

**NOTICE OF A
PLANNING DEVELOPMENT AND ZONING MEETING
July 26, 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 found on the city website www.cityofmanvel.com or by emailing thell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.*

Public Hearings

TO HEAR COMMENTS FOR OR AGAINST A PROPOSED REPLAT. THE APPLICANT REQUESTS A REPLAT OF MERIDIANA DETENTION RESERVE T PHASE 1 FINAL PLAT, BEING A SUBDIVISION OF 14.11 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203; AND BEING A PARTIAL REPLAT OF THE MANVEL INTERIM PARK SITE PER PLAT RECORDED AT B.C.C.F. NO. 2011032948; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR REPLAT IS TO RECONFIGURE A PORTION OF THE INTERIM PARK SITE TO TWO (2) RESERVES AND ONE (1) BLOCK.

TO HEAR COMMENTS FOR OR AGAINST A PROPOSED REPLAT. THE APPLICANT REQUESTS A REPLAT OF MERIDIANA CUMULUS DRIVE PHASE 3, BEING A SUBDIVISION OF 3.021 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; BEING A PARTIAL REPLAT OF A PORTION OF LOT 6 OF LULLING STONE SECTION THREE, A SUBDIVISION PER PLAT RECORDED IN VOLUME 22, PAGES 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR REPLAT IS TO RECONFIGURE A PORTION OF ONE PLATTED LOT TO ONE (1) RESERVE AND ONE (1) BLOCK.

TO HEAR COMMENTS FOR OR AGAINST A PROPOSED REPLAT. THE APPLICANT REQUESTS A REPLAT OF MERIDIANA SECTION 28B, BEING A SUBDIVISION OF 14.35 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR REPLAT IS TO CREATE THIRTY-NINE (39) LOTS, SEVEN (7) RESERVES AND TWO (2) BLOCKS.

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF 12.85 ACRES OF LAND LOCATED AT 7346 TAYLOR STREET, MANVEL, TEXAS FROM OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent Agenda

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

1. Approve and forward with a recommendation to City Council, Preliminary Plat for Meridiana Section 33B;
Being A Subdivision of 10.12 acres out of the Oliver Hall Survey A-203, also being a partial replat of Lots 1 and 2, Block 1, of Lulling Stone Section 3, a plat or map thereof recorded in Brazoria County Plat Records Vol. 22, Pg. 231-234, City of Manvel, Brazoria County, Texas.
2. Approve and forward with recommendation to City Council, Vacating Plat for Manvel Interim Park Site;
Being a vacation of a subdivision plat of 20.00 acres, known as "Minor Plat Manvel Interim Park Site", recorded under Brazoria County Clerk's File Number 2011032948, and being out of the Oliver Hall Survey, Abstract 203, and the H.T. & B.R.R. Co. Survey, Section 61, Abstract 282 in the City of Manvel, Brazoria County, Texas.
3. Acceptance of the minutes to date.

Regular Agenda

1. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve T Phase 1;
Being a subdivision of 14.11 acres out of the H.T. & B.R.R. Co. Survey, Section 61, A-282, and the Oliver Hall Survey, A-203; City of Manvel, Brazoria County, Texas.
2. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Cumulus Drive Phase 3;
Being a subdivision of 3.021 acres out of the Oliver Hall Survey, A-203; being a partial replat of a portion of Lot 6 of Lulling Stone Section Three, a subdivision. Per plat records in Volume 22, Pages 231-234 of the Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.
3. Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Section 28B;
Being a subdivision of 14.35 acres out of the Oliver Hall Survey, Abstract 203; also, being a partial replat of a portion of Lots 5 and 6, Block 1, of Lulling Stone Section Three, as recorded in Vol. 22, Pg. 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Adjourn

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel Planning Development and Zoning Commission is true and correct; and that I posted such notice on the bulletin board at the Manvel City Hall. A place convenient and readily accessible to the public on July 23, 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 26, 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.

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve T Phase 1 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	July 26, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Background

The Meridiana Detention Reserve T Phase 1 Final Plat was approved for a 30-day plat extension by City Council on April 19, 2021. The Commission recommended approval of the 30-day plat extension to City Council on April 12, 2021. The plat was re-submitted and approved by City Council on May 3, 2021. The Commission recommended approval of this plat to City Council on April 26, 2021. This final plat has been brought back for consideration to include portions of the Manvel Interim Park Site Minor Plat. The previously approved final plat did not include the Manvel Interim Park Site Minor Plat since that plat required vacation. The Manvel Interim Park Site Vacating Plat has been brought to you at this meeting for recommendation. The Manvel Interim Park Site Vacating Plat must be approved before the Meridiana Detention Reserve T Phase 1 Final Plat can be approved.

Staff Recommendation

The City staff recommends denial of Meridiana Detention Reserve T Phase 1 Final Plat.

1. The configuration of this final plat has not been approved on the Meridiana GPD Amendment No. 17. The 56.69-acre tract abutting the eastern plat boundary (GR-M1, LTD called 56.69 ac. B.C.C.F. No. 2008047179) is included with this plat according to the Meridiana GDP. This final plat is not in compliance with the Meridiana GDP. (Ordinance No. 2009-O-4)
2. Remove General Note No. 7 because it can be combined with Note No. 21. (Section 62-41 and Section 62-44)
3. Add "Municipal Utility District" to General Note No. 21. (Section 62-41 and Section 62-44)



54170

STATE OF TEXAS:

IN TESTIMONY WHEREOF
signed by Mark L.
Authorized Agent
Date of _____
City _____

STATE OF TEXAS

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

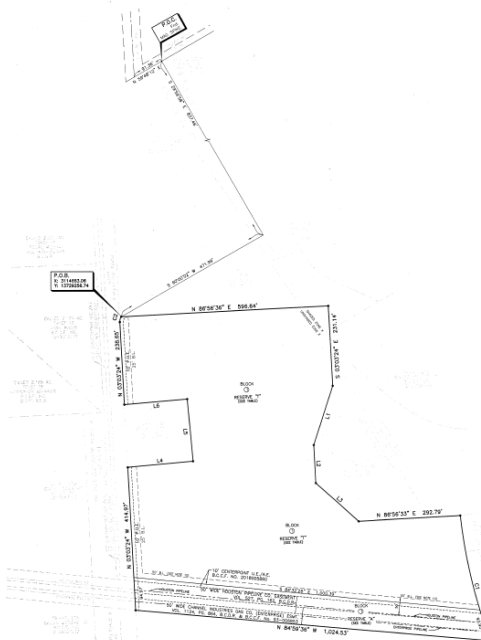
RC00 #5 REF ID # 800000

1 BLOCK 2 RESERVES



54170

- [illegible]



BRADLEY COUNTY, INDIANA, DISTRICT NO. 3

- [illegible]

FINAL PLAT
MERIDIANA
DETENTION RESERVE T
PHASE 1

BEING A SUBDIVISION OF 14.11 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61,
A-282, AND THE OLIVER HALL SURVEY, A-203;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES
OWNER
GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1502 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863
JULY 16, 2021



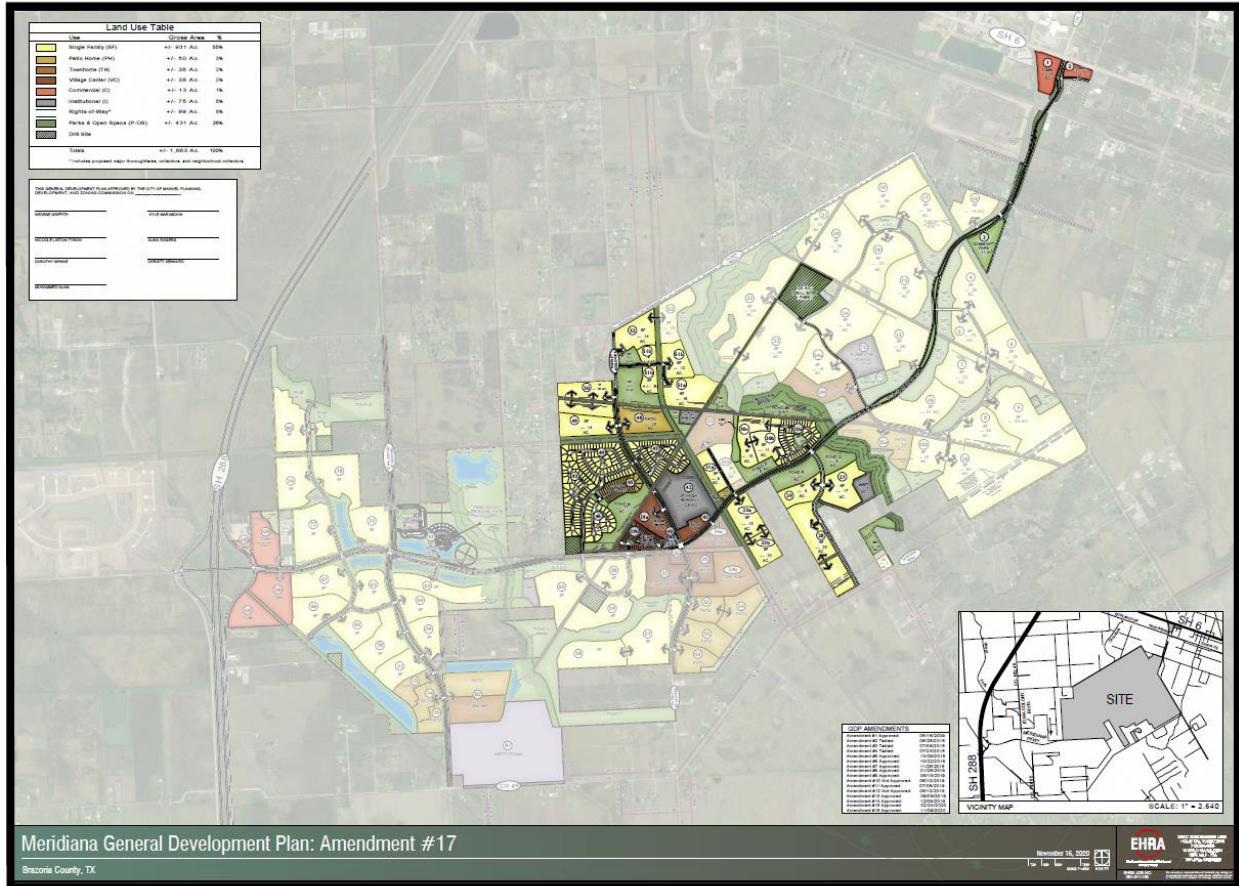
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TSPE No. F-726
TSPELS No. 10092330



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 17



**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

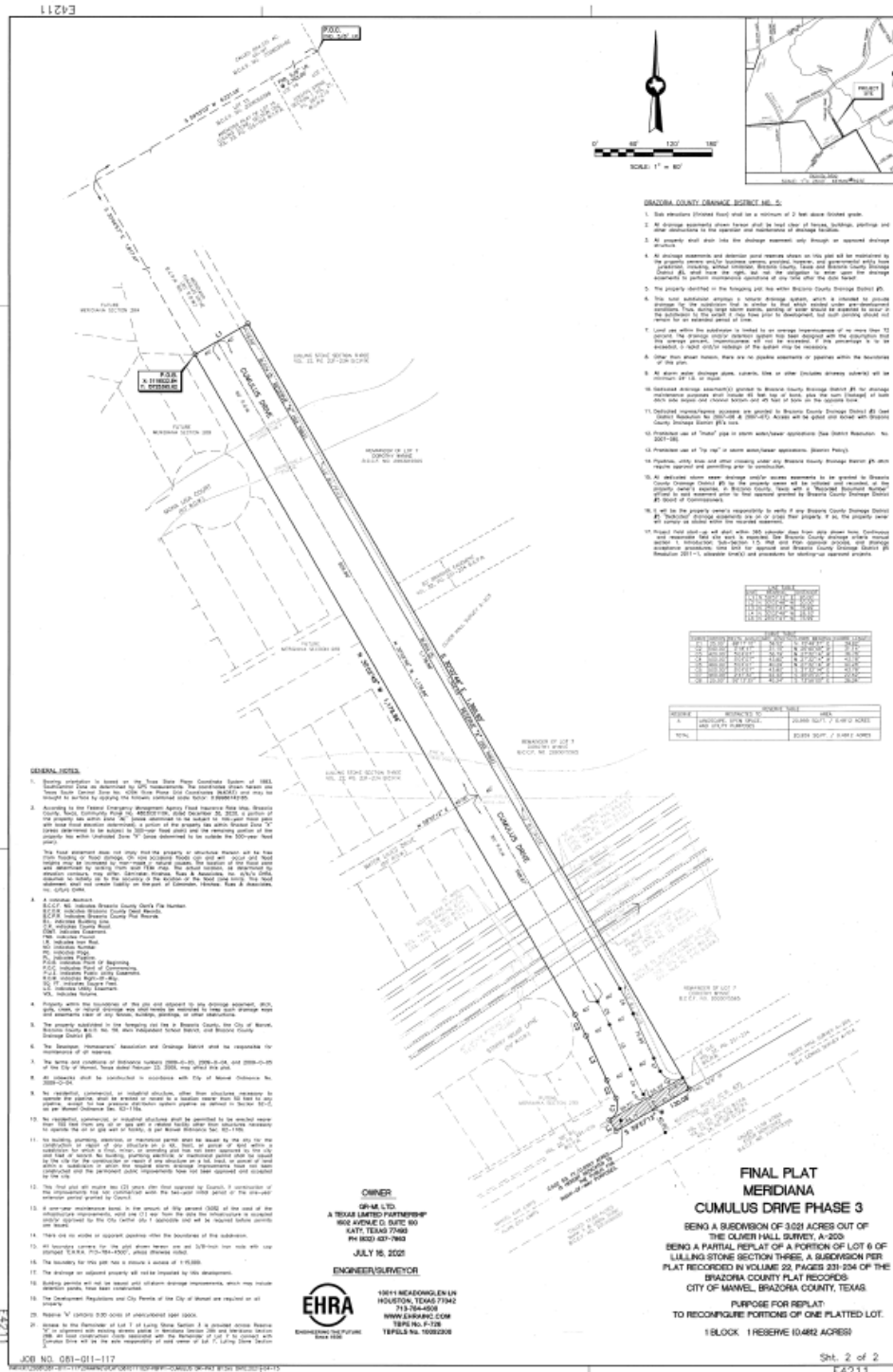
Plat Name	Meridiana Cumulus Drive Phase 3 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	July 26, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Background

The Meridiana Cumulus Drive Phase 3 Preliminary Plat was recommended approval to City Council with one condition at the February 22, 2021, meeting. The Commission requested a note whereby Reserve "A" provided road access to Residue Lot 7 to Cumulus Drive. The Commission recommendation was upheld by City Council at the March 1, 2021, meeting. The plat note stating "Access to Remainder of Lot 7 of Lulling Stone Section 3 is provided across Reserve "A" in alignment with existing streets platted in Meridiana Section 28A and Meridiana Section 28B. All road construction costs associated with the Remainder of Lot 7 to connect with Cumulus Drive will be the sole responsibility of said owner of Lot 7, Lulling Stone Section 3." Upon review of the Meridiana Cumulus Drive Phase 3 Final Plat, staff made comment to add "roadway" in the list of uses restricted to in Reserve A in the Reserve Table. Adding this use to Reserve A as a restriction, only further ensures roadway access will be granted to Residue Lot 7, Lulling Stone Section 3. The restriction has not been added to the Reserve Table for Reserve A. The Developer's response the restriction is not necessary because access is not being provided at this time but rather in the future. Further the Developer states, the public right-of-way will be dedicated by fee in a replat of the property whereby portions of Reserve A will become public right-of-way. In order to dedicate and construct new roads, a replat of a portion of this plat and the Residue of Lot 7, Lulling Stone Section 3 will be required. The owners of Residue Lot 7, Lulling Stone Section 3 and Reserve A will be required to sign off and agree even with a reserve restriction and a plat note.

The Meridiana Cumulus Drive Phase 3 Final Plat was brought before to the Planning, Development and Zoning Commission on June 14, 2021. The Developer requested a 30-day plat extension. The 30-day plat extension was recommended approval by City staff to the Commission. The Commission made a recommendation of approval to the 30-day plat extension. Between the Commission meeting and the June 21, 2021, City Council meeting, the Developer requested a withdrawal of the plat. Since the plat had been heard before the Commission it had to be taken for action by City Council (per State law). At the June 21st City Council meeting, City staff did not recommend approval of the plat since it did not meet the requirements of the adopted Meridiana O-PUD and subdivision regulations. The City Council failed to approve the Meridiana Cumulus Drive Phase 3 Final Plat.

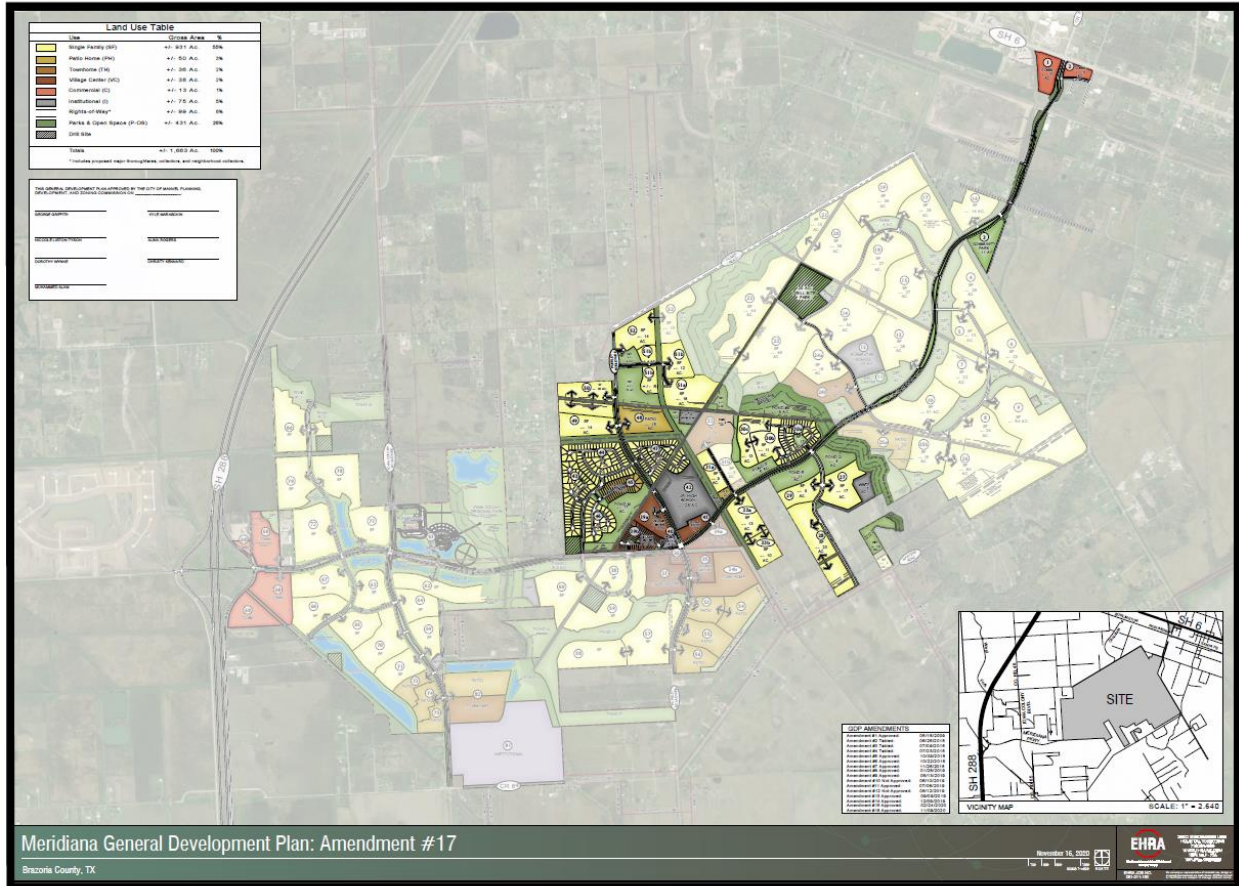
Plat Exhibit



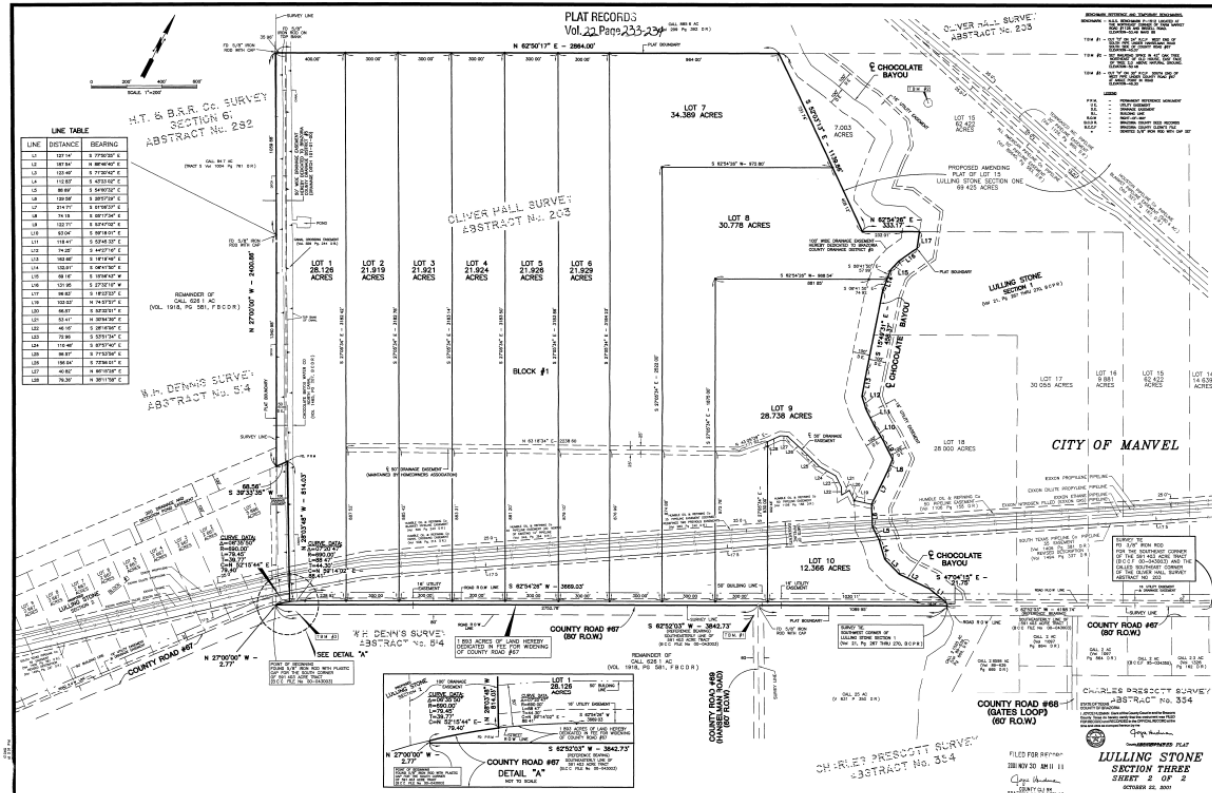


DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Meridiana General Development Plan Amendment No. 17



Lulling Stone Section Three



**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 28B Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	July 26, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Background

The Meridiana Section 28B Final Plat was brought before to the Planning, Development and Zoning Commission on June 14, 2021. The Developer requested a 30-day plat extension. The 30-day plat extension was recommended approval by City staff to the Commission. The Commission made a recommendation of approval to the 30-day plat extension. Between the Commission meeting and the June 21, 2021, City Council meeting, the Developer requested a withdrawal of the plat. Since the plat had been heard before the Commission it had to be taken for action by City Council (per State law). At the June 21st City Council meeting, City staff did not recommend approval of the plat since it did not meet the requirements of the adopted Meridiana O-PUD and subdivision regulations. The City Council failed to approve the Meridiana Section 28B Final Plat.

