gates.

The Newport Lake Estates Section Three Preliminary Plat failed to be approved at the January 11, 2021, Planning, Development and Zoning Commission meeting. It did not meet the following criteria:

1. This preliminary plat requires compliance with the City's Master Thoroughfare Plan which incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111).
2. This preliminary plat requires compliance with the Brazoria County Master Thoroughfare Plan which incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111).
3. This preliminary plat requires compliance with The Newport Lake Estates Section Two recorded final plat. The recorded final plat states "PROPOSED RIGHT-OF-WAY TO BE DEDICATED BY FUTURE PLAT" regarding Kirby Drive (Section 62-38, Section 62-103, Section 62-104, and Section 62-111).
4. This preliminary plat requires compliance with Brazoria County MUD 29 Development Map which incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111).
5. This preliminary plat requires compliance with BDD4 Drainage Plan approval (includes CR 58 Drainage Plan) since it incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111).
6. Label the Point of Beginning (POB) with N, E (Section 62.38).
7. Label the front building line in Lots 12 and 13, Block 2 (Section 62-108).
8. Label the corner side building line in Lot 27, Block 2 (Section 62-108).

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DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

9. Label the proposed lot located in the northeast corner within the plat boundary (Section 62-38).
10. Label "Reserve D" on the face of the plat (Section 62-38).
11. Provide a Preliminary Drainage Plan for City Engineer approval (Section 62-38).
12. Provide a Preliminary Drainage Plan Letter of No Objection (LONO) from BDD4 (Section 62-38).
13. Provide a Utility Layout Plan (Section 62-38).
14. Include City of Manvel, Brazoria County, Brazoria County MUD 29, and BDD4 in General Note No. 5 (Section 62-38).
15. Revise General Note No. 10 to state "Sidewalks shall be constructed at a minimum of four feet wide or as determined by the city's thoroughfare plan and in accordance with the city's design criteria profile. Sidewalks shall be installed in accordance with the city's design criteria manual" (Section 62-113).
16. Revise General Note No. 11 since Kirby Drive right-of-way is required to be dedicated with this plat (Section 62-38, Section 62-103, Section 62-104, and Section 62-111).
17. Revise the Floodplain Note on the face of the plat to refer to recently adopted FEMA FIRM on December 30, 2020 (Section 62-38).
18. Remove the City Council signature block from the face of the plat (Section 62-38).
19. Correct Planning, Development and Zoning Commissioner names with current members accordingly (Section 62-38).
20. Label the City Limit lines and other jurisdiction lines in the Vicinity Map (Section 62-38).
21. Provide a bolder plat boundary line for Newport Lake Estates Section Three since it is difficult to distinguish between this Section and the remainder of Newport Lake Estates (Section 62-38).
22. Label Kirby Drive and the right-of-way width located outside the plat boundary (Section 62-38).
23. Update all signature dates on the face of the plat from "2020" to "2021".

At the April 26, 2021, and January 11, 2021, PD&Z meetings, staff recommended denial of the Newport Lakes Estates Section Three Preliminary Plat because it does not meet the following Subsections of the subdivision ordinance mentioned above, respectively.

Recommendation

On June 1, 2021, the applicant, Mr. Joe Watson, re-submitted the Newport Lake Estates Section Three Preliminary Plat. Staff has re-reviewed this preliminary plat and offer the following Subdivision Ordinance, Zoning Ordinance, and Design Criteria sections to recommend denial.

1. This preliminary plat requires compliance with the City's Master Thoroughfare Plan which incorporates Kirby Drive within the plat boundary (Section 50-52, Section 62-38, Section 62-103, Section 62-104, and Section 62-111, *Manvel Code of Ordinances*).

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DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

2. This preliminary plat requires compliance with the Brazoria County Master Thoroughfare Plan which incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111, *Manvel Code of Ordinances*).
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5. This preliminary plat requires compliance with BDD4 Drainage Plan approval (includes CR 58 Drainage Plan) since it incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111, *Manvel Code of Ordinances*).
6. Provide a current Preliminary Drainage Plan for City Engineer approval. The submitted document does not provide the correct plat configuration (Section 62-38, *Manvel Code of Ordinances*).
7. Provide a current Preliminary Drainage Plan Letter of No Objection (LONO) from BDD4. The submitted document does not provide the correct plat configuration (Section 62-38, *Manvel Code of Ordinances*).
8. Provide a Utility Layout Plan (Section 62-38, *Manvel Code of Ordinances*).
9. Revise General Note No. 11 since Kirby Drive right-of-way is required to be dedicated with this plat (Section 62-38, Section 62-103, Section 62-104, and Section 62-111, *Manvel Code of Ordinances*).
10. Label other jurisdiction lines in the Vicinity Map (Section 62-38, *Manvel Code of Ordinances*).
11. Include Reserve E in the "Parkland Dedication Table". Reserve E is not included in this Table and an explanation has not been provided otherwise (Section 62-38, *Manvel Code of Ordinances*).
12. Update the date on the Preliminary Plat Title Block to current date (Section 62-38, *Manvel Code of Ordinances*).
13. General Note No. 10 indicates that the minimum sidewalk width is four feet; however, per the Master Thoroughfare Plan, the minimum sidewalk width is 6-feet (*Manvel Master Thoroughfare Plan*).
14. Driveways are to be placed no closer than 75 feet from the ultimate curb line of an intersecting major thoroughfare/boulevard street (Section 6, *Design Criteria Manual*).
15. Plat note indicates that the Homeowners Association will maintain Reserve E – which consists of "100'x100' American Canal Easement and ROW." Please clarify (Section 62-38, *Manvel Code of Ordinances*).

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DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
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 - h. Impair access to or from public facilities including schools, parks, trails, and libraries;
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 - e. A Knox® pad lock and Click2Enter-I.V4 scanner radio receiver shall be provided for all non-motorized gates.
 - f. The location of the key switch shall be approved by the Fire Marshal's Office.

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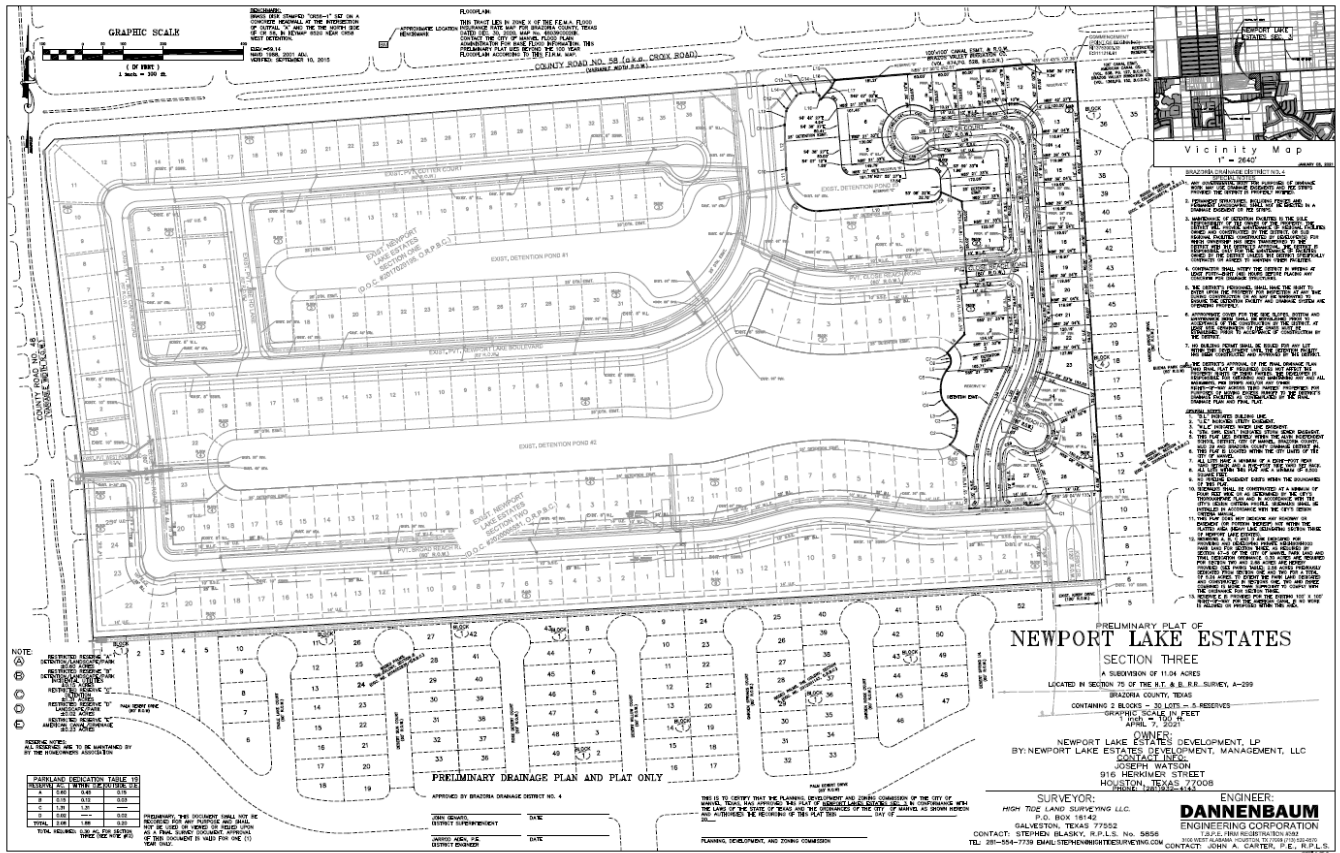


DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
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- g. The owner shall maintain all parts of the access system and keep them in good working order.
- h. The Fire Marshal's Office and Police Dispatch shall be notified immediately of any damage to the access system that hinders access including, but not limited to, damage to the key box, lock, or gates.

Plat Exhibit





LOT AREA TABLE			
LOT	PERIMETER (IN.)	AREA (SQ. FT.)	AREA (AC)
BLOCK 1			
1	1,455.00	0.026	
2	852.20	0.020	0.18
3	1,189.50	0.026	
BLOCK 2			
1	852.20	0.020	0.14
2	1,377.00	0.031	
3	852.1	0.020	
4	1,511.00	0.034	
5	852.1	0.020	0.17
6	1,511.00	0.034	
7	852.1	0.020	0.17
8	1,511.00	0.034	
9	852.1	0.020	0.17
10	1,511.00	0.034	
11	852.1	0.020	0.17
12	1,511.00	0.034	
13	852.1	0.020	0.17
14	1,511.00	0.034	
15	852.1	0.020	0.17
16	1,511.00	0.034	
17	852.1	0.020	0.17
18	1,511.00	0.034	
19	852.1	0.020	0.17
20	1,511.00	0.034	
21	852.1	0.020	0.17
22	1,511.00	0.034	
23	852.1	0.020	0.17
24	1,511.00	0.034	
25	852.1	0.020	0.17
26	1,511.00	0.034	
27	852.1	0.020	0.17
28	1,511.00	0.034	
29	852.1	0.020	0.17
30	1,511.00	0.034	
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32	1,511.00	0.034	
33	852.1	0.020	0.17
34	1,511.00	0.034	
35	852.1	0.020	0.17
36	1,511.00	0.034	
37	852.1	0.020	0.17
38	1,511.00	0.034	
39	852.1	0.020	0.17
40	1,511.00	0.034	
41	852.1	0.020	0.17
42	1,511.00	0.034	
43	852.1	0.020	0.17
44	1,511.00	0.034	
45	852.1	0.020	0.17
46	1,511.00	0.034	
47	852.1	0.020	0.17
48	1,511.00	0.034	
49	852.1	0.020	0.17
50	1,511.00	0.034	
51	852.1	0.020	0.17
52	1,511.00	0.034	
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59	852.1	0.020	0.17
60	1,511.00	0.034	
61	852.1	0.020	0.17
62	1,511.00	0.034	
63	852.1	0.020	0.17
64	1,511.00	0.034	
65	852.1	0.020	0.17
66	1,511.00	0.034	
67	852.1	0.020	0.17
68	1,511.00	0.034	
69	852.1	0.020	0.17
70	1,511.00	0.034	
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72	1,511.00	0.034	
73	852.1	0.020	0.17
74	1,511.00	0.034	
75	852.1	0.020	0.17
76	1,511.00	0.034	
77	852.1	0.020	0.17
78	1,511.00	0.034	
79	852.1	0.020	0.17
80	1,511.00	0.034	
81	852.1	0.020	0.17
82	1,511.00	0.034	
83	852.1	0.020	0.17
84	1,511.00	0.034	

LOT AREA TABLE			
LOT	PERIMETER (IN.)	AREA (SQ. FT.)	AREA (AC)
BLOCK 1			
1	1,455.00	0.026	
2	852.20	0.020	0.18
3	1,189.50	0.026	
BLOCK 2			
1	852.20	0.020	0.14
2	1,377.00	0.031	
3	852.1	0.020	
4	1,511.00	0.034	
5	852.1	0.020	0.17
6	1,511.00	0.034	
7	852.1	0.020	0.17
8	1,511.00	0.034	
9	852.1	0.020	0.17
10	1,511.00	0.034	
11	852.1	0.020	0.17
12	1,511.00	0.034	
13	852.1	0.020	0.17
14	1,511.00	0.034	
15	852.1	0.020	0.17
16	1,511.00	0.034	
17	852.1	0.020	0.17
18	1,511.00	0.034	
19	852.1	0.020	0.17
20	1,511.00	0.034	
21	852.1	0.020	0.17
22	1,511.00	0.034	
23	852.1	0.020	0.17
24	1,511.00	0.034	
25	852.1	0.020	0.17
26	1,511.00	0.034	
27	852.1	0.020	0.17
28	1,511.00	0.034	
29	852.1	0.020	0.17
30	1,511.00	0.034	
31	852.1	0.020	0.17
32	1,511.00	0.034	
33	852.1	0.020	0.17
34	1,511.00	0.034	
35	852.1	0.020	0.17
36	1,511.00	0.034	
37	852.1	0.020	0.17
38	1,511.00	0.034	
39	852.1	0.020	0.17
40	1,511.00	0.034	
41	852.1	0.020	0.17
42	1,511.00	0.034	
43	852.1	0.020	0.17
44	1,511.00	0.034	
45	852.1	0.020	0.17
46	1,511.00	0.034	
47	852.1	0.020	0.17
48	1,511.00	0.034	
49	852.1	0.020	0.17
50	1,511.00	0.034	
51	852.1	0.020	0.17
52	1,511.00	0.034	
53	852.1	0.020	0.17
54	1,511.00	0.034	
55	852.1	0.020	0.17
56	1,511.00	0.034	
57	852.1	0.020	0.17
58	1,511.00	0.034	
59	852.1	0.020	0.17
60	1,511.00	0.034	
61	852.1	0.020	0.17
62	1,511.00	0.034	
63	852.1	0.020	0.17
64	1,511.00	0.034	
65	852.1	0.020	0.17
66	1,511.00	0.034	
67	852.1	0.020	0.17
68	1,511.00	0.034	
69	852.1	0.020	0.17
70	1,511.00	0.034	
71	852.1	0.020	0.17
72	1,511.00	0.034	
73	852.1	0.020	0.17
74	1,511.00	0.034	
75	852.1	0.020	0.17
76	1,511.00	0.034	
77	852.1	0.020	0.17
78	1,511.00	0.034	
79	852.1	0.020	0.17
80	1,511.00	0.034	
81	852.1	0.020	0.17
82	1,511.00	0.034	
83	852.1	0.020	0.17
84	1,511.00	0.034	

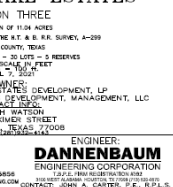
24	80.89	13,780.68	0.32
25	71.87	13,164.20	0.30
26	81.28	13,286.60	0.30
27	82.50	13,408.66	0.31

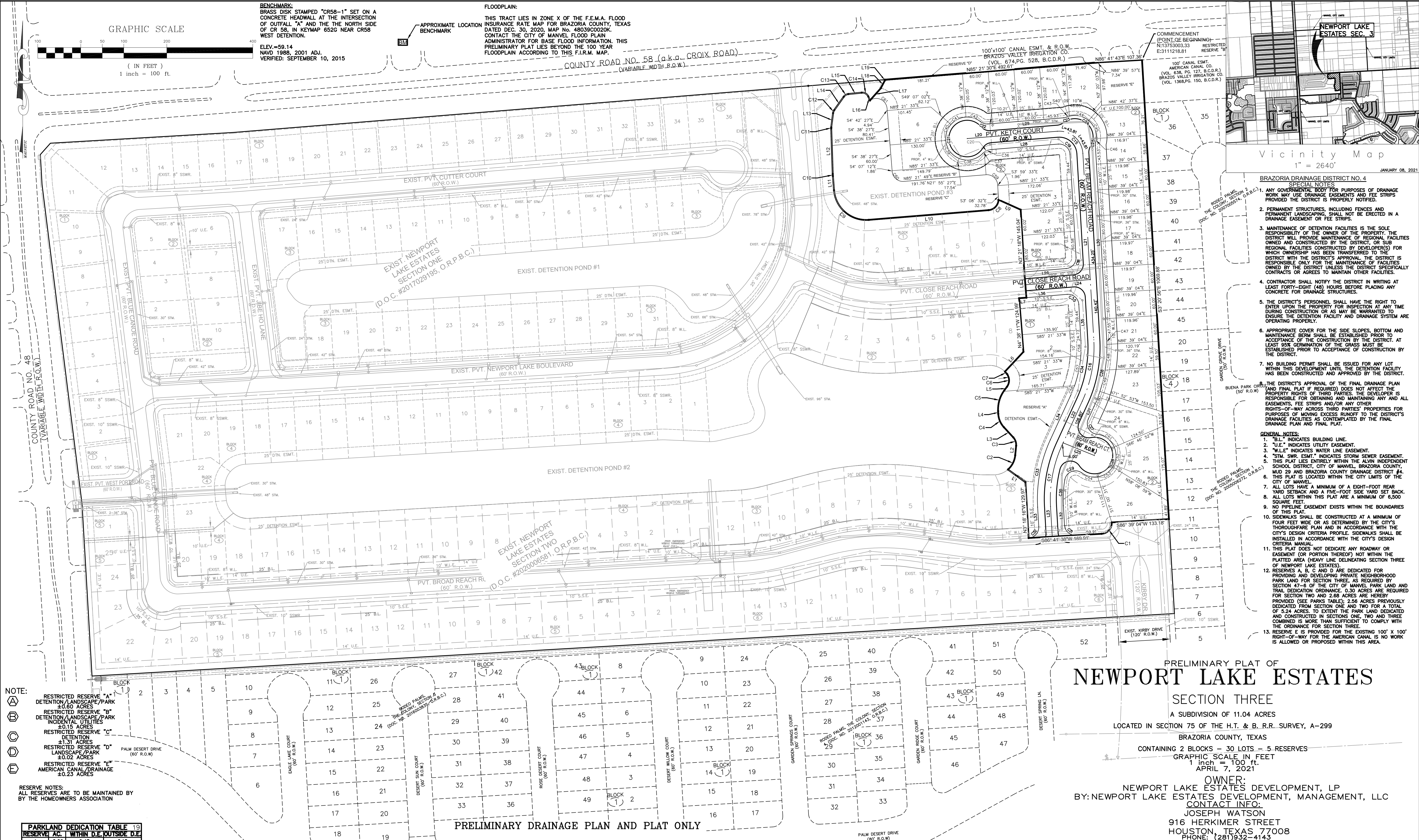
[illegible]

SECTION
 A SUBSECTION
 LOCATED IN SECTION 37 OF
 TOWNSHIP 36 NORTH
 RANGON 10 EAST
 CONTAINING 2.00 ACRES
 GRAPED
 FOR
 THE
 YEAR
 1941
 OF
 NEWPORT LAKE ESTATES
 SOUTH
 JOSEPH
 COUNTY
 MISSOURI
 HOLLAND
 COUNTY
 MISSOURI
 FROM THE LAND SURVEYING CO.
 P.O. BOX 18742
 GALESTATION, TEXAS 77052
 CONTACT STEVEN BAKER, R.P.S. No. 101
 301-304-7770 DAVIS TOWNSHIP

PRELIMINARY DRAINAGE PLAN AND PLAT ONLY
 APPROVED BY DRAINAGE DISTRICT NO. 4

JOHN BAKER
 DISTRICT SUPERVISOR
 DRAINAGE DISTRICT NO. 4
 DATE





NOTE:

- RESTRICTED RESERVE "A" DETENTION/LANDSCAPE/PARK ±0.60 ACRES
- RESTRICTED RESERVE "B" DETENTION/LANDSCAPE/PARK ±0.15 ACRES
- RESTRICTED RESERVE "C" DETENTION ±1.31 ACRES
- RESTRICTED RESERVE "D" LANDSCAPE/PARK ±0.02 ACRES
- RESTRICTED RESERVE "E" AMERICAN CANAL/DRAINAGE ±0.23 ACRES

RESERVE NOTES:
ALL RESERVES ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

PARKLAND DEDICATION TABLE		
RESERVE	AC. WITHIN D.E.	AC. OUTSIDE D.E.
A	0.60	0.45
B	0.15	0.12
C	1.31	1.31
D	0.02	0.02
TOTAL	2.08	1.88

PRELIMINARY. THIS DOCUMENT SHALL NOT BE USED FOR ANY PURPOSE AND NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. APPROVAL OF THIS DOCUMENT IS VALID FOR ONE (1) YEAR ONLY.

PRELIMINARY DRAINAGE PLAN AND PLAT ONLY

APPROVED BY BRAZORIA DRAINAGE DISTRICT NO. 4

JOHN GENARO,
DISTRICT SUPERINTENDENT

JARROD ADEN, P.E.
DISTRICT ENGINEER

DATE

DATE

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF NEWPORT LAKE ESTATES SEC. 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20__.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

PRELIMINARY PLAT OF
NEWPORT LAKE ESTATES
SECTION THREE

A SUBDIVISION OF 11.04 ACRES
LOCATED IN SECTION 75 OF THE H.T. & B. R.R. SURVEY, A-299
BRAZORIA COUNTY, TEXAS
CONTAINING 2 BLOCKS - 30 LOTS - 5 RESERVES

OWNER:
NEWPORT LAKE ESTATES DEVELOPMENT, LP
BY: NEWPORT LAKE ESTATES DEVELOPMENT, MANAGEMENT, LLC
CONTACT INFO:
JOSEPH WATSON
916 HERKIMER STREET
HOUSTON, TEXAS 77008
PHONE: (281) 932-4143

SURVEYOR:
HIGH TIDE LAND SURVEYING LLC.
P.O. BOX 16142
GALVESTON, TEXAS 77552
CONTACT: STEPHEN BLASKY, R.P.L.S. No. 5856
TEL: 281-554-7739 EMAIL: STEPHEN@HIGHTIDESURVEYING.COM

ENGINEER:
DANNENBAUM
ENGINEERING CORPORATION
T.B.P.E. FIRM REGISTRATION #392
3100 WEST ALABAMA HOUSTON, TX 77098 (713) 520-9570
CONTACT: JOHN A. CARTER, P.E., R.P.L.S.

BOUNDARY LINE TABLE

LINE #	LENGTH	DIRECTION	START POINT	END POINT
L1	50.23'	N54° 00' 00"W	(13752021.03, 3110947.72)	(13752050.55, 3110907.08)
L2	22.17'	N5° 21' 59"E	(13752083.86, 3110924.01)	(13752105.94, 3110926.08)
L3	32.03'	N42° 47' 57"W	(13752125.26, 3110919.53)	(13752148.76, 3110897.78)
L4	6.28'	N2° 57' 58"W	(13752180.15, 3110884.53)	(13752186.42, 3110884.20)
L5	10.18'	N36° 25' 48"E	(13752234.84, 3110898.76)	(13752243.04, 3110804.81)
L6	63.07'	N42° 58' 12"E	(13752278.18, 3110900.08)	(13752324.32, 3110943.08)
L7	17.09'	N85° 21' 49"E	(13752448.90, 3110932.87)	(13752450.28, 3110950.01)
L8	60.00'	N4° 38' 11"W	(13752450.28, 3110950.01)	(13752510.09, 3110945.16)
L9	56.48'	N85° 50' 28"W	(13752654.87, 3110936.87)	(13752677.99, 3110885.13)
L10	279.51'	S85° 21' 49"W	(13752653.85, 3110862.16)	(13752631.25, 3110583.56)
L11	33.35'	N4° 38' 11"W	(13752699.95, 3110502.75)	(13752733.19, 3110500.05)
L12	106.10'	N1° 55' 58"W	(13752737.90, 3110499.78)	(13752843.95, 3110496.20)
L13	33.45'	N7° 14' 26"E	(13752846.34, 3110496.31)	(13752879.53, 3110500.53)
L14	38.33'	N35° 19' 24"E	(13752886.31, 3110503.17)	(13752917.58, 3110525.33)
L15	31.22'	N84° 00' 01"E	(13752923.83, 3110536.00)	(13752927.09, 3110587.05)
L16	10.02'	S23° 50' 56"E	(13752918.24, 3110582.34)	(13752909.07, 3110586.30)
L17	37.89'	N41° 33' 42"E	(13752909.07, 3110586.30)	(13752937.42, 3110611.52)
L18	20.16'	N27° 22' 13"E	(13752937.42, 3110611.52)	(13752955.32, 3110620.79)
L19	1.96'	N4° 38' 43"W	(13752955.32, 3110620.79)	(13752957.27, 3110620.63)

BOUNDARY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	START POINT	END POINT
C1	39.29'	25.00'	90°02'40"	S41° 40' 24"W	35.37'	(13751927.50, 3111148.35)	(13751901.1, 3111124.84)
C2	38.30'	50.00'	43°52'53"	N26° 56' 12"E	37.37'	(13752050.55, 3110907.08)	(13752083.9, 3110924.01)
C3	21.02'	25.00'	48°09'58"	N18° 42' 59"W	20.40'	(13752105.94, 3110926.08)	(13752125.3, 3110919.53)
C4	34.78'	50.00'	39°49'59"	N22° 52' 57"W	34.07'	(13752148.76, 3110897.78)	(13752180.1, 3110884.53)
C5	51.57'	75.00'	39°23'45"	N16° 43' 55"E	50.56'	(13752186.42, 3110884.20)	(13752234.8, 3110898.76)
C6	32.17'	25.00'	73°44'07"	N0° 28' 16"W	30.00'	(13752243.04, 3110904.81)	(13752273.0, 3110904.58)
C7	6.85'	50.00'	7°50'43"	N41° 13' 40"W	6.84'	(13752273.03, 3110904.58)	(13752278.2, 3110900.08)
C8	36.47'	25.00'	83°35'35"	S43° 34' 01"W	33.32'	(13752677.99, 3110885.13)	(13752653.8, 3110862.16)
C9	117.81'	75.00'	90°00'00"	N49° 38' 11"W	106.07'	(13752631.25, 3110583.56)	(13752699.9, 3110502.75)
C10	4.72'	100.00'	2°42'14"	N3° 17' 08"W	4.72'	(13752733.19, 3110500.05)	(13752737.9, 3110499.78)
C11	2.40'	15.00'	91°02'44"	N2° 39' 14"E	2.40'	(13752843.95, 3110496.20)	(13752846.3, 3110496.31)
C12	7.35'	15.00'	28°04'58"	N21° 16' 59"E	7.28'	(13752879.53, 3110500.53)	(13752886.3, 3110503.17)
C13	12.74'	15.00'	48°40'37"	N59° 39' 43"E	12.36'	(13752917.58, 3110525.33)	(13752923.8, 3110536.00)
C14	18.89'	15.00'	72°09'02"	S59° 55' 28"E	17.67'	(13752927.09, 3110587.05)	(13752918.2, 3110582.34)

CENTERLINE LINE TABLE

LINE #	LENGTH	DIRECTION	START POINT	END POINT
L20	210.29'	S85° 21' 33"W	(13752837.35, 3111021.94)	(13752820.33, 3110812.34)
L21	434.25'	N3° 21' 12"W	(13752352.24, 3111106.70)	(13752785.75, 3111081.30)
L22	112.80'	N24° 38' 19"E	(13752107.10, 3111032.87)	(13752209.82, 3111079.90)
L23	70.41'	N3° 18' 16"W	(13751894.45, 3111010.12)	(13751864.74, 3111076.08)
L24	151.40'	N89° 21' 49"E	(13752480.18, 3110947.58)	(13752482.42, 3111098.48)
L25	78.62'	N67° 59' 13"W	(13752083.08, 311108.27)	(13752112.55, 3111035.37)

CENTERLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	START POINT	END POINT
C15	87.63'	55.00'	91°17'15"	N48° 59' 49"W	78.65'	(13752785.75, 3111081.30)	(13752837.3, 3111021.94)
C16	146.57'	300.00'	27°59'31"	N10° 38' 34"E	145.11'	(13752209.82, 3111079.90)	(13752352.2, 3111106.70)
C17	146.31'	300.00'	27°56'38"	N10° 40' 02"E	144.88'	(13751964.74, 3111006.08)	(13752107.1, 3111032.87)

RIGHT OF WAY LINE TABLE

LINE #	LENGTH	DIRECTION	START POINT	END POINT
L26	97.82'	N89° 21' 49"E	(13752510.08, 3110945.16)	(13752517.97, 3111042.45)
L27	240.05'	N3° 21' 12"W	(13752544.36, 3111085.39)	(13752783.99, 3111051.35)
L28	159.30'	N85° 21' 33"E	(13752794.56, 3110855.59)	(13752807.45, 3111024.37)
L29	176.14'	S85° 21' 33"W	(13752808.61, 3111036.29)	(13752854.36, 3110860.74)
L30	451.08'	N3° 21' 12"W	(13752354.00, 3111136.65)	(13752804.31, 3111110.28)
L31	31.89'	N24° 38' 19"E	(13752168.04, 3111083.83)	(13752187.12, 3111107.17)
L32	45.40'	N3° 18' 16"W	(13751921.14, 3111036.63)	(13751966.47, 3111036.01)
L33	45.41'	N3° 18' 16"W	(13751917.88, 3110978.73)	(13751963.01, 3110976.11)
L34	112.80'	N24° 38' 19"E	(13752118.60, 3111005.61)	(13752222.13, 3111052.63)
L35	84.17'	N3° 21' 12"W	(13752350.49, 3111076.75)	(13752434.52, 3111071.83)
L36	95.15'	S85° 21' 49"W	(13752457.97, 3111044.65)	(13752450.28, 3110950.01)

RIGHT OF WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	START POINT	END POINT
C18	38.71'	25.00'	88°43'01"	N41° 00' 18"E	34.98'	(13752917.97, 3111042.45)	(13752544.4, 3111065.39)
C19	39.83'	25.00'	91°17'15"	N48° 59' 50"W	35.75'	(13752783.99, 3111051.35)	(13752807.4, 3111024.37)
C20	18.69'	25.00'	42°50'00"	N63° 56' 33"E	18.26'	(13752786.54, 3110846.19)	(13752794.6, 3110865.59)
C21	231.84'	50.00'	265°40'01"	S4° 38' 27"E	73.33'	(13752859.63, 3110843.25)	(13752785.5, 3110846.19)
C22	18.69'	25.00'	42°50'00"	N73° 13' 27"W	18.26'	(13752854.36, 3110860.74)	(13752859.6, 3110843.25)
C23	7.61'	25.00'	17°28'59"	S78° 38' 03"W	7.58'	(13752870.37, 3111043.67)	(13752868.6, 3111036.29)
C24	110.12'	50.00'	128°11'13"	N48° 59' 50"W	89.17'	(13752811.86, 3111110.97)	(13752870.4, 3111043.67)
C25	7.61'	25.00'	17°28'59"	N5° 22' 18"E	7.58'	(13752804.31, 3111110.28)	(13752811.8, 3111110.97)
C26	181.12'	330.00'	27°59'31"	N10° 38' 34"E	159.62'	(13752197.12, 3111071.17)	(13752354.0, 3111136.65)
C27	47.25'	25.00'	108°17'36"	S29° 30' 29"E	40.53'	(13752168.04, 3111093.83)	(13752132.8, 3111113.79)
C28	183.16'	50.00'	209°53'00"	N21° 17' 13"E	96.62'	(13752042.74, 311078.71)	(13752132.8, 3111113.79)
C29	50.92'	25.00'	116°42'09"	S67° 52' 36"W	42.56'	(13752042.74, 311078.71)	(13752026.7, 3111039.28)
C30	60.46'	270.00'	12°49'50"	N3° 08' 39"E	60.34'	(13751966.47, 3111036.01)	(13752026.7, 3111039.28)
C31	39.27'	25.00'	90°00'25"	N48° 18' 29"W	35.36'	(13751897.82, 3111065.03)	(13751921.1, 3111036.63)
C32	39.27'	25.00'	90°00'00"	N41° 41' 44"E	35.36'	(13751891.28, 3110955.21)	(13751917.7, 3110978.73)
C33	160.84'	330.00'	27°56'38"	N10° 40' 02"E	159.35'	(13751963.01, 3110976.11)	(13752118.6, 3111005.61)
C34	131.91'	270.00'	27°59'31"	N10° 38' 34"E	130.60'	(13752222.13, 3111052.63)	(13752350.5, 3111076.75)
C35	39.83'	25.00'	91°16'59"	N48° 59' 42"W	35.75'	(13752434.52, 3111071.83)	(13752458.0, 3111044.65)

LOT LINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	START POINT	END POINT
C36	14.82'	25.00'	34°11'29"	S68° 15' 49"W	14.70'	(13752794.56, 3110865.59)	(13752789.1, 3110851.94)
C37	3.77'	25.00'	8°38'32"	S48° 50' 48"W	3.77'	(13752789.11, 3110851.94)	(13752786.5, 3110846.19)
C38	60.56'	50.00'	69°23'55"	S77° 13' 30"W	56.93'	(13752786.54, 3110846.19)	(13752774.0, 3110793.67)
C39	54.95'	50.03'	62°55'43"	N36° 35' 41"W	52.22'	(13752773.95, 3110793.67)	(13752815.9, 3110782.54)
C40	40.14'	49.86'	46°02'15"	N17° 53' 18"E	39.07'	(13752815.98, 3110782.54)	(13752853.1, 3110774.54)
C41	40.01'	50.05'	45°48'08"	N63° 46' 29"E	38.95'	(13752853.06, 3110774.54)	(13752870.3, 3110809.49)
C42	36.18'	49.94'	41°30'28"	S72° 32' 13"E	35.40'	(13752870.25, 3110809.49)	(13752859.6, 3110843.25)
C43	6.77'	50.00'	7°45'20"	N17° 47' 14"E	6.76'	(13752870.37, 3111043.67)	(13752872.5, 3111050.10)
C44	47.62'	49.74'	S45°1'30"	S78° 54' 21"E	45.82'	(13752872.48, 3111050.10)	(13752862.1, 3111094.73)
C45	46.75'	50.67'	S25°1'38"	S23° 02' 47"E	45.11'	(13752862.10, 3111094.73)	(13752820.6, 311112.39)
C46	8.86'	43.52'	11°39'45"	S3° 12' 55"W	8.84'	(13752820.59, 311112.39)	(13752811.9, 3111110.97)
C47	12.45'	330.00'	2°09'41"	S2° 16' 21"E	12.45'	(13752354.00, 3111136.65)	(13752341.6, 3111137.14)
C48	60.08'	330.00'	10°25'52"	S4° 01' 25"W	60.00'	(13752341.56, 3111137.14)	(13752281.7, 3111132.93)
C49	51.14'	330.00'	6°52'46"	S13° 40' 44"W	51.09'	(13752281.71, 3111132.93)	(13752232.1, 3111120.85)
C50	37.55'	330.00'	6°31'12"	S21° 22' 43"W	37.53'	(13752232.07, 3111120.85)	(13752197.1, 3111107.17)
C51	52.74'	330.00'	6°26'09"	S53° 28' 12"E	50.33'	(13752132.77, 3111113.79)	(13752102.8, 3111154.22)
C52	48.06'	50.00'	S50°4'08"	S4° 18' 56"W	46.23'	(13752102.79, 3111154.22)	(13752056.7, 3111150.74)
C53	43.10'	50.00'	49°23'32"	S56° 32' 49"W	41.78'	(13752056.68, 3111150.74)	(13752033.7, 3111115.88)
C54	39.28'	50.00'	44°59'11"	N76° 15' 52"W	38.28'	(13752033.66, 3111115.88)	(13752042.7, 3111078.71)
C56	25.40'	270.00'	S23°27"	N21° 56' 36"E	25.39'	(13752222.13, 3111052.63)	(13752245.7, 3111062.12)
C57	71.07'	270.00'	S19°04'54"	N11° 42' 26"E	70.87'	(13752245.68, 3111062.12)	(13752315.1, 3111076.50)
C58	35.44'	270.00'	S73°11'1"	N6° 24' 24"E	35.41'	(13752315.08, 3111076.50)	(13752350.5, 3111076.75)
C59	39.83'	25.00'	91°16'54"	S48° 59' 44"E	35.75'	(13752736.14, 3110856.22)	(13752712.7, 3110883.20)
C60	39.55'	25.18'	90°00'00"	S49° 38' 11"E	35.61'	(13752743.70, 3110637.95)	(13752720.6, 3110665.08)
C61	53.06'	25.28'	120°22'36"	S64° 49' 29"E	43.83'	(13752909.07, 3110586.30)	(13752890.4, 3110628.05)

LOT AREA TABLE

LOT	FRONTAGE (BL)	AREA (SQ. FT.)	AREA (AC.)
BLOCK 1			
1	60.00'	11,485.90	0.26
2	60.20'	8,302.48	0.19
3	71.80'	11,128.58	0.26
BLOCK 2			
1	60.02'	10,247.63	0.24
2	60.02'	7,322.65	0.17
3	60.01'	9,641.34	0.22
4	60.00'	16,110.81	0.37
5	69.82'	8,524.22	0.20
6	60.00'	10,318.08	0.24
7	61.41'	15,648.43	0.36
8	63.09'	6,651.52	0.15
9	60.00'	7,201.46	0.17
10	60.00'	7,201.19	0.17
11	60.33'	7,184.00	0.16
12	67.17'	9,126.38	0.21
13	67.12'	9,045.57	0.21
14	60.00'	7,135.36	0.16
15	60.00'	7,198.77	0.17
16	60.00'	7,198.50	0.17
17	60.00'	7,198.22	0.17
18	60.00'	7,197.94	0.17



Thoroughfare Map of Brazoria County, Texas



Harris
County



Fort Bend
County

Galveston
County

Fort Bend
County

Wharton
County

Matagorda
County

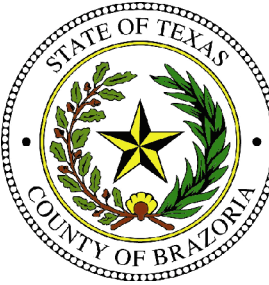
Galveston
County

Gulf of Mexico

Legend

Thoroughfare (Existing & Proposed)

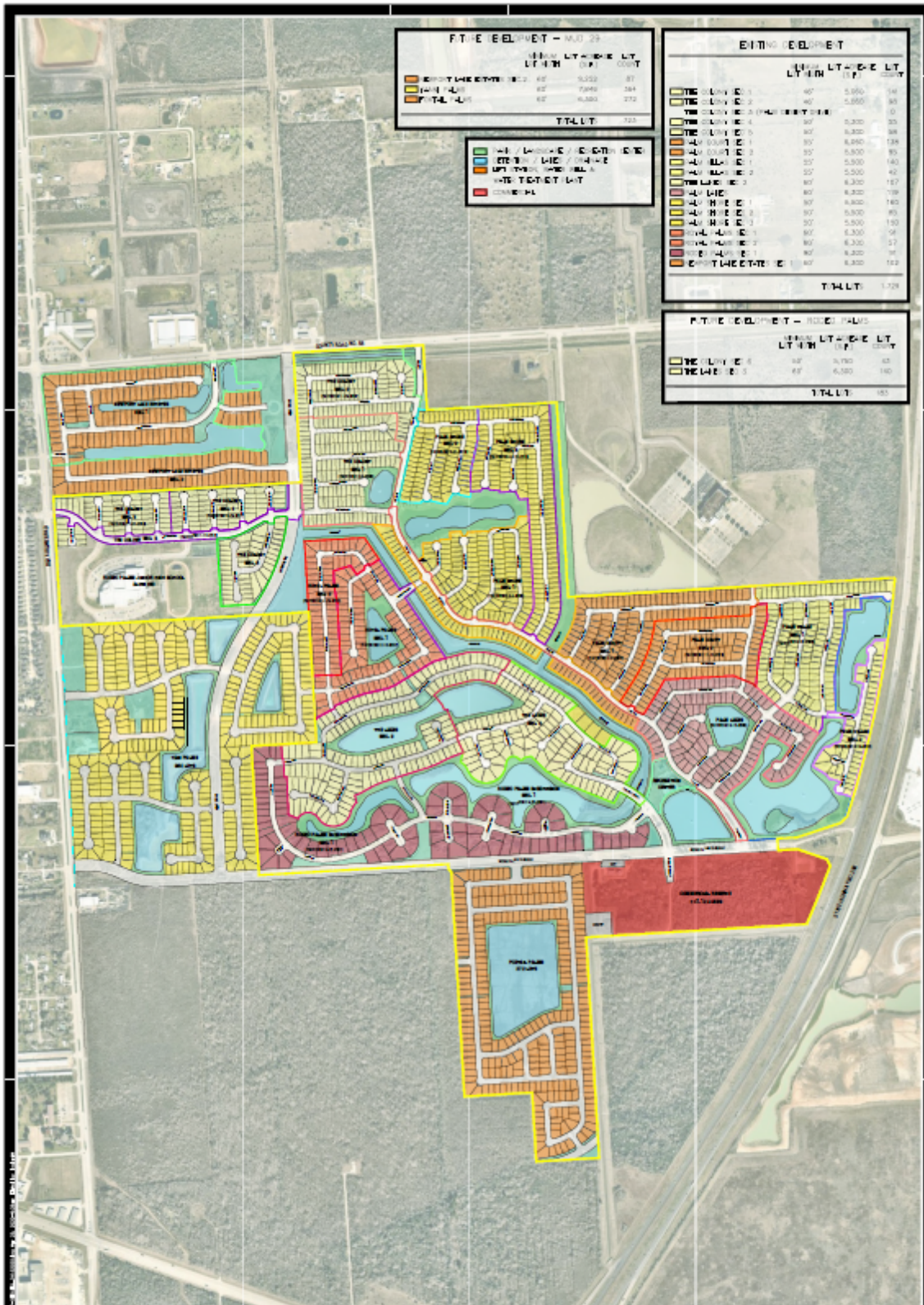
- Limited Access Highway
- Major Collector
- Major Thoroughfare
- Principal Thoroughfare
- State Hwys
- County Roads
- City Street
- Private Street



Matt Hanks, JD, PE
Clay Forister, PE
Trey Haskins, PE, CFM
Karen McKinnon, PE
Amy Lanham
Reece Rose

County Engineer
Assistant County Engineer
Assistant County Engineer
Assistant County Engineer
GIS/Data Technician
GIS/Data Technician

NOTE: This map has been generated for the convenience of the public. This map is not updated daily; it may not contain the most up-to-date County Road information. Verification of right-of-way can only be done through the County Engineers' Office. It is not intended to be an official depiction of the exact location or extent of any feature shown hereon. Any data depicted, such as boundary lines or elevations, is for visual reference only and does not exclude obtaining official permits, surveys, or elevation certificates when required.



Brazoria County MUD 29 Development Map

Rodeo Palms, Newport Lake Estates, Foxtail Palms, & Yanni Palms

April 22, 2020



THE ENGINEERING & ARCHITECTURAL FIRM
FOR THE CITY OF HOUSTON
10000 Katy Road, Suite 100
Houston, Texas 77054
Tel: 281.460.1000
Fax: 281.460.1001
www.ehrafirm.com

COUNTY ROAD NO. 48
(VARIABLE WIDTH R.O.W.)

COUNTY ROAD NO. 58 (a.k.a. CROIX ROAD)
(VARIABLE WIDTH R.O.W.)

RESTRICTED RESERVE "B"
100' CANAL ESMT.
AMERICAN CANAL CO.
(VOL. 638, PG. 127, B.C.D.R.)
BRAZOS VALLEY IRRIGATION CO.
(VOL. 1368, PG. 150, B.C.D.R.)

LEGEND

B.C.C.F.	BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.L.	BUILDING LINE
DOC. NO.	DOCUMENT NUMBER
D.T.N.	DETENTION
ESMT.	EASEMENT
O.R.B.C.	OFFICIAL RECORDS OF BRAZORIA COUNTY
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
STM. SWR.	STORM SEWER
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
---	BUILDING LINE
---	EASEMENT
---	EXISTING EASEMENT**

- ** EASEMENTS SET FORTH IN THE PLAT OF NEWPORT LAKE ESTATES, SECTION ONE (DOC. NO. 2017029195), UNLESS OTHERWISE NOTED.
- NOTES
- This tract lies in Zone X of the F.E.M.A. Flood Insurance Rate Map for Brazoria County, Texas dated June 5 1988, Map No. 4803900020H. Contact the City of Manvel Flood Plain Administrator for base flood information. The preliminary plat lies beyond the 100-year floodplain according to this F.I.R.M. map.
 - The herein subdivided tract lies entirely within the Alvin Independent School District.
 - The herein subdivided tract is located within the limits of the City of Manvel.
 - All lots have a minimum of a eight-foot rear yard setback and a five-foot side yard setback.
 - No pipeline easement exists within the boundaries of this plat.
 - One-foot reserve dedicated to the public in fee as a buffer separation between the side and end of streets in subdivision plats where such streets abut adjacent acreage tracts. The condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
 - 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 seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter ground easements, from a plane twenty-one feet six inches (21'-6") above the ground level upward located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty-one feet six inches (21'-6") in width.
 - 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 and additional eight feet (8'-0") for fourteen feet (14'-0") back ground easements, from a plane twenty-one feet six inches (21'-6") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement total thirty feet (30'-0") in width.
 - Bearings, distances and curve data as shown hereon form a closed figure.
 - All lots within this plat are a minimum of 6,500 square feet.
 - The final plat will expire 2 years after approval by council.
 - The boundary of this plat closes with a precision greater than the required minimum standard of 1:15,000.
 - Maintenance of the reserves dedicated by this plat shall be the responsibility of the Homeowner's Association (H.O.A.).
 - This plat does not dedicate any roadway or easement (or portion thereof) not within the plat area (heavy line delineating section two of Newport Lake Estates).
 - Emergency vehicle turnaround within Reserves "B" & "E" shall be used as a dedicated fire lane only.
 - Reserves B, C, D, and E are dedicated for providing and developing private neighborhood park land for Section Two, as required by Section 47-5 of the City of Manvel Park Land and Trail Dedication Ordinance. 0.87 acres are required for section two and 1.35 acres are hereby provided (see parks table); 1.21 acres previously dedicated from section one for a total of 2.56 acres. To extent the park land dedicated and constructed in Sections One and Two combined is more than sufficient to comply with the ordinance for Section Two. Such excess park will apply to Section Three along with additional park land to be dedicated when Section Three is developed.
 - Sidewalks are required along all curbs & gutter streets. The developer prior to final one-year acceptance of the infrastructure, must install sidewalks along reserves & right-of-way. When sidewalks are required, they shall include a minimum of four feet (4') wide. Manholes, fire hydrants & water valves shall not be located within a driveway, sidewalk or street.
 - This plat does not dedicate any roadway or easement (or portion thereof) not within the plat area (heavy line delineating Newport Lake Estates, SECTION TWO).
 - A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure, shall be provided and valid one (1) year from the date the infrastructure is accepted and/or approved by the City will be required before permits are issued.

