



**NOTICE OF A
PLANNING DEVELOPMENT AND ZONING MEETING
July 12, 2021
7:00 PM**

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

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

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

Regular Session

Call to Order

Roll Call

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

Pledge

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

Citizen Comments: "Comment Card" Required

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

Regular Agenda

- A. Consideration and possible action to approve, Final Plat of Pomona Section 20;
BEING A SUBDIVISION OF 16.224 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 53, 54 AND 55 OF SECTION 78 AND A PORTION OF LOTS 3, 4, AND 5 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve, Final Plat for Del Bello Lakes Detention Reserve No. 2;
BEING A SUBDIVISION OF 6.299 ACRES OF LAND SITUATED IN THE A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHRMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Inspiration Way Phase 3;
BEING A SUBDIVISION OF 2.68 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF LOT 5 AND LOT 6, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267- 270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 7 East;
BEING A SUBDIVISION OF 23.36 ACRES, BEING A PARTIAL REPLAT OF LOTS 11-16, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve 'X';
BEING A SUBDIVISION OF 12.44 ACRES OUT OF THE OLIVER HALL SURVEY, A-203 ; ALSO BEING A PARTIAL REPLAT OF AMENDING PLAT OF LOT NO. 15 - LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 22, PAGE 165, BRAZORIA COUNTY PLAT RECORDS; ALSO BEING A PARTIAL REPLAT OF LOT 13 AND LOT 14, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- F. Consideration possible action to approve and forward with favorable recommendation to City Council, Ordinance 2021-O-20;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 50, PLANNING AND DEVELOPMENT, ARTICLE III. COMPREHENSIVE PLAN, BY AMENDING SECTION 50-51. THOROUGHFARE PLAN; APPROVING THE CITY'S 2021 MASTER THOROUGHFARE PLAN; PROVIDING FOR CONFORMITY OF ALL SUBDIVISION AND STREET REGULATIONS TO THE MASTER THOROUGHFARE PLAN; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY; AND PROVIDING A SEVERANCE CLAUSE AND EFFECTIVE DATE.

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

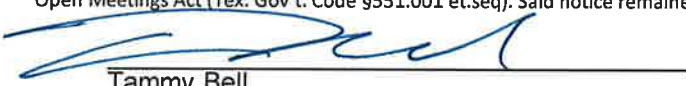
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHTS-OF-WAY (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); SUCH TRACTS BEING SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY SECTION 73 AND SECTION 64, DR. A.A. LUTHER SUBDIVISION OF MANVEL, BRAZORIA COUNTY TEXAS, THE MARY V. O'DONNELL SURVEY, DIVISION "O" OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; 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.

- H. Consideration and possible action to approve the meeting minutes to date.

- I. Consideration and possible action to approve excused committee member absences.

Adjourn

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 July 9, 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

NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS

A quorum of the Manvel City Council, Manvel Economic Development Corporation, Manvel Parks Board, Home Rule Charter Commission and Capital Improvements Advisory Committee may be in attendance at the July 12, 2021 meeting of the Manvel Planning Development and Zoning Commission. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: July 12, 2021

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

Person to Speak: Brian Edwards

Daytime Phone: 713-953-5118 Fax Number: 713-953-5026

E-mail Address: bedwards@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat of Pomona Section 20, being a subdivision of 16.224 acres
of land located in the H.T. & B.R.R. Co. Survey, Section 78 (A.K.A.) J.S. Talmage Survey, Abstract 563 and the A.C.H. & B.R.R. Co.
Survey, Section 89, Abstract 417, Brazoria County, Texas, being a portion of Lots 53, 54 and 55 of Section 78 and a portion of
Lots 3, 4, and 5 of Section 89 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens,
a subdivision of record in Volume 2, Page 98, Plat Records of Brazoria County, Texas.

Plats:

Preliminary _____

Final 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: 2021.07.07 08:50:52 -05'00'

SIGNATURE

July 7, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Pomona Section 20 Final Plat
Applicant	Jason Price, LJA
PD&Z Meeting Date	July 12, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

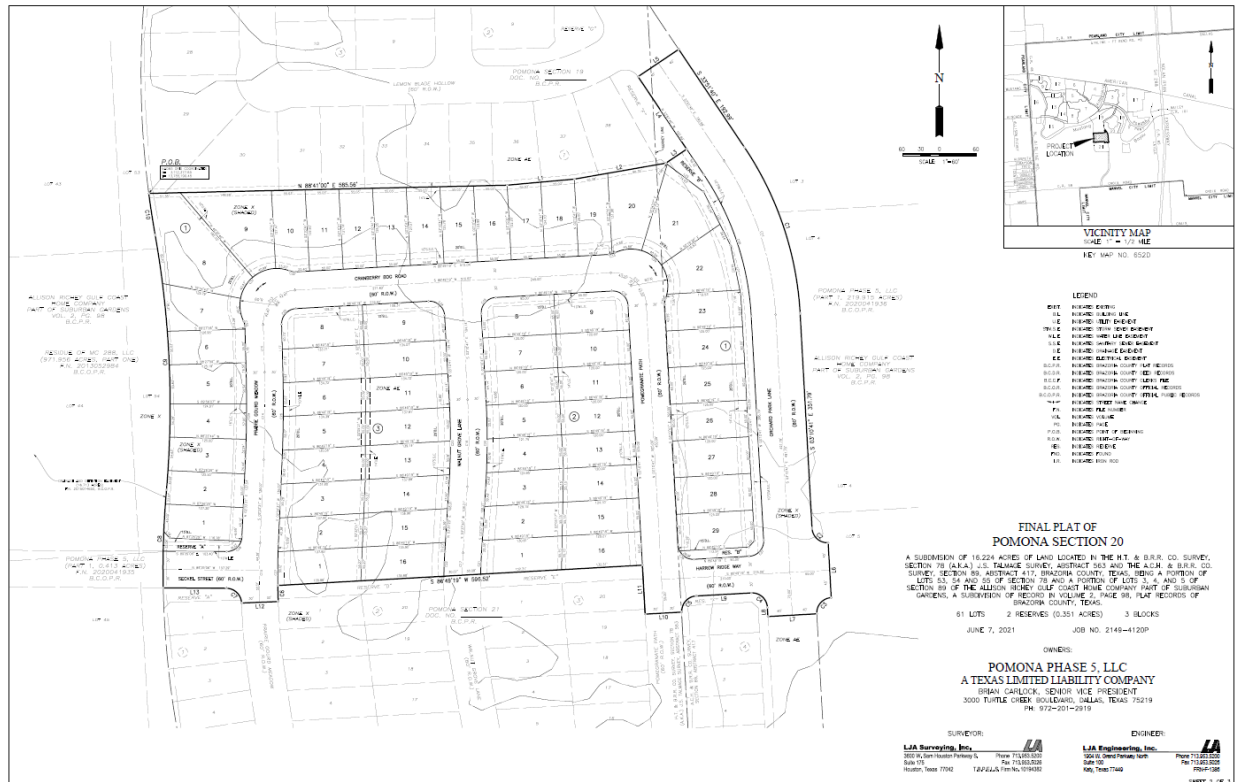
The City staff recommends denial of the Pomona Section 20 Final Plat.

1. Provide land surveyor's signature upon final submittal (Section 62-41 (b) (4)).
2. Provide land surveyor's certification block as stated "I, (surveyor's name), 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." (Section 62-41 (b) (4)).
3. The side corner building line is 20-feet for Lots 8 and 9, Block 2 and Lots 8 and 9, Block 3 per second development agreement amendment and Note 19 (Section 62-41 (b) (13) and Pomona 2nd Development Agreement).
4. Provide drainage district's signatures (Section 62-41 (b) (19)).
5. Provide approved construction plans (Section 62-40, Section 62-41 (b) (25)).
6. Provide lienholder's signature (Section 62-41 (b) (6)).
7. Remove contours from the face of the plat (Section 62-41 (b) (13)).



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

Plat Exhibit



[illegible]

POMONA DEVELOPMENT – LOT SUMMARY TABLE

LOT SIZES	50'x110'	50'x120'	55'x120'	60'x120'	65'x120'	65'x125'	70'x130'	75'x130'	80'x130'	TOTAL LOTS
SECTION 1	-----	-----	6 LOTS	-----	7 LOTS	-----	-----	5 LOTS	-----	18 LOTS
SECTION 2	-----	-----	-----	-----	99 LOTS	-----	-----	-----	-----	99 LOTS
SECTION 3	-----	-----	-----	-----	-----	-----	-----	48 LOTS	-----	48 LOTS
SECTION 4	-----	-----	137 LOTS	-----	-----	-----	-----	-----	-----	137 LOTS
SECTION 5	-----	-----	55 LOTS	-----	20 LOTS	-----	-----	6 LOTS	-----	81 LOTS
SECTION 6	107 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	107 LOTS
SECTION 7	-----	-----	-----	-----	-----	-----	-----	49 LOTS	-----	49 LOTS
SECTION 8	-----	-----	-----	-----	59 LOTS	-----	-----	-----	-----	59 LOTS
SECTION 9	-----	-----	76 LOTS	-----	-----	-----	-----	-----	-----	76 LOTS
SECTION 10	76 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	76 LOTS
SECTION 11	-----	-----	-----	-----	-----	36 LOTS	-----	-----	-----	36 LOTS
SECTION 12	-----	74 LOTS	10 LOTS	-----	-----	-----	-----	-----	-----	84 LOTS
SECTION 13	-----	-----	-----	70 LOTS	-----	-----	-----	-----	-----	70 LOTS
SECTION 14	-----	-----	42 LOTS	-----	-----	-----	-----	-----	-----	42 LOTS
SECTION 15	-----	-----	-----	-----	-----	-----	50 LOTS	-----	34 LOTS	84 LOTS
SECTION 16	-----	118 LOTS	-----	-----	-----	-----	-----	-----	-----	118 LOTS
SECTION 17	-----	-----	-----	94 LOTS	-----	-----	-----	-----	-----	94 LOTS
SECTION 18	-----	2 LOTS	2 LOTS	7 LOTS	-----	-----	-----	-----	2 LOTS	13 LOTS
SECTION 19	-----	-----	-----	-----	-----	-----	28 LOTS	-----	36 LOTS	64 LOTS
SECTION 20	-----	-----	61 LOTS	-----	-----	-----	-----	-----	-----	61 LOTS
SECTION 21	-----	76 LOTS	-----	-----	-----	-----	-----	-----	-----	76 LOTS
SECTION 23	-----	-----	-----	46 LOTS	-----	-----	-----	-----	-----	46 LOTS
TOTAL LOTS	183 LOTS	270 LOTS	389 LOTS	217 LOTS	185 LOTS	36 LOTS	78 LOTS	108 LOTS	72 LOTS	1,538 LOTS

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, POMONA PHASE 5, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, SENIOR VICE PRESIDENT OF POMONA PHASE 5, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF POMONA SECTION 20, 16.224 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 53, 54 AND 55 OF SECTION 78 AND A PORTION OF LOTS 3, 4, AND 5 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOMES COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS, FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF POMONA SECTION 20 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 HERETO, POMONA PHASE 5, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN CARLOCK, ITS SENIOR VICE PRESIDENT,

THIS _____ DAY OF _____, 2021.

BY: POMONA PHASE 5, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
BRIAN CARLOCK, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN CARLOCK, SENIOR VICE PRESIDENT OF POMONA PHASE 5, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, AND POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT.

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

APPROVED BY THE BOARD OF COMMISSIONERS ON _____.

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

BDD4 REF. ID #20134

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

THIS _____ DAY OF _____, 20____.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

BEING 16.224 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF ALL OF THE FOLLOWING LOTS AND SECTIONS OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), A PORTION OF LOTS 53, 54 AND 55 OF SECTION 78, AND A PORTION OF LOTS 3, 4, AND 5 OF SECTION 89, FURTHERMORE, SAID 16.224 ACRES BEING A PORTION OF THAT CERTAIN CALLED 219.915 ACRE TRACT (DESCRIBED AS PART 1), CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041936, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 16.224 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));

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND MARKING THE NORTHWEST CORNER OF SAID 219.915 ACRES, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 26.948 ACRE TRACT (DESCRIBED AS PART 3) CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041935, B.C.O.P.R.;

THENCE, WITH THE WEST LINE OF SAID 219.915 ACRES, 496.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 40° 36' 23", AND A CHORD WHICH BEARS SOUTH 12° 38' 02" EAST, 485.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND FOR POINT, THE BEGINNING OF A CURVE;

THENCE, CONTINUING WITH SAID WEST LINE, 395.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 15° 06' 32", AND A CHORD WHICH BEARS SOUTH 00° 06' 53" WEST, 394.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88° 41' 00" EAST, DEPARTING SAID WEST LINE, 585.56 FEET TO A POINT FOR CORNER;

THENCE, NORTH 84° 50' 42" EAST, 110.07 FEET TO A POINT FOR CORNER;

THENCE, NORTH 80° 07' 26" EAST, 151.73 FEET TO A POINT FOR CORNER;

THENCE, NORTH 56° 08' 20" EAST, 41.17 FEET TO A POINT FOR CORNER;

THENCE, NORTH 33° 51' 40" WEST, 142.67 FEET TO A POINT FOR CORNER;

THENCE, NORTH 56° 08' 20" EAST, 80.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 33° 51' 40" EAST, 192.99 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 289.18 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 30° 40' 59", AND A CHORD WHICH BEARS SOUTH 18° 31' 11" EAST, 285.74 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 10' 41" EAST, 351.79 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 48° 10' 41" EAST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 10' 41" EAST, 90.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 41° 49' 19" WEST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 49' 19" WEST, 80.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 10' 41" WEST, 15.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

WE, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA SECTION 20, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2020018776 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TEXAS CAPITAL BANK,
NATIONAL ASSOCIATION

BY: _____

PRINT NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 48° 10' 41" WEST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 49' 19" WEST, 90.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 41° 49' 19" WEST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 49' 19" WEST, 60.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 10' 41" WEST, 80.09 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 49' 19" WEST, 596.52 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 26.33 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1120.00 FEET, A CENTRAL ANGLE OF 01° 20' 49", AND A CHORD WHICH BEARS SOUTH 01° 35' 39" EAST, 26.33 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 43' 56" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

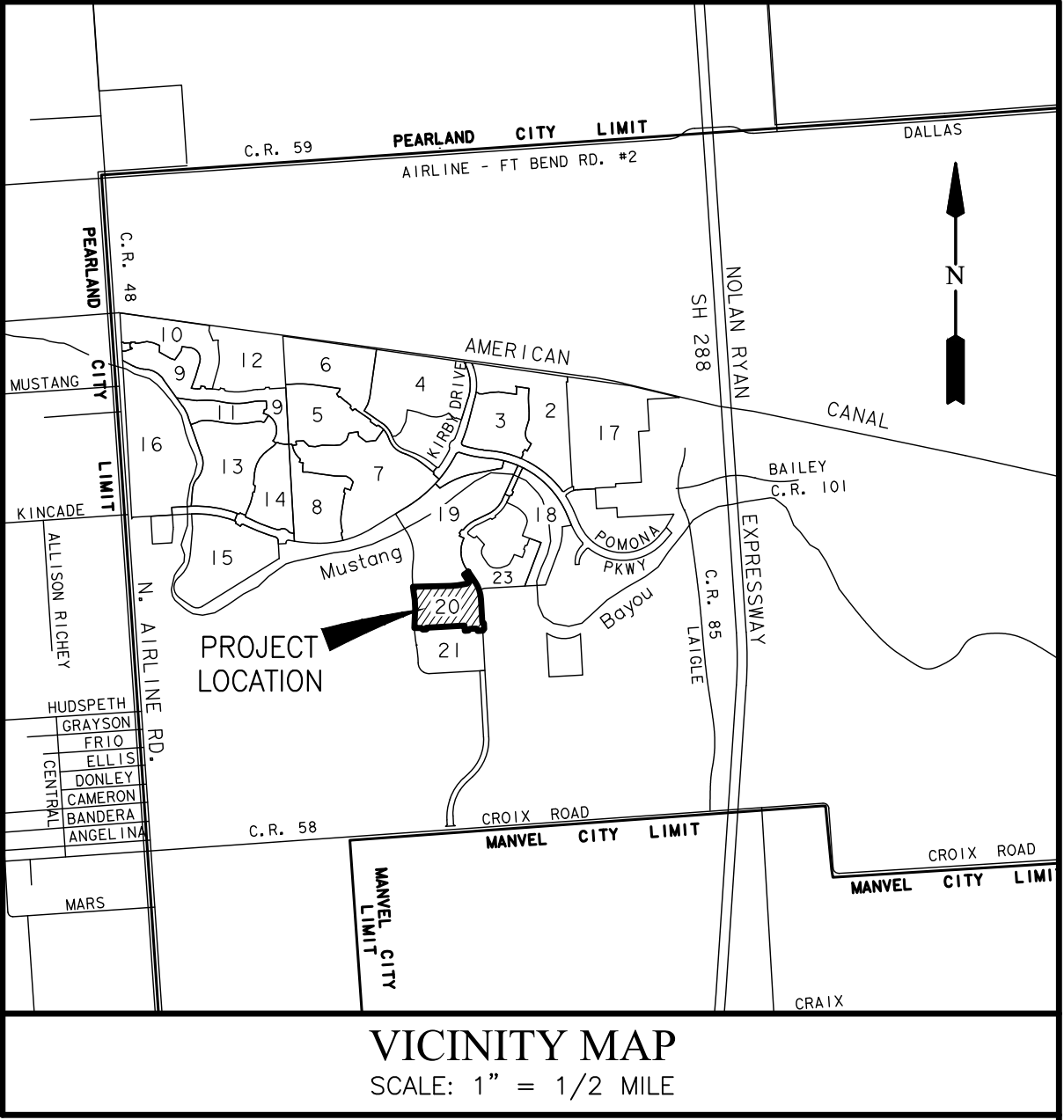
THENCE, 38.13 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87° 23' 02", AND A CHORD WHICH BEARS NORTH 45° 57' 35" WEST, 34.54 FEET TO A POINT FOR CORNER;

THENCE, NORTH 89° 39' 06" WEST, 103.05 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER ON THE ARC OF A CURVE ON THE WESTERLY LINE OF THE AFOREMENTIONED 219.915 ACRES, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 0.413 ACRE TRACT (DESCRIBED AS PART 1) CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041935, B.C.O.P.R.;

THENCE, WITH THE COMMON LINE OF SAID 0.413 ACRES AND SAID 219.915 ACRES, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, PASSING AT AN ARC LENGTH OF 60.01 FEET THE NORTHEAST CORNER OF SAID 0.413 ACRE, AND CONTINUING ALONG THE WEST LINE OF SAID 219.915 ACRES, A TOTAL ARC LENGTH OF 160.06 FEET, HAVING A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 06° 06' 49", AND A CHORD WHICH BEARS NORTH 01° 53' 42" EAST, 159.98 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, CONTINUING WITH THE WESTERLY LINE OF SAID 219.915 ACRES, 418.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1600.00 FEET, A CENTRAL ANGLE OF 14° 59' 55", AND A CHORD WHICH BEARS NORTH 02° 32' 51" WEST, 417.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, CONTINUING WITH SAID WESTERLY LINE, 68.25 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 02° 36' 26", AND A CHORD WHICH BEARS NORTH 08° 44' 36" WEST, 68.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.224 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652D

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT OR FEE STRIPS.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.

FINAL PLAT OF POMONA SECTION 20

A SUBDIVISION OF 16.224 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 53, 54 AND 55 OF SECTION 78 AND A PORTION OF LOTS 3, 4, AND 5 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

61 LOTS 2 RESERVES (0.351 ACRES) 3 BLOCKS

JUNE 7, 2021 JOB NO. 2149-4120P

OWNERS:

POMONA PHASE 5, LLC
A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219
PH: 972-201-2919

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

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

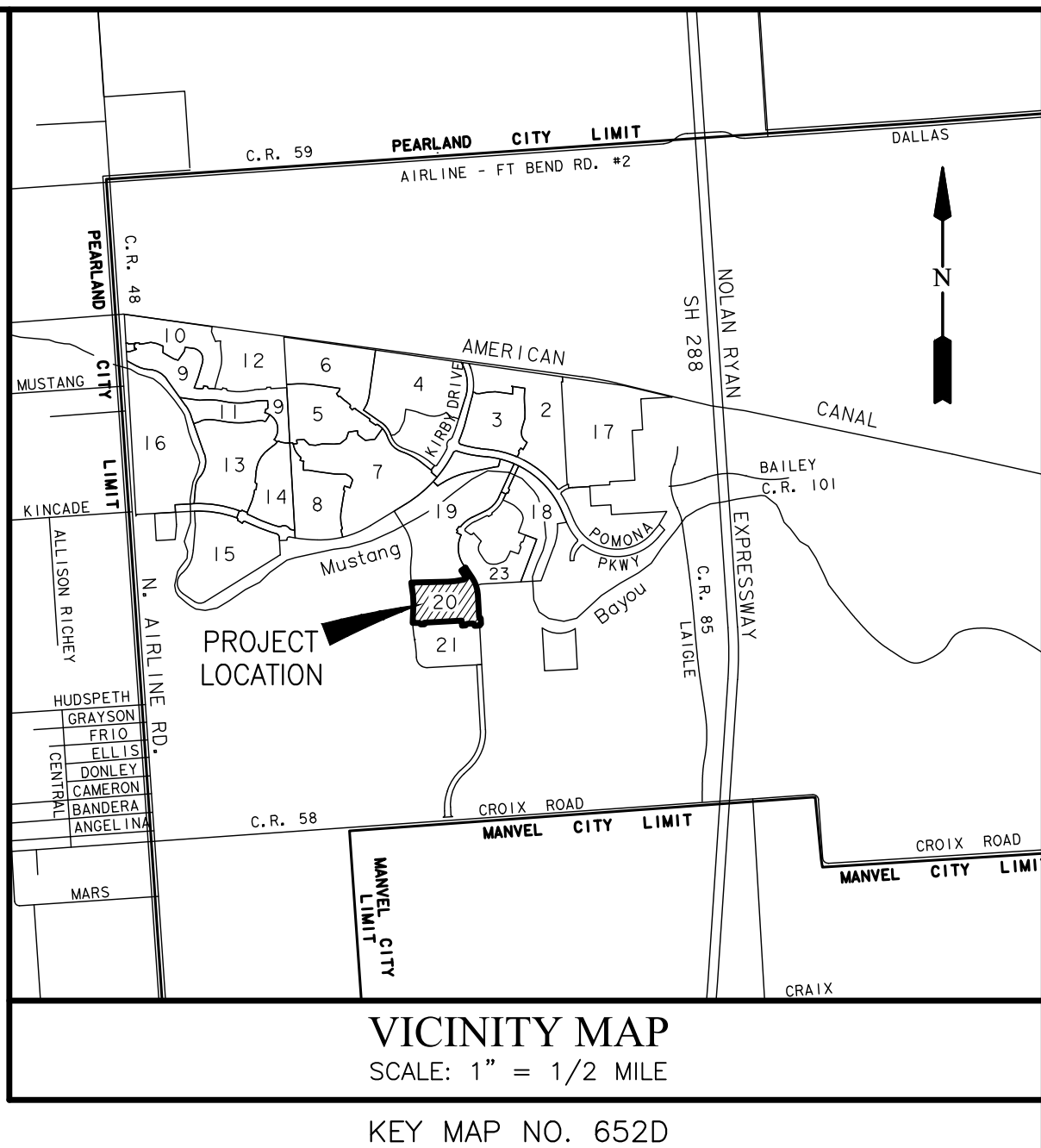
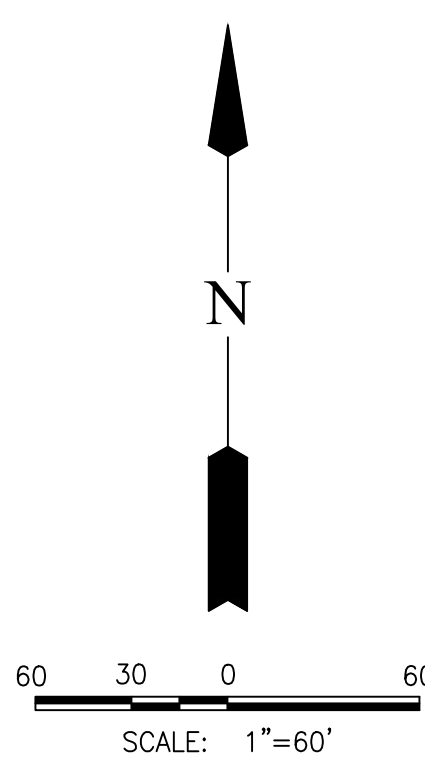
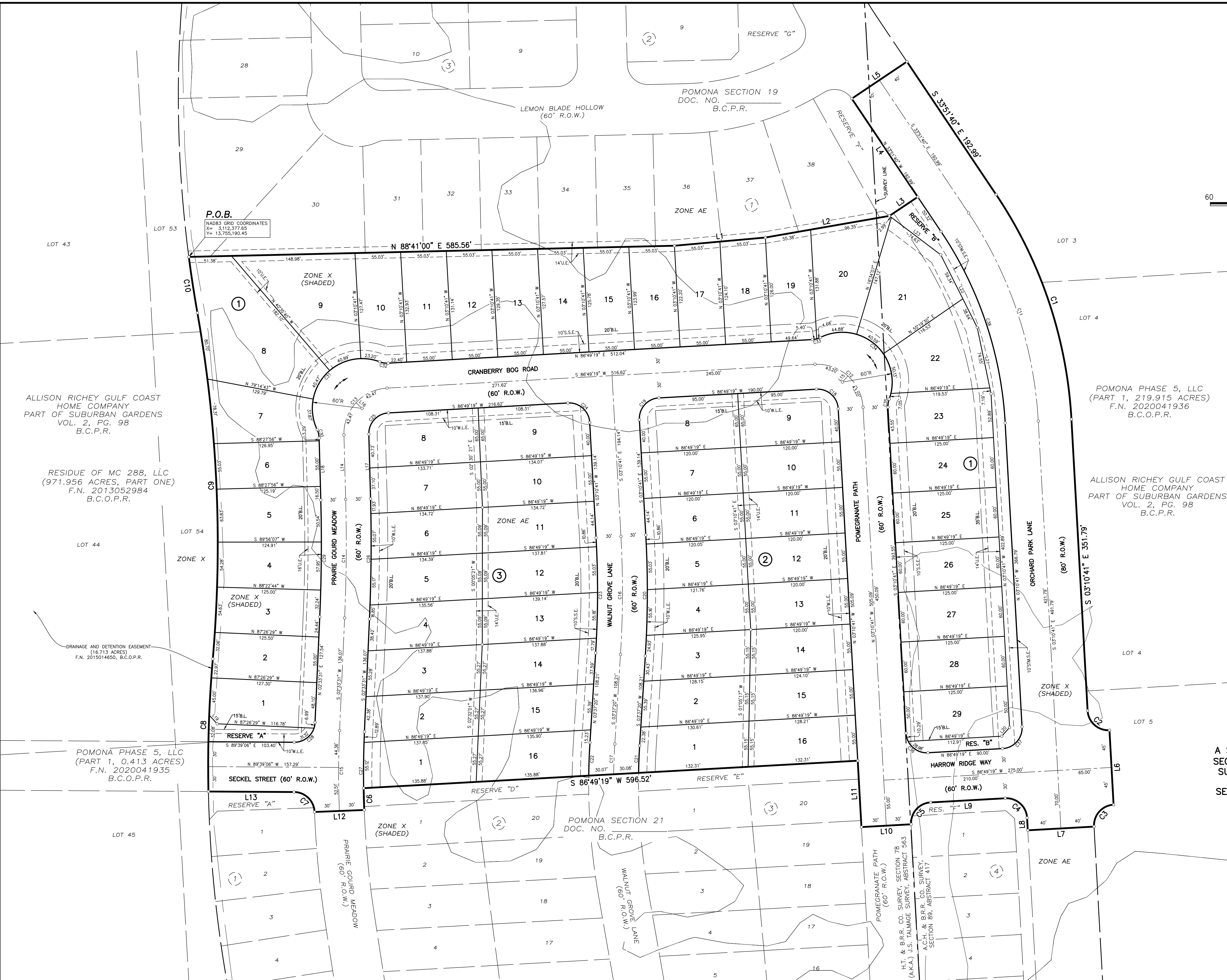


LJA Engineering, Inc.

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



SHEET 1 OF 3



- LEGEND**
- | | |
|------------|---|
| EXIST. | INDICATES EXISTING |
| B.L. | INDICATES BUILDING LINE |
| U.E. | INDICATES UTILITY EASEMENT |
| STM.S.E. | INDICATES STORM SEWER EASEMENT |
| W.L.E. | INDICATES WATER LINE EASEMENT |
| S.S.E. | INDICATES SANITARY SEWER EASEMENT |
| D.E. | INDICATES DRAINAGE EASEMENT |
| E.E. | INDICATES ELECTRICAL EASEMENT |
| B.C.P.R. | INDICATES BRAZORIA COUNTY PLAT RECORDS |
| B.C.D.R. | INDICATES BRAZORIA COUNTY DEED RECORDS |
| B.C.C.F. | INDICATES BRAZORIA COUNTY CLERKS FILE |
| B.C.O.R. | INDICATES BRAZORIA COUNTY OFFICIAL RECORDS |
| B.C.O.P.R. | INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS |
| — | INDICATES STREET NAME CHANGE |
| F.N. | INDICATES FILE NUMBER |
| VOL. | INDICATES VOLUME |
| PG. | INDICATES PAGE |
| P.O.B. | INDICATES POINT OF BEGINNING |
| R.O.W. | INDICATES RIGHT-OF-WAY |
| RES. | INDICATES RESERVE |
| FND. | INDICATES FOUND |
| I.R. | INDICATES IRON ROD |

**FINAL PLAT OF
POMONA SECTION 20**

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Katy, Texas 77449 FRN-F-1386

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1063003, DATED MAY 18, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986547.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
6. BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.
- ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
7. BDD4 BENCHMARK: A BRASS DISK STAMPED 'MU--1' SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100-00-00.
- ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ))
8. TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.
- ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
9. THIS TRACT LIES IN ZONE "X", ZONE "X" (SHADED) AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0020K. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
11. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
13. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39, THE CITY OF MANVEL ETJ, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.
14. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
15. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
16. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
17. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
18. THE MINIMUM SETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE MASTER PLAT INCLUDED AS EXHIBIT A WITHIN THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT EFFECTIVE JANUARY 26, 2015 AND RECORDED IN FILE NO. 2015050956, B.C.O.P.R.
19. FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25- FEET FOR GARAGES, AND MINIMUM SIDE YARDS SETBACKS FOR CORNER LOTS SHALL BE 20- FEET. SIDE YARD SETBACKS FOR CORNER LOTS THAT ARE ONLY ADJACENT TO OTHER SIDE YARDS SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 15 FEET.
20. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION FONDs, HAVE BEEN CONSTRUCTED.
21. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
22. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
23. THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:

DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006

1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013

2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015

3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016

4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016

5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018

6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019

24. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 84°50'42" E	110.07'
L2	N 80°07'26" E	151.73'
L3	N 56°08'20" E	41.17'
L4	N 33°51'40" W	142.67'
L5	N 56°08'20" E	80.00'
L6	S 03°10'41" E	90.00'
L7	S 86°49'19" W	80.00'
L8	N 03°10'41" W	15.00'
L9	S 86°49'19" W	90.00'
L10	S 86°49'19" W	60.00'
L11	N 03°10'41" W	80.09'
L12	S 87°43'56" E	60.00'
L13	N 89°39'06" W	103.05'
L14	S 01°32'04" E	77.83'
L15	S 41°49'19" W	10.00'
L16	S 47°21'22" E	10.00'
L17	S 01°32'04" E	77.83'
L18	N 01°32'04" W	74.79'
L19	S 42°38'18" E	14.19'
L20	N 41°49'19" E	14.14'
L21	N 11°48'35" W	81.73'
L22	N 26°39'22" W	97.97'
L23	N 52°51'31" W	77.62'

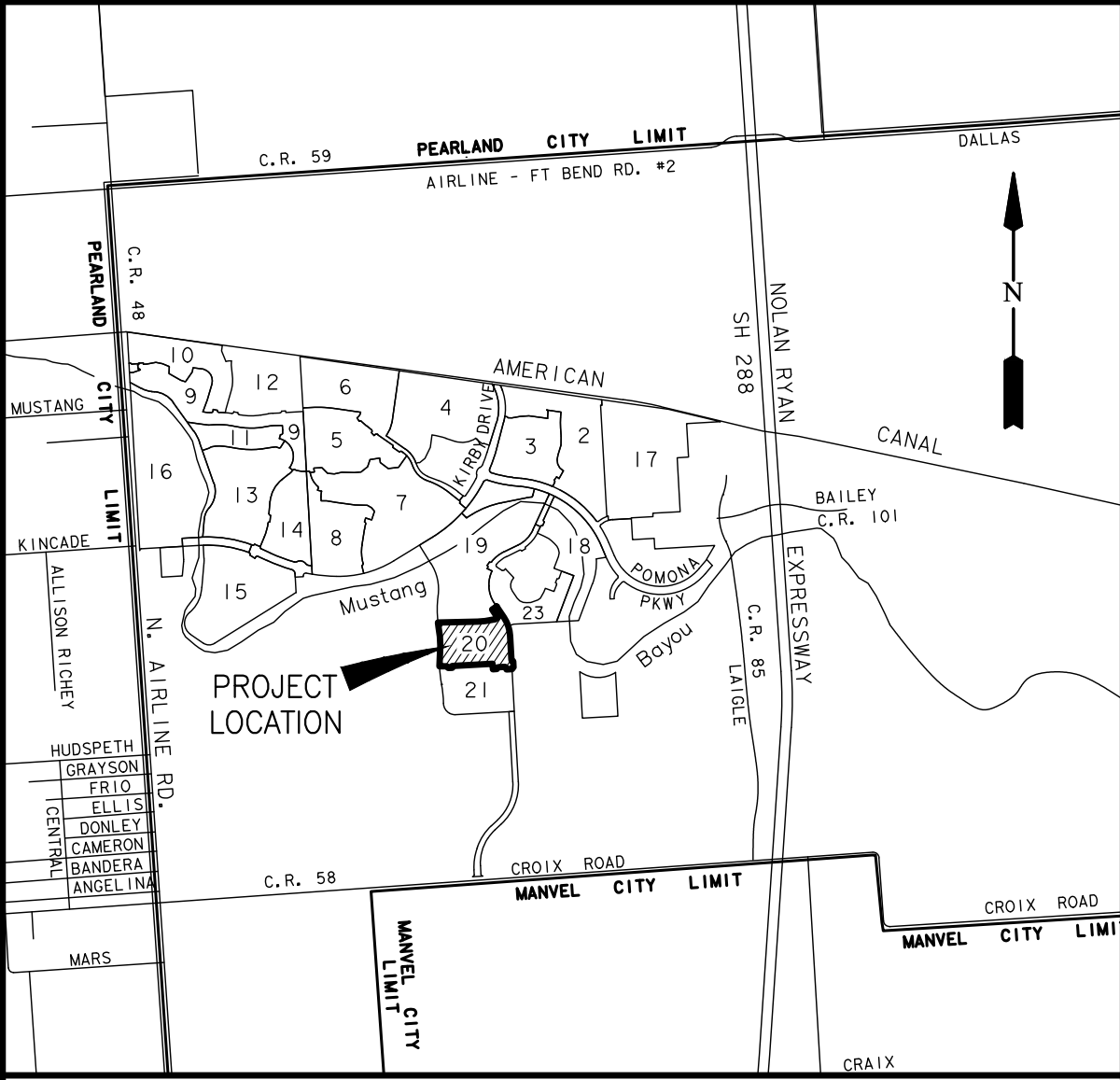
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	540.00'	30°40'59"	289.18'	S 18°31'11" E	285.74'
C2	25.00'	90°00'00"	39.27'	S 48°10'41" E	35.36'
C3	25.00'	90°00'00"	39.27'	S 41°49'19" W	35.36'
C4	25.00'	90°00'00"	39.27'	N 48°10'41" W	35.36'
C5	25.00'	90°00'00"	39.27'	S 41°49'19" W	35.36'
C6	1120.00'	1°20'49"	26.33'	S 01°35'39" E	26.33'
C7	25.00'	87°23'02"	38.13'	N 45°57'35" W	34.54'
C8	1500.00'	6°06'49"	160.06'	N 01°53'42" E	159.98'
C9	1600.00'	14°59'55"	418.84'	N 02°32'51" W	417.65'
C10	1500.00'	2°36'26"	68.25'	N 08°44'36" W	68.25'
C11	500.00'	30°40'59"	267.76'	S 18°31'11" E	264.57'
C12	55.00'	90°00'00"	86.39'	N 48°10'41" W	77.78'
C13	55.00'	88°21'23"	84.82'	S 42°38'38" W	76.66'
C14	2000.00'	4°05'35"	142.88'	S 00°30'44" W	142.84'
C15	1150.00'	4°49'35"	96.87'	S 00°08'44" W	96.84'
C16	1200.00'	6°48'01"	142.43'	S 00°13'19" W	142.34'
C17	750.00'	2°47'16"	36.49'	S 02°13'42" W	36.49'
C18	25.00'	90°00'00"	39.27'	N 48°10'41" W	35.36'
C19	25.00'	90°00'00"	39.27'	S 41°49'19" W	35.36'
C20	1230.00'	6°48'01"	145.99'	S 00°13'19" W	145.90'
C21	720.00'	2°37'13"	32.93'	S 02°18'44" W	32.92'
C22	780.00'	2°56'32"	40.05'	N 02°09'04" E	40.05'
C23	1170.00'	6°48'01"	138.87'	N 00°13'19" E	138.78'
C24	25.00'	90°00'00"	39.27'	N 48°10'41" W	35.36'
C25	25.00'	88°21'23"	38.55'	S 42°38'38" W	34.84'
C26	2030.00'	4°05'35"	145.02'	S 00°30'44" W	144.99'
C27	1120.00'	4°49'35"	94.34'	S 00°08'44" W	94.32'
C28	25.00'	87°47'23"	38.31'	N 46°27'13" E	34.67'
C29	1970.00'	4°05'35"	140.73'	N 00°30'44" E	140.70'
C30	25.00'	23°52'27"	10.42'	N 13°28'17" W	10.34'
C31	60.00'	136°06'17"	142.53'	N 42°38'38" E	111.30'
C32	25.00'	23°52'27"	10.42'	S 81°14'28" E	10.34'
C33	25.00'	23°06'29"	10.08'	N 75°16'04" E	10.01'
C34	60.00'	136°12'57"	142.64'	S 48°10'41" E	111.35'
C35	25.00'	23°06'29"	10.08'	S 08°22'33" W	10.01'
C36	25.00'	90°00'00"	39.27'	S 48°10'41" E	35.36'
C37	25.00'	90°00'00"	39.27'	N 41°49'19" E	35.36'
C38	460.00'	30°40'59"	246.34'	N 18°31'11" W	243.41'

LOT	SQ. FT.	LOT WIDTH AT FRONT B.L.
BLOCK 1		
LOT 1	6,971	55.00'
LOT 2	6,950	55.00'
LOT 3	6,966	56.35'
LOT 4	7,011	57.36'
LOT 5	6,179	56.52'
LOT 6	6,925	55.00'
LOT 7	7,968	60.00'
LOT 8	16,912	56.11'
LOT 9	12,845	56.00'
LOT 10	7,230	55.48'
LOT 11	7,262	55.00'
LOT 12	7,164	55.00'
LOT 13	7,085	55.00'
LOT 14	6,967	55.00'
LOT 15	6,869	55.00'
LOT 16	6,770	55.00'
LOT 17	6,773	55.00'
LOT 18	6,878	55.00'
LOT 19	7,107	55.03'
LOT 20	9,690	57.06'
LOT 21	11,205	56.28'
LOT 22	9,316	63.19'
LOT 23	7,468	60.21'
LOT 24	7,500	60.00'
LOT 25	7,500	60.00'
LOT 26	7,500	60.00'
LOT 27	7,500	60.00'
LOT 28	7,500	60.00'
LOT 29	7,443	60.00'

LOT	SQ. FT.	LOT WIDTH AT FRONT B.L.
BLOCK 2		
LOT 1	7,243	55.31'
LOT 2	7,116	55.39'
LOT 3	6,983	55.35'
LOT 4	6,801	55.15'
LOT 5	6,639	55.03'
LOT 6	6,600	55.00'
LOT 7	6,600	55.00'
LOT 8	7,666	64.50'
LOT 9	7,666	64.50'
LOT 10	6,600	55.00'
LOT 11	6,600	55.00'
LOT 12	6,600	55.00'
LOT 13	6,600	55.00'
LOT 14	6,713	55.00'
LOT 15	6,938	55.00'
LOT 16	7,164	55.00'

LOT	SQ. FT.	LOT WIDTH AT FRONT B.L.
BLOCK 3		
LOT 1	7,540	55.12'
LOT 2	7,585	55.27'
LOT 3	7,584	55.28'
LOT 4	7,518	55.27'
LOT 5	7,417	55.17'
LOT 6	7,394	55.07'
LOT 7	7,380	55.02'
LOT 8	8,530	64.65'
LOT 9	8,556	64.50'
LOT 10	7,392	55.00'
LOT 11	7,496	55.00'
LOT 12	7,628	55.03'
LOT 13	7,630	55.18'
LOT 14	7,561	55.36'
LOT 15	7,504	55.39'
LOT 16	7,459	55.27'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.056	2,433	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
B	0.295	12,843	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
TOTAL	0.351	15,276		



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652D

FINAL PLAT OF POMONA SECTION 20

A SUBDIVISION OF 16.224 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 53, 54 AND 55 OF SECTION 78 AND A PORTION OF LOTS 3, 4, AND 5 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

61 LOTS 2 RESERVES (0.351 ACRES) 3 BLOCKS

JUNE 7, 2021

JOB NO. 2149-4120P

OWNERS:

POMONA PHASE 5, LLC
A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219
PH: 972-201-2919

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

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



LJA Engineering, Inc.

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





**Project
Lot Allocation**

LOT SIZE	Count	% of Total
12,000	824	13.8%
12,500	974	16.2%
13,000	424	7.0%
13,500	324	5.3%
14,000	224	3.7%
14,500	124	2.0%
15,000	124	2.0%
15,500	124	2.0%
16,000	124	2.0%
16,500	124	2.0%
17,000	124	2.0%
17,500	124	2.0%
18,000	124	2.0%
18,500	124	2.0%
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98,000	124	2.0%
98,500	124	2.0%
99,000	124	2.0%
99,500	124	2.0%
100,000	124	2.0%



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

Prepared For:
HILLWOOD COMMUNITIES
Reference Date: 03.03.2021

LA
Planning & Landscape Architecture
Land & Water Planning
Land Use Planning
Site Planning
Landscape Design
Urban Design
Infrastructure Design
Landscape Architecture

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

I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of Texas. My license number is 14000. I am not providing any services to the client in this project that are outside the scope of my license. I am not providing any services to the client in this project that are outside the scope of my license. I am not providing any services to the client in this project that are outside the scope of my license.



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: July 12, 2021

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

Person to Speak: Robert Booth

Daytime Phone: 713-953-5289 Fax Number: 713-953-5026

E-mail Address: rbooth@jla.com

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat for Del Bello Lakes Detention Reserve No. 2,
being a subdivision of 6.299 acres of land situated in the A.C.H. & B.R.R. Company Survey, Section
90, also known as Kate R. Ehrmann Survey, Abstract 459, 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: 2021.07.07 13:32:40 -05'00'

SIGNATURE

July 7, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Del Bello Lakes Detention Reserve No. 2 Final Plat
Applicant	Jason Price, LJA
PD&Z Meeting Date	July 12, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends denial of the Del Bello Lakes Detention Reserve No. 2 Final Plat.

1. Provide approved construction plans (Section 62-40 and Section 62-41 (b) (25)).

[illegible][illegible]



DEVELOPMENT SERVICES DEPARTMENT

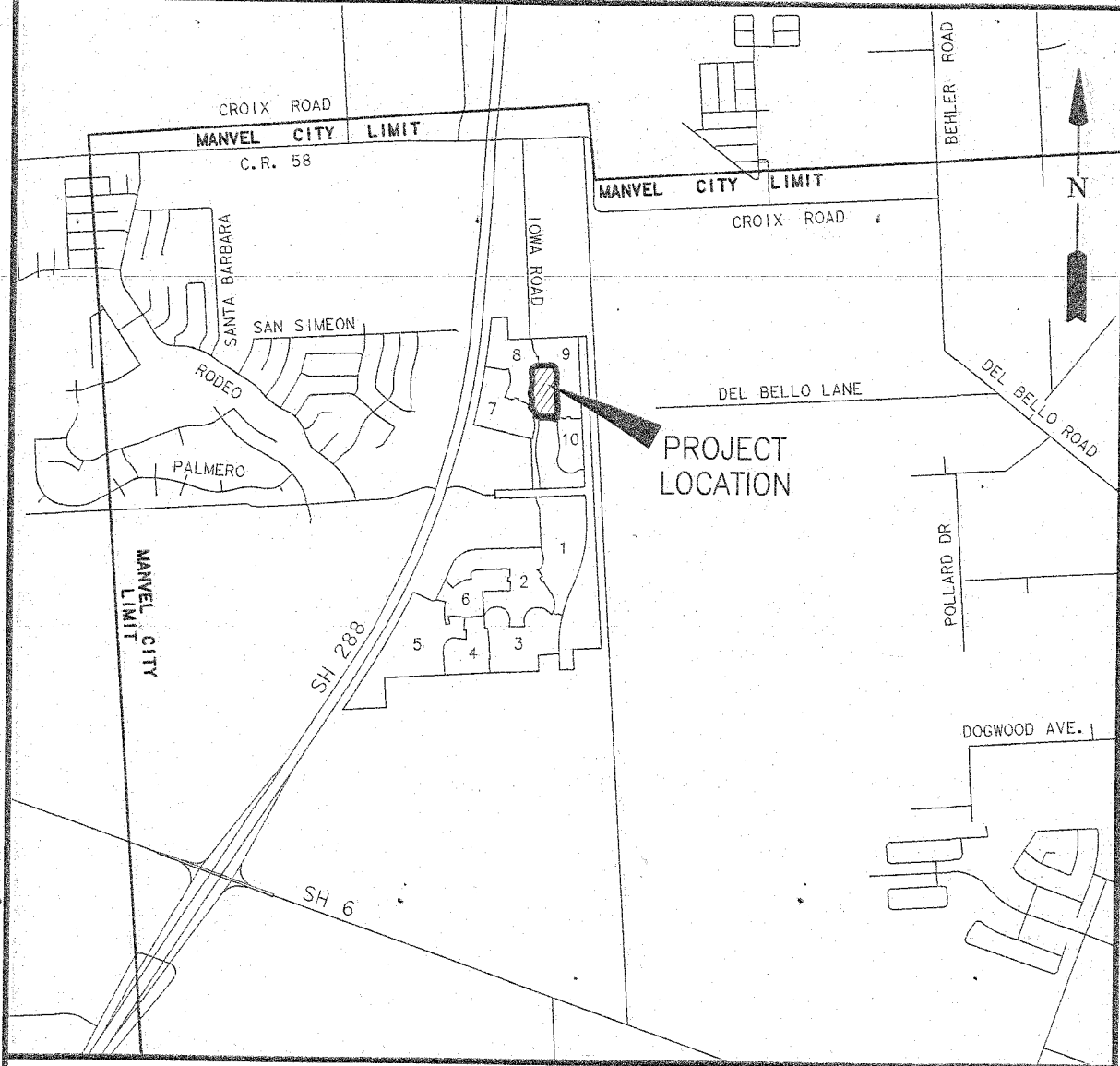
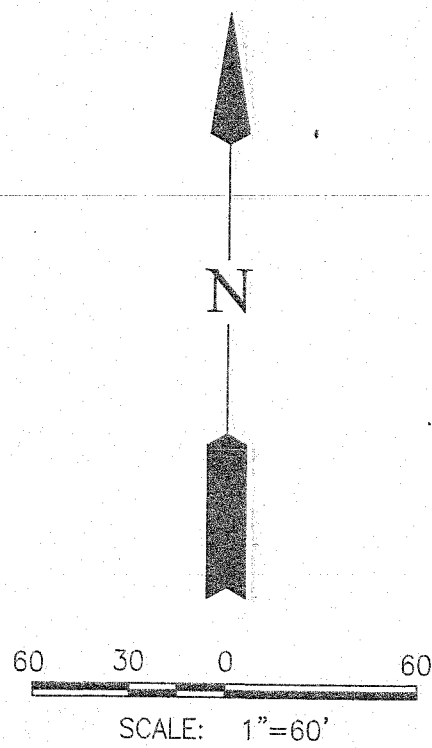
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Del Bello Lakes Master Plan



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 79°55'09" W	82.26'
L2	N 02°02'13" W	56.29'
L3	N 22°07'12" E	45.89'
L4	N 53°26'38" E	35.89'
L5	N 77°49'25" E	61.26'
L6	N 86°42'53" E	110.00'
L7	N 86°46'18" E	58.89'
L8	S 75°31'00" E	45.84'
L9	S 43°48'16" E	47.06'
L10	S 11°07'02" E	50.78'
L11	S 00°08'44" E	117.99'
L12	S 02°19'14" E	83.48'
L13	S 04°20'29" E	58.68'
L14	S 01°49'36" E	58.68'
L15	S 00°37'33" W	58.99'
L16	S 01°21'25" W	110.00'
L17	S 10°04'51" W	29.88'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	530.00'	20°58'35"	194.04'	S 89°35'33" W	192.96'
C2	25.00'	77°01'35"	33.61'	N 62°22'57" W	31.13'
C3	380.00'	23°17'48"	154.51'	N 35°31'03" W	153.45'
C4	251.00'	47°33'40"	208.35'	N 02°37'00" W	202.42'

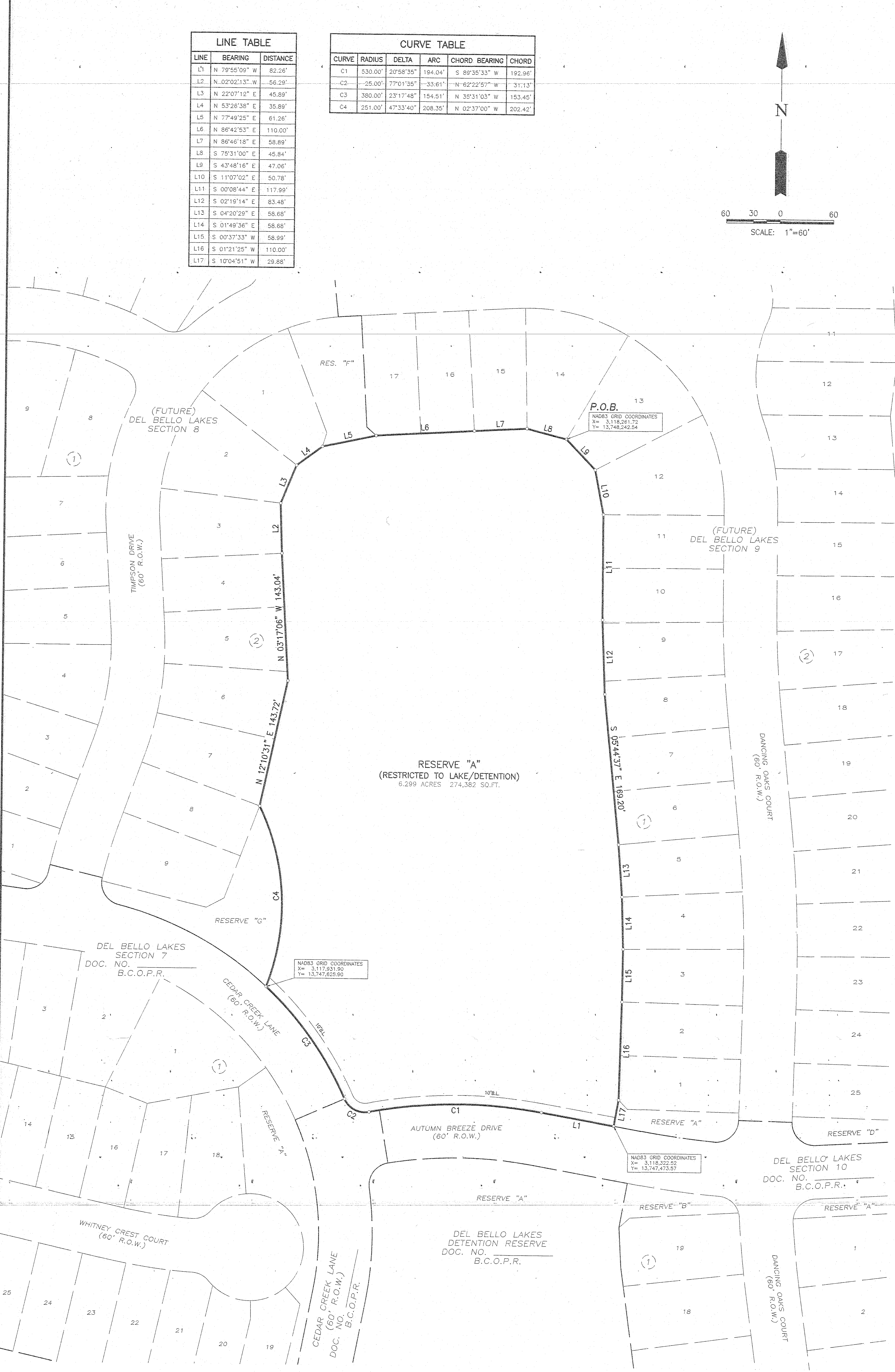


VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653J

LEGEND

- EXIST. INDICATES EXISTING
- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- W.L.E. INDICATES WATERLINE EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
- B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
- DOC. NO. INDICATES DOCUMENT NUMBER
- F.N. INDICATES FILE NUMBER
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- P.O.B. INDICATES POINT OF BEGINNING
- R.O.W. INDICATES RIGHT-OF-WAY
- (F) FOUND 5/8 INCH IRON ROD WITH STAMPED "LJA SURVEY"
- FND. INDICATES FOUND
- I.R. INDICATES IRON ROD



NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0283, DATED JUNE 8, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY," THREE FEET IN LENGTH, HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECDORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
- PROJECT BENCHMARK: "SOUTHPORT" NGS PID NO. AW5460 IS A STAINLESS STEEL ROD LOCATED 0.5 MILE WEST OF ARCOLA AT THE HOUSTON SOUTHWEST AIRPORT. THE STATION IS LOCATED 129.6 FEET NORTHWEST OF THE EASTERNMOST END OF RUNWAY 27 APPROACH LIGHT, AND 59.2 FEET FROM NORTH OF THE FIRST RUNWAY LIGHT FOR RUNWAY 27.
ELEVATION = 63.5 FEET, NOV29 (1987 ADJUSTMENT)
SUBTRACT 0.60 FEET TO CONVERT TO THE BRAZORIA DRAINAGE DISTRICT NO. 4 DATUM NAVD88 (GEOID 2003)
SITE TBM1: (CP8 RESET) IS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA CONTROL" LOCATED APPROX. 3.5 FEET EAST OF THE EDGE OF GRAVEL ON IOWA LANE (CR 58) AND APPROX. 500' NORTH OF STATE HIGHWAY 6, ALSO BEING APPROX. 36.4 FEET NORTHWEST FROM A UTILITY POLE ALONG THE EAST RIGHT-OF-WAY LINE OF IOWA LANE, AND 20 FEET SOUTH OF A CULVERT UNDER IOWA LANE FOR A DRAINAGE DITCH TO THE EAST.
ELEVATION 55.27 NOV29 (1987 ADJUSTMENT)
SITE TBM2: (CP12) IS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA CONTROL" LOCATED APPROX. 13 FEET SOUTH OF THE EDGE OF CONCRETE ON DEL BELLO BLVD. AND APPROX. 500' EAST OF THE MEDIAN NOSE AT ITS INTERSECTION WITH THE NORTHBOUND FRONTAGE ROAD OF STATE HIGHWAY 288. ALSO BEING APPROX. 22 FEET NORTHEAST FROM A CONCRETE TODOT ROW MONUMENT MARKING AN ANGLE POINT ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 288 AT THE EXIT FOR DEL BELLO BLVD.
ELEVATION 55.12 NOV29 (1987 ADJUSTMENT)
- BDD4 BENCHMARK: A BRASS DISK STAMPED "CR58-1" SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF CR 58, IN KEY MAP 652G NEAR CR58 WEST DETENTION.
ELEVATION = 59.14 FEET, NAVD88 (GEOID 2003)
ADD 0.60 FEET TO CONVERT TO THE PROJECT DATUM NOV29 (1987 ADJUSTMENT)
- BY GRAPHICAL PLOTTING, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, THE SUBJECT TRACT DOES LIE WITHIN ZONE "X" (UNSHADED, ON THE FIRM MAP), ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN," AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 4803R00020R, EFFECTIVE DATE DECEMBER 30, 2020. ACCORDING TO SAID MAP, THE DEL BELLO LAKES DEVELOPMENT IS ENTIRELY OUTSIDE THE LIMITS OF THE FLOODWAY AND THE 100-YEAR FLOODPLAIN.

- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THE BEARINGS AND 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 OF 0.99986357.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT RECOVERING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WHOLLY WITHIN PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43, THE CITY OF MANVEL AND ALVIN INDEPENDENT SCHOOL DISTRICT, AT THE TIME OF PLATING.
- NO PIPELINE OR PIPELINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.
- PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, CULITY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
- STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELVATED TO THE F.E.M.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE FLOOD PLAIN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.

FINAL PLAT OF DEL BELLO LAKES DETENTION RESERVE NO. 2

A SUBDIVISION OF 6.299 ACRES OF LAND SITUATED IN THE
A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS
KATE R. EHRMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

0 LOTS 1 RESERVE (6.299 ACRES) 1 BLOCK

JUNE 29, 2021

JOB NO. 2660-2112

OWNERS:

SHEA HOMES HOUSTON, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
KEITH LUECHTEFELD, VICE PRESIDENT
7908 N. SAM HOUSTON PARKWAY W., SUITE 250, HOUSTON, TEXAS 77064
PH: 832-437-6126

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.
3800 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

GARY D. NUTTER, R.P.L.S.

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



LOT SUMMARY

50'x120'	100 LOTS	22%
55'x120'	103 LOTS	23%
60'x130'	181 LOTS	40%
70'x130'	64 LOTS	15%

TOTAL 448 LOTS

±46.5 Acres of Detention

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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a schematic development plan for

DEL BELLO LAKES

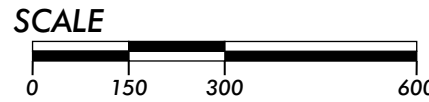
± 268.4 ACRES OF LAND

prepared for

SHEA HOMES / MAK



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-09301C
AUGUST 1, 2019



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: July 12, 2021 PDZ and July 19, 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 Inspiration Way Phase 3, a subdivision of
2.68 acres out of the Oliver Hall Survey, A-203; also being a partial replat of Lot 5 and
Lot 6, Block 1, of Lulling Stone Section 1, a plat 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.

Brad Sweitzer

SIGNATURE

6/14/2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Inspiration Way Phase 3 Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	July 12, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

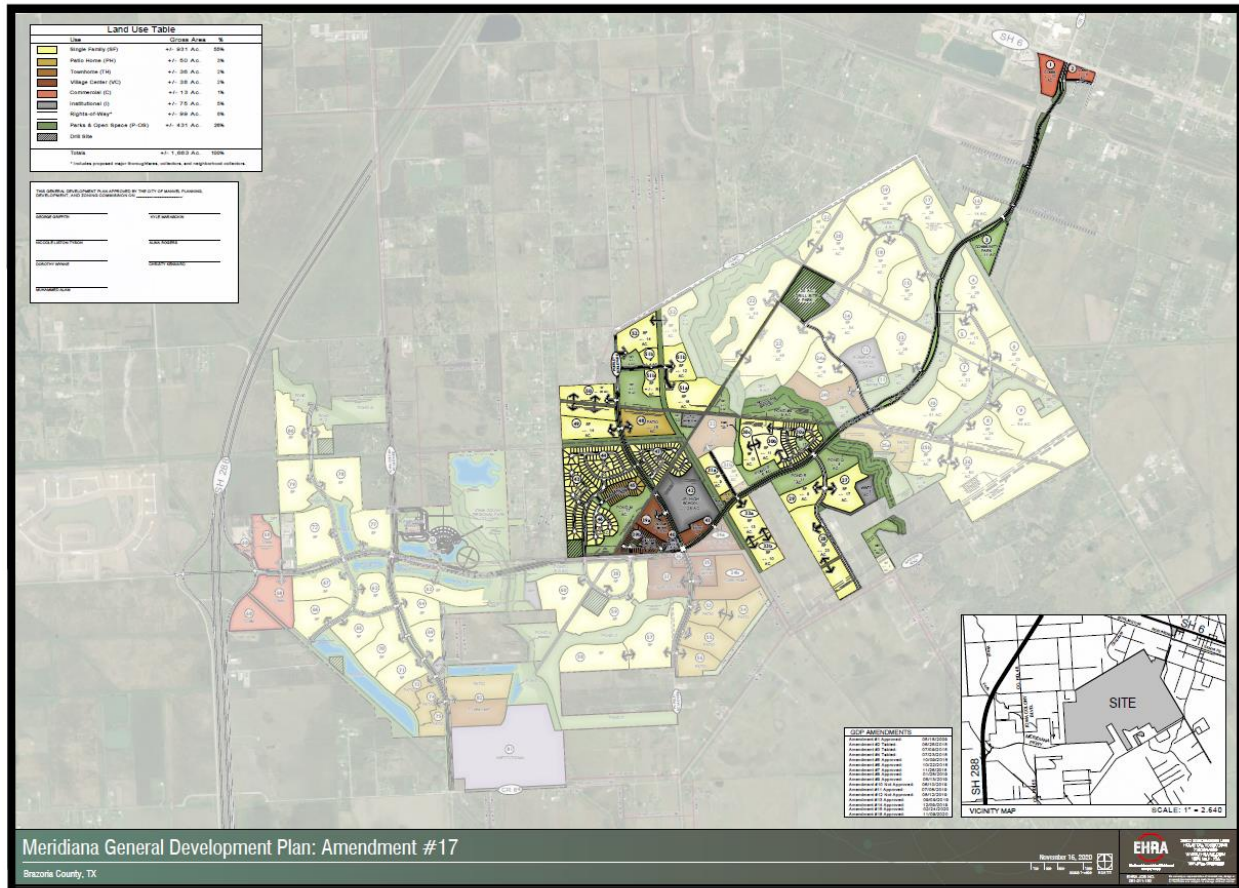
The City staff recommends denial of the Meridiana Inspiration Way Phase 3 Preliminary Plat.

1. Provide Drainage District approval of the Preliminary Drainage Plan (Section 62-38 (a) (14)).
2. Provide a Preliminary Drainage Plan per Section 62-38 (a) (14) The plans shall include:
 - a. Overall layout of lots or parcel;
 - b. Contours;
 - c. Any existing waterways on or adjacent to the site;
 - d. Drainage area map showing on-site and offsite areas draining across or adjacent to the site with preliminary calculations of flows;
 - e. Flood zones and floodways, as determined by the applicable FEMA maps. The base flood elevation (BFE) shall be indicated on the preliminary plat as shall the flood zone;
 - f. Proposed drainage improvements, including detention areas and depths with preliminary calculations; and
 - g. Proposed easements, including all drainage and maintenance easements.
3. Clarify the road name as either "Inspiration Way" or "East Inspiration Way (Section 62-38 (a) (10)).
4. This preliminary plat must be approved on and in compliance with the GDP (Ordinance No. 2009-O-4).



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.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, 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.
- 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 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.
- 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.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

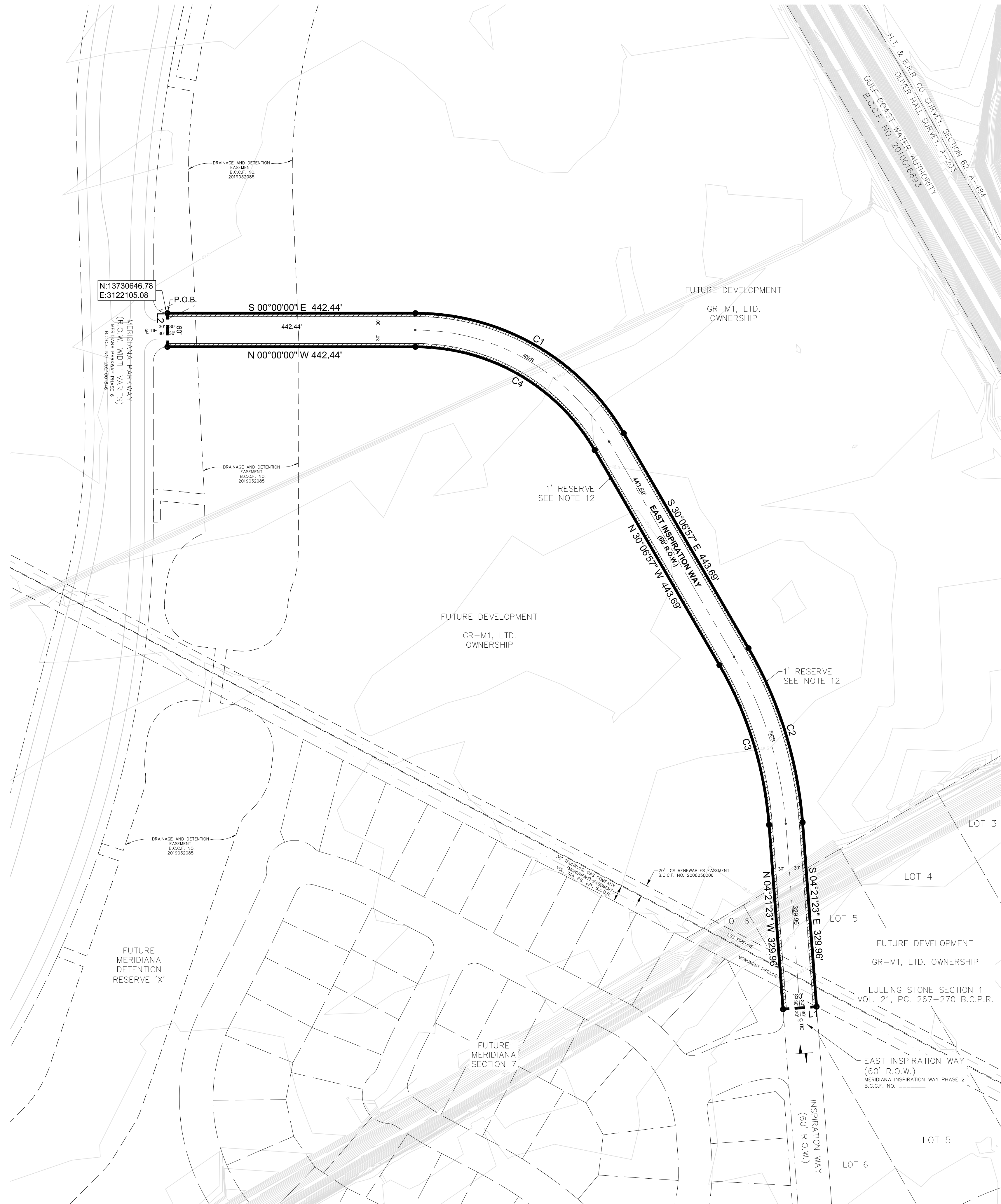
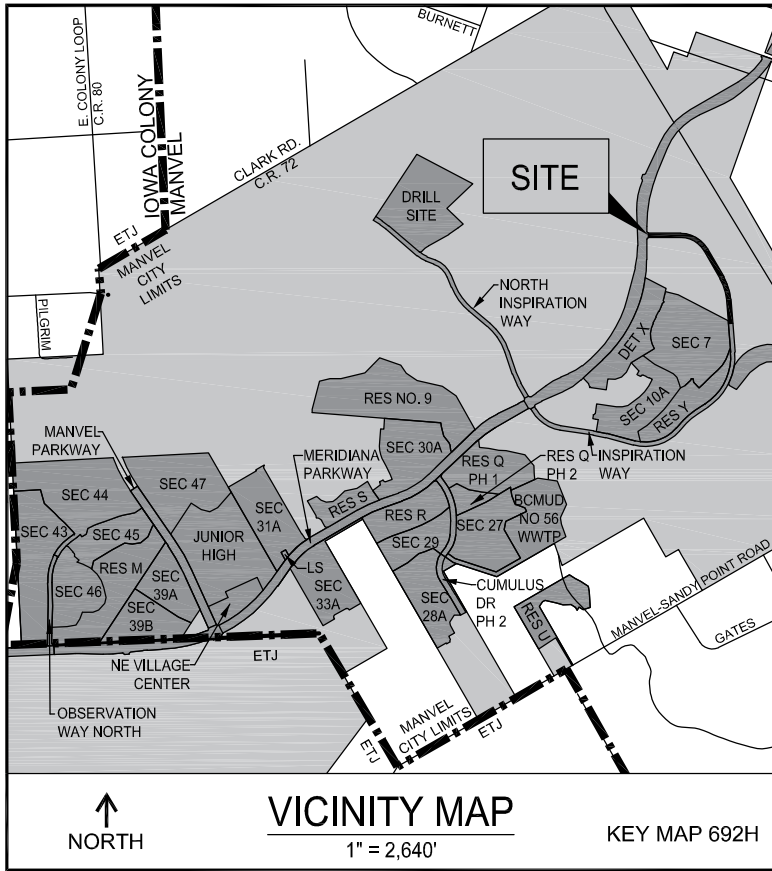
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage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

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 INSPIRATION WAY PHASE 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 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 INSPIRATION WAY PHASE 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2021.

CITY COUNCIL



LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 85°38'37" E	60.00'
L2	N 00°00'00" E	60.00'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	430.00'	449.43'	S 60°03'29" E	429.25'
C2	730.00'	328.20'	S 17°14'10" E	325.44'
C3	670.00'	301.22'	N 17°14'10" W	298.69'
C4	370.00'	386.71'	N 60°03'29" W	369.35'

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

BENCHMARK(S):

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



1"=100'

Meridiana Inspiration Way Phase 3 Preliminary Plat

A Subdivision of 2.68 acres out of the Oliver Hall Survey, A-203; also being a partial replat of Lot 5 and Lot 6, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

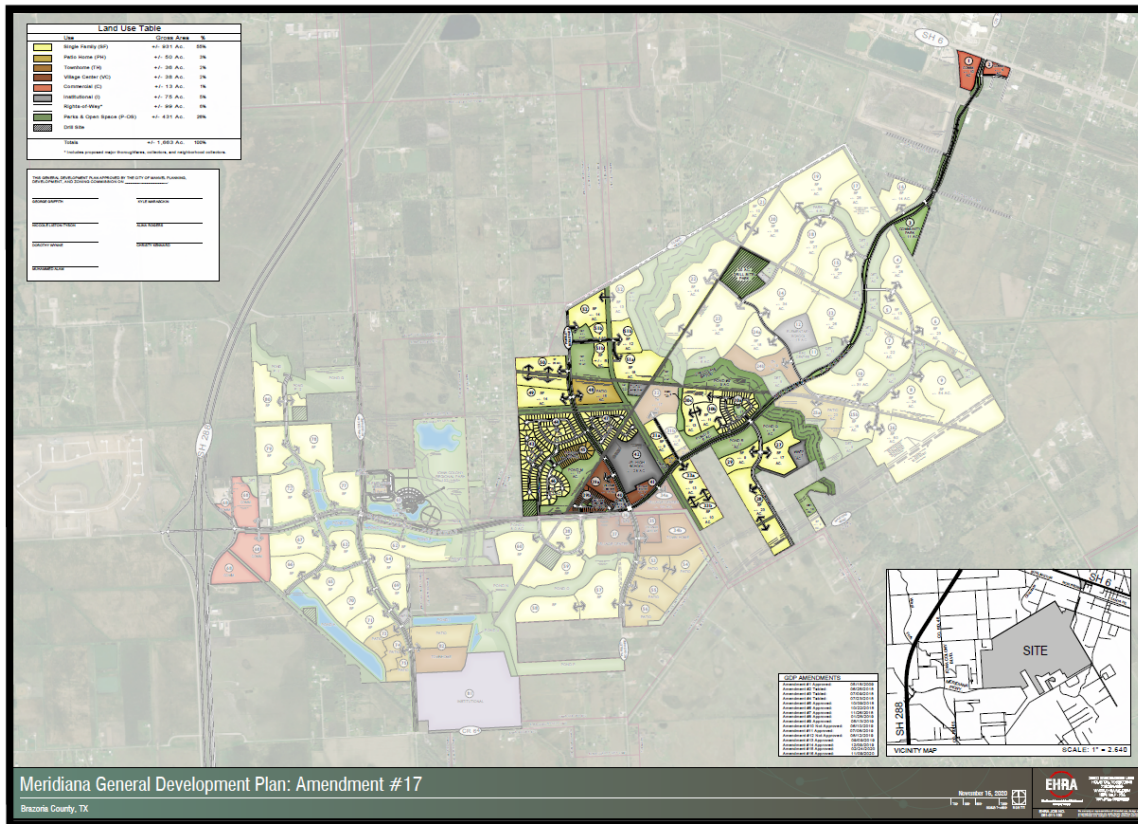
Owner: GR-M1, LTD., a Texas Limited Partnership

June 14, 2021



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

EHRA JOB NO. 081-011-126
No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: July 12, 2021 PDZ and July 19, 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 Section 7 East, a subdivision of 23.36
acres, being a partial replat of Lots 11-16, Block 1, of Lulling Stone Section 1, a plat
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.

Brad Sweitzer

SIGNATURE

6/14/2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

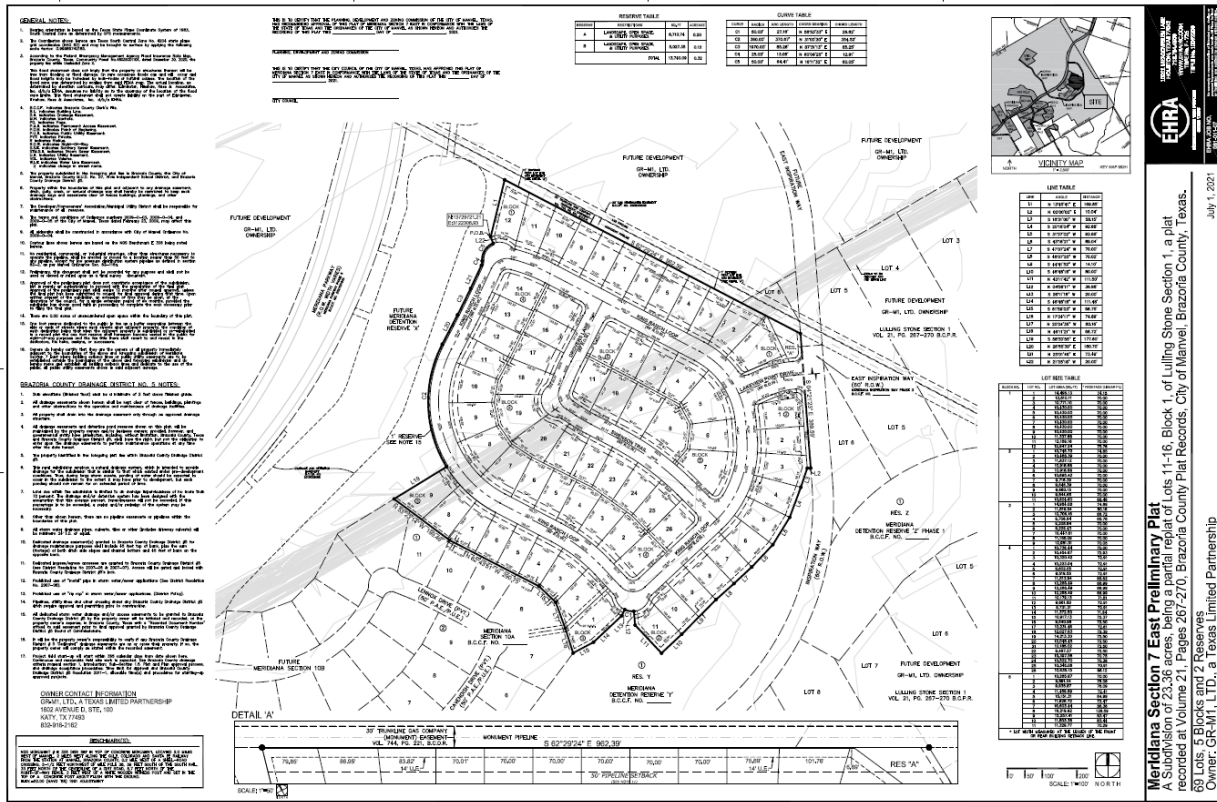
Plat Name	Meridiana Section 7 East Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	July 12, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

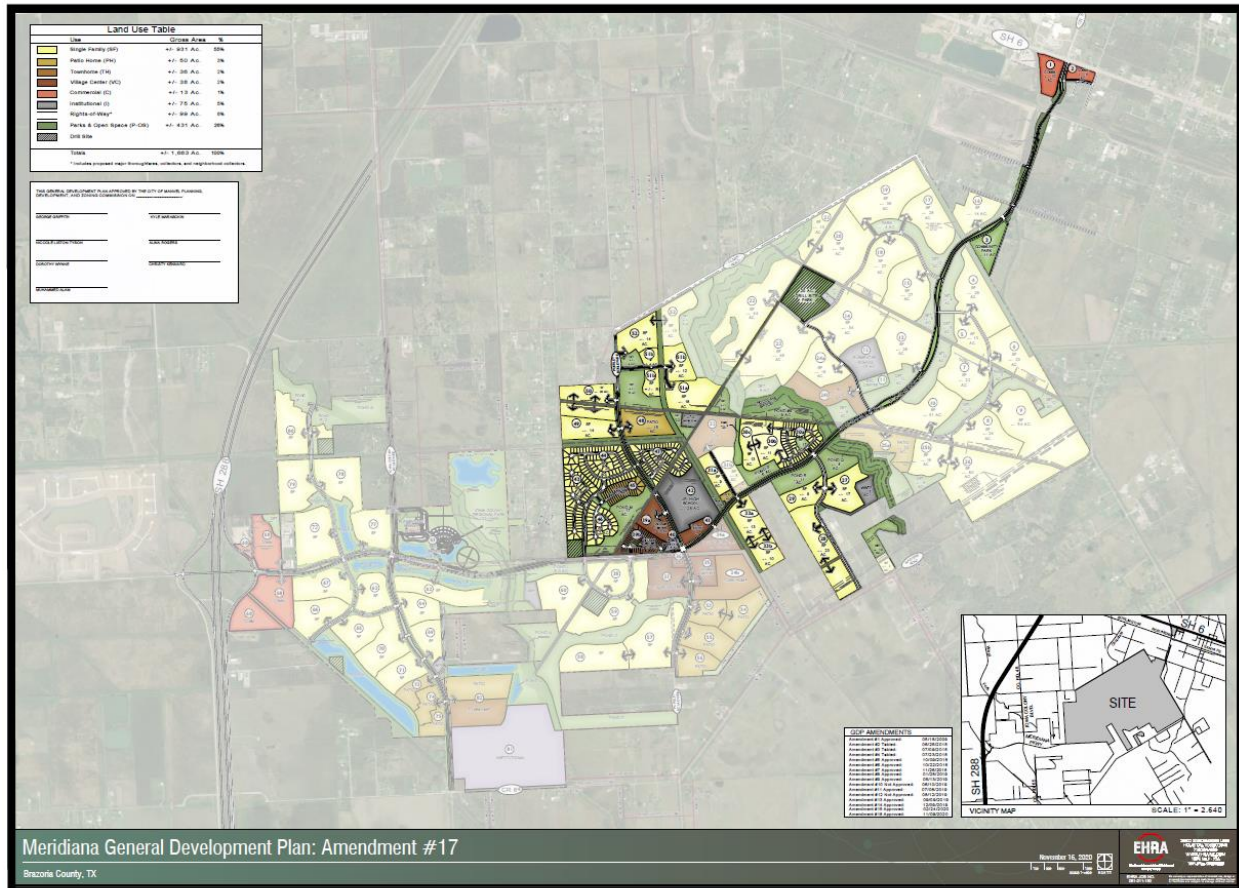
The City staff recommends denial of the Meridiana Section 7 East Preliminary Plat.

1. This preliminary plat must be approved on and in compliance with the GDP (Ordinance No. 2009-O-4).

Plat Exhibit



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 measurement.
- 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. indicates Manhole.
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P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.W.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Avin Independent School District, and Brazoria County Drainage District #5.
- Properly within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- There are 0.00 acres of unencumbered open space within the boundary of this 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 re-vest in the dedicators, 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 7 East 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.

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 "Detected" 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.

OWNER CONTACT INFORMATION

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

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, S-1/2 FURTHER WEST OF MILE POLE 38, 39, 37 FEET NORTH 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 SECTION 7 EAST 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 SECTION 7 EAST 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.

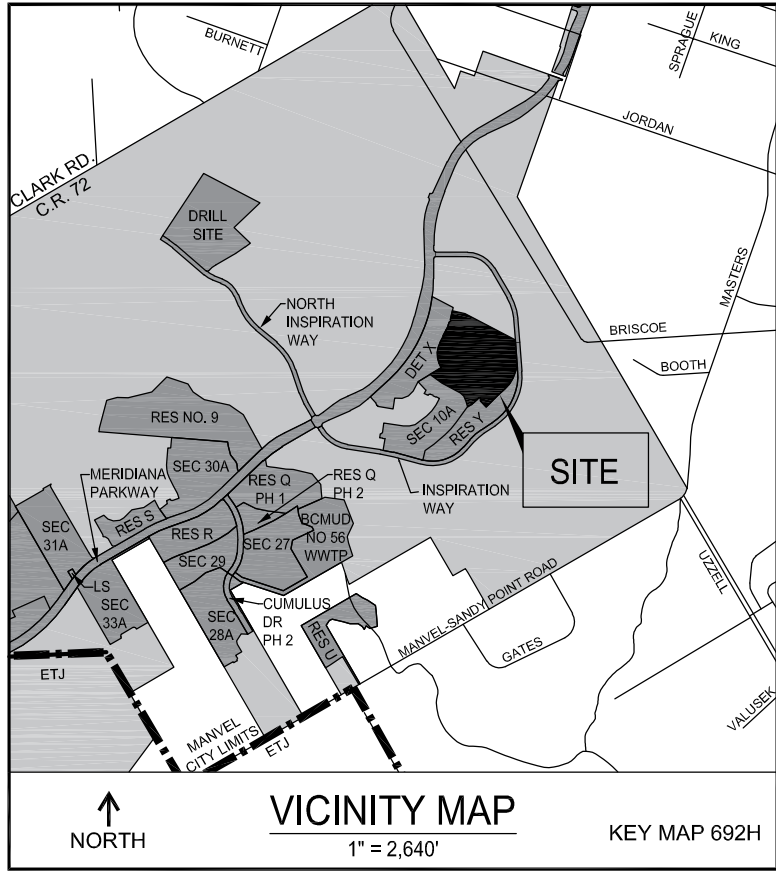
CITY COUNCIL

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,712.74	0.20
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,027.35	0.12
TOTAL		13,740.09	0.32

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	27.16'	N 58°53'33" E	26.82'
C2	360.00'	370.67'	N 31°00'20" E	354.52'
C3	1970.00'	85.26'	N 87°31'13" E	85.25'
C4	25.00'	13.06'	N 60°04'25" E	12.91'
C5	50.00'	64.41'	N 16°11'32" E	60.05'

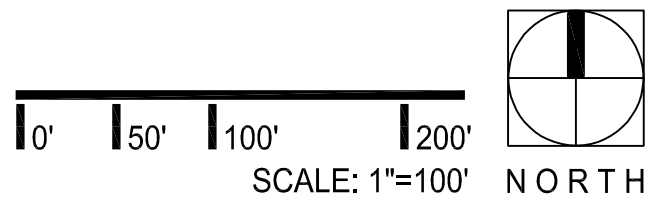


LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 13°45'41" E	169.85'
L2	N 00°00'00" E	10.04'
L3	S 18°31'00" W	58.15'
L4	S 201°8'04" W	92.68'
L5	S 31°37'02" W	92.68'
L6	S 43°16'21" W	89.04'
L7	S 47°07'24" W	70.00'
L8	S 48°07'25" W	70.00'
L9	S 44°41'52" W	14.10'
L10	S 46°48'18" W	80.00'
L11	N 43°11'42" W	111.50'
L12	N 04°56'11" W	39.98'
L13	S 26°11'16" W	20.00'
L14	S 46°48'18" W	111.48'
L15	S 61°59'03" W	66.75'
L16	N 17°34'17" W	74.89'
L17	N 20°04'36" W	80.16'
L18	N 46°11'21" W	66.72'
L19	S 58°30'55" E	177.60'
L20	N 26°55'30" E	180.70'
L21	N 25°01'49" E	73.49'
L22	N 21°05'18" W	20.00'

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	* FRONTAGE (LINEAR FT.)
1	1	14,496.13	74.15
	2	12,810.11	70.00
	3	10,771.10	70.00
	4	10,430.00	70.00
	5	10,430.00	70.00
	6	10,430.00	70.00
	7	10,430.00	70.00
	8	10,430.00	70.00
	9	10,430.00	70.00
	10	11,337.47	70.00
	11	12,189.16	70.00
	12	12,947.24	75.76
2	1	10,746.72	74.85
	2	10,486.39	70.00
	3	11,837.12	70.00
	4	10,918.68	70.00
	5	10,918.68	70.00
	6	10,955.42	70.00
	7	9,716.39	70.00
	8	9,646.39	70.00
	9	9,680.15	70.00
	10	9,844.66	70.00
3	1	10,604.60	68.40
	1	14,984.08	74.89
	2	11,819.54	80.16
	3	10,706.16	66.72
	4	9,706.94	66.76
	5	9,208.84	70.00
	6	9,229.43	70.00
	7	10,447.61	70.00
	8	11,188.09	70.00
	9	12,981.01	70.05
	10	10,736.44	70.00
	2	10,454.67	72.33
	3	10,320.42	72.91
	4	10,223.04	72.91
	5	9,602.05	72.91
4	6	9,519.55	72.91
	7	11,513.94	66.62
	8	12,268.49	66.99
	9	12,268.49	66.99
	10	12,268.49	66.99
	11	10,719.13	71.51
	12	9,661.80	72.91
	13	9,731.31	72.91
	14	11,372.53	71.64
	15	10,917.13	72.33
	16	9,640.96	72.50
	17	10,231.46	72.61
	18	12,027.93	72.39
	19	14,213.30	72.50
5	20	12,048.45	72.50
	21	10,185.02	72.50
	22	9,467.27	72.50
	23	10,391.56	70.75
	24	10,522.70	70.36
	25	10,346.06	70.91
	26	6,536.15	66.12
	1	10,269.87	70.00
	2	9,891.04	76.08
	3	9,935.87	76.09
	4	11,459.89	72.41
6	5	15,151.31	64.99
	6	11,626.72	72.47
	7	16,603.44	56.36
	8	16,219.92	126.59
	9	12,257.41	83.47
	10	11,803.38	83.44
* LOT WIDTH MEASURED AT THE LESSER OF THE FRONT OR REAR BUILDING SETBACK LINE.			



Meridiana Section 7 East Preliminary Plat

A Subdivision of 23.36 acres, being a partial replat of Lots 11-16, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

69 Lots, 5 Blocks and 2 Reserves

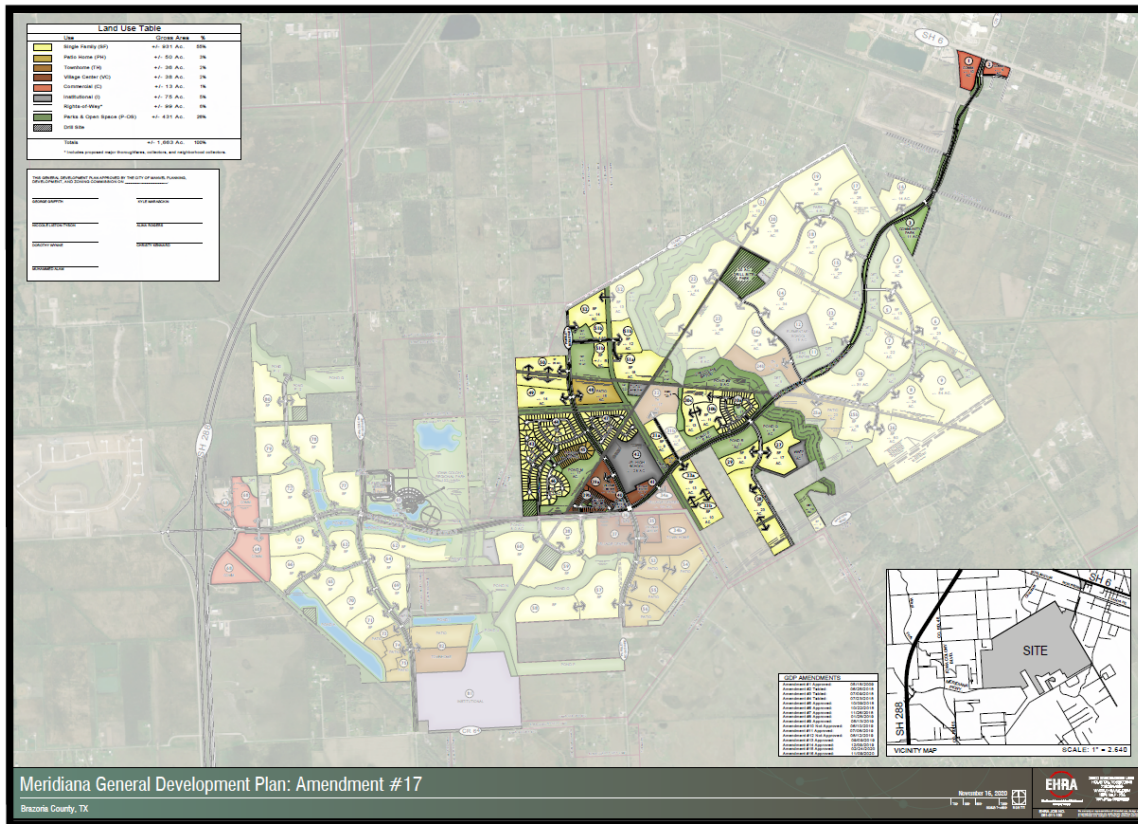
Owner: GR-M1, LTD., a Texas Limited Partnership

July 1, 2021



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBE No. F-726
TBP No. 1.0092300

No warranty or representation of intended use, design or construction is made by EHRA. All drawings and specifications are subject to change without notice.





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: July 12, 2021 PDZ and July 19, 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 'X', a subdivision of 12.44 acres out of the Oliver Hall Survey, A-203; also being a partial
replat of Amending Plat of Lot No. 15 - Lulling Stone Section 1, a plat recorded at Volume 22, Page 165, Brazoria County
Plat Records; also being a partial replat of Lot 13 and Lot 14, Block 1, of Lulling Stone Section 1, a plat 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.

Brad Sweitzer

SIGNATURE

6/14/2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve X Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	July 12, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends denial of the Meridiana Detention Reserve X Preliminary Plat.

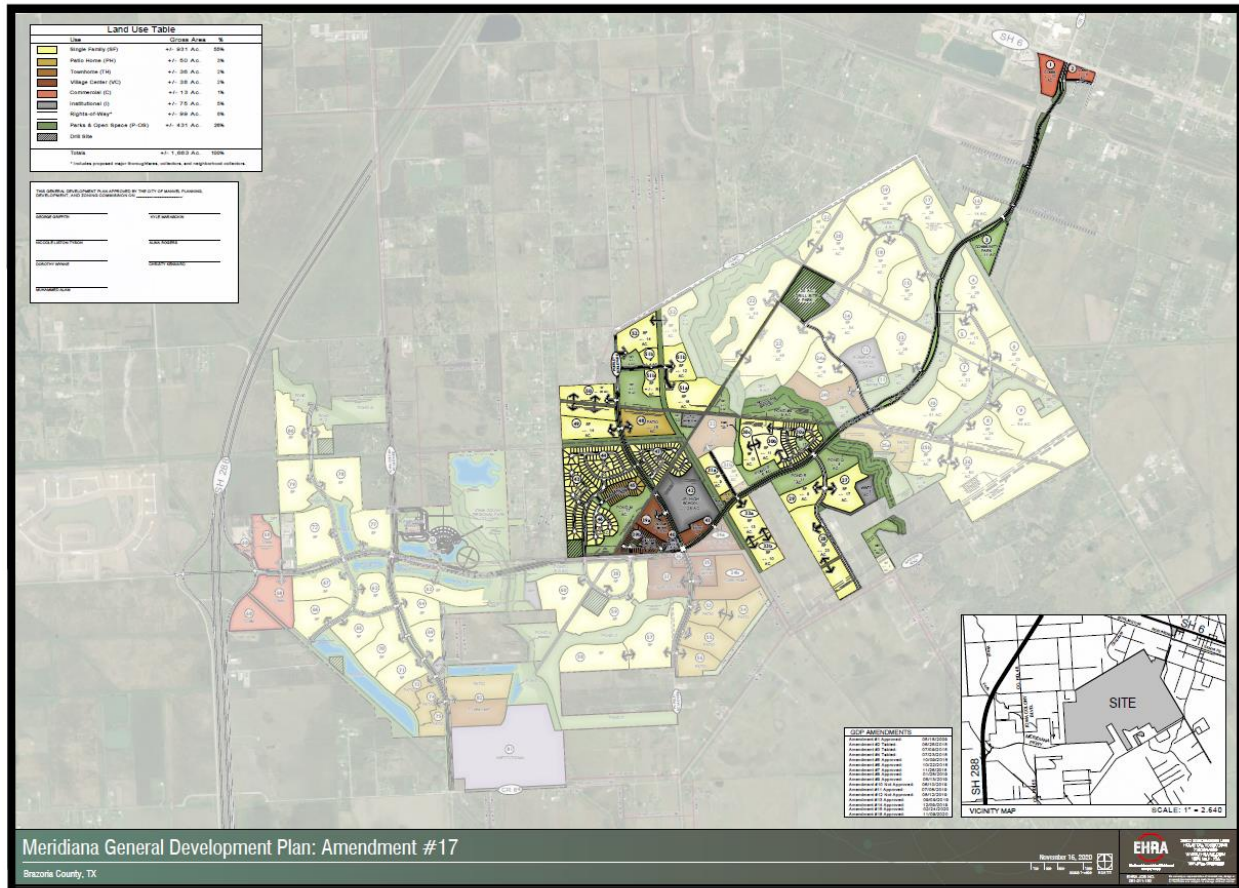
1. This preliminary plat must be approved on and in compliance with the GDP (Ordinance No. 2009-O-4).

[illegible]



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 measurement.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to 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, 2021, the property lies within Unshaded Zone X.

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

- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.W.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 36, 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.
- The Developer/Municipal 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.
- 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 "X" provides a total of 2.25 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 have jurisdiction, including jurisdiction, 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.

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

BENCHMARK(S):

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

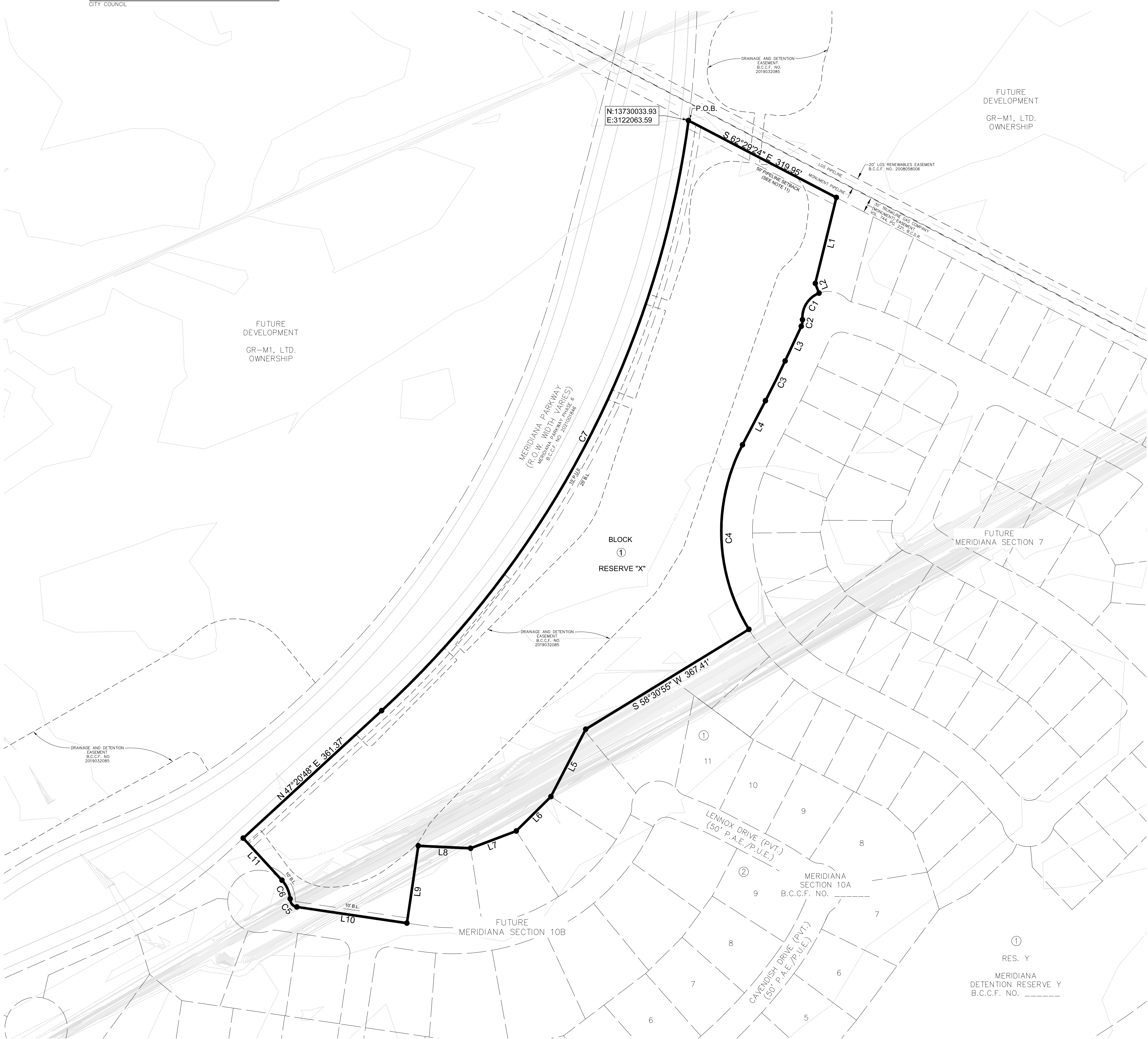
THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA DETENTION RESERVE 'X' IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE 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 'X' 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	
X	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	541,991.01	12.44	



LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 13°45'41" W	169.85
L2	S 21°05'189" E	20.00'
L3	S 25°01'49" W	73.49'
L4	S 27°30'36" W	95.46'
L5	S 27°17'03" W	145.56'
L6	S 45°13'05" W	93.75'
L7	N 69°16'03" W	93.75'
L8	S 87°18'03" W	100.56'
L9	S 08°20'38" W	150.00'
L10	N 81°39'22" W	213.60'
L11	S 42°39'12" W	109.88'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	64.41'	N 16°11'32" E	60.05'
C2	1,970.00'	85.26'	S 26°16'12" W	85.25'
C3	25.00'	13.06'	N 60°04'25" E	13.00'
C4	360.00'	370.67'	N 31°00'20" E	354.52'
C5	15.00'	20.54'	N 11°32'13" E	18.97'
C6	60.00'	41.32'	N 50°32'24" W	40.51'
C7	1,878.50'	1303.23'	N 50°15'01" E	1,277.25'



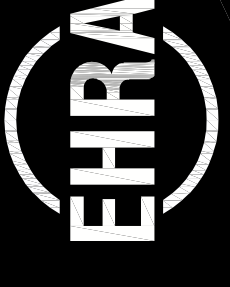
Meridiana Detention Reserve 'X' Preliminary Plat

A Subdivision of 12.44 acres out of the Oliver Hall Survey, A-203; also being a partial replat of Amending Plat of Lot No. 15 - Lulling Stone Section 1, a plat recorded at Volume 22, Page 165, Brazoria County Plat Records; also being a partial replat of Lot 13 and Lot 14, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

1 Block and 1 Reserve

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

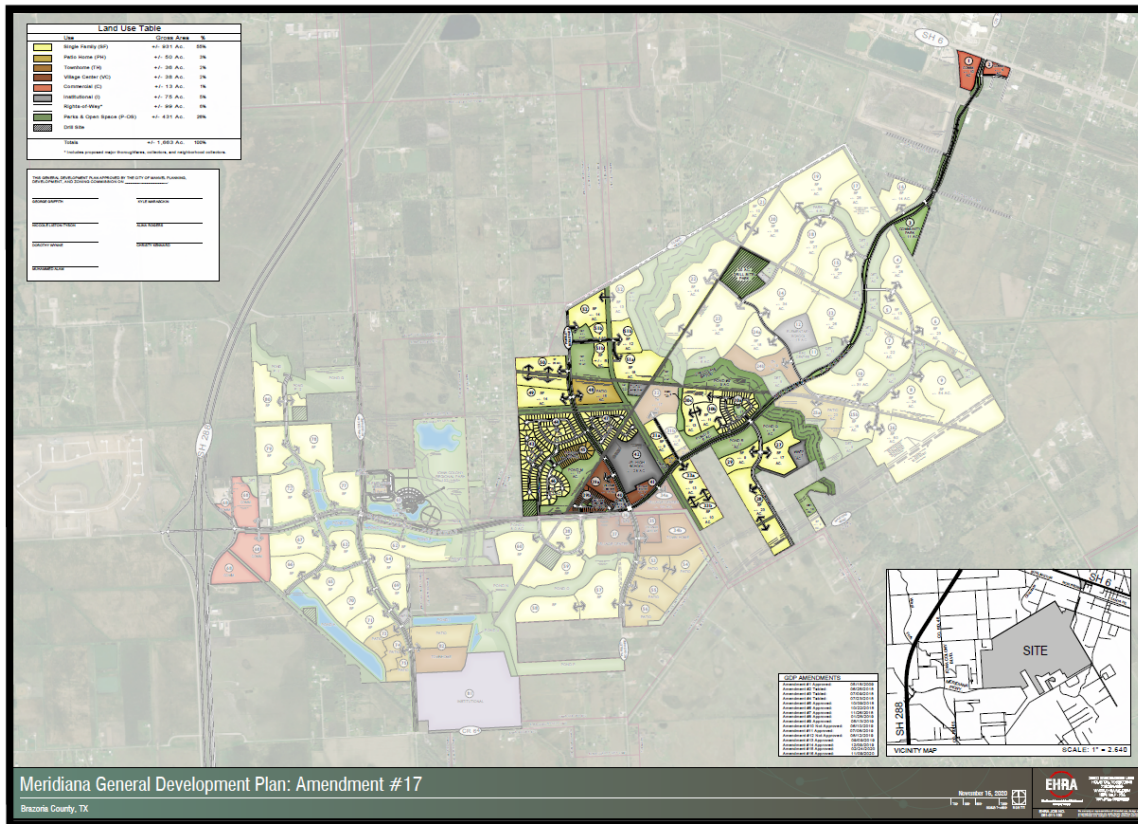
June 14, 2021



EHRA JOB NO. 081-011-204

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCC.COM
TBE No. F-726
TBPLS No. 10072300

No warranty or representation of intended use, design or construction is made by EHRA. All drawings and specifications are subject to change without notice.