Staff Recommendation

The City staff recommends denial of Meridiana Section 28B Final Plat.

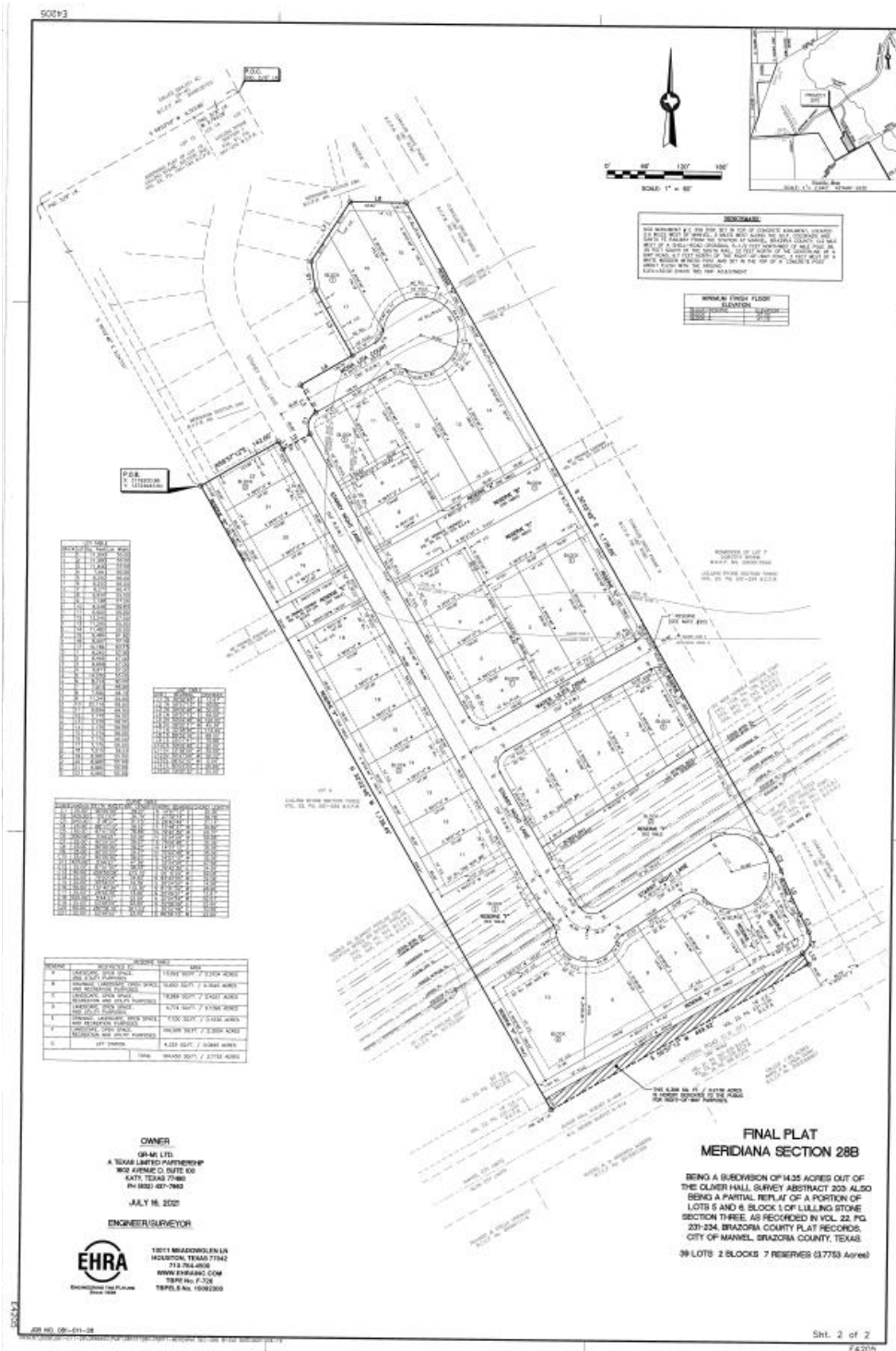
1. The lift station located in the final plat is not identified as an "Institutional" land use on the Meridiana GPD Amendment No. 17. This final plat is not in compliance with the Meridiana GDP. (Ordinance No. 2009-O-4)



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

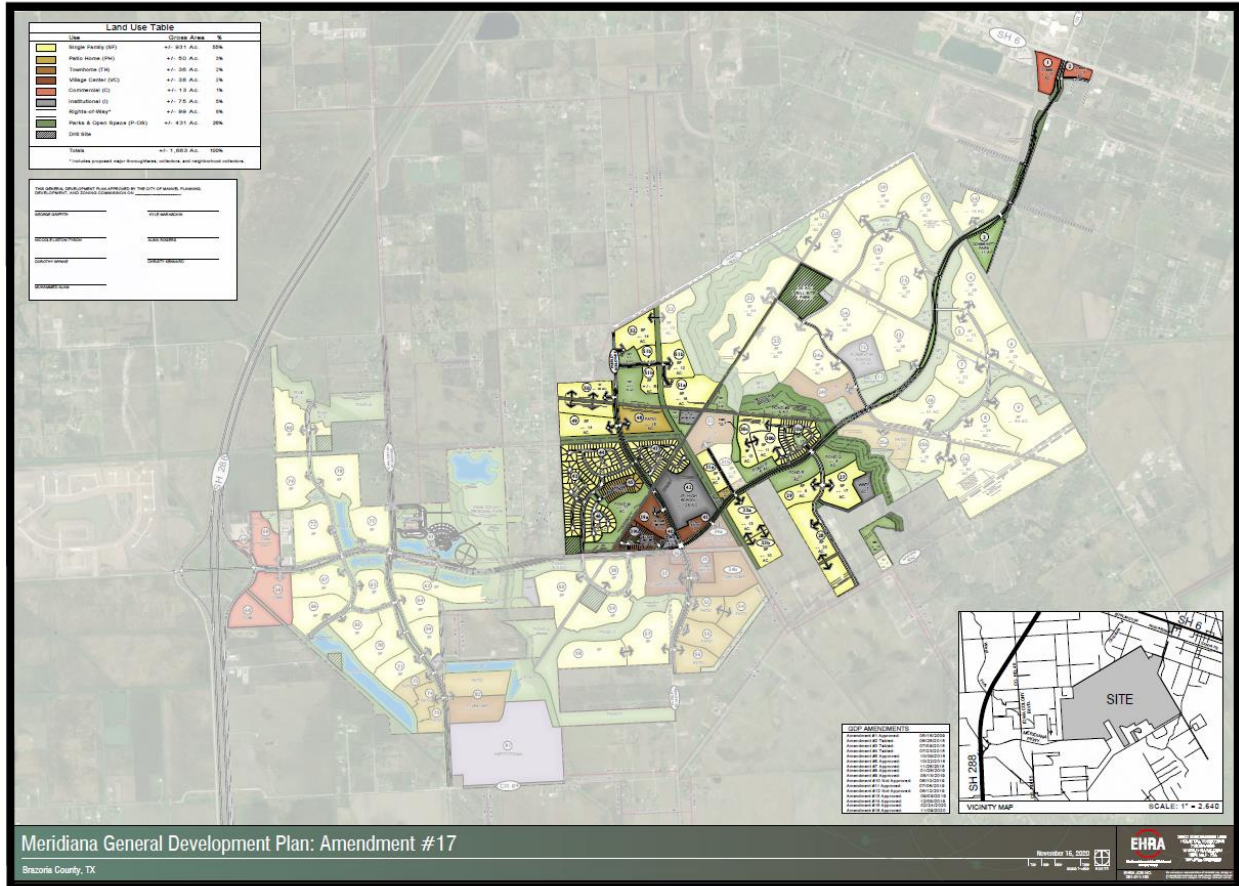




DEVELOPMENT SERVICES DEPARTMENT

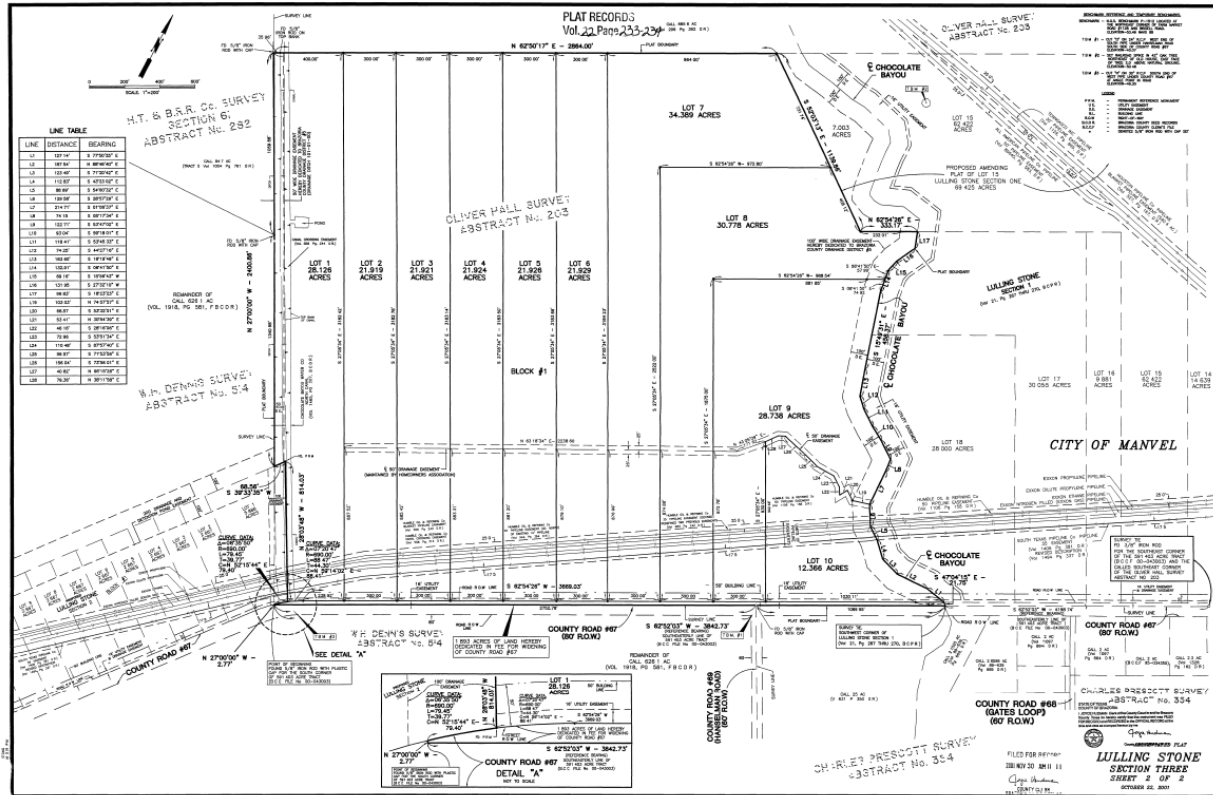
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Meridiana General Development Plan Amendment No. 17





Lulling Stone Section Three





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 26, 2021 PDZ and August 2, 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 move forward with recommendation to City Council,
Preliminary Plat for Meridiana Section 33B, A Subdivision of 10.12 acres out of the Oliver Hall Survey,
A-203, also being a partial replat of Lots 1 and 2, Block 1, of Lulling Stone Section 3,
a plat or map thereof recorded in Brazoria County Plat Records Vol. 22, Pg. 231-234, 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

06/28/2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 33B Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	July 26, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

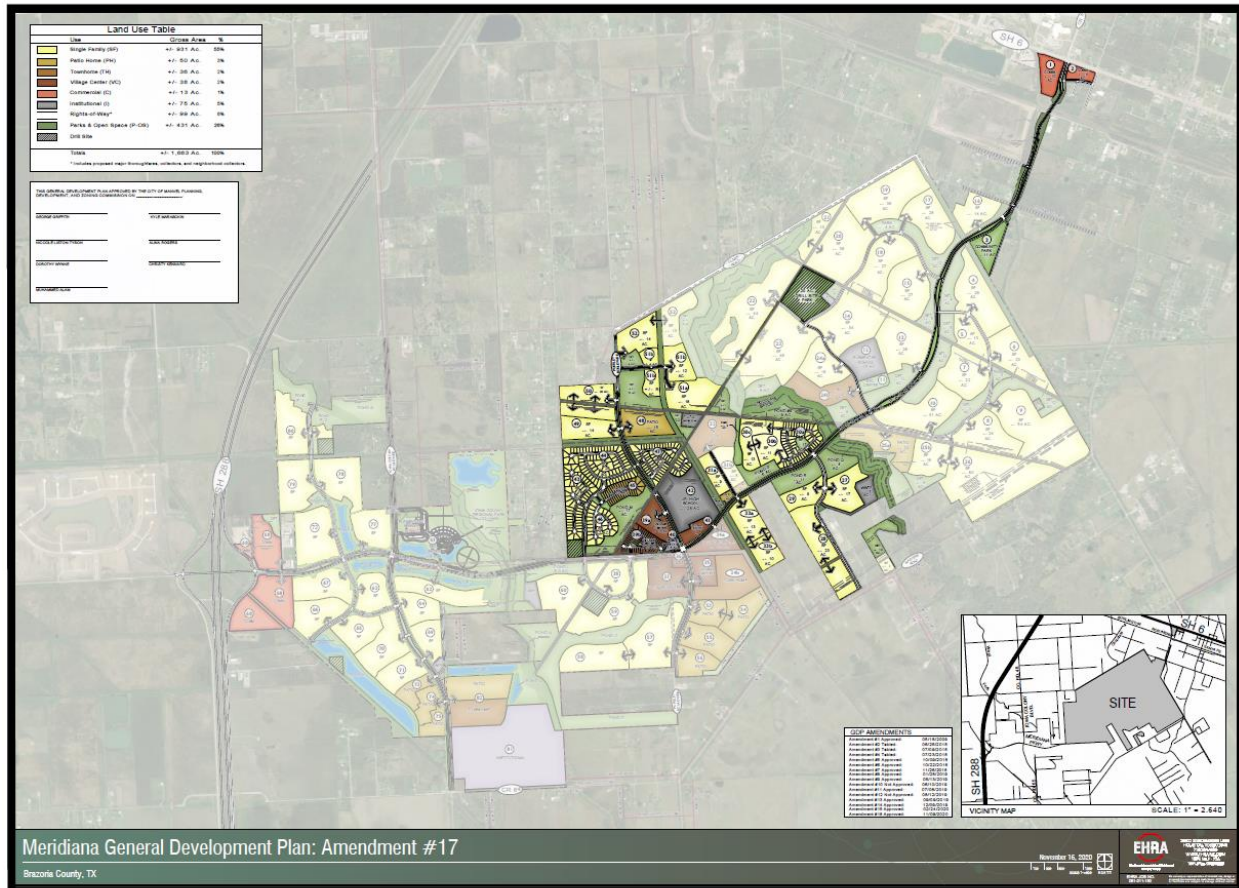
Staff Recommendation

The City staff recommends approval of the Meridiana Section 33B Preliminary Plat.



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. 48039C010K, dated December 30, 2020, the property lies within Unshaded Zone "X" (areas determined to be outside the 500-year floodplain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinchow, 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, Hinchow, Russ & Associates, Inc. d/b/a EHRA.
- A. indicates Abstract.
A.E. indicates Aerial Easement.
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.
PG. 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.I. 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. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- 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. 62-116(a).
- 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 A provides a total of 0.30 acres of unencumbered open space within the boundary of the plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

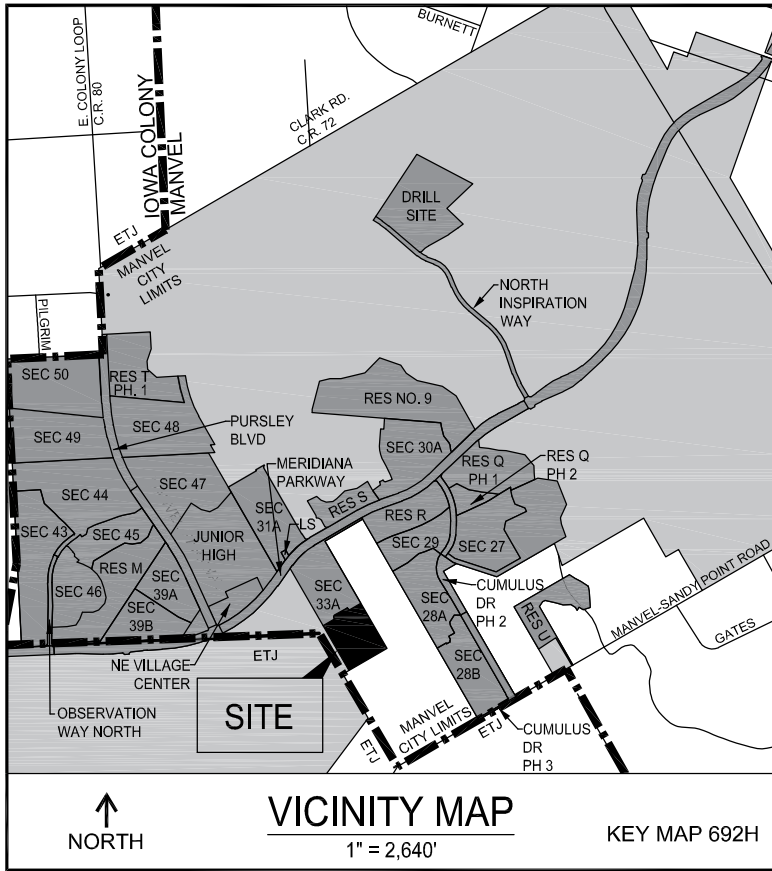
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage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

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 33B 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 _____ 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 33B 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



LOT SIZE TABLE			
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (feet +/-)
1	1	7,562.50	60.50
	2	7,562.50	60.50
	3	7,562.50	60.50
	4	7,562.50	60.50
	5	7,562.50	60.50
	6	7,562.50	60.50
	7	7,562.50	60.50
	8	7,562.50	60.50
	9	9,751.33	60.50
	10	18,565.21	60.50
	11	10,426.29	60.50
	12	12,523.93	60.50
	13	7,919.28	60.50
	14	7,380.00	60.00
	15	7,380.00	60.00
	16	7,380.00	60.00
	17	7,380.00	60.00
	18	7,380.00	60.00
	19	7,380.00	60.00
	20	8,475.87	60.00
	21	8,475.87	60.00
	22	7,380.00	60.00
	23	7,380.00	60.00
	24	7,380.00	60.00
	25	7,380.00	60.00
	26	7,380.00	60.00
	27	7,380.00	60.00
	28	7,924.92	60.00
	29	12,814.13	60.50
	30	10,457.57	60.50
	31	19,163.94	60.50
	32	10,560.56	62.42
	33	7,882.72	60.50
	34	7,942.40	60.50
	35	7,936.37	60.50
	36	7,930.33	60.50
	37	7,924.30	60.50
	38	7,918.26	60.50
	39	7,912.23	60.50
	40	7,906.20	60.50
*LOT WIDTH MEASURED AT THE LESSER OF THE FRONT OR REAR BUILDING SETBACK LINE.			

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	12,963.82	0.30
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,852.84	0.20
	TOTAL	21,816.66	0.50

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 59°57'12" E	180.63'
L2	N 30°02'48" W	18.80'
L3	S 30°02'48" E	19.77'
L4	N 59°57'12" E	151.48'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	N 14°57'12" E	35.36'
C2	25.00'	39.27'	S 75°02'48" E	35.36'

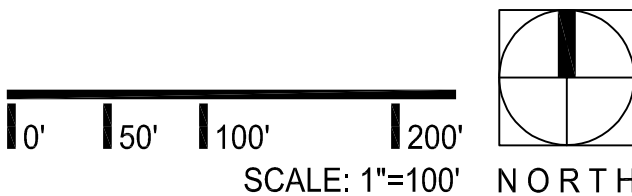


OWNER CONTACT INFORMATION

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, 59 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT



Meridiana Section 33B Preliminary Plat

A Subdivision of 10.12 acres out of the Oliver Hall Survey, A-203, also being a partial replat of Lots 1 and 2, Block 1, of Lulling Stone Section 3, a plat or map thereof recorded in Brazoria County Plat Records Vol. 22, Pg. 231-234, City of Manvel, Brazoria County, Texas.

40 Lots, 1 Block and 2 Reserves

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

July 15, 2021



ENGINEERING THE FUTURE SINCE 1936

EHRA JOB NO.
081-011-33

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

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.

