

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

LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
NICCOLE TYSON, COUNCIL PLACE 3
DAN DAVIS, COUNCIL PLACE 4
JASON ALBERT, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6



DEBRA DAVISON, MAYOR
KYLE JUNG, CITY MANAGER
TAMMY BELL, CITY SECRETARY

**NOTICE OF A CITY COUNCIL MEETING
OF THE CITY OF MANVEL
June 21, 2021**

NOTICE IS HEREBY GIVEN

6:30 P.M. OPEN HOUSE

7:00 P.M. REGULAR SESSION

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

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

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

OPEN HOUSE - 6:30 P.M. - 7:00 P.M.

NOTE: A quorum of the Manvel City Council, Planning Development and Zoning Committee, Manvel Parks and Recreation Board, Manvel Events Task Force, and Manvel Economic Development Corporation may be in attendance at the June 21, 2021 Open House. 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 open house.

Regular Session

Call To Order

Inspirational Reading - Mayor Davison

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 x6 for staff assistance.*

Presentation

Proclamation

June 21, 2021 - Kyle Trask Day

City Manager Update

Update on current events and city issues.

Regular Agenda

1. Consideration and possible action to approve a 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. Failed by PD&Z with 0-7 Vote.
2. Consideration and possible action to approve the following:
 - 30-day plat extension for 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. Forwarded with a favorable recommendation by PD&Z.
 - 30- day plat extension for 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. Forwarded with a favorable recommendation by PD&Z.
 - 30- day plat extension for a 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. Forwarded with a favorable recommendation by PD&Z.

30- day plat extension for 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. Forwarded with a favorable
recommendation by PD&Z.

30- day plat extension for 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. Forwarded with a favorable recommendation by
PD&Z.

3. Update by Waste Connections Inc., District Manager, Christopher Robert on the CPI-U (Consumer Price Index) adjustment.
4. Update by Chief Traylor on gun crimes, violent crimes, open cases, closed cases, and plans to curtail violence and action by City Council to direct staff if needed. (Requested by Council Member Albert).
5. Consideration and possible action to direct staff on including the following items in the FY 2021-22 budget;

Install Asphalt paving on Carpenter Road (Requested by Council Member Davis)

Improvements to drainage on Old Chocolate Bayou Road (Requested by Council Member Davis)

Install asphalt paving at the end of Del Bello Lane (Requested by Council Member Davis)

Install sidewalks along Large Avenue from McCoy to Masters (Requested by Council Member Hehn)

Construct a pavilion at Croix Park (Requested by Council Member Hehn)

6. Update on the following as requested by Council Member Davis;
 - A) Drainage District Projects
 - B) Streets in the Gated Section of Rodeo Palms

Consent Agenda

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

1. Approve 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. Forwarded with a favorable recommendation by PD&Z.
2. Approve 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. Forwarded with a favorable recommendation by PD&Z.
3. Approve 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. Forwarded with a favorable recommendation by PD&Z.
4. Approve Preliminary Plat for Meridiana Pursley Boulevard Phase 6B;
BEING A SUBDIVISION OF 0.02 ACRES OUT OF THE H. & T. C. R.R. SURVEY, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. Forwarded with a favorable recommendation by PD&Z.
5. Approve the second and final reading of 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.
6. Authorize the City Manager to execute the contract, as required by City of Manvel purchasing policy, Section B, Standard Purchasing Requirements/Procedures, subsection 6. Signature Authority of City Manager;
A) TML Health Benefits 2021-2022 Renewal for Staff Insurance Benefits.
7. Final acceptance of the infrastructure improvements for Pomona Section 16 and release of associated maintenance bonds.
8. Acceptance of the infrastructure improvements for The Colony Section 6 to begin the Two- Year Maintenance Period.

9. Approve Resolution 2021-R-12;
A RESOLUTION CONSENTING TO THE ADDITION OF LAND INTO BRAZORIA
COUNTY MUNICIPAL UTILITY DISTRICT NO. 40.

Executive Session

City Council will convene into Executive Session pursuant to;

A) Texas Government Code, Section 551.071: Consultation with attorney, and Texas Government Code, Section 551.072: "Deliberation Regarding Real Property" to discuss the following:

Potential Real Estate Acquisitions Opportunities

B) Texas Government Code, Sec. 551.089. "Deliberation Regarding Security Devices or Security Audits" to discuss the following:

Network Security

C) Texas Government Code, Section 551.071: Consultation with attorney, and Texas Government Code, Section 551.087: "Deliberation Regarding Economic Development Negotiations" to discuss the following:

Discuss economic development incentives on the Sowell Property

D) Texas Government Code, Sec. 551.074. "Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee".

Kyle J. Jung, City Manager

Mayor and Council Comments

Update on current events and city issues.

Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report.

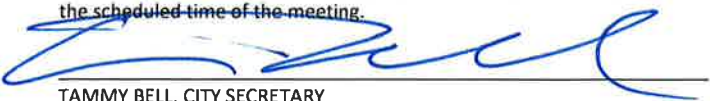
Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

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 18, 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 Planning Development and Zoning Committee, Manvel Parks and Recreation Board, Manvel Events Task Force, Manvel Branding Task Force, and Manvel Economic Development Corporation may be in attendance at the June 21, 2021 meeting of the Manvel City Council. 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: 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'

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	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.

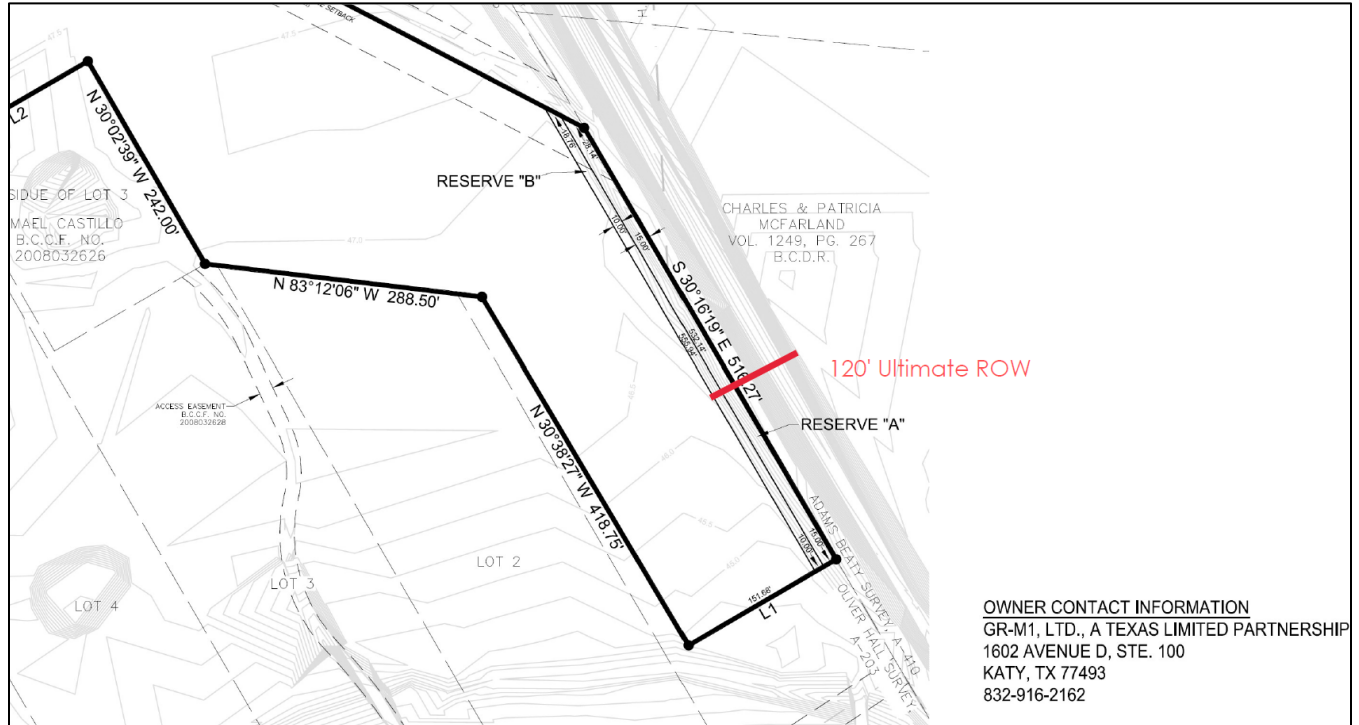
1. Dedicate a 60-foot right-of-way for the C-12 ditch. The ultimate right-of-way width for the C-12 ditch is 120-feet at this location (Section 62-38 (a) (9) and O-PUD Page 48 "Storm Drainage & Detention System").
2. This plat requires approval of the Meridiana General Development Plan Amendment No. 19 (dated June 3, 2021).



DEVELOPMENT SERVICES DEPARTMENT

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

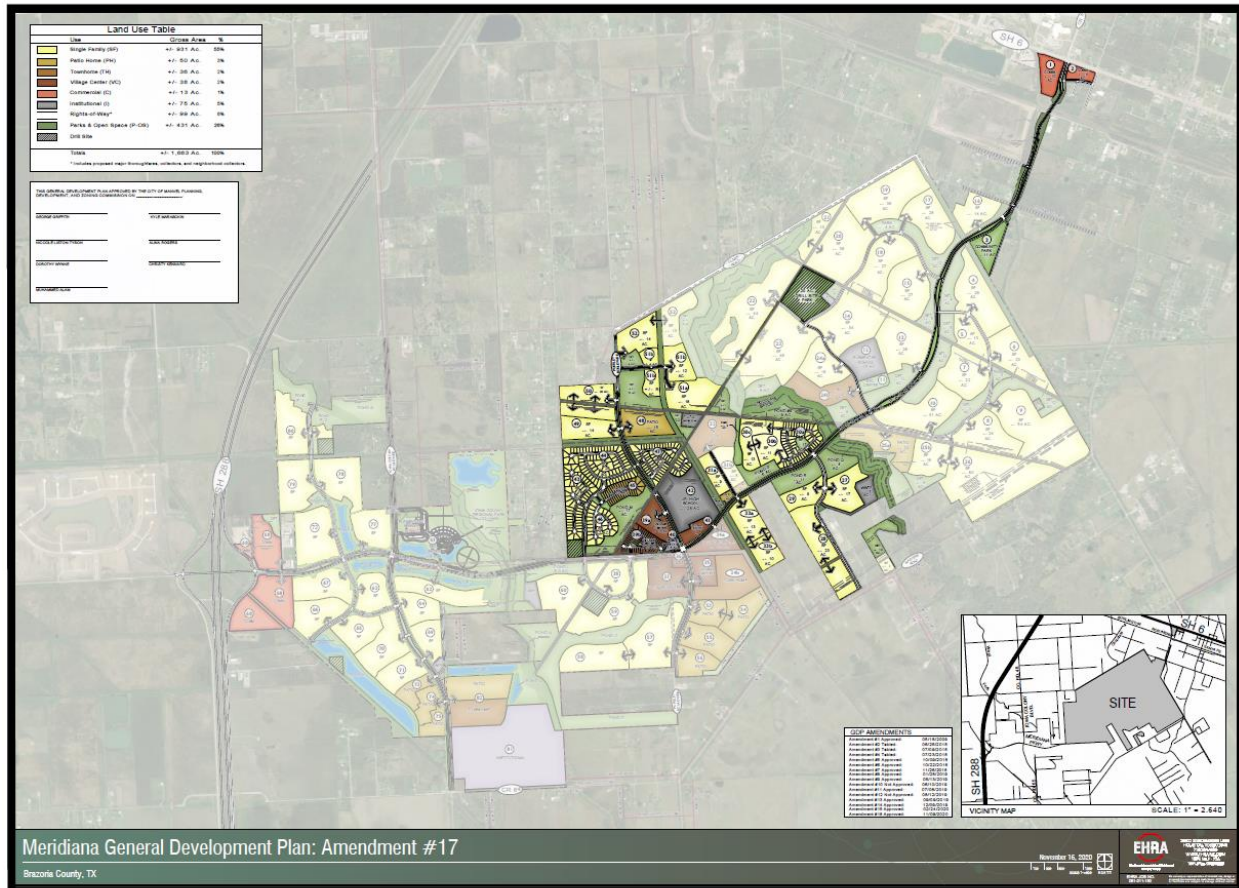
Proposed C-12 ROW Width Example





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 plot 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 plot 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

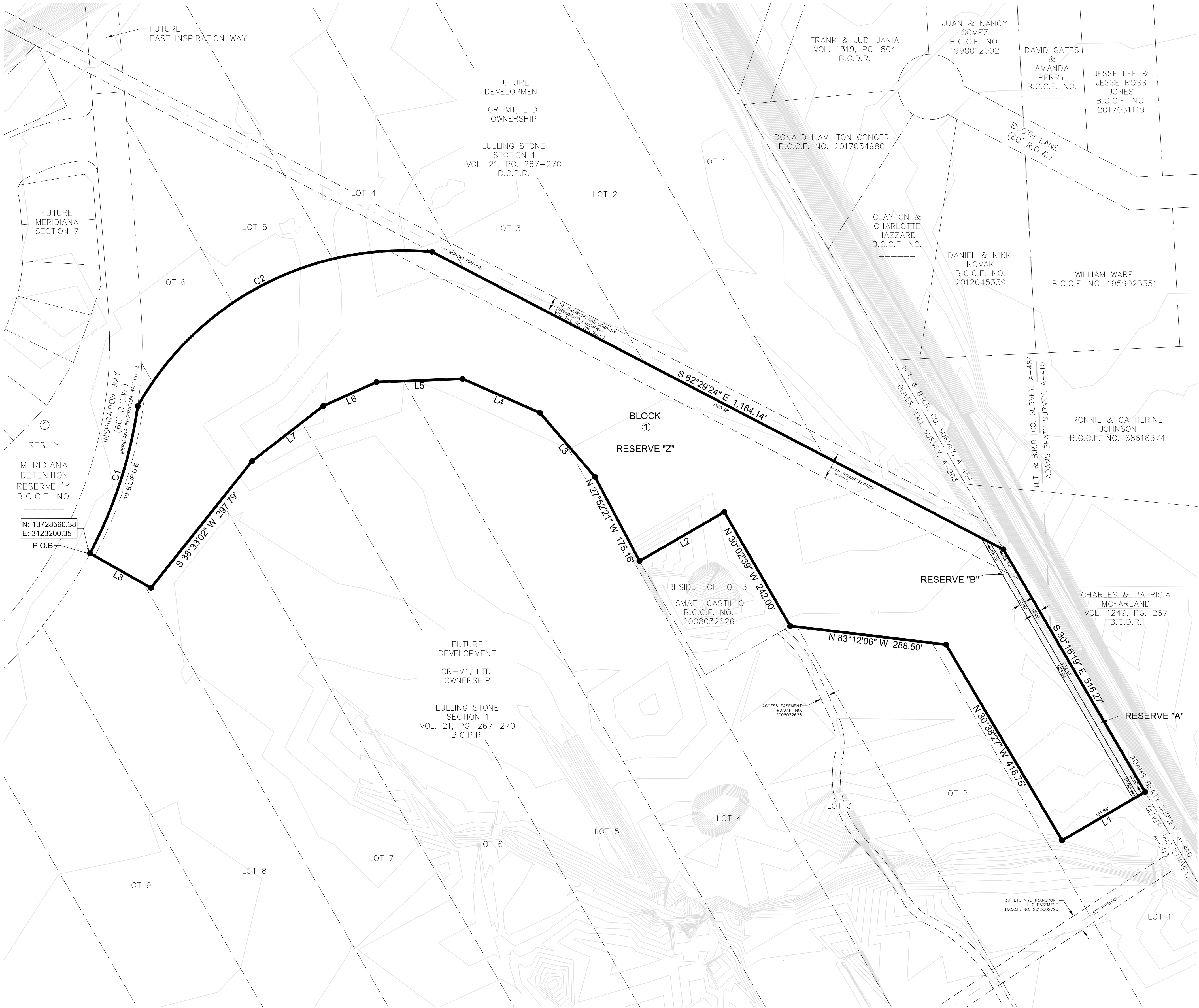
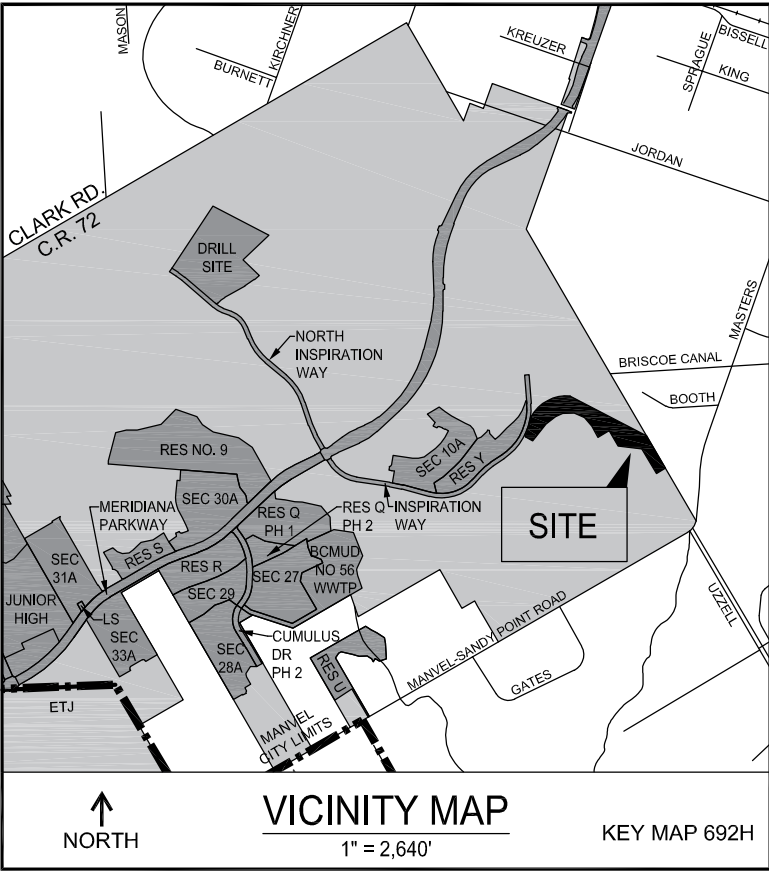
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA DETENTION RESERVE "Z" PHASE 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF 2021.

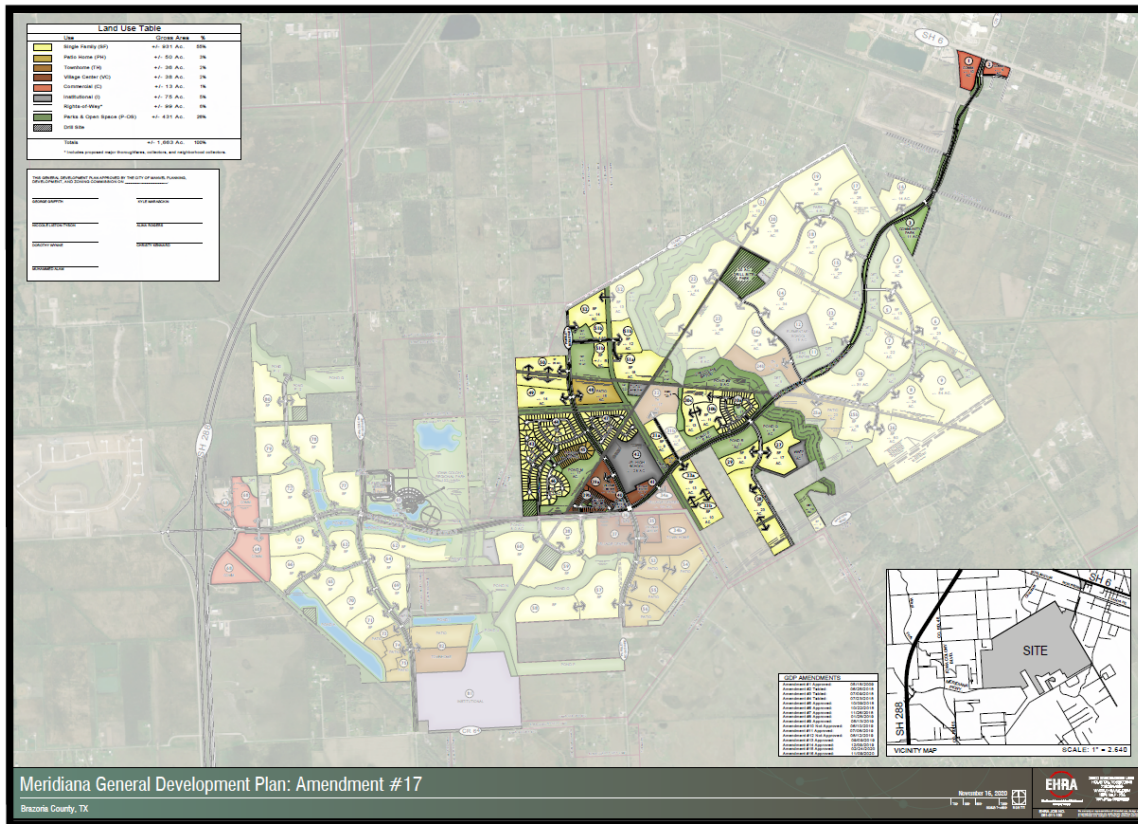
CITY COUNCIL

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'





From: [Lacey Bell](#)
To: [Jessica Rodriguez](#); [Development Services](#); [Carol Redd](#); [Hannah Ritchey](#); [Daniel Gutierrez, E.I.T.](#); [Jared Bowlin, P.E.](#)
Subject: Plat Withdrawals
Date: Thursday, June 17, 2021 11:40:49 AM
Attachments: [image001.png](#)
[image002.png](#)

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

Jessica,

Please consider this email a formal request to withdraw the following plats:

Meridiana Cumulus Drive Phase 3
Meridiana Pursley Blvd Phase 4
Meridiana Highway 6 Commercial Reserve NO 1
Meridiana Highway 6 Commercial Reserve No 2
Meridiana Section 28B

We will submit a full final plat package at a later date for each of these plats.

Thank you,

Lacey Bell
Platting Coordinator

EHRA Engineering
Engineering The Future Since 1936
TBPE No. F-726 | TBPLS No. 10092300

10011 Meadowglen Ln.
Houston, Texas 77042
Office: (713) 784-4500
Direct: (713) 337-7474
Cell: (832) 875-6767

www.EHRAinc.com





MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: June 21, 2021

TOPIC: Consideration and action to approve Meridiana Highway 6 Commercial Reserve No. 1 Final Plat, Meridiana Highway 6 Commercial Reserve No. 2 Final Plat, Meridiana Section 28B Final Plat, Meridiana Pursley Boulevard Phase 4 Final Plat, and Meridiana Cumulus Drive Phase 3 Final Plat.

BACKGROUND: The Developer requested a 30-day plat extension for the above-mentioned final plats. At their June 14, 2021, Planning, Development and Zoning Commission meeting, the Commission recommended approval of a 30-day plat extension for said plats. On June 17, 2021, the developer requested to withdraw these final plats. Texas Local Government Code Chapter 212 requires action by the governing body in 30 days.

RECOMMENDATION: City staff recommends denial of Meridiana Highway 6 Commercial Reserve No. 1 Final Plat, Meridiana Highway 6 Commercial Reserve No. 2 Final Plat, Meridiana Section 28B Final Plat, Meridiana Pursley Boulevard Phase 4 Final Plat, and Meridiana Cumulus Drive Phase 3 Final Plat.

ATTACHMENTS: Applicant withdrawal request

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 _____



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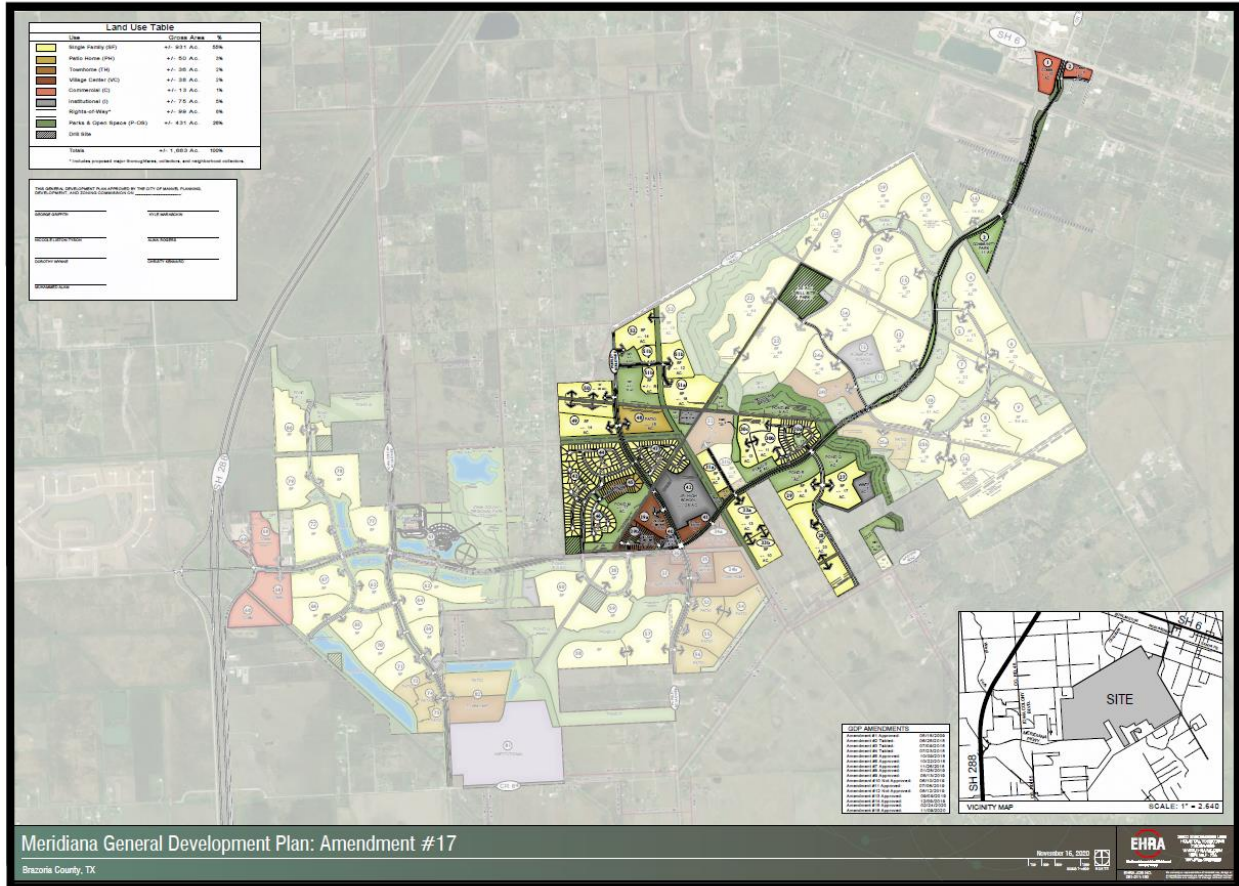
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DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Meridiana General Development Plan Amendment No. 17



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, 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 JODY SCHIBI DATE
COMMISSIONER COMMISSIONER

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

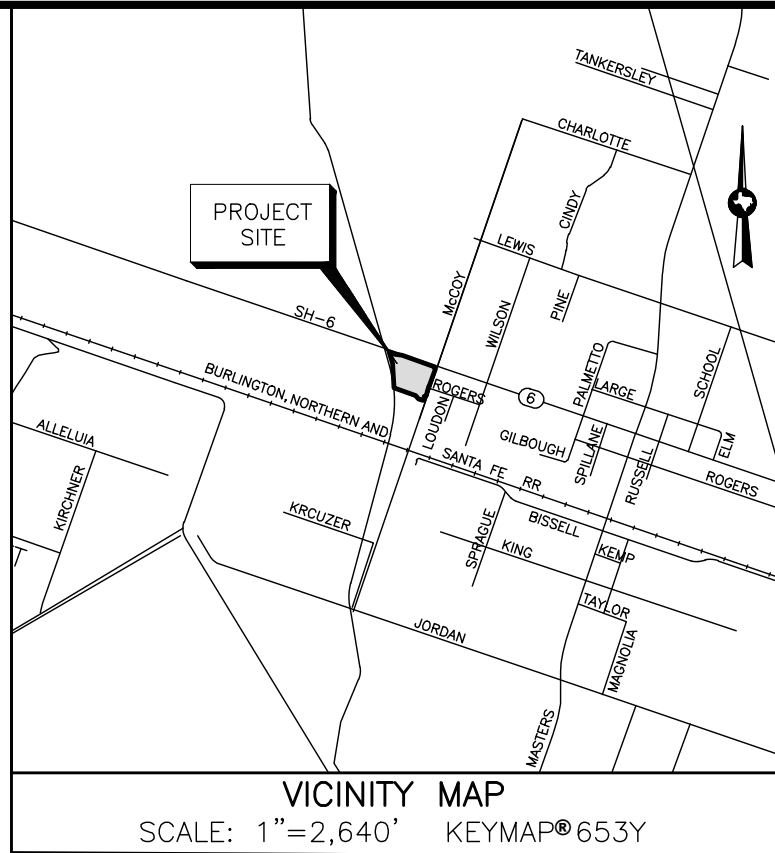
This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of Meridiana Highway 6 Commercial Reserve No. 1 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day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

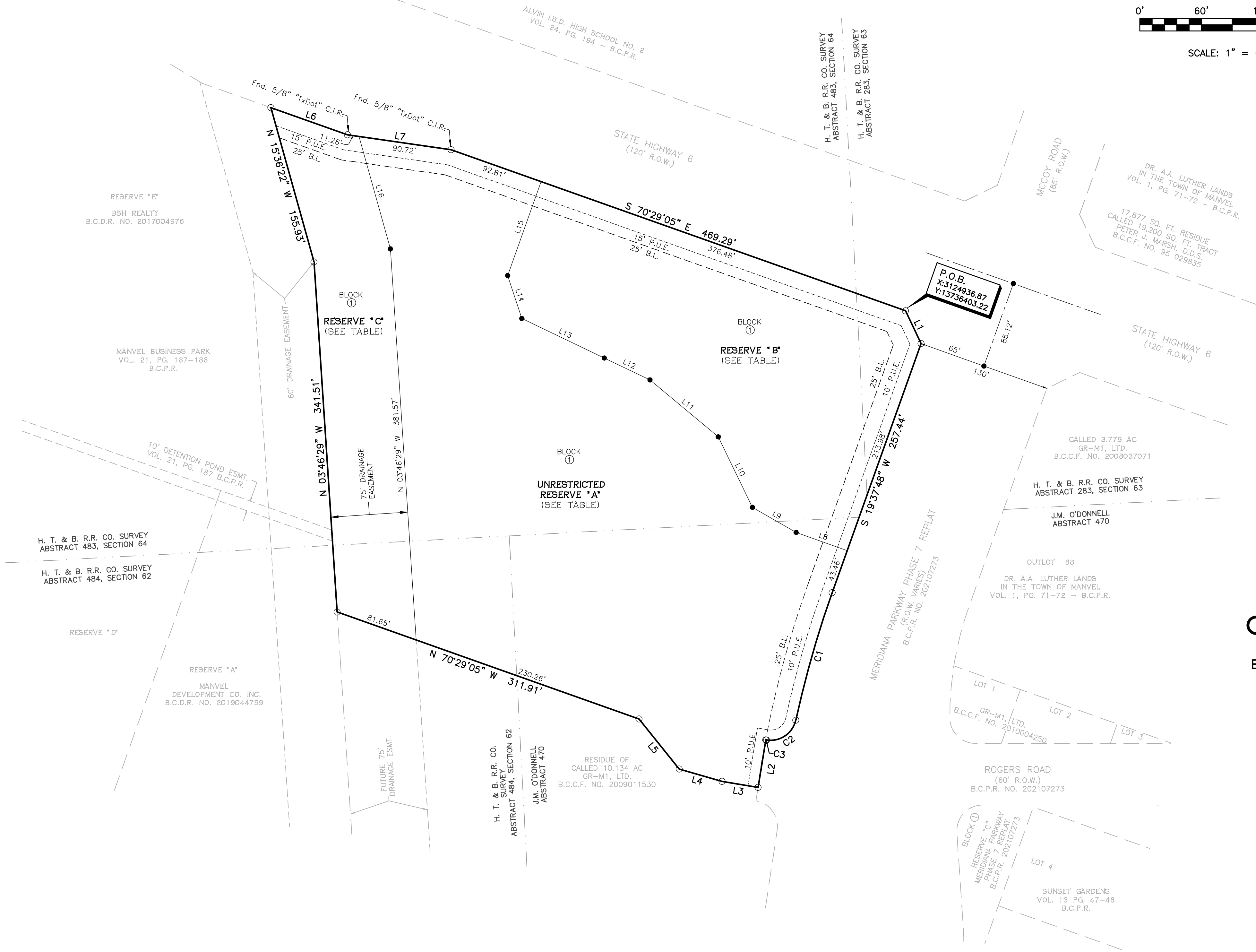
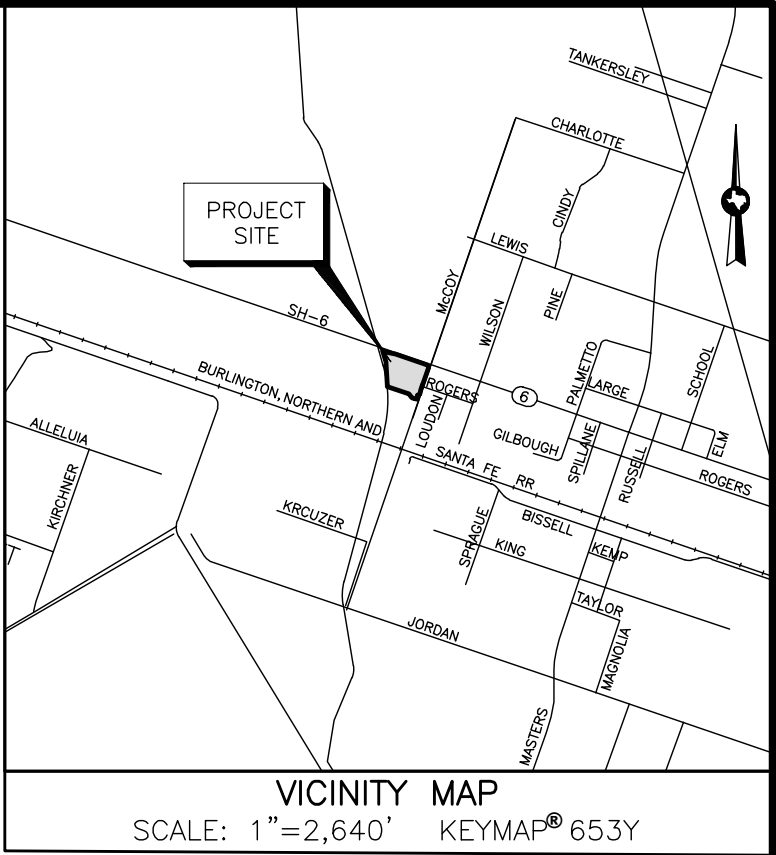
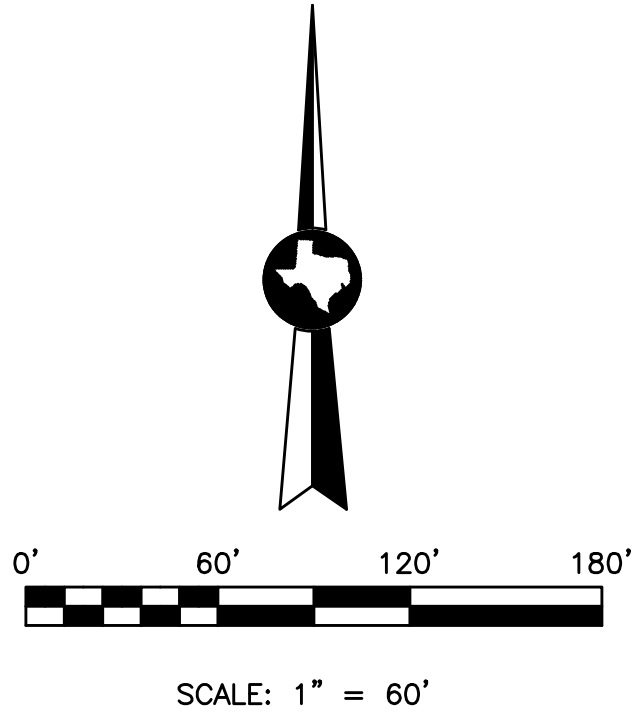
BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3:

- 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	152.86'
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

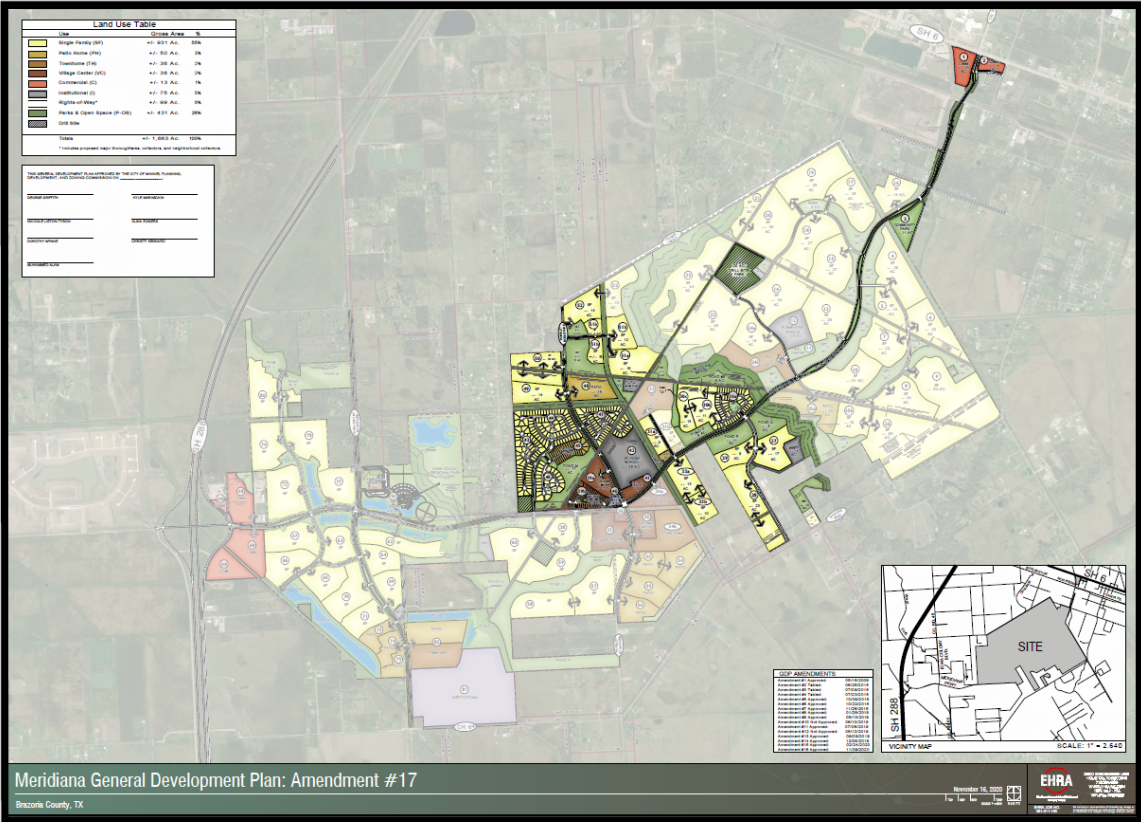
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

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.

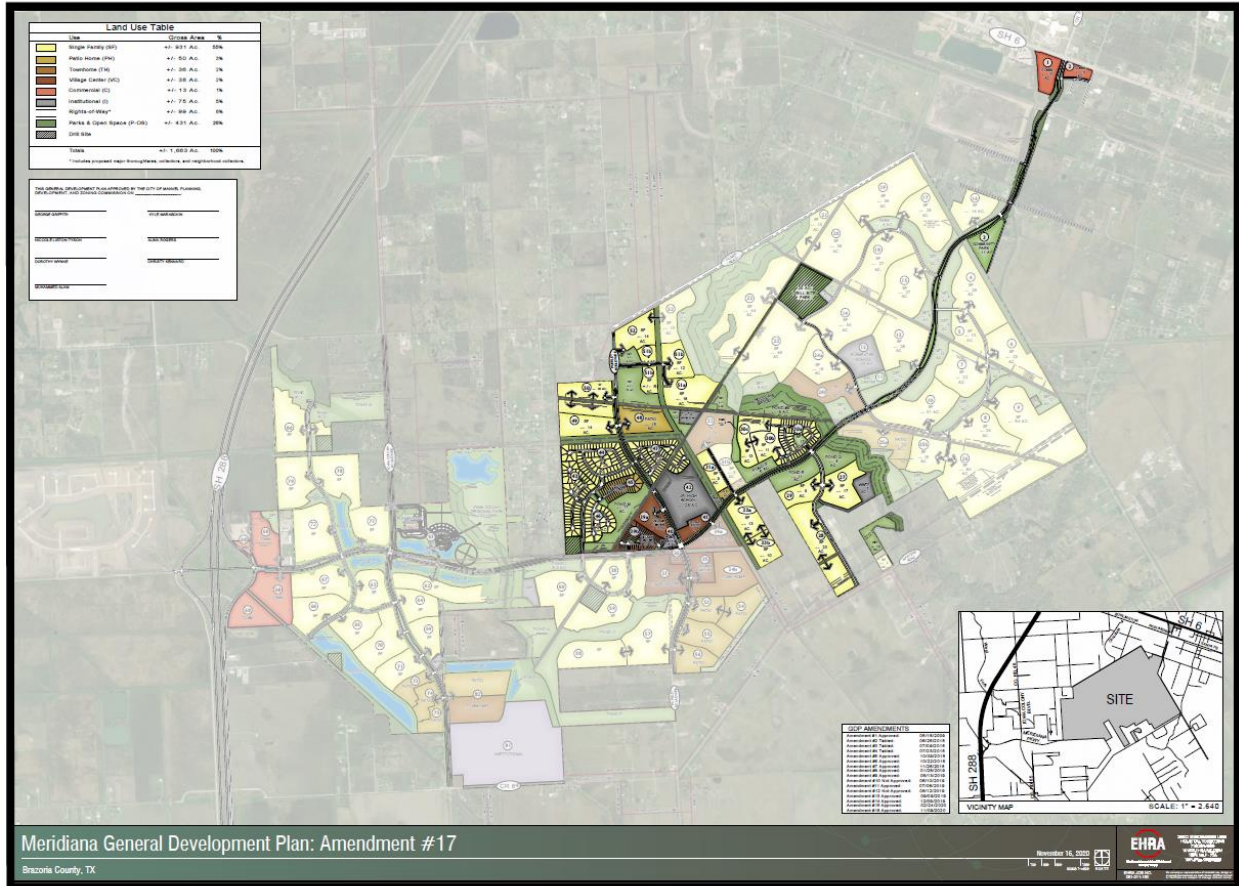
The developer has requested the 30-day extension in writing in order to continue addressing comments on the plat to comply with the regulations in the subdivision ordinance and adopted O-PUD.

[illegible]



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

Meridiana General Development Plan Amendment No. 17



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

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

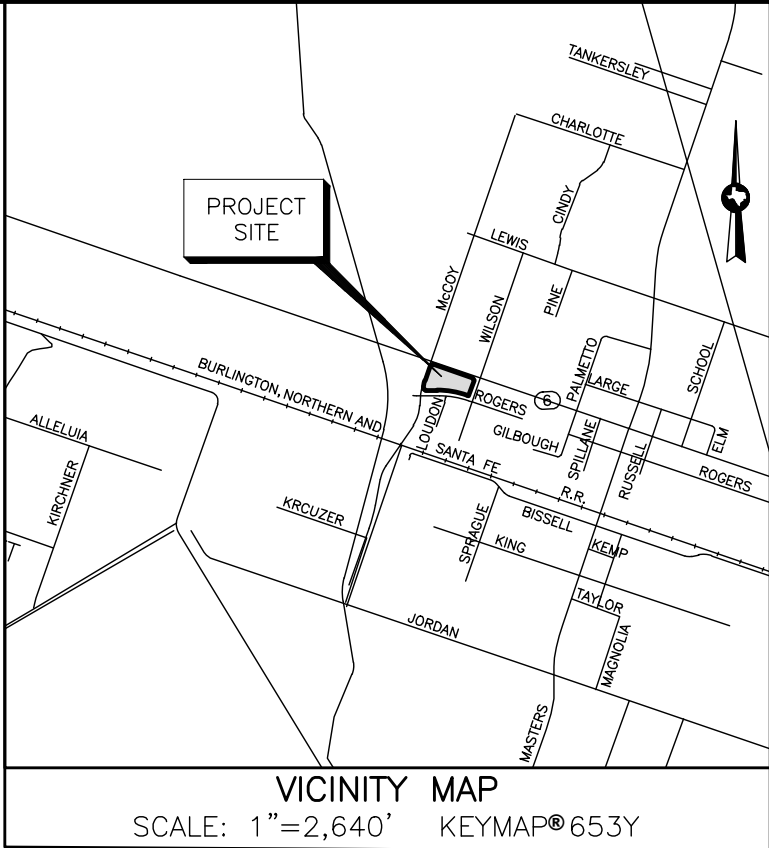
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

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.

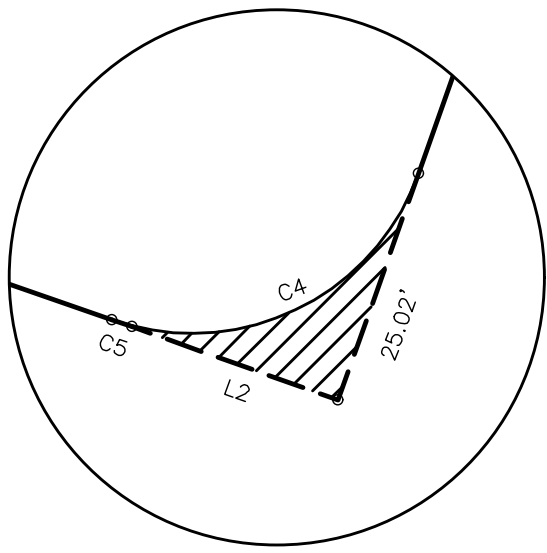
BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3:

- 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.

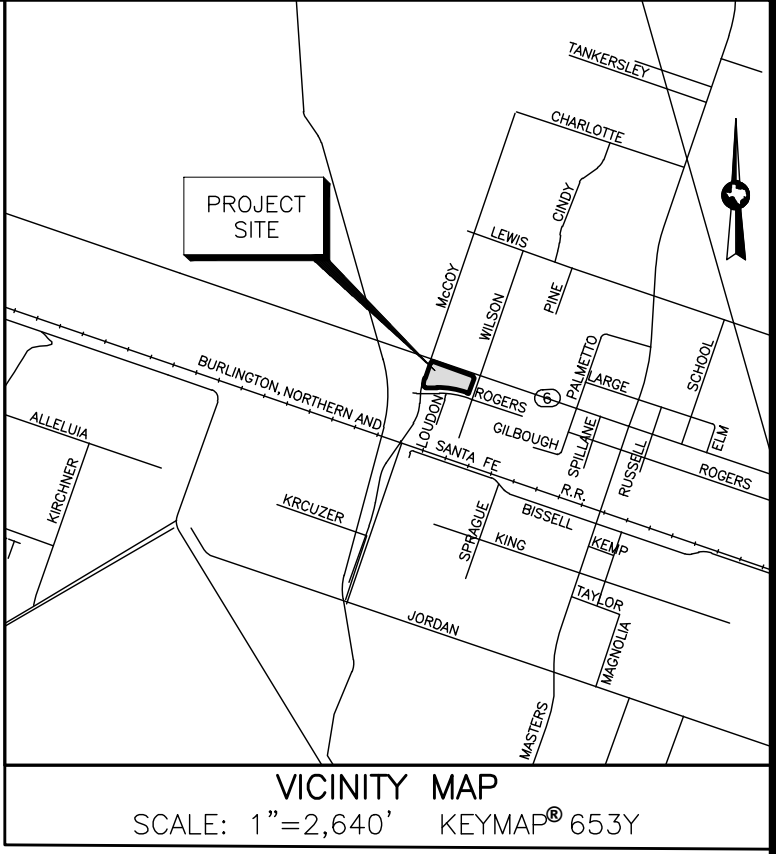
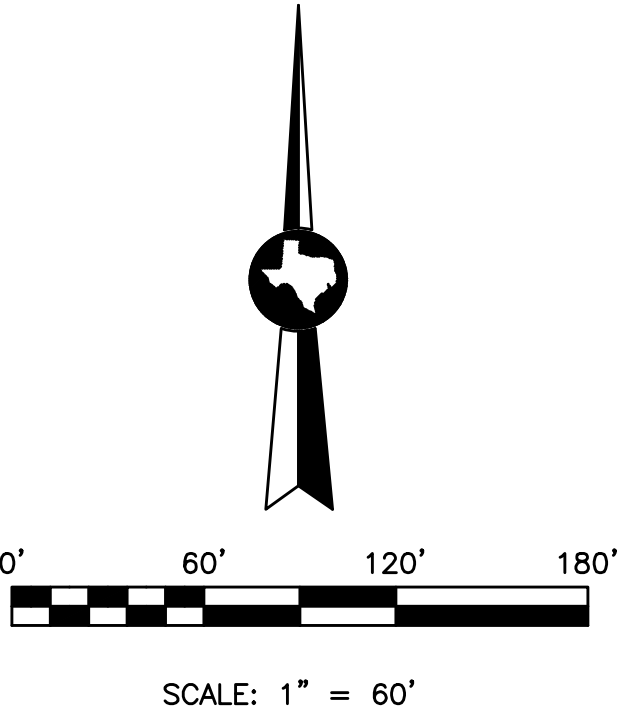
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1230.00'	19°36'38"	420.99'	N 80°14'34" W	418.94'
C2	25.00'	89°59'51"	39.27'	N 45°02'58" W	35.35'
C3	320.00'	19°40'51"	109.92'	N 09°47'23" E	109.38'
C4	25.00'	89°57'23"	39.25'	S 64°28'52" W	35.34'
C5	1230.00'	0°06'12"	2.22'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

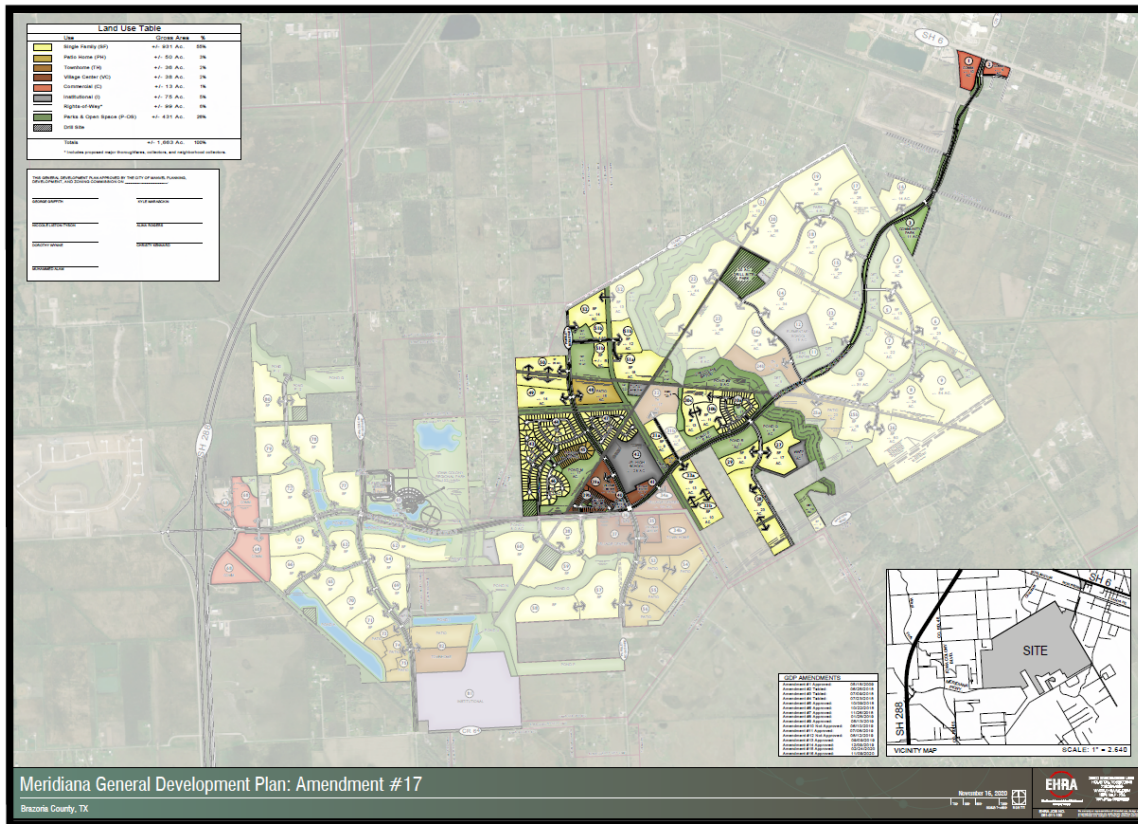
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

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 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

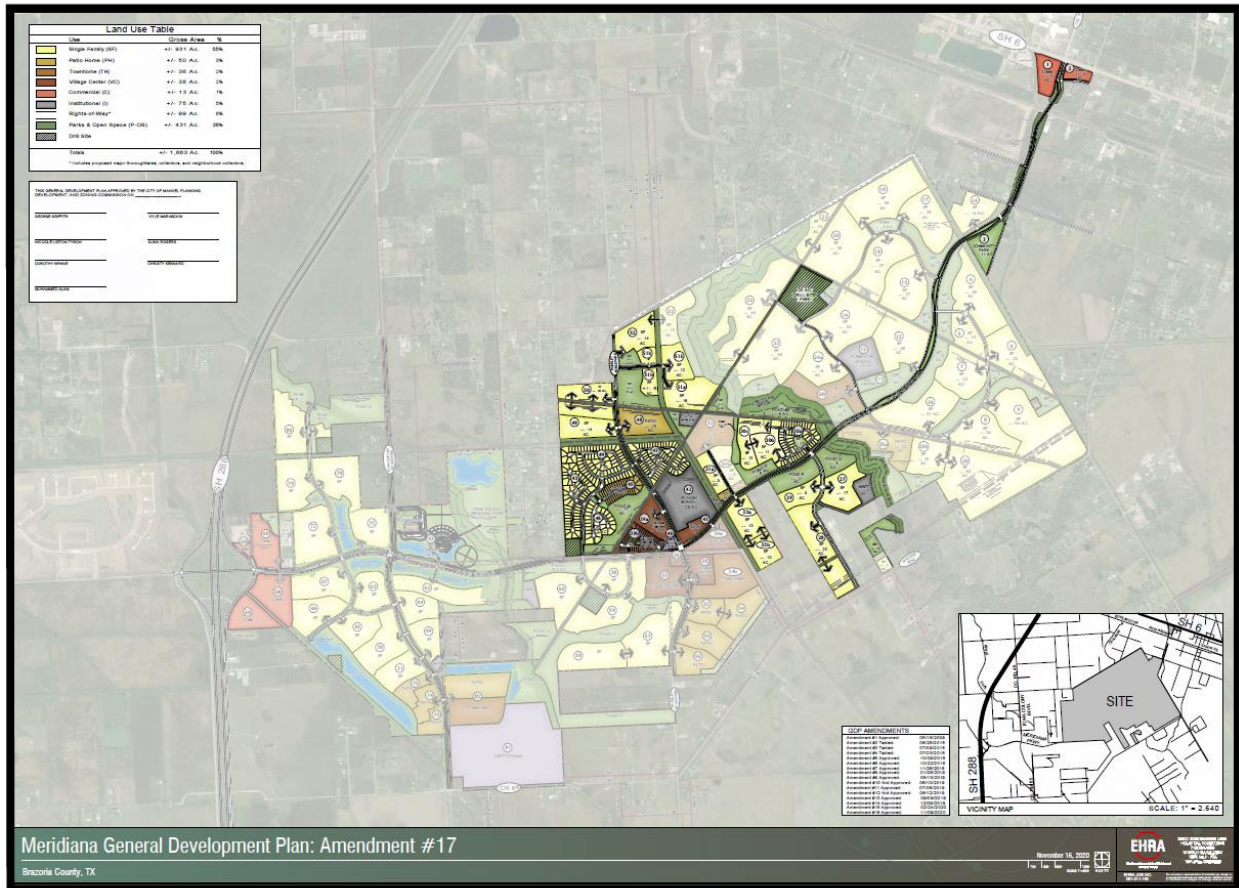
Staff recommends a 30-day extension for Meridiana Pursley Boulevard Phase 4 Final Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and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

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

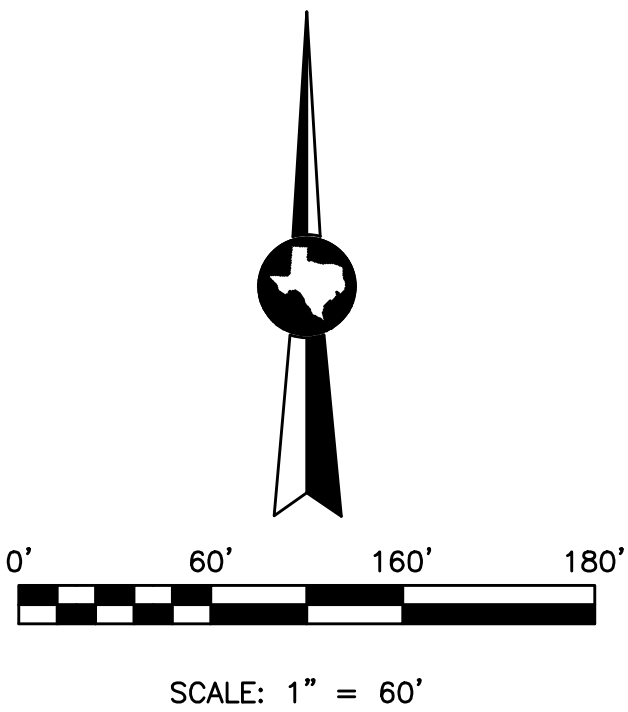
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

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:**

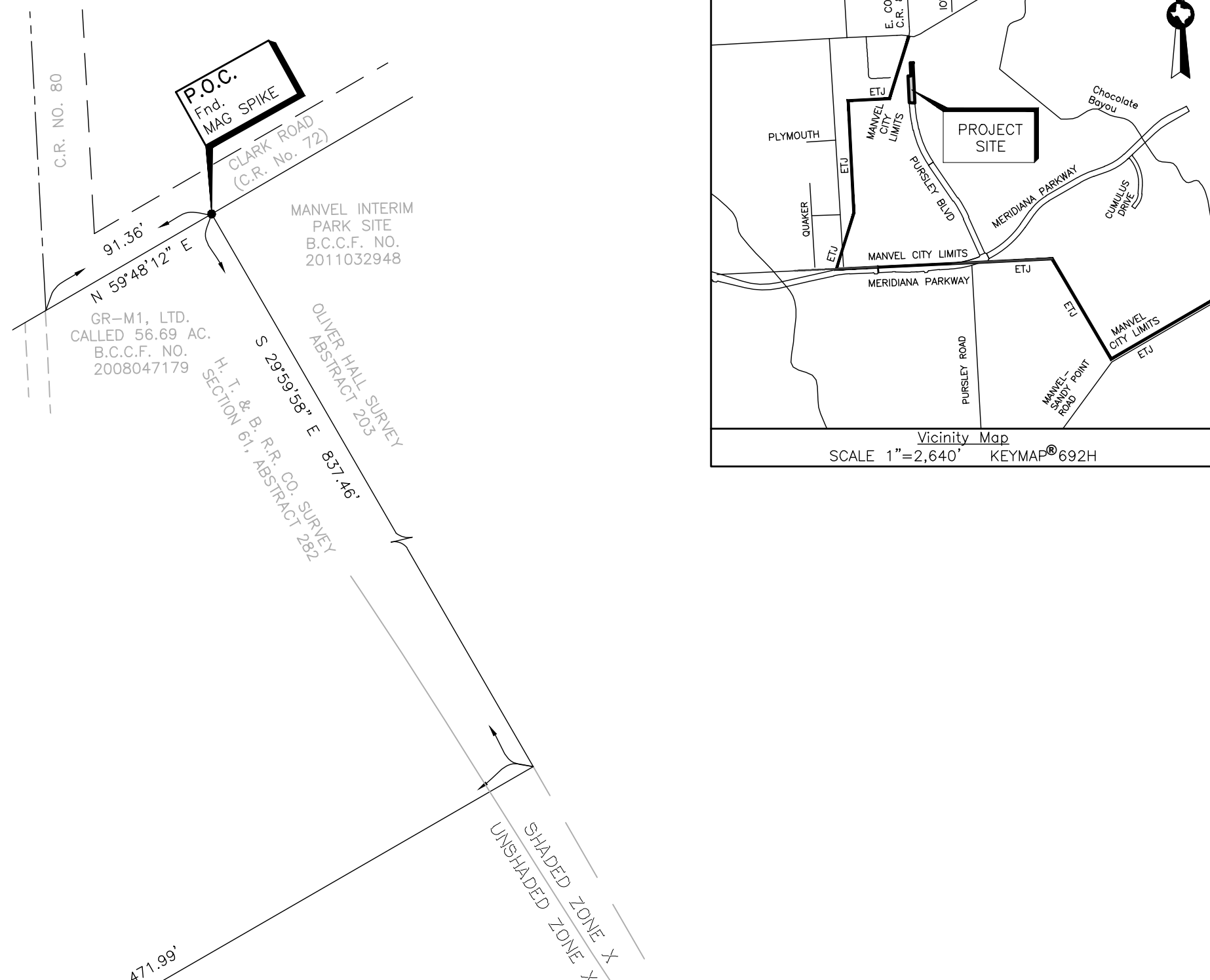
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage 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,
IN BRAZORIA COUNTY, TEXAS.