BENCHMARK
Elevations expressed hereon are based on HGCSO #74, Elevation 56.20', NAVD 1988, 2012 adjustment.

Temporary benchmark (T.B.M.) is a box cut in an inlet box approximately 400 feet easterly of the intersection of C.R. 48 & C.R. 58. Elev. = 60.62'.

FINAL PLAT OF NEWPORT LAKE ESTATES SECTION TWO

A SUBDIVISION OF 23.02 ACRES OF LAND
LOCATED IN SECTION 75 OF THE
H.T. & B. R.R. SURVEY, A-299
86 LOTS, 6 BLOCKS, 5 RESERVES
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

SCALE: 1" = 100'
SHEET 2 OF 2
SEPTEMBER 12, 2018

CURVE TABLE							CURVE TABLE							CURVE TABLE						
CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00	44°25'36"	38.77°	S 71°05'44" E	37.81	22.3300	C22	530.00	22°39'56"	208.66	N 86°34'23" E	208.30	C43	25.00	81°46'21"	35.88	S 71°30'32" W	32.73		
C2	520.00	1127°03'	63.95°	N 80°57'56" E	63.95	270.00	C23	270.00	111°25'3"	52.85	S 87°42'06" E	52.78	C44	362.50	58°00'47"	373.94	S 58°37'44" W	359.22		
C3	680.00	22°39'56"	268.00	N 80°34'23" E	267.82	20.00	C24	28.00	89°58'36"	39.26	N 48°18'43" W	35.35	C45	25.00	93°46'33"	40.92	S 39°44'51" W	36.50		
C4	150.00	7°54'12"	20.69	S 88°02'45" E	20.67	225.00	C25	330.00	111°25'3"	64.59	N 87°42'06" W	64.49	C46	330.00	3°49'43"	22.05	S 05°13'34" E	22.05		
C5	50.00	41°07'43"	35.89	N 69°26'14" E	35.13	226.47	C26	470.00	22°39'56"	185.93	S 86°34'23" E	184.72	C47	50.00	43°49'09"	38.24	N 28°58'22" W	37.31		
C6	25.00	90°00'13"	39.27	N 41°41'17" E	35.38	227.03	C27	530.00	1127°03'	105.92	S 80°57'56" W	105.75	C48	50.00	91°41'55"	80.02	N 40°47'10" E	71.75		
C7	382.50	19°44'57"	131.84	S 81°04'14" W	131.19	228.00	C28	28.00	183°23'3"	8.05	S 77°25'17" W	8.05	C49	100.00	5°51'49"	10.23	N 89°34'02" E	10.23		
C8	25.00	82°42'47"	36.09	S 26°14'54" E	33.04	229.00	C29	50.00	119°35'26"	104.36	N 52°03'11" W	86.42	C50	100.00	15°19'43"	26.75	N 48°38'27" E	26.67		
C9	75.00	49°10'00"	64.36	S 70°03'27" E	62.40	230.00	C30	25.00	110°31'14"	4.82	N 02°12'54" E	4.82	C51	50.00	99°29'31"	86.82	N 27°25'28" E	76.32		
C10	25.00	83°35'49"	36.48	N 43°33'38" E	33.33	231.00	C31	270.00	270°02'06"	127.40	S 81°07'22" E	126.23	C52	75.00	80°50'02"	105.81	N 16°55'43" E	97.25		
C11	50.00	98°26'09"	43.14	N 89°33'00" W	41.82	232.00	C32	330.00	270°02'06"	155.72	N 81°07'22" W	154.28	C53	50.00	38°55'01"	33.92	N 77°58'45" E	33.72		
C12	480.00	26°59'52"	226.18	N 81°06'14" W	224.09	233.00	C33	350.00	91°18'35"	557.58	N 40°59'50" E	500.46	C54	25.00	120°22'36"	53.06	S 64°49'45" E	43.83		
C13	50.00	15°00'57"	13.01	N 75°06'46" W	13.07	234.00	C34	350.00	64°14'25"	392.42	S 54°30'55" W	372.19	C55	25.00	18°38'27" E	39.55	S 49°38'27" E	35.61		
C14	350.00	27°02'10"	165.15	S 08°52'37" W	163.63	235.00	C35	300.00	346°33'3"	18.77	S 84°44'51" W	18.77	C56	25.00	91°16'54"	39.83	S 49°00'00" E	35.75		
C15	300.00	27°02'09"	141.56	S 81°07'22" E	140.25	236.00	C36	300.00	349°43'3"	20.05	S 05°13'34" E	20.04	C57	25.00	90°47'55" E	2.23	S 00°47'55" E	2.23		
C16	300.00	111°25'3"	58.72	N 87°42'06" W	58.63	237.00	C37	50.00	43°52'53"	36.30	N 28°55'27" E	37.37	C58	25.00	90°00'00" W	39.27	N 48°18'42" W	35.36		
C17	500.00	22°39'56"	197.79	S 86°34'23" W	196.51	238.00	C38	25.00	48°09'56"	21.02	N 18°43'14" W	20.40	C59	35.00	54°47'50"	33.47	N 57°57'38" E	32.21		
C18	500.00	1127°03'	99.93	S 80°57'56" W	99.76	239.00	C39	50.00	38°49'58"	34.78	N 22°53'13" W	34.07	C60	50.00	289°35'41"	252.72	S 04°38'27" E	57.65		
C19	55.00	89°59'50"	86.39	N 48°18'37" W	77.78	240.00	C40	75.00	39°23'45"	51.57	N 16°43'39" E	50.56	C61	35.00	94°47'50"	33.47	N 67°14'32" W	32.21		
C20	25.00	89°59'50"	39.27	S 48°18'37" E	35.35	241.00	C41	25.00	73°44'07"	32.17	N 02°26'51" W	30.00								
C21	470.00	1127°03'	53.93	N 80°57'56" E	53.78	242.00	C42	50.00	75°04'3"	6.85	N 41°13'56" W	6.84								

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 86°41'18" E	187.50	L10	N 86°41'28" E	170.08	L19	S 42°58'56" W	63.07	L28	N 03°18'42" W	94.95	L37	N 86°41'28" E	2377.57	L46	N 03°18'42" W	70.00	L55	S 03°18'42" E	108.33
L2	N 03°18'42" W	10.05	L11	S 67°36'18" E	31.88	L20	N 67°36'18" W	17.91	L29	N 03°18'42" W	118.36	L38	S 67°36'18" E	47.49	L47	N 41°39'43" E	35.37	L56	N 58°30'44" E	7.44
L3	N 86°41'18" E	115.00	L12	N 08°04'56" E	133.26	L21	N 22°24'42" E	151.71	L30	S 86°41'18" W	159.13	L39	N 86°41'18" W	310.92	L48	N 05°21'43" E	22.17	L57	S 27°21'58" W	20.16
L4	N 50°58'21" E	58.74	L13	N 44°31'33" E	14.33	L22	N 67°36'18" W	17.20	L31	S 39°47'13" W	1.74	L40	N 86°41'18" W	310.92	L49	N 42°48'12" W	32.03	L58	S 41°33'28" W	37.89
L5	N 75°14'25" E	108.57	L14	S 65°50'42" E	56.48	L23	N 23°15'28" E	60.01	L32	S 03°18'42" E	94.95	L41	N 67°36'18" W	48.39	L50	N 02°58'13" E	6.28	L59	S 02°21'33" E	32.51
L6	S 82°05'39" E	118.78	L15	S 03°21'33" E	145.04	L24	S 04°38'27" E	263.38	L33	N 75°14'25" E	108.57	L42	S 24°05'28" E	26.10	L51	N 36°25'32" E	10.19	L60	N 03°18'42" W	55.00
L7	S 89°59'51" E	24.25	L16	S 04°38'27" E	60.00	L25	S 67°36'18" E	54.87	L34	S 75°14'25" W	108.57	L43	N 05°50'33" E	54.16	L53	N 05°50'33" E	26.20	L61	N 86°41'18" W	102.50
L8	S 50°19'16" E	52.20	L17	S 63°21'33" E	17.09	L26	S 67°36'18" W	17.20	L35	N 03°18'42" W	118.36	L44	S 82°05'39" E	17.44	L54	N 22°19'17" W	17.46			
L9	S 03°18'42" E	128.97	L18	S 04°38'27" E	124.98	L27	N 85°21'33" E	310.92	L36	S 03°18'42" E	299.94	L45	N 07°08'25" W	196.23	L56	S 04°38'27" E	2.00			

Dale L. Hardy
GeoSurv
Registered Professional
Land Surveyors

P.O. Box 246, League City, Texas 77574
281-554-7739 409-785-6000 Fax: 281-554-6928
Firm No.: 10040100

RESERVE	AREA (SQ. FT.)	AREA (ACRES)	USE
A	6,026	0.14	LIFT STATION
B	9,750	0.22	LANDSCAPE/PARK/INCIDENTAL UTILITIES/ BLOCK LENGTH RELIEF
C	2,885	0.07	LANDSCAPE/PARK
D	38,813	0.89	LANDSCAPE/PARK
E	7,200	0.17	LANDSCAPE/PARK/INCIDENTAL UTILITIES/ BLOCK LENGTH RELIEF

PARKS TABLE	RESERVE	AREA (SQ. FT.)	AREA (ACRES)	USE
A	0.22	0.04	0.18	
B	0.22	0.04	0.07	
C	0.09	0.01	0.09	
D	0.17	0.01	0.17	
E	0.17	0.01	0.17	
TOTAL	1.35	0.04	1.31	

TOTAL REQUIRED: 0.87 AC. (FOR SECTION ONE - SEE NOTE #16)

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

THAT, NEWPORT LAKE ESTATES DEVELOPMENT, L.P., A TEXAS LIMITED PARTNERSHIP BY NEWPORT LAKE ESTATES DEVELOPMENT MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, BY JOSEPH L. WATSON, PRESIDENT OF NEWPORT LAKE ESTATES DEVELOPMENT MANAGEMENT, LLC, WHICH IS OWNER OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF NEWPORT LAKE ESTATES, SECTION TWO, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID NEWPORT LAKE ESTATES DEVELOPMENT, L.P., ACCORDING TO THE LINES, LOTS, BUILDING LINES, PRIVATE STREETS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR THE PUBLIC USE, THE PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE PRIVATE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE PRIVATE 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, OWNER DOES HEREBY RESERVE, EXCEPT AND HOLD PRIVATELY UNTO SAID NEWPORT LAKE ESTATES DEVELOPMENT, L.P., A TEXAS LIMITED PARTNERSHIP BY NEWPORT LAKE ESTATES DEVELOPMENT MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, BY JOSEPH L. WATSON, PRESIDENT OF NEWPORT LAKE ESTATES DEVELOPMENT MANAGEMENT, LLC, THEIR SUCCESSORS AND/OR ASSIGNS, ALL STREETS, DRIVES, LANES AND COURTS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND SPECIFICALLY NOTED AS "PRIVATE", AND FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THERE IS ESTABLISHED AND SHALL BE MAINTAINED WITHIN THE BOUNDARIES OF EACH SUCH STREET, DRIVE, LANE, OR COURT, EASEMENTS FOR GAS, WATER, SANITARY SEWER, STORM SEWER, ELECTRICITY, TELEPHONE AND OTHER PUBLIC UTILITIES FOR THE BENEFIT AND GENERAL USE OF THE OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, OF THE PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, BUT NOT OTHERWISE; AND FURTHER, THAT SUCH EASEMENTS SHALL BE MAINTAINED AND SHALL ALWAYS BE AVAILABLE FOR THE GENERAL USE OF OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, FIREMEN, FIRE FIGHTING EQUIPMENT, POLICE AND OTHER EMERGENCY VEHICLES OF WHATEVER NATURE, IN THE EXERCISE OF THEIR DUTIES, AND FOR ACCESS ASSOCIATED WITH THE CONSTRUCTION, REPAIR, MAINTENANCE, SERVICE AND OPERATION OF PUBLIC UTILITY FACILITIES LOCATED AND MAINTAINED WITHIN SAID EASEMENTS EXCEPT THAT SUCH USE AND ACCESS SHALL IN NO MANNER BE CONSTRUED TO CREATE A PUBLIC RIGHT-OF-WAY OF INGRESS OR EGRESS ON, OVER OR ACROSS SUCH EASEMENTS AS HEREBY ESTABLISHED.

FURTHER, OWNERS DOES HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF NEWPORT LAKE ESTATES, SECTION TWO 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.

IN TESTIMONY WHEREOF, NEWPORT LAKE ESTATES DEVELOPMENT MANAGEMENT, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH L. WATSON, ITS PRESIDENT, THEREUNTO AUTHORIZED AND ITS COMMON SEAL HERETO AFFIXED, THIS 15th DAY OF SEPTEMBER, 2018.

Newport Lake Estates Development, L.P.,
A Texas Limited Partnership
By: Newport Lake Estates Development
Management, LLC,
A Texas Limited Liability Company
Its General Partner
Joseph L. Watson, President

THE STATE OF TEXAS :
COUNTY OF BRAZORIA :

Before me, the undersigned authority, on this day personally appeared Joseph L. Watson, President, of Newport Lake Estates Development Management, LLC, a Texas Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said company, for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 15th day of September, 2018.

Karen Michele Bithy
Notary Public for the
State of Texas
My Commission Expires: 6/22/2020

THE STATE OF TEXAS :
COUNTY OF BRAZORIA :

Before me, the undersigned authority, on this day personally appeared Todd Aiken, (Name), (Title), of First Continental Investment Co., LTD, owner and holder of a lien on the property described herein as NEWPORT LAKE ESTATES, SECTION TWO, do hereby in all things subordinate said lien to said plat and confirm that First Continental Investment Co., LTD, is the present owner of said lien and has not assigned the same nor any part thereof.

WITNESS MY HAND THIS 25 day of September, 2018.

Todd Aiken
(Name)
(Title)
First Continental Investment Co., LTD
5718 Westimer, Suite 1450
Houston, Texas 77057

THE STATE OF TEXAS :
COUNTY OF BRAZORIA :

Before me, the undersigned authority, on this day personally appeared Todd Aiken, (Name), (Title), of First Continental Investment Co., LTD, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25 day of September, 2018.

Commission Expires: 8/7/18

FINAL DRAINAGE PLAN AND PLAT ONLY
APPROVED BY THE BOARD OF COMMISSIONERS ON

Michael D. Yost,
District-Superintendent

Andrea Broughton, P.E.
District Engineer

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

This is to certify that I, Dale Hardy, a Registered Professional Land Surveyor for the State of Texas, registration #4947, have plotted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me; that the bearings, distances and curve data as shown hereon form a closed figure, and; that all corners have been, or will be, properly monumented.

Dale L. Hardy
Registered Professional
Land Surveyor 4947

CERTIFICATE OF THE CITY PLANNING, DEVELOPMENT AND ZONING COMMISSION

This is to certify that the City Planning, Development and Zoning Commission of the City of Manvel, Texas, approved this plat this 15th day of September, 2018.

Dorothy Wynne, Chairperson

John Barnes, Secretary

George Griffin, Member

Stephen Davison, Member

Douglas Harrison, Vice-Chair

Kyle Harrison, Member

Muhamed Alom, Member

CERTIFICATE OF CITY COUNCIL

This is to certify that the City Council of the City of Manvel, Texas, approved this plat this 15th day of September, 2018.

Dorothy Wynne, Mayor

Larry Alton, Member

Shane Wilmer, Member

Jason Albert, Member

Karlene Hehn, Member

Melissa Silvestro, Member

Jerome Hudson, Member

THE STATE OF TEXAS :
COUNTY OF BRAZORIA :

I, Joyce Hudman, County Clerk, Brazoria County, Texas, do hereby certify that this written instrument was filed for record in my office on 8/7/18, at 2:00 o'clock, p.m., at DOCUMENT NUMBER 20180006272, in Brazoria County Map Records.

WITNESS MY HAND AND SEAL OF OFFICE at Galveston, Texas, the day and date last above written.

Joyce Hudman
County Clerk
Brazoria County, Texas

By: Deputy

BRAZORIA DRAINAGE DISTRICT NO. 4 SPECIAL 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 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.
- No building permit shall be issued for any lot within this 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 purposes of moving excess runoff to the district's drainage facilities as contemplated by the final drainage plan and final plat.

BASES OF BEARING

BEARINGS BASED ON S. H. 288 FREEWAY SOUTH R.O.W. BEING: N 03° 15' 04" W PER HWY. DEPT. MAP FOR PROPOSED S.H. 288, STATE DISTRICT 12, COUNTY OF BRAZORIA, CONT. 598, SECT. 2, JOB 001.

FINAL PLAT OF NEWPORT LAKE ESTATES SECTION TWO

A SUBDIVISION OF 23.02 ACRES OF LAND
LOCATED IN SECTION 75 OF THE
H.T. & B. R.R. SURVEY, A-299
86 LOTS, 6 BLOCKS, 5 RESERVES
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

OWNER:
NEWPORT LAKE ESTATES DEVELOPMENT, LP
BY: NEWPORT LAKE ESTATES DEVELOPMENT, MANAGEMENT, LLC

CONTACT INFO:
JOSEPH WATSON
916 HERKIMER STREET
HOUSTON, TEXAS 77008
PHONE: (281) 932-4143



VICINITY MAP

SCALE: 1" = 2,640'

SURVEYOR:
GeoSurv, LLC
P.O. Box 246
League City, TX
77574

ENGINEER:
Dannenbaum
Engineering Corp.
3100 West Alabama
Houston, TX 77098



P.O. Box 246, League City, Texas 77574
281-554-7739 409-765-6030 Fax: 281-554-6928
Firm No.: 10040100

LOT AREA TABLE											
LOT	FRONTAGE*	AREA (SQ. FT.)	AREA (ACRES)	LOT	FRONTAGE*	AREA (SQ. FT.)	AREA (ACRES)	LOT	FRONTAGE*	AREA (SQ. FT.)	AREA (ACRES)
BLOCK 1				BLOCK 4 (CONT.)				BLOCK 5 (CONT.)			
1	74.68	9,660	0.22	2	60.00	9,000	0.21	12	60.00	7,200	0.17
2	74.18	10,092	0.23	3	60.00	9,000	0.21	13	60.00	7,200	0.17
3	60.00	9,000	0.21	4	60.00	9,000	0.21	14	60.00	7,200	0.17
4	60.00	9,000	0.21	5	60.00	9,000	0.21	15	60.00	7,200	0.17
5	60.00	9,000	0.21	6	60.00	9,000	0.21	16	60.00	7,200	0.17
6	60.00	9,000	0.21	7	60.00	9,000	0.21	17	60.00	7,200	0.17
7	60.57	9,800	0.22	8	60.00	9,000	0.21	18	60.00	7,200	0.17
BLOCK 2				9	60.00	9,000	0.21	19	60.00	7,200	0.17
1	66.57	10,747	0.25	10	60.00	9,000	0.21	20	60.00	7,200	0.17
2	61.28	10,652	0.24	11	60.00	9,000	0.21	21	60.00	7,200	0.17
3	64.98	11,010	0.25	12	60.00	9,000	0.21	22	67.35	15,247	0.35
4	60.00	8,992	0.21	13	60.00	9,000	0.21	23	62.37	8,738	0.20
5	60.00	8,994	0.21	14	60.00	9,000	0.21	24	60.00	7,050	0.16
6	60.00	8,997	0.21	15	60.00	9,000	0.21	25	60.00	7,050	0.16
7	60.00	8,905	0.20	16	60.00	9,000	0.21	BLOCK 6			
8	60.00	9,123	0.21	17	60.00	9,000	0.21	1	85.00	10,068	0.23
BLOCK 3				18	60.00	9,295	0.21	2	60.00	7,200	0.17
1	60.00	9,082	0.21	19	60.00	9,025	0.18	3	60.00	7,200	0.17
2	60.52	9,002	0.21	20	60.00	10,266	0.24	4	60.00	7,200	0.17
3	61.15	9,174	0.21	BLOCK 5				5	60.32	7,270	0.17
4	61.17	9,175	0.21	1	60.00	7,200	0.17	6	61.17	7,787	0.18
5	61.17	9,117	0.21	2	60.00	7,200	0.17	7	61.17	8,500	0.20
6	60.22	9,020	0.21	3	60.00	7,200	0.17	8	60.96	9,197	0.21
7	60.14	9,011	0.21	4	60.00	7,200	0.17	9	60.24	7,225	0.17
8	60.80	9,094	0.21	5	60.00	7,200	0.17	10	60.32	9,594	0.22
9	61.22	9,180	0.21	6	60.00	7,200	0.17	11	61.08	9,108	0.21
10	61.15	9,179	0.21	7	60.00	7,200	0.17	12	61.22	8,388	0.19
11	60.40	9,060	0.21	8	60.00	7,200	0.17	13	60.80	7,888	0.18
12	60.00	9,000	0.21	9	60.00	7,200	0.17	14	60.00	7,200	0.17
BLOCK 4				10	60.00	7,200	0.17				
1	60.00	9,000	0.21	11	60.00	7,200	0.17				

* LOT FRONTAGE, AS SHOWN HEREON, REPRESENTS A MEASUREMENT FROM SIDE LOT LINE TO SIDE LOT LINE AT THE FRONT BUILDING LINE OF THE LOT. IF THE LOT IS ALONG A CURVE, THE FRONTAGE LISTED REPRESENTS THE LENGTH OF THE TANGENT OF THE TANGENT OF THE FRONT BUILDING LINE CURVE, FROM SIDE LOT LINE TO SIDE LOT LINE.

PROPERTY DESCRIPTIONS:

TRACT 1

All of that certain 19.05 acres (829,906 square feet) tract or parcel situated in Section 75 of the H. T. & B. R. R. COMPANY SURVEY, Abstract Number 299, Brazoria County, Texas, and being out of that certain called 80.0 acres tract described in a Warranty Deed from T.M.C. Funding, Inc. to Tripp Investment Corp., recorded under Volume 87498 Page 180 of the Official Records of Brazoria County, Texas, said 19.05 acres tract being more particularly described by metes and bounds as follows:

BEARINGS SHOWN HEREON ARE ORIENTED TO THE BEARING BASE REFLECTED IN THE PLAT OF RODEO PALMS, THE COLONY, SEC. 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2005006272 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

COMMENCING at a 5/8-inch iron rod with cap stamped "GeoSurv" set for the Northeast corner of that certain 100 feet wide canal easement and right-of-way described in an instrument from Ivy McFarland, Individually and as Independent Executrix of the Estate of C. E. McFarland, to Brazos Valley Irrigation Company recorded under Volume 674, Page 528 of the Deed Records of Brazoria County, Texas, said point also being the Northwest corner of Restricted Reserve "B" of RODEO PALMS, THE COLONY, SEC. 2, a Subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Document Number 2007005574 of the Official Public Records of Brazoria County, Texas and being at the South line of County Road No. 58 (a.k.a. Croix Road), a variable width public roadway right-of-way; THENCE S 03°21'12" E, along the West line of said RODEO PALMS, THE COLONY, SEC. 2, at 727.02 feet passing on an iron rod with cap stamped "EHR&A" found for the Southwest corner of said RODEO PALMS, THE COLONY, SEC. 2 and the Northeast corner of said RODEO PALMS, THE COLONY, SEC. 1, and continuing along the East line of said RODEO PALMS, THE COLONY, SEC. 1 for a total distance of 1069.89 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for the POINT OF BEGINNING and Northeast corner of the herein described tract;

THENCE S 03°21'12" E, continuing along the West line of said RODEO PALMS, THE COLONY, SEC. 1, a distance of 220.11 feet to an iron rod with cap stamped "GeoSurv" found for the Southeast corner of the herein described tract, said point also being the Northeast corner of RODEO PALMS, THE COLONY, SEC. 3, a Subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Document Number 2011040051 of the Official Public Records of Brazoria County, Texas;

THENCE S 86°41'28" W, along the North line of said RODEO PALMS, THE COLONY, SEC. 3, at 133.18 feet passing the West line of Kirby Drive, on 120.00 feet wide public roadway right-of-way, said point also being the Northeast corner of RODEO PALMS, THE COLONY, SEC. 4, a Subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Document Number 2012001143 of the Official Public Records of Brazoria County, Texas, at 1341.14 feet passing the North side of said RODEO PALMS, THE COLONY, SEC. 4, and continuing for a total distance of 2520.75 feet (called 2521.19 feet) to a 5/8-inch iron rod with cap stamped "GeoSurv" set for the Southwest corner of the herein described tract, said point also being at the East line of County Road No. 48 as set forth in a Warranty Deed from Tripp Investment Corp. to Brazoria County, Texas recorded under Document Number 2007039139 in the Official Records of Brazoria County, Texas;

THENCE N 03°18'42" W, along the East line of said County Road No. 48, a distance of 314.94 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for the Northwest corner of the herein described tract;

THENCE N 86°41'18" E, a distance of 187.50 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for corner;

THENCE N 80°41'18" E, a distance of 10.05 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for corner;

THENCE N 80°41'18" E, a distance of 115.00 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for corner;

THENCE N 50°58'21" E, a distance of 58.74 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for corner, said point being at the beginning of a non-tangent curve to the left, said curve having a radius of 50.00 feet, the center of which bears N 41°07'04" E;

THENCE S 67°36'18" E, a distance of 38.77 feet, the chord of which bears S 71°05'44" E, 37.81 feet, to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of tangency;

THENCE N 86°41'28" E, a distance of 1136.49 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the left, said curve having a radius of 320.00 feet and a central angle of 11°27'03";

THENCE N 86°41'28" E, a distance of 24.25 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the right, said curve having a radius of 680.00 feet and a central angle of 22°38'56";

THENCE N 86°41'28" E, a distance of 118.78 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the left, said curve having a radius of 150.00 feet and a central angle of 07°54'12";

THENCE S 67°36'18" E, a distance of 17.91 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the left, said curve having a radius of 50.00 feet and a central angle of 15°00'57";

THENCE N 86°41'28" E, a distance of 170.06 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the left, said curve having a radius of 480.00 feet and a central angle of 26°59'52";

THENCE N 86°41'28" E, a distance of 170.06 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the left, said curve having a radius of 480.00 feet and a central angle of 26°59'52";

THENCE N 86°41'28" E, a distance of 170.06 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the left, said curve having a radius of 480.00 feet and a central angle of 26°59'52";

THENCE N 86°41'28" E, a distance of 170.06 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the left, said curve having a radius of 480.00 feet and a central angle of 26°59'52";

THENCE N 86°41'28" E, a distance of 170.06 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the left, said curve having a radius of 480.00 feet and a central angle of 26°59'52";

THENCE N 86°41'28" E, a distance of 170.06 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the left, said curve having a radius of 480.00 feet and a central angle of 26°59'52";

THENCE N 86°41'28" E, a distance of 170.06 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the left, said curve having a radius of 480.00 feet and a central angle of 26°59'52";

THENCE N 86°41'28" E, a distance of 170.06 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the left, said curve having a radius of 480.00 feet and a central angle of 26°59'52";

THENCE N 86°41'28" E, a distance of 170.06 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the left, said curve having a radius of 480.00 feet and a central angle of 26°59'52";

THENCE N 86°41'2

NEWPORT LAKE ESTATES, SECTION 1

FINAL DRAINAGE STUDY

Prepared for:

Axis Point Developers, LLC



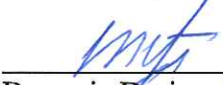
9-24-14
Johan Petterson

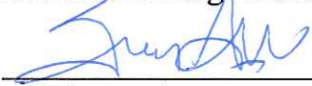
DANNENBAUM
ENGINEERING CORPORATION

T.B.P.E. FIRM REGISTRATION #392
3100 WEST ALABAMA HOUSTON, TX 77098 (713) 520-9570

APPROVED BY THE BOARD OF COMMISSIONERS ON

OCT 07 2014


Brazoria Drainage District No. 4


District Engineer

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

NOTE: This Signature Block is for Final Drainage Plan and Final Plats only. The Signature Block shall include the notes shown above. For Final Drainage Plans, please put the Signature Block on the cover sheet only.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	ii
Detention Summary Table	ii
1. INTRODUCTION	1
2. EXISTING CONDITIONS	1
3. METHODOLOGY	1
4. PROPOSED DRAINAGE PLAN	2
4.1 Analysis	2
Table 1. Composite Runoff Coefficient	3
Table 2a. Peak Flow Calculation – County Road 58	3
Table 2b. Peak Flow Calculation – County Road 48	3
Figure 1. 100-Year Hydrographs	4
Table 3. Water Surface Elevations	5
4.2 Design	5
APPENDIX A	7
APPENDIX B	13
APPENDIX C	16
APPENDIX D	26

LIST OF EXHIBITS

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Proposed Drainage Areas and Detention Ponds
- Exhibit 3 – Existing Conditions Longest Flow Path
- Exhibit 4 – Proposed Conditions Longest Flow Path
- Exhibit 5 – Floodplain Map
- Exhibit 6 – Sheet Flow Paths

EXECUTIVE SUMMARY

This report serves to present Dannenbaum Engineering Corporation's (DEC) drainage report for Newport Lake Estates Section 1 in Brazoria County, Texas. This report will primarily focus on the hydrologic and hydraulic analyses regarding on-site detention that is required to mitigate for the proposed development.

Newport Lake Estates Section 1 is a proposed 73.65-acre residential development located in Brazoria County – south of Pearland and adjacent to the City Limits of Manvel. It is bounded by County Road (CR) 48 on the west and by CR 58 on the north. This tract is currently undeveloped and is within the regulatory authority of Brazoria Drainage District Number 4 (BDD4).

The principal objectives of this report are to convey the following:

1. Project purpose, location, and limits – including right-of-way and easement limitations.
2. Hydrologic and hydraulic analyses methods and results for both the existing, proposed, and proposed mitigated conditions.
3. The required storage volume as per BDD4 methods and regulations and the storage volume provided along with the amount of surface area necessary.
4. The discharge from the detention ponds to the outfall.
5. The proposed elevations for the flow line of the detention ponds and the outlet structure.

The following is a detention summary table detailing the primary results of this preliminary drainage study:

NOTE: Surface Area includes area of easements.

Detention Summary Table

Total Property Area	73.65 acres
Area to Outfall at CR 58	1.22 acres
Area to Outfall at CR 48	71.86 acres
Area in the Floodplain	N/A
Floodplain Storage Volume	N/A
Detention Area	16.40 acres
Detention Volume Required (BDD 4 Section 3.7.2)	51.39 acre-feet
Total Detention Volume Provided	51.46 acre-feet

1. INTRODUCTION

Newport Lake Estates Section 1 is a proposed residential subdivision in Brazoria County, Texas (refer to Exhibit 1 for a vicinity map). The purpose of this preliminary drainage report is to convey the findings of the study that was conducted to determine the amount of detention required due to mitigate for the proposed development.

The drainage study was primarily focused on mitigating for the hydrologic and hydraulic impacts caused by development. Since detaining storm water is required by BDD4 to mitigate for increased runoff due to development, detention ponds were the selected method of providing mitigation. A large portion of the study was dedicated to the preliminary design of the detention ponds for the subdivision. Since there is no mapped floodplain on the tract, floodplain mitigation was not required.

The objectives of this study included:

1. Determination of the hydrologic properties of the tract before development.
2. Determination of the hydrologic properties of the tract after development.
3. Amount of mitigation required to offset the effects of development.
4. Comparing the scenarios to determine if mitigation requirements were being met.
5. Adjustment of the detention ponds in the land plan to provide the required volume of runoff storage.
6. Design of the final outlet structure and equalization connections for the tract

2. EXISTING CONDITIONS

The proposed Newport Lake Estates Section 1 residential development is located in northern Brazoria County, Texas – south of the City of Pearland and adjacent to the northern boundary of the City of Manvel. The project area is bounded by CR 58 on the north, CR 48 on the west and Rodeo Palms, The Colony subdivision on the east and a portion of the south. The total area of the tract is 73.65 acres and it is roughly rectangular in shape.

The topography of this tract is very flat: the majority of the tract is between elevations 57 feet to 59 feet with an average slope of 0.03%. The property is currently undeveloped and covered mostly with grass, but with some brush and tree cover. It is bordered on the north and the west by Brazoria County Roads 48 and 58, and therefore by Brazoria County Right-of-Way. There are no known utility or pipeline easements on the property.

3. METHODOLOGY

The hydrologic methodology for this study consisted of the methods prescribed within the document titled Rules, Regulations, and Guidelines (April 2014) as set forth by Brazoria Drainage District No. 4 (the District). Since the area of the tract is less than 200 acres, the Rational Method was applied to calculate the peak flows for the existing conditions and the developed conditions using the appropriate values and equations provided by the District. See

Appendix A for excerpts from the District's Rules, Regulations and Guidelines, Appendix B for detailed calculations, and Appendix C for hydrographs. Using the flows calculated with the Rational Method, the Small Watershed Method was used to generate the hydrographs for this project for the 3-year storm, the 10-year storm, and the 100-year storm (33.3%, 10%, and 1% annual chance, respectively). The existing conditions and developed conditions hydrographs were then compared to determine the amount of storage that should be provided to mitigate for the proposed development. The resulting minimum storage value was then compared with the storage requirement that is obtained from the minimum detention ratio of 0.65 acre-feet per acre (0.65 acre-feet/acre multiplied by the drainage area). The greater of the two values was chosen as the target storage volume. An interconnected pond system was proposed to mitigate the development impacts.

The hydraulic methodology for this study consisted of using XP SWMM to model the connections going from pond to pond and the outlet structure for the proposed interconnected detention system. The program helped determine the appropriate connection sizes and shapes in order to avoid exceeding the capacity of the system and the outfall ditch.

4. PROPOSED DRAINAGE PLAN

The proposed drainage plan for this project was the result of both the given land plan and the hydrologic and hydraulic analyses. The land plan for the subdivision delineated three wet bottom detention ponds of various sizes and shapes with a permanent water surface elevation of 57.5 feet (see Exhibit 2) and a permanent drainage easement of 25 feet.

4.1 IMPACT ANALYSIS

The drainage area that was used to calculate the peak flow for the outfall to CR 48 was 71.86 acres. The remaining 1.79 acres drains to the CR 58 outfall, and since no homes will be built on this portion, the peak flow was calculated separately (see Table 2a. below) and for developed conditions only as the outfall is ditch was designed for developed conditions.

The runoff coefficient (*C*) chosen for the existing conditions for the CR 48 outfall was 0.30 since the area is currently undeveloped. The *C* value for the developed conditions was a composite value of 0.69 since part of the tract will consist of houses and part will consist of wet ponds (see Table 1. below). The time of concentration, rainfall intensity, and peak flow values that were calculated using this method are displayed in Table 2b. An average of the concrete overland flow and storm sewer flow was used to calculate the proposed conditions time of concentration since runoff will flow along the road before entering the storm sewer system (see Exhibits 3 & 4 for longest flow path delineation).

Table 1. Composite Runoff Coefficient

Composite C (CR 48 Outfall)			
Existing Conditions		Developed Conditions	
Area (acres)	C Value	Area (acres)	C Value
71.86	0.3	11.17	1
		60.69	0.63
Composite C	0.3	Composite C=	0.69

Composite C (CR 58 Outfall)	
Area (acres)	C Value
1.79*	0.95
Composite C=	0.95

*The total drainage area for this outfall is 8.4 acres, however only 1.79 acres is part of the proposed development.

The design flow for the outfall to CR 58 is 46 cubic feet per second (cfs; 100-year storm), which includes 8.4 acres of developed area, as shown on the construction plans in Appendix D. According to the proposed development layout, only 1.79 acres of road will outfall to CR 58. No detention should be required, since the proposed flow is much less than the design flow for CR 58. Proposed outfall is through the existing roadside ditch on County Road 58 as shown in Exhibit 2.

Table 2a. Peak Flow Calculation – CR 58 Outfall

Peak Flow - Developed	
A (acres)=	1.78
C=	0.95
Tc (min)=	23.14
I ₃ (in./hr)=	4.45
I ₁₀ (in./hr)=	5.36
I ₁₀₀ (in./hr)=	7.30
Q ₃ (cfs)=	7.57
Q ₁₀ (cfs)=	9.12
Q ₁₀₀ (cfs)=	12.42

Table 2b. Peak Flow Calculation – CR 48 Outfall

Peak Flow – Existing Conditions		Peak Flow – Developed Conditions	
A (acres)=	71.86	A (acres)=	71.86
C=	0.30	C=	0.69
Tc (min)=	74.52	Tc (min)=	36.39
I ₃ (in./hr)=	2.32	I ₃ (in./hr)=	3.58
I ₁₀ (in./hr)=	2.98	I ₁₀ (in./hr)=	4.41
I ₁₀₀ (in./hr)=	4.10	I ₁₀₀ (in./hr)=	5.99
Q₃ (cfs)=	50.10	Q₃ (cfs)=	176.93
Q₁₀ (cfs)=	64.19	Q₁₀ (cfs)=	217.83
Q₁₀₀ (cfs)=	88.31	Q₁₀₀ (cfs)=	296.04

After the existing and proposed peak flows were computed, those values were utilized in creating hydrographs via the Small Watershed Method. This consisted of using an equation for the time to peak “*T_p*” and two equations for the incremental flow: one for before the peak flow is reached and one for after the peak flow is reached, along with values for direct runoff and volume. The time increment was set to 15 minutes (0.25 hours) and the hydrographs were computed. (see Appendix C).

Once all of the hydrographs were completed, the required storage volume was determined by comparing the 100-year existing hydrograph with the 100-year proposed hydrograph. The volume difference, which is the required storage, was 51.39 acre-feet (detention ratio of 0.72 acre-feet/acre). This exceeds the minimum detention volume of 46.71 acre-feet that is required based on the 0.65 acre-feet per acre minimum detention ratio. The shaded area in Figure 1 illustrates the volume that needs to be stored.

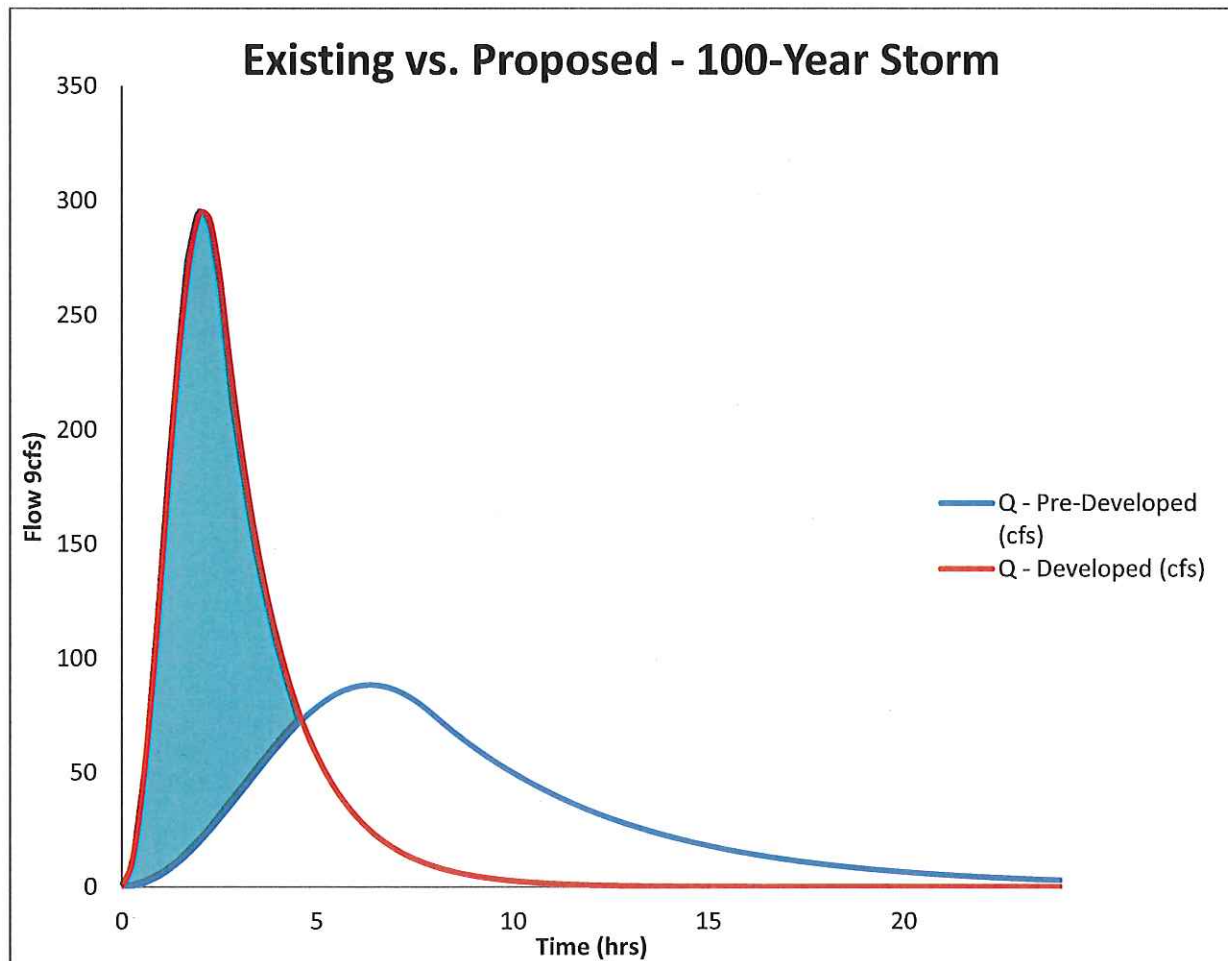


Figure 1. 100-year Hydrographs

For the hydraulic analysis of this project, XP SWMM was used to model the connections from pond to pond and the final detention outlet. Individual hydrographs were generated from the Small Watershed Method for each proposed detention pond and storm frequency and were used as “inflows” for each storage node in the model. The mitigated flows that were computed in the model can be seen in Table 3. The five year storm was included in this part of the analysis because the outfall ditch on County Road 48 was designed for the five year storm by the Texas Department of Transportation (TxDOT).

Table 3. Outlet Flow

Storm Frequency	Category	Flow (cfs)
3-Year	Existing	50.10
	Developed	176.93
	Mitigated	47.68
5-Year	Existing	51.22*
	Developed	200.01
	Mitigated	47.70
10-Year	Existing	64.19
	Developed	217.83
	Mitigated	57.29
100-Year	Existing	88.31
	Developed	296.04
	Mitigated	75.20

*The existing/design flow for the outlet ditch 5-year storm was calculated by TxDOT (see Appendix D).

As Table 3 displays, the mitigation provided by the detention system results in no adverse impacts to the outfall ditch. In fact, the mitigated flows for the fully developed conditions were calculated to be lower than the existing flows, thus improving the conditions for the 3-year, 5-year, 10-year, and 100-year events. (The storm sewer system for the subdivision was not modeled for the purposes of this report.)

4.2 DESIGN

Following the results of the analysis, each pond was designed to maximize storage volume within the land plan, and each connection within the detention system was sized so as to be able to pass the 100-year flow. Each pond was designed with a permanent water surface elevation of 57.5' and storage elevation of 61.16', which allows for 3.66' of storage.

The northeast pond was designed with side slopes of 5:1 in areas not immediately adjacent to lots and 6.8:1 in areas adjacent to lots. It will have a storage capacity of 6.39 acre-feet. The north pond was designed with the same side slope philosophy as the northeast pond and will have a storage capacity of 14.61 acre-feet. The south pond has 6.8:1 side slopes for the majority of its area, with the exception of the eastern end having 5:1 side slopes. It will have a storage capacity of 30.46 acre-feet. This provides a total storage capacity of 51.46 acre-feet, which meets the District's minimum mitigation requirement.

The SWMM analysis revealed the required sizes of the equalization connections and the outlet structure. The following sizes were selected: from the northeast pond to the north pond 1-5'x2' box culvert, from the north pond to the south pond 2-5'x2' box culverts, and an outlet structure of 2-3'x2' box culverts. The sheet flow will be conveyed to the ponds and outfall points as shown on Exhibit 6.

The results show that the development will not cause any adverse impacts for the 3-year, 10-year, and 100-year events, respectively.

APPENDIX A

EXCERPTS FROM BRAZORIA DRAINAGE DISTRICT NO. 4

RULES, REGULATIONS, AND GUIDELINES

2.1.3. APPLICATION OF THE RATIONAL METHOD

Use of the Rational Method for calculating the peak pre- development and post development runoff for a storm drainage system involves applying the following formula to runoff:

$$Q = CIA$$

Where Q = peak discharge (cfs)
C = runoff coefficient
A = area (acres)
I = rainfall intensity (inches per hour)

2.1.3.1. CALCULATION OF RUNOFF COEFFICIENT

The runoff coefficient "C" values in the Rational Method formula will vary based on the land use. Land use types and "C" values which can be used are as follows:

<u>Land Use Type</u>	<u>Runoff Coefficient*</u>
Paved Areas/Roofs	1.0
Residential Districts	
Lots more than ½ acre	0.40
Lots 1/4 - ½ acre	0.50
Lots 8,000 sf. – 1/4 acre	0.55
Lots 5,000 sf. – 8,000 sf.	0.60
Lots less than 5,000 sf.	0.70
Multi-Family areas	
Less than 20 DU/AC	0.75
20 DU/AC or Greater	0.85
Business Developments	0.95
Industrial Developments	0.95
Railroad Yard Areas	0.30
Parks / Open Areas	0.30

<u>SURFACE TYPE</u>	<u>UNDEVELOPED FLOWS MIN V (fps)</u>	<u>DEVELOPED FLOWS MIN V (fps)</u>
storm sewer	3.00	3.00
ditch / channel	2.00	2.50
paved area	1.50	1.50
bare ground	0.50	1.00
grass	0.35	0.50
thick vegetation	0.25	0.35

2.1.3.3. RAINFALL INTENSITY

The rainfall intensity shall be computed as follows:

$$I = b / (T_c + d)^e$$

Where I = rainfall intensity (in / hr)

T_c = time of concentration (min)

b, d, e = coefficients per the table below

<u>COEFFICIENT</u>	<u>100-YEAR</u>	<u>50-YEAR</u>	<u>25-YEAR</u>	<u>10-YEAR</u>	<u>5-YEAR</u>	<u>3-YEAR</u>
T _c ≤ 60 min						
b	90.8	107.0	98.5	107.9	92.9	90.6
d	16.5	21.1	24.0	23.6	19.7	19.5
e	0.685	0.734	0.729	0.781	0.788	0.803
T _c > 60 min						
b	84.0	86.5	89.2	96.6	70.1	71.0
d	11.0	10.0	10.4	17.2	7.7	8.4
e	0.679	0.709	0.736	0.770	0.752	0.774

2.2. SMALL WATERSHED METHOD HYDROGRAPH METHODOLOGY

The small watershed method referred to in Figure 2-1 is the one developed by H.R. Malcolm and is described below.