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 931 Ac.	55%
Patio Home (PH)	+/- 50 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 75 Ac.	5%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 431 Ac.	26%
Drill Site		
Totals	+/- 1,663 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

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

GEORGE GRIFFITH

NICOLE LISTON-TYSON

DOROTHY WYNNE

MUHAMMAD ALAM

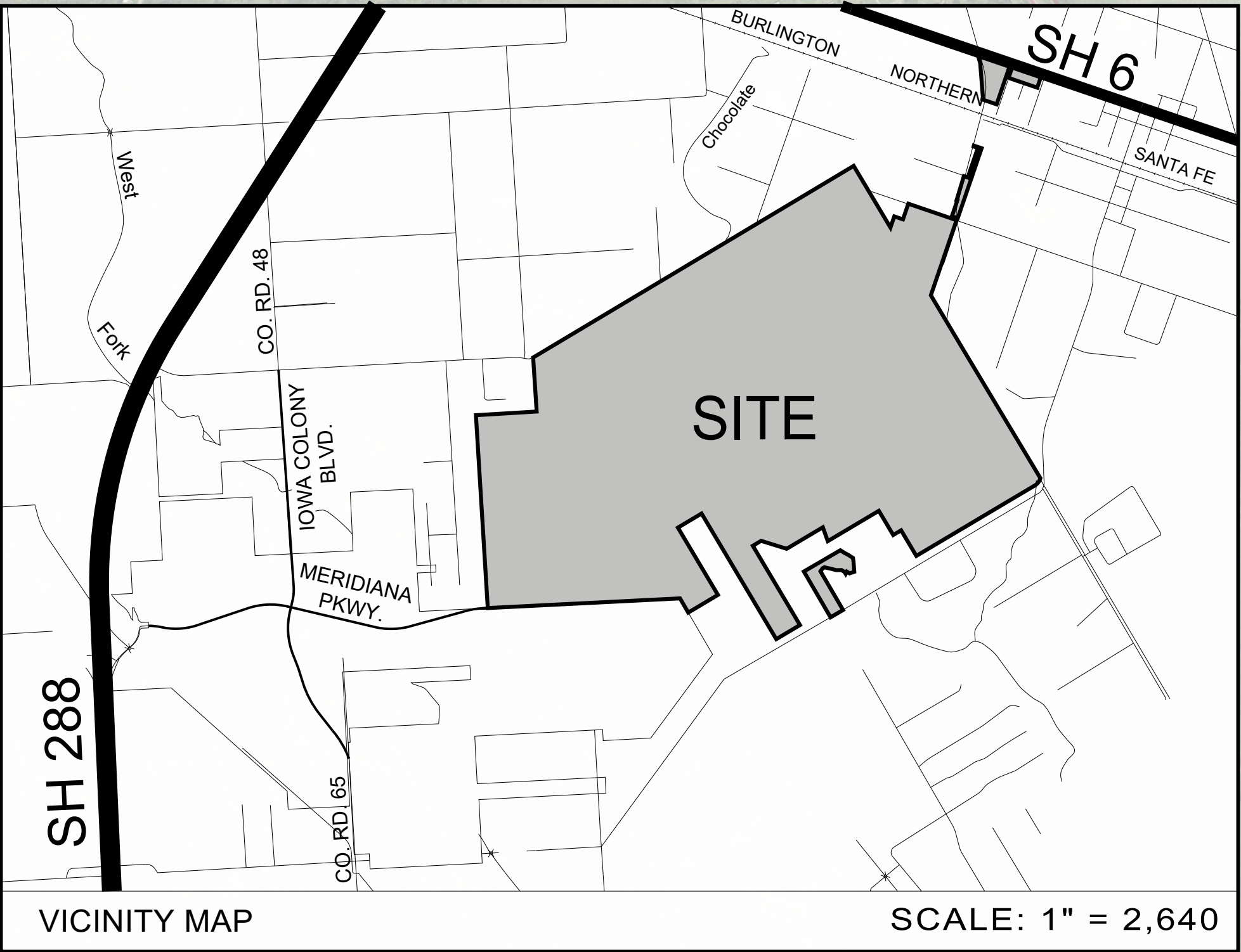
KYLE MARASCKIN

ALINA ROGERS

CHRISTY KENNARD



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2019
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020



Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBDPL No. 10092300

EHRA JOB NO. 081-011-150



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 26, 2021 PDZ & August 2, 2021 City Council

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

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Vacating Plat for Manvel Interim Park Site, being a vacation of a subdivision plat of 20.00
acres, known as "Minor Plat Manvel Interim Park Site", recorded under Brazoria County Clerk's File
Number 2011032948, and being out of the Oliver Hall Survey, Abstract 203, and the H.T. &
B.R.R. Co. Survey, Section 61, Abstract 282 in the City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.07.21 18:22:19 -05'00'

SIGNATURE

July 26, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Manvel Interim Park Site Vacating Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	July 26, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

The Manvel Interim Park Site Minor Plat was approved by City Council in 2011. According to agreements with the Developer and the City the "Manvel Interim Park Site Minor Plat" will be conveyed to the Developer for another location in the Meridiana Development. The Developer platted the Meridiana Drill Site Reserve Final Plat on September 21, 2020. The Meridiana Drill Site Reserve Final Plat satisfies the agreement for the land swap. The Developer would like to incorporate this land into the Development as detention.

Staff Recommendation

The City staff recommends approval of the Manvel Interim Park Site Vacating Plat.



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6

MANVEL, TX 77578

281-489-0630

Plat Exhibit

MINOR PLAT MANVEL INTERIM PARK SITE

VACATING PLAT

BEING A VACATION OF A SUBDIVISION PLAT OF 20.00 ACRES, KNOWN AS "MINOR PLAT MANVEL INTERIM PARK SITE," RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 201602048, AND BEING OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H.T. & B.W. CO. SURVEY, SECTION 41, ABSTRACT 282 IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

OWNER
GR-ME, LTD.
A TEXAS LIMITED PARTNERSHIP
1932 AVENUE D, SUITE 100
KATY, TEXAS 77450
PH (281) 437-7963

JULY 16, 2021

ENGINEER/SURVEYOR
EHRA
ENGINEERING THE FUTURE
SINCE 1922
16011 MEMORIALDRIVE
FOSTER, TEXAS 77420
PH (281) 437-7963
WWW.EHRA.COM
TXS No. 1728
TREL No. 0000000

STATE OF TEXAS
COUNTY OF BRAZORIA

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 he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, on this _____ day of _____, 2021.

Notary Public in and for the State of Texas
My Notary Commission Expires _____, 2024

STATE OF TEXAS
COUNTY OF BRAZORIA

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 he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, on this _____ day of _____, 2021.

Notary Public in and for the State of Texas
My Notary Commission Expires _____, 2024

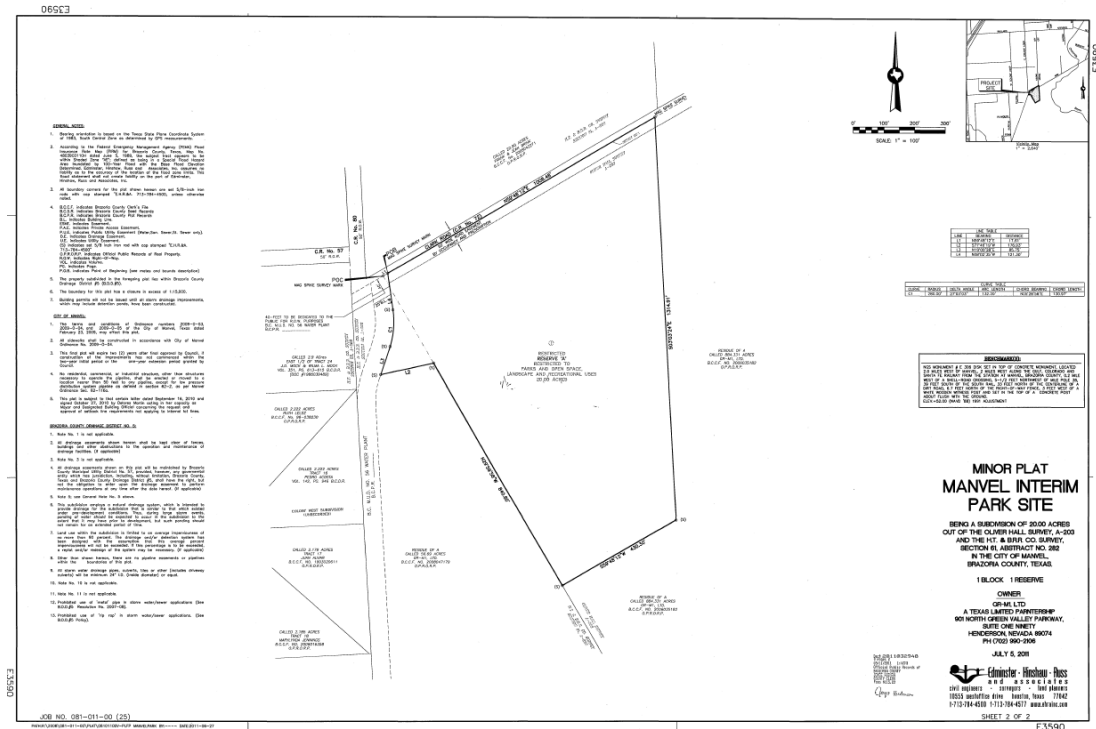
STATE OF TEXAS
COUNTY OF BRAZORIA

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 he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, on this _____ day of _____, 2021.

Notary Public in and for the State of Texas
My Notary Commission Expires _____, 2024

Manvel Interim Park Site Minor Plat



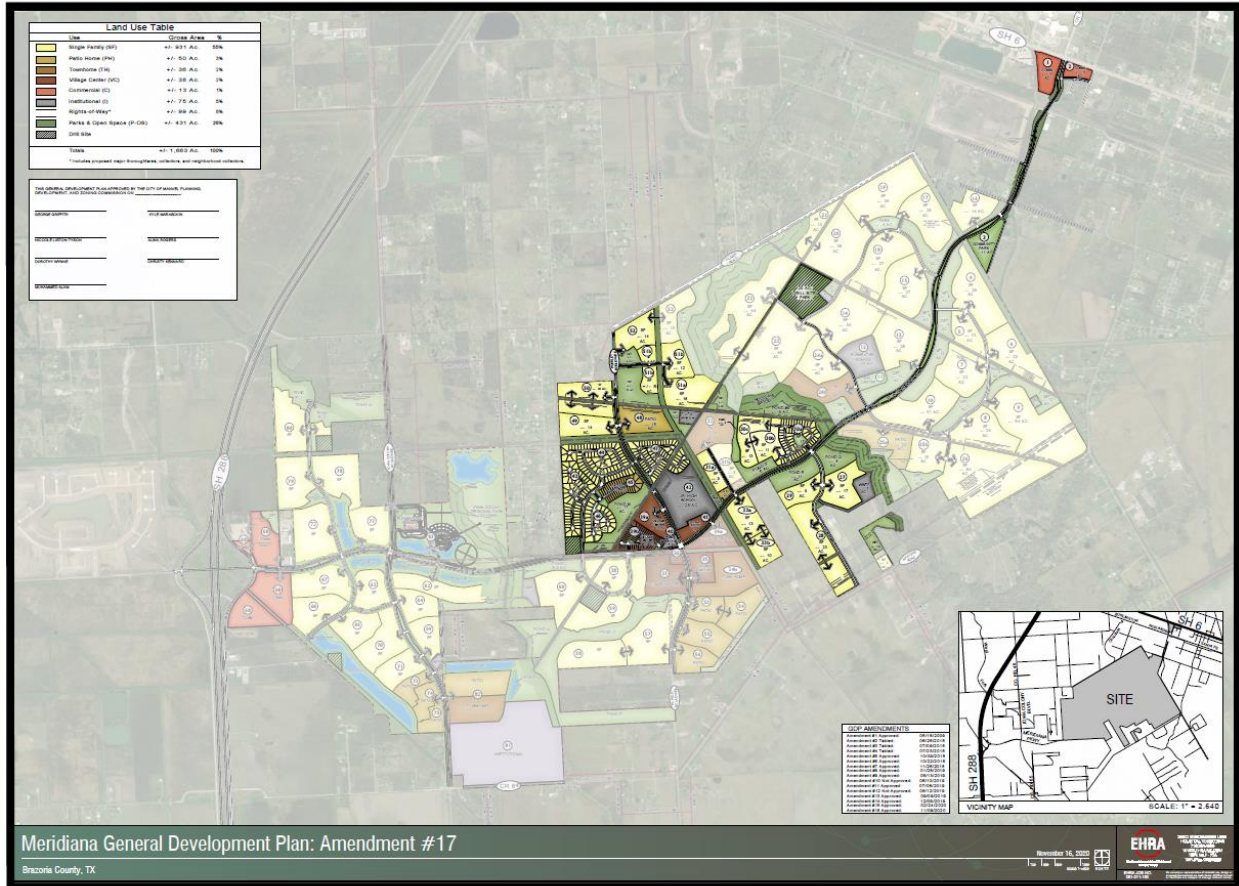
[illegible]



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 17



METES AND BOUNDS DESCRIPTION
MERIDIANA DETENTION RESERVE T PHASE 1
BEING A 14.11 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282
AND THE OLIVER HALL SURVEY, A-203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 14.11 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282 AND THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 56.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179, OUT OF A CALLED 884.331 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER B.C.C.F. NO. 2006035182.

THE SAID 14.11 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, A-282, same being the northwest corner of the called 884.331 acre tract and the said Manvel Interim Park Site and the northeast corner of a called 56.69 acre tract of land;

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

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

1) THENCE, North 86°56'36" East, for a distance of 596.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, South 03°03'24" East, for a distance of 231.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

3) THENCE, South 17°52'48" West, for a distance of 179.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

4) THENCE, South 03°03'27" East, for a distance of 111.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

5) THENCE, South 48°03'27" East, for a distance of 165.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

6) THENCE, North 86°56'33" East, for a distance of 292.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left;

7) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 1,550.00 feet, a central angle of 13°48'18", an arc length of 373.46 feet, and a chord bearing of South 13°21'05" East, for a distance of 372.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 84°59'36" West, for a distance of 1,024.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 03°03'24" West, for a distance of 414.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 84°35'55" East, for a distance of 188.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, North 05°19'52" West, for a distance of 179.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, South 84°57'33" West, for a distance of 181.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, North 03°03'24" West, for a distance of 238.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature;

14) THENCE, in a northeasterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 36°52'12", an arc length of 16.09 feet, and a chord bearing of North 15°22'42" East, for a distance of 15.81 feet to the POINT OF BEGINNING and containing 14.11 acres of land.

STATE OF TEXAS:

COUNTY OF BRAZORIA:

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Detention Reserve T Phase 1, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this 15th day of July 2021.

OWNER

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

BY:

Print Name: Matt Lawson

Title: President

STATE OF TEXAS

COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of July 2021.



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



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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E.,
President

Date

Kerry L. Osburn
Vice President

Date

Brandon Middleton
Secretary/Treasurer

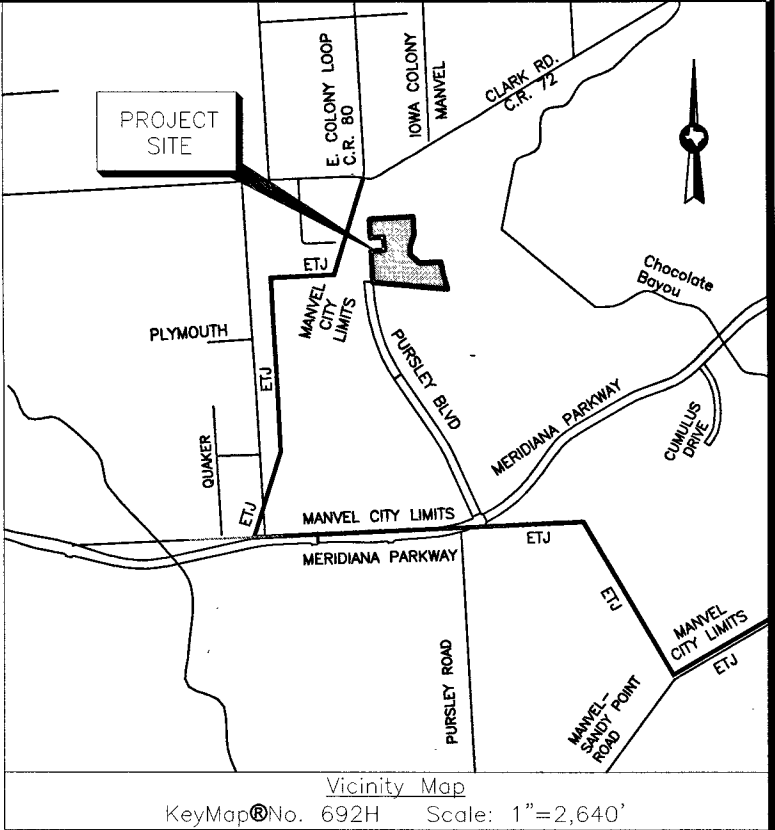
Date

Jarrod D. Aden, P.E., C.F.M.
District Engineer

Date

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

BCDD #5 REF ID # B200055



Vicinity Map
KeyMap©No. 692H Scale: 1"=2,640'

FINAL PLAT
MERIDIANA
DETENTION RESERVE T
PHASE 1

BEING A SUBDIVISION OF 14.11 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61,
A-282, AND THE OLIVER HALL SURVEY, A-203;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

OWNER

GR-M1, LTD.

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

JULY 16, 2021



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

1. 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 State Plane Coordinate Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.9998742185.
2. All boundary corners for the plot shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020. The northeasterly portion of the property lies within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined) and the remaining portion lies within Unshaded Zone AE (areas determined to be within the 500-year flood plain) and the remaining portion of the property lies within Shaded Zone "X" (areas determined to be subject to the 500-year flood plain with depths determined less than 1 foot).

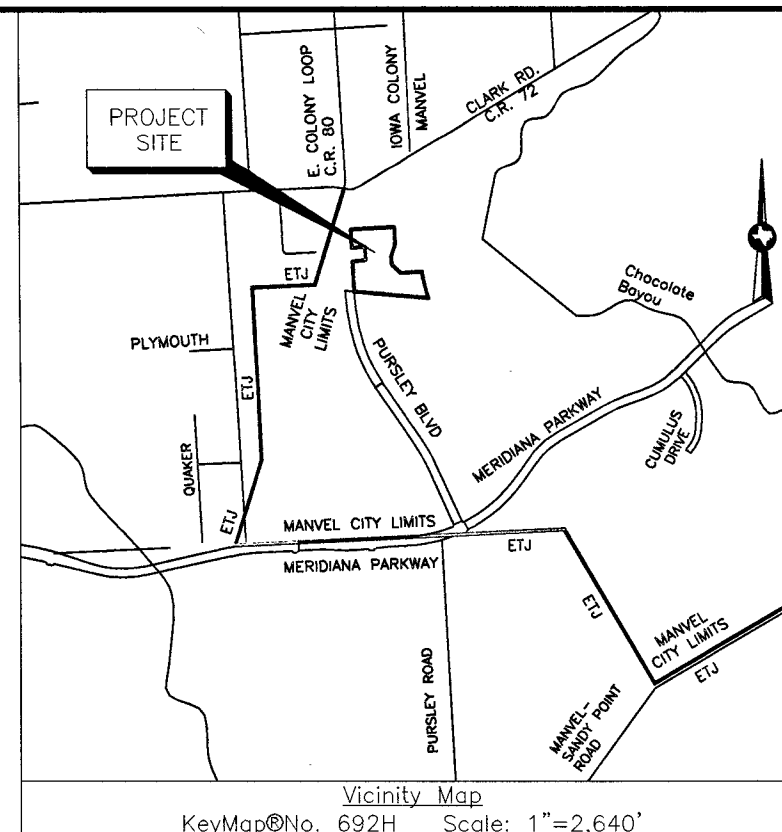
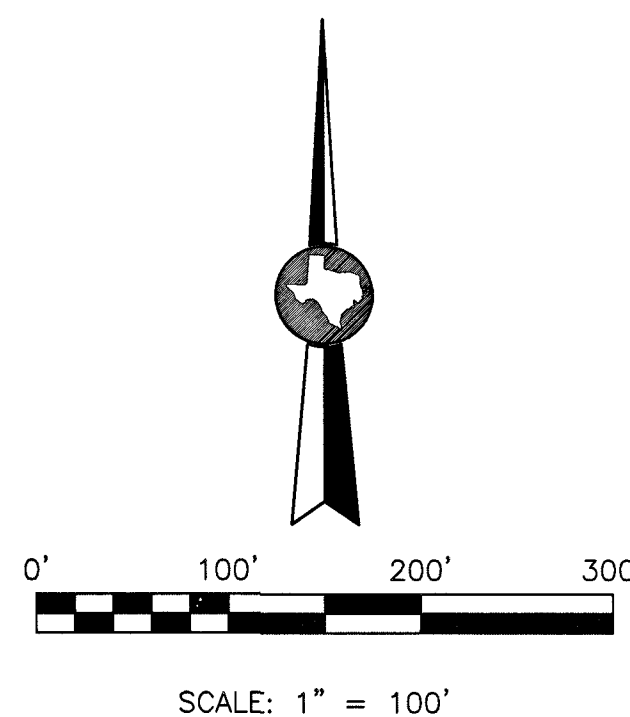
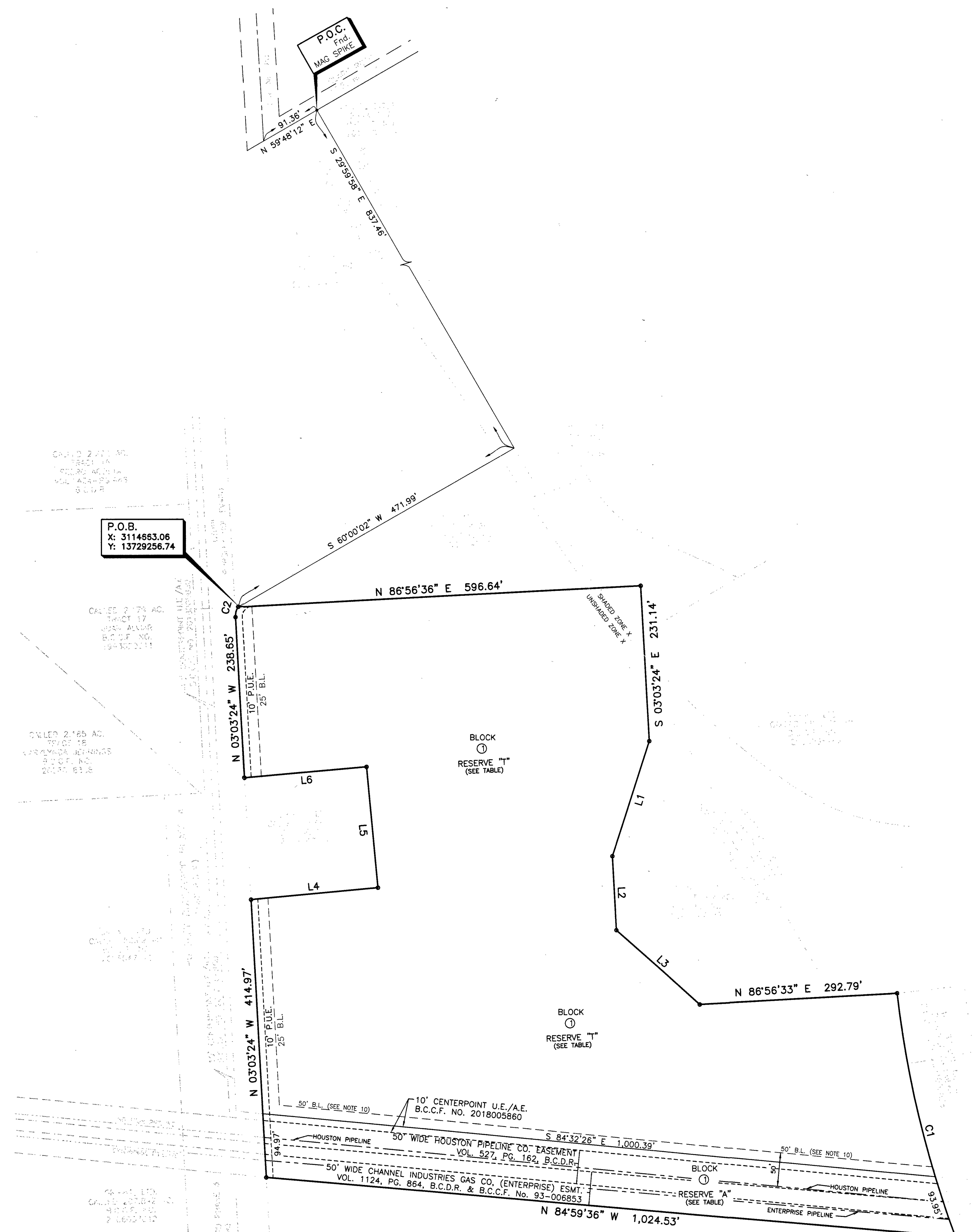
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA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

- A. indicates Abstract.
 - AC. indicates Acres.
 - B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
 - B.C.D.D. NO. indicates Brazoria County Drainage District Number.
 - B.C.D.R. indicates Brazoria County Deed Records.
 - B.C.P.R. indicates Brazoria County Plat Records.
 - B.L. indicates Building Line.
 - C.R. No. indicates County Road Number.
 - ESMT. indicates Easement.
 - FD. indicates Found.
 - I.R. indicates Iron Rod.
 - N.T.S. indicates Not To Scale.
 - P.G. indicates Page.
 - P.O.B. indicates Point of Beginning.
 - P.O.C. indicates Point of Commencing.
 - P.U.E. indicates Public Utility Easement.
 - SQ. FT. indicates Square Feet.
 - R.O.W. indicates Right-Of-Way.
 - U.E./A.E. indicates Utility Easement/Aerial Easement.
 - VOL. indicates Volume.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
 6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gulley, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
 7. The Municipal Utility District/Homeowners' Association shall be responsible for maintenance of all reserves.
 8. 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.
 9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
 10. 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.
 11. No low pressure distribution system pipeline as defined in section 62-2, of any Manvel Ordinance Sec. 62-116a.
 12. No residential, commercial, or industrial structures shall be permitted to be erected nearer than 10 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
 13. No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the construction or construction of a permitted structure, including manufactured homes or mobile homes, as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
 14. This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
 15. A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
 16. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
 17. The Development Regulations and City Permits of the City of Manvel are required on all property.
 18. Reserve "T" provides a total of 2.55 acres of unencumbered open space within the boundary of this plat.
 19. The boundary for this plat has a closure in excess of 1:15,000.
 20. The drainage on adjacent property will not be impacted by this development.
 21. The Developer, Homeowners' Association and Drainage District shall be responsible for maintaining all reserves.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 17°52'48" W	179.07'
L2	S 03°03'27" E	111.14'
L3	S 08°03'27" E	165.99'
L4	N 84°35'55" E	188.60'
L5	N 05°19'52" W	179.83'
L6	S 84°57'33" W	181.41'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1550.00'	13°48'18"	373.46'	S 13°21'05" E	372.56'
C2	25.00'	36°52'12"	16.09'	N 15°22'42" E	15.81'

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	91,056 SQ.FT. /	2.09 ACRES
T	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	523,574 SQ.FT. /	12.02 ACRES
TOTAL		614,630 SQ.FT. /	14.11 ACRES



1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown herein shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. 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.
5. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
6. This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
7. 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.
8. Other than shown herein, there are no pipeline easements or pipelines within the boundaries of this plan.
9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
10. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sun (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
11. 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.
12. Prohibited use of "metal" pipe in storm water/sewer applications. (See District Resolution No. 2007-08).
13. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
16. 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.
17. 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.