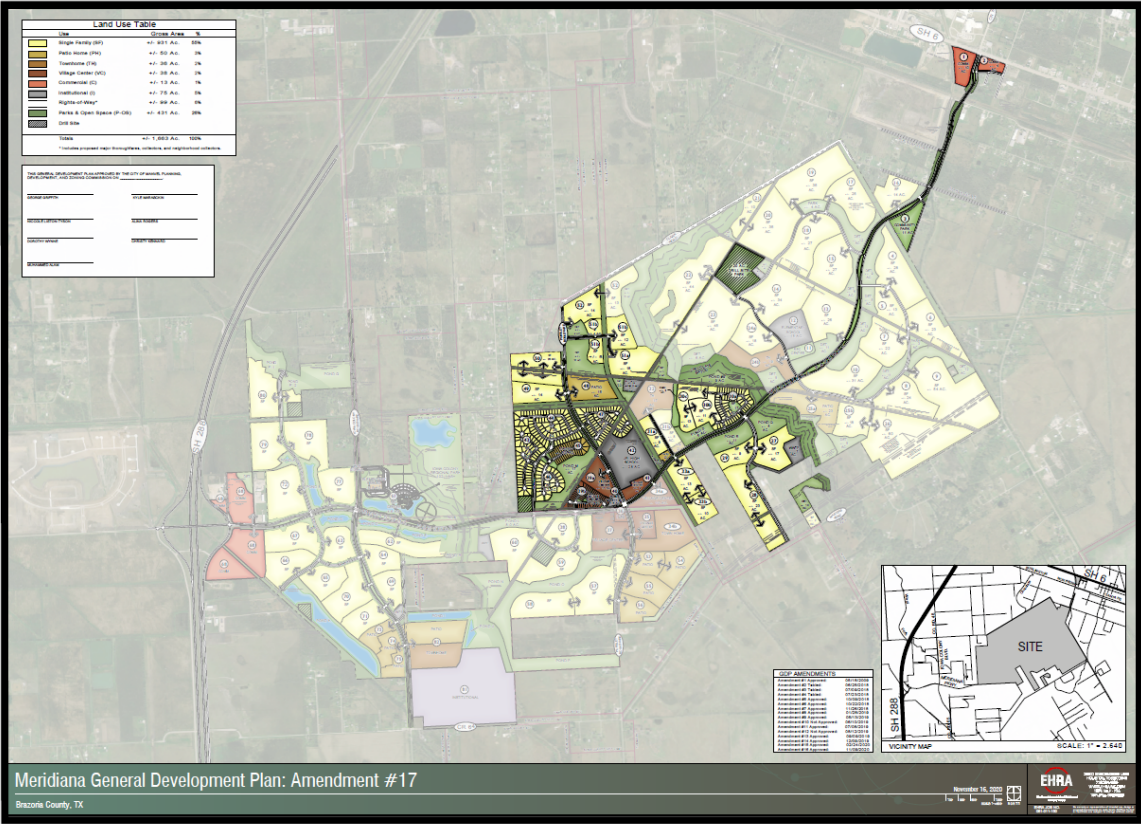
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APRIL 2, 2020

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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 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

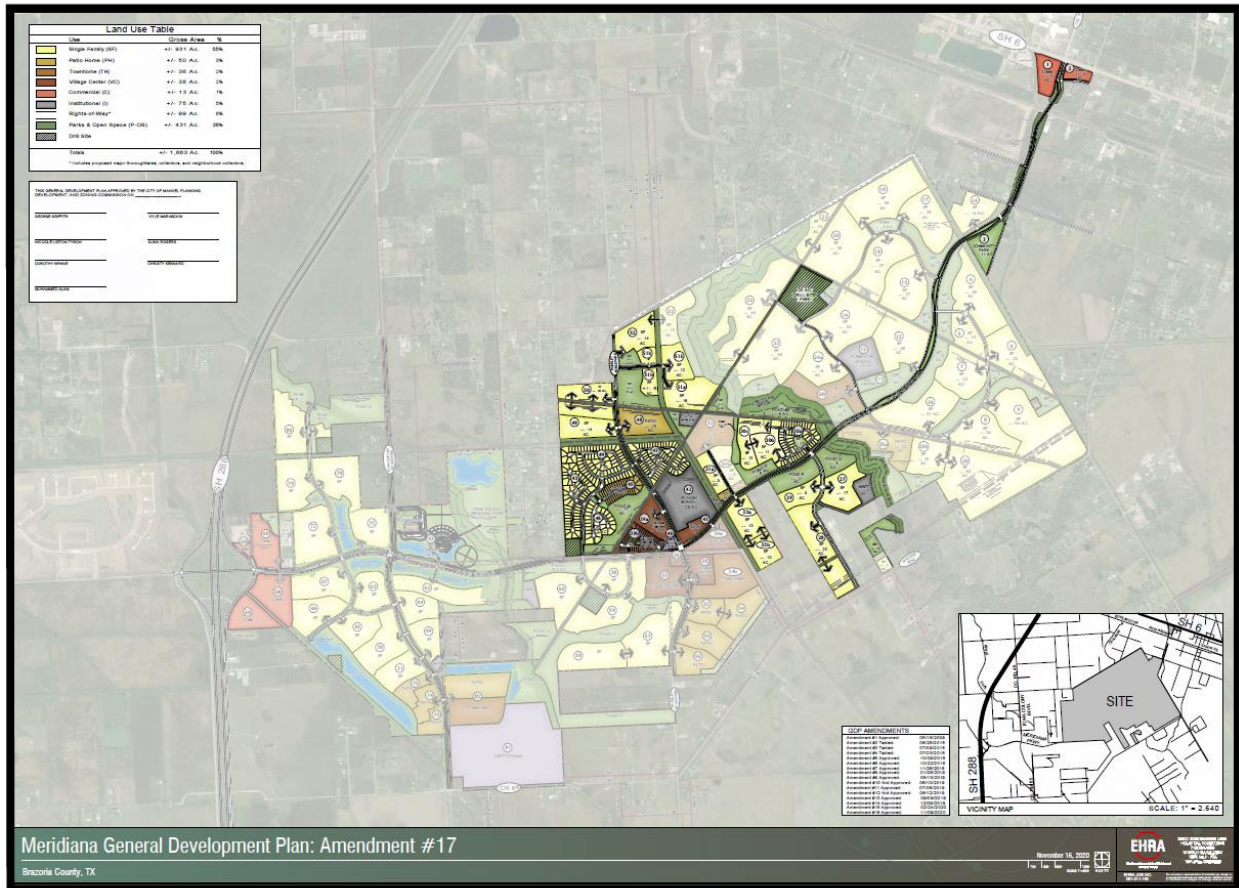
Staff recommends a 30-day extension for Meridiana Cumulus Drive Phase 3 Final Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the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



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

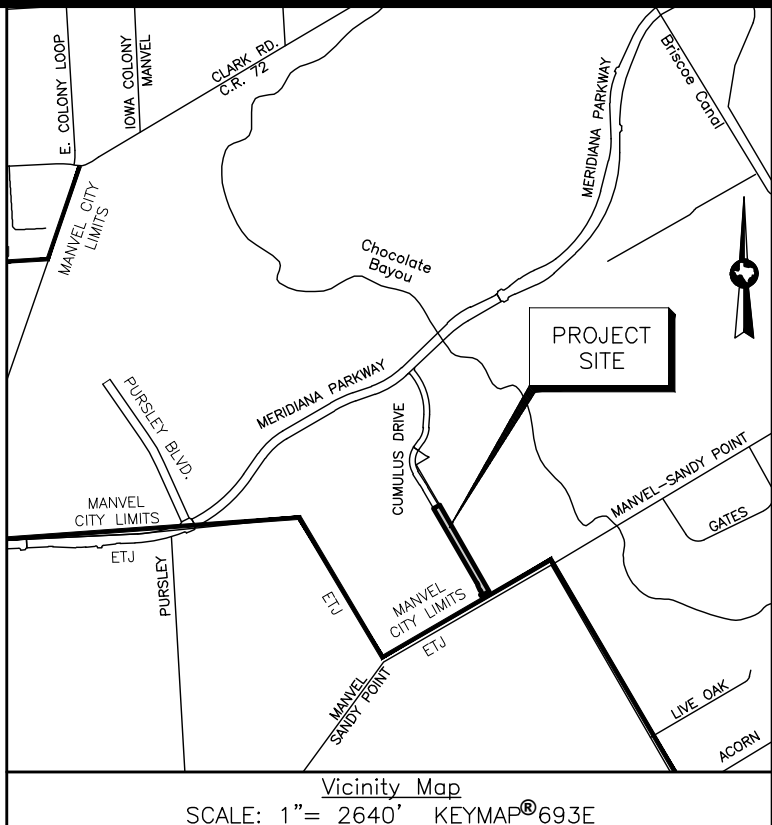
BY: _____
Print Name: Matt Lawson
Title: President

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

- 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: 0.9986742185.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, 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. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
C.R. indicates County Road.
ESMT. indicates Easement.
FND. indicates Found.
I.R. indicates Iron Rod.
NO. indicates Number.
PG. indicates Page.
PL. indicates Pipeline.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point of Commencing.
P.U.E. indicates Public Utility Easement.
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 Developer, Homeowners' Association and Drainage 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.
 - 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).
 - 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.
 - 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.
 - Reserve "A" contains 0.00 acres of unencumbered open space.
 - Access to the Remainder of Lot 7 of Lulling Stone Section 3 is provided across Reserve "A" in alignment with existing streets platted in Meridiana Section 28A and Meridiana Section 28B. All road construction costs associated with the Remainder of Lot 7 to connect with Cumulus Drive will be the sole responsibility of said owner of Lot 7.

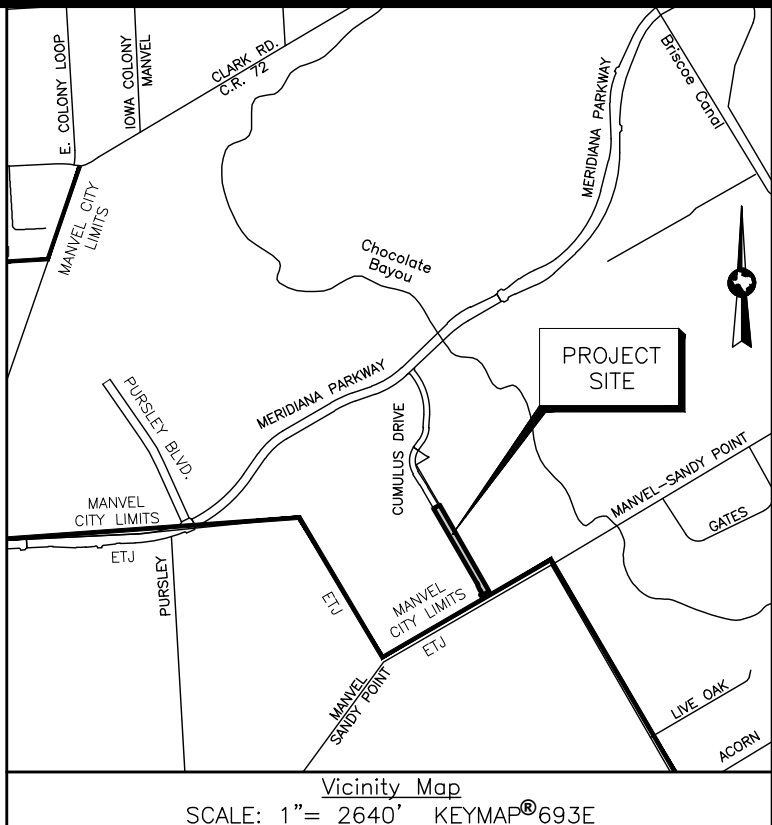
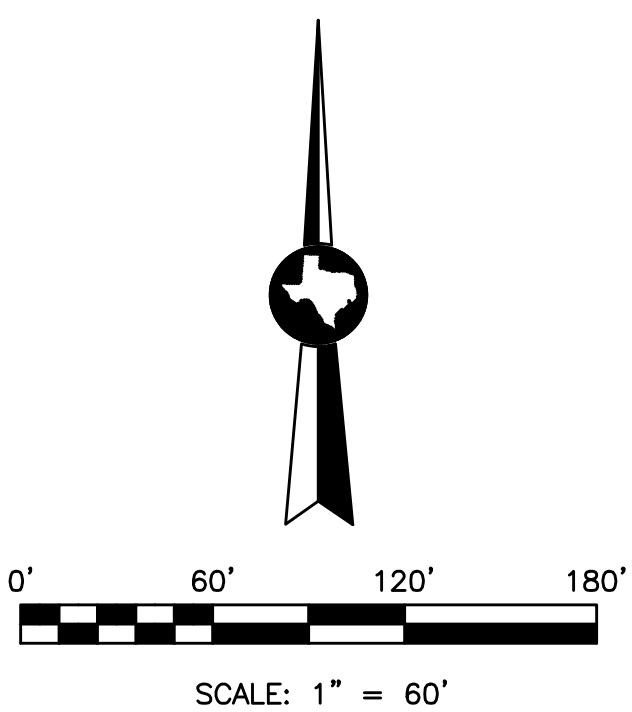
OWNER
GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

APRIL, 2021

ENGINEER/SURVEYOR



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



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 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 59°57'12" E	95.00'
L2	N 30°02'48" W	20.00'
L3	N 25°01'41" W	75.99'
L4	N 30°02'48" W	28.10'
L5	N 25°01'41" W	75.99'

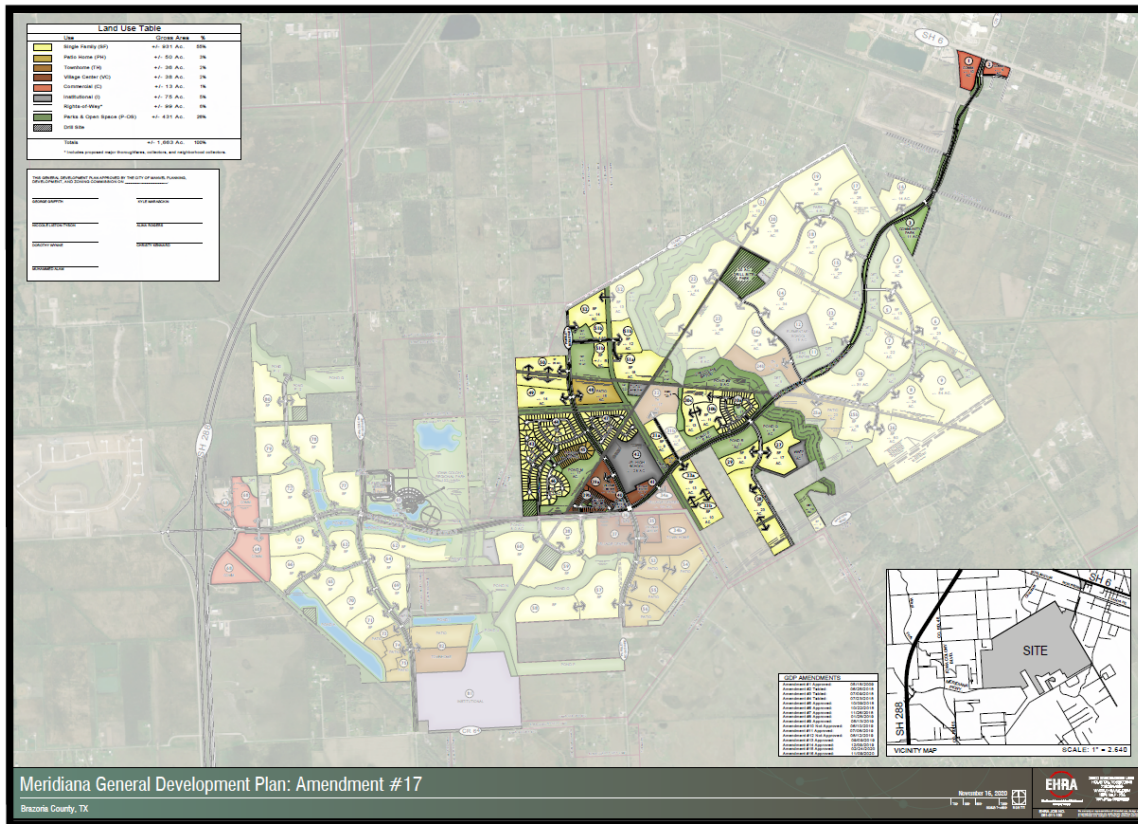
CURVE TABLE							
CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	25.00'	88°17'10"	38.52°	N 15°48'37" E	34.82'		
C2	540.00'	3°18'17"	31.15°	N 26°40'49" W	31.14'		
C3	420.00'	5°01'07"	36.79°	N 27°32'14" W	36.78'		
C4	500.00'	5°01'07"	43.80°	N 27°32'14" W	43.78'		
C5	460.00'	5°01'07"	40.29°	N 27°32'14" W	40.28'		
C6	500.00'	5°01'07"	43.80°	S 27°32'14" E	43.78'		
C7	460.00'	2°47'32"	22.42°	S 26°25'27" E	22.42'		
C8	25.00'	92°13'35"	40.24°	S 73°56'00" E	36.04'		

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	20,959 SQ.FT. / 0.4812 ACRE
TOTAL		20,959 SQ.FT. / 0.4812 ACRES

**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 1 RESERVE (0.4812 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 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

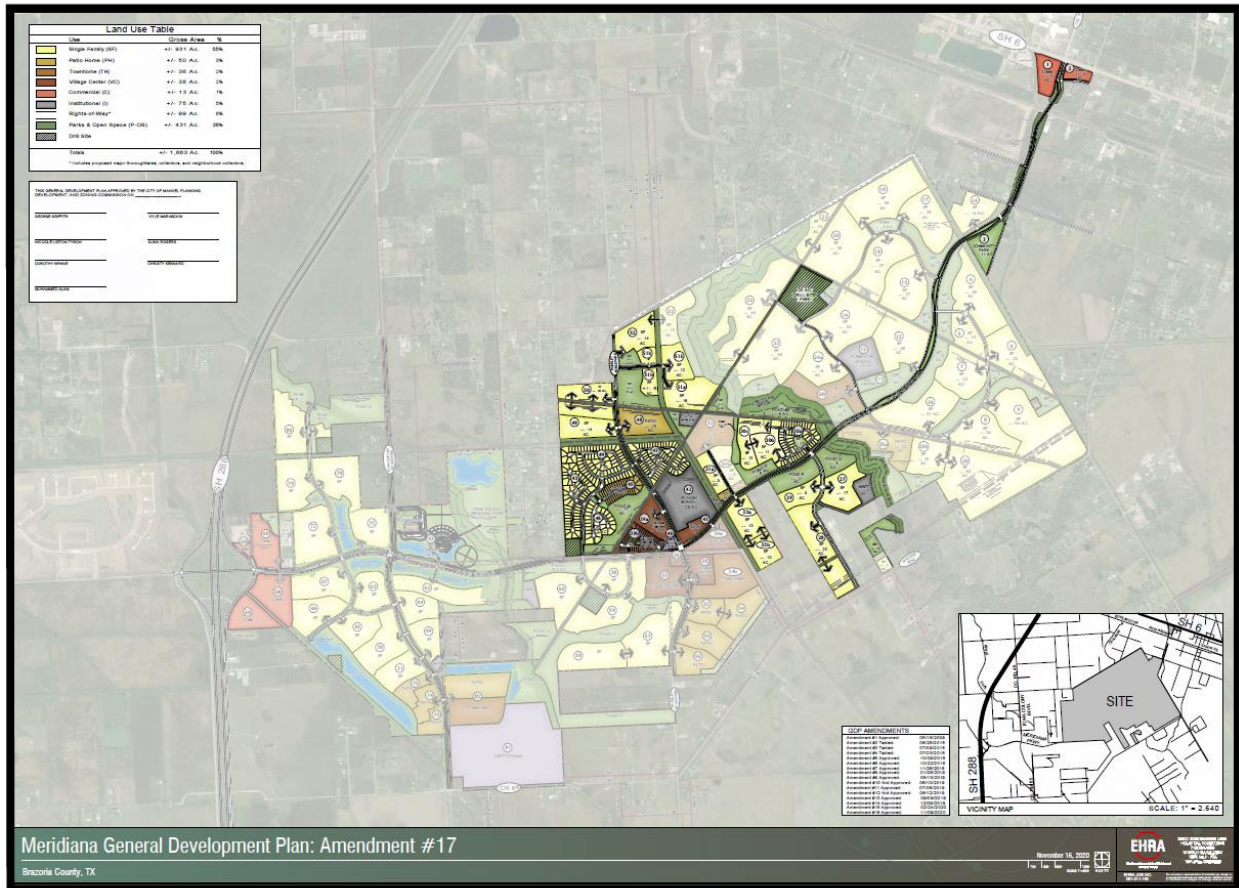
Staff recommends a 30-day extension for Meridiana Section 28B Final Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal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



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

Meridiana General Development Plan Amendment No. 17



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;

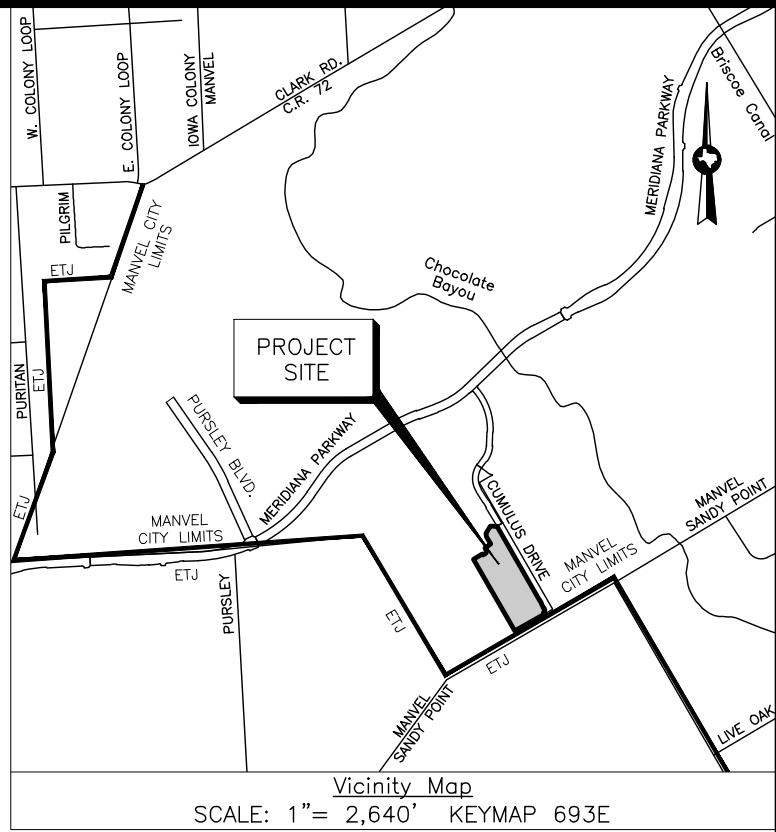
16) THENCE, South 30°02'48" East, for a distance of 20.00 feet to a point for corner in northerly right-of-way line of County Road 67 (80 foot wide) recorded under Volume 21, Page 267-270 B.C.P.R., Volume 22, Page 231-234 B.C.P.R. and Volume 24, Page 398 B.C.P.R.;

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.=52.00 (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. 48039C0110K, 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.
PL 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

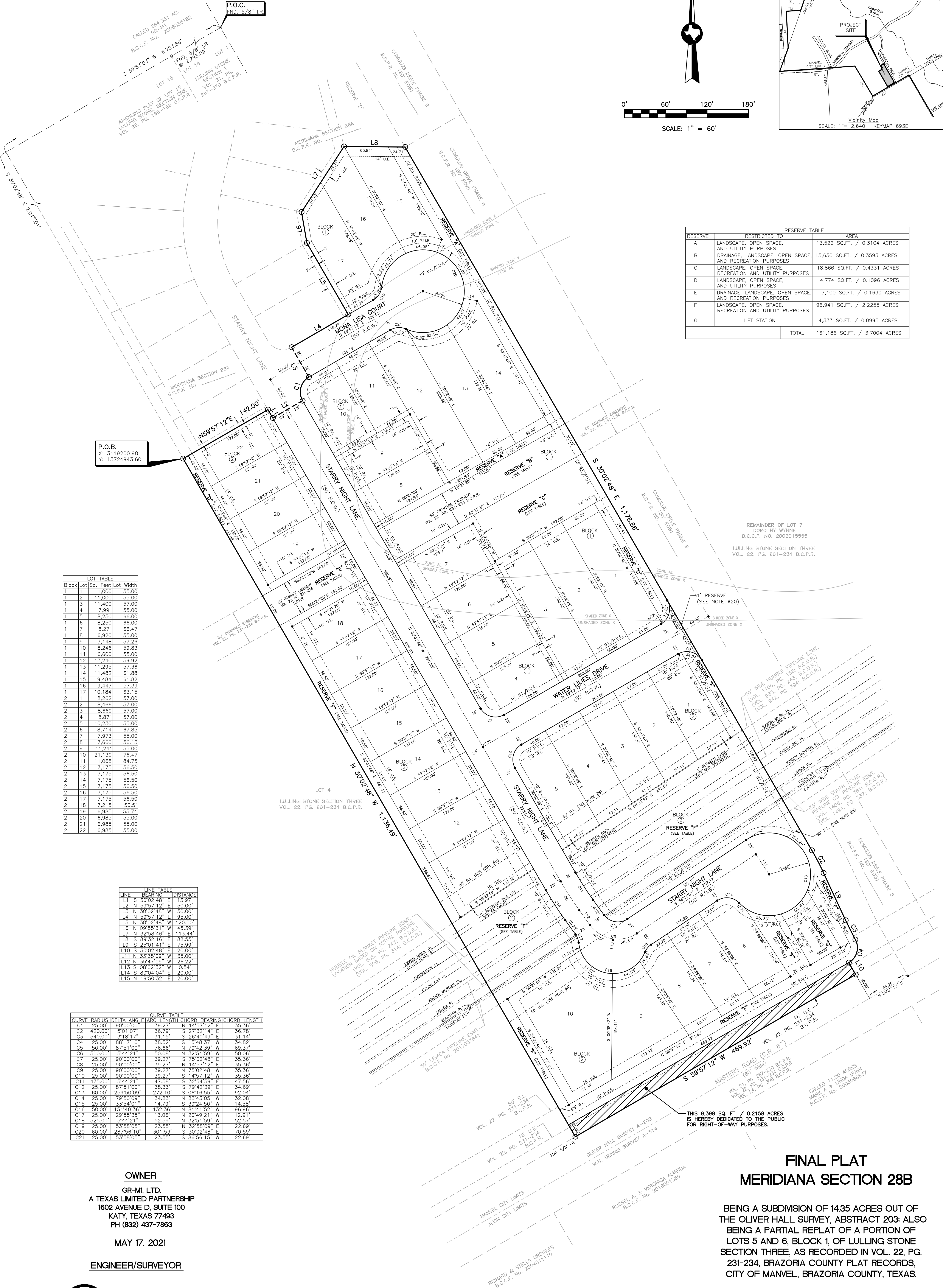
MAY 17, 2021

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



RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	13,522 SQ.FT. / 0.3104 ACRES
B	DRAINAGE, LANDSCAPE, OPEN SPACE, AND RECREATION PURPOSES	15,650 SQ.FT. / 0.3593 ACRES
C	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	18,866 SQ.FT. / 0.4331 ACRES
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	4,774 SQ.FT. / 0.1096 ACRES
E	DRAINAGE, LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	7,100 SQ.FT. / 0.1630 ACRES
F	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	96,941 SQ.FT. / 2.2255 ACRES
G	LIFT STATION	4,333 SQ.FT. / 0.0995 ACRES
TOTAL		161,186 SQ.FT. / 3.7004 ACRES

LOT TABLE			
Block	Lot	Sq. Feet	Lot Width
1	1	11,000	55.00
1	2	11,000	55.00
1	3	11,400	57.00
1	4	7,991	55.00
1	5	8,250	66.00
1	6	8,250	66.00
1	7	8,271	66.47
1	8	6,920	55.00
1	9	7,148	57.26
1	10	8,246	59.83
1	11	6,500	55.00
1	12	13,240	59.92
1	13	11,295	57.36
1	14	11,482	61.88
1	15	9,484	61.82
1	16	9,447	57.39
1	17	10,184	63.15
2	1	8,262	57.00
2	2	8,466	57.00
2	3	8,669	57.00
2	4	8,871	57.00
2	5	10,230	55.00
2	6	8,714	67.85
2	7	7,973	55.00
2	8	7,660	56.13
2	9	11,241	55.00
2	10	21,139	76.47
2	11	11,068	84.75
2	12	7,175	56.50
2	13	7,175	56.50
2	14	7,175	56.50
2	15	7,175	56.50
2	16	7,175	56.50
2	17	7,175	56.50
2	18	7,215	56.51
2	19	6,985	55.74
2	20	6,985	55.00
2	21	6,985	55.00
2	22	6,985	55.00

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 30°02'48" E	13.97	
L2	N 59°57'12" E	50.00	
L3	N 30°02'48" W	50.00	
L4	N 59°57'12" E	95.00	
L5	N 30°02'48" W	120.00	
L6	N 09°55'31" W	45.39	
L7	N 32°58'46" E	113.44	
L8	S 89°32'16" E	88.55	
L9	S 25°01'41" E	75.99	
L10	S 30°02'48" E	20.00	
L11	N 33°38'09" W	35.00	
L12	N 35°47'09" W	26.22	
L13	S 08°02'52" W	0.54	
L14	S 80°04'04" E	20.00	
L15	N 19°50'32" E	20.00	

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	25.00	90°00'00"	39.27	N 14°57'12" E	35.36	
C2	420.00	5°01'07"	36.79	S 27°32'14" E	36.79	
C3	540.00	3°18'17"	31.15	S 26°40'49" E	31.14	
C4	25.00	88°17'10"	38.52	S 15°48'37" W	34.82	
C5	50.00	87°51'00"	76.66	N 79°42'39" W	69.37	
C6	500.00	5°44'21"	50.08	N 32°54'59" W	50.08	
C7	25.00	90°00'00"	39.27	S 75°02'48" E	35.36	
C8	25.00	90°00'00"	39.27	N 14°57'12" E	35.36	
C9	25.00	90°00'00"	39.27	N 75°02'48" W	35.36	
C10	25.00	90°00'00"	39.27	S 14°57'12" W	35.36	
C11	475.00	5°44'21"	47.58	S 32°54'59" E	47.56	
C12	25.00	87°51'00"	38.33	S 79°42'39" E	34.69	
C13	60.00	29°50'09"	22.21	S 06°16'55" W	32.04	
C14	25.00	79°50'09"	34.83	N 83°43'05" W	32.08	
C15	25.00	33°54'01"	14.79	S 39°24'50" W	14.58	
C16	50.00	15°14'03"	13.26	N 81°41'52" W	96.96	
C17	25.00	29°55'35"	13.06	N 20°49'21" W	12.91	
C18	525.00	5°44'21"	52.59	N 32°54'59" W	52.57	
C19	25.00	53°58'05"	23.55	N 32°58'09" E	22.69	
C20	60.00	28°58'10"	30.15	S 30°02'48" E	70.59	
C21	25.00	53°58'05"	23.55	S 86°56'15" W	22.69	

OWNER

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

MAY 17, 2021

ENGINEER/SURVEYOR

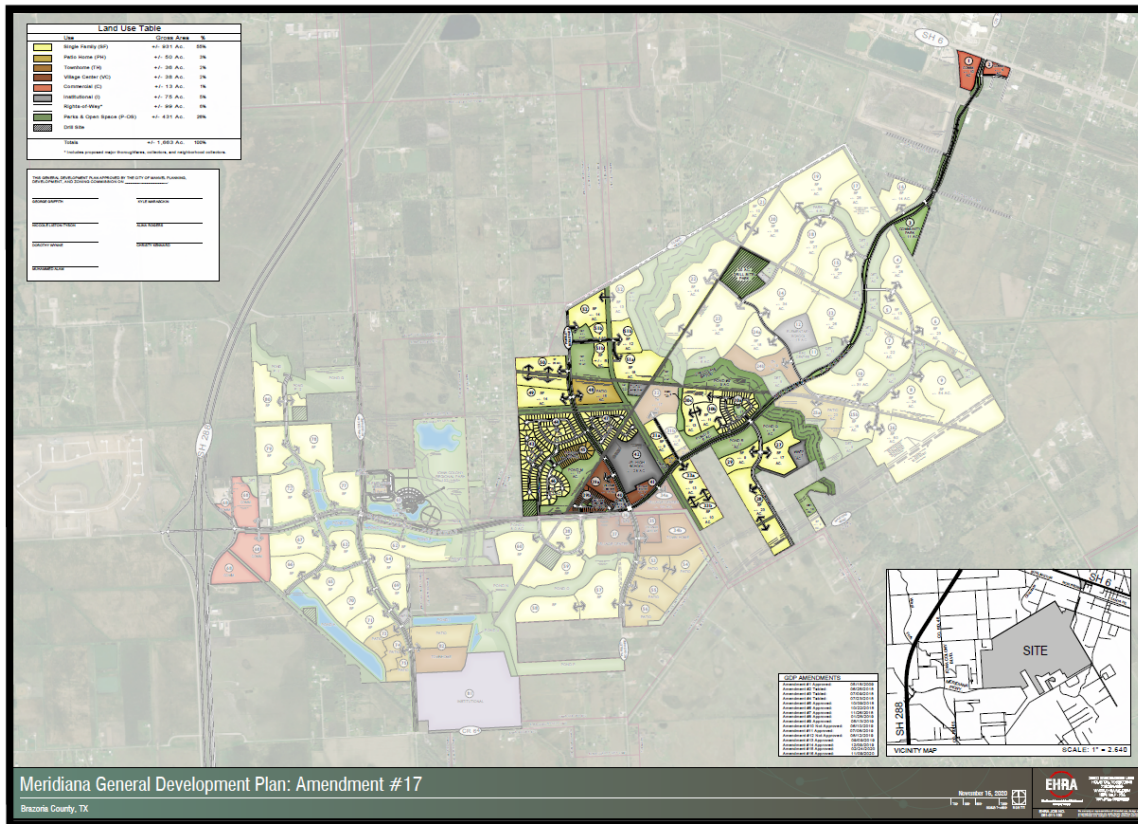


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

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)



EXCLUSIVE FRANCHISE AGREEMENT
FOR THE COLLECTION, HAULING, RECYCLING AND DISPOSAL OF
MUNICIPAL SOLID WASTE, CONSTRUCTION AND DEMOLITION WASTE, AND
RECYCLABLE MATERIALS
IN THE CITY OF MANVEL, TEXAS

June 1, 2019

**EXCLUSIVE FRANCHISE AGREEMENT
FOR THE COLLECTION, HAULING, RECYCLING AND DISPOSAL OF
MUNICIPAL SOLID WASTE, CONSTRUCTION AND DEMOLITION WASTE AND
RECYCLABLE MATERIALS EXCLUSIVE FRANCHISE AGREEMENT
IN THE CITY OF MANVEL, TEXAS**

STATE OF TEXAS

COUNTY OF BRAZORIA

THIS EXCLUSIVE FRANCHISE AGREEMENT (this "Agreement") is made and entered into as of June 1, 2019, by and between Waste Connections of Texas, LLC, a Texas Corporation (the "Franchisee"), and the City of Manvel, Texas (the "City").

WHEREAS, the City and Franchisee entered into an Exclusive Franchise Agreement for the Collection, Hauling and Disposal of Municipal Solid Waste and Construction and Demolition Waste Exclusive Franchise Agreement in the City of Manvel, Texas, dated as of November 10, 2008 (the "Contract");

WHEREAS, on November 5, 2018, the City approved Resolution 2018-R-17 authorizing the City Manager to negotiate and execute a Franchise Agreement with Franchisee using Alternate Option #1 as set forth in Franchisee's response to that certain Request for Proposal Municipal Solid Waste and Recycling Services Exclusive Franchise Agreement; RFP #FY2018-0822-01 issued by the City; and

WHEREAS, the Contract between the Franchisee and the City is to terminate as of January 31, 2019, as may be extended in the interim;

WHEREAS, the Franchisee and the City mutually desire to renew and replace the Contract as further described herein; and

WHEREAS, the City, subject to the terms and conditions set forth herein and the ordinances and regulations of the City, desires to grant to the Franchisee the exclusive franchise, license and privilege to collect, haul and recycle or dispose of Municipal Solid Waste, Construction and Demolition Waste and Recyclable Materials (as such terms are defined herein) within the City's corporate limits.

NOW, THEREFORE, in consideration of the premises and the mutual promises, covenants and agreements set forth herein, the Franchisee and the City hereby agree as follows:

SECTION 1. DEFINED TERMS.

The following terms, as used herein, will be defined as follows:

Bag - Plastic sacks, secured at the top, designed to store refuse with sufficient wall strength to maintain physical integrity when lifted by the top. Total weight of a Bag and its contents shall not exceed 35 lbs.

Bulky Waste - stoves, refrigerators, water tanks, washing machines, other white goods, furniture, large volumes of containerized waste, and similar items.

Bundles – Any items including trees, shrub and brush trimmings, or newspapers and magazines neatly stacked, forming an easily handled package not exceeding forty-eight (48”) inches in length or fifty (50) pounds in weight and which are securely fastened together.

Business Day - Any day that is not a Saturday, a Sunday, or other day on which banks are required or authorized by law to be closed in the City.

City – City of Manvel, Texas.

Collection – The act of removing garbage, trash and recycling from the storage point at the source.

Commercial Hand Collect Unit - A small Commercial Unit that requires no more than four (4) Roll-Outs for the collection of its Municipal Solid Waste each week.

Commercial Unit - Any non-manufacturing commercial facility that generates and accumulates Municipal Solid Waste, Construction and Demolition Waste or Recyclable Materials during, or as a result of, its business, including, but not limited to, restaurants, stores and warehouses.

Construction and Demolition Waste - Solid Waste resulting from construction or demolition activities or that is directly or indirectly the by-product of such activities, including, but not limited to, cartons, concrete, excelsior, gypsum board, metal, paper, plastic, rubber and wood products. Construction and Demolition Waste does not include Hazardous Waste, Municipal Solid Waste, Recyclable Materials or Bulky Waste.

Container - any receptacle, including, but not limited to, dumpsters, Roll-Offs and Roll-Outs, provided to the City by the Franchisee and utilized for collecting municipal solid waste, construction-demolition waste or recyclable materials.

Contract Year – Any one year period of time from July 1 to June 30 during the term of the Franchise Agreement.

Dead Animals – Animals or portions hereof less than ten (10 lbs.) pounds in weight that have expired from any cause, except those slaughtered or killed for human use.

Disposal Site – A refuse depository, including but not limited to sanitary landfills, transfer stations, incinerators, and waste processing/separation centers that are licensed, permitted, or approved by all governmental bodies and agencies having jurisdiction and requiring such

licenses, permits, or approvals that receives for processing or final disposal of Municipal Solid Waste.

Excluded Waste - wastewater treatment plant sludge, and any materials or substances that may not lawfully be disposed of at a Type I or Type IV landfill permitted by the TCEQ, including, but not limited to, petroleum and petroleum products, natural gas and natural gas products, asbestos, lead and polychlorinated biphenyls, and any radioactive, volatile, corrosive, highly flammable, explosive, biomedical, infectious, biohazardous, toxic or hazardous waste substance or material, as defined by applicable federal state or local laws or regulations.

Franchisee – Waste Connections of Texas, LLC, the person, corporation, or partnership performing garbage, trash and recycling collection and disposal under contract with the CITY.

Fuel Year – Any one year period of time from May 1 to April 30 during the term of the Franchise Agreement.

Green Waste - Biodegradable waste that is composed of garden, yard or park waste, such as grass, leaves, flower trimmings, brush, tree trimmings and other clean woody vegetative material that results from landscaping maintenance and other land clearing operations.

Handicapped Residential Unit - Any residential dwelling that is inhabited by persons, all of whom are physically handicapped to the extent that they are unable to place Municipal Solid Waste or Recyclable Materials at the curbside, and that generates and accumulates Municipal Solid Waste and Recyclable Materials. The identities of the members of a Handicapped Residential Unit shall be certified by the City Manager and agreed to by the Franchisee.

Hazardous Waste - Waste identified or listed as a hazardous waste by the administrator of the United States Environmental Protection Agency (EPA) under the federal Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976, as amended, or so classified by any federal or State of Texas statute, rule, order or regulation.

Holidays - The following days:

- (1) New Year's Day (January 1st)
- (2) Independence Day (July 4th)
- (3) Labor Day
- (4) Thanksgiving Day
- (5) Christmas Day (December 25th).
- (6) Memorial Day, and any other day agreed to as a holiday by the City and the Franchisee in writing

Industrial Unit - Any manufacturing, mining or agricultural facility that generates and accumulates Municipal Solid Waste, Construction and Demolition Waste, or Recyclable Materials during, or as a result of, its operations.

Landfill - Any facility or area of land receiving Municipal Solid Waste or Construction and Demolition Waste and operating under the regulation and authority of the Texas Commission on Environmental Quality ("TCEQ") within the State of Texas, or the appropriate governing agency for landfills located outside the State of Texas.

Multi-Family Residential Unit - Any residential dwelling that is designed for, and inhabited by, multiple family units and that generates and accumulates Municipal Solid Waste and Recyclable Materials.

Municipal Solid Waste – Garbage and Rubbish, as defined below. Municipal Solid Waste does not include Construction and Demolition Waste, Green Waste, Excluded Waste, or Hazardous Waste.

- (a) *Garbage* - all normal and usual household and institutional solid waste products that are placed in containers for collection purposes and are usually a mixture of putrescible, non-putrescible, and noncombustible materials, such as organic wastes from food preparation and consumption, wrapping and packaging materials, metal, glass, and plastic containers, and other similar items.
- (b) *Rubbish* - all waste wood, wood products, tree trimmings, grass cuttings, dead plants, weeds, leaves, dead trees or branches thereof, chips, shavings, sawdust, printed matter, paper, pasteboard, rags, straw, used and discarded mattresses, used and discarded clothing, used and discarded shoes and boots, waste paper and other products such as those used for packaging or wrapping, crockery and glass, ashes, floor sweepings, and mineral or metallic substances.

Recyclable Materials -

- (a) Newspapers, magazines, and catalogs, and other paper items such as mail, paper bags or other paper;
- (b) Glass bottles and jars (excluding mirrors, windows, ceramics and other glass products);
- (c) Metal cans composed of tin, steel or aluminum (excluding scrap metal); and
- (d) Plastic containers including all varieties of the types designated as #1, #2, #3, #4, #5 and #7.
- (e) Contractor and the City will jointly decide on description of and/or procedures with respect to removal of contaminants or preparation of recyclable materials. Once those are jointly decided, Customers and the City must comply with those descriptions and/or procedures. If any customer or the City fails to do so, Contractor may decline to collect such materials without being in breach of the Agreement. Contractor shall not be responsible for and has not made any representation regarding the ultimate recycling of such recyclable materials by any third party facilities.

Recycling Container – A Container with ninety-five (95) gallons of capacity and provided by the Franchisee for the collection of Recyclable Materials.

Residential Refuse – Municipal Solid Waste generated by an occupant of a Residential Unit, excluding Excluded Waste, but including household move-in cartons when collapsed and tied.

Residential Unit - Any residential dwelling that is either a Single-Family Residential Units or a Multi-Family Residential Units.

Roll-Off - A Container with twenty (20) cubic yards to forty (40) cubic yards of capacity.

Roll-Out - A Container with ninety-five (95) gallons of capacity. Per section 56-46(1) of the City Code, each roll-out shall be equipped with an appropriately sized lid which shall be securely attached when containing Municipal Solid Waste, and shall be equipped with wheels for ease of handling.

Single-Family Residential Unit - Any residential dwelling that is designed for, and inhabited by, a single person or family unit and that generates and accumulates Municipal Solid Waste and Recyclable Materials.

Solid Waste - As defined by the EPA under 40 C.F.R. § 261.2(a)(1), or by the State of Texas under the Solid Waste Disposal Act § 361.003(34) whether such waste is mixed with or constitutes Recyclable Materials.

Trees – Any part of a tree, not just limbs, that have been cut and bundled appropriately.

White Good - Any item not measuring in excess of either two (2) cubic yards in size or two-hundred (200) pounds in weight and that is manufactured primarily from metal, including, but not limited to, a bath tub, heater, hot water heater, refrigerator, sink or washer and dryer.

Yard Waste – Tree trimmings, grass cuttings, plants, weeds, leaves, dead trees or branches thereof, sawdust, limbs less than one (1”) inch in diameter, brush or clippings.

SECTION 2. SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL HAND COLLECT UNIT COLLECTIONS.

A. Single-Family Residential Units.

The Franchisee will collect Municipal Solid Waste twice per week and Recyclable Materials once per week from Single-Family Residential Units; provided, that:

- (i) such Municipal Solid Waste is placed in Roll-Outs,
- (ii) such Recyclable Materials are placed in Recycling Containers and
- (iii) such Roll-Outs and Recycling Containers are placed within five (5) feet of the curbside or right of way adjacent to the Single-Family Residential Unit no later than

7:00 a.m. on the scheduled collection day. If construction work is being performed in the right-of-way, then such Roll-Outs and Recycling Containers shall be placed as close as practicable to an access point for the collection vehicle.

The Franchisee shall only be responsible for collecting, hauling and recycling or disposing of:

- (i) Municipal Solid Waste placed inside the Roll-Outs, and
- (ii) Recyclable Materials placed inside the Recycling Containers provided by the Franchisee. Municipal Solid Waste in excess of the Roll-Outs' limits, or placed outside or adjacent to the Roll-Outs, will not be collected by the Franchisee.

The CITY's minimum recycling participants shall consist of approximately 2,000-3,000 Residential Units. Recyclable Materials in excess of the Recycling Containers' limits, or placed outside or adjacent to the Recycling Containers, will not be collected by the Franchisee. However, such excess or misplaced Municipal Solid Waste and Recyclable Materials may be collected on occasion and within reason due to Holidays or other extraordinary circumstances as determined by the Franchisee in its sole discretion. If the excess or misplaced Municipal Solid Waste and/or Recyclable Materials continues, the City shall require the Single-Family Residential Unit to utilize an additional Container so that the excess or misplaced Municipal Solid Waste and/or Recyclable Materials will be regularly contained. The Franchisee shall be compensated for these additional Services (defined below) as provided for in Section 7.A. hereto.

Franchisee reserves the right, from time to time, to add to or delete items from the above list, for which no secondary market continues to exist or may be created after proper notice to the CITY. Franchisee has no control on market values of items collected and represents no assurance of the future viability of secondary markets.

B. Handicapped Residential Units.

Notwithstanding anything to the contrary contained herein, the Franchisee agrees to assist Handicapped Residential Units with house-side collection of their Roll-Outs and Recycling Containers; provided, that the Franchisee receives prior written notice from the Handicapped Residential Unit of such special need. The City shall be solely responsible for all other modifications and accommodations required by the Americans with Disabilities Act or any other applicable law or regulation in connection with the services provided hereunder to Single-Family Residential Units.

C. Commercial Hand Collect Units.

The Franchisee will collect Municipal Solid Waste and Recyclable Materials from Commercial Hand Collect Units twice per week (one Municipal Solid Waste collection and one Recyclable Materials collection each week); provided, that:

- (i) such Municipal Solid Waste is placed in Roll-Outs provided by the Franchisee,
- (ii) such Recyclable Materials are placed in Recycling Containers provided by the Franchisee and
- (iii) such Roll-Outs and Recycling Containers are placed within five (5) feet of the curbside or right of way adjacent to the Commercial Hand Collect Unit no later than 7:00 a.m. on the scheduled collection day. If construction work is being performed

in the right-of-way, then such Roll-Outs and Recycling Containers shall be placed as close as practicable to an access point for the collection vehicle.

The Franchisee shall only be responsible for collecting, hauling and disposing of municipal solid waste placed inside the roll-outs provided by the Franchisee. The Franchisee shall only be responsible for collecting, hauling and disposing of Municipal Solid Waste and Recyclable Materials placed inside the Roll-Outs and Recycling Containers provided by the Franchisee. Municipal Solid Waste in excess of the Roll-Outs' limits, or placed outside or adjacent to the Roll-Outs, will not be collected by the Franchisee.

Recyclable Materials in excess of the Recycling Containers' limits, or placed outside or adjacent to the Recycling Containers, will not be collected by the Franchisee. If the excess or misplaced Municipal Solid Waste or Recyclable Materials continues, the City shall require the Commercial Hand Collect Unit to utilize an additional Roll-Out and/or Recycling Container so that the excess or misplaced Municipal Solid Waste and/or Recyclable Materials will be regularly contained. The Franchisee shall be compensated for these additional Services as provided for in Section 9.B. hereto.

D. Added Roll-Outs and Recycling Containers

Franchisee shall provide all Single-Family Residential and Commercial Hand Collect Units with one (1) Roll-Out and one (1) Recycling Container at no cost. A Single-Family Residential or Commercial Hand Collect Unit who wishes to exchange its Recycling Container for a second Roll-Out may do so, subject to availability, and at no additional cost.

SECTION 3. COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL UNIT COLLECTIONS.

The Franchisee will collect Municipal Solid Waste and Recyclable Materials from Commercial, Industrial and Multi-Family Residential Units as needed each week, as provided for in Section 9.C. hereof. The Franchisee shall only be responsible for collecting, hauling and recycling or disposing of Municipal Solid Waste and Recyclable Materials placed inside the Containers provided by the Franchisee.

However, the Franchisee shall be obligated to offer and provide sufficient service to Commercial, Industrial and Multi-Family Residential Units, and to increase or decrease, as necessary, the frequency of collection and the size or number of Containers so that Commercial, Industrial or Multi-Family Units' Municipal Solid Waste and Recyclable Materials will be regularly contained.

The Franchisee shall be compensated for these additional Services as provided for in Section 9.C. hereof. The parties acknowledge and agree that the Franchisee shall not be responsible for damage to any private pavement or accompanying sub-surface of any route reasonably necessary to perform the Services herein contracted and that the Commercial, Industrial or Multi-Family Residential Unit assumes all liabilities for damage to pavement or road surface.

Roll-Outs, Roll-Offs, Recycling Containers, and any other Containers used at Commercial or Industrial Units shall not be placed nearer than five (5) feet from buildings unless an exception therefor has been granted by the fire marshal due to fire safety considerations and standards.

SECTION 4. SPECIAL COLLECTIONS AND SERVICES.

A. Municipal Locations

The Franchisee will provide, at no cost to the City, up to an aggregate number of ten (10) Containers (each up to eight (8) cubic yards in size) to collect Municipal Solid Waste and/or Recyclable Materials at certain municipal locations within the City up to five times per week, as needed.

B. City Roll-Offs

The Franchisee will provide, at no cost to the City, up to an aggregate of fifty (50) Roll-Offs to collect Municipal Solid Waste at various City special events each Contract Year, with an aggregate of fifty (50) free hauls of such Roll-Offs each Contract Year. Any hauls in excess of fifty (50) during any Contract Year shall be charged to the City at the rates set forth in Section 9.F. hereof. The City shall give the Franchisee reasonable prior notice of the date(s) of such special events as well as the number of Roll-Offs that will be required.

C. Disaster Relief Services

Upon request by the City, the Franchisee may provide special collection and disposal services due to damage or destruction resulting from a flood, tornado, hurricane or other similar disaster. For the services provide under this Section 6.C., the Franchisee shall charge the City

- (i) an amount equal to the rates and fees allowed under the Federal Emergency Management Agency's grant for the disaster relief services provided to the City under this Section 6.C., or
- (ii) a rate mutually agreed upon by the City and the Franchisee.

Nothing contained herein shall be construed as to limit the City's ability to contract with additional vendors to provide the disaster relief services contained in this Section 6.C. Notwithstanding anything to the contrary contained herein, the Franchise Fee shall not apply to the disaster relief services provided for in this Section 6.C.

SECTION 5. BULKY WASTE, BUNDLES, GREEN WASTE AND WHITE GOODS.

A. Bulky Waste, White Goods and Bundles Collections.

In addition to the Services contained in Section 5 hereof, the Franchisee will collect the following from each Single-Family Residential Units once per month:

- (i) either one (1) Bulky Waste item or one (1) White Goods item and
- (ii) up to four (4) Bundles;

provided, that the Bulky Waste or White Goods Item, Bundles and/or White Good are placed at the curbside no later than 7:00 a.m. on the scheduled collection day, are reasonably contained, and are within the size and weight limitations as defined in Section 1 hereof. The Franchisee

shall only be responsible for collecting, hauling and recycling or disposing of Bulky Waste, White Goods and Bundles from those Single-Family Residential Units that have complied with Sections 1 and 7.A. hereof. White Goods containing refrigerants will not be collected by the Franchisee unless such White Goods have been certified in writing by a professional technician to have had all such refrigerants removed.

B. Roll-Off Services for Excluded Waste and Oversized Items.

It is understood and agreed that the service provided under Section 7.A. does not include the collection of Construction and Demolition Waste and other wastes excluded herein. Additionally, the Franchisee's services do not include the collection of Bulky Waste, Bundles, Green Waste, White Goods and any other waste that exceeds the size and weight limitations of collection for that category of waste. However, the Franchisee may negotiate an agreement on an individual basis with any customer regarding the collection of such items utilizing the Franchisee's Roll-Off services (the "Roll-Off Services").

C. Green Waste Collections.

In addition to the Services contained in Section 4 hereof, the Franchisee will collect Green Waste from Single-Family Residential Units once per month, as designated by the Franchisee; provided, that

- (i) the Single-Family Residential Units requiring such collections notify the Service Provider no later than the end of the Business Day on the Friday immediately preceding the scheduled collection day, and
- (ii) the Green Waste (A) is placed at the curbside no later than 7:00 a.m. on the scheduled collection day, (B) is reasonably contained, and (C) does not exceed three (3) cubic yards in total volume or have any individual item exceeding eight (8) feet in length. The Franchisee shall only be responsible for collecting, hauling and recycling or disposing of Green Waste from those Single-Family Residential Units that have complied with Sections 1 and 7.C. hereof.

D. City Composting.

In the event the City opts to purchase composting equipment and operate a composting yard within the City, the parties agree to negotiate in good faith any required modifications to be done under this Agreement as a result of such change, including, but not limited to, terms and conditions for the Service Provider to collect the Bundles and Green Waste for composting, as well as any necessary modifications to rates and fees contained herein resulting from this change in service.

SECTION 6. TITLE TO EQUIPMENT.

Notwithstanding anything to the contrary contained herein, it is expressly understood and agreed that all equipment, including, but not limited to, Containers, provided by the Franchisee in connection with the Services, shall at all times remain the property of the Franchisee.

SECTION 7. RATES AND FEES.

Subject to adjustment, as provided in Section 10 hereof, the rates and fees to be charged and received by the Franchisee are as follows (which rates and fees do not include any applicable Franchise Fee, Sales Tax, and/ or Administrative Billing Fees):

A. Single-Family Residential Unit Services.

For the Services provided to Single-Family Residential Units under Section 4.A. hereof, the Franchisee shall charge:

- (i) **\$20.15** per month for each Single-Family Residential Unit utilizing one (1) Roll-Out and one (1) Recycling Container, plus
- (ii) **\$13.00** per month for each additional Roll-Out utilized by such Single-Family Residential Unit, plus
- (iii) **\$13.00** per month for each additional Recycling Container utilized by such Single-Family Residential Unit. These rates apply to all Single-Family Residential Units that are located within the City's corporate limits and billed by the City for water and sewer services.

B. Commercial Hand Collect Unit Services.

For the Services provided to Commercial Hand Collect Units under Section 4.C. hereof, the Franchisee shall charge

- (i) **\$33.50** per month for each Commercial Hand Collect Unit utilizing one (1) Roll-Out and one (1) Recycling Container, plus
- (ii) **\$23.40** per month for each additional Roll-Out utilized by such Commercial Hand Collect Unit, plus
- (iii) **\$23.40** per month for each additional Recycling Container utilized by such Commercial Hand Collect Unit. These rates apply to all Commercial Hand Collect Units that are located within the City's corporate limits and billed by the City for water and sewer services.

C. Commercial, Industrial and Multi-Family Residential Unit Services.

For the Services provided to Commercial, Industrial and Multi-Family Residential Units under Section 5 hereof, the Franchisee shall charge per month for each Container utilized the following rates:

Container Size	1 Collection a Week	2 Collections a Week	3 Collections a Week	4 Collections a Week	5 Collections a Week	6 Collections a Week
2 Cubic Yards	66.00	\$114.00	\$166.00	\$214.00	\$279.00	\$357.00
3 Cubic Yards	74.00	\$127.00	\$183.00	\$227.00	\$296.00	\$374.00
4 Cubic Yards	83.00	135.00	\$192.00	\$244.00	\$314.00	\$409.00
6 Cubic Yards	\$118.00	\$192.00	\$257.00	\$314.00	\$453.00	\$574.00
8 Cubic Yards	\$144.00	\$240.00	\$318.00	\$400.00	\$557.00	\$735.00

For any collection that the Franchisee is required to make in excess of the above weekly figures, the Franchisee shall charge the following rates, per Container.

Size of Container	Extra Lifts
2 Cubic Yards	\$40.00
3 Cubic Yards	\$44.00
4 Cubic Yards	\$53.00
6 Cubic Yards	\$79.00
8 Cubic Yards	\$105.00

The foregoing rates apply to all Commercial, Industrial and Multi-Family Residential Units that are located within the City's corporate limits and billed by the City for water and sewer services.

D. Roll-Off Services.

Subject to adjustment by the Franchisee in its sole discretion, for the Services provided under Sections 7.B. and 11 hereto, the Franchisee shall charge for each Roll-Off utilized the following fees:

Haul Rates	Haul	Delivery	Per Day Rental	Disposal/Ton**	Deposit
20 yard	\$250.00	\$100.00	\$6.60	\$28.00	\$550.00
30 yard	\$250.00	\$100.00	\$6.60	\$28.00	\$550.00
40 yard	\$250.00	\$100.00	\$6.60	\$28.00	\$550.00

The Franchisee will charge each Commercial, Industrial or Residential Unit on an individual basis regarding the Roll-Off Services to be provided. The Roll-Off Services will be billed directly to such Commercial, Industrial or Residential Unit and will be collected by the Franchisee. The Roll-Offs provided pursuant to this Section 7.D. must be located within the City in accordance with City ordinances and policies.

E. Compactor Services.

For Compactor Services provided to Commercial, Industrial and Multi-Family Residential Units hereunder, the Franchisee shall charge for each compactor utilized the following fees:

Haul Rates	Haul	Delivery	Per Day Rental	Disposal/Ton**	Deposit
28 yard Compactors	\$265.00	\$100.00	\$17.50	\$28.00	\$550.00
30 yard Compactors	\$265.00	\$100.00	\$17.50	\$28.00	\$550.00
35 yard Compactors	\$265.00	\$100.00	\$17.50	\$28.00	\$550.00
40 yard Compactors	\$265.00	\$100.00	\$17.50	\$28.00	\$550.00
42 yard Compactors	\$265.00	\$100.00	\$17.50	\$28.00	\$550.00

The Franchisee will charge each Commercial, Industrial or Multi-Family Residential Unit on an individual basis regarding compactor Services to be provided. The compactor Services will be billed directly to such Commercial, Industrial or Multi-Family Residential Unit and will be collected by the Franchisee. The compactors provided pursuant to this Section 7.E. must be located within the City in accordance with City ordinances and policies.

F. City Roll-Off Services.

For the Roll-Off services provided to the City in addition to or in excess of those provided for at no charge under Section 6.B. hereof, the Franchisee will charge for each Roll-Off utilized the fees listed in Section 7.D. above.

Notwithstanding anything to the contrary contained herein, the Franchise Fee (as defined herein) shall not apply to the services set forth in this Section 7.F.

G. Bulk Dedicated Services

Franchisee agrees to provide one monthly dedicated bulk service at no cost to the City on the first Monday and Tuesday of each month.

SECTION 8. RATE ADJUSTMENT.

A. **CPI-U Adjustment.** On each anniversary date of this Agreement, the Franchisee shall have the right, in its sole discretion and upon giving prior notice to the City, to increase or decrease the rates set forth in Section 7 hereof (the "Initial Rates") in accordance with the CPI-U. As used herein, "CPI-U" shall mean the revised Consumer Price Index rate for all urban consumers (all items included) for the nearest available metropolitan area, based on the latest available figures from the Department of Labor's Bureau of Labor Statistics (the "Bureau"). The CPI-U used will be the CPI-U published by the Bureau during the month ninety (90) days preceding the adjustment under this Section 8.A. The amount of the increase or decrease under this Section 8.A. shall be equal to the percentage that the CPI-U has increased or decreased over the previous twelve (12) month period.

B. **Operating Cost Adjustment.** In addition to the rate adjustments provided for in Section 8.A., at any time during the term of this Agreement, the Franchisee may petition the City for additional rate and price adjustments at reasonable times on the basis of material or unusual changes in its cost of operations not otherwise the basis of any other rate adjustments herein. At the time of any such petition, the Franchisee shall provide the City with documents and records in reasonable form and sufficient detail to reasonably establish the necessity of any requested rate adjustment. The City shall not unreasonably withhold, condition or delay its consent to any requested rate increase. In the event the City fails or refuses to consent to any such requested rate increase and the Franchisee can demonstrate that such rate increase is necessary to offset the Franchisee's increased costs in connection with performing the services under this Agreement not otherwise offset by any previous rate adjustments hereunder, the Franchisee may, in its sole discretion, terminate this Agreement upon ninety (90) days written notice to the City.

C. **Landfill Cost Adjustment.** The parties acknowledge that the Municipal Solid Waste and Construction and Demolition Waste covered by this Agreement will be disposed of by the

Franchisee at a Landfill(s) chosen by the Franchisee in its sole discretion (the "Initial Landfill(s)"). In the event that the Franchisee is unable to use the Initial Landfill(s) due to reasons out of its control, the Franchisee (i) shall have the right, in its sole discretion, to dispose of the Municipal Solid Waste and Construction and Demolition Waste covered by this Agreement at another Landfill of its choosing, and (ii) shall have the right, upon giving prior notice to the City, to increase the Initial Rates by an amount equal to the sum of (x) the amount, if any, that the disposal fees charged to the Franchisee at such other Landfill exceed those previously charged to the Franchisee at the Initial Landfill(s), and (y) the amount, if any, that the transportation costs incurred by the Franchisee in connection with transporting the Municipal Solid Waste and Construction and Demolition Waste to such other Landfill exceed those that would have been incurred by the Franchisee if such Municipal Solid Waste and Construction and Demolition Waste was transported to the Initial Landfill(s).

D. **Governmental Fees.** The parties acknowledge that the rates herein include all applicable fees, taxes or similar assessments incurred under federal, state and local laws, rules and ordinances (excluding sales taxes and taxes imposed on income) (the "Fees"). The parties acknowledge and understand that the Fees may vary from time to time, and, in the event any of such Fees are increased or additional Fees are imposed subsequent to the effective date of this Agreement, the parties agree that the rates herein shall be immediately increased by the amount of any such increase in Fees or additional Fees.

E. **Fuel Cost Adjustment.** Beginning on July 1, 2020, and on each July 1 of this Agreement thereafter, the Franchisee shall adjust all the rates herein for any Contract Year in which the average price of diesel fuel during the preceding Fuel Year exceeded \$2.96 per gallon (the "Base Price"). The average price of diesel fuel will be determined by reference to the U.S. Energy Information Administration's published price for diesel fuel – Gulf Coast (PADD 3). The following website (or any successor website) will be the source for such information: <http://www.eia.gov/petroleum/gasdiesel/>. The average price of diesel fuel for each Fuel Year (each, an "Average Yearly Price") shall be the average of the weekly fuel prices published for each week during such Fuel Year.

The fuel cost adjustment for any Contract Year (each, a "Fuel Cost Adjustment") shall be the product of (i) 13.20% and (ii) a fraction the numerator of which is equal to the difference between the Base Price and the Average Yearly Price and the denominator of which is the Base Price. In the event the Average Yearly Price is greater than the Base Price, the Fuel Cost Adjustment for the following Contract Year shall be an upward adjustment to all rates herein. In the event the Average Yearly Price is less than the Base Price, the Fuel Cost Adjustment for the following Contract Year shall be a downward adjustment to all rates herein; provided, however, any Fuel Cost Adjustment shall never cause the rates to fall below the Initial Rates. Each Fuel Cost Adjustment shall be effective on each anniversary date of this Agreement for which such Fuel Cost Adjustment was determined. Notwithstanding anything to the contrary contained herein, the Franchise Fee shall not apply to the Fuel Cost Adjustment.