2.2.1. INTRODUCTION

A technique for hydrograph development which is useful in the design of detention facilities serving relatively small watersheds has been presented by H.R. Malcolm. The methodology utilizes a pattern hydrograph which peaks at the design flow rate and which contains a runoff volume consistent with the design rainfall. The pattern hydrograph is a two-part function approximation to the dimensionless hydrograph proposed by the Bureau of Reclamation and the Soil Conservation Service.

This method shall be used for medium projects as defined in section 3.7.2. The minimum rate of detention shall be 0.65 ac-ft / ac when using this method.

2.2.2 EQUATIONS

The Small Watershed Hydrograph Method consists of the following equations:

$$T_p = \frac{V}{1.39Q_p} \quad (1)$$

$$q_t = \frac{Q_p}{2} \left[1 - \cos \left(\frac{\pi t_t}{T_p} \right) \right] \quad \text{for } t_t \leq 1.25T_p \quad (2)$$

$$q_t = 4.34Q_p e^{-1.30t_t/T_p} \quad \text{for } t_t > 1.25T_p \quad (3)$$

* Calculator must be in radian mode.

Where T_p is the time (in seconds) to Q_p , Q_p is the peak design flow rate (in cubic feet per second) for the subject drainage area, V is the total volume of runoff (in cubic feet) for the design storm, and t_t and q_t are the respective time (s) and flow rates (cfs) which determine the shape of the inflow hydrograph. All variables must be in consistent units.

2.2.3.1. APPLICATIONS

The peak flow rate, Q_p , is obtained from the Rational Method Formula. For detention mitigation analyses the Rational Method should be applied in accordance with Section 2.1.3 of this Appendix, with the exception that all proposed developed runoff coefficients (C) given in that section should be inflated by 5%. The total volume of runoff (V) is the same as the rainfall excess. Table 2-1 below gives typical values for the rainfall excess based on percent

impervious cover. The actual values may be interpolated from the table. See Table 2-3, Section 2.3.3, for determination of percent impervious cover.

**Table 2-1. Typical Rainfall Excess Values
To Be Used with Small Watershed Method**

Impervious Cover	100-Year Rainfall Excess (in.)	10-Year Rainfall Excess (in)	3-Year Rainfall Excess (in)
100 %	13.5	8.3	6.1
90%	13.2	8.0	5.7
80%	13.0	7.8	5.4
70%	12.7	7.5	5.2
60%	12.4	7.3	5.0
50%	12.2	7.0	4.8
45%	12.0	6.9	4.7
40%	11.9	6.8	4.6
35%	11.8	6.7	4.5
30%	11.6	6.6	4.4

The Small Watershed Hydrograph Method should only be used where an impact analysis is not required for the total drainage system including the detention facility and outfall channel (as indicated in Figure 2-1). The Small Watershed Hydrograph Method cannot be used in conjunction with the HEC-HMS computer models of watersheds studied in the Flood Insurance Study. The time to peak of the Small Watershed Hydrograph Method is computed strictly to match volumes and has no relationship to the storm durations and rainfall distributions used in the Flood Insurance Study.

2.3. WATERSHED MODELING

In June of 2001, Tropical Storm Allison came ashore on the Upper Texas Coast and produced record rainfall amounts and pervasive flooding in Harris and surrounding counties, including the Clear Creek Watershed. In October of 2001, through a joint effort between FEMA and HCFCD, Harris County began the Tropical Storm Allison Recovery Project (TSARP). Since that time, a variety of updated models and FEMA maps have been released. Some of these models and maps are still preliminary while others have been officially adopted. It is required that the effective (current) FEMA map shall be used for any project within the DISTRICT. Furthermore, any new or updated analysis within the DISTRICT shall consider the tail water effects based upon potentially higher water surface elevations in the models or effective maps within neighboring counties. If the project involved requires the approval of FEMA, then the requirements of FEMA shall supersede any DISTRICT requirements.

In the case that FEMA approval is not required for the project, design engineers should use the methodology presented in this Appendix to design drainage facilities in the DISTRICT.

2.3.1. RAINFALL FREQUENCY AND DURATION

The storm event used to establish regulatory flood plain and floodway limits in the Flood Insurance Study is the 100-year, 24-hour event. For planning purposes and establishing flood insurance rate zones the 10-, 50-, and 500-year events also require analysis. For projects requiring FEMA submittals, the rainfall depths in the most current effective model should be used. For all other projects requiring a rainfall runoff analysis, the depths should be based on Table 2-2, which includes the maximum values for each depth, duration and frequency from the TSARP, TP40 and Hydro 35 information.

Point rainfall amounts for various durations and frequencies for use in the DISTRICT are given in Table 2-2.

Table 2-2. Point Rainfall Depth (Inches) Duration-Frequency Values¹

	Depth (in)				
	100-	25-	10-	5-	3-
Duration	Year	Year	Year	Year	Year
5 min.	1.20	1.00	0.90	0.80	0.70
30 min.	3.00	2.40	2.10	1.90	1.60
1 hr.	4.30	3.40	2.90	2.50	2.20
2 hr.	5.70	4.40	3.70	3.10	2.60
3 hr.	6.80	5.10	4.20	3.50	2.80
6 hr.	9.10	6.60	5.30	4.40	3.30
12 hr.	11.10	8.00	6.40	5.30	4.00
24 hr.	13.50	9.80	7.80	6.40	4.80

2.3.2. RAINFALL DEPTH-AREA RELATIONSHIP AND TEMPORAL DISTRIBUTION

In the initial stages of the TSARP it was necessary to address issues having to do with the use of the new USACE runoff model called HEC-HMS. HEC-HMS has replaced HEC-1 as the standard software for hydrologic analysis within the DISTRICT. Two important differences in between HEC-HMS and HEC-1 have to do with the use of depth-area indices to account for

¹ Source: TP-40, Hydro-35 and U.S.G.S.

Table 2-3. Percent Impervious Cover For Land Use Types

Land Use	% Impervious
High Density	85%
Dry Detention Ponds	85%
Undeveloped	0%
Developed Green Areas	15%
Residential Small Lot ($<1/4$ acre or schools)	40%
Residential Large Lot ($\geq 1/4$ acre or older neighborhoods with limited roadside ditch capacity)	20%
Residential Rural Lot (≥ 5 acre ranch or farm)	5%
Isolated Transportation	90%
Water	100%
Light Industrial	60%
Airport	50%

2.4. UNIT HYDROGRAPH METHODOLOGY

The model that the Clear Creek Watershed flood insurance study is based on is the Clark unit hydrograph. In cases where FEMA submittals are required, the design engineer should use the Clark unit hydrograph method. In other cases, where a downstream impact analysis is required, consult the appropriate reviewing agencies on the applicability of the Clark unit hydrograph. In some cases, other unit hydrograph methods may be applicable.

The watershed parameters for the Clark unit hydrograph may be developed using the Harris County methodology. Design engineers should refer to the most current effective model and the most recent version of the HCFCD hydrology manual.

2.5. FLOOD HYDROGRAPH ROUTING

Flood routing is used to simulate the runoff hydrograph movement through a channel or reservoir system. Flood routing techniques vary greatly between hydrologic computer models and caution should be used in selecting a routing method, which adequately represents the channel storage conditions present in areas with extremely flat slopes, such as within the DISTRICT.

APPENDIX B
PEAK FLOW CALCULATIONS

<i>Composite C</i>		<i>Composite Impervious %</i>	
Area (acres)	C Value	Area (acres)	% Impervious
11.17	1	11.17	100%
62.47	0.63	62.47	40%
Composite C=	0.69	Composite %=	49%

County Road 48 Drainage Area

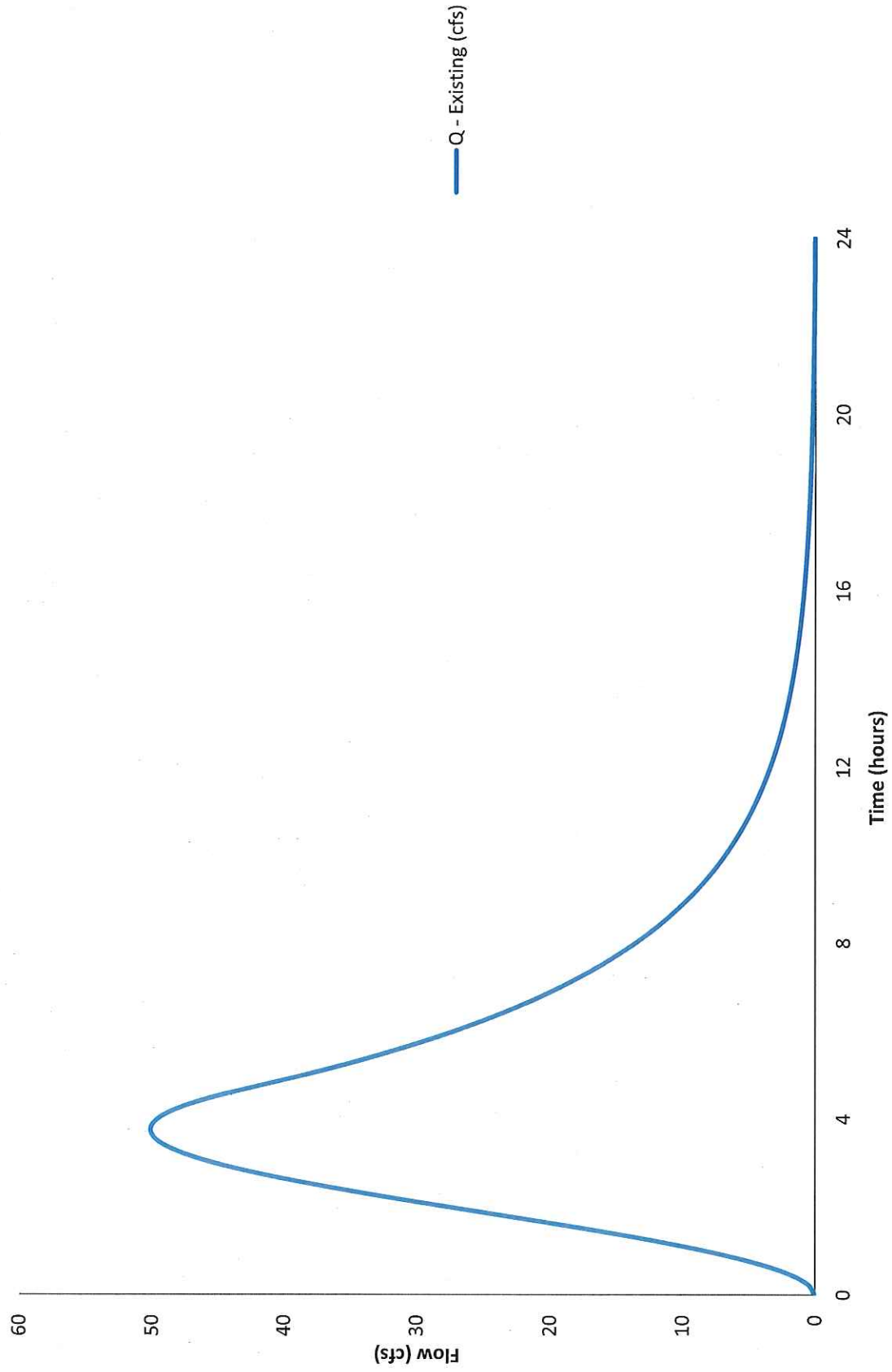
Peak Flow - Pre-Developed		Peak Flow - Developed	
A (acres)=	71.86	A (acres)=	71.86
C=	0.30	C=	0.69
TC (min)=	74.52	TC (min)=	36.39
I ₃ (in./hr)=	2.32	I ₃ (in./hr)=	3.58
I ₁₀ (in./hr)=	2.98	I ₁₀ (in./hr)=	4.41
I ₁₀₀ (in./hr)=	4.10	I ₁₀₀ (in./hr)=	5.99
Q₃ (cfs)=	50.10	Q₃ (cfs)=	176.57
Q₁₀ (cfs)=	64.19	Q₁₀ (cfs)=	217.39
Q₁₀₀ (cfs)=	88.31	Q₁₀₀ (cfs)=	295.44

County Road 58 Drainage Area

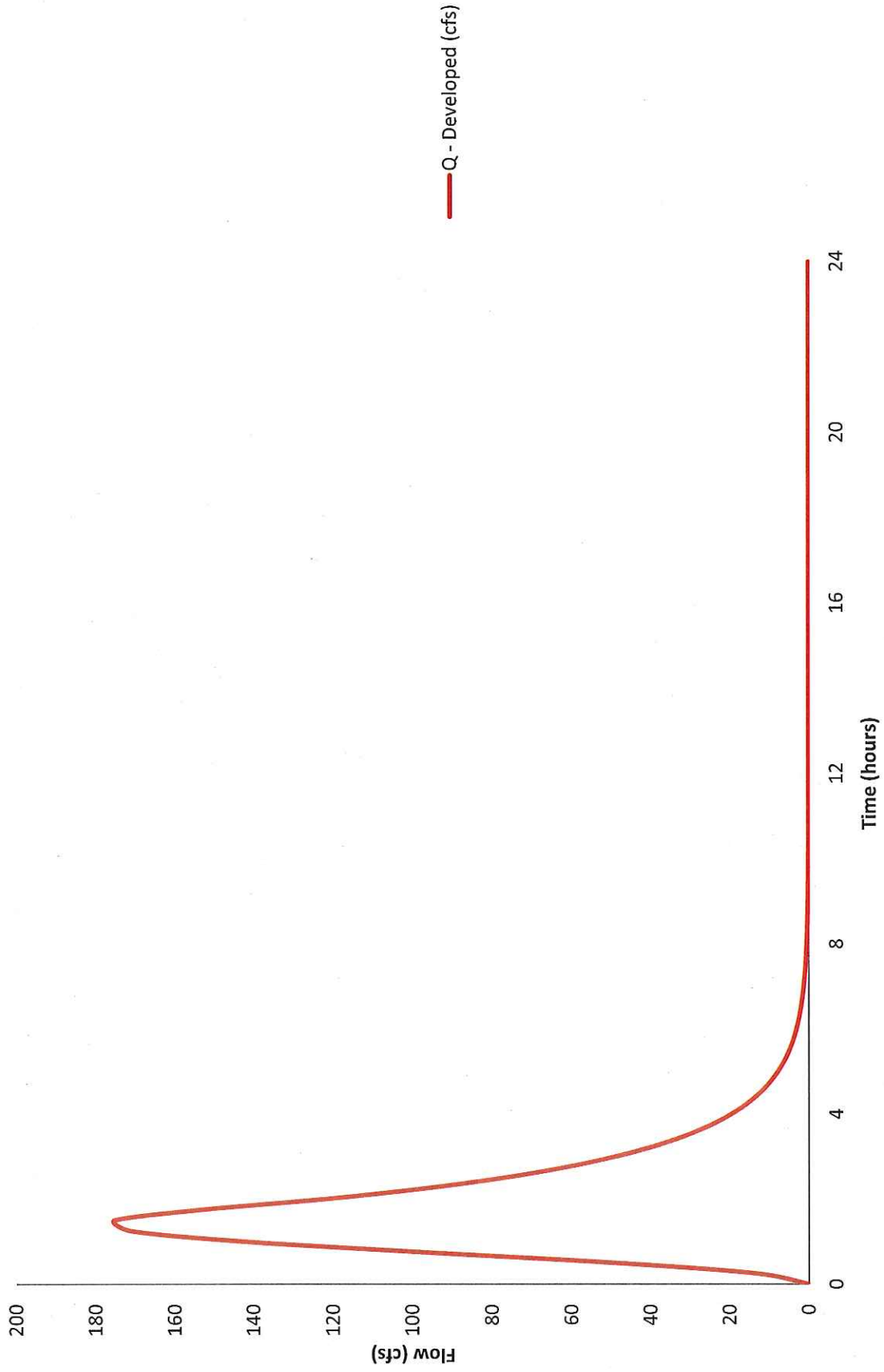
Peak Flow - Developed	
A (acres)=	1.79
C=	0.95
TC (min)=	23.14
I ₃ (in./hr)=	4.45
I ₁₀ (in./hr)=	5.36
I ₁₀₀ (in./hr)=	7.30
Q₃ (cfs)=	7.57
Q₁₀ (cfs)=	9.12
Q₁₀₀ (cfs)=	12.42

APPENDIX C
HYDROGRAPHS

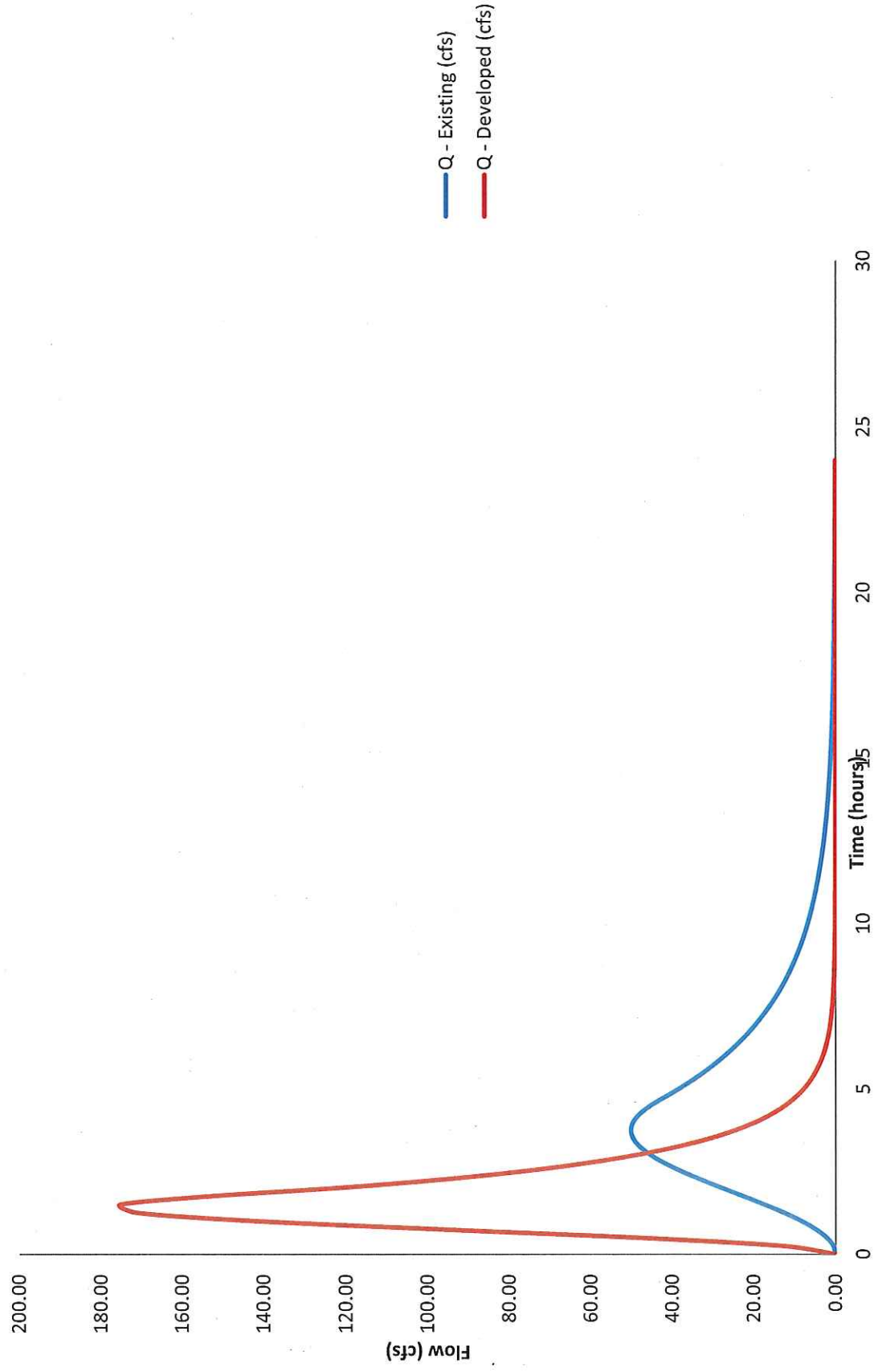
Existing Conditions - 3-Year Storm



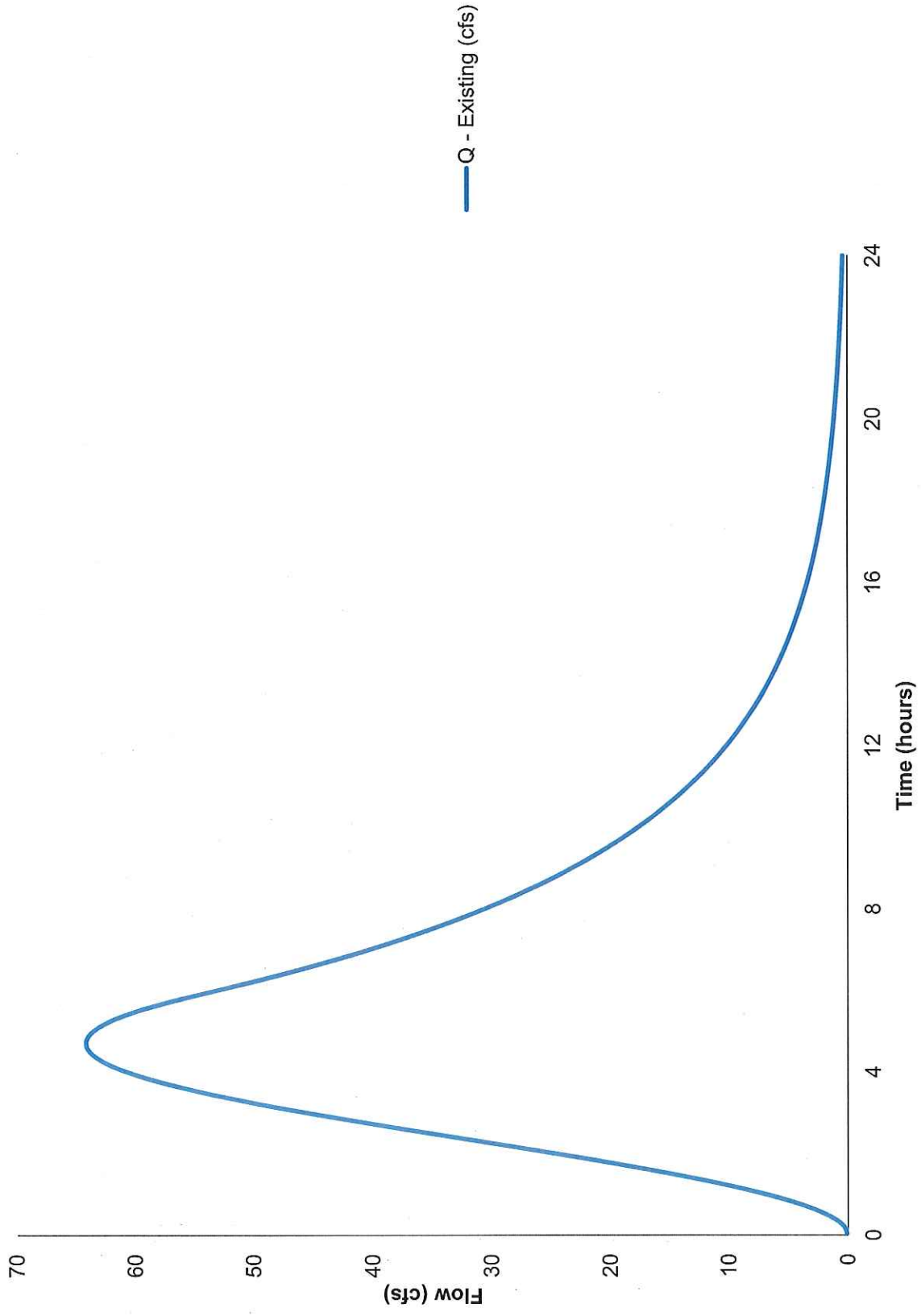
Proposed Conditions - 3-Year Storm



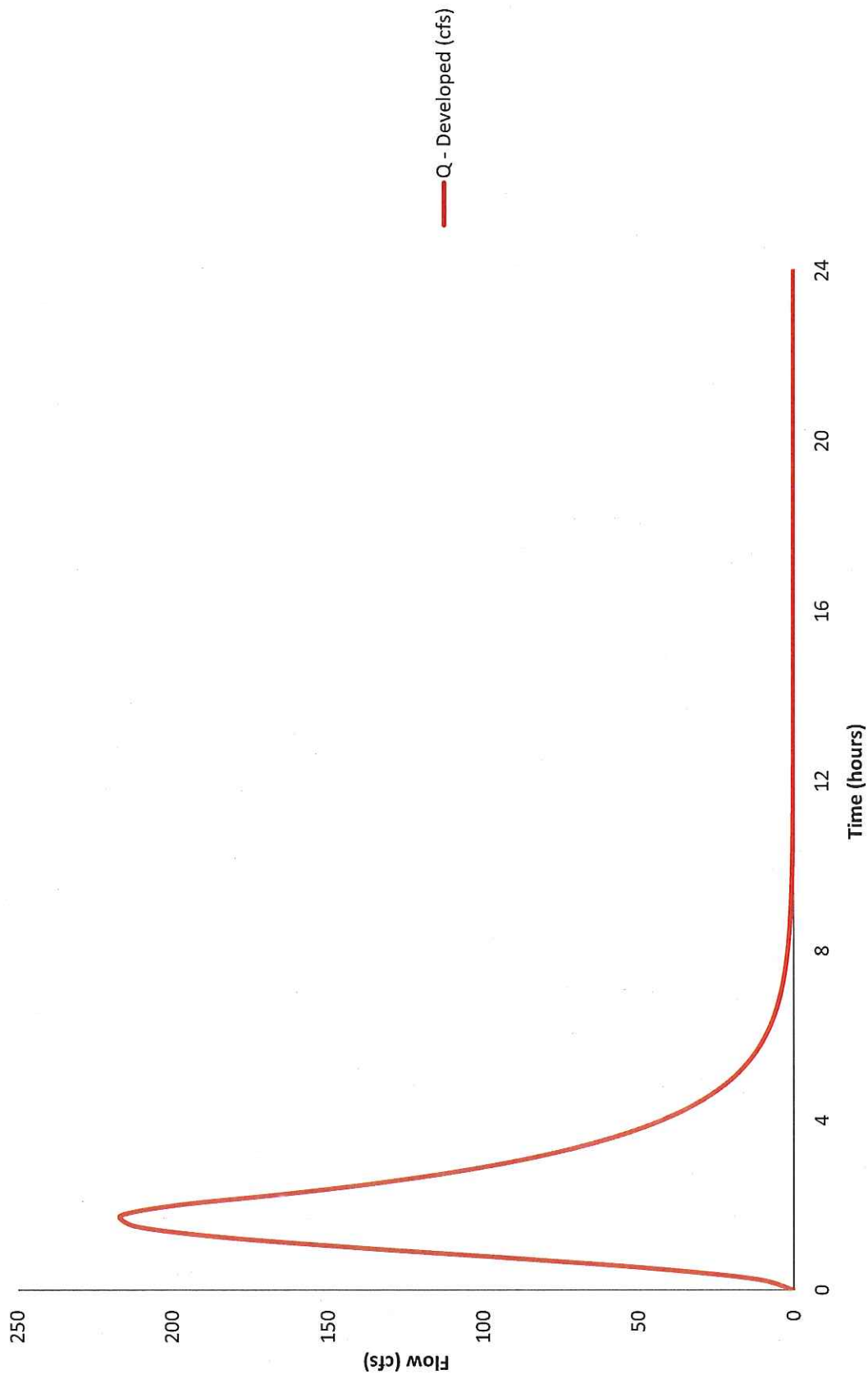
Existing vs. Proposed 3-Year Storm



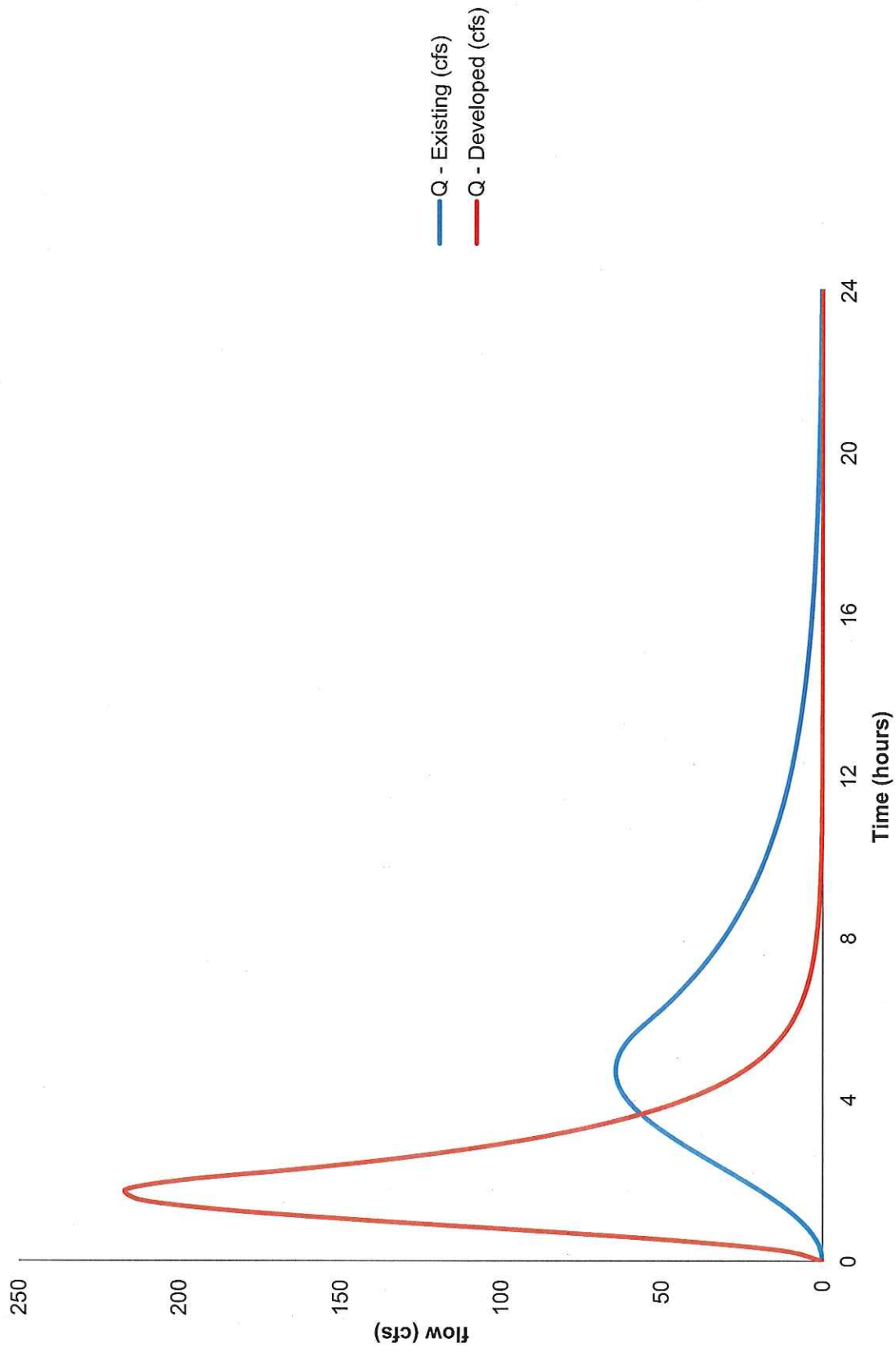
Existing Conditions - 10-Year Storm



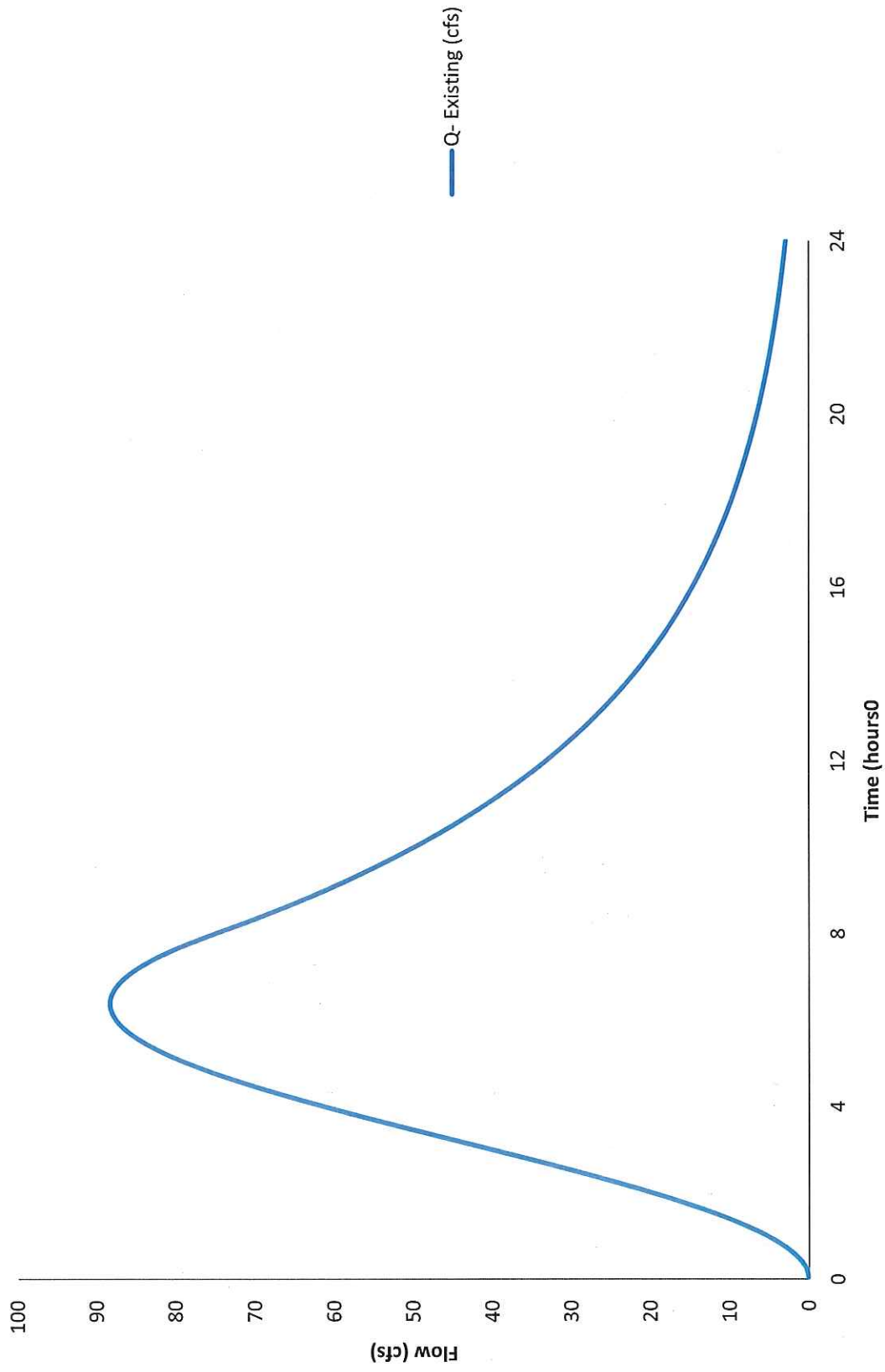
Proposed Conditions - 10-Year Storm



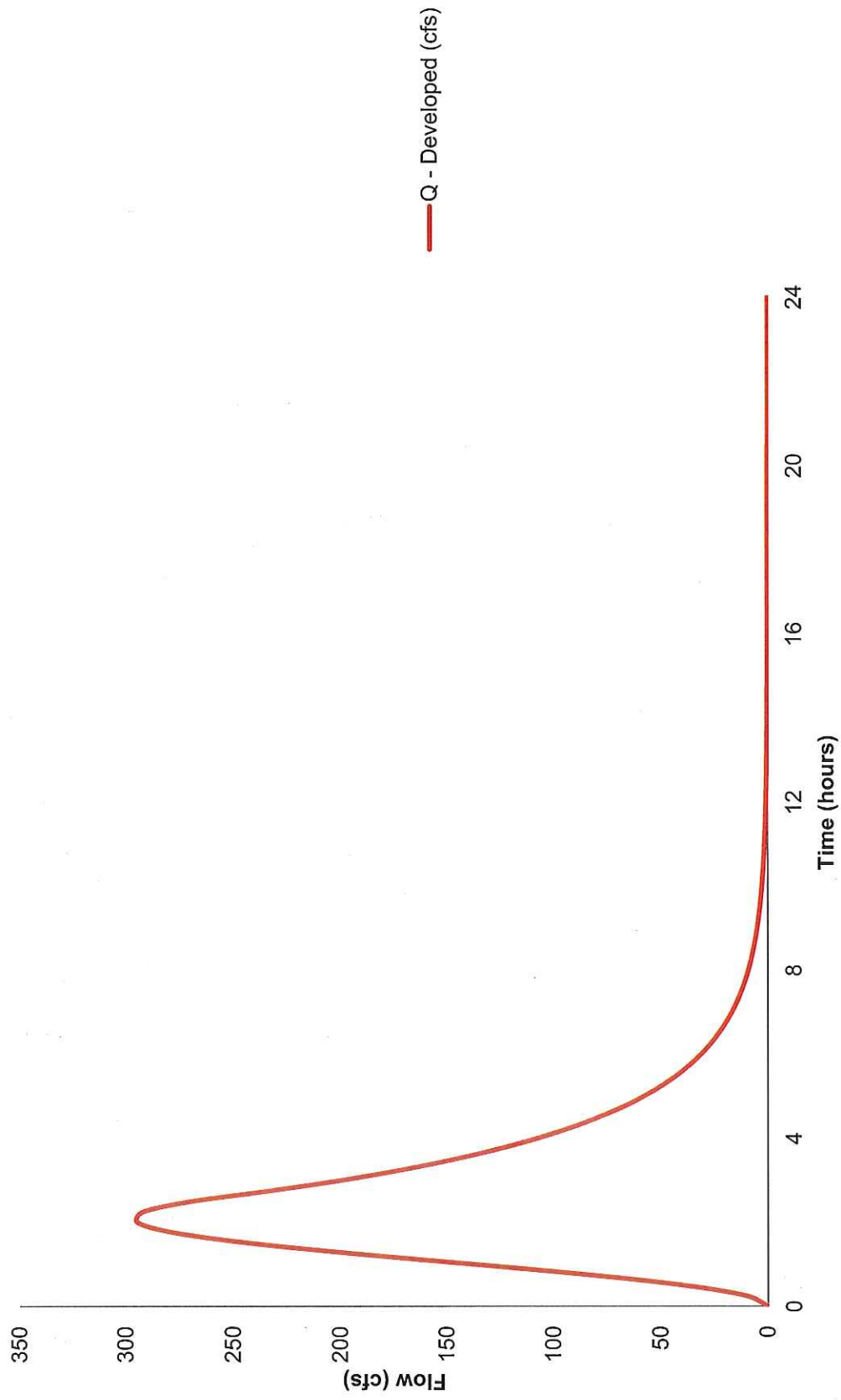
Existing vs. Proposed - 10-Year Storm



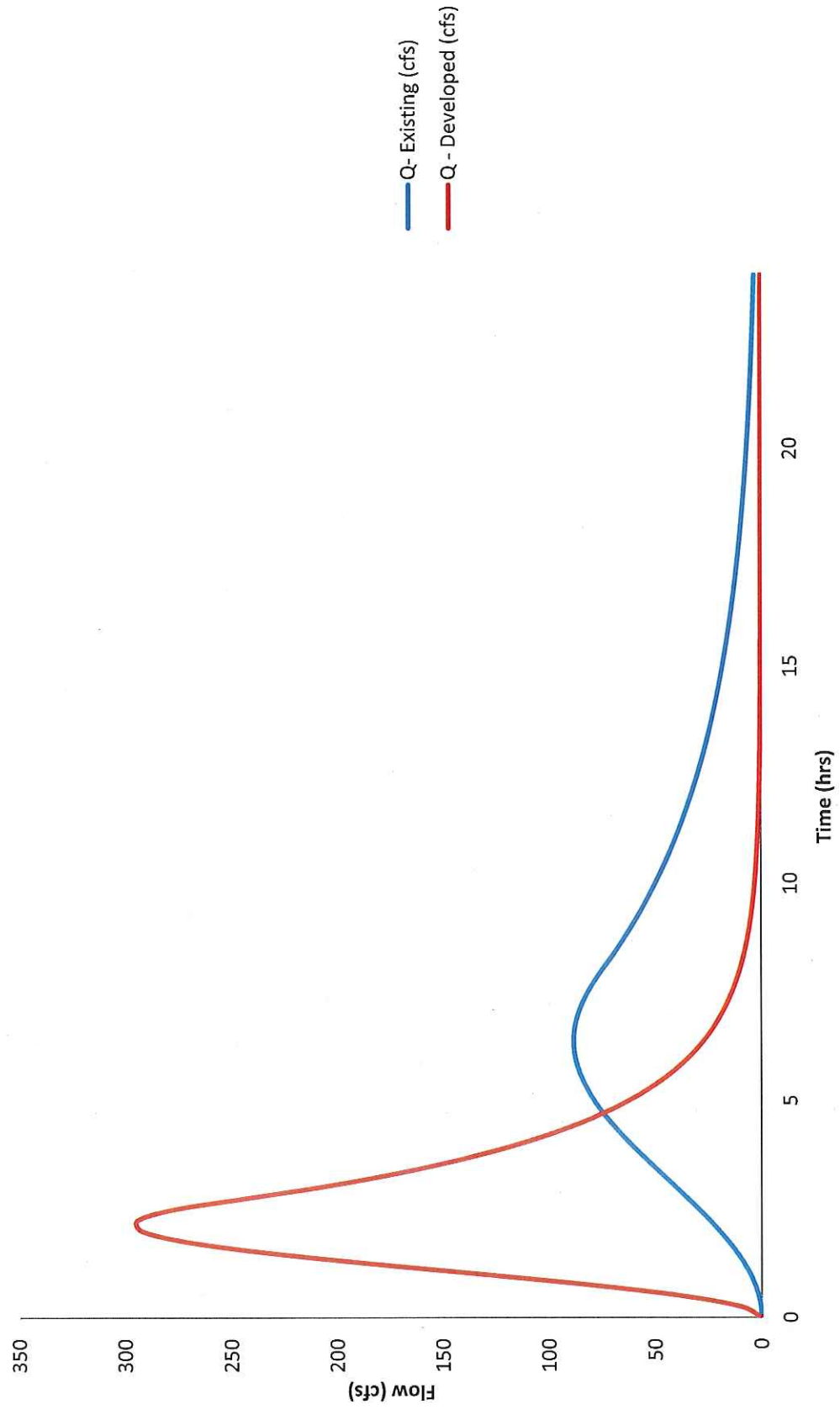
Existing Conditions - 100-Year Storm



Proposed Conditions - 100-Year Storm



Existing vs. Proposed - 100-Year Storm



APPENDIX D

PLANS FOR COUNTY ROAD 48 PLANS FOR COUNTY ROAD 58

INDEX OF SHEETS
SEE SHEET 2

STATE OF TEXAS DEPARTMENT OF TRANSPORTATION

PLANS OF PROPOSED STATE HIGHWAY IMPROVEMENT

CSJ 0912-31-224
PROJECT NO. STP 2009(103)MM
NET LENGTH OF PROJECT = 15,960.00 FT = 3.022 MI
ROADWAY = 15,960.00 FT = 3.022 MI
BRIDGE = NONE
TOTAL LENGTH = 15,960.00 FT = 3.022 MI

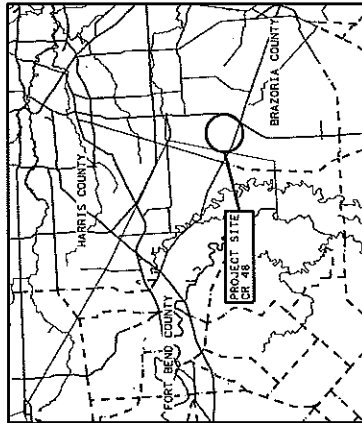
BRAZORIA COUNTY COUNTY ROAD 48

LIMITS: FROM CR 894 TO SH 6

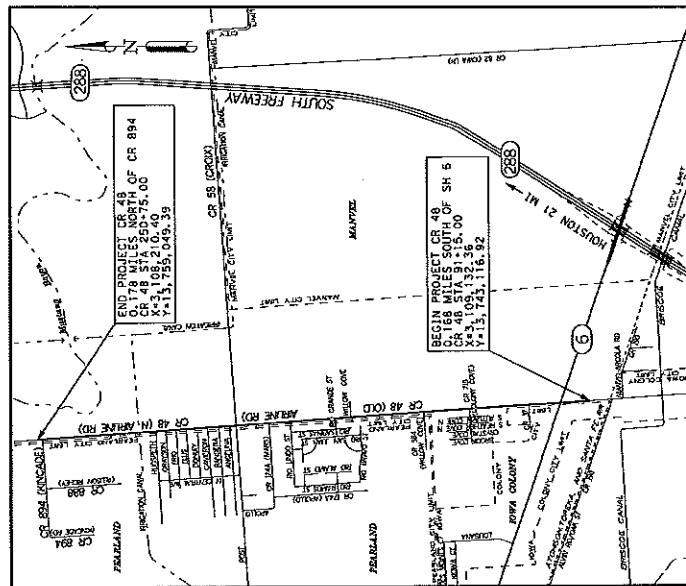
FOR THE CONSTRUCTION OF THE WIDENING OF A NON FREEWAY FACILITY
CONSISTING OF GRADE, PAVEMENT, DRAINAGE, SIGNALS, AND SIGNING.
ASPHALT STABILIZED BASE, CURB, TREATED SUBGRADE, DRAINAGE, SHOULDER,
SIGNALS, PAVEMENT MARKINGS, AND SIGNING.

REV.	DATE	BY	CHKD.	DESCRIPTION
1	09/12/13	STP 2009(103)MM		DESIGN
2	09/12/13	STP 2009(103)MM		DESIGN
3	09/12/13	STP 2009(103)MM		DESIGN
4	09/12/13	STP 2009(103)MM		DESIGN
5	09/12/13	STP 2009(103)MM		DESIGN
6	09/12/13	STP 2009(103)MM		DESIGN
7	09/12/13	STP 2009(103)MM		DESIGN
8	09/12/13	STP 2009(103)MM		DESIGN
9	09/12/13	STP 2009(103)MM		DESIGN
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83	09/12/13	STP 2009(103)MM		DESIGN
84	09/12/13	STP 2009(103)MM		DESIGN
85	09/12/13	STP 2009(103)MM		DESIGN
86	09/12/13	STP 2009(103)MM		DESIGN
87	09/12/13	STP 2009(103)MM		DESIGN
88	09/12/13	STP 2009(103)MM		DESIGN
89	09/12/13	STP 2009(103)MM		DESIGN
90	09/12/13	STP 2009(103)MM		DESIGN
91	09/12/13	STP 2009(103)MM		DESIGN
92	09/12/13	STP 2009(103)MM		DESIGN
93	09/12/13	STP 2009(103)MM		DESIGN
94	09/12/13	STP 2009(103)MM		DESIGN
95	09/12/13	STP 2009(103)MM		DESIGN
96	09/12/13	STP 2009(103)MM		DESIGN
97	09/12/13	STP 2009(103)MM		DESIGN
98	09/12/13	STP 2009(103)MM		DESIGN
99	09/12/13	STP 2009(103)MM		DESIGN
100	09/12/13	STP 2009(103)MM		DESIGN

DESIGN SPEED: 45 MPH
ADT 2013: 2,445
ADT 2033: 3,943
ADT 2043: 5,168
FUNCTIONAL CLASSIFICATION:
URBAN COLLECTOR



VICINITY MAP
N. T. S.