FINAL PLAT
MERIDIANA
DETENTION RESERVE T
PHASE 1

BEING A SUBDIVISION OF 14.11 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61,
A-282, AND THE OLIVER HALL SURVEY, A-203
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

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

JULY 16, 2021



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



CURVE TABLE					
CURVE	ENTER	DETA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH

NEXT MONUMENT # C 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 RAILROAD TRACKS, 1/2 MILE EAST OF TRAMMEL, BRAZORIA COUNTY, 0.2 MILE SOUTH OF THE GULF COAST HIGHWAY, 1/2 MILE NORTHWEST OF MILC POLE ON DIRT ROAD, 6.7 FEET NORTH OF THE SOUTHWEST CORNER OF THE CENTERLINE OF DIRT ROAD, 9.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF WHITE OAK TREE. DISK SET IS SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=82.00 (NAVD 83) 1991 ADJUSTMENT

BEING A SUBDIVISION OF 20.00 ACRES
OUT OF THE OLIVER HALL SURVEY, A-203
AND THE H.T. & B.R.R. CO. SURVEY,
SECTION 61, ABSTRACT NO. 282
IN THE CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER
GR-MI, LTD
A TEXAS LIMITED PARTNERSHIP
901 NORTH GREEN VALLEY PARKWAY
SUITE ONE NINETY

JULY 5, 2011

Edminster · Hinshaw · Russell
and associates
civil engineers · surveyors · land planners
10555 westoffice drive houston, texas 77042
6-713-784-4510 6-713-784-4572 www.edhruss.com

SHEET 2 OF 2

Doc# 2011032942
3 Pages 2
05/11/2011 1:40PM
Official Public Records in
DODGE COUNTY
JULIE MCGINNIS
COUNTY CLERK
Fees \$125.00
Julie McGinnis

[illegible]

1. The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Waver, Texas dated February 23, 2009, are hereby cited in full.
2. All sidewalks shall be constructed in accordance with City of Waver Ordinance No. 2009-0-01.
3. This first plot will expire two (2) years after final approval by Council. If construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council, the permit shall expire.
4. No residential, commercial, or industrial structures, other 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 pipelines as defined in Section 62-2, as per Waver Ordinance Book 82-116.
5. This plot is subject to that certain letter dated September 16, 2010 and signed October 27, 2010 by Debrae Murthi acting in her capacity as Mayor of Waver, Texas and to that certain letter dated September 16, 2010 and signed October 27, 2010 by Debrae Murthi acting in her capacity as Mayor of Waver, Texas.

[illegible][illegible]

RESIDUE OF A
CALLED 884.331 ACRES
GR-W1, LTD.
B.C.C.F. NO. 200003518
O.R.B.R.

RESERVE OF A
CALLED 884.331 ACRES
GR-WF, LTD.
B.C.C.F. NO. 2000035182

JOB NO. 081-011-00 (25)

(SAR) 001-011-0011 AT 00101100V-DLT WMMFIDWY RC----- DAT:2011-06-1

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 931 Ac.	55%
Patio Home (PH)	+/- 50 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 75 Ac.	5%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 431 Ac.	26%
Drill Site		
Totals	+/- 1,663 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

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

GEORGE GRIFFITH

NICOLE LISTON-TYSON

DOROTHY WYNNE

MUHAMMAD ALAM

KYLE MARASCKIN

ALINA ROGERS

CHRISTY KENNARD



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2019
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020



Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBDPL No. 10092300

EHRA JOB NO. 081-011-150



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 26, 2021 PDZ & August 2, 2021 City Council

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

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Final Plat for Meridiana Detention Reserve T Phase 1, being a subdivision of 14.11 acres
out of the H.T. & B.R.R. Co. Survey, Section 61, A-282, and the Oliver Hall Survey,
A-203; City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.07.21 18:13:50 -05'00'

SIGNATURE

July 21, 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 T Phase 1 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	July 26, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Background

The Meridiana Detention Reserve T Phase 1 Final Plat was approved for a 30-day plat extension by City Council on April 19, 2021. The Commission recommended approval of the 30-day plat extension to City Council on April 12, 2021. The plat was re-submitted and approved by City Council on May 3, 2021. The Commission recommended approval of this plat to City Council on April 26, 2021. This final plat has been brought back for consideration to include portions of the Manvel Interim Park Site Minor Plat. The previously approved final plat did not include the Manvel Interim Park Site Minor Plat since that plat required vacation. The Manvel Interim Park Site Vacating Plat has been brought to you at this meeting for recommendation. The Manvel Interim Park Site Vacating Plat must be approved before the Meridiana Detention Reserve T Phase 1 Final Plat can be approved.

Staff Recommendation

The City staff recommends denial of Meridiana Detention Reserve T Phase 1 Final Plat.

1. The configuration of this final plat has not been approved on the Meridiana GPD Amendment No. 17. The 56.69-acre tract abutting the eastern plat boundary (GR-M1, LTD called 56.69 ac. B.C.C.F. No. 2008047179) is included with this plat according to the Meridiana GDP. This final plat is not in compliance with the Meridiana GDP. (Ordinance No. 2009-O-4)
2. Remove General Note No. 7 because it can be combined with Note No. 21. (Section 62-41 and Section 62-44)
3. Add "Municipal Utility District" to General Note No. 21. (Section 62-41 and Section 62-44)



54170

-



- [illegible]

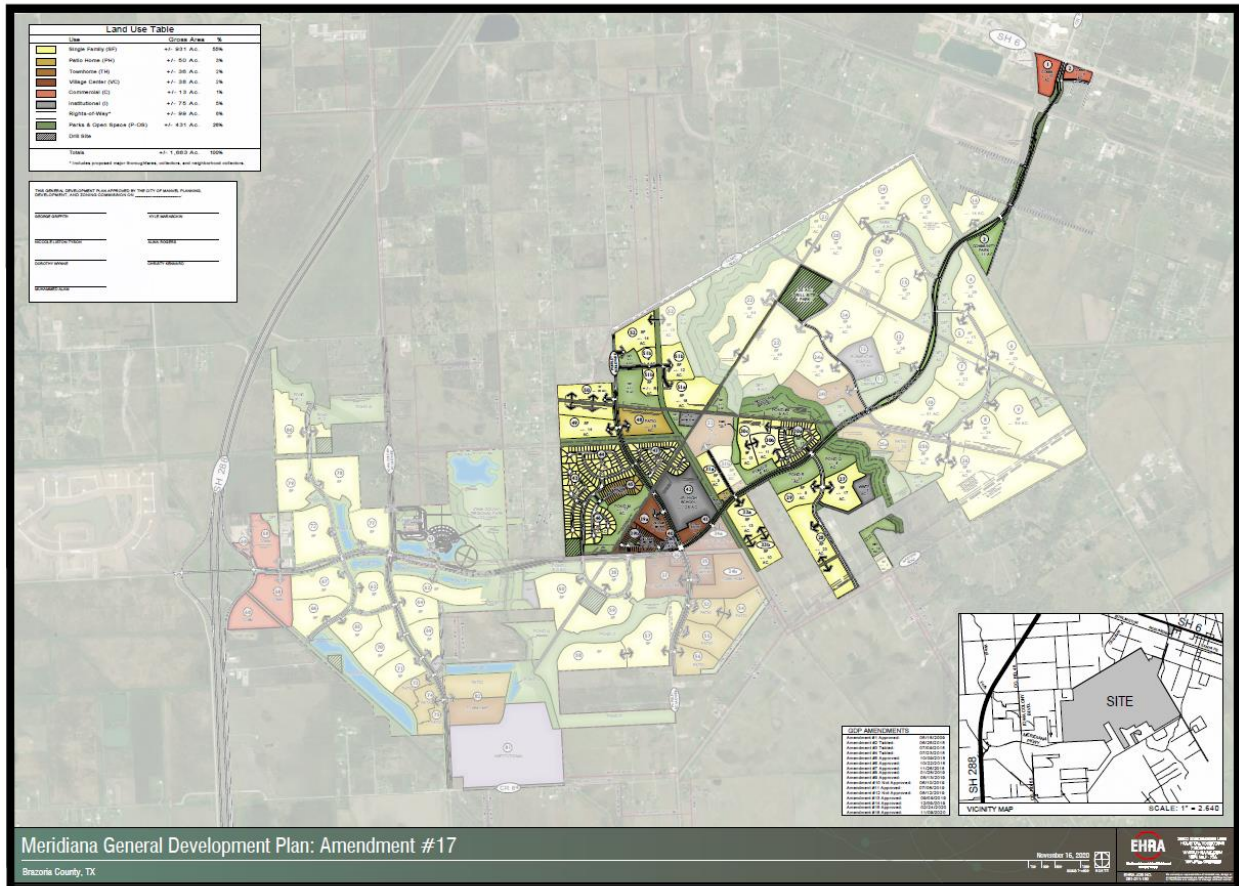
BEING A SUBDIVISION OF 14.1 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61,
A-282, AND THE OLIVER HALL SURVEY, A-203
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES
OWNER
QR-MI, LTD.
TEXAS LIMITED PARTNERSHIP
1502 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863
JULY 16, 2021



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRINC.COM
TSPF No. F-726
TSPFL No. 10092300

Meridiana General Development Plan Amendment No. 17





CURVE TABLE					
CURVE	ENTER	DETA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH

N25 MONUMENT # C 305 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANOR, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILROAD, 1/2 MILE WEST OF MANOR, BRADDOCK COUNTY, 0.2 MILE WEST OF THE GULF, ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POST 38.20 NORTH, 6.0 FEET OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF THE GULF RAILROAD CROSSING. DISK SET IN THE TOP OF A CONCRETE POST ABOUT FLIGHT WITH THE GROUND.
ELEV.=32.00 (NAVD 785) 1991 ADJUSTMENT

BEING A SUBDIVISION OF 20.00 ACRES
OUT OF THE OLIVER HALL SURVEY, A-203
AND THE H.T. & B.R.R. CO. SURVEY,
SECTION 61, ABSTRACT NO. 282
IN THE CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER
GR-MI, LTD
A TEXAS LIMITED PARTNERSHIP
901 NORTH GREEN VALLEY PARKWAY
SUITE ONE NINETY

JULY 5, 2011

Edminster · Hinshaw · Russell
and associates
civil engineers · surveyors · land planners
10555 westoffice drive houston, texas 77042
6-713-784-4510 6-713-784-4572 www.edhruss.com

SHEET 2 OF 2

Doc# 2011032942
3 Pages 2
09/11/2011 1:40PM
Official Public Records in
DODGE COUNTY
JULIE MCGINN
COUNTY CLERK
Fees \$125.00
Julie McGinn

[illegible]

1. The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Waver, Texas dated February 23, 2009, are hereby cited in full.
2. All sidewalks shall be constructed in accordance with City of Waver Ordinance No. 2009-0-01.
3. This first plot will expire two (2) years after final approval by Council. If construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council, the improvements shall be removed.
4. No residential, commercial, or industrial structures, other 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 pipelines as defined in Section 62-2, as per Waver Ordinance Book 82-116.
5. This plot is subject to that certain letter dated September 16, 2010 and signed October 27, 2010 by Debrae Murthi acting in her capacity as Mayor of Waver, Texas and to that certain letter dated September 16, 2010 and signed October 27, 2010 by Debrae Murthi acting in her capacity as Mayor of Waver, Texas.

[illegible][illegible]

RESIDUE OF A
CALLED 884.331 ACRES
GR-W1, LTD.
B.C.C.F. NO. 200003518
O.R.B.R.

RESERVE OF A
CALLED 884,331 ACRES
GR-WT, LTD.
B.C.C.F. NO. 2008035182
C.P.R.O.R.P.

JOB NO. 081-011-00 (25)

(SAR) 001-011-0011 AT 00101100V-DLT WMMFIDWY RC----- DAT:2011-06-1

METES AND BOUNDS DESCRIPTION
MERIDIANA DETENTION RESERVE T PHASE 1
BEING A 14.11 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282
AND THE OLIVER HALL SURVEY, A-203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 14.11 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282 AND THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 56.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179, OUT OF A CALLED 884.331 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER B.C.C.F. NO. 2006035182.

THE SAID 14.11 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, A-282, same being the northwest corner of the called 884.331 acre tract and the said Manvel Interim Park Site and the northeast corner of a called 56.69 acre tract of land;

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

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

1) THENCE, North 86°56'36" East, for a distance of 596.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, South 03°03'24" East, for a distance of 231.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

3) THENCE, South 17°52'48" West, for a distance of 179.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

4) THENCE, South 03°03'27" East, for a distance of 111.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

5) THENCE, South 48°03'27" East, for a distance of 165.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

6) THENCE, North 86°56'33" East, for a distance of 292.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left;

7) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 1,550.00 feet, a central angle of 13°48'18", an arc length of 373.46 feet, and a chord bearing of South 13°21'05" East, for a distance of 372.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 84°59'36" West, for a distance of 1,024.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 03°03'24" West, for a distance of 414.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 84°35'55" East, for a distance of 188.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, North 05°19'52" West, for a distance of 179.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, South 84°57'33" West, for a distance of 181.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, North 03°03'24" West, for a distance of 238.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature;

14) THENCE, in a northeasterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 36°52'12", an arc length of 16.09 feet, and a chord bearing of North 15°22'42" East, for a distance of 15.81 feet to the POINT OF BEGINNING and containing 14.11 acres of land.

STATE OF TEXAS:

COUNTY OF BRAZORIA:

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Detention Reserve T Phase 1, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this 15th day of July, 2021.

OWNER

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

BY:

Print Name: Matt Lawson

Title: President

STATE OF TEXAS

COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of July, 2021.



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



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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E.,
President

Date

Kerry L. Osburn
Vice President

Date

Brandon Middleton
Secretary/Treasurer

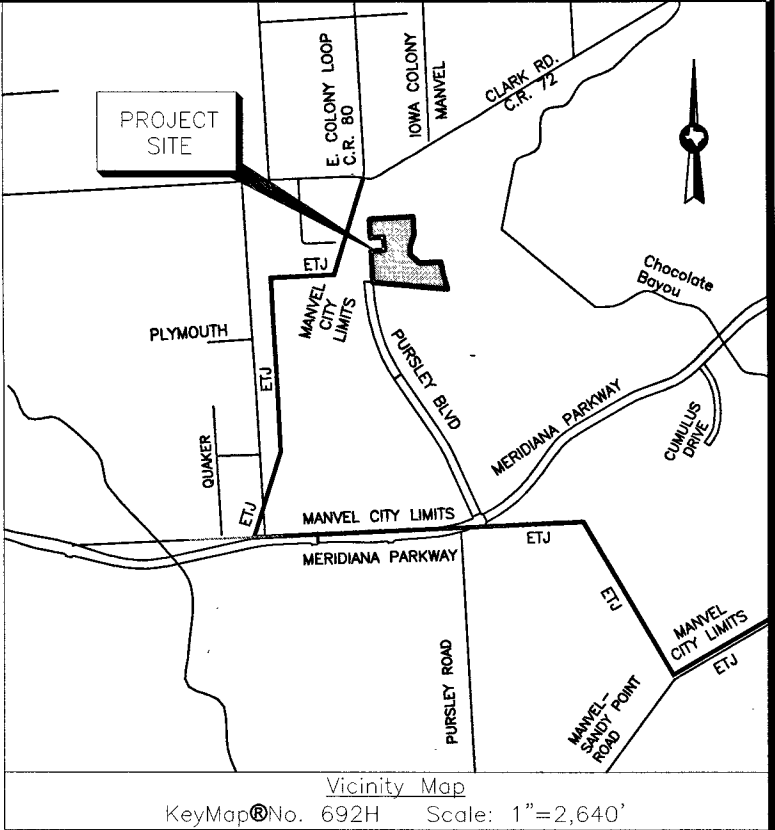
Date

Jarrod D. Aden, P.E., C.F.M.
District Engineer

Date

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

BCDD #5 REF ID # B200055



FINAL PLAT
MERIDIANA
DETENTION RESERVE T
PHASE 1

BEING A SUBDIVISION OF 14.11 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61,
A-282, AND THE OLIVER HALL SURVEY, A-203;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

OWNER

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

JULY 16, 2021



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

1. 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 State Plane Coordinate Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.9998742185.
2. All boundary corners for the plot shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020. The northeasterly portion of the property lies within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined) and the remaining portion lies within Unshaded Zone AE (areas determined to be within the 500-year flood plain) and the remaining portion of the property lies within Shaded Zone "X" (areas determined to be subject to the 500-year flood plain with depths determined less than 1 foot).

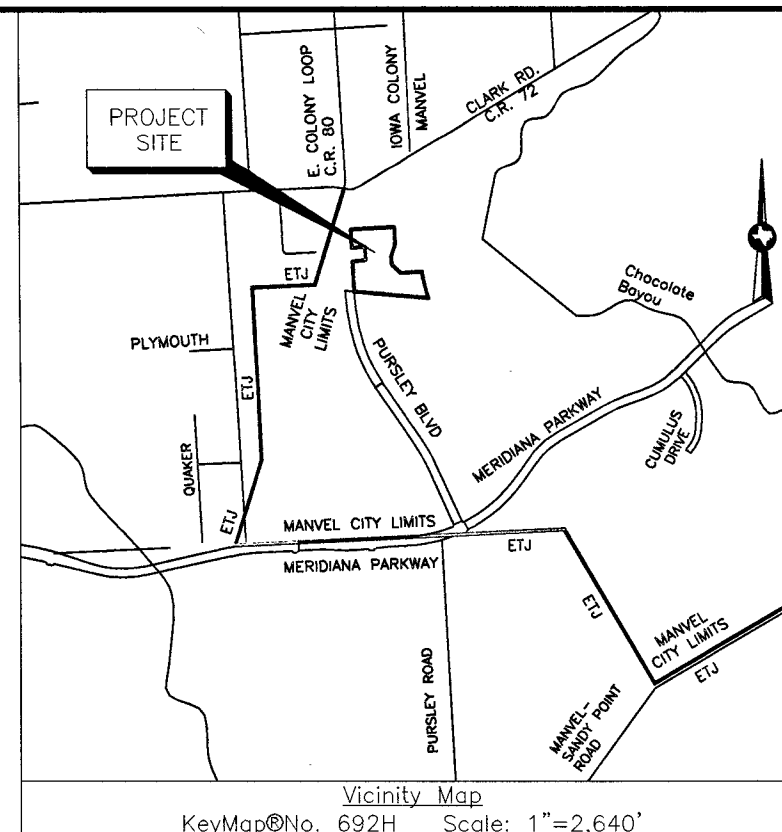
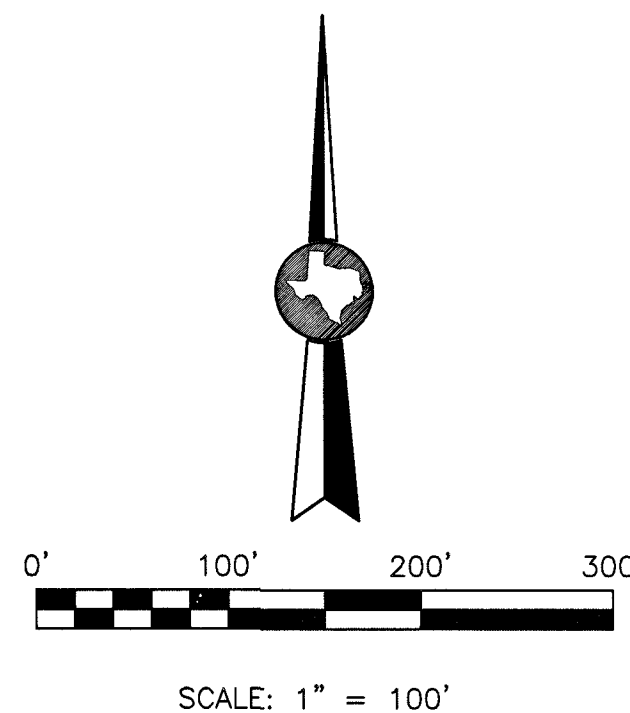
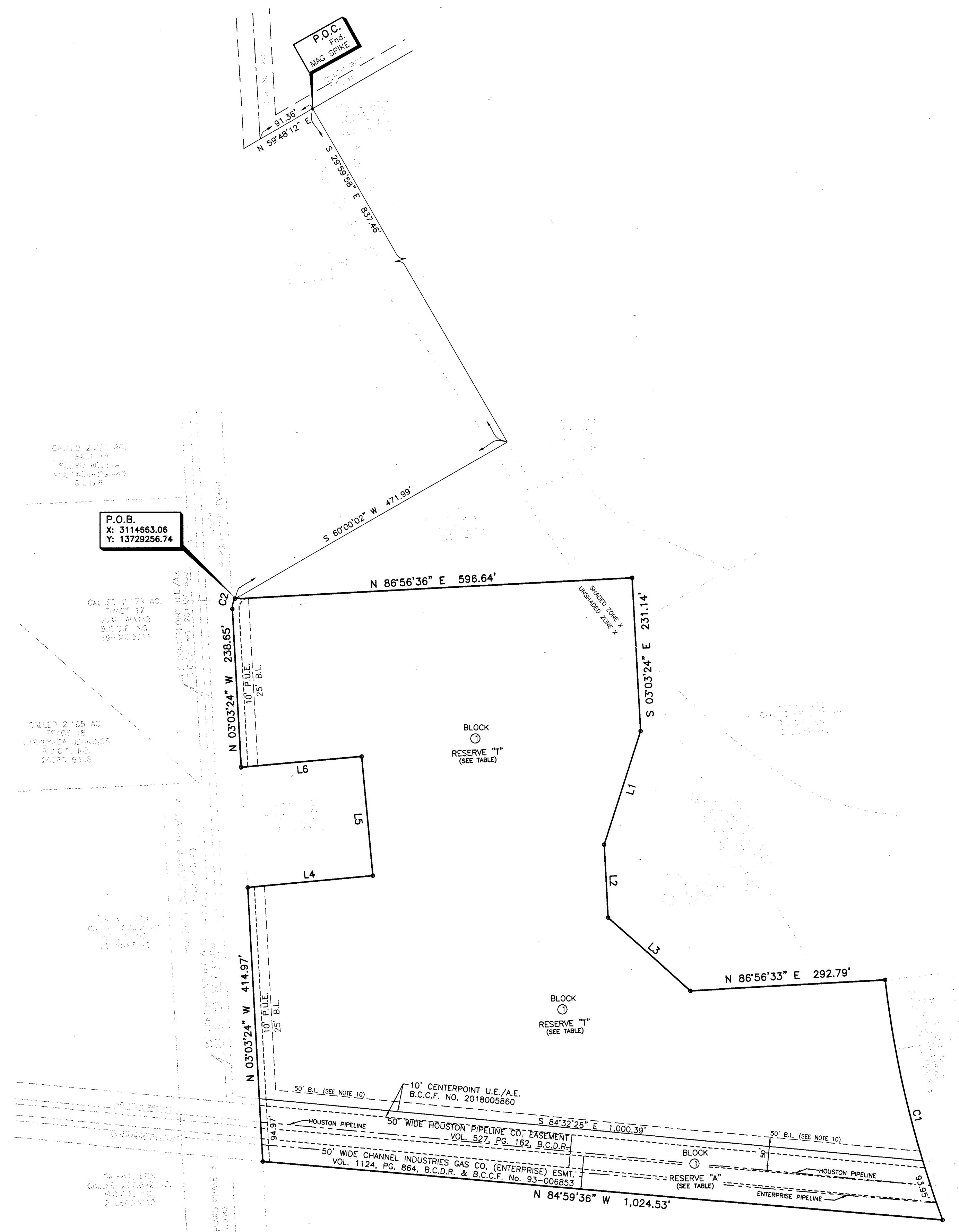
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA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