Formula:

$$[(\text{Average Yearly Price} - \text{Base Price}) / \text{Base Price}] \times 13.20\% = \text{Fuel Cost Adjustment}$$

As an Example only:

Assumptions:

The Average Yearly Price for the Fuel Year ending on April 30, 2020 was \$3.06. The rate charged to each Single-Family Residential Unit utilizing one (1) Roll-Out and one (1) Recycling Container for the Contract Year ending on July 31, 2020 was \$20.13 per month.

$(3.06 - 2.96)/2.96 = .034$ (rounded to nearest one thousandth) $\times 13.20\% = 0.45\%$ (rounded to nearest one hundredth of a percent) increase to all the rates contained in Section 7 hereof for the Contract year beginning on July 1, 2020..

$\$20.13 \times 0.45\% = \0.09 increase to the monthly rate for Single-Family Residential Units utilizing one (1) Roll-Out and on (1) Recycling Container.

The rate charged to each Single-Family Residential Unit utilizing one (1) Roll-Out and one (1) Recycling Container for the Contract Year beginning July 1, 2020 would be \$20.22 for the Fuel Cost Adjustment only.

SECTION 9. EXCLUSIONS.

Notwithstanding anything to the contrary contained herein, this Agreement shall not cover the collection, hauling, recycling or disposal of any Excluded Waste, Hazardous Waste, animal or human, dead animals, auto parts or used tires from any Container provided by the Franchisee located at any Commercial, Industrial or Residential Unit; provided, however, that the Franchisee and the owner or occupant of a Commercial, Industrial or Residential Unit may negotiate an agreement on an individual basis regarding the collection, hauling or disposal of Construction and Demolition Waste, auto parts or used tires by utilizing the Franchisee's Roll-Off Services.

SECTION 10. TERM OF AGREEMENT.

The term of this Agreement shall be for a period of five (5) years, commencing on July 1, 2019 and concluding on June 30, 2024. At the expiration of the term of this Agreement, the Agreement will be extended for successive periods of five (5) years; provided, that neither party provides the other party with written notice of intent to terminate this Agreement at least 180 days prior to the expiration date of this Agreement or 180 days prior to any of the then applicable individual five-year extension periods. If either party provides such notice, this Agreement will cease to be renewed and will terminate at the end of either this five (5) year Agreement, or at the end of the subsequent five (5) year extension period, as applicable.

SECTION 11. ASSIGNMENT.

This Agreement shall not be assignable or otherwise transferable by the Franchisee without the prior written consent of the City; provided, however, that the Franchisee may assign this Agreement to any direct or indirect affiliate or subsidiary of the Franchisee or to any person or entity succeeding to all or substantially all of the Franchisee's assets (whether by operation of law, merger, consolidation or otherwise) without the City's consent.

SECTION 12. ENFORCEMENT.

During the term of this Agreement and any extension thereof, the City agrees to adopt and maintain ordinances and revise existing ordinances so as to enable the Franchisee to provide the Services set forth herein. The City shall take any action reasonably necessary to prevent any other solid waste collection company from conducting business in violation of the exclusive franchise granted herein. If the Franchisee experiences recurring problems of damage or destruction to or theft of the Containers provided by the Franchisee pursuant to this Agreement, the Franchisee may, prior to replacing or repairing such Containers, require security deposits from the Commercial, Industrial or Residential Units utilizing such Containers. To the maximum extent allowed by applicable law, the City also hereby grants to the Franchisee the right of ingress and egress from and upon the property of Commercial, Industrial and Residential Units for the purposes of rendering the Services contemplated hereby.

SECTION 13. EQUIPMENT AND PERSONNEL

Notwithstanding anything to the contrary contained herein, it is expressly understood and agreed that all equipment, including, but not limited to, Containers, provided by the Franchisee in connection with the Services, shall at all times remain the property of the Franchisee.

Franchisee shall furnish a sufficient number of packer type trucks, with sufficient operators and workmen for each, to collect and dispose of all Municipal Solid Waste from Residential Units. All equipment shall be in good working order and condition. All equipment shall bear the name of Franchisee and Franchisee's telephone number, which shall be displayed on such equipment in a clear, legible manner on each side. Though Franchisee may service two sides of a street simultaneously, trucks may not be operated by "zigzagging" from side to side on the streets within City.

Franchisee personnel on the service trucks must wear uniforms identifiable as Franchisee's employees, except during emergency situations (such as after a storm or other "Act of God" or immediately after a Holiday when trash volumes may run especially high and require the addition of temporary personnel in order to complete routes in a timely manner). Franchisee will assure the presence of at least one English speaking employee on each service truck. Franchisee's employees will not take breaks or lunch in City's subdivisions.

SECTION 14. PROCESSING, BILLING AND FEES.

A. Billings for Single-Family Residential Unit Services. On a quarterly basis, the Franchisee agrees to bill and collect the rates and fees charged under Section 7.A. hereto from all Single-Family Residential Units possessing active water meters within the City's corporate limits, as well as from all other Single-Family Residential Units requiring the collection, hauling, recycling and disposal of Municipal Solid Waste within the City's corporate limits (the "Residential Billing"), plus any applicable sales, use or services taxes assessed or payable in connection with the Services provided hereunder.

B. Billings for Commercial, Industrial and Multi-Family Residential Unit Services. On a monthly basis, the Franchisee agrees to bill and collect the rates and fees charged under Sections 7.B. and 7.C. hereof, from all Commercial, Industrial and Multi-Family Residential Units possessing active water meters within the City's corporate limits as well as from all other Commercial, Industrial and Multi-Family Residential Units requiring the collection, hauling and disposal of Municipal Solid Waste within the City's corporate limits (the "Commercial Billing"), plus any applicable sales, use or services taxes assessed or payable in connection with the Services provided hereunder.

C. Billings for Non-City Roll-Off and Compactor Services. The Franchisee will bill and collect the rates charged under Sections 7.D. and 7.E. from all Residential, Commercial and Industrial Units for services performed with respect to Roll-Off and compactor Containers (the "Roll-Off Billing"), plus any applicable sales, use or services taxes assessed or payable in connection with the Services provided hereunder.

D. Billings for City Roll-Off Services. The Franchisee will bill and collect the rates charged under Section 7.F. for the Roll-Off services provided to the City. Notwithstanding anything to the contrary contained herein, the Franchise Fee (as defined below) shall not apply to the Roll-Off services provided to the City.

E. Franchise Fee. On a quarterly basis, the Franchisee shall remit to the City an amount equal to (i) fifteen (15%) of the gross receipts collected from the Residential Billing during the immediately preceding month, plus (ii) fifteen percent (15%) of the gross receipts collected from the Commercial Billing during the immediately preceding month, plus (iii) fifteen percent (15%) of the gross receipts collected from the Roll-Off Billing during the immediately preceding month (clauses (i) through (iii) collectively referred to as the "Franchise Fee"). The Franchise Fee shall be remitted to the City in arrears on or before the last day of each month, commencing after July 1, 2019.

F. Taxes. In addition to the amounts billed and collected by the Franchisee hereunder, the Franchisee shall also be responsible for billing, collecting and remitting/paying any and all sales, use and service taxes assessed or payable in connection with the Services.

SECTION 15. SPILLAGE.

It is understood and agreed that the Franchisee shall not be required to clean up, collect or dispose of any loose or spilled Municipal Solid Waste, Construction and Demolition Waste, or Recyclable Materials not caused by the Franchisee's rendering of the Services, or be required to

collect and dispose of any excess Municipal Solid Waste, Construction and Demolition Waste or Recyclable Materials placed outside of the Containers by any Commercial, Industrial or Residential Unit.

The Franchisee may report the location of such conditions to the City so that the City can issue proper notice to the owner or occupant of the Commercial, Industrial or Residential Unit instructing the owner or occupant to properly contain such Municipal Solid Waste, Construction and Demolition Waste or Recyclable Materials. Should excess Municipal Solid Waste, Construction and Demolition Waste or Recyclable Materials continue to be placed outside of the Containers, the City shall require the Commercial, Industrial or Residential Unit to increase the frequency of collection of such Municipal Solid Waste, Construction and Demolition Waste or Recyclable Materials, or require the Commercial, Industrial or Residential Unit to utilize a Container with sufficient capacity so that the excess Municipal Solid Waste, Construction and Demolition Waste or Recyclable Materials will be regularly contained.

The Franchisee shall be compensated for these additional Services as provided for in Section 9 hereof, and shall be entitled to receive an extra collection charge for each additional Container requiring an extra collection. Franchisee shall be required to clean up, collect or dispose of any loose or spilled Municipal Solid Waste, Construction and Demolition Waste, or Recyclable Materials or other waste caused by the Franchisee's rendering of the Services provided herein.

SECTION 16. NON-COLLECTION NOTICE AND FOLLOW-UP.

A. Notice from the Franchisee. It is specifically understood and agreed that where the owner or occupant of a Commercial, Industrial or Residential Unit fails to timely place a Container as directed in Sections 4 and 5 hereof, or is otherwise in violation of the City's ordinances and regulations, the Franchisee's reasonable rules adopted hereunder or the provisions of this Agreement relating to the nature, volume or weight of Municipal Solid Waste, Construction and Demolition Waste or Recyclable Materials to be removed, the Franchisee may refrain from collecting all or a portion of such Municipal Solid Waste, Construction and Demolition Waste or Recyclable Materials and will notify the City within eight (8) hours thereafter of the reason for such non-collection. The Franchisee will also provide written notice to the Commercial, Industrial or Residential Unit of the reason for such non-collection, unless such non-collection is the result of the Commercial, Industrial or Residential Unit's failure to timely place the Containers, Bulky Waste or Bundles out for collection. Such written notice shall be attached to the Container or the uncollected Municipal Solid Waste, shall indicate the nature of the violation and shall indicate the correction required in order that such Municipal Solid Waste, Construction and Demolition Waste or Recyclable Materials may be collected.

B. Notice from a Commercial, Industrial or Residential Unit. When the City is notified by an owner or occupant of a Commercial, Industrial or Residential Unit that Municipal Solid Waste, Construction and Demolition Waste or Recyclable Materials has not been removed from such Commercial, Industrial or Residential Unit and where no notice of non-collection or a change in collection schedule has been received by the City from the Franchisee, or the Franchisee has failed to collect Municipal Solid Waste, Construction and Demolition Waste or Recyclable Materials from the Commercial, Industrial or Residential Unit without cause, as

supported by notice as described herein, then the Franchisee will use all reasonable efforts to collect such Municipal Solid Waste, Construction and Demolition Waste or Recyclable Materials on the day a collection order is issued by the City; provided, however, that if the Franchisee fails to make such collection on the same day that a collection order is issued by the City, the Franchisee shall make such collection no later than 12:00 p.m. on the following Business Day, and there shall be no charge to the Franchisee for any such original non-collection or late collection so long as the Franchisee makes such collection within such time.

SECTION 17. HOURS OF SERVICE.

For all the Services provided hereunder, the Franchisee's hours of service shall be between 7:00 a.m. to 7:00 p.m., Monday through Friday. The Franchisee will not be required to provide service on weekends or Holidays except during natural disasters or emergencies, and may, at its sole discretion, observe Holidays during the term of this Agreement; provided, however, that the Franchisee shall provide such services on the immediately service day.

SECTION 18. CUSTOMER SERVICE.

The Franchisee agrees to field all inquiries and complaints from Commercial, Industrial and Residential Units relating to the collection, hauling, recycling and disposal of Municipal Solid Waste, Construction and Demolition Waste and Recyclable Materials. The Franchisee and the City agree to cooperate with each other in the response to any such inquiries and the resolution of any such complaints.

SECTION 19. COMPLIANCE WITH APPLICABLE LAWS.

The Franchisee shall comply with all applicable federal and state laws regarding the collection, hauling, recycling and disposal of Municipal Solid Waste, Construction and Demolition Waste and Recyclable Materials, including existing and future laws that may be enacted, as well as any regulations reasonably passed by the City that are not in derogation of this Agreement. Nothing in this Agreement shall be construed in any manner to abridge the City's right to pass or enforce necessary police and health regulations for the reasonable protection of its inhabitants. The City shall have the right to make reasonable inspections of the Franchisee in order to insure compliance with this Section 19.

SECTION 20. VEHICLES AND EQUIPMENT.

Vehicles used by the Franchisee for the collection, hauling, recycling and disposal of Municipal Solid Waste, Construction and Demolition Waste and Recyclable Materials shall be protected at all times while in transit to prevent the blowing or scattering of Municipal Solid Waste, Construction and Demolition Waste and Recyclable Materials onto the City's public streets, or properties adjacent thereto, and such vehicles shall be clearly marked with the Franchisee's name in letters and numbers not less than two (2) inches in height. Any Municipal Solid Waste,

Construction and Demolition Waste and Recyclable Materials that is collected and loaded into Franchisee's vehicles that subsequently released from the vehicle (prior to delivery at the Landfill) shall be collected by the Franchisee, at the Franchisee's expense within four (4) hours of receipt of notice from the City. All collection vehicles used by the Franchisee shall be washed and deodorized once per week.

SECTION 21. DUE CARE.

The Franchisee shall exercise due care and caution in providing the Services so that the City's public and private property, including streets and parking areas, will be protected and preserved.

SECTION 22. PERSONNEL AND PERFORMANCE STANDARDS.

The Franchisee shall not deny employment to any person on the basis of race, creed or religion, and will insure that all federal and state laws pertaining to salaries, wages and operating requirements are met or exceeded. The Franchisee, its agents, servants and employees shall perform the Services in a courteous, competent and professional manner. During the term of this Agreement and any extension thereof, the Franchisee shall be responsible for the actions of its agents, servants and employees while such agents, servants and employees are acting within the scope of their employment or agency.

SECTION 23. GARBAGE COLLECTION

Franchisee shall notify each occupant of a Single-Family Residential Unit, at least _____ days prior to the commencement of the Services, _____ (describe method(s) of notification) at each Single-Family Residential Unit outlining the collection days, general rules and the address and telephone number of Franchisee. Franchisee shall collect and properly dispose of all Municipal Solid Waste and Recyclable Materials from all Single-Family Residential Units used for residential purposes, twice each week, _____ (days of the week) at the _____ (location) of the Single-Family Residential Units, except as otherwise provided herein or where proper payment has not been received by Franchisee. Except as otherwise provided herein, Franchisee may not alter the days of refuse collection without the written permission of the CITY, which permission shall not be unreasonably withheld. Franchisee may change or alter the times and routes of collection, provided that the CITY is given written notification of the changes.

Putrescible waste material shall have priority collection should the community suffer the consequences of severe weather conditions. Normal collection of non-putrescible waste will commence once the initial health threat has been addressed. Structural debris, uprooted trees, roofing material and other storm generated debris are outside the services being bid. Franchisee shall make every effort to work with the CITY to provide additional services if needed.

SECTION 24. EXCLUSIVE FRANCHISE GRANT

The City will grant to the successful Franchisee, in accordance with the City's ordinances and regulations the exclusive right to the collection, hauling, recycling and disposal of Municipal

Solid Waste, Construction and Demolition Waste and Recyclable Materials over, upon, along and across the City's present and future streets, alleys, bridges and public properties.

However, if the Franchisee cannot perform certain aspects of the service, or there are additional services not contemplated under the Franchise Agreement that the City wishes to obtain, such as disaster debris removal, the City may solicit bids and contact with another entity, provided the City has allowed the Franchisee to submit a bid for said service. In order to maintain the exclusive franchise in favor of the Franchisee contained herein, the City shall take any and all appropriate level action against any company, customer or third party infringing upon the exclusive rights of the Franchisee. In the event that the City fails to pursue appropriate legal action in order to remedy an infringement on the Franchisee's exclusive-franchise rights, the Franchisee may retain a subrogation right from the City against any and all violations of the exclusive-franchise grant described herein and shall be entitled to any and all actual and consequential damages arising from the City's failure to enforce the Franchise Agreement.

SECTION 25. OPERATIONS

A. Scope of Operations

It is expressly understood and agreed that the Franchisee will collect, haul and recycle or dispose of all Municipal Solid Waste, Construction and Demolition Waste and Recyclable Materials, and other waste (as provided and may be limited herein) (i) generated and accumulated by Commercial, Industrial and Residential Units, and (ii) placed within Containers by those Commercial, Industrial and Residential Units receiving the services of the Franchisee (or otherwise generated and accumulated in the manner herein provided by those Commercial Units, Industrial Units and Residential Units), all within the City's corporate limits, including any territories annexed by the City during the term of the Franchise Agreement (the "Services").

B. Nature of Operations

The City will grant to the successful Franchisee, in accordance with the City's ordinances and regulations, the title to all Municipal Solid Waste, Construction and Demolition Waste, Recyclable Materials and other waste (as provided and as may be limited herein) collected, hauled and recycled or disposed of by the Franchisee over, upon, along and across the City's present and future streets, alleys, bridges and public properties. Notwithstanding any other term contained herein, the Franchisee shall have no obligation to collect any waste which is, or which the Franchisee reasonably believes to be, Excluded Waste. Title to and liability for any Excluded Waste shall remain with the resident/business/generator of such Excluded Waste, even if the Franchisee inadvertently collects and disposes of such Excluded Waste. If the Franchisee finds what reasonably appears to be discarded Excluded Waste, Franchisee shall notify such resident/business/generator and the City that the Franchisee may not lawfully collect such Excluded Waste.

SECTION 26. COLLECTION

A. Negotiated Collections

Any waste not collected above, such as Excluded and Hazardous waste, and any waste exceeding the size limitations or standards of Section 56-46 (City Code), shall be removed through

negotiated collection with the Franchisee or other provider if the Franchisee cannot remove the waste.

SECTION 27. STANDARDS FOR COLLECTION

General Rules - Note, the City Code provides that it is unlawful for any person stockpiling Municipal Solid Waste pending collection to fail to comply with the following standards:

- (1) Containers used to store Municipal Solid Waste shall be equipped with an appropriately sized lid, which shall be securely attached when containing municipal solid waste;
- (2) All Municipal Solid Waste stockpiled for collection shall be placed in a can or receptacle; provided, however, bulky waste may be accepted for regular municipal solid waste collection if bundled and securely tied together forming an easily handled package not exceeding two (2) cubic yards in total volume or have any individual item exceeding 50 pounds in weight.
- (3) Any Bulky Waste that does not meet the requirements set forth herein shall not be collected, hauled, recycled or disposed of by the Franchisee under regular municipal solid waste collection.
- (4) White goods containing refrigerants will not be collected by the Franchisee unless such white goods have been certified in writing by a professional technician to have had all such refrigerants removed. Single-Family Residential Units requiring the collection of Bulky Waste and White Goods may need to notify the Franchisee for pickup, as provided for by the Franchisee's agreement with the city;
- (5) Receptacles, bags, or bundles shall be placed at curbside for collection. Curbside refers to that portion of the right-of-way adjacent to and not exceeding five feet from paved or traveled city roadways, including alleys. Receptacles, bags, or bundles shall be placed within five feet of the curbside or right of way adjacent to the Single-Family Residential Unit no later than 7:00 a.m. on the scheduled collection day. If construction work is being performed in the right-of-way, then receptacles, bags, or bundles shall be placed as close as practicable to an access point for the collection vehicle. The Franchisee shall assist Handicapped Residential Units with house-side collection of the bags, roll-outs and recycling containers; provided, that the Franchisee receives priori written notice from the Handicapped Residential Unit of such special need; and
- (6) Receptacles, or roll-outs, used at commercial or industrial establishments shall not be placed nearer than five feet from buildings unless an exception therefor has been granted by the fire marshal due to fire safety considerations and standards. A Commercial Hand Collect Units is required to place municipal solid waste in a roll-out provided by the Franchisee. The Franchisee shall only be responsible for collecting, hauling and disposing of municipal solid waste placed inside the roll-outs provided by the Franchisee.
- (7) No person shall place for collection and disposal any Construction and Demolition Waste, except by utilizing the Franchisee's Roll-Off services.
- (8) Municipal solid waste in excess of the roll-outs, placed outside or adjacent to the roll-outs, or not meeting other requirements set forth herein, will not be collected by

the Franchisee. If Recyclable materials are collected, any recyclable materials in excess of the recycling containers' limits, placed outside or adjacent to the recycling containers, or not meeting other requirements set forth herein, will not be collected by the Franchisee. Excess or misplaced municipal solid waste and recyclable materials may be collected on occasion and within reason due to Holidays or other extraordinary circumstances as determined by the Franchisee.

SECTION 27. RECORDKEEPING AND REPORTING

The Franchisee shall submit electronic reports of the required records, using software and formats approved by the City, on a monthly basis. All records shall be available to City at reasonable times and places throughout the term of the Agreement and for a period of two (2) years after last or final payment.

A. Records

The Franchisee shall create, maintain, and deliver to the City the following records:

- 1) Documented Solid Waste and Bulky Waste tonnage delivered to Disposal site;
- 2) Document Recyclable Materials delivered to recyclable processing facility;
- 3) Document Bulky Waste delivered to recyclable processing facility;
- 4) Document collection activity from Commercial and Industrial Units by Container size and frequency of pick up;
- 5) Identify unaccepted loads by date collected, route, and facility;
- 6) Document complaints, on a daily basis, including the address, time and date for each and the reason, and resolution;
- 7) Such other documents and reports, as the City may reasonably require, to verify compliance with this Agreement;
- 8) Other recordkeeping and reporting requirements as agreed upon by City and Franchisee.

B. Quarterly Meetings with City Manager

Franchisee shall meet, at least quarterly, with the City Manager and/or City staff to discuss any and all issues related to the Services provided for herein.

C. Annual City Council Update

Franchisee shall present to the City Council on an annual basis a presentation to include, but not limited to, current and future service issues, quantities of Solid Waste and Recyclable Materials, and public education.

SECTION 28. RECYCLING EDUCATION

Prior to the commencement of the collection of Recyclable Materials hereunder, Franchisee will provide information to the Residential, Commerical, and Industrial Units about the program, including the specific types of materials to be collected as Recyclable Materials and the collection days. Thereafter, throughout the term of the Agreement, Franchisee will inform the

occupants of the Residential, Commerical, and Industrial Units promptly of any changes in the recycling program consistent with the terms of the Agreement and such changes will not take effect until such notice has been provided in accordance with this Section 23. The foregoing obligation to provide information shall apply only to those Commercial and Industrial Units that request such information or receive collection of Recyclable Materials services from Franchisee pursuant to the terms hereof.

SECTION 29. INSURANCE COVERAGE

Pursuant to this Agreement, the Franchisee shall carry the following types of insurance in an amount equal to or exceeding the limits specified below:

<u>Coverage</u>	<u>Limits of Liability</u>
(1) Worker's Compensation	Statutory
(2) Employer's Liability	\$500,000
(3) Commercial General Liability	\$1,000,000 per occurrence \$2,000,000 in the aggregate, combined single limit for Bodily Injury and Property Damage Liability
(5) Automobile Bodily Injury Liability	\$2,000,000 per occurrence combined single limit for Bodily Injury and Property Damage Liability
(6) Pollution Legal Liability	\$2,000,000 each loss
(7) Excess Umbrella Liability	\$5,000,000 per occurrence

The City shall be named additional insured on all the above coverages with the exception of workers compensation insurance. To the extent permitted by law, any or all of the insurance coverage required by this Section 32 may be provided under a plan(s) of self-insurance, including coverage provided by the Franchisee's parent corporation. Upon the City's request, the Franchisee shall furnish the City with a certificate of insurance verifying the insurance coverage required by this Section 32.

SECTION 30. INDEPENDENT CONTRACTOR

Franchisee shall be deemed to be and is an independent contractor. All persons employed by Franchisee, in performance of the Agreement shall be deemed to be and will be the employees of

Franchisee. The selection, number, compensation and employment of personnel, and all other matters relating to the employment of personnel by Franchisee, the operation of necessary machinery and equipment, and all other matters relating to the performance of its duties and obligations under the Agreement shall be the sole responsibility of Franchisee. Nothing in the Agreement shall be deemed to constitute Franchisee or any of Franchisee's Franchisee employees or agents to be an agent, representative, or employee of the City.

SECTION 31. LEGAL AND COMPLIANCE

A. INDEMNITY.

To the extent covered by applicable insurance, the Franchisee assumes all risks of loss or injury to property or persons caused by its negligence or willful misconduct in the performance of the Services. The Franchisee agrees to indemnify, defend, and hold harmless the City and its agents, directors, employees, officers and servants (together, the "Indemnified Parties") from and against any and all suits, actions, legal proceedings, claims, demands, damages, costs, liabilities, losses or expenses (including, but not limited to, reasonable attorneys' fees) (together, the "Claims") caused by a willful or negligent act or omission of the Franchisee, its officers and employees. However, the Franchisee shall not be liable for any legal proceedings, claims, demands, damages, costs, expenses and attorneys' fees caused by: (i) a willful or negligent act or omission of any Indemnified Party; (ii) the breach of any term, condition, covenant, representation, or warranty in this Agreement by the City; or (iii) the violation of any law, rule, regulation, ordinance, or order by any Indemnified Party.

B. SAVINGS PROVISION.

In the event that any term or provision of this Agreement shall be determined by a court of competent jurisdiction to be invalid or unenforceable, this Agreement shall, to the extent reasonably possible, remain in force as to the balance of its terms and provisions as if such invalid term or provision were not a part hereof.

C. TERMINATION.

Any failure by either party or its successors and assigns to observe the terms and conditions of this Agreement shall, if continuing or persisting without remedy for more than thirty (30) days after the receipt of due written notice from the other party, constitute grounds for forfeiture and immediate termination of all the defaulting party's rights under this Agreement, and all such rights shall become null and void.

D. FORCE MAJEURE.

The performance of this Agreement may be suspended and the obligations hereunder excused in the event and during the period that such performance is prevented by a cause or causes beyond

reasonable control of such party. The performance of this Agreement will be suspended and the obligations hereunder excused only until the condition preventing performance is remedied. Such conditions shall include, but not be limited to, acts of God, acts of war, accident, explosion, fire, flood, riot, sabotage, acts of terrorists, unusually severe weather, lack of adequate fuel, or judicial or governmental laws or regulations.

E. GOVERNING LAW.

This Agreement shall be governed in all respects, including as to validity, interpretation and effect, by the internal laws of the State of Texas, without giving effect to the conflict of laws rules thereof. The parties hereby irrevocably submit to the jurisdiction of the courts of the State of Texas and the Federal courts of the United States located in the State of Texas, solely in respect of the interpretation and enforcement of the provisions of this Agreement, and hereby waive, and agree not to assert, as a defense in any action, suit or proceeding for the interpretation or enforcement hereof, that it is not subject thereto or that such action, suit or proceeding may not be brought or is not maintainable in said courts or that the venue thereof may not be appropriate or that this Agreement may be enforced in or by said courts, and the parties hereto irrevocably agree that all claims with respect to such action or proceeding shall be heard and determined in such a Texas State or Federal court. The parties hereby consent to and grant any such court jurisdiction over the person of such parties and over the subject matter of any such dispute and agree that mailing of process or other papers in connection with any such action or proceeding to the addresses of the parties listed below, or in such other manner as may be permitted by law, shall be valid and sufficient service thereof.

F. COMPLIANCE WITH ALL LAWS

Franchisee agrees to conform to and abide by all of the rules, regulations, and ordinances governing the collection, hauling and disposal of refuse, provided that the terms of the Franchise Agreement shall govern except where there exists conflicting ordinances of the City on the subject. In such case the terms of the ordinances of the City shall govern. In the event the City passes any ordinance applicable to the Services after the date of this Agreement, and such ordinance causes a material increase in the cost to Franchisee to perform the Services, Franchisee may immediately pass such additional costs on to the customers in the form of higher rates, as provided in Section 7 hereof, provided, however, that Franchisee shall provide notice of any such increase in rates allowing with reasonable supporting documentation of such increase in the cost of the Services.

Franchisee agrees to conform to and abide by all of the valid rules, regulations, and ordinances of any city or other jurisdiction through which refuse may be hauled or disposed of, governing the collection, hauling and disposal of said refuse.

Franchisee agrees, when refuse is hauled to or through the unincorporated territory of any county, to conform to and abide by all rules, regulations, and ordinances of any county governing the collection, hauling, and disposal of said refuse.

Franchisee agrees to abide by all applicable federal laws, including, without limitation, the Occupational Safety and Health Act, and the laws of the State of Texas.

G. ESCALATION CLAUSE

Other than as set forth elsewhere herein, Franchisee shall hold firm the current rates set forth in the term of the Franchise Agreement.

H. COMPLAINTS AND REPORTS

All complaints may be made directly to Franchisee and shall be given prompt and courteous attention. Franchisee shall log all complaints and shall note the name, address, time of day, and date of telephone complaint either manually or by computer. In the case of alleged missed scheduled collections, Franchisee shall investigate and, if such allegations are verified, shall arrange for the collection of such refuse within twenty-four (24) hours after the complaint is received. Franchisee will provide a monthly complaint log to the City, including the address complaining, that nature of the complaint, and the resolution of same.

I. MISCELLANEOUS

- 1) Disposal – Municipal Solid Waste will be collected, transported, and deposited at Texas Commission on Environmental Quality (TCEQ) approved Disposal Site.
- 2) Emergencies – Franchisee agrees to use its reasonable best efforts to assist the City in the event of an emergency situation on such terms and conditions as may be mutually agreed between Franchisee and the City.
- 3) Non-Discrimination – Franchisee agrees to abide by all applicable federal and state laws with respect to nondiscrimination against any person because of race, sex, age, creed, color, religion, or national origin.
- 4) Notification – Franchisee shall notify all residents about complaint procedures, regulations, and days for scheduled refuse collection.
- 5) Point of Contact – All dealings, contacts, etc., between Franchisee and City shall be directed by City to the Residential Accounts Manager of Franchisee. Franchisee shall advise City of the identity of its Residential Account Manager by supplying the name of said individual to City, in writing, and Franchisee may, from time to time, designate a replacement Residential Accounts Manager in writing during the term of this Agreement.

Representations – Franchisee represents and warrants that it has dedicated and made available, and at all times during the term of the Agreement shall keep available sufficient equipment and personnel to provide the Services in accordance with the terms of this Agreement. Franchisee shall maintain its current financial solvency and is not nor will engage in proceedings that will lead to Chapter 11 filing for bankruptcy, and if any creditors shall force Franchisee into bankruptcy proceedings, Franchisee shall notify City. Franchisee hereby represents and warrants that it has all requisite corporate power and authority to execute and deliver the Agreement, to consummate the transactions contemplated

hereby, and to perform all the terms and conditions hereof to be performed by it. The execution and delivery of the Agreement by Franchisee, the consummation of the transactions contemplated hereby, and the performance by Franchisee of all the terms and conditions hereof to be performed by it have been duly authorized and approved by all requisite corporate action on the part of Franchisee.

SECTION 32. NOTICES.

Any notices required or permitted to be delivered hereunder shall be in writing and shall be deemed to be delivered when deposited in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to the respective party at the address set forth below:

If to the City:

City of Manvel
20025 Highway 6
Manvel, TX 77578
Attn: City Manager

with electronic copy to:

KJung@cityofmanvel.com

If to the Franchisee:

John Schafer, District Manager
2010 Wilson Road
Humble, TX 77396
979-864-4600

with electronic copy to:

John.Schafer@wasteconnections.com

Abel Moreno, District Manager
827 W. Highway 6
Alvin, TX 77511
979-864-4600

with electronic copy to:

Abel.Moreno@wasteconnections.com

Copy to:

Waste Connections US, Inc.
3 Waterway Square Place, Suite 110
The Woodlands, TX 77380
Attention: Legal Department

or such other addresses as the parties may hereafter specify by written notice and delivered in accordance herewith.

SECTION 33. ATTORNEYS' FEES.

The prevailing party in any dispute between the parties arising out of the interpretation, application or enforcement of any provision hereof shall be entitled to recover all of its reasonable attorneys' fees and costs whether suit be filed or not, including without limitation costs and attorneys' fees related to or arising out of any trial or appellate proceedings.

SECTION 34. ACCEPTANCE.

PASSED AND APPROVED BY THE CITY OF MANVEL CITY COUNCIL IN AN OPEN MEETING AT A TIME AND PLACE IN COMPLETE CONFORMITY WITH THE TEXAS OPEN MEETINGS ACT AND ALL OTHER APPLICABLE LAWS THIS 5th DAY OF NOVEMBER , 2018 (FRANCHISE) AND 22nd DAY OF JANUARY, 2019 (CONTRACTED TRASH PICK-UP FREQUENCY).

WASTE CONNECTIONS OF TEXAS, LLC

By: Robert A. Nielsen

Name: ROBERT A. NIELSEN

CITY OF MANVEL, TEXAS

By: Kyle Jung

Title: Kyle Jung, City Manager

ATTEST: Tammy Bell

By: Tammy Bell

Name: Tammy Bell

Title: City Secretary





WASTE CONNECTIONS INC.
Connect with the Future®

June 1, 2021
City of Manvel
Attn: City Manager
20025 Highway 6
Manvel, Texas 77578
www.cityofmanvel.com

RE: Annual Rate Adjustment

Dear City Manager

Waste Connections would like to sincerely thank you for the great opportunity we have had to serve the citizens and community of Manvel. We thoroughly enjoy and appreciate the relationship between Waste Connections and the City of Manvel.

Each year we evaluate the CPI-U, costs per our contract with the city. This year the CPI-U adjustment is 3%. I have enclosed further details of these adjustments with this letter.

We would like to adjust these rates on the July billing cycle.

Should you have any questions or concerns regarding this adjustment or anything else, please feel free to contact me at the office at 281-331-0810.

Best Regards,

Chris Robert
District Manager
Waste Connections of TX
Christopher.Robert@wasteconnections.com

CPI for All Urban Consumers (CPI-U)

Series Title	All items in Houston-The Woodlands-Sugar Land, TX, all urban consumers, not seasonally adjusted
Series ID	CUUR537BSAO
Seasonality	Not Seasonally Adjusted
Survey Name	CPI for All Urban Consumers (CPI-U)
Measure Data Type	All items
Area	Houston-The Woodlands-Sugar Land, TX
Item	All items

Year	Period	Label	Observation Value
2019	M02	2019 Feb	226.804
2019	M04	2019 Apr	229.261
2019	M06	2019 Jun	229.316
2019	M08	2019 Aug	229.423
2019	M10	2019 Oct	230.041
2019	M12	2019 Dec	228.765
2020	M02	2020 Feb	230.147
2020	M04	2020 Apr	226.387
2020	M06	2020 Jun	228.898
2020	M08	2020 Aug	228.978
2020	M10	2020 Oct	229.885
2020	M12	2020 Dec	230.388
2021	M02	2021 Feb	232.442

Difference
2.295
Percent Increase
1.00%

Operating Cost Adj.
2%

Total PI
3%

PPI Commodity Data				
PPI Commodity data for Metals and metal products-Cold finished steel bars and bar shapes, not seasonally adjusted				
WPU101708				
Not Seasonally Adjusted				
PPI Commodity Data				
Cold finished steel bars and bar shapes				
Metals and metal products				
Cold finished steel bars and bar shapes				
Series Title	Series ID	Seasonality	Survey Name	Measure Data Type
Sector				
Item				
Year	Period	Label	Observation Value	12-Month Net Change
2020	M01	2020 Jan	206.8	N/A
2020	M02	2020 Feb	207.8	N/A
2020	M03	2020 Mar	208.1	N/A
2020	M04	2020 Apr	205.1	N/A
2020	M05	2020 May	203.3	N/A
2020	M06	2020 Jun	203.1	N/A
2020	M07	2020 Jul	204.3	N/A
2020	M08	2020 Aug	204.7	N/A
2020	M09	2020 Sep	218.5	N/A
2020	M10	2020 Oct	218.8	N/A
2020	M11	2020 Nov	218.7	N/A
2020	M12	2020 Dec	219.8	N/A
2021	M01	2021 Jan	223.6	N/A
2021	M02	2021 Feb	225.2	N/A

27.4

13.2%

The background is a blue gradient. In the corners, there are white line-art graphics resembling circuit boards or neural networks, with lines and small circles connecting them.

Case Summary Report

January 2019 through May 2021

Case Reports Generated

	Assigned	Active	Cleared	Information	Inactive/ Suspended	Clearance Rate %
2019	534	8	321	61	144	60%
2020	567	26	336	92	111	59%
2021	305	61	139	52	31	45%

Aggravated Assault Cases

	Reported Cases	Cleared Cases	Open Cases	Information	Inactive/ Suspended	With Firearm	Clearance Rate %
2019	9	6	0	1	2	4	66%
2020	10	8	0	0	2	5	80%
2021	4	4	0	0	0	0	100%

Deadly Conduct

	Reported Cases	Cleared Cases	Open Cases	Unfounded	Inactive/ Suspended	With Firearm	Clearance Rate %
2019	0	0	0	0	0	0	0.0%
2020	1	0	0	*** 1	0	* 1	100.0%
2021	2	0	1	0	1	** 2	0.0%

- * Alleged Vehicle was shot at somewhere on State Highway 288. No evidence to substantiate the allegations.
- ** Victim in these incidents were the same. Both occurrences were targeted incidents towards the individual and his residence
- *** This Incident was a road rage incident that was Direct filed to the Grand Jury. No shots fired just a weapon display.

Unlawfully Carrying a Weapon

	Reported Cases	Cleared Cases	Open Cases	Unfounded	Inactive/ Suspended	Clearance Rate %
2019	12	12	0	0	0	100%
2020	7	7	0	0	0	100%
2021	5	5	0	0	0	100%

Robbery

	Reported Cases	Cleared Cases	Open Cases	Unfounded	Inactive/ Suspended	With Firearm	Clearance Rate %
2019	2	1	0	0	1		50%
2020	2	1	0	0	1	** 1	50%
2021	1	0	0	0	1	** 1	0%

** Victim alleged a firearm was used, no evidence to substantiate the allegation

Personnel and equipment Estimated Costs



Option 1

		Three Month Cost Estimate	Full Year Cost Estimate
Personnel	4 Patrol Officers	\$ 57,745.00	\$ 230,980.00
	Uniforms	\$ 8,500.00	\$ 8500.00
	Portable Radios	\$ 12,000.00	\$ 12,000.00
	One Records Clerk	\$ 9,360.00	\$ 37,440.00
	Sub- Total	\$ 87,605.00	\$ 288,920.00
New Equipment	2 Patrol Units	\$ 80,000.00	\$ 80,000.00
	Unit Emergency Equipment	\$ 48,000.00	\$ 48,000.00
Misc Equipment	2 DL Swipes	\$ 1,124.00	\$ 1,124.00
	Tasers, battery and holsters	\$ 8,000.00	\$ 8,000.00
	2 Body cameras /Trans Station	\$ 5,500.00	\$ 5,500.00
	2 fire extinguisher	\$ 60.00	\$ 60.00
	2 evidence kits, 2cone sets	\$ 200.00	\$ 200.00
	2 MDT's	\$ 5,000.00	\$ 5,000.00
	2 Docking Station and Mount	\$ 3,000.00	\$ 3,000.00
	2 Shotguns	\$ 900.00	\$ 900.00
	2 Long Riffles	\$ 2,000.00	\$ 2,000.00
	2 ticket printers	\$ 1,124.00	\$ 1,124.00
	2 Radar	\$ 5,000.00	\$ 5,000.00
	2 AED	\$ 4,000.00	\$ 4,000.00
	Mobile Video	\$ 11,000.00	\$ 11,000.00
	Radios	\$ 6,000.00	\$ 6,000.00
	Sub-Total	\$ 175,408.00	\$ 175,408.00
	Total	\$ 263,013.00	\$ 464,328.00

Option 2

		Three Month Cost Estimate	Full Year Cost Estimate
Personnel	8 Patrol Officers	\$ 115,489.92	\$ 461,959.68
	Uniforms	\$ 16,000.00	\$ 16,000.00
	Portable Radios	\$ 24,000.00	\$ 24,000.00
	2 Dispatchers	\$ 20,280.00	\$ 81,120.00
	One Records Clerk	\$ 9,360.00	\$ 37,440.00
	Sub-Total	\$ 164,849.92	\$ 620,519.68
Equipment	4 Patrol Units	\$ 160,000.00	\$ 160,000.00
	Unit Emergency Equipment	\$ 96,000.00	\$ 96,000.00
Misc Equipment	4 DL Swipes	\$ 2,248.00	\$ 2,248.00
	Tasers, battery and holsters	\$ 16,000.00	\$ 16,000.00
	8 Body cameras/transfer station	\$ 17,500.00	\$ 17,500.00
	4 fire extinguisher	\$ 120.00	\$ 120.00
	4 evidence kits, 4 cone sets	\$ 400.00	\$ 400.00
	4 MDT's	\$ 20,000.00	\$ 20,000.00
	Docking Station and Mount	\$ 6,000.00	\$ 6,000.00
	4 Shotguns	\$ 1,800.00	\$ 1,800.00
	4 Long Riffles	\$ 4,000.00	\$ 4,000.00
	4 ticket printers	\$ 3,200.00	\$ 3,200.00
	Video	\$ 22,000.00	\$ 22,000.00
	Radar	\$ 10,000.00	\$ 10,000.00
	AED	\$ 8,000.00	\$ 8,000.00
	Radio	\$ 12,000.00	\$ 12,000.00
	Sub-Total	\$ 361,768.00	\$ 361,768.00
	Total	\$ 526,617.92	\$ 982,287.68

Staff Projections

	2020	2025	2030
Estimated Population	16000	42000	55000
	22 sworn	85 sworn	116 sworn
Administration			
Police Chief	1	1	1
Assistant Police Chief	0	1	2
Police Captain	1	3	3
Administrative Assistant	1	1	2
Administrative Sergeant	1	1	0
Patrol Lieutenant	0	2	4
Professional Standards		1	2
Public Relation/PIO	0	1	1
Patrol			
Patrol Sergeants	4	8	8
Traffic Sergeant	0	0	0
Special Ops Sergeant	0	0	0
Patrol Corporal	0	4	8
Special Ops Officers	2	0	4
K-9	0	0	2
Patrol Officers	12	53	66
CID			
Detective Lieutenant	0	1	1
Detective Sergeant	1	2	2
Detective	2	5	7
Property and Evidence Technician	0	1	2
Victim Liaison	0	0	1
Internal Affairs	0	0	1
Dispatch			
Telecommunication Supervisor	1	1	1
Dispatch Center	5	7	12
IT			
IT Tech	0	1	2
Jail			
Jail Sergeant	0	0	2
Jailers	0	0	4
Records			
Records Manager	0	0	1
Records Clerk	0	3	3

Projected Cost Police Department Build

Estimated Square Feet	Estimated Cost
27,899 - 39,485	\$14,340,193.00 - \$23,779,342.00

**City of Manvel
Carpenter Road Asphalt Paving**

Budget Estimate
June 2021

Item	Bid Item	Unit	Quantity	Unit Cost	Amount
1	Asphalt Pavement	LF	800	\$ 136	\$ 108,800
					\$ -
					\$ -
	Subtotal Construction				\$ 108,800
	Contingency	%	20%		\$ 21,760
	Total Construction				\$ 130,560
	Engineering	%	8%		\$ 10,445
	Surveying	%	4%		\$ 5,222
	Analytical Testing	%	3%		\$ 3,917
	Total Design				\$ 19,584
	Total Project Estimate				\$ 150,144

These estimates do not include easement acquisition.

City of Manvel
Old Chocolate Bayou Road Drainage Improvements

Budget Estimate
June 2021

Item	Bid Item	Unit	Quantity	Unit Cost	Amount
1	30" RCP Storm Sewer	LF	2,200	\$ 150	\$ 330,000
2	Manhole	Ea	5	\$ 5,000	\$ 25,000
3	Slope Paving	LS	1	\$ 20,000	\$ 20,000
Subtotal Construction					\$ 375,000
Contingency					\$ 75,000
Total Construction					\$ 450,000
	Engineering	%	8%	\$	36,000
	Surveying	%	4%	\$	18,000
	Analytical Testing	%	3%	\$	13,500
Total Design					\$ 67,500
Total Project Estimate					\$ 517,500

These estimates do not include easement acquisition.



TBPE Firm No. 13495

April 14, 2021

Mr. Daniel S. Johnson, P.E., CFM
Assistant City Manager
City Engineer
20025 Highway 6
Manvel, TX 77578

RE: Drainage Analysis for Low Water Area
Old Chocolate Bayou Road
Manvel, TX 77578

Dear Mr. Johnson,

We are pleased to provide this engineering service proposal to prepare the drainage analysis to mitigate the drainage issue at Low Water Area at Old Chocolate Bayou Road, Manvel, Brazoria County, as following:

SCOPE OF ENGINEERING SERVICES

1. Obtain the Topographic Survey Data at Old Chocolate Bayou Road from Chocolate Bayou Road to Furnace Road.
2. Determine the Peak Flows of Drainage Area of Old Chocolate Bayou Road from Chocolate Bayou Road to Furnace Road.
3. Prepare the P&P Drawings of Proposed 2,200 Linear Foot of Storm Sewer System to Convey Storm Water from Low Water Area to Mustang Bayou.
4. Attend Meetings with the Drainage District and City of Manvel

The total cost for these services is \$36,500.

Construction Estimates of Storm Sewer System

1. 36" RCP Storm Sewer System with Manholes, Bedding, and Slope Paving: \$480,000
2. 30" RCP Storm Sewer System with Manholes, Bedding, and Slope Paving: \$410,000

AUTHORIZATION

If you wish to authorize the proposed work please sign at the bottom of this proposal. Invoice will be submitted per completed task. We are looking forward to working with you on this project. If you have any questions or require additional information, please feel free to contact us at 979-264-3510.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dong', followed by a checkmark.

Dong Nguyen, P.E., CFM
President

Mr. Johnson, P.E., CFM

By: _____

Date: _____

**City of Manvel
Del Bello Lane Asphalt Paving**

Budget Estimate
June 2021

Item	Bid Item	Unit	Quantity	Unit Cost	Amount
1	Asphalt Pavement	LF	2,700	\$ 136	\$ 367,200
					\$ -
					\$ -
	Subtotal Construction				\$ 367,200
	Contingency	%	20%		\$ 73,440
	Total Construction				\$ 440,640
	Engineering	%	8%		\$ 35,251
	Surveying	%	4%		\$ 17,626
	Analytical Testing	%	3%		\$ 13,219
	Total Design				\$ 66,096
	Total Project Estimate				\$ 506,736

These estimates do not include easement acquisition.

City of Manvel
Large Avenue Sidewalks (McCoy to Masters)

Budget Estimate
June 2021

Item	Bid Item	Unit	Quantity	Unit Cost	Amount
1	5' Sidewalk (both sides of the road)	LF	5,300	\$ 30	\$ 159,000
2	24" RCP Storm Sewer	LF	5,300	\$ 75	\$ 397,500
3	Storm Sewer Inlet	EA	20	\$ 2,500	\$ 50,000
4	Wheelchair Ramps	EA	14	\$ 2,000	\$ 28,000
Subtotal Construction					\$ 634,500
Contingency					\$ 126,900
Total Construction					\$ 761,400
	Engineering	%	8%	\$	60,912
	Surveying	%	4%	\$	30,456
	Analytical Testing	%	3%	\$	22,842
Total Design					\$ 114,210
Total Project Estimate					\$ 875,610

These estimates do not include easement acquisition.

Croix Memorial Park Renovation

Investment Per Household:
\$30 to \$75 per year
(depending on property valuation)

Project Cost: \$1,480,000 to \$1,780,000)

Estimated Annual Maintenance and
Operation Costs:
Mowing Fields - \$5,200/yr
Mowing Commons - \$6,700/yr
Landscape and Irrigation - \$1,500/yr
Restrooms, Trash - \$1,500/yr
Total Annual Maintenance Costs - \$14,900

City of Manvel - Croix Park Budget
30-Sep-16

Qty.	Unit	Description	Unit Cost	Subtotal
3,600	sf	Pavilion (60' x 60')	\$80	\$288,000
1,125	sf	Restrooms	\$250	\$281,250
12,400	sf	Parking Expansion	\$7	\$86,800
4,000	lf	Decomposed Granite Trails	\$20	\$80,000
1,035	lf	Concrete Walks	\$31.50	\$32,603
1	Allow	Playgrounds	\$150,000	\$150,000
1	Allow	Dog Park	\$40,000	\$40,000
1	Allow	Landscape Improvements	\$45,000	\$45,000
1	Allow	Site Furniture	\$80,000	\$80,000
1	Allow	Site Lighting	\$30,000	\$30,000
1	Allow	Utilities Extension	\$25,000	\$25,000

Subtotal	\$1,138,653
5% Contingency	\$56,933
Subtotal	\$1,195,585
15% GC markup	\$179,338
Total Construction Cost	\$1,374,923
8% Professional Design and Management Fee	\$109,994
PROBABLE COST RANGE	\$1,484,917
Round	\$1,480,000

Low Estimate

High Estimate



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 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

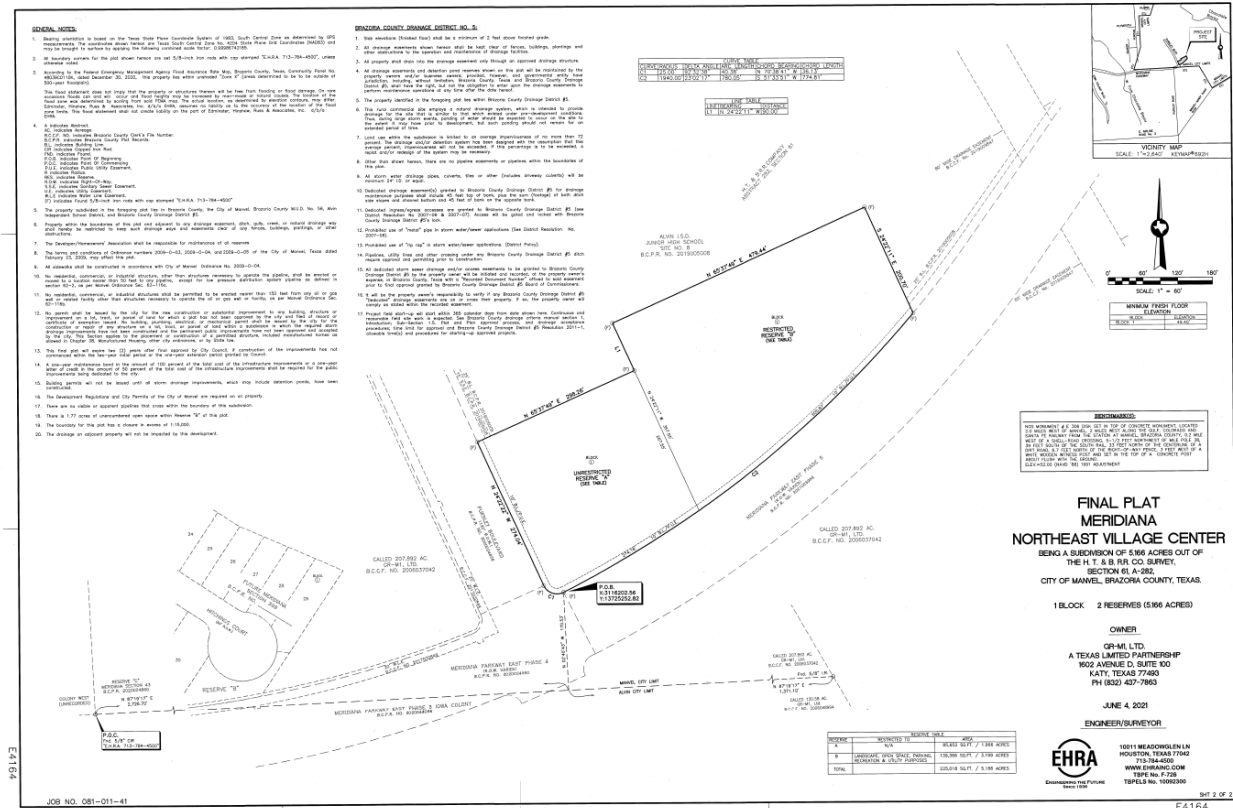
Plat Name	Meridiana Northeast Village Center Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	June 14, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

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

[illegible]

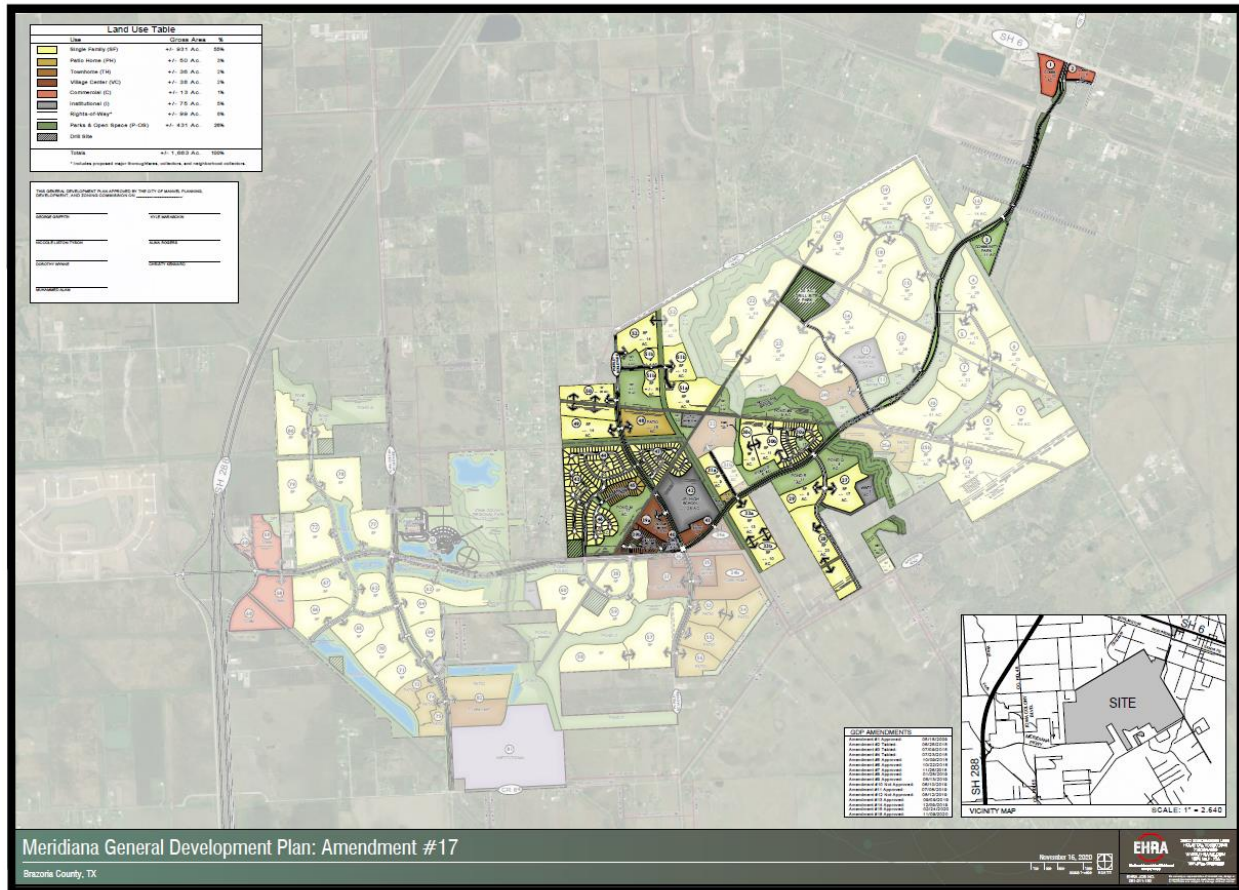
Plat Exhibit





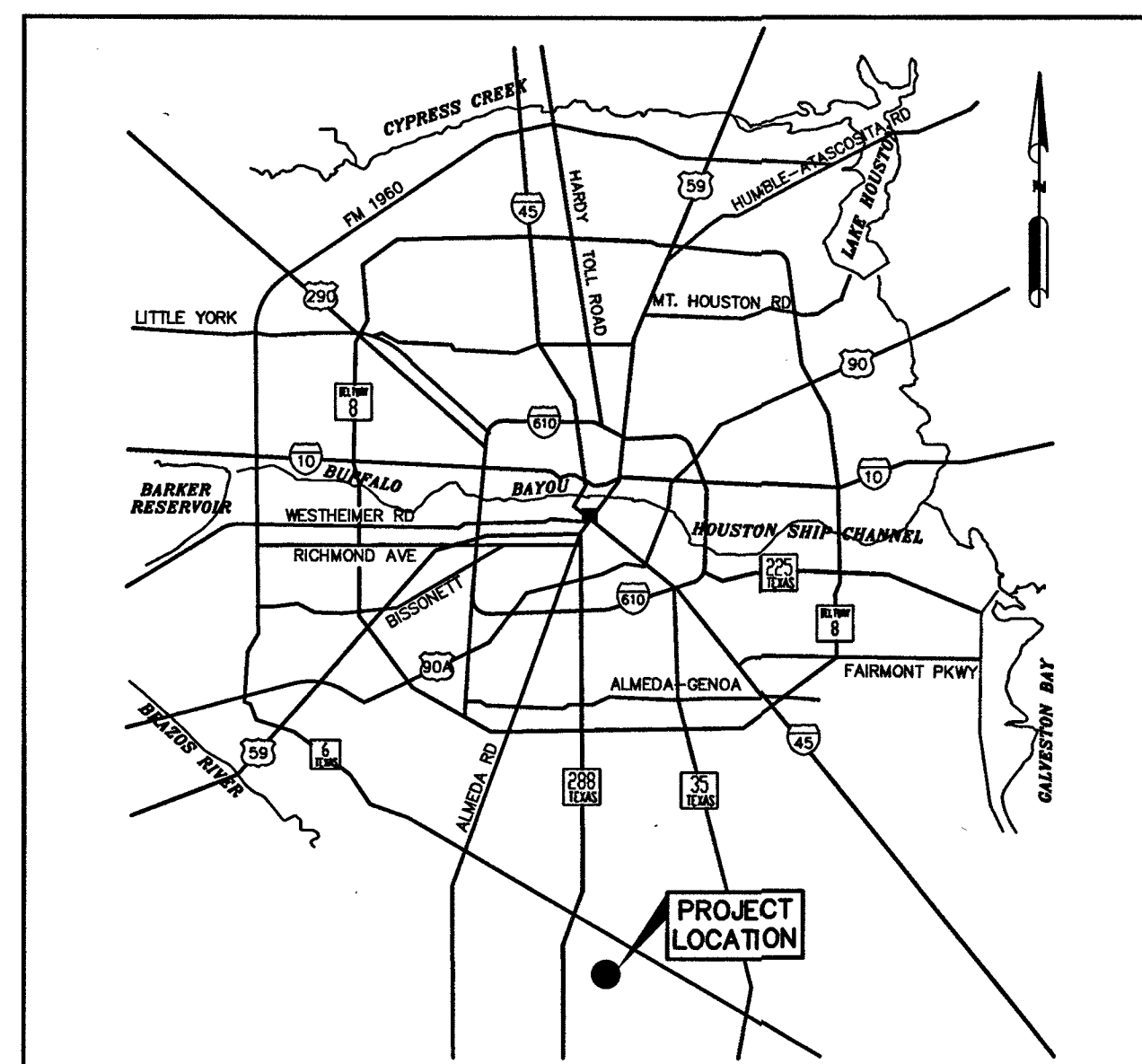
DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

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

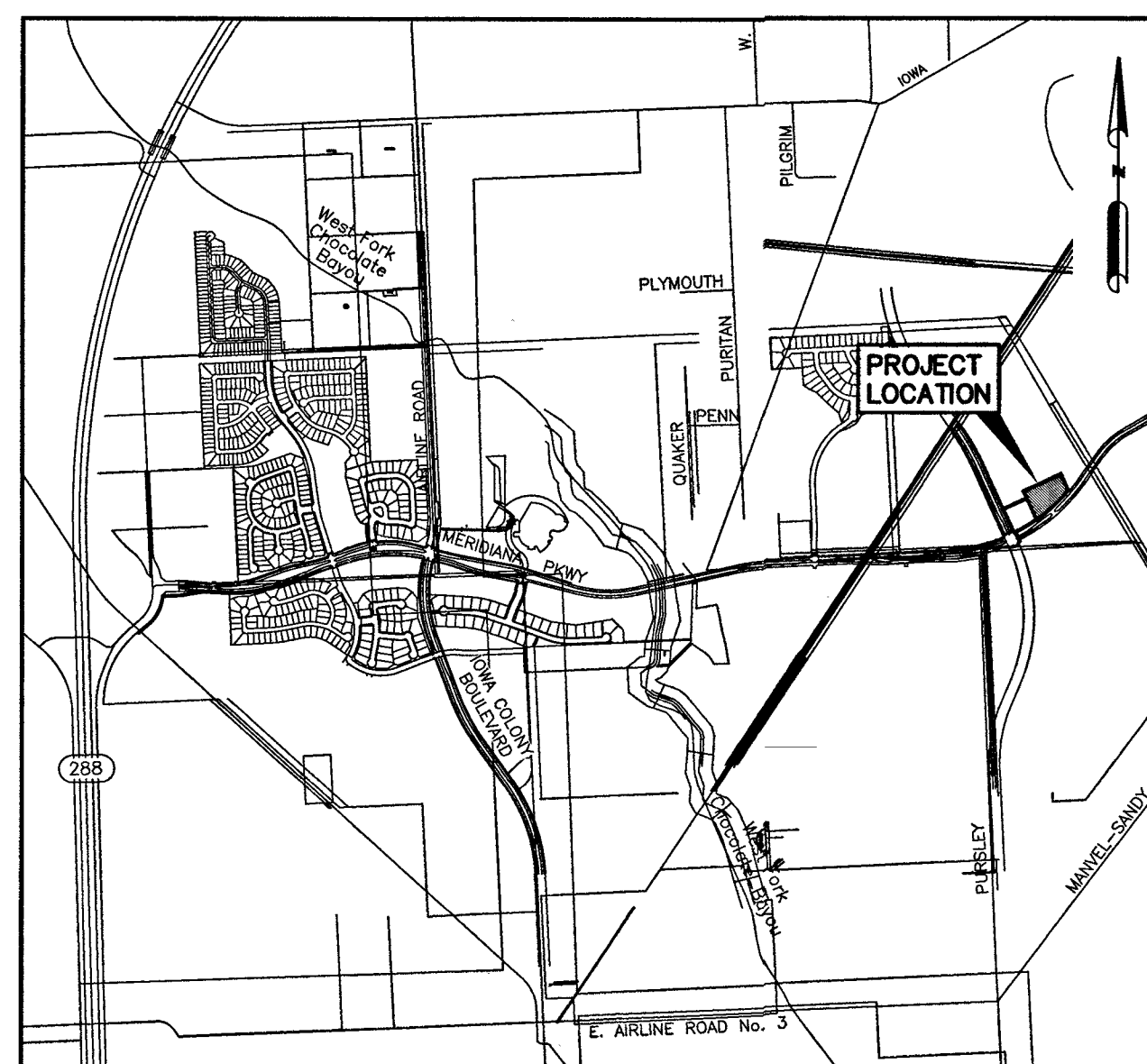


BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 PLANS FOR CONSTRUCTION OF PROPOSED WATER DISTRIBUTION, WASTEWATER, PAVING, AND STORM SEWER FACILITIES

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

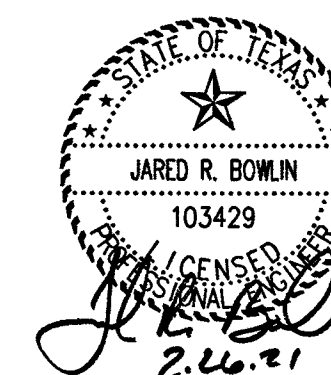
February 10, 2021



ENGINEERING THE FUTURE
SINCE 1936

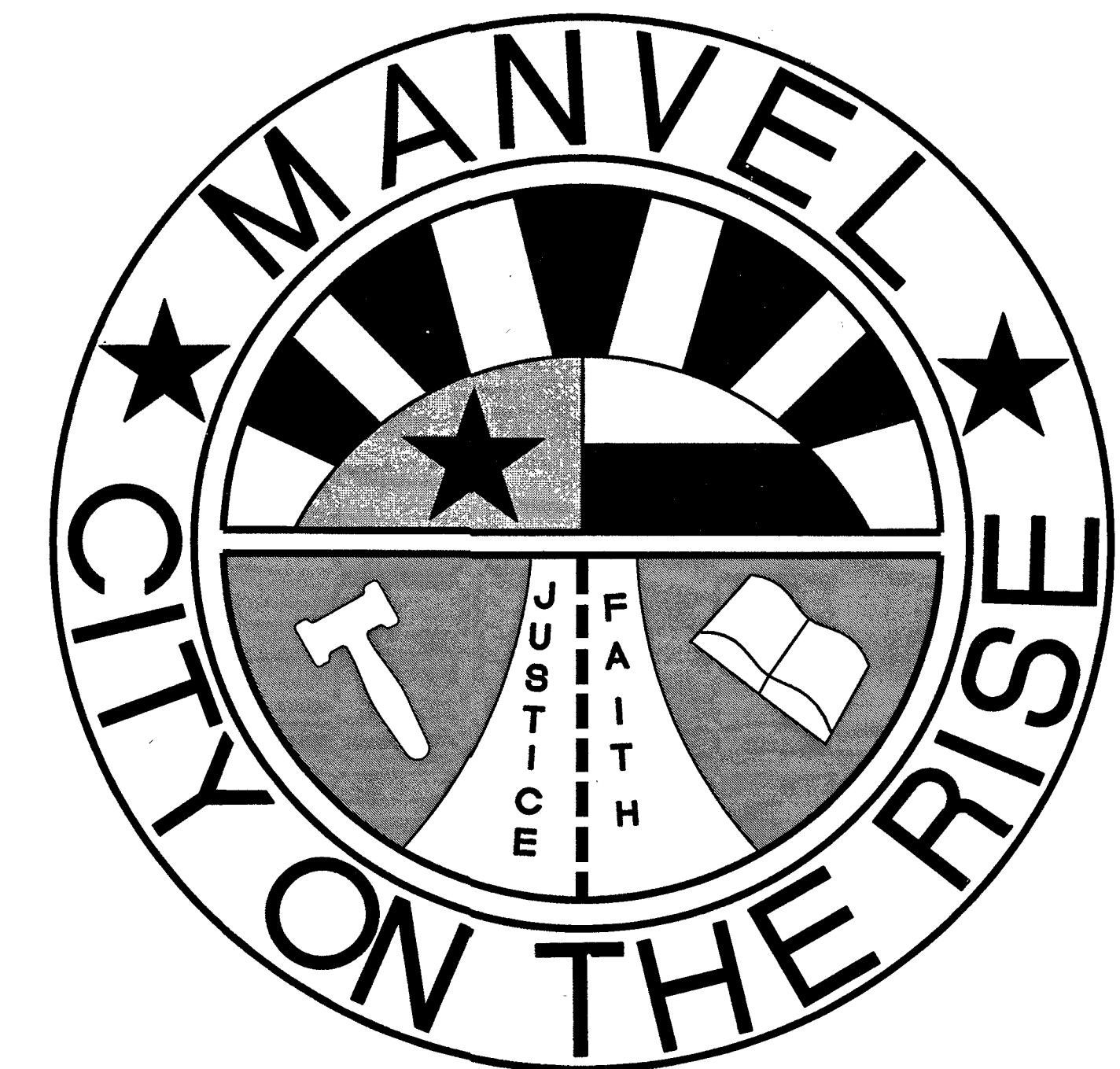
10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

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

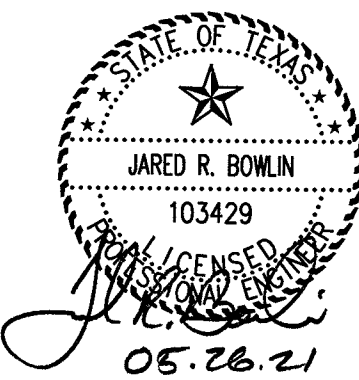
10011 Meadowglen Lane
Houston, Texas 77042
EHRAInc.com | 713.784.4500
TBP# No. F-726 | TBP#s No. 10052300

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 TCEC REQUIREMENTS 217.5.9.

