

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



**NOTICE OF A MEETING OF THE
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
August 9, 2021**

**NOTICE IS HEREBY GIVEN
7:00 p.m.**

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

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

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

Regular Session

Call to Order

Pos #1 Ryan Miller 3/2023
Pos #2 Kyle Marasckin 3/2023
Pos #3 Christine Diaz 3/2023
Pos #4 Alina Rogers 3/2023 P
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 tbell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.*

Public Hearing

TO HEAR INPUT FOR OR AGAINST A REPLAT OF MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE NO. 1 BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283, THE H.T. & B.R.R. CO. SURVEY, SECTION 64, A-483, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR THE REPLAT IS TO CREATE ONE (1) BLOCK AND THREE (3) RESERVES.

THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF 1.114 ACRES OF LAND BOUNDED BY ROGERS ROAD (NORTH), LOUDEN LANE (WEST), WILSON ROAD (EAST), AND THE BURLINGTON NORTHERN SANTA FE RAILROAD (SOUTH), MANVEL, TEXAS FROM LIGHT COMMERCIAL (LC) DISTRICT TO SINGLE FAMILY RESIDENTIAL (SFR) 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 PDZ

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

- A. Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Highway 6 Commercial Reserve No. 1;
BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF THE H.T.&B.R.R. CO. SURVEY, SECTION 62, A-484, THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283, THE H.T.& B.R.R. CO. SURVEY, SECTION 64, A-483, AND THE JIM O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Pursley Boulevard Phase 4;
BEING A SUBDIVISION OF 1.941 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Pursley Boulevard Phase 5;
BEING A SUBDIVISION OF 0.5360 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS.

- D. Consideration and possible action to approve, Final Plat of Pomona Section 20;
BEING A SUBDIVISION OF 16.224 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 53, 54 AND 55 OF SECTION 78 AND A PORTION OF LOTS 3, 4, AND 5 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- E. Acceptance of meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-21;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND 1.114 ACRES LOCATED ON ROGERS ROAD, LOUDEN LANE, AND WILSON ROAD, GENERALLY BOUNDED BY THE BURLINGTON NORTHERN SANTA FE RAILROAD (SOUTH), SITUATED IN THE J.M. O'DONNELL SURVEY, ABSTRACT 470, BRAZORIA COUNTY, TEXAS; AND A RESIDUE OF LOTS 9 AND 10 AND ALL OF LOT 11 OF THE SUNSET GARDENS SUBDIVISION, AS PER PLAT RECORDED UNDER VOLUME 13, PAGE 47 OF THE BRAZORIA COUNTY PLAT RECORDS, BRAZORIA COUNTY, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO SINGLE FAMILY RESIDENTIAL DISTRICT (SFR); 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.
- B. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat or 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.
- C. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat or 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.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel is true and correct; and that I posted such notice on the bulletin board at the Manvel City Hall. A place convenient and readily accessible to the public on August 6, 2021 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS

A quorum of the Manvel City Council, Manvel Economic Development Corporation, Manvel Parks Board, Home Rule Charter Commission and Capital Improvements Advisory Committee may be in attendance at the August 9, 2021 meeting of the Manvel Planning Development and Zoning Commission. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
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Date of Request: August 9, 2021 PDZ & August 16, 2021 City Council

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

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

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

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.07.30 08:16:41 -05'00'

SIGNATURE

July 30, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Highway 6 Commercial Reserve No. 1 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	August 9, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Background

On June 14, 2021, the Planning, Development and Zoning Commission recommended a 30-day plat extension to the City Council for this final plat. After the Commission meeting, the Developer requested this final plat to be withdrawn. Because State law requires action on a plat in the prescribed 30-day period, City Council did not approve this plat at their June 21, 2021, meeting. This final plat has been resubmitted on the July 12, 2021, plat submittal date for consideration. The Developer has requested a 30-day plat extension on their July 12th submittal.

Staff Recommendation

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

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



E4176

E4176

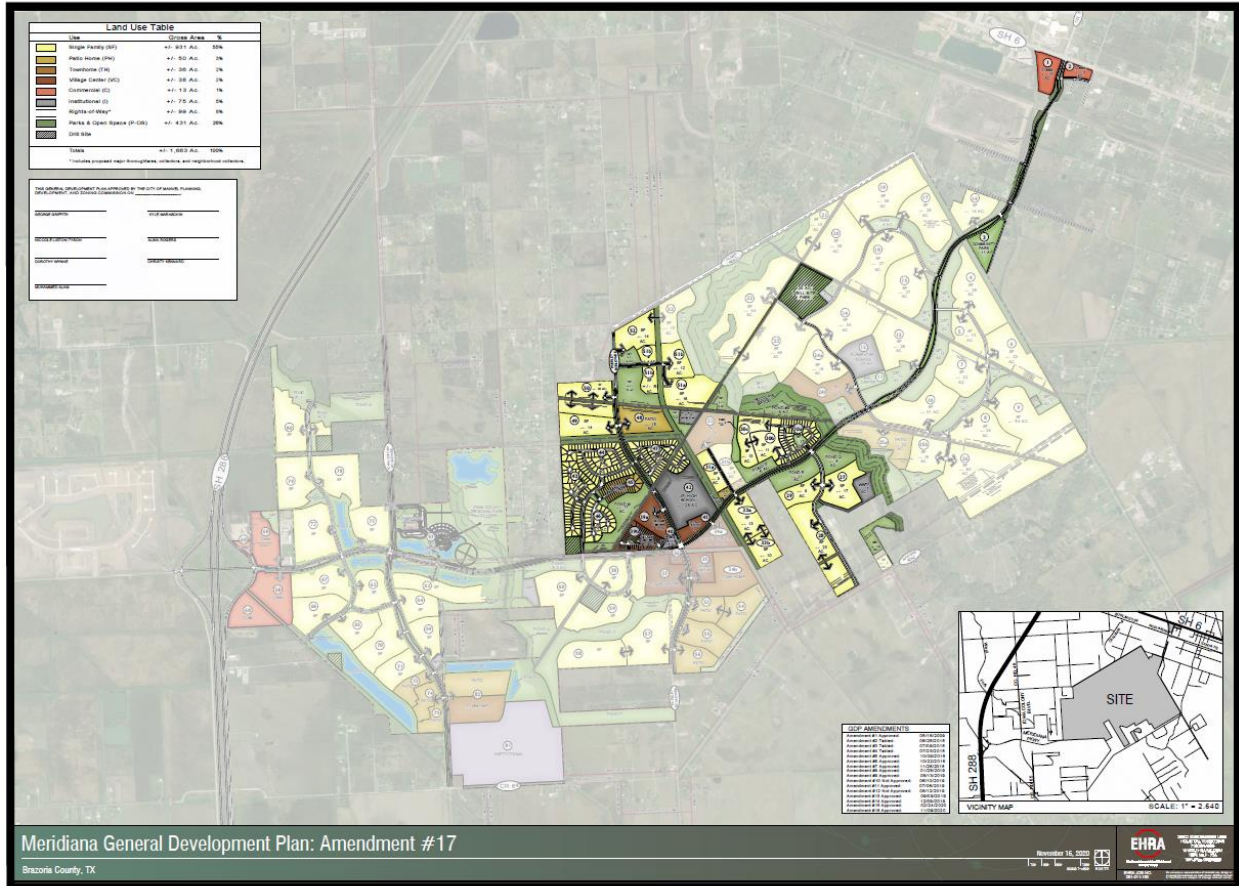
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DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 17



STATE OF TEXAS }
COUNTY OF BRAZORIA }

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

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Highway 6 Commercial Reserve No. 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

BY: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS }
COUNTY OF HARRIS }

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

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

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

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

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

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

Planning, Development and Zoning Commission

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

City Council

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

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

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

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

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

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

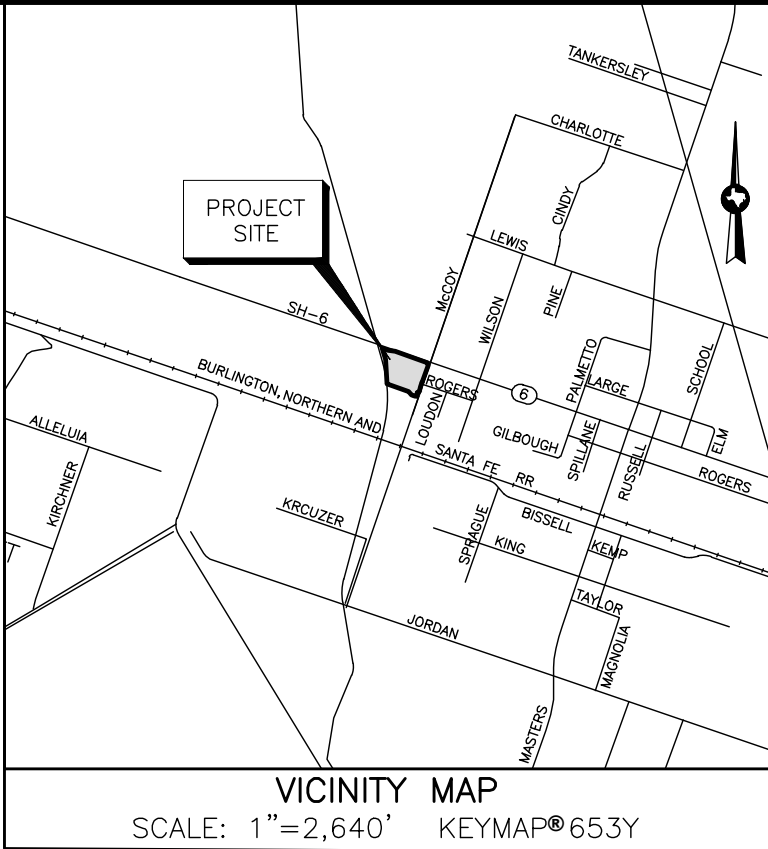
RICKY KUBECZKA DATE
COMMISSIONER

JODY SCHIBI DATE
COMMISSIONER

ALFRED FRÖBERG, JR. DATE
COMMISSIONER

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

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



FINAL PLAT MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE No. 1

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

1 BLOCK 3 RESERVES (5.872 Acres)

OWNER

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

JULY 12, 2021

ENGINEER/SURVEYOR



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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0130K, dated December 30, 2020. The subject property shown hereon lies within the Special Flood Hazard Area Zone "AO" (areas determined to be subject to 100-year flood plain depths of 2 feet).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- A indicates Abstract
AC. indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
C.I.R. indicates Capped Iron Rod.
C.U.E. indicates City Utility Easement
Fnd. indicates Found
I.R. indicates Iron Rod
PG. indicates Page
P.O.B. indicates Point Of Beginning
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way.
SQ. FT. indicates Square Feet
TXDOT indicates Texas Department of Transportation.
VOL. indicates Volume.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation and Reclamation District #3.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- The Developer/Homeowner's Association/Municipal Utility District No. 57/Brazoria County Conservation and Reclamation District No. 3 shall be responsible for maintenance of all reserves.
- This plat has 0.66 acres of unencumbered open space within Reserve "B".

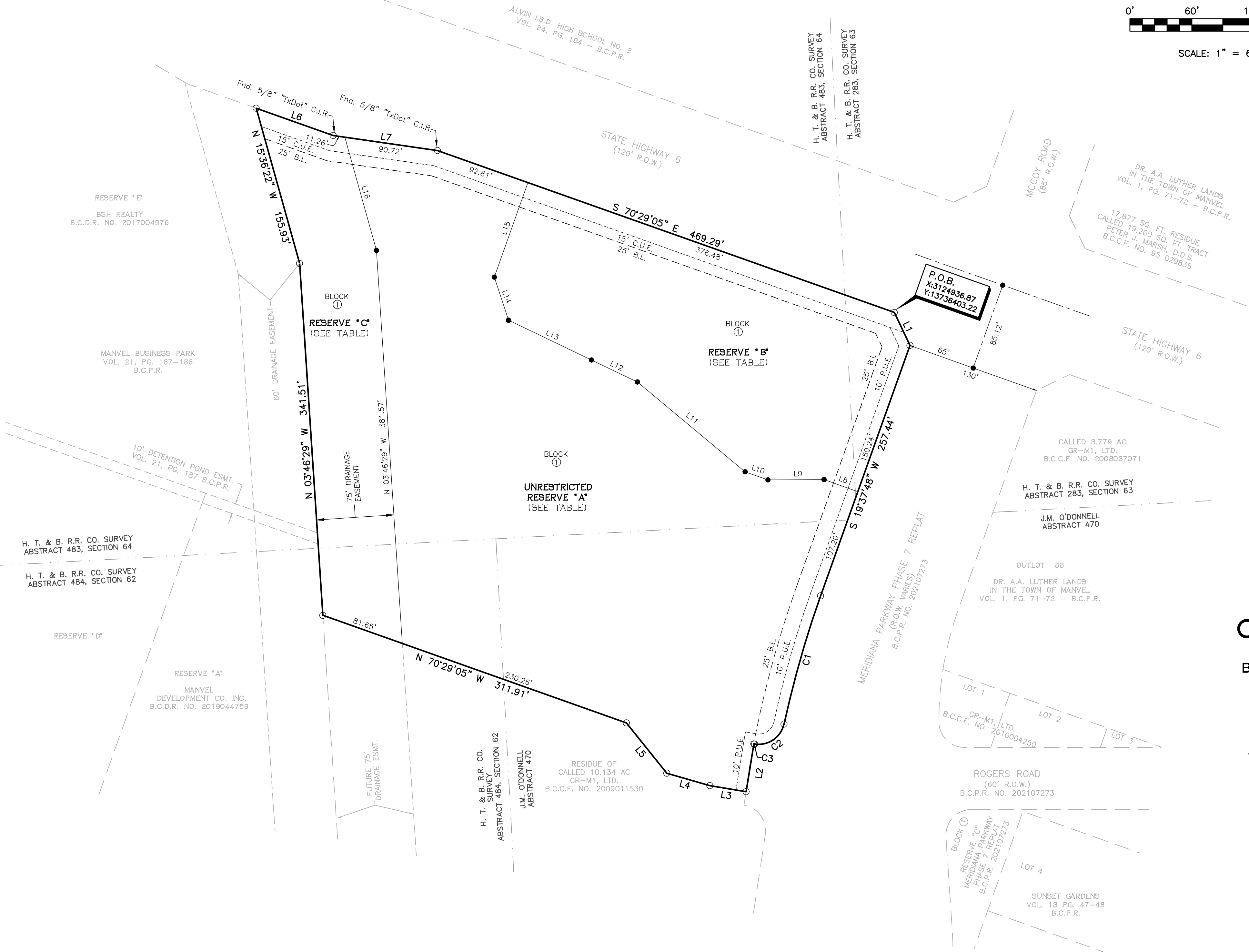
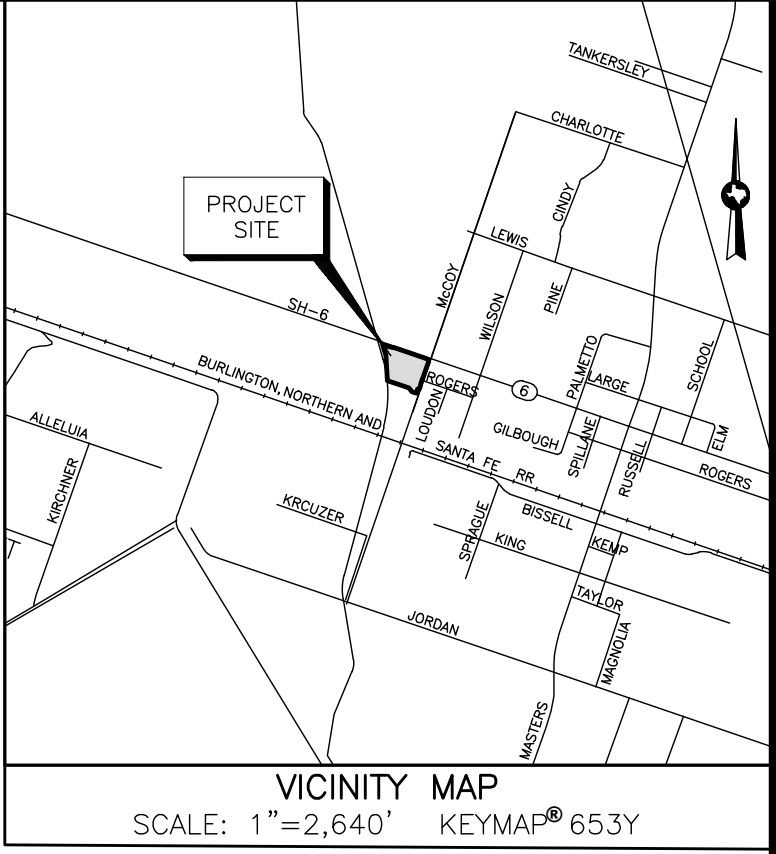
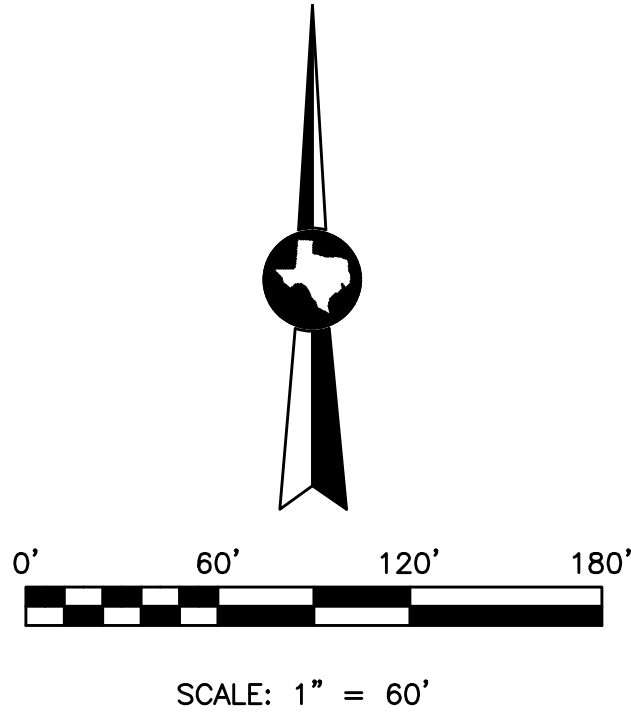
BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3:

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

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°22'38" E	135.31'
L2	S 09°18'34" W	46.82'
L3	N 80°35'20" W	35.63'
L4	N 78°52'20" W	43.29'
L5	N 38°49'44" W	62.49'
L6	S 70°29'05" E	79.10'
L7	S 81°47'41" E	101.98'
L8	N 70°22'12" W	34.74'
L9	S 89°36'30" W	54.35'
L10	N 70°22'12" W	23.46'
L11	S 50°12'01" W	135.80'
L12	N 64°18'13" W	49.33'
L13	N 64°22'28" W	89.09'
L14	N 18°14'37" W	43.80'
L15	N 19°30'55" E	97.12'
L16	N 15°36'22" W	113.65'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	NONE	155,007 SQ.FT. / 3.558 ACRES
B	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE & RECREATION PURPOSES	63,653 SQ.FT. / 1.461 ACRES
C	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	37,137 SQ.FT. / 0.8526 ACRES
TOTAL		255,797 SQ. FT. / 5.872 ACRES