ORDINANCE NO. 2021-O-20

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 50, *PLANNING AND DEVELOPMENT*, ARTICLE III. *COMPREHENSIVE PLAN*, BY AMENDING SECTION 50-51. *THOROUGHFARE PLAN*; APPROVING THE CITY'S 2021 MASTER THOROUGHFARE PLAN; PROVIDING FOR CONFORMITY OF ALL SUBDIVISION AND STREET REGULATIONS TO THE MASTER THOROUGHFARE PLAN; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY; AND PROVIDING A SEVERANCE CLAUSE AND EFFECTIVE DATE.

* * * * *

WHEREAS, the City of Manvel has received an application for several amendments to the City's current 2015 Master Thoroughfare Plan; and

WHEREAS, City of Manvel in addition has proposed updates and changes to the 2015 Master Thoroughfare Plan; and

WHEREAS, after public hearing and review by the Planning, Development and Zoning Commission, the City Council of the City has determined that it is in the best interest of the health, safety and welfare of its citizens and the public to amend the Comprehensive Plan by approving the 2021 Master Thoroughfare Plan; and

WHEREAS, the City Council hereby adopts the 2021 Master Thoroughfare Plan and integrates it into Chapter 50 of The City Code as a plan and policy for the city; and now, therefore,

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

Section 1. Chapter 50 of the Code Ordinances of the City of Manvel is hereby amended by amending section 50-52 in Article III to read and provide as follows:

“CHAPTER 50. PLANNING AND DEVELOPMENT

...

ARTICLE III. COMPREHENSIVE PLAN

...

Sec. 50-51. – Master thoroughfare plan.

(a) Pursuant to the authority contained in Chapter 213 of the Texas Local Government Code, the city council hereby adopts the City of Manvel Transportation Corridor and Major Thoroughfare Plan (“2021 [~~2015~~] Master Thoroughfare Plan”), a true and correct copy of which shall remain on file with the city secretary’s office. The Master Thoroughfare Plan shall be the plan and policy for transportation and thoroughfare matters within the city and, to the extent permitted by law, the extra-territorial jurisdiction of the City of Manvel.

(b) All thoroughfare, street, and related regulations and requirements of the City Code, including, but not limited to, Chapter 62, Subdivision, shall conform to the Master Thoroughfare Plan. If there is any conflict between an ordinance, rule or regulation of the City Code and the Master Thoroughfare Plan, the Master Thoroughfare Plan shall control.”

Section 2. **Penalty.** Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violate any provision of this chapter 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.

Section 3. **Repealer.** All ordinances or parts of ordinances inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

Section 4. **Severability.** In the event any 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

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 such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

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

Debra Davison, Mayor

Attest:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney



MANVEL PD&Z DATA SHEET

MEETING DATE: July 12, 2021

TOPIC: Consideration and action regarding amending Chapter 50, *Planning and Development*, Article III. *Comprehensive Plan*, by amending Section 50-52. Thoroughfare Plan, for Pollard Boulevard, Charlotte Street, Dogwood Avenue, Kirby Drive, Rodeo Drive, Bissell Road, and Clark Road/Jordan Road intersection.

BACKGROUND: On May 4, 2021, the developer submitted the PUD document to City staff for review. City staff provided comments back to the developer on May 18, 2021. A public hearing was held by the Planning, Development and Zoning Commission meeting on May 24, 2021. There were three speakers during the public hearing. All comments were informational with no opposition or in favor of the PUD. At the June 14, 2021, PD&Z meeting the item was tabled until consideration of the Master Thoroughfare Plan amendment, and City Council approval of the Utility Agreement and 380 Financing Agreement.

RECOMMENDATION: City staff recommends tabling the Master Thoroughfare Plan Amendment adoption until City Council approves the Utility Agreement and 380 Financing Agreement.

ATTACHMENTS: Staff Report and Master Thoroughfare Plan Map (2015)

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



Planning, Development, and Zoning Commission Master Thoroughfare Plan Amendment Request

Agenda of:	July 12, 2021	Initiated By:	Jessica Rodriguez Dir. Development Services
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

An amendment to Chapter 50, *Planning and Development*, Article III. *Comprehensive Plan*, by amending Section 50-52. Thoroughfare Plan for Pollard Boulevard, Charlotte Street, Dogwood Avenue, Kirby Drive, Bissell Road, and the Clark Road/Jordan Road intersection

Exhibits

- Staff Report
- City's Master Thoroughfare Plan Map
- Valencia PUD Master Thoroughfare Plan Amendment – Existing Conditions
- Valencia PUD Master Thoroughfare Plan Amendment – Proposed Changes
- City Initiated Master Thoroughfare Plan Map Amendment (2021) – Proposed Changes
- City Initiated Master Thoroughfare Plan Map Amendment – Kirby Drive and Rodeo Drive Proposed Changes
- City Initiated Master Thoroughfare Plan Map Amendment – Bissell Road Proposed Changes
- City Initiated Master Thoroughfare Plan Map Amendment – Clark Road/Jordan Road Intersection Proposed Changes
- Valencia PUD MTP Amendment Application
- Public Hearing Notice

Recommended Action

After a Joint Public Hearing with City Council, Consideration and Action from the Commission to the City Council

Executive Summary

A request by the Hillwood Residential, L.P. (Developer) and the City to amend thoroughfare locations, remove thoroughfare locations, reduce thoroughfare right-of-way width, and reduce sidewalk width in the Master Thoroughfare Plan. Hillwood Residential, L.P. has proposed a Planned Unit Development (PUD) called Valencia. The Valencia PUD is 438 acres of land generally located east of the Del Bello Lakes Development, north of the Bluewater Lakes Development, and west of the Lakeland Development. The Valencia PUD requests a westward shift of Pollard Boulevard, a southward shift of Dogwood Avenue, a right-of-way reduced from 80-feet to 60-feet on Charlotte Street, and 12-foot sidewalk reduced to 8-feet along one side for Dogwood Avenue and Charlotte Street. City staff has also made recommendations for a westward shift of Kirby Drive with its intersection at CR 58, an eastward shift of Kirby Drive between CR 58 and SH 6, removal of Rodeo Drive, removal of Bissell

Road from Iowa Lane to Brazoria County Conservation and Reclamation District No. 3 drainage ditch, and a reconfiguration of the Clark Road and Jordan Road intersection. For more detailed information please refer to the attached Staff Report section.

Staff Report

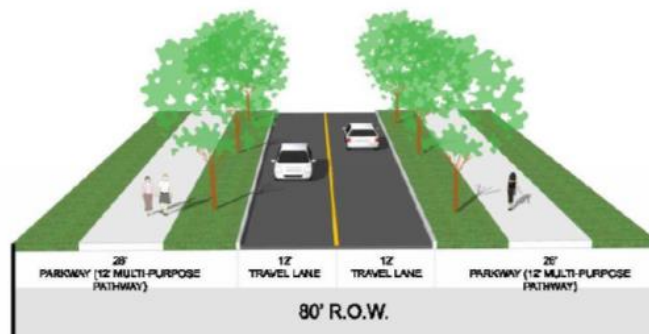
Valencia PUD Master Thoroughfare Plan Amendment

The Valencia Developer is requesting proposed amendments to the City's Master Thoroughfare Plan. The proposed changes to the Master Thoroughfare Plan include 1) westward movement of Pollard Boulevard, 2) southward movement of Dogwood Avenue, 3) Charlotte Street right-of-way width reduction from 80-feet to 60-feet, and 4) sidewalk reductions from 12-feet to 8-feet. The westward location of Pollard Boulevard provides the development a north-south connection through the heart of the City to access Del Bello Boulevard and SH6. Pollard also connects with collectors such as Charlotte Street and Dogwood Avenue. The proposed southward movement of Dogwood occurs from its intersection with Pollard Boulevard west. This enables the PUD to access a collector street for their single-family development and school site just south of the Manvel City Center site. Another Master Thoroughfare Plan amendment includes a reduction in right-of-way width for Charlotte Street. Charlotte Street is identified as an 80-foot collector road in the Master Thoroughfare Plan. The 80-foot right-of-way will remain from Charlotte Street and Pollard Boulevard intersection east. The proposed 60-foot right-of-way reduction is between Pollard Boulevard intersection to the west PUD property line. Even though the right-of-way width is reduced, the paving width remains the same at 25-feet, as identified in the Master Thoroughfare Plan Type "B1" roadway. The last item for the Master Thoroughfare Plan amendment includes a reduction of 12-foot sidewalks to 8-foot sidewalks. Both Charlotte Street and Dogwood Avenue are identified as a Type "B1" according to the Master Thoroughfare Plan (*see Graphic A – Type "B1" Street*). A Type "B1" Street has a cross section with two 12-foot multi-purpose pathways/shared use paths (sidewalks).

Graphic A – Type "B1" Street

Type "B1" Street

Type B collectors are two lanes undivided roadways with parkways and 12 feet-wide lanes within 80 feet of right-of-way.



Pollard Boulevard is identified as a Type “P1” Parkway according to the Master Thoroughfare Plan (see Graphic B – Type “P1” Parkway). A Type “P1” Parkway has a cross section with two 12-foot multi-purpose pathways/shared use paths (sidewalks).

Graphic B – Type “P1” Parkway

“P1” Parkway

P1 parkways are four (4) lane divided roadways with 12 foot-wide multi-purpose pathways within a 26 feet parkway, 12 foot-wide travel lanes, and a 14 foot-wide median within 120 feet of right-of-way.



According to the Master Thoroughfare Plan, a shared use path is defined as “an on or off-street facility separated by a barrier or open space that is designed to accommodate all non-motorized modes including pedestrians, bicyclists, skaters, and joggers”. The minimum standard for a shared use path is 8-feet to accommodate multi-modal uses as described above (AASHTO). The reduction in shared use path/sidewalk width from 12-feet to 8-feet still accomplishes the same function to move multi-modal users throughout the City.

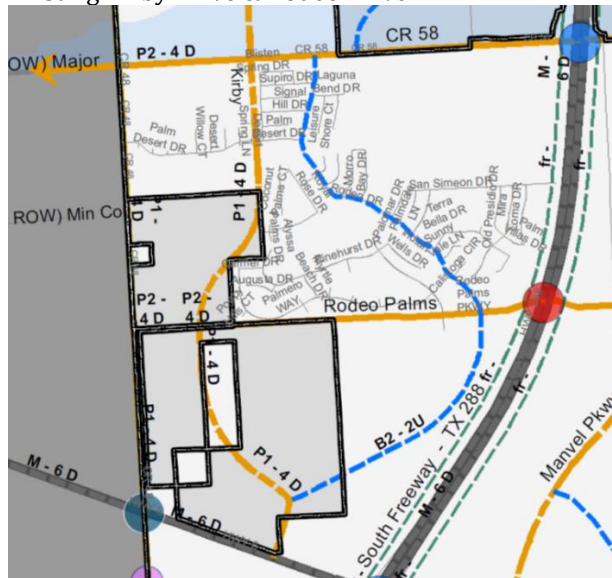
City Initiated Master Thoroughfare Plan Amendment

The City is proposing four amendments to the Master Thoroughfare Plan. The amendments include:

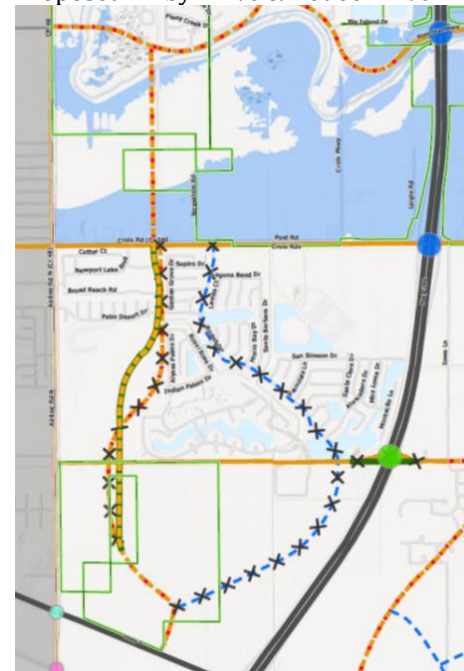
1. Kirby Drive – Kirby Drive is identified as a 120-foot right-of-way on the Master Thoroughfare Plan. Staff has proposed Kirby Drive to shift slightly westward from its intersection at CR 58 (Croix Road). The westward shift to Kirby Drive is necessary to avoid a GCWA canal that makes a 90 degree turn at the location identified on the 2015 Master Thoroughfare Plan Map (see Graphic C – Kirby Drive & Rodeo Drive). Kirby Drive has also shifted westward south of this above-mentioned location to match the Kirby Drive pavement in the Yanni Palms Development. The leg of Kirby Drive between Rodeo Palms Parkway and SH 6 shifted eastward to reflect a better alignment of Kirby Drive as it meets the planned location in the Manvel Town Center development (see Graphic C – Kirby Drive & Rodeo Drive).

Graphic C – Kirby Drive & Rodeo Drive

Existing Kirby Drive & Rodeo Drive



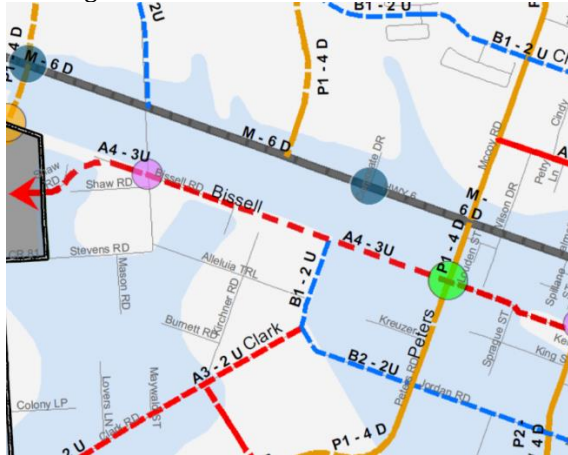
Proposed Kirby Drive & Rodeo Drive



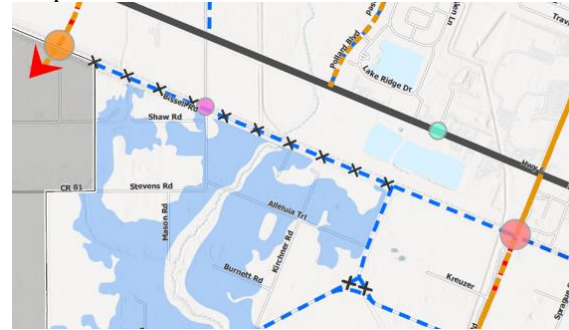
2. Rodeo Drive – Rodeo Drive is identified as an 80-foot-wide street right-of-way according to the Master Thoroughfare Plan. City Staff's recommendation removes Rodeo Drive from the Master Thoroughfare Plan because Rodeo Drive is an existing 60-foot-wide street right-of-way with houses fronting on it (see Graphic C – Kirby Drive & Rodeo Drive). Also, Rodeo Drive is in close proximity of Kirby Drive, which is another north-south corridor. Kirby Drive offers a larger right-of-way width at 120-feet to traverse north-south. Eventually, Kirby Drive will provide vehicular movement between Beltway 8 (north) to SH 6 (south).
3. Bissell Road – Bissell Road is identified as a 100-foot right-of-way that connects west to the existing Iowa Lane and east to CR 99. City Staff is proposing Bissell Road is taken off of the Master Thoroughfare Plan from Iowa Lane to where it intersects with the drainage ditch (west of Meridiana Parkway). The City of Iowa Colony's Thoroughfare Plan (2020) does not illustrate a connection with Bissell Road west. Since Bissell Road will not connect westward into Iowa Colony, it is staff's recommendation to terminate Bissell Road on the Thoroughfare Plan at Brazoria County Conservation and Reclamation District No. 3's drainage canal (see Graphic D – Bissell Road).

Graphic D – Bissell Road

Existing Bissell Road



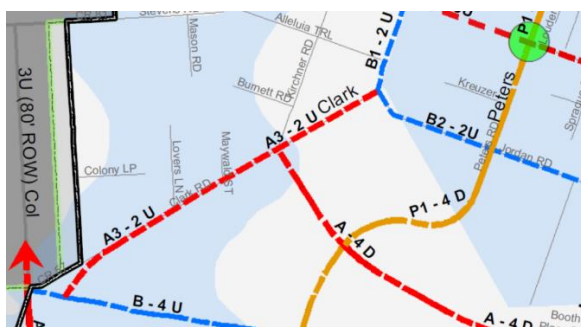
Proposed Bissell Road



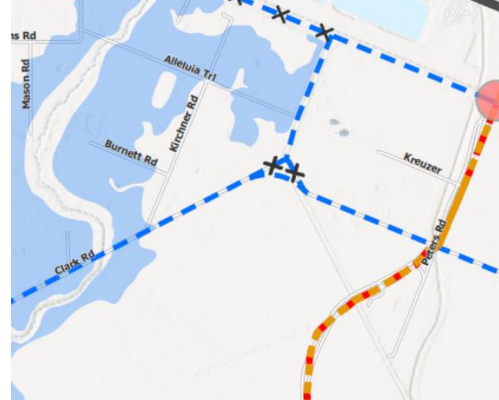
4. Clark Road and Jordan Road Intersection – The Master Thoroughfare Plan identifies Jordan Road as an 80-foot-wide right-of-way and Clark Road as a 100-foot-wide right-of-way. Clark Road and Jordan Road intersect at a 90 degree turn on the Master Thoroughfare Plan Map (see Graphic E – Clark Road & Jordan Road Intersection). The 90-degree turn occurs over a Brazoria County Conservation and Reclamation District No. 3’s drainage canal. The 90-degree intersection of major thoroughfares is not conducive to safe and effective traffic circulation in this area. City staff is proposing a slight curvature of both roads through the Meridiana Development to remove the 90-degree intersection.

Graphic E – Clark Road & Jordan Road Intersection

Existing Clark Rd. & Jordan Rd. Intersection



Proposed Clark Rd. & Jordan Rd. Intersection



Staff Recommendation

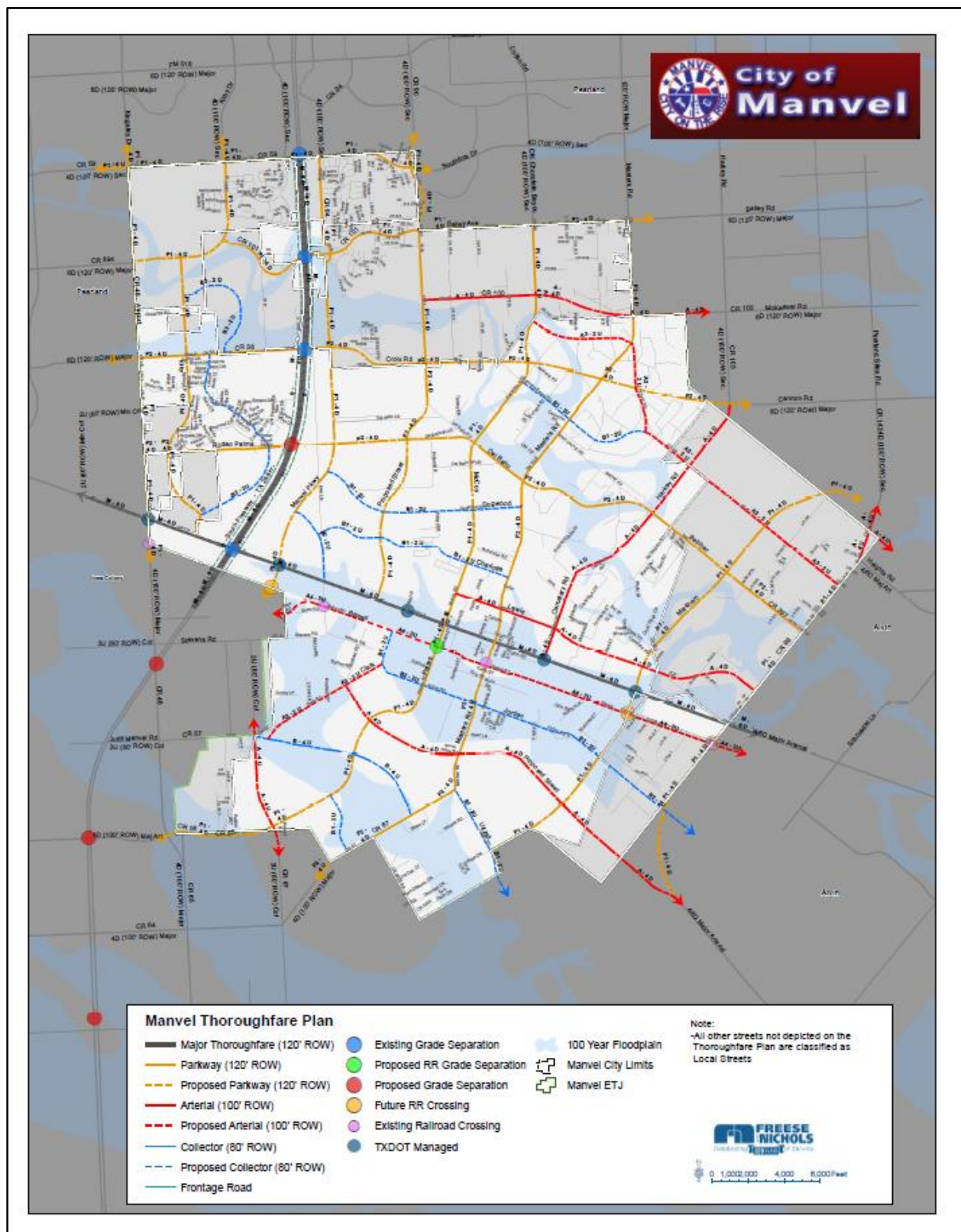
City Staff recommends tabling the Master Thoroughfare Plan Amendment to the Planning, Development and Zoning Commission until the Utility Agreement and 380 Financing Agreement are approved by City Council.

To date, the City Council has not approved or given consent to City Staff to move forward with the Utility Agreement and 380 Financing Agreement for the Valencia PUD development.

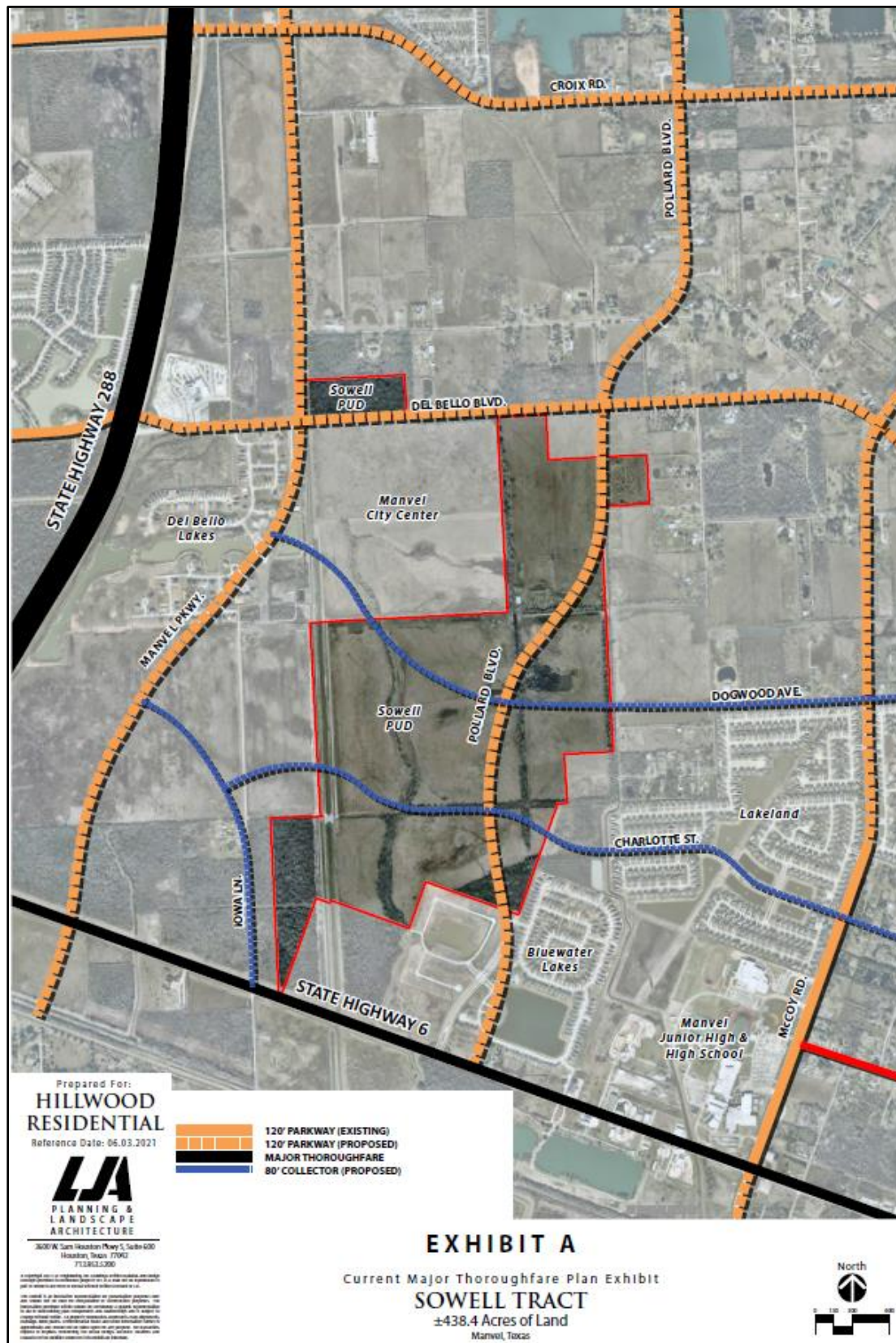
Joint City Council and Planning, Development and Zoning Commission Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. At the time of writing this report, no information inquiries have been received and staff is not aware of opposition.

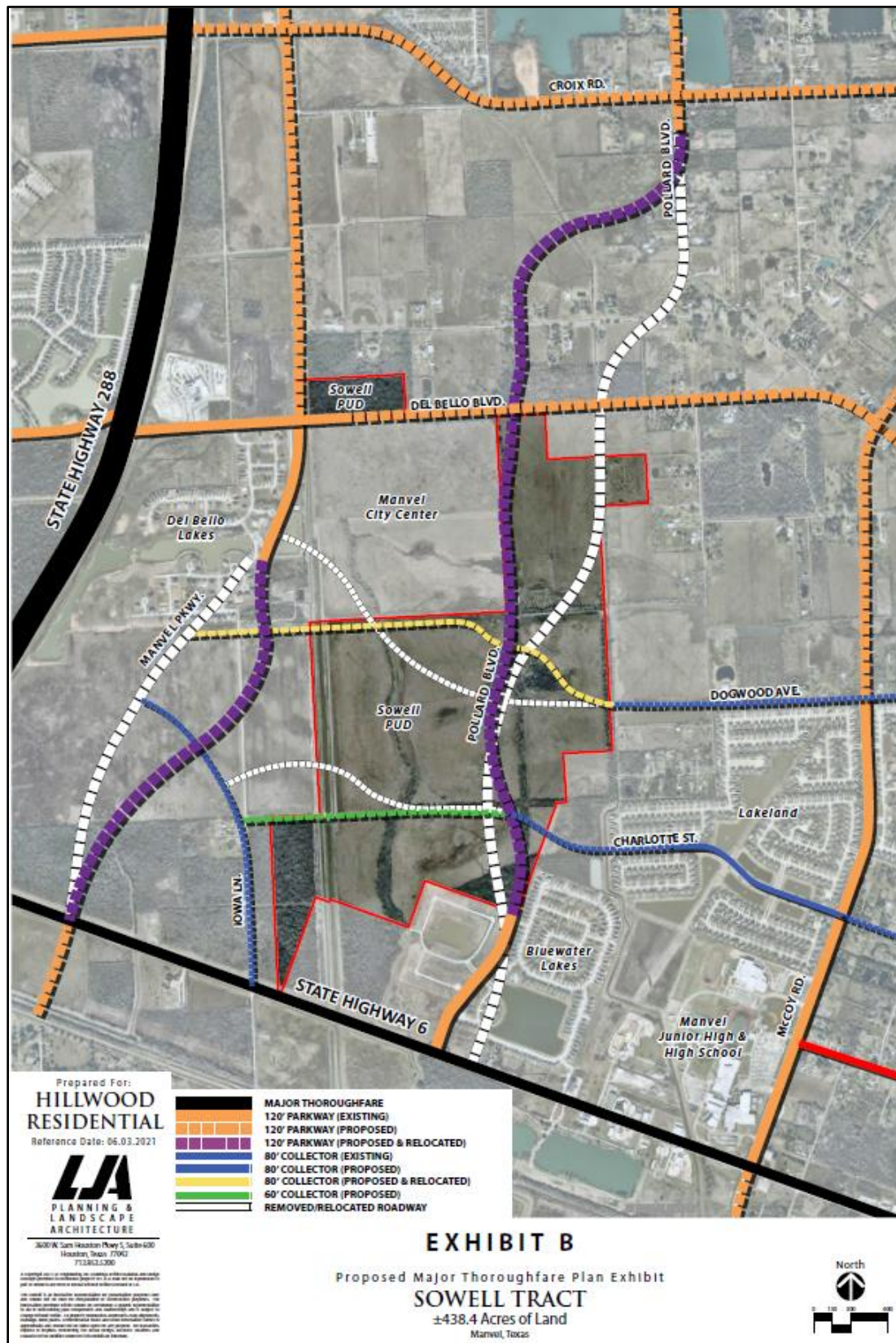
City's Master Thoroughfare Plan Map



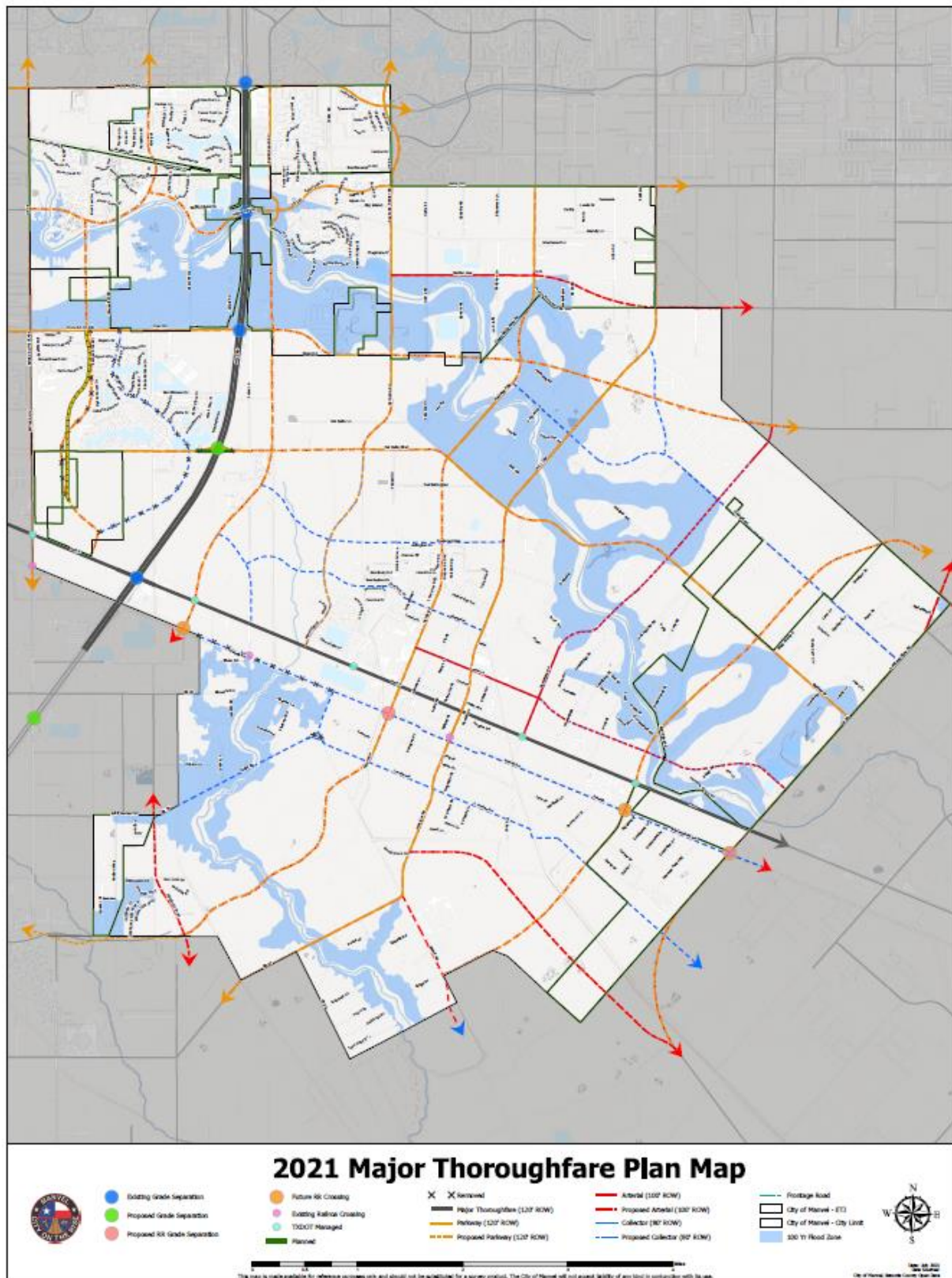
Valencia PUD Master Thoroughfare Plan Amendment – Existing Conditions



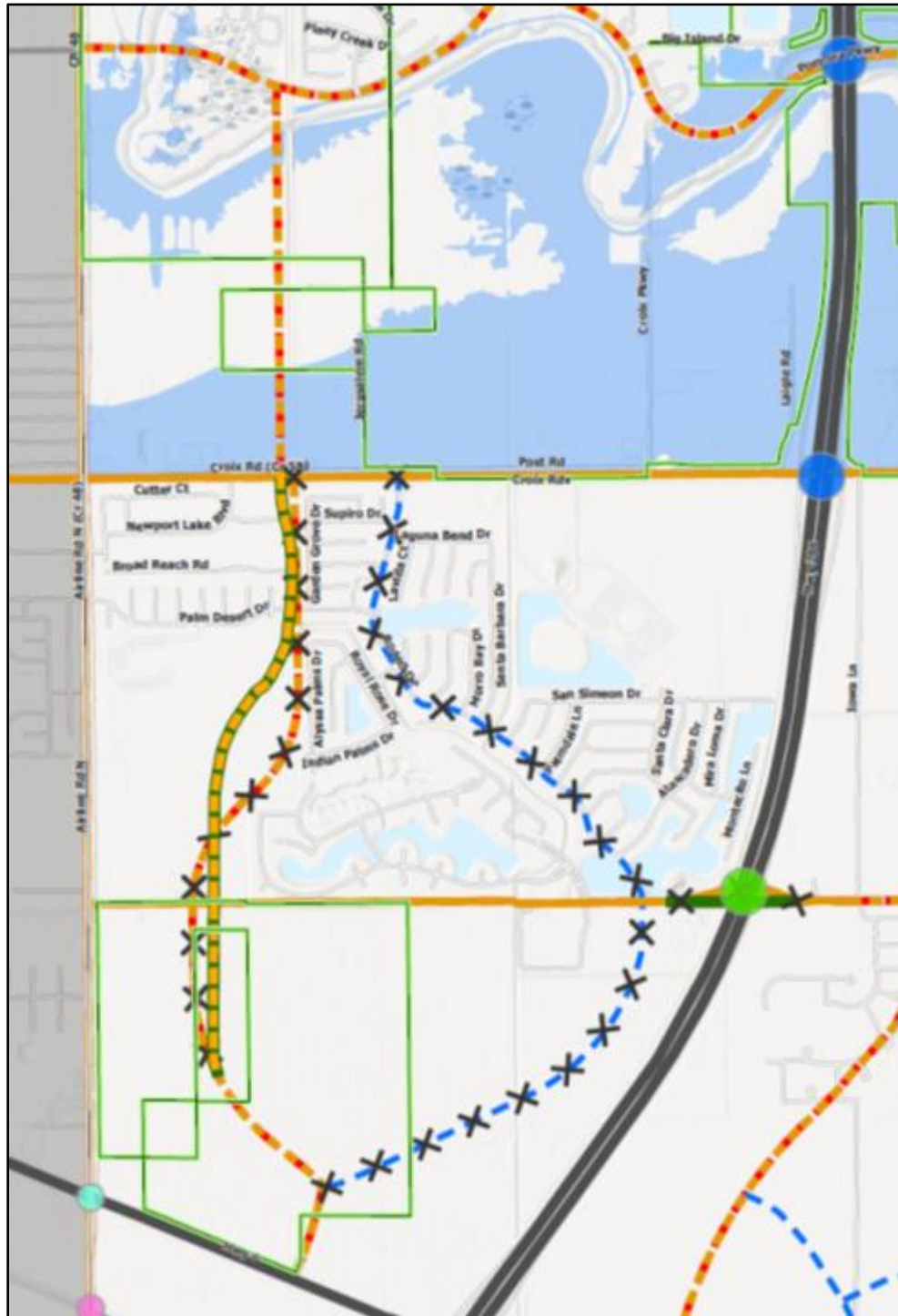
Valencia PUD Master Thoroughfare Plan Amendment – Proposed Changes



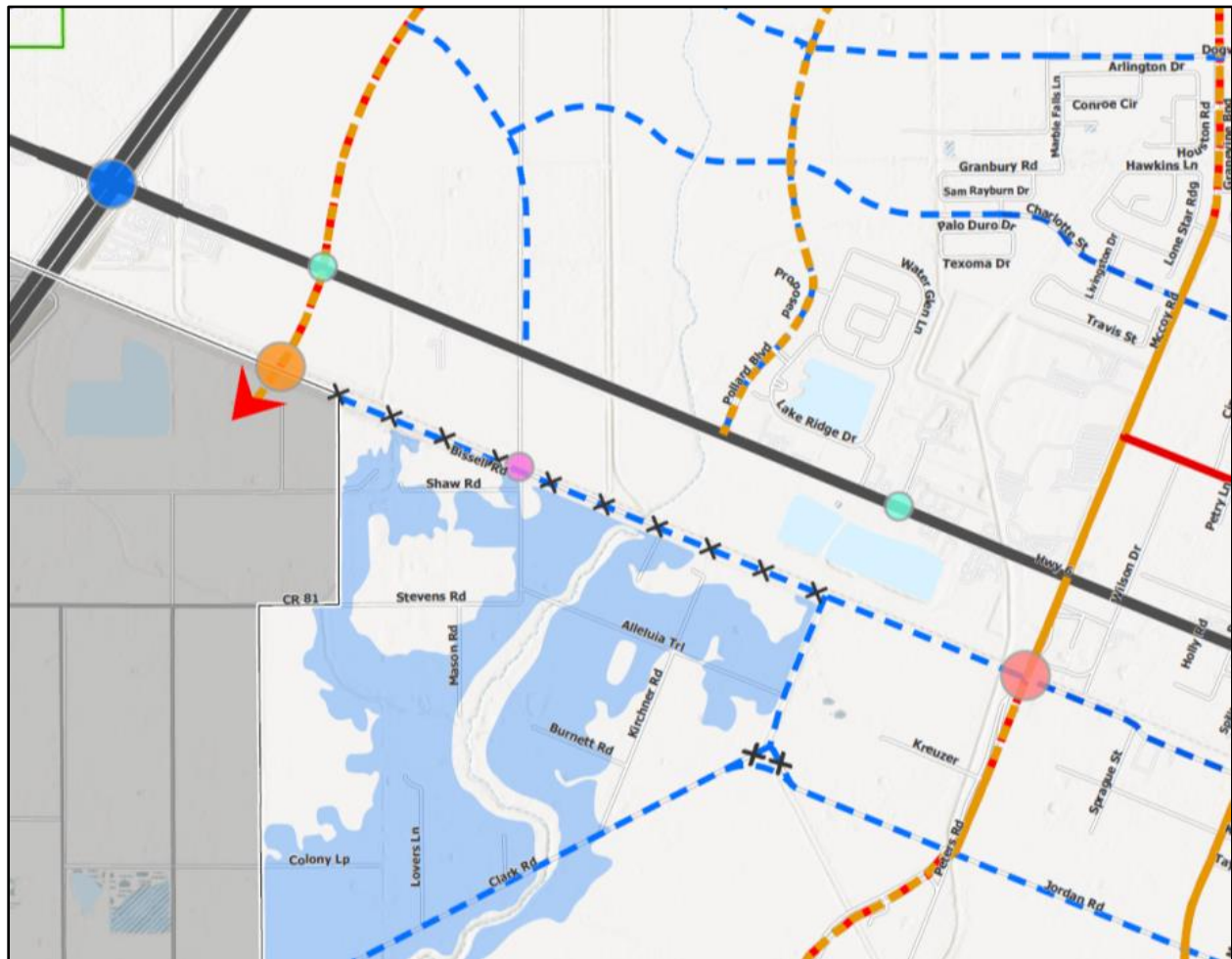
City Initiated Master Thoroughfare Plan Map 2021 – Proposed Changes



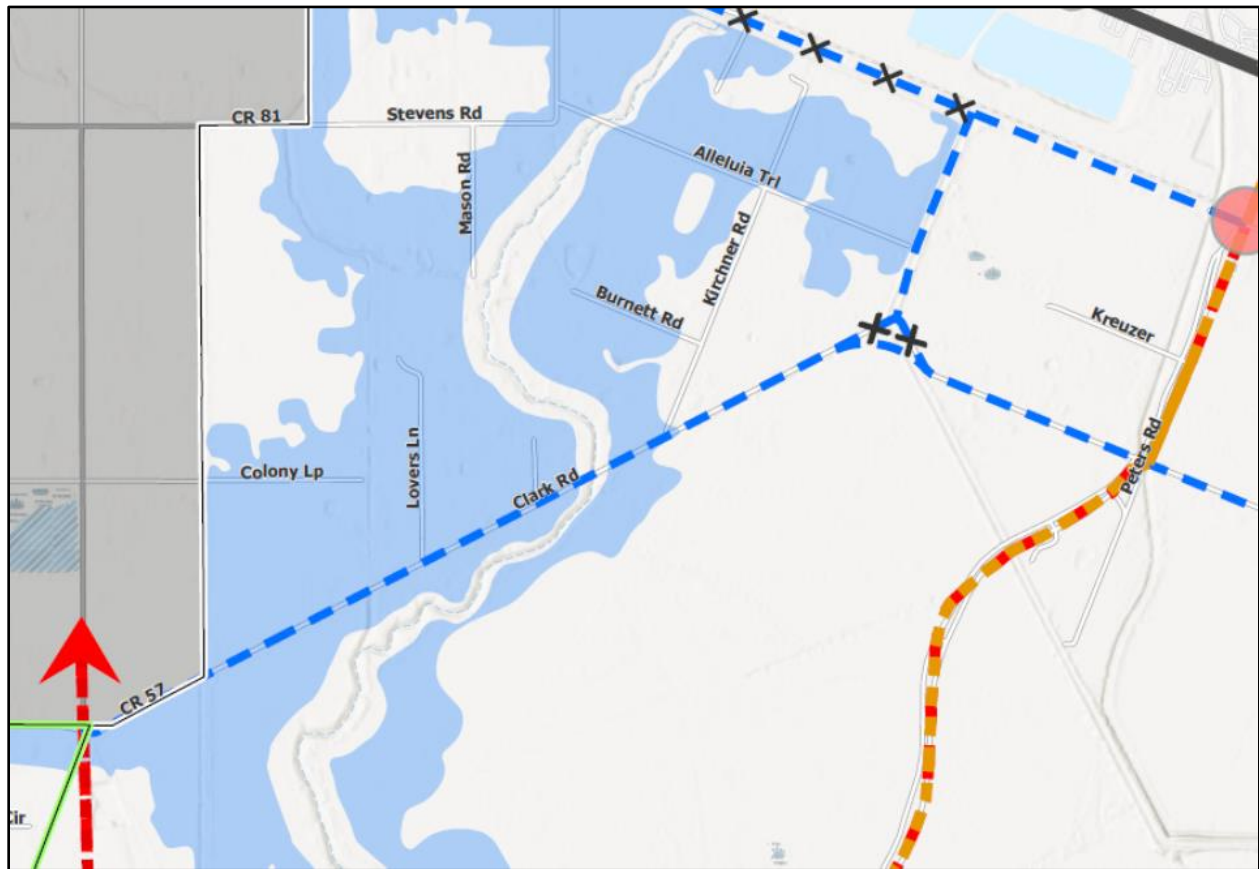
City Initiated Master Thoroughfare Plan Map Amendment – Kirby Drive & Rodeo Drive Proposed Changes



City Initiated Master Thoroughfare Plan Map Amendment – Bissell Road Proposed Changes



City Initiated Master Thoroughfare Plan Map Amendment – Clark Road/Jordan Road Intersection



Application



FOR CITY USE ONLY

Case No. _____

Date Submitted _____

Major Thoroughfare Amendment Application

(Check all Applicable) ☒ Change in Alignment/location ☒ Change in Classification

The following information must be completed before an application is accepted for review.

APPLICANT INFORMATION:

(if different from owner, complete attached property owner's authorization)

Name: Matt Stoops E-mail: mstoops@lja.com
Street Address: 3600 W Sam Houston Parkway S, Suite 600, Houston TX 77042
City: _____ State: _____ Zip Code: _____
Phone Number: 713-953-5200 Fax Number: _____

PROPERTY OWNER'S INFORMATION:

Name: 443 LTD (and related) Andrew W. Sowell, GP E-mail: ASowell@boydcommercial.net
Street Address: 2414 Ella Blvd, Hou. TX 77008
City: Houston State: TX Zip Code: 77008
Phone Number: 713 599 3440 Fax Number: 713 877 1017

The following is required for a **Major Thoroughfare Plan Amendment** request. Based on the nature and extent of the requested amendment, additional studies may be required. Attach additional sheets if necessary.

- One (1) copy of an 8 1/2" x 11" plan showing the following:
 - a. Existing thoroughfare alignment;
 - b. Proposed modification to the current alignment;
 - c. Length, in miles of the proposed modification.
- Signed agreement to pay for all associated City staff and City Consultant expenses in the review and presentation of proposed modification.
- Payment in the amount of **\$5,000.00** as a deposit for these expenses.
- Copies of property ownership names, addresses, and tract descriptions from the Brazoria County Appraisal District for all property owners directly adjacent to any proposed changes.
- Plain white envelopes with the same property owner information, with stamp postage on envelope.

Application

Attach additional sheets as necessary to provide a full response to each question.

Name of thoroughfare to be modified: Pollard Boulevard, Dogwood Avenue,
Manvel Parkway, and Charlotte Street

Description of proposed thoroughfare alignment or classification: The road classifications
of the above roads will remain as currently shown on the Manvel MTP, but will be
realigned to better serve the surrounding areas. This will match the MTP shown on the
Valencia PUD.

Explain the reason for this Thoroughfare Plan Amendment request: Realigning Pollard Blvd,
Dogwood Avenue, Manvel Parkway, & Charlotte street due to the Valencia PUD.

Identify what conditions have changed to warrant a change to the alignment and/or classification
as shown on the existing Major Thoroughfare Plan: The Valencia PUD warrants a
a change to the MTP for the alignment of the above roads.

How does the requested Thoroughfare Amendment further the goals and objectives of the City
of Manvel's Comprehensive and Major Thoroughfare Plans: The realignment of these roads
provides for better connectivity for the surrounding areas as they develop.

Explain why the requested Major Thoroughfare Plan change is better than the existing plan:
The realignment of these roads provides for better connectivity for the surrounding
areas as they develop.

Explain the differences in traffic impacts between the existing Major Thoroughfare Plan and the
requested change to the Major Thoroughfare Plan: There are no differences in traffic
impacts between the existing MTP & the requested changes.

*The applicant has prepared this application and certifies that the facts stated herein and
exhibits attached hereto are true and correct.*

Signature and Title

06/07/2021

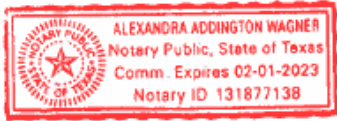
Date

Authorization Letter

PROPERTY OWNER'S AUTHORIZATION:

I, Andrew W. Seall, being duly sworn, attest that I am the property owner of the subject property and that Matt Stoops, is duly appointed and authorized to act as representative and agent on my behalf for the purpose of preparing and submitting this Major Thoroughfare Amendment Application to the City of Manvel. This authorization grants authority to Matt Stoops to engage in all communications with all City representatives and reviewing boards/commissions necessary to complete the application process.

Andrew W. Seall
Property Owner's Signature



(Notary Seal)

SUBSCRIBED AND SWORN TO ME THIS 7th
DAY OF June, 20 21

Alexandra Addington Wagner
Notary Public in and for the State of Texas

Public Hearing Notice

Public Hearing Notice to run on Sunday 06/27/2021

A JOINT PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 6:30 P.M. ON MONDAY, JULY 12, 2021, BEFORE THE MANVEL CITY COUNCIL AND MANVEL PLANNING, DEVELOPMENT AND ZONING COMMISSION TO HEAR INPUT FROM THE PUBLIC REGARDING AN AMENDMENT TO CHAPTER 50. *PLANNING AND DEVELOPMENT*, ARTICLE III. *COMPREHENSIVE PLAN*, BY AMENDING SECTION 50-52. THOROUGHFARE PLAN; PROVIDING FOR CONFORMITY OF ALL SUBDIVISION AND STREET REGULATIONS TO THE MASTER THOROUGHFARE PLAN; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY; AND PROVIDING A SEVERANCE CLAUSE AND EFFECTIVE DATE. /S/ TAMMY BELL, CITY SECRETARY.



ORDINANCE NO. 2021-O-18

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHTS-OF-WAY (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); SUCH TRACTS BEING SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY SECTION 73 AND SECTION 64, DR. A.A. LUTHER SUBDIVISION OF MANVEL, BRAZORIA COUNTY TEXAS, THE MARY V. O'DONNELL SURVEY, DIVISION "O" OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; 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, Four Forty-Three LTD, Sowell Family Trust, Eastbank Bayou LP, and Westbank Bayou LP are the owners (the "Owner") of land in the area generally bounded by Del Bello Boulevard right-of-way (north), Pollard Drive right-of-way (east), Manvel Parkway/Iowa Lane rights-of-way (west), and State Highway 6 (south) comprising of 437.869 acres of land, which is presently zoned Open-Single Family Residential (O-SFR) District; and

WHEREAS, the tracts are currently used as vacant and undeveloped open space; and

WHEREAS, LJA Engineering, Inc., ("Applicant"), on behalf of Owner, has made application to the City to change the use of said 437.869 acres, same being more particularly described by Exhibit A – Area Map, Exhibit B – Survey and Exhibit C – Metes and bounds descriptions, attached hereto and for all things made a part hereof, from Open-Single Family Residential (O-SFR) District to Planned Unit Development (PUD) District; 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 made a positive recommendation on the application; and

WHEREAS, the City Council deems it appropriate to grant such request, subject to certain regulations, restrictions, and conditions; 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 437.869 acres generally bounded by Del Bello Boulevard right-of-way (north), Pollard Drive right-of-way (east), Manvel Parkway/Iowa Lane rights-of-way (west), and State Highway 6 (south), is hereby changed from Open-Single Family Residential (O-SFR) District to Planned Unit Development (PUD) District for use as permitted within such zone classification, subject to the regulations, restrictions, and conditions hereinafter set forth. Said area is described as:

Being a 418.318 acre tract (Tract 1), being all of Lots 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, and 50, according to the map or plat thereof, recorded in Volume 2, Page 91 and 92, of the plat records of Brazoria County, Texas and being all of those certain tracts described in Volume 1177, Page 396, B.C.D.R. and B.C.C.F. No(s). 2007021508, 2007017868, 2007018701, 2007022032, 2008004369, 2008004367, 2006045403 and being a part of that certain tract recorded in Volume 1046, Page 760, B.C.D.R.; situated in the Allison Richey Gulf Coast Home Company Subdivision of the H.T. Y B. Railroad Company, Section 73, Abstract 301, the H.T. & B. Railroad Company Survey, Section 64, Abstract 483 and the Dr. A.A. Luther Subdivision of Manvel, Brazoria County, Texas, and a 19.551 acre tract (Tract 2) being all of Lots 6 and 12 in the Mary V. O'Donnell Survey, Division "O",

Abstract 469, according to the map or plat thereof, recorded in Volume 2, Page 91 and 92, of the plat records of Brazoria County, Texas and being a part of that certain tract recorded in Volume 1048, Page 760, B.C.D.R., more particularly described by Exhibit A – Area Map, Exhibit B – Survey and Exhibit C – Metes and Bounds Descriptions, attached hereto and for all things made a part hereof.