LOCATION MAP
N. T. S.
EXCEPTIONS: NONE
R.C. CROSSINGS: NONE

APPROVED BY THE BOARD OF COMMISSIONERS 09 July 2013
Brazoria Drainage District No. 4
DISPATCH ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS. THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

REGISTERED ACCESSIBILITY SPECIALIST (RAS)
INSPECTION REQUIRED. TDR #EABPJ

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE UNADJUSTED AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, 2001 ADJUSTMENT. SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, JUNE 1, 2004 AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS, SHALL GOVERN ON THIS PROJECT: REQUIRED CONTRACT PROVISIONS FOR ALL FEDERAL-AID CONSTRUCTION CONTRACTS (FORM FHWA 1273, MAY 2012).

LJA Engineering & Surveying, Inc. 111
2025 Richmond Drive
Suite 600
Houston, Texas 77042
Phone: 713.853.5500
Fax: 713.853.5026
FIRN-F-1386

© 2013 TEXAS DEPARTMENT OF TRANSPORTATION

APPROVED FOR LETTING: [Signature]
Brazoria County Judge

APPROVED FOR LETTING: [Signature]
Asst. Director, Design Division

APPROVED FOR LETTING: [Signature]
Director, Traffic Operations

SUBMITTED FOR LETTING: [Signature]
DESIGN PROJECT MANAGER

RECOMMENDED FOR LETTING: [Signature]
DISTRICT ENGINEER

REVISED 7/24/13

COUNTY BRAZORIA PROJ. NO. STP 2009(103)MM
Hwy. No. CR 48 LETTING DATE
DATE ACCEPTED

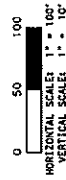
LEGEND

- DRIVEWAY NUMBER
- CURVE DATA NUMBER
- DITCH FLOW ARROW
- TRAFFIC DIRECTION ARROW
- MAILBOX INSTALLATION (SINGLE)
- MAILBOX INSTALLATION (DOUBLE)
- MAILBOX INSTALLATION (MULTIPLE)
- PEDESTRIAN RAIL (NOOD)

PROPOSED MEDIAN CURE OPENINGS FOR DRAINAGE	STATION	OFFSET	LOCATIONS
176-50.00	35'	LT/RT	
176-54.06	35'	LT/RT	
178-05.47	35'	LT/RT	

NOTES

- FOR CONSTRUCTION OF MEDIAN CUTOUTS AND TURN LANES, SEE "MISCELLANEOUS ROADWAY DETAILS"
- FOR DETAILS OF BDD4 CHANNEL REGRADING, SEE "MISCELLANEOUS DRAINAGE DETAILS"
- DIMENSIONS TO CURB LINE ARE TO BACK OF CURB
- SEE TYPICAL SECTION FOR LIMITS OF PEDESTRIAN RAIL (SPL)



LJA Engineering, Inc.
REGISTERED PROFESSIONAL ENGINEER



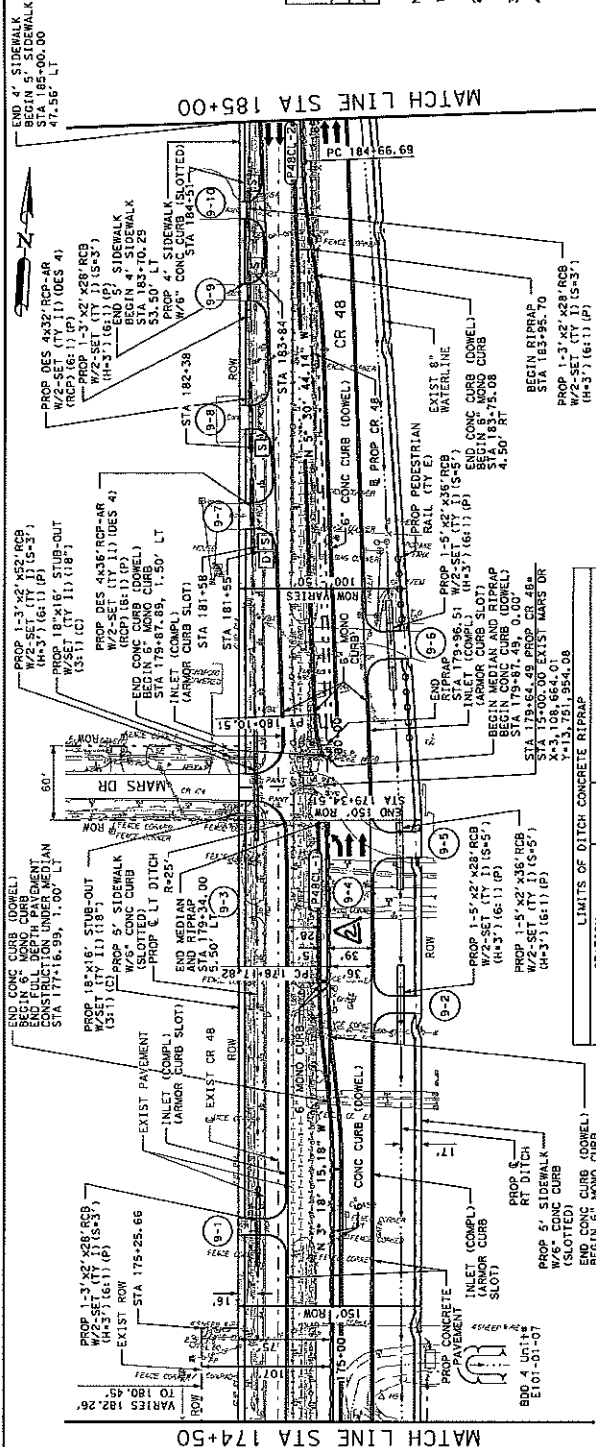
BRAZORIA COUNTY
"Where Texas Begins"

© 2013
Texas Department of Transportation

ROADWAY PLAN & PROFILE

COUNTY ROAD 48
STA 174+50 TO STA 185+00
SHEET 9 OF 15

DATE	BY	CHK'D	APP'D	REVISION
10/10/13	WTT	WTT	WTT	104
09/11/13	WTT	WTT	WTT	103
08/14/13	WTT	WTT	WTT	102
07/26/13	WTT	WTT	WTT	101

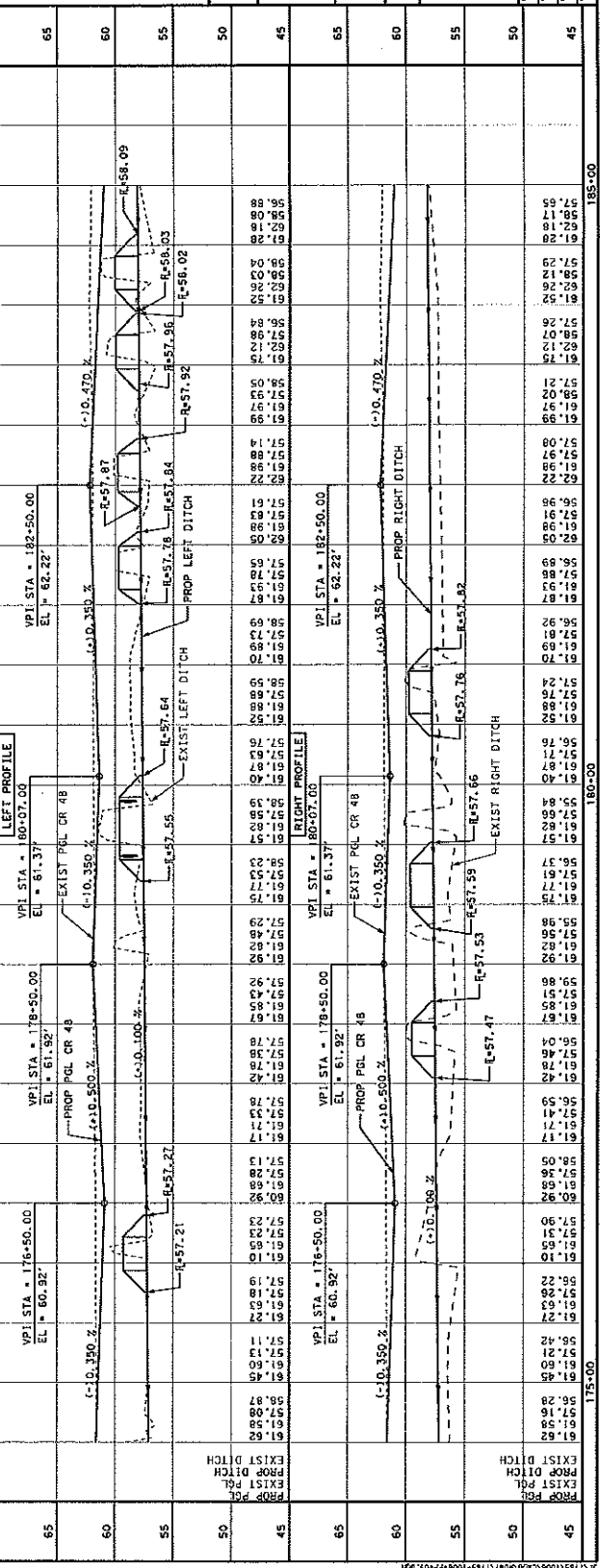


STATION	END	OFFSET	LOCATION
174+50	185+00	LT	BACK SLOPE
180+00	184+00	RT	BACK SLOPE

LIMITS OF DITCH CONCRETE RIPRAP

STATION	END	OFFSET	LOCATION
174+50	185+00	LT	BACK SLOPE
180+00	184+00	RT	BACK SLOPE

REVISION
7/3/13



LEGEND

- DRIVEWAY NUMBER
- CURVE DATA NUMBER
- DITCH FLOW ARROW
- TRAFFIC DIRECTION ARROW
- MAILBOX INSTALLATION (SINGLE)
- MAILBOX INSTALLATION (DOUBLE)
- MAILBOX INSTALLATION (MULTIPLE)
- PEDESTRIAN RAIL (MOD)

STATION	INLET LOCATIONS
185+68.63	35' L/R
190+78.00	35' L/R
193+79.46	35' L/R

STATION	PROPOSED MEDIAN
192+95.00	45' RT
193+50.00	45' RT
194+95.00	45' RT
195+50.00	45' RT

STATION	PROPOSED MEDIAN
185+68.63	45' LT
190+78.00	45' LT
193+79.46	45' LT

NOTES:

- FOR CONSTRUCTION OF MEDIAN CUTOFFS AND TURN LANE, SEE MISCELLANEOUS ROADWAY DETAILS' OR 'CONSTRUCTION DETAILS'.
- FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SEE 'CR 48' OR 'CR 58' INTERSECTION LAYOUTS.
- DIMENSIONS TO CURB LINE ARE TO BACK OF CURB.
- RAIL 150' SECTION FOR LIMITS OF PEDESTRIAN RAIL.

REVISED 7/9/13

END CONC CURB (DOVEL)

BEGIN 6" MONO CURB

STA 196+22.11

PROPOSED DES 4864-RCP-AR

W/2-SET (TY 11) DES 41

W/2-SET (TY 11) DES 41

W/2-SET (TY 11) DES 41

W/2-SET (TY 11) DES 41

W/2-SET (TY 11) DES 41

W/2-SET (TY 11) DES 41

W/2-SET (TY 11) DES 41

W/2-SET (TY 11) DES 41

W/2-SET (TY 11) DES 41

W/2-SET (TY 11) DES 41

W/2-SET (TY 11) DES 41

W/2-SET (TY 11) DES 41

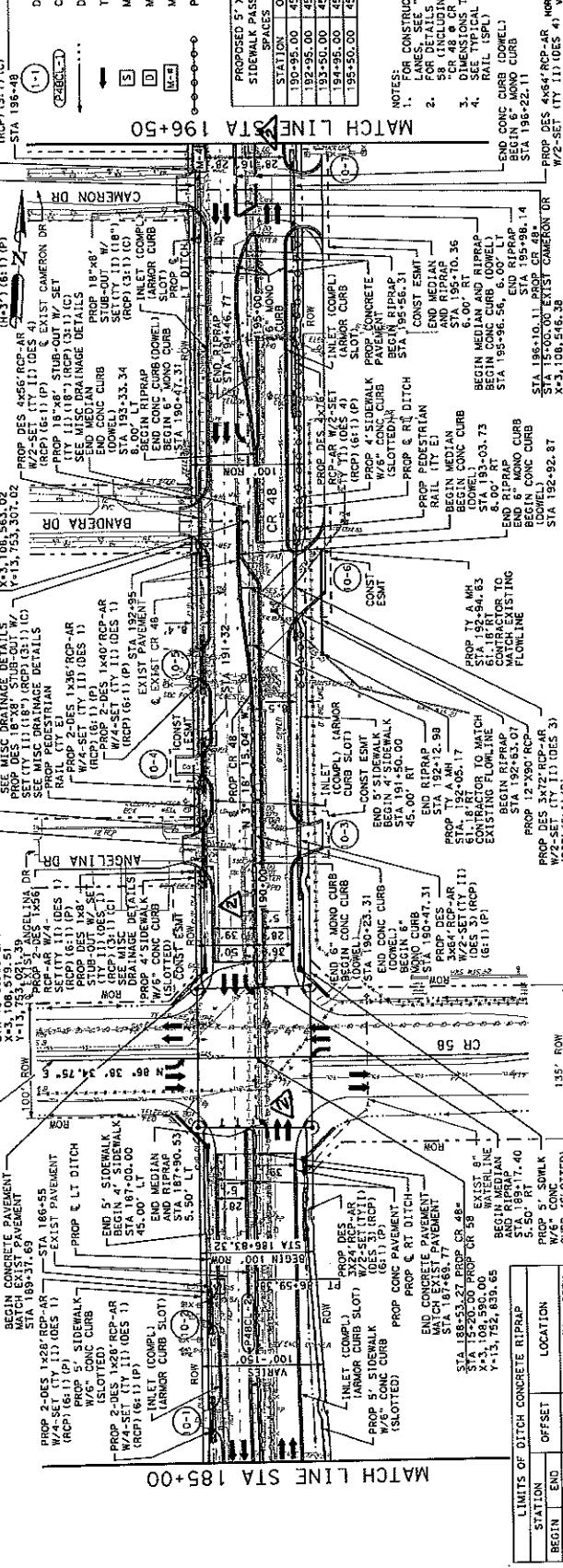
W/2-SET (TY 11) DES 41

W/2-SET (TY 11) DES 41

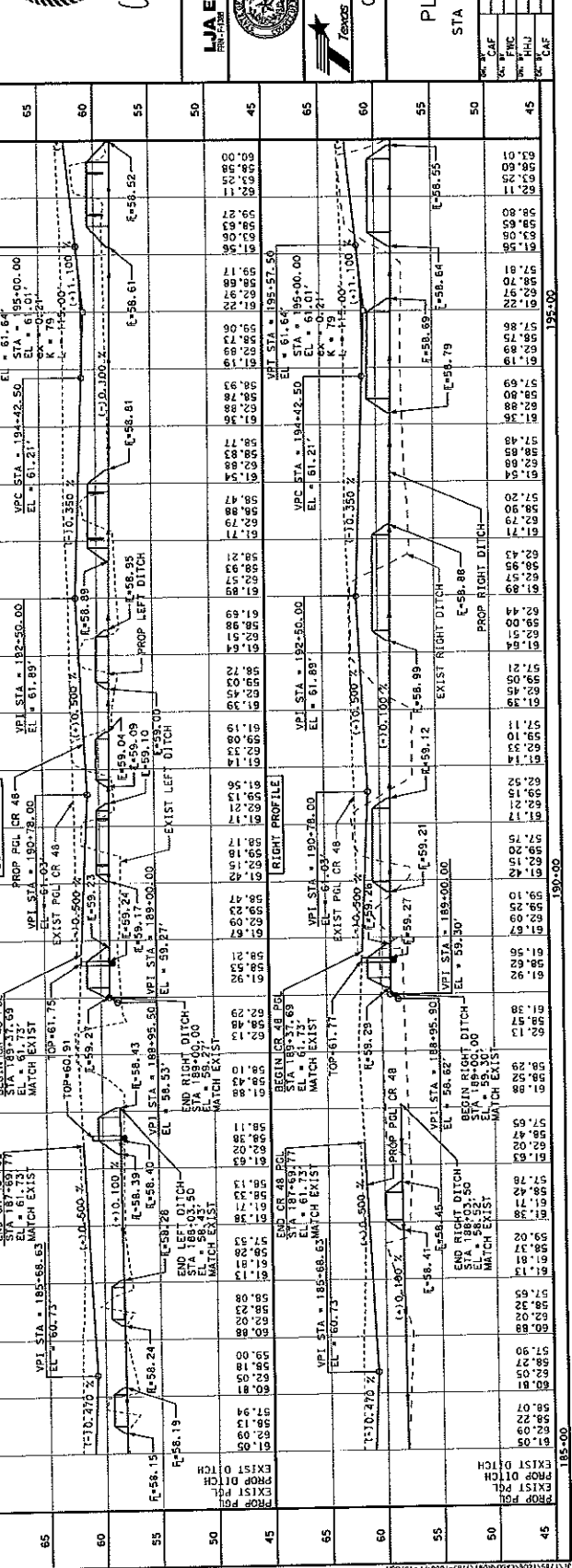
W/2-SET (TY 11) DES 41

W/2-SET (TY 11) DES 41

PLAN



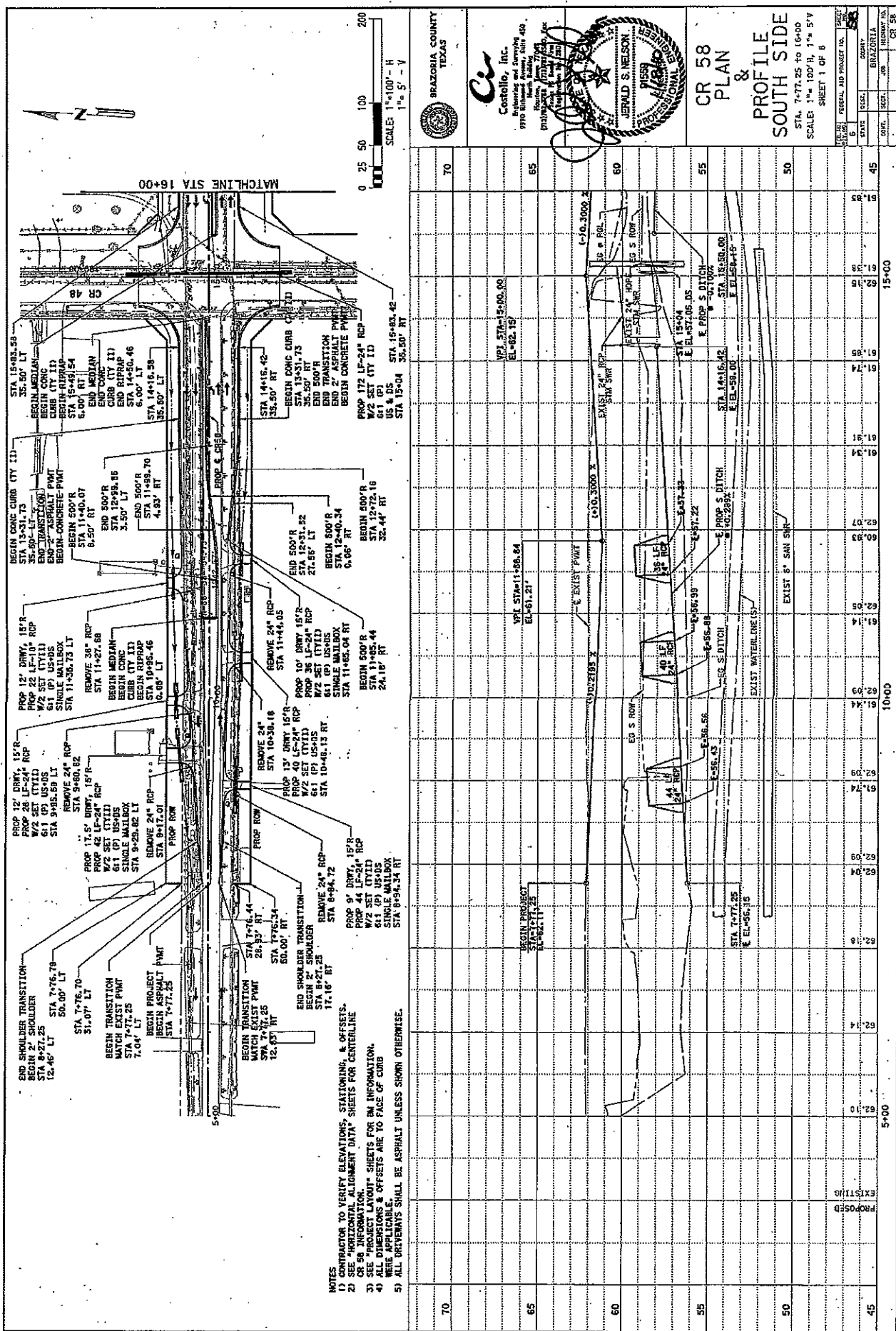
PROFILE

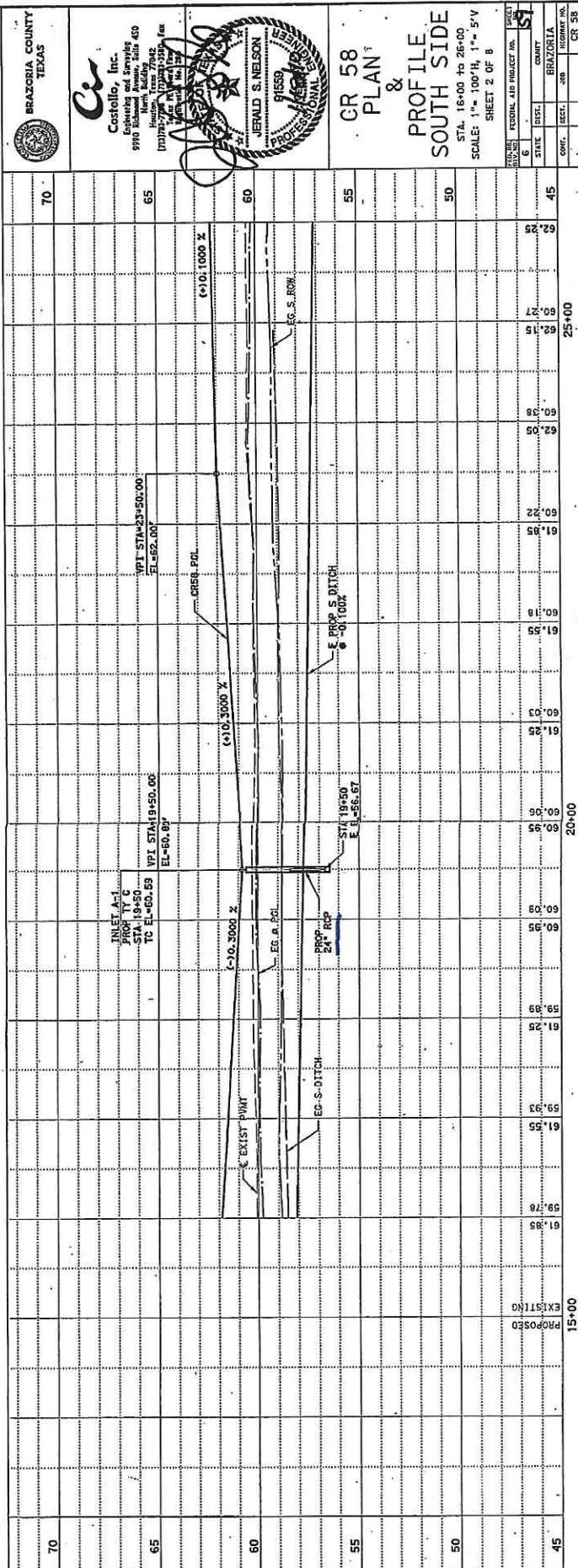
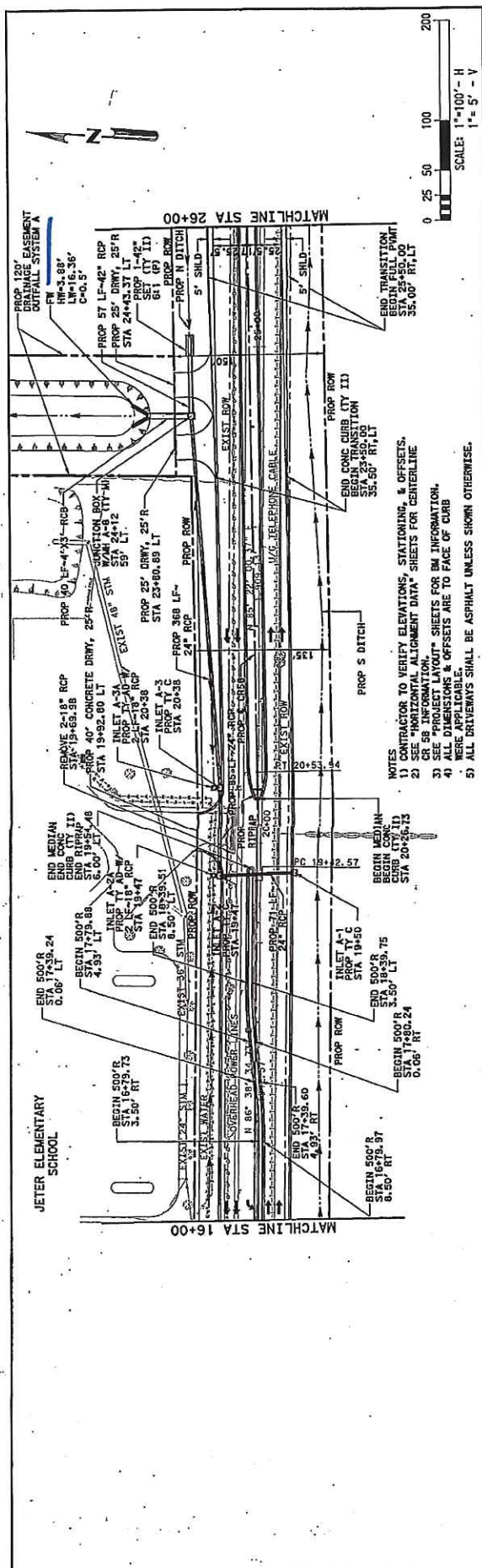


TABLE

STATION	INLET LOCATIONS
185+68.63	35' L/R
190+78.00	35' L/R
193+79.46	35' L/R

STATION	PROPOSED MEDIAN
192+95.00	45' RT
193+50.00	45' RT
194+95.00	45' RT
195+50.00	45' RT



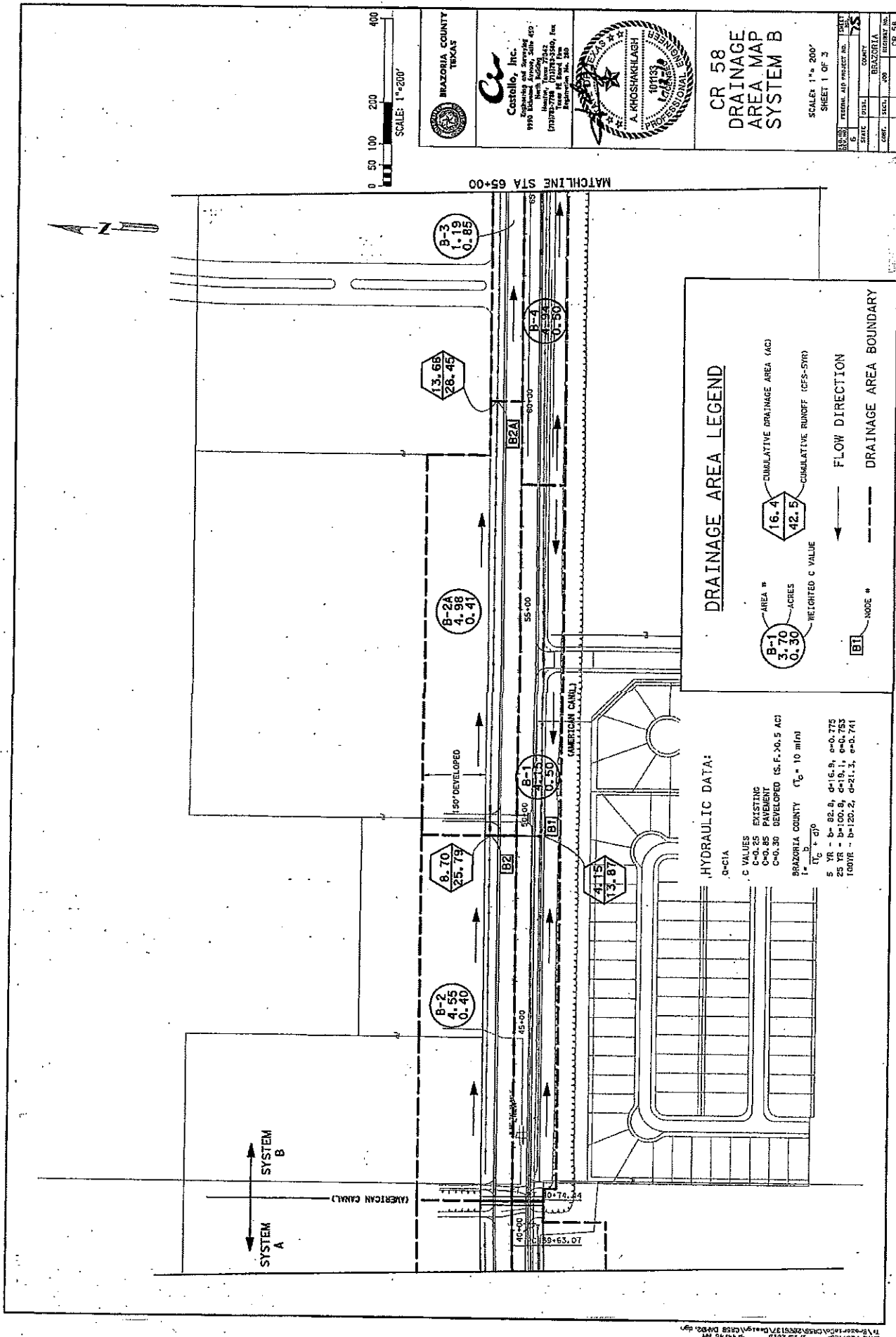


Castello, Inc.
 Engineering and Surveying
 5910 North Loop West
 Suite 400
 Houston, Texas 77037-3306
 Tel: 281-465-1100
 Fax: 281-465-1101
 Email: info@castelloinc.com
 Website: www.castelloinc.com

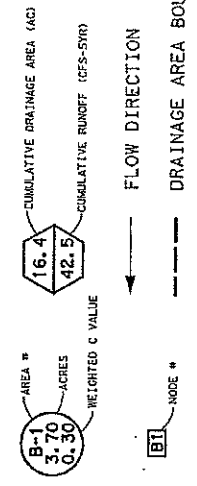
JERALD S. NELSON
 PROFESSIONAL ENGINEER
 No. 91559
 State of Texas

CR 58
PLAN & PROFILE SOUTH SIDE
 STA 16+00 to 26+00
 SCALE: 1"=100'H, 1"=5'V
 SHEET 2 OF 6

DATE	BY	CHKD	APP'D	REVISION
11/13/2018	JSN	JSN	JSN	1

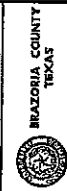
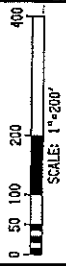


DRAINAGE AREA LEGEND



HYDRAULIC DATA:

Q-C1A
 C VALUES
 C-0.25 EXISTING
 C-0.85 PAVEMENT
 C-0.30 DEVELOPED (S.F. > 0.5 AC)
 BRAZORIA COUNTY $C_p = 10 \text{ min}$
 $I = \frac{C_p}{C_b + C_p}$
 S VR - b = 82.8, d = 15.8, e = 0.775
 25 VR - b = 100.8, d = 19.1, e = 0.725
 100VR - b = 120.2, d = 21.3, e = 0.741



Castello, Inc.
 Engineers and Surveyors
 9910 Lakeland Avenue, Suite 450
 Houston, Texas 77022
 (713) 772-7700 or (713) 772-5500, fax
 E-mail: info@castelloinc.com
 Registration No. 280

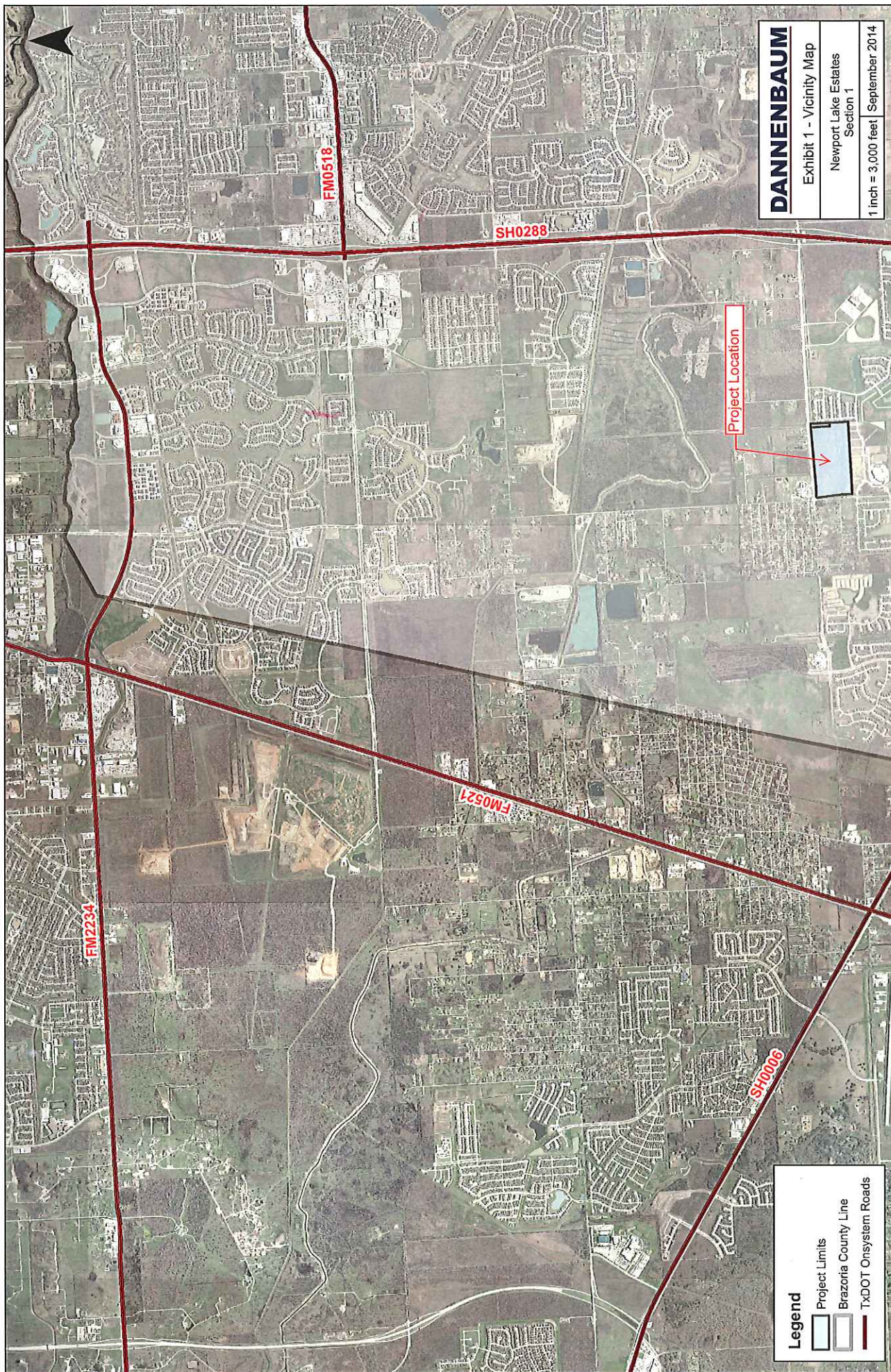


CR 58
DRAINAGE
AREA MAP
SYSTEM B

SCALE: 1"=200'
 SHEET 1 OF 3

PROJECT NO.	CR 58
DATE	01/25/2012
DESIGNER	CR 58
CHECKER	CR 58
REVISION NO.	CR 58

MATCHLINE STA 65+00



DANNENBAUM

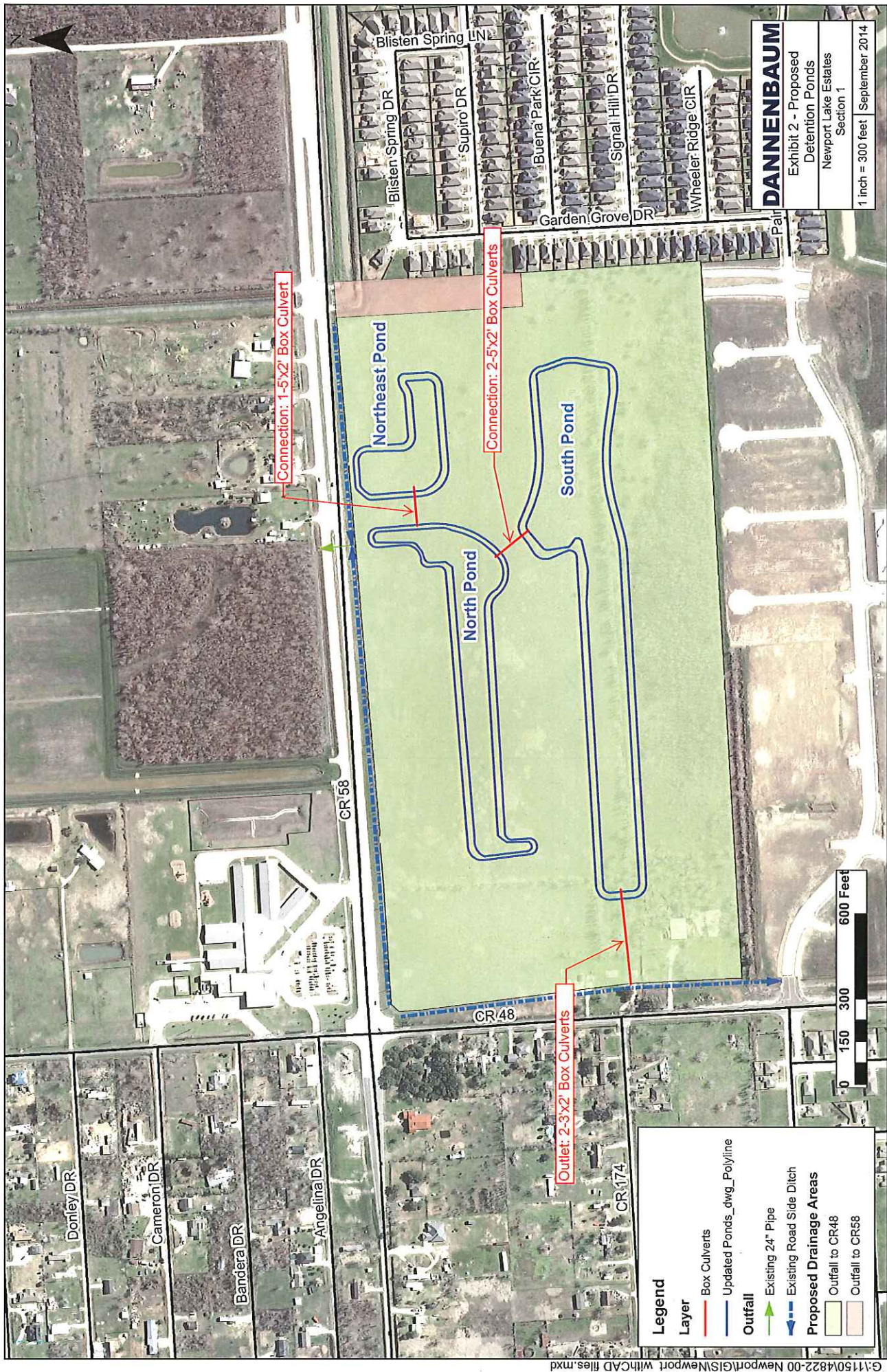
Exhibit 1 - Vicinity Map

Newport Lake Estates
Section 1

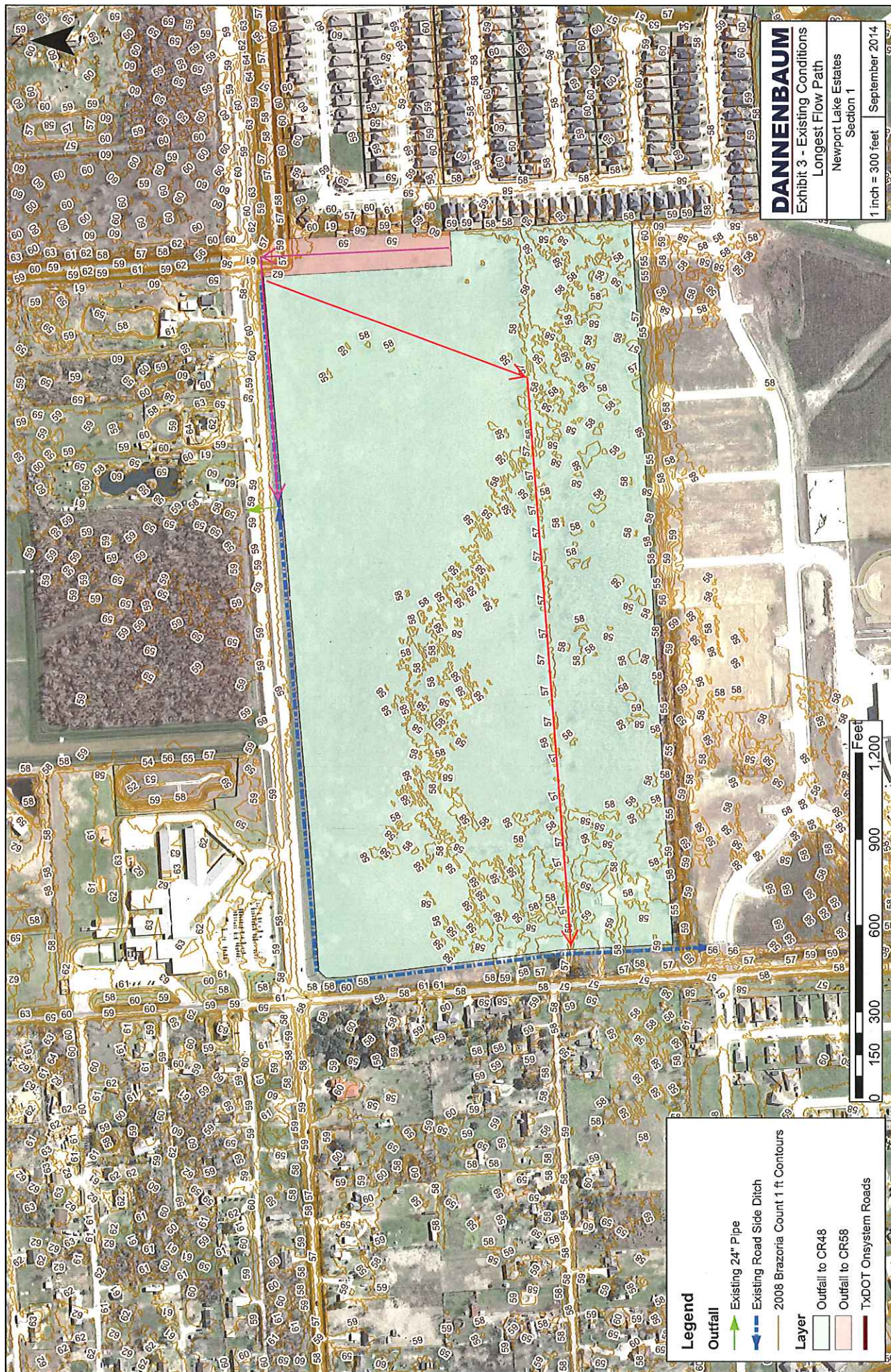
1 inch = 3,000 feet
September 2014

Legend

- Project Limits
- Brazoria County Line
- TxDOT Onsystem Roads



DANNENBAUM
 Exhibit 2 - Proposed
 Detention Ponds
 Newport Lake Estates
 Section 1
 1 inch = 300 feet September 2014