- A. indicates Abstract.
 - AC. indicates Acres.
 - B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
 - B.C.D.D. NO. indicates Brazoria County Drainage District Number.
 - B.C.D.R. indicates Brazoria County Deed Records.
 - B.C.P.R. indicates Brazoria County Plat Records.
 - B.L. indicates Building Line.
 - C.R. No. indicates County Road Number.
 - ESMT. indicates Easement.
 - FD. indicates Found.
 - I.R. indicates Iron Rod.
 - N.T.S. indicates Not To Scale.
 - P.G. indicates Page.
 - P.O.B. indicates Point of Beginning.
 - P.O.C. indicates Point of Commencing.
 - P.U.E. indicates Public Utility Easement.
 - SQ. FT. indicates Square Feet.
 - R.O.W. indicates Right-Of-Way.
 - U.E./A.E. indicates Utility Easement/Aerial Easement.
 - VOL. indicates Volume.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
 6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gulley, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
 7. The Municipal Utility District/Homeowners' Association shall be responsible for maintenance of all reserves.
 8. 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.
 9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
 10. 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.
 11. No low pressure distribution system pipeline as defined in section 62-2, of any Manvel Ordinance Sec. 62-116a.
 12. No residential, commercial, or industrial structures shall be permitted to be erected nearer than 10 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
 13. No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the construction or construction of a permitted structure, including manufactured homes or mobile homes, as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
 14. This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
 15. A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
 16. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
 17. The Development Regulations and City Permits of the City of Manvel are required on all property.
 18. Reserve "T" provides a total of 2.55 acres of unencumbered open space within the boundary of this plat.
 19. The boundary for this plat has a closure in excess of 1:15,000.
 20. The drainage on adjacent property will not be impacted by this development.
 21. The Developer, Homeowners' Association and Drainage District shall be responsible for maintaining all reserves.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 17°52'48" W	179.07'
L2	S 03°03'27" E	111.14'
L3	S 48°03'27" E	165.99'
L4	N 84°35'55" E	188.60'
L5	N 05°19'52" W	179.83'
L6	S 84°57'33" W	181.41'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1550.00'	13°48'18"	373.46'	S 13°21'05" E	372.56'
C2	25.00'	36°52'12"	16.09'	N 15°22'42" E	15.81'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	91,056 SQ.FT. / 2.09 ACRES
T	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	523,574 SQ.FT. / 12.02 ACRES
TOTAL		614,630 SQ.FT. / 14.11 ACRES



1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown herein shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. 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.
5. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
6. This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
7. 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.
8. Other than shown herein, there are no pipeline easements or pipelines within the boundaries of this plan.
9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
10. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sun (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
11. 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.
12. Prohibited use of "metal" pipe in storm water/sewer applications. (See District Resolution No. 2007-08).
13. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
16. 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.
17. 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.

FINAL PLAT
MERIDIANA
DETENTION RESERVE T
PHASE 1

BEING A SUBDIVISION OF 14.11 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61,
A-282, AND THE OLIVER HALL SURVEY, A-203;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

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

JULY 16, 2021



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

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 931 Ac.	55%
Patio Home (PH)	+/- 50 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 75 Ac.	5%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 431 Ac.	26%
Drill Site		
Totals	+/- 1,663 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

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

GEORGE GRIFFITH

NICOLE LISTON-TYSON

DOROTHY WYNNE

MUHAMMAD ALAM

KYLE MARASCKIN

ALINA ROGERS

CHRISTY KENNARD



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2019
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020



Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBP/L No. 10092300

ENGINEERING THE FUTURE

EHRA JOB NO.

081-011-150

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land of easement 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 26, 2021 PDZ & August 2, 2021 City Council

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

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

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

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.07.21 18:10:11 -05'00'

SIGNATURE

July 21, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Cumulus Drive Phase 3 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	July 26, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Background

The Meridiana Cumulus Drive Phase 3 Preliminary Plat was recommended approval to City Council with one condition at the February 22, 2021, meeting. The Commission requested a note whereby Reserve "A" provided road access to Residue Lot 7 to Cumulus Drive. The Commission recommendation was upheld by City Council at the March 1, 2021, meeting. The plat note stating "Access to Remainder of Lot 7 of Lulling Stone Section 3 is provided across Reserve "A" in alignment with existing streets platted in Meridiana Section 28A and Meridiana Section 28B. All road construction costs associated with the Remainder of Lot 7 to connect with Cumulus Drive will be the sole responsibility of said owner of Lot 7, Lulling Stone Section 3." Upon review of the Meridiana Cumulus Drive Phase 3 Final Plat, staff made comment to add "roadway" in the list of uses restricted to in Reserve A in the Reserve Table. Adding this use to Reserve A as a restriction, only further ensures roadway access will be granted to Residue Lot 7, Lulling Stone Section 3. The restriction has not been added to the Reserve Table for Reserve A. The Developer's response the restriction is not necessary because access is not being provided at this time but rather in the future. Further the Developer states, the public right-of-way will be dedicated by fee in a replat of the property whereby portions of Reserve A will become public right-of-way. In order to dedicate and construct new roads, a replat of a portion of this plat and the Residue of Lot 7, Lulling Stone Section 3 will be required. The owners of Residue Lot 7, Lulling Stone Section 3 and Reserve A will be required to sign off and agree even with a reserve restriction and a plat note.

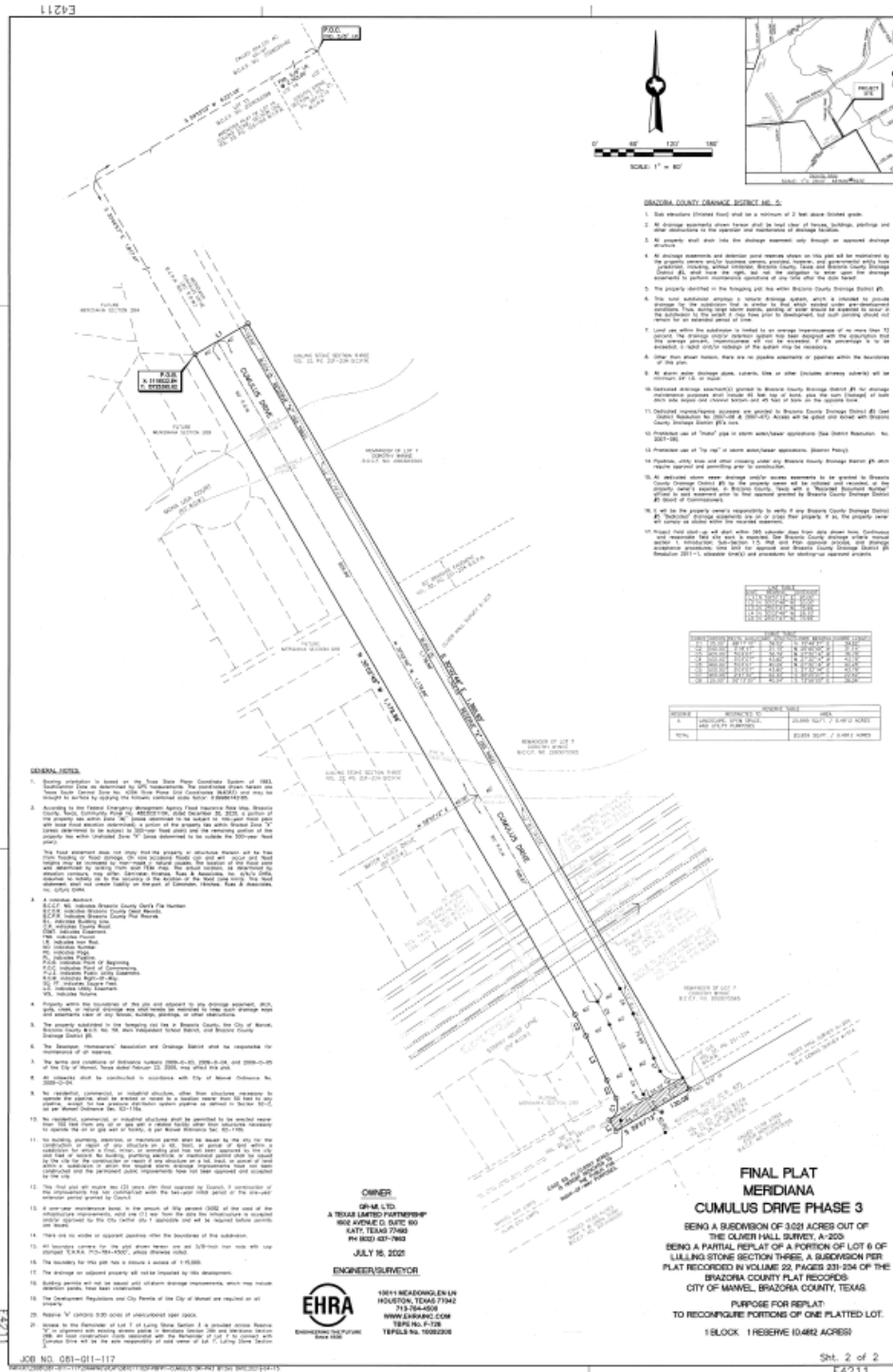
The Meridiana Cumulus Drive Phase 3 Final Plat was brought before to the Planning, Development and Zoning Commission on June 14, 2021. The Developer requested a 30-day plat extension. The 30-day plat extension was recommended approval by City staff to the Commission. The Commission made a recommendation of approval to the 30-day plat extension. Between the Commission meeting and the June 21, 2021, City Council meeting, the Developer requested a withdrawal of the plat. Since the plat had been heard before the Commission it had to be taken for action by City Council (per State law). At the June 21st City Council meeting, City staff did not recommend approval of the plat since it did not meet the requirements of the adopted Meridiana O-PUD and subdivision regulations. The City Council failed to approve the Meridiana Cumulus Drive Phase 3 Final Plat.



DEVELOPMENT SERVICES DEPARTMENT

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

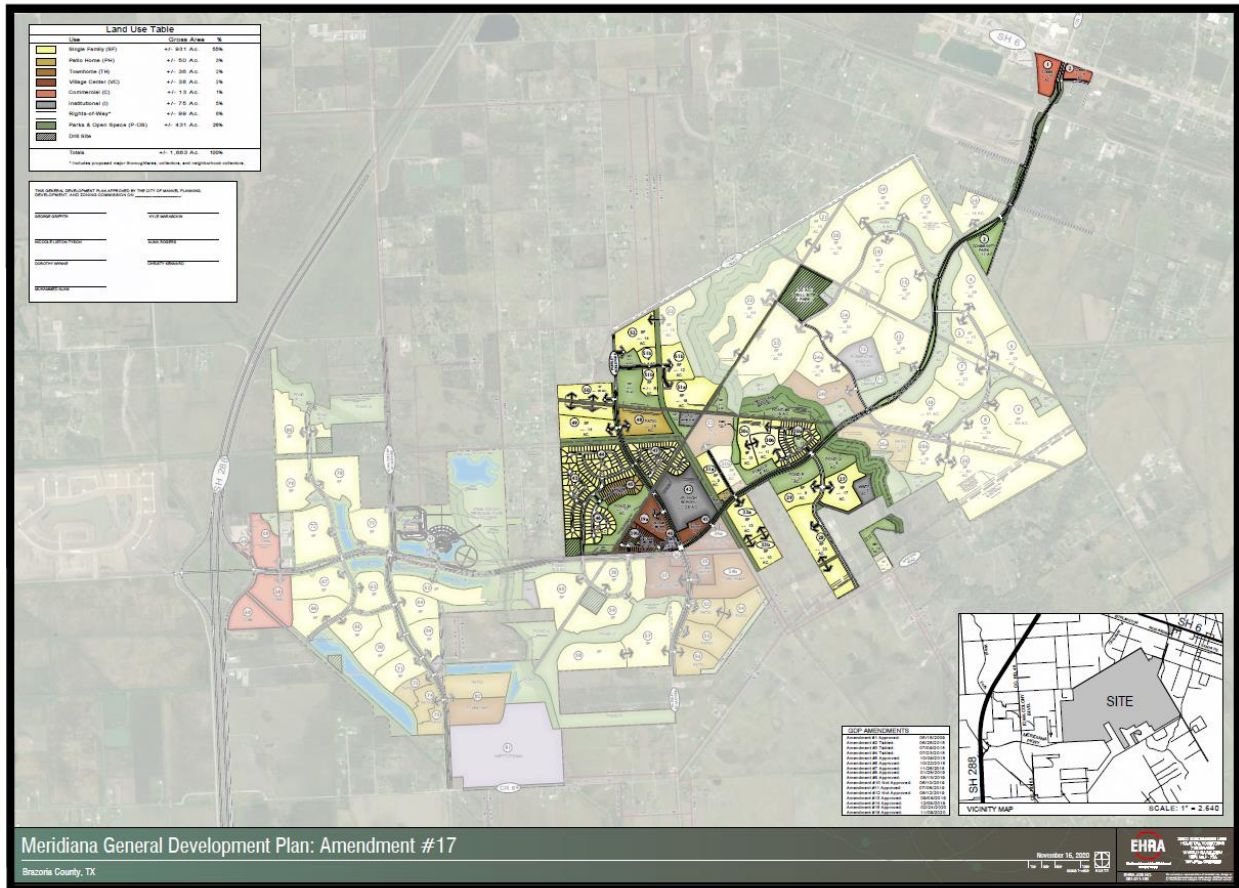
Plat Exhibit



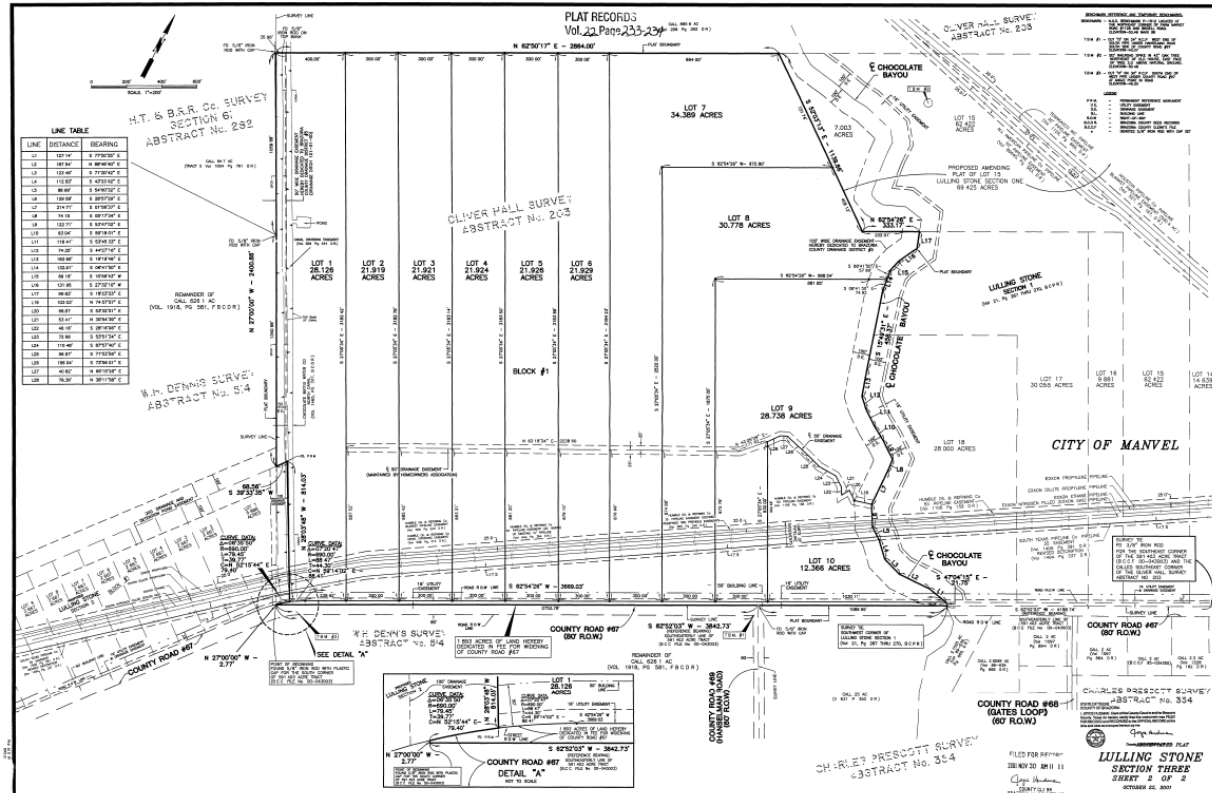


DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Meridiana General Development Plan Amendment No. 17



Lulling Stone Section Three



METES AND BOUNDS DESCRIPTION
MERIDIANA CUMULUS DRIVE PHASE 3
BEING A PORTION OF THE OLIVER HALL SURVEY ABSTRACT 203,
OLIVER HALL SURVEY ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 3.021 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 6 AND 7 OF LULLING STONE SECTION THREE, A SUBDIVISION OF THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, AS RECORDED (B.C.P.R.) CONVEYED TO GR-M1 IN BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2008055363 (LOT 6) AND B.C.C.F. NO. 2009023928 (LOT 7), SAID 3.021 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED METES AND BOUNDS AS FOLLOWS (AS DETERMINED BY GPS MEASUREMENTS):

CORNERING AT A 5/8-inch iron rod found at the original southeastern corner of the called 884.331 acre tract, and then along the southerly line of said 884.331 acre tract, passing through the Lulling Stone Section 1, a subdivision as per plat recorded in Volume 21, Page 267-270 of the Brazoria County Plat Records (B.C.P.R.);

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

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

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

2) THENCE, South 30°02'48" East, along the common line of said Lot 6 and Lot 7, for a distance of 1,366.65 feet to a 5/8-inch iron rod found marking the southerly common corner of said Lot 8, and continuing for a total distance of 2,793.09 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the common line of said Lot 6 and Lot 7, as recorded in Volume 21, Page 267-270 B.C.P.R.; Volume 22, Page 231-234 B.C.P.R. and Volume 24, Page 398 B.C.P.R.;

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

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

5) THENCE, in a northwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 88°17'10", an arc length of 39.32 feet, and a chord bearing of North 15°48'37" East, for a distance of 34.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for reverse curvature to the right;

6) THENCE, in a northwesterly direction along the arc of said reverse curve to the right having a radius of 940.00 feet, a central angle of 03°18'17", an arc length of 31.15 feet, and a chord bearing of North 27°32'14" West, for a distance of 36.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

7) THENCE, North 59°01'41" West, for a distance of 75.09 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature to the left;

8) THENCE, in a northwesterly direction along the arc of said curve to the left having a radius of 20.00 feet, a central angle of 05°01'07", an arc length of 35.79 feet, and a chord bearing of North 27°32'14" West, for a distance of 36.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

9) THENCE, North 30°02'48" West, for a distance of 1,778.86 feet to the POINT OF BEGINNING and containing 3.021 acres of land.

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of the City of Manvel, Texas, and the ordinances 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 the City of Manvel, Texas, and the ordinances of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

City Council

STATE OF TEXAS I
COUNTY OF BRAZORIA I

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

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

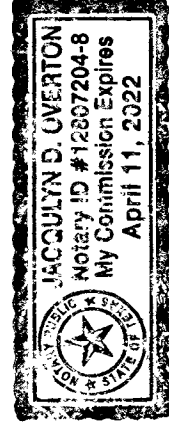
OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent.

BY: mf
Print Name: Matt Lawson
Title: President

STATE OF TEXAS I
COUNTY OF HARRIS I

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of June, 2021.

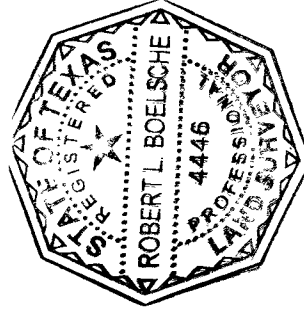


Robert L. Boelsche
Notary Public in and for the
State of Texas
My Notary Commission Expires April 11, 2022

BENCHMARK

NCS MONUMENT # 308 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 39, 100 FEET NORTH OF THE RIGHT-OF-WAY LINE OF COUNTY ROAD 67, 3 FEET WEST 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 (NAD 83) 1997 ADJUSTMENT

I, Robert Boelsche, a Registered Professional Land Surveyor of the State of Texas, hereby certify that I have personally supervised the recording of this plat of the City of Manvel, Texas, and the ordinances 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.