Section 3. Development of the Property shall strictly comply with the **Valencia PUD Document**, attached hereto as Exhibit “D” and made a part of hereof for all purposes.

Section 4. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said land, as described and 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 5. The City Council hereby finds and determines that said rezoning comports to the City’s comprehensive land use plan, and to the extent of any conflict, amends said 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 tracts as described above.

Section 6. 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 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 7. 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 _____, 2021.

Debra Davison, Mayor

Attest:

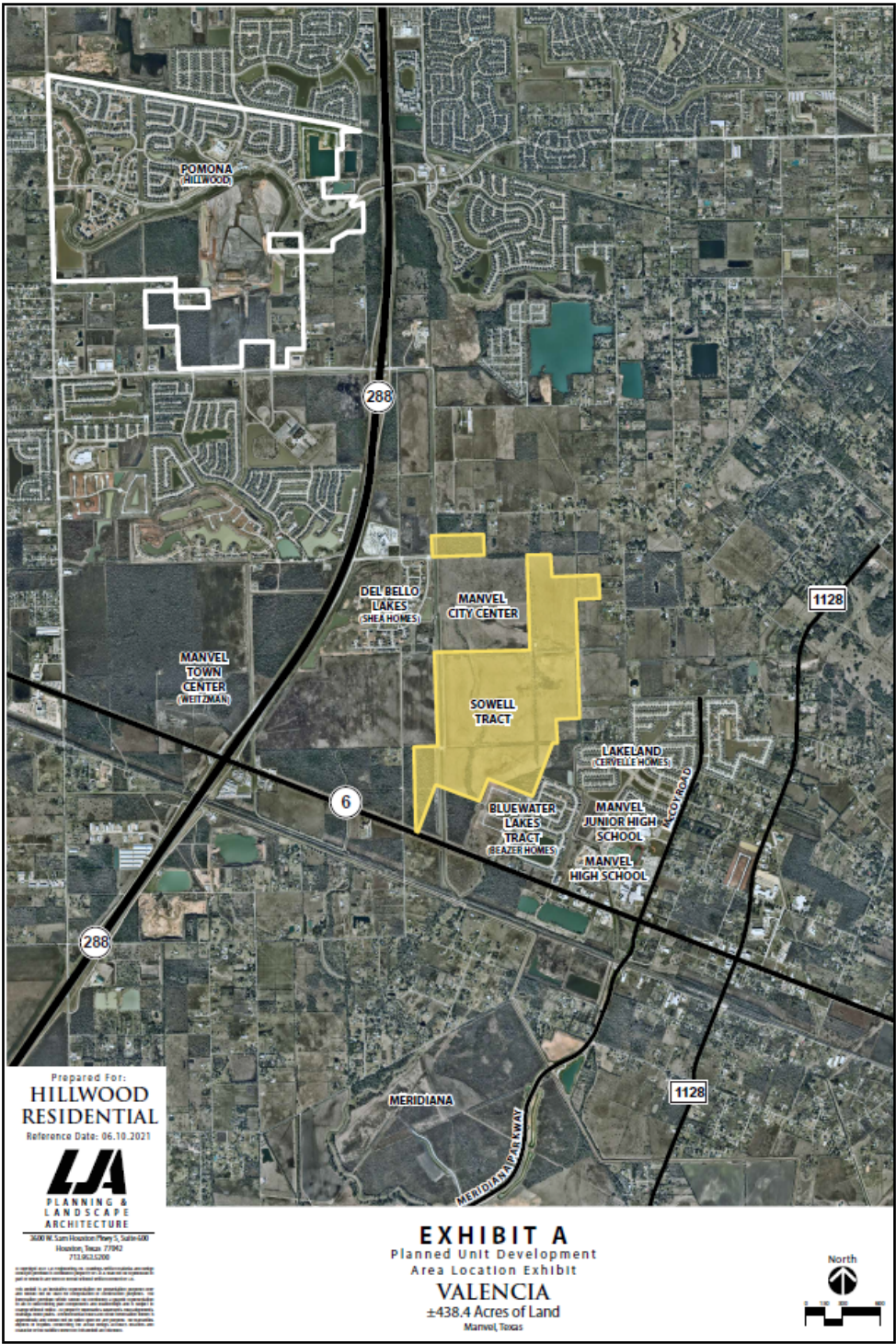
Tammy Bell, City Secretary

APPROVED AS TO FORM:

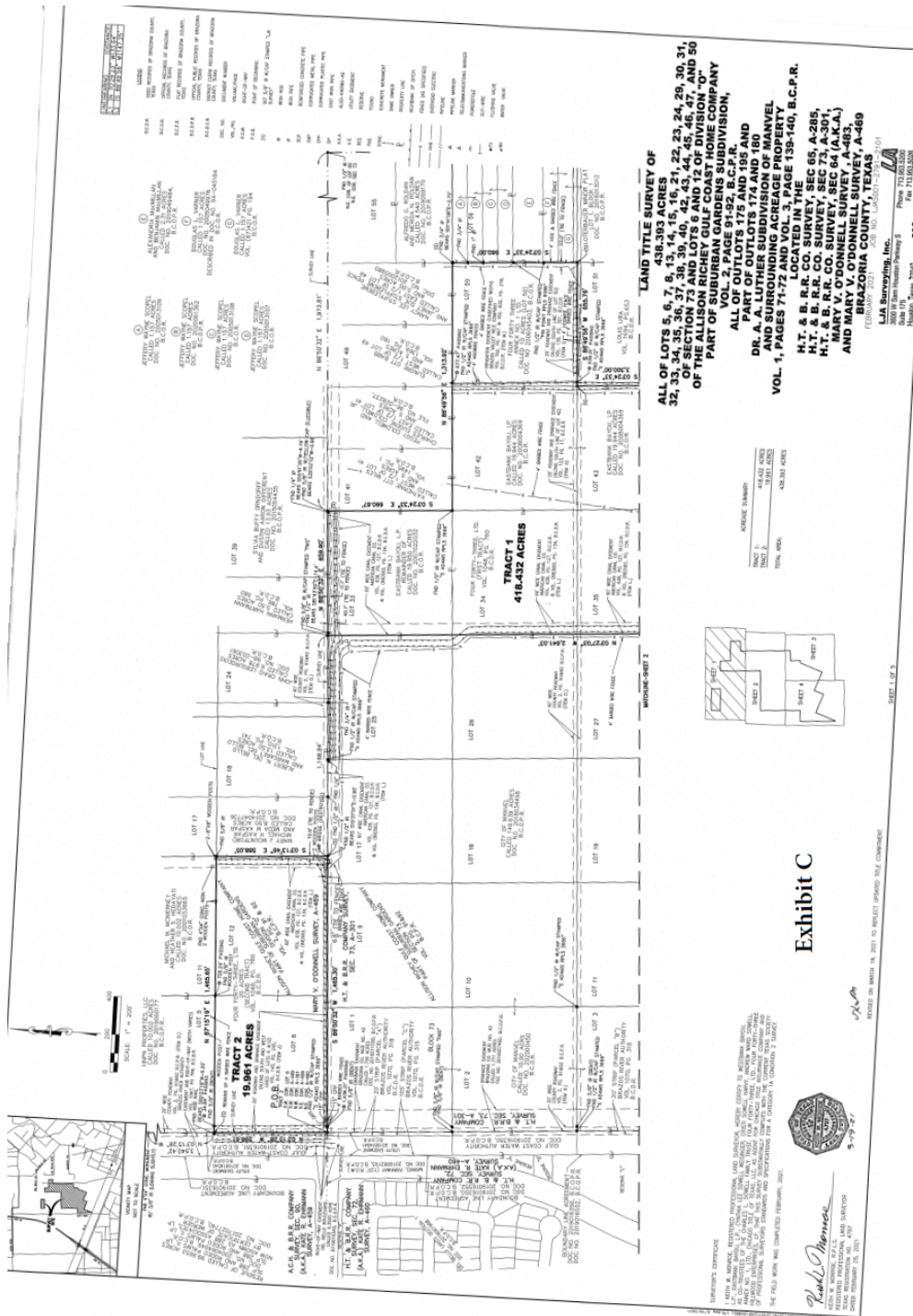
Robert Gervais, City Attorney

EXHIBIT A

AREA MAP



6



SURVEY

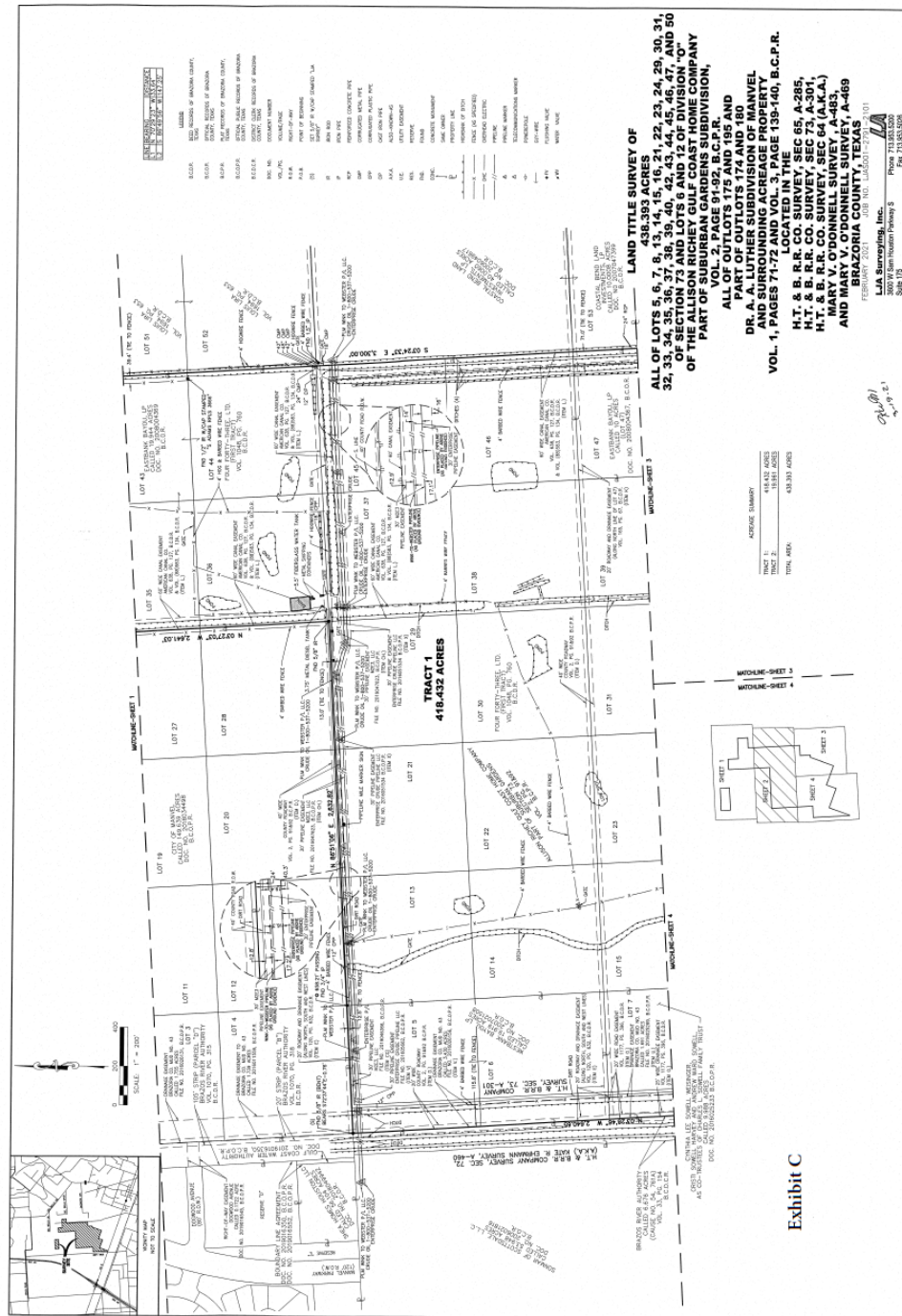
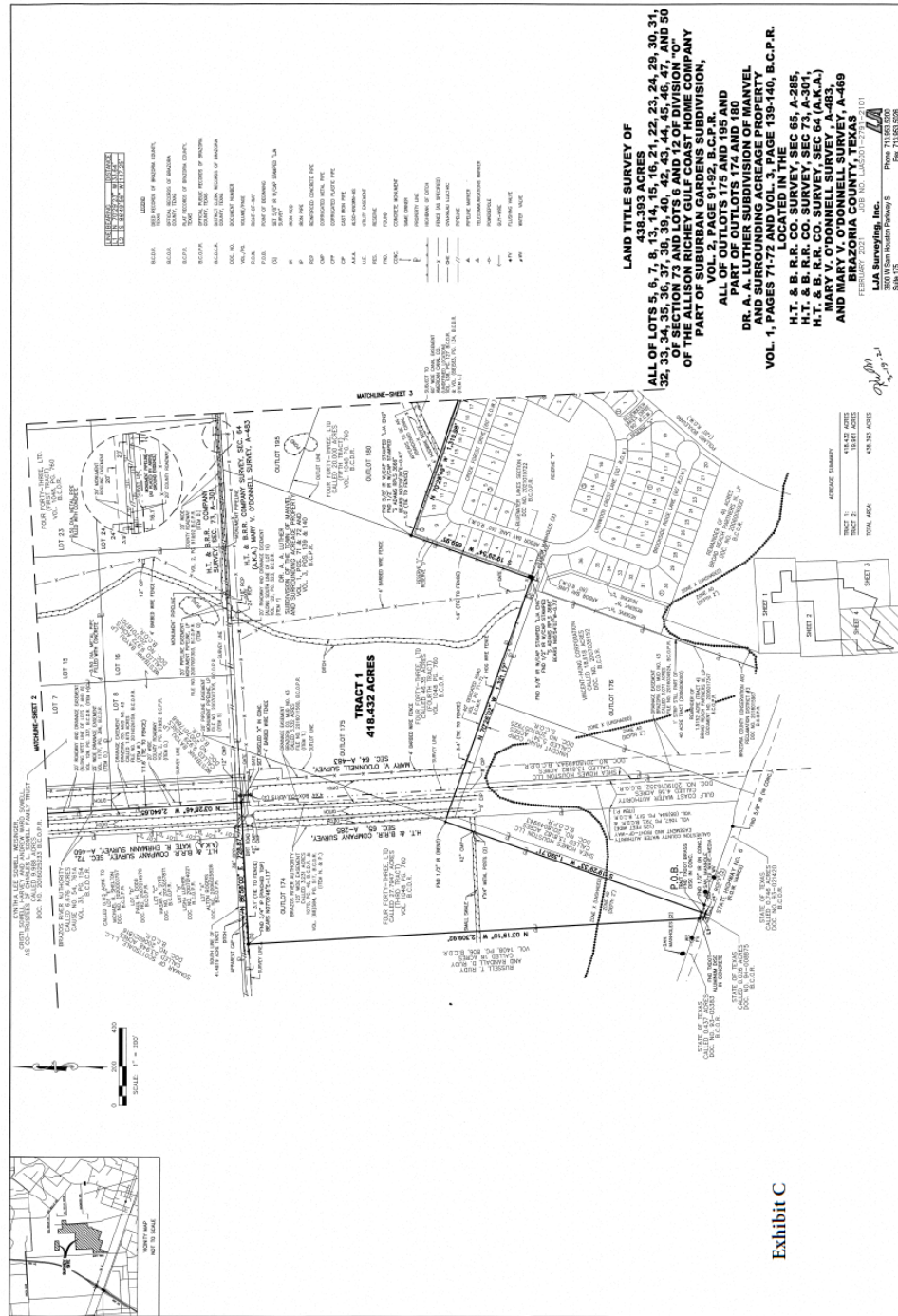


EXHIBIT B

EXHIBIT B



METES AND BOUNDS

EXHIBIT D

METES AND BOUNDS DESCRIPTION OF TRACT 1

A 418.318 acre (38,321,949 square feet) tract, being all of Lots 5, 6, 7, 8, 11, 14, 15, 16, 21, 22, 23, 24, 25, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47 and 50 of the Allison-Richey Gulf Coast Home Company Suburban Gardens Subdivision of Section 73, H.T. & B. Railroad Company Survey, Abstract 303, according to the map or plat thereof, recorded in Volume 2, Page 50 and 52, of the Plat Records of Brazos County, Texas (B.C.P.R.) and being all of those certain tracts conveyed to Westbank Bayou, LP, called 29.923 acres Lots 5-8, recorded in Brazos County Clerk's File Number (B.C.C.F. No.) 2007021508, called 9.923 acres (Lot 8), recorded in B.C.C.F. No. 2007027888 and called 9.972 acres (Lot 16), recorded in B.C.C.F. No. 2007038702 and being all of that certain tract conveyed to Charles L. Sovell called 9.988 acres (Lot 7), recorded in Volume 1177, Page 396, deed records of Brazos County, Texas (B.C.O.R.) and being all of the said certain tract conveyed to Eastbank Bayou, LP, called 10 acres (Lot 33), recorded in B.C.C.F. No. 2007028332, called 19.944 acres (Lots 42-43), recorded in B.C.C.F. No. 2008040369 and called 10 acres (Lot 47), recorded in B.C.C.F. No. 2008043487 and being all of that certain tract conveyed to Four Forty-Three Annex No. 1, LTD., called 10.60 acres (Lot 50), recorded in B.C.C.F. No. 2008045403 and being a part of that certain tract conveyed to Four Forty-Three Ltd. (called 633.07 acres), recorded in Volume 3048, Page 788, B.C.D.R., with said 18,221,949 square foot tract of land being more particularly described by notes and bounds as follows:

COMMENCING at a 5/2 inch iron nail found at the northeast corner of said Section 73 and an interior corner of the H.T. & B. Railroad Company Survey, Section 76, Abstract 488, recorded in Volume 2, Page 66, B.C.P.R. and being at the centerline intersection of 60 foot Holland Drive (as occupied) (Platted as 46 feet - Volume 2, Page 91 and 92, B.C.P.R.) and 60 foot Del Bello Boulevard (as occupied) (Platted as 50 feet - Volume 2, Page 66, B.C.P.R.), marking the northeast corner of the Michael D. Roland and Mary D. Roland tract (called 5.46 acres), recorded in B.C.C.F. No. 2003487425 and 2007030134, the northwest corner of the Michael C. Black tract (called 4.30 acres), recorded in B.C.C.F. No. 98 015514 and the Northeast corner of said Section 73;

THENCE S 86°50'31" W, along and with the common line of Section 73 and 74 and centerline of said 40 foot platted road, at 658.00 feet pass a point marking the southwest corner of Lot 1 of said Section 74 and the southwest corner of the Mary O'Donnell Survey, Division "D", Abstract 469, recorded in Volume 1, Page 91 and 92, B.C.P.R., from which a 5/8 inch iron rod bears, S 86°48'32" W 1.08 feet, continuing along and with the common line of Section 73 and Division "D" and centerline of said 40 foot platted road, a total distance of 1574.35 feet (called 1080.00 feet) to a 5/8 inch iron rod with cap stamped "RMS" set in the north line of Section 73, the north line of a 60 foot American Canal Company Easement, recorded in Volume 638, Page 127, B.C.D.R., the south line of said Division "D", Abstract 469, the south line of the Sylvia Bully Orndorff and Dustin Aaron Different tract (called 13.93 acres), recorded in B.C.C.F. No. 2015554035, and the centerline of said 40' platted road, marking the northwest corner of the Katherine Ott Miles tract (called 1 acre), recorded in Volume 3495, Page 1, B.C.D.R., the northeast corner of said Eastbank Bayou, LP tract (Lot 33), and being the common corner of Lot 33 and 41 of said Section 74 at the most northerly Northwest corner and **POINT OF BEGINNING** of herein described tract;

THENCE S 03°24'40" E, along and with the common line of said Lot 33 and 41, a distance of 660.58 feet (called 660.00 feet) to a 1/2 inch iron rod with cap stamped "Adams RP15 3666" found, marking the southeast corner of said Eastbank Bayou, LP tract (Lot 33), the southwest corner of said Miles tract, the northeast corner of said Eastbank Bayou, LP tract (called 19.944 acres), an interior corner of herein described tract and being the common corner of Lots 33, 41, 42 and 34 of said Section 73;

THENCE N 86°08'54" E, along and with the common line of Lots 43, 42, 49 and 50 of said Section 73, a distance of 1314.38 feet (called 1320.00 feet) to a 5/8 inch iron rod with cap stamped "RMS" set, marking the southeast corner of the Jane Hetherington Brown and Norman Paul Brown tract (called 5 acres), recorded in B.C.C.F. No. 2014042893, the southwest corner of the Suzanne Reese Scopel tract (called 5 acres), recorded in B.C.C.F. No. 2009513089, the northwest corner of the Jeffery Wayne Stegse tract (called 1.157 acres), recorded in B.C.C.F. No. 2009513109, the northeast corner of said Four Forty-Three Annex No. 1, LTD. tract (called 10.00 acres) and the most easterly northeast corner of herein described tract and being the common corner of Lots 49, 50, 56 and 50 of said Section 73;

THENCE S 86°50'31" W, along and with the common line of said Four Forty-Three Annex No. 1, LTD. tract, a distance of 660.87 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped "RMS" set, marking the southwest corner of the Douglas Vanner Tract (called 1.157 acres), recorded in Volume 811 (606, Page 252), of the official records of Brazos County, Texas (B.C.D.R.), the northwest corner of the Laura Luterbauer tract (called minor part of L 2.26 acre (called 200.00 feet) to a 5/8 inch iron rod with cap stamped "RMS" set, marking the southwest corner of the Jose T. Villanueva and Trinidad Villanueva tract (called 5 acres), recorded in B.C.C.F. No. 2004046528, the northwest corner of the Rager/Orndorff Garden/Ray and Sheila M. Reaire Crispo tract (called 1.000 acre), recorded in B.C.C.F. No. 2015030827, the northwest corner of said Aspect Energy, LLC tract (called 10 acres), the southwest corner of the said Eastbank Bayou, LP tract (called 10 acres) (Lot 47), the most easterly southeast corner of herein described tract and being the common corner of Lots 53, 54, 48 and 47 of said Section 73;

THENCE S 86°49'54" W, along and with the common line of Lots 48 and 47, same being the common line of said Eastbank Bayou, LP tract (Lot 47) and said Aspect Energy, LLC tract, a distance of 657.49 feet (called 660.00 feet) to a 1/2 inch rod with cap stamped "Adams RP15 3666" found in the east line of said 443.08 acre tract, marking the southwest corner of said Eastbank Bayou, LP tract and the northwest corner of said Aspect Energy, LLC tract, and interior corner of herein described tract and being the common corner of Lots 48, 40, 30 and 47 of said Section 73;

THENCE S 03°24'40" E, along and with the common line of Lots 48 and 40, same being the common line of said Aspect Energy, LLC tract and said 443.08 acre tract, a distance of 660.05 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped "RMS" set in the centerline of a 40 foot platted road, recorded in Volume 2, Page 91 and 92, B.C.P.R., marking the northeast corner of the Coastal Bend Land Investments, LP tract (called 60.000 acre) (Pierth 16 of Outlot 186), recorded in B.C.C.F. No. 2008049617 and being the common corner of Lots 48, 52, 61 and 45, continuing for a total distance of 2399.48 feet (called 2300.00 feet) to a 5/8 inch iron rod with cap stamped "RMS" set, marking the southwest corner of the Jose T. Villanueva and Trinidad Villanueva tract (called 5 acres), recorded in B.C.C.F. No. 2004046528, the northwest corner of the Rager/Orndorff Garden/Ray and Sheila M. Reaire Crispo tract (called 1.000 acre), recorded in B.C.C.F. No. 2015030827, the northwest corner of said Aspect Energy, LLC tract (called 10 acres), the southwest corner of the said Eastbank Bayou, LP tract (called 10 acres) (Lot 47), the most easterly southeast corner of herein described tract and being the common corner of Lots 53, 54, 48 and 47 of said Section 73;

THENCE S 86°49'54" W, along and with the common line of said 443.08 acre tract, marking the southwest corner of said Eastbank Bayou, LP tract and the northwest corner of said Aspect Energy, LLC tract, and interior corner of herein described tract and being the common corner of Lots 48, 40, 30 and 47 of said Section 73;

THENCE S 03°24'40" E, along and with the common line of Lots 48 and 40, same being the common line of said Aspect Energy, LLC tract and said 443.08 acre tract, a distance of 660.05 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped "RMS" set in the centerline of a 40 foot platted road, recorded in Volume 2, Page 91 and 92, B.C.P.R., marking the northeast corner of the Coastal Bend Land Investments, LP tract (called 60.000 acre) (Pierth 16 of Outlot 186), recorded in B.C.C.F. No. 2008049617 and being the common corner of Lots 48, 52, 61 and 45, continuing for a total distance of 2399.48 feet (called 2300.00 feet) to a 5/8 inch iron rod with cap stamped "RMS" set, marking the southwest corner of the Jose T. Villanueva and Trinidad Villanueva tract (called 5 acres), recorded in B.C.C.F. No. 2004046528, the northwest corner of the Rager/Orndorff Garden/Ray and Sheila M. Reaire Crispo tract (called 1.000 acre), recorded in B.C.C.F. No. 2015030827, the northwest corner of said Aspect Energy, LLC tract, an angle point in the east line of said 443.08 acre tract and an angle point for corner of herein described tract and being the common corner of Lots 48 and 40 of said Section 73, from which a 5/8 inch iron rod with cap stamped "Base Line" found marking the southeast corner of said Section 73 bears, S 86°50'31" W, 3875.93 feet;

THENCE S 86°50'31" W, continuing along and with the common line of said Section 73, Section 68 and the Dr. A.A. Luther Subdivision, same being the common line of said Outlot 181 and Lot 40, and centerline of said 40 foot platted road, a total distance of 141.56 feet to a 5/8 inch iron rod with cap stamped "RMS" set in said common line, marking the northeast corner of the Four Forty-Three, LTD. tract (called 46.35 acres) (Outlot 173), marking the southeast corner of the South 1/2 and North 1/2 of Outlot 180 and an interior corner of herein described tract;

THENCE S 86°50'31" W, along and with the easterly line of said Outlot 195 and the westerly line of said 40 foot platted road, at 899.88 feet pass a 1/2 inch iron rod found, marking the southeasterly corner of said Outlot 180 and the southeasterly corner of the Four Forty-Three, LTD. tract (called 20.66 acre) (Pierth 16 of Outlot 186), continuing for a total distance of 1550.09 feet to a 1 inch iron pipe found, marking the southeasterly corner of said 20.66 acre tract, the northwesterly corner of the Beaumont/Texas, LP tract (called 19.99 acre) (South 1/2 Outlot 180), recorded in B.C.C.F. No. 2016050422 and an angle point in the westerly line of the Beaumont/Texas, LP tract (called 5.40 acres), recorded in B.C.C.F. No. 2016050422 and the most easterly southeast corner of herein described tract;

THENCE N 70°27'42" W, along and with the common line of said North 1/2 of Outlot 180 and the South 1/2 of Outlot 180, a distance of 1319.95 feet (called 1320.00 feet) to a 1/2 inch iron rod with cap stamped "Adams RP15 3666" found in the easterly line of the Four Forty-Three, LTD. tract (called 46.35 acres) (Outlot 173), marking the common corner of the South 1/2 and North 1/2 of Outlot 180 and an interior corner of herein described tract;

THENCE S 10°29'54" W, along and with the common line of said 46.35 acre tract and said 19.99 acre tract, same being the common line of Outlot 180 and 175, a distance of 660.47 feet to a 1/2 inch iron rod with cap stamped "LIA line" found, in the north line of a 10 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R., marking the most westerly northwest corner of said 8.45 acre tract, the southeasterly corner of said 46.35 acre tract and the southeasterly corner of said 19.99 acre tract and an interior corner of herein described tract;

THENCE N 70°26'26" W, along and with the south line of 46.35 acre tract and the north line of said 40 foot platted road, a distance of 1321.08 feet to a 1/2 inch iron rod with cap stamped "Adams RP15 3666" found, in the easterly line of the Four Forty-Three, LTD. tract (called 27.7947 acres) (Outlot 174) and the westerly line of said 40 foot platted road, marking the southeasterly corner of said 46.35 acre tract and an interior corner of herein described tract;

THENCE S 1°57'25" E, along and with the common line of said 27.7947 acre tract and westerly line of said 40 foot platted road, a distance of 1558.63 feet to a TxDot Brass Disk found in the northwesterly right-of-way (r.o.w.) line of State Highway No. 6 (a.k.a. Morris Avenue) (200' R.O.W.), recorded in B.C.C.F. No. 2003055558, marking the southeasterly corner of said 27.7947 acre tract and the most southerly southeast corner of herein described tract;

THENCE N 70°30'18" W, along the northwesterly r.o.w. line of said State Highway No. 6, a distance of 33.83 feet to a TxDot Brass Disk found, marking the southeasterly corner of the Russell T. Rudy and Randall D. Rudy tract (called 18 acres), recorded in Volume 1408, Page 806, B.C.D.R., the southeasterly corner of said 27.7947 acre tract and the most southerly southeast corner of herein described tract, from which a TxDot Brass Disk found, at the intersection of easterly r.o.w. line of County Road 82 (a.k.a. Inna Lane) (80' R.O.W. as occupied), recorded in B.C.C.F. No. 2008028208 and the northwesterly r.o.w. line of said State Highway No. 6, marking the southeasterly corner of a 9.217 acre tract, recorded in B.C.C.F. No. 2011061900 bears, N 70°30'32" W, 360.24 feet;

THENCE N 03°19'13" W, along and with the common line of said 27.7947 acre tract and said 18 acre tract, a distance of 2330.10 feet to a 1/2 inch iron rod with cap stamped "Adams RP15 3666" found, marking the northwest corner of said 27.7947 acre tract and an angle point for corner of herein described tract, from which a 3/4 inch jointed pipe bearing, S 09°27' W, 1.12 feet and from which iron rod with cap stamped "Callaway" found in the easterly r.o.w. line of said County Road 82, marking the northwest corner of said 18 acre tract, bears S 87°00'54" W, 328.34 feet and a 5/8 inch iron rod found in the easterly r.o.w. line of said County Road 82, marking the southwest corner of a called 41.4019 acre tract, recorded in B.C.C.F. No. 2009061748 bears, N 02°15'14" W, 58.87 feet;

THENCE N 86°51'38" E, along and with the north line of said 18 acre tract, a distance of 726.52 feet to a 5/8 inch iron rod with cap stamped "RMS" set, at the southwest corner of Section 78 and being in the centerline intersection of two 40 foot platted roads and being the common corner of said Section 73 and the H.T. & B. Railroad Company Survey, Section 72, Abstract 469, marking the southeast corner of the Brazos River Authority tract (called 6.076 acre) (Case No. 54-781A), recorded in Volume 33, Page 154, district clerk records of Brazos County, Texas (B.C.D.C.R.), the southwest corner of the Brazos County MUD No. 43 Drainage Easement (called 3.676 acres), recorded in B.C.C.F. No. 2016028209, the southwest corner of said 9.923 acre tract and an interior corner of herein described tract;

THENCE S 03°26'37" W, along and with the common line of said Section 71 and Section 72 and centerline of said 40 foot platted road, at 48.00 feet pass a point marking the southwest corner of a 9.34 acre tract (Parcel 1) out of said called 41.4019 acre tract, continuing for a total distance of 40.00 feet (called 40.00 feet) to a 1 inch iron pipe found, marking the northwest corner of a 1.21 acre tract (Parcel 2), the northwest corner of said 9.34 acre tract, the northwest corner of a 3.438 acre drainage easement, recorded in B.C.C.F. No. 2016028209, the northeast corner of said Brazos River Authority tract (called 6.076 acre), the southeast corner of the Brazos River Authority Parcel "D" tract (called 1.18 acre), recorded in Volume 1070, Page 315, B.C.D.R., the southeast corner of the Brazos River Authority Parcel "F" tract (called 0.81 acre), recorded in Volume 1070, Page 315, B.C.D.R., the southwest corner of the Brazos County Municipal Utility District No. 43 Drainage Easement tract (called 1.759 acres), recorded in B.C.C.F. No. 2016011509 and the common corner of Lots 4 and 5, Section 75, from which a 1/2 inch iron rod found in the east r.o.w. line of County Road 82 (a.k.a. Inna Lane) (80' R.O.W. as occupied), recorded in B.C.C.F. No. 2008028209, marking the southeast corner of the Joan Rameyer tract (called 1.367 acres), recorded in B.C.C.F. No. 2005063881 and the northwest corner of the Somner of Scottsdale, LLC tract (called 53.948 acres), bears S 80°37'46" W, 900.42 feet;

THENCE N 86°51'03" E, along and with the common line of herein described tract and said Lot 4 and the centerline of a 40 foot platted road, at 657.75 feet (called 660.00 feet) pass a 3/4 inch iron pipe found, marking the northeast corner of said 19.919 acre tract and the southwest corner of the 302929 Brazos River tract (called 34.90 acres), recorded in B.C.C.F. No. 2005083429 and being the common corner of Lots 4, 12, 13 and 31, and at 2975.99 feet (called 1980.00 feet) pass a 1/4 inch iron pipe found, marking the southeast corner of said 34.90 acre tract and being the common corner of Lots 30, 38, 29 and 21, continuing for a total distance of 2852.84 feet (called 2840.00 feet) to a 5/8 inch iron rod with cap stamped "RMS" found in the east line of a 60 foot American Canal Company Easement, recorded in Volume 618, Page 127, B.C.D.R., marking an interior corner of said remainder of a 420.00 acre tract and an interior corner of herein described tract and being the common corner of Lots 28, 36, 37 and 29 of said Section 73;

THENCE S 03°27'08" W, along and with the common line of Lots 28, 36, 21, 35, 26, 34, 23 and 33 and the west line of said 60 foot American Canal Company Easement, a distance of 2043.05 feet (called 2040.00 feet) to a 5/8 inch iron rod with cap stamped "RMS" found in the north line of Section 73, the north line of a said 60 foot American Canal Company Easement, the south line of the Mary V. O'Donnell Survey, Division "D", Abstract 468, recorded in Volume 2, Pages 91 and 92, B.C.P.R., the south line of the John and Edith Laberge/Lebeck tract (called 6.078 acres), recorded in B.C.C.F. No. 98 0153003, the north line of the Eastbank Bayou, LP tract (called 19.995 acres), recorded in B.C.C.F. No. 2007020102 and the centerline of said 40 foot platted road, marking the most northerly northwest corner of herein described tract and being the common corner of Lot 25 and 33 of said Section 73, from which a 1/2 inch iron rod found bears, S 87°35" E, 14.9 feet;

THENCE N 86°50'28" E, along and with the common line of Section 73, Division "D", the centerline of said 40 foot platted road and the north line of said 60 foot American Canal Company Easement, a distance of 658.86' (called 660.00 feet) to the **POINT OF BEGINNING** and containing a calculated area of 418.318 acres of land.

EXHIBIT D

VALENCIA PUD DOCUMENT

Valencia
Planned Unit Development

Prepared for:

Hillwood Residential, L.P.

Prepared by:



June 2021

I. INTRODUCTION	Page 3
II. PROJECT DESCRIPTION	Page 3
1. Land Use / Regulatory Compliance.....	Page 3
2. Justification.....	Page 3
3. Single-Family Residential	Page 4
4. Drill Site	Page 4
5. Potential School Site.....	Page 4
6. Parks and Open Space	Page 5
7. Other Land Uses	Page 5
III. ZONING	Page 6
8. Acreage per Land Use Summary.....	Page 7
9. Single-Family Residential Lot Distribution Table	Page 7
10. Commercial Land Uses	Page 8
IV. PARKS.....	Page 10
V. DEVELOPMENT REGULATIONS.....	Page 11
11. Architectural Regulations	Page 11
12. Street and Circulation System	Page 11
13. Traditional Single-Family	Page 11
14. Single-Family Specialty Product.....	Page 12
15. Streets	Page 14
16. Commercial.....	Page 14
17. Signage	Page 15
18. Trails	Page 18
19. Utilities	Page 19
20. Other Regulations.....	Page 19
VI. PHASING / DEVELOPMENT SCHEDULE	Page 19

EXHIBITS

Exhibit A - Area Location Exhibit
Exhibit B – Project Aerial Exhibit
Exhibit C – Survey
Exhibit D - Legal Description
Exhibit E - Conceptual Land Use Exhibit
Exhibit F – Conceptual Single-Family Residential Exhibit
Exhibit G - Conceptual Roadway Exhibit
Exhibit H - Conceptual Amenities and Open Space Exhibit
Exhibit I - Phasing Exhibit
Exhibit J – Conceptual Project Signage Exhibit
Exhibit K – Conceptual Signage Location Exhibit

Exhibit L – Single-Family Residential Specialty Product
Exhibit M – Single-Family Residential Specialty Product
Exhibit N – Single-Family Residential Specialty Product

I. INTRODUCTION

This application was prepared on behalf of Hillwood Residential, L.P. pursuant to the City of Manvel's zoning ordinance Sec. 77-29 Planned Unit Development District (PUD) district. The purpose of a PUD District is to provide a high level of amenities, encourage a pedestrian friendly environment, and provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Valencia PUD is primarily a residential project that consists of approximately 438.4 acres of land and is located immediately east of State Highway 288, north of Highway 6, generally south of Del Bello Boulevard, and generally west of Farm-to-Market 1128. The Area Location Map (Exhibit A) located in the Exhibits section of this document illustrates the location of the property.

The property is generally flat with elevations ranging from 44 feet to 60 feet above mean sea level (MSL) and is largely comprised of prairie land and agricultural fields. The property is encumbered by several existing east-west pipeline easements and Chocolate Bayou which runs in a north-south direction on the western portion of the property. The MUD 43 Drainage Easement and a portion of the Brazos River Authority controlled drainage easement, at approximately 125 feet in width, runs north-south along the western property boundary.

Generally, the surrounding land use is a mix of undeveloped acreage to the southwest, some large lot residential to the north, and standard single-family residential developments to the northwest, southeast, and south. The single-family residential developments are Bluewater Lakes to the south, Lakeland to the southeast, and Del Bello Lakes to the west. To the southeast lies Manvel Junior High and Manvel High School located at the intersection of State Highway 6 and McCoy Road. The future location of the Manvel City Center directly abuts the northwestern boundary of a portion of the development, south of Del Bello Boulevard.

The surrounding area can be seen on the Area Location Map and the Project Aerial map (Exhibit A and B).

II. PROJECT DESCRIPTION

1. Compliance with Comprehensive Plan

The Valencia PUD complies with the Manvel Comprehensive Plan by adhering to the development principles outlined in the plan. This is accomplished by encouraging well-planned quality residential and non-residential development; providing open space for recreation and protecting the natural environment; and offering a variety of housing choices (See Conceptual Land Use Plan, Exhibit E). The Valencia PUD has a well-defined network of both vehicular and pedestrian circulation systems that provide connectivity, not only to the project itself, but to existing developments to the south and west as well as to the future Manvel City Center. The diversity of housing types varies from the traditional single-family subdivision to higher density single-family specialty products that ensure residents of all ages and needs can fulfill their housing needs. The development of an internal parks system includes a recreation center, smaller parks, and significant open space areas that will help provide for the City's future open space needs.

2. Justification

The intent of the PUD District is to encourage high quality development in the City by providing additional flexibility to take advantage of special site characteristics, location, and land uses. This document establishes certain development standards that exceed the minimum Manvel zoning regulation requirements for properties specifically located within the boundaries of the Valencia PUD.

The PUD will meet or exceed the minimum requirements of Manvel's zoning regulations through specific, architectural design and engineering standards such as:

- Creating a PUD district which will respond to market conditions and maintain the flexibility necessary to address changes in the future;
- Incorporating unique single-family specialty products that will provide a variety of housing stock to ensure residents of all ages and needs can fulfill their housing requirements;
- Providing parks, amenitized detention areas, and a well-defined trail system; and
- Complying with the amended Major Thoroughfare Plan to provide sufficient connectivity throughout the project for vehicular and pedestrian activity.

3. Single-Family Residential

The traditional single-family residential component that will be found throughout the Valencia PUD will be a collection of individual neighborhoods that take their access from Dogwood Avenue, Charlotte Street and Pollard Boulevard, and/or an internal local street system that provides connections within the neighborhood and to the surrounding areas. The traditional single-family residential neighborhoods will be developed with lot sizes that vary from 50 feet to 70 feet or greater in width to respond to market conditions.

The single-family specialty products will provide unique types of residential development that is less than fifty feet in width that may include front loaded products, rear loaded or alley products, townhome alley products, and/or “zipper” lots (single-family lots with detached garages in alternating depths). The single-family specialty products neighborhoods will be developed with varying lot sizes and product types to respond to market conditions.

4. Drill Site

A 4.2-acre drill site is located on the southeast side of the intersection of Pollard Boulevard and the future Charlotte Street extension. The drill site will be used as open space area unless or until the mineral rights owners elect to exercise their drilling rights. The size and location of any drilling facility associated with the extraction of oil and gas shall be conceptual until a permit is issued by the City of Manvel in accordance with Chapter 35, of the *City of Manvel Code of Ordinances*. This drill site shall not be calculated towards the park land dedication requirement. Should the surface owner acquire the mineral rights and elect to remove the drill site, the designated drill site shown on the exhibits to this Valencia PUD may be used as a park or for single-family residential uses (See Section III.2, Single-Family Residential Lot Distribution Table). If the designated drill site is used for a park, that acreage may be applied to the parkland dedication requirements.

5. Potential School Site

The project is located within the Alvin Independent School District. The size and the location of the proposed school site will be coordinated between the developer and the school district. In the event that Alvin Independent School District does not purchase the proposed school site, that site may be used for single-family residential uses (See Section II.2, Single-Family Residential Lot Distribution Table).

6. Parks and Open Space

Parks and open space accounts for approximately 28% of the gross acreage within the Valencia PUD. The open space calculation includes private parks, public parks, landscape reserves, pipeline easements, drainage easements, canal easements, trails, natural open space areas, drill sites, lakes/detention areas, and drainage facilities. The Valencia PUD Conceptual Amenities and Open Space Plan (Exhibit H), shows a private recreation center, public parks, lake/detention areas, and open space areas all connected via a pedestrian trail system. The proposed private recreation center, located to the west of Pollard Boulevard, will provide off-street parking and may contain active amenities such as water based recreational activities with commonly associated facilities, an active play area for children, , and other passive amenities. In the event that a “splash pad” type amenity is installed, a water recirculation system will also be installed for the purpose of water conservation. The other two parks shown on Exhibit H will be public and have more passive facilities such as play areas for children, trails, picnic tables and benches. One of the lake/detention areas, designated D-03 on Exhibit H, may have active amenity features such as a kayak launch and fishing facilities. All land which is dedicated for the purpose of fulfilling the parkland dedication requirement will be developed with some form of either passive or active amenities. The various private recreation center, public parks, and trails will be developed as the adjacent residential sections are developed.

The pedestrian trail system will be comprised of a hierarchy of trail widths ranging from 12 feet in width to 6 feet in width; all sidewalks located in front of homes will be 5 feet in width.

The lakes within the Valencia PUD will maintain a constant water level while also serving as detention facilities for the project and provide a significant amount of open space. The lake/detention areas will not only enhance the aesthetic quality of the development but will provide numerous opportunities for the enjoyment of the residents.

7. Other Land Uses

The Valencia PUD has four commercial sites located throughout the development; ± 4.5 acre and ± 2.6 acre commercial sites located at the southeast and southwest corners of Del Bello Boulevard and Pollard Boulevard, a ± 2.2 acre commercial site located at the northwest corner of Pollard Boulevard and Dogwood Avenue, and an ± 18.2 acre site located on the northeast corner of Del Bello Boulevard and Manvel Parkway. It is anticipated that the commercial developments will largely be neighborhood retail in nature.

III. ZONING

To implement the conceptual master plan as currently proposed, each of the proposed land uses has been assigned a zoning district consistent with the current City of Manvel zoning regulations as shown on the Composition of Land Use Table below. The various land uses will follow the development requirements for their assigned zoning district as described in the Zoning Ordinance, in effect when this PUD is approved, unless otherwise noted in this PUD. Notwithstanding the foregoing, no amendment shall impact the project's vested rights. When there is a conflict between the requirements in the regulations listed below and this PUD Document, this PUD Document will govern.

Land use shall be regulated on a total acreage basis. Each Land Use may be increased or decreased in acreage by up to 10% of the total gross acreage. The percentage land use area change is required to ensure the success of the Valencia PUD by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This will allow Valencia PUD to remain competitive in the real estate market over the life of the project and the ability to adjust as necessary to accommodate specific end users in a timely manner.

The land uses may be relocated within the boundaries of the PUD, as necessary to address economic and market conditions or future modification of roadway and drainage alignments. The Land Use Comparison table below provides a detailed tabulation of each land use within the development as shown on the Conceptual Land Use Exhibit, Exhibit E. All acreages shown below are subject to change as development occurs within the boundaries of the PUD and as allowed by this document.

1. Acreage per Land Use Summary

Land Use	Zoning District	Approximate Acreage	% Gross Acreage
Constraints			
Major Thoroughfare & Collector Roadways	PUD-SFR	34.9	
Existing Utility & Canal Easements	PUD-SFR	22.3	
Detention & Lakes	PUD-SFR	76.0	
Chocolate Bayou	PUD-SFR	7.2	
Drill Site	PUD-SFR	4.2	
Subtotal		144.6	33.0%
Community Elements			
Recreation Center & Parks	PUD-SFR	5.8	
Elementary School	PUD-SFR	15.1	
Landscape/Open Space	PUD-SFR	9.2	
Subtotal		30.1	10.0%
Commercial			
Commercial	PUD-LC	27.5	
Subtotal		27.5	3.1%
Single-Family Residential			
Single-Family Residential	PUD-SFR	236.2	
Subtotal		236.2	53.9%
Totals			
		438.4	100.0%

2. Single-Family Residential Lot Distribution Table

Lot Size	Allowable Percentage of Total Lots	Approximate Acreage
50' X 120' (Typical)	30%	70.9
60' X 120' (Typical)	32%	75.6
70' X 130' (Typical)	10%	23.6
Specialty Product	28%	66.1
Gross Residential Total	100%	236.2

Please refer to the Single-Family Residential Exhibit, Exhibit F, for the proposed location of the various lot products. The locations of the various products shown on the exhibit may be adjusted and/or moved within the boundaries of the PUD as allowed by this document. Refer to Section IV.3

and Section IV.4, of this document for a listing of lot sizes and applicable standards for the various single-family residential products, including the single-family specialty product. The 50 foot lots and Specialty Products combined shall not exceed a total of 58% of the total lot count in the project; the 60 foot lots and 70 foot lots may each be increased by an additional 10% of the total lot percentage. Additionally, if the drill site and/or the school site is converted to a residential use (See Section II.4 and II.5), any of the lot sizes shown on the table above may be used provided that the percentage ratio of the various lot sizes shall not be modified.

3. Commercial Land Uses

The four commercial tracts are intended to provide neighborhood-scaled commercial development with retail, service, and office uses. Below is a list of allowed uses within these tracts:

a. Permitted Uses:

- Retail bakeries
- Furniture and home furnishing stores
- Electronics and appliance stores
- Building material, garden equipment and supplies dealers
- Food and beverage stores
- Health and personal care stores
- Clothing and clothing accessories stores
- Sporting goods, hobby, book and music stores
- General merchandise stores
- Misc. store retailers
- Postal Service
- Finance and insurance
- Real estate
- Lessors of nonresidential buildings (except mini warehouses)
- Consumer good rental
- Professional, scientific, and technical services
- Accounting, tax preparation, bookkeeping and payroll
- Veterinary services
- Management of companies and enterprises
- Administrative and support services
- Educational support services
- Social assistance
- Child day care services
- Arts, entertainment, and

recreation

- Fitness and Sports Centers
- Food services and drinking places
- Electronic and precision equipment repair and maintenance
- Automotive glass replacement shop
- Personal and laundry services

b. Office functions only:

- Any manufacturing or industrial related uses
- Support activities for agriculture and forestry
- Construction of buildings
- Transportation and warehousing
- Commercial and industrial machinery and equipment rental

c. Special Use Permit required:

- Beverage manufacturing
- Information
- Gasoline stations
- Ambulatory health care services
- Hospitals
- Lessors of mini warehouses and self-storage units
- Automotive and equipment rental
- Amusement, gambling, recreation industries

- Recreational goods rental
 - Colleges, universities, professional, and business schools
 - Nursing and residential care facilities
- c. Other residential care facilities **Special Use Permit required (con't)**
- Bed and breakfast
 - All other amusement and recreational industries
 - Mobile food services Drinking

- places (alcoholic beverages)
- Automotive repairs and maintenance
- Personal and household goods repair and maintenance
- Other personal care services
- Religious organizations
- Civil and social organizations
- Non-store retailers
- Technical and trade schools
- Other schools and instruction
- Accommodations

IV. PARKS

To meet the parks dedication requirement, there shall be a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots. Based upon the estimated number of 1,100 single-family residential lots, the Valencia PUD will be required to provide approximately ± 11 acres of parkland. In the event that the number of single-family residential lots exceeds the acreage listed above, the requirement of a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots, shall apply.

Parkland Dedication will be credited based on the following criteria:

- a. Private parks: No more than 50% of the required parkland dedication acreage shall be comprised of private parkland
- b. Public parks: Public parkland shall be dedicated to the City of Manvel once the full reimbursement for the public park has been received and maintained by the Homeowners Association. However, to be considered public parkland, the area must be available to all residents of the City of Manvel.
- c. Trails: No more than 50% of the required parkland dedication acreage may be comprised of trails. To qualify for credit as trails, the following requirements must be met:
 - i. All-weather hike/bike paths, landscaping and sodding installed according to the construction standards of the city for trails;
 - ii. Have connections to surrounding private parks, public parks, open space, recreation areas, school and/or other trails/sidewalks;
 - iii. Reserves dedicated as parkland acreage for trails shall have an average minimum width of 25 feet.
- d. Lakes: No more than 35% of the required parkland dedication acreage may be comprised of lakes/detention. To qualify for credit as lakes, the following requirements must be met:
 - i. Be located adjacent to parkland or open space that is designated for public use;
 - ii. Maintain a constant water surface elevation;
 - iii. Have connections via trails/sidewalks to surrounding private parks, public parks, open space, recreation areas, school and/or other trails/sidewalks;
 - iv. Contain a minimum size of eight acres;
 - v. Have side slopes not to exceed a five to one (5:1) ratio in the location of any ingress/egress areas for the purpose of fishing or kayak related activities;
 - vi. Must be available to all residents of the City of Manvel.