Legend

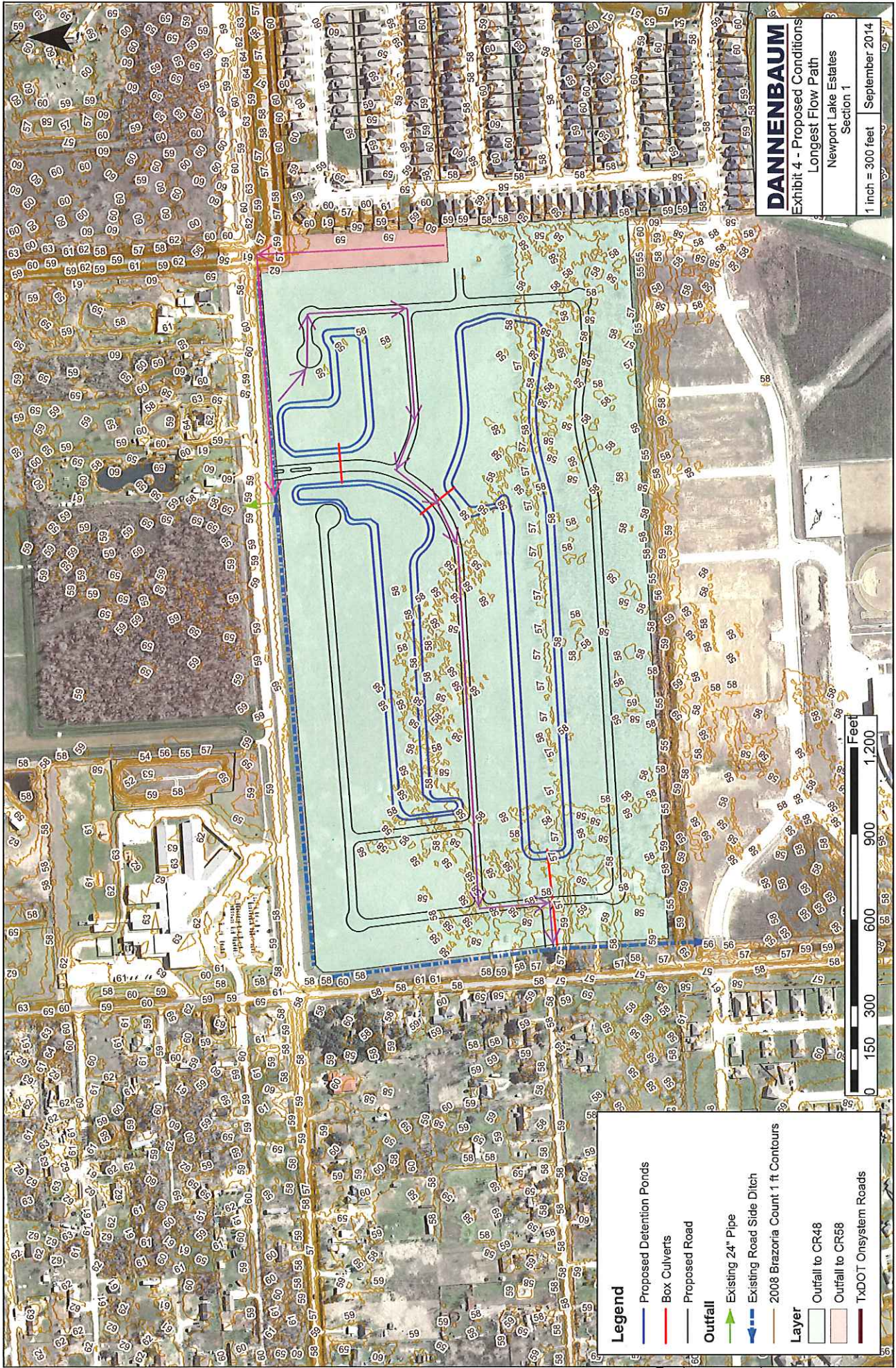
- Outfall**
- Existing 24" Pipe
 - Existing Road Side Ditch
 - 2008 Brazoria Count 1 ft Contours
- Layer**
- Outfall to CR48
 - Outfall to CR58
 - TxDOT Onsystem Roads

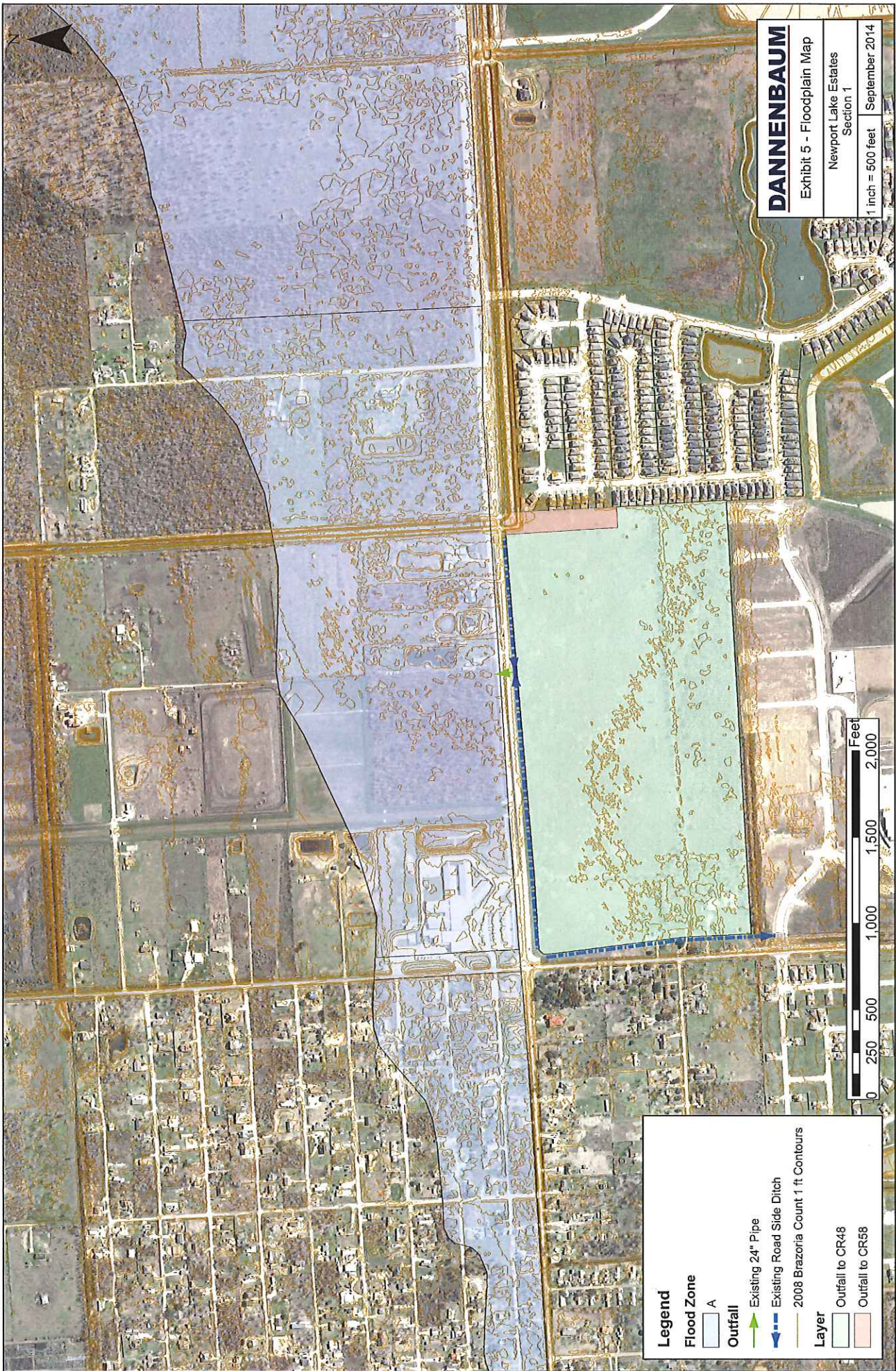
DANNENBAUM

Exhibit 3 - Existing Conditions
Longest Flow Path

Newport Lake Estates
Section 1

1 inch = 300 feet
September 2014

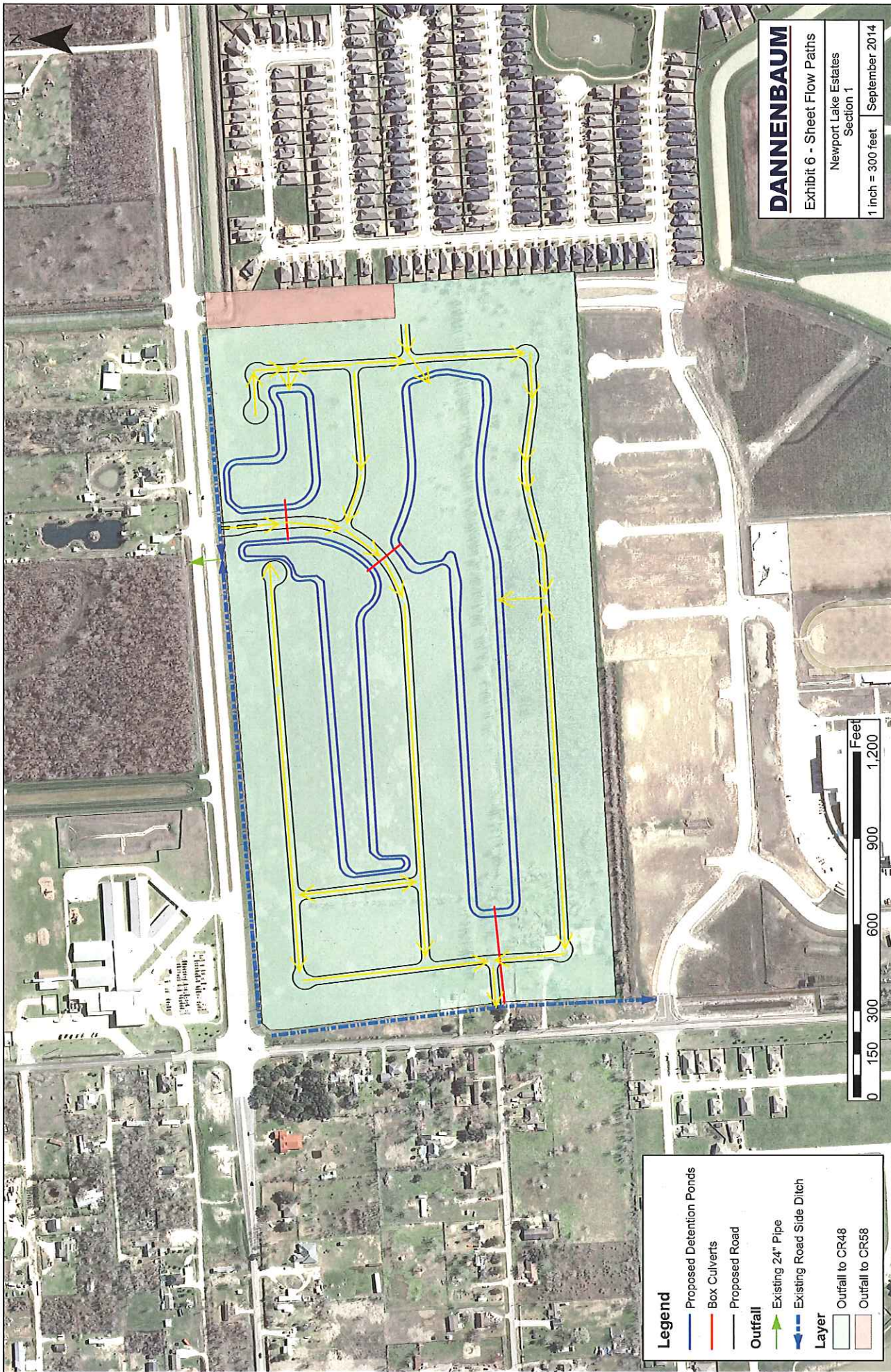




DANNENBAUM
Exhibit 5 - Floodplain Map
Newport Lake Estates
Section 1
1 inch = 500 feet
September 2014

- Legend**
- Flood Zone
 - A
 - Outfall
 - Existing 24" Pipe
 - Existing Road Side Ditch
 - 2008 Brazoria Count 1 ft Contours
 - Layer
 - Outfall to CR48
 - Outfall to CR58





DANNENBAUM
Exhibit 6 - Sheet Flow Paths
Newport Lake Estates
Section 1
1 inch = 300 feet September 2014

- Legend**
- Proposed Detention Ponds
 - Box Culverts
 - Proposed Road
 - Existing 24" Pipe
 - Existing Road Side Ditch
 - Layer**
 - Outfall to CR48
 - Outfall to CR58



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: June 14, 2021

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Pomona Lake
E & H, being 43.1 acres out of the A.C.H. & B.R.R. Co. Survey, A-417, 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.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.06.02 15:34:08 -05'00'

SIGNATURE

June 2, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

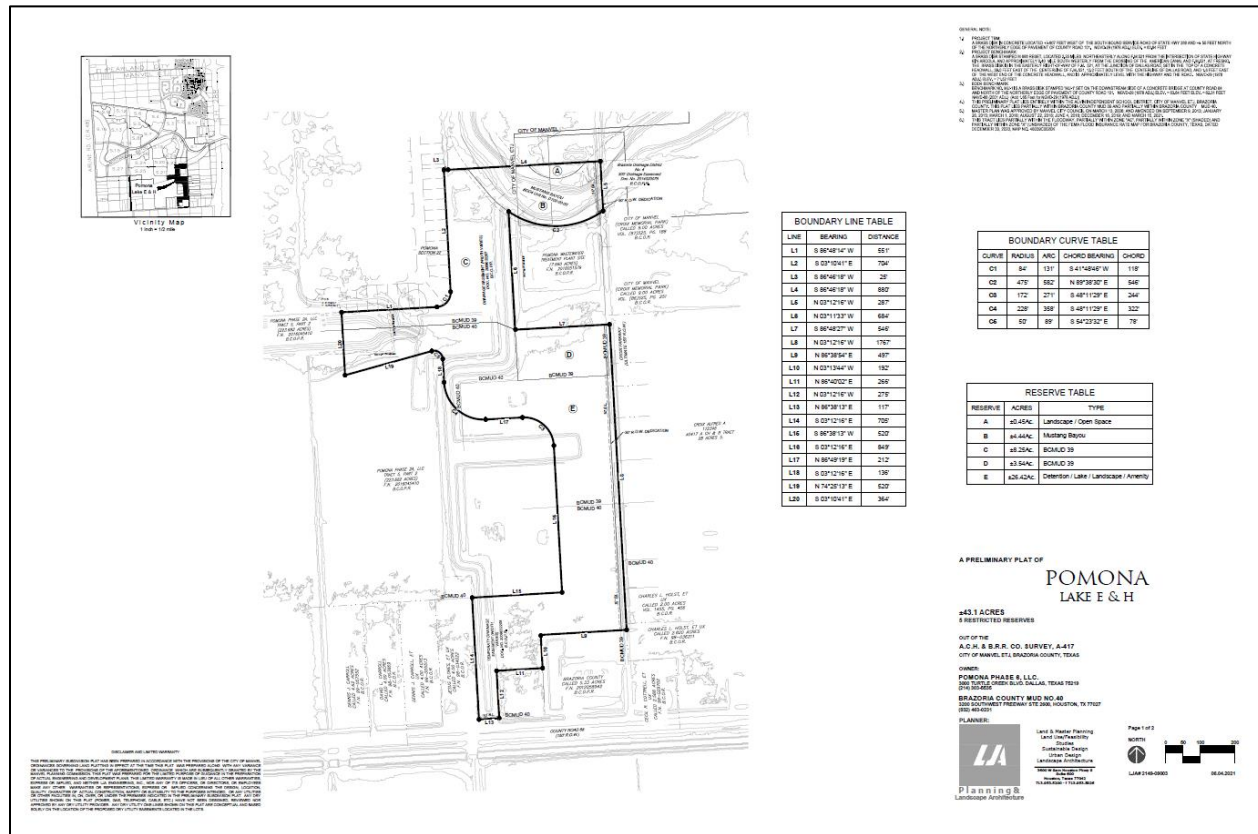
Plat Name	Pomona Lake E & H Preliminary Plat
Applicant	Katy Harris, LJA
PD&Z Meeting Date	June 14, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends denial of the Pomona Lake E & H Preliminary Plat.

1. Label the Point of Beginning (POB) with Northing and Easting (N, E) (Section 62-38 (a) (11)).
2. Label the reserve dimensions for Reserve A, B, C, D, and E (Section 62-38 (a) (10)).

Plat Exhibit

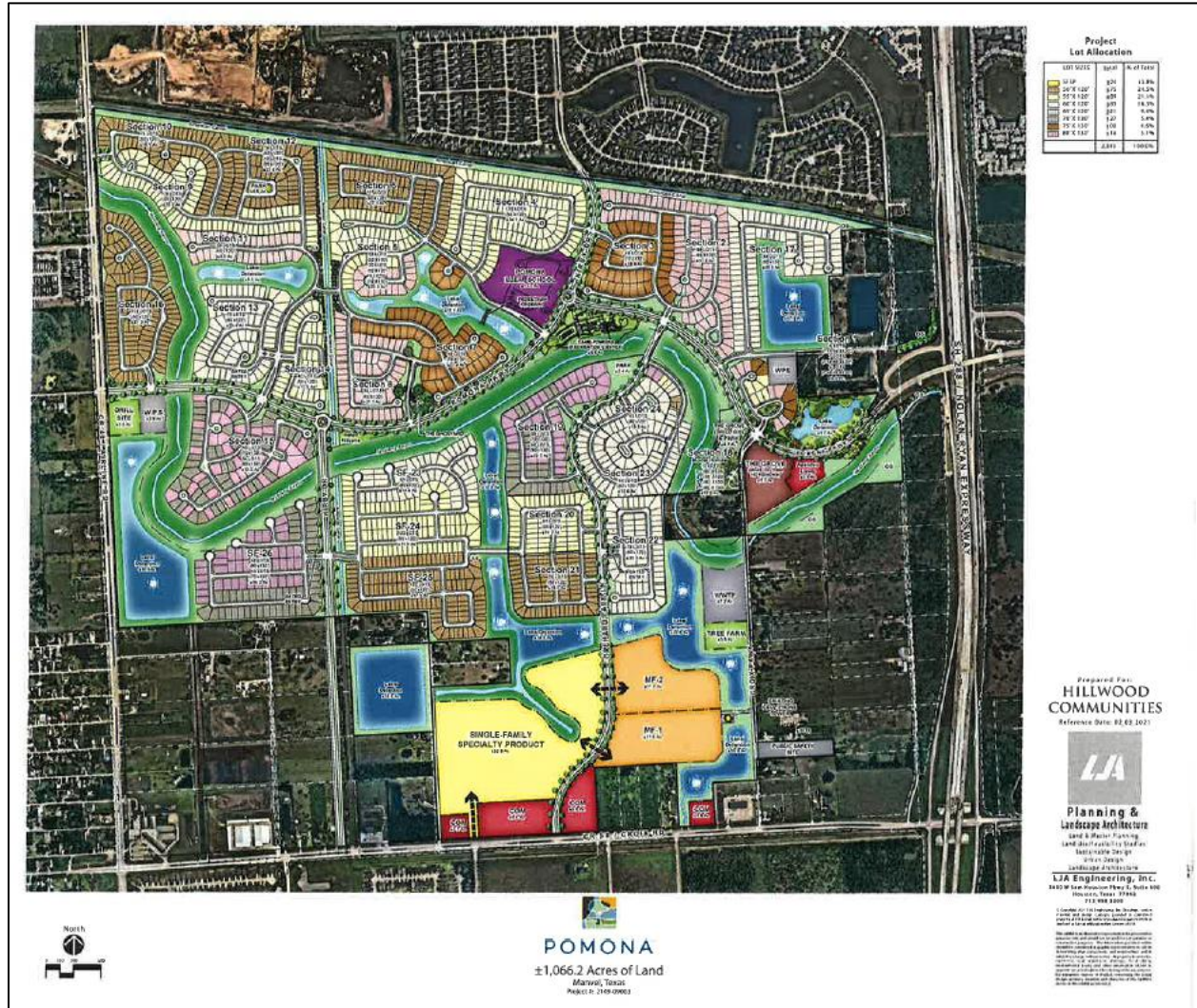


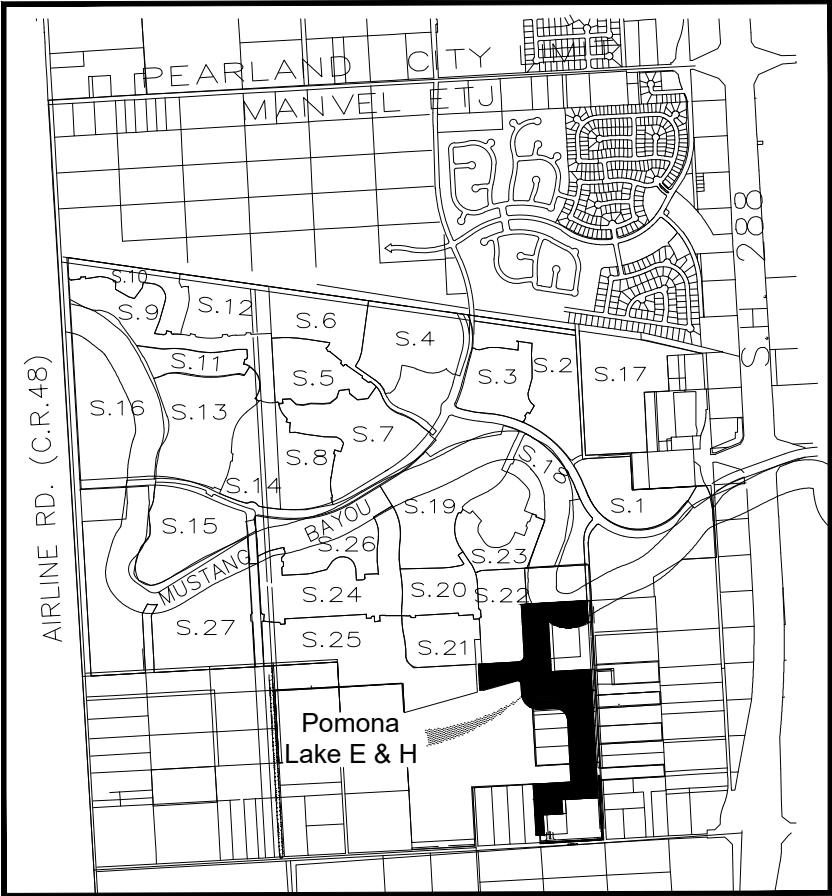


DEVELOPMENT SERVICES DEPARTMENT

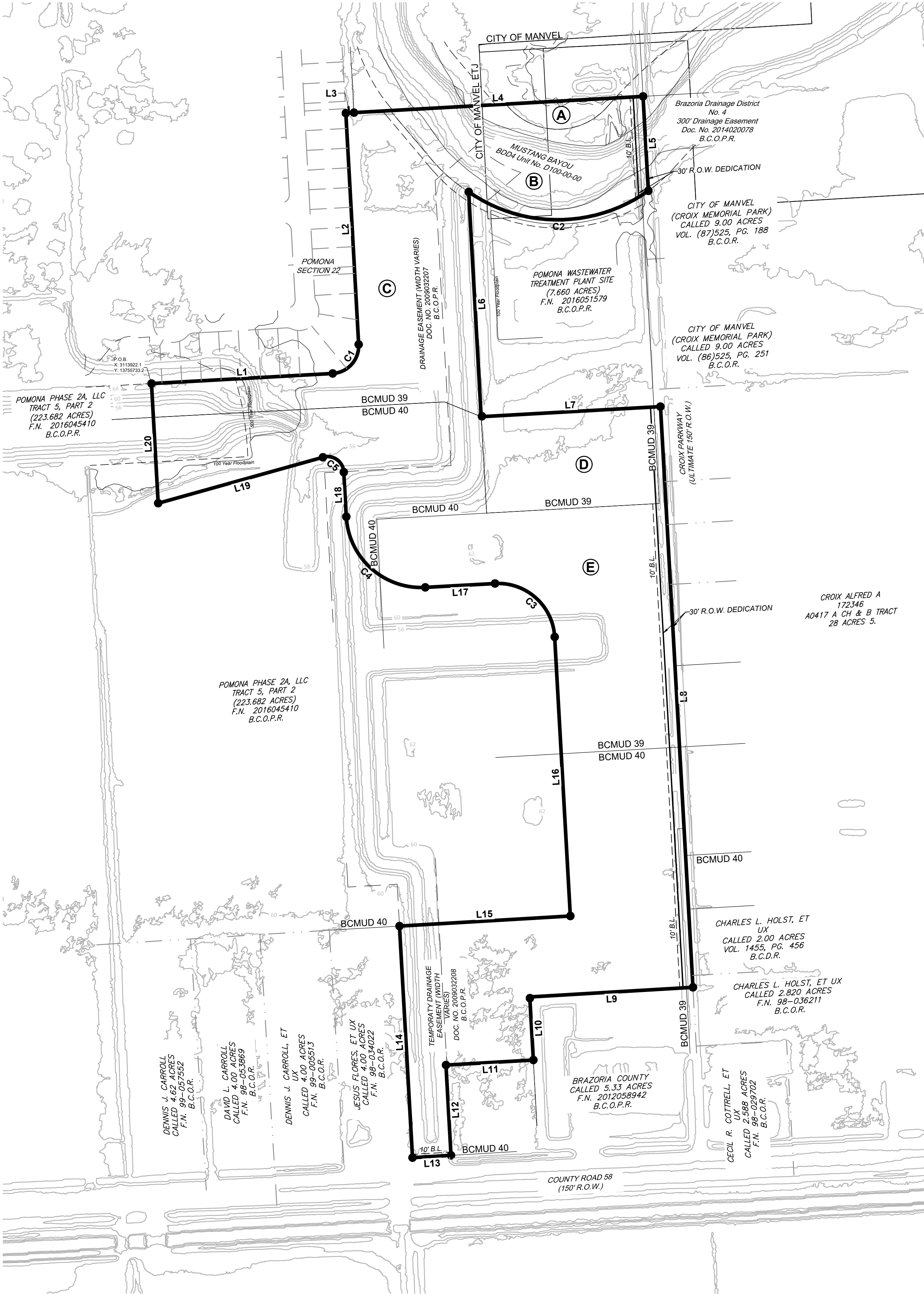
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Pomona Master Plan Amendment No. 7





Vicinity Map
1 inch = 1/2 mile



THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

GENERAL NOTE:

- PROJECT TBM:
A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET
- PROJECT BENCHMARK:
A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD. NGVD-29 (1978 ADJ.) ELEV. = 71.52 FEET
- BODM BENCHMARK
BENCHMARK NO. MU-1 IS A BRASS DISK STAMPED 'MU-1' SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 62.31 FEET
- NAVIG-88 (2001 ADJ.) (Add 1.65 Feet for NGVD-29 (1978 ADJ.))
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT, CITY OF MANVEL ETJ, BRAZORIA COUNTY. THIS PLAT LIES PARTIALLY WITHIN BRAZORIA COUNTY MUD 39 AND PARTIALLY WITHIN BRAZORIA COUNTY MUD 40.
- MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON MARCH 13, 2006; AND AMENDED ON SEPTEMBER 9, 2013; JANUARY 26, 2015; MARCH 1, 2016; AUGUST 22, 2016; JUNE 4, 2018; DECEMBER 16, 2019; AND MARCH 15, 2021.
- THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE 'AE', PARTIALLY WITHIN ZONE 'X' (SHADED) AND PARTIALLY WITHIN ZONE 'X' (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020, MAP NO. 48039C0020K

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°48'14" W	551'
L2	S 03°10'41" E	704'
L3	S 86°46'18" W	25'
L4	S 86°46'18" W	880'
L5	N 03°12'16" W	287'
L6	N 03°11'33" W	684'
L7	S 86°48'27" W	546'
L8	N 03°12'16" W	1767'
L9	N 86°38'54" E	497'
L10	N 03°13'44" W	192'
L11	N 86°40'02" E	266'
L12	N 03°12'16" W	275'
L13	N 86°38'13" E	117'
L14	S 03°12'16" E	705'
L15	S 86°38'13" W	520'
L16	S 03°12'16" E	849'
L17	N 86°49'19" E	212'
L18	S 03°12'16" E	136'
L19	N 74°25'13" E	520'
L20	S 03°10'41" E	364'

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	84'	131'	S 41°48'46" W	118'
C2	475'	582'	N 89°38'30" E	546'
C3	172'	271'	S 48°11'29" E	244'
C4	228'	358'	S 48°11'29" E	322'
C5	50'	89'	S 54°23'32" E	78'

RESERVE TABLE

RESERVE	ACRES	TYPE
A	±0.45Ac.	Landscape / Open Space
B	±4.44Ac.	Mustang Bayou
C	±8.25Ac.	BCMUD 39
D	±3.54Ac.	BCMUD 39
E	±26.42Ac.	Detention / Lake / Landscape / Amenity

A PRELIMINARY PLAT OF

POMONA LAKE E & H

±43.1 ACRES
5 RESTRICTED RESERVES

OUT OF THE
A.C.H. & B.R.R. CO. SURVEY, A-417
CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
POMONA PHASE 6, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219
(214) 303-5555
BRAZORIA COUNTY MUD NO. 40
3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-0231

PLANNER:

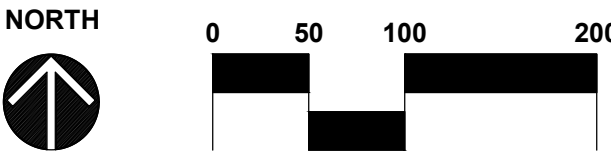


Planning &
Landscape Architecture

Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

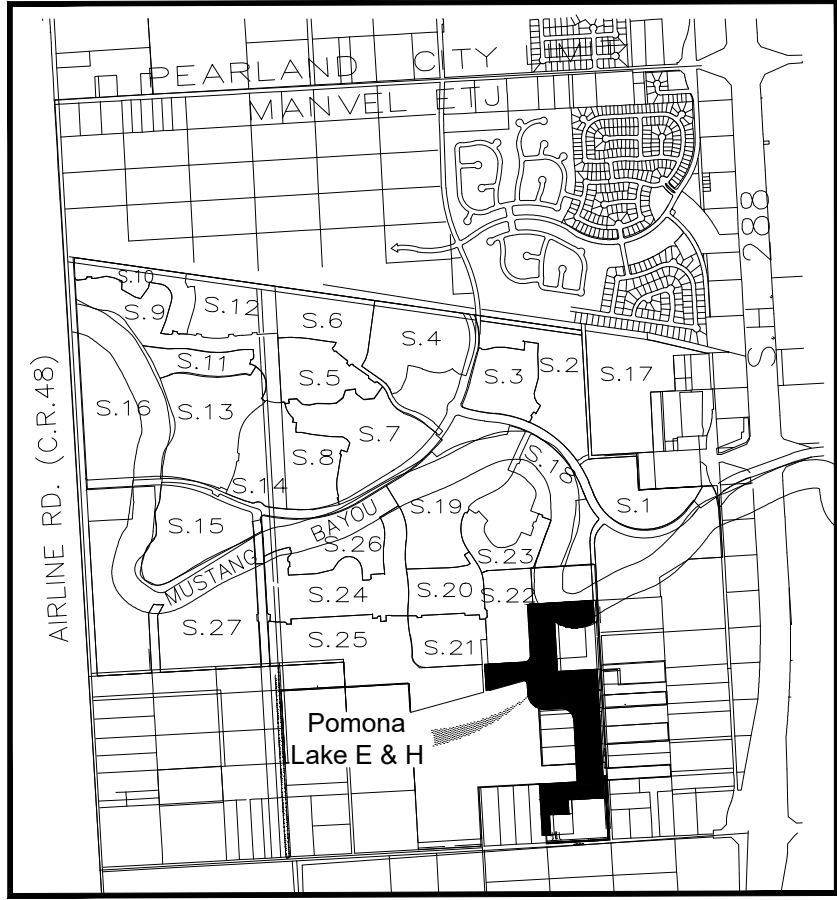
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 • F 713.953.5026

Page 1 of 2



LJA# 2149-09003

06.04.2021



Vicinity Map
1 inch = 1/2 mile

LOT SUMMARY TABLE																							
LOT SIZES	SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10	SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15	SECTION 16	SECTION 17	SECTION 18	SECTION 19	SECTION 20	SECTION 21	SECTION 22	SECTION 23
50'x110'	----	----	----	----	----	107 LOTS	----	----	----	76 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	----
50'x120'	----	----	----	----	----	----	----	----	----	----	74 LOTS	----	----	----	----	118 LOTS	----	----	----	----	50 LOTS	----	----
50'x130'	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	25 LOTS	----	----
55'x120'	6 LOTS	----	----	137 LOTS	55 LOTS	----	----	----	76 LOTS	----	----	10 LOTS	----	42 LOTS	----	----	----	----	----	55 LOTS	----	----	----
60'x120'	----	----	----	----	----	----	----	----	----	----	----	70 LOTS	----	----	----	94 LOTS	6 LOTS	----	----	6 LOTS	----	17 LOTS	4 LOTS
60'x125'	----	----	----	----	----	----	----	59 LOTS	----	----	----	----	----	----	----	----	7 LOTS	----	----	----	53 LOTS	42 LOTS	----
65'x120'	7 LOTS	99 LOTS	----	----	20 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
65'x125'	----	----	----	----	----	----	----	----	----	36 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	----
70'x130'	----	----	----	----	----	----	----	----	----	----	----	----	----	50 LOTS	----	----	----	32 LOTS	----	----	----	----	----
75'x130'	5 LOTS	----	48 LOTS	----	6 LOTS	----	49 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
80'x130'	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TOTAL LOTS	18 LOTS	99 LOTS	48 LOTS	137 LOTS	81 LOTS	107 LOTS	49 LOTS	59 LOTS	76 LOTS	76 LOTS	36 LOTS	84 LOTS	70 LOTS	42 LOTS	84 LOTS	118 LOTS	94 LOTS	13 LOTS	64 LOTS	61 LOTS	75 LOTS	70 LOTS	46 LOTS

LOT SIZES	SECTION 24	SECTION 25	SECTION 26	SECTION 27	HDR	TOTAL LOTS	MAX PERMITTED
50'x110'	----	----	----	----	----	183 LOTS	183 LOTS
50'x120'	----	120 LOTS	----	----	----	362 LOTS	392 LOTS
50'x130'	----	----	----	----	----	25 LOTS	----
55'x120'	97 LOTS	----	----	----	----	478 LOTS	489 LOTS
60'x120'	----	----	50 LOTS	----	----	247 LOTS	383 LOTS
60'x125'	----	----	----	----	----	102 LOTS	----
65'x120'	----	----	----	----	----	185 LOTS	221 LOTS
65'x125'	----	----	----	----	----	36 LOTS	----
70'x130'	----	----	49 LOTS	----	----	131 LOTS	127 LOTS
75'x130'	----	----	----	----	----	108 LOTS	108 LOTS
80'x130'	----	----	44 LOTS	----	----	110 LOTS	118 LOTS
TOTAL LOTS	97 LOTS	120 LOTS	50 LOTS	93 LOTS	LOTS	1,967 LOTS	2,021 LOTS

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

1) Any governmental body for the purposes of drainage work may use the drainage easements and fee strips provided the DISTRICT is properly notified.

2) Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strips.

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

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

5) The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.

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

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

8) The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips and/or any other rights-of-way across third parties properties for the purposes of moving excess runoff to the DISTRICT'S drainage facilities and contemplated by the Final Drainage Plan and Final Plat.

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

Brazoria Drainage District No. 4

Date

District Engineer

Date

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

BDD4 Ref. ID# 20132

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Pomona Phase 6, LLC, owner of the tract of land described herein on this plan of Pomona Lake E & H, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Pomona where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:
WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2021.

Pomona Phase 6, LLC
By: _____
Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2021.

Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:
This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of; A portion of this tract is located within the City of Manvel and the remainder is located with the ETJ of the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Pomona Lake E & H in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 20____.

Planning, Development, and Zoning Commission Chair

GENERAL NOTE:
1.) PROJECT TBM:
A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET
2.) PROJECT BENCHMARK:
A BRASS DISK STAMPED M 688 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCO,LA. AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M.521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD. NGVD-29 (1978 ADJ.) ELEV. = 71.52 FEET
3.) BDD4 BENCHMARK
BENCHMARK NO. MU-1 IS A BRASS DISK STAMPED MU-1 SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET ELEV. = 62.31 FEET NAVD-88 (2001 ADJ.) (Add 1.65 Feet for NGVD-29 (1978 ADJ.))
4.) THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT, CITY OF MANVEL ETJ, BRAZORIA COUNTY. THIS PLAT LIES PARTIALLY WITHIN BRAZORIA COUNTY MUD 39 AND PARTIALLY WITHIN BRAZORIA COUNTY MUD 40.
5.) MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON MARCH 13, 2006; AND AMENDED ON SEPTEMBER 9, 2013; JANUARY 26, 2015; MARCH 1, 2016; AUGUST 22, 2016; JUNE 4, 2018; DECEMBER 16, 2019; AND MARCH 15, 2021.
6.) THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE "AE", PARTIALLY WITHIN ZONE "X" (SHADED) AND PARTIALLY WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020, MAP NO. 48039C0020K

A PRELIMINARY PLAT OF

POMONA
LAKE E & H

±43.1 ACRES
1 RESTRICTED RESERVE

OUT OF THE
A.C.H. & B.R.R. CO. SURVEY, A-417
CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
POMONA PHASE 6, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219
(214) 305-5535

BRAZORIA COUNTY MUD NO.40
3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-0231

PLANNER:



Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - 713.953.5026



DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LIA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



**Project
Lot Allocation**

LOT SIZE	Count	% of Total
10,000	824	13.8%
10,000-12,000	974	15.7%
12,000-15,000	424	6.8%
15,000-20,000	324	5.1%
20,000-25,000	224	3.5%
25,000-30,000	124	1.9%
30,000-35,000	124	1.9%
35,000-40,000	124	1.9%
TOTAL	2,800	100.0%

Prepared For:
**HILLWOOD
COMMUNITIES**
Reference Date: 03.03.2021



**Planning &
Landscape Architecture**
Land & Water Planning
Land Use Planning
Site Planning
Landscape Design

LJA Engineering, Inc.
2400 W. San Antonio Street, Suite 400
Houston, Texas 77050
713.868.8400

I hereby certify that the information contained herein was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Texas. I am not providing this information for any other project or purpose. I am not providing this information for any other project or purpose. I am not providing this information for any other project or purpose.



POMONA
±1,066.2 Acres of Land
Marvell, Texas
Project #: 140-00000



MANVEL PD&Z DATA SHEET

MEETING DATE: May 24, 2021

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 437.869 acres of land generally bounded by Del Bello Boulevard right-of-way (north), Pollard Drive right-of-way (east), Manvel Parkway/Iowa Lane rights-of-way (west), and State Highway 6 (south), Manvel, Texas, from Open-Single Family Residential (O-SFR) District to Planned Unit Development (PUD) District.

BACKGROUND: On May 4, 2021, the developer submitted the PUD document to City staff for review. City staff provided comments back to the developer on May 18, 2021. When the PUD document is ready for presentation to the Commission, it will be brought back for a consideration and action to the City Council.

RECOMMENDATION: City staff does not have a recommendation to provide at this time. The PUD document is still under review.

ATTACHMENTS: Proposed PUD Document (does not address City staff comments)

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



Planning, Development, and Zoning Commission Planned Unit Development (PUD) Request

Agenda of:	June 14, 2021	Initiated By:	Jessica Rodriguez Dir. Development Services
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

A rezoning from Open-Single Family Residential (O-SFR) District to Planned Unit Development (PUD) District and adoption of a PUD document for 438 acres generally bounded by Del Bello Boulevard right-of-way (north), Pollard Drive right-of-way (east), Manvel Parkway/Iowa Lane rights-of-way (west), and State Highway 6 (south)

Exhibits

Zoning Vicinity Map, Staff Report, Aerial Vicinity Map, City's Major Thoroughfare Plan Map, Property Survey, Valencia PUD Roadway Phasing Exhibit – Phase 1, Valencia PUD Roadway Phasing Exhibit – Phase 2, Application, Authorization Letter, and Public Hearing Notice

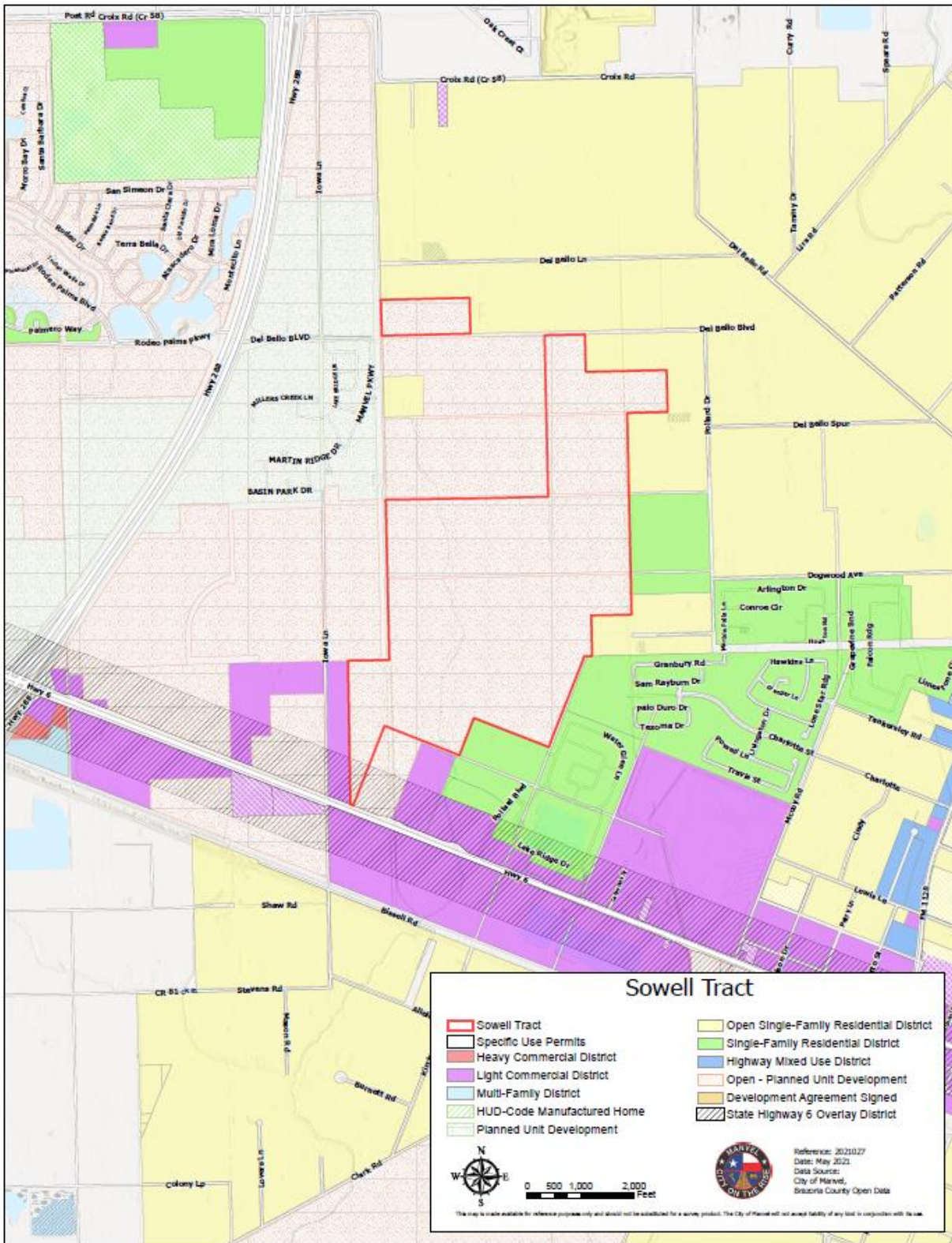
Recommended Action

Consideration and Action from the Commission to the City Council

Executive Summary

A request by the Hillwood Residential, L.P. (Developer) to create the Valencia Planned Unit Development (PUD) on 438 acres of land. The proposed PUD development is generally located east of the Del Bello Lakes Development, north of the Bluewater Lakes Development, and west of the Lakeland Development. The Valencia PUD is proposed for development with a majority of single-family residences, neighborhood commercial uses, and parks, open space, and trails. Staff overview and analysis of the proposed Valencia PUD is contained in the attached Staff Report section.

Zoning Vicinity Map



Staff Report

Overview

The Valencia PUD proposes approximately 1,100 single-family lots, commercial development, and parks, open space and trails on 438 acres of land. The PUD will be accessed from Del Bello Boulevard (north) and Pollard (east) with east-west connections to Dogwood Avenue and Charlotte Street. In all the PUD will encompass a portion of four thoroughfares identified in the City's Major Thoroughfare Plan. The land use will total 236.2 acres of single-family residential, 27.5 acres of commercial, 30.1 acres of community elements, and 144.6 acres comprised of roads, detention lakes, easements, Chocolate Bayou, an elevated storage tank, and a drill site. The community elements include a recreation center, an elementary school, parks, landscaping, open space and trails. Within the permitted land uses, the PUD document proposes a 10% increase or decrease of total gross acreage. The 10% land use flexibility is the same allowance adopted in other City PUDs such as the Del Bello Lakes.

General Site Information

Surrounding Property Zoning	North: Open-Single Family Residential District (O-SFR) & Planned Unit Development District (PUD) South: Single-Family Residential District (SFR), Planned Unit Development District (PUD) & Light Commercial District (LC) East: Single-Family Residential District (SFR), Open-Single Family Residential District (O-SFR) & Light Commercial District (LC) West: Planned Unit Development District (PUD) & Light Commercial District (LC)
Surrounding Land Use	North: Vacant/Undeveloped (Manvel City Center Site) & Single-Family Residential South: Bluewater Lakes Subdivision East: Vacant/Undeveloped (Manvel City Center Site & Presidio Site) & Del Bello Lakes Subdivision West: Bluewater Lakes Subdivision, Lakeland Subdivision, Manvel High School, Manvel Junior High, Single-Family Residential

Lots

The PUD also allows for varying lot sizes for 'traditional' single-family lots and 'specialty product' single-family lots all with 60-foot rights-of-way. The 'traditional' single-family lot sizes include:

- 1) 50-ft. x 120-ft.;
- 2) 60-ft. x 120-ft.; and
- 3) 70-ft. x 130-ft.

The 'specialty product' single-family lots sizes include:

- 1) Front Loaded Detached Lots (*see Exhibit L1*)
 - a. 42-ft. x 120-ft.
- 2) Rear Loaded (Alley) Detached Lots (*see Exhibit L2*)
 - a. 35-ft. x 100-ft.
- 3) Rear Loaded (Alley) Attached Lots (*see Exhibit M3*)
 - a. 28-ft. x 90-ft.

- 4) Rear Loaded (Alley) Townhome Lots (*see* Exhibit M4)
 - a. 25-ft. x 90-ft.
- 5) Zipper Lots (*see* Exhibit N5)
 - a. 25-ft. x 120-ft.
- 6) Patio & Zero Lot Line Lots (*see* Exhibit N6)
 - a. 50-ft. x 120-ft.

Lots equal to or less than 50-feet in width (substandard lots) comprise a total of 58% of total lots, and lots equal to or greater than 60-feet in width comprise 42% of total lots in the PUD. The PUD does not allow the ‘substandard’ lots to make up more than 58% total lots whereas the lots 60-feet in width or greater may increase total lots by 10%. Also, in the ‘specialty product’ lots, the rear loaded (alley) detached lots, the rear loaded (alley) attached lots, and the rear loaded (alley) townhome lots permitted alleys. The alleys are only allowed with these above-mentioned lot types in the ‘specialty product’ lots. The alleys must be a minimum of 20-feet in width and require a turn around where a dead end occurs.

Roadway Phasing

The PUD also proposes a phasing schedule for roadway construction. The detailed exhibits are found in the proposed utility agreement and Valencia PUD Roadway Phasing Exhibit – Phase 1 and Valencia PUD Roadway Phasing Exhibit – Phase 2 sections of this report.

The first roadway construction phase will include:

- 1) Eastbound lanes of Del Bello Boulevard from its current location at the Manvel City Center site to Pollard Boulevard.
- 2) The northbound lanes of Pollard Boulevard and Del Bello Boulevard to Bluewater Lakes subdivision.
- 3) A portion of Charlotte Street to Section D-01 (west) from its intersection with Pollard Boulevard.

The second roadway construction phase will include:

- 1) The westbound lanes of Del Bello Boulevard from the 20-acre commercial site to the GCWA canal.
- 2) The eastbound lanes of Del Bello Boulevard from its intersection with Pollard Boulevard to the PUD property line.
- 3) Dogwood Avenue west from its intersection with Pollard Boulevard to Section B-10.
- 4) Dogwood Avenue from its intersection with Pollard Boulevard east to the PUD property line.
- 5) Charlotte Street from Section D-09 west to the PUD property line.
- 6) Charlotte Street from its intersection with Pollard Boulevard east to the PUD property line.
- 7) The southbound lanes of Pollard Boulevard and Del Bello Boulevard to Bluewater Lakes subdivision.