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

**FINAL PLAT
MERIDIANA HIGHWAY 6
COMMERCIAL RESERVE No. 1**

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

1 BLOCK 3 RESERVES (5.872 Acres)

OWNER

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

JULY 12, 2021

ENGINEER/SURVEYOR



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

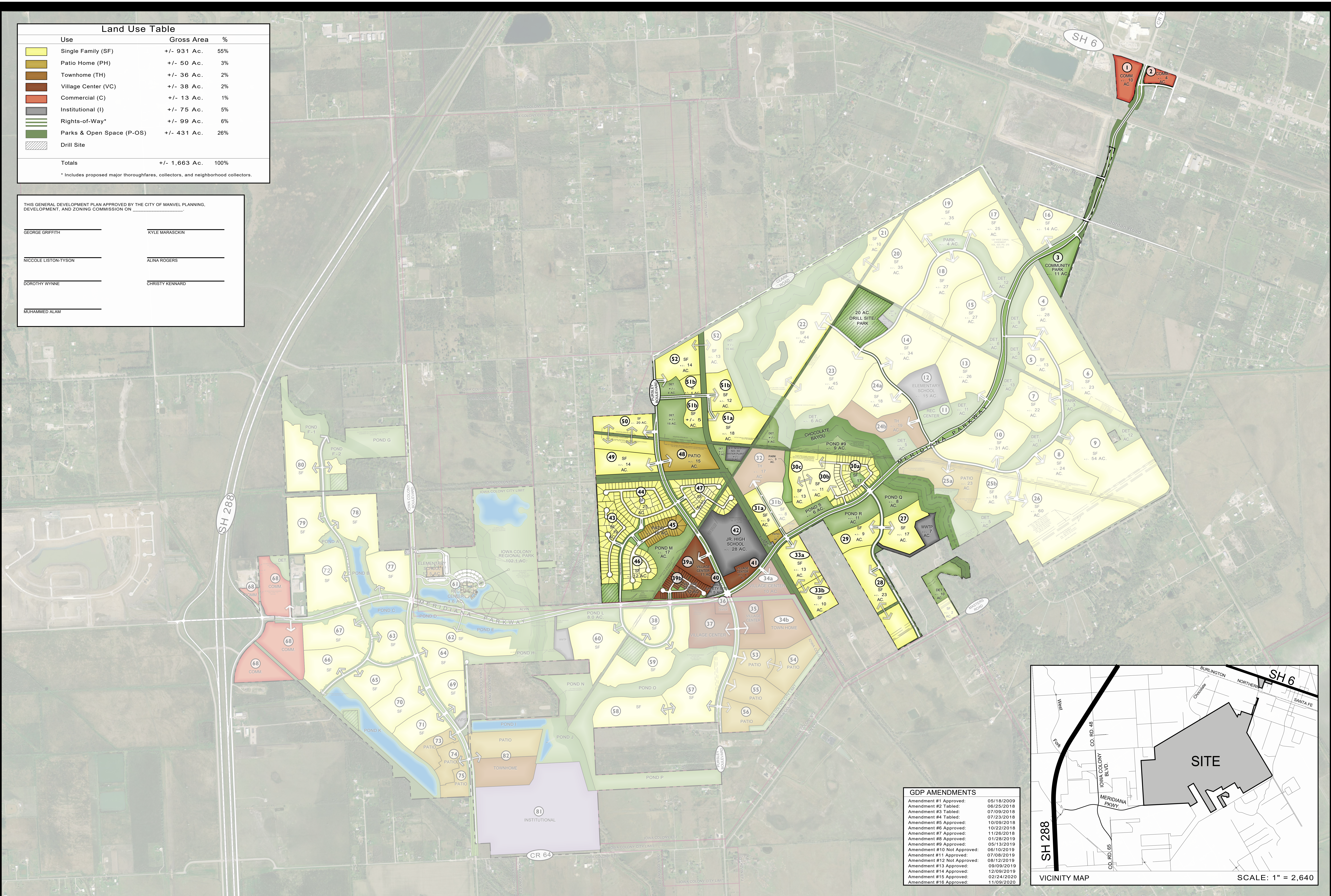
DOROTHY WYNNE

MUHAMMED ALAM

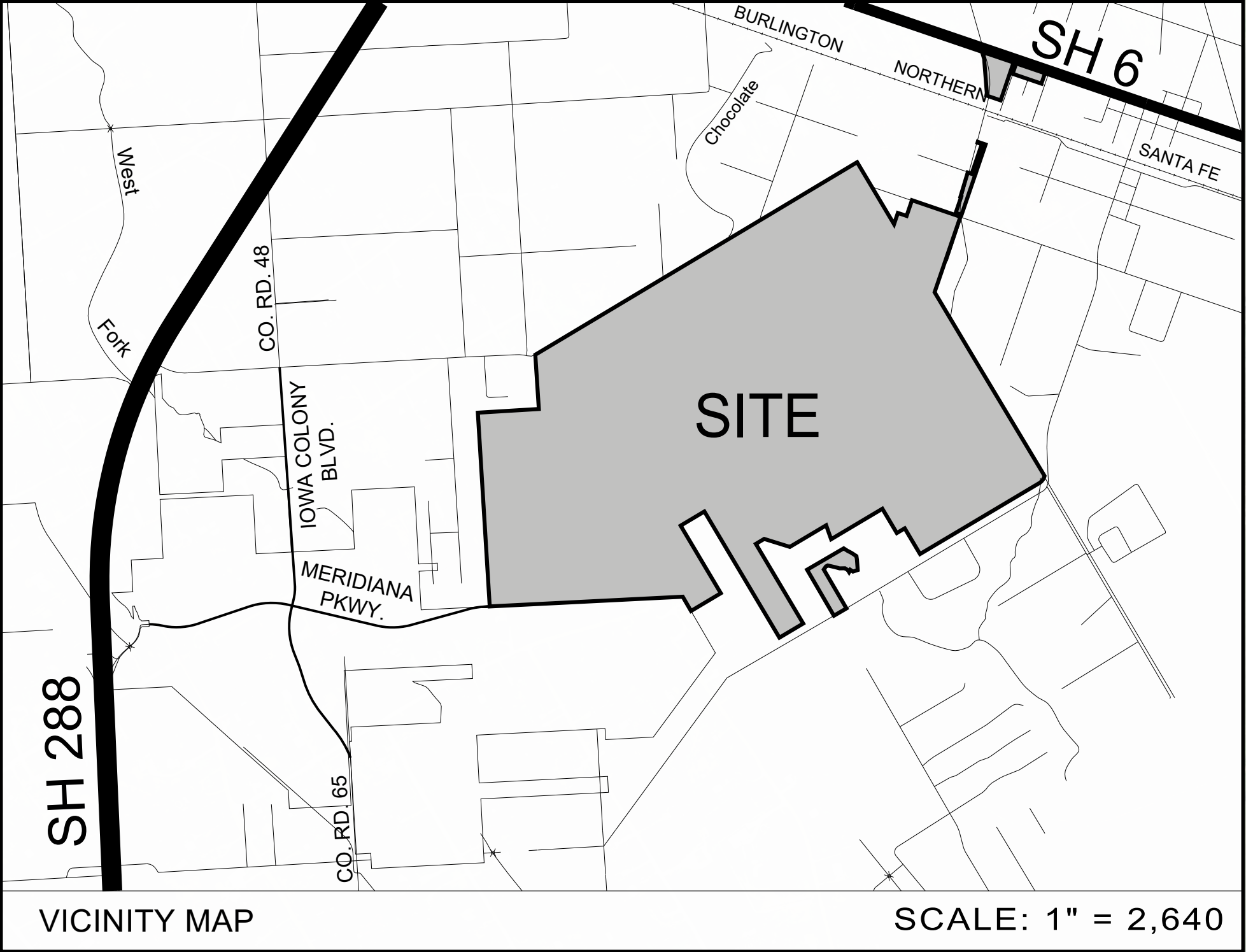
KYLE MARASCKIN

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	☒
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Date of Request: August 9, 2021 PDZ & August 16, 2021 City Council

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

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

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

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.07.30 08:21:09 -05'00'

SIGNATURE

July 30, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Pursley Boulevard Phase 4 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	August 9, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Background

On June 14, 2021, the Planning, Development and Zoning Commission recommended a 30-day plat extension to the City Council for this final plat. After the Commission meeting, the Developer requested this final plat to be withdrawn. Because State law requires action on a plat in the prescribed 30-day period, City Council did not approve this plat at their June 21, 2021, meeting. This final plat has been resubmitted on the July 12, 2021, plat submittal date for consideration. The Developer has requested a 30-day plat extension on their July 12th submittal.

Staff Recommendation

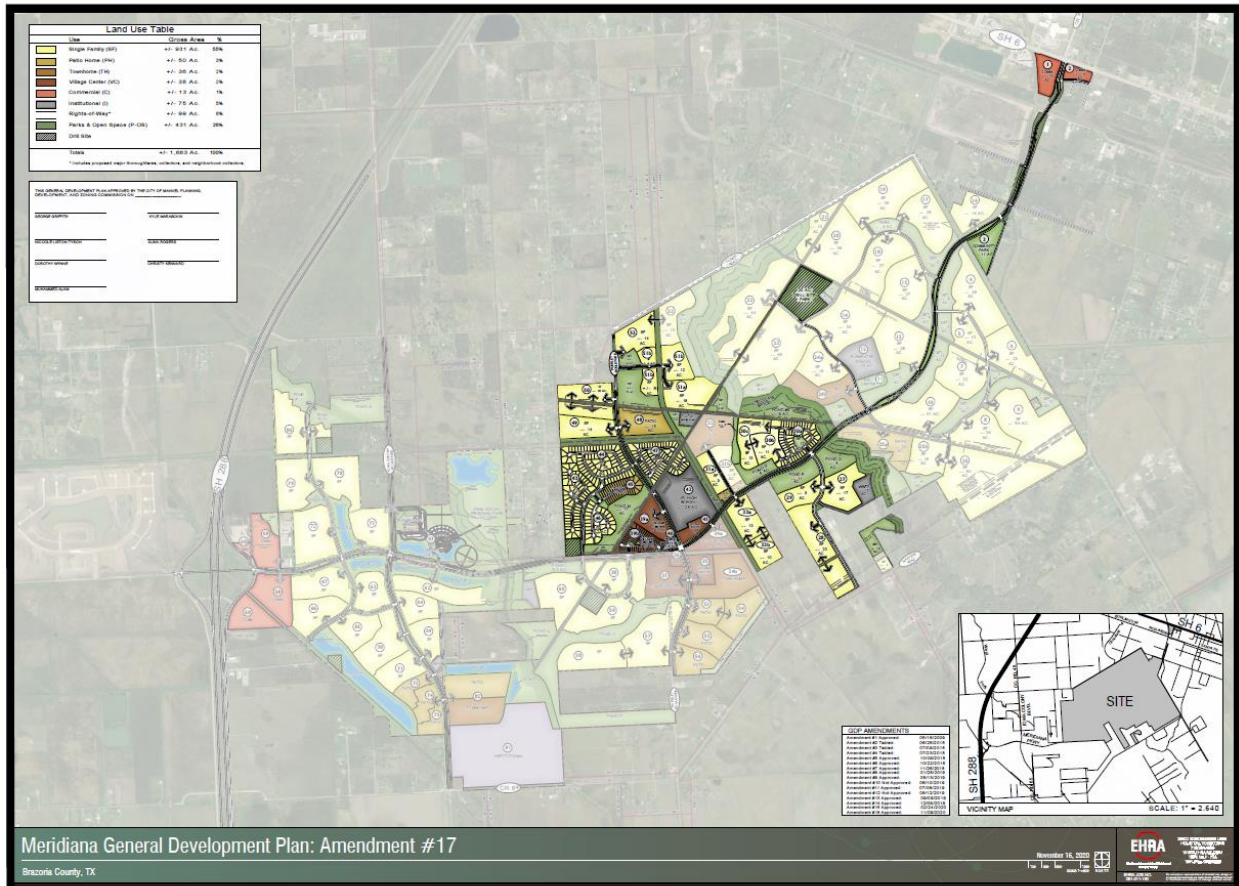
Staff recommends a 30-day extension for Meridiana Pursley Boulevard Phase 4 Final Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and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

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



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

Meridiana General Development Plan Amendment No. 17



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

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

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

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

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

1) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 36°52'12", an arc length of 16.09 feet, and a chord bearing of South 15°22'42" West, for a distance of 15.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

2) THENCE, South 03°03'24" East, for a distance of 834.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, North 84°36'26" West, for a distance of 121.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, North 03°03'24" West, for a distance of 559.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the northerly line of said 56.69 acre tract of land;

5) THENCE, North 87°13'12" East, along the northerly line of said 56.69 acre tract for a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner from which a 5/8-inch capped iron rod stamped "WILSON" was found N 71°18" W, a distance of 0.3 feet;

6) THENCE, North 03°03'24" West, along the westerly line of said 56.69 acre tract for a distance of 273.17 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 86°56'36" East, for a distance of 65.00 feet to the POINT OF BEGINNING and containing 1.941 acres of land.

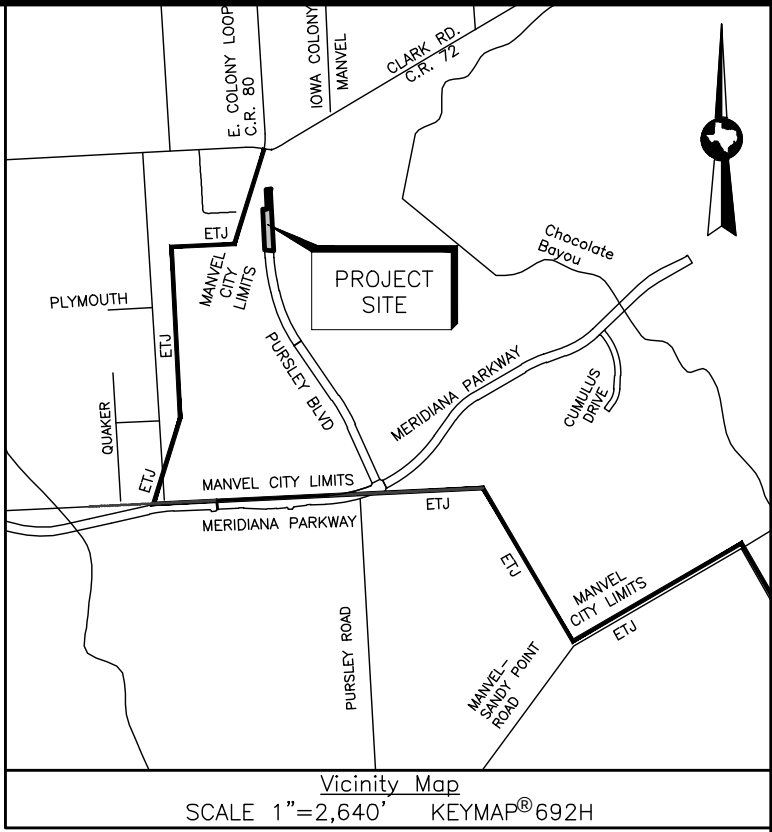
STATE OF TEXAS:
COUNTY OF BRAZORIA:

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

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

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

BY: _____
Print Name: Matt Lawson
Title: President



STATE OF TEXAS }
COUNTY OF HARRIS }

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

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

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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA PURSLEY BOULEVARD PHASE 4 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA PURSLEY BOULEVARD PHASE 4 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

City Council

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

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

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E.,
President

Kerry L. Osburn
Vice President

Brandon Middleton
Secretary/Treasurer

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

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

BCDD #5 REF ID # B210004

FINAL PLAT MERIDIANA PURSLEY BOULEVARD PHASE 4

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

OWNER

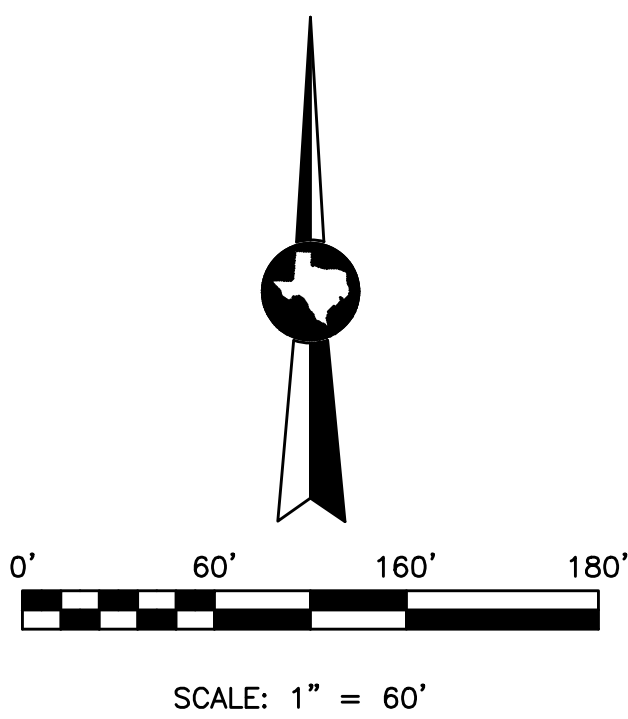
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