The proposed parks dedication requirement will be met in the following manner:

Open Space Amenity	Acreage
Recreation Center (Private)	±3.0 acres
Parks (Public)	±2.8 acres
Lake D-03 (Public)	±3.8 acres (maximum 35% credit)
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	±2.0 acres (maximum 50% credit)
Total	±11.6 acres

The acreages and locations of the various parks shown on the above table may be adjusted and/or moved within the boundaries of the PUD as allowed by this document. A well-defined trail system will be constructed throughout the development as depicted on the Conceptual Amenities and Open Space Plan (Exhibit H). The Homeowners Association will be responsible for maintaining all private parks, public parks, open space, trails, and landscaped areas within the PUD.

V. DEVELOPMENT REGULATIONS

Unless otherwise outlined in this document, all City of Manvel regulations, as amended from time to time, shall apply to this PUD. If any provision of a future amended zoning or subdivision regulation imposes a higher standard than that provided for in this PUD document, then the provisions of this PUD document shall control. If any provision of any city regulation not contained in this PUD document imposes a higher standard, that regulation shall control. Notwithstanding the foregoing, no amendment shall impact the project's vested rights. When there is a conflict between the requirements in the development regulations listed below and this PUD Document, this PUD Document will govern.

1. Architectural Standards

Residential and Commercial Development Guidelines shall be created to protect the integrity of the residential and commercial development within the PUD. The Commercial Development Guidelines shall comply with the architectural standards listed in Chapter 77-51 of the Manvel Code of Ordinances unless otherwise noted in this document.

2. Street and Circulation System

The Valencia PUD will have sufficient mobility through the construction of several proposed roadways:

- Pollard Boulevard, a 120 foot wide thoroughfare running north-south through the property from its connection to Del Bello Boulevard in the north to its existing location in Bluewater Lakes;
- Del Bello Boulevard, a 120 foot wide thoroughfare that lies along the northern side of the future Manvel City Center. The existing thoroughfare connects to State Highway 288 to the west.

- Dogwood Avenue, an 80 foot collector road that runs east-west just to the south of the future Manvel City Center;
- Charlotte Street, a 80 foot collector road that runs east of Pollard Boulevard in the southern portion of the Valencia PUD; Charlotte Street, a 60 foot collector road that runs west of Pollard Boulevard in the southern portion of the Valencia PUD;
- Alleys shall be maintained by the HOA. The City will not be responsible for repairs or maintenance of any alley.

The thoroughfare and circulation plan for Valencia PUD and the surrounding vicinity is illustrated on the Conceptual Roadway Exhibit (Exhibit G). Refer to the Utility agreement and any amended agreements thereafter, , for applicable regulations and details regarding paving width, sidewalk width, and phasing of these roadways.

3. Traditional Single-Family

Lot Sizes and Standards:

- a. 50' lots:
 - i. Minimum lot size area: 6,000 square feet
 - ii. Minimum width – 50 feet (measured at the front yard setback)
 - iii. Front yard setback – 20 feet minimum
 - iv. Side yard setback – 5 feet minimum
 - v. Corner side yard setback – 10 feet minimum
 - vi. Garage Front yard setback – 25 feet minimum
 - vii. Rear yard setback – 15 feet minimum
 - viii. Building height – 40 feet maximum
- b. 60' lots:
 - i. Minimum lot size area: 7,200 square feet
 - ii. Minimum width – 60 feet (measured at the front building line)
 - iii. Front yard setback – 20 feet minimum
 - iv. Side yard setback – 5 feet minimum
 - v. Corner side yard setback – 10 feet minimum
 - vi. Garage Front yard setback – 25 feet minimum
 - vii. Rear yard setback – 15 feet minimum
 - viii. Building height – 40 feet maximum
- c. 70' lots:
 - i. Minimum lot size area: 8,400 square feet
 - ii. Minimum width – 70 feet (measured at the front yard setback)
 - iii. Front yard setback – 20 feet minimum
 - iv. Side yard setback – 5 feet minimum
 - v. Corner side yard setback – 10 feet minimum
 - vi. Garage Front yard setback – 25 feet minimum
 - vii. Rear yard setback – 15 feet minimum

- viii. Building height – 40 feet maximum

If the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet

4. Single-Family Specialty Product

Please refer to Single-Family Specialty Product Exhibits L, M, & N in this document.

Lot Sizes and Standards:

- a. Front loaded detached lots:
 - i. Minimum width – 42 feet (measured at the front yard setback)
 - ii. Minimum depth – 120 feet
 - iii. Front yard setback – 20 feet minimum
 - iv. Side yard setback – 5 feet minimum
 - v. Corner side yard setback – 10 feet minimum
 - vi. Garage Front yard setback – 25 feet minimum
 - vii. Rear yard setback – 15 feet minimum
 - viii. Building height – 40 feet maximum
- b. Rear loaded (alley) detached lots:
 - i. Minimum width – 35 feet (measured at the front yard setback)
 - ii. Minimum depth – 100 feet
 - iii. Front yard setback – 15 feet minimum
 - iv. Rear yard setback – 10 feet minimum
 - v. Side yard setback – 5 feet minimum
 - vi. Corner side yard setback – 10 feet minimum
 - vii. Alley width – 20 feet
 - viii. Building height – 40 feet maximum
- c. Rear loaded (alley) attached lots:
 - i. Minimum width – 28 feet (measured at the front yard setback)
 - ii. Minimum depth – 90 feet
 - iii. Front yard setback – 15 feet minimum
 - iv. Rear yard setback – 10 feet minimum
 - v. Side yard setback – 5 feet minimum between structures
 - vi. Corner side yard setback – 10 feet minimum
 - vii. Alley width – 20 feet
 - viii. Common walls allowed on one side
 - ix. Building height – 40 feet maximum
- d. Rear loaded (alley) townhome lots:
 - i. Minimum width – 25 feet (measured at the front yard setback)
 - ii. Minimum depth – 90 feet
 - iii. Front yard setback – 15 feet minimum

- iv. Rear yard setback – 10 feet minimum
 - v. Side yard setback – 5 feet minimum between structures
 - vi. Corner side yard setback – 10 feet minimum
 - vii. Alley width – 20 feet
 - viii. Common walls allowed on both sides
 - ix. Maximum number of attached units: Five
 - x. Minimum number of attached units: Two
 - xi. Only 20% of the units within a townhome development shall be allowed to have two attached units
 - xii. Building height – 40 feet maximum
- e. Zipper lots (single-family detached lots with alternating depth detached garages):
- i. Minimum width – 25 feet (measured at the front yard setback)
 - ii. Minimum depth – 120 feet
 - iii. Front yard setback – 20 feet minimum
 - iv. Rear yard setback – 10 feet minimum
 - v. Side yard setback – 5 feet minimum
 - vi. Corner side yard setback – 10 feet minimum
 - vii. Garage building line – 25 feet minimum
 - viii. If the garage is set to the minimum of 25 feet, then the adjacent lot shall have a minimum setback of 50 feet.
 - ix. Garage side setback – 0 feet with a minimum of 10 feet of separation from structures on the adjacent lot. Garage structures located less than four feet from the lot line shall have a “private four-foot perpetual drainage and maintenance easement” provided on the adjacent property and shown on the final plat.
 - x. Building height – 40 feet maximum
- f. Patio & Zero Lot Line Lots
- i. Minimum width – 50 feet (measured at the front yard setback)
 - ii. Minimum depth – 120 feet
 - iii. Front yard setback – 20 feet minimum
 - iv. Garage front yard setback – 25 feet minimum
 - v. Rear yard setback – 15 feet minimum
 - vi. Side yard setback – 5 feet minimum
 - vii. Corner side yard setback – 10 feet minimum
 - viii. A minimum of 0 feet to 5 feet on one side yard and 5 feet to 10 feet on the other side yard, with an aggregate minimum side yard setback of 10 feet between the two lots.
 - ix. In no case shall units on adjoining lots be separated by less than 10 feet in width
 - x. Patio home structures located less than four feet from the lot line shall have a “private four-foot perpetual drainage and maintenance easement” provided on the adjacent property and shown on the final plat.
 - xi. Building height – 40 feet maximum

If the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet.

Where alleys dead-end, a turnaround shall be provided. Waste collection in an alley shall only be provided if approved by the City's waste haul contractor, otherwise, trash collection shall be taken from the front curb. The Homeowners Association shall enforce no parking and keep the alley clear from obstacles.

5. Streets

In the event that there is a conflict between the Valencia PUD and the Utility Agreement and any amended agreements thereafter, the Utility Agreement shall control. The development will provide points of access as required by Streets, Section 62-104(5) Multiple access points with the following modifications:

- a. Two points of access. There shall be a minimum two points of access from a collector street into a subdivision or subdivision phase, up to a maximum of 75 platted lots. A boulevard may be used as a second point of access to satisfy this requirement only for the parcel designated as D-05, as shown on the Conceptual Land Use Plan, Exhibit E.
- b. Three points of access. There shall be a minimum of three points of access from a collector street in a subdivision or subdivision phase for 76 to 175 platted lots.
- c. Four points of access. There shall be a minimum of four points of access from a collector street in a subdivision or subdivision phase for 176 platted lots or greater.
- d. Boulevard entries. A boulevard entry may only be considered as two points of access when a third or fourth point of access is triggered under subsection 5.b., and 5.c. above.
- e. Future access: A future point of access to an undeveloped area may be used to qualify as a point of access to satisfy the requirements above.
- f. The only crossings of the existing drainage channel and canal easement along the western boundary of the PUD shall be Del Bello Boulevard, Dogwood Avenue and Charlotte Street. No additional street crossings shall be required.

6. Commercial

- a. Minimum lot width – 60 feet (measured at the front yard setback)
- b. Minimum lot depth – 100 feet
- c. Front yard setback – 25 feet minimum
- d. Rear yard setback – 10 feet minimum
- e. Side yard setback – 5 feet minimum

- f. Corner side yard setback – 10 feet minimum
- g. Building Height:
 - i. Pad Site - No building may exceed thirty five feet in height.
 - ii. Commercial Anchor Tenant- No building may exceed sixty feet in height
- h. Building Materials:
 - i. All commercial buildings must be composed of a minimum of 75% masonry exclusive of windows, doors, or other transparent materials. The calculation shall be based on the total square footage of all facades.
 - ii. The following materials shall meet the masonry requirement:
 - 1. Stone
 - 2. Brick
 - 3. Concrete (including tilt wall)
 - 4. Hollow clay tile
 - 5. Concrete Masonry Unit (CMU)
 - 6. Glass block
 - 7. True Stucco
 - 8. Insulated concrete forms (ICF)
 - i. Non-masonry materials may not exceed 25% of the building's elevation.
 - ii. The following non-masonry materials are permitted. Prior to approval of the use of the below materials, proof must be provided to show that the material and installation process meets ICC and Texas Windstorm standards and as approved by the City's Building Official or City Engineer.
 - 1. Cementitious Fiber
- j. Architectural metal panels to include, but not be limited to: lap-seam metal panels; exposed fastener panels; concealed fastener panels; flat plate metal panels; aluminum composite materials (ACM); metal composite materials (MCM); and/or formed metal panels (r-panels).Landscape Requirements
 - i. A minimum of 10% of the site (excluding building footprint) shall be landscaped. All pervious area shall be counted toward the total landscape area (excluding pavers).
 - ii. Landscaping and/or a masonry fence shall screen outside storage areas, including but not limited to, loading docks, garbage collection bins and delivery entrances from adjacent property and public street right-of-way
 - iii. Street Trees
 - 1. A minimum of 1 tree is required for every 50 feet of street frontage.
 - 2. No street tree shall be less than three inch (3") caliper
 - 3. Trees may be grouped or placed at regular intervals so long as the spacing requirements listed above are met.
 - iv. Parking lot landscaping
 - 1. In addition to the Street Trees noted above, a minimum two inch (2") caliper tree shall be provided within or adjacent to the parking area at tree islands that:
 - a. Are at least 9 feet wide;
 - b. Each have a square footage minimum 180 square feet;
 - c. Provides 1 tree island for every 10 parking spaces;

- d. The tree islands shall be planted with sod and/or other plantings.
- 2. Shrub planting shall be placed along the perimeter of a parking lot to screen the parking lot. The shrubs shall be maintained at a maximum height of 36 inches. Parking lot shrubs shall be a minimum of 24-inches at the time of planting.
- 3. At entrance and exits, shrubs shall be no higher than twelve (12) inches in height to comply with sight triangle requirements.

7. Signage

The proposed locations for the project signage can be found in the Conceptual Signage Location Exhibit (Exhibit K). All signage within the development will be in accordance with the Manvel City Sign Ordinance except for the items listed below. When there is a conflict between the requirements in the sign ordinance and this PUD Document, this PUD document will govern.

a. Residential Single-Family Development Signage:

- i. Primary Entry Monument: Thirty-five feet (35') tall with one, twenty-foot by twenty-foot (20'x20') tower footprint and an attached or isolated sign blade wall with a maximum size of ten feet tall by eighty feet in length (10'x80'). The sign area shall not be greater than 450 square feet. These signs will be placed at the major entry point to the project.
- ii. Secondary Entry Monument: Twelve feet (12') tall with a twelve-foot by twelve-foot (12'x12') tower footprint and an attached or isolated sign blade wall with a maximum size of eight feet tall by thirty-five feet in length (8'x35'). The sign area shall not be greater than 150 square feet. These signs will be placed at the secondary entry points to the project.
- iii. Village Entry Monument: Six feet (6') tall with a six-foot by six-foot (6'x6') tower footprint and an attached or isolated sign blade wall with a maximum size of six feet tall by twenty feet in length (6'x20'). The sign area shall not be greater than 64 square feet. These signs will be placed at the entry points to residential subdivisions within the project.
- iv. Model Home Monument: Used to identify different builder model homes to potential home buyers. The monuments shall be a maximum of 60 square feet in size and shall not to exceed five feet (5') in height. These monuments may be installed at model homes at various locations within the development. All model home monuments must be removed when the model home is purchased and used as a private home.
- v. Temporary Construction Signs: To be used during construction of the development. These signs recognize builders, architects, engineers,

leasing representatives, lenders, and other associated with the project. There shall be one sign per parcel of land and the sign shall have a maximum of 32 square feet in size and not to exceed eight feet (8') in height per parcel of land. All temporary signs must be removed when the principle building on the applicable building site is occupied.

- vi. Temporary Community Signs: Used to direct potential home buyers to various neighborhoods and/or model homes. These temporary signs may be installed at various locations within the development. In addition, four (4) offsite signs shall be permitted along these corridors: two (2) along Pollard Boulevard from State Highway 6 and the other two (2) along Del Bello Boulevard from State Highway 288 to Pollard Boulevard. The Temporary Community Signs shall be a maximum of 128 square feet in size and shall not to exceed ten feet (10') in height. These signs may remain until 1 year after the completion of the first model home. These signs may be placed within the right-of-way with the condition that they be located a minimum of four feet (4') from the back of curb. If a Temporary Community Sign is not in compliance with the above section, the City has the right to remove said sign at the expense of the developer with a ten (10) business days notification.

b. Commercial Development Signage:

i. Building Mounted Signs

- a. Maximum Sign Area: The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet, whichever is less.
- b. Location/Number: Tenants are permitted to have one building mounted sign per building elevation facade, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.
- c. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.

i. Monument Signs

These signs shall be freestanding, double-sided monument type set perpendicular to the public street right-of-way.

- a. All monument signs shall be located a minimum of 10 feet from the property line.
- b. There shall be a minimum of 100 feet between monument signs.
- c. All monument signs must be perpendicular to the right of way.
- d. Single Tenant Monument Sign
 - i. Height - Maximum 6 feet (including base)
 - ii. Length – Maximum 13 feet
 - iii. Sign Area - Maximum of 45 square feet
 - iv. Location/Number: One single tenant monument sign per

commercial tract, unless located on a corner; then one located on each public street. Sign shall be constructed perpendicular to the adjacent public street.

- v. Illumination: Internal illumination shall be LED or white neon tubing

e. Multi-Tenant Monument Sign

- i. Height - Maximum 8 feet (including base)
- ii. Length – Maximum 13 feet.
- iii. Sign Area – Maximum of 65 square feet
- iv. Location/Number: One multi-tenant monument sign per commercial tract, unless located on a corner; then one located on each public street. Signs shall be constructed perpendicular to the adjacent public street. If anchor tenant occupies 50,000 SF or more, it may have an additional one single-tenant sign.
- v. If more than one sign is approved, they may not be placed any closer than 110 feet. In no case will there be more than one sign per entrance, unless permitted by Subsection e.iv. above.
- vi. Illumination: Internal illumination shall be LED or white neon tubing per sign specifications.

f. Electronic Reader Boards

Electronic Reader Boards/ LED screens are permitted under the following

regulations:

- i. LED signs are permitted for on premised signs and/or for tenants within a single development;
- ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
- iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
- iv. Automatic dimmer equipment must be installed and operational;
Maximum wattage at 6,500.
- v. Display Time - The message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling;
- vi. Size of the changeable area is no greater than 25 percent of the overall signage area

c. **School Signage:**

i. Building Mounted Signs

- a. Maximum Sign Area: The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet, whichever is less.:
- b. Location/Number: Tenants are permitted to have one building

fascia sign per building elevation, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.

- c. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.

ii. Monument Signs

These signs shall be freestanding, double-sided monument type set perpendicular to the public street right-of-way.

- a. All signage shall be located a minimum of 10 feet from the property line.
- b. All signage must be perpendicular to the right of way.
- c. Height - Maximum 6 feet (including base)
- d. Length – Maximum 13 feet
- e. Sign Area - Maximum of 45 square feet
- f. Location/Number: One sign per school site, unless located on a corner; then one located on each public street. Sign shall be constructed perpendicular to the adjacent public street.
- g. Illumination: Internal illumination shall be LED or white neon tubing

h. Electronic Reader Boards

Electronic Reader Boards/ LED screens are permitted under the following

regulations:

- i. LED signs are permitted for on premised signs;
- ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
- iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
- iv. Automatic dimmer equipment must be installed and operational;
- v. Maximum wattage at 6,500.
- vi. Display Time - The message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling;
- vii. Size of the changeable area is no greater than 25 percent of the overall signage area

8. Trails

The pedestrian pathway system, which is illustrated on the Conceptual Amenities and Open Space Plan (Exhibit H), will use a combination of 12 foot wide and 8 foot wide primary trails, and additional trails of not less than five feet in width to serve the residents of the project and provide multiple pedestrian connections. The

trails system will provide easy and safe pedestrian access to public parks, private parks, open space, commercial tracts, single-family residential areas, and the school (if any) located within the project.

9. Utilities

Utilities will be provided by a Municipal Utility District pursuant to a Utility Agreement with the City of Manvel approved at the same time as the Valencia PUD. In the event that there is a conflict between the Valencia PUD and the Utility Agreement and any amended agreements thereafter, the Utility Agreement shall control.

10. Other Regulations

- i. Fencing - Fences in any single-family residential district may not exceed seven (7') feet in height.
- ii. Proximity of structures to pipelines - No residential or commercial structure shall be erected or moved to a location nearer than 30 feet to any existing pipeline, except for low pressure distribution system pipeline as defined in section 62-2 of the Manvel Code of Ordinances.
- iii. Trees –Trees may be planted within right-of-way medians to enhance the overall landscape plan for the development. Trees shall be planted at a minimum spacing of 50 feet and located within the center of the right-of-way median. They may be located within other areas of the right-of-way in a limited manner to address physical or other constraints that exist in various areas throughout the development. In the event that there are utilities located within the future drip line of the tree, a suitable root barrier shall be used.

V. PHASING / DEVELOPMENT SCHEDULE

The first phase of the project will be south of Del Bello Boulevard and Pollard Boulevard, working from the north to south as the project proceeds, as shown on the Phasing Exhibit (Exhibit I). The location and timing of future phases will be dependent upon market conditions and is subject to change. Commercial development will be driven by market conditions.

The construction of modular voter homes, shall be allowed to be located on the site throughout the duration of the project. A recorded final plat and/or permanent access shall not be required for such uses.



MANVEL PD&Z DATA SHEET

MEETING DATE: July 12, 2021

TOPIC: Consideration and action regarding amending the zoning ordinance by changing the zoning classification of 438 acres of land generally bounded by Del Bello Boulevard right-of-way (north), Pollard Drive right-of-way (east), Manvel Parkway/Iowa Lane rights-of-way (west), and State Highway 6 (south), Manvel, Texas, from Open-Single Family Residential (O-SFR) District to Planned Unit Development (PUD) District and adopt a PUD document.

BACKGROUND: On May 4, 2021, the developer submitted the PUD document to City staff for review. City staff provided comments back to the developer on May 18, 2021. A public hearing was held by the Planning, Development and Zoning Commission meeting on May 24, 2021. There were three speakers during the public hearing. All comments were informational with no opposition or in favor of the PUD. At the June 14, 2021, PD&Z meeting the item was tabled until consideration of the Master Thoroughfare Plan amendment, and City Council approval of the Utility Agreement and 380 Financing Agreement.

RECOMMENDATION: City staff recommends tabling the PUD adoption until City Council approves the Utility Agreement and 380 Financing Agreement.

ATTACHMENTS: Staff Report, Proposed PUD Document and Exhibits A - M

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



Planning, Development, and Zoning Commission Planned Unit Development (PUD) Request

Agenda of:	July 12, 2021	Initiated By:	Jessica Rodriguez Dir. Development Services
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

A rezoning from Open-Single Family Residential (O-SFR) District to Planned Unit Development (PUD) District and adoption of a PUD document for 438 acres generally bounded by Del Bello Boulevard right-of-way (north), Pollard Drive right-of-way (east), Manvel Parkway/Iowa Lane rights-of-way (west), and State Highway 6 (south)

Exhibits

Zoning Vicinity Map, Staff Report, Aerial Vicinity Map, City's Master Thoroughfare Plan Map, Property Survey, Valencia PUD Roadway Phasing Exhibit – Phase 1, Valencia PUD Roadway Phasing Exhibit – Phase 2, Application, Authorization Letter, and Public Hearing Notice

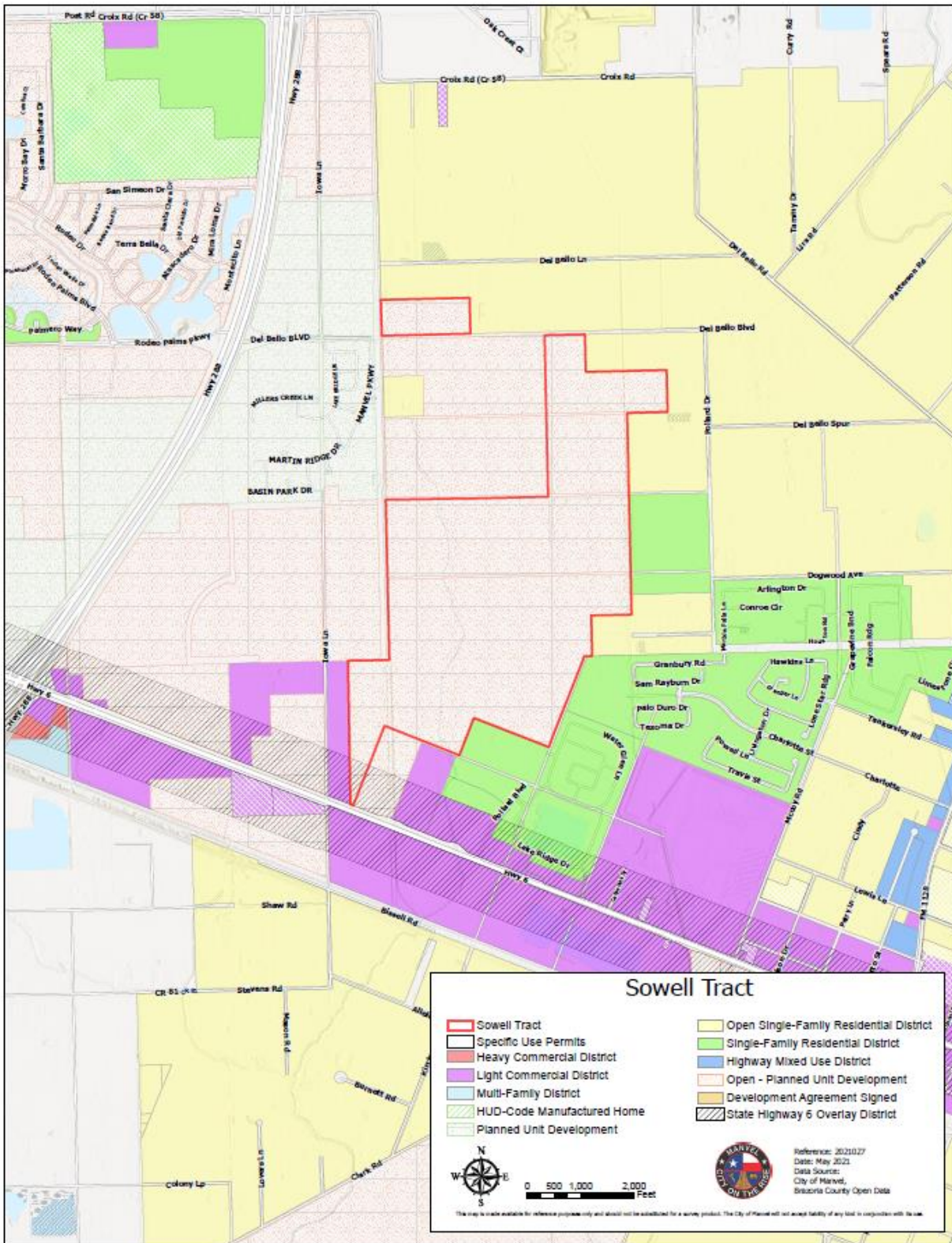
Recommended Action

Consideration and Action from the Commission to the City Council

Executive Summary

A request by the Hillwood Residential, L.P. (Developer) to create the Valencia Planned Unit Development (PUD) on 438 acres of land. The proposed PUD development is generally located east of the Del Bello Lakes Development, north of the Bluewater Lakes Development, and west of the Lakeland Development. The Valencia PUD is proposed for development with a majority of single-family residences, neighborhood commercial uses, and parks, open space, and trails. Staff overview and analysis of the proposed Valencia PUD is contained in the attached Staff Report section.

Zoning Vicinity Map



Staff Report

Overview

The Valencia PUD proposes approximately 1,100 single-family lots, commercial development, and parks, open space and trails on 438 acres of land. The PUD will be accessed from Del Bello Boulevard (north) and Pollard (east) with east-west connections to Dogwood Avenue and Charlotte Street. In all the PUD will encompass a portion of four thoroughfares identified in the City's Master Thoroughfare Plan. The land use will total 236.2 acres of single-family residential, 27.5 acres of commercial, 30.1 acres of community elements, and 144.6 acres comprised of roads, detention lakes, easements, Chocolate Bayou, an elevated storage tank, and a drill site. The community elements include a recreation center, an elementary school, parks, landscaping, open space and trails. Within the permitted land uses, the PUD document proposes a 10% increase or decrease of total gross acreage. The 10% land use flexibility is the same allowance adopted in other City PUDs such as the Del Bello Lakes.

General Site Information

Surrounding Property Zoning	North: Open-Single Family Residential District (O-SFR) & Planned Unit Development District (PUD) South: Single-Family Residential District (SFR), Planned Unit Development District (PUD) & Light Commercial District (LC) East: Single-Family Residential District (SFR), Open-Single Family Residential District (O-SFR) & Light Commercial District (LC) West: Planned Unit Development District (PUD) & Light Commercial District (LC)
Surrounding Land Use	North: Vacant/Undeveloped (Manvel City Center Site) & Single-Family Residential South: Bluewater Lakes Subdivision East: Vacant/Undeveloped (Manvel City Center Site & Presidio Site) & Del Bello Lakes Subdivision West: Bluewater Lakes Subdivision, Lakeland Subdivision, Manvel High School, Manvel Junior High, Single-Family Residential

Lots

The PUD also allows for varying lot sizes for 'traditional' single-family lots and 'specialty product' single-family lots all with 60-foot rights-of-way. The 'traditional' single-family lot sizes include:

- 1) 50-ft. x 120-ft.;
- 2) 60-ft. x 120-ft.; and
- 3) 70-ft. x 130-ft.

The 'specialty product' single-family lots sizes include:

- 1) Front Loaded Detached Lots (*see Exhibit L1*)
 - a. 42-ft. x 120-ft.
- 2) Rear Loaded (Alley) Detached Lots (*see Exhibit L2*)
 - a. 35-ft. x 100-ft.
- 3) Rear Loaded (Alley) Attached Lots (*see Exhibit M3*)
 - a. 28-ft. x 90-ft.

- 4) Rear Loaded (Alley) Townhome Lots (*see* Exhibit M4)
 - a. 25-ft. x 90-ft.
- 5) Zipper Lots (*see* Exhibit N5)
 - a. 25-ft. x 120-ft.
- 6) Patio & Zero Lot Line Lots (*see* Exhibit N6)
 - a. 50-ft. x 120-ft.

Lots equal to or less than 50-feet in width (substandard lots) comprise a total of 58% of total lots, and lots equal to or greater than 60-feet in width comprise 42% of total lots in the PUD. The PUD does not allow the 'substandard' lots to make up more than 58% total lots whereas the lots 60-feet in width or greater may increase total lots by 10%. Also, in the 'specialty product' lots, the rear loaded (alley) detached lots, the rear loaded (alley) attached lots, and the rear loaded (alley) townhome lots permitted alleys. The alleys are only allowed with these above-mentioned lot types in the 'specialty product' lots. The alleys must be a minimum of 20-feet in width and require a turn around where a dead end occurs.

Roadway Phasing

The PUD also proposes a phasing schedule for roadway construction. The detailed exhibits are found in the proposed utility agreement and Valencia PUD Roadway Phasing Exhibit – Phase 1 and Valencia PUD Roadway Phasing Exhibit – Phase 2 sections of this report.

The first roadway construction phase will include:

- 1) Eastbound lanes of Del Bello Boulevard from its current location at the Manvel City Center site to Pollard Boulevard.
- 2) The northbound lanes of Pollard Boulevard and Del Bello Boulevard to Bluewater Lakes subdivision.
- 3) A portion of Charlotte Street to Section D-01 (west) from its intersection with Pollard Boulevard.

The second roadway construction phase will include:

- 1) The westbound lanes of Del Bello Boulevard from the 20-acre commercial site to the GCWA canal.
- 2) The eastbound lanes of Del Bello Boulevard from its intersection with Pollard Boulevard to the PUD property line.
- 3) Dogwood Avenue west from its intersection with Pollard Boulevard to Section B-10.
- 4) Dogwood Avenue from its intersection with Pollard Boulevard east to the PUD property line.
- 5) Charlotte Street from Section D-09 west to the PUD property line.
- 6) Charlotte Street from its intersection with Pollard Boulevard east to the PUD property line.
- 7) The southbound lanes of Pollard Boulevard and Del Bello Boulevard to Bluewater Lakes subdivision.

Master Thoroughfare Plan Amendment

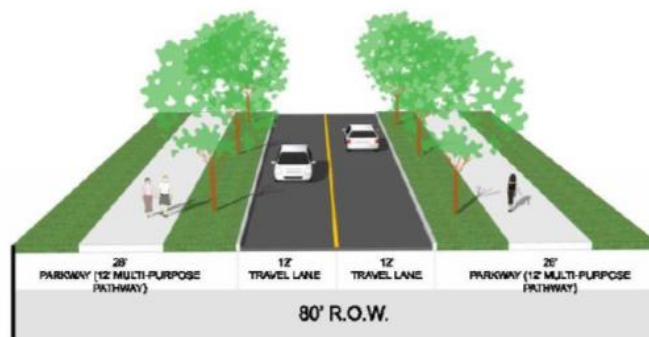
Along with the roadway construction phasing schedule, there are proposed amendments to the City's Master Thoroughfare Plan. The changes to the Master Thoroughfare Plan include 1) westward movement of Pollard Boulevard, 2) southward movement of Dogwood Avenue, 3) Charlotte Street right-of-way width reduction from 80-feet to 60-feet, and 4) sidewalk reductions from 12-feet to 8-

feet. The westward location of Pollard Boulevard provides the development a north-south connection through the heart of the City to access Del Bello Boulevard and SH6. Pollard also connects with collectors such as Charlotte Street and Dogwood Avenue. The proposed southward movement of Dogwood occurs from its intersection with Pollard Boulevard west. This enables the PUD to access a collector street for their single-family development and school site just south of the Manvel City Center site. Another Master Thoroughfare Plan amendment includes a reduction in right-of-way width for Charlotte Street. Charlotte Street is identified as an 80-foot collector road in the Master Thoroughfare Plan. The 80-foot right-of-way will remain from Charlotte Street and Pollard Boulevard intersection east. The proposed 60-foot right-of-way reduction is between Pollard Boulevard intersection to the west PUD property line. Even though the right-of-way width is reduced, the paving width remains the same at 25-feet, as identified in the Master Thoroughfare Plan Type “B1” roadway. The last item for the Master Thoroughfare Plan amendment includes a reduction of 12-foot sidewalks to 8-foot sidewalks. Both Charlotte Street and Dogwood Avenue are identified as a Type “B1” according to the Master Thoroughfare Plan (see Graphic A – Type “B1” Street). A Type “B1” Street has a cross section with two 12-foot multi-purpose pathways/shared use paths (sidewalks).

Graphic A – Type “B1” Street

Type “B1” Street

Type B collectors are two lanes undivided roadways with parkways and 12 feet-wide lanes within 80 feet of right-of-way.



Pollard Boulevard is identified as a Type “P1” Parkway according to the Master Thoroughfare Plan (see Graphic B – Type “P1” Parkway). A Type “P1” Parkway has a cross section with two 12-foot multi-purpose pathways/shared use paths (sidewalks).

Graphic B – Type “P1” Parkway

“P1” Parkway

P1 parkways are four (4) lane divided roadways with 12 feet-wide multi-purpose pathways within a 26 feet parkway, 12 feet-wide travel lanes, and a 14 feet-wide median within 120 feet of right-of-way.



According to the Master Thoroughfare Plan, a shared use path is defined as “an on or off-street facility separated by a barrier or open space that is designed to accommodate all non-motorized modes including pedestrians, bicyclists, skaters, and joggers”. The minimum standard for a shared use path

is 8-feet to accommodate multi-modal uses as described above (AASHTO). The reduction in shared use path/sidewalk width from 12-feet to 8-feet still accomplishes the same function to move multi-modal users throughout the City.

The Master Thoroughfare Plan amendment for this PUD will require public hearings with Planning, Development and Zoning Commission and City Council. The Master Thoroughfare Plan amendment is scheduled for a July 12, 2021, Planning, Development and Zoning Commission public hearing and a July 19, 2021, City Council public hearing. Even though staff can support the proposed Master Thoroughfare Plan amendment, staff does not recommend taking action on this PUD before action can be taken on amendment. The Planning, Development and Zoning Commission will have an opportunity to recommend action at their July 12, 2021, meeting; and City Council will have an opportunity to take action at their July 19, 2021, meeting upon first reading of the ordinance amendment.

Parks, Open Space, and Trails

In addition to the sidewalks/shared use paths/trails described above in the Master Thoroughfare Plan Amendment Section, the PUD is proposing other trails along lake/detention ponds and along Chocolate Bayou. The trails along lake/detention ponds will be a minimum of 6-feet in width. The trails along Chocolate Bayou will be 8-feet in width. The connectivity along the major streets and within the Valencia community will allow multi-modal ways of travel to Del Bello Lakes, Lakeland, Bluewater Lakes, and the Manvel City Center site.

The proposed Valencia PUD will also dedicate 11.6 acres of parkland. The parkland will consist of a private recreation center, public parks, a public lake, and public trails along Chocolate Bayou and the lakes/detention ponds. The public lake amenity will have active features such as a kayak launch and fishing, and the public parks will feature play areas for children, trails, picnic tables, and benches.

Proposed PUD Land Uses

The majority of land uses in the proposed Valencia PUD are single-family residential and some commercial development. The single-family residential uses are comprised of single-family detached (traditional), single-family attached, townhome, patio homes, and zipper homes. The commercial development will allow uses according to the list provided below. However, those uses listed as permitted, Specific Use Permit (SUP), and office function only are permitted in the same manner as Light Commercial (LC) District in the City's zoning ordinance land use table. The PUD commercial land use list has been proposed to exclude certain uses allowed in the LC district.

The following list is the proposed permitted uses in the Valencia PUD.

- Retail bakeries
- Furniture and home furnishing store
- Electronics and appliance stores
- Building material, garden equipment and supplies dealers
- Food and beverage stores
- Health and personal care stores
- Clothing and clothing accessories stores
- Sporting goods, hobby, book and music stores
- General merchandise stores

- Misc. store retailers
- Postal service
- Finance and insurance
- Real estate
- Lessors of nonresidential buildings (except mini warehouses)
- Consumer good rental
- Professional, scientific, and technical services
- Accounting, tax preparation, bookkeeping and payroll
- Veterinary services
- Management of companies and enterprises
- Administrative and support services
- Educational support services
- Social assistance
- Child day care services
- Arts, entertainment, and recreation
- Fitness and sports centers
- Food services and drinking places
- Electronic and precision equipment repair and maintenance
- Automotive glass replacement shop
- Personal and laundry services

The following list is the proposed Specific Use Permit (SUP) uses in the Valencia PUD.

- Gasoline stations
- Ambulatory health care services
- Hospitals
- Beverage manufacturing
- Information
- Lessors of mini warehouses and self-storage units
- Automotive and equipment rental
- Amusement, gambling, recreation industries
- Recreational goods rental
- Colleges, universities, professional, and business schools
- Nursing and residential care facilities
- Other residential care facilities
- Bed and breakfast
- All other amusement and recreational industries
- Mobile food services
- Drinking places (alcoholic beverages)
- Automotive repairs and maintenance
- Personal and household goods repair and maintenance
- Other personal care services
- Religious organizations
- Civil and social organizations
- Non-store retailers
- Technical and trade schools
- Other schools and instruction
- Accommodations

The following list is the proposed for “office functions only” uses in the Valencia PUD.

- Any manufacturing or industrial related uses
- Support activities for agriculture and forestry
- Construction of buildings
- Transportation and warehousing
- Commercial and industrial machinery and equipment rental

Commercial Architectural Standards

The Valencia PUD has proposed commercial architectural standards that where this PUD is silent the standards will revert to Section 77-51, *Manvel Code of Ordinances*. Specifically, the proposed architectural standards allow for some flexibility with masonry verses non-masonry façade materials. The PUD requires a minimum 75% masonry façade material on each façade wall (*i.e.*, stone, brick, concrete, CMU, true stucco, etc.). This standard exceeds Section 77-51 of the Manvel Code of Ordinances. Section 77-51 requires 90% masonry façade material but only on the front and principal side of a building. In the PUD, the remaining 25% of the building façade allows cementitious fiber and architectural metal panels such as R-Panels.

The PUD also requires more stringent landscaping compared to Section 77-51 and Section 77-36 of the Manvel Code of Ordinances. The street trees are required a 3-inch caliper compared to a 1.5-inch caliper in the City regulations. This ensures a more mature tree at planting that has a wider tree canopy. Secondly, the PUD’s parking lot landscaping requires that shrubs are planted a minimum 24-inches in height at planting. This ensures a mature plant material to screen the parking lot from public view.

Residential and Commercial Signage

The proposed Valencia PUD allows six residential sign types. Out of the six proposed, the City’s sign ordinance allows two types: a primary entry monument and a village entry monument sign type. The additional residential sign types in the PUD include: 1) Secondary Entry Monument, 2) Model Home Monument, 3) Temporary Construction Signs, and 4) Temporary Community Signs. The primary entry and village entry monument signs exceed the allowable square footage of that allowed in the City’s sign ordinance, however, the scale at which these sign types are proposed are comparable to other adopted PUD and Development Agreement entry monument signs such as Del Bello Lakes and Pomona. The locations of the primary and secondary entry monument signs are illustrated on Exhibit J in the PUD document. Exhibit J identifies one location for the primary entry monument sign at Del Bello Boulevard/Pollard Boulevard; and two locations for the secondary monument entry signs located on the north side of Del Bello Boulevard/Manvel Parkway and Pollard Boulevard/Bluewater Lakes subdivision.

Another sign type proposed in the PUD is a model home monument. This sign is permitted at a model home location. The sign must be removed from the site once the model home is purchased as a private home. The PUD also permits temporary construction signs. These signs are permitted during the duration of the construction project per parcel of land and removed when the building is occupied. The last PUD sign type is a temporary community sign. This sign type permits off-premise signs on Pollard Boulevard and Del Bello Boulevard; however, the signs must be removed after the first year a model home is constructed.

The PUD also permits monument signs, building signs, and electronic reader boards for commercial and school developments. These regulations are very similar to those found in the City's sign ordinance.

Staff Recommendation

City Staff recommends tabling the reclassification of the 438 acres from Open-Single Family Residential (O-SFR) District to Planned Unit Development (PUD) District to the Planning, Development, and Zoning Commission because an approved amendment to the City's Major Thoroughfare Plan is dependent on approval of the Valencia PUD.

The Master Thoroughfare Plan amendment is scheduled for a Planning, Development and Zoning Commission public hearing on July 12, 2021, and a City Council public hearing on July 19, 2021. At the time of writing this report, the utility agreement and 380 agreement have not been approved by City Council. The PUD requires an approved utility agreement to ensure utility capacity/availability to the PUD development.

Public Comment and Inquiry

At the time of writing this report, one information inquiry was made prior to the Planning, Development and Zoning Commission public hearing.

During the PD&Z meeting, a person spoke outside the public hearing to ask if Pollard Boulevard would be extended north of Del Bello Boulevard. Staff made a statement during the meeting to call City Hall if citizens had questions. However, staff has not received calls from the public regarding the matter. Staff is not aware of opposition to the PUD request.

Planning, Development and Zoning Commission Public Hearing

A Public Hearing was held on May 24, 2021, at the Planning, Development and Zoning Commission meeting. There were three speakers during the public hearing. The speakers included Michael Casper (5500 Del Bello), Alfredo Roldan (6414 Pollard) and Kevin Ngo (27086 Bushfield Road, Katy, TX). All speakers had questions about the PUD and no stated opposition or in favor. Another person spoke outside the public hearing to ask if Pollard Boulevard would be extended north of Del Bello Boulevard.

City Council Public Hearing

A Public Hearing was held on June 7, 2021, at the City Council meeting. There were no speakers during the public hearing.

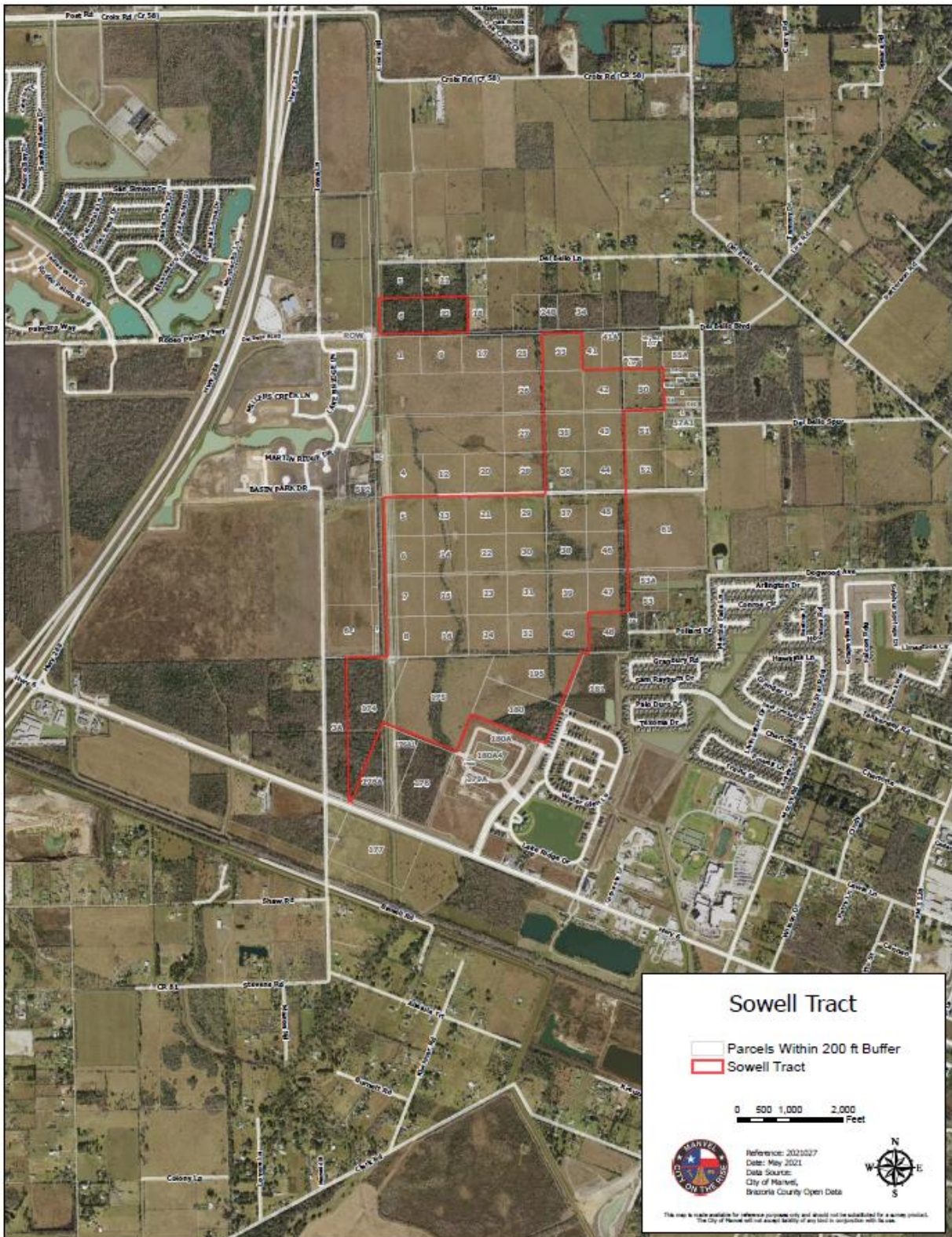
Planning, Development and Zoning Commission Discussion

At their June 14, 2021, Planning, Development and Zoning Commission meeting, the Commission discussed the proposed Valencia PUD. The discussion focused on zipper lots and amendments required to the Master Thoroughfare Plan. The Commission asked for clarification on what is a “zipper lot”. The Developer’s Land Planner provided an explanation stating that garages are off set and front building lines are closer to the street. Other discussion of the PUD regarding the Master Thoroughfare Plan amendment was the westward shift of Pollard Boulevard and the reduction in sidewalk widths from 12-feet to 8-feet. During the discussion, City staff informed the Commission that the Utility Agreement and 380 Financing Agreement were not approved by City Council yet. Staff informed the Commission that these two agreements were important to the survival of the proposed PUD since the development needs utility connections and sound financials to be constructed.

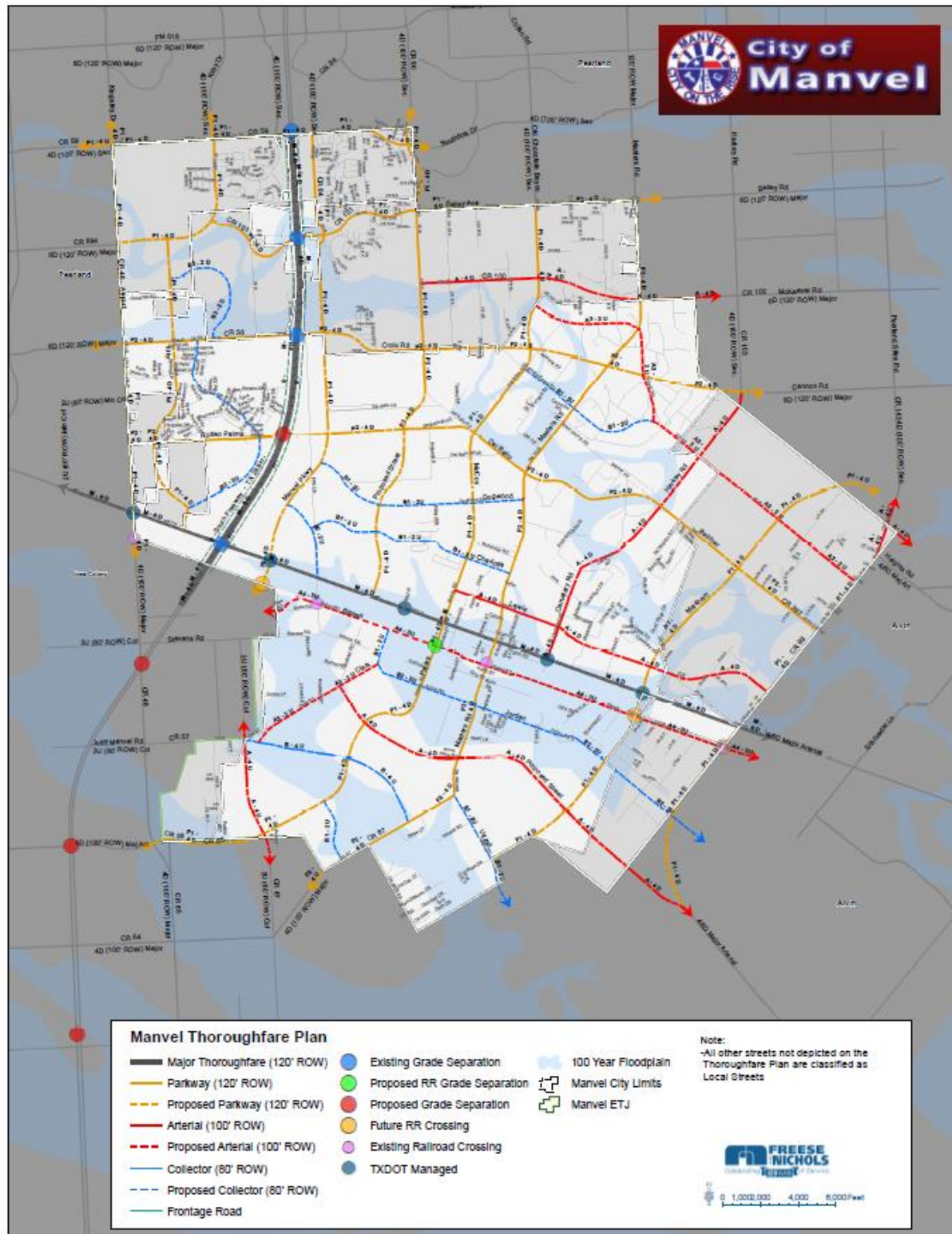
Planning, Development and Zoning Commission Recommendation

The Planning, Development and Zoning Commission recommended to table the Valencia PUD until the Master Thoroughfare Plan amendment is brought to the Commission for consideration and the Utility Agreement and 380 Financing Agreement are close to approval by the City Council.