Major Thoroughfare Plan Amendment

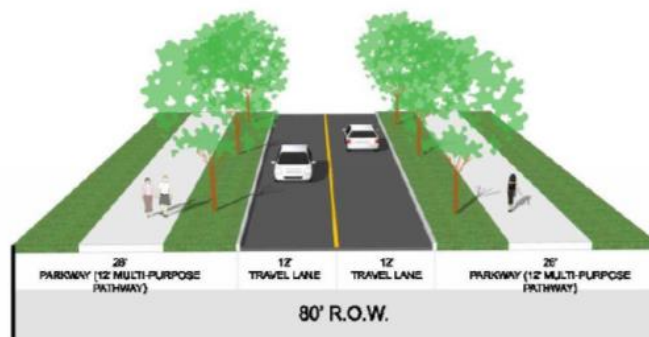
Along with the roadway construction phasing schedule, there are proposed amendments to the City’s Major Thoroughfare Plan. The changes to the Major Thoroughfare Plan include 1) westward movement of Pollard Boulevard, 2) southward movement of Dogwood Avenue, 3) Charlotte Street right-of-way width reduction from 80-feet to 60-feet, and 4) sidewalk reductions from 12-feet to 8-

feet. The westward location of Pollard Boulevard provides the development a north-south connection through the heart of the City to access Del Bello Boulevard and SH6. Pollard also connects with collectors such as Charlotte Street and Dogwood Avenue. The proposed southward movement of Dogwood occurs from its intersection with Pollard Boulevard west. This enables the PUD to access a collector street for their single-family development and school site just south of the Manvel City Center site. Another Major Thoroughfare Plan amendment includes a reduction in right-of-way width for Charlotte Street. Charlotte Street is identified as an 80-foot collector road in the Major Thoroughfare Plan. The 80-foot right-of-way will remain from Charlotte Street and Pollard Boulevard intersection east. The proposed 60-foot right-of-way reduction is between Pollard Boulevard intersection to the west PUD property line. Even though the right-of-way width is reduced, the paving width remains the same at 25-feet, as identified in the Major Thoroughfare Plan Type “B1” roadway. The last item for the Major Thoroughfare Plan amendment includes a reduction of 12-foot sidewalks to 8-foot sidewalks. Both Charlotte Street and Dogwood Avenue are identified as a Type “B1” according to the Major Thoroughfare Plan (see Graphic A – Type “B1” Street). A Type “B1” Street has a cross section with two 12-foot multi-purpose pathways/shared use paths (sidewalks).

Graphic A – Type “B1” Street

Type “B1” Street

Type B collectors are two lanes undivided roadways with parkways and 12 feet-wide lanes within 80 feet of right-of-way.



Pollard Boulevard is identified as a Type “P1” Parkway according to the Major Thoroughfare Plan (see Graphic B – Type “P1” Parkway). A Type “P1” Parkway has a cross section with two 12-foot multi-purpose pathways/shared use paths (sidewalks).

Graphic B – Type “P1” Parkway

“P1” Parkway

P1 parkways are four (4) lane divided roadways with 12 feet-wide multi-purpose pathways within a 26 feet parkway, 12 feet-wide travel lanes, and a 14 feet-wide median within 120 feet of right-of-way.



According to the Major Thoroughfare Plan, a shared use path is defined as “an on or off-street facility separated by a barrier or open space that is designed to accommodate all non-motorized modes including pedestrians, bicyclists, skaters, and joggers”. The minimum standard for a shared use path

is 8-feet to accommodate multi-modal uses as described above (AASHTO). The reduction in shared use path/sidewalk width from 12-feet to 8-feet still accomplishes the same function to move multi-modal users throughout the City.

The Major Thoroughfare Plan amendment for this PUD will require public hearings with Planning, Development and Zoning Commission and City Council. The Major Thoroughfare Plan amendment is scheduled for a July 12, 2021, Planning, Development and Zoning Commission public hearing and a July 19, 2021, City Council public hearing. Even though staff can support the proposed Major Thoroughfare Plan amendment, staff does not recommend taking action on this PUD before action can be taken on amendment. The Planning, Development and Zoning Commission will have an opportunity to recommend action at their July 12, 2021, meeting; and City Council will have an opportunity to take action at their July 19, 2021, meeting upon first reading of the ordinance amendment.

Parks, Open Space, and Trails

In addition to the sidewalks/shared use paths/trails described above in the Major Thoroughfare Plan Amendment Section, the PUD is proposing other trails along lake/detention ponds and along Chocolate Bayou. The trails along lake/detention ponds will be a minimum of 6-feet in width. The trails along Chocolate Bayou will be 8-feet in width. The connectivity along the major streets and within the Valencia community will allow multi-modal ways of travel to Del Bello Lakes, Lakeland, Bluewater Lakes, and the Manvel City Center site.

The proposed Valencia PUD will also dedicate 11.6 acres of parkland. The parkland will consist of a private recreation center, public parks, a public lake, and public trails along Chocolate Bayou and the lakes/detention ponds. The public lake amenity will have active features such as a kayak launch and fishing, and the public parks will feature play areas for children, trails, picnic tables, and benches.

Proposed PUD Land Uses

The majority of land uses in the proposed Valencia PUD are single-family residential and some commercial development. The single-family residential uses are comprised of single-family detached (traditional), single-family attached, townhome, patio homes, and zipper homes. The commercial development will allow uses according to the list provided below. However, those uses listed as permitted, Specific Use Permit (SUP), and office function only are permitted in the same manner as Light Commercial (LC) District in the City's zoning ordinance land use table. The PUD commercial land use list has been proposed to exclude certain uses allowed in the LC district.

The following list is the proposed permitted uses in the Valencia PUD.

- Retail bakeries
- Furniture and home furnishing store
- Electronics and appliance stores
- Building material, garden equipment and supplies dealers
- Food and beverage stores
- Health and personal care stores
- Clothing and clothing accessories stores
- Sporting goods, hobby, book and music stores
- General merchandise stores

- Misc. store retailers
- Postal service
- Finance and insurance
- Real estate
- Lessors of nonresidential buildings (except mini warehouses)
- Consumer good rental
- Professional, scientific, and technical services
- Accounting, tax preparation, bookkeeping and payroll
- Veterinary services
- Management of companies and enterprises
- Administrative and support services
- Educational support services
- Social assistance
- Child day care services
- Arts, entertainment, and recreation
- Fitness and sports centers
- Food services and drinking places
- Electronic and precision equipment repair and maintenance
- Automotive glass replacement shop
- Personal and laundry services

The following list is the proposed Specific Use Permit (SUP) uses in the Valencia PUD.

- Gasoline stations
- Ambulatory health care services
- Hospitals
- Beverage manufacturing
- Information
- Lessors of mini warehouses and self-storage units
- Automotive and equipment rental
- Amusement, gambling, recreation industries
- Recreational goods rental
- Colleges, universities, professional, and business schools
- Nursing and residential care facilities
- Other residential care facilities
- Bed and breakfast
- All other amusement and recreational industries
- Mobile food services
- Drinking places (alcoholic beverages)
- Automotive repairs and maintenance
- Personal and household goods repair and maintenance
- Other personal care services
- Religious organizations
- Civil and social organizations
- Non-store retailers
- Technical and trade schools
- Other schools and instruction
- Accommodations

The following list is the proposed for “office functions only” uses in the Valencia PUD.

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

Commercial Architectural Standards

The Valencia PUD has proposed commercial architectural standards that where this PUD is silent the standards will revert to Section 77-51, *Manvel Code of Ordinances*. Specifically, the proposed architectural standards allow for some flexibility with masonry verses non-masonry façade materials. The PUD requires a minimum 75% masonry façade material on each façade wall (*i.e.*, stone, brick, concrete, CMU, true stucco, etc.). This standard exceeds Section 77-51 of the Manvel Code of Ordinances. Section 77-51 requires 90% masonry façade material but only on the front and principal side of a building. In the PUD, the remaining 25% of the building façade allows cementitious fiber and architectural metal panels such as R-Panels.

The PUD also requires more stringent landscaping compared to Section 77-51 and Section 77-36 of the Manvel Code of Ordinances. The street trees are required a 3-inch caliper compared to a 1.5-inch caliper in the City regulations. This ensures a more mature tree at planting that has a wider tree canopy. Secondly, the PUD’s parking lot landscaping requires that shrubs are planted a minimum 24-inches in height at planting. This ensures a mature plant material to screen the parking lot from public view.

Residential and Commercial Signage

The proposed Valencia PUD allows six residential sign types. Out of the six proposed, the City’s sign ordinance allows two types: a primary entry monument and a village entry monument sign type. The additional residential sign types in the PUD include: 1) Secondary Entry Monument, 2) Model Home Monument, 3) Temporary Construction Signs, and 4) Temporary Community Signs. The primary entry and village entry monument signs exceed the allowable square footage of that allowed in the City’s sign ordinance, however, the scale at which these sign types are proposed are comparable to other adopted PUD and Development Agreement entry monument signs such as Del Bello Lakes and Pomona. The locations of the primary and secondary entry monument signs are illustrated on Exhibit J in the PUD document. Exhibit J identifies one location for the primary entry monument sign at Del Bello Boulevard/Pollard Boulevard; and two locations for the secondary monument entry signs located on the north side of Del Bello Boulevard/Manvel Parkway and Pollard Boulevard/Bluewater Lakes subdivision.

Another sign type proposed in the PUD is a model home monument. This sign is permitted at a model home location. The sign must be removed from the site once the model home is purchased as a private home. The PUD also permits temporary construction signs. These signs are permitted during the duration of the construction project per parcel of land and removed when the building is occupied. The last PUD sign type is a temporary community sign. This sign type permits off-premise signs on Pollard Boulevard and Del Bello Boulevard; however, the signs must be removed after the first year a model home is constructed.

The PUD also permits monument signs, building signs, and electronic reader boards for commercial and school developments. These regulations are very similar to those found in the City's sign ordinance.

Staff Recommendation

City Staff recommends tabling the reclassification of the 438 acres from Open-Single Family Residential (O-SFR) District to Planned Unit Development (PUD) District to the Planning, Development, and Zoning Commission because an approved amendment to the City's Major Thoroughfare Plan is dependent on approval of the Valencia PUD.

The Major Thoroughfare Plan amendment is scheduled for a Planning, Development and Zoning Commission public hearing on July 12, 2021, and a City Council public hearing on July 19, 2021. At the time of writing this report, the utility agreement and 380 agreement have not been approved by City Council. The PUD requires an approved utility agreement to ensure utility capacity/availability to the PUD development.

Public Comment and Inquiry

At the time of writing this report, one information inquiry was made prior to the Planning, Development and Zoning Commission public hearing.

During the PD&Z meeting, a person spoke outside the public hearing to ask if Pollard Boulevard would be extended north of Del Bello Boulevard. Staff made a statement during the meeting to call City Hall if citizens had questions. However, staff has not received calls from the public regarding the matter. Staff is not aware of opposition to the PUD request.

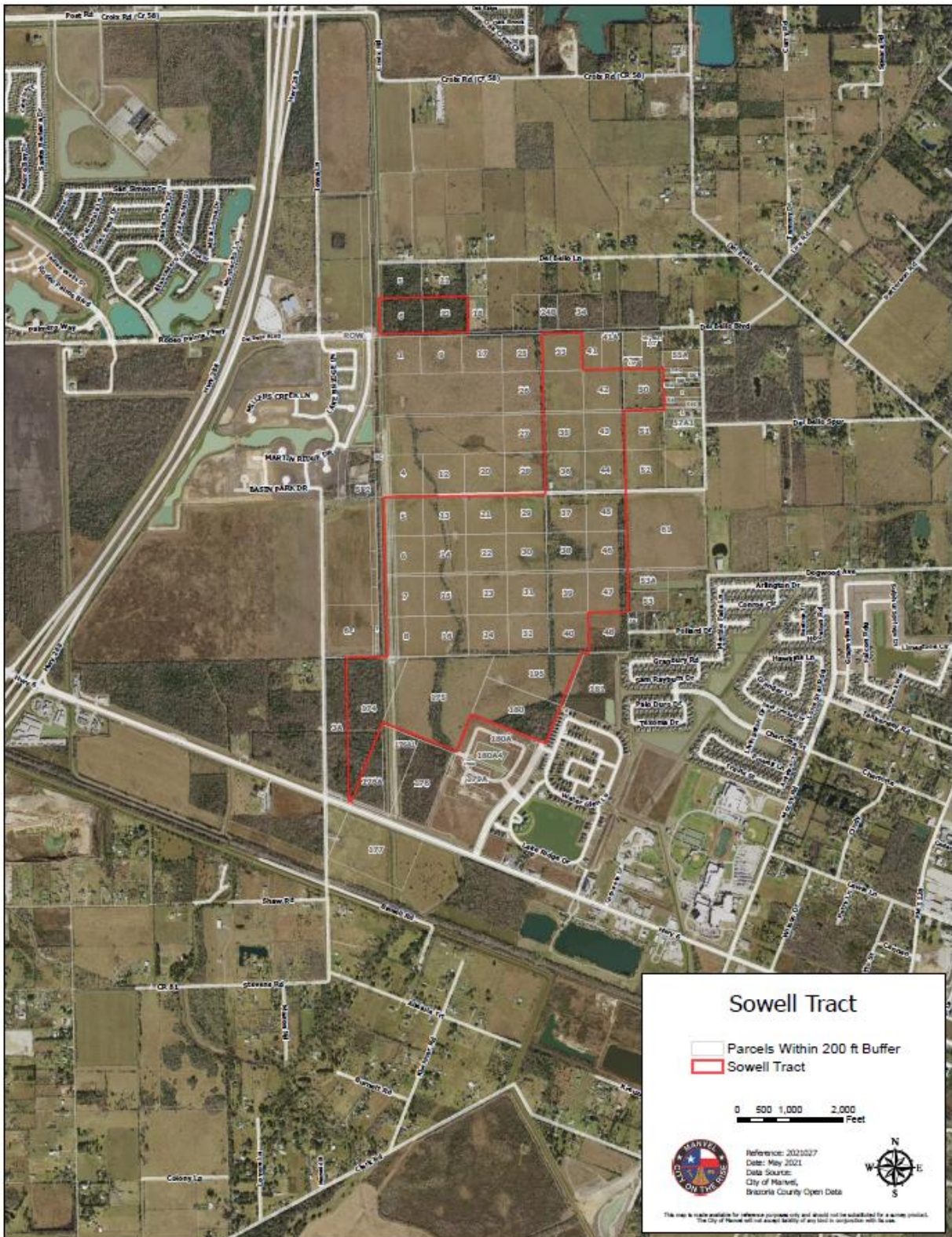
Planning, Development and Zoning Commission Public Hearing

A Public Hearing was held on May 24, 2021, at the Planning, Development and Zoning Commission meeting. There were three speakers during the public hearing. The speakers included Michael Casper (5500 Del Bello), Alfredo Roldan (6414 Pollard) and Kevin Ngo (27086 Bushfield Road, Katy, TX). All speakers had questions about the PUD and no stated opposition or in favor. Another person spoke outside the public hearing to ask if Pollard Boulevard would be extended north of Del Bello Boulevard.

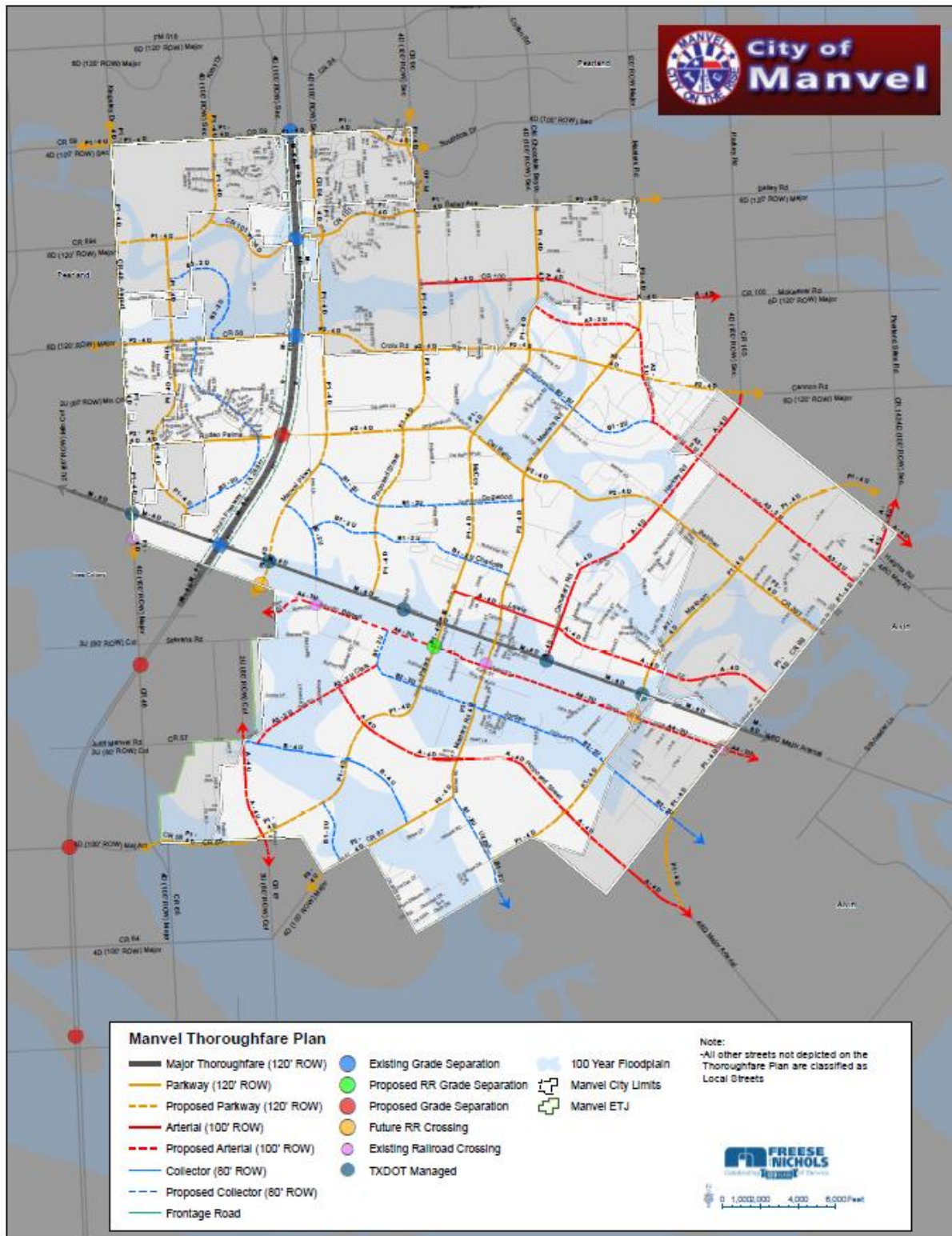
City Council Public Hearing

A Public Hearing was held on June 7, 2021, at the City Council meeting. There were no speakers during the public hearing.

Aerial Vicinity Map

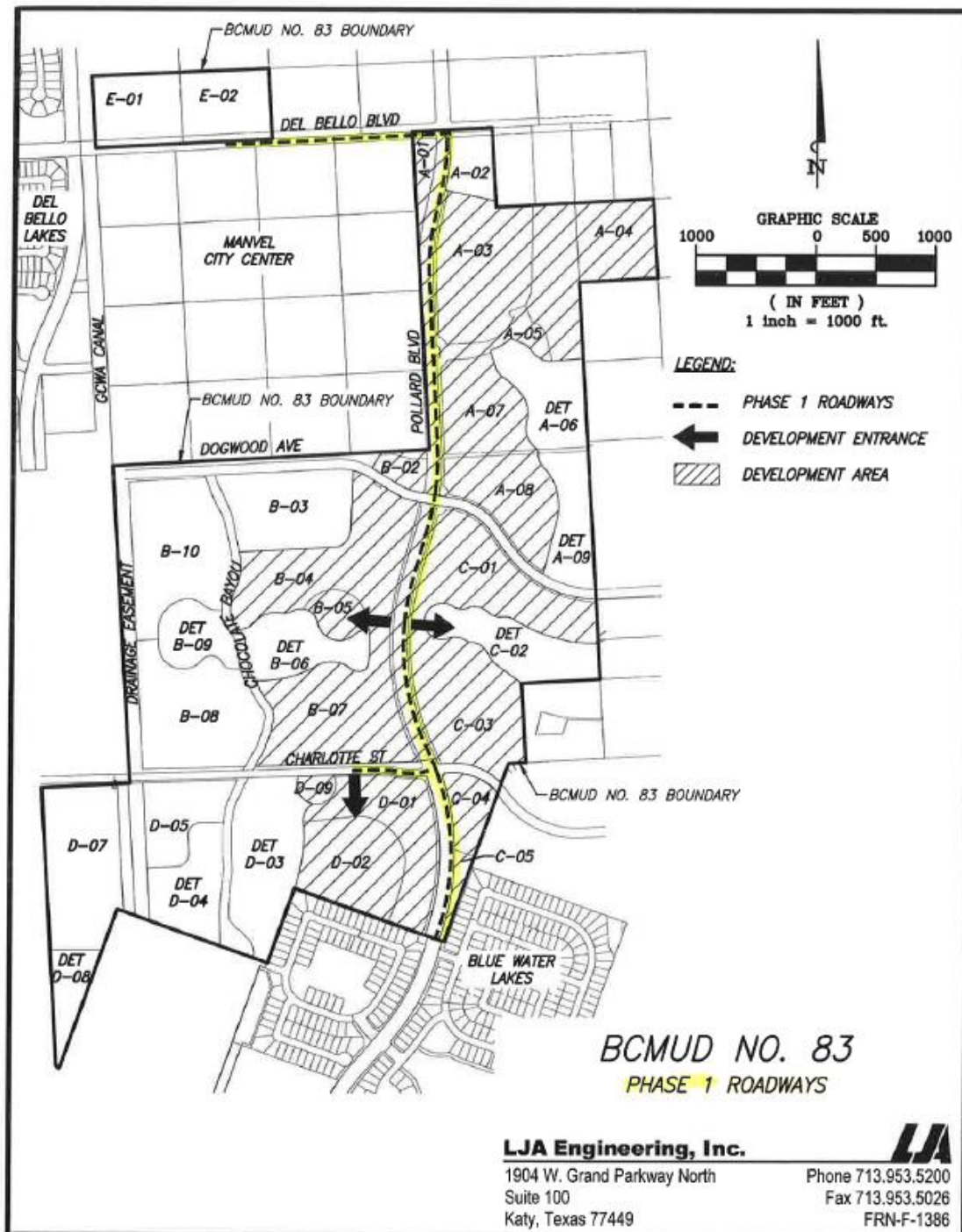


City's Major Thoroughfare Plan Map

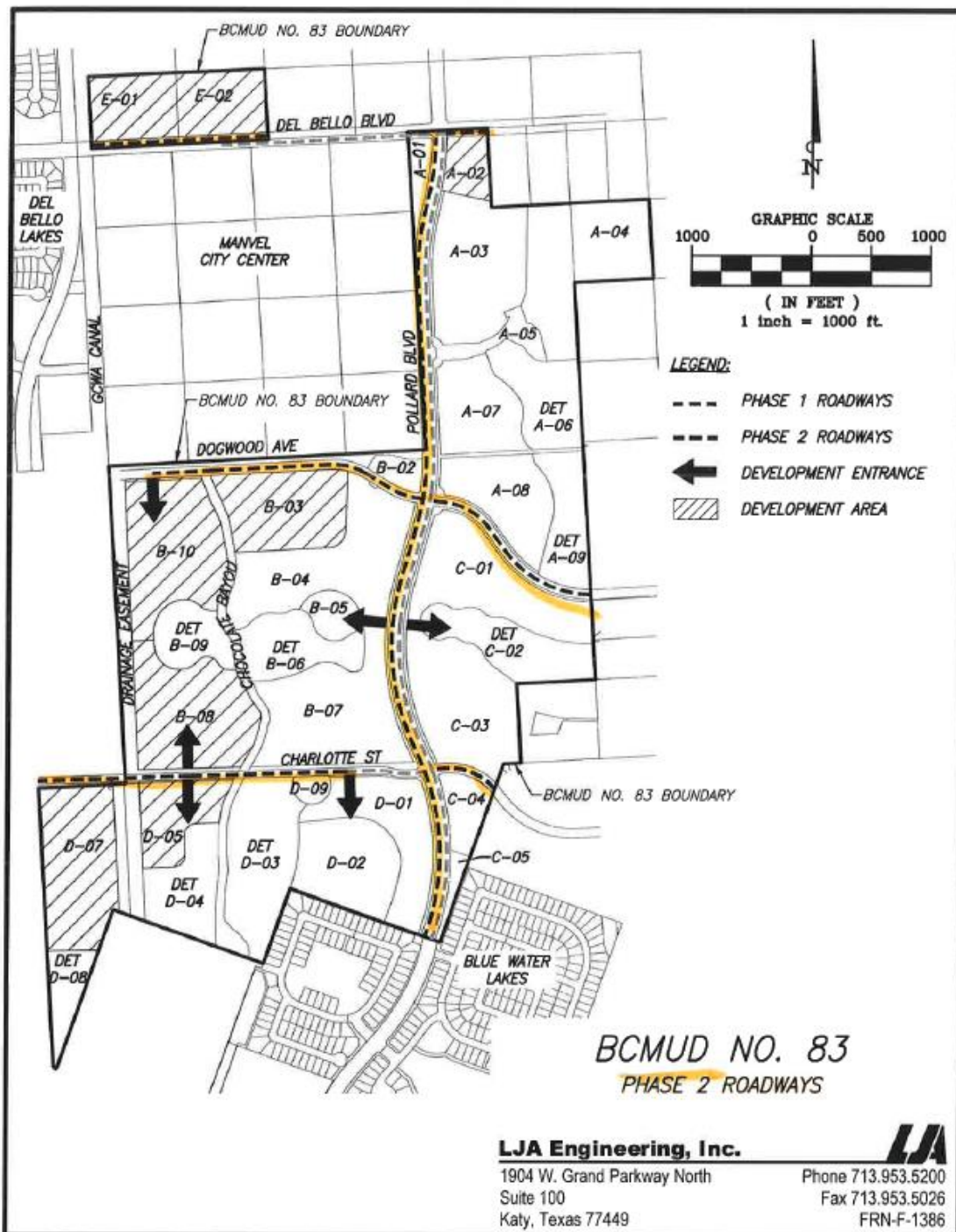


12 | Page

Valencia PUD Roadway Phasing Exhibit - Phase 1



Valencia PUD Roadway Phasing Exhibit - Phase 2



Date\Time : Tue, 04 May 2021 - 4:32pm User Name : rehokim
Path\Name : W:\LAND\2791\Sowell Tract\CAD\2021-04 Preliminary Cost Estimate\Overall Roadway Phases.dwg

Application



Staff Use Only:

Date Received: _____

Received by: _____

Date Complete: _____

Completeness Review by: _____

Planned Unit Development (PUD) Application

(Please Type or Print Clearly with Dark Ink)

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



Master Plan PUD



Small PUD



Site Plan Only

General Information

PUD Name: Sowell Tract PUD

Number of Units Proposed: 1,100 SF lots Current Zoning Designation: O-PUD

Zoning District under Which PUD Will Be Designed: SFR - Single-Family Residential

Address/Location: East of State Highway 288, north of Highway 6 and south of County Road 58

Brazoria County Parcel Number (s): See PUD document Acres: 438.393

Legal Description: See PUD document - Exhibit D

Applicant Information

Name: Matt Stoops Daytime Phone: 713-953-5200

Mailing Address: 3600 W Sam Houston Parkway S, Suite 600, Houston TX 77042

City/State/Zip: _____

Contact Person: Matt Stoops

Email Address: mstoops@lja.com

Property Owner Information (If different from applicant; attach additional signature page or appropriate letter of consent/agreement if more than one property owner)

Name: See signed authorization letters Daytime Phone: _____

Mailing Address: _____

City/State/Zip: _____

Email Address: _____

Application

CITY OF MANVEL PLANNED UNIT DEVELOPMENT APPLICATION, PAGE 2

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

1. Contiguous Land Ownership- Please specify if the owner(s) own any property that is directly adjacent to the proposed PUD and describe any future projects in adjacent property: See PUD document

2. Concept Statement- Brief description of the project including proposed the use or uses: See PUD document

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

3. Statement of Justification- Brief description outlining how the proposed PUD is consistent with the purpose of the Zoning Ordinance and all departures from the provisions of the underlying zoning district that are necessary to provide superior site development: See PUD document

4. Statement of Compliance with the Comprehensive Plan- Description of how the PUD meets or exceeds the City vision as described in the Comprehensive Plan: See PUD document

5. Statement of Compatibility- Describe how the proposed project is compatible with the surrounding uses and will not have significant adverse impacts on the properties: See PUD document

05-10-21

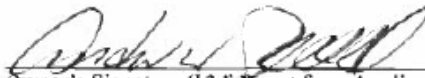
Date



Applicant's Signature

5/10/21

Date



Owner's Signature (If different from Applicant)

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

Authorization Letter



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

443 Limited
Owner Name

2414 Ellis Blvd
Owner Address

Houston TX 77008
Owner City, State Zip

5/4/21
Date

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

I, Andrew Sowell, certify that I am the owner of the project property located at HTE BRESNAY, Apts 301 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Matt Stoops with the company LJA Engineering, Inc. (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and/or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at 713 599-3440 if you have any questions.

Sincerely,

443 Limited
Owner Name Andrew Sowell - General Partner

Owner Signature Andrew Sowell - General Partner

Public Hearing Notice

Public Hearing Notice to run on Sunday 05/09/2021

A TELECONFERENCE PUBLIC HEARING WILL BE HELD BY TELEPHONE BEFORE THE MANVEL PLANNING, DEVELOPMENT & ZONING COMMISSION AT 7:00 P.M. ON MONDAY, MAY 24, 2021, FOR THE PURPOSE OF HEARING COMMENTS FOR OR AGAINST AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHT-OF-WAYS (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD).

The Planning, Development & Zoning Commission public hearing will be accessible by telephone for the purpose of hearing comments for or against granting a Specific Use Permit. This meeting may be accessed by calling; 210-469-0207 or toll-free at 877-257-2190 and entering conference ID 643 222 715#

A TELECONFERENCE PUBLIC HEARING WILL BE HELD BY TELEPHONE BEFORE THE MANVEL CITY COUNCIL MEETING AT 7:00 P.M. ON MONDAY, JUNE 7, 2021, FOR THE PURPOSE OF HEARING COMMENTS FOR OR AGAINST AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHT-OF-WAYS (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD).

The City Council public hearing will be accessible by telephone for the purpose of hearing comments for or against granting a Specific Use Permit. This meeting may be accessed by calling; 210-469-0207 or toll-free 877-257-2190 and entering conference ID 235 696 748#

THE PUBLIC HEARING WILL BE TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHT-OF-WAYS (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

A TEMPORARY SUSPENSION OF THE OPEN MEETINGS ACT TO ALLOW TELEPHONE OR VIDEOCONFERENCE PUBLIC MEETINGS HAS BEEN GRANTED BY GOVERNOR GREG ABBOTT. THESE ACTIONS ARE BEING TAKEN TO MITIGATE THE SPREAD OF

COVID-19 BY AVOIDING MEETINGS THAT BRING PEOPLE INTO A GROUP SETTING AND IN ACCORDANCE WITH SECTION 418.016 OF THE TEXAS GOVERNMENT CODE.

For further assistance, please contact Jessica Rodriguez at jrodriguez@cityofmanvel.com or 281-692-2703. The meeting agenda can be viewed on the City of Manvel website at www.cityofmanvel.com under “Boards Agendas & Minutes.”/s/ Tammy Bell, City Secretary.

Valencia
Planned Unit Development

Prepared for:

Hillwood Residential, L.P.

Prepared by:



June 2021

I. INTRODUCTION.....	Page 3
II. PROJECT DESCRIPTION	Page 3
1. Land Use / Regulatory Compliance	Page 3
2. Justification	Page 3
3. Single-Family Residential	Page 4
4. Drill Site.....	Page 4
5. Potential School Site	Page 4
6. Parks and Open Space	Page 5
7. Other Land Uses	Page 5
III. ZONING	Page 6
1. Acreage per Land Use Summary	Page 7
2. Single-Family Residential Lot Distribution Table.....	Page 7
3. Commercial Land Uses	Page 8
IV. PARKS	Page 10
V. DEVELOPMENT REGULATIONS	Page 11
1. Architectural Regulations.....	Page 11
2. Street and Circulation System	Page 11
3. Traditional Single-Family	Page 11
4. Single-Family Specialty Product	Page 12
5. Streets.....	Page 14
6. Commercial	Page 14
7. Signage	Page 15
8. Trails	Page 18
9. Utilities	Page 19
10. Other Regulations	Page 19
VI. PHASING / DEVELOPMENT SCHEDULE	Page 19

EXHIBITS

Exhibit A - Area Location Exhibit
 Exhibit B – Project Aerial Exhibit
 Exhibit C – Survey
 Exhibit D - Legal Description
 Exhibit E - Conceptual Land Use Exhibit
 Exhibit F – Conceptual Single-Family Residential Exhibit
 Exhibit G - Conceptual Roadway Exhibit
 Exhibit H - Conceptual Amenities and Open Space Exhibit
 Exhibit I - Phasing Exhibit
 Exhibit J – Conceptual Project Signage Exhibit
 Exhibit K – Conceptual Signage Location Exhibit
 Exhibit L – Single-Family Residential Specialty Product
 Exhibit M – Single-Family Residential Specialty Product
 Exhibit N – Single-Family Residential Specialty Product

I. INTRODUCTION

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

The Valencia PUD is primarily a residential project that consists of approximately 438.4 acres of land and is located immediately east of State Highway 288, north of Highway 6, generally south of Del Bello Boulevard, and generally west of Farm-to-Market 1128. The Area Location Map (Exhibit A) located in the Exhibits section of this document illustrates the location of the property.

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

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

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

II. PROJECT DESCRIPTION

1. Compliance with Comprehensive Plan

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

2. Justification

The intent of the PUD District is to encourage high quality development in the City by providing additional flexibility to take advantage of special site characteristics, location, and land uses. This document establishes certain development standards that exceed the minimum Manvel

zoning regulation requirements for properties specifically located within the boundaries of the Valencia PUD.

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

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

3. Single-Family Residential

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

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

4. Drill Site

A 4.2-acre drill site is located on the southeast side of the intersection of Pollard Boulevard and the future Charlotte Street extension. The drill site will be used as open space area unless or until the mineral rights owners elect to exercise their drilling rights. The size and location of any drilling facility associated with the extraction of oil and gas shall be conceptual until a permit is issued by the City of Manvel in accordance with Chapter 35, of the *City of Manvel Code of Ordinances*. This drill site shall not be calculated towards the park land dedication requirement. Should the surface owner acquire the mineral rights and elect to remove the drill site, the designated drill site shown on the exhibits to this Valencia PUD may be used as a park or for single-family residential uses (See Section III.2, Single-Family Residential Lot Distribution Table). If the designated drill site is used for a park, that acreage may be applied to the parkland dedication requirements.

5. Potential School Site

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

6. Parks and Open Space

Parks and open space accounts for approximately 28% of the gross acreage within the Valencia PUD. The open space calculation includes private parks, public parks, landscape reserves, pipeline easements, drainage easements, canal easements, trails, natural open space areas, drill sites, lakes/detention areas, and drainage facilities. The Valencia PUD Conceptual Amenities and Open Space Plan (Exhibit H), shows a private recreation center, public parks, lake/detention areas, and open space areas all connected via a pedestrian trail system. The proposed private recreation center, located to the west of Pollard Boulevard, will provide off-street parking and may contain active amenities such as water based recreational activities with commonly associated facilities, an active play area for children, , and other passive amenities. In the event that a “splash pad” type amenity is installed, a water recirculation system will also be installed for the purpose of water conservation. The other two parks shown on Exhibit H will be public and have more passive facilities such as play areas for children, trails, picnic tables and benches. One of the lake/detention areas, designated D-03 on Exhibit H, may have active amenity features such as a kayak launch and fishing facilities. All land which is dedicated for the purpose of fulfilling the parkland dedication requirement will be developed with some form of either passive or active amenities. The various private recreation center, public parks, and trails will be developed as the adjacent residential sections are developed.

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

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

7. Other Land Uses

The Valencia PUD has four commercial sites located throughout the development; ±4.5 acre and ±2.6 acre commercial sites located at the southeast and southwest corners of Del Bello Boulevard and Pollard Boulevard, a ±2.2 acre commercial site located at the northwest corner of Pollard Boulevard and Dogwood Avenue, and an ±18.2 acre site located on the northeast corner of Del Bello Boulevard and Manvel Parkway. It is anticipated that the commercial developments will largely be neighborhood retail in nature.

III. ZONING

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

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

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

1. Acreage per Land Use Summary

Land Use	Zoning District	Approximate Acreage	% Gross Acreage
Constraints			
Major Thoroughfare & Collector Roadways	PUD-SFR	34.9	
Existing Utility & Canal Easements	PUD-SFR	22.3	
Detention & Lakes	PUD-SFR	76.0	
Chocolate Bayou	PUD-SFR	7.2	
Drill Site	PUD-SFR	4.2	
Subtotal		144.6	33.0%
Community Elements			
Recreation Center & Parks	PUD-SFR	5.8	
Elementary School	PUD-SFR	15.1	
Landscape/Open Space	PUD-SFR	9.2	
Subtotal		30.1	10.0%
Commercial			
Commercial	PUD-LC	27.5	
Subtotal		27.5	3.1%
Single-Family Residential			
Single-Family Residential	PUD-SFR	236.2	
Subtotal		236.2	53.9%
Totals			
		438.4	100.0%

2. Single-Family Residential Lot Distribution Table

Lot Size	Allowable Percentage of Total Lots	Approximate Acreage
50' X 120' (Typical)	30%	70.9
60' X 120' (Typical)	32%	75.6
70' X 130' (Typical)	10%	23.6
Specialty Product	28%	66.1
Gross Residential Total	100%	236.2

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

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

3. Commercial Land Uses

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

a. Permitted Uses:

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

equipment repair and maintenance

- Automotive glass replacement shop
- Personal and laundry services

b. Office functions only:

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

c. Special Use Permit required:

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

c. Other residential care facilities Special Use Permit required (con't)

- Bed and breakfast
- All other amusement and recreational industries

- Mobile food services Drinking places (alcoholic beverages)
- Automotive repairs and maintenance
- Personal and household goods repair and maintenance

- Other personal care services
- Religious organizations
- Civil and social organizations
- Non-store retailers
- Technical and trade schools
- Other schools and instruction
- Accommodations

IV. PARKS

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

Parkland Dedication will be credited based on the following criteria:

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

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

Open Space Amenity	Acreage
Recreation Center (Private)	± 3.0 acres
Parks (Public)	± 2.8 acres
Lake D-03 (Public)	± 3.8 acres (maximum 35% credit)
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	± 2.0 acres (maximum 50% credit)
Total	± 11.6 acres

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

V. DEVELOPMENT REGULATIONS

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

1. Architectural Standards

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

2. Street and Circulation System

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

- Pollard Boulevard, a 120 foot wide thoroughfare running north-south through the property from its connection to Del Bello Boulevard in the north to its existing location in Bluewater Lakes;
- Del Bello Boulevard, a 120 foot wide thoroughfare that lies along the northern side of the future Manvel City Center. The existing thoroughfare connects to State Highway 288 to the west.
- Dogwood Avenue, an 80 foot collector road that runs east-west just to the south of the future Manvel City Center;
- Charlotte Street, a 80 foot collector road that runs east of Pollard Boulevard in the southern portion of the Valencia PUD; Charlotte Street, a 60 foot collector road that runs west of Pollard Boulevard in the southern portion of the Valencia PUD;
- Alleys shall be maintained by the HOA. The City will not be responsible for repairs or maintenance of any alley.

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

3. Traditional Single-Family

Lot Sizes and Standards:

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

- vii. Rear yard setback – 15 feet minimum
- viii. Building height – 40 feet maximum

b. 60' lots:

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

c. 70' lots:

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

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

4. Single-Family Specialty Product

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

a. Front loaded detached lots:

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

b. Rear loaded (alley) detached lots:

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

c. Rear loaded (alley) attached lots:

- i. Minimum width – 28 feet (measured at the front yard setback)

- ii. Minimum depth – 90 feet
- iii. Front yard setback – 15 feet minimum
- iv. Rear yard setback – 10 feet minimum
- v. Side yard setback – 5 feet minimum between structures
- vi. Corner side yard setback – 10 feet minimum
- vii. Alley width – 20 feet
- viii. Common walls allowed on one side
- ix. Building height – 40 feet maximum

d. Rear loaded (alley) townhome lots:

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

e. Zipper lots (single-family detached lots with alternating depth detached garages):

- i. Minimum width – 25 feet (measured at the front yard setback)
- ii. Minimum depth – 120 feet
- iii. Front yard setback – 20 feet minimum
- iv. Rear yard setback – 10 feet minimum
- v. Side yard setback – 5 feet minimum
- vi. Corner side yard setback – 10 feet minimum
- vii. Garage building line – 25 feet minimum
- viii. If the garage is set to the minimum of 25 feet, then the adjacent lot shall have a minimum setback of 50 feet.
- ix. Garage side setback – 0 feet with a minimum of 10 feet of separation from structures on the adjacent lot. Garage structures located less than four feet from the lot line shall have a “private four-foot perpetual drainage and maintenance easement” provided on the adjacent property and shown on the final plat.
- x. Building height – 40 feet maximum

f. Patio & Zero Lot Line Lots

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

- adjacent property and shown on the final plat.
- xi. Building height – 40 feet maximum

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

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

5. Streets

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

- a. Two points of access. There shall be a minimum two points of access from a collector street into a subdivision or subdivision phase, up to a maximum of 75 platted lots. A boulevard may be used as a second point of access to satisfy this requirement only for the parcel designated as D-05, as shown on the Conceptual Land Use Plan, Exhibit E.
- b. Three points of access. There shall be a minimum of three points of access from a collector street in a subdivision or subdivision phase for 76 to 175 platted lots.
- c. Four points of access. There shall be a minimum of four points of access from a collector street in a subdivision or subdivision phase for 176 platted lots or greater.
- d. Boulevard entries. A boulevard entry may only be considered as two points of access when a third or fourth point of access is triggered under subsection 5.b., and 5.c. above.
- e. Future access: A future point of access to an undeveloped area may be used to qualify as a point of access to satisfy the requirements above.
- f. The only crossings of the existing drainage channel and canal easement along the western boundary of the PUD shall be Del Bello Boulevard, Dogwood Avenue and Charlotte Street. No additional street crossings shall be required.

6. Commercial

- a. Minimum lot width – 60 feet (measured at the front yard setback)
- b. Minimum lot depth – 100 feet
- c. Front yard setback – 25 feet minimum
- d. Rear yard setback – 10 feet minimum
- e. Side yard setback – 5 feet minimum
- f. Corner side yard setback – 10 feet minimum
- g. Building Height:
 - i. Pad Site - No building may exceed thirty five feet in height.
 - ii. Commercial Anchor Tenant- No building may exceed sixty feet in height
- h. Building Materials:
 - i. All commercial buildings must be composed of a minimum of 75% masonry exclusive of windows, doors, or other transparent materials. The calculation shall

- be based on the total square footage of all facades.
 - ii. The following materials shall meet the masonry requirement:
 - 1. Stone
 - 2. Brick
 - 3. Concrete (including tilt wall)
 - 4. Hollow clay tile
 - 5. Concrete Masonry Unit (CMU)
 - 6. Glass block
 - 7. True Stucco
 - 8. Insulated concrete forms (ICF)
 - i. Non-masonry materials may not exceed 25% of the building's elevation.
 - ii. The following non-masonry materials are permitted. Prior to approval of the use of the below materials, proof must be provided to show that the material and installation process meets ICC and Texas Windstorm standards and as approved by the City's Building Official or City Engineer.
 - 1. Cementitious Fiber
- j. Architectural metal panels to include, but not be limited to: lap-seam metal panels; exposed fastener panels; concealed fastener panels; flat plate metal panels; aluminum composite materials (ACM); metal composite materials (MCM); and/or formed metal panels (r-panels).Landscape Requirements
 - i. A minimum of 10% of the site (excluding building footprint) shall be landscaped. All pervious area shall be counted toward the total landscape area (excluding pavers).
 - ii. Landscaping and/or a masonry fence shall screen outside storage areas, including but not limited to, loading docks, garbage collection bins and delivery entrances from adjacent property and public street right-of-way
 - iii. Street Trees
 - 1. A minimum of 1 tree is required for every 50 feet of street frontage.
 - 2. No street tree shall be less than three inch (3") caliper
 - 3. Trees may be grouped or placed at regular intervals so long as the spacing requirements listed above are met.
 - iv. Parking lot landscaping
 - 1. In addition to the Street Trees noted above, a minimum two inch (2") caliper tree shall be provided within or adjacent to the parking area at tree islands that:
 - a. Are at least 9 feet wide;
 - b. Each have a square footage minimum 180 square feet;
 - c. Provides 1 tree island for every 10 parking spaces;
 - d. The tree islands shall be planted with sod and/or other plantings.
 - 2. Shrub planting shall be placed along the perimeter of a parking lot to screen the parking lot. The shrubs shall be maintained at a maximum height of 36 inches. Parking lot shrubs shall be a minimum of 24-inches at the time of planting.
 - 3. At entrance and exits, shrubs shall be no higher than twelve (12) inches in height to comply with sight triangle requirements.

7. Signage

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

a. Residential Single-Family Development Signage:

- i. Primary Entry Monument: Thirty-five feet (35') tall with one, twenty-foot by twenty-foot (20'x20') tower footprint and an attached or isolated sign blade wall with a maximum size of ten feet tall by eighty feet in length (10'x80'). The sign area shall not be greater than 450 square feet. These signs will be placed at the major entry point to the project.
- ii. Secondary Entry Monument: Twelve feet (12') tall with a twelve-foot by twelve-foot (12'x12') tower footprint and an attached or isolated sign blade wall with a maximum size of eight feet tall by thirty-five feet in length (8'x35'). The sign area shall not be greater than 150 square feet. These signs will be placed at the secondary entry points to the project.
- iii. Village Entry Monument: Six feet (6') tall with a six-foot by six-foot (6'x6') tower footprint and an attached or isolated sign blade wall with a maximum size of six feet tall by twenty feet in length (6'x20'). The sign area shall not be greater than 64 square feet. These signs will be placed at the entry points to residential subdivisions within the project.
- iv. Model Home Monument: Used to identify different builder model homes to potential home buyers. The monuments shall be a maximum of 60 square feet in size and shall not to exceed five feet (5') in height. These monuments may be installed at model homes at various locations within the development. All model home monuments must be removed when the model home is purchased and used as a private home.
- v. Temporary Construction Signs: To be used during construction of the development. These signs recognize builders, architects, engineers, leasing representatives, lenders, and other associated with the project. There shall be one sign per parcel of land and the sign shall have a maximum of 32 square feet in size and not to exceed eight feet (8') in height per parcel of land. All temporary signs must be removed when the principle building on the applicable building site is occupied.
- vi. Temporary Community Signs: Used to direct potential home buyers to various neighborhoods and/or model homes. These temporary signs may be installed at various locations within the development. In addition, four (4) offsite signs shall be permitted along these corridors: two (2) along Pollard Boulevard from State Highway 6 and the other two (2) along Del Bello Boulevard from State Highway 288 to Pollard Boulevard. The Temporary Community Signs shall be a maximum of 128 square feet in size and shall not to exceed ten feet (10') in height. These signs may remain until 1 year after the completion of the first model home. These signs may be placed within the right-of-way with the condition that they be located a minimum of four feet (4') from the back of curb. If a Temporary Community Sign is not in compliance with the above section, the City has the right to remove said sign at the expense of the developer with a ten (10) business days notification.

b. Commercial Development Signage:

- i. Building Mounted Signs
 - a. Maximum Sign Area: The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet,

whichever is less.