- 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 TCEC 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 TCEC REQUIREMENTS 217.5.7.

- MANDREL DEFLECTION TEST - FLEXIBLE AND 304M 3040 PIPE DIAMETER DEFLECTION TEST SHALL BE DONE NO SOONER THAN THIRTY (30) DAYS AFTER FINAL BACKFILL. RUN TEST WITH MANDREL HAVING A DIAMETER EQUAL TO 95% OF THE INSIDE NOMINAL DIAMETER OF THE PIPE BEING TESTED. MANDREL SHALL BE MADE (8) INCH DIA WITH STEEL PROVING RING 2 1/2 INCH RING WIDTH. TO PASS, MANDREL SHALL PASS FREELY THROUGH THE PIPE, PULLED BY ONE (1) WORKER, NO MECHANICAL MEANS SHALL BE ALLOWED TO PULL THE MANDREL. FORCE MAIN TEST.

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

- THE PERCENT 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 3/8 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.

- 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 NUMBERING FOUR (4) CYLINDERS PER 100 CUBIC YARDS OF PAVING OR PART THEREOF FOR EACH DAYS PLACEMENT. TWO (2) CYLINDERS SHALL BE TESTED AT SEVEN (7) AND TWO (2) CYLINDERS 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 C31.1 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 REGRASS/RESTORE 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 DARTH. 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

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.

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 1926.550 (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.

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:

1. 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.
2. WATER LINES AND SANITARY SEWERS SHALL BE INSTALLED IN SEPARATE TRANCHES AND HAVE A MINIMUM SEEP NINE (9) FEET.
3. POLYVINYL CHLORIDE (PVC) SHALL BE IN ACCORDANCE WITH ASTM D3034, SDR 26 FOR ALL DEPTHS. SANITARY SEWER LINE PIPE SHALL BE THE COLOR GREEN.
4. ALL PVC FITS (ALL TYPES AND SIZES) SHALL HAVE A 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 (DI) PIPE SHALL BE 150 PSI WITH EIGHT (8) MIL, BLACK VIRGIN POLYETHYLENE WRAP AS SPECIFIED IN ANSIAWWA A21.5C105.
6. 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.
7. 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.
8. 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.)
9. 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.
10. 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.
11. 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 CEMENT 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.
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 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.
13. 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.
14. FOR ALL PVC PIPE, USE MANHOLE WATER STOP GASKET AND CLAMP ASSEMBLY AT MANHOLE CONNECTIONS.
15. SANITARY SEWER MANHOLES SHALL BE STANDARD TYPE, UNLESS OTHERWISE NOTED. ALL SANITARY SEWER MANHOLES SHALL BE AT LEAST THREE
16. (3) INCHES ABOVE FINISHED GRADE OR ABOVE 100-YEAR BASE FLOOD ELEVATION (BFE), FOR MANHOLES LOCATED IN THE 100-YEAR FLOOD PLAIN.
17. 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.
18. 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.
19. IF WET SAND IS ENCOUNTERED IN TRENCH, USE SPECIAL BEDDING.
20. SANITARY SEWERS CROSSING UTILITIES OTHER THAN WATER LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES.
21. 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.
22. ALL SANITARY SEWER MANHOLE COVERS MUST INCLUDE THE WORDS "SANITARY SEWER" AND "CITY OF MANVEL". THEY MUST ALSO HAVE THE CITY SEAL.
23. SANITARY SEWER MANHOLE COVERS SHALL BE A MINIMUM OF THIRTY-TWO (32) INCHES IN DIAMETER.
24. ALL SANITARY SEWER MANHOLES SHALL HAVE A STAINLESS STEEL INFLOW PROTECTOR.
25. CONTRACTOR TO INSTALL TRACING LINE ON ALL PUBLIC FORCE MAINS.
26. 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.
27. ALL MANHOLES WITHIN ANY FLOODZONE OTHER THAN ZONE X AND SHADY X SHALL HAVE THEIR COVERS BOLTED TO THE FRAME.
28. 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).
29. THE POTABLE WATERLINE SHALL BE AT LEAST TWO FEET ABOVE AN EXISTING, NON-PRESSURE RATED WASTEWATER MAIN OR LATERAL.
30. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE AN EXISTING, PRESSURE RATED WASTEWATER MAIN OR LATERAL.
31. 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 WASTEWATER 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:
32. 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.
33. 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.
34. 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.
35. 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.
36. 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.
37. 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 151 (C), (D), (1) AND PART 1555.550 (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 261-896-0453 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:

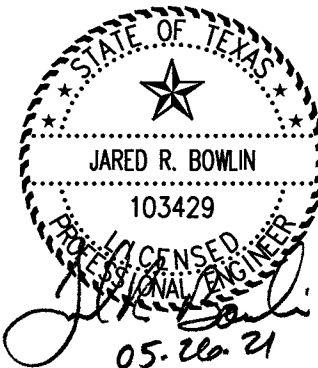
Rise Communities

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



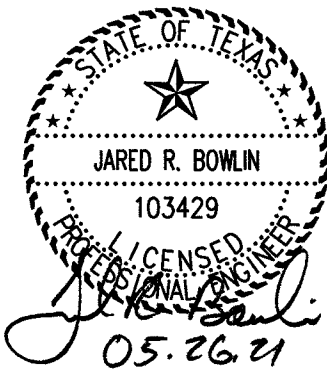
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Meridiana Phase 2
NE Village Recreation Center
Manvel, Texas 77578
ON-SITE PRIVATE NOTES



revisions
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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

PAVING CONSTRUCTION NOTES

- SEE GENERAL NOTES SHEET AND PAVING SHEET FOR ADDITIONAL INFORMATION. IN THE EVENT OF A CONFLICT THE MORE STRINGENT SHALL APPLY.
- REFERENCE GEOTECHNICAL REPORT AND GRADING SHEET FOR ADDITIONAL INFORMATION.
- 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

- JOINTS SHALL BE PLACED AT A MAXIMUM OF 80', AT CURB RETURNS, PAVEMENT TRANSITIONS, OR PAVEMENT CLASSIFICATION CHANGES.
- 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.
- DOWELS SHALL BE UTILIZED AND CENTERED AT ALL CONSTRUCTION JOINTS. SEE PAVING DETAIL SHEET FOR SIZING AND INSTALLATION.
- 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.
- JOINT SEALANT SHALL BE UTILIZED AT ALL EXPANSION JOINTS MEETING LATEST APPROVED BY TEXAS DEPARTMENT OF TRANSPORTATION PRODUCTS LIST FOR PAVEMENT TYPE.
- KEYED JOINTS SHALL BE USED IN REPLACEMENT OF CONTROL JOINTS FOR SEPARATE CONCRETE POURS.
- SEE PAVEMENT DETAIL SHEET C15.0 FOR PAVEMENT DETAILS.
- ALL REINFORCING STEEL SHALL BE MINIMUM GRADE 60.

GRADING PLAN NOTES:

- CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT PREPARED BY _____ ON _____ DATE FOR ON-SITE CONDITIONS.
- CONTRACTOR SHALL STRIP TOP SOIL ORGANICS AND FOREIGN DEBRIS PRIOR TO PROOF ROLL.
- A MATERIALS TESTING LAB SHALL MONITOR PROOF ROLL FSI APPROVAL.
- FILL SHALL BE REPLACED IN NOT MORE THAN 8" LOOSE LIFTS COMPACTED TO 95% STANDARD DENSITY.
- 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 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:

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

NOTES

- ALL GRATE INLET TOPS AND MANHOLE RIMS TO BE FLUSH IN ALL PAVED AREAS
- ALL MANHOLES IN NON-PAVED AREAS TO BE 3 INCHES, ABOVE FINISHED GRADE
- CONTRACTOR TO FIELD VERIFY ALL UTILITIES, ELEVATIONS AND LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES
- 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:

- ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- 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.
- 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).
- THE ACCESSIBLE PARKING AND PASSENGER LOADING AREAS SHALL NOT EXCEED A SLOPE OF 2% (1:50) IN ANY DIRECTION.
- ALL EXISTING APPURTENANCES ON SITE SHALL BE ADJUSTED TO PROPOSED GRADE AS APPLICABLE.
- CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT AND ALL ADDENDA FOR BUILDING PAD LIMITS AND PREPARATION REQUIREMENTS.
- 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.
- CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT, I.E. CONCRETE PADS, BE ELEVATED AT LEAST 12 INCHES ABOVE BFE (52.8').

STORM SEWER CONSTRUCTION NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- NO CORNER CONNECTIONS WILL BE ALLOWED TO ANY INLETS, JUNCTION BOXES OR BOX MANHOLES
- CONTRACTOR SHALL CUT OFF PIPE FLUSH WITH INSIDE FACE OF INLETS AND MANHOLES.
- CONCRETE FOR DRAINAGE STRUCTURES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
- CONTRACTOR SHALL FLUSH AND CLEAN ALL STORM SEWER LINES AND STRUCTURES PRIOR TO ACCEPTANCE.
- UTILITIES ARE TO BE TAKEN TO WITHIN FIVE (5) FEET OF BUILDING. SEE PLUMBING SHEETS FOR CONTINUATION OF SERVICE CONNECTIONS INTO BUILDING.
- 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.
- 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

- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL SEAL INTERIOR SURFACE OF PROPOSED SANITARY SEWER MANHOLES WITH RAVEN LINER 405, OR APPROVED EQUAL AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
- UTILITIES ARE TO BE TAKEN TO WITHIN FIVE (5) FEET OF BUILDING. SEE PLUMBING SHEETS FOR CONTINUATION OF SERVICE CONNECTIONS INTO BUILDING.
- 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.
- 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.
- 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.
- 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

- 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.
- WATER LINES 3" AND SMALLER SHALL BE SCHEDULE 40 PVC, FOR HIGH PRESSURE POTABLE WATER UNLESS OTHERWISE NOTED.
- ALL VALVES SHALL BE LEFT HAND (COUNTERCLOCKWISE) OPEN.
- SEE DETAIL SHEET FOR THRUST BLOCK DETAILS.
- CONTRACTOR SHALL INSTALL METALLIC TRACER WIRE ON ALL UNDERGROUND PVC PIPING AND SECURE WIRE ENDS AT ALL VALVE BOXES.
- CONTRACTOR SHALL CENTER WATER LINE JOINT WHEN CROSSING OTHER UTILITIES.
- MINIMUM VERTICAL CLEARANCE BETWEEN WATER LINES AND OTHER UTILITIES SHALL BE TWELVE INCHES, UNLESS OTHERWISE NOTED ON THE PLANS.
- EXISTING WATER SERVICES SHALL NOT BE INTERRUPTED DURING CONSTRUCTION.
- 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.
- UTILITIES ARE TO BE TAKEN TO WITHIN FIVE (5) FEET OF BUILDING. SEE PLUMBING SHEETS FOR CONTINUATION OF SERVICE CONNECTIONS INTO BUILDING.

GENERAL NOTES:

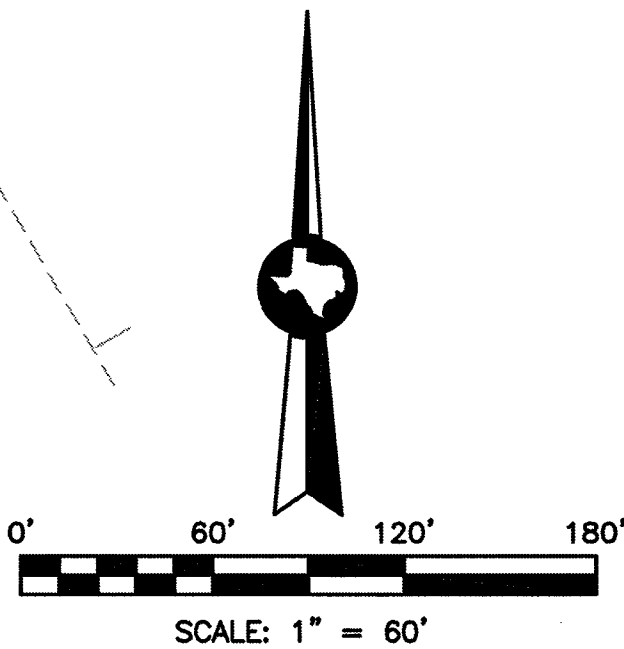
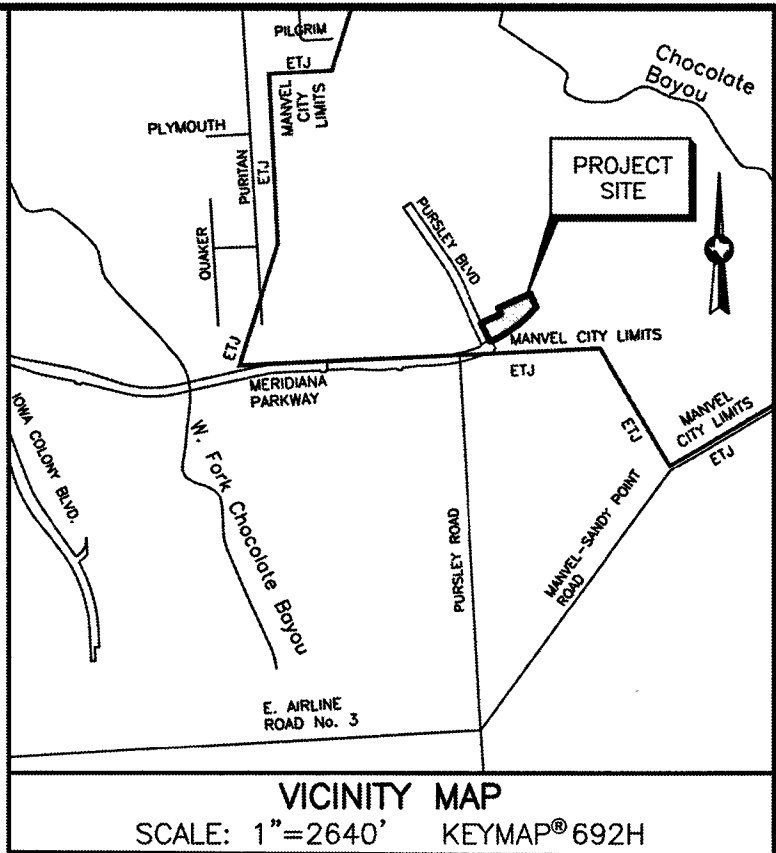
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined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

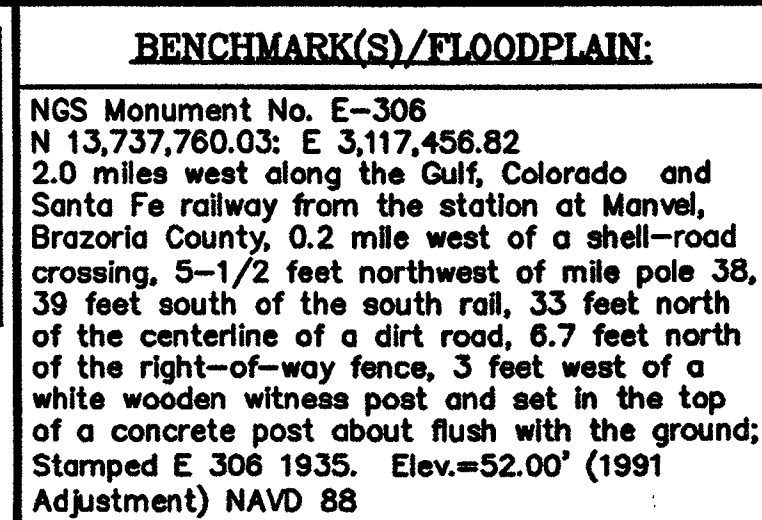
PLAT (FOR REFERENCE ONLY)

C3.0

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.

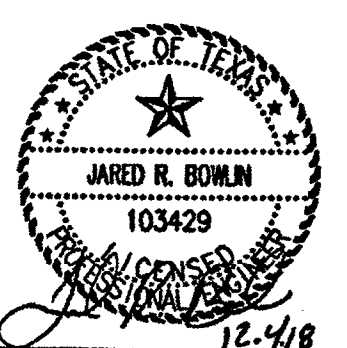
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, IN THE VICINITY OF THE PROJECT, PRIOR TO BEGINNING CONSTRUCTION.



LEGEND

	SHEET REFERENCE NUMBERS
	DRAINAGE AREA BOUNDARY
	DRAINAGE AREA IN ACREAGE
	CUMULATIVE ACREAGE CUMULATIVE C.F.S.
	WHEELCHAIR RAMP (TYP)
	EXISTING CONTOUR

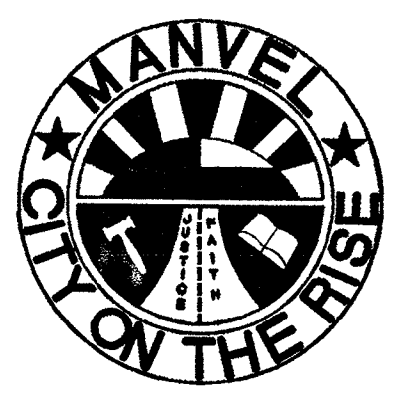
APP.	REVISION	DATE



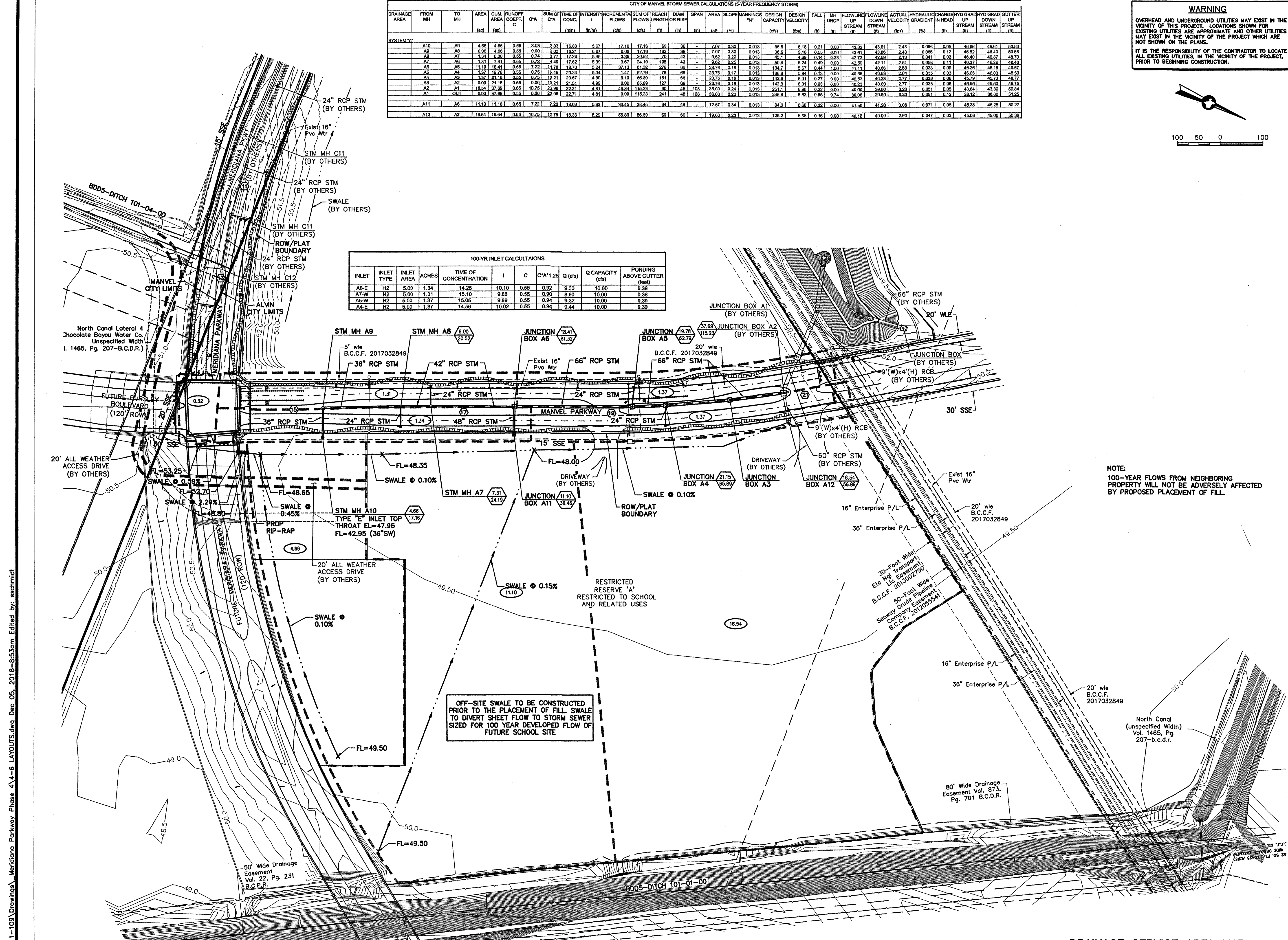
BRAZORIA COUNTY M.U.D. NO. 55
MERIDIANA PARKWAY PHASE FOUR
& MANVEL PARKWAY PHASE ONE

DRAINAGE AND STORM SEWER LAYOUT

CITY OF MANVEL



SURV. <u>E.H.R.A.</u>	DATE <u>01/14</u>	JOB NO. 081-011-109 FILE: 4-6 LAYOUTS.dwg PLOT SCALE: 1:1 DWG. NO. P-3757 SHEET 5 OF 35 SHEETS
DSGN. <u>M.C.R.</u>	DATE <u>08/18</u>	
DWN. <u>J.W.Z.</u>	DATE <u>06/19</u>	
CHKD. _____	DATE _____	
APPR. _____	DATE _____	
SCALE: HORIZ. 1"=100' VERT.		



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:

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. 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

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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 ARCHITECTURAL DRAWINGS)

KEY NOTES:

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

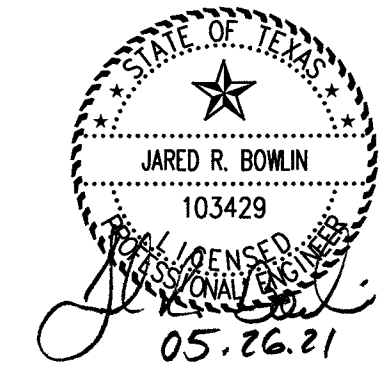
GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECT PLANS FOR CONCRETE SIDEWALK AROUND BUILDING.
3. REFER TO MONUMENT SIGN PACKAGE PROVIDED BY CLIENT. LOCATION SHOWN FOR REFERENCE ONLY.
4. ALL SECURITY GATES SHALL HAVE "CLICK 2 ENTER" AS THE MEANS FOR EMERGENCY ACCESS
5. 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

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-
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- design dev. ☐
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- construction ☐

date issued

01.15.2020

scale

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ep, bt, lm

checked by

dm

project number

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sheet number

Date:

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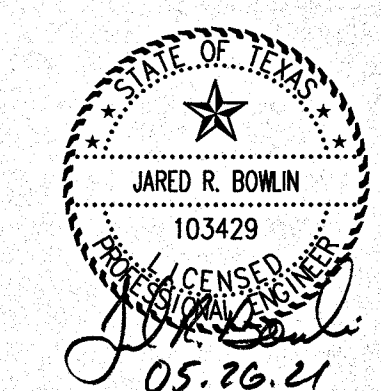


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100
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Meridiana Phase 2
NE Village Recreation Center
Manvel, Texas 77578
PAVEMENT PLAN



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design dev. ○
city submittal ●
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construction ○

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checked by dm

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sheet number

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BENCHMARK(S)/FLOODPLAIN:

NCS 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,
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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,
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December 30, 2020 The Property Lies Within Unshaded
"ZONE X" (areas Determined To Be Outside 500-year
Flood Plain).

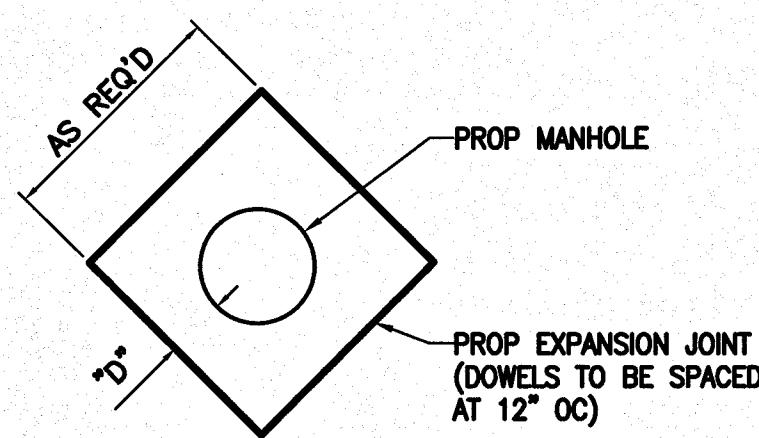
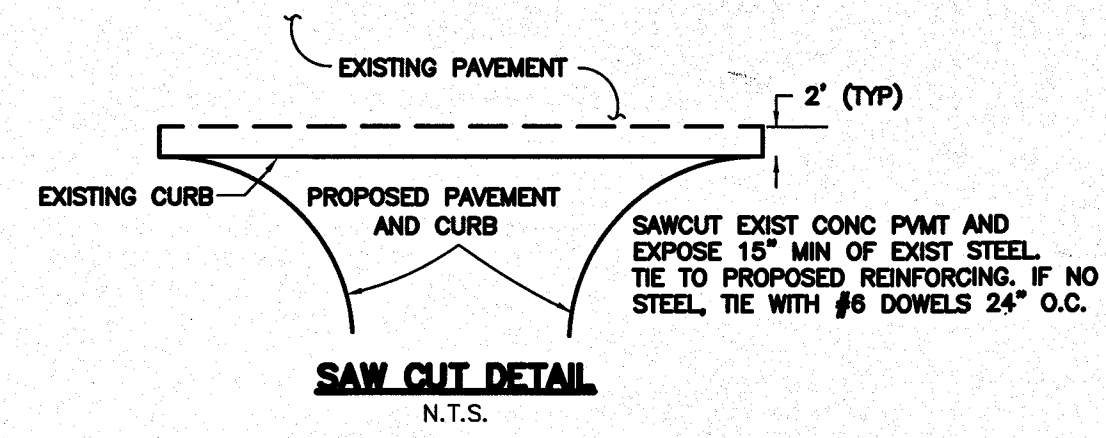
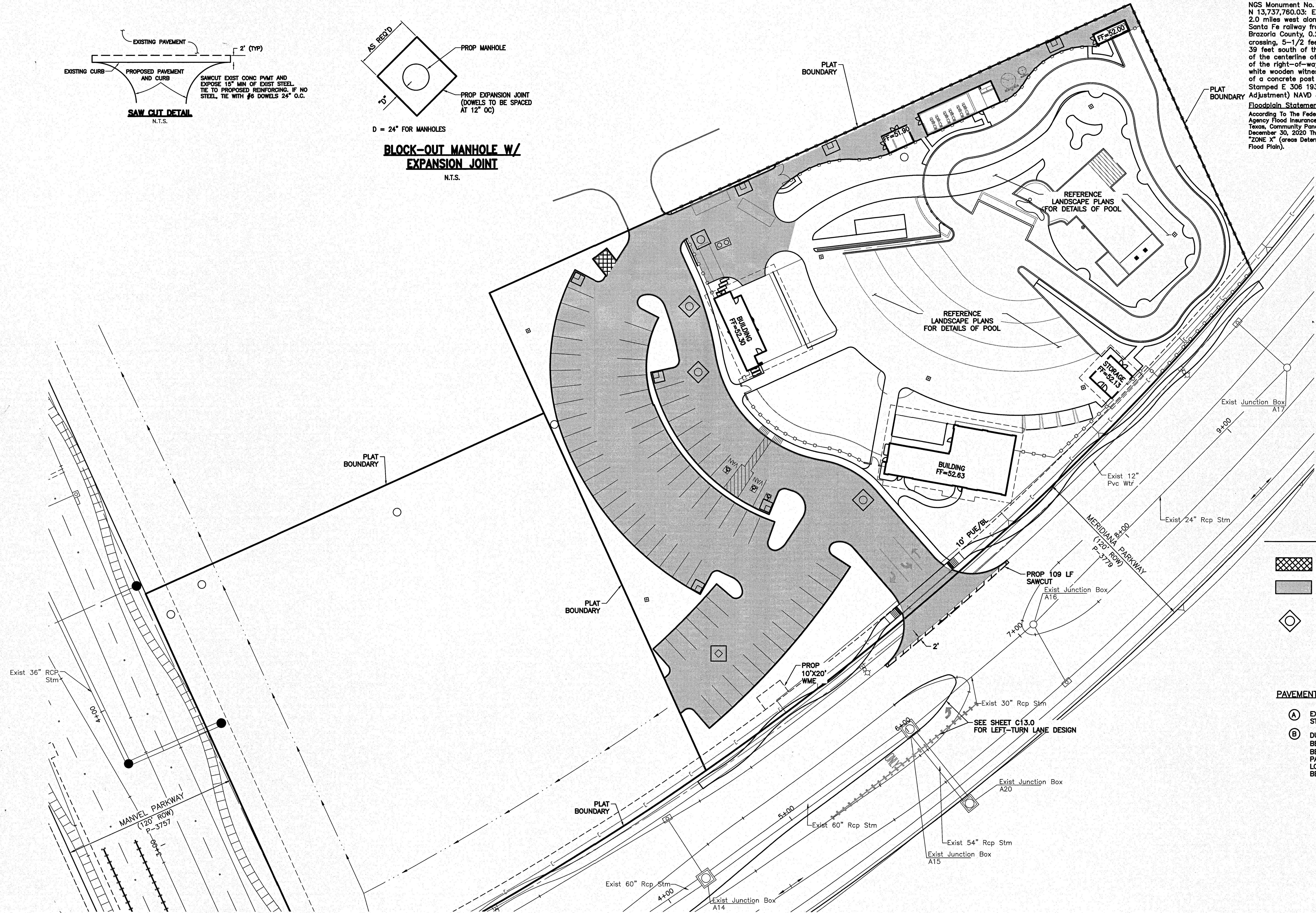
LEGEND

- 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

Date:
Scale: 1"=30'



**BLOCK-OUT MANHOLE W/
EXPANSION JOINT**
N.T.S.



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Client:

Rise Communities

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

BENCHMARK(S)/FLOODPLAIN:

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Adjustment) NAVD 88

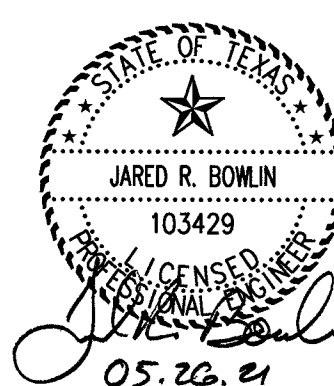
Floodplain Statement:

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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



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construction ○

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ap, bt, lm

checked by

dm

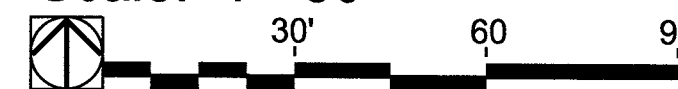
project number

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sheet number

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Client:

Rise Communities

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Katy, Texas 77493
702 466 2082

BENCHMARK(S)/FLOODPLAIN:

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2.0 miles west along the Gulf, Colorado and
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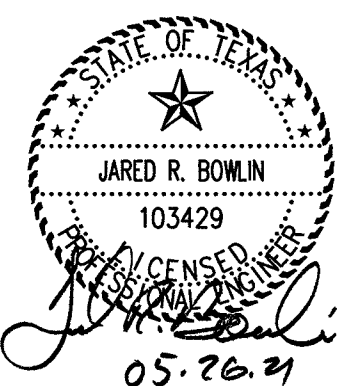
LEGEND

- 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:

- 1 PROPOSED STORM SEWER
CLEAN-OUT FOR ROOF DRAIN
CONNECTION. SEE MEP PLANS FOR
CONTINUATION OF STORM ROOF
DRAIN. (SEE DETAILS SHEET C17.0)
- 2 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



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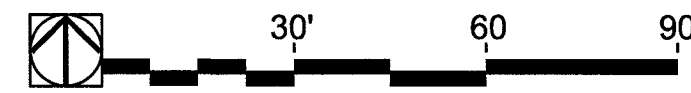
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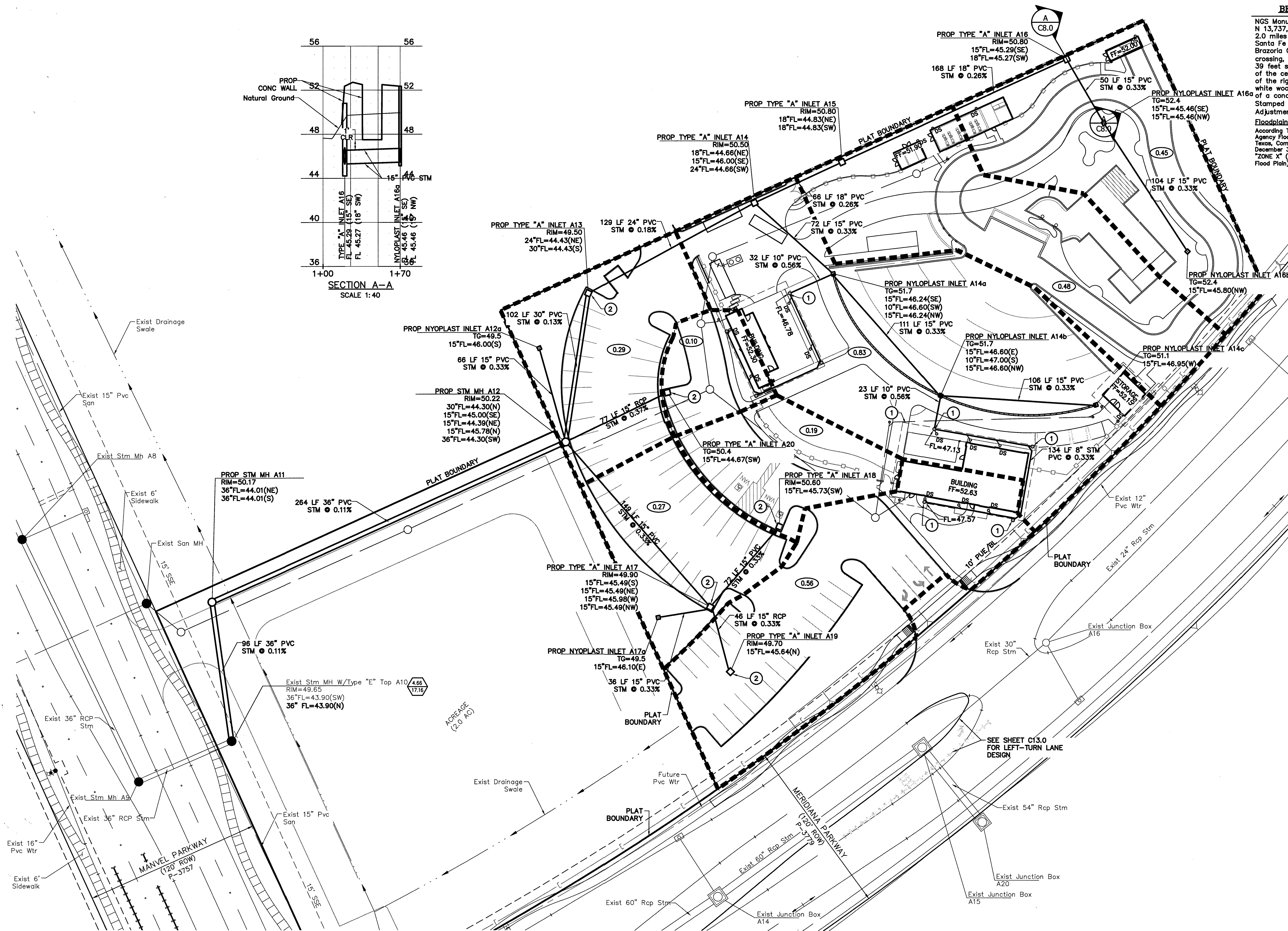
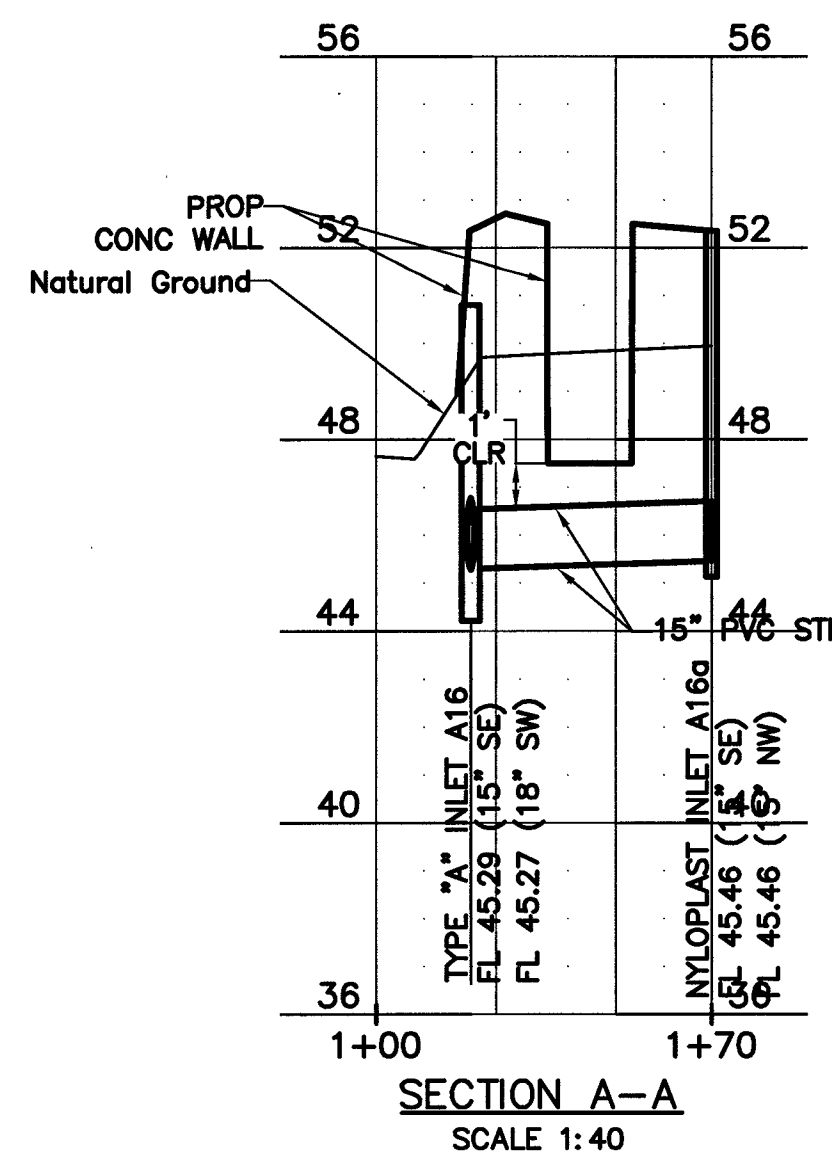
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sheet number

Date:
Scale: 1"=30'



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P:\081-011-41\Drawings\NE Village Recreation Center\08.0-8.1 DRAINAGE LAYOUT.dwg May 26, 2021-12:11pm Edited by: epesquera



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**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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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

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.

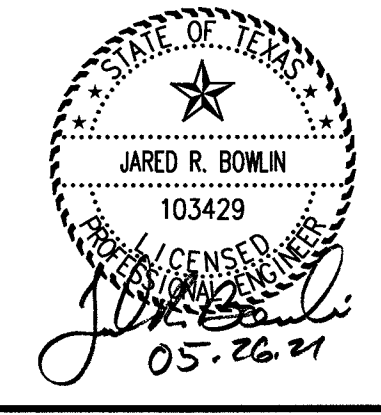
LEGEND

- 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



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

date issued 01.15.2020

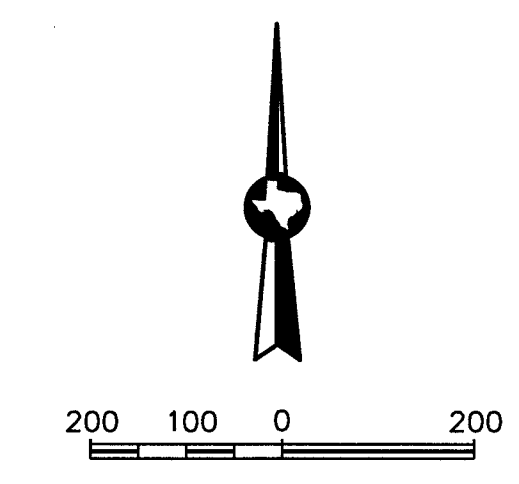
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drawn by ep, bt, lm

checked by dm

project number 081-011-41
sheet number

C9.0



P:\081-011-41 Drawings\NE Village Center Rec Center\C9.0 OVERALL DET POND DAM (2020-01-04).dwg May 26, 2021-12:13pm Edited by: epequera



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SINCE 1936
10011 Meadowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBP# No. F-726 | TBP#LS No. 1009200

Client:
Rise Communities
1602 Avenue D, Suite 100
Katy, Texas 77493
702 466 2082

BENCHMARK(S)/FLOODPLAIN:

NCS 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. 48038C0110K, Dated December 30, 2020 The Property Lies Within Unshaded "ZONE X" (areas Determined To Be Outside 500-year Flood Plain).

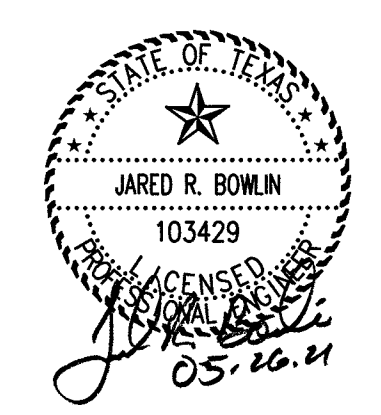
LEGEND

- 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

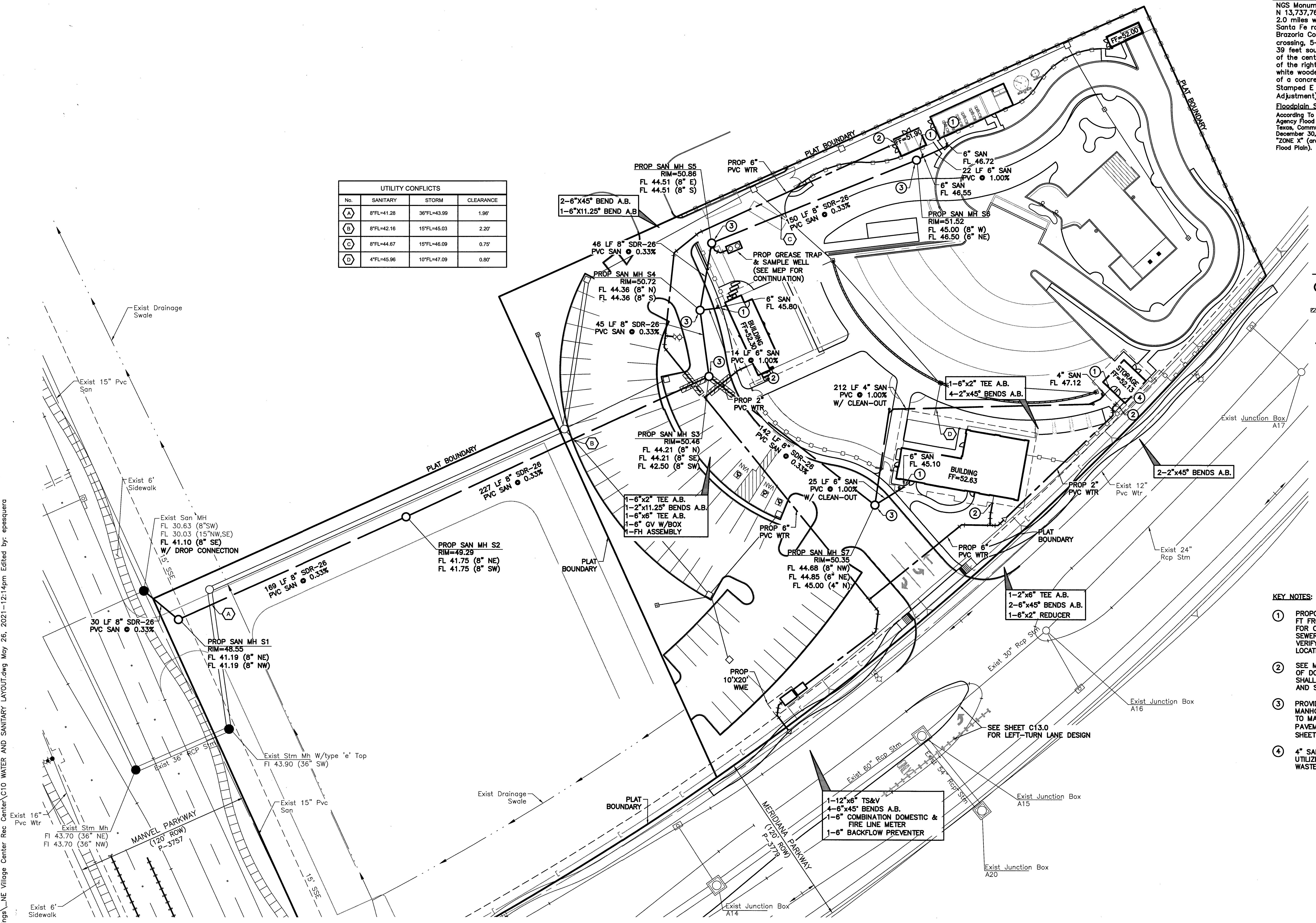


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issued for	design dev. ○
	city submit ○
	bid package ○
	construction ○
date issued	01.15.2020
scale	1:30
drawn by	ep, bt, lm
checked by	dm
project number	081-011-41
sheet number	

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

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'



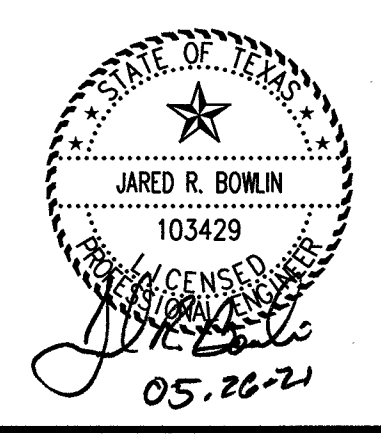
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702 466 2082

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

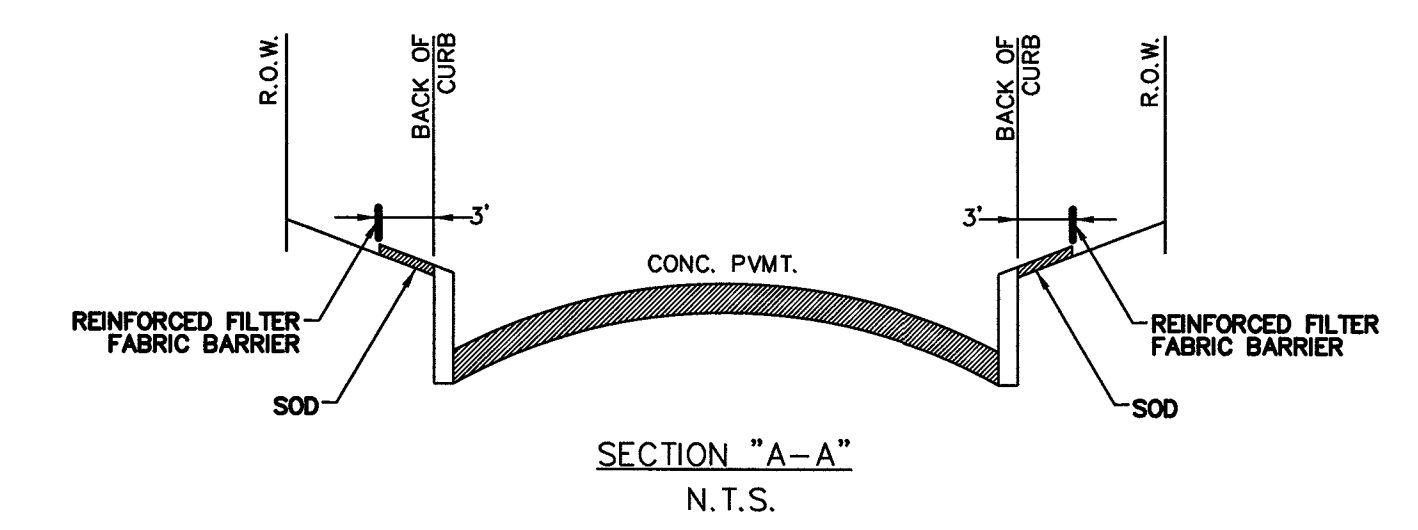
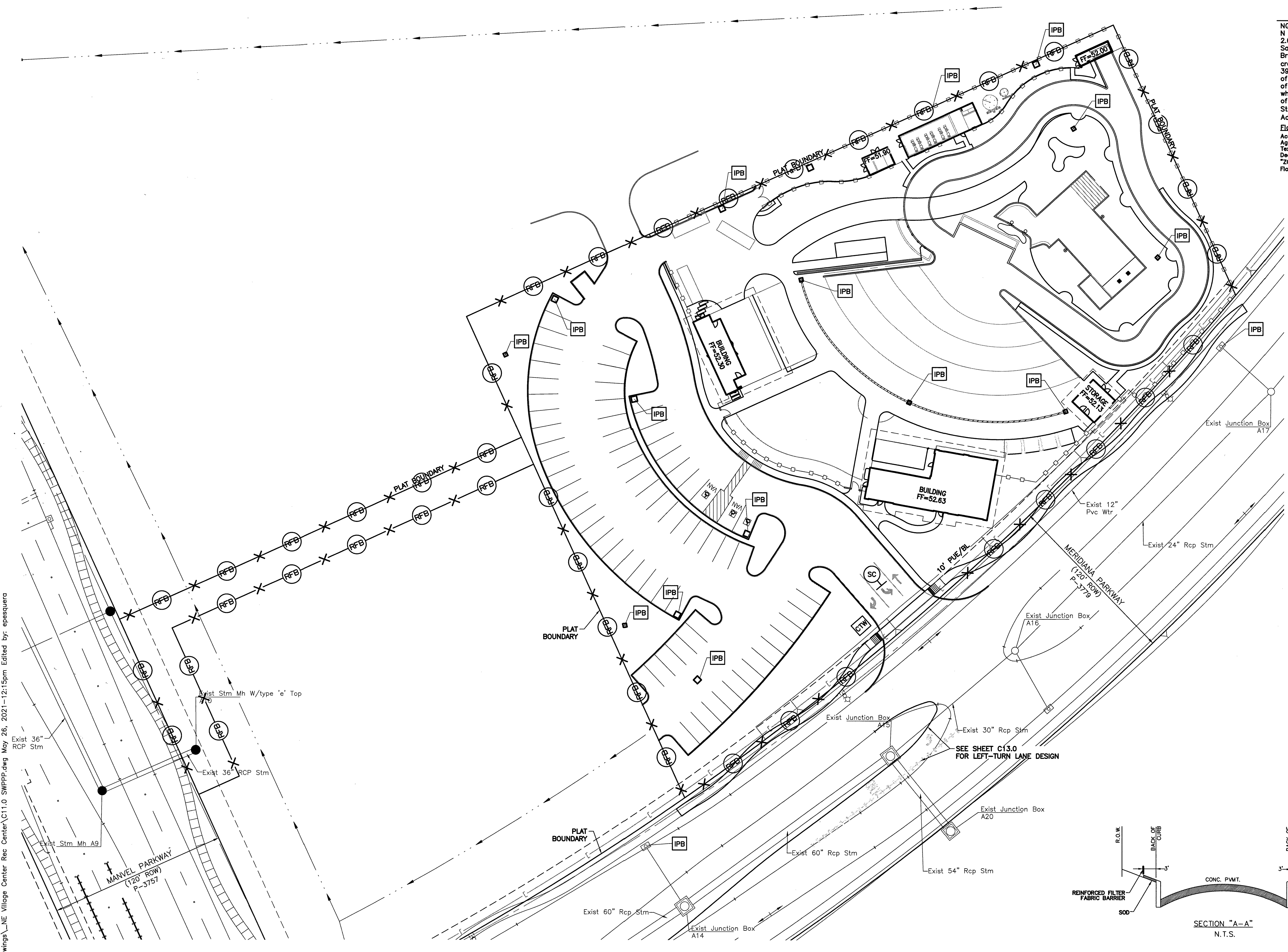


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LEGEND

- ⊗ (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'

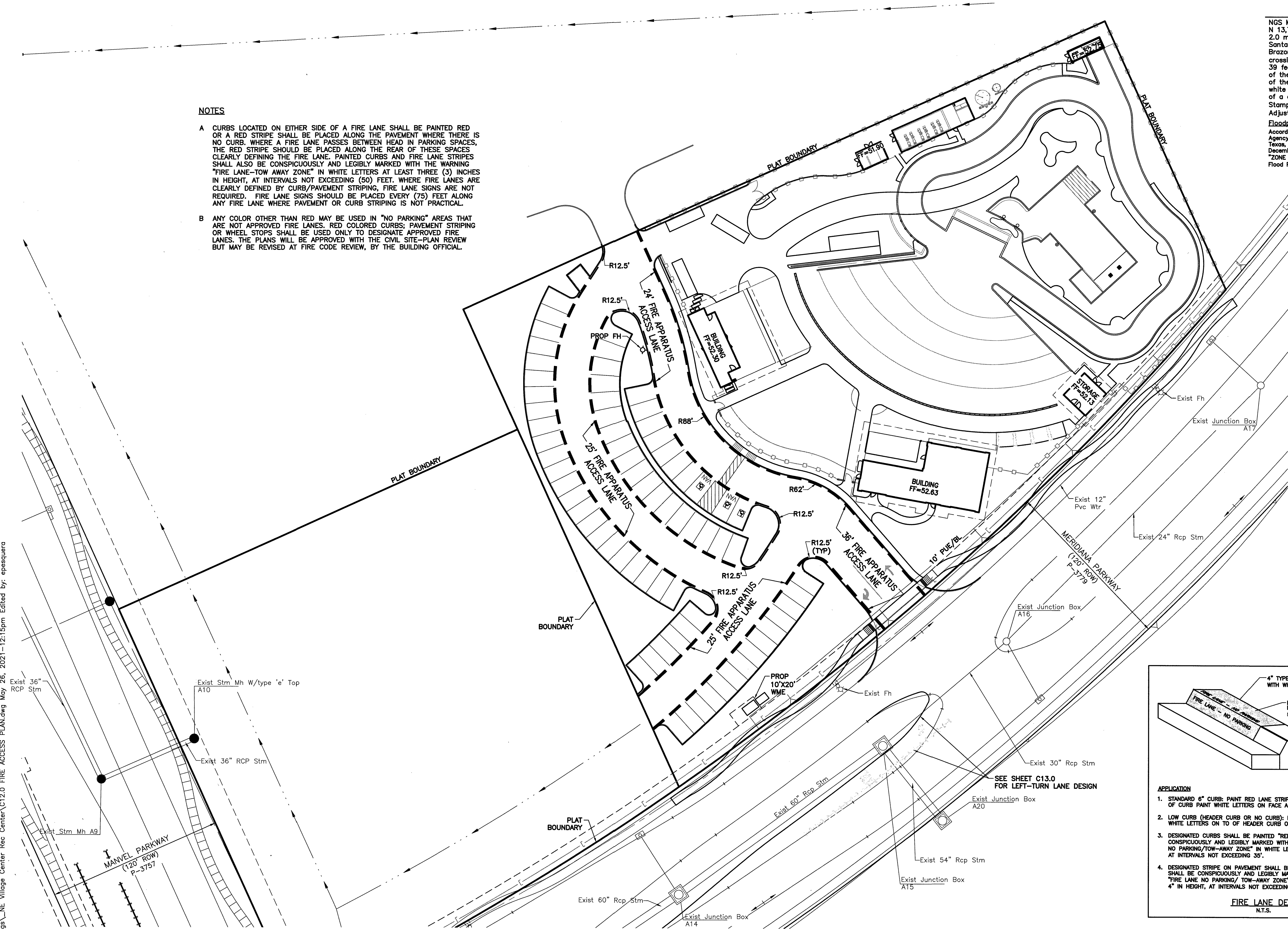
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P:\081-011-41\Drawings\NE Village Center Rec Center\C11.0 SWPPP.dwg May 26, 2021-12:15pm Edited by: epesquera

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:

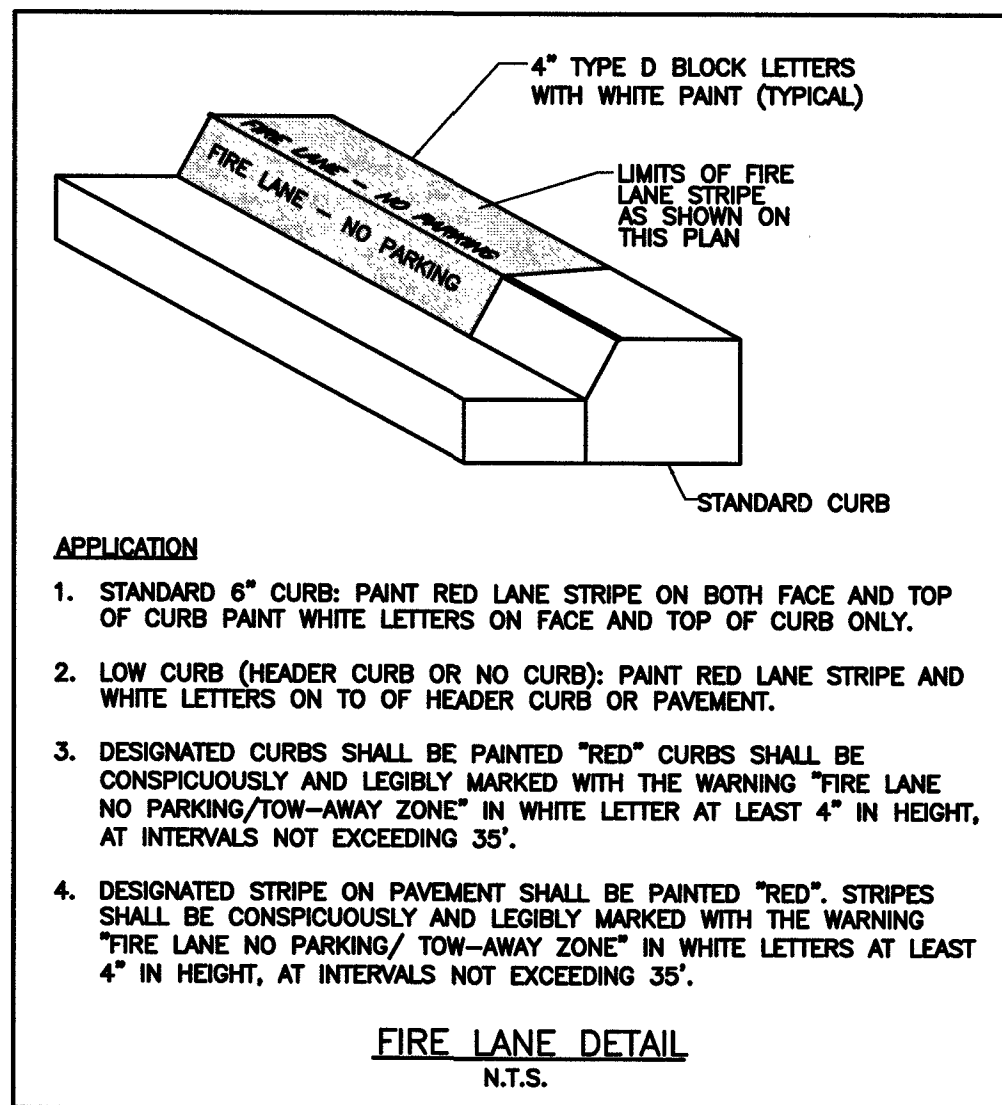
NGS Monument No. E-306
N 13,737,760.03; E 3,117,456.82
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LEGEND

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



APPLICATION

- STANDARD 6" CURB: PAINT RED LANE STRIPE ON BOTH FACE AND TOP OF CURB PAINT WHITE LETTERS ON FACE AND TOP OF CURB ONLY.
- LOW CURB (HEADER CURB OR NO CURB): PAINT RED LANE STRIPE AND WHITE LETTERS ON TO OF HEADER CURB OR PAVEMENT.
- 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'.
- 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'



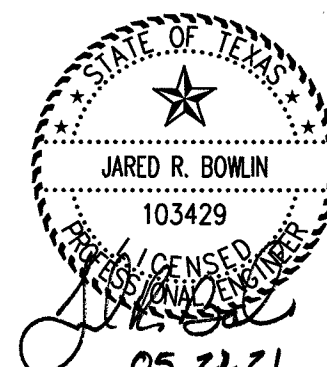
10011 Meadowglen Lane
Houston, Texas 77042
EHRAInc.com | 713.784.4500
TBP# No. F-726 | TBP#S No. 10092300

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



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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)

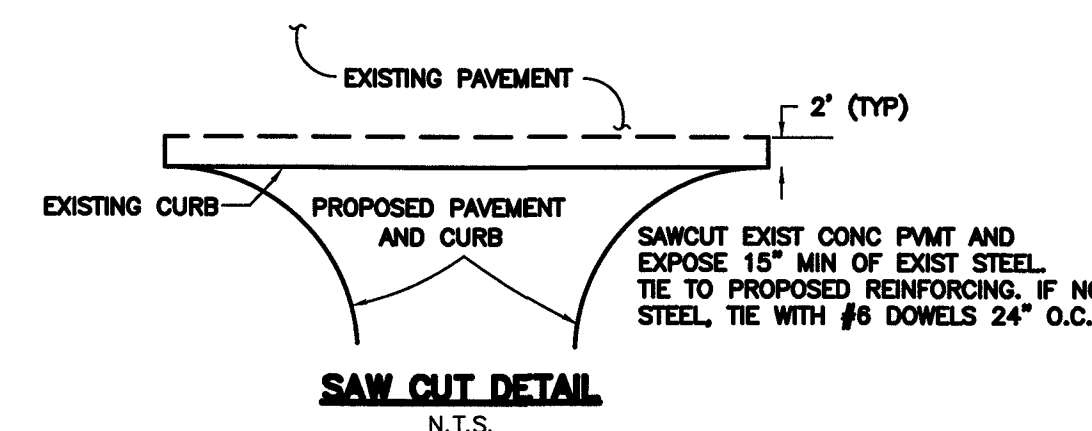
PAVEMENT MARKING LEGEND:

- 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.