JULY 12, 2021

ENGINEER/SURVEYOR



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

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

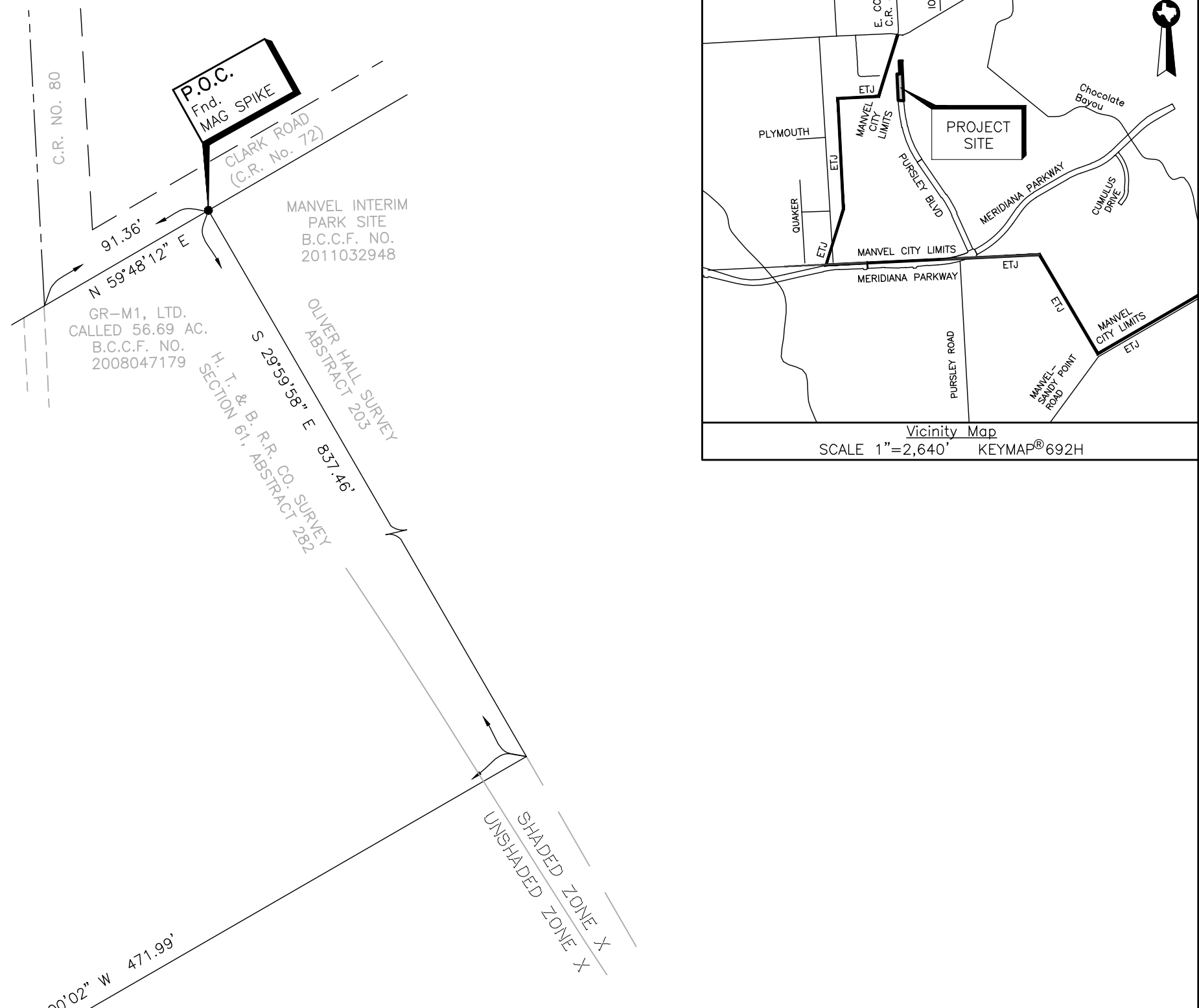
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage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

BENCHMARK(S):

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

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

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

**GENERAL NOTES:**

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
 - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
 - A- indicates Abstract.
AC indicates Acres
B.C.C.F. No. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Record.
B.L. indicates Building Line.
C.R. No. indicates County Road Number.
ESMT. indicates Easement.
FND. indicates Found.
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
R.O.W. indicates Right-Of-Way.
VOL. indicates Volume.
PG. indicates Page.
S.S.E. indicates Sanitary Sewer Easement.
U.E. indicates Utility Easement.
U.E./A.E. indicates Utility Easement/Aerial Easement.
W.L.E. indicates Water Line Easement.
 - The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
 - All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
 - No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-1116a.
 - Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
 - The boundary for this plat has a closure in excess of 1:15,000.
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District and Brazoria County Drainage District #5.
 - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
 - One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
 - There are 0.00 acres of unencumbered open space within the boundary of this plat.
 - No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 36, Manufactured Housing, other city ordinances, or by State law.
 - This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
 - A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
 - Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
 - The Development Regulations and City Permits of the City of Manvel are required on all property.

FINAL PLAT MERIDIANA PURSLEY BOULEVARD PHASE 4

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

OWNER

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

JULY 12, 2021

ENGINEER/SURVEYOR

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

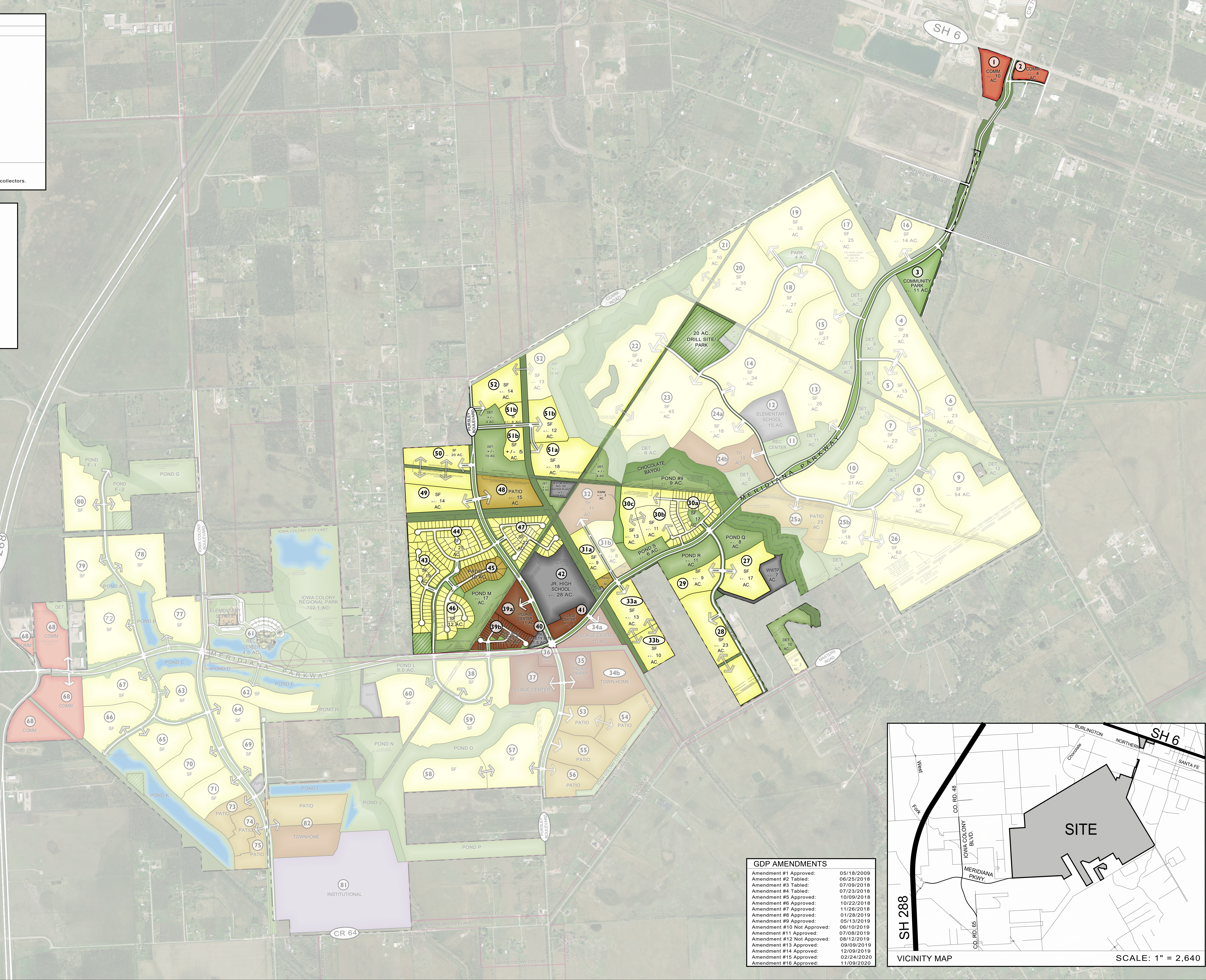
DOROTHY WYNNE

MUHAMMAD ALAM

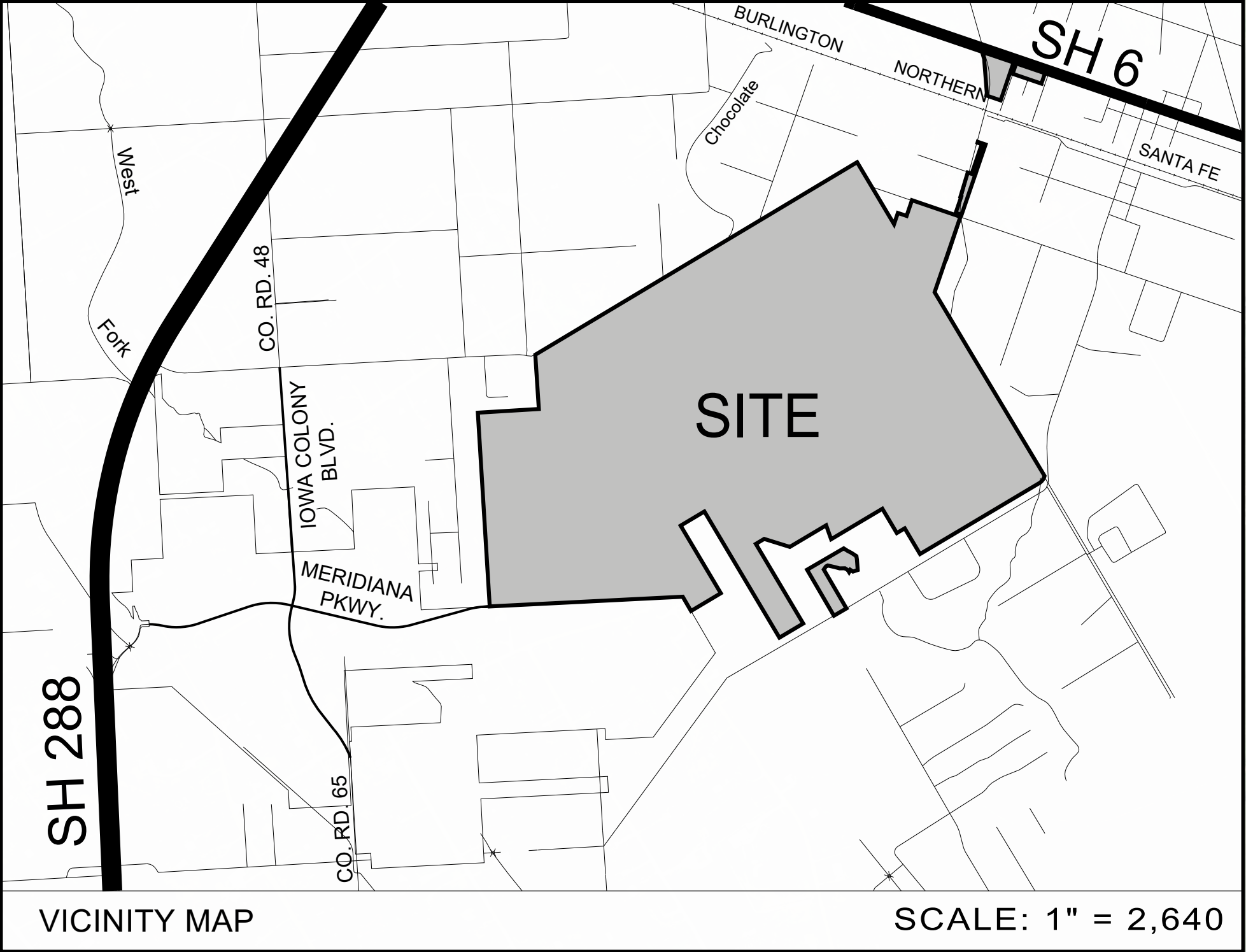
KYLE MARASCKIN

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

Since 1959

EHRA JOB NO.

081-011-150

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
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Date of Request: August 9, 2021 PDZ & August 16, 2021 City Council

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

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat
for Meridiana Pursley Boulevard Phase 5, being a subdivision of 0.5360 acres out
of the H.T. & B.R.R. Co. Survey, Section 61, Abstract 282, in the City of Manvel, in
Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.07.30 08:24:25 -05'00'

SIGNATURE

July 30, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Pursley Boulevard Phase 5 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	August 9, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Background

On April 12, 2021, the Planning, Development and Zoning Commission recommended approval of the Meridiana Pursley Boulevard Phase 5 Preliminary Plat to City Council. The City Council approved the Meridiana Pursley Boulevard Phase 5 Preliminary Plat on April 19, 2021. The Meridiana Pursley Boulevard Phase 5 Final Plat was submitted on July 12, 2021. The Developer has requested a 30-day plat extension on their July 12th submittal.

Staff Recommendation

Staff recommends a 30-day extension for Meridiana Pursley Boulevard Phase 5 Final Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

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



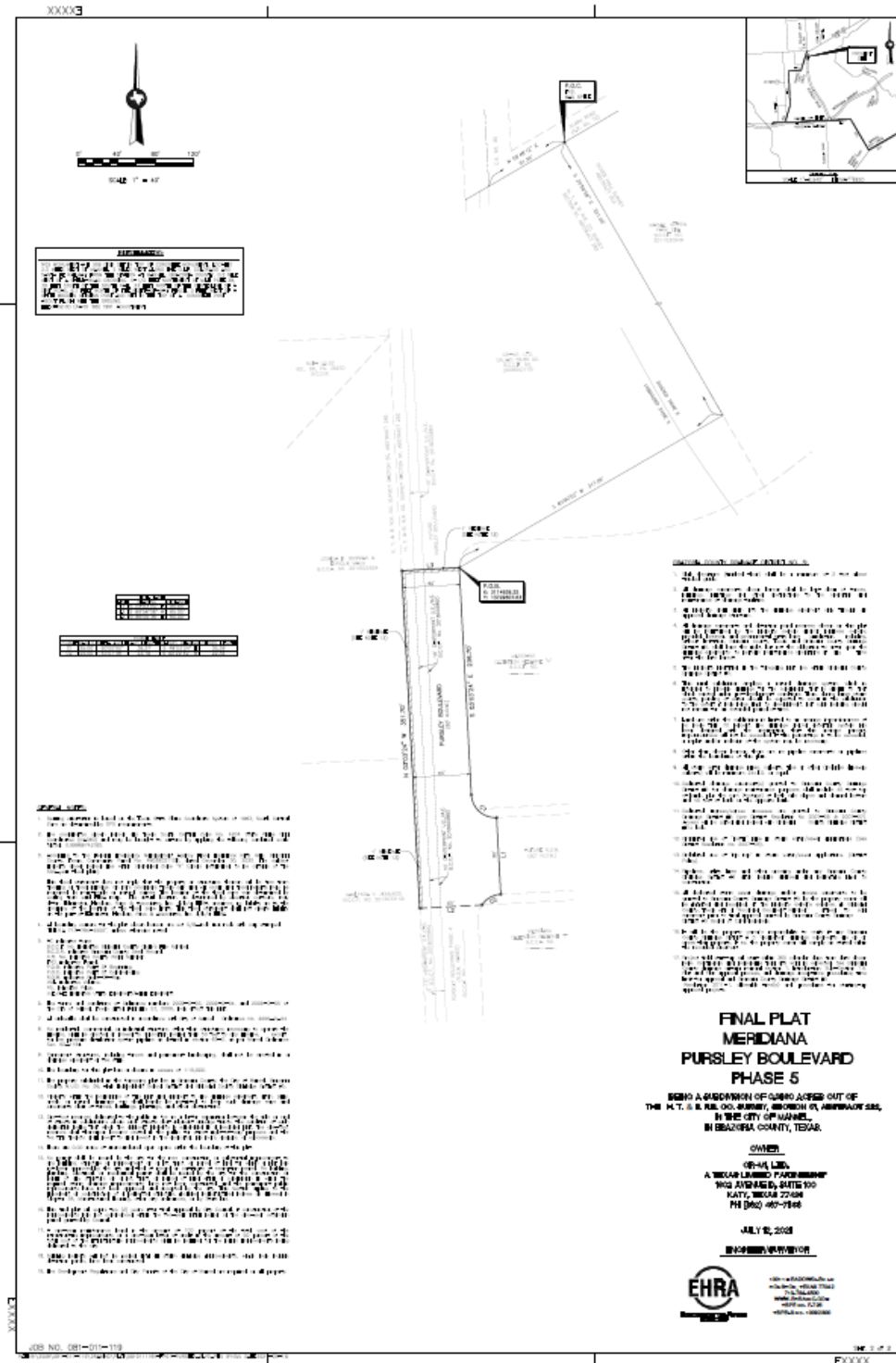
DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6

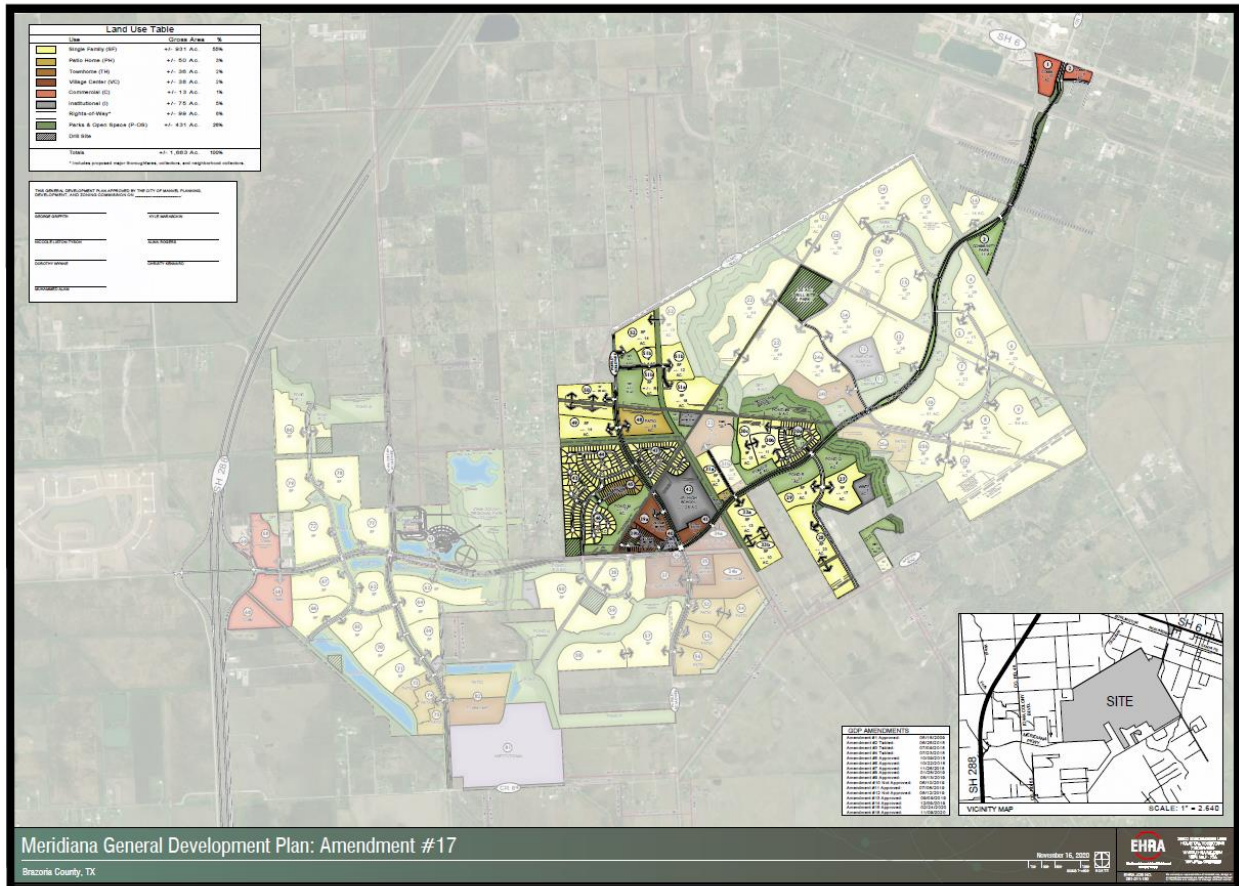
MANVEL, TX 77578

281-489-0630

Plat Exhibit



Meridiana General Development Plan Amendment No. 17



METES AND BOUNDS DESCRIPTION
MERIDIANA
PURSLEY BOULEVARD PHASE 5
BEING 23,346 SQUARE FOOT (0.5360 ACRES) OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 23,346 SQUARE FOOT OR 0.5360 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 56.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179; SAID 23,346 SQUARE FOOT OR 0.5360 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, same being the northwest corner of the Manvel Interim Park Site as per plat recorded under B.C.C.F. NO. 2011032948 and the northeast corner of said 56.69 acre tract of land;

THENCE, South 29°59'58" East, along the common line of said Manvel Interim Park Site 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 521.68 feet to a point for corner;

THENCE, South 60°00'02" West, a distance of 317.09 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeasterly corner and the POINT OF BEGINNING of the herein described tract of land;

- 1) THENCE, South 03°03'24" East, for a distance of 236.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the left;
- 2) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of South 48°03'24" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 3) THENCE, South 03°03'24" East, for a distance of 80.00 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;
- 4) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 53°07'48", an arc length of 23.18 feet, and a chord bearing of South 60°22'42" West, for a distance of 22.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeasterly corner of the herein described tract;
- 5) THENCE, South 86°56'36" West, for a distance of 65.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner of the herein described tract in the westerly line of aforementioned 56.69 acre tract;
- 6) THENCE, North 03°03'24" West, along the westerly line of said 56.69 acre tract for a distance of 351.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner of the herein described tract;
- 7) THENCE, North 86°56'36" East, for a distance of 60.00 feet to the POINT OF BEGINNING and containing 23,346 square feet or 0.5360 acres of land.