Robert L. Boelsche
Notary Public in and for the
State of Texas
My Notary Commission Expires April 11, 2022

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Wadden, P.E., President	Date	<u>Kerry Osburn</u> Vice President	Date	<u>7/12/21</u> 7/12/21
<u>Brandon Middleton</u> Secretary/Treasurer		<u>Jarrod D. Aden, P.E., C.F.M.</u> District Engineer		

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

BCCDD 5 ID# 8210003

FINAL PLAT MERIDIANA CUMULUS DRIVE PHASE 3

BEING A SUBDIVISION OF 3.021 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203;

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

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

1 BLOCK 2 RESERVES (0.4812 ACRES)

OWNER

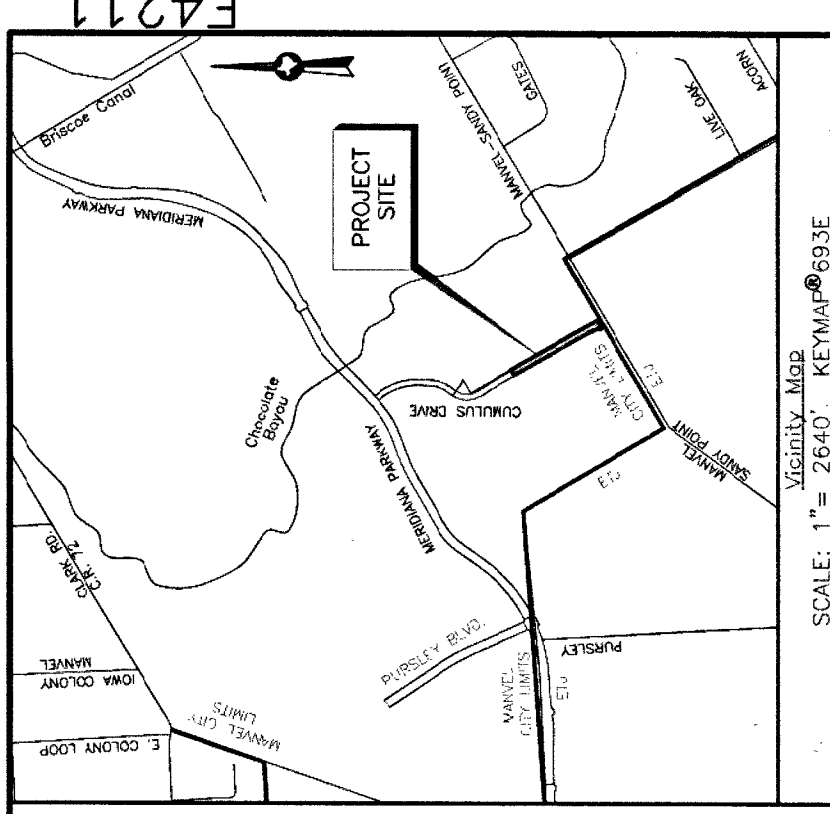
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

JULY 16, 2021

ENGINEER/SURVEYOR



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



Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 931 Ac.	55%
Patio Home (PH)	+/- 50 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 75 Ac.	5%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 431 Ac.	26%
Drill Site		
Totals	+/- 1,663 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

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

GEORGE GRIFFITH

NICCOLE LISTON-TYSON

DOROTHY WYNNE

MUHAMMAD ALAM

KYLE MARASCKIN

ALINA ROGERS

CHRISTY KENNARD



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2019
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020



File name: LULLINGSDOWN.DWG
 Plot date: 10/23/01 at 11:55 PM

PLAT RECORDS Vol. 22, Page 233-234

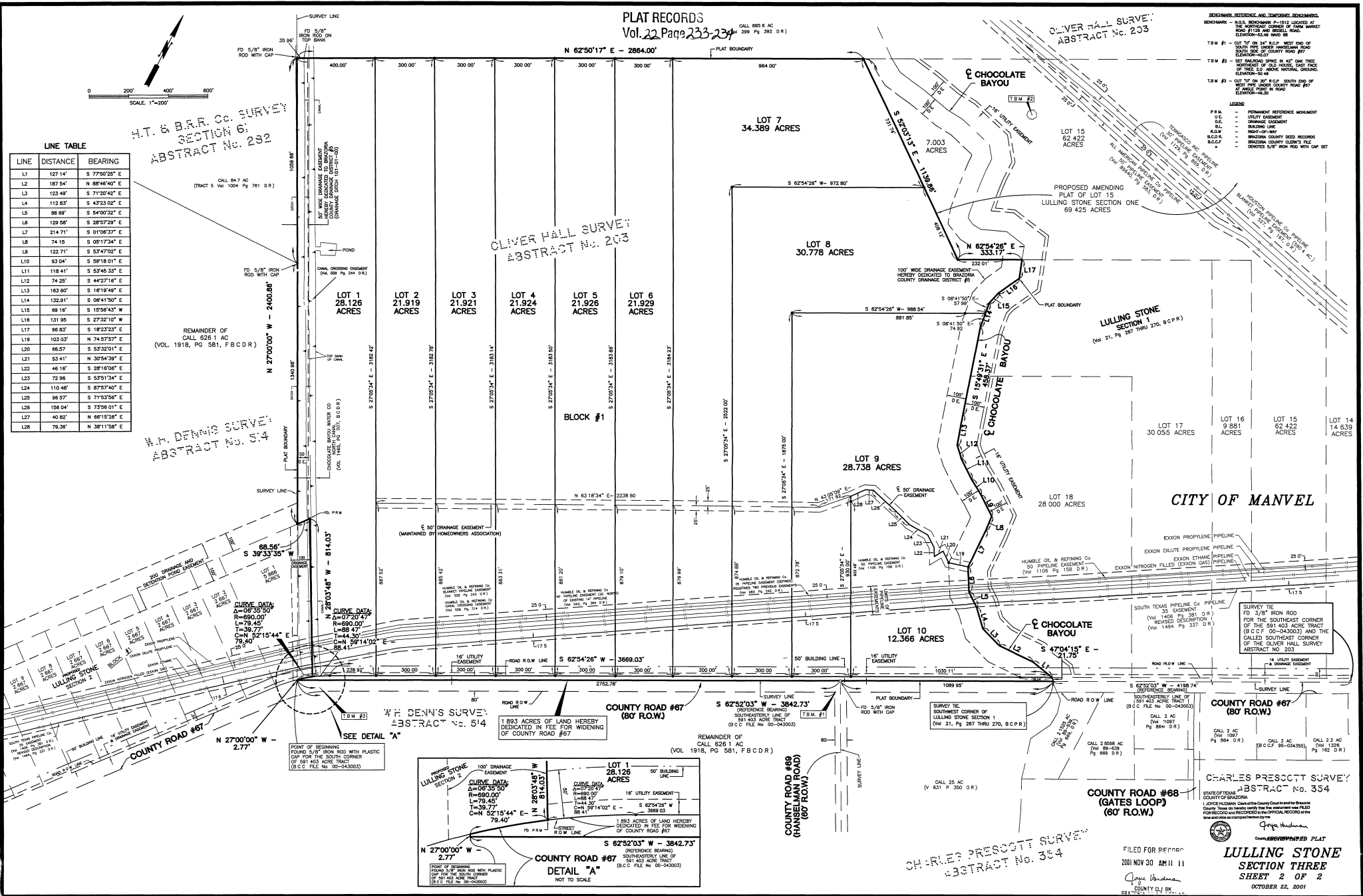
H.T. & B.R.R. CO. SURVEY
SECTION 6:
ABSTRACT No. 282

OLIVER HALL SURVEY
ABSTRACT No. 203

H.T. DENNIS SURVEY
ABSTRACT No. 514

LINE TABLE

LINE	DISTANCE	BEARING
L1	127.14'	S 77°50'25" E
L2	187.54'	N 88°46'40" E
L3	123.49'	S 71°20'42" E
L4	112.83'	S 43°23'02" E
L5	88.69'	S 54°00'32" E
L6	129.58'	S 28°57'29" E
L7	214.71'	S 01°06'37" E
L8	74.15'	S 09°17'34" E
L9	122.71'	S 53°47'02" E
L10	83.04'	S 59°18'01" E
L11	118.41'	S 57°45'33" E
L12	74.25'	S 44°27'16" E
L13	163.60'	S 16°16'48" E
L14	132.91'	S 06°41'50" E
L15	69.16'	S 15°56'43" W
L16	131.95'	S 27°32'10" W
L17	96.83'	S 18°23'23" E
L18	103.03'	N 74°57'57" E
L19	86.57'	S 53°32'01" E
L20	53.41'	N 30°54'39" E
L21	46.16'	S 28°18'06" E
L22	72.96'	S 53°51'04" E
L23	110.46'	S 87°04'40" E
L24	96.57'	S 71°52'36" E
L25	126.04'	S 73°56'01" E
L26	40.82'	N 86°15'28" E
L27	79.36'	N 36°11'58" E



RECORDING REFERENCE AND TEMPORARY RECORDING
BENCHMARK - N.G.S. BENCHMARK P-1812 LOCATED AT
ROAD 1125 AND BRIDLE ROAD
ELEVATION 42.48 MDS
TBM #1 - CUT 1/2" ON 1/4" R.C.P. WEST END OF
ROAD 1125 AND BRIDLE ROAD
ELEVATION 42.48 MDS
TBM #2 - SET IRON ROD IN 4" OAK TREE
NORTH END OF OLD HOUSE, EAST FACE
ELEVATION 42.48 MDS
TBM #3 - CUT 1/2" ON 1/4" R.C.P. SOUTH END OF
ROAD 1125 AND BRIDLE ROAD
ELEVATION 42.48 MDS

LEGEND
P.M. - PERMANENT REFERENCE MONUMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
B.L. - BUILDING LINE
R.O.W. - RIGHT-OF-WAY
S.D.S. - BRAZOS COUNTY DEED RECORDS
R.C.P. - BRAZOS COUNTY CLERK'S FILE
C.D.S. - 8" R.C.P. ROAD WITH CAP SET

CITY OF MANVEL

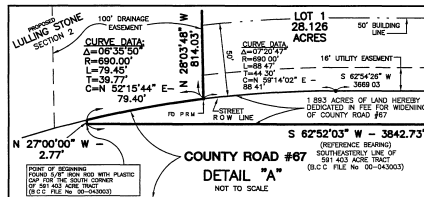
CHARLES PRESCOTT SURVEY
ABSTRACT No. 354

COUNTY ROAD #68
(GATES LOOP)
(60' R.O.W.)

LULLING STONE
SECTION THREE
SHEET 2 OF 2

FILED FOR RECORDED
2001 NOV 30 AM 11:11
Jorge Williams
COUNTY CLERK

CHARLES PRESCOTT SURVEY
ABSTRACT No. 354



OLIVER HALL
EXTRACT No. 203

LINE	DISTANCE	BEARING
L1	127 14"	S 77°26'25" E
L2	181 54"	N 88°15'45" E
L3	123 49"	S 77°26'45" E
L4	112 83"	S 47°32'00" E
L5	86 69"	S 54°00'32" E
L6	126 58"	S 28°57'29" E
L7	214 71"	S 01°06'37" E
L8	74 15"	S 05°17'34" E
L9	122 71"	S 54°37'02" E
L10	93 84"	S 59°18'11" E
L11	118 01"	S 54°35'30" E
L12	74 25"	S 44°27'11" E
L13	183 60"	S 16°15'00" E
L14	132 91"	S 06°41'00" E
L15	69 16"	S 12°56'43" E
L16	131 95"	S 27°32'10" W
L17	96 03"	S 18°23'35" E
L18	103 83"	N 74 57'57" E
L19	66 57"	S 53°32'01" E
L21	53 41"	N 30°54'39" E
L22	46 46"	S 28°16'00" E
L23	72 96"	S 03°01'34" E
L24	116 46"	S 47°57'45" E
L25	96 57"	S 71°33'54" E
L26	158 04"	S 73°56'01" E
L27	40 82"	N 66°15'28" E
L28	79 36"	N 38°11'58" E

H.T. & B.R.R. CO.
SECTION 6:
ABSTRACT No. 232

CLIVER FILE
ABSTRACT No. 208

W.H. DENNIS SURVEY
ABSTRACT No. 5:4

M2009/07020
22.592 AC
02-19-2009

CITY OF MANVEL

COUNTY ROAD #67
(80' R.O.W.)

(REFERENCE SEE
SOUTHEASTERLY
591 403 ACRE
(UCC FILE No 00

(80' R.O.W.)

ABSTRACT No. 354

I, JOYCE HUDMAN, Clerk of the County Court at and for DALLAS County, Texas, do hereby certify that the instrument was FILED FOR RECORD and RECORDED in the OFFICIAL RECORD of the



 Chief, DEPARTMENT OF DEFENSE PLAT

LULLING STONE
SECTION THREE

SHEET 2 OF 2
OCTOBER 22, 2001

2001 NOV 30 AM 11:11

Josephine

CH-RLE? PRESENT SER
ABSTRACT No. 354

2001 NOV 30 AM 11:11

Josephine



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 26, 2021 PDZ & August 2, 2021 City Council

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

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

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

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.07.21 17:59:51 -05'00'

SIGNATURE

July 21, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 28B Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	July 26, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Background

The Meridiana Section 28B Final Plat was brought before to the Planning, Development and Zoning Commission on June 14, 2021. The Developer requested a 30-day plat extension. The 30-day plat extension was recommended approval by City staff to the Commission. The Commission made a recommendation of approval to the 30-day plat extension. Between the Commission meeting and the June 21, 2021, City Council meeting, the Developer requested a withdrawal of the plat. Since the plat had been heard before the Commission it had to be taken for action by City Council (per State law). At the June 21st City Council meeting, City staff did not recommend approval of the plat since it did not meet the requirements of the adopted Meridiana O-PUD and subdivision regulations. The City Council failed to approve the Meridiana Section 28B Final Plat.

Staff Recommendation

The City staff recommends denial of Meridiana Section 28B Final Plat.

1. The lift station located in the final plat is not identified as an "Institutional" land use on the Meridiana GPD Amendment No. 17. This final plat is not in compliance with the Meridiana GDP. (Ordinance No. 2009-O-4)



34205

WELL AND PUMP DESCRIPTION
 VETERANS SERVICE JOB
 BEING 14.20 ACRES OF LAND SITUATED IN THE
 SOUTHERN HILL TOWNSHIP, DISTRICT 22,
 BRADDOCK COUNTY, TEXAS

CONCLUSION

[illegible]

GENERAL NOTES:

- [illegible]

[illegible]

- [illegible]

10. No building, structure, equipment, or manufactured article shall be issued by the city, construction or repair of any structure on its lot, street, or parcel of land nor authorized for which a lease, license, or agreement has been not been approved by the city and the city shall not be responsible for any damage or injury to any person or thing of record. No building, structure, equipment, or manufactured article shall be issued by the city or any city structure on its lot, street, or parcel of land within a subdivision in which the natural drainage improves have not been constructed and the pertinent public improvements have not approved and accepted by the city.

- [illegible]

FINAL PLAT
MERIDIANA SECTION 28E

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

39 LOTS 2 BLOCKS 7 RESERVES (3.7003 Acres)

OWNER
OP-M, LTD. -
A TEXAS LIMITED PARTNERSHIP
1802 AVENUE D, SUITE 00
KATY, TEXAS 77480
PH 552/1-337-7963

JULY 19, 2002

ENGINEER/SURVEYOR



50811 MEADOWCREEK LN
HOUSTON, TEXAS 77042
713.764-4500
WWW.DRPAINC.COM
TBP# No. F-726

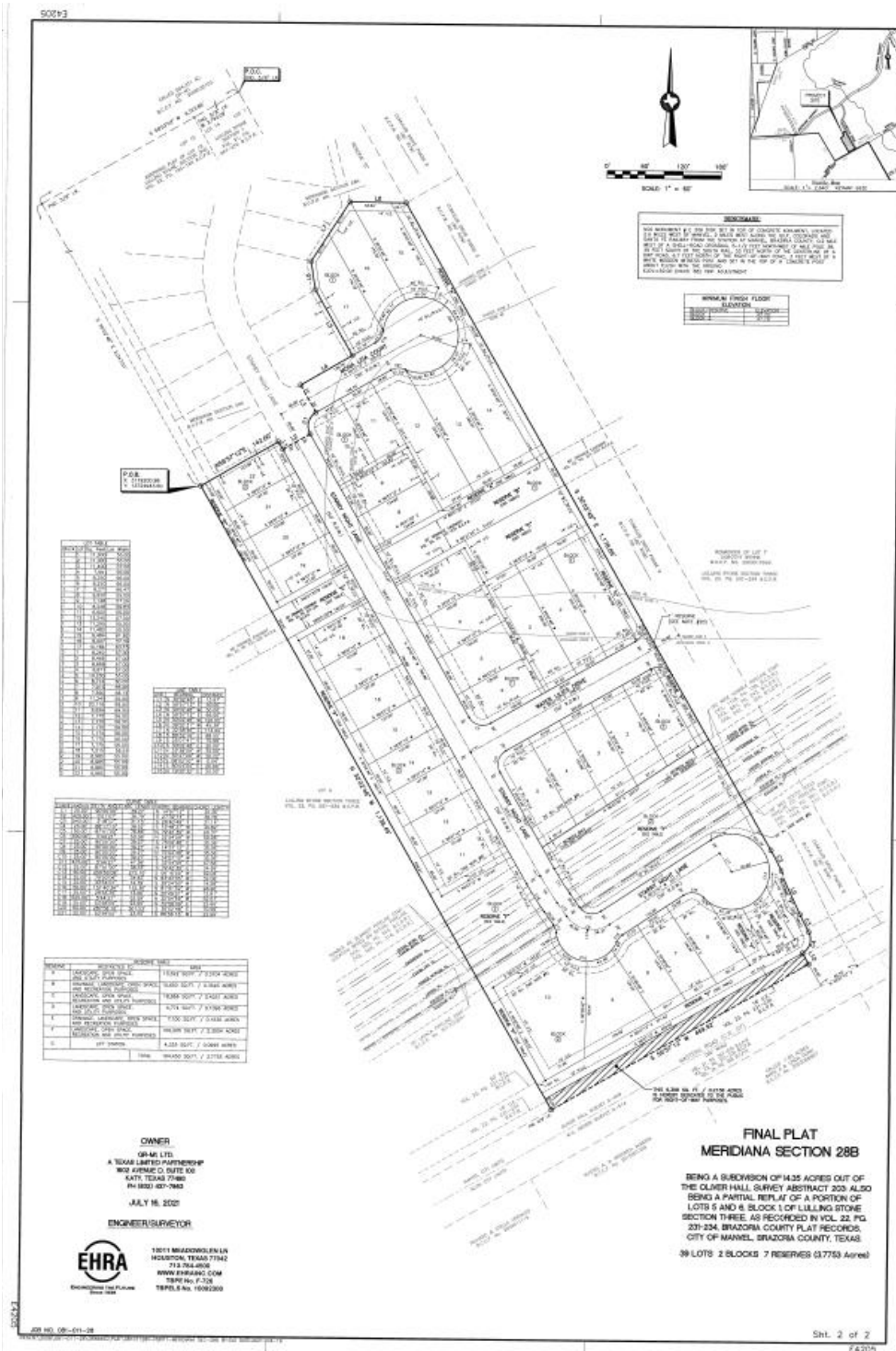
Shot 1 of 2



DEVELOPMENT SERVICES DEPARTMENT

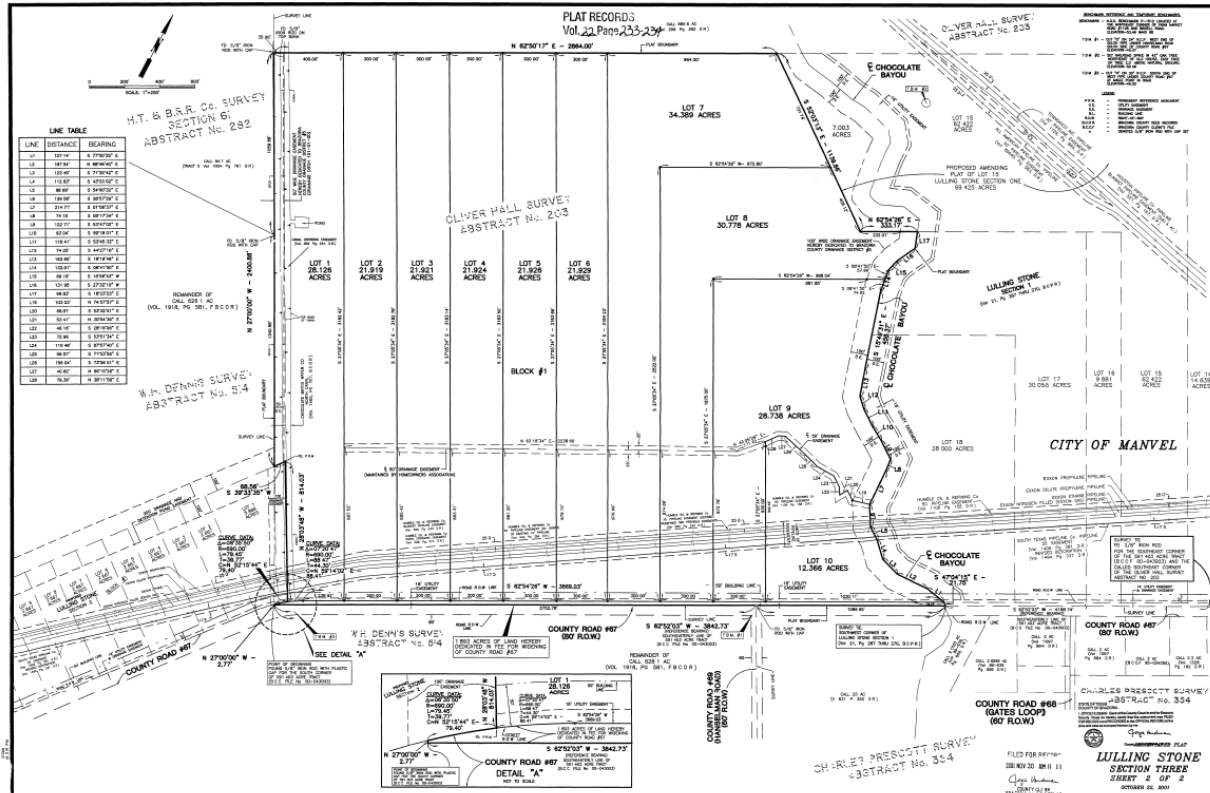
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

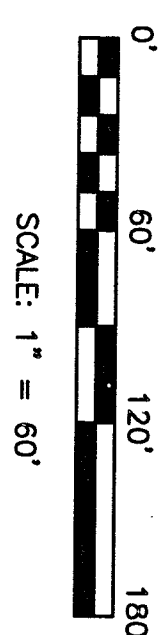
Plat Exhibit



[illegible]

Lulling Stone Section Three





ELEV.=52.00 (NAVD 88) 1991 ADJUSTMENT

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	47.70
BLOCK 2	47.70

REMAINDER OF LOT 7
DOROTHY WYNNE
B.C.C.F. NO. 2003015565
LULLING STONE SECTION THREE
VOL. 22, PG. 231-234 B.C.P.R.