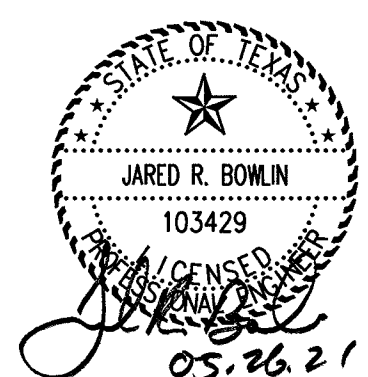
NOTES:

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

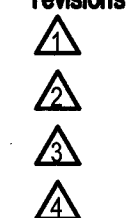
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Δ = 033°27'39"
L = 1168.00'



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

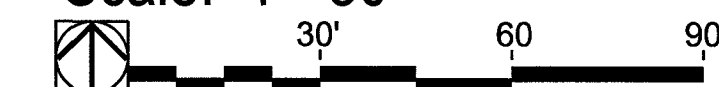
drawn by ep, bt, lm

checked by dm

project number 081-011-41

sheet number

Date:
Scale: 1"=30'



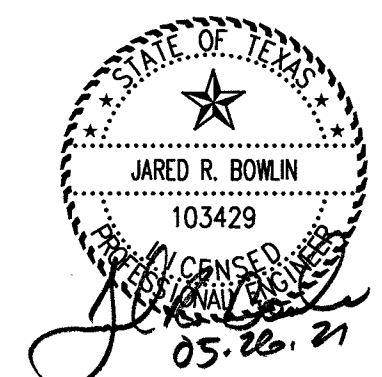
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Client:

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

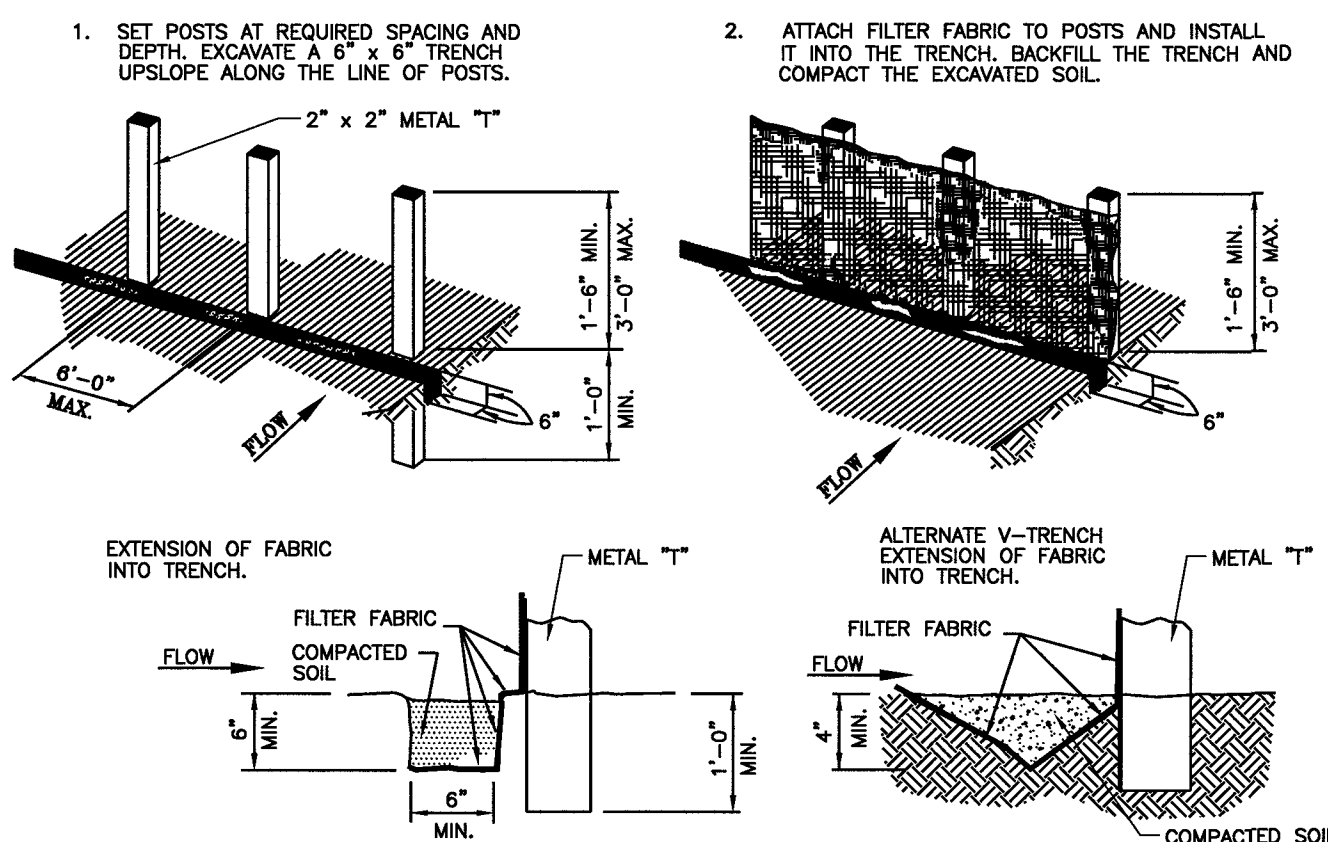


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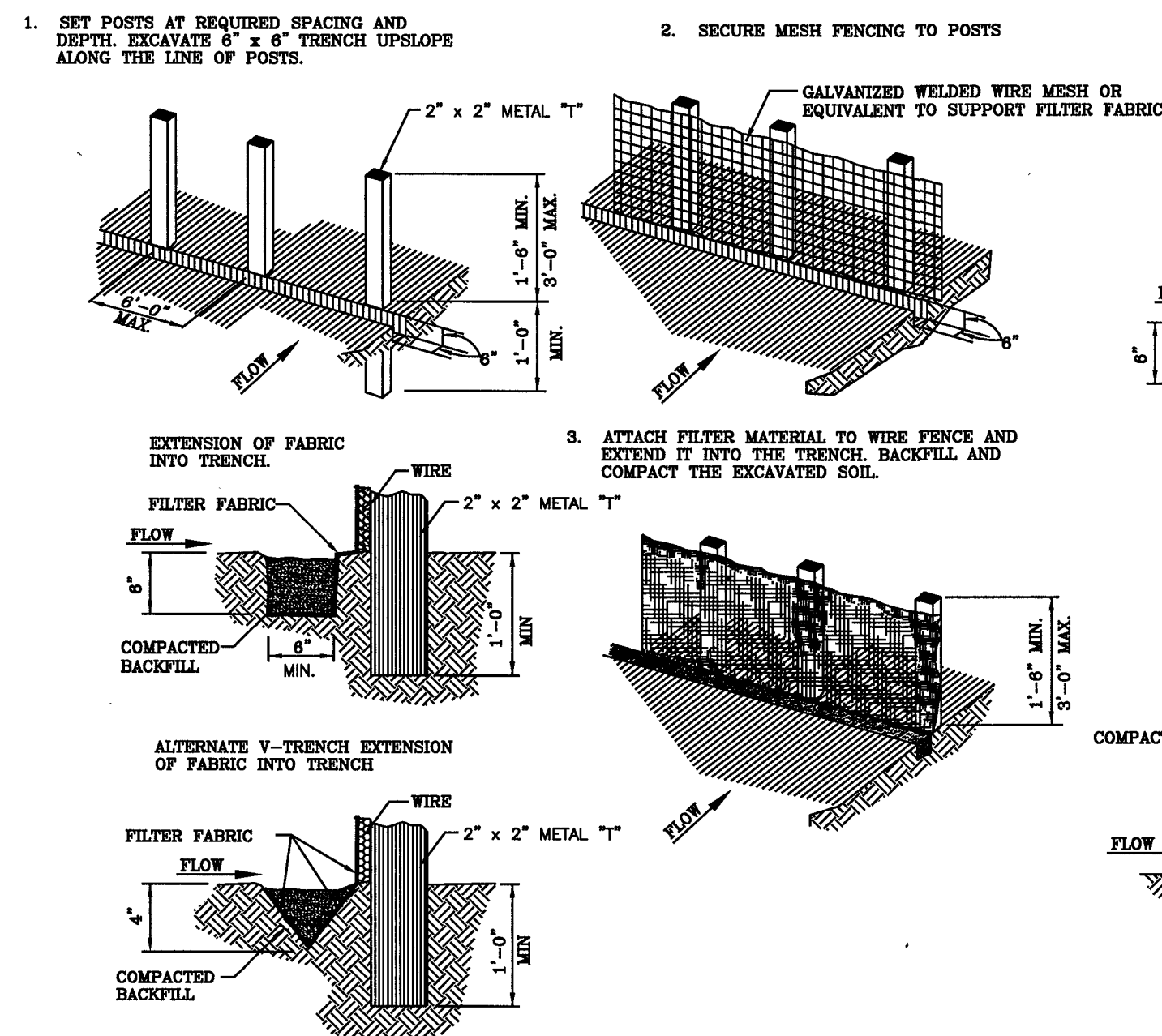
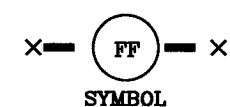
issued for
design dev. ○
city submit ○
bid package ○
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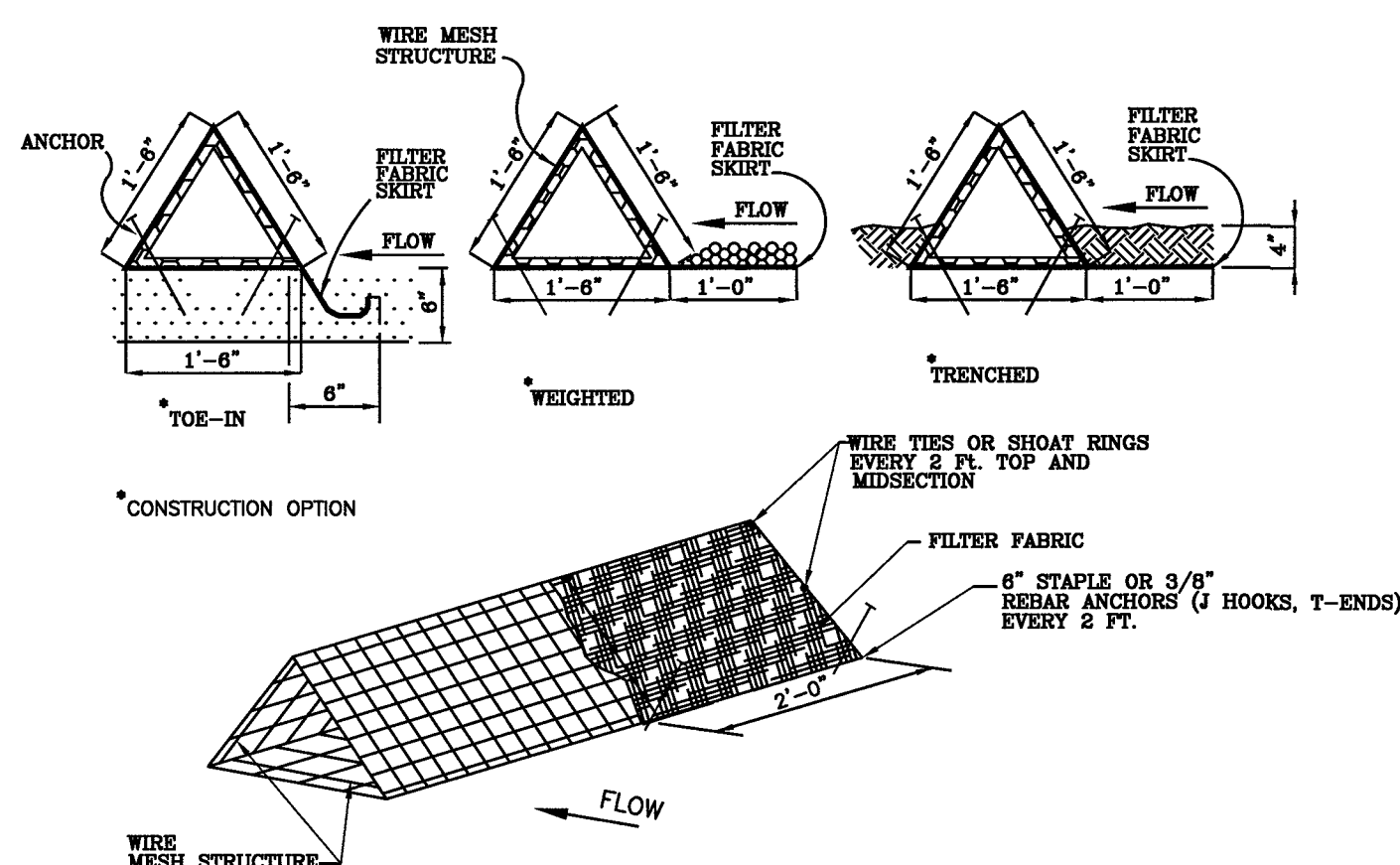
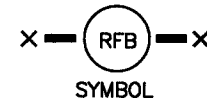
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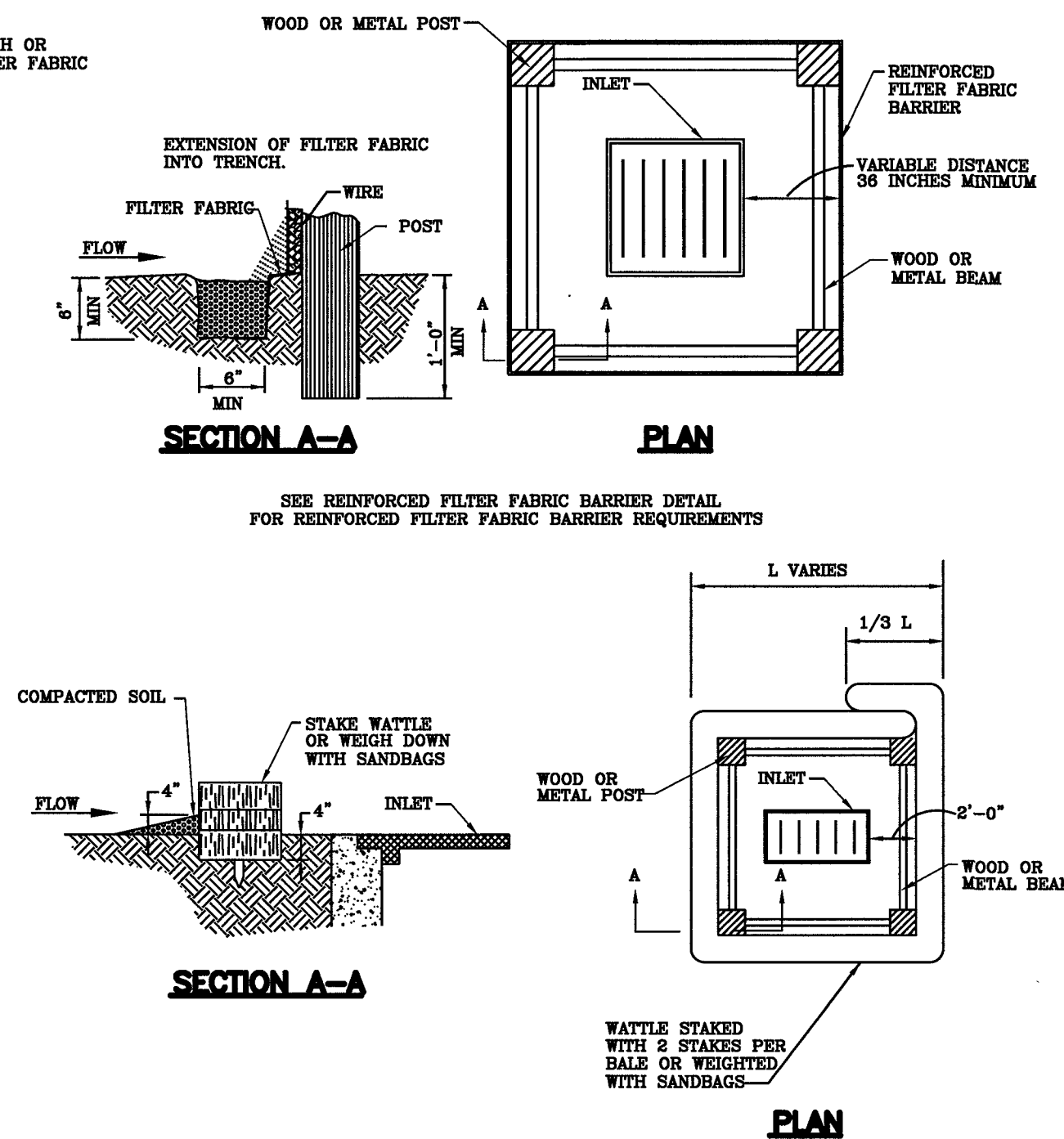
FILTER FABRIC FENCE



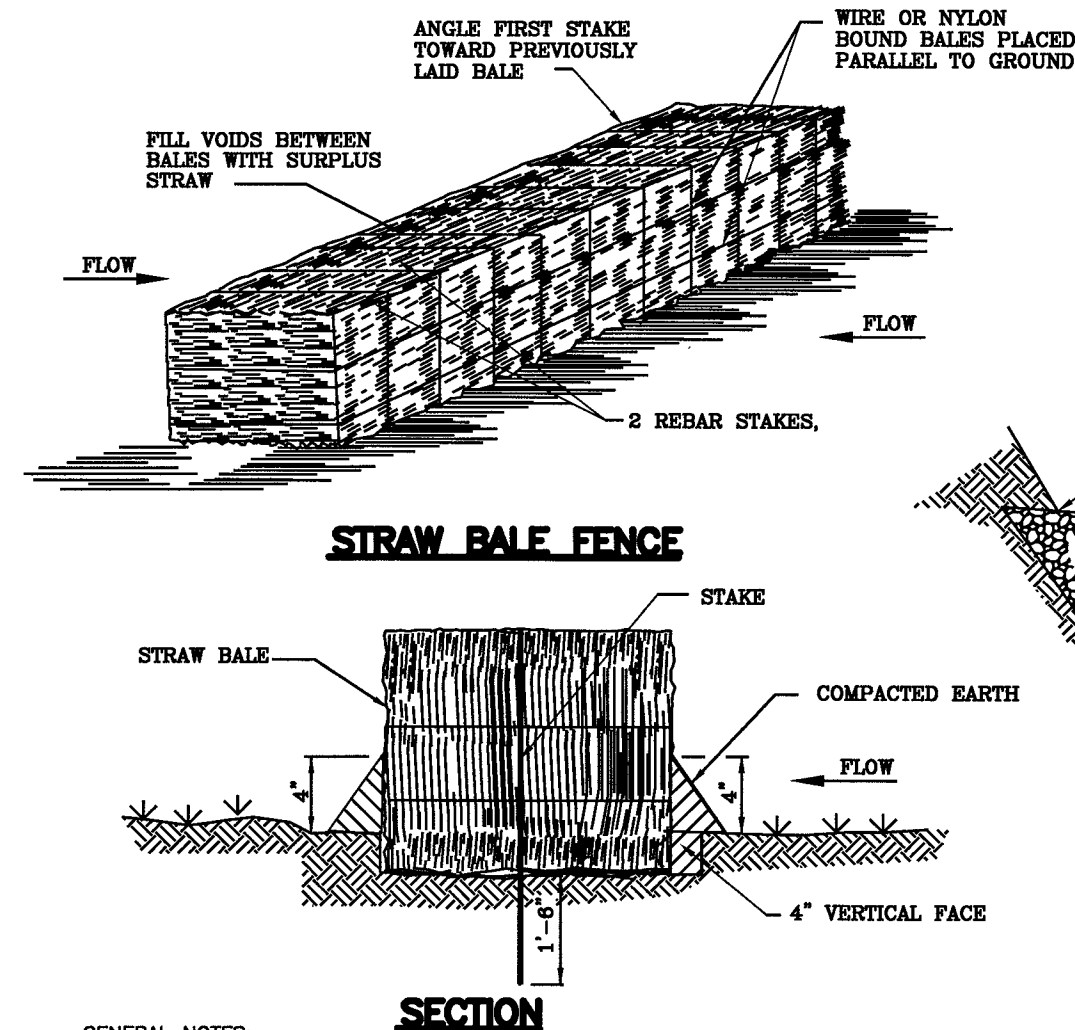
REINFORCED FILTER FABRIC BARRIER



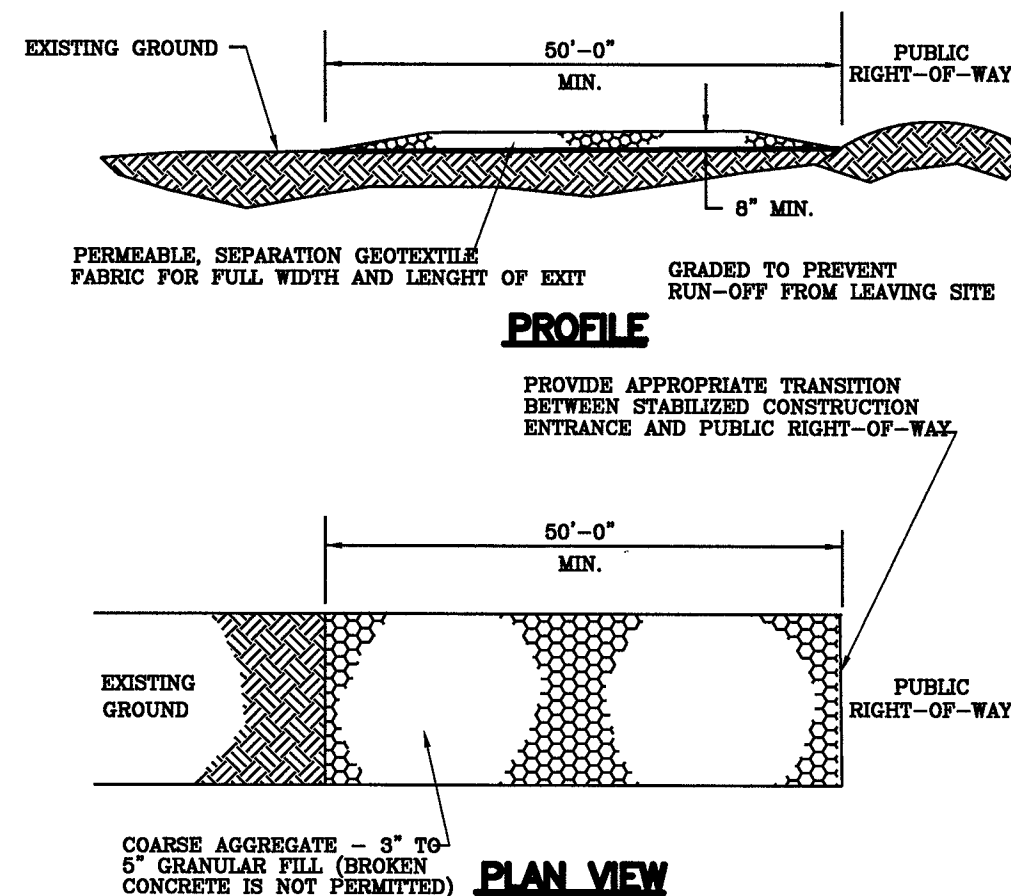
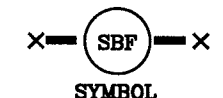
TRIANGULAR FILTER FABRIC FENCE



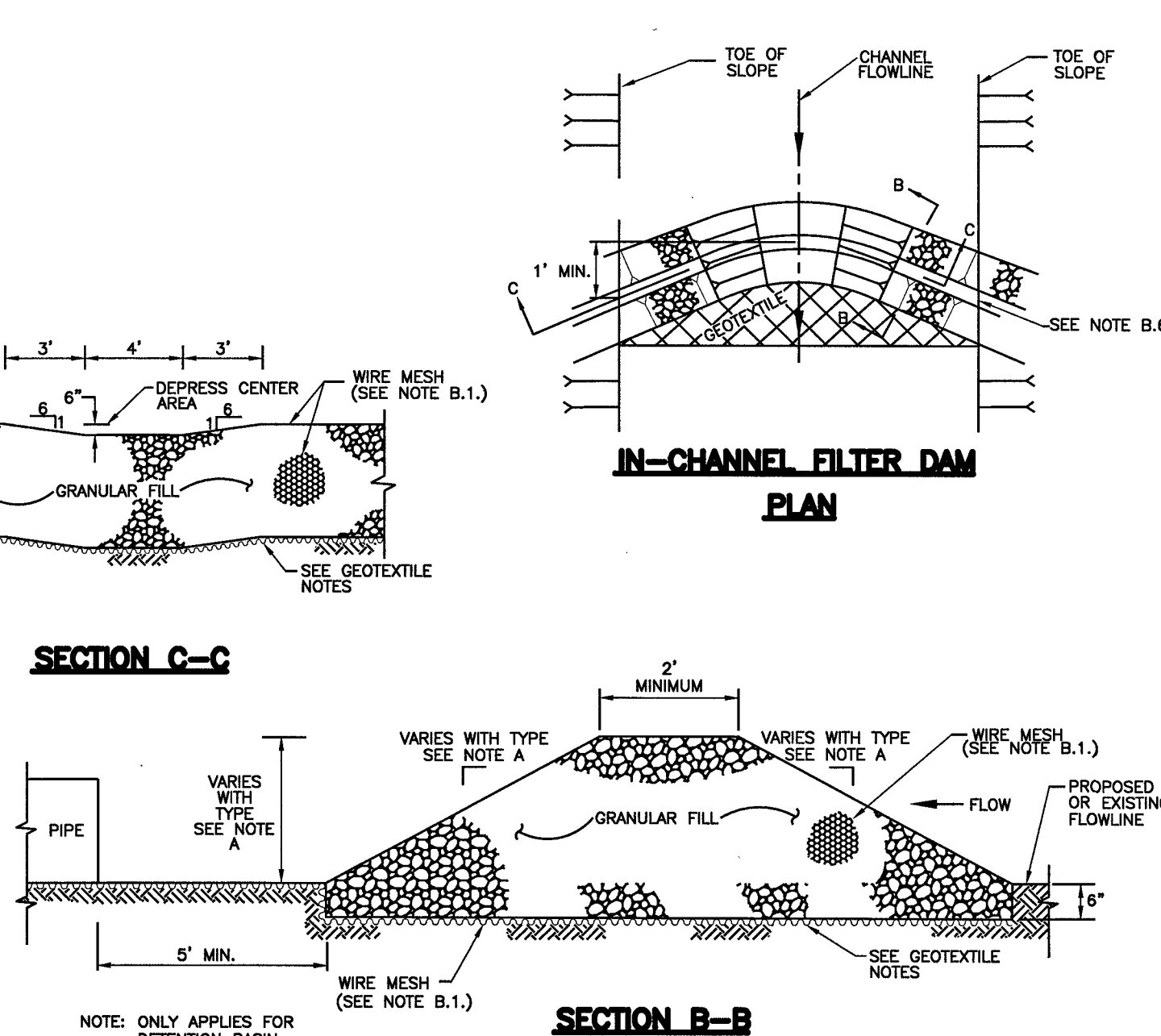
INLET PROTECTION BARRIERS FOR STAGE I INLETS



STRAW BALE FENCE



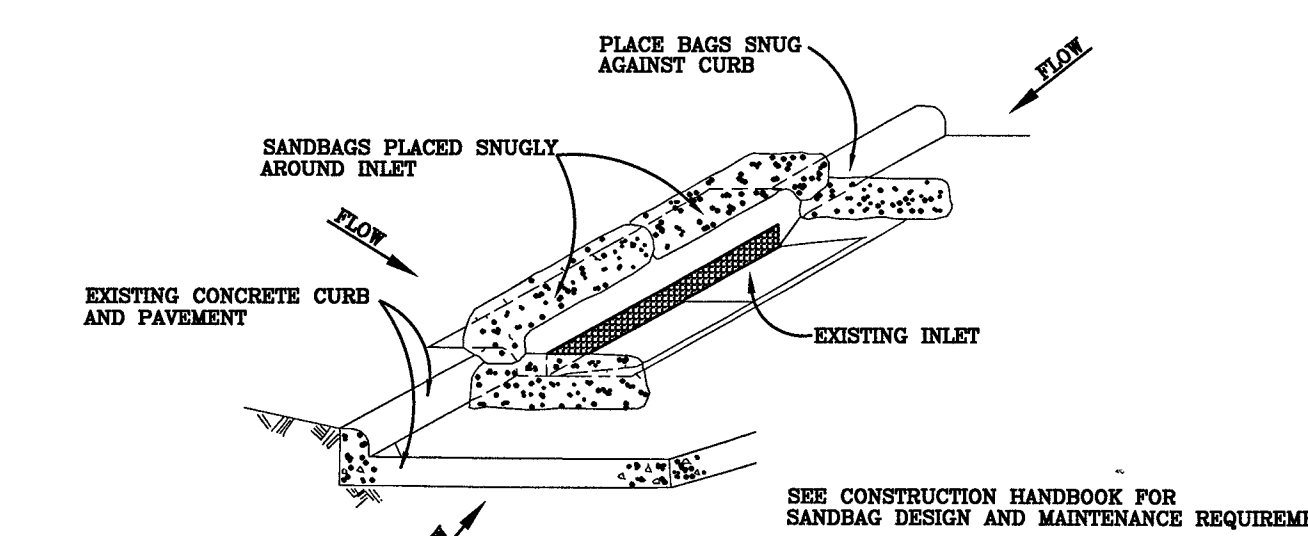
STABILIZED CONSTRUCTION ACCESS



FILTER DAM NOTES:

A. TYPES OF FILTER DAMS

- TYPE 1 (NON-REINFORCED)
- TYPE 2 (REINFORCED)
- TYPE 3 (REINFORCED)
- TYPE 4 (GABION)
- TYPE 5. AS SHOWN ON THE PLANS.



GENERAL NOTES:

- BAGS OR WATTLES CAN BE USED FOR THIS APPLICATION.
- PROVIDE WOVEN OR UNWOVEN GEOTEXTILE FILTER FABRIC FOR BAGS.
- 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.
- REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.

INLET PROTECTION BARRIERS FOR STAGE II INLETS



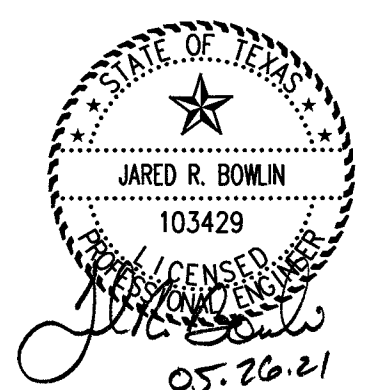
CONSTRUCTION HANDBOOK-
STORM WATER MANAGEMENT HANDBOOK
FOR CONSTRUCTION ACTIVITIES PREPARED BY
CITY OF ROSENBERG.

Client:

Rise Communities

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

Meridiana Phase 2
NE Village Recreation Center
Marvel, Texas 77578
PAVING DETAILS



revisions



Issued for
design dev. ☐
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scale NTS

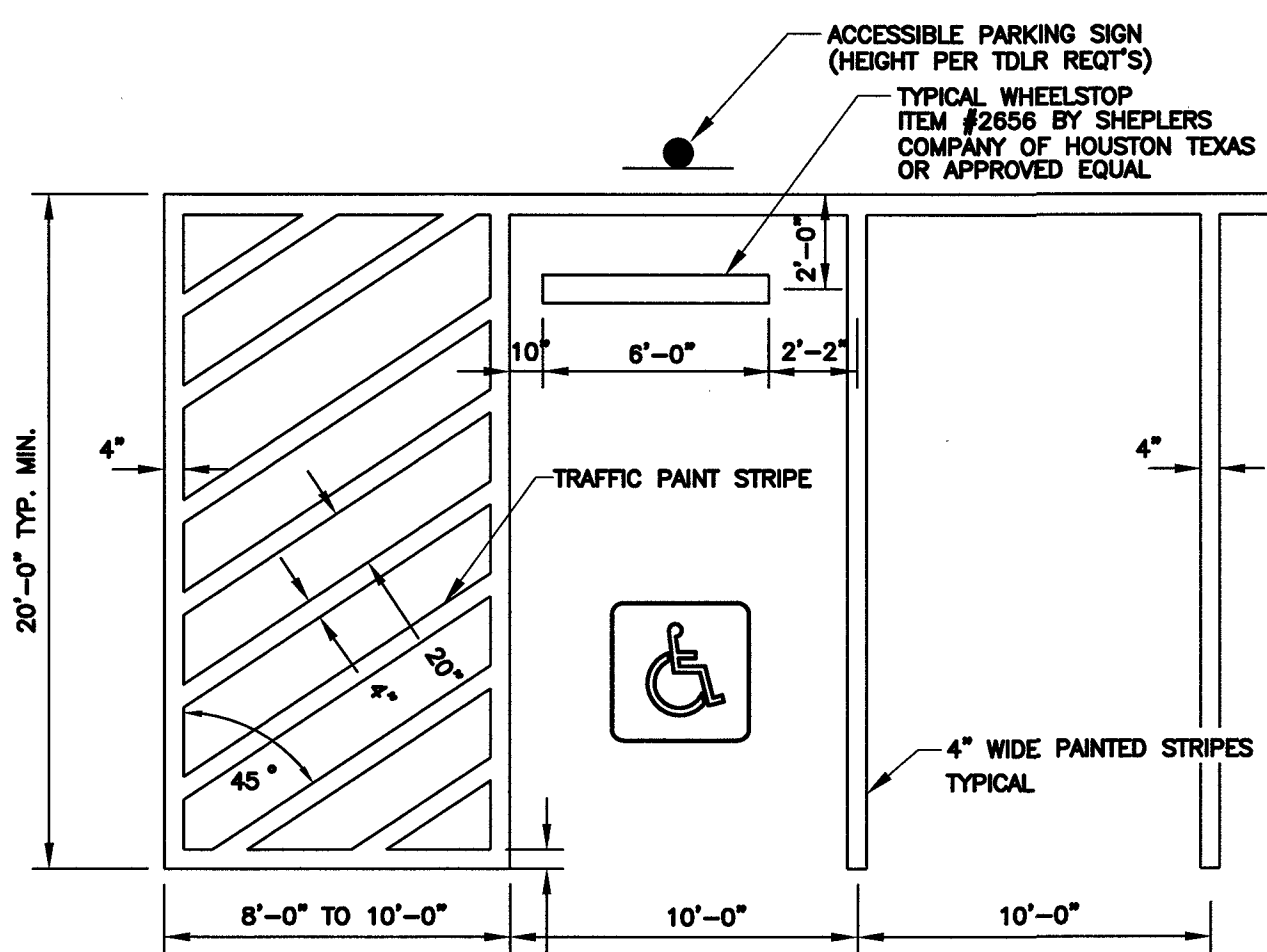
drawn by sp, bt, lm

checked by dm

project number 081-011-41

sheet number

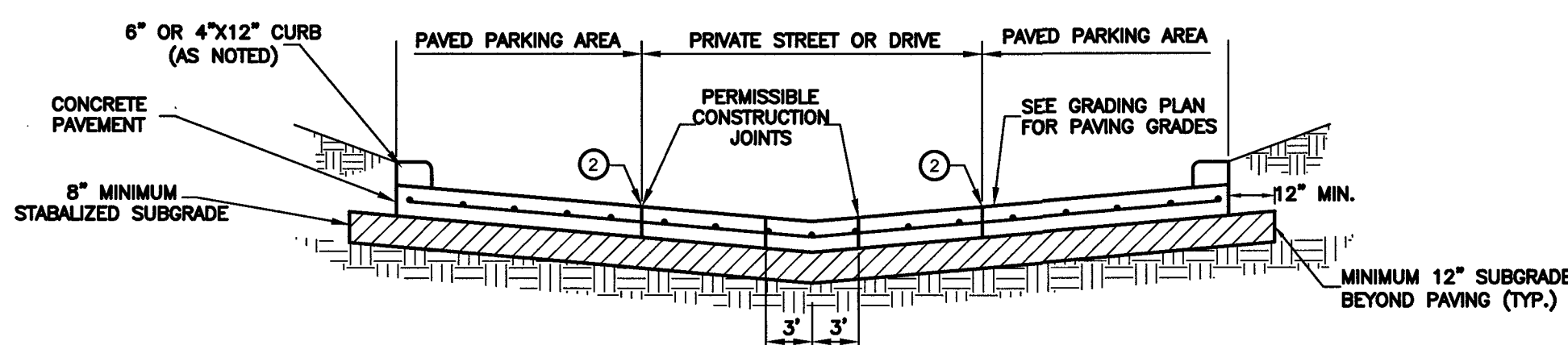
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ACCESSIBLE AND TYPICAL PARKING DETAIL

N.T.S.

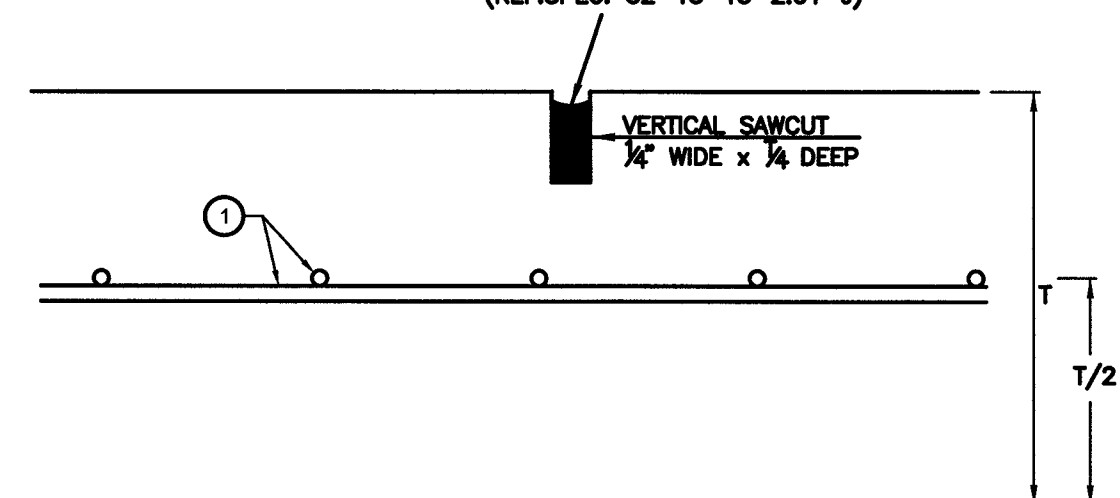
FAT CLAY IS EXPECTED TO BE ENCOUNTERED OR EXPOSED AT PAVEMENT SUBGRADE. THE PAVEMENT SUBGRADE SHOULD BE PREPARED IN LOOSE LIFTS NOT EXCEEDING 8-INCHES AND SHOULD BE UNIFORMLY COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY AS DETERMINED BY THE ASTM D-698 PROCEDURE, AT OPTIMUM MOISTURE CONTENT ($\pm 2\%$)



TYPICAL CONCRETE PAVEMENT SECTION

N.T.S.

POLYURETHANE JOINT SEALING COMPOUND TOP 1/4" NO SEALING COMPOUND (REF.SPEC. 32-13-13-2.01-J)

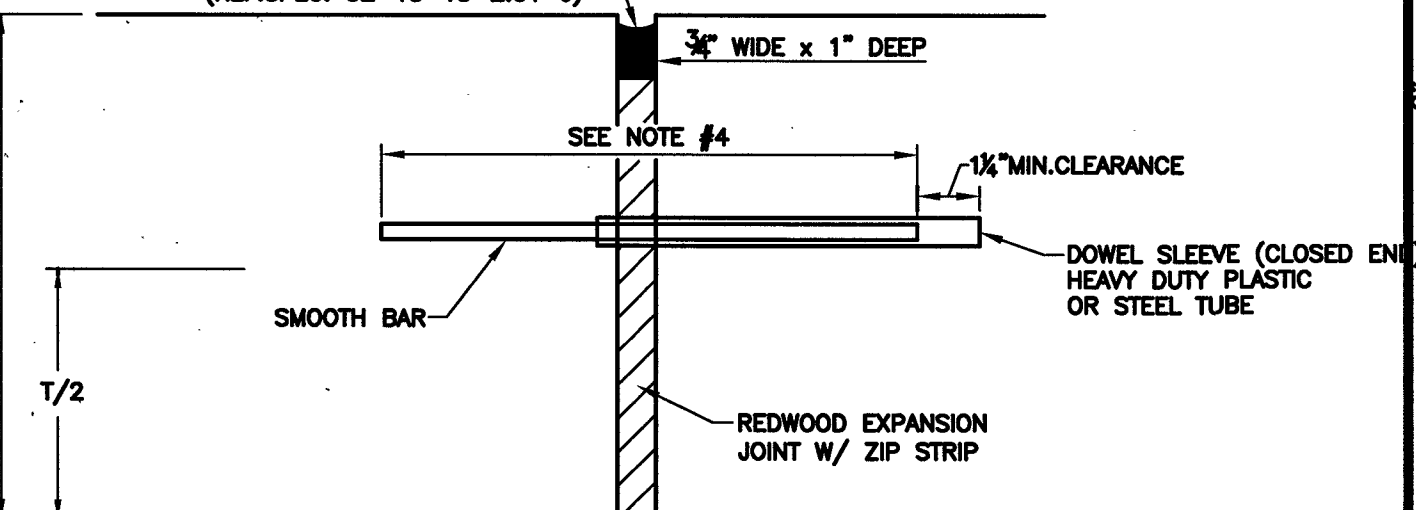


NOTES:
T = PAVEMENT THICKNESS
#1, SAWCUT SPACING, & THICKNESS REFERENCE: "TYPICAL CONCRETE PAVEMENT SECTION" FOR DETAILS

SAWED DUMMY (CONTROL) JOINT DETAIL

N.T.S.

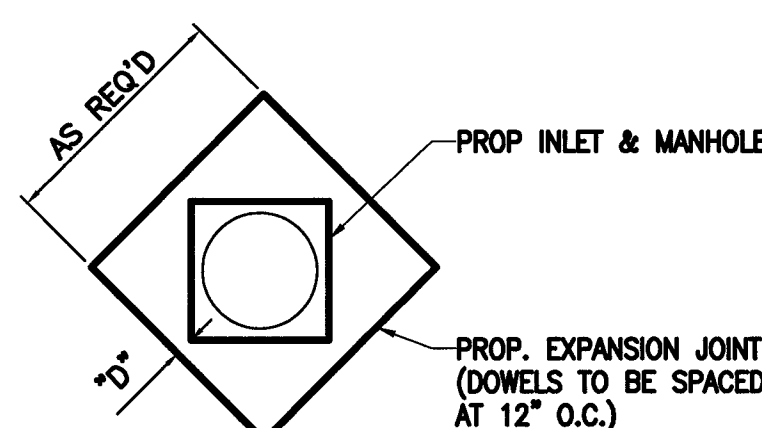
POLYURETHANE JOINT SEALING COMPOUND TOP 1/4" NO SEALING COMPOUND (REF.SPEC. 32-13-13-2.01-J)



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

EXPANSION JOINT DETAIL

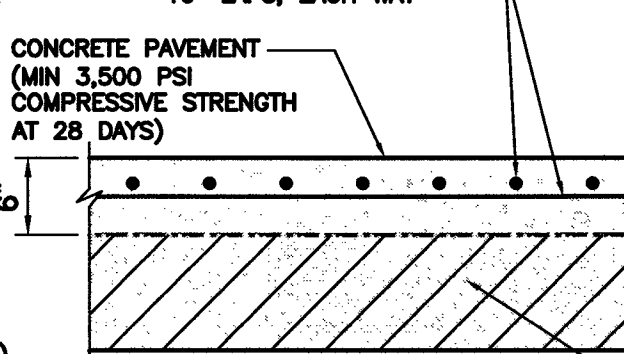
N.T.S.



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

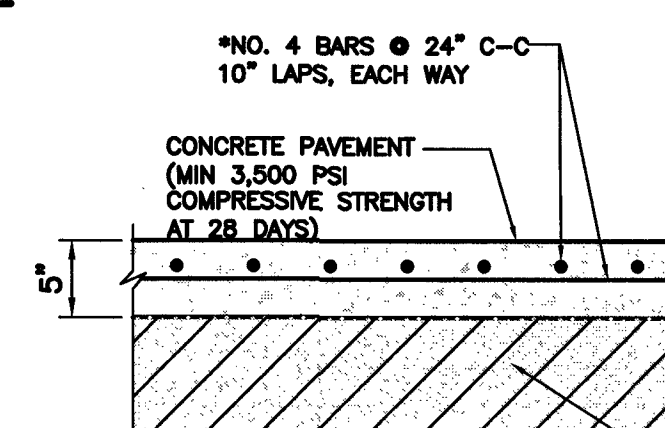


PROPOSED 6" STABILIZED SUBGRADE SHALL BE 10% CEMENT OR 3% LIME AND 7% FLYASH BY WEIGHT AND COMPACTED TO 95% STANDARD PROCTOR DENSITY AT ($\pm 2\%$) OPTIMUM MOISTURE CONTENT. EXTEND STABILIZED SUBGRADE 2 FEET BEYOND EDGE OF PAVEMENT

TYPICAL 6" CONCRETE PAVEMENT

N.T.S.

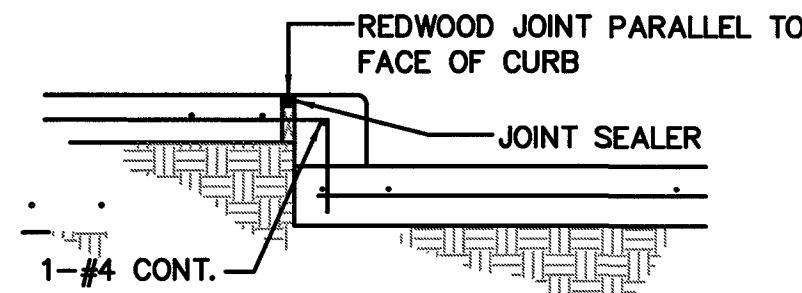
*NOTE:
SEE PAVING LAYOUT SHEET FOR FURTHER INSTRUCTIONS.
WHEN DETAILS DIFFER, THE MORE STRINGENT SHALL APPLY.



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

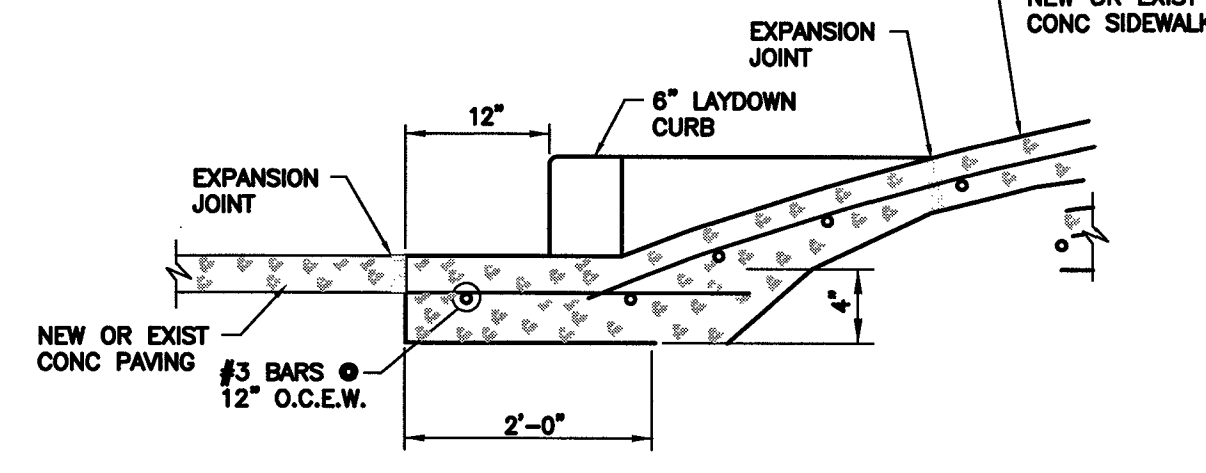
TYPICAL 5" CONCRETE PAVEMENT FOR PARKING STALLS

N.T.S.



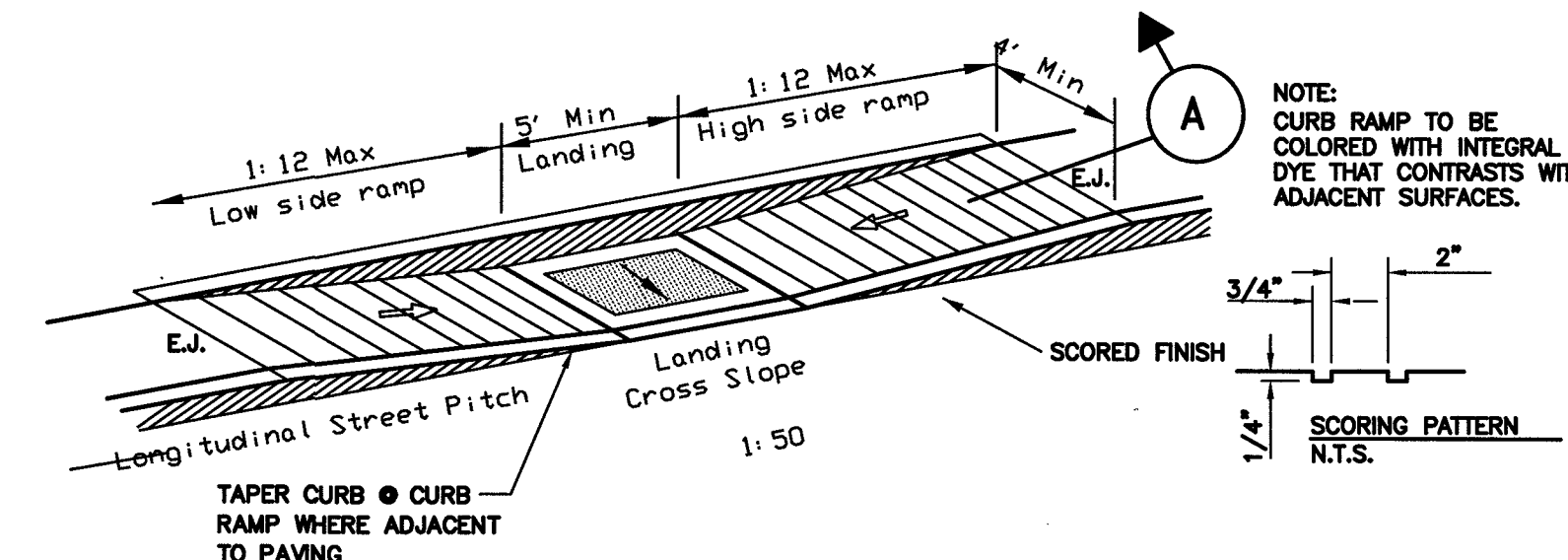
CURB AT SIDEWALK

N.T.S.



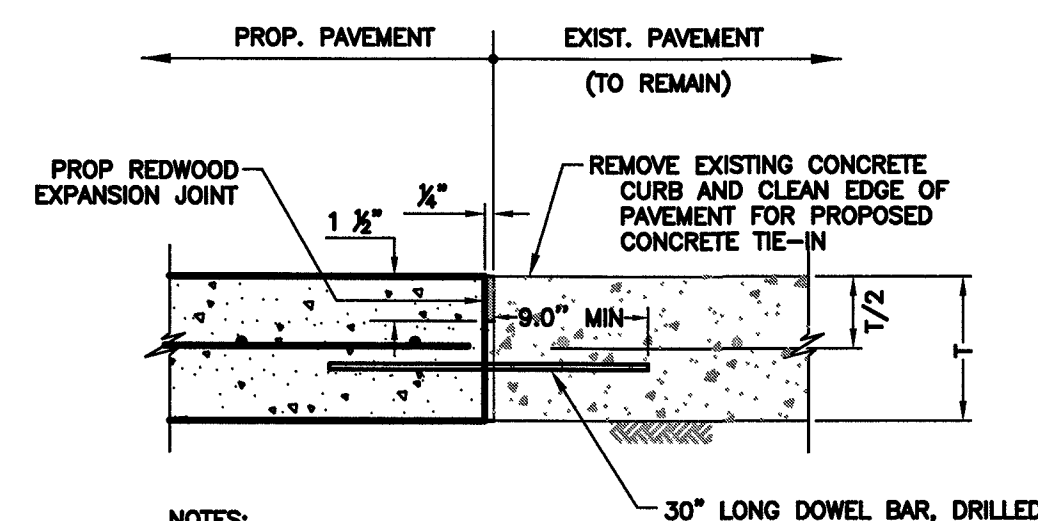
WHEEL CHAIR RAMP CROSS-SECTION "A-A"

N.T.S.



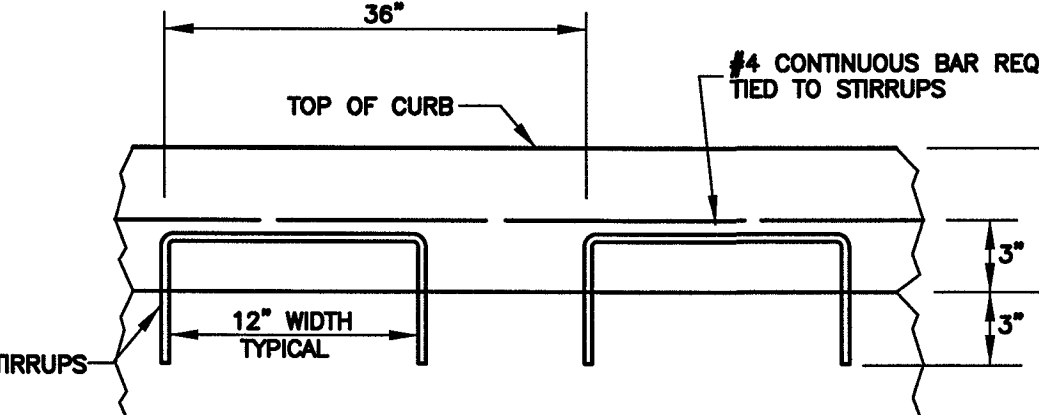
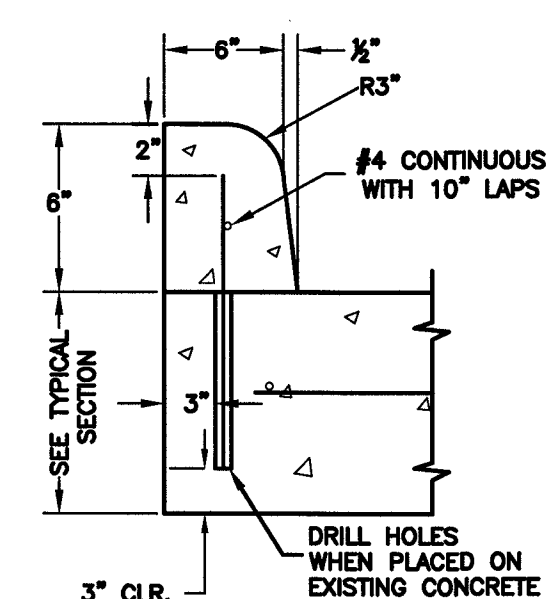
PARALLEL CURB RAMPS

N.T.S.



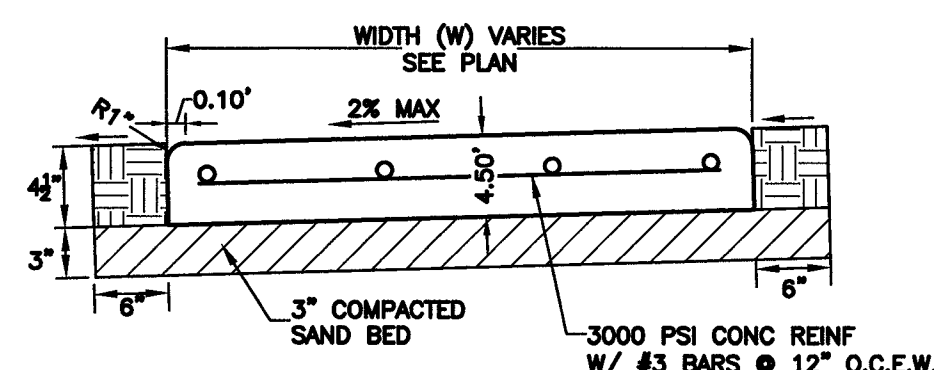
CONCRETE TO CONCRETE STANDARD PAVEMENT TIE-IN

N.T.S.



TYPICAL 6" CONCRETE CURB REINFORCING

N.T.S.

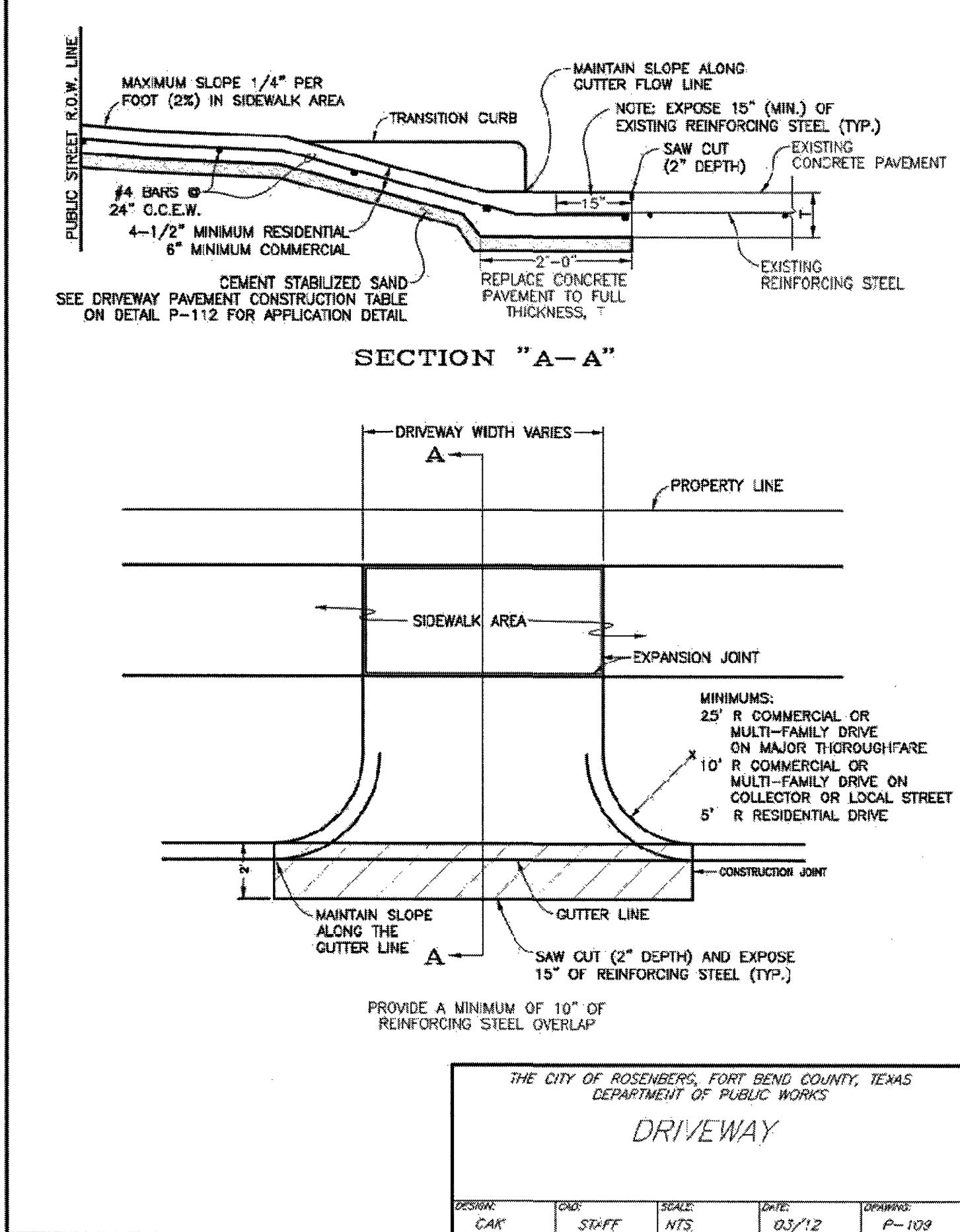


NOTES:

- 1/2" FIBERBOARD EXPANSION MATERIAL REQUIRED WHERE SIDEWALK ABUT BUILDING. 3/4" REDWOOD MATERIAL REQUIRED WHERE SIDEWALK ABUTS CURBS, DRIVEWAYS OR EXISTING SIDEWALKS.
- WHERE NEW SIDEWALK IS PLACED AGAINST EXISTING SIDEWALK, SAWCUT EXISTING SIDEWALK TO AN EVEN STRAIGHT LINE PRIOR TO INSTALLATION OF THE NEW SIDEWALK AND INSTALL EXPANSION JOINT.
- 1" MAX AGGREGATE.
- CONTRACTOR SHALL INSTALL SIDEWALK EXPANSION JOINTS AT 20' MAX. INTERVALS AND CONSTRUCTION (SAWED JOINTS) ON 5' CENTERS FOR 5' WIDE SIDEWALKS AND 10' FOR ALL OTHERS SIDEWALKS WIDER THAN 5'.
- LINE UP JOINTS IN SIDEWALK W/ PAVING JOINTS.