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

i. Monument Signs

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

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

e. Multi-Tenant Monument Sign

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

f. Electronic Reader Boards

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

- i. LED signs are permitted for on premised signs and/or for tenants within a single development;
- ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
- iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
- iv. Automatic dimmer equipment must be installed and operational; Maximum wattage at 6,500.
- v. Display Time - The message is displayed for a minimum of 15

- seconds without changing, flashing, or scrolling;
- vi. Size of the changeable area is no greater than 25 percent of the overall signage area

c. School Signage:

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

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

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

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

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

8. Trails

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

9. Utilities

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

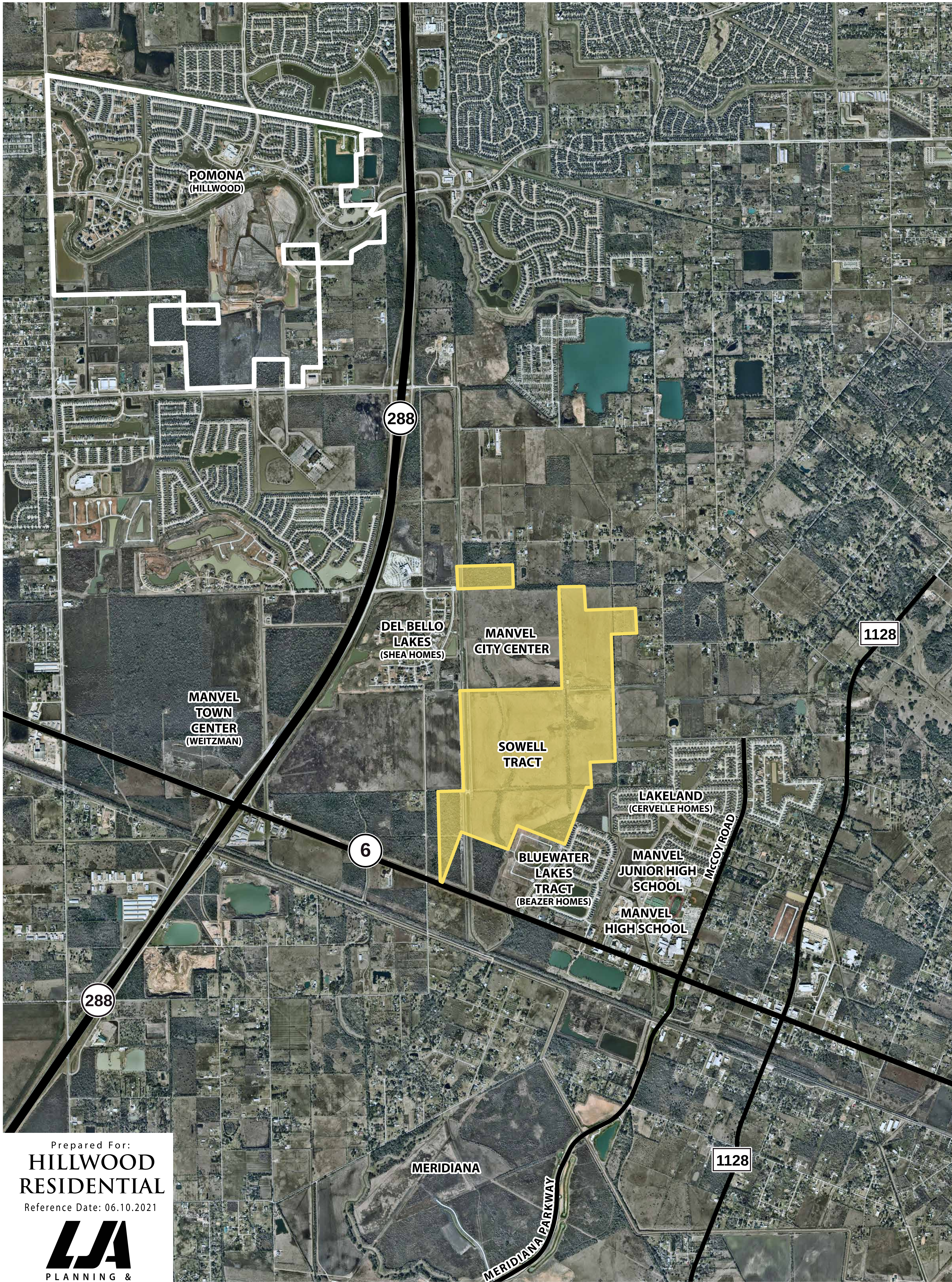
10. Other Regulations

- i. Fencing - Fences in any single-family residential district may not exceed seven (7') feet in height.
- ii. Proximity of structures to pipelines - No residential or commercial structure shall be erected or moved to a location nearer than 30 feet to any existing pipeline, except for low pressure distribution system pipeline as defined in section 62-2 of the Manvel Code of Ordinances.
- iii. Trees –Trees may be planted within right-of-way medians to enhance the overall landscape plan for the development. Trees shall be planted at a minimum spacing of 50 feet and located within the center of the right-of-way median. They may be located within other areas of the right-of-way in a limited manner to address physical or other constraints that exist in various areas throughout the development. In the event that there are utilities located within the future drip line of the tree, a suitable root barrier shall be used.

V. PHASING / DEVELOPMENT SCHEDULE

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

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



Prepared For:
**HILLWOOD
RESIDENTIAL**
Reference Date: 06.10.2021

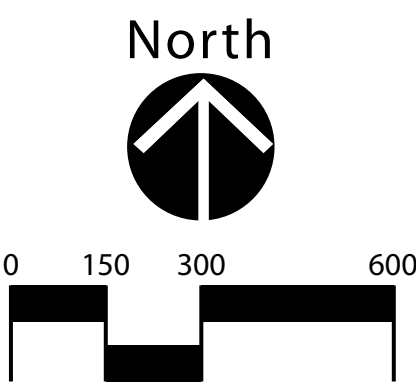


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Houston, Texas 77042
713.953.5200

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EXHIBIT A
Planned Unit Development
Area Location Exhibit
VALENCIA
±438.4 Acres of Land
Manvel, Texas





Prepared For:
**HILLWOOD
RESIDENTIAL**
Reference Date: 06.10.2021

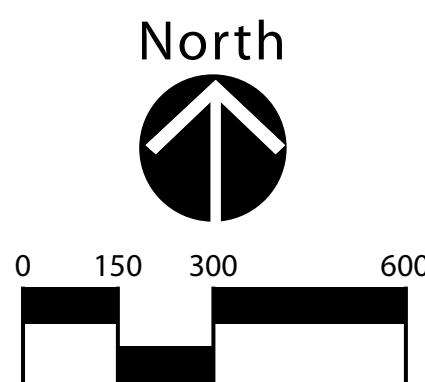


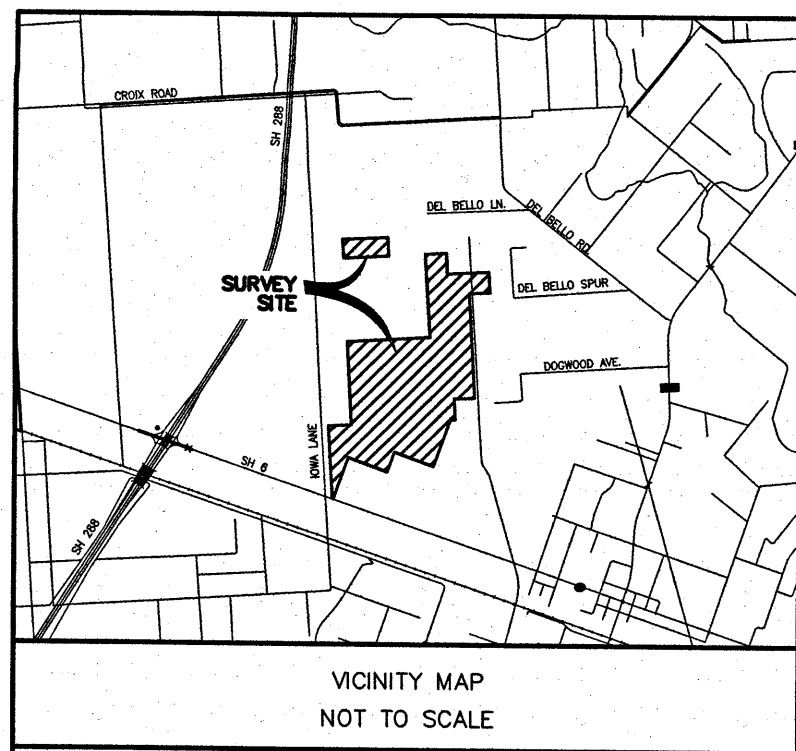
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Houston, Texas 77042
713.953.5200

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EXHIBIT B

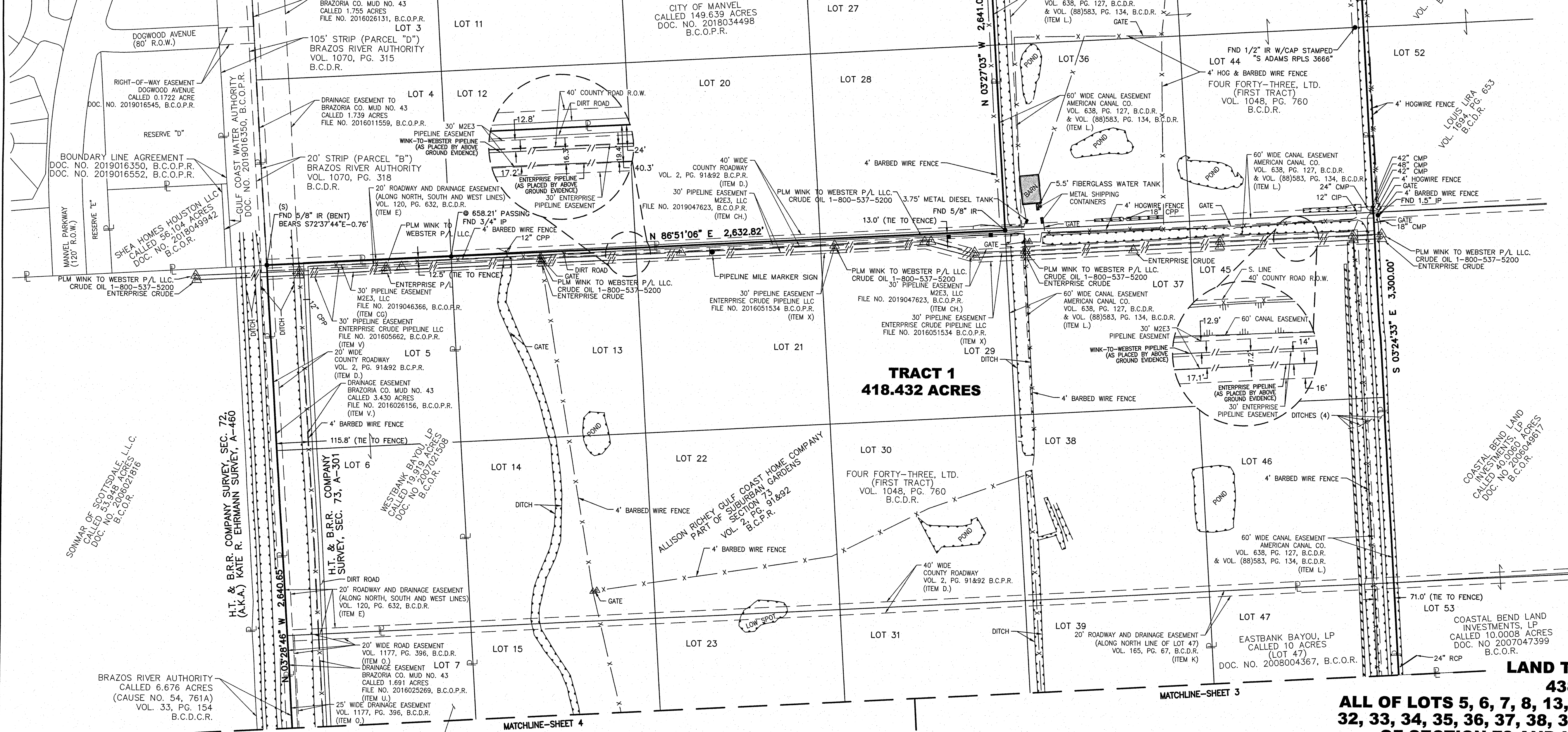
Planned Unit Development
Project Aerial Exhibit
VALENCIA
±438.4 Acres of Land
Manvel, Texas





0 200 400
SCALE: 1" = 200'

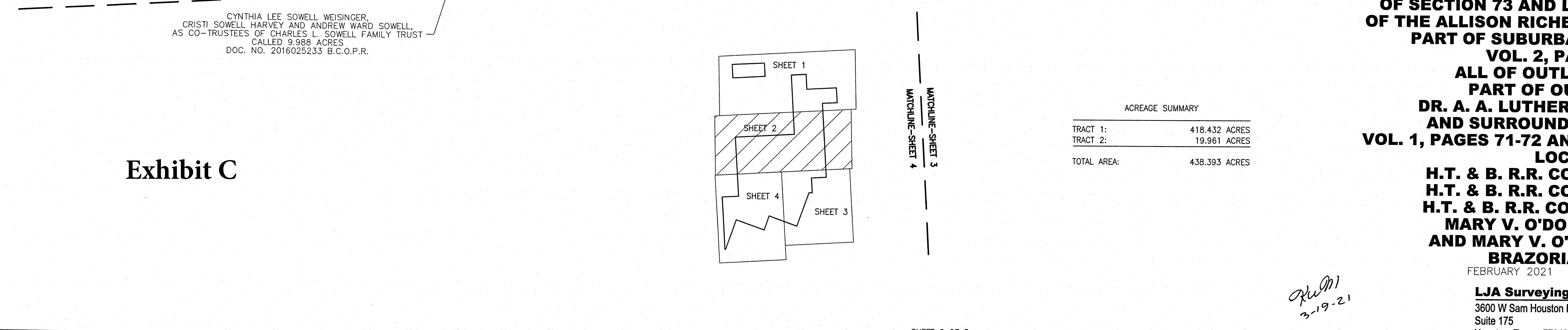
VICINITY MAP
NOT TO SCALE



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

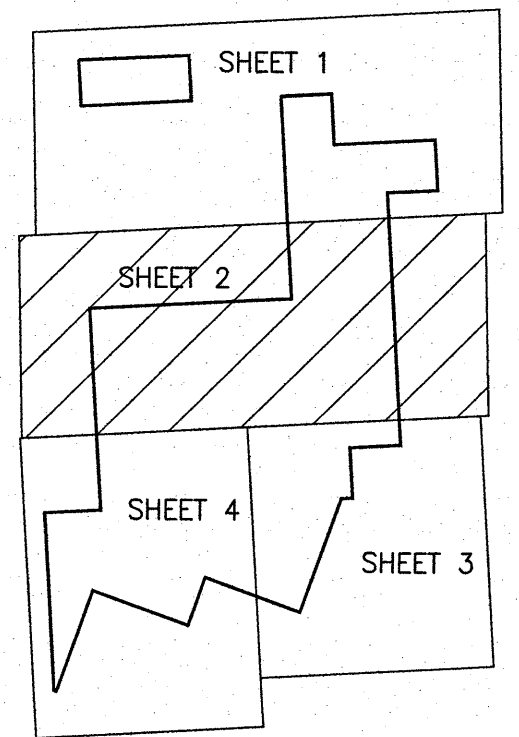
LEGEND

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



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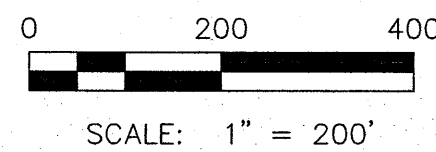
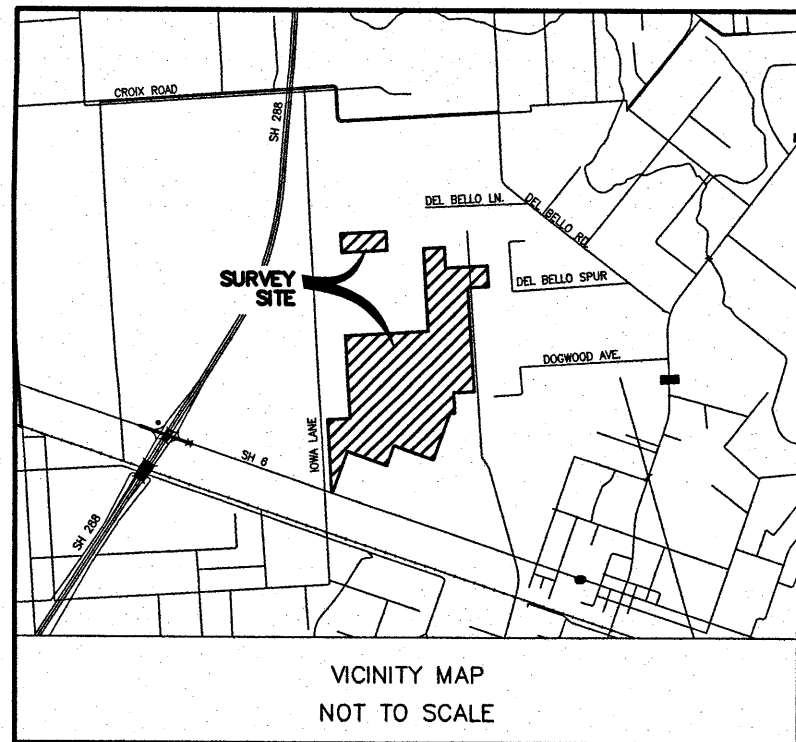
Exhibit C



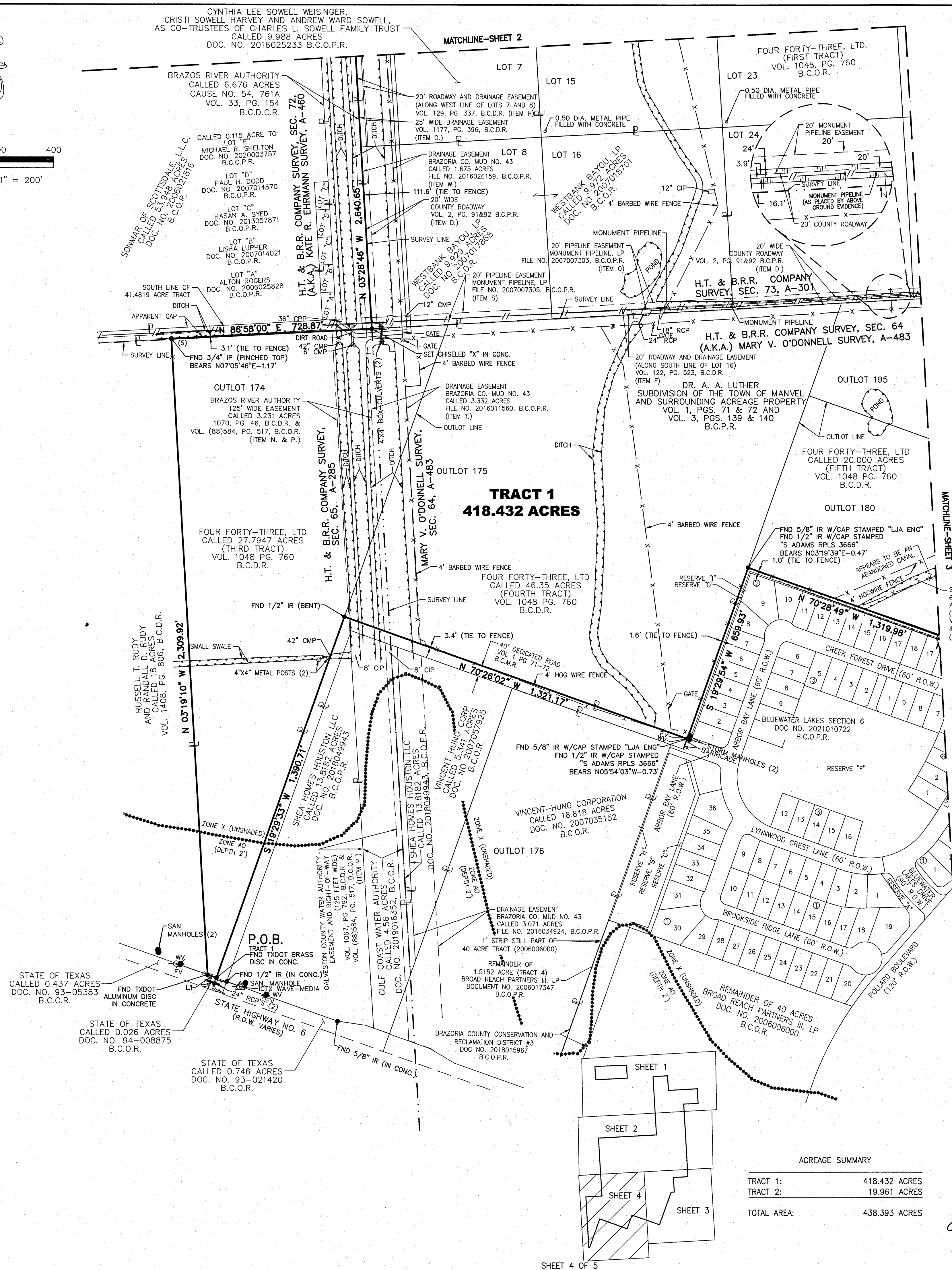
ACREAGE SUMMARY	
TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

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

FEBRUARY 2021 JOB NO. LJA001-2791-2101
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382



SCALE: 1" = 200'



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

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

LAND TITLE SURVEY OF
438.393 ACRES
ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31,
32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50
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ACREAGE SUMMARY	
TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

Handwritten signature and date: 3-19-21

Exhibit C

NOTES:

- 1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJ.
- 2) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CHICAGO TITLE OF TEXAS, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, OF NO. CTH-COM-CIT20731337, HAVING AN EFFECTIVE DATE OF MARCH 3, 2021, AND AN ISSUED DATE MARCH 10, 2021. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- THE FOLLOWING ITEMS IN SCHEDULE B, ARE AS FOLLOWS:
- 10 D. ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; PUBLIC ROAD EASEMENT ALONG THE NORTH PROPERTY LINE. (AS TO LOTS 5, 7, 13, 15, 19, 21, 23, 29, 31, 33, 34, 35, 37, 39, 43, 45 AND 47 AND OUTLOTS 174, 175 AND 195, OF TRACT 1)
PUBLIC ROAD EASEMENT ALONG THE SOUTH PROPERTY LINE. (AS TO LOTS 6, 8, 14, 16, 22, 24, 30, 32, 34, 36, 38, 40, 42, 44, 46 AND 50, OF TRACT 1 AND TRACT 2)
PUBLIC ROAD EASEMENT ALONG THE WEST PROPERTY LINE. (LOTS 5, 6, 7 AND 8, OF TRACT 1 AND LOT 6, OF TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 E. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: JULY 30, 1913
RECORDING NO:VOLUME 120, PAGE 632, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 F. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: OCTOBER 9, 1913
RECORDING NO:VOLUME 122, PAGE 523, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 G. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: AUGUST 15, 1913
RECORDING NO:VOLUME 123, PAGE 17, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 42, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 H. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION
RECORDING DATE: NOVEMBER 19, 1914
RECORDING NO:VOLUME 129, PAGE 337, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 7 AND 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 I. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION
RECORDING DATE: JUNE 25, 1914
RECORDING NO:VOLUME 130, PAGE 301, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 J. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: FEBRUARY 27, 1918
RECORDING NO:VOLUME 145, PAGE 245, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO TRACT 2)
- 10 K. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: OCTOBER 15, 1920
RECORDING NO:VOLUME 165, PAGE 67, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 47, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 L. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:AMERICAN CANAL COMPANY
RECORDING DATE: NOVEMBER 22, 1955
RECORDING NO:VOLUME 638, PAGE 127, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AS AFFECTED BY INSTRUMENT RECORDED IN VOLUME (88) 583, PAGE 134, DEED RECORDS BRAZORIA COUNTY, TEXAS
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 25, 33, 34, 35, 36, 37, 45, 46 AND 47 AND OUTLOT 180 AND OUTLOT 195, OF TRACT 1 AND TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 M. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:BRAZOS VALLEY RICE COMPANY
RECORDING DATE: OCTOBER 8, 1962
RECORDING NO:VOLUME 702, PAGE 667, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AND INSTRUMENT RECORDED IN VOLUME 822, PAGE 278, DEED RECORDS BRAZORIA COUNTY, TEXAS
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT(Lot 50), NO DEFINED WIDTH.
- 10 N. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: BRAZOS RIVER AUTHORITY
RECORDING DATE: SEPTEMBER 24, 1970
RECORDING NO:VOLUME 1070, PAGE 46, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO QUOTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 O. ROAD AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS REFERENCED IN A DOCUMENT: RECORDING DATE: SEPTEMBER 27, 1973
RECORDING NO:VOLUME 1177, PAGE 396, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:REFERENCED IN PARAGRAPHS A. AND B. TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 P. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: GALVESTON COUNTY WATER AUTHORITY
RECORDING DATE: AUGUST 24, 1988
RECORDING NO:IN VOLUME (88) 584, PAGE 517, DEED RECORDS BRAZORIA COUNTY, TEXAS AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOT 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 Q. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007303
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 R. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007304
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 24, 32 AND 40, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 S. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007305
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 T. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: MARCH 15, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016011560
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 U. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 1, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016025269
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 V. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026156
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
JUDGEMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622-IS NOT RELATED TO SAID BCMUD NO. 43 EASEMENT
- 10 W. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026159
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

- 10 X. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN AN AGREED FINAL JUDGMENT: GRANTED TO: ENTERPRISE CRUDE PIPELINECOMPANY LLC
RECORDING DATE: OCTOBER 19, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016051534 AND INSTRIMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5, 13, 21, 29, 37 AND 45, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 CG. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY: WESTBANK BAYOU, L.P., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 26, 2019
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019046366. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 CH. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY:FOUR FORTY-THREE, LTD., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 26, 2019
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019047623. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 3) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAPS, MAP NO. 48039C0130K, AND MAP NO. 48039C0110K, WITH A REVISED DATE OF DECEMBER 30, 2020, BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "AO" (DEPTH 2') AND ZONE "X"(UNSHADED). ZONE "X"(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AO" IS DEFINED AS A SPECIAL FLOOD HAZARD AREA WITH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
- 4) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
- 5) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
- 6) THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.
- 7) THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.

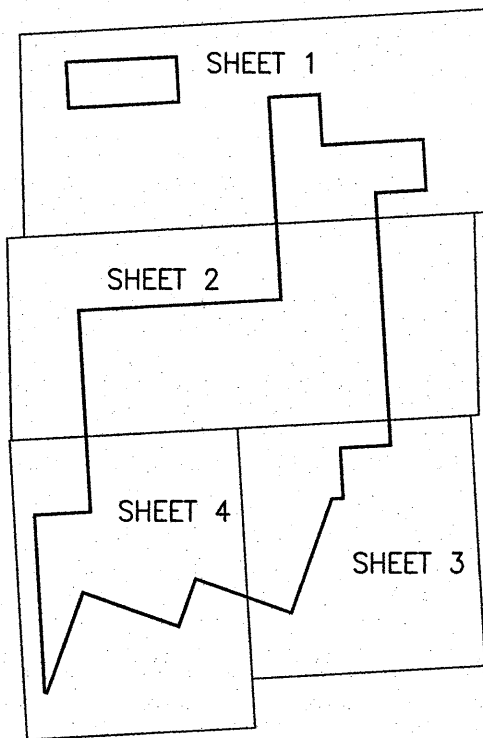
**LAND TITLE SURVEY OF
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ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31,
32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50
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ACREAGE SUMMARY

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

Exhibit C

EXHBIIT D

METES AND BOUNDS DESCRIPTION OF TRACT 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

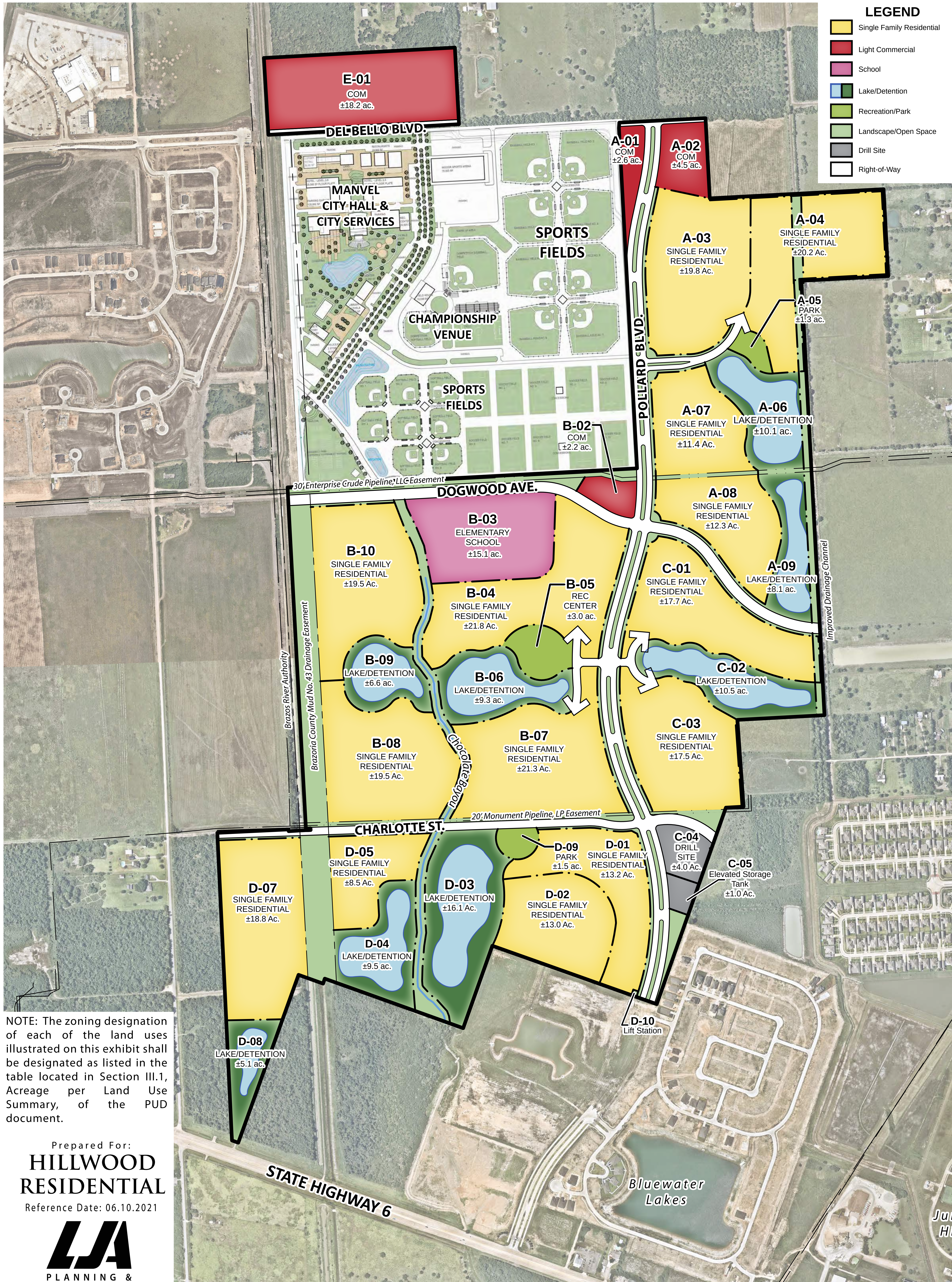
THENCE N 86°57'38" E, along and with the north line of said 18 acre tract, a distance of 729.52 feet to a 5/8 inch iron rod with cap stamped "FMS" set, at the southwest corner of Section 73 and being in the centerline intersection of two 40 foot platted roads and being the common corner of said Section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

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

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

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

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



LEGEND

- Single Family Residential
- Light Commercial
- School
- Lake/Detention
- Recreation/Park
- Landscape/Open Space
- Drill Site
- Right-of-Way

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

Prepared For:
HILLWOOD RESIDENTIAL
Reference Date: 06.10.2021

LJA
PLANNING & LANDSCAPE ARCHITECTURE

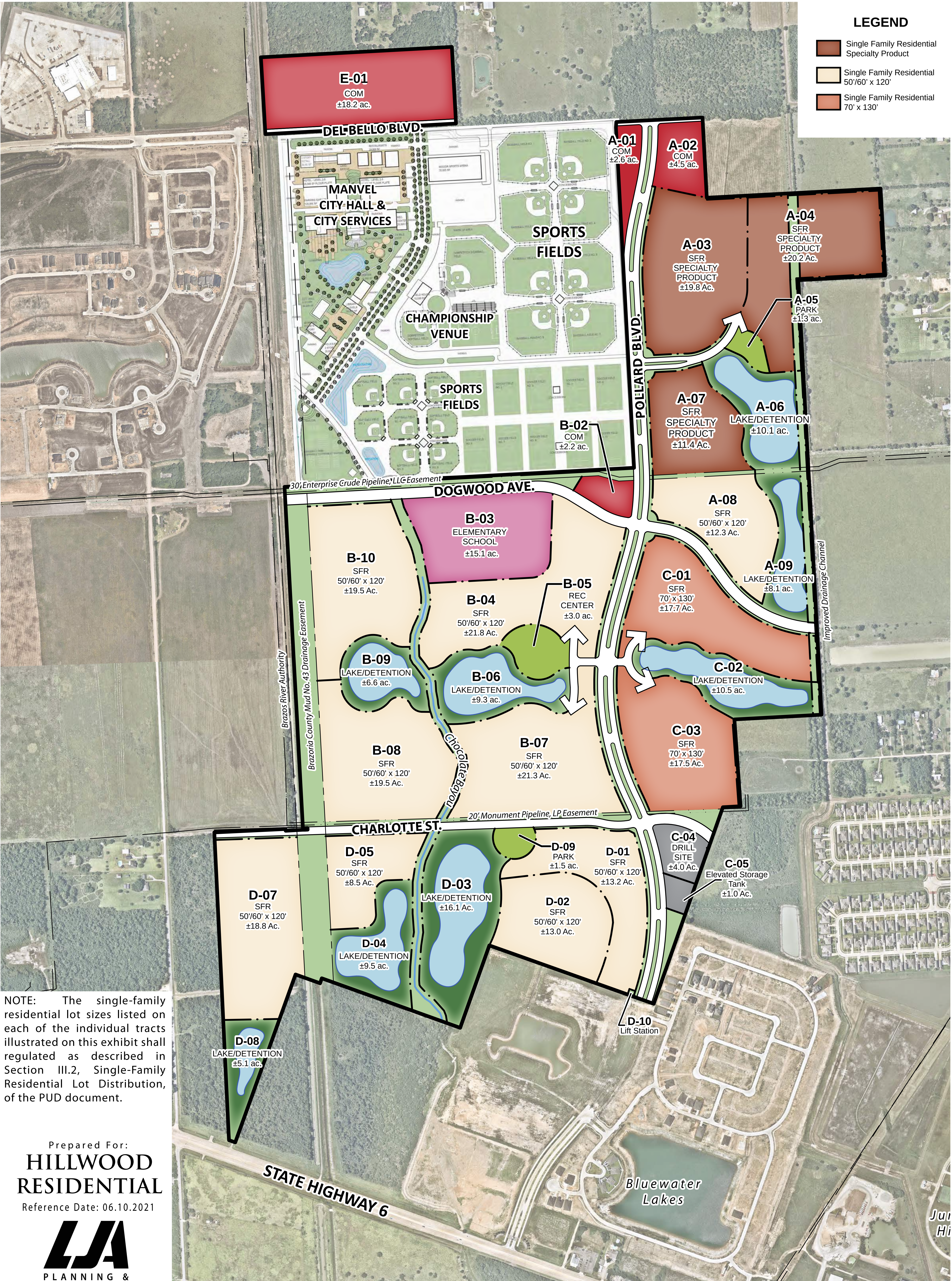
3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

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EXHIBIT E
Planned Unit Development
Conceptual Land Use Exhibit
VALENCIA
±438.4 Acres of Land
Manvel, Texas

North

0 150 300 600



NOTE: The single-family residential lot sizes listed on each of the individual tracts illustrated on this exhibit shall regulated as described in Section III.2, Single-Family Residential Lot Distribution, of the PUD document.

Prepared For:
HILLWOOD RESIDENTIAL
Reference Date: 06.10.2021

LJA
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Houston, Texas 77042
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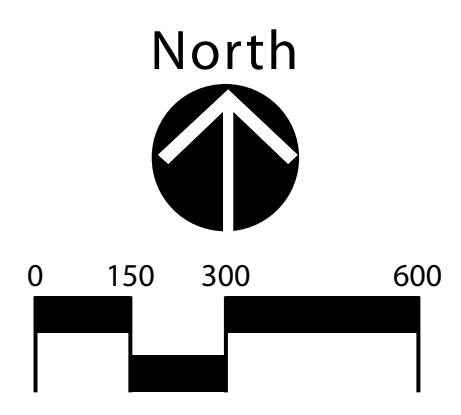
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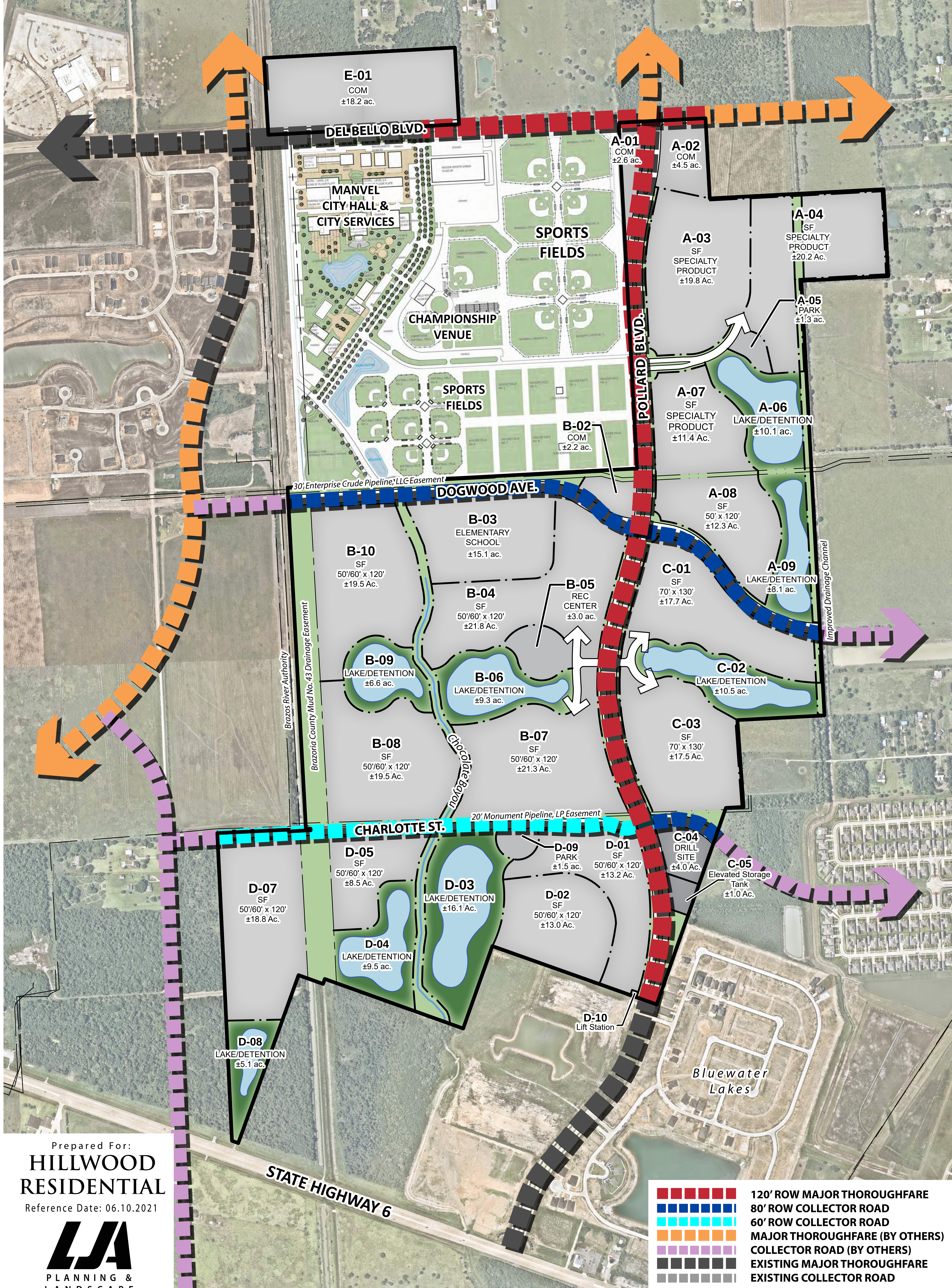
EXHIBIT F

Planned Unit Development
Conceptual Single Family Residential Exhibit

VALENCIA

±438.4 Acres of Land
Manvel, Texas





Prepared For:
**HILLWOOD
RESIDENTIAL**

Reference Date: 06.10.2021

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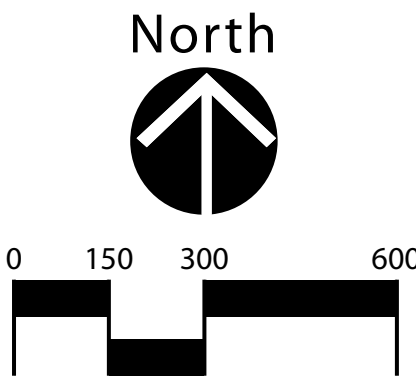
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Houston, Texas 77042
713.953.5200

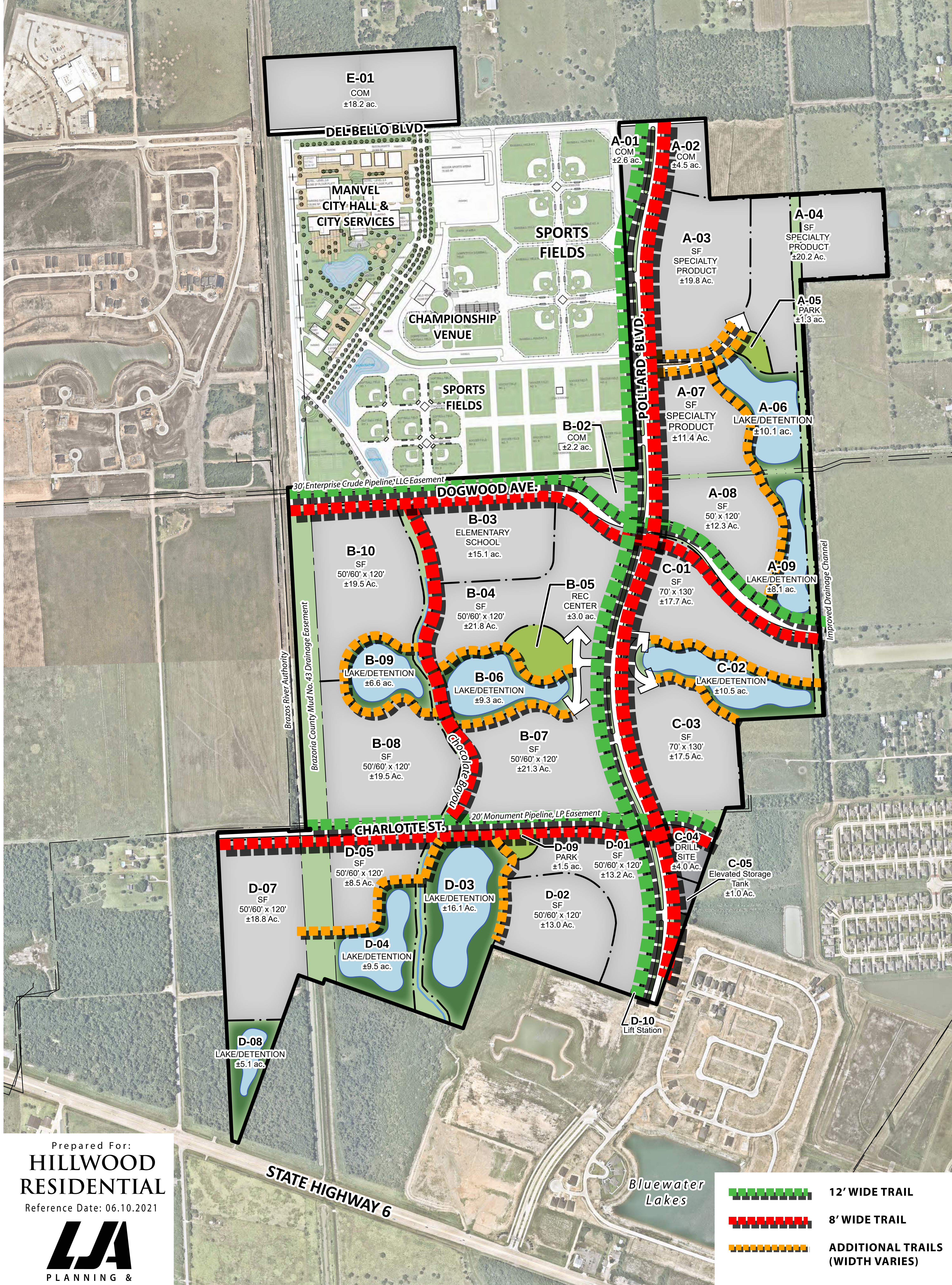
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EXHIBIT G

Planned Unit Development
Conceptual Roadway Exhibit
VALENCIA
±438.4 Acres of Land
Manvel, Texas