STATE OF TEXAS:

COUNTY OF BRAZORIA:

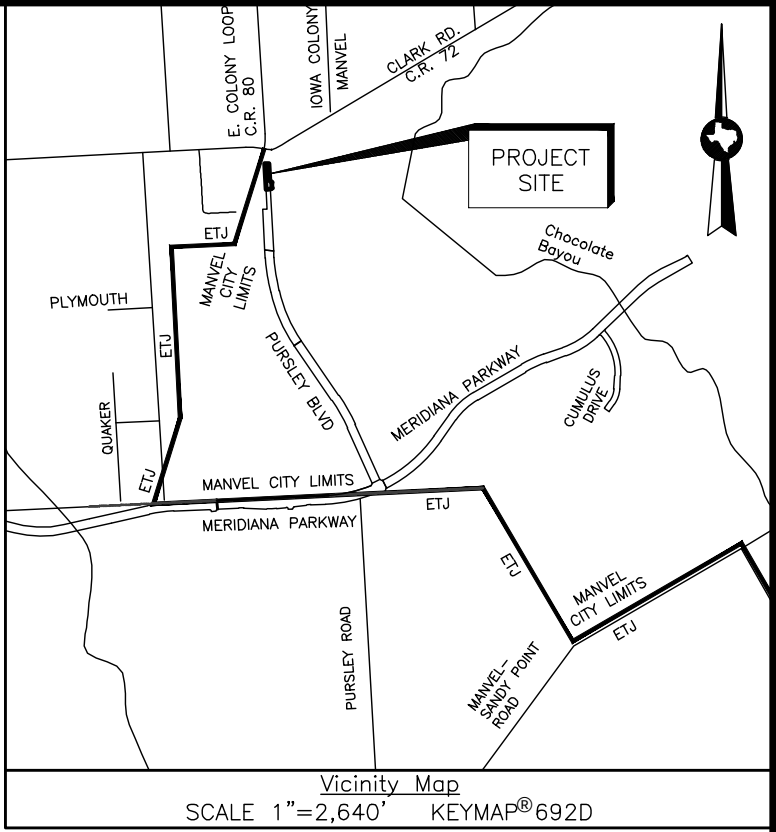
We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Pursley Boulevard Phase 5, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

OWNER

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

BY: _____
Print Name: Matt Lawson
Title: President



STATE OF TEXAS }
COUNTY OF HARRIS }

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

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

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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA PURSLEY BOULEVARD PHASE 5 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA PURSLEY BOULEVARD PHASE 5 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

City Council

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

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 # B210013

FINAL PLAT MERIDIANA PURSLEY BOULEVARD PHASE 5

BEING A SUBDIVISION OF 0.5360 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT 282,
IN THE CITY OF MANVEL,
IN BRAZORIA COUNTY, TEXAS.

OWNER

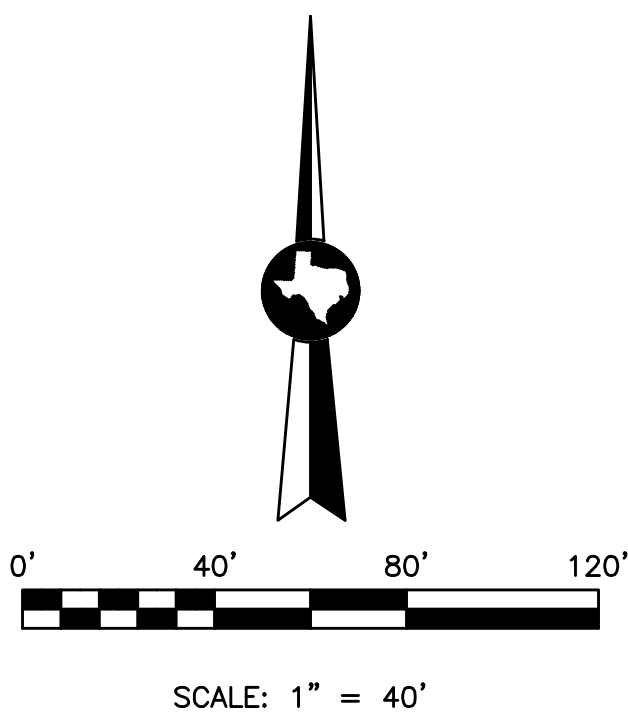
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

JULY 12, 2021

ENGINEER/SURVEYOR



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



BENCHMARK(S):

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

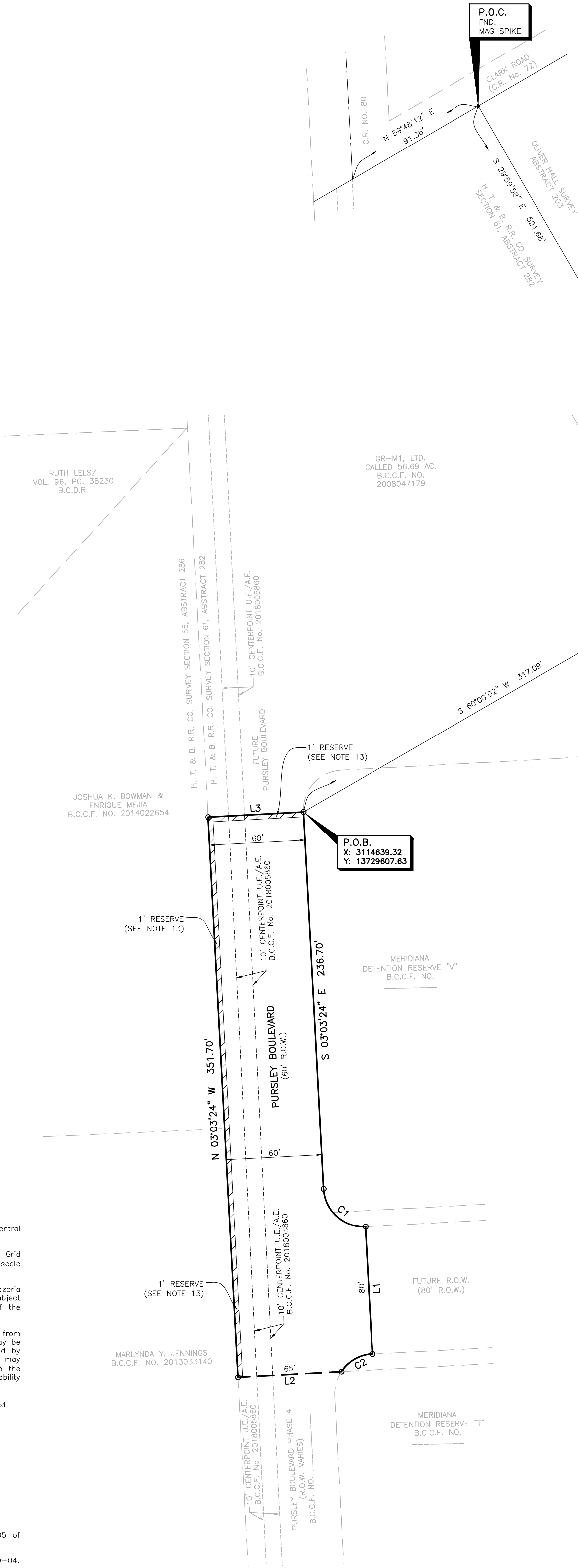
LINE TABLE				
LINE	BEARING	DISTANCE		
L1	S 03°03'24" E	80.00'		
L2	S 86°56'36" W	65.00'		
L3	N 86°56'36" E	60.00'		

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°00'00"	39.27'	S 48°03'24" E	35.36'
C2	25.00'	53°07'48"	23.18'	S 60°22'42" W	22.36'

GENERAL NOTES:

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

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- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.



BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

**FINAL PLAT
MERIDIANA
PURSLEY BOULEVARD
PHASE 5**

BEING A SUBDIVISION OF 0.5360 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT 282,
IN THE CITY OF MANVEL,
IN BRAZORIA COUNTY, TEXAS.

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77483
PH (832) 437-7863

JULY 12, 2021

ENGINEER/SURVEYOR



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

KYLE MARASCKIN

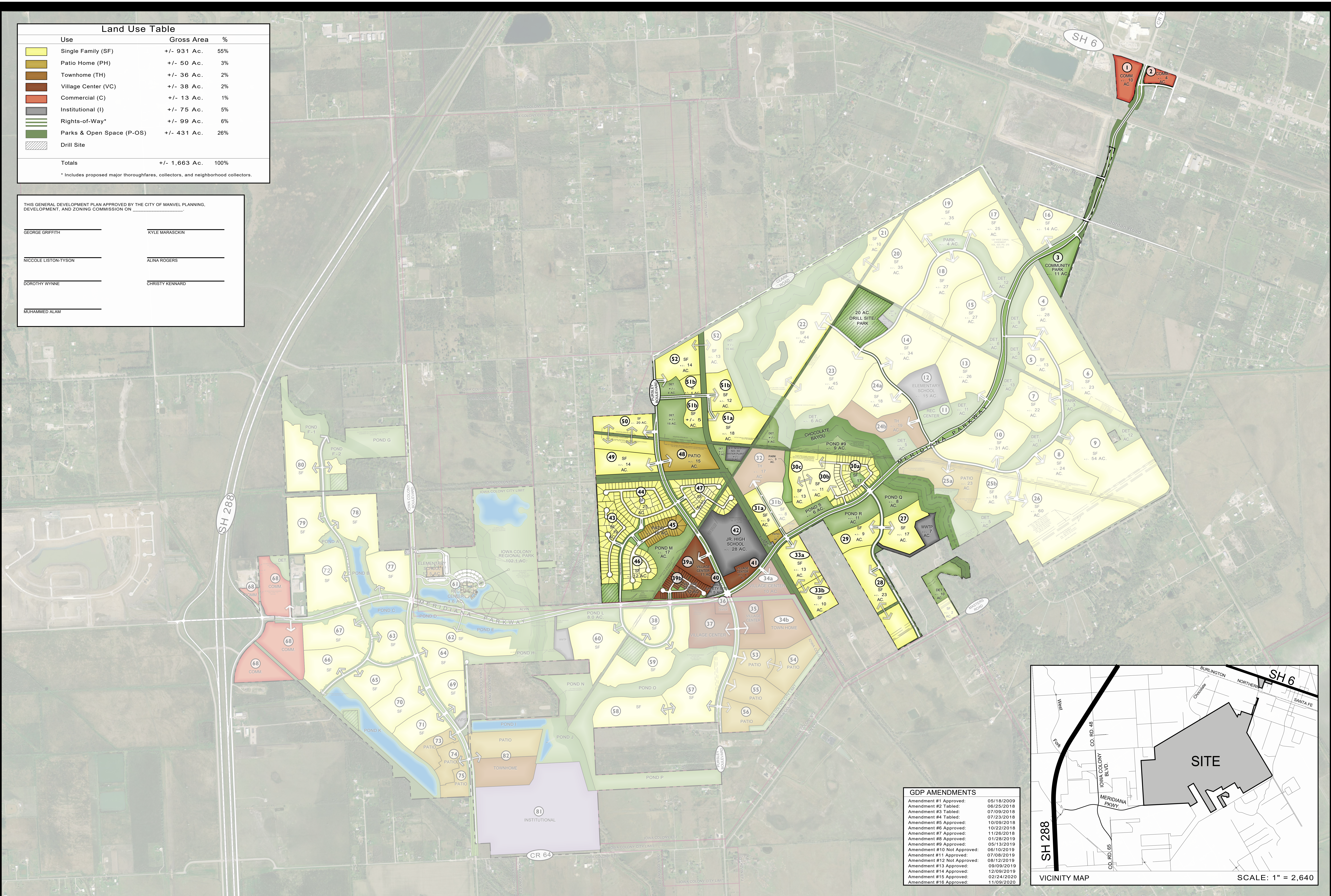
NICOLE LISTON-TYSON

ALINA ROGERS

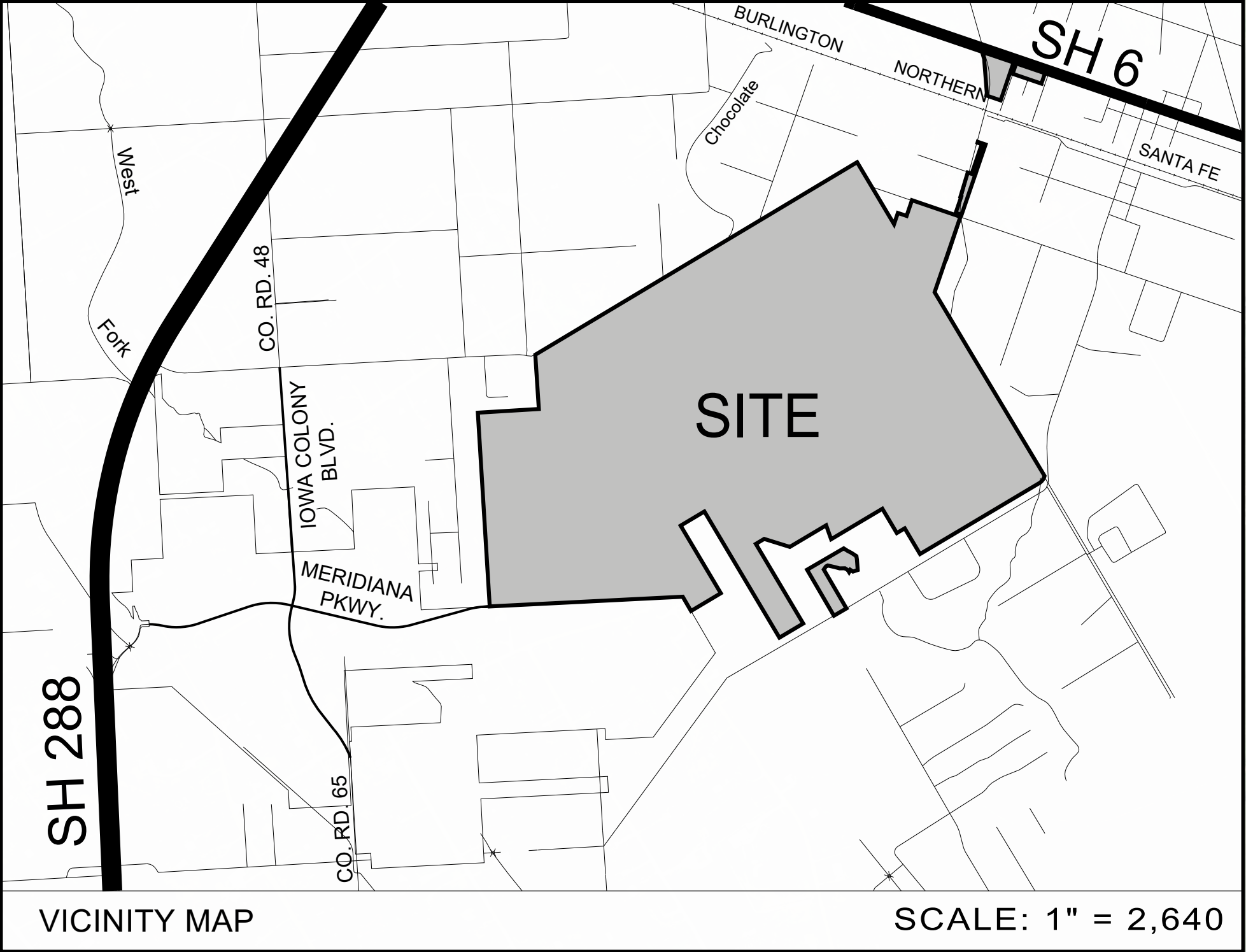
DOROTHY WYNNE

CHRISTY KENNARD

MUHAMMAD ALAM



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	☐
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Date of Request: August 9, 2021

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

Person to Speak: Brian Edwards

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

E-mail Address: bedwards@lja.com

Description of Request and Physical Address:

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

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.07.30 08:53:11 -05'00'