CONCRETE SIDEWALK DETAIL

N.T.S.

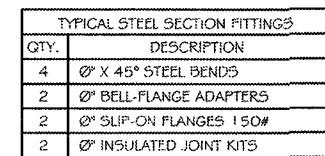


SECTION "A-A"

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



STEEL PIPE OFFSET SECTION

1. ALL MATERIALS AND COATINGS SHALL BE IN ACCORDANCE WITH THE CITY OF MAVERICK DESIGN CRITERIA MANUAL.
2. RESTRAIN EXISTING PIPING BEYOND STEEL SECTION AS REQUIRED TO PREVENT MOVEMENT.
3. JOINTED JOINT SHALL BE MADE UP USING INSULATING GASKETS, FLANG BOLT SLEEVES AND WASHERS OF INSULATING GASKET MATERIAL BACKED WITH STAINLESS STEEL WASHERS OR OTHER METHODS APPROVED BY THE CITY ENGINEER.
4. NO FIELD FABRICATION OR INTERIOR COATING OF STEEL WATER PIPE OFFSETS ALLOWED.
5. FOR PVP PIPE OFFSET SEE SHEET 2 OF 2 OF WATER DISTRIBUTION STANDARD DETAILS.



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

PROFILE VIEW

THRUST BLOCK

NOTES

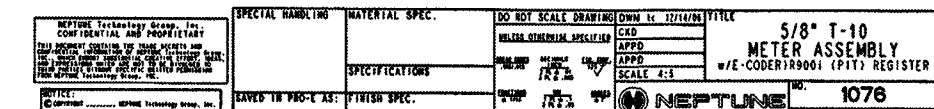
1. THRUST BLOCKS AT TRENCH FACE SHALL HAVE A MINIMUM BEARING SURFACE OF 10 SF AND THE LEAST DIMENSION SHALL BE NO SMALLER THAN 1.5 TIMES PIPE DIAMETER.
2. FROM THE BACK OF PIPE TO THE TRENCH WALL SHALL BE A MINIMUM OF 18" FOR PIPE DIAMETERS OF 10 INCHES AND LESS, AND A MINIMUM OF 24" FOR PIPE DIAMETERS OF 12 INCHES OR GREATER.
3. ALL CONCRETE SHALL BE CLASS "C" AS PER COM DESIGN CRITERIA MANUAL.



FITTING ANCHORS

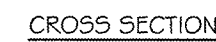
NOTES:

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



NOTES.

1. SPACERS FOR CARRIER PIPE SHALL BE ADVANCE PRODUCTS AND SYSTEMS, INC., STAINLESS STEEL, NEOPRENE OR APPROVED EQUAL AND SHALL BE INSTALLED TO CARRY CARRIER PIPE WITH CASING WITH A MAX TOLERANCE OF 1/8" BETWEEN RINGER AND CASING INSIDE AS WELL AS PROTECT THE CARRIER PIPE FROM RESTING ON THE BELLS WITHIN THE CASING. SEE CASING TABLE FOR SPACING DISTANCE AND NUMBER SPACERS.
2. CONTRACTOR TO TAKE INFO FROM CONSIDERATION THE SIZE AND LIMITS OF PIPE RESTRAINTS WHEN ORDERING CASING PIPE TO ALLOW FOR ADEQUATE CLEARANCE.
3. SPACERS TO BE PLACED A MIN OF 1' BACK FROM EACH JOINT THAT FALLS WITHIN CASING. A GREATER SET BACK MAY BE REQUIRED FOR LARGER PIPE. SEE CASING TABLE FOR ADDITIONAL INFO ON SPACING OF SUPPORTS.
4. WHEN INSTALLING GRAVITY PIPE WITH CASING CONTRACTOR SHALL TAKE INTO CONSIDERATION PIPE GRADE SO THAT THE SEWER PIPE MAINTAINS THE PROPER FALL.
5. JOINT RESTRAINTS ARE REQUIRED ON ALL JOINTS THAT FALL UNDER OR WITHIN 1' OF HIGHWAY CROSSINGS REGARDLESS OF PIPE MATERIAL. CASING OR NO.



PIPE CASING DETAIL

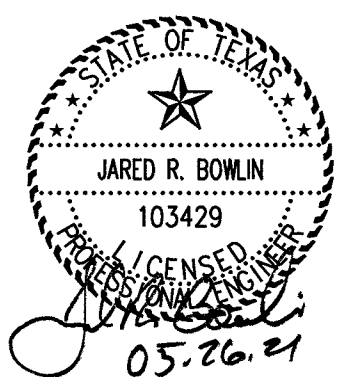
CASING TABLE		
NOMINAL PIPE SIZE DIA. IN INCHES	CASING SIZE INSIDE DIA. IN INCHES	MAX SKID SPACING IN FEET
4	8-10	4.7
6	10-12	6.3
8	14-16	7.4
10	16-18	8.5
12	18-20	9.6
15	20-22	11.0
18	24-26	12.0
21	28-30	12.0
24	31-33	12.0
27	34-36	12.0

Client:

Rise Communities

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

Meridiana Phase 2
ONE Village Recreation Center
Marvel, Texas 77578
WATER LINE DETAILS



revisions



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

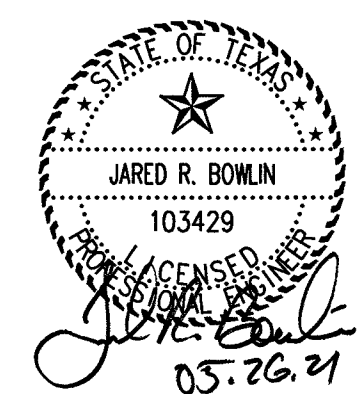
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Client:

Rise Communities

1602 Avenue D, Suite
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702 466 2082

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



revisions

Issued for
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 city submit ☒
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 construction ☐

date issued 01.15.2020

scale NTS

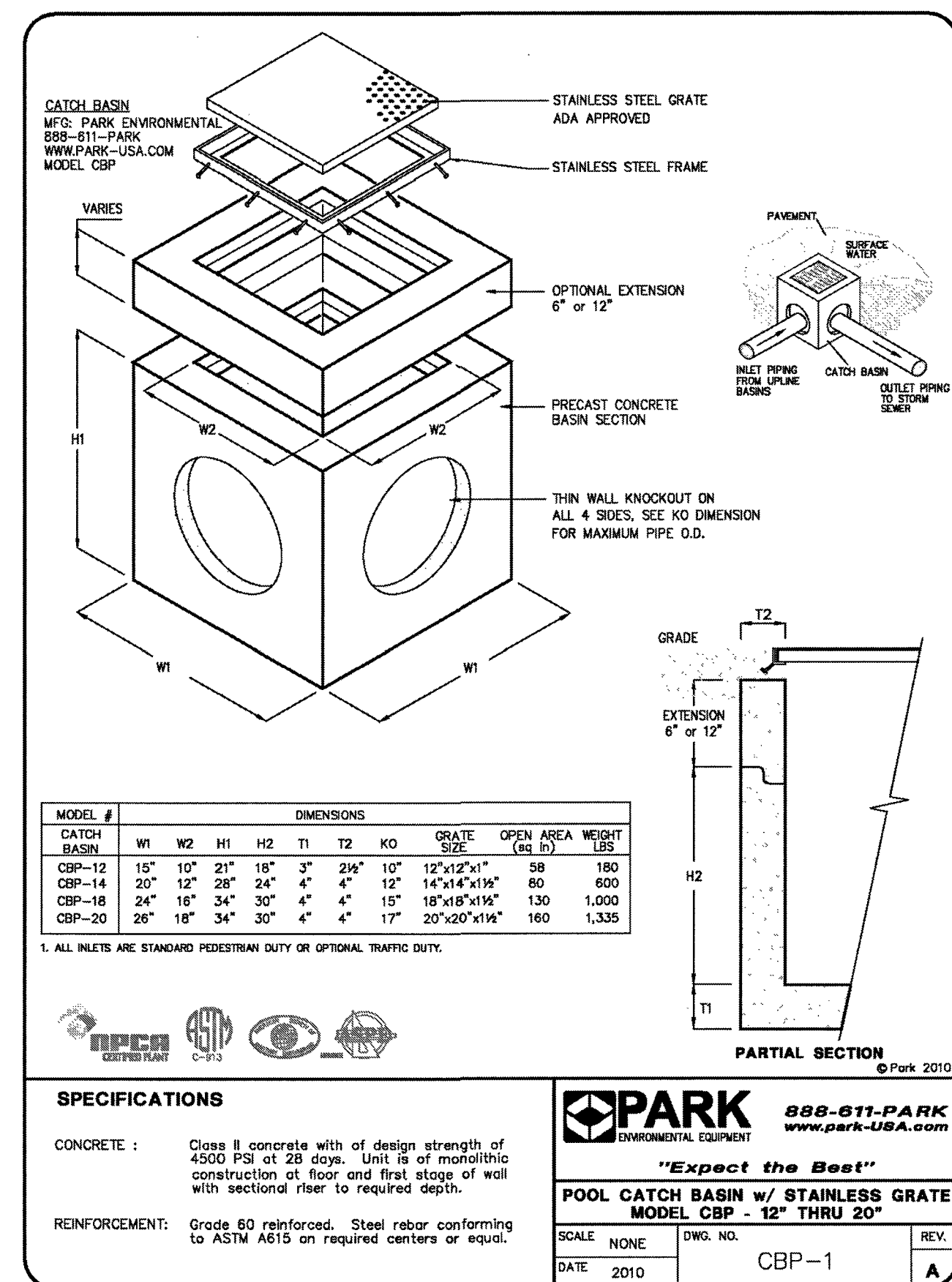
drawn by ep, bt, lm

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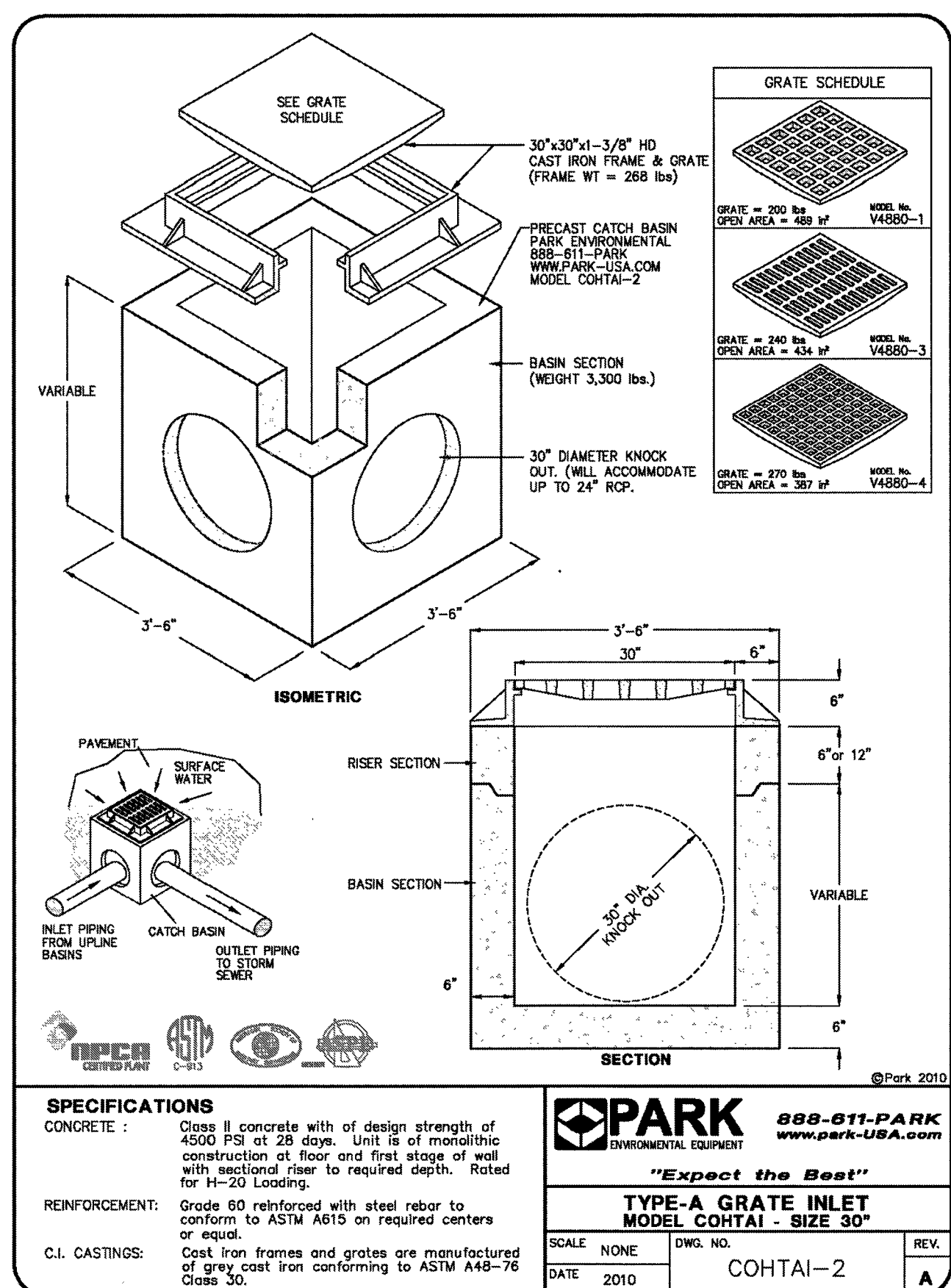
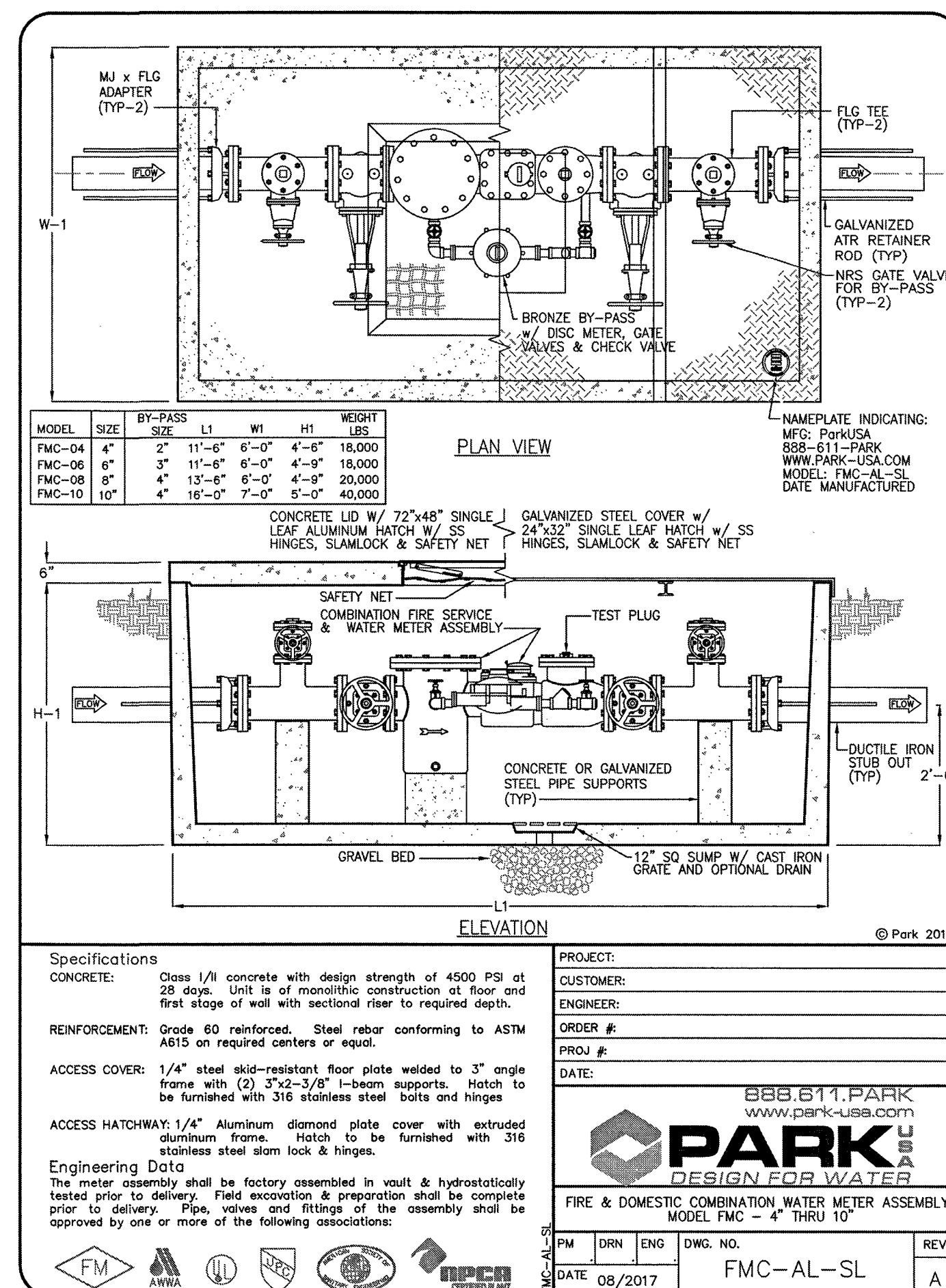
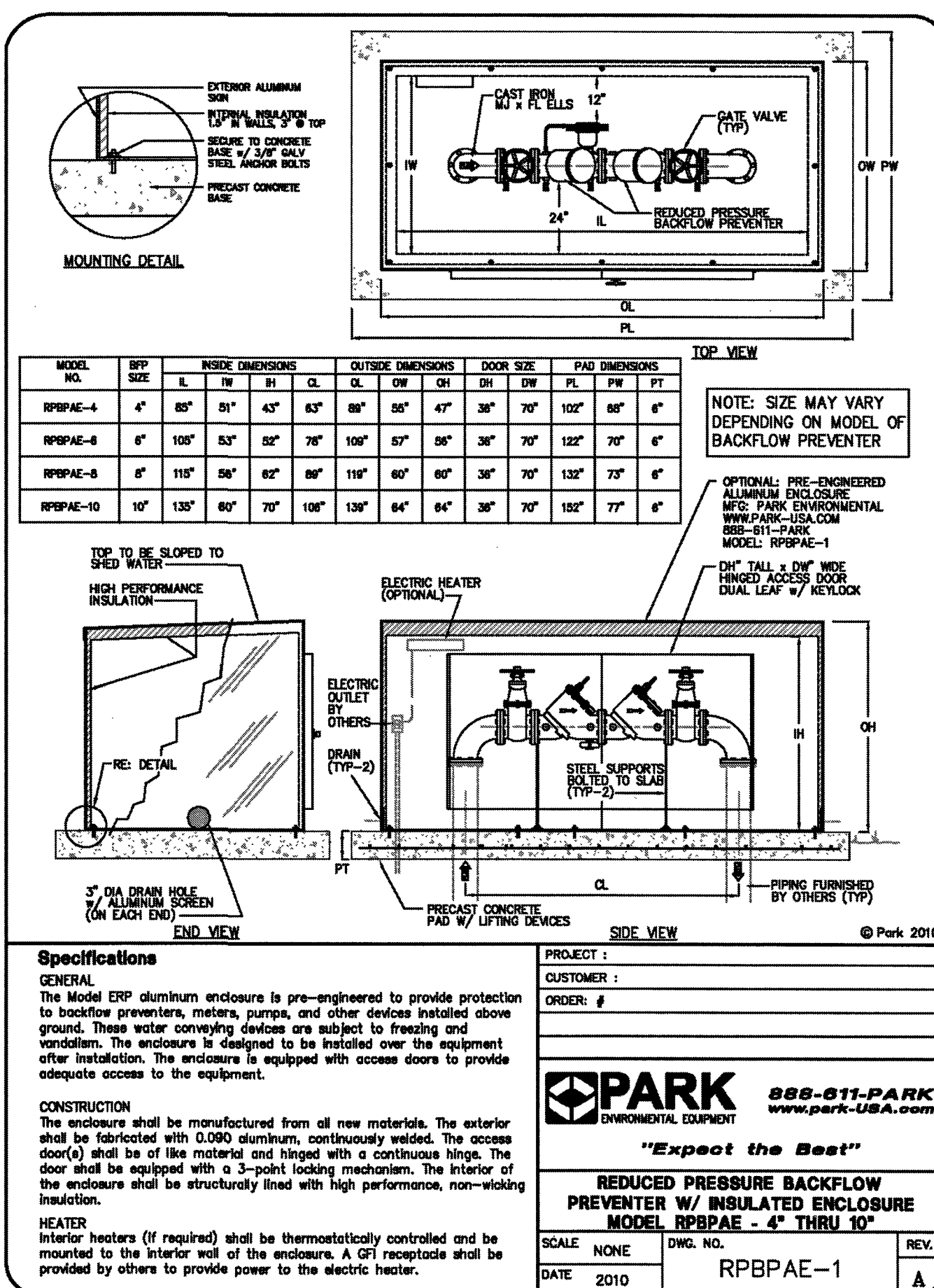
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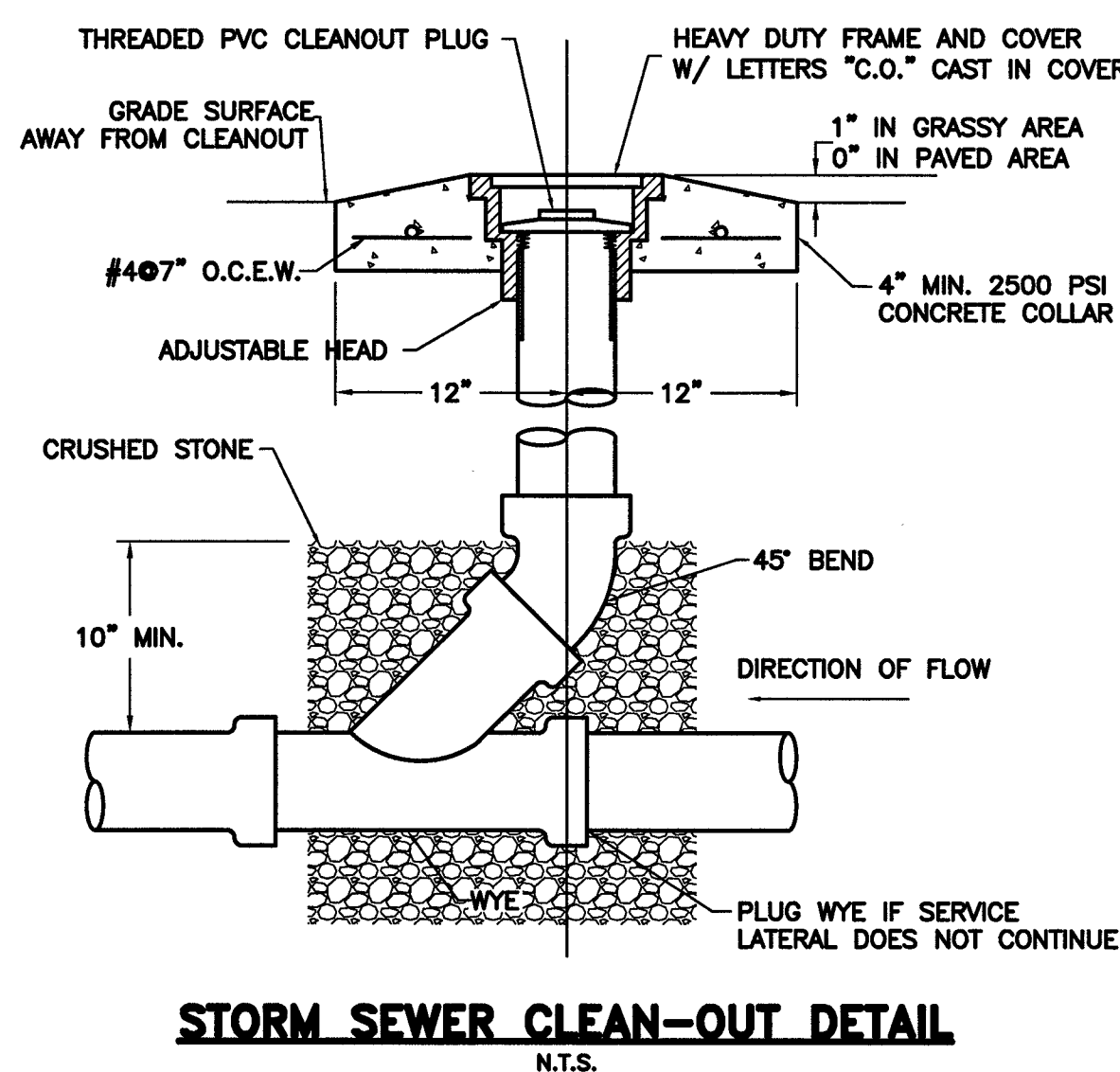
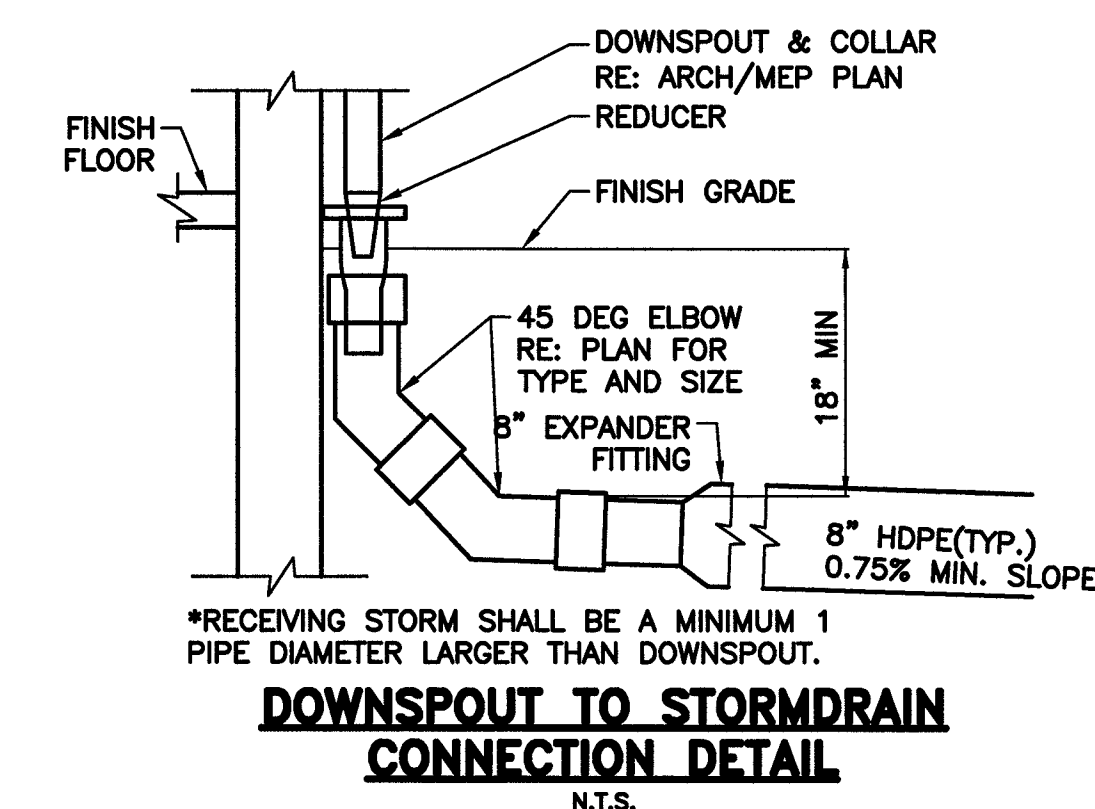
3-12

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

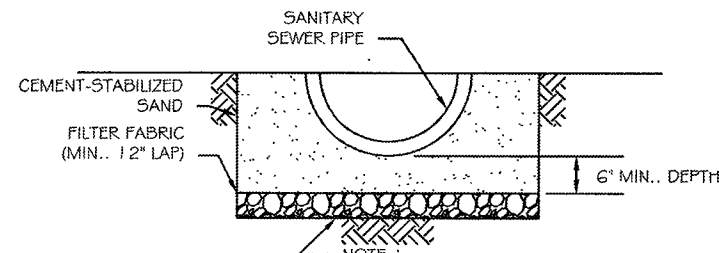
DATE APPROVED: JANUARY 2020

REVISED DATE: JANUARY 2020 SCALE: NTS

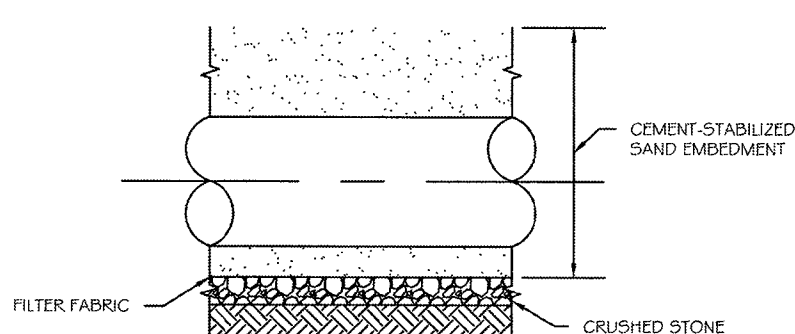
PROJECT NUMBER:

DATE SUBMITTED:

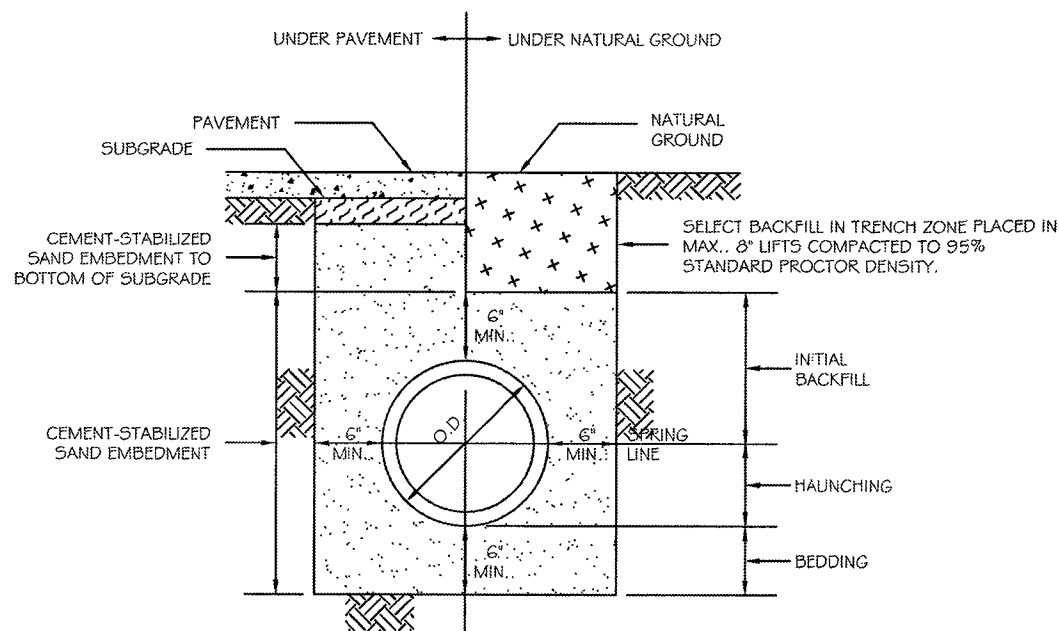
SHEET: XX OF XX



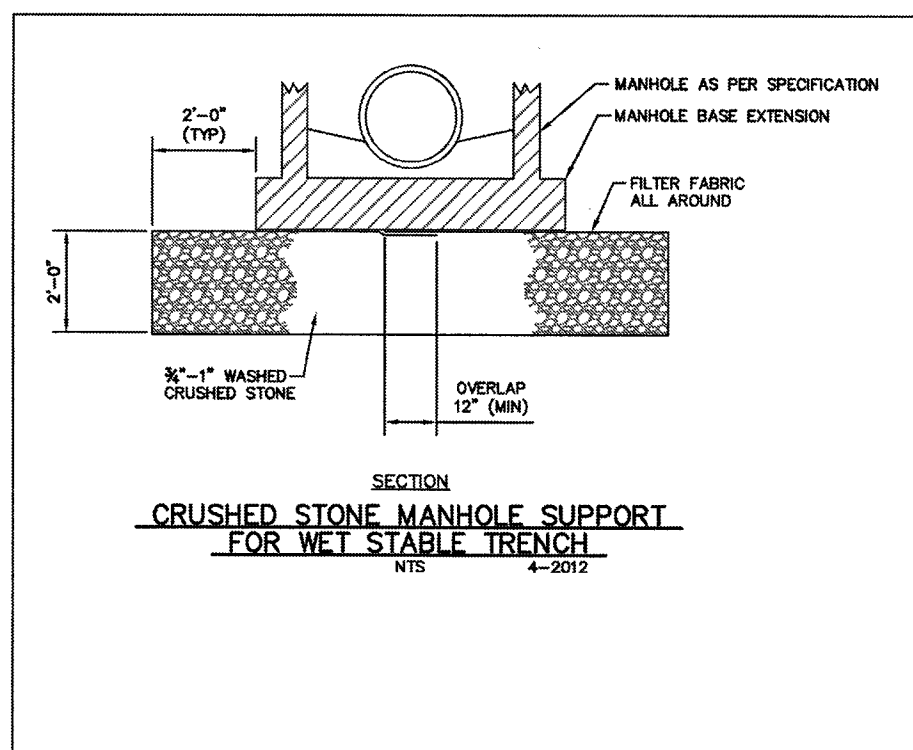
WET BEDDING CROSS-SECTION



WET BEDDING LONGITUDINAL-SECTION



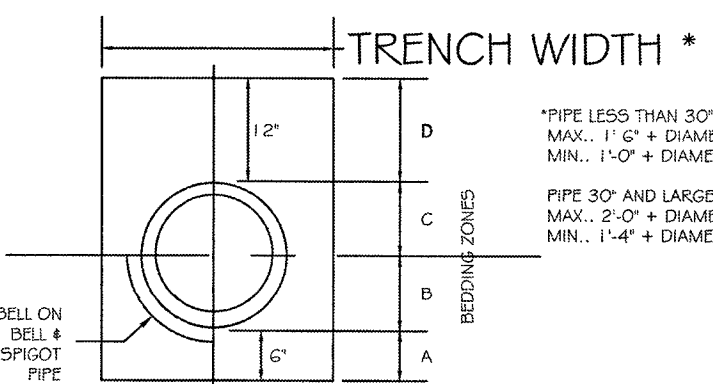
DRY STABLE TRENCH
GRAVITY LINE BEDDING AND BACKFILL



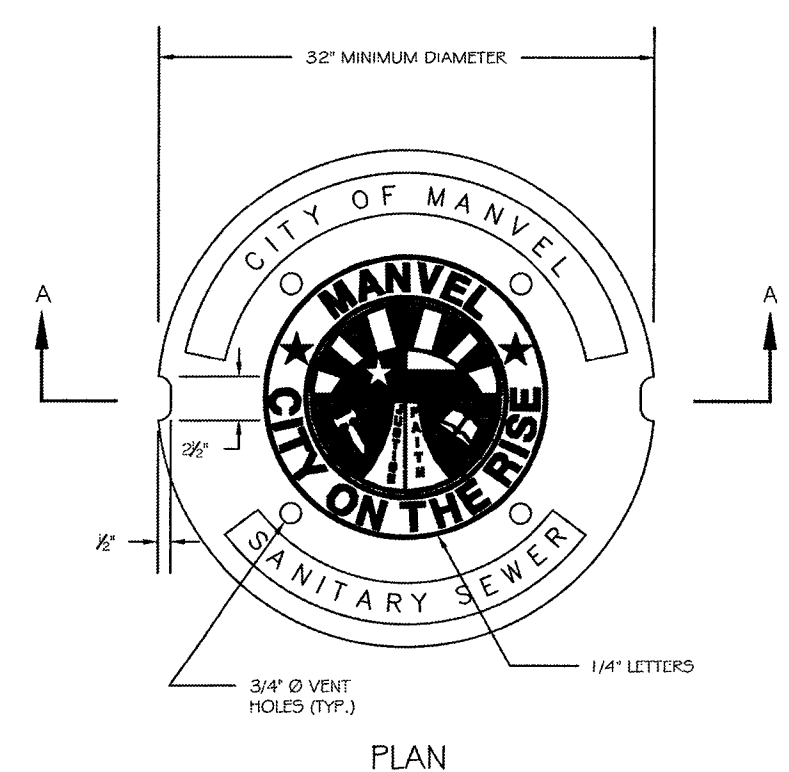
CRUSHED STONE MANHOLE SUPPORT
FOR WET STABLE TRENCH

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

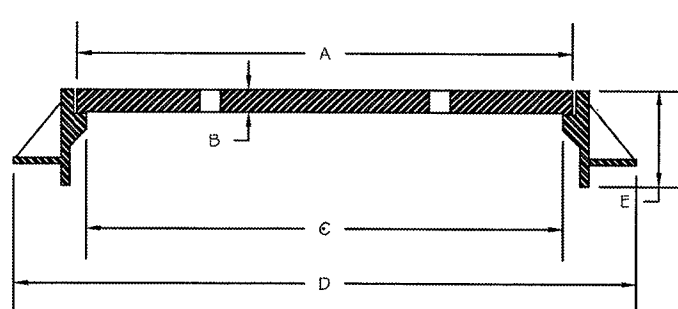
RS-BANK SAND
AS-AGGREGATE BEDDING (WET CONDITIONS ONLY)
PS-SELECT EARTH PLACED SAME DAY (PIPE IS LAID)
ET-EARTH FILL PLACED NEXT DAY (OR LATER) AFTER PIPE IS LAID
CS-CEMENT STABILIZED SAND



ORDINARY TRENCH EMBEDMENT & BACKFILL DETAIL

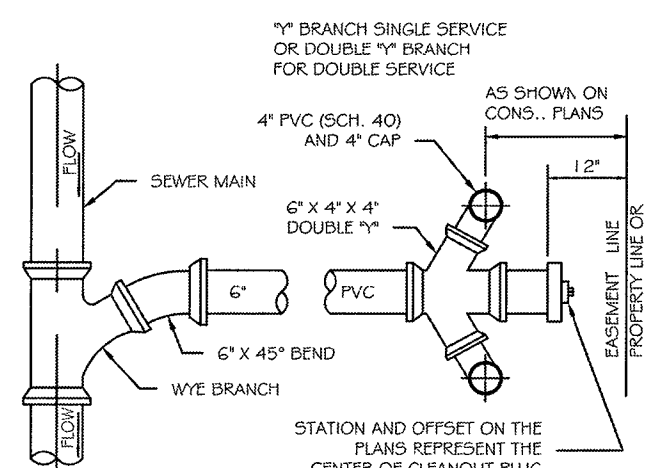


MANHOLE FRAME AND COVER

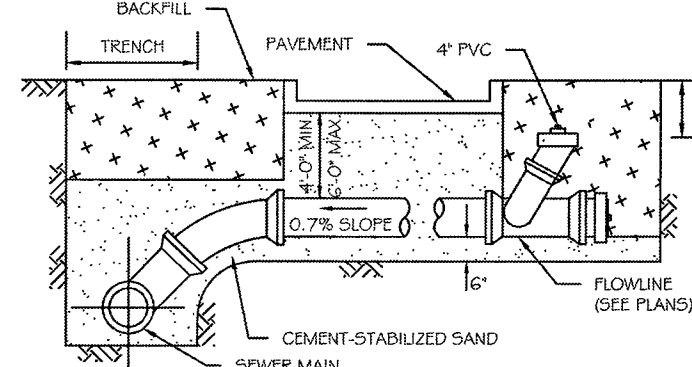


SECTION A-A

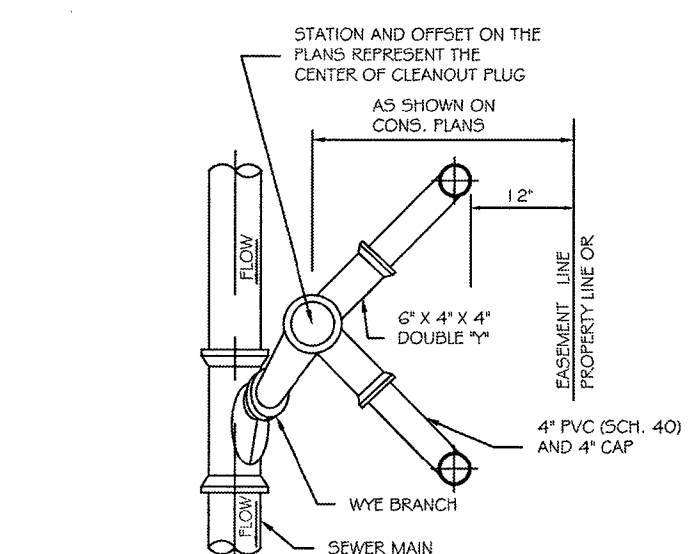
DIMENSIONS				
TYPE	A	B	C	D
11-2 INLET	23 1/2"	16"	22"	32 1/2"
ALL OTHERS	32"	16"	30 1/2"	40"



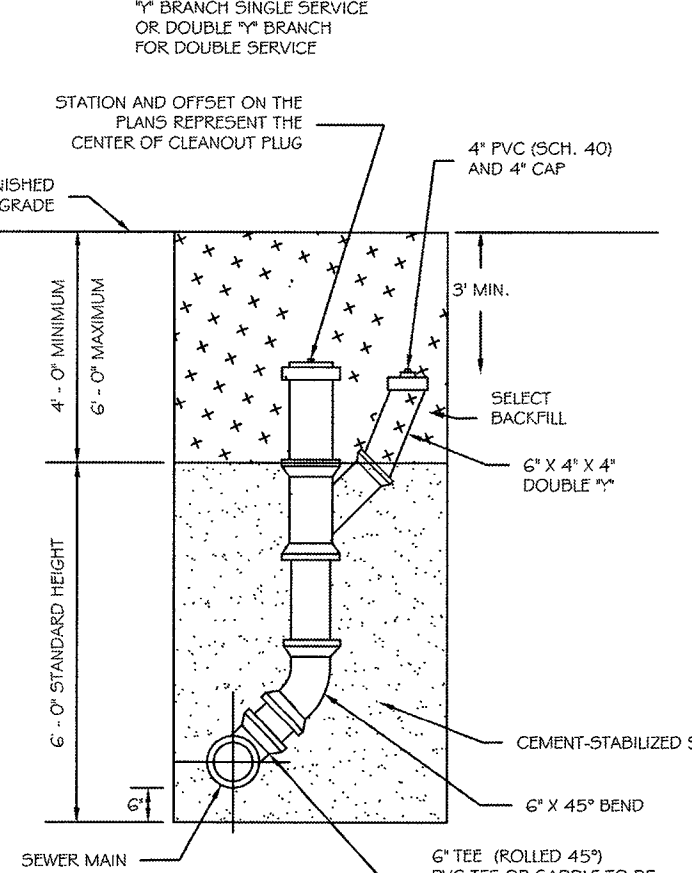
PLAN VIEW



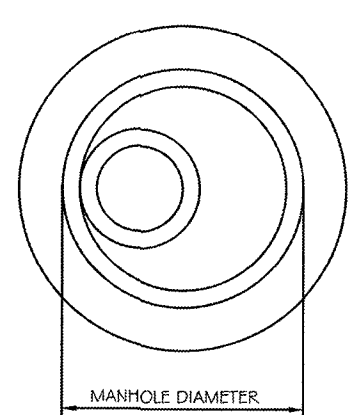
PROFILE VIEW
FAR SIDE SERVICE CONNECTION



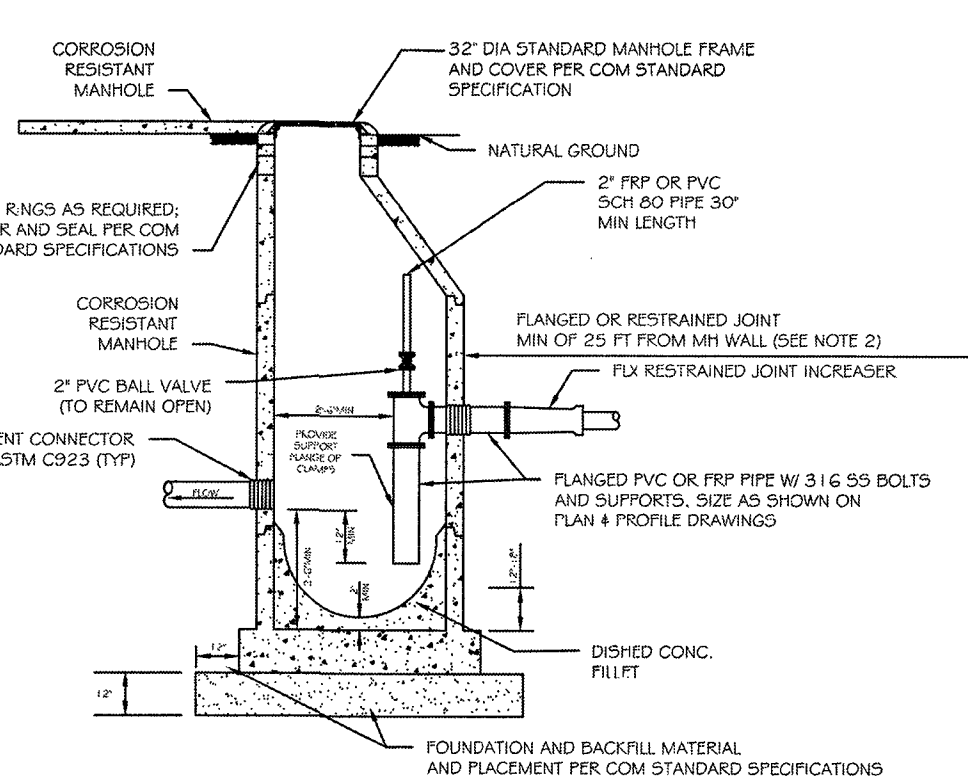
PLAN VIEW



PROFILE VIEW
NEAR SIDE SERVICE CONNECTION

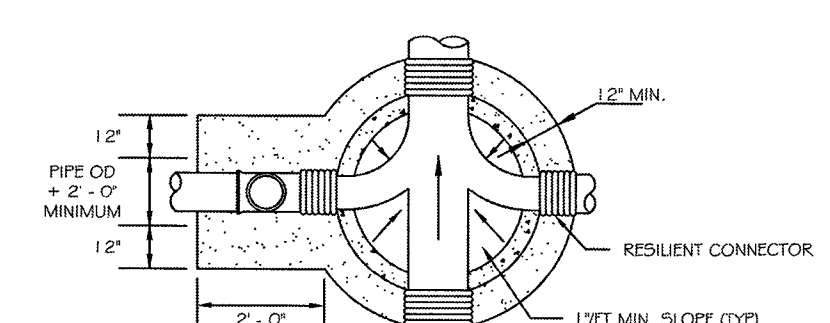


MANHOLE DIAMETER

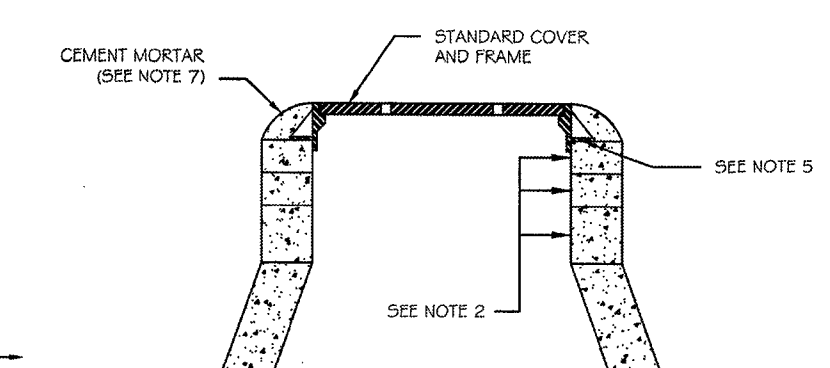


SANITARY SEWER CORROSION RESISTANT MANHOLE
FOR FORCE MAIN DISCHARGE

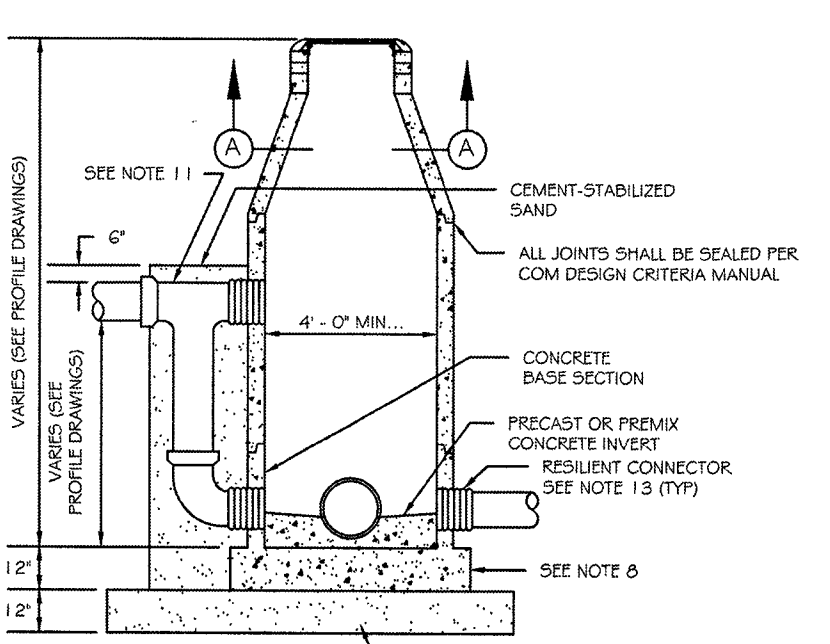
1. SEAT MANHOLE FRAME IN SEALANT PER COM STANDARD SPECIFICATIONS.
2. IF FORCE MAIN HAS BENDS WITHIN 25 FT OF MANHOLE, EXTEND RESTRAINED JOINTS TO 25 FT MINIMUM UPSTREAM OF BEND.
3. OMIT CEMENT MORTAR WHEN MANHOLES IS LOCATED WITHIN PAVED AREA.
4. MINIMUM REINFORCING IN BASE SHALL BE 5 @ 6" O.C.W.
5. PRECAST RINGS SHALL BE PROVIDED FOR A COMBINED ADJUSTMENT HEIGHT OF AT LEAST 12". THE TOTAL HEIGHT OF THE ADJUSTMENT RINGS SHALL NOT EXCEED 1'-6".



FOUNDATION PLAN



SECTION A



PROFILE VIEW
SANITARY SEWER MANHOLES

NOTES:

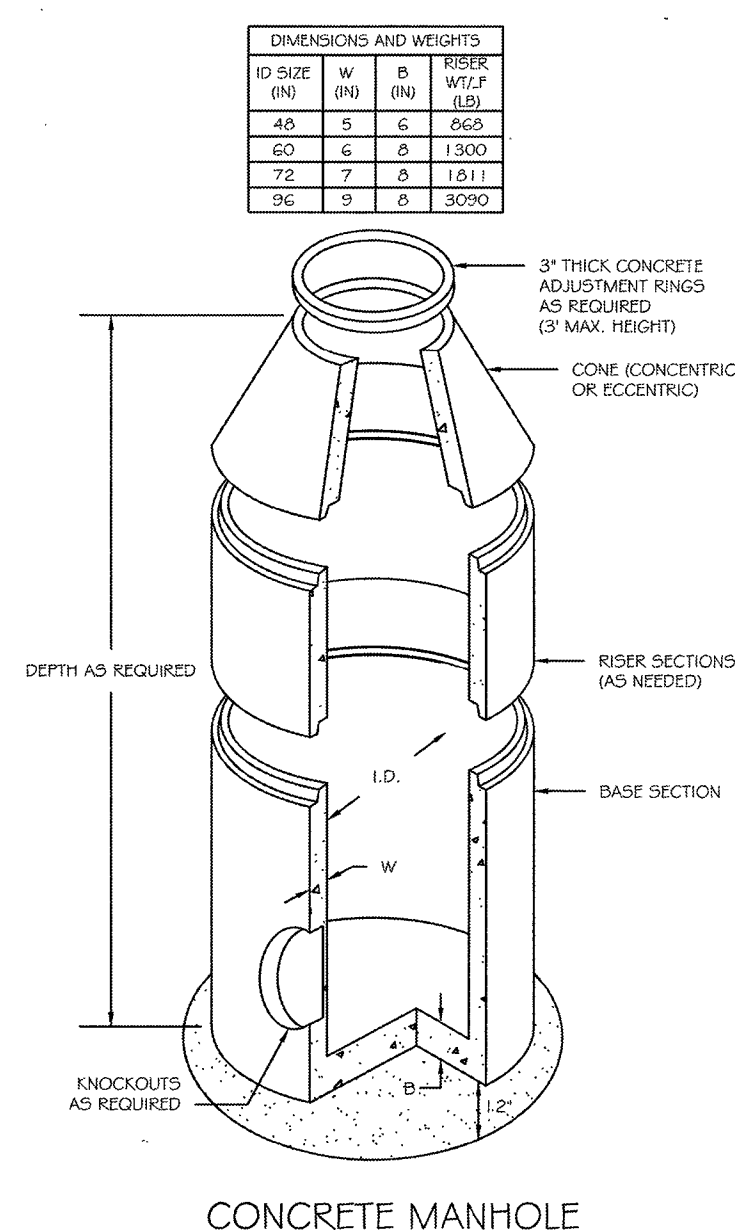
1. DEPTH OF MANHOLE DETERMINED BY SECTIONS REQUIRED.
2. PRECAST ADJUSTMENT RINGS SHALL BE PROVIDED FOR A COMBINED ADJUSTMENT HEIGHT OF AT LEAST TWELVE (12) INCHES. THE TOTAL HEIGHT OF ADJUSTMENT RINGS SHALL NOT EXCEED EIGHTEEN (18) INCHES.
3. MANHOLE WALL THICKNESS FOR DEPTHS EXCEEDING 12'-0" SHALL BE 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 45 @ 6" O.C.W. MINIMUM REINFORCING BARS IN MANHOLE, INCLUDING CONE, SHALL BE #4 @ 12" O.C.W.
9. PROVIDE BACKFILL TO MATCH ADJACENT PIPE TRENCH. BACKFILL PER CITY OF MANVEL DESIGN CRITERIA MANUAL.
10. BRICK CONSTRUCTION SHALL NOT BE PERMITTED.
11. SANITARY SEWER DROP CONNECTION SHALL BE REQUIRED WHEN THE DIFFERENCE BETWEEN THE SANITARY SEWER FLOWLINE AND BOTTOM OF MANHOLE IS TWENTY FOUR (24) INCHES OR GREATER.
12. CONCRETE SHALL BE CLASS 90 CONCRETE WITH A DESIGN STRENGTH OF 4,000 PSI AT TWENTY EIGHT (28) DAYS AND RATED FOR 1.20 LOADING.
13. RESILIENT CONNECTOR SHALL BE RUBBER GASKETED SLAVE AND STAINLESS STEEL CLAMP. RESILIENT CONNECTOR SHALL BE PER CITY OF MANVEL DESIGN CRITERIA MANUAL AND SHALL BE WATER TIGHT.
14. PROVIDE SIX (6) INCH BASE EXTENSION FOR ALL MANHOLE DEPTHS GREATER THAN FIFTEEN (15) FEET AS MEASURED FROM INVERT FLOWLINE TO MANHOLE COVER.
15. ALL INTERIOR CONCRETE FOR 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 FOR.
16. ALL MANHOLES SHALL HAVE STAINLESS STEEL INFLOW PROTECTORS INSTALLED.
17. ALL MANHOLES WITHIN ANY FLOOD ZONE OTHER THAN ZONE X AND SHADED X SHALL HAVE THEIR COVERS BOLTED TO THE FRAME.
18. INTERNAL DROP SHALL ONLY BE UTILIZED WHEN CONNECTING TO AN EXISTING MANHOLE AND SHALL BE CONSTRUCTED AS DESCRIBED BELOW.
19. AN INTERNAL DROP SHALL BE AFFIXED TO THE MANHOLE WALL UTILIZING STAINLESS STEEL BANDS AND ANCHOR BOLTS.
20. THE INTERNAL DROP SHALL TERMINATE WITH A 45-DEGREE BEND. THE 45-DEGREE BEND SHALL NOT EXTEND BELOW THE TOP OF PIPE ELEVATION OF RECEIVING SANITARY SEWER WITH THE WALL PENETRATION SEALED USING "NON-SHRINK" GROUT.