[illegible]

LINE	BEARING	DISTANCE
L1	S 300°02'48" E	13.97'
L2	N 59°57'12" E	50.00'
L3	N 300°02'48" W	50.00'
L4	N 59°57'12" E	95.00'
L5	N 300°02'48" W	120.00'
L6	N 09°55'31" W	45.39'
L7	N 32°58'54" E	113.44'
L8	S 89°32'16" E	88.55'
L9	S 25°01'41" E	75.89'
L10	S 300°02'48" E	75.89'
L11	S 33°38'09" W	35.00'
L12	N 35°47'09" W	26.22'
L13	S 80°02'32" W	0.54'
L14	S 80°04'04" E	20.00'
L15	N 19°50'32" E	20.00'

CHIEF	PAID	1st ADR	2nd ADR	3rd ADR	4th ADR	5th ADR	6th ADR	7th ADR	8th ADR	9th ADR	10th ADR	11th ADR	12th ADR	13th ADR	14th ADR	15th ADR	16th ADR	17th ADR	18th ADR	19th ADR	20th ADR	21st ADR	22nd ADR	23rd ADR	24th ADR	25th ADR	26th ADR	27th ADR	28th ADR	29th ADR	30th ADR	31st ADR	32nd ADR	33rd ADR	34th ADR	35th ADR	36th ADR	37th ADR	38th ADR	39th ADR	40th ADR	41st ADR	42nd ADR	43rd ADR	44th ADR	45th ADR	46th ADR	47th ADR	48th ADR	49th ADR	50th ADR	51st ADR	52nd ADR	53rd ADR	54th ADR	55th ADR	56th ADR	57th ADR	58th ADR	59th ADR	60th ADR	61st ADR	62nd ADR	63rd ADR	64th ADR	65th ADR	66th ADR	67th ADR	68th ADR	69th ADR	70th ADR	71st ADR	72nd ADR	73rd ADR	74th ADR	75th ADR	76th ADR	77th ADR	78th ADR	79th ADR	80th ADR	81st ADR	82nd ADR	83rd ADR	84th ADR	85th ADR	86th ADR	87th ADR	88th ADR	89th ADR	90th ADR	91st ADR	92nd ADR	93rd ADR	94th ADR	95th ADR	96th ADR	97th ADR	98th ADR	99th ADR	100th ADR	101st ADR	102nd ADR	103rd ADR	104th ADR	105th ADR	106th ADR	107th ADR	108th ADR	109th ADR	110th ADR	111th ADR	112th ADR	113th ADR	114th ADR	115th ADR	116th ADR	117th ADR	118th ADR	119th ADR	120th ADR	121st ADR	122nd ADR	123rd ADR	124th ADR	125th ADR	126th ADR	127th ADR	128th ADR	129th ADR	130th ADR	131st ADR	132nd ADR	133rd ADR	134th ADR	135th ADR	136th ADR	137th ADR	138th ADR	139th ADR	140th ADR	141st ADR	142nd ADR	143rd ADR	144th ADR	145th ADR	146th ADR	147th ADR	148th ADR	149th ADR	150th ADR	151st ADR	152nd ADR	153rd ADR	154th ADR	155th ADR	156th ADR	157th ADR	158th ADR	159th ADR	160th ADR	161st ADR	162nd ADR	163rd ADR	164th ADR	165th ADR	166th ADR	167th ADR	168th ADR	169th ADR	170th ADR	171st ADR	172nd ADR	173rd ADR	174th ADR	175th ADR	176th ADR	177th ADR	178th ADR	179th ADR	180th ADR	181st ADR	182nd ADR	183rd ADR	184th ADR	185th ADR	186th ADR	187th ADR	188th ADR	189th ADR	190th ADR	191st ADR	192nd ADR	193rd ADR	194th ADR	195th ADR	196th ADR	197th ADR	198th ADR	199th ADR	200th ADR	201st ADR	202nd ADR	203rd ADR	204th ADR	205th ADR	206th ADR	207th ADR	208th ADR	209th ADR	210th ADR	211st ADR	212nd ADR	213rd ADR	214th ADR	215th ADR	216th ADR	217th ADR	218th ADR	219th ADR	220th ADR	221st ADR	222nd ADR	223rd ADR	224th ADR	225th ADR	226th ADR	227th ADR	228th ADR	229th ADR	230th ADR	231st ADR	232nd ADR	233rd ADR	234th ADR	235th ADR	236th ADR	237th ADR	238th ADR	239th ADR	240th ADR	241st ADR	242nd ADR	243rd ADR	244th ADR	245th ADR	246th ADR	247th ADR	248th ADR	249th ADR	250th ADR	251st ADR	252nd ADR	253rd ADR	254th ADR	255th ADR	256th ADR	257th ADR	258th ADR	259th ADR	260th ADR	261st ADR	262nd ADR	263rd ADR	264th ADR	265th ADR	266th ADR	267th ADR	268th ADR	269th ADR	270th ADR	271st ADR	272nd ADR	273rd ADR	274th ADR	275th ADR	276th ADR	277th ADR	278th ADR	279th ADR	280th ADR	281st ADR	282nd ADR	283rd ADR	284th ADR	285th ADR	286th ADR	287th ADR	288th ADR	289th ADR	290th ADR	291st ADR	292nd ADR	293rd ADR	294th ADR	295th ADR	296th ADR	297th ADR	298th ADR	299th ADR	300th ADR	301st ADR	302nd ADR	303rd ADR	304th ADR	305th ADR	306th ADR	307th ADR	308th ADR	309th ADR	310th ADR	311st ADR	312nd ADR	313rd ADR	314th ADR	315th ADR	316th ADR	317th ADR	318th ADR	319th ADR	320th ADR	321st ADR	322nd ADR	323rd ADR	324th ADR	325th ADR	326th ADR	327th ADR	328th ADR	329th ADR	330th ADR	331st ADR	332nd ADR	333rd ADR	334th ADR	335th ADR	336th ADR	337th ADR	338th ADR	339th ADR	340th ADR	341st ADR	342nd ADR	343rd ADR	344th ADR	345th ADR	346th ADR	347th ADR	348th ADR	349th ADR	350th ADR	351st ADR	352nd ADR	353rd ADR	354th ADR	355th ADR	356th ADR	357th ADR	358th ADR	359th ADR	360th ADR	361st ADR	362nd ADR	363rd ADR	364th ADR	365th ADR	366th ADR	367th ADR	368th ADR	369th ADR	370th ADR	371st ADR	372nd ADR	373rd ADR	374th ADR	375th ADR	376th ADR	377th ADR	378th ADR	379th ADR	380th ADR	381st ADR	382nd ADR	383rd ADR	384th ADR	385th ADR	386th ADR	387th ADR	388th ADR	389th ADR	390th ADR	391st ADR	392nd ADR	393rd ADR	394th ADR	395th ADR	396th ADR	397th ADR	398th ADR	399th ADR	400th ADR	401st ADR	402nd ADR	403rd ADR	404th ADR	405th ADR	406th ADR	407th ADR	408th ADR	409th ADR	410th ADR	411st ADR	412nd ADR	413rd ADR	414th ADR	415th ADR	416th ADR	417th ADR	418th ADR	419th ADR	420th ADR	421st ADR	422nd ADR	423rd ADR	424th ADR	425th ADR	426th ADR	427th ADR	428th ADR	429th ADR	430th ADR	431st ADR	432nd ADR	433rd ADR	434th ADR	435th ADR	436th ADR	437th ADR	438th ADR	439th ADR	440th ADR	441st ADR	442nd ADR	443rd ADR	444th ADR	445th ADR	446th ADR	447th ADR	448th ADR	449th ADR	450th ADR	451st ADR	452nd ADR	453rd ADR	454th ADR	455th ADR	456th ADR	457th ADR	458th ADR	459th ADR	460th ADR	461st ADR	462nd ADR	463rd ADR	464th ADR	465th ADR	466th ADR	467th ADR	468th ADR	469th ADR	470th ADR	471st ADR	472nd ADR	473rd ADR	474th ADR	475th ADR	476th ADR	477th ADR	478th ADR	479th ADR	480th ADR	481st ADR	482nd ADR	483rd ADR	484th ADR	485th ADR	486th ADR	487th ADR	488th ADR	489th ADR	490th ADR	491st ADR	492nd ADR	493rd ADR	494th ADR	495th ADR	496th ADR	497th ADR	498th ADR	499th ADR	500th ADR	501st ADR	502nd ADR	503rd ADR	504th ADR	505th ADR	506th ADR	507th ADR	508th ADR	509th ADR	510th ADR	511st ADR	512nd ADR	513rd ADR	514th ADR	515th ADR	516th ADR	517th ADR	518th ADR	519th ADR	520th ADR	521st ADR	522nd ADR	523rd ADR	524th ADR	525th ADR	526th ADR	527th ADR	528th ADR	529th ADR	530th ADR	531st ADR	532nd ADR	533rd ADR	534th ADR	535th ADR	536th ADR	537th ADR	538th ADR	539th ADR	540th ADR	541st ADR	542nd ADR	543rd ADR	544th ADR	545th ADR	546th ADR	547th ADR	548th ADR	549th ADR	550th ADR	551st ADR	552nd ADR	553rd ADR	554th ADR	555th ADR	556th ADR	557th ADR	558th ADR	559th ADR	560th ADR	561st ADR	562nd ADR	563rd ADR	564th ADR	565th ADR	566th ADR	567th ADR	568th ADR	569th ADR	570th ADR	571st ADR	572nd ADR	573rd ADR	574th ADR	575th ADR	576th ADR	577th ADR	578th ADR	579th ADR	580th ADR	581st ADR	582nd ADR	583rd ADR	584th ADR	585th ADR	586th ADR	587th ADR	588th ADR	589th ADR	590th ADR	591st ADR	592nd ADR	593rd ADR	594th ADR	595th ADR	596th ADR	597th ADR	598th ADR	599th ADR	600th ADR	601st ADR	602nd ADR	603rd ADR	604th ADR	605th ADR	606th ADR	607th ADR	608th ADR	609th ADR	610th ADR	611st ADR	612nd ADR	613rd ADR	614th ADR	615th ADR	616th ADR	617th ADR	618th ADR	619th ADR	620th ADR	621st ADR	622nd ADR	623rd ADR	624th ADR	625th ADR	626th ADR	627th ADR	628th ADR	629th ADR	630th ADR	631st ADR	632nd ADR	633rd ADR	634th ADR	635th ADR	636th ADR	637th ADR	638th ADR	639th ADR	640th ADR	641st ADR	642nd ADR	643rd ADR	644th ADR	645th ADR	646th ADR	647th ADR	648th ADR	649th ADR	650th ADR	651st ADR	652nd ADR	653rd ADR	654th ADR	655th ADR	656th ADR	657th ADR	658th ADR	659th ADR	660th ADR	661st ADR	662nd ADR	663rd ADR	664th ADR	665th ADR	666th ADR	667th ADR	668th ADR	669th ADR	670th ADR	671st ADR	672nd ADR	673rd ADR	674th ADR	675th ADR	676th ADR	677th ADR	678th ADR	679th ADR	680th ADR	681st ADR	682nd ADR	683rd ADR	684th ADR	685th ADR	686th ADR	687th ADR	688th ADR	689th ADR	690th ADR	691st ADR	692nd ADR	693rd ADR	694th ADR	695th ADR	696th ADR	697th ADR	698th ADR	699th ADR	700th ADR	701st ADR	702nd ADR	703rd ADR	704th ADR	705th ADR	706th ADR	707th ADR	708th ADR	709th ADR	710th ADR	711st ADR	712nd ADR	713rd ADR	714th ADR	715th ADR	716th ADR	717th ADR	718th ADR	719th ADR	720th ADR	721st ADR	722nd ADR	723rd ADR	724th ADR	725th ADR	726th ADR	727th ADR	728th ADR	729th ADR	730th ADR	731st ADR	732nd ADR	733rd ADR	734th ADR	735th ADR	736th ADR	737th ADR	738th ADR	739th ADR	740th ADR	741st ADR	742nd ADR	743rd ADR	744th ADR	745th ADR	746th ADR	747th ADR	748th ADR	749th ADR	750th ADR	751st ADR	752nd ADR	753rd ADR	754th ADR	755th ADR	756th ADR	757th ADR	758th ADR	759th ADR	760th ADR	761st ADR	762nd ADR	763rd ADR	764th ADR	765th ADR	766th ADR	767th ADR	768th ADR	769th ADR	770th ADR	771st ADR	772nd ADR	773rd ADR	774th ADR	775th ADR	776th ADR	777th ADR	778th ADR	779th ADR	780th ADR	781st ADR	782nd ADR	783rd ADR	784th ADR	785th ADR	786th ADR	787th ADR	788th ADR	789th ADR	790th ADR	791st ADR	792nd ADR	793rd ADR	794th ADR	795th ADR	796th ADR	797th ADR	798th ADR	799th ADR	800th ADR	801st ADR	802nd ADR	803rd ADR	804th ADR	805th ADR	806th ADR	807th ADR	808th ADR	809th ADR	810th ADR	811st ADR	812nd ADR	813rd ADR	814th ADR	815th ADR	816th ADR	817th ADR	818th ADR	819th ADR	820th ADR	821st ADR	822nd ADR	823rd ADR	824th ADR	825th ADR	826th ADR	827th ADR	828th ADR	829th ADR	830th ADR	831st ADR	832nd ADR	833rd ADR	834th ADR	835th ADR	836th ADR	837th ADR	838th ADR	839th ADR	840th ADR	841st ADR	842nd ADR	843rd ADR	844th ADR	845th ADR	846th ADR	847th ADR	848th ADR	849th ADR	850th ADR	851st ADR	852nd ADR	853rd ADR	854th ADR	855th ADR	856th ADR	857th ADR	858th ADR	859th ADR	860th ADR	861st ADR	862nd ADR	863rd ADR	864th ADR	865th ADR	866th ADR	867th ADR	868th ADR	869th ADR	870th ADR	871st ADR	872nd ADR	873rd ADR	874th ADR	875th ADR	876th ADR	877th ADR	878th ADR	879th ADR	880th ADR	881st ADR	882nd ADR	883rd ADR	884th ADR	885th ADR	886th ADR	887th ADR	888th ADR	889th ADR	890th ADR	891st ADR	892nd ADR	893rd ADR	894th ADR	895th ADR	896th ADR	897th ADR	898th ADR	899th ADR	900th ADR	901st ADR	902nd ADR	903rd ADR	904th ADR	905th ADR	906th ADR	907th ADR	908th ADR	909th ADR	910th ADR	911st ADR	912nd ADR	913rd ADR	914th ADR	915th ADR	916th ADR	917th ADR	918th ADR	919th ADR	920th ADR	921st ADR	922nd ADR	923rd ADR	924th ADR	925th ADR	926th ADR	927th ADR	928th ADR	929th ADR	930th ADR	931st ADR	932nd ADR	933rd ADR	934th ADR	935th ADR	936th ADR	937th ADR	938th ADR	939th ADR	940th ADR	941st ADR	942nd ADR	943rd ADR	944th ADR	945th ADR	946th ADR	947th ADR	948th ADR	949th ADR	950th ADR	951st ADR	952nd ADR	953rd ADR	954th ADR	955th ADR	956th ADR	957th ADR	958th ADR	959th ADR	960th ADR	961st ADR	962nd ADR	963rd ADR	964th ADR	965th ADR	966th ADR	967th ADR	968th ADR	969th ADR	970th ADR	971st ADR	972nd ADR	973rd ADR	974th ADR	975th ADR	976th ADR	977th ADR	978th ADR	979th ADR	980th ADR	981st ADR	982nd ADR	983rd ADR	984th ADR	985th ADR	986th ADR	987th ADR	988th ADR	989th ADR	990th ADR	991st ADR	992nd ADR	993rd ADR	994th ADR	995th ADR	996th ADR	997th ADR	998th ADR	999th ADR	1000th ADR
-------	------	---------	---------	---------	---------	---------	---------	---------	---------	---------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	------------

	RESERVE	RESTRICTED TO	RESERVE TABLE	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES.		13,562 SQ.FT.	0.3104 ACRES
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES.		15,680 SQ.FT.	0.3593 ACRES
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES.		18,866 SQ.FT.	0.4331 ACRES
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES.		4,774 SQ.FT.	0.1096 ACRES
E	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES.		7,100 SQ.FT.	0.1630 ACRES
F	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES.		100,202 SQ.FT.	2.3004 ACRES
G	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES.		4,333 SQ.FT.	0.0989 ACRES
		LIFT STATION		
		TOTAL	164,450 SQ.FT.	3.7753 ACRES

OWNER

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

JULY 16, 2021

ENGINEER/SURVEYOR

EHRA

10011 MEADOWGLEN LN.
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPEs No. 10092200

ENGINEERING THE FUTURE
SINCE 1936

FINAL PLAT
MERIDIANA SECTION 28B

39 LOTS 2 BLOCKS 7 RESERVES (3.7753 Acres)

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 931 Ac.	55%
Patio Home (PH)	+/- 50 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 75 Ac.	5%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 431 Ac.	26%
Drill Site		
Totals	+/- 1,663 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

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

GEORGE GRIFFITH

NICOLE LISTON-TYSON

DOROTHY WYNNE

MUHAMMAD ALAM

KYLE MARASCKIN

ALINA ROGERS

CHRISTY KENNARD



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2019
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020



01 054150

WE, Beau King and Vernon Young, President and Secretary respectively, of A & M Real Estate Development, Ltd., owner of the property subdivided in the plat of Lulling Stone Section Three, do hereby make subdivision of said property for and on behalf of said corporation, according to the laws, rules, building laws, streets, ditches, poles and easements as shown hereon and dedicated for public use, the streets, all alleys, poles and easements shown hereon forever, and do hereby warrant 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 land ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we have dedicated and by these presents do dedicate to the use of the public for public utility purposes former unobstructed canal easements. The canal easements shall extend horizontally in additional five feet, six inches (5' 6") for section feet (16' 0") perimeter ground easements, from a plane surface feet (16' 0") above ground level upward, located adjacent to and adjoining public utility easements that are designated with canal easements (U.E. and A.E.) as indicated and depicted hereon, whereby the canal easements total twenty one feet, six inches (21' 6") in width.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road, or alley, or any drainage ditch, either directly or indirectly.

IN TESTIMONY, hereof, the A & M Real Estate Development, Ltd., has caused these presents to be signed by Beau King, its President, thereto authorized, attested by its Secretary, Vernon Young, and its common seal hereunto affixed, this 26th day of October, 2001.

A & M Real Estate Development, Ltd.

By

Beau King, President

Attest

Vernon Young, Secretary

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Beau King, President, and Vernon Young, Secretary of A & M Real Estate Development, Ltd., known to me to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26th DAY OF OCTOBER, 2001

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

This is to certify that the City Engineer of the City of Manvel, Texas the 24th day of November, 2001, has approved this plat and subdivision of Lulling Stone Section Three as shown hereon

James D. Snowden, P.E., R.P.L.S.
James D. Snowden, P.E., R.P.L.S.

This is to certify that the City Planning and Development Commission of the City of Manvel, Texas the 12th day of November, 2001, has approved this plat and subdivision of Lulling Stone Section Three as shown hereon

Steve Schenfeldt, Chairman
Tommy Phillips, Member
Jackie Silver, Member
Bill Williams, Member
Donny Hoffman, Member
Bill Williams, Member
Donny Hoffman, Member
Bill Williams, Member

This is to certify that the City Council of the City of Manvel, Texas the 29 day of November, 2001, has approved this plat and subdivision of Lulling Stone Section Three as shown hereon

Steve M. Martin, Mayor
Robert J. Bell, Councilmember
Paul J. Goggin, Councilmember
Larry Martin, Councilmember
Donny Hoffman, Councilmember
Larry Martin, Councilmember
Donny Hoffman, Councilmember
Larry Martin, Councilmember

A FIELD NOTE DESCRIPTION OF 245.909 Acres of Land being a portion of a 591.403 Acre Tract (Brazoria County Clerk's File No. 00-043003) being in the Oliver Hall Survey, Abstract No. 203, Brazoria County, Texas.

BEGINNING at a 5/8 inch iron rod with plastic cap found for the South corner of said 591.403 Acre Tract; Said corner being in the right-of-way of Brazoria County Road No. 67 (80 feet wide), being an interior corner of a call 628.1 Acre Tract (First Tract, Volume 1916, Page 581, Deed Records of Brazoria County, Texas), being South 62 Degrees, 52 Minutes, 3 Seconds West (reference bearing) - 804.47 feet from a 5/8 inch iron rod in asphalt pavement found for the East corner of said 591.403 Acre Tract and being the South corner of the 245.909 Acre Tract;

THENCE, North 27 Degrees, 0 Minutes, 0 Seconds West - 2.77 feet along the Southeastern line of said 591.403 Acre Tract to a point for corner in the Northwesterly right-of-way line of said County Road No. 67;

THENCE, Northwesterly along the Northwesterly right-of-way line of said County Road No. 67 along a Southeastern line of proposed Lulling Stone Section Two Subdivision - 81.590 Acre Tract along a curve to the right with the following curve data:

Bearing	North 52 Degrees, 15 Minutes, 44 Seconds East	- 79.40 feet to a 5/8 inch iron rod with aluminum cap in concrete found for the East corner of said 81.590 Acre Tract;
Radius	890.00 feet	
Length	78.45 feet	
Chord	39.77 feet	

THENCE, North 28 Degrees, 3 Minutes, 48 Seconds West - 814.63 feet along the Northwesterly line of said 81.590 Acre Tract to a 5/8 inch iron rod with plastic cap found for the North corner of said 591.403 Acre Tract;

THENCE, South 39 Degrees, 33 Minutes, 35 Seconds East - 69.56 feet to a 5/8 inch iron rod with plastic cap set for re-entrant corner of the tract; Said corner being in the Southeastern line of said 591.403 Acre Tract and in a Northwesterly line of said call 628.1 Acre Tract;

THENCE, North 27 Degrees, 0 Minutes, 0 Seconds West, at 1340.98 feet pass a 5/8 inch iron rod with plastic cap found for the most Northerly Northeast corner of said 628.1 Acre Tract, in all 2400.86 feet to a 5/8 inch iron rod with plastic cap found for the West corner of the tract; Said corner being the West corner of said 591.403 Acre Tract;

THENCE, North 62 Degrees, 50 Minutes, 17 Seconds East, at 35.96 feet pass a 5/8 inch iron rod found for reference, in all 2854.00 feet along the Northwesterly line of said 591.403 Acre Tract to a 5/8 inch iron rod with plastic cap set for the North corner of the tract; Said corner being the West corner of a 69.425 Acre Tract;

THENCE, South 52 Degrees, 3 Minutes, 13 Seconds East - 1129.86 feet to a 5/8 inch iron rod with plastic cap set for re-entrant corner of said 69.425 Acre Tract;

THENCE, North 62 Degrees, 54 Minutes, 35 Seconds East, at 232.01 feet pass a 5/8 inch iron rod with plastic cap set for reference in all 233.17 feet to a point for corner in the centerline of Chocolate Bayou; Said corner being the Southeast corner of Lot No. 10 of Lulling Stone Section One Subdivision (Volume 21, Pages 267, 268, 269 and 270 Plat Records of Brazoria County, Texas);