SIGNATURE

July 30, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

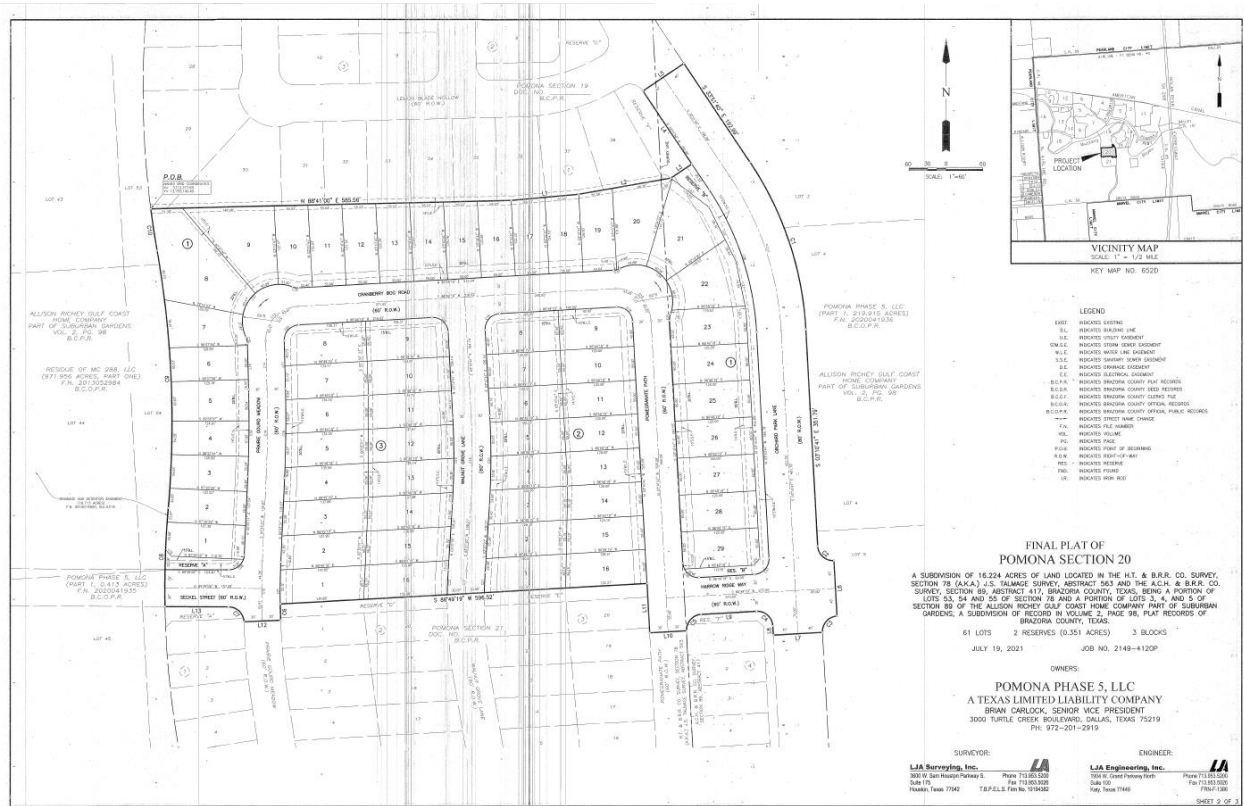
Planning, Development and Zoning Commission Plat Report

Plat Name	Pomona Section 20 Final Plat
Applicant	Jason Price, LJA
PD&Z Meeting Date	August 9, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

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

Plat Exhibit



Plat Exhibit

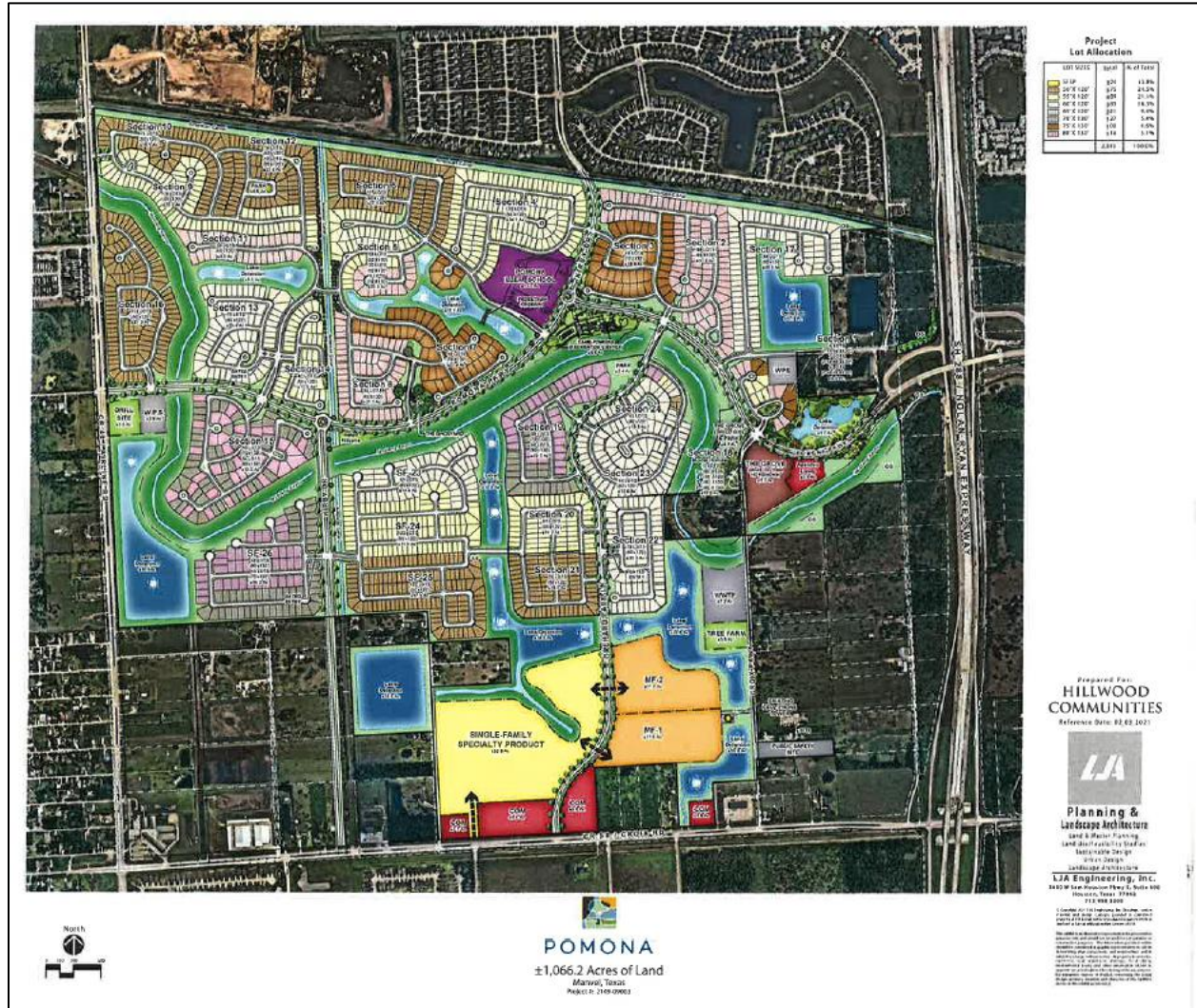
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DEVELOPMENT SERVICES DEPARTMENT

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

Pomona Master Plan Amendment No. 7



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

STATE OF TEXAS
COUNTY OF BRAZORIA

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

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF POMONA SECTION 20 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACRES.

IN TESTIMONY HERETO, POMONA PHASE 5, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN CARLOCK, ITS SENIOR VICE PRESIDENT,

THIS 20th DAY OF July, 2021.

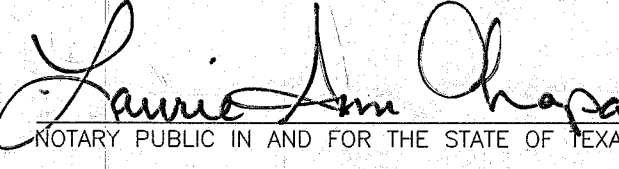
BY: POMONA PHASE 5, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: 
BRIAN CARLOCK, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20th DAY OF July, 2021.

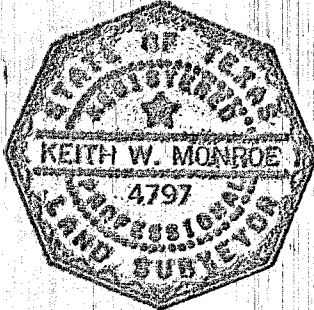

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED BY ME AND THAT THESE CORNERS ARE TO BE SET AFTER THE CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL LOT GRADING WITHIN THE SUBDIVISION; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM OF 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP.

THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME, THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.


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



APPROVED BY THE BOARD OF COMMISSIONERS ON 12/01/2020


BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

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

BDD4 REF. ID #20134

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

THIS _____ DAY OF _____, 20____

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

BEING 16.224 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF ALL OF THE FOLLOWING LOTS AND SECTIONS OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), A PORTION OF LOTS 53, 54 AND 55 OF SECTION 78, AND A PORTION OF LOTS 3, 4, AND 5 OF SECTION 89, FURTHERMORE, SAID 16.224 ACRES BEING A PORTION OF THAT CERTAIN CALLED 219.915 ACRE TRACT (DESCRIBED AS PART 1), CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041936, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 16.224 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT));

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

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

THENCE, CONTINUING WITH SAID WEST LINE, 395.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 15° 06' 32", AND A CHORD WHICH BEARS SOUTH 00° 06' 53" WEST, 394.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88° 41' 00" EAST, DEPARTING SAID WEST LINE, 585.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 84° 50' 42" EAST, 110.07 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 80° 07' 26" EAST, 151.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 56° 08' 20" EAST, 41.17 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 33° 51' 40" WEST, 142.67 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 56° 08' 20" EAST, 80.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 33° 51' 40" EAST, 192.99 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 289.18 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 30° 40' 59", AND A CHORD WHICH BEARS SOUTH 18° 31' 11" EAST, 285.74 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 10' 41" EAST, 351.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 48° 10' 41" EAST, 35.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 10' 41" EAST, 90.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 41° 49' 19" WEST, 35.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 86° 49' 19" WEST, 80.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 03° 10' 41" WEST, 15.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 48° 10' 41" WEST, 35.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 86° 49' 19" WEST, 90.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 41° 49' 19" WEST, 35.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 86° 49' 19" WEST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 03° 10' 41" WEST, 80.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 86° 49' 19" WEST, 596.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 26.33 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1120.00 FEET, A CENTRAL ANGLE OF 01° 20' 49", AND A CHORD WHICH BEARS SOUTH 01° 35' 39", EAST, 26.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 87° 43' 56" WEST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

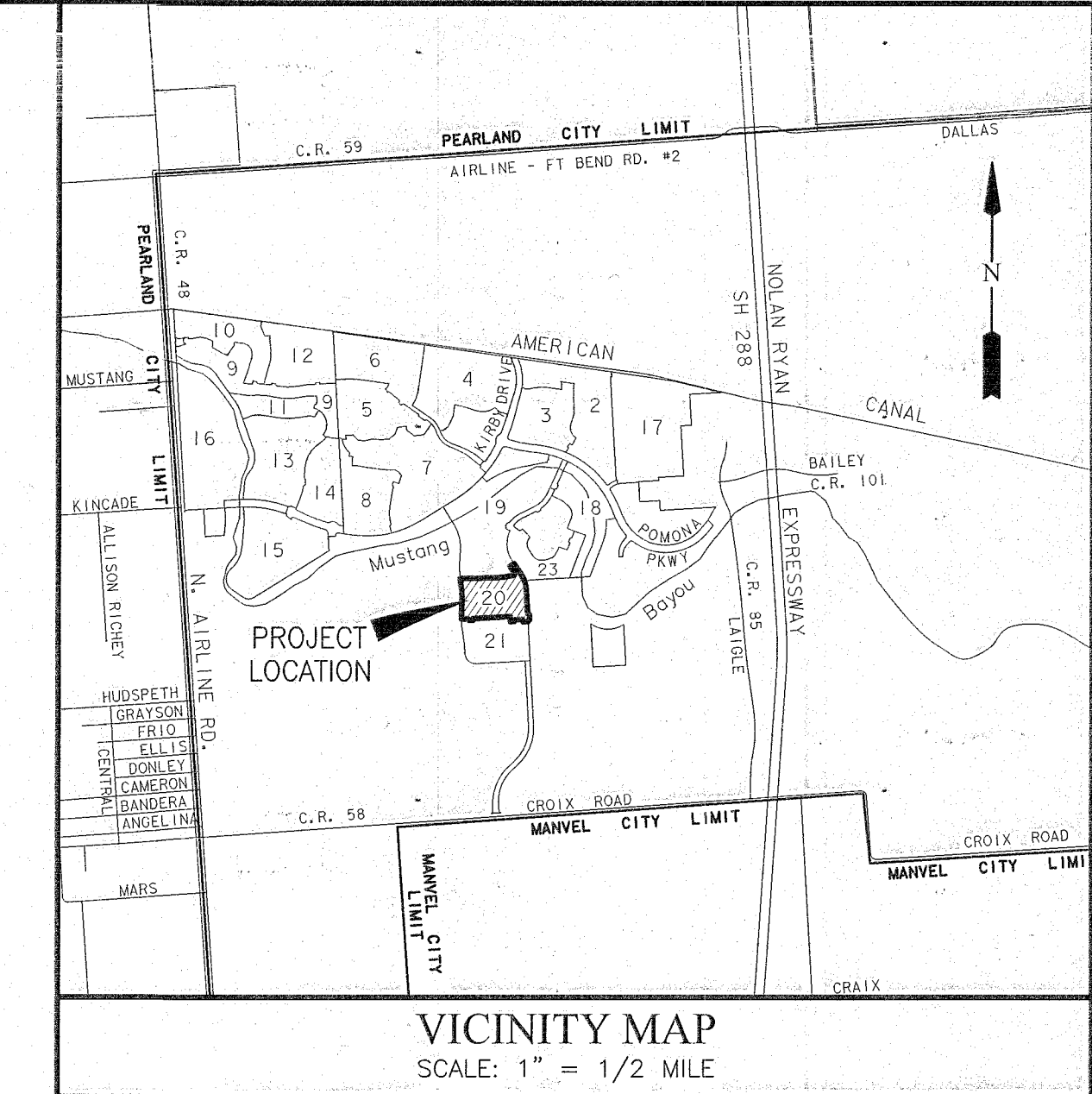
THENCE, 38.13 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87° 23' 02", AND A CHORD WHICH BEARS NORTH 48° 57' 35" WEST, 34.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

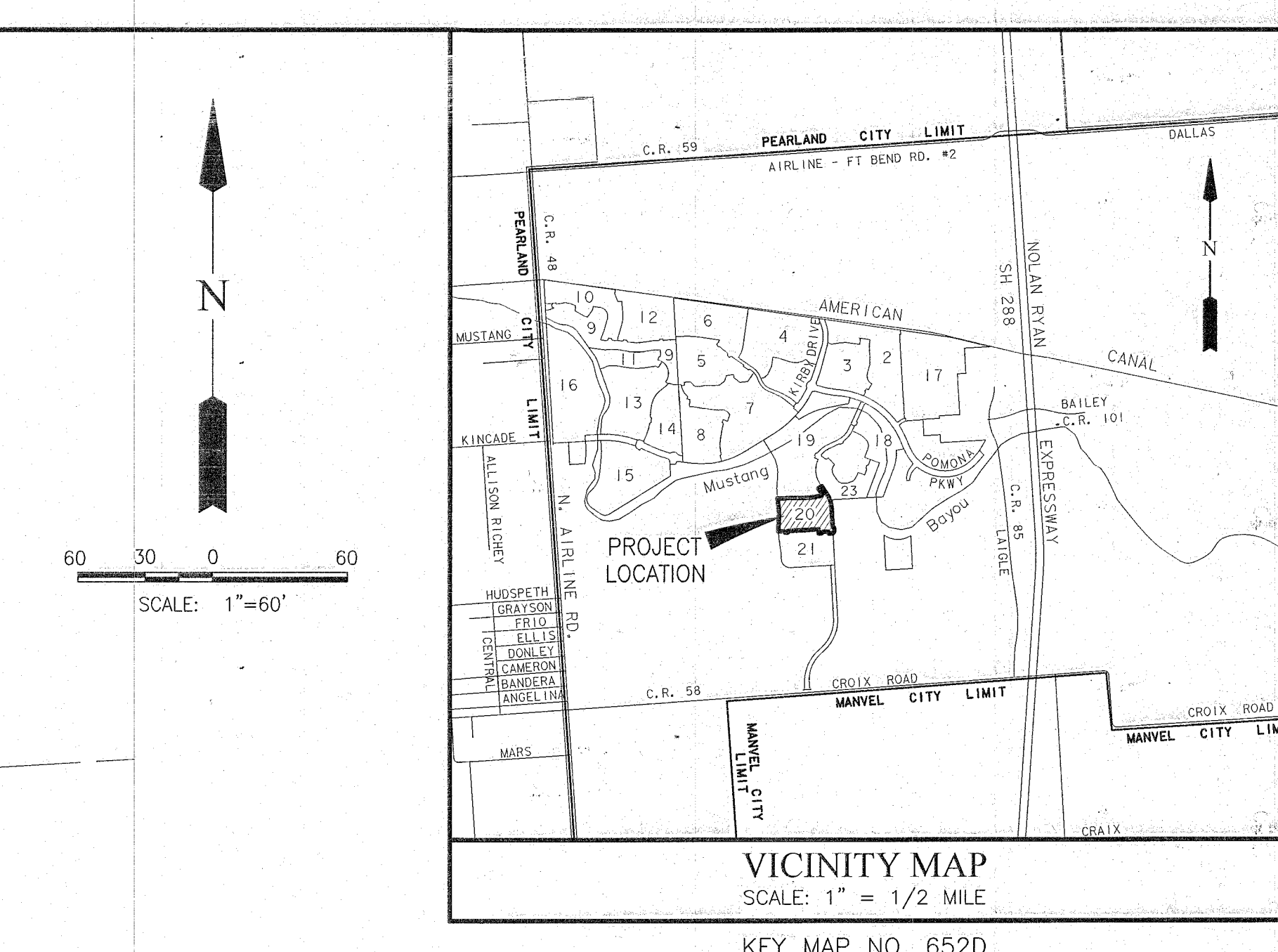
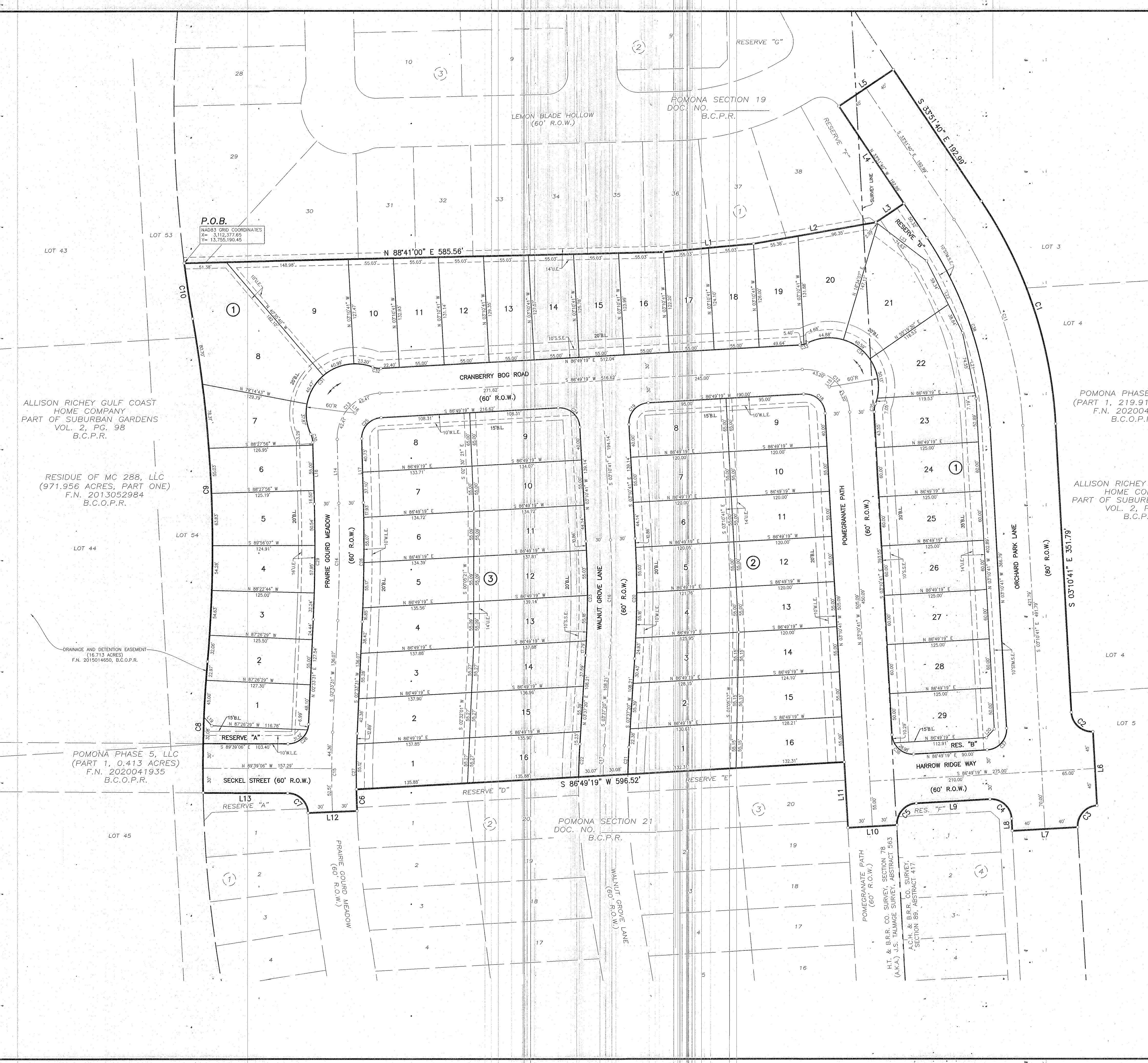
THENCE, NORTH 89° 39' 06" WEST, 103.05 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER ON THE ARC OF A CURVE ON THE WESTERLY LINE OF THE AFOREMENTIONED 219.915 ACRES, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 0.413 ACRE TRACT (DESCRIBED AS PART 1) CONVEYED TO POMONA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

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

THENCE, CONTINUING WITH THE WESTERLY LINE OF SAID 219.915 ACRES, 418.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1600.00 FEET, A CENTRAL ANGLE OF 14° 58' 55", AND A CHORD WHICH BEARS NORTH 02° 32' 51" WEST, 417.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

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





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

**FINAL PLAT OF
POMONA SECTION 20**

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

61 LOTS 2 RESERVES (0.351 ACRES) 3 BLOCKS
JULY 19, 2021 JOB NO. 2149-4120P

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

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

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

NOTES:

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

ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.

11. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.

12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.

13. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39, THE CITY OF MANVEL ETJ, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATING.

14. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.

15. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.

16. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.

17. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.

18. THE MINIMUM SETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE MASTER PLAT INCLUDED AS EXHIBIT A WITHIN THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT EFFECTIVE JANUARY 26, 2015 AND RECORDED IN FILE NO. 2015050956, B.C.O.P.R.

19. FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25-FEET FOR GARAGES, AND MINIMUM SIDE YARDS SETBACKS FOR CORNER LOTS SHALL BE 20-FEET. SIDE YARD SETBACKS FOR CORNER LOTS THAT ARE ONLY ADJACENT TO OTHER SIDE YARDS SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 15 FEET.

20. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.

21. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.

22. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.

23. THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT: DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006

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

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

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

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

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

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

7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021

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

LOT	SQ. FT.	LOT WIDTH AT FRONT B.L.
BLOCK 1		
LOT 1	8,871	55.00'
LOT 2	6,950	55.00'
LOT 3	6,966	56.35'
LOT 4	7,011	57.36'
LOT 5	8,179	66.52'
LOT 6	6,925	55.00'
LOT 7	7,988	60.00'
LOT 8	16,912	56.11'
LOT 9	12,845	56.09'
LOT 10	7,230	55.48'
LOT 11	7,292	55.00'
LOT 12	7,184	55.00'
LOT 13	7,065	55.00'
LOT 14	6,967	55.00'
LOT 15	6,869	55.00'
LOT 16	6,770	55.00'
LOT 17	6,773	55.00'
LOT 18	6,878	55.00'
LOT 19	7,107	55.03'
LOT 20	9,690	57.06'
LOT 21	11,205	56.28'
LOT 22	9,316	63.19'
LOT 23	7,468	60.21'
LOT 24	7,500	60.00'
LOT 25	7,500	60.00'
LOT 26	7,500	60.00'
LOT 27	7,500	60.00'
LOT 28	7,500	60.00'
LOT 29	7,443	60.00'

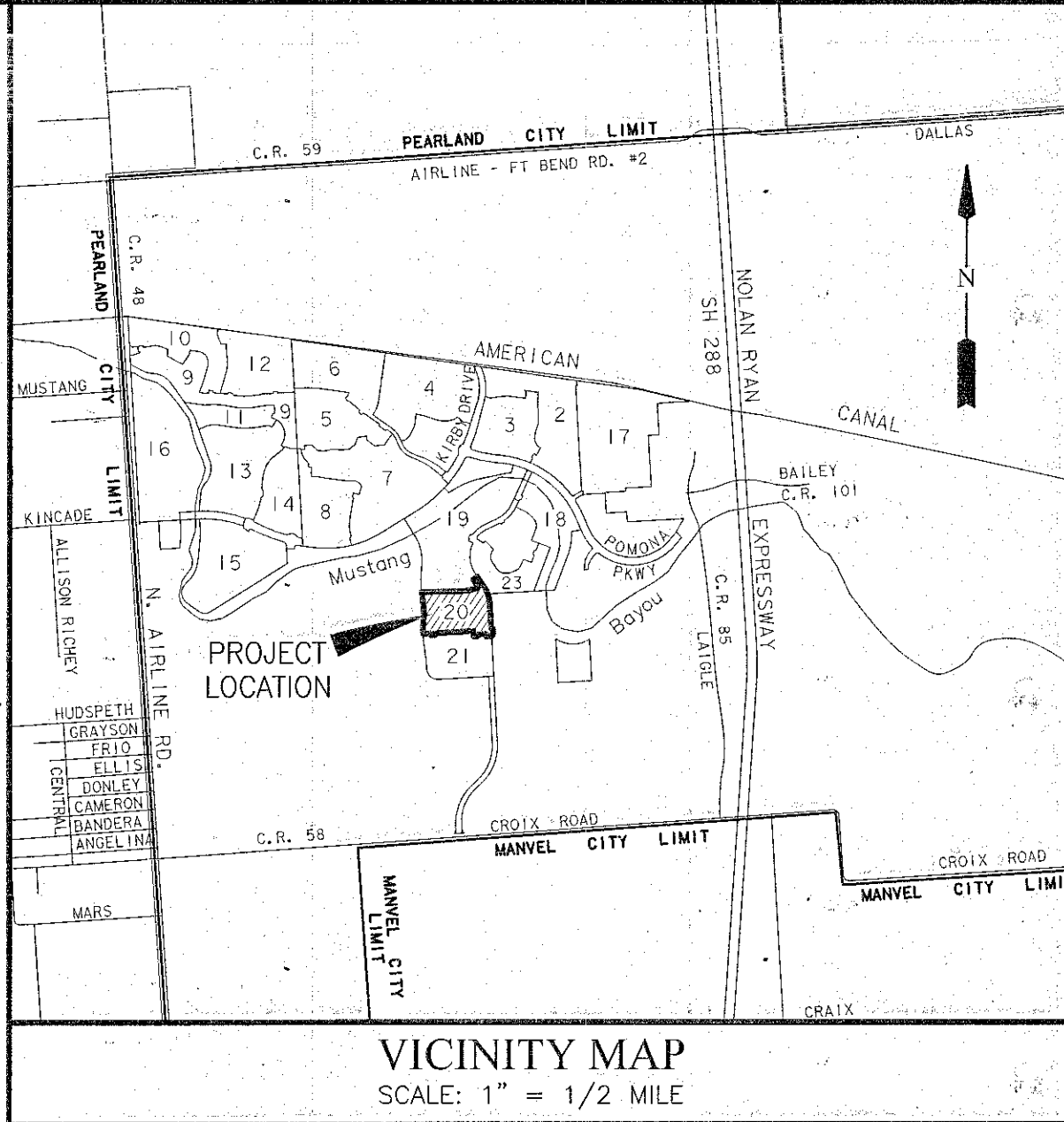
LOT	SQ. FT.	LOT WIDTH AT FRONT B.L.
BLOCK 2		
LOT 1	7,243	55.31'
LOT 2	7,116	55.39'
LOT 3	6,983	55.35'
LOT 4	6,801	55.15'
LOT 5	6,639	55.03'
LOT 6	6,600	55.00'
LOT 7	6,600	55.00'
LOT 8	7,666	64.50'
LOT 9	7,666	64.50'
LOT 10	6,600	55.00'
LOT 11	6,600	55.00'
LOT 12	6,600	55.00'
LOT 13	6,600	55.00'
LOT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

LOT	SQ. FT.	LOT WIDTH AT FRONT B.L.
BLOCK 3		
LOT 1	7,540	55.12'
LOT 2	7,585	55.27'
LOT 3	7,584	55.28'
LOT 4	7,518	55.27'
LOT 5	7,417	55.17'
LOT 6	7,194	55.07'
LOT 7	7,380	55.02'
LOT 8	8,530	64.65'
LOT 9	8,556	64.50'
LOT 10	7,392	55.00'
LOT 11	7,496	55.00'
LOT 12	7,628	55.03'
LOT 13	7,630	55.18'
LOT 14	7,561	55.38'
LOT 15	7,604	55.39'
LOT 16	7,459	55.27'

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 84°50'42" E	110.07'
L2	N 80°07'26" E	151.73'
L3	N 56°08'20" E	41.17'
L4	N 33°51'40" W	142.67'
L5	N 56°08'20" E	80.00'
L6	S 03°10'41" E	90.00'
L7	S 86°49'19" W	80.00'
L8	N 03°10'41" W	15.00'
L9	S 86°49'19" W	90.00'
L10	S 86°49'19" W	60.00'
L11	N 03°10'41" W	80.09'
L12	S 87°43'56" W	60.00'
L13	N 89°39'06" W	103.05'
L14	S 01°32'04" E	77.83'
L15	S 41°49'19" W	10.00'
L16	S 47°21'22" E	10.00'
L17	S 01°32'04" E	77.83'
L18	N 01°32'04" W	74.79'
L19	S 42°38'16" E	14.19'
L20	N 41°49'19" E	14.14'
L21	N 11°48'35" W	81.73'
L22	N 26°39'22" W	97.97'
L23	N 52°51'31" W	77.62'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	540.00'	30°40'59"	289.18'	S 18°31'11" E	285.74'
C2	25.00'	90°00'00"	39.27'	S 48°10'41" E	35.36'
C3	25.00'	90°00'00"	39.27'	S 41°49'19" W	35.36'
C4	25.00'	90°00'00"	39.27'	N 48°10'41" W	35.36'
C5	25.00'	90°00'00"	39.27'	S 41°49'19" W	35.36'
C6	1120.00'	1°20'49"	26.33'	S 01°35'39" E	26.33'
C7	25.00'	6°23'02"	38.13'	N 45°57'35" W	34.54'
C8	1500.00'	6°05'49"	160.06'	N 01°53'42" E	159.98'
C9	1600.00'	14°59'55"	418.84'	N 02°32'51" W	417.65'
C10	1500.00'	2°35'26"	88.25'	N 08°44'36" W	68.25'
C11	500.00'	30°40'59"	267.76'	S 18°31'11" E	264.57'
C12	55.00'	90°00'00"	86.39'	N 48°10'41" W	77.78'
C13	55.00'	88°21'23"	84.82'	S 42°38'38" W	76.66'
C14	2000.00'	4°05'35"	142.88'	S 00°30'44" W	142.84'
C15	1150.00'	4°49'35"	96.87'	S 00°08'44" W	96.84'
C16	1200.00'	6°48'01"	142.43'	S 00°13'19" W	142.34'
C17	750.00'	2°47'16"	36.49'	S 02°13'42" W	36.49'
C18	25.00'	90°00'00"	39.27'	N 48°10'41" W	35.36'
C19	25.00'	90°00'00"	39.27'	S 41°49'19" W	35.36'
C20	1230.00'	6°48'01"	145.99'	S 00°13'19" W	145.90'
C21	720.00'	2°37'13"	32.93'	S 02°18'44" W	32.92'
C22	780.00'	2°56'32"	40.05'	N 02°09'04" E	40.05'
C23	1170.00'	6°48'01"	138.87'	N 00°13'19" E	138.78'
C24	25.00'	90°00'00"	39.27'	N 48°10'41" W	35.36'
C25	25.00'	88°21'23"	38.55'	S 42°38'38" W	34.84'
C26	2030.00'	4°05'35"	145.02'	S 00°30'44" W	144.99'
C27	1120.00'	4°49'35"	94.34'	S 00°08'44" W	94.32'
C28	25.00'	87°47'23"	38.31'	N 46°27'13" E	34.67'
C29	1970.00'	4°05'35"	140.73'	N 00°30'44" E	140.70'
C30	25.00'	23°52'27"	10.42'	N 13°28'17" W	10.34'
C31	60.00'	136°06'17"	142.53'	N 42°38'38" E	111.30'
C32	25.00'	23°52'27"	10.42'	S 81°14'28" E	10.34'
C33	25.00'	23°05'29"	10.08'	N 75°16'04" E	10.01'
C34	60.00'	136°12'57"	142.64'	S 48°10'41" E	111.35'
C35	25.00'	23°05'29"	10.08'	S 08°22'33" W	10.01'
C36	25.00'	90°00'00"	39.27'	S 48°10'41" E	35.36'
C37	25.00'	90°00'00"	39.27'	N 41°49'19" E	35.36'
C38	460.00'	30°40'59"	246.34'	N 18°31'11" W	243.41'



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652D

FINAL PLAT OF POMONA SECTION 20

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

61 LOTS 2 RESERVES (0.351 ACRES) 3 BLOCKS

JULY 19, 2021 JOB NO. 2149-4120P

OWNERS:

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

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

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



LJA Engineering, Inc.

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





Project Lot Allocation

LOT SIZES	Total	% of Total
51' x 51'	374	13.8%
50' x 120'	375	24.5%
55' x 120'	499	21.1%
60' x 120'	325	16.3%
65' x 120'	221	9.4%
70' x 130'	127	5.4%
75' x 130'	165	6.6%
80' x 130'	118	5.1%
TOTAL	2,845	100.0%

Prepared For:
HILLWOOD COMMUNITIES
Reference Date: 02.03.2021

LJA
Planning & Landscape Architecture
Land & Master Planning
Land Use/Planning/Design
Sustainable Design
Urban Design
Landscape Architecture

LJA Engineering, Inc.
3400 W Sam Houston Pkwy S, Suite 800
Houston, Texas 77062
713.953.5200

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POMONA
±1,066.2 Acres of Land
Manvel, Texas
Project #: 2149-09003



MANVEL PD & Z DATA SHEET

MEETING DATE: August 9, 2021

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 1.114 acres of land located on Rogers Road, Loudon Lane, and Wilson Road, generally bounded by the Burlington Northern Santa Fe Railroad (south), from Light Commercial District/State Highway 6 Overlay District (LC/SH6) to Single-Family Residential District (SFR).

BACKGROUND: The owner, GR-M1, Ltd., is requesting a rezoning to SFR District in order to construct a modular home. A modular home is needed to establish a new resident in Brazoria County Municipal Utility District (BCMUD) No. 57. The BC MUD No. 57 Board of Directors will be able to hold an election once the residence is established. The applicant has indicated there are no definitive plans to continue further development of this property and the modular home will be used for a minimum of three months. City staff does not recommend rezoning the property to SFR since it is not compatible with the 2015 Comprehensive Plan or the surrounding non-residentially zoned or used properties.

RECOMMENDATION: City staff does not recommend reclassifying subject property from Light Commercial District/State Highway 6 Overlay District (LC/SH6) to Single-Family Residential District (SFR).

ATTACHMENTS: Staff Report and Ordinance

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



Planning, Development, and Zoning Commission Rezoning Request

Agenda of:	August 9, 2021	Initiated By:	Jessica Rodriguez Dir. Development Services
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

A rezoning from Light Commercial District/State Highway 6 Overlay District (LC/SH6) to Single-Family Residential District (SFR) for 1.114 acres located on Rogers Road, Louden Lane, and Wilson Road, generally bounded by the Burlington Northern Santa Fe Railroad (south)

Exhibits

Zoning Vicinity Map, Staff Report, Site Photographs, Aerial Vicinity Map, Sunset Gardens Subdivision, Applicant Letter, Application, Authorization Letter, and Public Hearing Notice

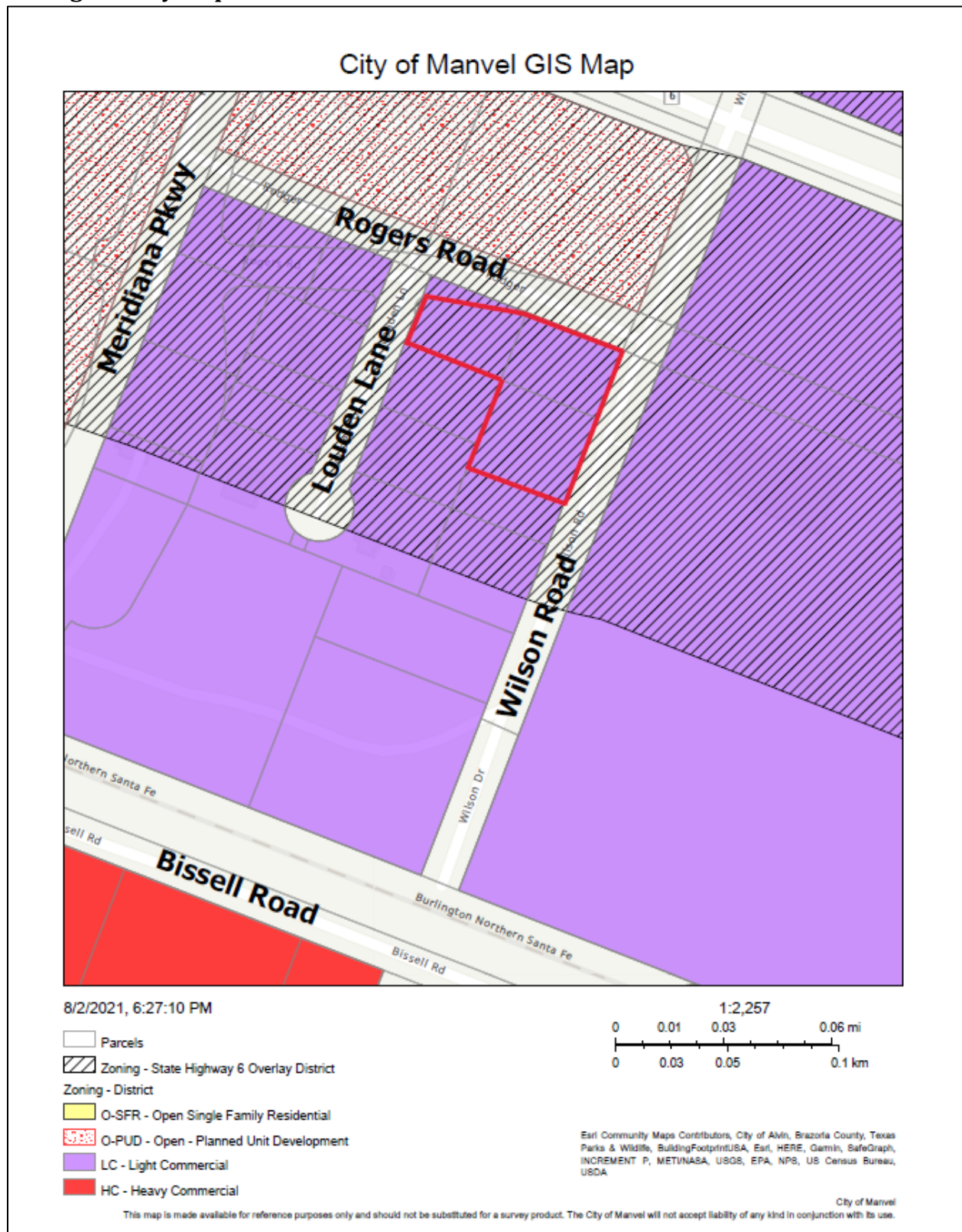
Recommended Action

A Public Hearing following by Consideration and Action from the Commission to the City Council

Executive Summary

The proposed rezoning is for 1.114 acres of land located at the corners of Rogers Road/Louden Lane/Wilson Road. The property is zoned Light Commercial District/State Highway 6 Overlay District (LC/SH-6). The property owner, GR-M1, Ltd., is requesting a rezoning to Single-Family Residential District (SFR) in order to construct a modular home. The use of single-family homes is not permitted in the LC District. GR-M1, Ltd. is the developer for the Meridiana Development. The modular home is being constructed so a new resident is established in Brazoria County Municipal Utility District (BCMUD) No. 57. Once a resident is living in BCMUD No. 57, the Board of Directors will be able to hold an election to continue development in Meridiana. According to the applicant, the resident will be living in the modular home for a minimum of three months. Staff overview of the proposed rezoning is contained in the Staff Report Section of this document.