Aerial Vicinity Map

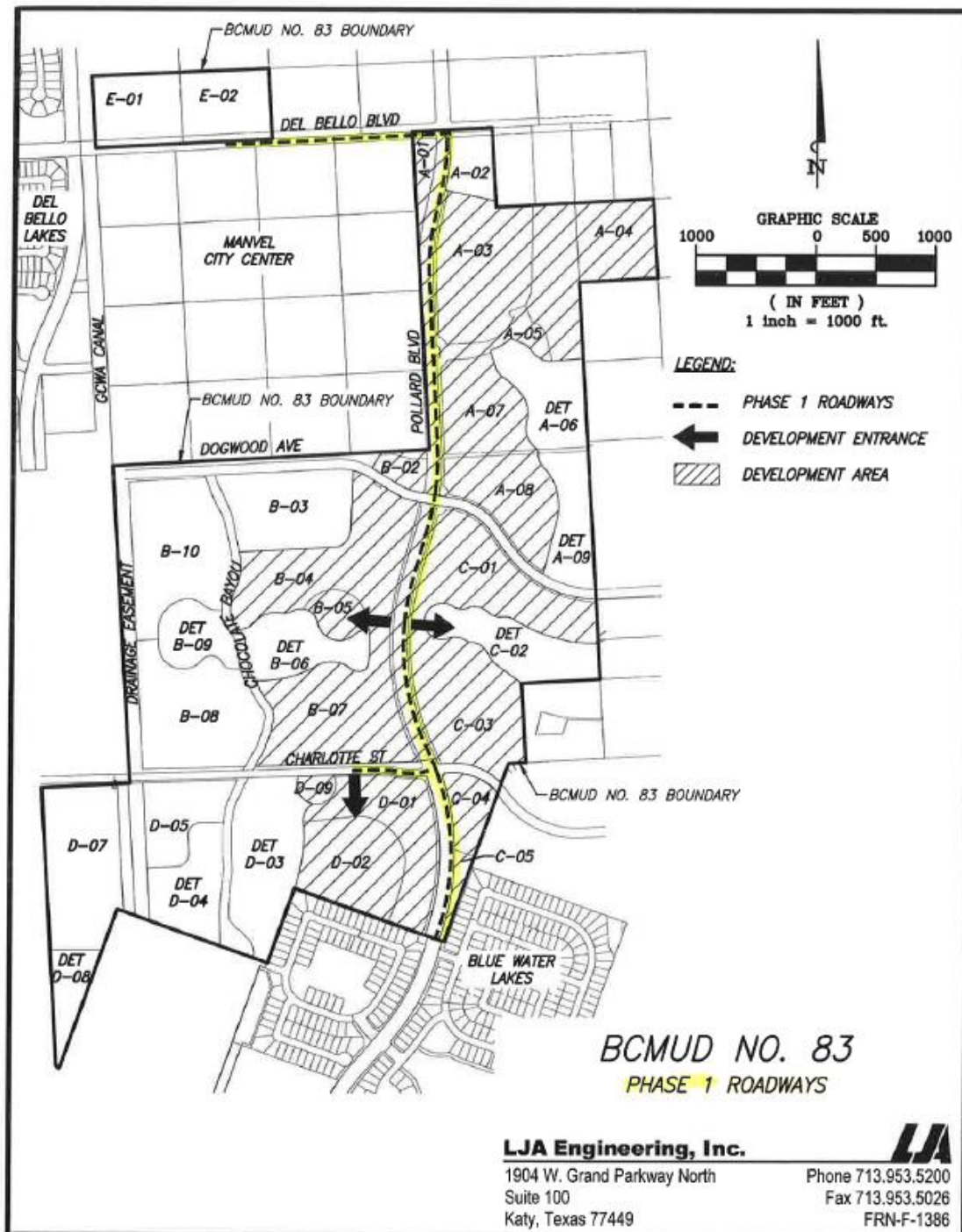


City's Master Thoroughfare Plan Map



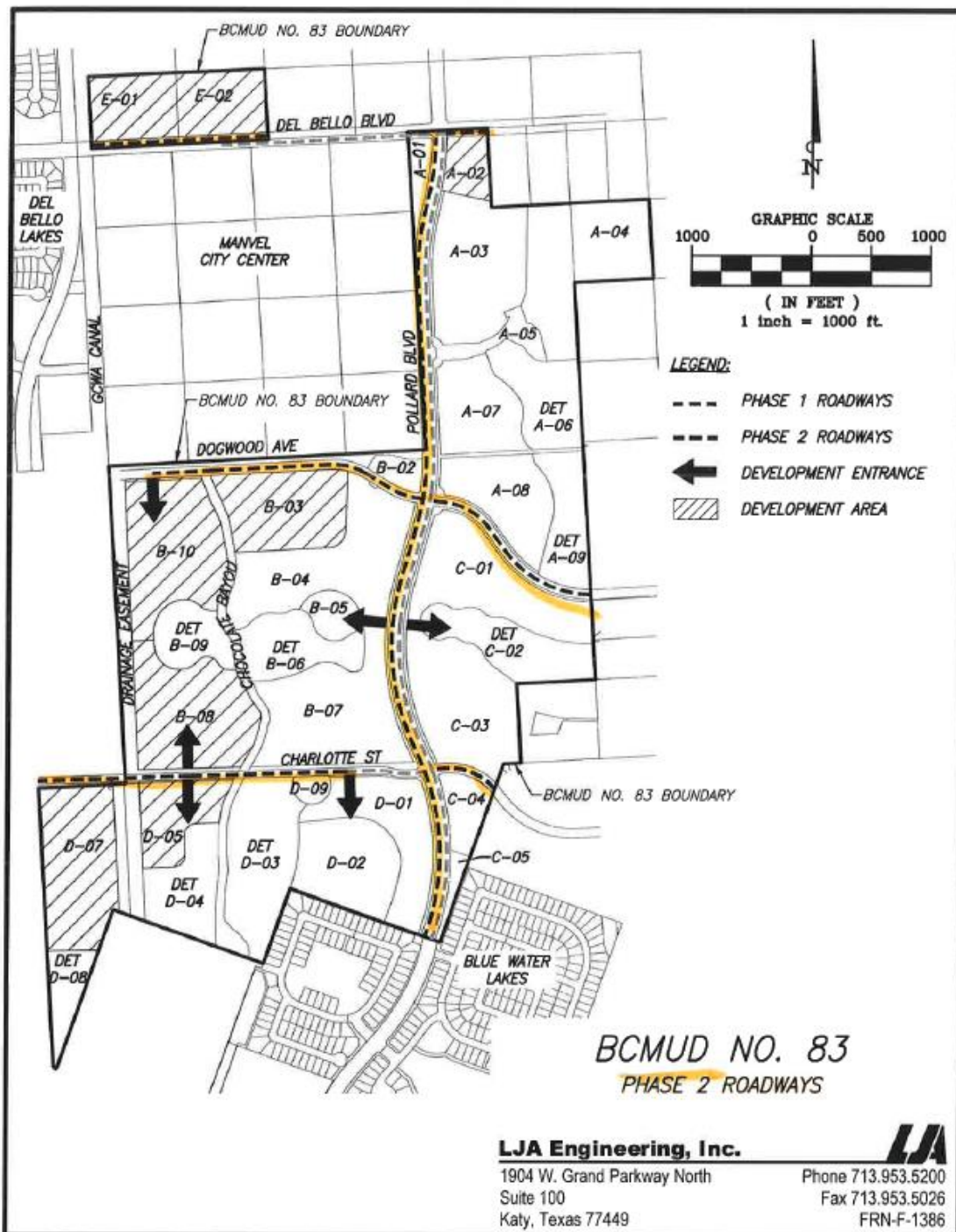
13 | Page

Valencia PUD Roadway Phasing Exhibit - Phase 1



Date\Time : Thu, 06 May 2021 - 11:49am User Name : rehokim
Path\Name : W:\LAND\2791\Sowell Tract\CAD\2021-04 Preliminary Cost Estimate\Overall Roadway Phases 05.06.dwg

Valencia PUD Roadway Phasing Exhibit - Phase 2



Date/Time : Tue, 04 May 2021 - 4:32pm User Name : rehokim
Path/Name : W:\LAND\2791\Sowell Tract\CAD\2021-04 Preliminary Cost Estimate\Overall Roadway Phases.dwg

Application



Staff Use Only:

Date Received: _____

Received by: _____

Date Complete: _____

Completeness Review by: _____

Planned Unit Development (PUD) Application

(Please Type or Print Clearly with Dark Ink)

Incomplete Applications will not be accepted.
Please review application submittal requirements
contained in the City of Manvel PUD Manual.



Master Plan PUD



Small PUD



Site Plan Only

General Information

PUD Name: Sowell Tract PUD

Number of Units Proposed: 1,100 SF lots Current Zoning Designation: O-PUD

Zoning District under Which PUD Will Be Designed: SFR - Single-Family Residential

Address/Location: East of State Highway 288, north of Highway 6 and south of County Road 58

Brazoria County Parcel Number (s): See PUD document Acres: 438.393

Legal Description: See PUD document - Exhibit D

Applicant Information

Name: Matt Stoops Daytime Phone: 713-953-5200

Mailing Address: 3600 W Sam Houston Parkway S, Suite 600, Houston TX 77042

City/State/Zip: _____

Contact Person: Matt Stoops

Email Address: mstoops@lja.com

Property Owner Information (If different from applicant; attach additional signature page or appropriate letter of consent/agreement if more than one property owner)

Name: See signed authorization letters Daytime Phone: _____

Mailing Address: _____

City/State/Zip: _____

Email Address: _____

Application

CITY OF MANVEL PLANNED UNIT DEVELOPMENT APPLICATION, PAGE 2

(Attach additional sheets if necessary to fully answer the following.)

1. Contiguous Land Ownership- Please specify if the owner(s) own any property that is directly adjacent to the proposed PUD and describe any future projects in adjacent property: See PUD document

2. Concept Statement- Brief description of the project including proposed the use or uses: See PUD document

The proposed activities and uses shall be shown on an attached PUD plan based on the exhibit requirements for master plan and site plan review. Please refer to the City of Manvel PUD Manual for the master plan and site plan requirements.

3. Statement of Justification- Brief description outlining how the proposed PUD is consistent with the purpose of the Zoning Ordinance and all departures from the provisions of the underlying zoning district that are necessary to provide superior site development: See PUD document

4. Statement of Compliance with the Comprehensive Plan- Description of how the PUD meets or exceeds the City vision as described in the Comprehensive Plan: See PUD document

5. Statement of Compatibility- Describe how the proposed project is compatible with the surrounding uses and will not have significant adverse impacts on the properties: See PUD document

05-10-21

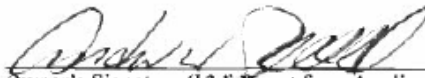
Date



Applicant's Signature

5/10/21

Date



Owner's Signature (If different from Applicant)

The above signed property owners, certify that the above information is true and correct to the best of our knowledge and state that we are the legal owners of the property included in this application and/or designate the applicant to act as our agent with respect to this application. If there are more than one property owner(s), attach additional signature sheets or letter of consent to application.

Authorization Letter



DEVELOPMENT SERVICES DEPARTMENT

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

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

443 Limited
Owner Name

2414 Ellis Blvd
Owner Address

Houston TX 77008
Owner City, State Zip

5/4/21
Date

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

I, Andrew Sowell, certify that I am the owner of the project property located at HTE BRESNAY, Apts 301 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Matt Stoops with the company LJA Engineering, Inc. (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and/or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at 713 599-3440 if you have any questions.

Sincerely,

443 Limited
Owner Name Andrew Sowell - General Partner

Owner Signature Andrew Sowell - General Partner

Public Hearing Notice

Public Hearing Notice to run on Sunday 05/09/2021

A TELECONFERENCE PUBLIC HEARING WILL BE HELD BY TELEPHONE BEFORE THE MANVEL PLANNING, DEVELOPMENT & ZONING COMMISSION AT 7:00 P.M. ON MONDAY, MAY 24, 2021, FOR THE PURPOSE OF HEARING COMMENTS FOR OR AGAINST AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHT-OF-WAYS (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD).

The Planning, Development & Zoning Commission public hearing will be accessible by telephone for the purpose of hearing comments for or against granting a Specific Use Permit. This meeting may be accessed by calling; 210-469-0207 or toll-free at 877-257-2190 and entering conference ID 643 222 715#

A TELECONFERENCE PUBLIC HEARING WILL BE HELD BY TELEPHONE BEFORE THE MANVEL CITY COUNCIL MEETING AT 7:00 P.M. ON MONDAY, JUNE 7, 2021, FOR THE PURPOSE OF HEARING COMMENTS FOR OR AGAINST AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHT-OF-WAYS (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD).

The City Council public hearing will be accessible by telephone for the purpose of hearing comments for or against granting a Specific Use Permit. This meeting may be accessed by calling; 210-469-0207 or toll-free 877-257-2190 and entering conference ID 235 696 748#

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

A TEMPORARY SUSPENSION OF THE OPEN MEETINGS ACT TO ALLOW TELEPHONE OR VIDEOCONFERENCE PUBLIC MEETINGS HAS BEEN GRANTED BY GOVERNOR GREG ABBOTT. THESE ACTIONS ARE BEING TAKEN TO MITIGATE THE SPREAD OF

COVID-19 BY AVOIDING MEETINGS THAT BRING PEOPLE INTO A GROUP SETTING AND IN ACCORDANCE WITH SECTION 418.016 OF THE TEXAS GOVERNMENT CODE.

For further assistance, please contact Jessica Rodriguez at jrodriguez@cityofmanvel.com or 281-692-2703. The meeting agenda can be viewed on the City of Manvel website at www.cityofmanvel.com under “Boards Agendas & Minutes.”/s/ Tammy Bell, City Secretary.

Valencia
Planned Unit Development

Prepared for:

Hillwood Residential, L.P.

Prepared by:



June 2021

I. INTRODUCTION.....	Page 3
II. PROJECT DESCRIPTION	Page 3
1. Land Use / Regulatory Compliance	Page 3
2. Justification	Page 3
3. Single-Family Residential	Page 4
4. Drill Site.....	Page 4
5. Potential School Site	Page 4
6. Parks and Open Space	Page 5
7. Other Land Uses	Page 5
III. ZONING	Page 6
1. Acreage per Land Use Summary	Page 7
2. Single-Family Residential Lot Distribution Table.....	Page 7
3. Commercial Land Uses	Page 8
IV. PARKS	Page 10
V. DEVELOPMENT REGULATIONS	Page 11
1. Architectural Regulations.....	Page 11
2. Street and Circulation System	Page 11
3. Traditional Single-Family	Page 11
4. Single-Family Specialty Product	Page 12
5. Streets.....	Page 14
6. Commercial	Page 14
7. Signage.....	Page 15
8. Trails	Page 18
9. Utilities	Page 19
10. Other Regulations	Page 19
VI. PHASING / DEVELOPMENT SCHEDULE	Page 19

EXHIBITS

Exhibit A - Area Location Exhibit
 Exhibit B – Project Aerial Exhibit
 Exhibit C – Survey
 Exhibit D - Legal Description
 Exhibit E - Conceptual Land Use Exhibit
 Exhibit F – Conceptual Single-Family Residential Exhibit
 Exhibit G - Conceptual Roadway Exhibit
 Exhibit H - Conceptual Amenities and Open Space Exhibit
 Exhibit I - Phasing Exhibit
 Exhibit J – Conceptual Project Signage Exhibit
 Exhibit K – Conceptual Signage Location Exhibit
 Exhibit L – Single-Family Residential Specialty Product
 Exhibit M – Single-Family Residential Specialty Product
 Exhibit N – Single-Family Residential Specialty Product

I. INTRODUCTION

This application was prepared on behalf of Hillwood Residential, L.P. pursuant to the City of Manvel's zoning ordinance Sec. 77-29 Planned Unit Development District (PUD) district. The purpose of a PUD District is to provide a high level of amenities, encourage a pedestrian friendly environment, and provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Valencia PUD is primarily a residential project that consists of approximately 438.4 acres of land and is located immediately east of State Highway 288, north of Highway 6, generally south of Del Bello Boulevard, and generally west of Farm-to-Market 1128. The Area Location Map (Exhibit A) located in the Exhibits section of this document illustrates the location of the property.

The property is generally flat with elevations ranging from 44 feet to 60 feet above mean sea level (MSL) and is largely comprised of prairie land and agricultural fields. The property is encumbered by several existing east-west pipeline easements and Chocolate Bayou which runs in a north-south direction on the western portion of the property. The MUD 43 Drainage Easement and a portion of the Brazos River Authority controlled drainage easement, at approximately 125 feet in width, runs north-south along the western property boundary.

Generally, the surrounding land use is a mix of undeveloped acreage to the southwest, some large lot residential to the north, and standard single-family residential developments to the northwest, southeast, and south. The single-family residential developments are Bluewater Lakes to the south, Lakeland to the southeast, and Del Bello Lakes to the west. To the southeast lies Manvel Junior High and Manvel High School located at the intersection of State Highway 6 and McCoy Road. The future location of the Manvel City Center directly abuts the northwestern boundary of a portion of the development, south of Del Bello Boulevard.

The surrounding area can be seen on the Area Location Map and the Project Aerial map (Exhibit A and B).

II. PROJECT DESCRIPTION

1. Compliance with Comprehensive Plan

The Valencia PUD complies with the Manvel Comprehensive Plan by adhering to the development principles outlined in the plan. This is accomplished by encouraging well-planned quality residential and non-residential development; providing open space for recreation and protecting the natural environment; and offering a variety of housing choices (See Conceptual Land Use Plan, Exhibit E). The Valencia PUD has a well-defined network of both vehicular and pedestrian circulation systems that provide connectivity, not only to the project itself, but to existing developments to the south and west as well as to the future Manvel City Center. The diversity of housing types varies from the traditional single-family subdivision to higher density single-family specialty products that ensure residents of all ages and needs can fulfill their housing needs. The development of an internal parks system includes a recreation center, smaller parks, and significant open space areas that will help provide for the City's future open space needs.

2. Justification

The intent of the PUD District is to encourage high quality development in the City by providing additional flexibility to take advantage of special site characteristics, location, and land uses. This document establishes certain development standards that exceed the minimum Manvel

zoning regulation requirements for properties specifically located within the boundaries of the Valencia PUD.

The PUD will meet or exceed the minimum requirements of Manvel's zoning regulations through specific, architectural design and engineering standards such as:

- Creating a PUD district which will respond to market conditions and maintain the flexibility necessary to address changes in the future;
- Incorporating unique single-family specialty products that will provide a variety of housing stock to ensure residents of all ages and needs can fulfill their housing requirements;
- Providing parks, amenitized detention areas, and a well-defined trail system; and
- Complying with the amended Major Thoroughfare Plan to provide sufficient connectivity throughout the project for vehicular and pedestrian activity.

3. Single-Family Residential

The traditional single-family residential component that will be found throughout the Valencia PUD will be a collection of individual neighborhoods that take their access from Dogwood Avenue, Charlotte Street and Pollard Boulevard, and/or an internal local street system that provides connections within the neighborhood and to the surrounding areas. The traditional single-family residential neighborhoods will be developed with lot sizes that vary from 50 feet to 70 feet or greater in width to respond to market conditions.

The single-family specialty products will provide unique types of residential development that is less than fifty feet in width that may include front loaded products, rear loaded or alley products, townhome alley products, and/or "zipper" lots (single-family lots with detached garages in alternating depths). The single-family specialty products neighborhoods will be developed with varying lot sizes and product types to respond to market conditions.

4. Drill Site

A 4.2-acre drill site is located on the southeast side of the intersection of Pollard Boulevard and the future Charlotte Street extension. The drill site will be used as open space area unless or until the mineral rights owners elect to exercise their drilling rights. The size and location of any drilling facility associated with the extraction of oil and gas shall be conceptual until a permit is issued by the City of Manvel in accordance with Chapter 35, of the *City of Manvel Code of Ordinances*. This drill site shall not be calculated towards the park land dedication requirement. Should the surface owner acquire the mineral rights and elect to remove the drill site, the designated drill site shown on the exhibits to this Valencia PUD may be used as a park or for single-family residential uses (See Section III.2, Single-Family Residential Lot Distribution Table). If the designated drill site is used for a park, that acreage may be applied to the parkland dedication requirements.

5. Potential School Site

The project is located within the Alvin Independent School District. The size and the location of the proposed school site will be coordinated between the developer and the school district. In the event that Alvin Independent School District does not purchase the proposed school site, that site may be used for single-family residential uses (See Section II.2, Single-Family Residential Lot Distribution Table).

6. Parks and Open Space

Parks and open space accounts for approximately 28% of the gross acreage within the Valencia PUD. The open space calculation includes private parks, public parks, landscape reserves, pipeline easements, drainage easements, canal easements, trails, natural open space areas, drill sites, lakes/detention areas, and drainage facilities. The Valencia PUD Conceptual Amenities and Open Space Plan (Exhibit H), shows a private recreation center, public parks, lake/detention areas, and open space areas all connected via a pedestrian trail system. The proposed private recreation center, located to the west of Pollard Boulevard, will provide off-street parking and may contain active amenities such as water based recreational activities with commonly associated facilities, an active play area for children, , and other passive amenities. In the event that a “splash pad” type amenity is installed, a water recirculation system will also be installed for the purpose of water conservation. The other two parks shown on Exhibit H will be public and have more passive facilities such as play areas for children, trails, picnic tables and benches. One of the lake/detention areas, designated D-03 on Exhibit H, may have active amenity features such as a kayak launch and fishing facilities. All land which is dedicated for the purpose of fulfilling the parkland dedication requirement will be developed with some form of either passive or active amenities. The various private recreation center, public parks, and trails will be developed as the adjacent residential sections are developed.

The pedestrian trail system will be comprised of a hierarchy of trail widths ranging from 12 feet in width to 6 feet in width; all sidewalks located in front of homes will be 5 feet in width.

The lakes within the Valencia PUD will maintain a constant water level while also serving as detention facilities for the project and provide a significant amount of open space. The lake/detention areas will not only enhance the aesthetic quality of the development but will provide numerous opportunities for the enjoyment of the residents.

7. Other Land Uses

The Valencia PUD has four commercial sites located throughout the development; ±4.5 acre and ±2.6 acre commercial sites located at the southeast and southwest corners of Del Bello Boulevard and Pollard Boulevard, a ±2.2 acre commercial site located at the northwest corner of Pollard Boulevard and Dogwood Avenue, and an ±18.2 acre site located on the northeast corner of Del Bello Boulevard and Manvel Parkway. It is anticipated that the commercial developments will largely be neighborhood retail in nature.

III. ZONING

To implement the conceptual master plan as currently proposed, each of the proposed land uses has been assigned a zoning district consistent with the current City of Manvel zoning regulations as shown on the Composition of Land Use Table below. The various land uses will follow the development requirements for their assigned zoning district as described in the Zoning Ordinance, in effect when this PUD is approved, unless otherwise noted in this PUD. Notwithstanding the foregoing, no amendment shall impact the project's vested rights. When there is a conflict between the requirements in the regulations listed below and this PUD Document, this PUD Document will govern.

Land use shall be regulated on a total acreage basis. Each Land Use may be increased or decreased in acreage by up to 10% of the total gross acreage. The percentage land use area change is required to ensure the success of the Valencia PUD by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This will allow Valencia PUD to remain competitive in the real estate market over the life of the project and the ability to adjust as necessary to accommodate specific end users in a timely manner.

The land uses may be relocated within the boundaries of the PUD, as necessary to address economic and market conditions or future modification of roadway and drainage alignments. The Land Use Comparison table below provides a detailed tabulation of each land use within the development as shown on the Conceptual Land Use Exhibit, Exhibit E. All acreages shown below are subject to change as development occurs within the boundaries of the PUD and as allowed by this document.

1. Acreage per Land Use Summary

Land Use	Zoning District	Approximate Acreage	% Gross Acreage
Constraints			
Major Thoroughfare & Collector Roadways	PUD-SFR	34.9	
Existing Utility & Canal Easements	PUD-SFR	22.3	
Detention & Lakes	PUD-SFR	76.0	
Chocolate Bayou	PUD-SFR	7.2	
Drill Site	PUD-SFR	4.2	
Subtotal		144.6	33.0%
Community Elements			
Recreation Center & Parks	PUD-SFR	5.8	
Elementary School	PUD-SFR	15.1	
Landscape/Open Space	PUD-SFR	9.2	
Subtotal		30.1	10.0%
Commercial			
Commercial	PUD-LC	27.5	
Subtotal		27.5	3.1%
Single-Family Residential			
Single-Family Residential	PUD-SFR	236.2	
Subtotal		236.2	53.9%
Totals		438.4	100.0%

2. Single-Family Residential Lot Distribution Table

Lot Size	Allowable Percentage of Total Lots	Approximate Acreage
50' X 120' (Typical)	30%	70.9
60' X 120' (Typical)	32%	75.6
70' X 130' (Typical)	10%	23.6
Specialty Product	28%	66.1
Gross Residential Total	100%	236.2

Please refer to the Single-Family Residential Exhibit, Exhibit F, for the proposed location of the various lot products. The locations of the various products shown on the exhibit may be adjusted and/or moved within the boundaries of the PUD as allowed by this document. Refer to Section IV.3 and Section IV.4, of this document for a listing of lot sizes and applicable standards for the various single-family residential products, including the single-family specialty product. The 50 foot lots and Specialty Products combined shall not exceed a total of 58% of the total lot count in the project; the 60 foot lots and 70 foot lots may each be increased by an additional 10% of the total lot percentage. Additionally, if the drill site and/or the school site is converted to a residential use (See Section II.4

and II.5), any of the lot sizes shown on the table above may be used provided that the percentage ratio of the various lot sizes shall not be modified.

3. Commercial Land Uses

The four commercial tracts are intended to provide neighborhood-scaled commercial development with retail, service, and office uses. Below is a list of allowed uses within these tracts:

a. Permitted Uses:

- Retail bakeries
- Furniture and home furnishing stores
- Electronics and appliance stores
- Building material, garden equipment and supplies dealers
- Food and beverage stores
- Health and personal care stores
- Clothing and clothing accessories stores
- Sporting goods, hobby, book and music stores
- General merchandise stores
- Misc. store retailers
- Postal Service
- Finance and insurance
- Real estate
- Lessors of nonresidential buildings (except mini warehouses)
- Consumer good rental
- Professional, scientific, and technical services
- Accounting, tax preparation, bookkeeping and payroll
- Veterinary services
- Management of companies and enterprises
- Administrative and support services
- Educational support services
- Social assistance
- Child day care services
- Arts, entertainment, and recreation
- Fitness and Sports Centers
- Food services and drinking places
- Electronic and precision

equipment repair and maintenance

- Automotive glass replacement shop
- Personal and laundry services

b. Office functions only:

- Any manufacturing or industrial related uses
- Support activities for agriculture and forestry
- Construction of buildings
- Transportation and warehousing
- Commercial and industrial machinery and equipment rental

c. Special Use Permit required:

- Beverage manufacturing
- Information
- Gasoline stations
- Ambulatory health care services
- Hospitals
- Lessors of mini warehouses and self-storage units
- Automotive and equipment rental
- Amusement, gambling, recreation industries
- Recreational goods rental
- Colleges, universities, professional, and business schools
- Nursing and residential care facilities

c. Other residential care facilities Special Use Permit required (con't)

- Bed and breakfast
- All other amusement and recreational industries

- Mobile food services Drinking places (alcoholic beverages)
- Automotive repairs and maintenance
- Personal and household goods repair and maintenance

- Other personal care services
- Religious organizations
- Civil and social organizations
- Non-store retailers
- Technical and trade schools
- Other schools and instruction
- Accommodations

IV. PARKS

To meet the parks dedication requirement, there shall be a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots. Based upon the estimated number of 1,100 single-family residential lots, the Valencia PUD will be required to provide approximately ± 11 acres of parkland. In the event that the number of single-family residential lots exceeds the acreage listed above, the requirement of a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots, shall apply.

Parkland Dedication will be credited based on the following criteria:

- a. Private parks: No more than 50% of the required parkland dedication acreage shall be comprised of private parkland
- b. Public parks: Public parkland shall be dedicated to the City of Manvel once the full reimbursement for the public park has been received and maintained by the Homeowners Association. However, to be considered public parkland, the area must be available to all residents of the City of Manvel.
- c. Trails: No more than 50% of the required parkland dedication acreage may be comprised of trails. To qualify for credit as trails, the following requirements must be met:
 - i. All-weather hike/bike paths, landscaping and sodding installed according to the construction standards of the city for trails;
 - ii. Have connections to surrounding private parks, public parks, open space, recreation areas, school and/or other trails/sidewalks;
 - iii. Reserves dedicated as parkland acreage for trails shall have an average minimum width of 25 feet.
- d. Lakes: No more than 35% of the required parkland dedication acreage may be comprised of lakes/detention. To qualify for credit as lakes, the following requirements must be met:
 - i. Be located adjacent to parkland or open space that is designated for public use;
 - ii. Maintain a constant water surface elevation;
 - iii. Have connections via trails/sidewalks to surrounding private parks, public parks, open space, recreation areas, school and/or other trails/sidewalks;
 - iv. Contain a minimum size of eight acres;
 - v. Have side slopes not to exceed a five to one (5:1) ratio in the location of any ingress/egress areas for the purpose of fishing or kayak related activities;
 - vi. Must be available to all residents of the City of Manvel.

The proposed parks dedication requirement will be met in the following manner:

Open Space Amenity	Acreage
Recreation Center (Private)	± 3.0 acres
Parks (Public)	± 2.8 acres
Lake D-03 (Public)	± 3.8 acres (maximum 35% credit)
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	± 2.0 acres (maximum 50% credit)
Total	± 11.6 acres

The acreages and locations of the various parks shown on the above table may be adjusted and/or moved within the boundaries of the PUD as allowed by this document. A well-defined trail system will be constructed throughout the development as depicted on the Conceptual Amenities and Open Space Plan (Exhibit H). The Homeowners Association will be responsible for maintaining all private parks, public parks, open space, trails, and landscaped areas within the PUD.

V. DEVELOPMENT REGULATIONS

Unless otherwise outlined in this document, all City of Manvel regulations, as amended from time to time, shall apply to this PUD. If any provision of a future amended zoning or subdivision regulation imposes a higher standard than that provided for in this PUD document, then the provisions of this PUD document shall control. If any provision of any city regulation not contained in this PUD document imposes a higher standard, that regulation shall control. Notwithstanding the foregoing, no amendment shall impact the project's vested rights. When there is a conflict between the requirements in the development regulations listed below and this PUD Document, this PUD Document will govern.

1. Architectural Standards

Residential and Commercial Development Guidelines shall be created to protect the integrity of the residential and commercial development within the PUD. The Commercial Development Guidelines shall comply with the architectural standards listed in Chapter 77-51 of the Manvel Code of Ordinances unless otherwise noted in this document.

2. Street and Circulation System

The Valencia PUD will have sufficient mobility through the construction of several proposed roadways:

- Pollard Boulevard, a 120 foot wide thoroughfare running north-south through the property from its connection to Del Bello Boulevard in the north to its existing location in Bluewater Lakes;
- Del Bello Boulevard, a 120 foot wide thoroughfare that lies along the northern side of the future Manvel City Center. The existing thoroughfare connects to State Highway 288 to the west.
- Dogwood Avenue, an 80 foot collector road that runs east-west just to the south of the future Manvel City Center;
- Charlotte Street, a 80 foot collector road that runs east of Pollard Boulevard in the southern portion of the Valencia PUD; Charlotte Street, a 60 foot collector road that runs west of Pollard Boulevard in the southern portion of the Valencia PUD;
- Alleys shall be maintained by the HOA. The City will not be responsible for repairs or maintenance of any alley.

The thoroughfare and circulation plan for Valencia PUD and the surrounding vicinity is illustrated on the Conceptual Roadway Exhibit (Exhibit G). Refer to the Utility agreement and any amended agreements thereafter, , for applicable regulations and details regarding paving width, sidewalk width, and phasing of these roadways.

3. Traditional Single-Family

Lot Sizes and Standards:

- a. 50' lots:
 - i. Minimum lot size area: 6,000 square feet
 - ii. Minimum width – 50 feet (measured at the front yard setback)
 - iii. Front yard setback – 20 feet minimum
 - iv. Side yard setback – 5 feet minimum
 - v. Corner side yard setback – 10 feet minimum
 - vi. Garage Front yard setback – 25 feet minimum

- vii. Rear yard setback – 15 feet minimum
- viii. Building height – 40 feet maximum

b. 60' lots:

- i. Minimum lot size area: 7,200 square feet
- ii. Minimum width – 60 feet (measured at the front building line)
- iii. Front yard setback – 20 feet minimum
- iv. Side yard setback – 5 feet minimum
- v. Corner side yard setback – 10 feet minimum
- vi. Garage Front yard setback – 25 feet minimum
- vii. Rear yard setback – 15 feet minimum
- viii. Building height – 40 feet maximum

c. 70' lots:

- i. Minimum lot size area: 8,400 square feet
- ii. Minimum width – 70 feet (measured at the front yard setback)
- iii. Front yard setback – 20 feet minimum
- iv. Side yard setback – 5 feet minimum
- v. Corner side yard setback – 10 feet minimum
- vi. Garage Front yard setback – 25 feet minimum
- vii. Rear yard setback – 15 feet minimum
- viii. Building height – 40 feet maximum

If the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet

4. Single-Family Specialty Product

Please refer to Single-Family Specialty Product Exhibits L, M, & N in this document.
Lot Sizes and Standards:

a. Front loaded detached lots:

- i. Minimum width – 42 feet (measured at the front yard setback)
- ii. Minimum depth – 120 feet
- iii. Front yard setback – 20 feet minimum
- iv. Side yard setback – 5 feet minimum
- v. Corner side yard setback – 10 feet minimum
- vi. Garage Front yard setback – 25 feet minimum
- vii. Rear yard setback – 15 feet minimum
- viii. Building height – 40 feet maximum

b. Rear loaded (alley) detached lots:

- i. Minimum width – 35 feet (measured at the front yard setback)
- ii. Minimum depth – 100 feet
- iii. Front yard setback – 15 feet minimum
- iv. Rear yard setback – 10 feet minimum
- v. Side yard setback – 5 feet minimum
- vi. Corner side yard setback – 10 feet minimum
- vii. Alley width – 20 feet
- viii. Building height – 40 feet maximum

c. Rear loaded (alley) attached lots:

- i. Minimum width – 28 feet (measured at the front yard setback)

- ii. Minimum depth – 90 feet
 - iii. Front yard setback – 15 feet minimum
 - iv. Rear yard setback – 10 feet minimum
 - v. Side yard setback – 5 feet minimum between structures
 - vi. Corner side yard setback – 10 feet minimum
 - vii. Alley width – 20 feet
 - viii. Common walls allowed on one side
 - ix. Building height – 40 feet maximum
- d. Rear loaded (alley) townhome lots:
- i. Minimum width – 25 feet (measured at the front yard setback)
 - ii. Minimum depth – 90 feet
 - iii. Front yard setback – 15 feet minimum
 - iv. Rear yard setback – 10 feet minimum
 - v. Side yard setback – 5 feet minimum between structures
 - vi. Corner side yard setback – 10 feet minimum
 - vii. Alley width – 20 feet
 - viii. Common walls allowed on both sides
 - ix. Maximum number of attached units: Five
 - x. Minimum number of attached units: Two
 - xi. Only 20% of the units within a townhome development shall be allowed to have two attached units
 - xii. Building height – 40 feet maximum
- e. Zipper lots (single-family detached lots with alternating depth detached garages):
- i. Minimum width – 25 feet (measured at the front yard setback)
 - ii. Minimum depth – 120 feet
 - iii. Front yard setback – 20 feet minimum
 - iv. Rear yard setback – 10 feet minimum
 - v. Side yard setback – 5 feet minimum
 - vi. Corner side yard setback – 10 feet minimum
 - vii. Garage building line – 25 feet minimum
 - viii. If the garage is set to the minimum of 25 feet, then the adjacent lot shall have a minimum setback of 50 feet.
 - ix. Garage side setback – 0 feet with a minimum of 10 feet of separation from structures on the adjacent lot. Garage structures located less than four feet from the lot line shall have a “private four-foot perpetual drainage and maintenance easement” provided on the adjacent property and shown on the final plat.
 - x. Building height – 40 feet maximum
- f. Patio & Zero Lot Line Lots
- i. Minimum width – 50 feet (measured at the front yard setback)
 - ii. Minimum depth – 120 feet
 - iii. Front yard setback – 20 feet minimum
 - iv. Garage front yard setback – 25 feet minimum
 - v. Rear yard setback – 15 feet minimum
 - vi. Side yard setback – 5 feet minimum
 - vii. Corner side yard setback – 10 feet minimum
 - viii. A minimum of 0 feet to 5 feet on one side yard and 5 feet to 10 feet on the other side yard, with an aggregate minimum side yard setback of 10 feet between the two lots.
 - ix. In no case shall units on adjoining lots be separated by less than 10 feet in width
 - x. Patio home structures located less than four feet from the lot line shall have a “private four-foot perpetual drainage and maintenance easement” provided on the

- adjacent property and shown on the final plat.
- xi. Building height – 40 feet maximum

If the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet.

Where alleys dead-end, a turnaround shall be provided. Waste collection in an alley shall only be provided if approved by the City's waste haul contractor, otherwise, trash collection shall be taken from the front curb. The Homeowners Association shall enforce no parking and keep the alley clear from obstacles.

5. Streets

In the event that there is a conflict between the Valencia PUD and the Utility Agreement and any amended agreements thereafter, the Utility Agreement shall control. The development will provide points of access as required by Streets, Section 62-104(5) Multiple access points with the following modifications:

- a. Two points of access. There shall be a minimum two points of access from a collector street into a subdivision or subdivision phase, up to a maximum of 75 platted lots. A boulevard may be used as a second point of access to satisfy this requirement only for the parcel designated as D-05, as shown on the Conceptual Land Use Plan, Exhibit E.
- b. Three points of access. There shall be a minimum of three points of access from a collector street in a subdivision or subdivision phase for 76 to 175 platted lots.
- c. Four points of access. There shall be a minimum of four points of access from a collector street in a subdivision or subdivision phase for 176 platted lots or greater.
- d. Boulevard entries. A boulevard entry may only be considered as two points of access when a third or fourth point of access is triggered under subsection 5.b., and 5.c. above.
- e. Future access: A future point of access to an undeveloped area may be used to qualify as a point of access to satisfy the requirements above.
- f. The only crossings of the existing drainage channel and canal easement along the western boundary of the PUD shall be Del Bello Boulevard, Dogwood Avenue and Charlotte Street. No additional street crossings shall be required.

6. Commercial

- a. Minimum lot width – 60 feet (measured at the front yard setback)
- b. Minimum lot depth – 100 feet
- c. Front yard setback – 25 feet minimum
- d. Rear yard setback – 10 feet minimum
- e. Side yard setback – 5 feet minimum
- f. Corner side yard setback – 10 feet minimum
- g. Building Height:
 - i. Pad Site - No building may exceed thirty five feet in height.
 - ii. Commercial Anchor Tenant- No building may exceed sixty feet in height
- h. Building Materials:
 - i. All commercial buildings must be composed of a minimum of 75% masonry exclusive of windows, doors, or other transparent materials. The calculation shall

- be based on the total square footage of all facades.
- ii. The following materials shall meet the masonry requirement:
 1. Stone
 2. Brick
 3. Concrete (including tilt wall)
 4. Hollow clay tile
 5. Concrete Masonry Unit (CMU)
 6. Glass block
 7. True Stucco
 8. Insulated concrete forms (ICF)
- i. Non-masonry materials may not exceed 25% of the building's elevation.
- ii. The following non-masonry materials are permitted. Prior to approval of the use of the below materials, proof must be provided to show that the material and installation process meets ICC and Texas Windstorm standards and as approved by the City's Building Official or City Engineer.
 1. Cementitious Fiber
- j. Architectural metal panels to include, but not be limited to: lap-seam metal panels; exposed fastener panels; concealed fastener panels; flat plate metal panels; aluminum composite materials (ACM); metal composite materials (MCM); and/or formed metal panels (r-panels).
- Landscape Requirements
 - i. A minimum of 10% of the site (excluding building footprint) shall be landscaped. All pervious area shall be counted toward the total landscape area (excluding pavers).
 - ii. Landscaping and/or a masonry fence shall screen outside storage areas, including but not limited to, loading docks, garbage collection bins and delivery entrances from adjacent property and public street right-of-way
 - iii. Street Trees
 1. A minimum of 1 tree is required for every 50 feet of street frontage.
 2. No street tree shall be less than three inch (3") caliper
 3. Trees may be grouped or placed at regular intervals so long as the spacing requirements listed above are met.
 - iv. Parking lot landscaping
 1. In addition to the Street Trees noted above, a minimum two inch (2") caliper tree shall be provided within or adjacent to the parking area at tree islands that:
 - a. Are at least 9 feet wide;
 - b. Each have a square footage minimum 180 square feet;
 - c. Provides 1 tree island for every 10 parking spaces;
 - d. The tree islands shall be planted with sod and/or other plantings.
 2. Shrub planting shall be placed along the perimeter of a parking lot to screen the parking lot. The shrubs shall be maintained at a maximum height of 36 inches. Parking lot shrubs shall be a minimum of 24-inches at the time of planting.
 3. At entrance and exits, shrubs shall be no higher than twelve (12) inches in height to comply with sight triangle requirements.

7. Signage

The proposed locations for the project signage can be found in the Conceptual Signage Location Exhibit (Exhibit K). All signage within the development will be in accordance with the Manvel City Sign Ordinance except for the items listed below. When there is a conflict between the requirements in the sign ordinance and this PUD Document, this PUD document will govern.

a. Residential Single-Family Development Signage:

- i. Primary Entry Monument: Thirty-five feet (35') tall with one, twenty-foot by twenty-foot (20'x20') tower footprint and an attached or isolated sign blade wall with a maximum size of ten feet tall by eighty feet in length (10'x80'). The sign area shall not be greater than 450 square feet. These signs will be placed at the major entry point to the project.
- ii. Secondary Entry Monument: Twelve feet (12') tall with a twelve-foot by twelve-foot (12'x12') tower footprint and an attached or isolated sign blade wall with a maximum size of eight feet tall by thirty-five feet in length (8'x35'). The sign area shall not be greater than 150 square feet. These signs will be placed at the secondary entry points to the project.
- iii. Village Entry Monument: Six feet (6') tall with a six-foot by six-foot (6'x6') tower footprint and an attached or isolated sign blade wall with a maximum size of six feet tall by twenty feet in length (6'x20'). The sign area shall not be greater than 64 square feet. These signs will be placed at the entry points to residential subdivisions within the project.
- iv. Model Home Monument: Used to identify different builder model homes to potential home buyers. The monuments shall be a maximum of 60 square feet in size and shall not to exceed five feet (5') in height. These monuments may be installed at model homes at various locations within the development. All model home monuments must be removed when the model home is purchased and used as a private home.
- v. Temporary Construction Signs: To be used during construction of the development. These signs recognize builders, architects, engineers, leasing representatives, lenders, and other associated with the project. There shall be one sign per parcel of land and the sign shall have a maximum of 32 square feet in size and not to exceed eight feet (8') in height per parcel of land. All temporary signs must be removed when the principle building on the applicable building site is occupied.
- vi. Temporary Community Signs: Used to direct potential home buyers to various neighborhoods and/or model homes. These temporary signs may be installed at various locations within the development. In addition, four (4) offsite signs shall be permitted along these corridors: two (2) along Pollard Boulevard from State Highway 6 and the other two (2) along Del Bello Boulevard from State Highway 288 to Pollard Boulevard. The Temporary Community Signs shall be a maximum of 128 square feet in size and shall not to exceed ten feet (10') in height. These signs may remain until 1 year after the completion of the first model home. These signs may be placed within the right-of-way with the condition that they be located a minimum of four feet (4') from the back of curb. If a Temporary Community Sign is not in compliance with the above section, the City has the right to remove said sign at the expense of the developer with a ten (10) business days notification.

b. Commercial Development Signage:

- i. Building Mounted Signs
 - a. Maximum Sign Area: The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet,

whichever is less.

- b. Location/Number: Tenants are permitted to have one building mounted sign per building elevation facade, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.
- c. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.

i. Monument Signs

These signs shall be freestanding, double-sided monument type set perpendicular to the public street right-of-way.

- a. All monument signs shall be located a minimum of 10 feet from the property line.
- b. There shall be a minimum of 100 feet between monument signs.
- c. All monument signs must be perpendicular to the right of way.
- d. Single Tenant Monument Sign
 - i. Height - Maximum 6 feet (including base)
 - ii. Length – Maximum 13 feet
 - iii. Sign Area - Maximum of 45 square feet
 - iv. Location/Number: One single tenant monument sign per commercial tract, unless located on a corner; then one located on each public street. Sign shall be constructed perpendicular to the adjacent public street.
 - v. Illumination: Internal illumination shall be LED or white neon tubing

e. Multi-Tenant Monument Sign

- i. Height - Maximum 8 feet (including base)
- ii. Length – Maximum 13 feet.
- iii. Sign Area – Maximum of 65 square feet
- iv. Location/Number: One multi-tenant monument sign per commercial tract, unless located on a corner; then one located on each public street. Signs shall be constructed perpendicular to the adjacent public street. If anchor tenant occupies 50,000 SF or more, it may have an additional one single-tenant sign.
- v. If more than one sign is approved, they may not be placed any closer than 110 feet. In no case will there be more than one sign per entrance, unless permitted by Subsection e.iv. above.
- vi. Illumination: Internal illumination shall be LED or white neon tubing per sign specifications.

f. Electronic Reader Boards

Electronic Reader Boards/ LED screens are permitted under the following regulations:

- i. LED signs are permitted for on premised signs and/or for tenants within a single development;
- ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
- iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
- iv. Automatic dimmer equipment must be installed and operational; Maximum wattage at 6,500.
- v. Display Time - The message is displayed for a minimum of 15

- seconds without changing, flashing, or scrolling;
- vi. Size of the changeable area is no greater than 25 percent of the overall signage area

c. School Signage:

- i. Building Mounted Signs
 - a. Maximum Sign Area: The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet, whichever is less.:
 - b. Location/Number: Tenants are permitted to have one building fascia sign per building elevation, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.
 - c. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.
- ii. Monument Signs

These signs shall be freestanding, double-sided monument type set perpendicular to the public street right-of-way.

 - a. All signage shall be located a minimum of 10 feet from the property line.
 - b. All signage must be perpendicular to the right of way.
 - c. Height - Maximum 6 feet (including base)
 - d. Length – Maximum 13 feet
 - e. Sign Area - Maximum of 45 square feet
 - f. Location/Number: One sign per school site, unless located on a corner; then one located on each public street. Sign shall be constructed perpendicular to the adjacent public street.
 - g. Illumination: Internal illumination shall be LED or white neon tubing
- h. Electronic Reader Boards

Electronic Reader Boards/ LED screens are permitted under the following regulations:

 - i. LED signs are permitted for on premised signs;
 - ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
 - iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
 - iv. Automatic dimmer equipment must be installed and operational;
 - v. Maximum wattage at 6,500.
 - vi. Display Time - The message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling;
 - vii. Size of the changeable area is no greater than 25 percent of the overall signage area

8. Trails

The pedestrian pathway system, which is illustrated on the Conceptual Amenities and Open Space Plan (Exhibit H), will use a combination of 12 foot wide and 8 foot wide primary trails, and additional trails of not less than five feet in width to serve the residents of the project and provide multiple pedestrian connections. The trails system will provide easy and safe pedestrian access to public parks, private parks, open space, commercial tracts, single-family residential areas, and the school (if any) located within the project.

9. Utilities

Utilities will be provided by a Municipal Utility District pursuant to a Utility Agreement with the City of Manvel approved at the same time as the Valencia PUD. In the event that there is a conflict between the Valencia PUD and the Utility Agreement and any amended agreements thereafter, the Utility Agreement shall control.

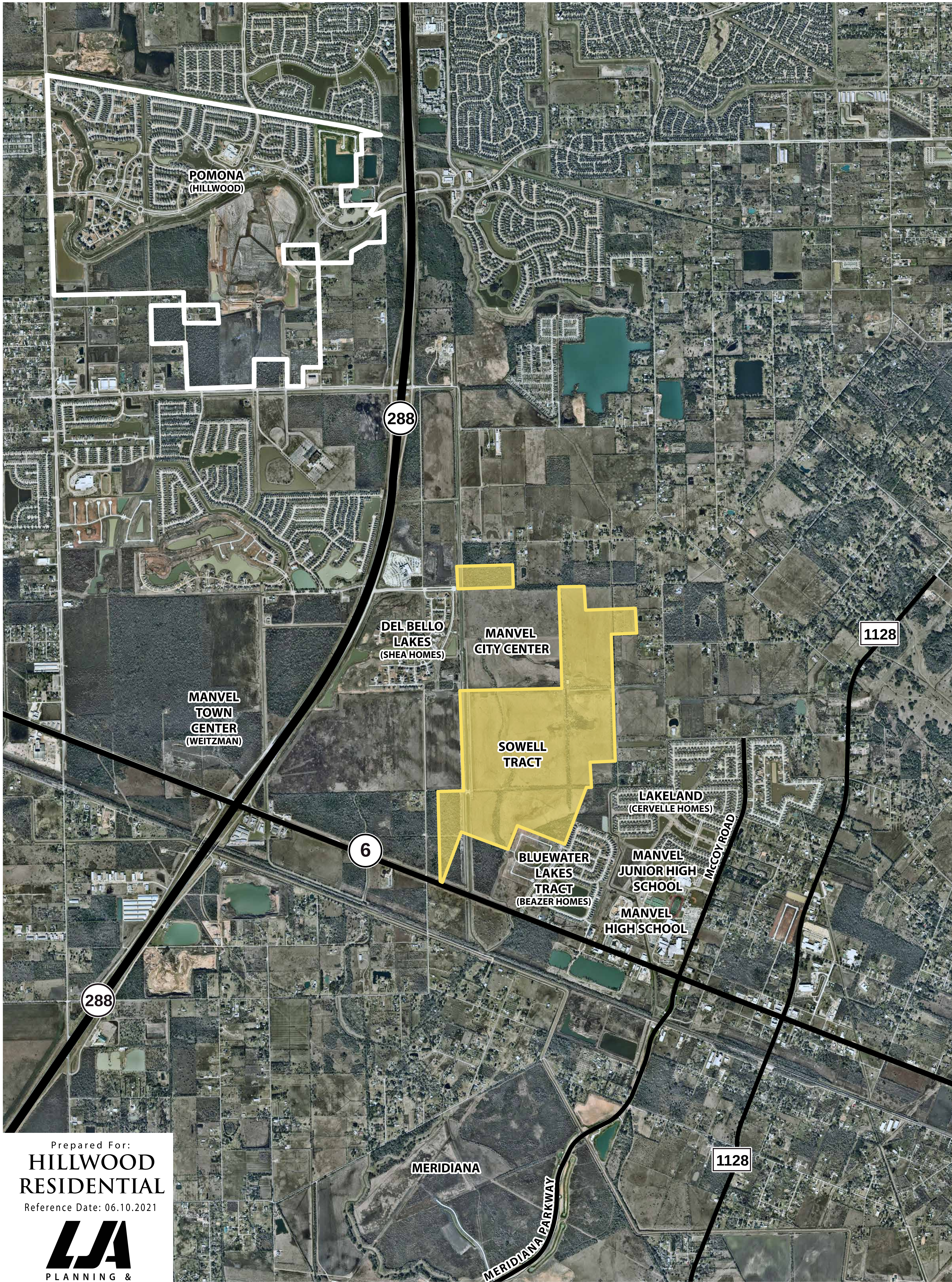
10. Other Regulations

- i. Fencing - Fences in any single-family residential district may not exceed seven (7') feet in height.
- ii. Proximity of structures to pipelines - No residential or commercial structure shall be erected or moved to a location nearer than 30 feet to any existing pipeline, except for low pressure distribution system pipeline as defined in section 62-2 of the Manvel Code of Ordinances.
- iii. Trees –Trees may be planted within right-of-way medians to enhance the overall landscape plan for the development. Trees shall be planted at a minimum spacing of 50 feet and located within the center of the right-of-way median. They may be located within other areas of the right-of-way in a limited manner to address physical or other constraints that exist in various areas throughout the development. In the event that there are utilities located within the future drip line of the tree, a suitable root barrier shall be used.

V. PHASING / DEVELOPMENT SCHEDULE

The first phase of the project will be south of Del Bello Boulevard and Pollard Boulevard, working from the north to south as the project proceeds, as shown on the Phasing Exhibit (Exhibit I). The location and timing of future phases will be dependent upon market conditions and is subject to change. Commercial development will be driven by market conditions.

The construction of modular voter homes, shall be allowed to be located on the site throughout the duration of the project. A recorded final plat and/or permanent access shall not be required for such uses.