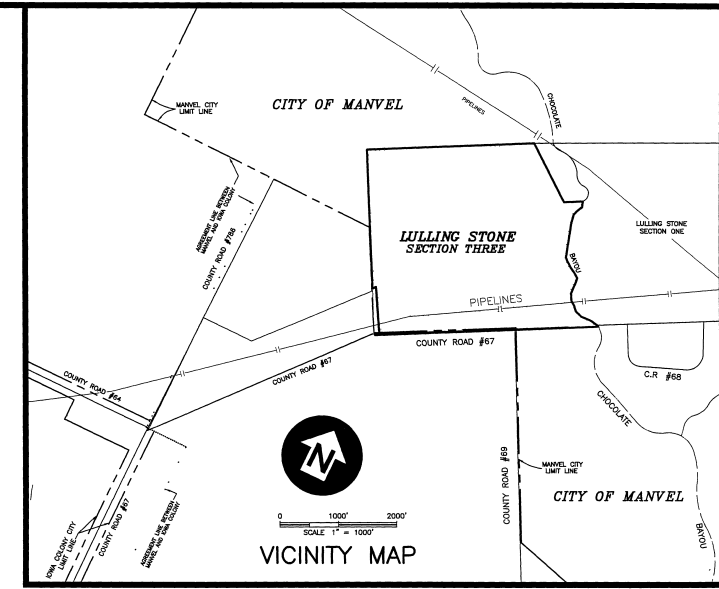
THENCE, Southeastern, along the Southeastern line of said Lulling Stone Section One Subdivision being along the centerline of said Chocolate Bayou with the following courses and distances:

South 18 Degrees, 23 Minutes, 23 Seconds East	- 98.83 feet to a point for corner;
South 27 Degrees, 32 Minutes, 10 Seconds East	- 131.95 feet to a point for corner;
South 15 Degrees, 58 Minutes, 43 Seconds East	- 69.16 feet to a point for corner;
South 6 Degrees, 41 Minutes, 50 Seconds East	- 132.81 feet to a point for corner;
South 15 Degrees, 49 Minutes, 31 Seconds East	- 456.37 feet to a point for corner;
South 14 Degrees, 15 Minutes, 49 Seconds East	- 143.60 feet to a point for corner;
South 44 Degrees, 27 Minutes, 16 Seconds East	- 74.25 feet to a point for corner;
South 53 Degrees, 48 Minutes, 33 Seconds East	- 118.41 feet to a point for corner;
South 58 Degrees, 18 Minutes, 1 Second East	- 83.04 feet to a point for corner;
South 53 Degrees, 47 Minutes, 2 Seconds East	- 122.71 feet to a point for corner;
South 5 Degrees, 17 Minutes, 34 Seconds East	- 74.15 feet to a point for corner;
South 1 Degree, 6 Minutes, 37 Seconds East	- 214.71 feet to a point for corner;
South 28 Degrees, 57 Minutes, 29 Seconds East	- 129.58 feet to a point for corner;
South 54 Degrees, 0 Minutes, 32 Seconds East	- 88.69 feet to a point for corner;
South 43 Degrees, 23 Minutes, 2 Seconds East	- 112.83 feet to a point for corner;
South 71 Degrees, 20 Minutes, 42 Seconds East	- 122.49 feet to a point for corner;
North 88 Degrees, 46 Minutes, 40 Seconds East	- 101.54 feet to a point for corner;
South 77 Degrees, 50 Minutes, 25 Seconds East	- 127.14 feet to a point for corner in the Northwesterly right-of-way line of said County Road No. 67;

THENCE, South 47 Degrees, 4 Minutes, 15 Seconds East - 21.75 feet to a point for the East corner of the tract; Said corner being in the Southeastern line of said 591.403 Acre Tract;

THENCE, South 62 Degrees, 52 Minutes, 3 Seconds West, at 1089.95 feet pass a 5/8 inch iron rod with plastic cap found for the most Easterly Northeast corner of said call 628.1 Acre Tract, in all 3842.73 feet along the Southeastern line of said 591.403 Acre Tract being along a line in the right-of-way of said County Road No. 67 to the PLACE OF BEGINNING and containing 245.909 Acres of Land.

PLAT RECORDS
Vol. 22 Page 231-232



ABBREVIATED PLAT OF LULLING STONE SECTION THREE

A Subdivision of 245.909 Acres of Land being a portion of a 591.403 Acre Tract (Brazoria County Clerk's File No. 00-043003) being in the Oliver Hall Survey, Abstract No. 203, Brazoria County, Texas.

10 LOTS 1 BLOCK

OWNER
A & M REAL ESTATE DEVELOPMENT, LTD.
P.O. BOX 13172
HOUSTON, TEXAS 77019
(281) 357-8404

SURVEYOR AND ENGINEER
KELLY R. KALITA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
101 SOUTHWESTERN BOULEVARD, SUITE NO. 202
SUGAR LAND, TEXAS 77478
PHONE (281) 491-1850

OCTOBER 22, 2001

- SUBDIVISION NOTES
- The property subdivided in the above and foregoing plat was within the city limit boundaries of the City of Manvel, Texas.
 - All utilities and poles are shown within the limits of the subdivision shown to the survey as shown on the plat.
 - As per the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map for Brazoria County, Texas and Incorporated Areas (Map Number 48060C119 and 48060C124), Map Title Issued November 17, 1983, it appears that a portion of the subdivision lies within Zone X - Areas of Moderate Risk (100-year floodplain and a portion of the subdivision (in the vicinity of Chocolate Bayou) lies within Zone AE - Areas of Special Flood Hazard (100-year floodplain).
 - All drainage easements shown shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of the drainage facilities. All property shall drain into the drainage easement only through an approved drainage structure.
 - The 50' drainage easement delineated crossing lots 2 thru 10 shall be maintained by the Homeowner's Association and/or adjacent lot owners. However, the City of Manvel and/or Brazoria County Engineering District #6 shall maintain the drainage easement if necessary. Brazoria County Engineering District #6 shall maintain the drainage easement for Chocolate Bayou and drainage ditch 85' wide.
 - The new subdivision employs a natural drainage system which is intended to provide drainage for the subdivision that is similar to that which existed under predevelopment 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.
 - Structures built on lots in the designated flood plain must be elevated above the base flood elevation. Contact the flood plain administrator for specific information. All site elevations outside the flood plain shall be a minimum of 2' above natural ground.
 - Individual lot owners are responsible for the permitting of On-Site Sewage Facility for sewage disposal. On-Site Sewage Facility system selection shall be made in conjunction with the site evaluation in accordance with the 20 Texas Administrative Code chapter 285 On-Site Sewage Facility rules.
 - Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater.
 - This survey relies on A&M Title Company plat project dated October 4, 2001 for title information.

LULLING STONE
SECTION THREE
SHEET 1 OF 2

This is to state that I, C. Tim Griffith, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground made under my supervision and that unless otherwise noted all block corners and lot corners have been set with 5/8 inch diameter iron rods at least 2 feet long, and in the capacities therein stated.

C. Tim Griffith
C. Tim Griffith
Registered Professional Land Surveyor
Texas Registration No. 4349

This is to certify that Brazoria County Drainage District #5 the 12 day of Nov, 2001, has approved this plat and subdivision of Lulling Stone Section Three as shown hereon

Andy Hogan
Andy Hogan, Chairman
John Galt
John Galt, Secretary

Don Schuerman, Secretary

PLAT RECORDS Vol. 22, Page 233-234

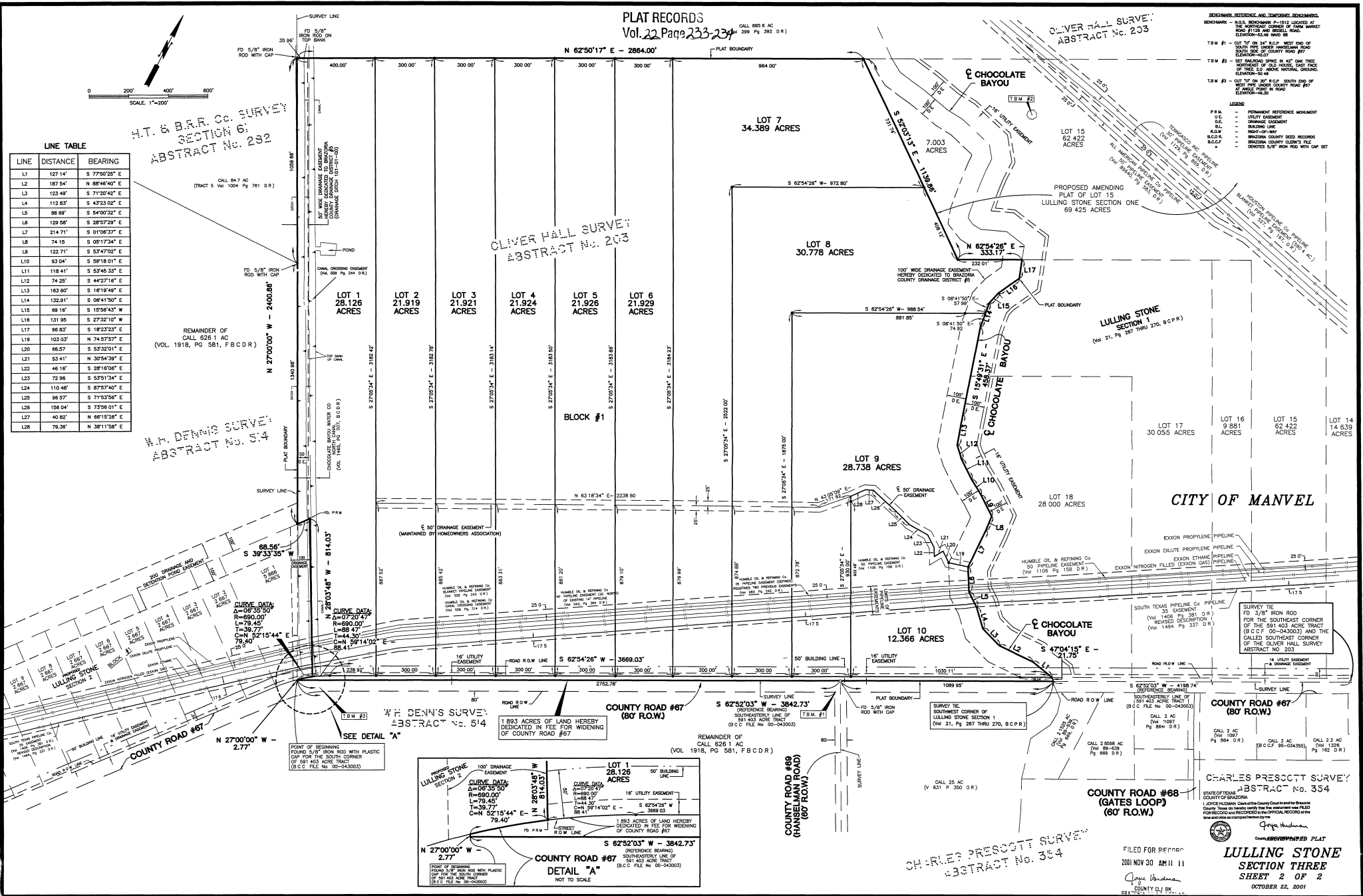
H.T. & B.R.R. CO. SURVEY
SECTION 6:
ABSTRACT No. 282

OLIVER HALL SURVEY
ABSTRACT No. 203

H.T. DENNIS SURVEY
ABSTRACT No. 514

LINE TABLE

LINE	DISTANCE	BEARING
L1	127.14'	S 77°50'25" E
L2	187.54'	N 88°48'40" E
L3	123.49'	S 71°20'42" E
L4	112.83'	S 43°23'02" E
L5	88.69'	S 54°00'32" E
L6	129.58'	S 28°57'29" E
L7	214.71'	S 01°06'37" E
L8	74.15'	S 09°17'34" E
L9	122.71'	S 53°47'02" E
L10	83.04'	S 59°18'01" E
L11	118.41'	S 57°45'33" E
L12	74.25'	S 44°27'16" E
L13	163.60'	S 16°16'48" E
L14	132.91'	S 06°41'50" E
L15	69.16'	S 15°56'43" W
L16	131.95'	S 27°32'10" W
L17	96.83'	S 18°23'23" E
L18	103.03'	N 74°57'57" E
L19	86.57'	S 53°32'01" E
L20	53.41'	N 30°54'39" E
L21	46.16'	S 28°18'06" E
L22	72.96'	S 53°51'04" E
L23	110.46'	S 87°04'40" E
L24	96.57'	S 71°52'36" E
L25	126.04'	S 73°56'01" E
L26	40.82'	N 86°15'28" E
L27	79.36'	N 38°11'58" E



CHOCOLATE BAYOU
LOT 15
62.422 ACRES

LOT 16
9.881 ACRES

LOT 17
30.055 ACRES

LOT 18
28.000 ACRES

LOT 19
28.000 ACRES

LOT 20
28.000 ACRES

LOT 21
28.000 ACRES

LOT 22
28.000 ACRES

LOT 23
28.000 ACRES

LOT 24
28.000 ACRES

LOT 25
28.000 ACRES

LOT 26
28.000 ACRES

LOT 27
28.000 ACRES

CHOCOLATE BAYOU
LOT 15
62.422 ACRES

LOT 16
9.881 ACRES

LOT 17
30.055 ACRES

LOT 18
28.000 ACRES

LOT 19
28.000 ACRES

LOT 20
28.000 ACRES

LOT 21
28.000 ACRES

LOT 22
28.000 ACRES

LOT 23
28.000 ACRES

LOT 24
28.000 ACRES

LOT 25
28.000 ACRES

LOT 26
28.000 ACRES

LOT 27
28.000 ACRES

CHOCOLATE BAYOU
LOT 15
62.422 ACRES

LOT 16
9.881 ACRES

LOT 17
30.055 ACRES

LOT 18
28.000 ACRES

LOT 19
28.000 ACRES

LOT 20
28.000 ACRES

LOT 21
28.000 ACRES

LOT 22
28.000 ACRES

LOT 23
28.000 ACRES

LOT 24
28.000 ACRES

LOT 25
28.000 ACRES

LOT 26
28.000 ACRES

LOT 27
28.000 ACRES

CHOCOLATE BAYOU
LOT 15
62.422 ACRES

LOT 16
9.881 ACRES

LOT 17
30.055 ACRES

LOT 18
28.000 ACRES

LOT 19
28.000 ACRES

LOT 20
28.000 ACRES

LOT 21
28.000 ACRES

LOT 22
28.000 ACRES

LOT 23
28.000 ACRES

LOT 24
28.000 ACRES

LOT 25
28.000 ACRES

LOT 26
28.000 ACRES

LOT 27
28.000 ACRES

CHOCOLATE BAYOU
LOT 15
62.422 ACRES

LOT 16
9.881 ACRES

LOT 17
30.055 ACRES

LOT 18
28.000 ACRES

LOT 19
28.000 ACRES

LOT 20
28.000 ACRES

LOT 21
28.000 ACRES

LOT 22
28.000 ACRES

LOT 23
28.000 ACRES

LOT 24
28.000 ACRES

LOT 25
28.000 ACRES

LOT 26
28.000 ACRES

LOT 27
28.000 ACRES

CHOCOLATE BAYOU
LOT 15
62.422 ACRES

LOT 16
9.881 ACRES

LOT 17
30.055 ACRES

LOT 18
28.000 ACRES

LOT 19
28.000 ACRES

LOT 20
28.000 ACRES

LOT 21
28.000 ACRES

LOT 22
28.000 ACRES

LOT 23
28.000 ACRES

LOT 24
28.000 ACRES

LOT 25
28.000 ACRES

LOT 26
28.000 ACRES

LOT 27
28.000 ACRES

CHOCOLATE BAYOU
LOT 15
62.422 ACRES

LOT 16
9.881 ACRES

LOT 17
30.055 ACRES

LOT 18
28.000 ACRES

LOT 19
28.000 ACRES

LOT 20
28.000 ACRES

LOT 21
28.000 ACRES

LOT 22
28.000 ACRES

LOT 23
28.000 ACRES

LOT 24
28.000 ACRES

LOT 25
28.000 ACRES

LOT 26
28.000 ACRES

LOT 27
28.000 ACRES

CHOCOLATE BAYOU
LOT 15
62.422 ACRES

LOT 16
9.881 ACRES

LOT 17
30.055 ACRES

LOT 18
28.000 ACRES

LOT 19
28.000 ACRES

LOT 20
28.000 ACRES

LOT 21
28.000 ACRES

LOT 22
28.000 ACRES

LOT 23
28.000 ACRES

LOT 24
28.000 ACRES

LOT 25
28.000 ACRES

LOT 26
28.000 ACRES

LOT 27
28.000 ACRES

CHOCOLATE BAYOU
LOT 15
62.422 ACRES

LOT 16
9.881 ACRES

LOT 17
30.055 ACRES

LOT 18
28.000 ACRES

LOT 19
28.000 ACRES

LOT 20
28.000 ACRES

LOT 21
28.000 ACRES

LOT 22
28.000 ACRES

LOT 23
28.000 ACRES

LOT 24
28.000 ACRES

LOT 25
28.000 ACRES

LOT 26
28.000 ACRES

LOT 27
28.000 ACRES

CHOCOLATE BAYOU
LOT 15
62.422 ACRES

LOT 16
9.881 ACRES

LOT 17
30.055 ACRES

LOT 18
28.000 ACRES

LOT 19
28.000 ACRES

LOT 20
28.000 ACRES

LOT 21
28.000 ACRES

LOT 22
28.000 ACRES

LOT 23
28.000 ACRES

LOT 24
28.000 ACRES

LOT 25
28.000 ACRES

LOT 26
28.000 ACRES

LOT 27
28.000 ACRES

CHOCOLATE BAYOU
LOT 15
62.422 ACRES

LOT 16
9.881 ACRES

LOT 17
30.055 ACRES

LOT 18
28.000 ACRES

LOT 19
28.000 ACRES

LOT 20
28.000 ACRES

LOT 21
28.000 ACRES

LOT 22
28.000 ACRES

LOT 23
28.000 ACRES

LOT 24
28.000 ACRES

LOT 25
28.000 ACRES

LOT 26
28.000 ACRES

LOT 27
28.000 ACRES

CHOCOLATE BAYOU
LOT 15
62.422 ACRES

LOT 16
9.881 ACRES

LOT 17
30.055 ACRES

LOT 18
28.000 ACRES

LOT 19
28.000 ACRES

LOT 20
28.000 ACRES

LOT 21
28.000 ACRES

LOT 22
28.000 ACRES

LOT 23
28.000 ACRES

LOT 24
28.000 ACRES

LOT 25
28.000 ACRES

LOT 26
28.000 ACRES

LOT 27
28.000 ACRES

CHOCOLATE BAYOU
LOT 15
62.422 ACRES

LOT 16
9.881 ACRES

LOT 17
30.055 ACRES

LOT 18
28.000 ACRES

LOT 19
28.000 ACRES

LOT 20
28.000 ACRES

LOT 21
28.000 ACRES

LOT 22
28.000 ACRES

LOT 23
28.000 ACRES

LOT 24
28.000 ACRES

LOT 25
28.000 ACRES

LOT 26
28.000 ACRES

LOT 27
28.000 ACRES

CHOCOLATE BAYOU
LOT 15
62.422 ACRES

LOT 16
9.881 ACRES

LOT 17
30.055 ACRES

LOT 18
28.000 ACRES

LOT 19
28.000 ACRES

LOT 20
28.000 ACRES

LOT 21
28.000 ACRES

LOT 22
28.000 ACRES

LOT 23
28.000 ACRES

LOT 24
28.000 ACRES

LOT 25
28.000 ACRES

LOT 26
28.000 ACRES

LOT 27
28.000 ACRES

CHOCOLATE BAYOU
LOT 15
62.422 ACRES

LOT 16
9.881 ACRES

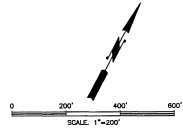
LOT 17
30.055 ACRES

LOT 18
28.000 ACRES

LOT 19
28.000 ACRES

LOT 20
28.000 ACRES

PLAT RECORDS
Vol. 22 Page 233-234



LINE TABLE

LINE	DISTANCE	BEARING
L1	127.14'	S 77°50'28" E
L2	187.54'	N 89°46'40" E
L3	123.49'	S 71°24'42" E
L4	113.83'	S 43°53'02" E
L5	88.69'	S 54°00'32" E
L6	129.58'	S 28°57'30" E
L7	214.71'	S 01°08'37" E
L8	74.15'	S 09°17'34" E
L9	122.71'	S 53°47'02" E
L10	93.04'	S 59°18'01" E
L11	118.41'	S 52°45'33" E
L12	74.25'	S 44°27'16" E
L13	183.60'	S 16°19'48" E
L14	132.91'	S 09°41'00" E
L15	80.16'	S 10°54'42" W
L16	131.85'	S 27°32'10" W
L17	96.83'	S 18°23'33" E
L18	103.03'	N 74°57'57" E
L19	66.57'	S 53°32'01" E
L20	53.41'	N 30°54'30" E
L21	48.15'	S 28°16'02" E
L22	73.96'	S 03°51'04" E
L23	110.48'	S 87°57'42" E
L24	96.97'	S 71°53'56" E
L25	158.04'	S 73°56'01" E
L26	40.82'	N 88°15'23" E
L27	78.36'	N 38°11'58" E

H.T. & B.R. CO. SURVEY
SECTION 6:
ABSTRACT No. 292

REMAINDER OF
CALL 626 1 AC
(VOL. 1916, PG. 581, F.B.C.D.R.)

W.H. DENNIS SURVEY
ABSTRACT No. 514

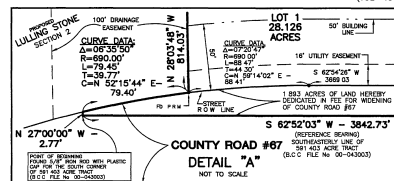
LULLING STONE SEC. 3
M2009/07020
22.592 AC
02-19-2009

OLIVER HALL SURVEY
ABSTRACT No. 203

OLIVER HALL SURVEY
ABSTRACT No. 203

REMARKS, REFERENCE AND TEMPORARY BENCHMARKS:
BENCHMARK - N.B.S. BENCHMARK P-1113 LOCATED AT
THE INTERSECTION OF LULLING STONE ROAD
AND COUNTY ROAD #67
ELEVATION 54.46 MGS
TBM #1 - CUT TOP OF 6" C.P. SOUTH END OF
ROAD 200' FROM LULLING STONE ROAD
ELEVATION 54.46
TBM #2 - CUT TOP OF 6" C.P. SOUTH END OF
ROAD 200' FROM LULLING STONE ROAD
ELEVATION 54.46
TBM #3 - CUT TOP OF 6" C.P. SOUTH END OF
ROAD 200' FROM LULLING STONE ROAD
ELEVATION 54.46

LEGEND:
P.M. - PROPERTY BOUNDARY
U.L. - UTILITY EASEMENT
S.L. - SURVEY EASEMENT
R.L. - RAILROAD EASEMENT
B.L. - BUILDING EASEMENT
R.O.W. - RIGHT-OF-WAY
R.O.D. - ROAD RIGHT-OF-WAY
R.O.P. - ROAD RIGHT-OF-WAY
R.O.W. - RIGHT-OF-WAY
R.O.D. - ROAD RIGHT-OF-WAY
R.O.P. - ROAD RIGHT-OF-WAY



FILED FOR RECORD
2011 NOV 30 AM 11:11
COUNTY CLERK
J. J. JONES

LULLING STONE
SECTION THREE
SHEET 2 OF 2
OCTOBER 22, 2001