Zoning Vicinity Map



Staff Report

Overview

The owner, GR-M1, Ltd., is requesting a rezoning of 1.114 acres of land from Light Commercial District/State Highway 6 Overlay District (LC/SH6) to Single-Family Residential District (SFR). The property is located on the corners of Rogers Road/Louden Lane/Wilson Road. It was platted in 1970 into the Sunset Gardens Subdivision and has never been developed. It currently is still wooded and undeveloped. The owner would like to construct a modular home on the property. The modular home is being constructed on the site so a new resident is established in Brazoria County Municipal Utility District (BCMUD) No. 57. Once the resident is living in BCMUD No. 57, the BC MUD No. 57 Board of Directors will be able to hold an election to continue development in Meridiana. According to the applicant, the resident will be living in the modular home for a minimum of three months and there are no definitive plans to develop the property into a permanent manner.

The Light Commercial District (LC) does not allow the construction of new single-family homes. In order to construct the modular home, the property will need to be rezoned to Single-Family Residential District (SFR). The property is currently surrounded on three sides with LC District zoning to the west, south, and east. The adjacent property to the north is zoned Open-Planned Unit Development District/State Highway 6 Overlay District (O-PUD/SH6). The surrounding land uses are mostly undeveloped and vacant. There are three existing homes located on Loudon Lane in the Sunset Gardens Subdivision that are zoned LC District. Two of the homes were constructed in 1995 and the third in 1998. The three existing homes pre-date the City-wide zoning in 2001. Church of the Harvest is located across the street on Wilson Road (east) and zoned LC/SH6. Future commercial development is anticipated north of the site with the Meridiana Development. The O-PUD/SH6 zoned commercial Meridiana site has been cleared and is being prepped for development. The surrounding LC District zoned properties have been zoned as such when City-wide zoning was established in 2001. The O-PUD zoning was established by the Seven Oaks Ranch Open Planned Unit Development in 2009 (Ordinance No. 2009-O-04). The surrounding properties were overlaid with the State Highway 6 Overlay District (SH6) in 2010 by Ordinance No. 200-O-32. The SH6 Overlay District covers properties located within 700 feet of SH 6 on the north and south sides. The SH6 Overlay District provides for specific façade standards, screening standards, and landscaping standards to enhance and protect the quality of development on the SH 6 corridor.

According to the *Manvel 2015 Comprehensive Plan*, residents desire areas along SH 288 and SH6 to be developed commercially with two different commercial districts. The area around SH 6 and FM 1128 would be developed with mixed-use smaller-scale urban development, and the area around SH 288 would be developed with larger big box retail. This is further reiterated in Goal Statement No. 2's action items in the Economic Development Section of the Comprehensive Plan. Another action item in this Goal, encourages businesses to locate in one area as a business district/center through zoning. The majority of land uses on the north and south sides of SH 6 between Cemetery Road (east) and Iowa Lane (west) are zoned LC/SH6. This furthers the argument for a business district/center as presented in the *Manvel 2015 Comprehensive Plan*.

The proposed SFR zoning district would prohibit any future neighborhood commercial development allowed by the current zoning and proposed in the *Manvel 2015 Comprehensive Plan*. The SFR zoning district out right allows for single-family homes ("private households"), public administration,

animal production, and crop production. All uses currently seen in single-family residentially developed neighborhoods. Rezoning this property to SFR, would allow a single-family residence to be constructed in close proximity of other existing non-residentially used and zoned. This could result in noise and nuisance complaints from residential neighbors about commercial development. A rezoning to SFR from LC would encroach upon existing and future non-residentially developed properties.

General Site Information

Surrounding Property Zoning	North: Open-Planned Unit Development District/State Highway 6 Overlay District (O-PUD/SH6) & Light Commercial District/State Highway 6 Overlay District (LC/SH6) South: Light Commercial District/State Highway 6 Overlay District (LC/SH6) & Light Commercial District (LC) East: Light Commercial District/State Highway 6 Overlay District (LC/SH6) & Light Commercial District (LC) West: Light Commercial District/State Highway 6 Overlay District (LC/SH6) & Open-Planned Unit Development District/State Highway 6 Overlay District (O-PUD/SH6)
Surrounding Land Use	North: Undeveloped (Future Meridiana Commercial Development) South: Vacant/Undeveloped & Single-Family Residence East: Church of the Harvest & Vacant/Undeveloped West: Single-Family Residence & Vacant/Undeveloped

Staff Recommendation

City Staff does not recommend reclassifying subject property from Light Commercial (LC) District/State Highway 6 Overlay District (LC/SH6) to Single-Family Residential District (SFR) to the Planning, Development, and Zoning Commission. The proposed rezoning is not compatible with the Manvel 2015 Comprehensive Plan and its close proximity to non-residentially used and zoned property would encroach upon non-residentially zoned properties.

Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, staff received one informational inquiry. Staff is not aware of support or opposition to this request.

Points for Consideration

- The *Manvel 2015 Comprehensive Plan* identifies the area around SH 6 and FM 1128 to be developed with mixed-use smaller-scale urban development.
- The *Manvel 2015 Comprehensive Plan*, Section 3 Economic Development, Goal Statement No. 2 action item reiterates the above-mentioned point to consider.
- The *Manvel 2015 Comprehensive Plan*, Section 3 Economic Development, Goal Statement No. 2 action item encourages businesses to locate in one area as a business district/center through zoning.
- The property and surrounding area were zoned Light Commercial District (LC) by the City-wide zoning in 2001.

- The property has never been developed and remains wooded.
- The property owner and applicant's rezoning request to Single-Family Residential District (SFR) is not meant to be a permanent use per Applicant Letter.
- A new single-family home would encroach upon of existing non-residentially used and non-residentially zoned properties due to the close proximity.

Site Photographs



Looking south on Rogers Road at the proposed site.



Looking south on Rogers Road at the proposed site.

Site Photographs



Looking west from Church of the Harvest to the proposed site.



Looking north from Rogers Road to future Meridiana commercial development site and SH6.

Site Photographs



Looking east on Wilson Road at Church of the Harvest.



Looking across the street from the proposed site on Loudon Lane (west) at a single-family residence.

Site Photographs



Looking south from Rogers Road and Meridiana Pkwy.



Looking east from Rogers Road and Wilson Road.

Aerial Vicinity Map



16897

STATE HIGHWAY NO. 6

ACREAGE

FILED FOR RECORD
RECORD 11870

RODGER ROAD

2 MERIDIANA PARKWAY
PHASE 7 PLAT
BOUNDARY

Mc COY ROAD

WILSON DRIVE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

SCALE: 1"=50'

16897

STATE HIGHWAY NO. 6

ACREAGE

FILED FOR RECORD
RECORD 11870

RODGER ROAD

2 MERIDIANA PARKWAY
PHASE 7 PLAT
BOUNDARY

Mc COY ROAD

WILSON DRIVE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

SCALE: 1"=50'

Applicant Letter



June 28, 2021

City of Manvel
Jessica Rodriguez
Director of Development Services
20025 Highway 6
Manvel, TX 77578

Re: Rezoning Request of Sunset Gardens Lots 9, 10, and 11,
and a Portion of Former Loudon Lane R.O.W.

On behalf of GR-M1, Ltd., I hereby request to rezone the residue of Lots 9 and 10 and all of Lot 11 of Sunset Gardens and a portion of former Loudon Lane R.O.W. from Light Commercial (LC) to Single Family Residential (SFR). Subject property is generally located at the southwest corner of Rogers Road and Wilson Drive in the City of Manvel, Texas. In 1970, Sunset Gardens was platted as a single family residential neighborhood. Since then, five houses have been built in this subdivision, but Lots 9, 10 and 11 have remained vacant. In 2010, GR-M1, Ltd. purchased the subject property, as well as several of the surrounding lots. In 2019, the northwest corners of Lots 9 and 10 were replatted as public right-of-way to realign Rogers Road so that it could intersect with Meridiana Parkway at a 90-degree angle. With that realignment, a small sliver (140 square feet) of R.O.W. of Loudon Lane was abandoned and conveyed to GR-M1 so that Loudon could intersect with the newly aligned Rogers at a 90-degree angle.

The purpose of this rezoning request is to activate Brazoria County Municipal Utility District No. 57 (BCMUD No 57). Currently, there are no residents within the District. Rezoned as SFR, GR-M1, Ltd. will be able to place a modular home on the site as housing for a new resident of the District. With a resident living at the subject property for a minimum of three months, BCMUD No. 57 will be able to hold an election for a board of directors, and GR-M1, Ltd. will be able to continue with development of the Meridiana master planned community.

GR-M1 will install a septic system for the modular home and tap into the City waterline along Rogers Road for water service. No traffic impacts are expected and impacts to the natural site drainage will be minimal and temporary. The site will continue to drain to the roadside ditches on Loudon Lane, Rodgers Road, and Wilson Drive. Currently, there are no definitive plans to develop this property in a permanent fashion.

Rezoning this property from LC to SFR would be an appropriate change due to its compatibility with the surrounding land uses. To the east of the subject property is the Church of the Harvest of Manvel. The remaining adjacent parcels are all vacant. Additionally, other nearby land uses consist of low-density single family residential, a Centerpoint transmission line corridor, and railroad right-of-way.

EHRA Engineering | 10011 Meadowglen Lane | Houston, Texas 77042 | t 713.784.4500 | f 713.784.4577

REALIZING VISIONS • DESIGNING COMMUNITIES • ENGINEERING THE FUTURE

www.EHRAinc.com

Applicant Letter

If there are any questions at all, please feel free to contact me.

Regards,



Brad Switzer, AICP, PLA
Associate I Senior Planner
EHRA Engineering

EHRA Engineering | 10011 Meadowglen Lane | Houston, Texas 77042 | t 713.784.4500 | f 713.784.4577

REALIZING VISIONS • DESIGNING COMMUNITIES • ENGINEERING THE FUTURE

www.EHRAinc.com

Application



DEVELOPMENT SERVICES DEPARTMENT

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

REZONING APPLICATION

PROJECT INFORMATION

Project Name: Sunset Gardens Rezoning Request
Project Location/Address: Southwest corner of Rogers Road and Wilson Road
Residue of Lots 9-10, and Lot 11 of Sunset Gardens, a plat recorded at Volume 13,
Page 47 of the Brazoria County Plat Records; and a portion of former Loudon Lane R.O.W.
Legal Description: Page 47 of the Brazoria County Plat Records; and a portion of former Loudon Lane R.O.W.
Current Zoning: Light Commercial Proposed Zoning: SFR
254170, 254171,
Parcel/Tax ID# (s): 8 254172 Total Acreage: 1.11 Proposed Land Use: Private Household

APPLICANT INFORMATION

Applicant Name: Brad Sweitzer
Company Name: EHRA Engineering
Address: 10011 Meadowglen Lane City: Houston State: TX Zip: 77042
Phone #: 713-784-4500 Email: bsweitzer@ehrainc.com

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

Brad Sweitzer

6/22/21

Applicant Signature (REQUIRED)

Date

PROPERTY OWNER INFORMATION

Owner(s) Name: GR-M1, Ltd. - Brian Aarseth
Address: 162 Avenue D, Ste. 100 City: Katy State: TX Zip: 77943
Phone #: 832-916-2160 Email: brian@risecommunities.net

PROPERTY OWNER'S AUTHORIZATION (Required - If owner is also the applicant, must sign as both):

I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

Brian Aarseth

6/24/21

Owner's Signature (REQUIRED)

Date

Application



DEVELOPMENT SERVICES DEPARTMENT

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

SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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

Brad Smeitz

6/22/21

Applicant Signature

Date

Authorization Letter



DEVELOPMENT SERVICES DEPARTMENT

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

LETTER OF AUTHORIZATION

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

GR-M1, Ltd. - Brian Aarseth
Owner Name

162 Avenue D, Ste. 100
Owner Address

Katy, TX 77943
Owner City, State Zip

6/22/21
Date

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

I, Brian Aarseth, certify that I am the owner of the project property located at Lots 9, 10, and 11 of Sunset Gardens and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Brad Sweitzer with the company EHRA Engineering (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at 832-916-2160 if you have any questions.

Sincerely,

Owner Name Brian Aarseth

Owner Signature Brian Aarseth

Public Hearing Notice

Public Hearing Notice to run on Sunday 07/25/2021

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 7:00 P.M. ON MONDAY, AUGUST 9, 2021, BEFORE THE MANVEL PLANNING, DEVELOPMENT AND ZONING COMMISSION AND AT 7:00 P.M. ON MONDAY, AUGUST 16, 2021, BEFORE THE MANVEL CITY COUNCIL 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 1.114 ACRES OF LAND BOUNDED BY ROGERS ROAD (NORTH), LOUDEN LANE (WEST), WILSON ROAD (EAST), AND THE BURLINGTON NORTHERN SANTA FE RAILROAD (SOUTH), MANVEL, TEXAS FROM LIGHT COMMERCIAL (LC) DISTRICT TO SINGLE FAMILY RESIDENTIAL (SFR) 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. /S/ TAMMY BELL, CITY SECRETARY.

ORDINANCE NO. 2021-O-22

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND 1.114 ACRES LOCATED ON ROGERS ROAD, LOUDEN LANE, AND WILSON ROAD, GENERALLY BOUNDED BY THE BURLINGTON NORTHERN SANTA FE RAILROAD (SOUTH), SITUATED IN THE J.M. O'DONNELL SURVEY, ABSTRACT 470, BRAZORIA COUNTY, TEXAS; AND A RESIDUE OF LOTS 9 AND 10 AND ALL OF LOT 11 OF THE SUNSET GARDENS SUBDIVISION, AS PER PLAT RECORDED UNDER VOLUME 13, PAGE 47 OF THE BRAZORIA COUNTY PLAT RECORDS, BRAZORIA COUNTY, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO SINGLE FAMILY RESIDENTIAL DISTRICT (SFR); PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, GR-M1, Ltd. is the owner (the "Owner") of a certain tract of land 1.114 acres located on Rogers Road, Loudon Lane, and Wilson Road, generally bounded by the Burlington Northern Santa Fe Railroad, situated in the J.M. O'Donnell Survey, Abstract 470, Brazoria County, Texas; and being a residue of Lots 9 and 10 and all of Lot 11 of the Sunset Gardens Subdivision, as per plat recorded under Volume 13, Page 47 of the Brazoria County Plat Records (B.C.P.R.), Brazoria County, Texas, as shown on said a map and description of which is attached hereto as Exhibit "A"; and

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

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

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

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

Section 2. The zoning classification of the certain tract of land 1.114 acres located on Rogers Road, Loudon Lane, and Wilson Road, generally bounded by the Burlington Northern Santa Fe Railroad (south), situated in the J.M. O'Donnell Survey, Abstract 470, Brazoria County, Texas; and being a residue of Lots 9 and 10 and all of Lot 11 of the Sunset Gardens Subdivision, as per plat recorded under Volume 13, Page 47 of the Brazoria County Plat Records (B.C.P.R.), Brazoria County, Texas, as shown on a map and description of which is attached hereto as Exhibit "A" attached hereto

and for all things made a part hereof, shall be changed from the Light Commercial District/State Highway 6 Overlay District (LC/SH6) to Single Family Residential District (SFR) for uses as permitted within such zone classification.