Prepared For:
**HILLWOOD
RESIDENTIAL**
Reference Date: 06.10.2021

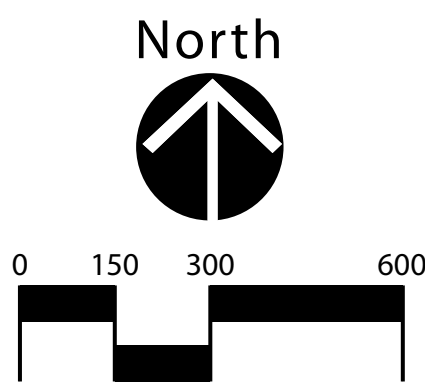


3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

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

EXHIBIT A
Planned Unit Development
Area Location Exhibit
VALENCIA
±438.4 Acres of Land
Manvel, Texas





Prepared For:
**HILLWOOD
RESIDENTIAL**
Reference Date: 06.10.2021

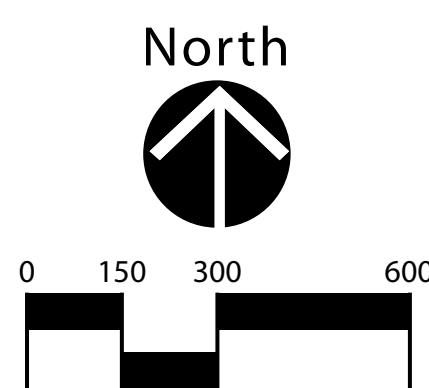


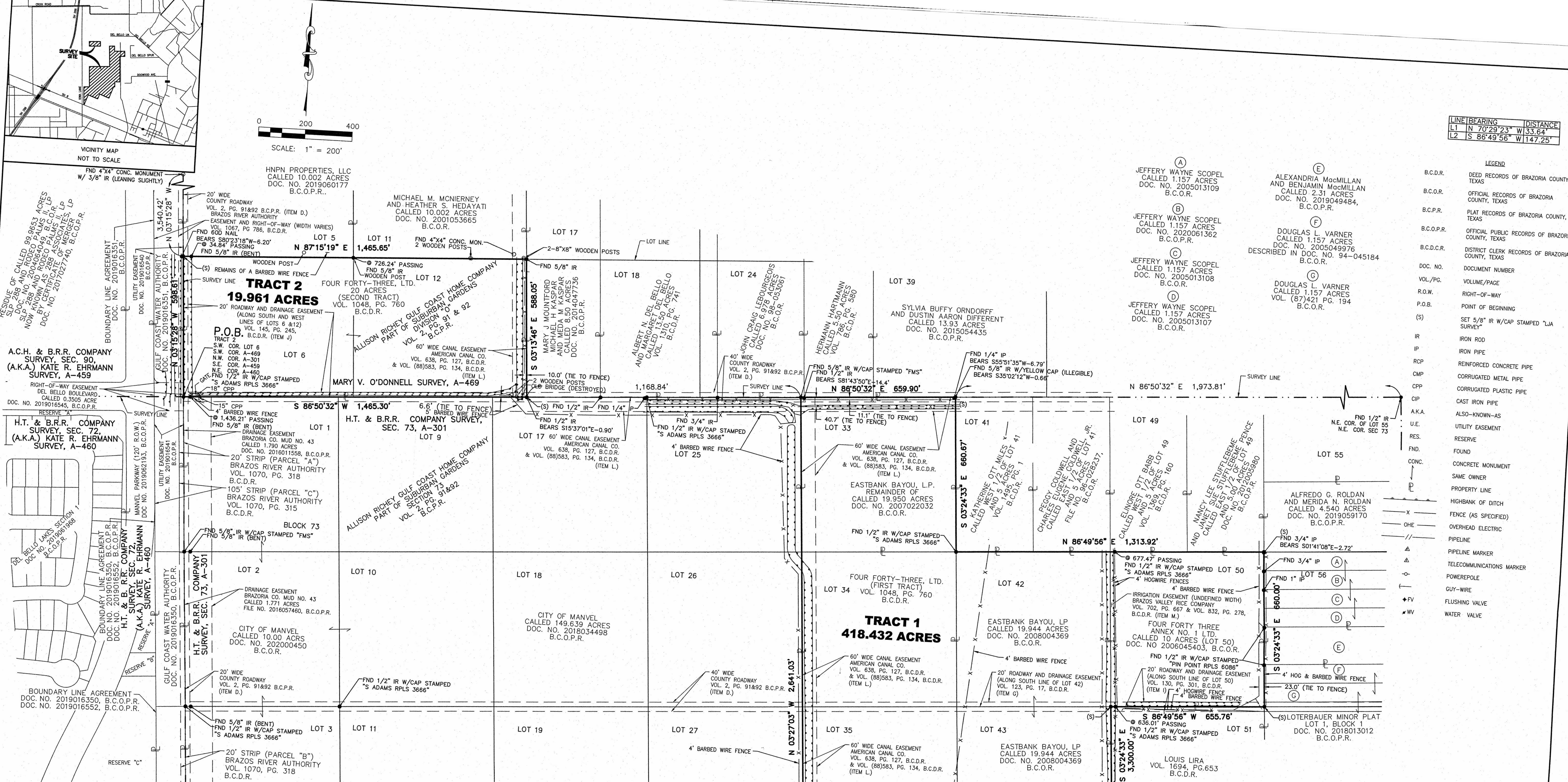
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EXHIBIT B

Planned Unit Development
Project Aerial Exhibit
VALENCIA
±438.4 Acres of Land
Manvel, Texas





LINE	BEARING	DISTANCE
L1	N 70°29'23" W	33.64'
L2	S 86°49'56" W	147.25'

- LEGEND**
- B.C.D.R. DEED RECORDS OF BRAZORIA COUNTY, TEXAS
 - B.C.O.R. OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
 - B.C.P.R. PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
 - B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
 - B.C.D.C.R. DISTRICT CLERK RECORDS OF BRAZORIA COUNTY, TEXAS
 - DOC. NO. DOCUMENT NUMBER
 - VOL./PAGE VOLUME/PAGE
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - (S) SET 5/8" IR W/CAP STAMPED "LIA SURVEY"
 - IR IRON ROD
 - IP IRON PIPE
 - RCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - CPP CORRUGATED PLASTIC PIPE
 - CIP CAST IRON PIPE
 - A.K.A. ALSO-KNOWN-AS
 - U.E. UTILITY EASEMENT
 - RES. RESERVE
 - FND. FOUND
 - CONC. CONCRETE MONUMENT
 - SAME OWNER
 - PROPERTY LINE
 - HIGHBANK OF DITCH
 - FENCE (AS SPECIFIED)
 - OHE OVERHEAD ELECTRIC
 - PIPELINE
 - PIPELINE MARKER
 - TELECOMMUNICATIONS MARKER
 - POWERSPOLE
 - GUY-WIRE
 - FLUSHING VALVE
 - WV WATER VALVE

MATCHLINE-SHEET 2

LAND TITLE SURVEY OF
438.393 ACRES
ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31,
32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50
OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O"
OF THE ALLISON RICHEY GULF COAST HOME COMPANY
PART OF SUBURBAN GARDENS SUBDIVISION,
VOL. 2, PAGE 91-92, B.C.P.R.
ALL OF OUTLOTS 175 AND 195 AND
PART OF OUTLOTS 174 AND 180
DR. A. A. LUTHER SUBDIVISION OF MANVEL
AND SURROUNDING ACREAGE PROPERTY
VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R.
LOCATED IN THE
H.T. & B. R.R. CO. SURVEY, SEC 65, A-285,
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H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.)
MARY V. O'DONNELL SURVEY, A-483,
AND MARY V. O'DONNELL SURVEY, A-469
BRAZORIA COUNTY, TEXAS

ACREAGE SUMMARY

TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

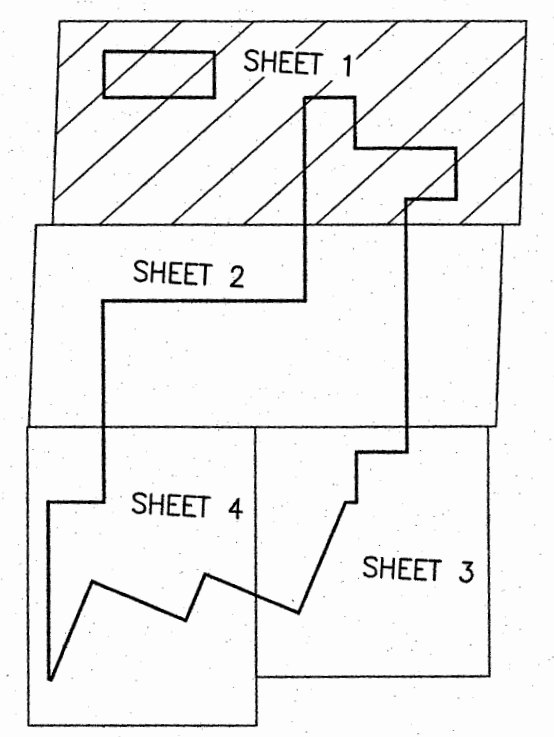


Exhibit C

SURVEYOR'S CERTIFICATE

I, KEITH W. MONROE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO WESTBANK BAYOU, L.P., EASTBANK BAYOU, L.P., CYNTHIA LEE SOWELL WEISINGER, CRISTI SOWELL HARVEY, ANDREW WARD SOWELL, AS CO-TRUSTEES OF THE CHARLES L. SOWELL FAMILY TRUST, FOUR FORTY-THREE, LTD., FOUR FORTY-THREE HILLWOOD ENTERPRISES, LP, THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION 2 SURVEY.

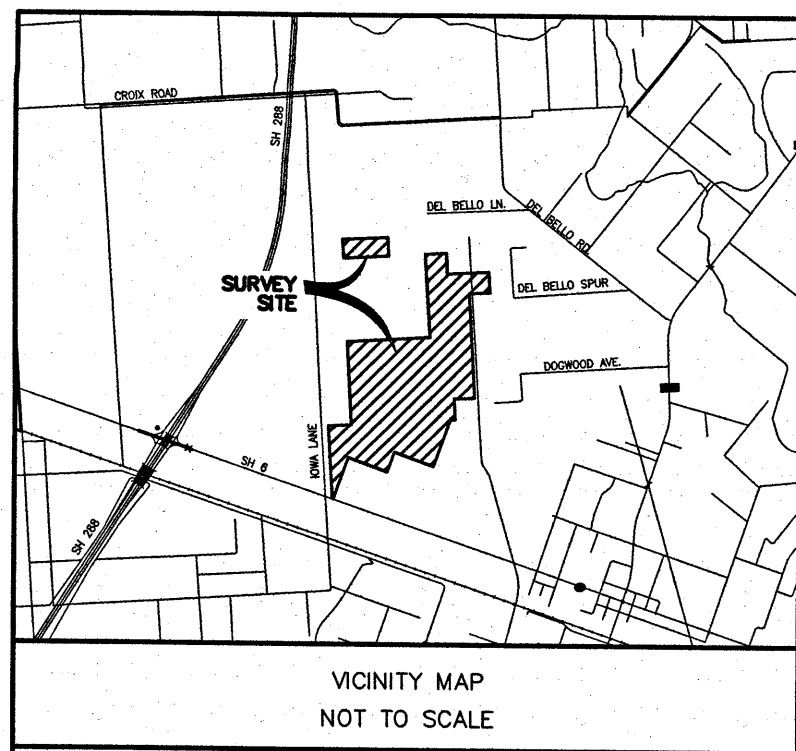
THE FIELD WORK WAS COMPLETED FEBRUARY, 2021.



KEITH W. MONROE, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4797
 DATED FEBRUARY 26, 2021

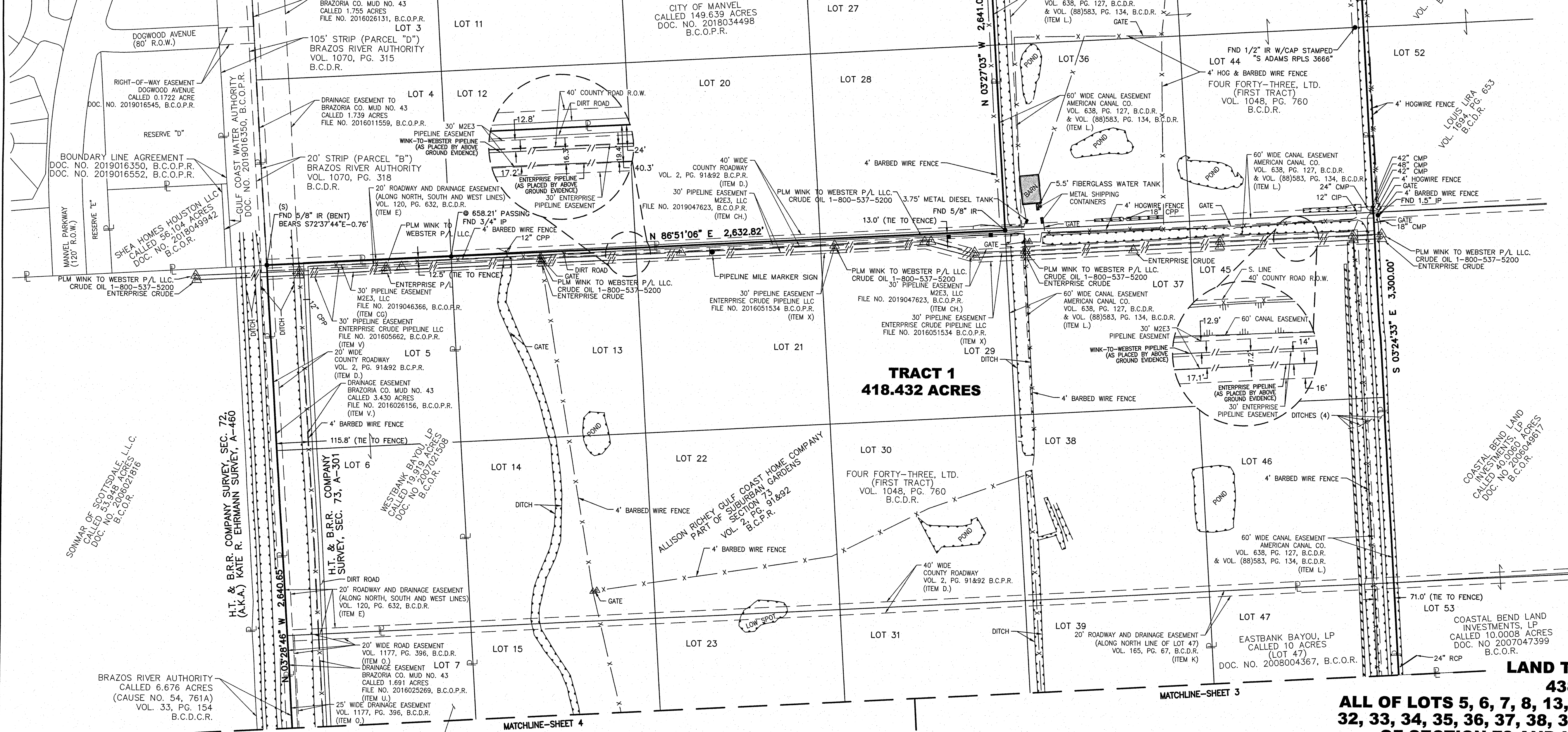
REVISED ON MARCH 19, 2021 TO REFLECT UPDATED TITLE COMMITMENT.

LJA Surveying, Inc.
 3600 W Sam Houston Parkway S
 Suite 175
 Houston, Texas 77042
 Phone 713.953.5200
 Fax 713.953.5026



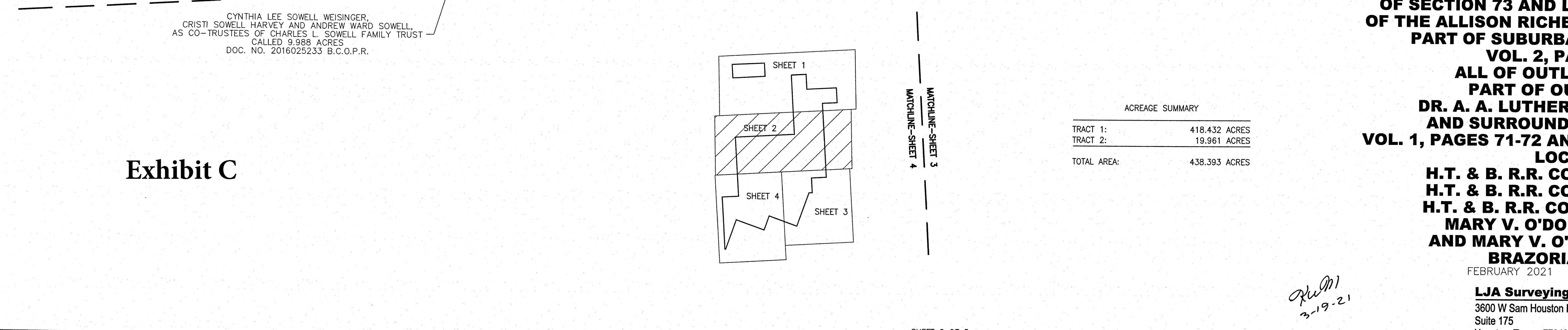
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SCALE: 1" = 200'

VICINITY MAP
NOT TO SCALE



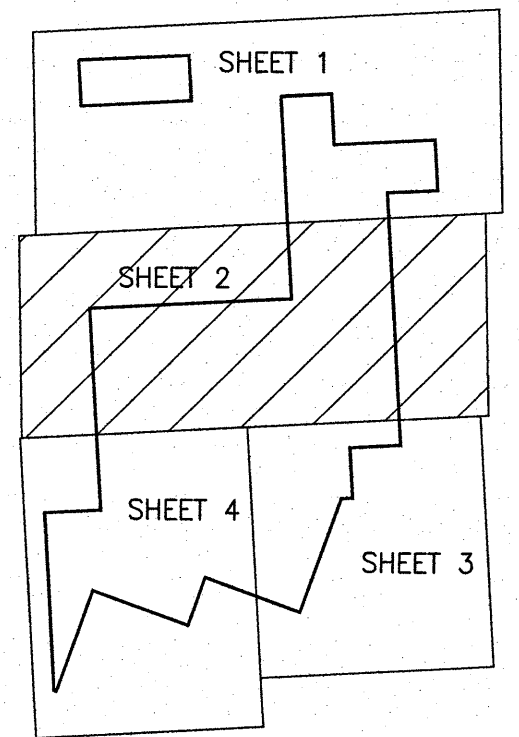
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—	POWERTPOLE
—	GUY-WIRE
—	FLUSHING VALVE
—	WATER VALVE



S:\Sector Survey Projects\LAS001\2791\2101\CAD\SOWELL_LJA.dwg 3/19/2021

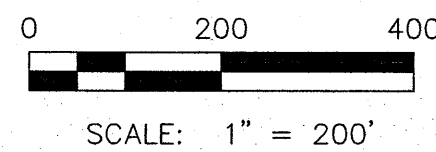
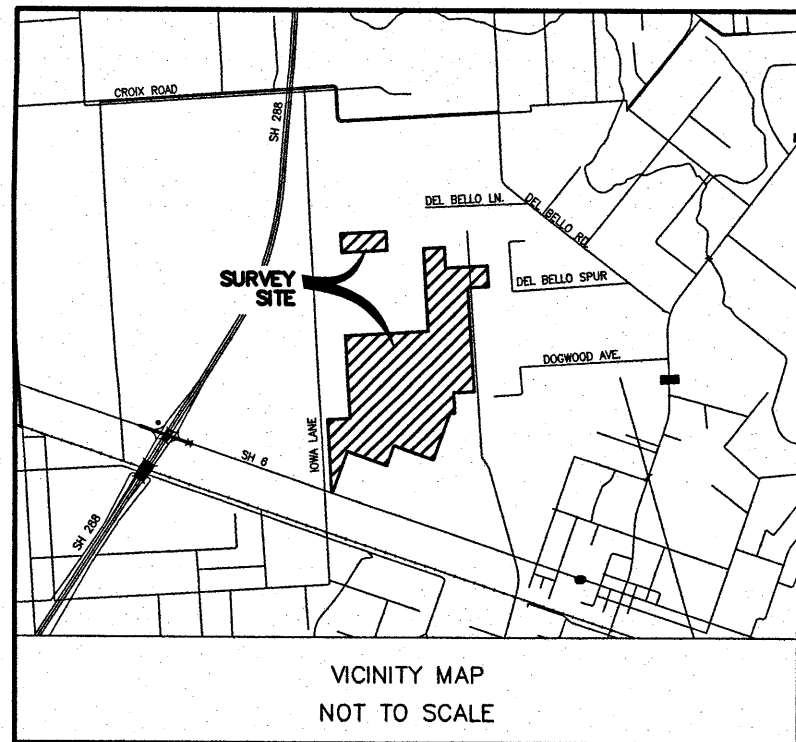
Exhibit C



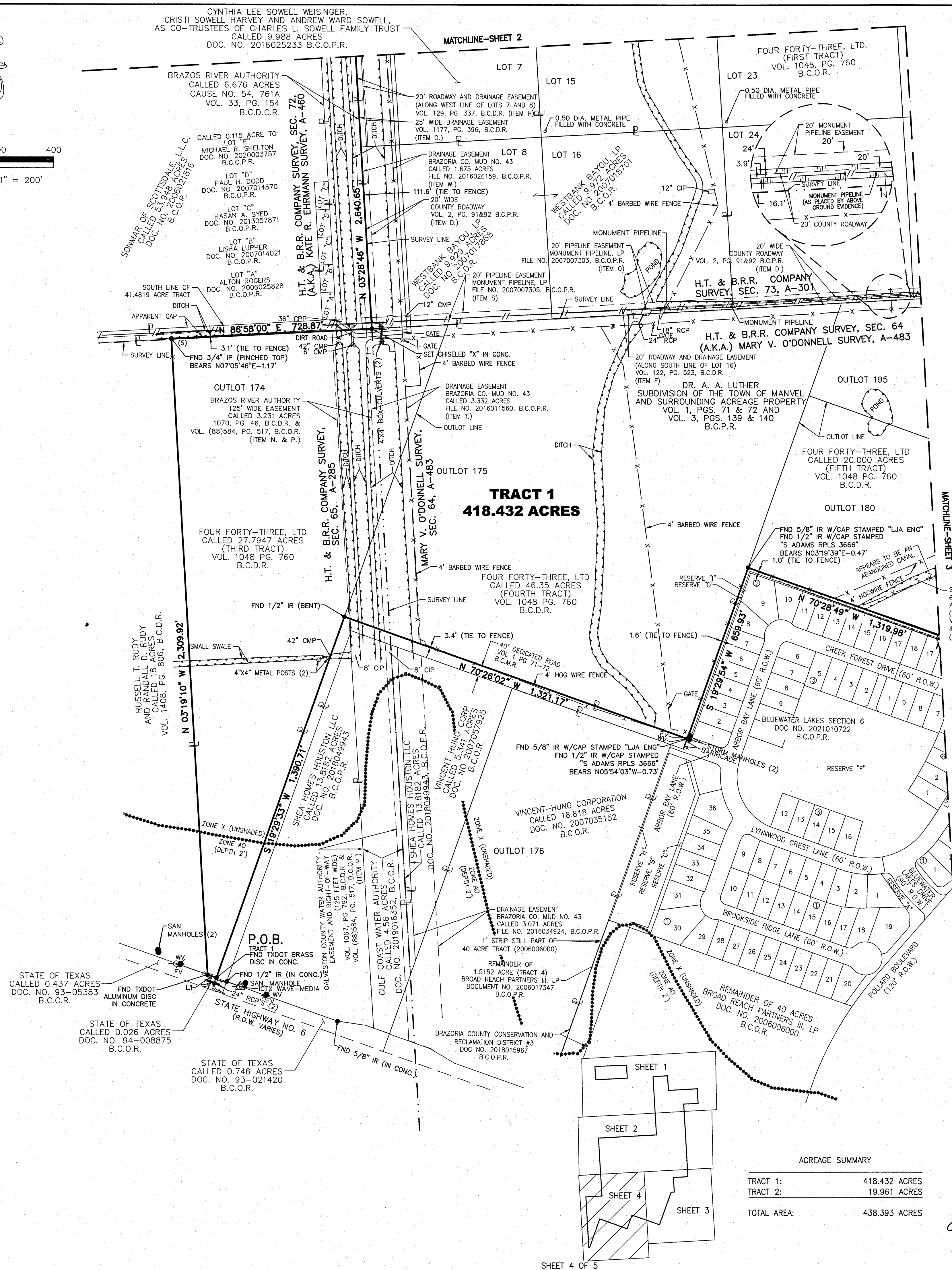
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TOTAL AREA:	438.393 ACRES

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BRAZORIA COUNTY, TEXAS**

FEBRUARY 2021 JOB NO. LJA001-2791-2101
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382



SCALE: 1" = 200'



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TOTAL AREA:	438.393 ACRES

Handwritten signature and date: 3-19-21

Exhibit C

NOTES:

- 1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJ.
- 2) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CHICAGO TITLE OF TEXAS, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, OF NO. CTH-COM-CIT20731337, HAVING AN EFFECTIVE DATE OF MARCH 3, 2021, AND AN ISSUED DATE MARCH 10, 2021. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- THE FOLLOWING ITEMS IN SCHEDULE B, ARE AS FOLLOWS:
- 10 D. ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; PUBLIC ROAD EASEMENT ALONG THE NORTH PROPERTY LINE. (AS TO LOTS 5, 7, 13, 15, 19, 21, 23, 29, 31, 33, 34, 35, 37, 39, 43, 45 AND 47 AND OUTLOTS 174, 175 AND 195, OF TRACT 1)
PUBLIC ROAD EASEMENT ALONG THE SOUTH PROPERTY LINE. (AS TO LOTS 6, 8, 14, 16, 22, 24, 30, 32, 34, 36, 38, 40, 42, 44, 46 AND 50, OF TRACT 1 AND TRACT 2)
PUBLIC ROAD EASEMENT ALONG THE WEST PROPERTY LINE. (LOTS 5, 6, 7 AND 8, OF TRACT 1 AND LOT 6, OF TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 E. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: JULY 30, 1913
RECORDING NO:VOLUME 120, PAGE 632, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 F. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: OCTOBER 9, 1913
RECORDING NO:VOLUME 122, PAGE 523, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 G. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: AUGUST 15, 1913
RECORDING NO:VOLUME 123, PAGE 17, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 42, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 H. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION
RECORDING DATE: NOVEMBER 19, 1914
RECORDING NO:VOLUME 129, PAGE 337, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 7 AND 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 I. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION
RECORDING DATE: JUNE 25, 1914
RECORDING NO:VOLUME 130, PAGE 301, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 J. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: FEBRUARY 27, 1918
RECORDING NO:VOLUME 145, PAGE 245, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO TRACT 2)
- 10 K. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: OCTOBER 15, 1920
RECORDING NO:VOLUME 165, PAGE 67, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 47, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 L. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:AMERICAN CANAL COMPANY
RECORDING DATE: NOVEMBER 22, 1955
RECORDING NO:VOLUME 638, PAGE 127, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AS AFFECTED BY INSTRUMENT RECORDED IN VOLUME (88) 583, PAGE 134, DEED RECORDS BRAZORIA COUNTY, TEXAS
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 25, 33, 34, 35, 36, 37, 45, 46 AND 47 AND OUTLOT 180 AND OUTLOT 195, OF TRACT 1 AND TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 M. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:BRAZOS VALLEY RICE COMPANY
RECORDING DATE: OCTOBER 8, 1962
RECORDING NO:VOLUME 702, PAGE 667, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AND INSTRUMENT RECORDED IN VOLUME 822, PAGE 278, DEED RECORDS BRAZORIA COUNTY, TEXAS
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT(Lot 50), NO DEFINED WIDTH.
- 10 N. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: BRAZOS RIVER AUTHORITY
RECORDING DATE: SEPTEMBER 24, 1970
RECORDING NO:VOLUME 1070, PAGE 46, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO QUOTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 O. ROAD AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS REFERENCED IN A DOCUMENT: RECORDING DATE: SEPTEMBER 27, 1973
RECORDING NO:VOLUME 1177, PAGE 396, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:REFERENCED IN PARAGRAPHS A. AND B. TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 P. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: GALVESTON COUNTY WATER AUTHORITY
RECORDING DATE: AUGUST 24, 1988
RECORDING NO:IN VOLUME (88) 584, PAGE 517, DEED RECORDS BRAZORIA COUNTY, TEXAS AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOT 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 Q. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007303
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 R. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007304
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 24, 32 AND 40, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 S. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007305
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 T. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: MARCH 15, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016011560
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 U. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 1, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016025269
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 V. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026156
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
JUDGEMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622-IS NOT RELATED TO SAID BCMUD NO. 43 EASEMENT
- 10 W. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026159
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

- 10 X. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN AN AGREED FINAL JUDGMENT: GRANTED TO: ENTERPRISE CRUDE PIPELINECOMPANY LLC
RECORDING DATE: OCTOBER 19, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016051534 AND INSTRIMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5, 13, 21, 29, 37 AND 45, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 CG. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY: WESTBANK BAYOU, L.P., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 26, 2019
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019046366. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 CH. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY:FOUR FORTY-THREE, LTD., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 26, 2019
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019047623. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 3) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAPS, MAP NO. 48039C0130K, AND MAP NO. 48039C0110K, WITH A REVISED DATE OF DECEMBER 30, 2020, BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "AO" (DEPTH 2') AND ZONE "X"(UNSHADED). ZONE "X"(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AO" IS DEFINED AS A SPECIAL FLOOD HAZARD AREA WITH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
- 4) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
- 5) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
- 6) THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.
- 7) THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.

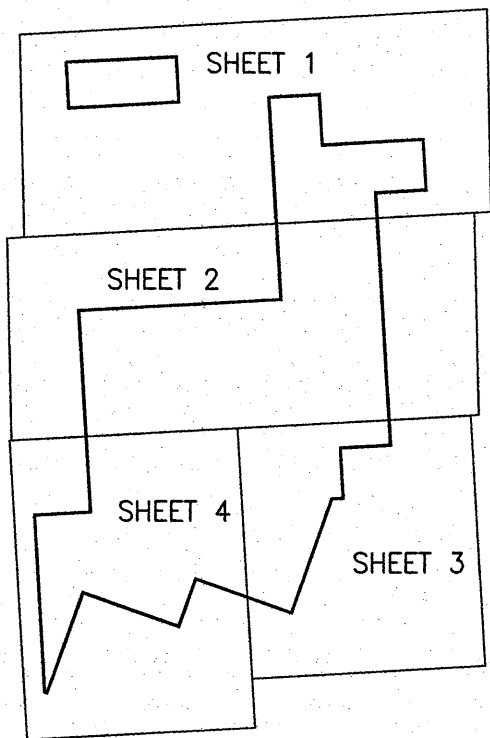
**LAND TITLE SURVEY OF
438.393 ACRES
ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31,
32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50
OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O"
OF THE ALLISON RICHEY GULF COAST HOME COMPANY
PART OF SUBURBAN GARDENS SUBDIVISION,
VOL. 2, PAGE 91-92, B.C.P.R.
ALL OF OUTLOTS 175 AND 195 AND
PART OF OUTLOTS 174 AND 180
DR. A. A. LUTHER SUBDIVISION OF MANVEL
AND SURROUNDING ACREAGE PROPERTY
VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R.
LOCATED IN THE
H.T. & B. RR CO. SURVEY, SEC 65, A-285,
H.T. & B. RR CO. SURVEY, SEC 73, A-301,
H.T. & B. RR CO. SURVEY, SEC 64 (A.K.A.)
MARY V. O'DONNELL SURVEY , A-483,
AND MARY V. O'DONNELL SURVEY, A-469
BRAZORIA COUNTY, TEXAS**

FEBRUARY 2021 JOB NO. LJA001-2791-2101

LJA Surveying, Inc.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

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



ACREAGE SUMMARY

TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

Exhibit C

EXHBIIT D

METES AND BOUNDS DESCRIPTION
OF
TRACT 1

A 418.318 acre (18,221,949 square feet) tract, being all of Lots 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47 and 50 of the Allison-Richey Gulf Coast Home Company Suburban Gardens Subdivision of Section 73, H.T. & B. Railroad Company Survey, Abstract 301, according to the map or plat thereof, recorded in Volume 2, Page 91 and 92, of the Plat Records of Brazoria County, Texas (B.C.P.R.) and being all of those certain tracts conveyed to Westbank Bayou, LP, called 19.919 acres (Lots 5-6), recorded in Brazoria County Clerk's File Number (B.C.C.F. No.) 2007021508, called 9.929 acres (Lot 8), recorded in B.C.C.F. No. 2007017868 and called 9.972 acres (Lot 16), recorded in B.C.C.F. No. 2007018701 and being all of that certain tract conveyed to Charles L. Sowell called 9.988 acres (Lot 7), recorded in Volume 1177, Page 396, deed records of Brazoria County, Texas (B.C.D.R.), and being all of those certain tracts conveyed to Eastbank Bayou, LP, called 10 acres (Lot 33), recorded in B.C.C.F. No. 2007022032, called 19.944 acres (Lots 42-43), recorded in B.C.C.F. No. 2008004369 and called 10 acres (Lot 47), recorded in B.C.C.F. No. 2008004367 and being all of that certain tract conveyed to Four Forty-Three Annex No. 1, LTD., called 10.00 acres (Lot 50), recorded in B.C.C.F. No. 2006045403 and being a part of that certain tract conveyed to Four Forty-Three Ltd. (called 433.09 acres), recorded in Volume 1048, Page 760, B.C.D.R., with said 18,221,949 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the Northeast corner of said Section 73 and an interior corner of the H.T. & B. Railroad Company Survey, Section 74, Abstract 493, recorded in Volume 2, Page 66, B.C.P.R.) and being at the centerline intersection of 60 foot Pollard Drive (as occupied) (Platted as 40 feet - Volume 2, Page 91 and 92, B.C.P.R.) and 60 foot Del Bello Boulevard (as occupied)(Platted as 50 feet - Volume 2, Page 66, B.C.P.R.), marking the northeast corner of the Michael D. Roland and Marcy D. Roland tract (called 5.46 acres), recorded in B.C.C.F. No. 2004072423 and 2007030104, the northwest corner of the Michael C. Black tract (called 4.00 acres), recorded in B.C.C.F. No. 96-015514 and the Northeast corner of said Section 73;

THENCE S 86°50'29” W, along and with the common line of Section 73 and 74 and centerline of said 40 foot platted road, at 658.00 feet pass a point marking the southwest corner of Lot 1 of said Section 74 and the southeast corner of the Mary V O'Donnell Survey, Division “O”, Abstract 469, recorded in Volume 2, Page 91 and 92, B.C.P.R., from which a 5/8 inch iron rod bears, S 38°48'33” W, 3.08 feet, continuing along and with the common line of Section 73 and Division “O” and centerline of said 40 foot platted road, a total distance of 1974.26 feet (called 1980.00 feet) to a 5/8 inch iron rod with cap stamped “FMS” set in the north line of Section 73, the north line of a 60 foot American Canal Company Easement, recorded in Volume 638, Page 127, B.C.D.R., the south line of said Division “O”, Abstract 469, the south line of the Sylvia Buffy Orndorff and Dustin Aaron Different tract (called 13.93 acres), recorded in B.C.C.F. No. 2015054435, and the centerline of said 40' platted road, marking the northwest corner of the Katherine Ott Miles tract (called 5 acres), recorded in Volume 1459, Page 1, B.C.D.R., the northeast corner of said Eastbank Bayou, LP tract (Lot 33), and being the common corner of Lot 33 and 41 of said Section 73 at the most northerly Northwest corner and **POINT OF BEGINNING** of herein described tract:

THENCE S 03°24'40” E, along and with the common line of said Lot 33 and 41, a distance of 660.58 feet (called 660.00 feet) to a 1/2 inch iron rod with cap stamped “Adams RPLS 3666” found, marking the southeast corner of said Eastbank Bayou, LP tract (Lot 33), the southwest corner of said Miles tract, the northwest corner of said Eastbank Bayou, LP tract (called 19.944 acres), an interior corner of herein described tract and being the common corner of Lots 33, 41, 42 and 34 of said Section 73;

THENCE N 86°49'54” E, along and with the common line of Lots 41, 42, 49 and 50 of said Section 73, a distance of 1314.38 feet (called 1320.00 feet) to a 5/8 inch iron rod with cap stamped “FMS” set, marking the southeast corner of the Jane Hetherington Brown and Norman Paul Brown tract (called 5 acres), recorded in B.C.C.F. No. 2014042893, the southwest corner of the Suzanne Renae Scopel tract (called 5 acres), recorded in B.C.C.F. No. 2005013089, the northwest corner of the Jeffery Wayne Scopel tract (called 1.157 acres), recorded in B.C.C.F. No. 2005013109, the northeast corner of said Four Forty-Three Annex No. 1, LTD. Tract (called 10.00 acres) and the most easterly northeast corner of herein described tract and being the common corner of Lots 49, 55, 56 and 50 of said Section 73;

THENCE S 03°25'11” E, along and with the common line of Lots 50 and 56 and east line of said Four Forty-Three Annex No. 1, LTD. tract, a distance of 660.67 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped “FMS” set, marking the southwest corner of the Douglas Varner Tract (called 1.157 acres), recorded in Volume (91) 906, Page 253, of the official records of Brazoria County, Texas (B.C.O.R.), the northwest corner of the Laura Loterbauer tract (called Minor Plat of 2.50 acres), recorded in B.C.C.F. No. 2018006317, the northeast corner of the Louis Lira tract (called 20 acres), recorded in Volume 1694, Page 653, B.C.D.R. and an angle point for corner of herein described tract and being the common corner of Lots 50, 56, 57 and 51 of said Section 73;

THENCE S 86°50'32” W, along and with the common line of Lots 50 and 51, same being the common line of said Four Forty-Three Annex No. 1, LTD. Tract and said Lira tract, a distance of 657.24 feet (called 660.00 feet), to a 5/8 inch iron rod with cap stamped “FMS” set, in the east line of said Eastbank Bayou, LP tract (called 19.944 acres), marking the southwest corner of said Four Forty-Three Annex No. 1, LTD. tract, the northwest corner of said Lira tract, an interior corner of herein described tract and being the common corner of Lots 50, 51, 43 and 42 of said Section 73;

THENCE S 03°24'55” E, along and with the common line of Lots 43, 51, 44, 52, 45, 46 and 61 at 1320.21 feet (called 1320.00 feet) pass a point in the centerline of a 40 foot platted road, recorded in Volume 2, page 91 and 92, B.C.P.R. marking the northwest corner of the Coastal Bend Land Investments, LP tract (called 40.0060 acres)(called Lot 61), recorded in B.C.C.F. No. 2006049617 and being the common corner of Lots 44, 52, 61 and 45, continuing for a total distance of 3299.48 feet (called 3300.00 feet) to a 5/8 inch iron rod with cap stamped “FMS” set, marking the southwest corner of the Jose T. Villanueva and Trinidad Villanueva tract (called 5 acres), recorded in B.C.C.F. No. 2004036528, the northwest corner of the Roger Hernandez Gandarillas and Sheila M. Rosario Crespo tract (called 1.000 acre), recorded in B.C.C.F. No. 2015020827, the northeast corner of said Aspect Energy, LLC tract (called 10 acres), the southeast corner of the said Eastbank Bayou, LP tract (called 10 acres)(Lot 47), the most easterly southeast corner of herein described tract and being the common corner of Lots 53, 54, 48 and 47 of said Section 73;

THENCE S 86°49'54” W, along and with the common line of Lots 48 and 47, same being the common line of said Eastbank Bayou, LP tract (Lot 47) and said Aspect Energy, LLC tract, a distance of 657.49 feet (called 660.00 feet) to a 1/2 iron rod with cap stamped “Adams RPLS 3666” found in the east line of the of said 443.09 acre tract, marking the southwest corner of said Eastbank Bayou, LP tract and the northwest corner of said Aspect Energy, LLC tract, and interior corner of herein described tract and being the common corner of Lots 48, 40, 39 and 47 of said Section 73;

THENCE S 03°24'40” E, along and with the common line of Lots 48 and 40, same being the common line of said Aspect Energy, LLC tract and said 443.09 acre tract, a distance of 660.05 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped “FMS” set in the centerline of a 40 foot platted road, recorded in Volume 2, Page 91 and 92, B.C.P.R., in the called south line of Section 73 and the north line of the H.T. & B. Railroad Company Survey, Section 64, Abstract 483 and the north line of the Dr. A.A. Luther Subdivision of Manvel, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R. and the north line of Outlot 181 of said Dr. A.A. Luther Subdivision, marking the northwest corner of the Coastal Bend Land Investments, LP tract (remainder of a called 167.073 acre tract), recorded in B.C.C.F. No. 2004058628, the southwest corner of said Aspect Energy, LLC tract, an angle point in the east line of said 443.09 acre tract and an angle point for corner of herein described tract and being the common corner of Lots 48 and 40 of said Section 73, from which a 5/8 inch iron rod with cap stamped “Base Line” found marking the southeast corner of said Section 73 bears, S 86°50'11” W, 1975.03 feet;

THENCE S 86°50'11” W, continuing along and with the common line of said Section 73, Section 64 and the Dr. A.A. Luther Subdivision, same being the common line of said Outlot 181 and Lot 40, and centerline of said 40 foot platted road, a distance of 147.66 feet to a 5/8 inch iron rod with cap stamped “FMS” set in said common line, marking the northeast corner of the Four Forty-Three, LTD. Tract (called 24.00 acres)(Outlot 195), recorded in Volume 1048, Page 760, B.C.D.R. and an interior corner of herein described tract and being the westerly line of a 40 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R.;

THENCE S 19°30'25” W, along and with the easterly line of said Outlot 195 and the westerly line of said 40 foot platted road, at 909.98 feet pass a 1/2 inch iron rod found, marking the southeasterly corner of said Outlot 195 and the northeasterly corner of the Four Forty-Three, LTD. Tract (called 20.00 acres)(North ½ of Outlot 180), continuing for a total distance of 1569.69 feet to a 1 inch iron pipe found, marking the southeasterly corner of said 20.00 acre tract, the northeasterly corner of the Beazer Homes Texas, LP tract (called 19.99 acres)(south ½ Outlot 180), recorded in B.C.C.F. No. 2016050422 and an angle point in the westerly line of the Beazer Homes Texas, LP tract (called 5.40 acres), recorded in B.C.C.F. No. 2016050422 and the most easterly southeast corner of herein described tract;

THENCE N 70°27'42” W, along and with the common line of said North ½ of Outlot 180 and the South ½ of Outlot 180, a distance of 1319.95 feet (called 1320.00 feet) to a 1/2 inch iron rod with cap stamped “Adams RPLS 3666” found, in the easterly line of the Four Forty-Three, LTD. Tract (called 46.35 acres)(Outlot 175), marking the common corner of the South ½ and North ½ of Outlot 180 and an interior corner of herein described tract;

THENCE S 19°29'54” W, along and with the common line of said 46.35 acre tract and said 19.99 acre tract, same being the common line of Outlot 180 and 175, a distance of 660.47 feet to a 1/2 inch iron rod with cap stamped “LJA Eng” found, in the north line of a 40 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R., marking the most westerly northwest corner of said 5.40 acre tract, the southeasterly corner of said 46.35 acre tract and the southwesterly corner of said 19.99 acre tract and an interior corner of herein described tract;

THENCE N 70°26'20” W, along and with the south line of 46.35 acre tract and the north line of said 40 foot platted road, a distance of 1321.08 feet to a 1/2 inch iron rod with cap stamped “Adams RPLS 3666” found, in the easterly line of the Four Forty-Three, LTD. Tract (called 27.7947 acres)(Outlot 174) and the westerly line of said 40 foot platted road, marking the southwesterly corner of said 46.35 acre tract and an interior corner of herein described tract;

THENCE S 19°28'54” W, along and with the common line of said 27.7947 acre tract and westerly line of said 40 foot platted road, a distance of 1390.63 feet to a TxDot Brass Disk found in the northwesterly right-of-way (r.o.w.) line of State Highway No. 6 (a.k.a. Morris Avenue)(200' R.O.W.), recorded in B.C.C.F. No. 2013053500, marking the southeasterly corner of said 27.7947 acre tract and the most southerly southeast corner of herein described tract;

THENCE N 70°30'10” W, along the northwesterly r.o.w. line of said State Highway No. 6, a distance of 33.83 feet to a TxDot Brass Disk found, marking the southeasterly corner of the Russell T. Rudy and Randall D. Rudy tract (called 18 acres), recorded in Volume 1408, Page 806, B.C.D.R., the southwesterly corner of said 27.7947 acre tract and the most southerly southwest corner of herein described tract, from which a TxDot Brass Disk found, at the intersection of easterly r.o.w. line of County Road 82 (a.k.a. Iowa Lane)(60' R.O.W. as occupied), recorded in B.C.C.F. No. 2006021816 and the northwesterly r.o.w. line of said State Highway No. 6, marking the southwesterly corner of a 0.217 acre tract, recorded in B.C.C.F. No. 2013053500 bears, N 70°30'10” W, 365.23 feet;

THENCE N 03°19'19” W, along and with the common line of said 27.7947 acre tract and said 18 acre tract, a distance of 2310.10 feet to a 1/2 inch iron rod with cap stamped “Adams RPLS 3666” found, marking the northwest corner of said 27.7947 acre tract and an angle point for corner of herein described tract, from which a 3/4 inch pinched top pipe bears, N 09°17' W, 1.1 feet and from which an iron rod with cap stamped “Kalkomey” found in the easterly r.o.w. line of said County Road 82, marking the northwest corner of said 18 acre tract, bears S 87°00'54” W, 328.14 feet and a 5/8 inch iron rod found in the easterly r.o.w. line of said County Road 82, marking the southwest corner of a called 41.4819 acre tract, recorded in B.C.C.F. No. 2003061748 bears, N 02°13'14” W, 38.07 feet;

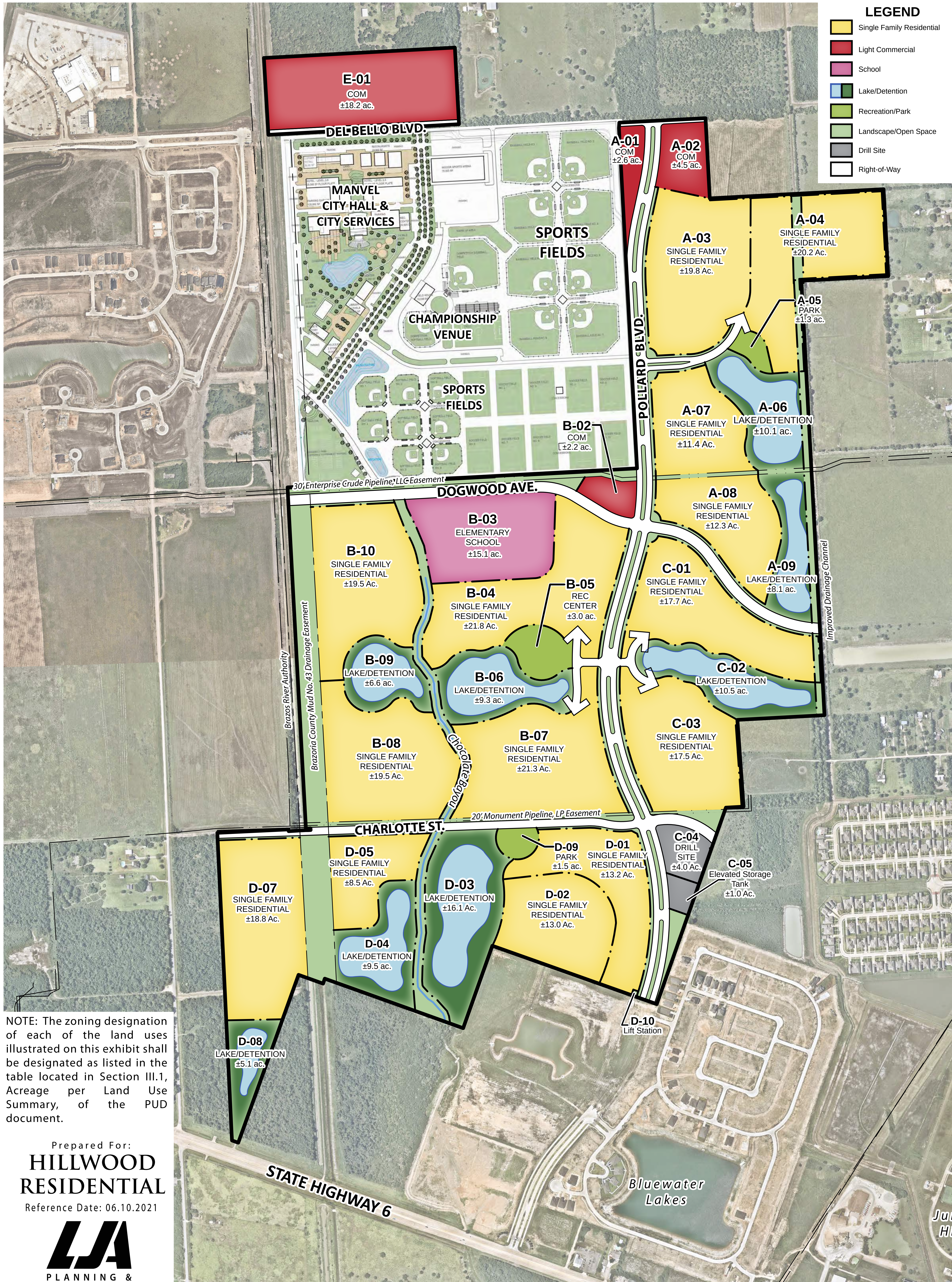
THENCE N 86°57'38” E, along and with the north line of said 18 acre tract, a distance of 729.52 feet to a 5/8 inch iron rod with cap stamped “FMS” set, at the southwest corner of Section 73 and being in the centerline intersection of two 40 foot platted roads and being the common corner of said Section 73 and the H.T. & B. Railroad Company Survey, Section 72, Abstract 460, marking the southeast corner of the Brazos River Authority tract (called 6.676 acres)(cause no. 54,761A), recorded in Volume 33, Page 154, district clerk records of Brazoria County, Texas (B.C.D.C.R.), the southwest corner of the Brazoria County MUD No. 43 Drainage Easement (called 1.675 acres, recorded in B.C.C.F. No. 2016026159, the southwest corner of said 9.929 acre tract and an interior corner of herein described tract;

THENCE N 03°28'57” W, along and with the common line of said Section 73 and Section 72 and centerline of said 40 foot platted road, at 40.00 feet pass a point marking the southwest corner of a 0.34 acre tract (Parcel 1) out of said called 41.4819 acre tract, continuing for a total distance of 2640.38 feet (called 2640.00 feet) to a 1 inch iron pipe found, marking the northwest corner of a 0.25 acre tract (Parcel 2), the northwest corner of said 19.919 acre tract, the northwest corner of a 3.430 acre drainage easement, recorded in B.C.C.F. No. 2016026156, the northeast corner of said Brazos River Authority tract (called 6.676 acres), the southeast corner of the Brazos River Authority Parcel “D” tract (called 3.18 acres), recorded in Volume 1070, Page 315, B.C.D.R., the southwest corner of the Brazos River Authority Parcel “B” tract (called 0.61 acres), recorded in Volume 1070, Page 318, B.C.D.R., the southwest corner of the Brazoria County Municipal Utility District (M.U.D.) No. 43 Drainage Easement tract (called 1.739 acres), recorded in B.C.C.F. No. 2016011559 and the common corner of Lots 4 and 5, Section 73, from which a 1/2 inch iron rod found in the east r.o.w. line of County Road 82 (a.k.a. Iowa Lane)(60' R.O.W. as occupied), recorded in B.C.C.F. No. 2006021816, marking the southwest corner of the Joan Banneyer tract (called 1.367 acres), recorded in B.C.C.F. No. 2005003981 and the northwest corner of the Sonmar of Scottsdale, LLC tract (called 53.948 acres), bears S 86°37'46” W, 900.42 feet;

THENCE N 86°51'03” E, along and with the common line of herein described tract and said lot 4 and the centerline of a 40 foot platted road, at 657.75 feet (called 660.00 feet) pass a 3/4 inch iron pipe found, marking the northeast corner of said 19.919 acre tract and the southwest corner of the 102929 Brazoria Inc. tract (called 34.90 acres), recorded in B.C.C.F. No. 2005033429 and being the common corner of Lots 4, 12, 13 and 5, and at 1973.99 feet (called 1980.00 feet) pass a 1/4 inch iron pipe found, marking the southeast corner of said 34.90 acre tract and being the common corner of Lots 20, 28, 29 and 21, continuing for a total distance of 2632.44 feet (called 2640.00 feet) to a 5/8 inch iron rod with cap stamped “FMS” found in the west line of a 60 foot American Canal Company Easement, recorded in Volume 638, Page 127, B.C.D.R., marking an interior corner of said remainder of a 433.09 acre tract and an interior corner of herein described tract and being the common corner of Lots 28, 36, 37 and 29 of said Section 73;

THENCE N 03°27'06” W, along and with the common line of Lots 28, 36, 27, 35, 26, 34, 25 and 33 and the west line of said 60 foot American Canal Company Easement, a distance of 2641.03 feet (called 2640.00 feet) to a 5/8 inch iron rod with cap stamped “FMS” found in the north line of Section 73, the north line of a said 60 foot American Canal Company Easement, the south line of the Mary V O'Donnell Survey, Division “O”, Abstract 469, recorded in Volume 2, Page 91 and 92, B.C.P.R. the south line of the John and Edith Lebourgeois tract (called 6.978 acres), recorded in B.C.C.F. No. 98-053061, the north line of the Eastbank Bayou, LP tract (called 19.950 acres), recorded in B.C.C.F. No. 2007022032 and the centerline of said 40 foot platted road, marking the most northerly northwest corner of herein described tract and being the common corner of Lot 25 and 33 of said Section 73, from which a 1/2 inch iron rod found bears, S 82°35” E, 14.3 feet;

THENCE N 86°50'29” E, along and with the common line of Section 73, Division “O”, the centerline of said 40 foot platted road and the north line of said 60 foot American Canal Company Easement, a distance of 659.60' (called 660.00 feet) to the **POINT OF BEGINNING** and containing a calculated area of 418.318 acres of land.