Client:

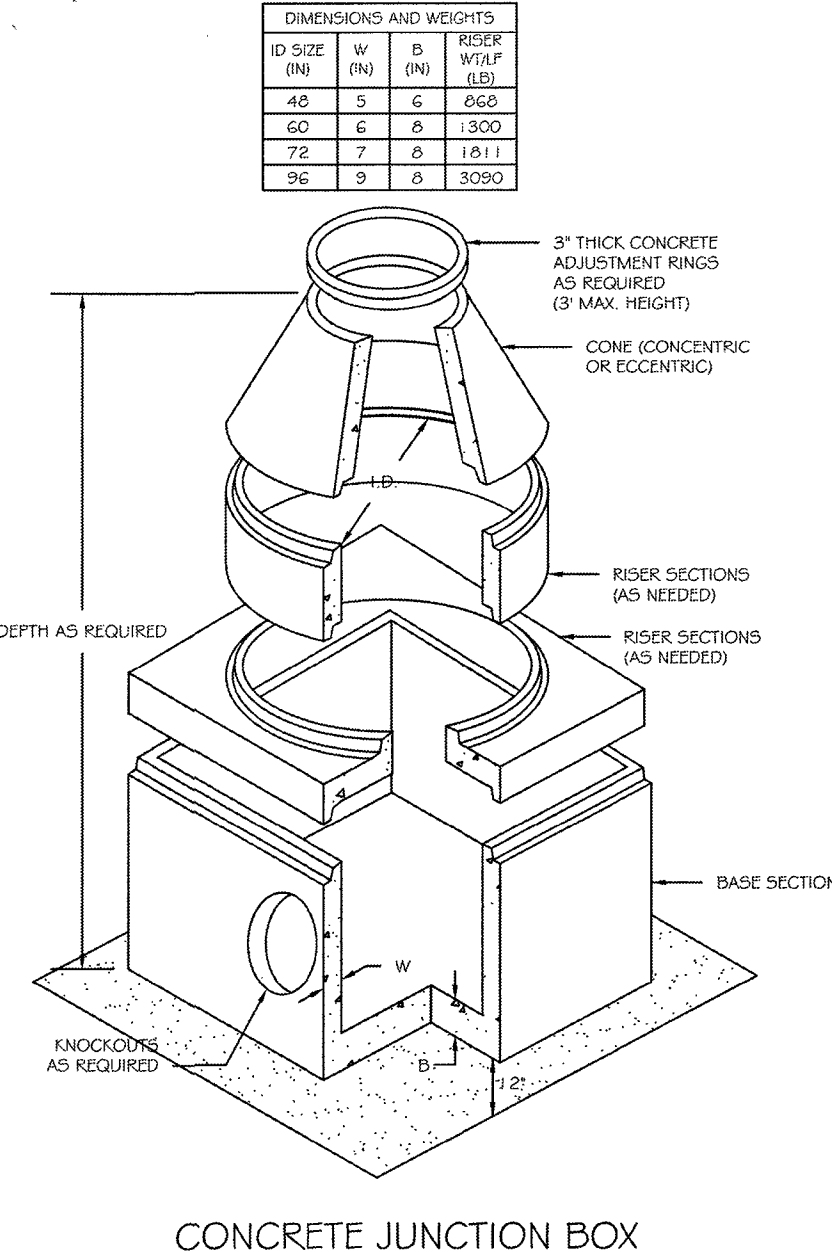
Rise Communities

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

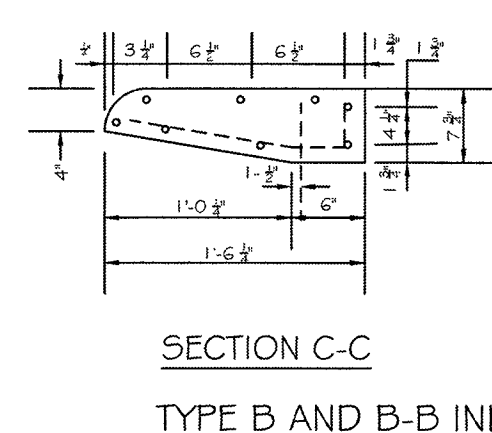
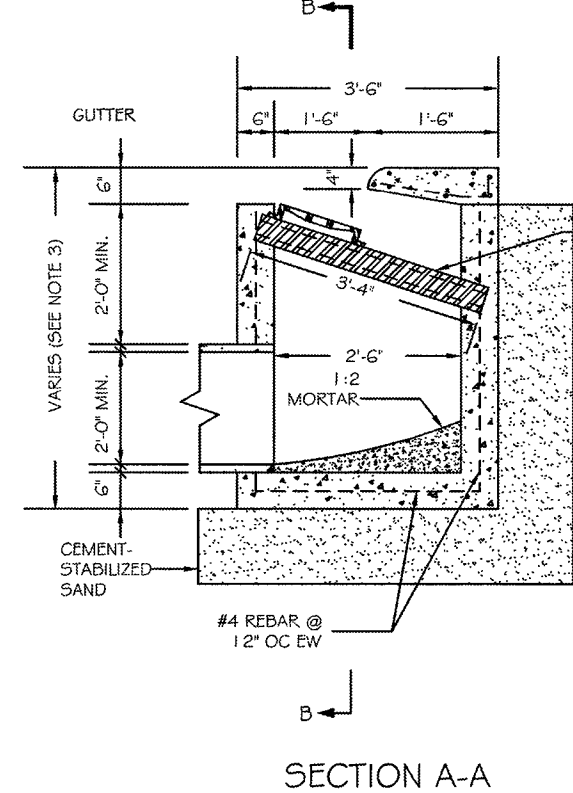
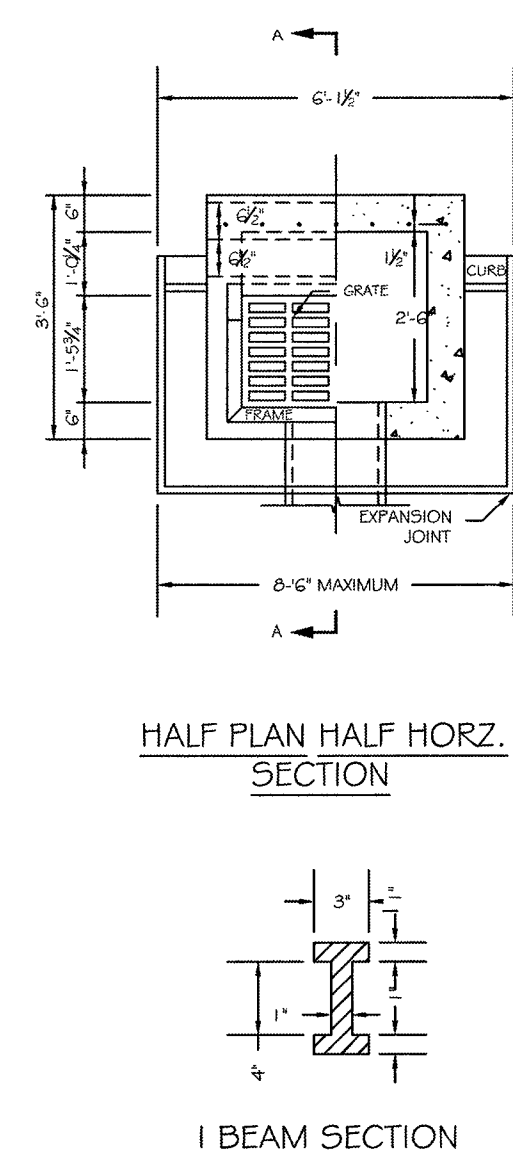
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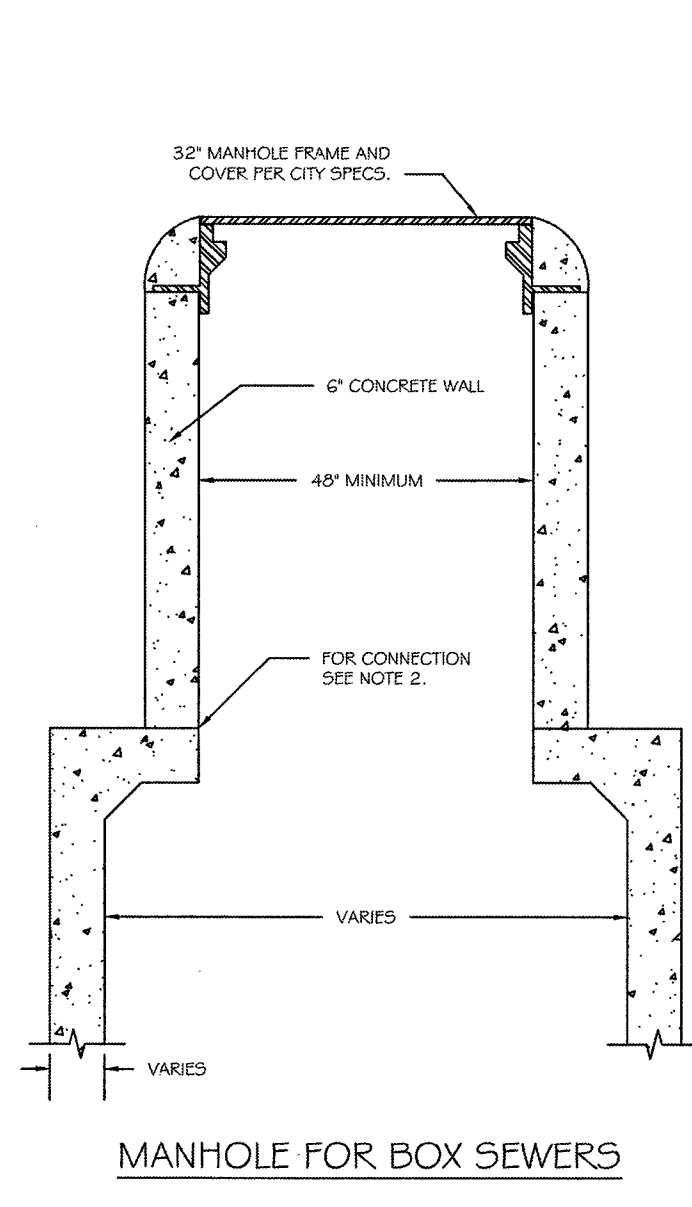
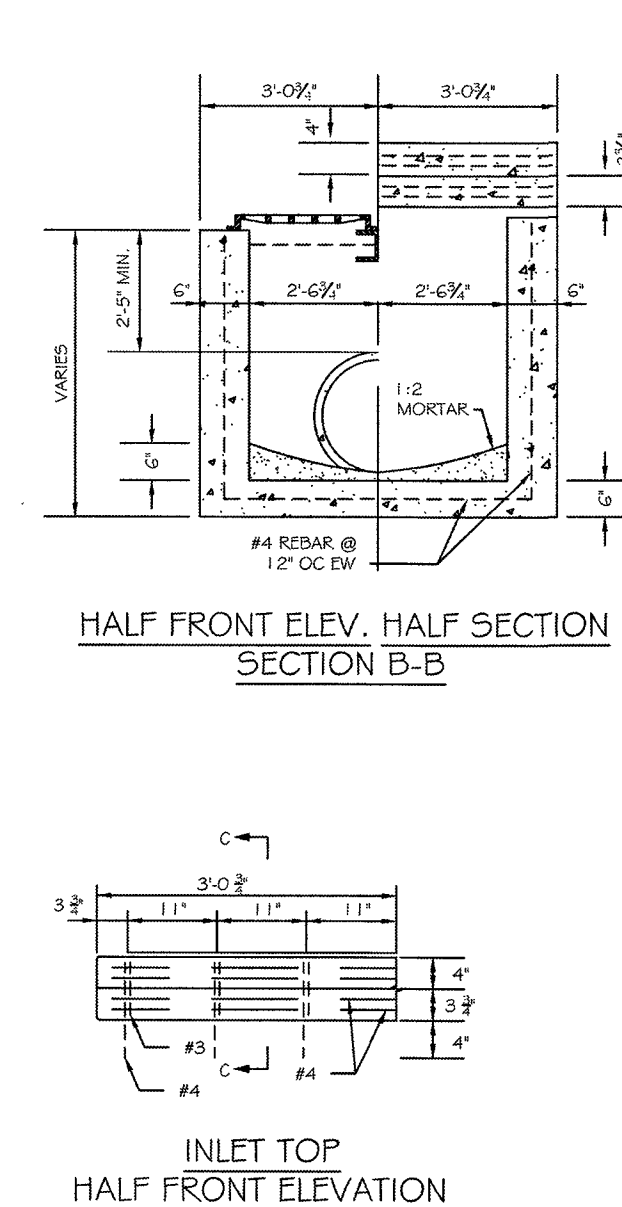
- NOTES:
- LIFTING INSERTS AS REQUIRED.
 - ALL JOINTS SHALL BE SEALED WITH RAM-NECK OR APPROVED EQUAL.
 - MANHOLES TO BE PLACED ON 12" OF CEMENT-STABILIZED SAND.
 - CONCRETE DESIGN STRENGTH SHALL BE 4000 PSI AT 28 DAYS, RATED FOR H-20 LOADING.
 - FOR USE WITH PIPE 72" DIAMETER AND SMALLER ONLY.



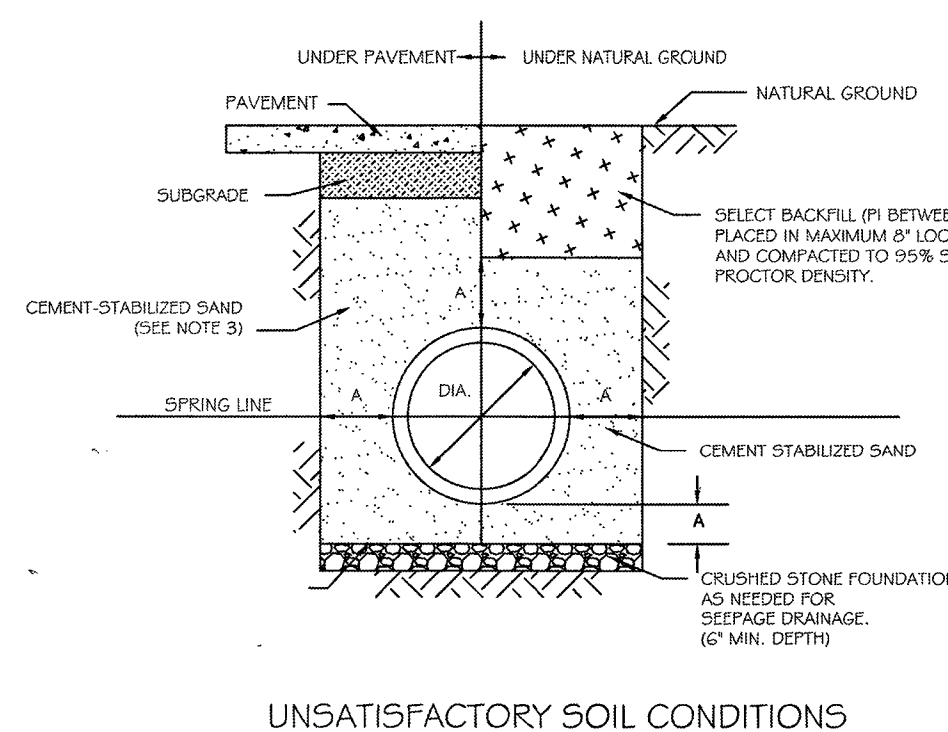
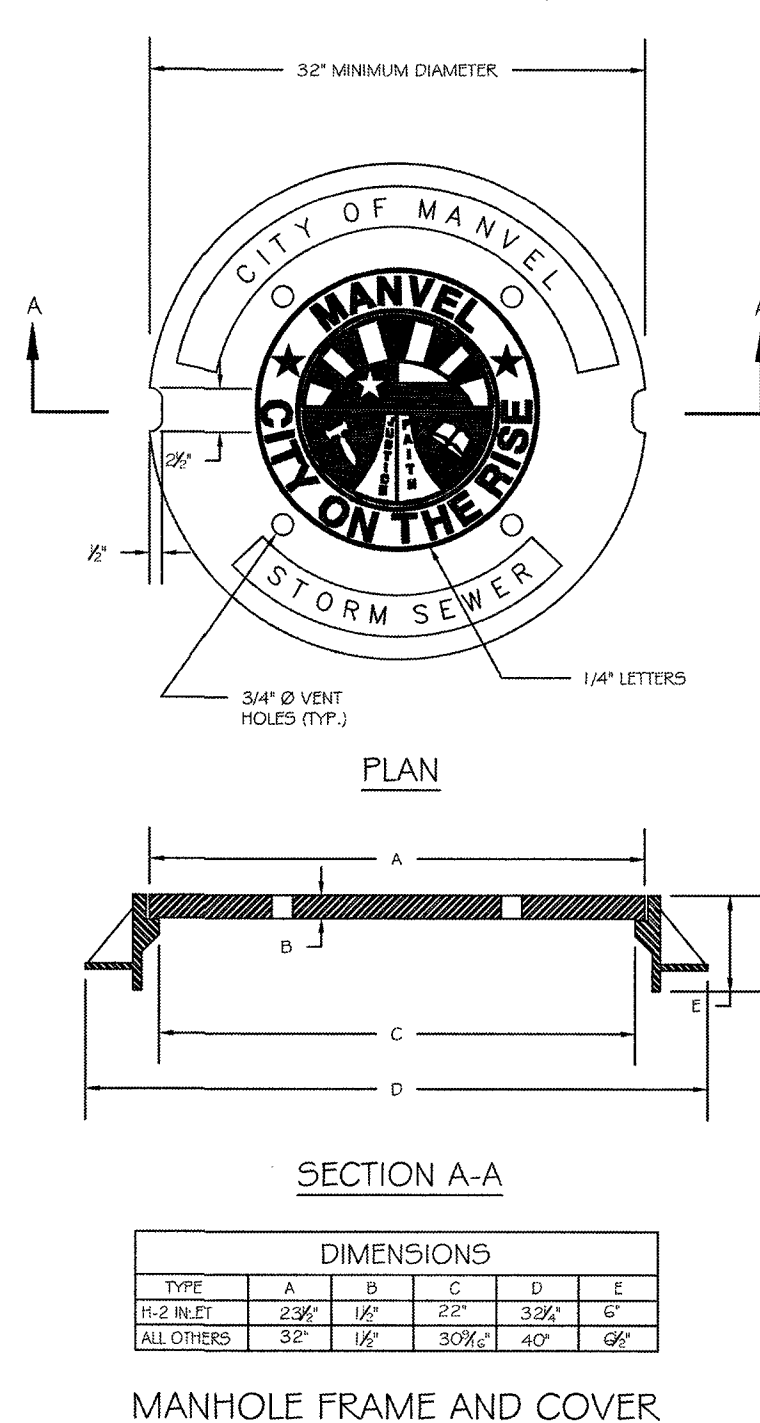
- NOTES:
- LIFTING INSERTS AS REQUIRED.
 - ALL JOINTS SHALL BE SEALED WITH RAM-NECK OR APPROVED EQUAL.
 - MANHOLES TO BE PLACED ON 12" OF CEMENT-STABILIZED SAND.
 - CONCRETE DESIGN STRENGTH SHALL BE 4000 PSI AT 28 DAYS, RATED FOR H-20 LOADING.
 - WIDTH VARIES ACCORDING TO PIPE SIZE.



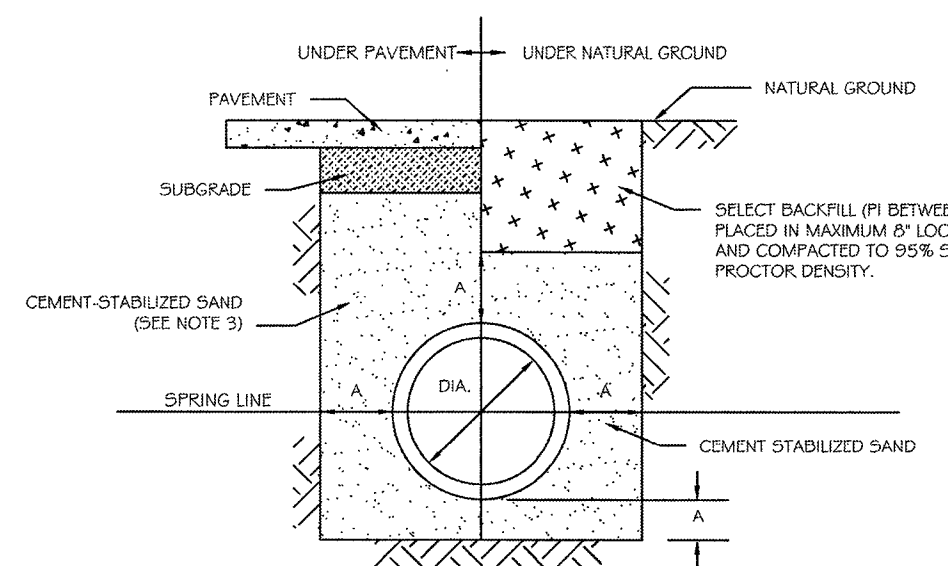
- NOTES:
- USE STANDARD CAST IRON FRAME AND GRATES.
 - LEADS SHALL LEAVE INLET AT LOCATION AND GRADE REQUIRED.
 - DIMENSION VARIES BASED ON PIPE DIAMETER AND WALL THICKNESS.
 - CENTER STEEL BEAM ON INLET AND CAST WALLS AS SHOWN (B-B INLET ONLY).
 - TYPE B AND B-B INLETS ARE FOR RESIDENTIAL USE ONLY.



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

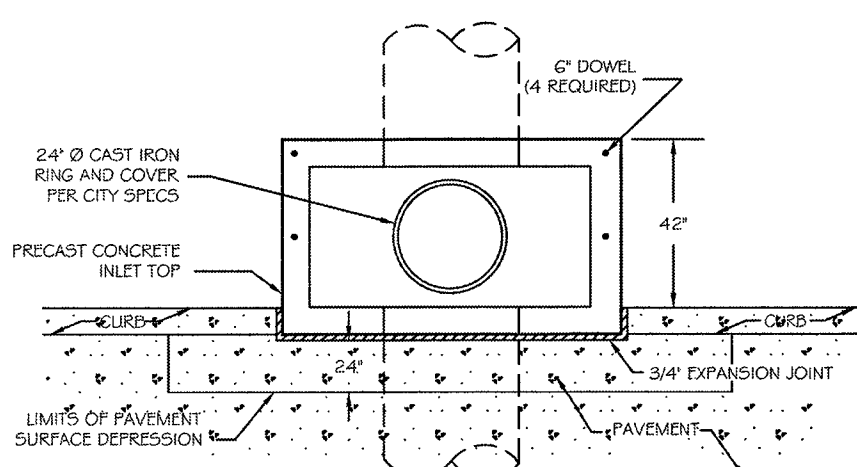


A	STORM SEWER DIAMETER
6"	36" OR LESS
12"	42" OR GREATER

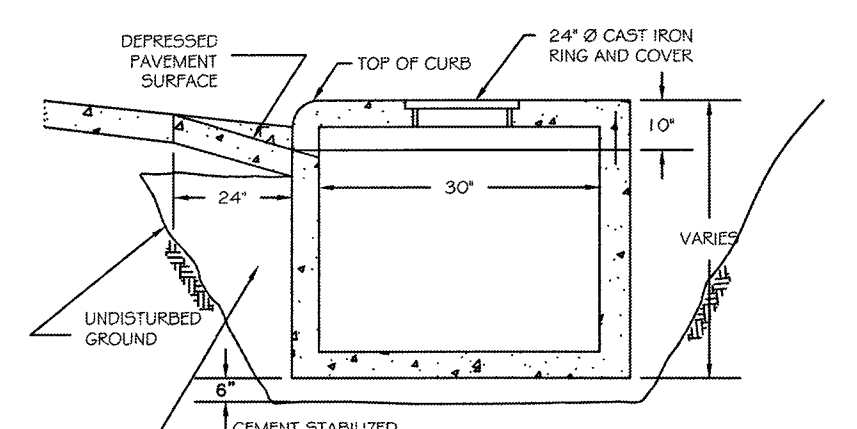


BEDDING AND BACKFILL

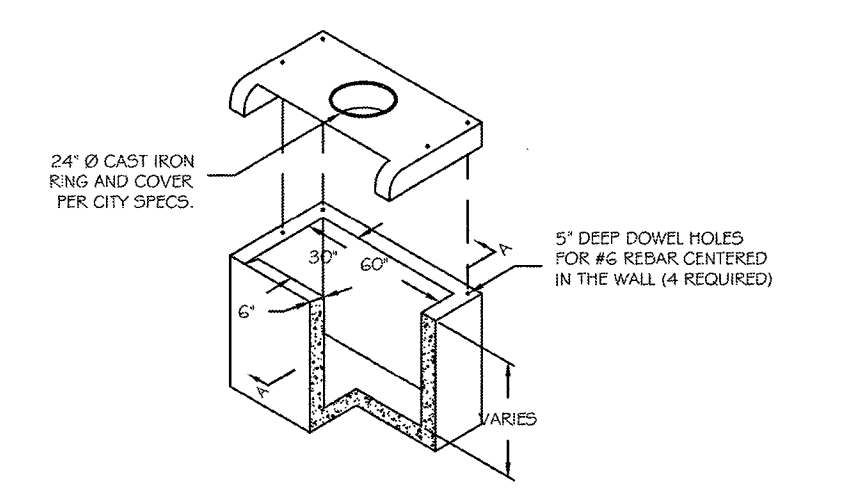
- NOTES:
- THE SATISFACTORY SOIL CONDITIONS METHOD SHALL BE USED FOR STORM SEWER PIPE WHERE THE SOIL CONDITIONS ARE AS FOLLOWS:
 - STRATA FROM THE SPRING LINE TO 3 FT BELOW THE FLOWLINE OF THE PIPE CONSIST OF NON-WATERBEARING COHESIVE SOILS HAVING A SHEAR STRENGTH OF 1000 PSF OR GREATER.
 - NO WET SAND 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

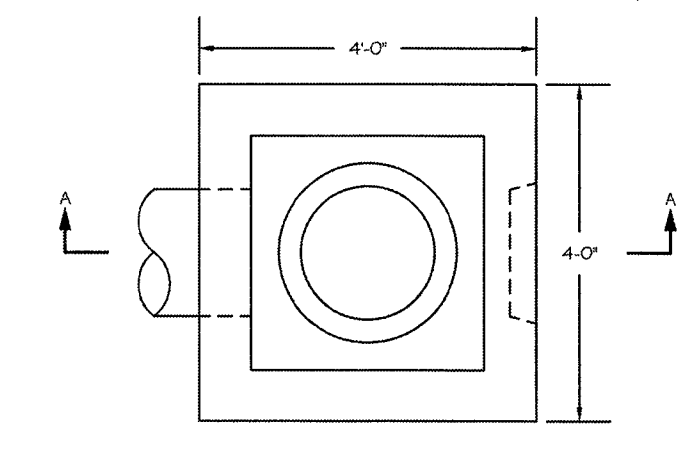


SECTION A - A
TYPE H-2 INLET
CROSS SECTION

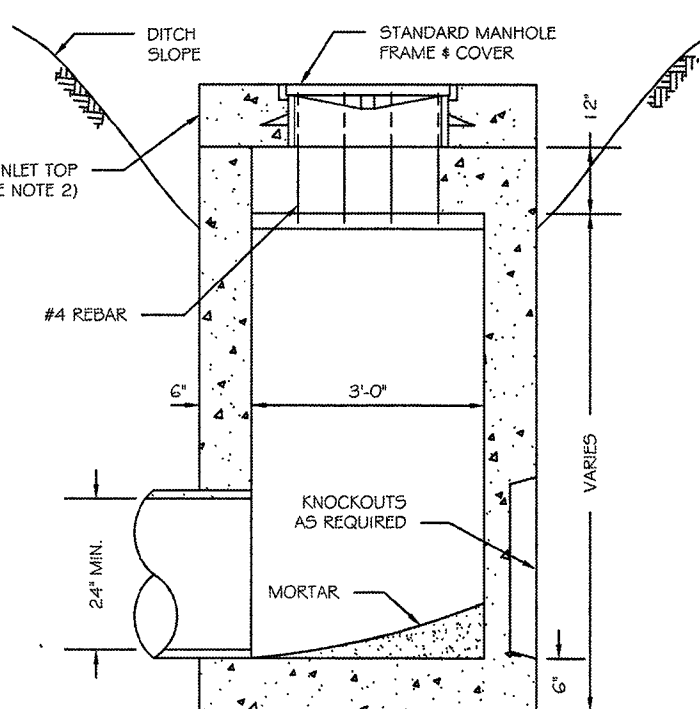


ISOMETRIC VIEW
TYPE H-2 INLET

- NOTES:
- H-2 TYPE 1 LENGTH = 5'-0", H-2 TYPE 2 LENGTH 10'-0".
 - THIN WALL KNOCK-OUTS OR THRU HOLES FOR PIPE PER 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.

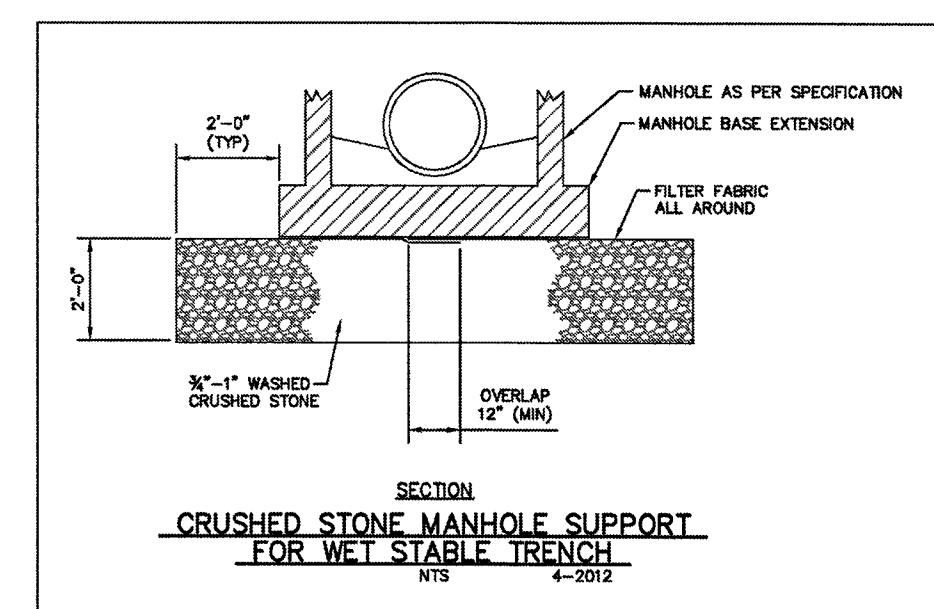


PLAN



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.

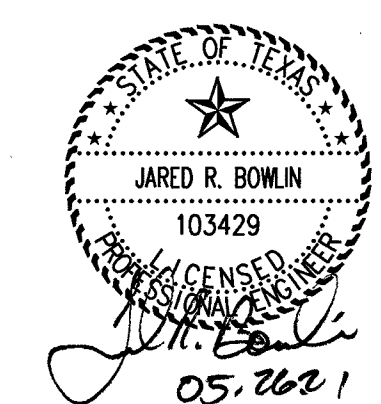


STORM SEWER STANDARD DETAILS

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 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



revisions	
1	△
2	△
3	△
4	△

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

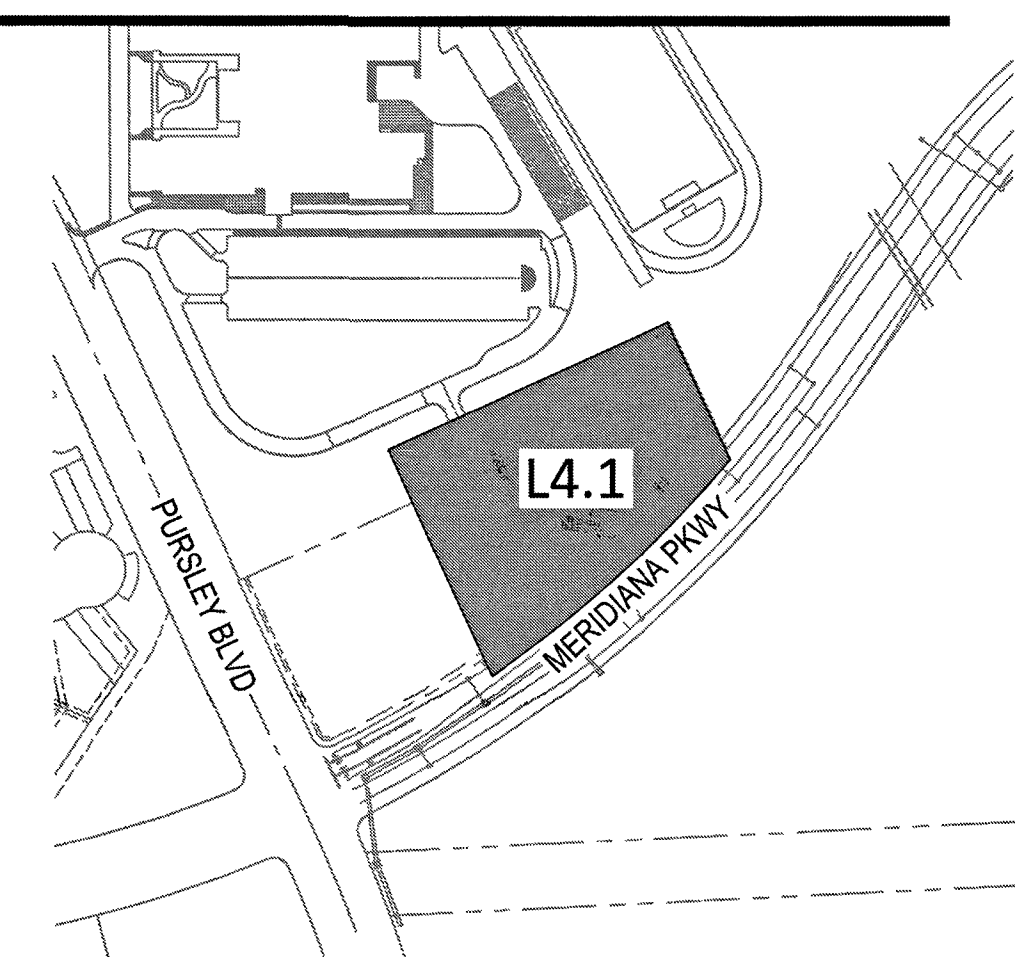
- SLEEVES: SCH 40 PVC
- POINT-OF-CONNECTION ASSEMBLY
- MAINLINE PIPE: CLASS SCH 40 PVC
2-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC
1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO TREE EMITTERS: CLASS 200 PVC
1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL 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 PESB (SIZED PER PLAN)
- REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCB-PRB-100-COM
- QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD SRC
- ISOLATION GATE VALVE ASSEMBLY: APOLLO 102T-K SERIES
- UNCONNECTED PIPE CROSSING

- 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: FCB 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

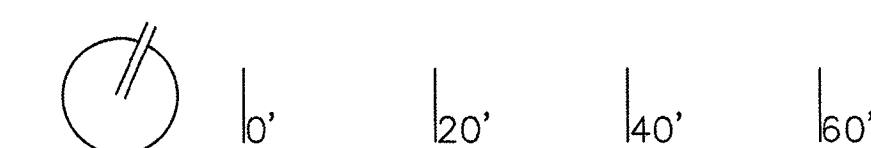
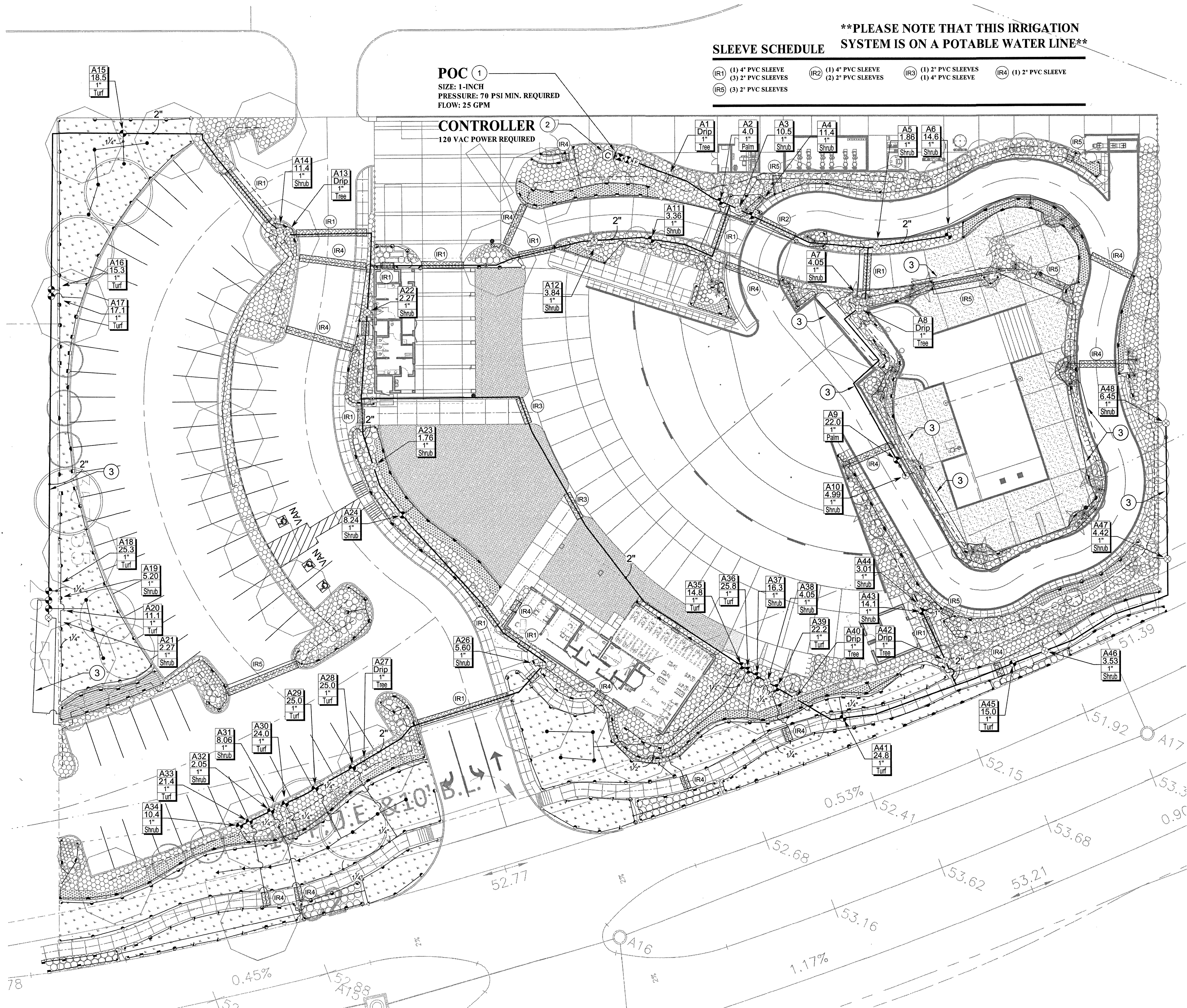
SLEEVE SCHEDULE

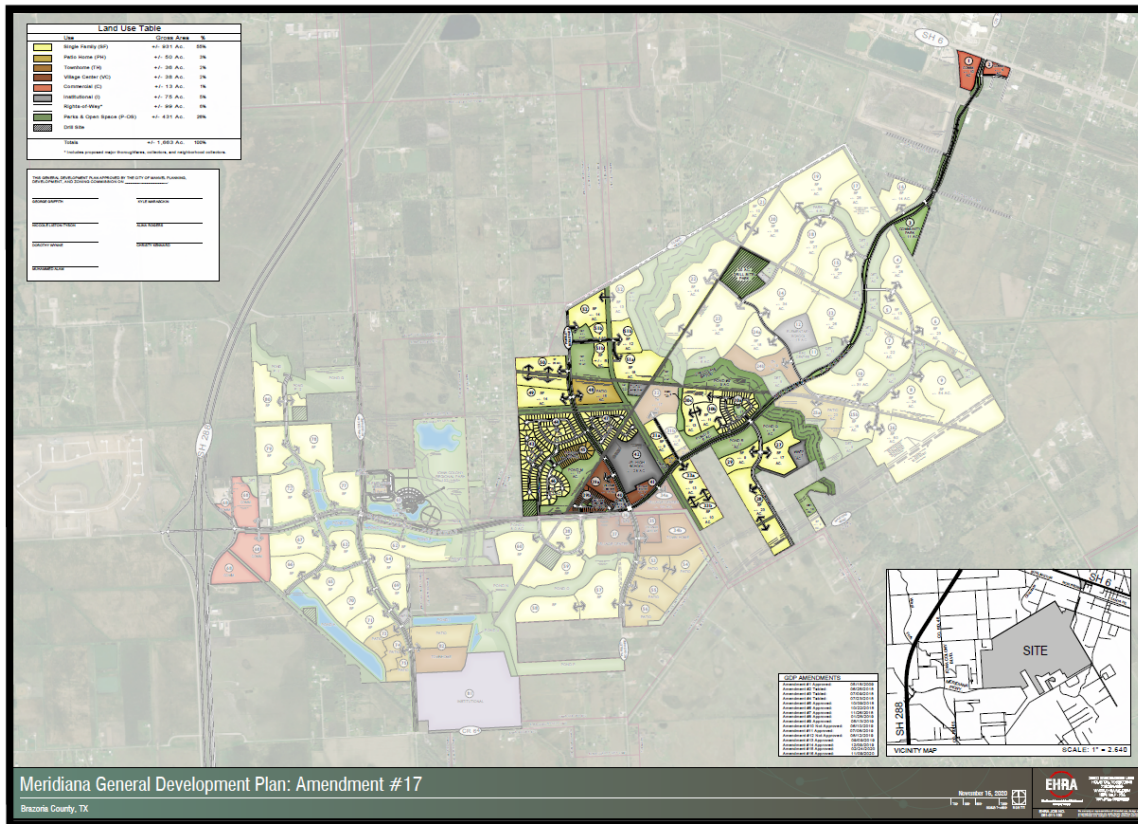
- | | | | |
|---|---|---|-------------------------|
| (IR1) (1) 4" PVC SLEEVE
(3) 2" PVC SLEEVES | (IR2) (1) 4" PVC SLEEVE
(2) 2" PVC SLEEVES | (IR3) (1) 2" PVC SLEEVES
(1) 4" PVC SLEEVE | (IR4) (1) 2" PVC SLEEVE |
| (IR5) (3) 2" PVC SLEEVES | | | |

****PLEASE NOTE THAT THIS IRRIGATION SYSTEM IS ON A POTABLE WATER LINE****

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.

Plat Exhibit

[illegible]

[illegible]



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

BENCHMARK(S):

NGS MONUMENT # 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 1/2 MILE SOUTH OF THE SOUTHERN RAILROAD, 1/2 MILE EAST OF THE SOUTHERN SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF THE SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POST 38, 35 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A WHITE WOODS DRIVE, 1/2 MILE SOUTH OF THE INTERSECTION OF A WHITE WOODS DRIVE. MONUMENT WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

Block Size	16	32	64	128	256	512	1024	2048	4096	8192	16384	32768	65536	131072	262144	524288	1048576	2097152	4194304	8388608	16777216	33554432	67108864	134217728	268435456	536870912	1073741824	2147483648	4294967296	8589934592	17179869184	34359738368	68719476736	137438953472	274877906944	549755813888	1099511627776	2199023255552	4398046511104	8796093022208	17592186044416	35184372088832	70368744177664	140737488355328	281474976710656	562949953421312	1125899906842624	2251799813685248	4503599627370496	9007199254740992	18014398509481984	36028797018963968	72057594037927936	144115188075855872	288230376151711744	576460752303423488	1152921504606846976	2305843009213693952	4611686018427387904	9223372036854775808	18446744073709551616	36893488147419103232	73786976294838206464	147573952589676412896	295147905179352825792	590295810358705651584	1180591620717411303168	2361183241434822606336	4722366482869645212672	9444732965739290425344	18889465931478580850688	37778931862957161701376	75557863725914323402752	151115727451828646805504	302231454903657293611008	604462909807314587222016	1208925819614629174444032	2417851639229258348888064	4835703278458516697776128	9671406556917033395552256	19342813113834066791104512	38685626227668133582209024	77371252455336267164418048	154742504910672534328836096	309485009821345068657672192	618970019642690137315344384	1237940039285380274630688768	2475880078570760549261377536	4951760157141521098522755072	9903520314283042197045510144	19807040628566084394091020288	39614081257132168788182040576	79228162514264337576364081152	158456325028528675152728162304	316912650057057350305456324608	633825300114114700610912649216	1267650600228229401221825298432	2535301200456458802443650596864	5070602400912917604887301193728	10141204801825835209774602387456	20282409603651670419549204774912	40564819207303340839098409549824	81129638414606681678196819099648	162259276829213363356393638199296	324518553658426726712787276398592	649037107316853453425574552797184	1298074214633706906851149105594368	2596148429267413813702298211188736	51922968585348276274045964223776	103845937170696552548091928447552	207691874341393105096183856895104	415383748682786210192367713790208	830767497365572420384735427580416	1661534994731144840769470855160832	3323069989462289681538941710321664	6646139978924579363077883420643328	13292279957849158726155766841286656	26584559915698317452311533682573312	53169119831396634904623067365146624	10633823966279326980924613473029248	21267647932558653961849226946058496	425352958651173079236984538920117984	85070591730234615847397907784035968	170141183460469231694795815568071936	340282366920938463389591631136143872	68056473384187692677918326227228768	136112946768375385355836652454457536	272225893366750770711673304908915104	544451786733501541423346609817830208	1088903573467003082846693219635660416	2177807146934006165693386439271320832	43556142938680123313867728785426016	87112285877360246627735457570852032	17422457175472049325547091514170464	34844914350944098651094183028340928	69689828701888197302188366056681856	139379657403776394604376732113363712	278759314807552789208753464226727232	557518629615105578417506928453454464	1115037259230211156835113876906896896	2230074518460422313670227753781393792	446014903692084462734045547756278752	892029807384168925468091095512557504	1784059614768337850936182191025115008	3568119229536675701
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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, LANDSCAPE CRENSHAW, AND UTILITY PURPOSES			19,673 SQ.FT. / 0.4516 ACRES
B	LANDSCAPE, OPEN SPACE, LANDSCAPE CRENSHAW, AND UTILITY PURPOSES			23,949 SQ.FT. / 0.5498 ACRES
C	PARKING			1,430 SQ.FT. / 0.0328 ACRES
D	LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES			1,150 SQ.FT. / 0.0264 ACRES
E	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES			26,410 SQ.FT. / 0.4685 ACRES
F	PARKING			1,632 SQ.FT. / 0.0375 ACRES
G	PARKING			1,259 SQ.FT. / 0.0289 ACRES
H	PUBLIC SAFETY PURPOSES			65,654 SQ.FT. / 1,507.2 ACRES
TOTAL				136,167 SQ.FT. / 3,102.7 ACRES

LINE		TABLE	
LINE	BEARING	LINE	DISTANCE
1	34.35 49°	1	61.61
2	35.35 49°	2	61.61
3	36.35 49°	3	61.61
4	37.40 49°	4	26.53
5	38.40 49°	5	26.53
6	39.40 49°	6	26.53
7	40.40 49°	7	26.53
8	41.40 49°	8	26.53
9	42.40 49°	9	26.53
10	43.40 49°	10	26.53
11	44.40 49°	11	26.53
12	45.40 49°	12	26.53
13	46.40 49°	13	26.53
14	47.40 49°	14	26.53
15	48.40 49°	15	26.53
16	49.40 49°	16	26.53
17	50.40 49°	17	26.53
18	51.40 49°	18	26.53
19	52.40 49°	19	26.53
20	53.40 49°	20	26.53
21	54.40 49°	21	26.53
22	55.40 49°	22	26.53
23	56.40 49°	23	26.53
24	57.40 49°	24	26.53
25	58.40 49°	25	26.53
26	59.40 49°	26	26.53
27	60.40 49°	27	26.53
28	61.40 49°	28	26.53
29	62.40 49°	29	26.53
30	63.40 49°	30	26.53
31	64.40 49°	31	26.53
32	65.40 49°	32	26.53
33	66.40 49°	33	26.53
34	67.40 49°	34	26.53
35	68.40 49°	35	26.53
36	69.40 49°	36	26.53
37	70.40 49°	37	26.53
38	71.40 49°	38	26.53
39	72.40 49°	39	26.53
40	73.40 49°	40	26.53
41	74.40 49°	41	26.53
42	75.40 49°	42	26.53
43	76.40 49°	43	26.53
44	77.40 49°	44	26.53
45	78.40 49°	45	26.53
46	79.40 49°	46	26.53
47	80.40 49°	47	26.53
48	81.40 49°	48	26.53
49	82.40 49°	49	26.53
50	83.40 49°	50	26.53
51	84.40 49°	51	26.53
52	85.40 49°	52	26.53
53	86.40 49°	53	26.53
54	87.40 49°	54	26.53
55	88.40 49°	55	26.53
56	89.40 49°	56	26.53
57	90.40 49°	57	26.53
58	91.40 49°	58	26.53
59	92.40 49°	59	26.53
60	93.40 49°	60	26.53
61	94.40 49°	61	26.53
62	95.40 49°	62	26.53
63	96.40 49°	63	26.53
64	97.40 49°	64	26.53
65	98.40 49°	65	26.53
66	99.40 49°	66	26.53
67	100.40 49°	67	26.53
68	101.40 49°	68	26.53
69	102.40 49°	69	26.53
70	103.40 49°	70	26.53
71	104.40 49°	71	26.53
72	105.40 49°	72	26.53
73	106.40 49°	73	26.53
74	107.40 49°	74	26.53
75	108.40 49°	75	26.53
76	109.40 49°	76	26.53
77	110.40 49°	77	26.53
78	111.40 49°	78	26.53
79	112.40 49°	79	26.53
80	113.40 49°	80	26.53
81	114.40 49°	81	26.53
82	115.40 49°	82	26.53

[illegible]

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

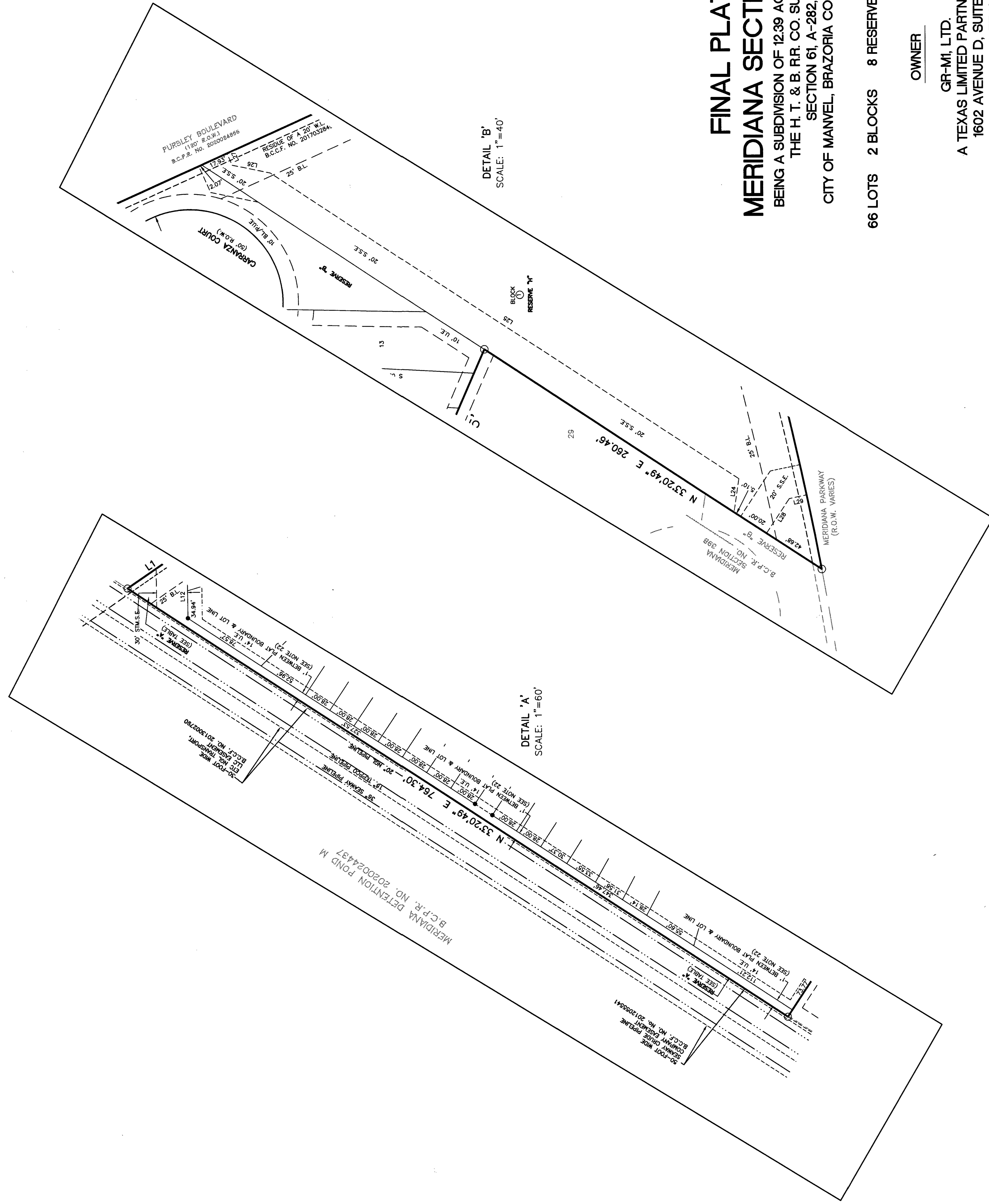
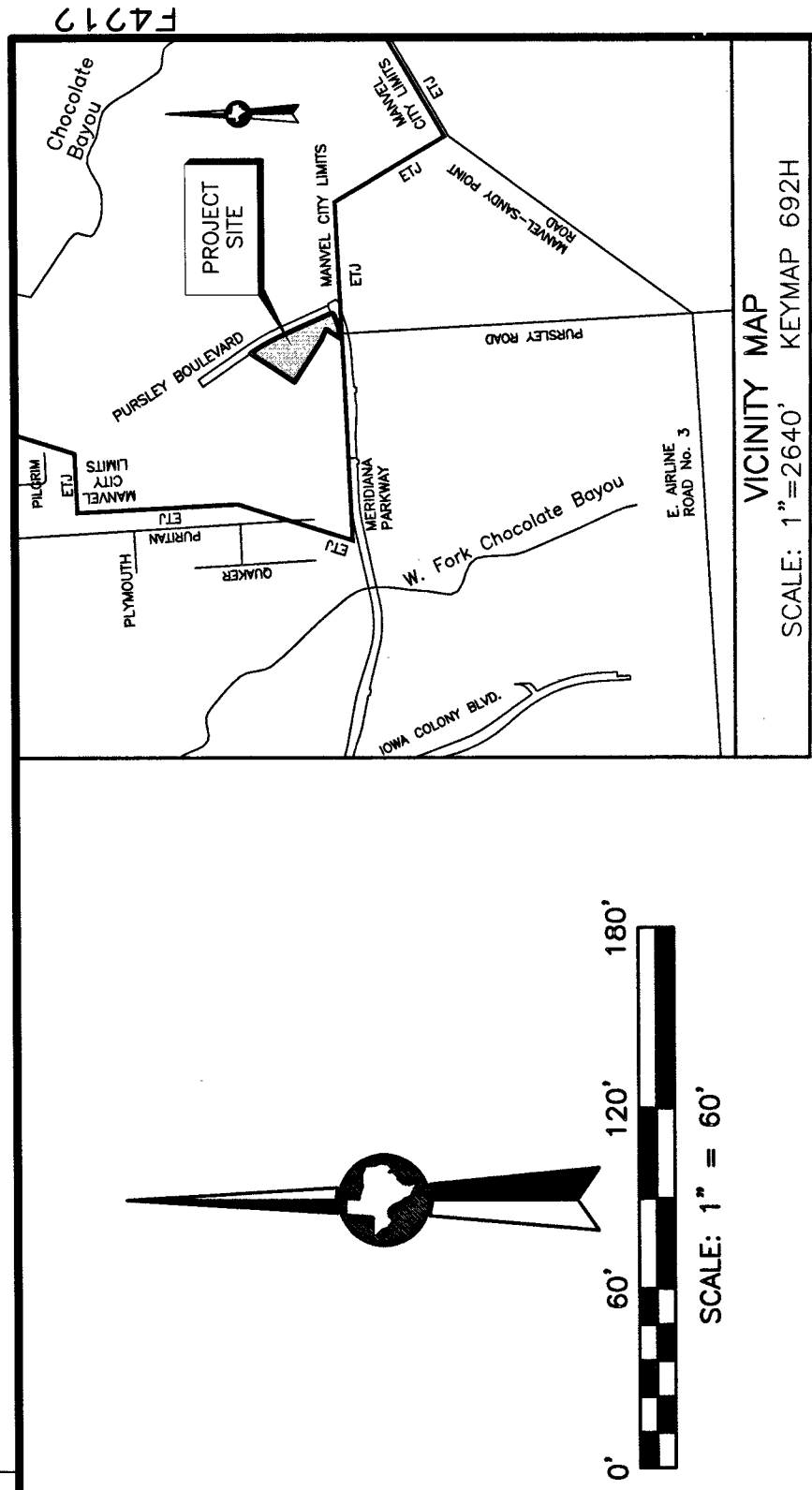
ENGINEER/SURVEYOR



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

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 insurance coverage. Flood insurance coverage is provided by private insurance companies. 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.
 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/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 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 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 improvement of 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.



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

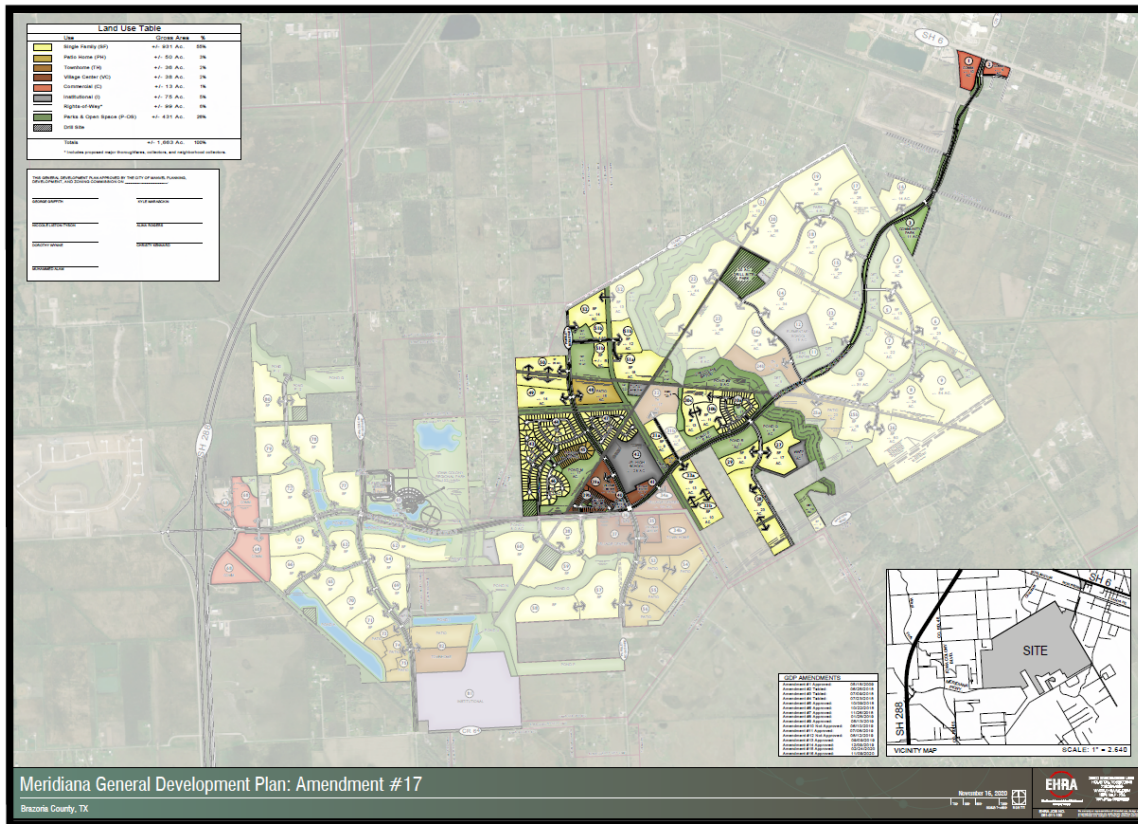
GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

JUNE 4, 2021

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.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

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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

Sht. 1 of 2

E4193

[illegible]

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.

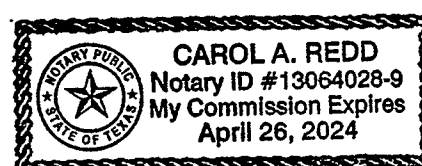
OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

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

STATE OF TEXAS I
COUNTY OF HARRIS I

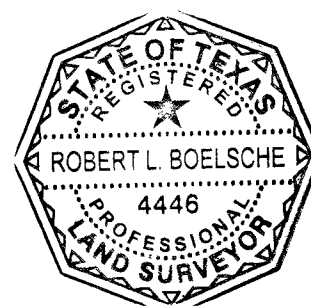
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and 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
Secretary/Treasurer

[Signature] 5/3/2021
Jarrod D. Aden, P.E., C.F.M.
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 366.54 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;

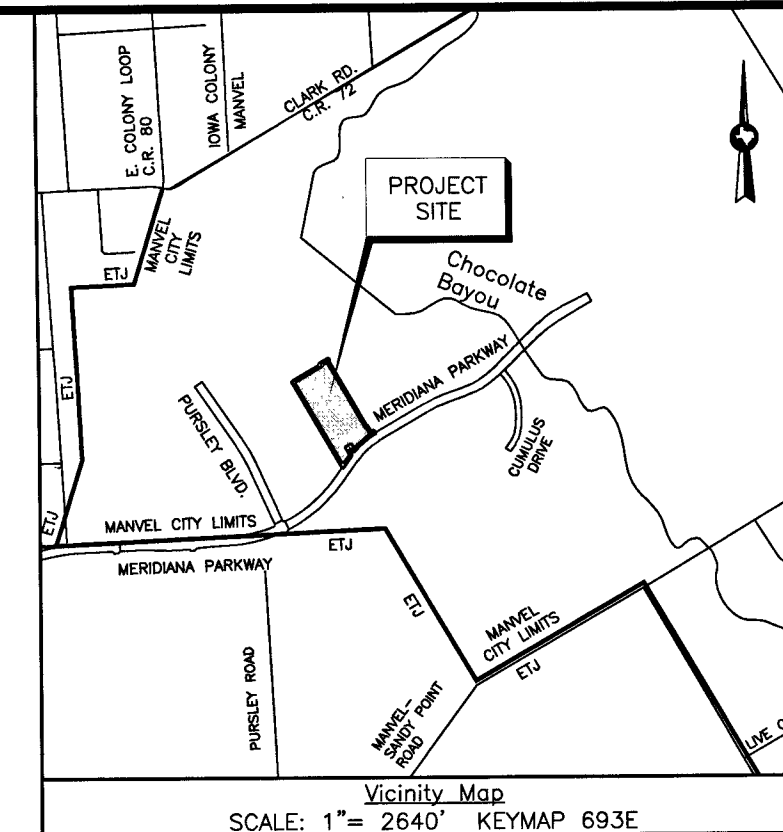
12) THENCE, in a northerly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 59°56'13", an arc length of 26.15 feet, and a chord bearing of North 00°01'51" West, for a distance of 24.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"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

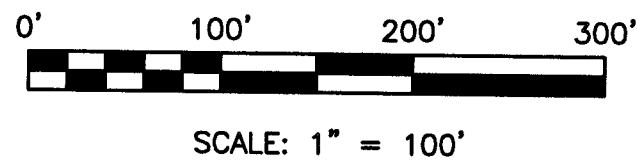
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

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.

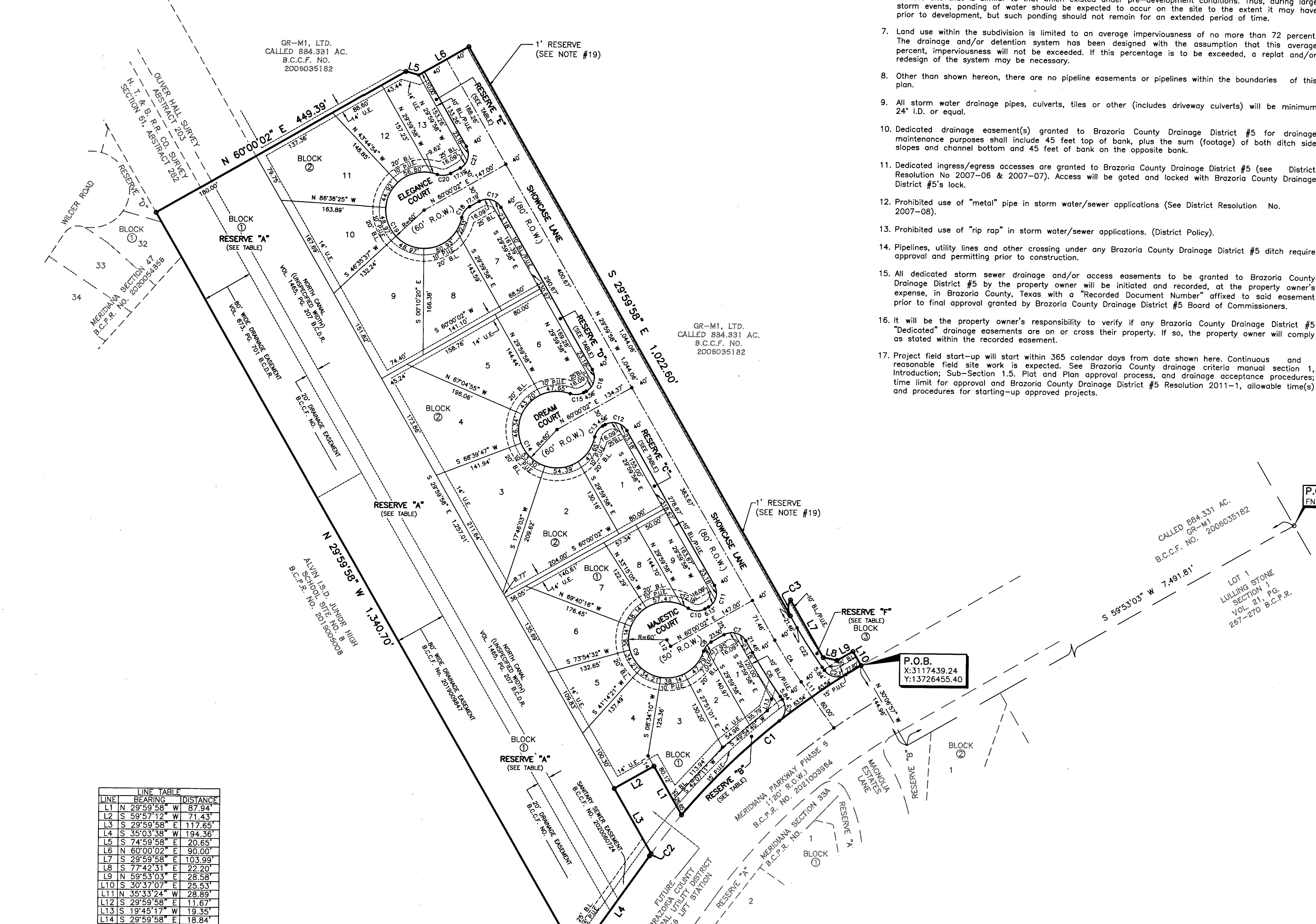
- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves, excluding Reserve "A", which shall be maintained by Brazoria County Drainage District No. 5 or the Gulf Coast Water Authority.

- 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\"	77.58'	N 32°46'41\"	W	77.58'
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'	273°21'53\"	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'	273°21'53\"	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

P.O.C.
END. 5/8\" I.R.