Prepared For:
**HILLWOOD
RESIDENTIAL**
Reference Date: 06.10.2021

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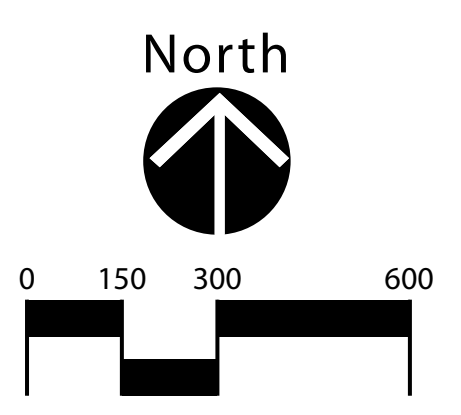
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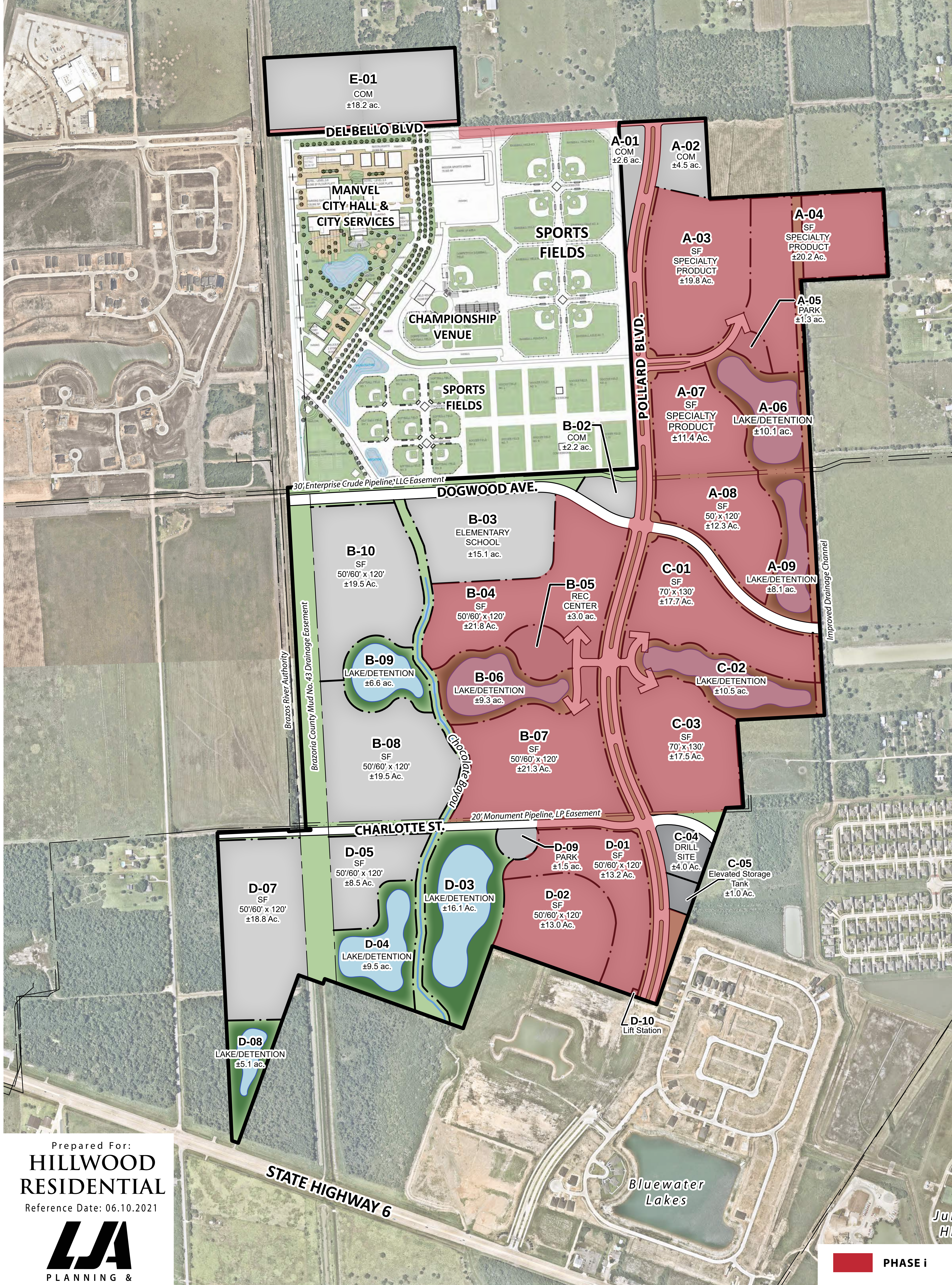
EXHIBIT H

Planned Unit Development
Conceptual Amenities and Open Space Exhibit

VALENCIA

±438.4 Acres of Land
Manvel, Texas





Prepared For:
**HILLWOOD
RESIDENTIAL**
Reference Date: 06.10.2021

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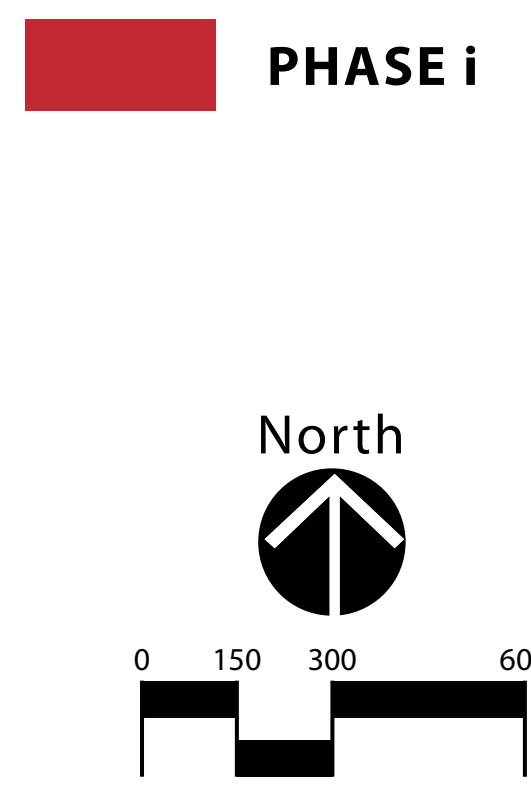
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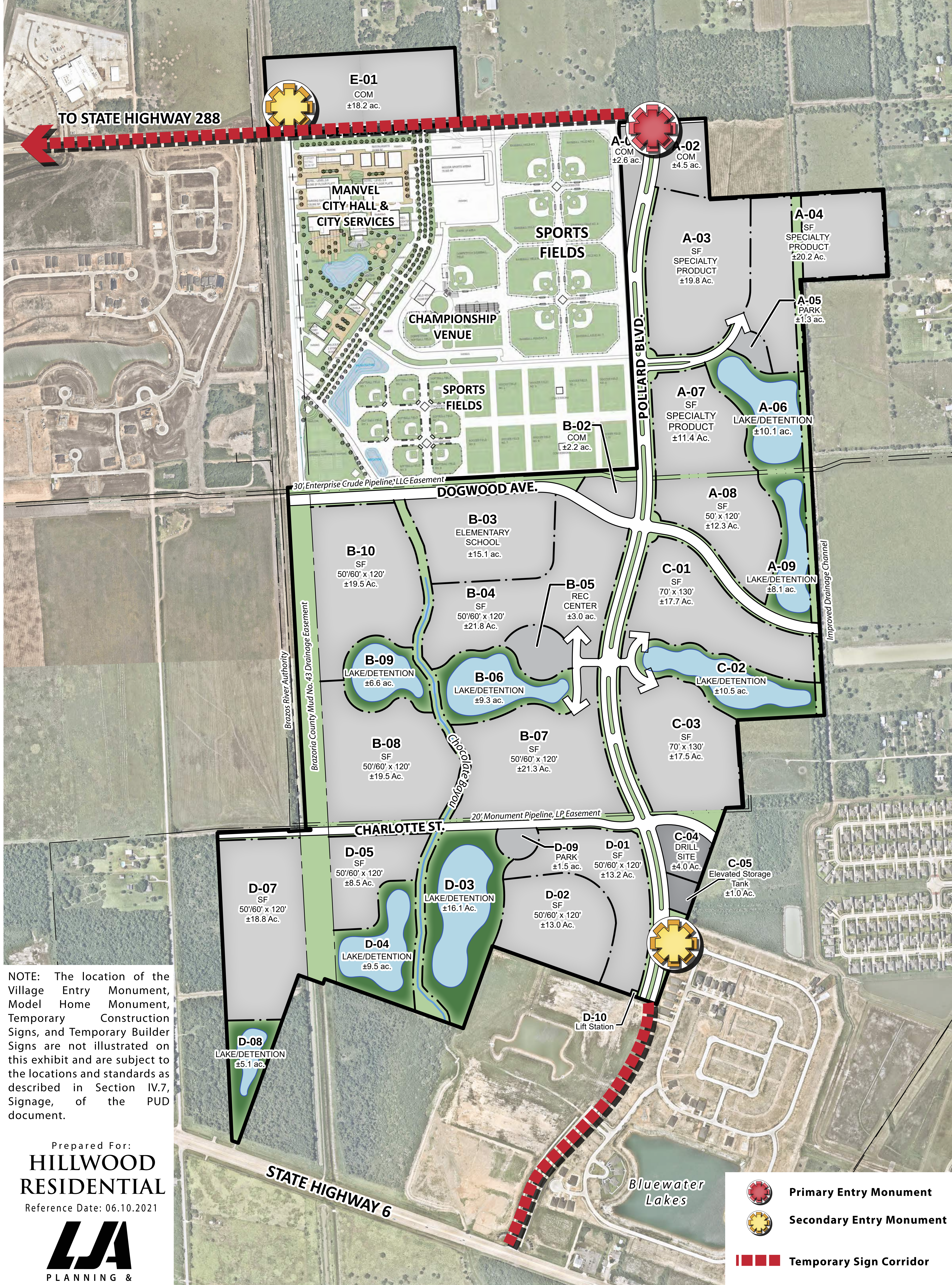
EXHIBIT I

Planned Unit Development
Phasing Exhibit

VALENCIA

±438.4 Acres of Land
Manvel, Texas





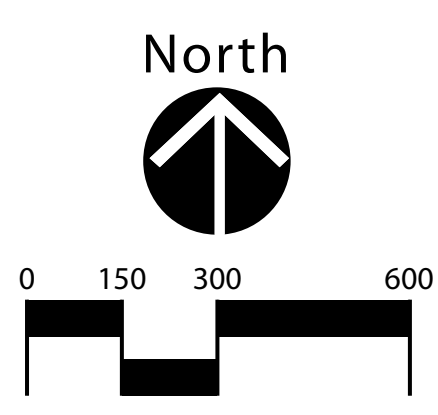
NOTE: The location of the Village Entry Monument, Model Home Monument, Temporary Construction Signs, and Temporary Builder Signs are not illustrated on this exhibit and are subject to the locations and standards as described in Section IV.7, Signage, of the PUD document.

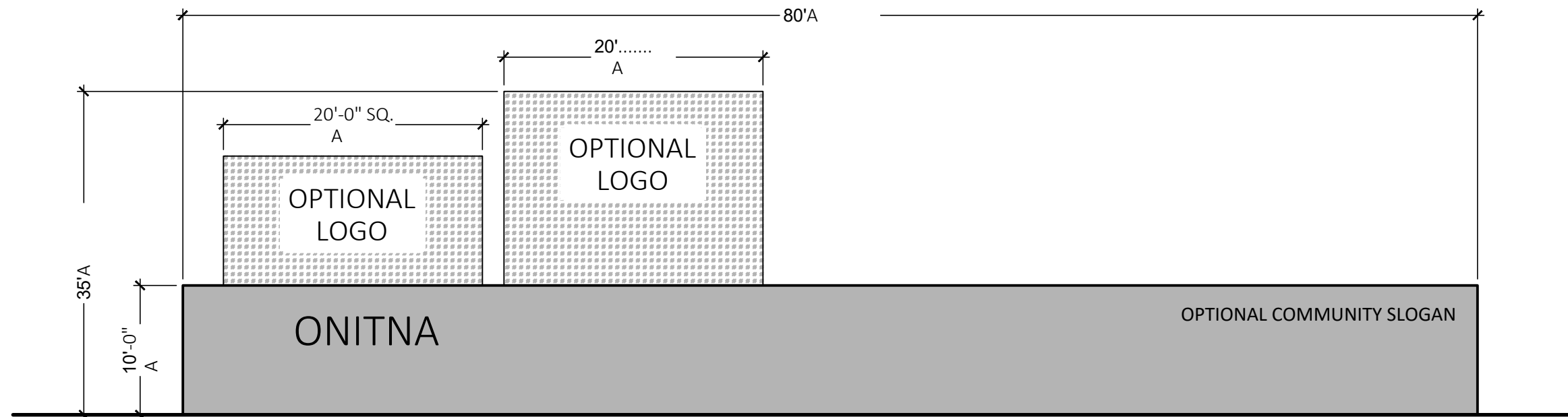
Prepared For:
**HILLWOOD
RESIDENTIAL**
Reference Date: 06.10.2021
LJA
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LANDSCAPE
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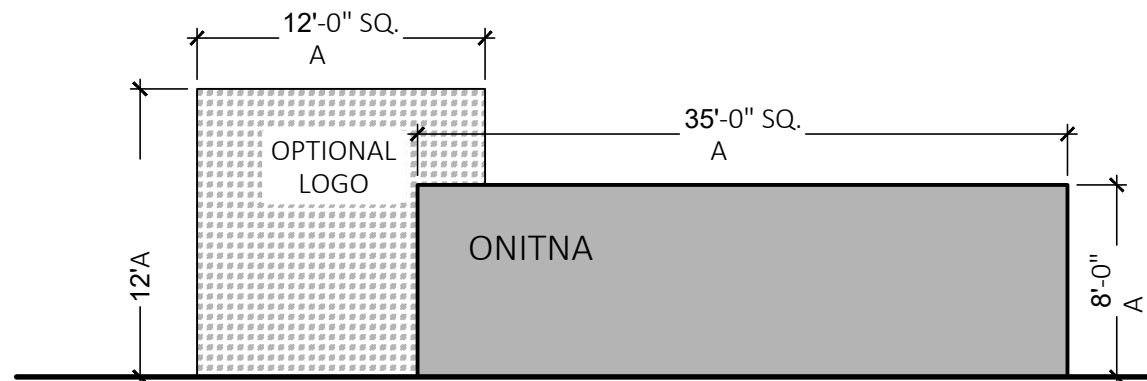
EXHIBIT J
Planned Unit Development
Conceptual Project Signage Exhibit
VALENCIA
±438.4 Acres of Land
Manvel, Texas

-  **Primary Entry Monument**
-  **Secondary Entry Monument**
-  **Temporary Sign Corridor**

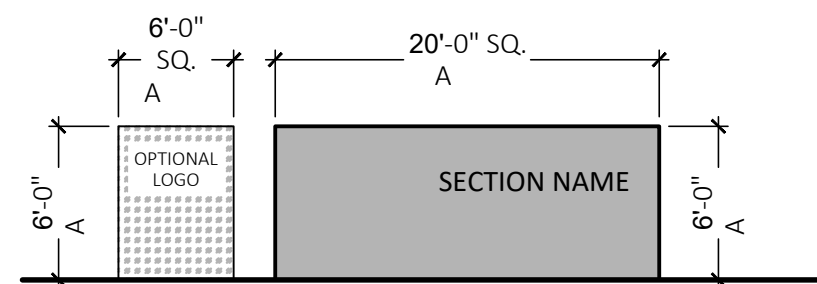




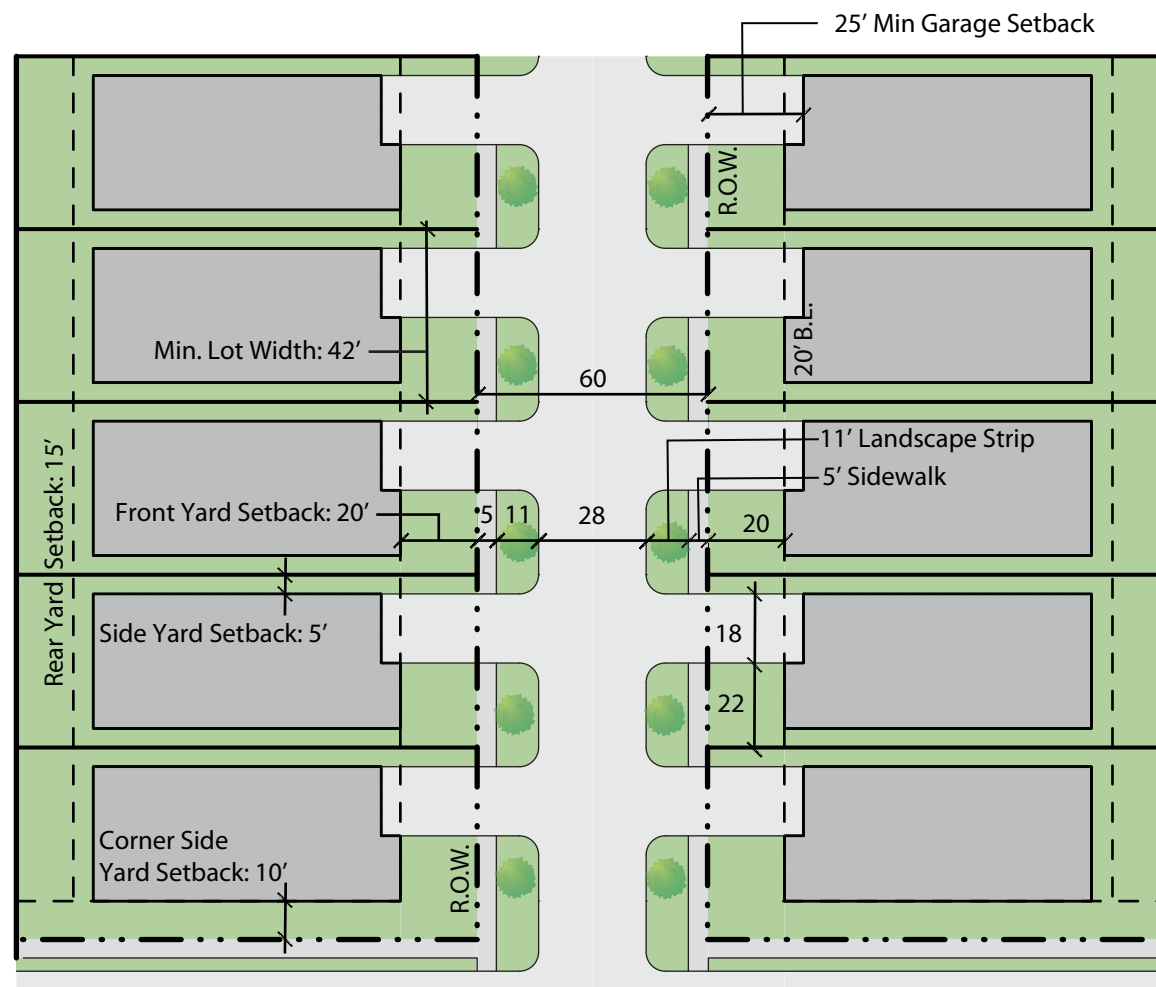
PRIMARY ENTRY MONUMENTS



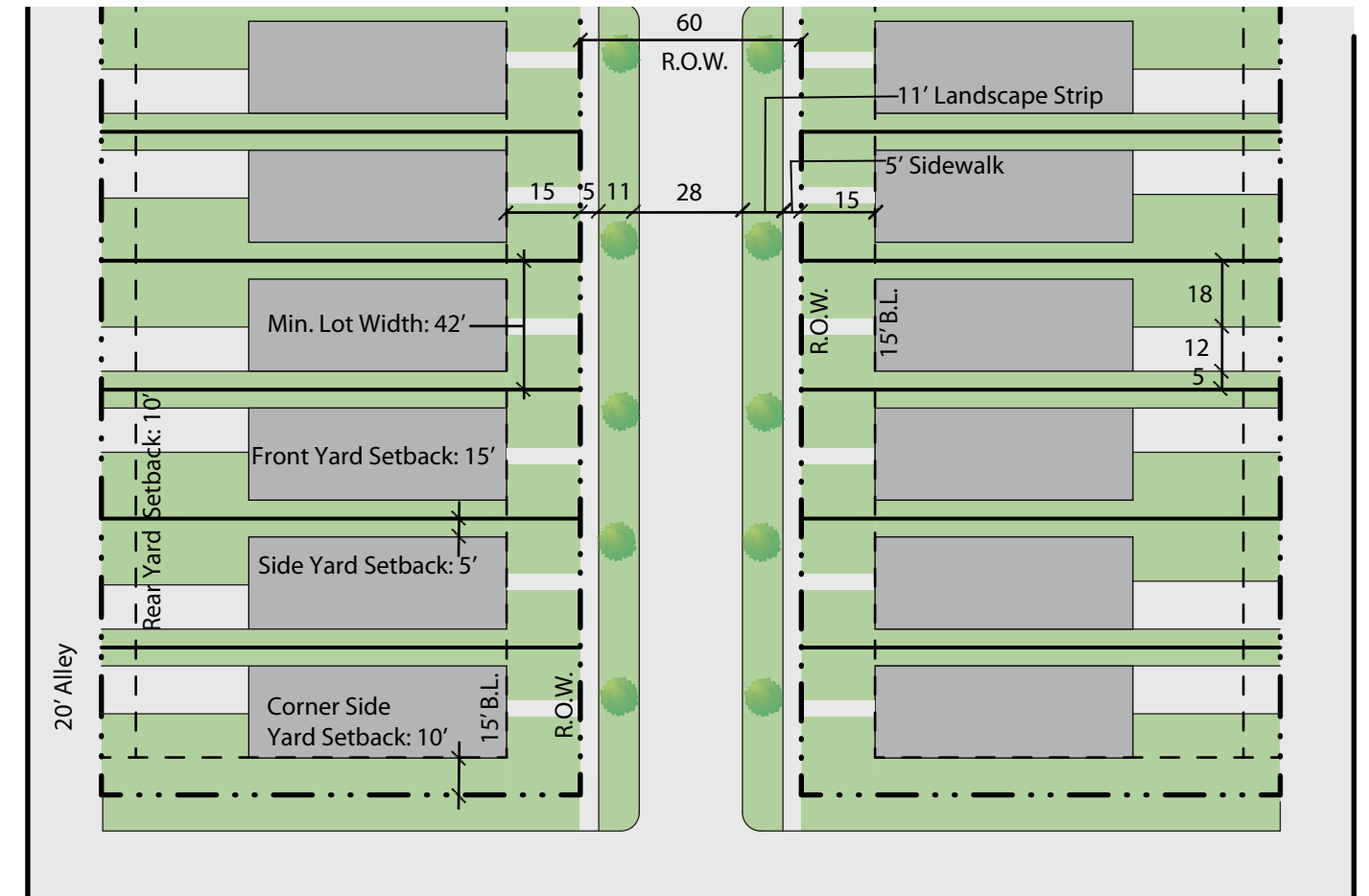
SECONDARY ENTRY MONUMENTS



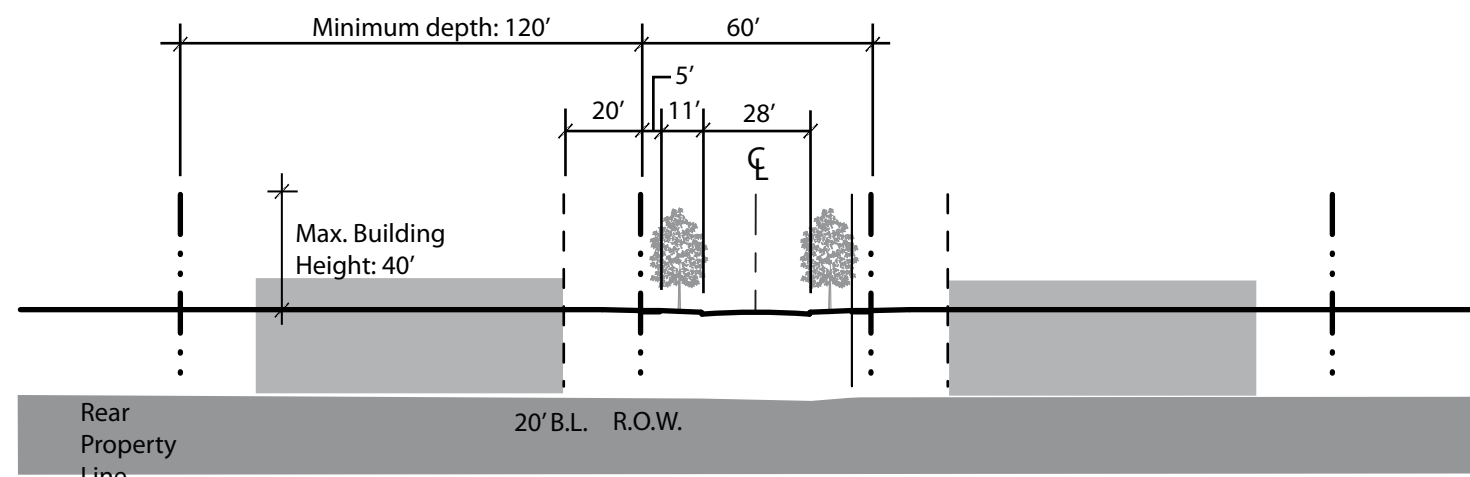
VILLAGE ENTRY MONUMENTS



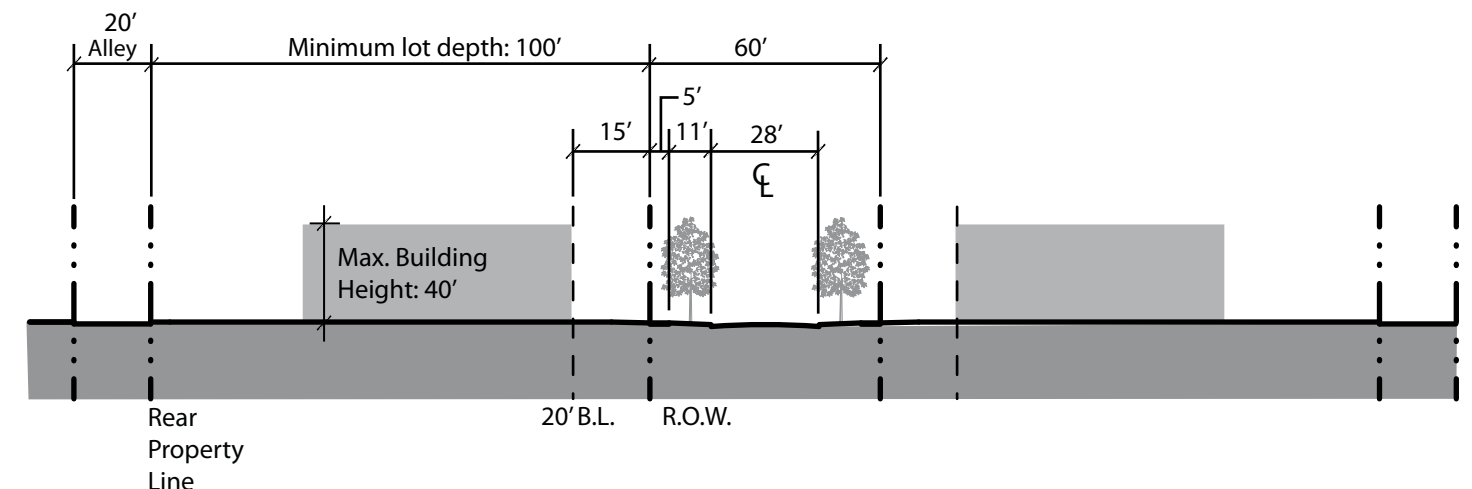
1. Plan Front Load 42' Product - 60' R.O.W.



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



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



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

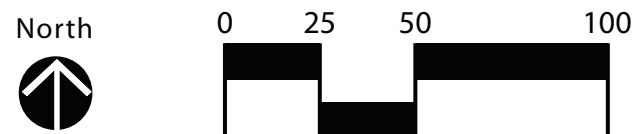
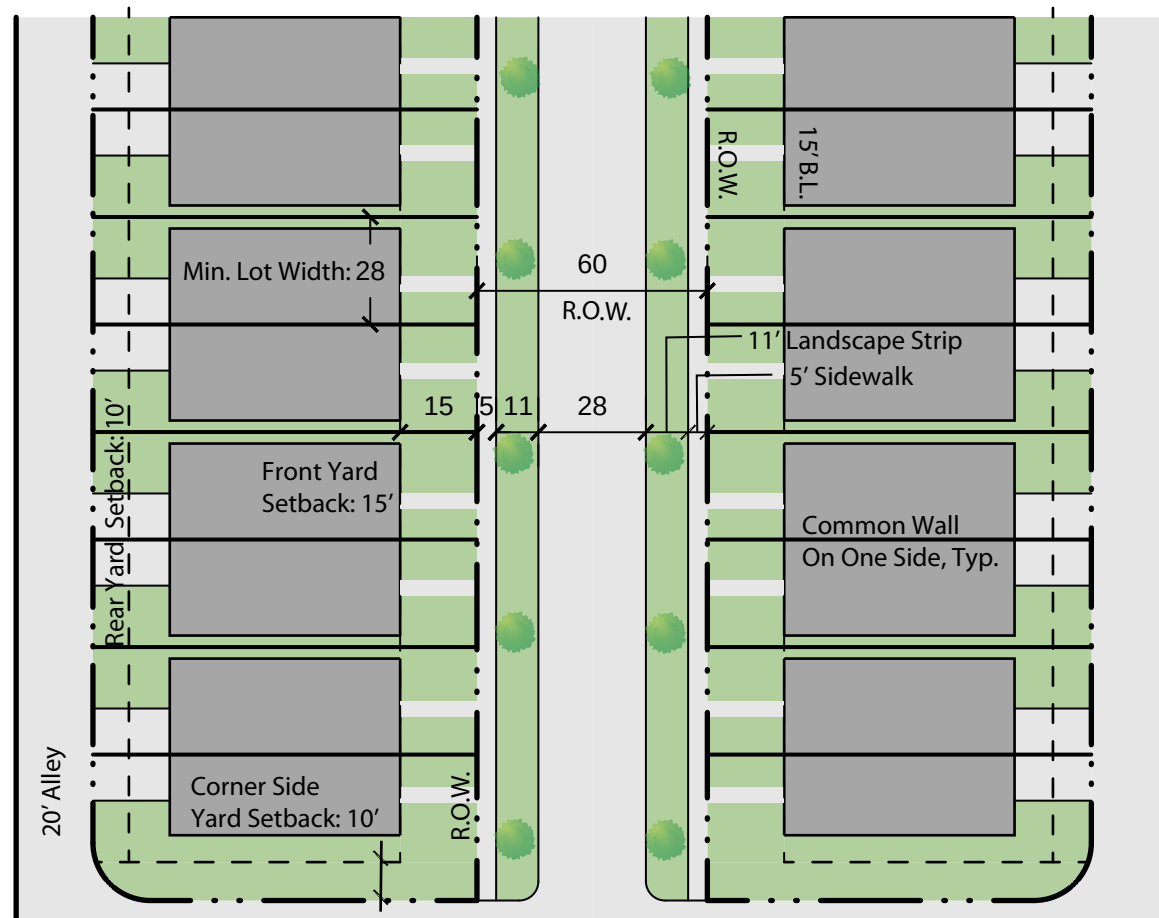


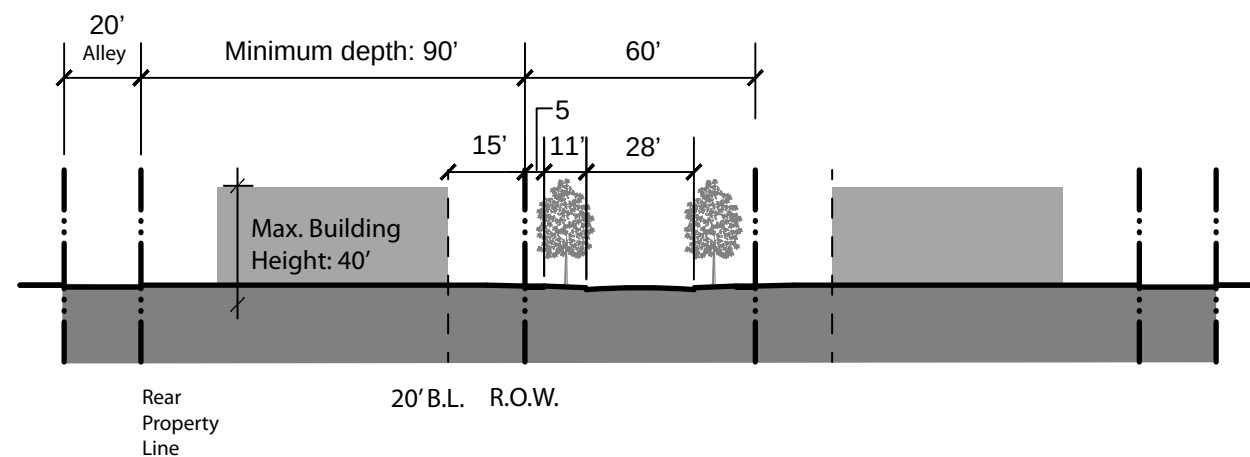
EXHIBIT L
Planned Unit Development
Specialty Product Exhibits for Front Load and Alley Products
VALENCIA
±438.4 Acres of Land
Manvel, Texas

Prepared For:
HILLWOOD
Reference Date: 01.13.2021





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

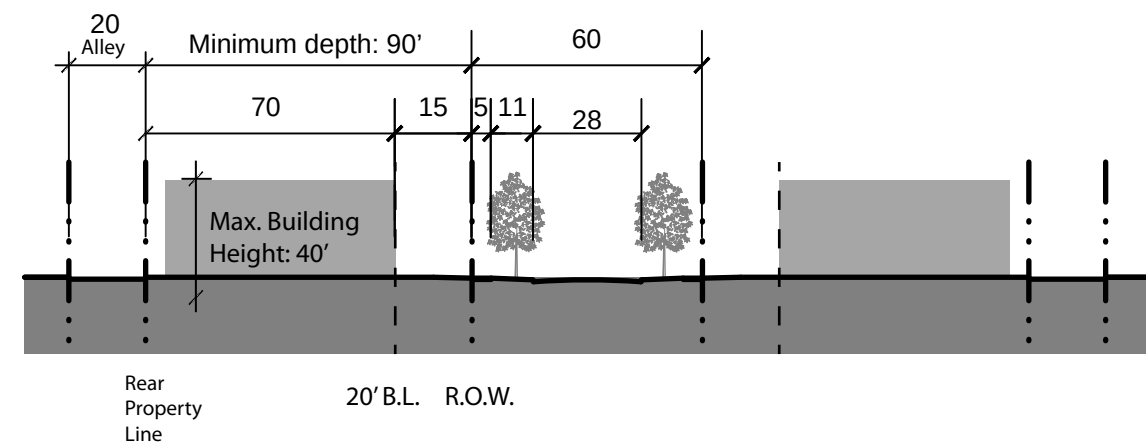


3 Section: Rear Load 28' Attached Product - 60' R.O.W.



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

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



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

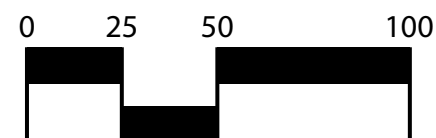
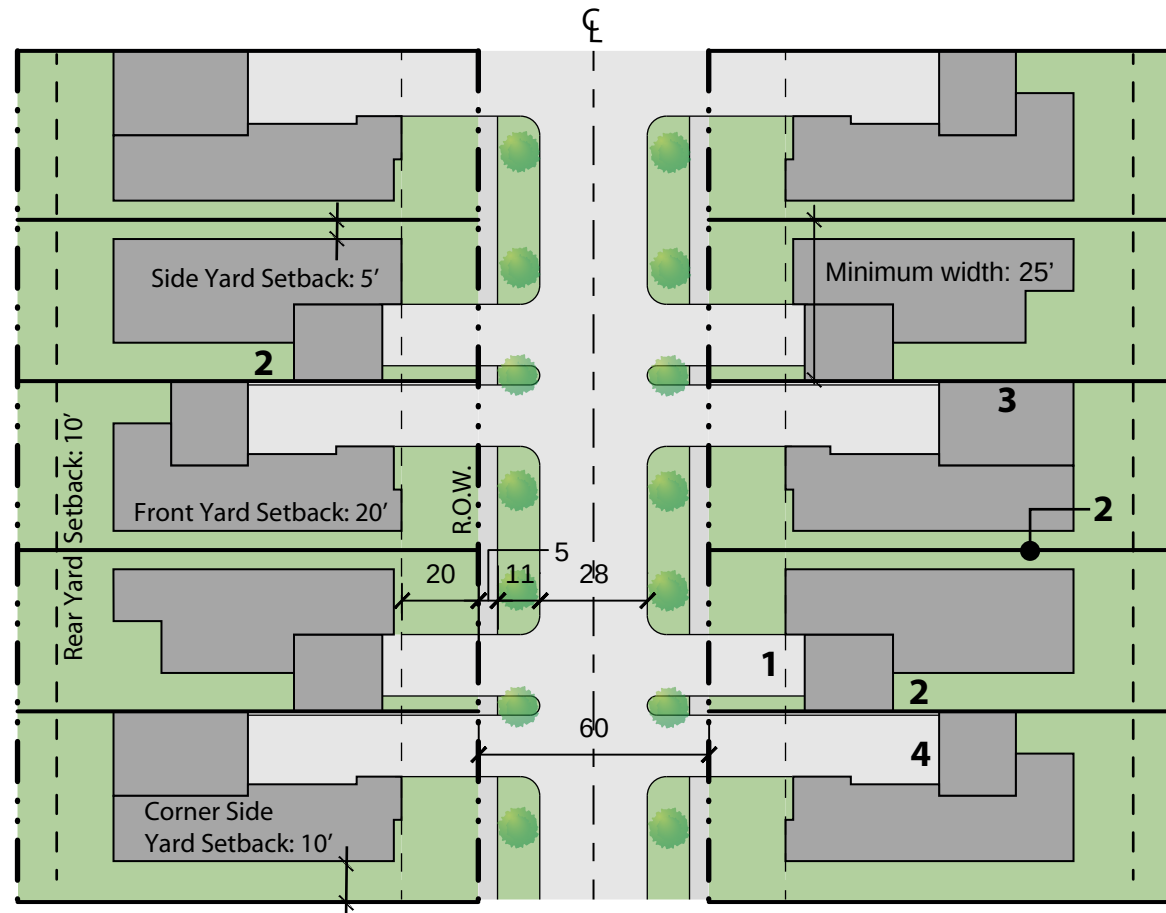


EXHIBIT M
 Planned Unit Development
 Specialty Product Exhibits for Rear Load Attached and Townhome Products
VALENCIA
 ±438.4 Acres of Land
 Manvel, Texas

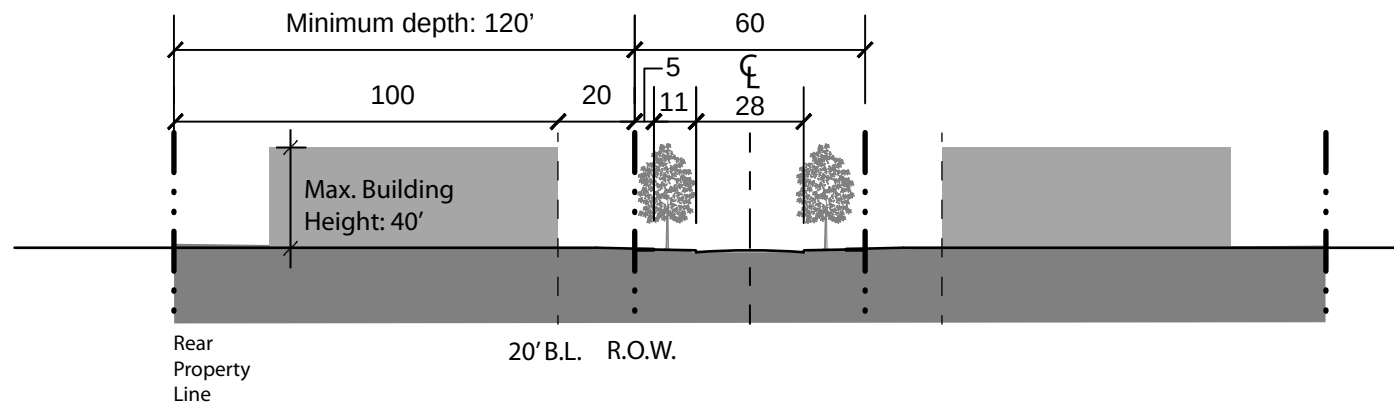
Prepared For:
HILLWOOD
 Reference Date: 01.13.2021



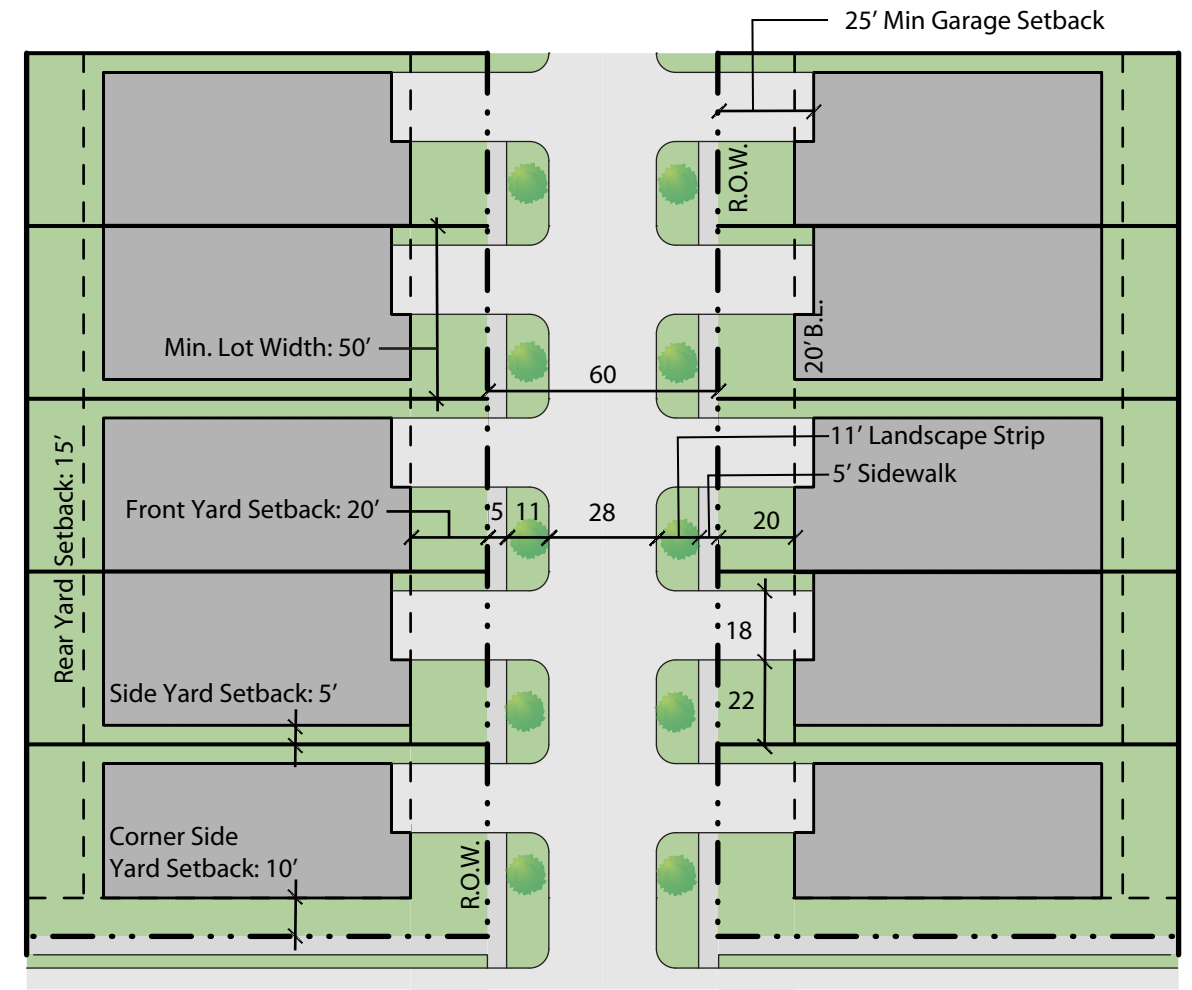


5. Plan: Zipper Lot Product - 60' R.O.W.

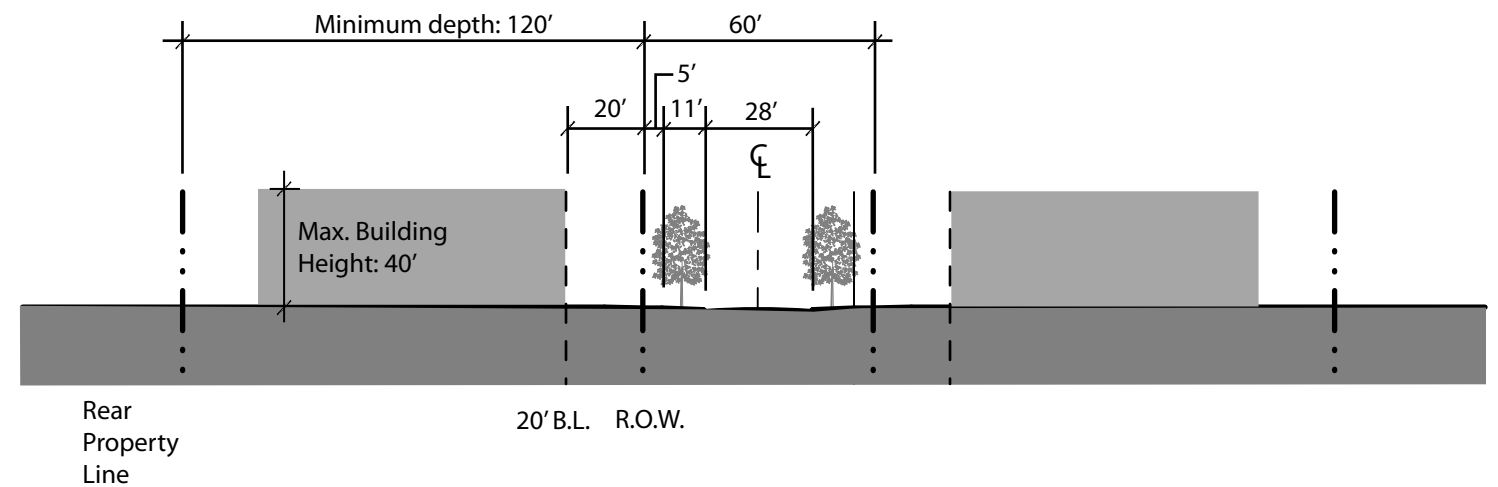
- 1. 25' Min Garage Setback
- 2. 10' Min. Building separation
- 3. Zero Lot line at garage, typ.
- 4. 50' Setback



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



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



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

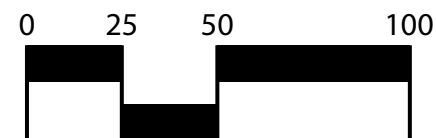


EXHIBIT N

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

VALENCIA

±438.4 Acres of Land
Manvel, Texas

Prepared For:
HILLWOOD
Reference Date: 01.13.2021