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared For:
**HILLWOOD
RESIDENTIAL**

Reference Date: 06.10.2021

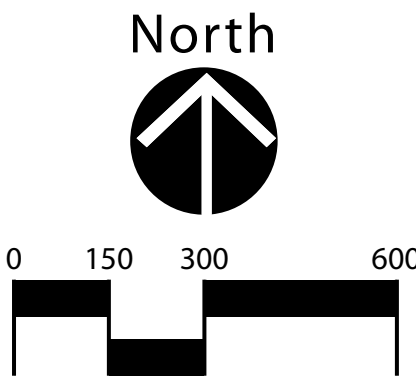


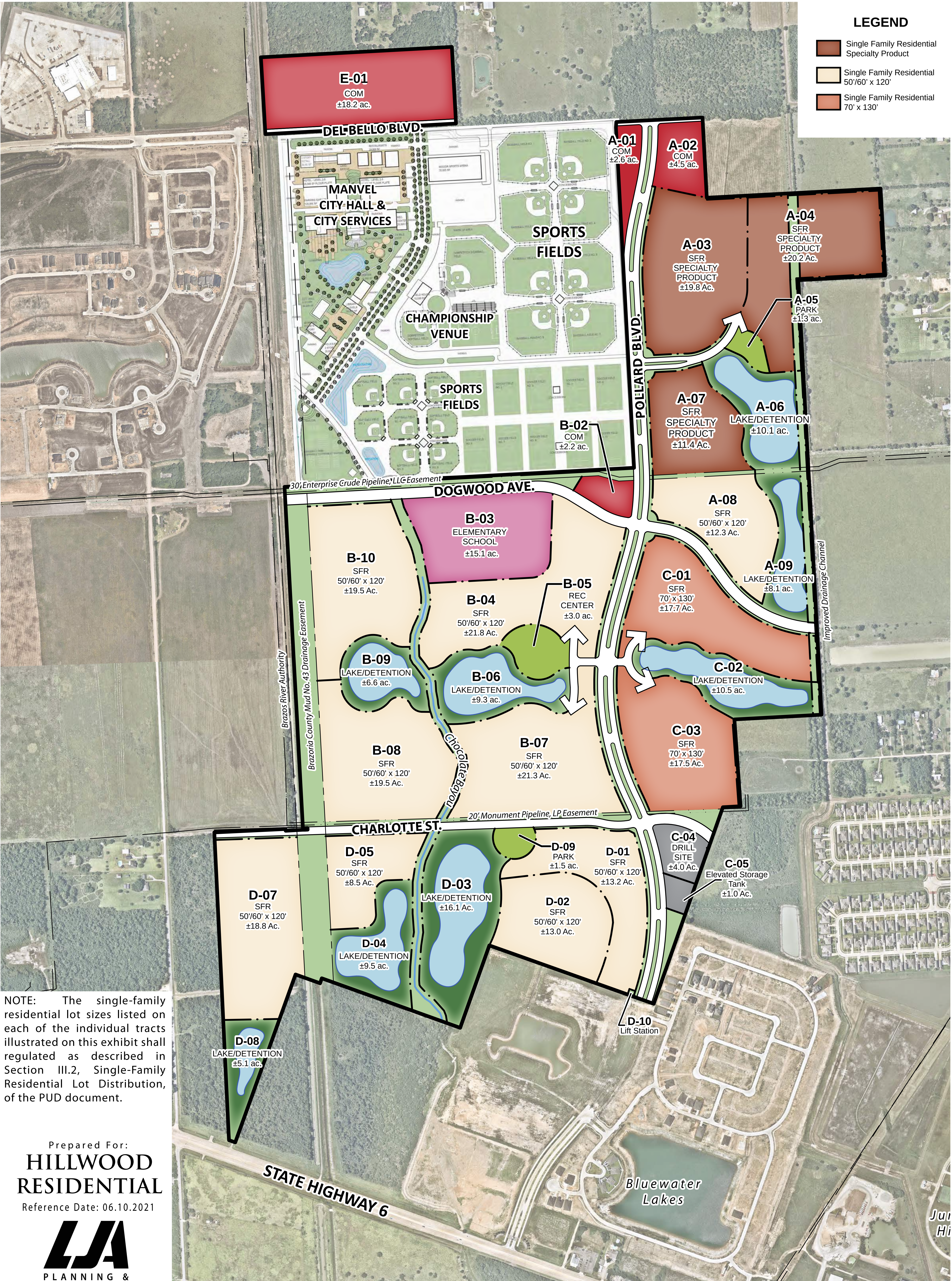
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EXHIBIT E
Planned Unit Development
Conceptual Land Use Exhibit
VALENCIA
±438.4 Acres of Land
Manvel, Texas





LEGEND

- Single Family Residential
Specialty Product
- Single Family Residential
50'/60' x 120'
- Single Family Residential
70' x 130'

NOTE: The single-family residential lot sizes listed on each of the individual tracts illustrated on this exhibit shall regulated as described in Section III.2, Single-Family Residential Lot Distribution, of the PUD document.

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Reference Date: 06.10.2021

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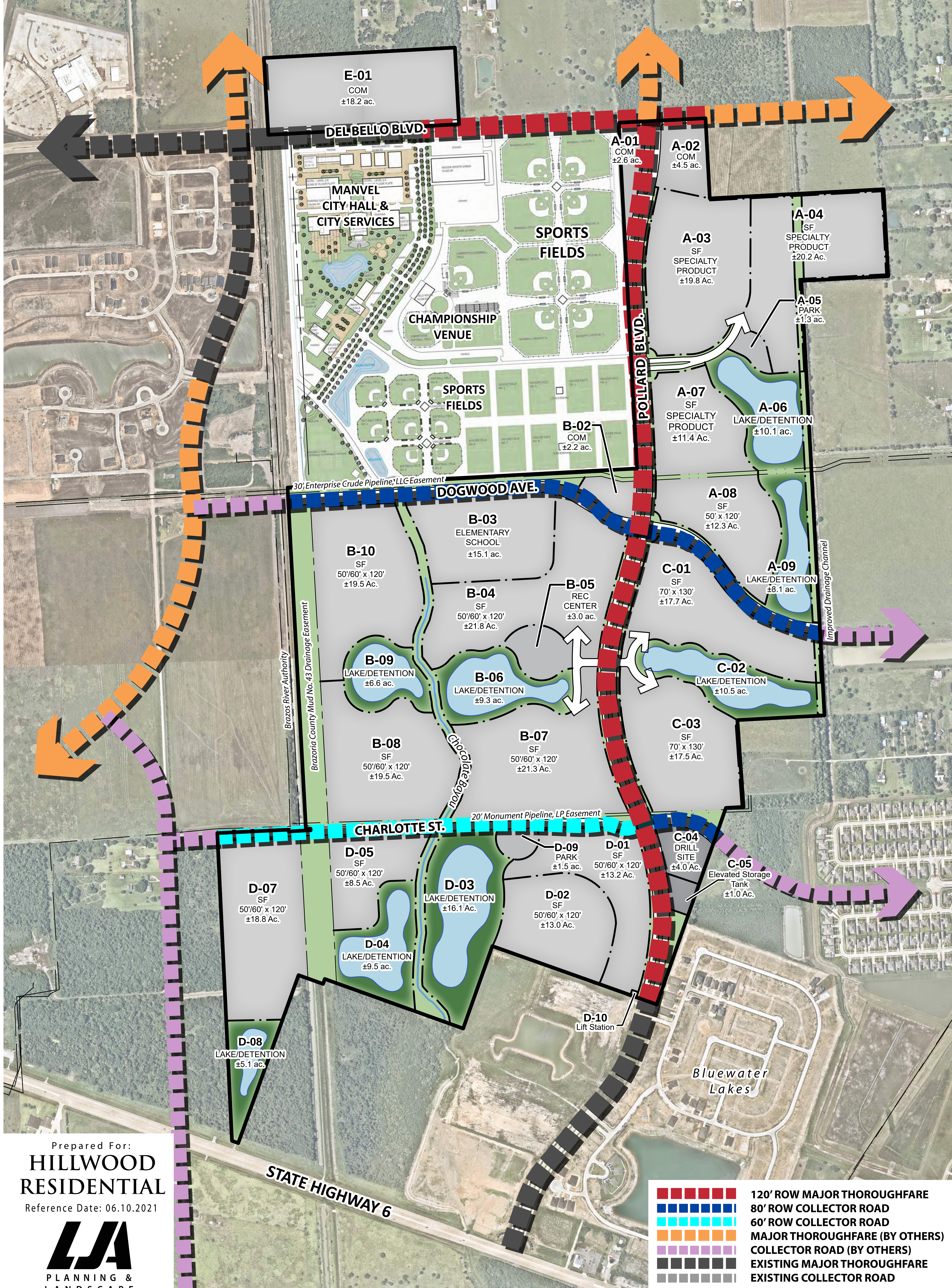
EXHIBIT F
Planned Unit Development
Conceptual Single Family Residential Exhibit
VALENCIA
±438.4 Acres of Land
Manvel, Texas

North



0 150 300 600

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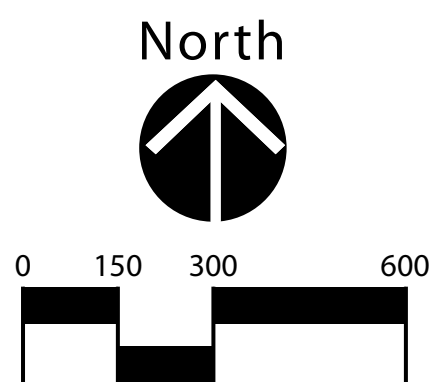
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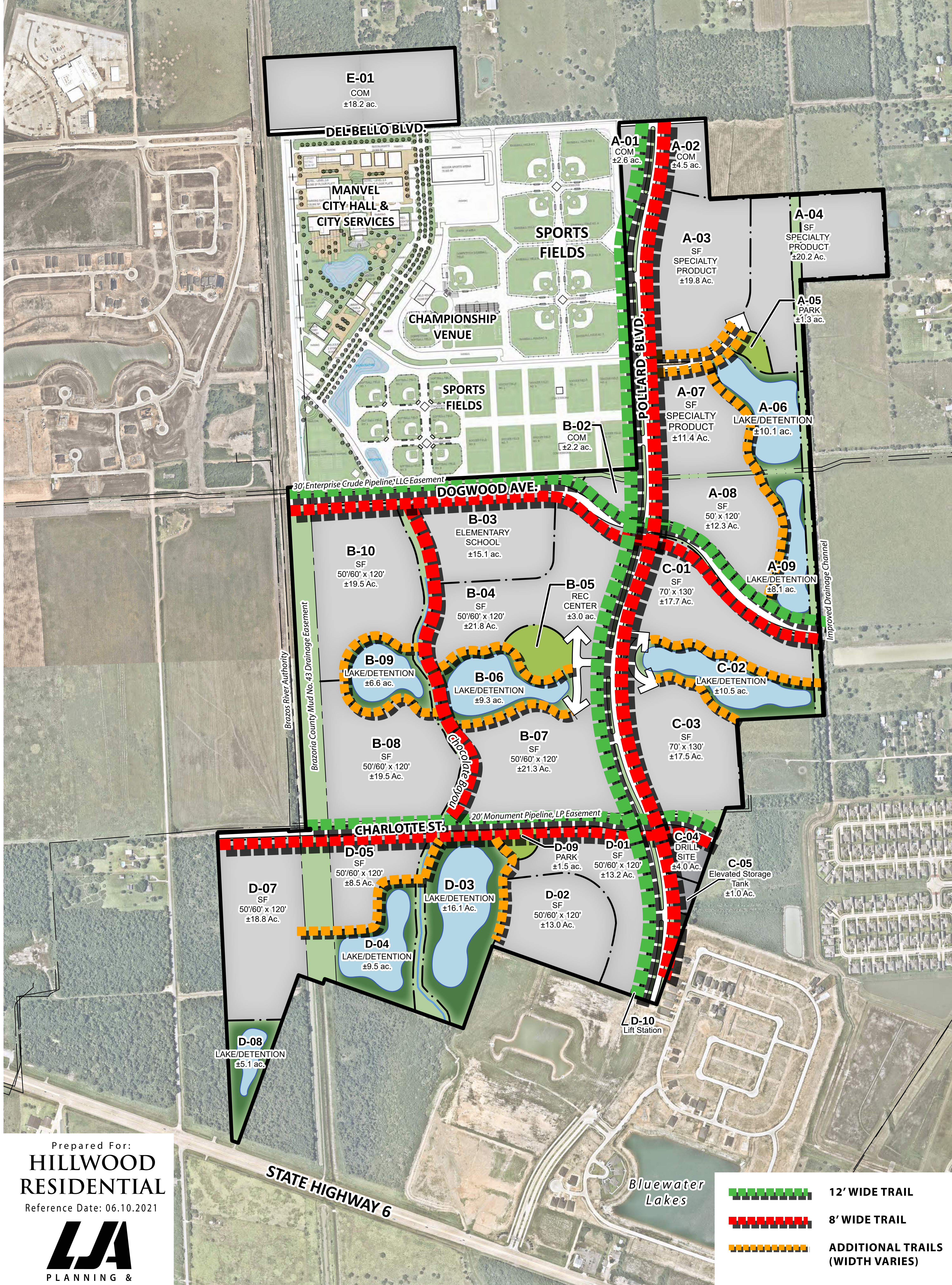
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EXHIBIT G

Planned Unit Development
Conceptual Roadway Exhibit
VALENCIA
±438.4 Acres of Land
Manvel, Texas

- 120' ROW MAJOR THOROUGHFARE
- 80' ROW COLLECTOR ROAD
- 60' ROW COLLECTOR ROAD
- MAJOR THOROUGHFARE (BY OTHERS)
- COLLECTOR ROAD (BY OTHERS)
- EXISTING MAJOR THOROUGHFARE
- EXISTING COLLECTOR ROAD





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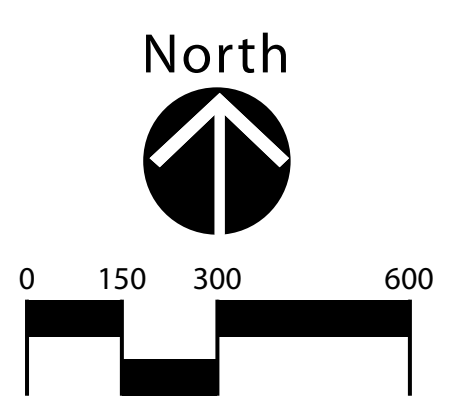
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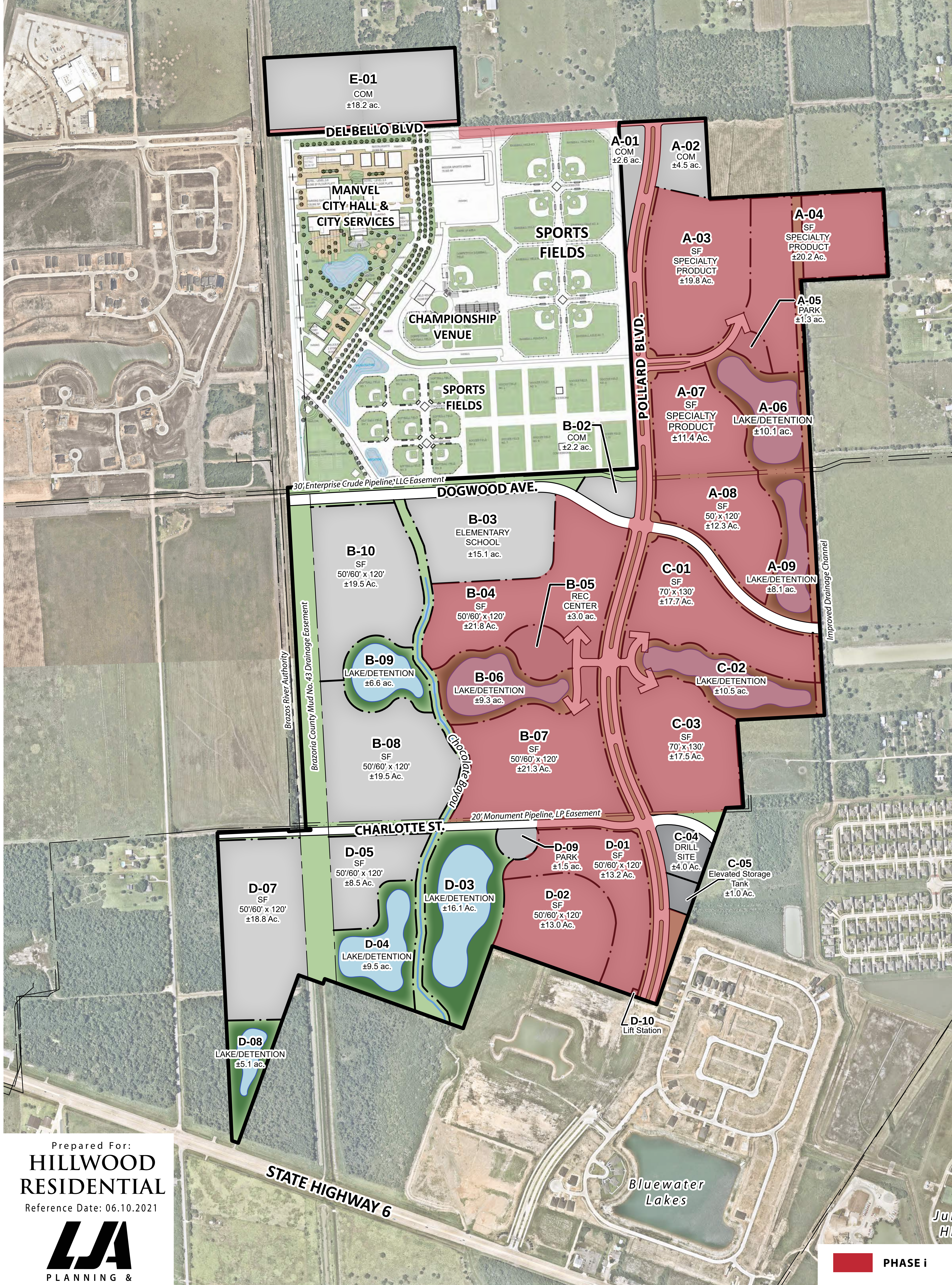
EXHIBIT H

Planned Unit Development
Conceptual Amenities and Open Space Exhibit

VALENCIA

±438.4 Acres of Land
Manvel, Texas





Prepared For:
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Reference Date: 06.10.2021

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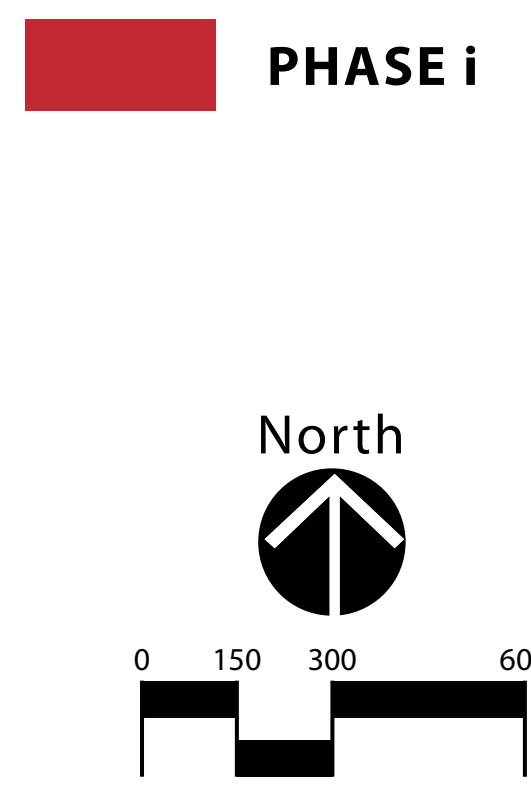
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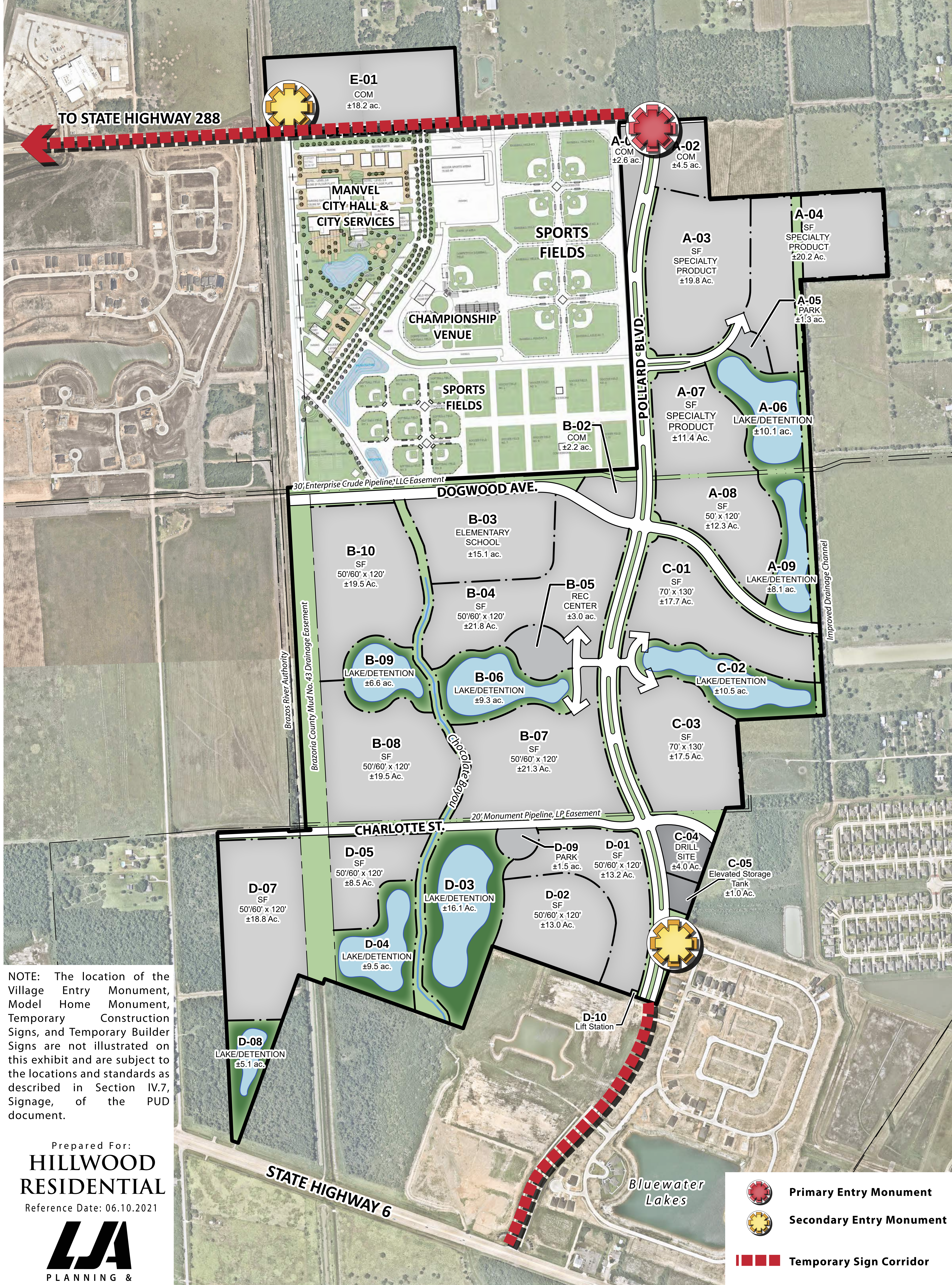
EXHIBIT I

Planned Unit Development
Phasing Exhibit

VALENCIA

±438.4 Acres of Land
Manvel, Texas





NOTE: The location of the Village Entry Monument, Model Home Monument, Temporary Construction Signs, and Temporary Builder Signs are not illustrated on this exhibit and are subject to the locations and standards as described in Section IV.7, Signage, of the PUD document.

Prepared For:

HILLWOOD
RESIDENTIAL

Reference Date: 06.10.2021

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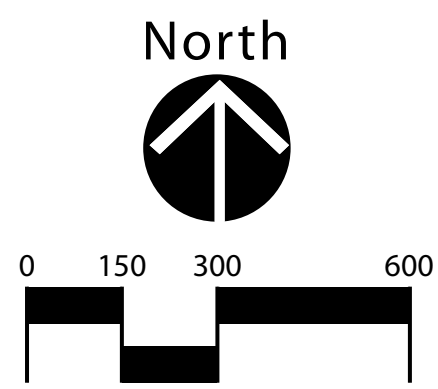
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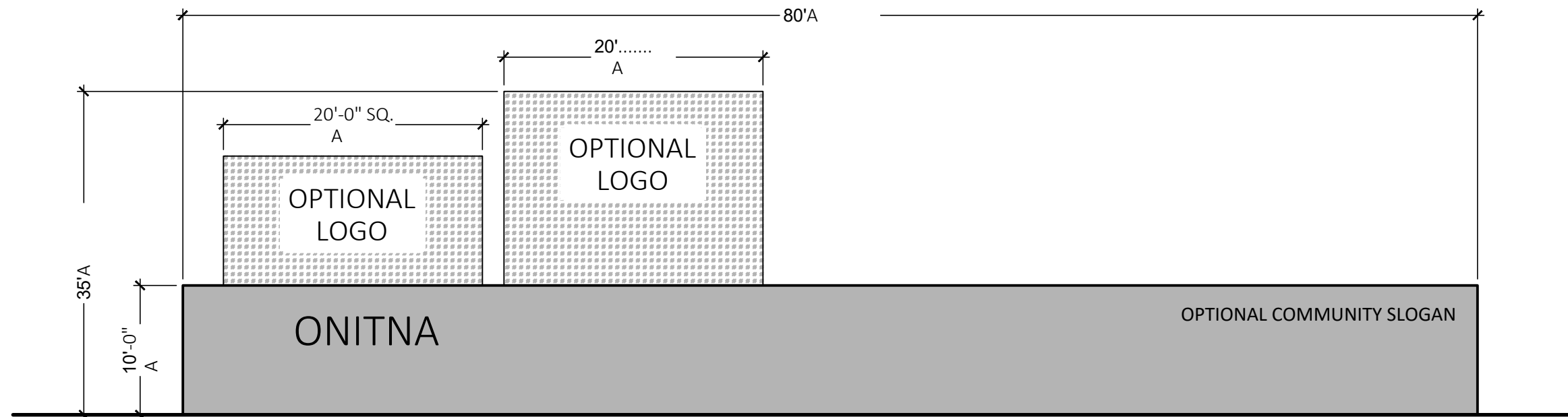
EXHIBIT J

Planned Unit Development
Conceptual Project Signage Exhibit

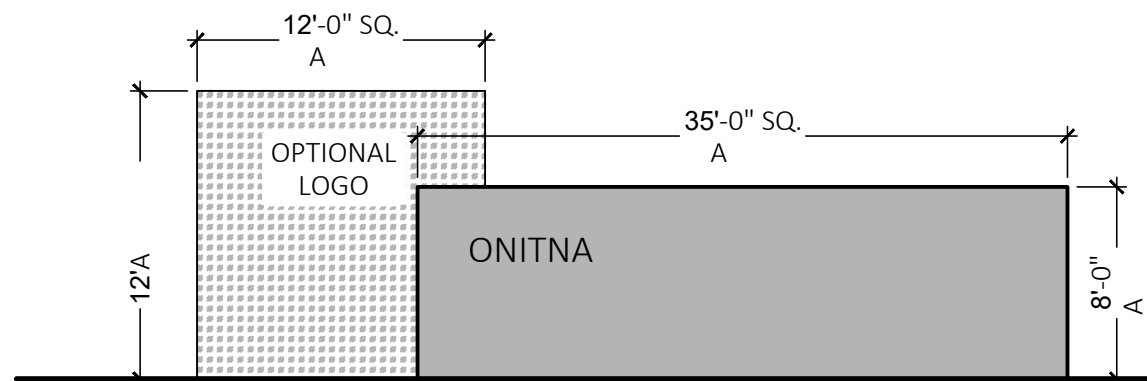
VALENCIA

±438.4 Acres of Land
Manvel, Texas

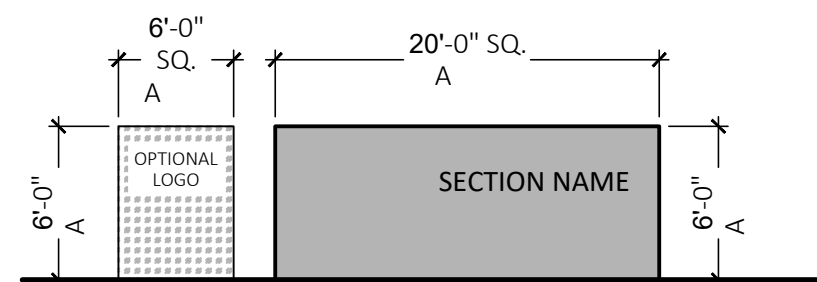




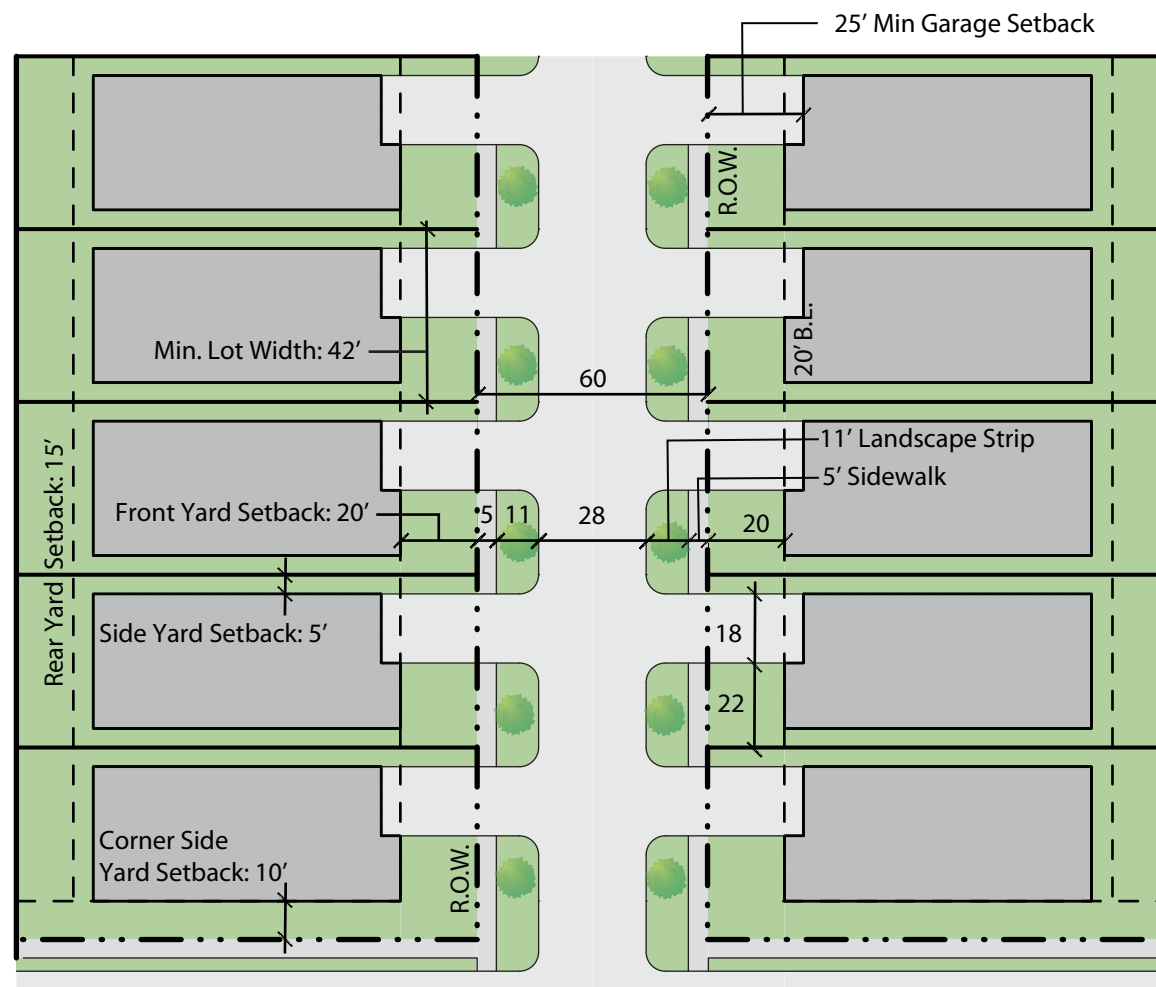
PRIMARY ENTRY MONUMENTS



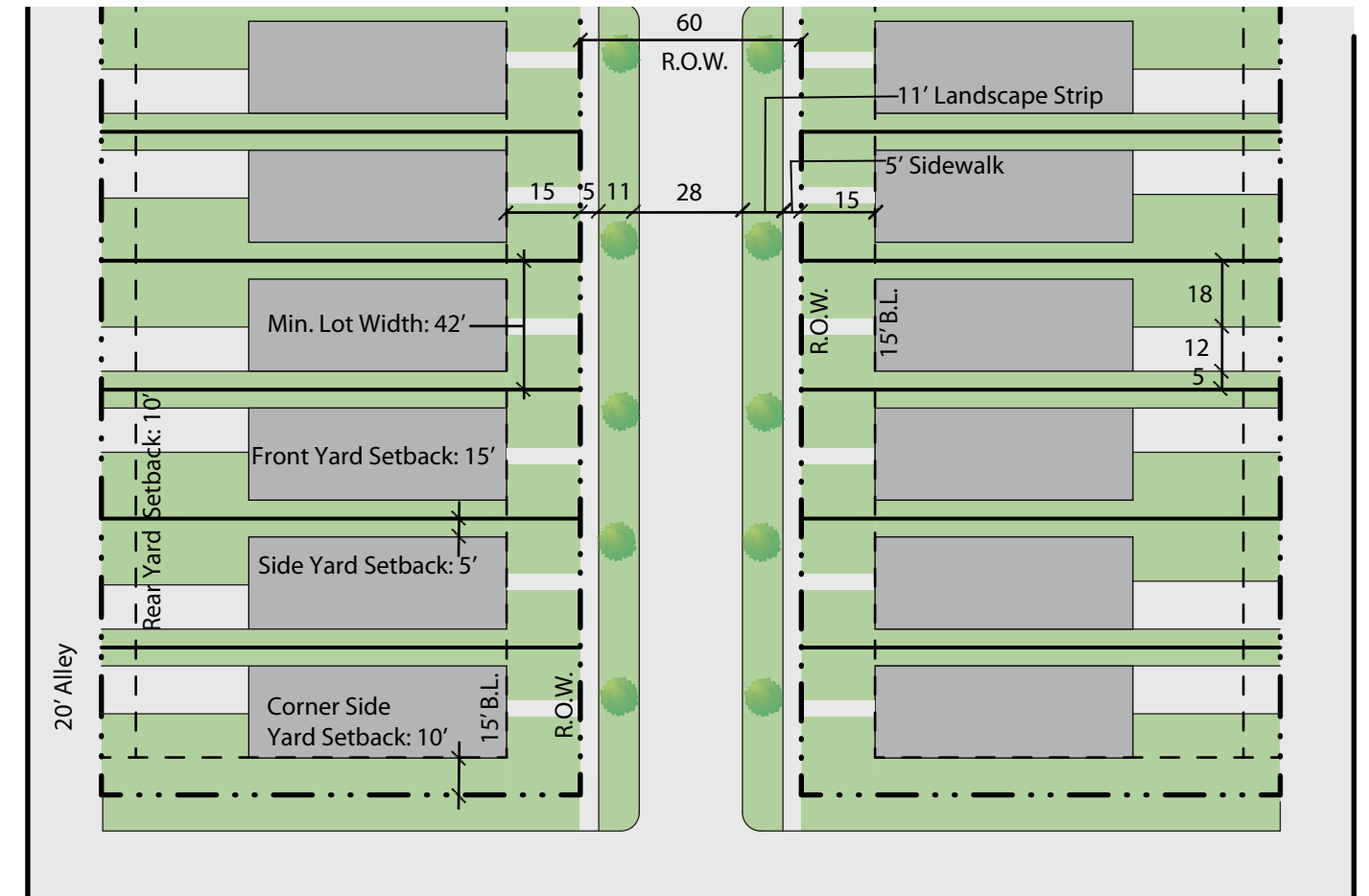
SECONDARY ENTRY MONUMENTS



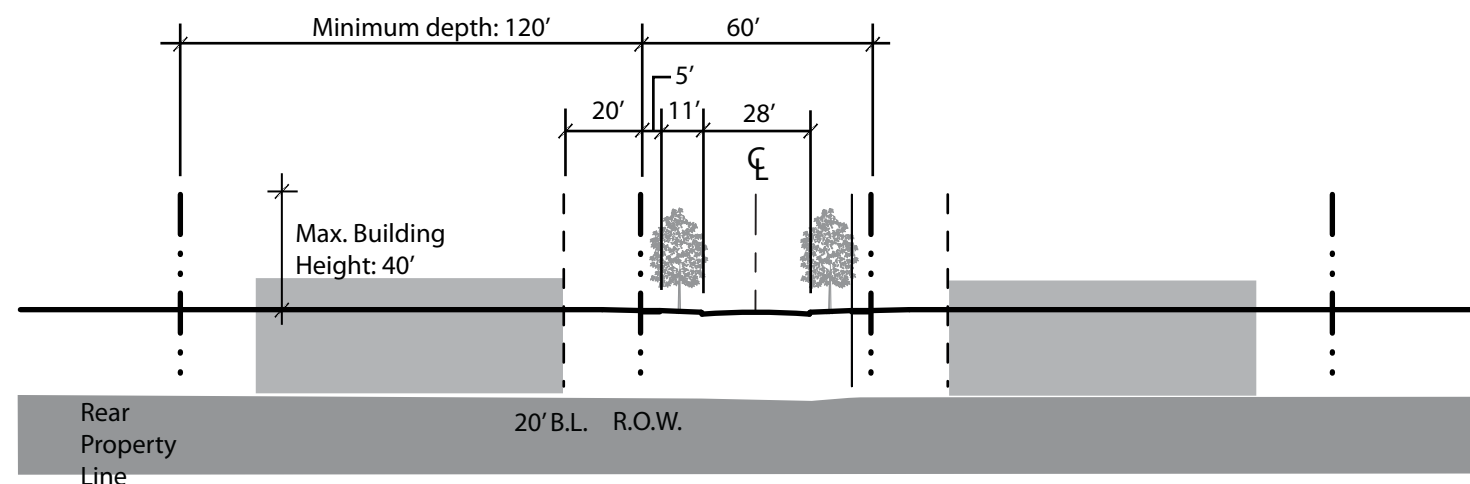
VILLAGE ENTRY MONUMENTS



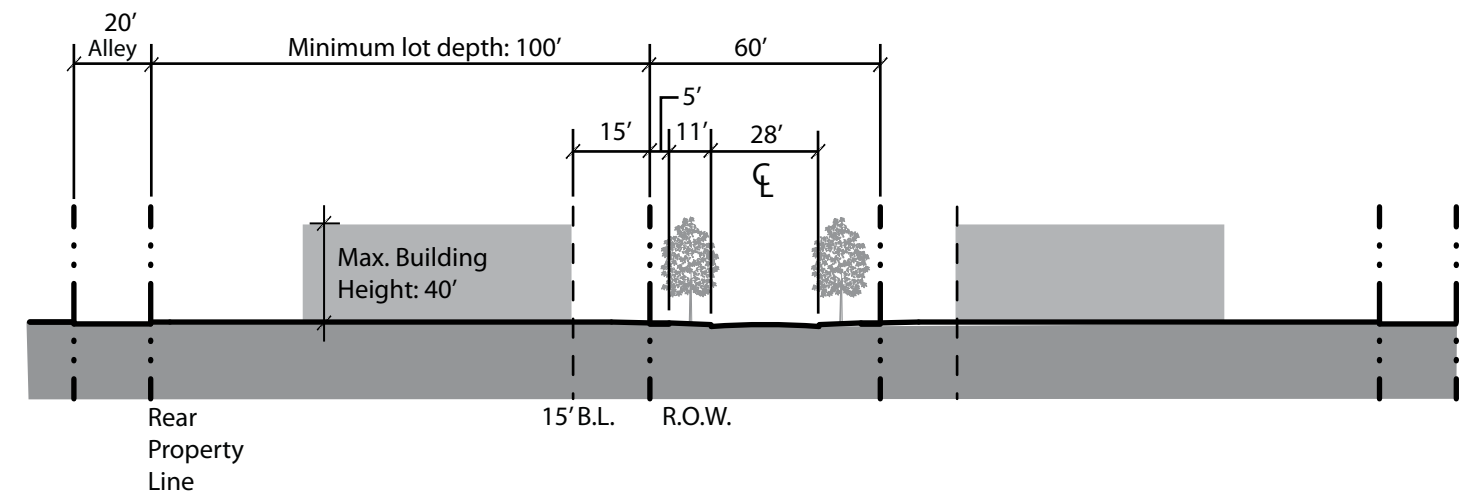
1. Plan Front Load 42' Product - 60' R.O.W.



2. Plan 35' Alley Product - 60' R.O.W.



1. Section Front Load 42' Product - 60' R.O.W.



2. Section 35' Alley Product - 60' R.O.W.

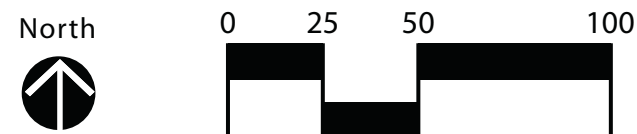
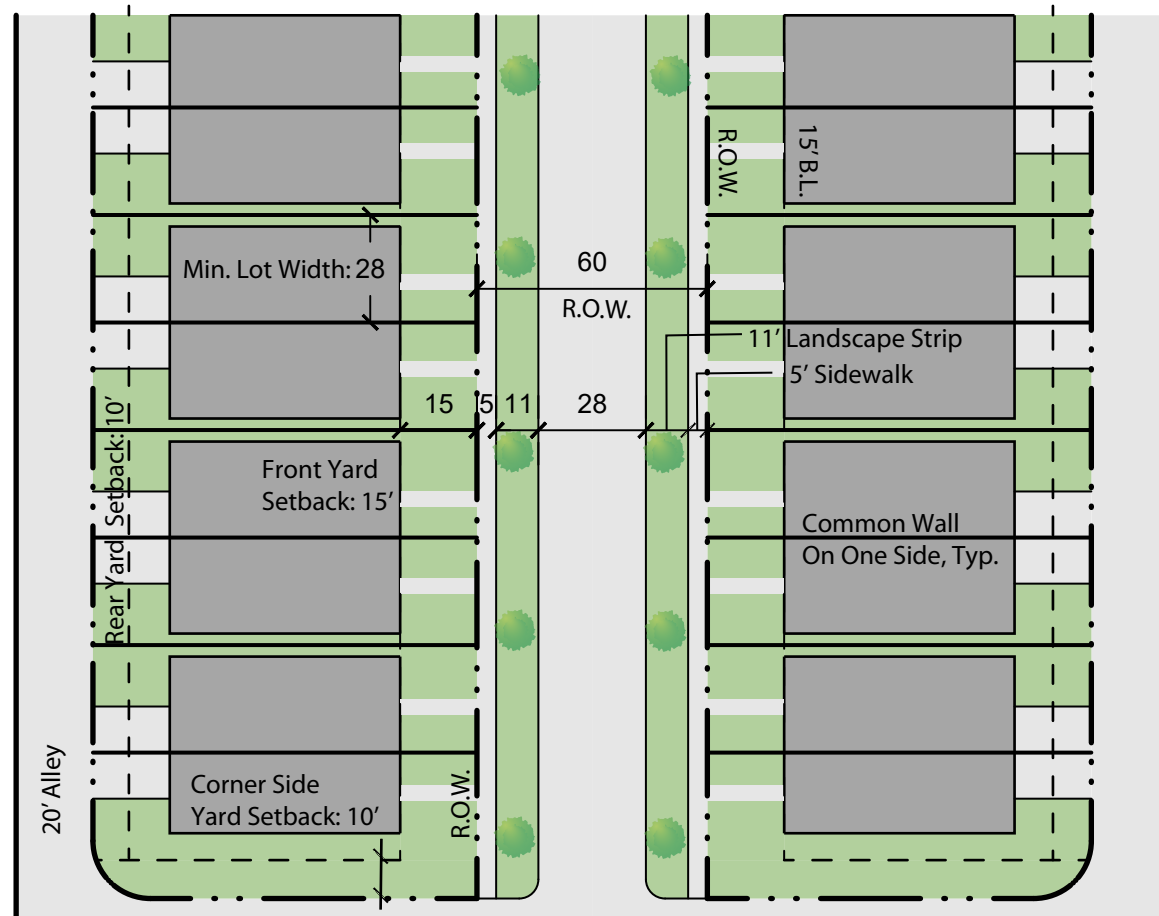


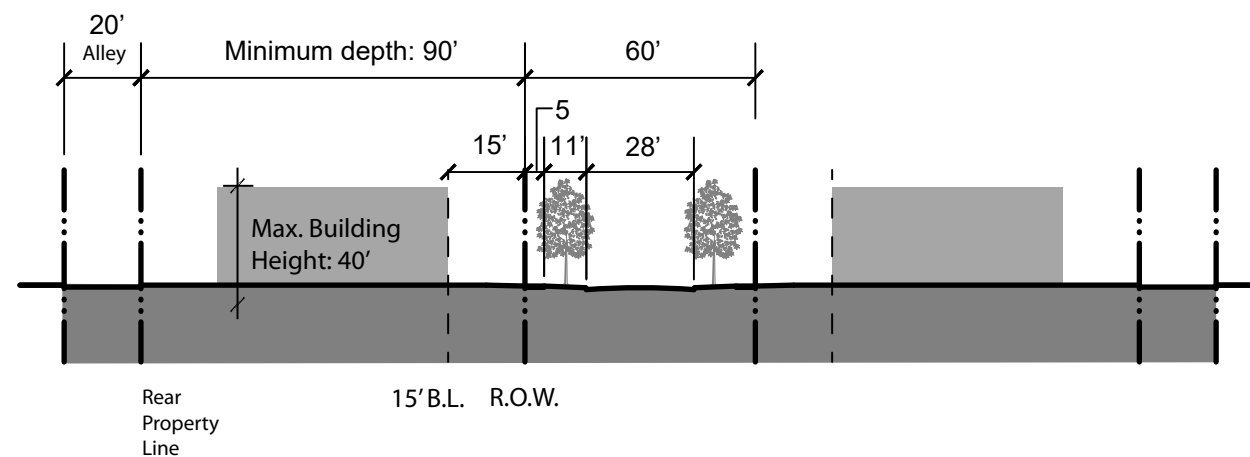
EXHIBIT L
 Planned Unit Development
 Specialty Product Exhibits for Front Load and Alley Products
VALENCIA
 ±438.4 Acres of Land
 Manvel, Texas

Prepared For:
HILLWOOD
 Reference Date: 01.13.2021





3. Plan: Rear Load 28' Attached Product - 60' R.O.W.

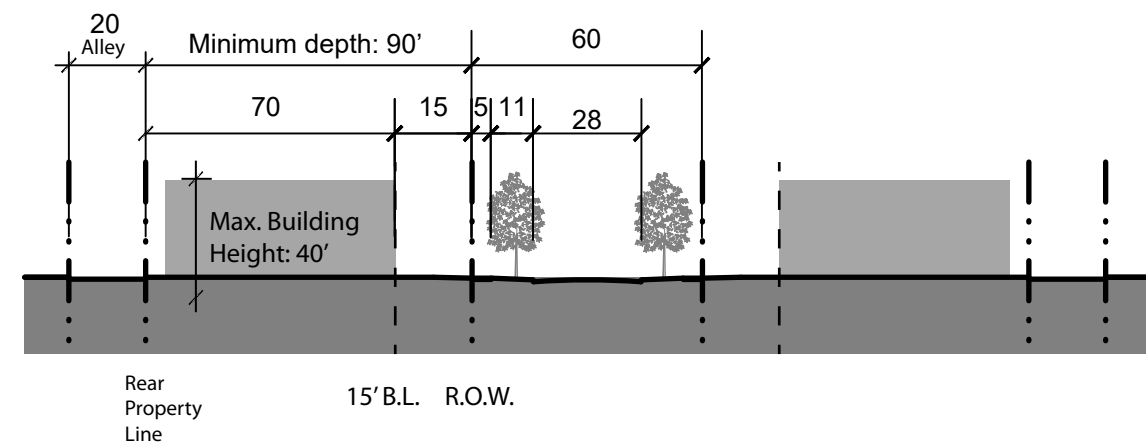


3 Section: Rear Load 28' Attached Product - 60' R.O.W.



4. Plan: Rear Load 25' Townhome Product - 60' R.O.W.

Note:
Max. Number of Attached Units: 5
Min. Number of Attached Units: 2



4. Section: Rear Load 25' Townhome Product - 60' R.O.W.

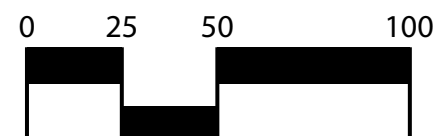


EXHIBIT M

Planned Unit Development
Specialty Product Exhibits for Rear Load Attached and Townhome Products

VALENCIA

±438.4 Acres of Land
Manvel, Texas

Prepared For:
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Reference Date: 01.13.2021