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

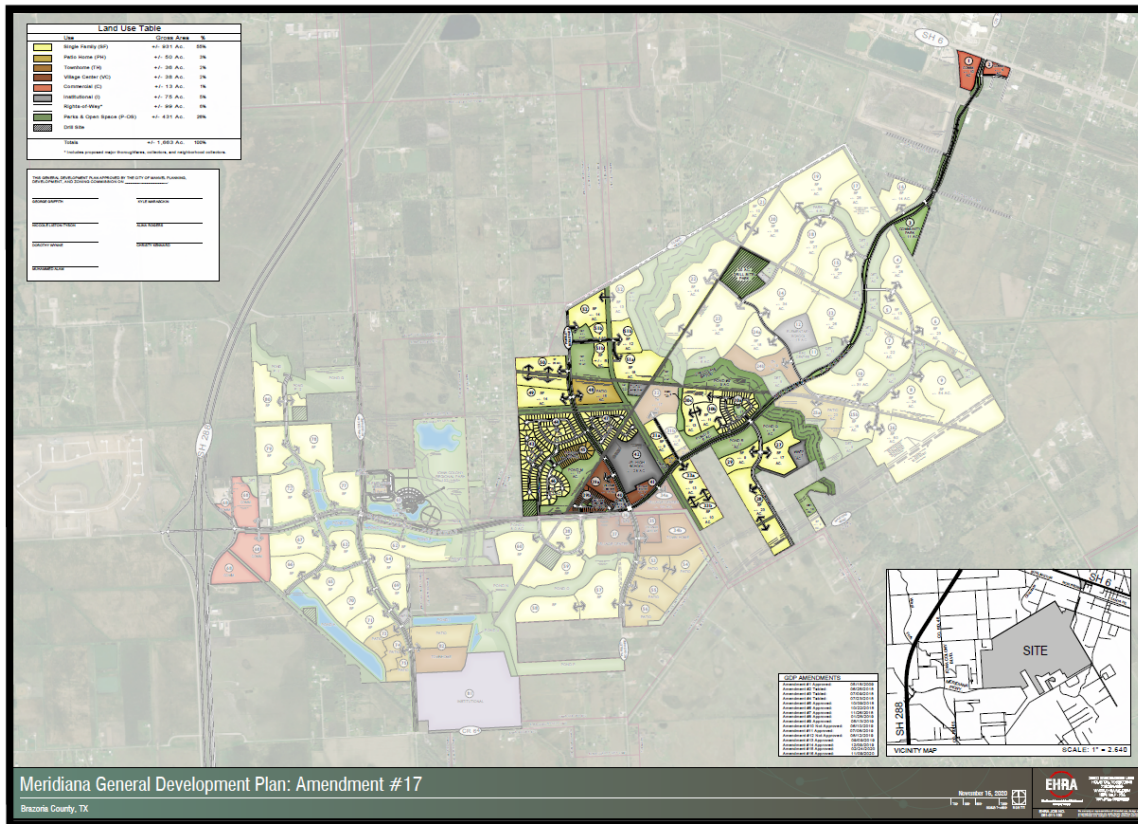
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

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]

[illegible]

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.

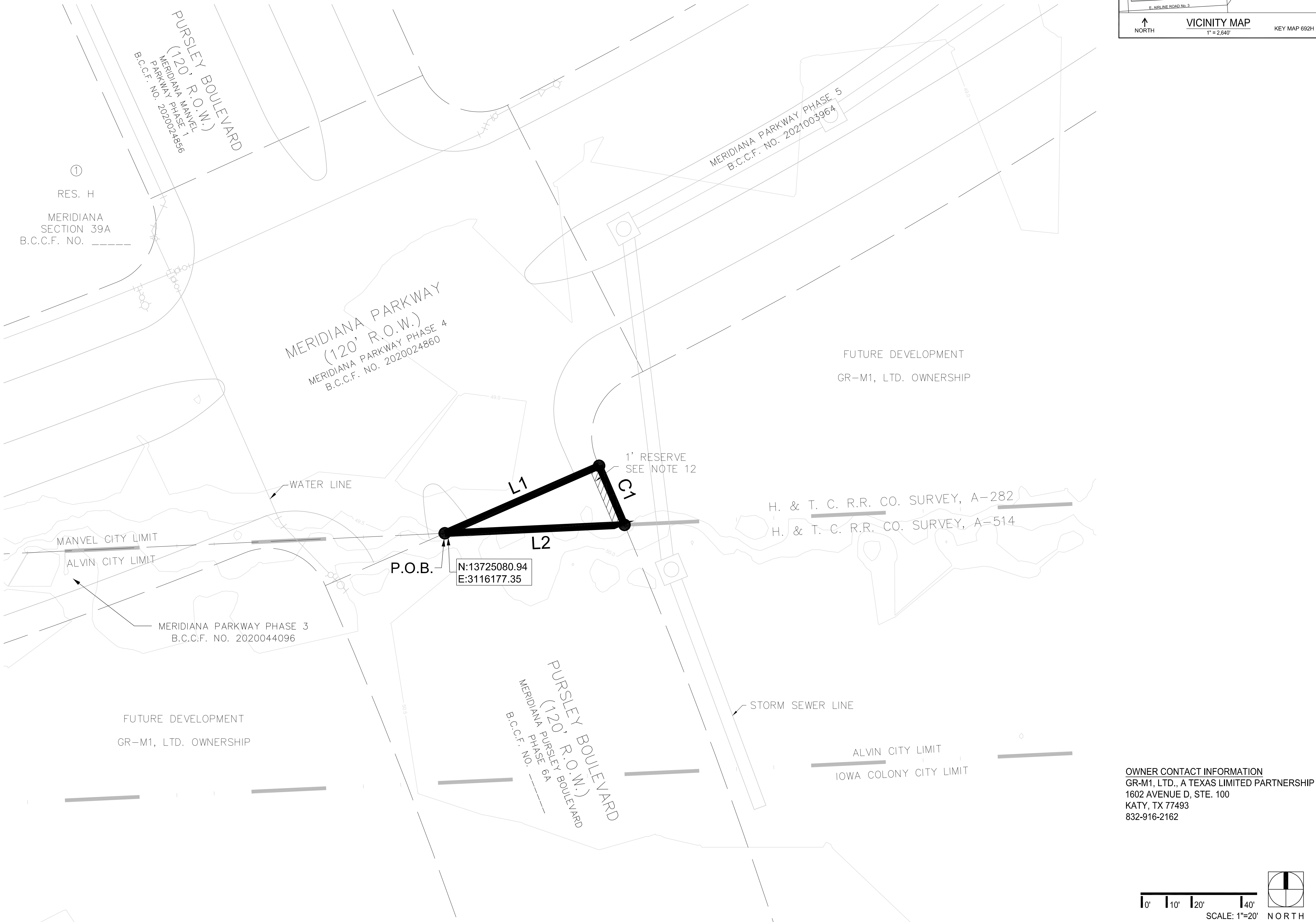
CITY COUNCIL

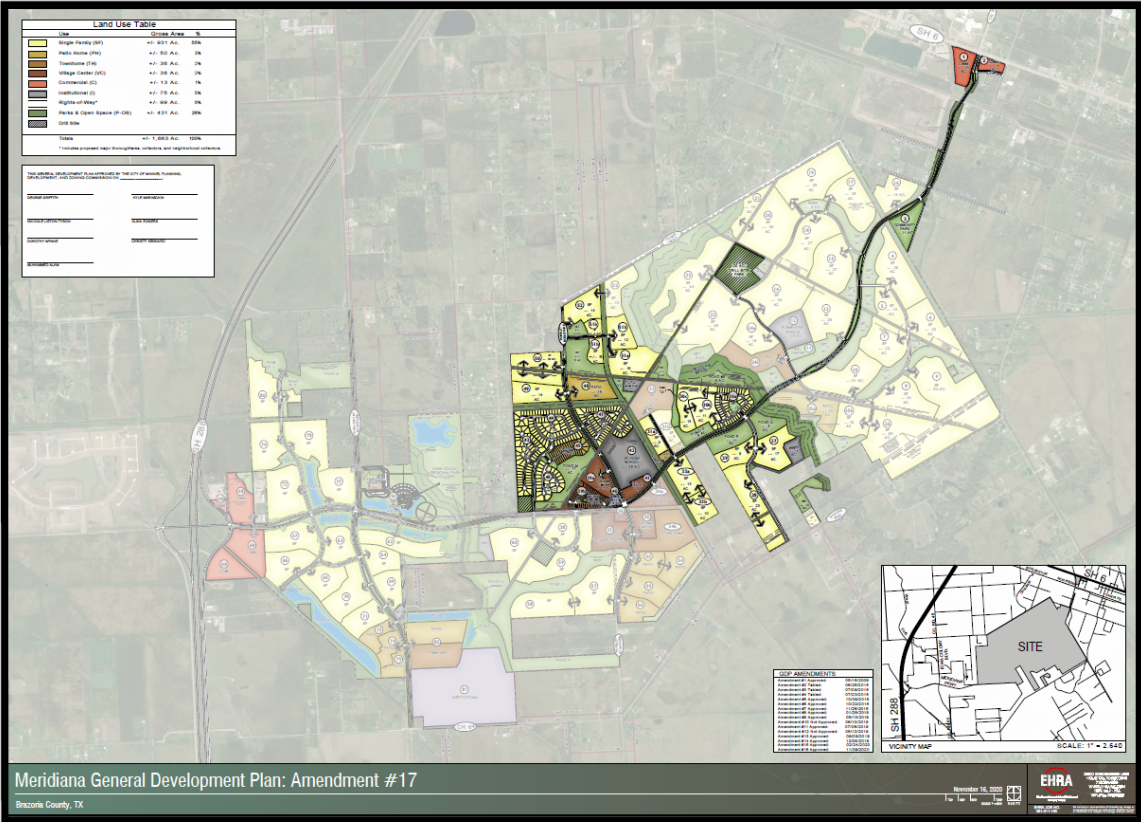
CURVE TABLE

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'





ORDINANCE NO. 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.

* * * * *

WHEREAS, MM&S Ltd. is the owner (the "Owner") of a certain 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 a sixty-five (65) acre tract of land as recorded in Volume 283, Page 617 of the deed records of Brazoria County, Texas, as shown on said a map and description of which is attached hereto as Exhibit "A"; and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

WHEREAS, the Planning, Development, and Zoning Commission has recommended approval of such request and the City Council deems it appropriate to approve said rezoning; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The zoning classification of the certain 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 a sixty-five (65) acre tract of land as recorded in Volume 283, Page 617 of the deed records of Brazoria County, Texas, as shown on a map and description of which is attached hereto as Exhibit "A" attached hereto and for all things made a part hereof, shall be changed from the Single Family Residential (SFR) District to Light Commercial (LC) District for uses as permitted within such zone classification.

Section 3. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tracts, as described and as provided in Section 2 above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. The City Council hereby finds and determines that said rezoning comports to the City's Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

PASSED AND APPROVED on first reading this _____ day of _____, 2021.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2021.

Debra Davison, Mayor

ATTEST:

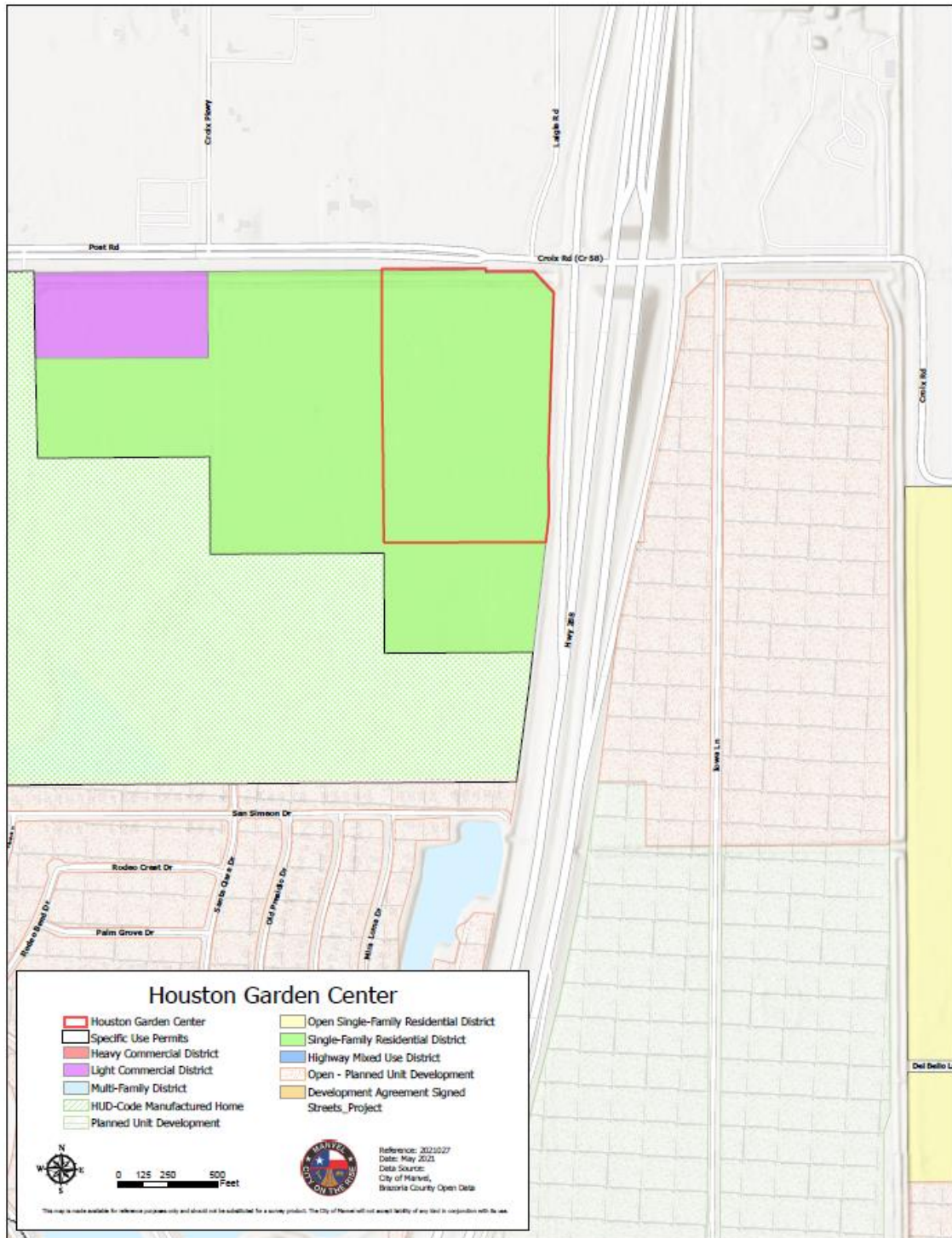
Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

EXHIBIT A

A 24.7282 acre (1,077,160 square feet) tract of land, situated in the A.C.H. & B. Co. Survey, A-459 of Brazoria County, Texas, and being a part of a sixty-five (65) acre tract of land as recorded in Volume 283, Page 617 of the deed records of Brazoria County, Texas.





MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: June 7, 2021

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 24.7282 acres of land located at the southwest corner of SH 288 and Croix Road, from Single-Family Residential (SFR) District to Heavy Commercial (HC) District.

BACKGROUND: The owner is requesting a rezoning in order to construct a Houston Garden Center on 24.7282 acres. The current SFR zoning does not allow NAICS Use No. 444220 "Garden Centers". This use is permitted in the HC zoning district; however, City staff recommends a rezoning to Light Commercial (LC) zoning district since it is less intensive compared to Heavy Commercial (HC) zoning district. The Planning, Development and Zoning Commission held a public hearing at their May 24, 2021, meeting. There were no speakers during the public hearing. The Commission's discussion focused on rezoning to LC rather than HC due to proximity of residential land uses and HC allowing more intense uses.

PD&Z RECOMMENDATION: The Planning, Development and Zoning Commission recommends reclassifying subject property from Single-Family Residential (SFR) District to Light Commercial (LC) District to the City Council. The vote was five yeas to zero nays at their May 24, 2021, meeting.

STAFF RECOMMENDATION: City staff recommends reclassifying subject property from Single-Family Residential (SFR) District to Light Commercial (LC) District.

ATTACHMENTS: Staff Report and Ordinance

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 _____
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City Council Rezoning Request

Agenda of:	June 7, 2021	Initiated By:	Jessica Rodriguez Dir. Development Services
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

A rezoning from Single-Family Residential (SFR) District to Heavy Commercial (HC) District for 24.7282 acres located in the southwest corner of Croix Road and State Highway 288

Exhibits

Zoning Vicinity Map, Staff Report, Site Photographs, Aerial Vicinity Map, City's Major Thoroughfare Plan Map, Property Survey, Applicant Letter, Application, Authorization Letter, and Public Hearing Notice

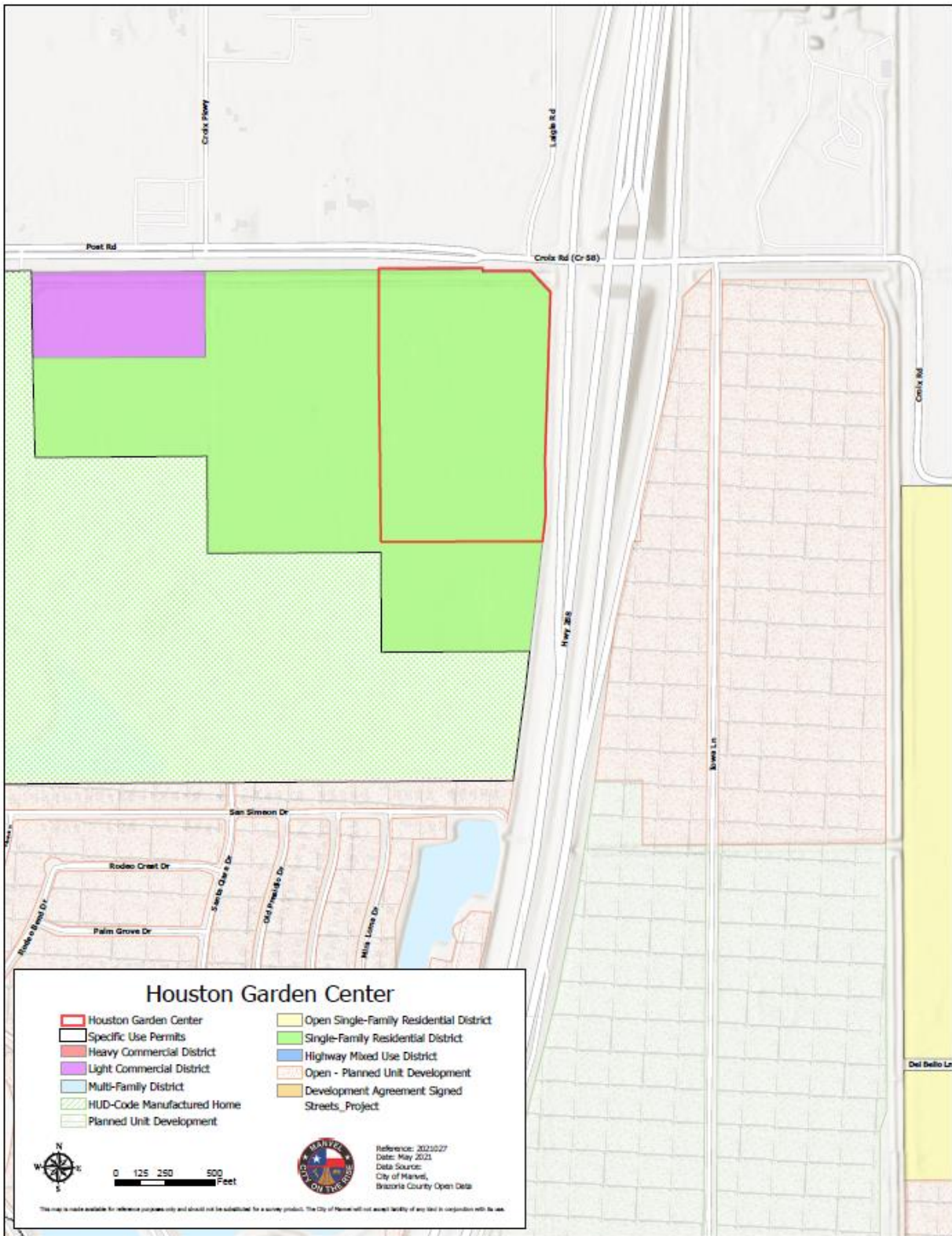
Recommended Action

A Public Hearing following by Consideration and Action from City Council

Executive Summary

The proposed rezoning is for 24.7282 acres of land located in the southwest corner of Croix Road and State Highway 288 from Single-Family Residential (SFR) District to Heavy Commercial (HC) District. The owner is requesting a rezoning to construct a Houston Garden Center. The use of "garden centers" is classified at NAICS Use No. 444220. "Garden Centers" are not permitted in the SFR zoning district so the applicant has filed a rezoning to HC where it is permitted. Staff overview of the proposed rezoning is contained in the attached Staff Report section.

Zoning Vicinity Map



Staff Report

Overview

The owner has requested a rezoning for 24.7282 acres of land located in the southwest corner of Croix Road and SH 288 from Single-Family Residential (SFR) District to Heavy Commercial (HC) District. The owner would like to construct a Houston Garden Center on this site. The SFR zoning district does not permit NAICS Use No. 444220 "Garden Centers". The requested HC zoning district permits NAICS Use No. 444220 "Garden Centers" as well as the Light Commercial (LC) zoning district. The HC zoning district is a more intense zoning district compared to LC. For example, most manufacturing uses are permitted in HC zoning district, whereas, the LC zoning district does not. Uses permitted in HC zoning district would permit but are not limited to paper manufacturing (NAICS Use no. 322), textile mills (NAICS Use No. 313), warehouse and storage (NAICS Use No. 493), etc. These uses are not permitted in the LC zoning district. Since LC is a less intense zoning district, staff is recommending a rezoning to LC rather than the requested HC. Other reasons to recommend a rezoning of the property to Light Commercial (LC) zoning district include: 1) close proximity to SH 288 on Croix Road, 2) Croix Road is identified as a "parkway" on the City's Major Thoroughfare Plan, and 3) proximity of other Light Commercial zoned property.

The subject site is located in the southwest corner of SH 288 and Croix Road. SH 288 is a major north/south freeway in the Houston metro area, and Croix Road is identified as a 120-foot right-of-way parkway in the City's Thoroughfare Plan. Croix Road is an existing four-lane median road with freeway access on the site eastern boundary. Due to the close proximity and vehicular access to both of these roads, the property lends itself to commercial development. A rezoning to LC provides an opportunity for the nearby residential (existing and planned) to access neighborhood commercial services without traveling outside of the City. Another factor to consider to rezone this property to Light Commercial zoning district, is the close proximity to other LC zoned property. Subject property is located approximately 880-feet east of property already zoned Light Commercial. This property was rezoned from Single Family Residential (SFR) district to Light Commercial (LC) district by Ordinance No. 2017-O-01. The existing LC property remains vacant; however, it has been recently platted for strip commercial development.

General Site Information

Surrounding Property Zoning	North: City of Manvel ETJ South: Single-Family Residential District (SFR) East: Planned Unit Development District (PUD) West: Single-Family Residential District (SFR) and Light Commercial District (LC)
Surrounding Land Use	North: Vacant/Undeveloped, Commercial, and Single-Family Residential South: Rodeo Palms Subdivision (single-family) East: Vacant/Undeveloped West: Vacant/Undeveloped and Church

Land Use

In the Heavy Commercial (HC) District, uses are either allowed by right, with the approval of a Specific Use Permit (SUP), or only an office function. The City of Manvel utilizes the North American Industrial Classification System (NAICS) to categorize all land uses.

Currently Allowed Uses in the Heavy Commercial (HC) Zoning District:

The following uses are allowed by right in the HC zoning district.

115	Support activities for agriculture and forestry
236	Construction of buildings
237	Heavy and civil engineering construction
238	Specialty trade contractors
311	Food manufacturing
311811	Retail bakeries
3121	Beverage manufacturing
313	Textile mills
314	Textile product mills
315	Apparel manufacturing
316	Leather and allied product manufacturing
321	Wood products manufacturing
321999	All other misc. wood
322	Paper manufacturing
323	Printing and related support activities
334	Computer and electronic product manufacturing
335	Electrical equipment, appliance and component manufacturing
337	Furniture and related product manufacturing
339	Miscellaneous manufacturing
42	Wholesale
442	Furniture and home furnishing stores
443	Electronics and appliance stores
444	Building material, garden equipment and supplies dealers
445	Food and beverage stores
446	Health and personal care stores
448	Clothing and clothing accessories stores
451	Sporting goods, hobby, book and music stores
452	General merchandise stores
453	Miscellaneous store retailers
454	Non-store retailers
48	Transportation and warehousing
491	Postal service
492	Couriers and messengers
493	Warehouse and storage
51	Information
52	Finance and insurance
522291	Consumer lending
531	Real estate

53112	Lessors of nonresidential buildings (except mini warehouses)
53113	Lessors of mini warehouses and self-storage units
5321	Automotive and equipment rental
5322	Consumer good rental
532292	Recreational goods rental
5323	General rental centers
5324	Commercial and industrial machinery and equipment rental
54	Professional, scientific, and technical services
5412	Accounting, tax preparation, bookkeeping and payroll
54194	Veterinary services
55	Management of companies and enterprises
561	Administrative and support services
562	Waste management and remediation services
6117	Educational support services
624	Social assistance
6244	Child day care services
713940	Fitness and sports centers
722	Food services and drinking places
7224	Drinking places (alcoholic beverages)
8111	Automotive repairs and maintenance
811122	Automotive glass replacement shop
8112	Electronic and precision equipment repair and maintenance
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair)
8114	Personal and household goods repair and maintenance
812	Personal and laundry services
812210	Funeral homes and funeral services
813410	Civil and social organizations
92	Public administration

The following uses are allowed with an approved SUP in the HC zoning district.

21	Mining, quarrying and oil and gas extraction
22	Utilities
237130	Power and communication line and related structures construction
237	Heavy and civil engineering construction
237130	Power and communication line and related structures construction
324	Petroleum and coal products manufacturing
325	Chemical manufacturing
326	Plastics and rubber products manufacturing
327	Nonmetallic mineral products manufacturing
331	Primary metal manufacturing
332	Fabricated metal product manufacturing
333	Industrial machinery manufacturing
336	Transportation equipment manufacturing
441	Motor vehicle and parts

445120	Convenience stores
447	Gasoline stations
452990	All other general merchandise stores
45393	Manufactured (mobile) home dealers
453991	Tobacco stores
522298	All other non-depository credit intermediation
53113	Lessors of mini warehouses and self-storage units
6111	Elementary and secondary schools
6112	Junior colleges
6113	Colleges, universities, and professional schools
6114	Business schools and computer and management training
6115	Technical and trade schools
6116	Other schools and instruction
621	Ambulatory health care services
622	Hospitals
623	Nursing and residential care facilities
623990	Other residential care facilities
71	Arts, entertainment, and recreation
713	Amusement, gambling, recreation industries
713990	All other amusement and recreational industries
721	Accommodations
7212	RV parks and recreational camps
721191	Bed and breakfast
72233	Mobile food services
812113	Nail salons
81219	Other personal care services
812220	Cemeteries and crematories
813110	Religious organizations
	Adult entertainment business
	Game room

Staff Recommendation

City Staff recommends reclassifying subject property from Single-Family Residential (SFR) District to Light Commercial (LC) District to the Planning, Development, and Zoning Commission.

*After the Planning, Development and Zoning Commission meeting on May 24, 2021, staff emailed the applicant informing them the recommendation is to Light Commercial (LC) district rather than Heavy Commercial (HC) district. The applicant and owner have no objection to the Light Commercial (LC) district.

Planning, Development and Zoning Commission Public Hearing

A public hearing was held at the May 24, 2021, Planning, Development and Zoning Commission meeting. There were no comments from the public during the public hearing. Later, outside the public hearing someone asked a question regarding Heavy Commercial (HC) zoning but was referred to speak to staff. The following day, staff received an email inquiry but the owner made an inquiry regarding the rezoning of their property. It appeared a neighboring property owner thought the City

was trying to rezone their property to Heavy Commercial. I responded by email that the City was not rezoning their property but this was for an abutting property.

Planning, Development and Zoning Commission Consideration and Discussion

During the May 24, 2021, Planning, Development and Zoning Commission meeting, the Commission discussed the proposed recommendation to rezone to Light Commercial (LC) District rather than Heavy Commercial (HC) District. The HC District was requested by the owner. At the time of the meeting, staff had not informed the applicant of such recommendation. Staff explained the LC District would allow the Houston Garden Center as a “garden center” use as well as HC. However, staff recommended LC district since it allows less intensives uses compared to the HC district. The Commission made the same recommendation based on proximity to single-family land uses and greater use intensity in the HC district.

Planning, Development and Zoning Commission Recommendation

The Planning, Development and Zoning Commission recommends reclassifying subject property from Single-Family Residential (SFR) District to Light Commercial (LC) District to the City Council. The vote was five yeas to zero nays to recommend Light Commercial (LC) District.

City Council Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, one information inquiry was emailed to City staff. After the PD&Z public hearing, someone asked a question regarding Heavy Commercial (HC) zoning but was referred to speak to staff. The following day, staff received an email inquiry. The inquiry was regarding the rezoning of their property (not this site). It appeared a neighboring property owner thought the City was trying to rezone their property to Heavy Commercial. Staff responded by email that the City was not rezoning their property but this was for an abutting property. Staff has not received and is not aware of opposition to this rezoning.

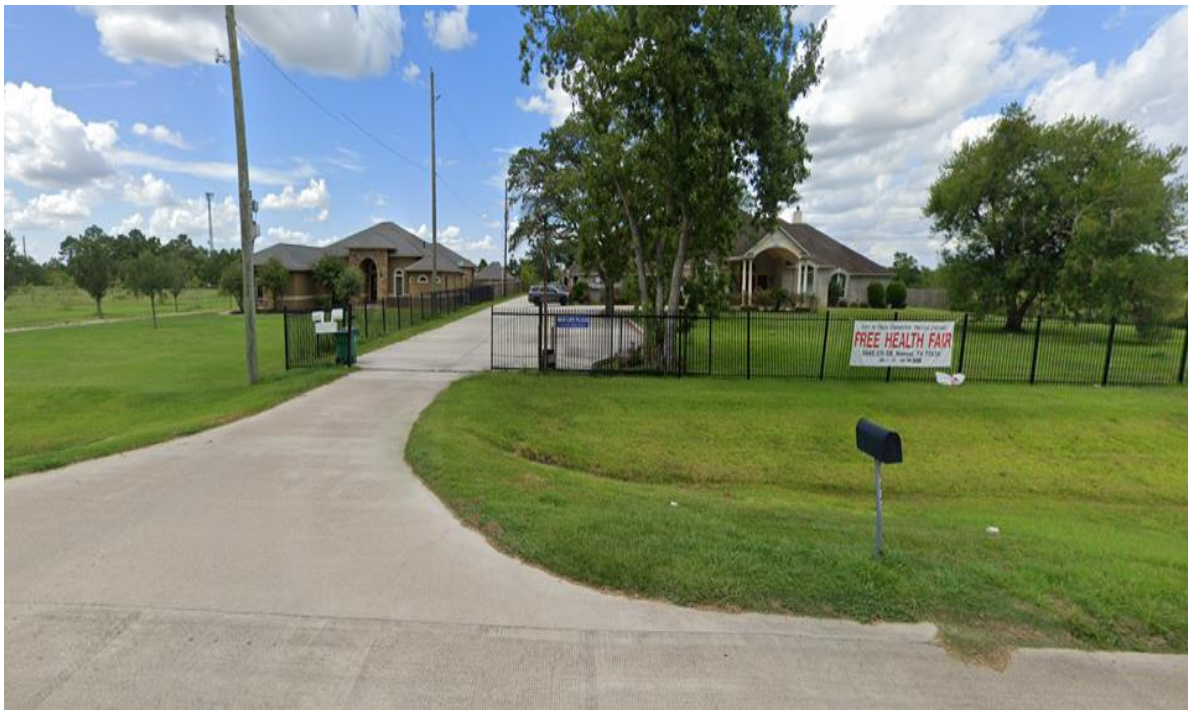
Points for Consideration

- Close proximity to SH 288 on Croix Road lends the property to commercial development.
- Croix Road is an existing four-lane median road that is identified as a 120-foot ultimate right-of-way width on the City’s Major Thoroughfare Plan.
- In 2017, other property approximately 880-feet west of subject site was changed from Single Family Residential (SFR) district to Light Commercial (LC) district by Ordinance No. 2017-O-01.
- The Light Commercial (LC) district uses are more conducive to the surrounding area compared to Heavy Commercial (HC) district.

Site Photographs



Looking south across Croix Road at the proposed Houston Garden Center site.



Looking north from Croix Road at the commercial and single-family residential.

Site Photographs

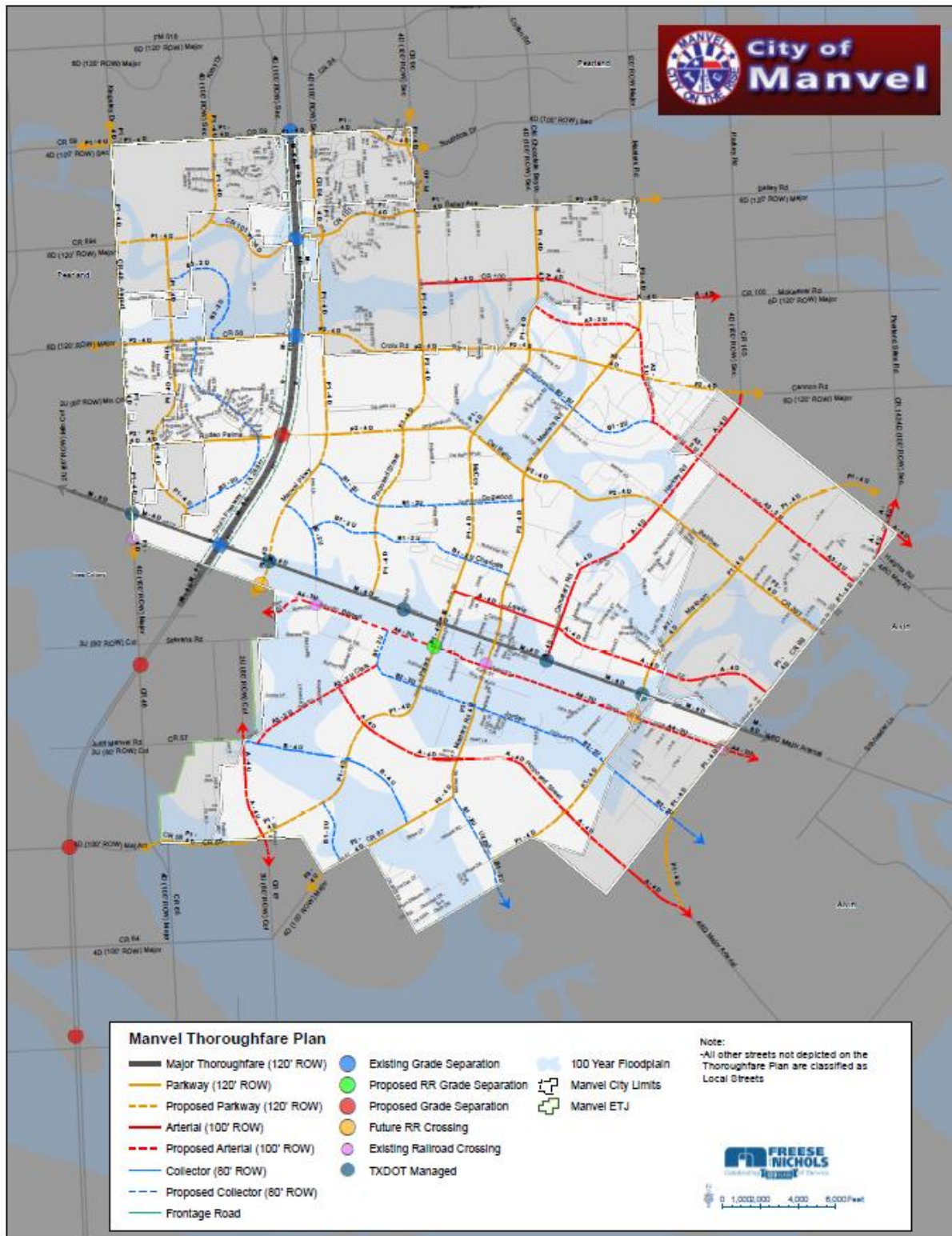


Looking north from Croix Road at vacant/undeveloped property.

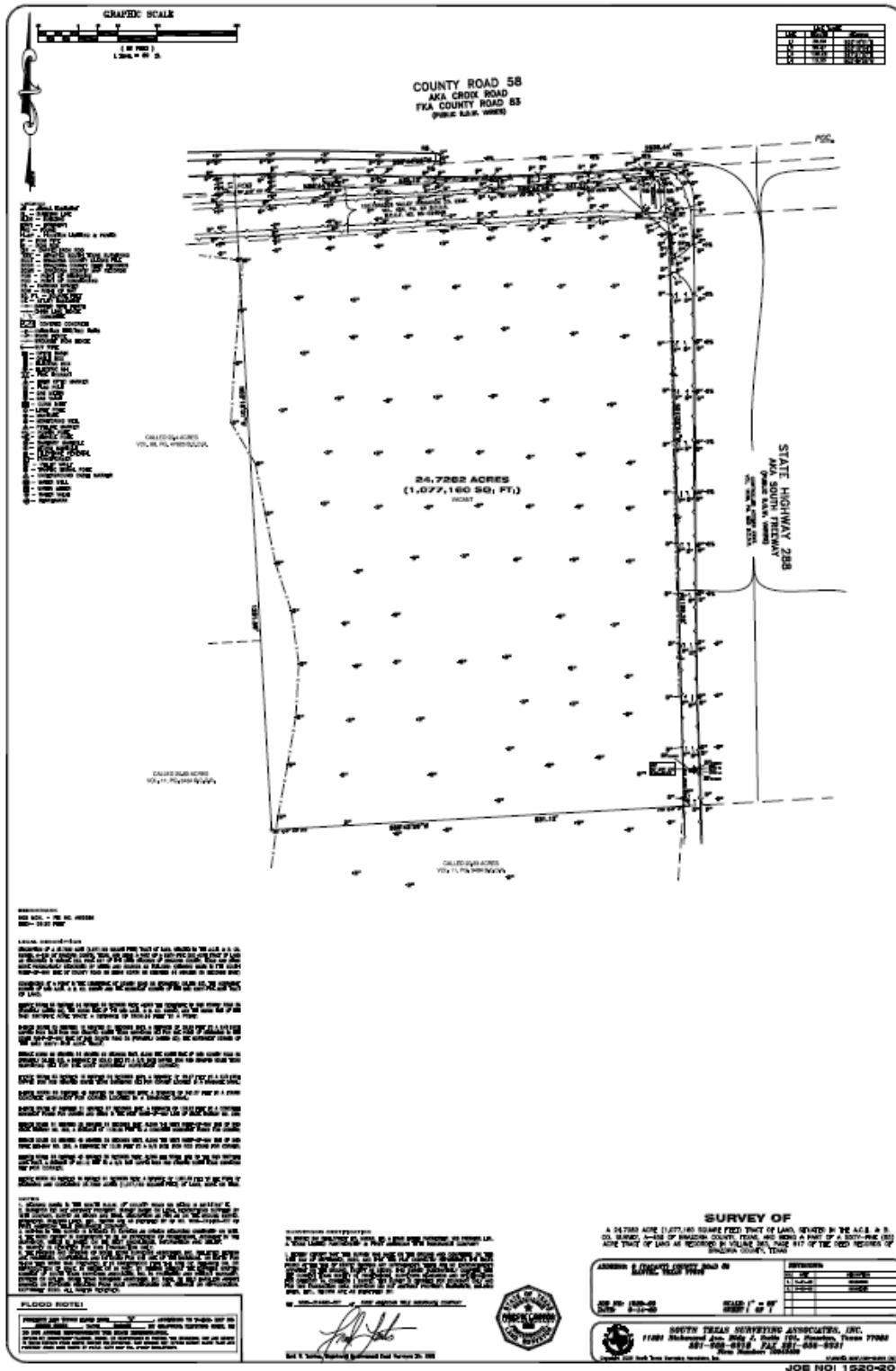
Aerial Vicinity Map



City's Major Thoroughfare Plan Map



Property Survey



Applicant Letter



ESDM, INC.

April 15, 2021

City of Manvel
Development Services Dept.
20025 Highway 6
Manvel, TX 77578

RE: Rezoning Letter of Request
CR 58 & Hwy. 288 S
24.78282 Acre tract of land, situated in A.C.H.&B Co. Survey A-459 out of Brazoria Co.,
Being a part of 65 acre tract in Vol. 283, page 617 of the deed records of Brazoria Co.

Dear City of Manvel;

On behalf of Houston Garden Center, this letter and enclosed application package is to request the above referenced property be rezoned from residential to "Light Commercial" use.

Should you have any additional questions, concerns, and/or instructions regarding this matter, please contact us at your earliest convenience.

Sincerely Yours,

A handwritten signature in dark ink, appearing to read "Hadi Elmi", with a long horizontal flourish extending to the right.

Hadi Elmi, P.E., R.E.M.
President

Cc: Mr. Matthew R. Hooper, Houston Garden Centers
Ms. Kim Hooper, Houston Garden Centers

Environmental Systems Design and Management, Inc.

12715 Cutten Rd., Houston, Texas 77066
P.O. Box 9599, The Woodlands, Texas 77387
Tel: 281-444-3300 Fax: 281-444-3305 E-Mail: esdm@esdminc.com www.esdminc.com

Application



DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

REZONING APPLICATION

PROJECT INFORMATION

Project Name: Houston Garden Center
Project Location/Address: CR 58 & Hwy. 288 S
Legal Description: 24.7282 acre tract of land, situated in A.C.H. & B. Co. Survey A-459 of Brazoria Co., TX, being a part of 65 acre tract in Vol. 283, pg. 617
Current Zoning: SFR Proposed Zoning: HC
Parcel/Tax ID# (s): 693153 Total Acreage: 24.7282 Proposed Land Use: Retail/nursery

APPLICANT INFORMATION

Applicant Name: Hadi Elmi
Company Name: ESDM, Inc.
Address: 12715 Cutten Rd. City: Houston State: TX Zip: 77066
Phone #: 281-444-3300 Email: esdm@esdminc.com

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

Hadi Elmi
Applicant Signature (REQUIRED)

4-15-2021
Date

PROPERTY OWNER INFORMATION

Owner(s) Name: MNK&S Ltd.
Address: 5345 W. Loop South City: Houston State: TX Zip: 77081
Phone #: 713-218-0860 Email: mhooper@houstongardencenters.com

PROPERTY OWNER'S AUTHORIZATION (Required - If owner is also the applicant, must sign as both):
I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

MNK&S Ltd.
Owner's Signature (REQUIRED)

4/15/2021
Date

Application



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

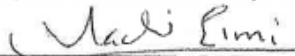
SUBMITTAL CHECKLIST

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these exceptions for your project before submitting an application. Answers to rezoning applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

REZONING SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Rezoning Application (with all signatures)	✓
One (1) Legal Description of Property (metes & bounds description if not platted)	✓
One (1) Copy of Recorded Plat (if platted)	
One (1) Applicant Letter of Request	✓
Traffic Impact Analysis, if applicable	
Paid Application Fee	

APPLICANT CERTIFICATION

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.



Applicant Signature

1-15-2021

Date

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.

Matthew R. Hooper

Owner Name

5345 West Loop South

Owner Address

Houston, TX 77081

Owner City, State Zip

Date

4/15/2021

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

I, Matthew R. Hooper, certify that I am the owner of the project property located at CR 58 & Hwy. 288, Manvel, TX 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 Hadi Elmi with the company ESDM, 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 713-218-0860 if you have any questions.

Sincerely,

Owner Name Matthew R. Hooper

Owner Signature

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 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).

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 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).

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 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.

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.

ALLEN BOONE HUMPHRIES ROBINSON LLP
ATTORNEYS AT LAW

PHOENIX TOWER
3200 SOUTHWEST FREEWAY
SUITE 2600
HOUSTON, TEXAS 77027
TEL (713) 860-6400
FAX (713) 860-6401
abhr.com

Direct Line: (713) 860-6412
Direct Fax: (713) 860-6612

taustin@abhr.com

Timothy Austin
Partner

March 25, 2021

The Honorable Mayor and City Council
City of Manvel
20025 Highway 6
Manvel, Texas 77578
Attention: Kyle Jung, City Manager

Re: Brazoria County Municipal Utility District No. 40;
Request for consent to annex land

Dear Mayor and Councilmembers:

Pease consider this a request from the Board of Directors of Brazoria County Municipal Utility District No. 40 for the consent of the City of Manvel to the addition of two tracts totaling 11.0196 acres into the District. This land was a part of the consideration in connection with the recent amendment to the Pomona development agreement. A draft resolution granting consent is attached for your convenience. The consent conditions are the same as with the last addition of land into MUD 39.

The Strategic Partnership Agreement between MUD 40 and the City encompasses the entire boundaries of the District, so I don't believe there is a need to amend the SPA; however, the City may wish to carry out the limited purpose annexation of the added tracts pursuant to the SPA terms.

Simultaneously with the addition of these tracts, the District will exclude land of lesser taxable value. If you would like further details, please let me know.

Honorable Mayor and Council

March 25, 2021

Page 2

The District appreciates your assistance with this matter. Thanks very much for your consideration.

Sincerely,



Timothy Austin
Attorney for the District

Enclosure

cc: Bobby Gervais, City Attorney [w/encl.]

Resolution No. _____

RESOLUTION CONSENTING TO THE ADDITION OF LAND INTO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40

WHEREAS, the City of Manvel, Texas (the "City"), received a request for consent to the inclusion of land into Brazoria County Municipal Utility District No. 40 encompassing approximately 11.0196 acres; and

WHEREAS, Section 54.016 of the Texas Water Code provides that land within a city or within the extraterritorial jurisdiction of a city may not be included within a municipal utility district without such city's consent; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The City Council of the City hereby grants its written consent to the petition for inclusion of the land described in **Exhibit A** into **BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40**, subject to the terms and conditions contained in **Exhibit B**.

Section 2. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 3. This Resolution shall take effect immediately upon its first and final reading and the passage and approval.

PASSED AND ADOPTED the _____ day of _____, 2021.

Mayor

ATTEST:

City Secretary

Exhibit A
The Land

DESCRIPTION OF TRACT 1
4.996 ACRES

Being 4.996 acres of land located in the A.C.H. & B.R.R. Co. Survey, Section 89, Abstract 417, Brazoria County, Texas, being a portion of Lot 18 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens, Section 89, a subdivision of record in Volume 2, Page 98, Plat Records of said Brazoria County, Texas (B.C.P.R.), said 4.996 acres also being all of that certain called 4.995 acre tract conveyed to MMY Partners, LLC by instrument of record in File Number 2009028008, of the Official Public Records of said Brazoria County (B.C.O.P.R.), said 4.996 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83 (1993 adjustment));

BEGINNING at a Mag Nail found for the southeast corner of said 4.995 acres, same being at the centerline of Croix Parkway, the common corner of said Lot 18, and Lot 19, Lot 28 and Lot 29 of said Section 89, and the northeast corner of that certain called 2.257 acre tract conveyed to MC 288, LLC, by an instrument of record in File Number 2018047380, B.C.O.P.R.;

Thence, South 86° 46' 14" West, along the south line of said 4.995 acres, the common line of said Lot 18 and Lot 19, the north line of said 2.257 acres, and the north line of that certain called 2.743 acre tract conveyed to MC 288, LLC, by an instrument of record in File Number 2018047367, B.C.O.P.R., passing at 29.79 feet a found 1/2-inch iron pipe, and continuing in all, 880.00 feet to the southwest corner of said 4.995 acres, same being the northwest corner of said 2.743 acres, the common corner of said Lot 18 and Lot 19, and Lot 8 and Lot 9 of said Section 89, and being on an easterly line of that certain called 223.682 acre tract (described as Tract 5, Part 2), conveyed to Pomona Phase 2A, LLC, by an instrument of record in File Number 2016045410, B.C.O.P.R. from which a found 5/8-inch iron rod (bent) bears North 86° 46' 14" East, 0.40 feet, and a wooden post bears North 86° 46' 14" East, 2.00 feet;

Thence, North 03° 12' 16" West, along the common line of said 4.995 acres, 223.682 acres, Lot 8 and Lot 18, 247.07 feet to the northwest corner of said 4.995 acres, same being the southwest corner of that certain called 3.9902 acre tract conveyed to Brazoria County, Texas, by an instrument of record in File Number 2009043874, B.C.O.P.R., from which a 5/8-inch iron rod with LJA cap, bears North 86° 44' 33" East, 0.93 feet,;

Thence, North 86° 44' 33" East, departing said common line, along the north line of said 4.995 acres, and the south line of said 3.9902 acres, passing at 850.10 feet a found 1/2-inch iron rod and continuing in all, 880.00 feet to a Mag Nail found for the northeast corner of said 4.995 acres, same being the southeast corner of said 3.9902 acres, same being in the center line of aforementioned Croix Parkway and on the common line of said Lot 18 and aforementioned Lot 28;

Thence, South 03° 12' 16" East, along the east line of said 4.995 acres, and the common line of said Lot 18 and Lot 28, 247.50 feet to the POINT OF BEGINNING and containing 4.996 acres of land.

DESCRIPTION OF TRACT 2
6.020 ACRES

Being 6.020 acres of land located in the A.C.H. & B.R.R. Co. Survey, Section 89, Abstract 417, Brazoria County, Texas, being a portion of Lot 17 and Lot 18 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens, Section 89, a subdivision of record in Volume 2, Page 98, Plat Records of said Brazoria County, Texas (B.C.P.R.), said 6.020 acres also being all of that certain tract conveyed to John Wayne Bond, et ux (called South 1/2 of Lot 17), by instrument of record in Volume 1260, Page 330, of the Deed Records of said Brazoria County (B.C.D.R.), and all of that certain called 1.000 acre tract conveyed to John Wayne Bond and Wife, Lydia Croix Bond, by instrument of record in Volume (86) 301, Page 203, of the Official Records of said Brazoria County (B.C.O.R.), said 6.020 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83 (1993 adjustment));

BEGINNING at the southwest corner of said 1.000 acres, from which a found 5/8-inch iron rod with cap stamped "RPLS 5924" bears North 86° 44' 34" East, 1.50 feet, same being on the common line of said Lot 18 and Lot 8 of said Section 89, and on a easterly line of that certain called 223.682 acre tract (described as Tract 5, Part 2), conveyed to Pomona Phase 2A, LLC, by an instrument of record in File Number 2016045410, of the Official Public Records of said Brazoria County (B.C.O.P.R.), same being the northwest corner of that certain called 3.9902 acre tract conveyed to Brazoria County, Texas, by instrument of record in File Number 2009043874, B.C.O.P.R.;

Thence, North 03° 12' 16" West, with the common lines of said Lot 18 and Lot 8 and said 1.000 acres and said 223.682 acres, passing at 49.59 feet the northwest corner of said 1.000 acres, same being the southwest corner of the aforementioned John Wayne Bond, et ux tract, and the

common corner of Lot 7, Lot 8, Lot 17 and Lot 18, of said Section 89, from which a 1/2-inch iron rod with LJA CAP bears North $86^{\circ} 47' 44''$ East, 1.53 feet, and continuing along the common lines of said Lot 7, Lot 17, 223.682 acres and said John Wayne Bond, et ux tract, in all 298.47 feet to a 5/8-inch iron rod found for the northwest corner of said John Wayne Bond, et ux tract, same being an angle point of said 223.682 acres;

Thence, North $86^{\circ} 48' 27''$ East, departing the common line of said Lot 7 and Lot 17, along the common line of the north line of said John Wayne Bond, et ux tract, and said 223.682 acres, passing at 849.81 feet a 1/2-inch iron rod, and continuing in all 880.00 feet to a Mag Nail, found for the northeast corner of said John Wayne Bond, et ux tract, same being in the centerline of Croix Parkway and on the common line of said Lot 17 and Lot 27 of aforementioned Section 89;

Thence, South $03^{\circ} 12' 16''$ East, along the east line of said John Wayne Bond, et ux tract, the east line of said Lot 17, and the west line of said Lot 27, passing at 247.58 feet a Mag Nail found for the southeast corner of said John Wayne Bond, et ux tract, same being the northeast corner of aforementioned 1.000 acre tract, and the common corner of said Lot 17, Lot 18, Lot 27, and Lot 28 of said Section 89, and continuing along the east line of said 1.000 acres, the east line of said Lot 18 and the west line of said Lot 28, 297.47 feet to a Mag nail set for corner, same being the southeast corner of said 1.000 acres, and the northeast corner of aforementioned 3.9902 acres;

Thence, South $86^{\circ} 44' 34''$ West, departing the common line of Said Lot 18 and said Lot 28, along the common line of said 1.000 acres and said 3.9902 acres, 880.00 feet to the POINT OF BEGINNING and containing 6.020 acres of land.

EXHIBIT B CONSENT CONDITIONS

(a) The District may issue bonds, including refunding bonds, only for the purpose of purchasing, refinancing, designing and constructing, or otherwise acquiring waterworks systems, sanitary sewer systems, storm sewer systems, drainage facilities, parks and recreational facilities, and streets and thoroughfares, or parts of such systems or facilities, and to make any and all necessary purchases, constructions, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and other services within or without the boundaries of the District. No bonds will be issued with a final maturity date more than 30 years from the date of issuance, and the first principal maturity must occur within three years of the date of issuance. Such bonds must provide that the District reserves the right to redeem said bonds on any date subsequent to the 10th anniversary of the date of issuance (or any earlier date at the discretion of the District) without premium, and none of such bonds, other than refunding bonds, will be sold for less than 97 percent of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date of advertisement for the sale of such bonds. Following the issuance of any series of bonds, the average annual debt service requirement on the outstanding indebtedness of the District during the last five years of such indebtedness may not exceed the average annual debt service payment on the District's indebtedness during the period preceding the final five years of indebtedness by more than 25 percent. After the District has issued bonds to finance all the District's water, wastewater, drainage, road and recreational facilities, no bonds of the District may be issued without specific City consent.

(b) Any refunding bonds of the District must provide for a minimum of three percent present value savings, and no maturity beyond the latest maturity of the refunded bonds, unless approved by the City in writing prior to the sale thereof.

(c) Before the commencement of any construction within the District, its directors, officers, or developers and landowners will submit to the City, or to its designated representative, all plans and specifications for the construction of water, sanitary sewer and drainage, road and recreational facilities to serve the District and obtain the approval of such plans and specifications. All District infrastructure, including water wells, water meters, flushing valves, valves, pipes, water service lines and sewer service lines, lift stations, and elevated storage and appurtenances thereto, installed or used within the District, will conform to the standard specifications of the

City as amended from time to time; and during the progress of the construction and installation of such facilities, the City may make periodic on-the-ground inspections.

(d) The District, its board of directors, officers, developers, and/or landowners will not permit the construction, or commit to any development within, the District that will result in a wastewater flow to the serving treatment facility which exceeds that facility's legally permitted average daily flow limitations or the District's allocated capacity therein.

(e) Prior to the sale of any lot or parcel of land, the owner or the developer of the land included within the limits of the District will obtain the approval by the City of a plat which will be duly recorded in the Official Records of Brazoria County, Texas, and otherwise comply with the applicable rules and regulations of the City.

Notes:

- 1) All bearings referenced to the Texas State Plane Coordinate System, South Central Zone NAD 83, (1993 Adjustment)
- 2) This survey was prepared from information furnished by Republic Title of Texas, Inc. as agent for First American Title Insurance Company, effective date November 25, 2019, issued December 10, 2019. G.F. No. 1002-291349-RTT. The surveyor did not abstract subject property.

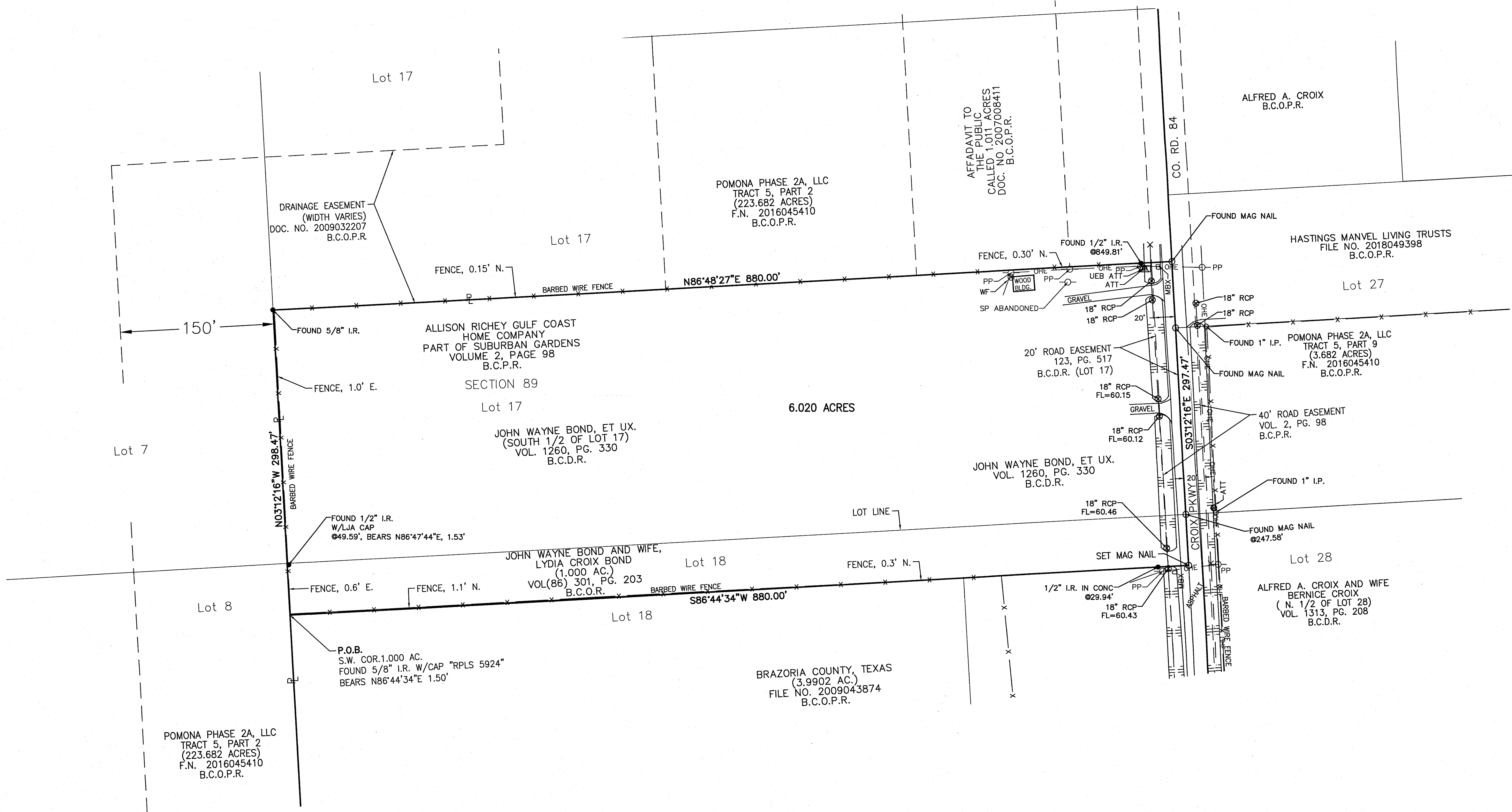
The following item in Schedule B, Item 10, are as follows:

e. A twenty (20) foot side easement located along the east side of lot for public road purposes and an easement for drainage ditches as set out in Volume 123, Page 517 of the Deed Records of Brazoria County, Texas. DOES AFFECT SUBJECT TRACT, AND IS SHOWN HEREON.

3) BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "AE" (DEFINED AS "SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD AND BASE FLOOD ELEVATIONS ARE DETERMINED), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48039C0020 H, REVISED TO REFLECT LOMR, EFFECTIVE DATE JUNE 29, 2018. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

4) PERIMETER IMPROVEMENTS AND ANY EVIDENCE OF UTILITIES HAVE BEEN SHOWN, HOWEVER, INTERIOR IMPROVEMENTS WERE NOT LOCATED.

5) Metes and bounds description prepared for subject tract on separate instrument by the undersigned dated February 10, 2020.



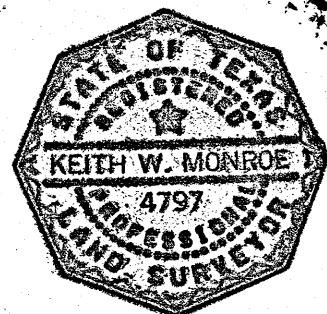
Surveyor's Certificate

To: Lydia Croix Bond and the estate of John Wayne Bond, MC 288, LLC, and Republic Title of Texas, Inc. as agent for First American Title Insurance Company.

I hereby certify that this survey was made on the ground under my supervision, that this plat correctly represents the facts found at the time of survey, and that this professional service substantially conforms to the current Texas Society of Professional Surveyors standards and specifications for a Category 1A, Condition II, Survey. (See Note 4)

Keith W. Monroe

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



LEGEND

HIGH BANK	—▲—
4' BARBED WIRE FENCE	—x—
TELEPHONE PEDESTAL	—o—
POWER POLE — PP	—□—
GUY WIRE — GW	—/—
OVERHEAD ELECTRIC — OHE	—o—
TELEPHONE CABLE MARKER	—△—
AT&T	—AT&T—
SIGN	—■—
MAILBOX	—□—
SIDEWALK — SK	—/—
SPRINKLER CONTROL BOX — SPCB	—□—
GRATE INLET (2.5'x2.5') — GI	—□—
GAS VALVE — GV	—□—
GASLINE MARKER — GLMK	—x—

SURVEY OF 6.020 ACRES
PORTION OF LOT 17 AND LOT 18, SECTION 89
ALLISON RICHEY GULF COAST
HOME COMPANY PART OF SUBURBAN GARDENS
VOL. 2, PAGE 98, B.C.P.R.

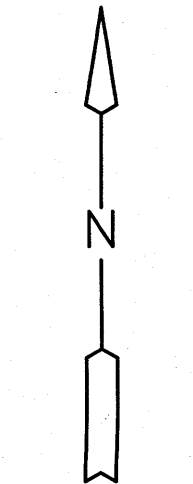
IN THE
A.C.H. & B.R.R. CO. SURVEY, SECTION 89, A-417
BRAZORIA COUNTY, TEXAS

FEBRUARY, 2020 JOB NO. LJA001-2149-2111

LJA Surveying, Inc.

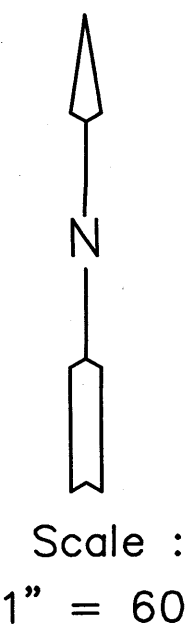
2929 Briarpark Drive
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382



Scale :
1" = 60'

5) Metes and bounds description prepared for subject tract on separate instrument by the undersigned dated February 10, 2020.



LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5201
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

Phone 713.953.5200
Fax 713.953.5026
I.L.S. Firm No. 10194382