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

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

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

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

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

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

Debra Davison, Mayor

ATTEST:

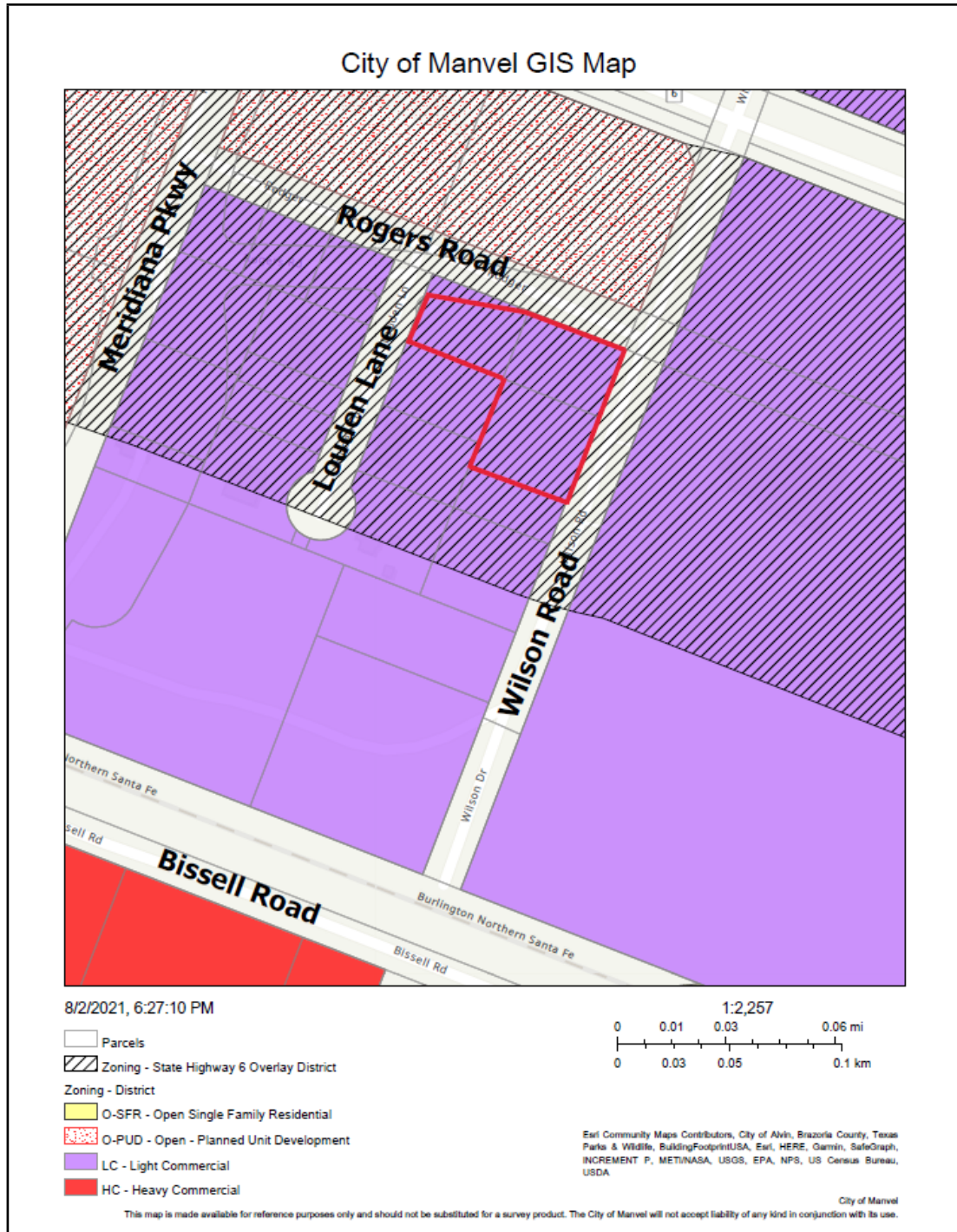
Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

EXHIBIT A

A 1.114 acre tract of land, situated in the J.M. O'Donnell Survey, Abstract 470, Brazoria County, Texas; and being a residue of Lots 9 and 10 and all of Lot 11 of the Sunset Gardens Subdivision, as per plat recorded under Volume 13, Page 47 of the Brazoria County Plat Records (B.C.P.R.), Brazoria County, Texas.





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: August 9, 2021 PDZ & August 16, 2021 City Council

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

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council, Final Plat
for Meridiana Section 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: 2021.08.05 19:11:50 -05'00'

SIGNATURE

August 5, 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	August 9, 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. This plat was brought again for consideration to the Commission on July 26, 2021. The Commission did not recommend approval of this plat to the City Council. The City Council did not approve this plat at their August 2, 2021, meeting.

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)



E4205



ENGINEER/SUPERVISOR

EHRA

10815 BEDCROWDEN LN
HOUSTON, TEXAS 77042
713-704-4590
WWW.EHRAINC.COM
TBP# No. E-705
TBP#LS No. 10002580

EHRA
ECONOMICALLY RESPONSIBLE
HUMAN RESOURCES ASSOCIATION

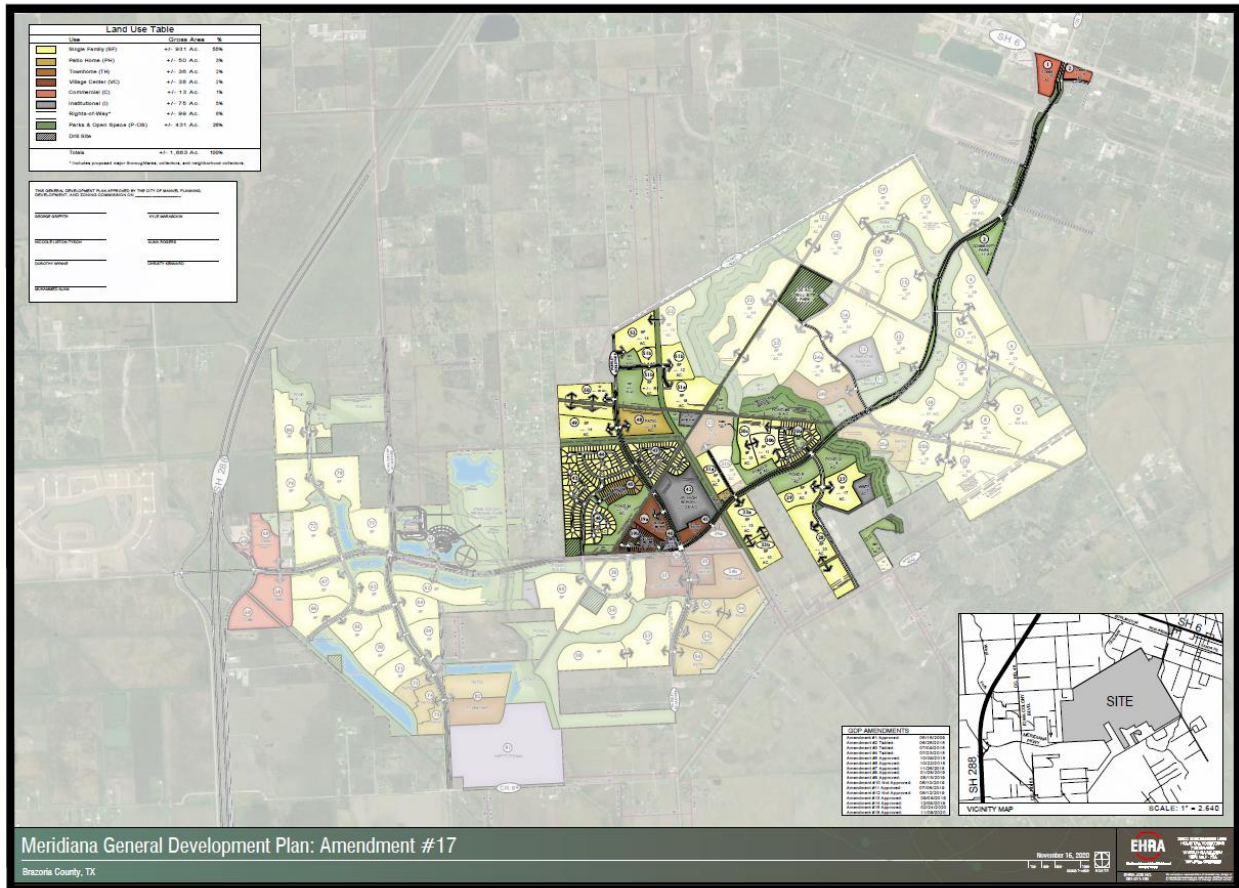
10911 WINDOVILLE LN
HOUSTON, TEXAS 77062
713.764.4500
WWW.EHRAINC.COM
TBP# No. F-720
TBP# No. 10002580

Sht.

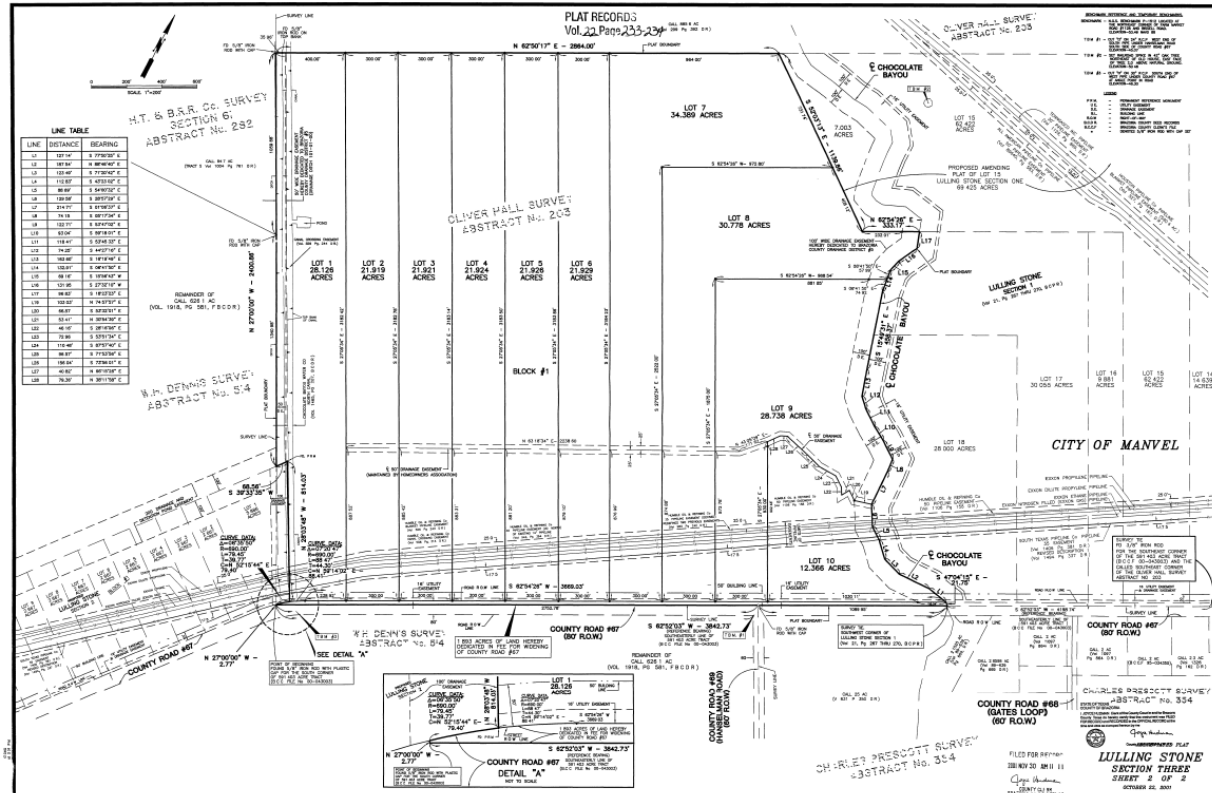


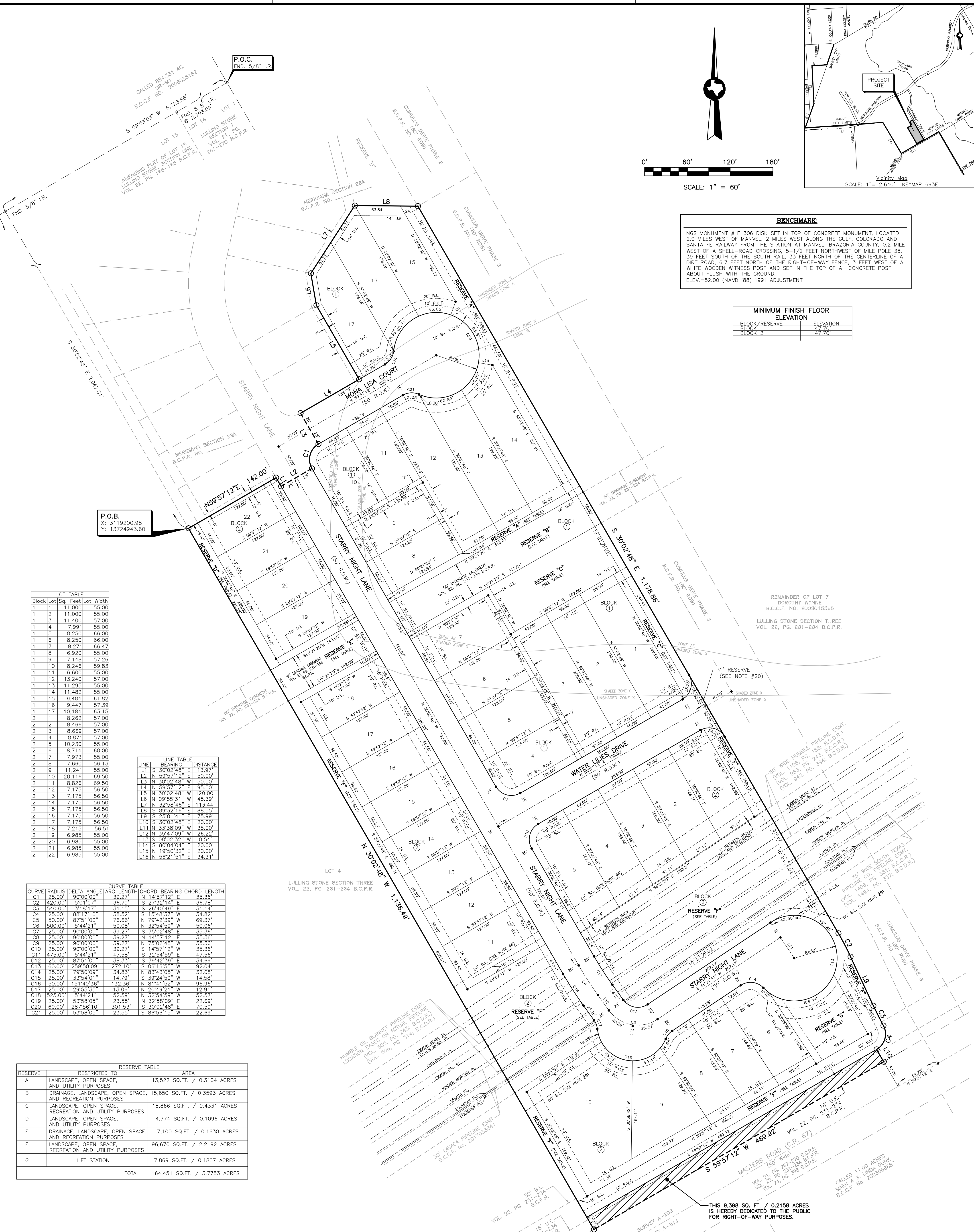
DEVELOPMENT SERVICES DEPARTMENT
 20025 HIGHWAY 6
 MANVEL, TX 77578
 281-489-0630

Meridiana General Development Plan Amendment No. 17



Lulling Stone Section Three





BENCHMARK:

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

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

LOT TABLE			
Block	Lot	Sq. Feet	Lot Width
1	2	11,000	55.00
1	3	11,400	57.00
1	4	7,991	55.00
1	5	8,250	66.00
1	6	8,250	66.00
1	7	8,271	66.47
1	8	6,920	55.00
1	9	7,148	57.26
1	10	8,246	59.83
1	11	6,600	55.00
1	12	13,240	57.00
1	13	11,295	55.00
1	14	11,482	55.00
1	15	9,484	61.82
1	16	9,447	57.39
1	17	10,184	63.15
2	1	8,262	57.00
2	2	8,466	57.00
2	3	8,669	57.00
2	4	8,871	57.00
2	5	10,230	55.00
2	6	8,714	60.00
2	7	7,973	55.00
2	8	7,660	58.13
2	9	11,241	55.00
2	10	20,116	69.50
2	11	8,826	69.50
2	12	7,175	56.50
2	13	7,175	56.50
2	14	7,175	56.50
2	15	7,175	56.50
2	16	7,175	56.50
2	17	7,175	56.50
2	18	7,215	56.51
2	19	6,985	55.00
2	20	6,985	55.00
2	21	6,985	55.00
2	22	6,985	55.00

LINE TABLE			
LINE	BEARING	CHORD	DISTANCE
L1	S 30°02'48" E	13.97	50.00
L2	N 59°57'12" E	50.00	50.00
L3	N 30°02'48" W	50.00	50.00
L4	N 59°57'12" E	95.00	95.00
L5	N 30°02'48" W	120.00	120.00
L6	N 09°55'31" W	45.39	45.39
L7	N 32°58'46" E	113.44	113.44
L8	S 69°52'16" E	88.55	88.55
L9	S 25°01'41" E	75.99	75.99
L10	S 30°02'48" E	20.00	20.00
L11	N 33°58'09" W	35.00	35.00
L12	N 35°47'09" W	26.22	26.22
L13	S 08°02'32" W	0.54	0.54
L14	S 80°04'04" E	20.00	20.00
L15	N 12°50'32" E	20.00	20.00
L16	N 56°21'51" E	34.31	34.31

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	25.00	90°00'00"	39.27	N 14°57'12" E	35.36	35.36
C2	420.00	5°01'07"	36.79	S 27°32'14" E	36.78	36.78
C3	540.00	3°18'17"	51.15	S 26°40'49" E	31.14	31.14
C4	25.00	88°17'10"	38.52	S 19°48'37" W	34.82	34.82
C5	50.00	87°51'00"	76.66	N 79°42'39" W	69.37	69.37
C6	500.00	5°44'21"	50.08	N 32°54'59" W	50.06	50.06
C7	25.00	90°00'00"	39.27	S 76°02'48" E	35.36	35.36
C8	25.00	90°00'00"	39.27	N 14°57'12" E	35.36	35.36
C9	25.00	90°00'00"	39.27	N 75°02'48" W	35.36	35.36
C10	25.00	90°00'00"	39.27	S 14°57'12" W	35.36	35.36
C11	475.00	5°44'21"	47.58	S 32°54'59" E	47.56	47.56
C12	25.00	87°51'00"	38.33	S 79°42'39" E	34.69	34.69
C13	60.00	25°50'09"	27.21	S 06°16'55" W	92.04	92.04
C14	25.00	79°50'09"	34.83	N 83°43'05" W	37.08	37.08
C15	25.00	33°54'01"	14.79	S 39°24'50" W	14.58	14.58
C16	50.00	15°14'03"	132.36	N 81°41'52" W	96.98	96.98
C17	25.00	29°55'35"	13.06	N 20°49'21" W	12.91	12.91
C18	525.00	5°44'21"	52.59	N 32°54'59" W	52.57	52.57
C19	25.00	53°58'05"	23.55	N 32°58'09" E	22.69	22.69
C20	60.00	28°56'10"	301.53	S 30°02'48" E	70.59	70.59
C21	25.00	53°58'05"	23.55	S 86°56'15" W	22.69	22.69

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	13,522 SQ.FT. / 0.3104 ACRES
B	DRAINAGE, LANDSCAPE, OPEN SPACE, AND RECREATION PURPOSES	15,650 SQ.FT. / 0.3593 ACRES
C	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	18,866 SQ.FT. / 0.4331 ACRES
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	4,774 SQ.FT. / 0.1096 ACRES
E	DRAINAGE, LANDSCAPE, OPEN SPACE, AND RECREATION PURPOSES	7,100 SQ.FT. / 0.1630 ACRES
F	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	96,670 SQ.FT. / 2.2192 ACRES
G	LIFT STATION	7,869 SQ.FT. / 0.1807 ACRES
TOTAL		164,451 SQ.FT. / 3.7753 ACRES

OWNER

GR-MI, 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
TBPE No. F-726
TBPELS No. 10092300

**FINAL PLAT
MERIDIANA SECTION 28B**

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

39 LOTS 2 BLOCKS 7 RESERVES (3.7753 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

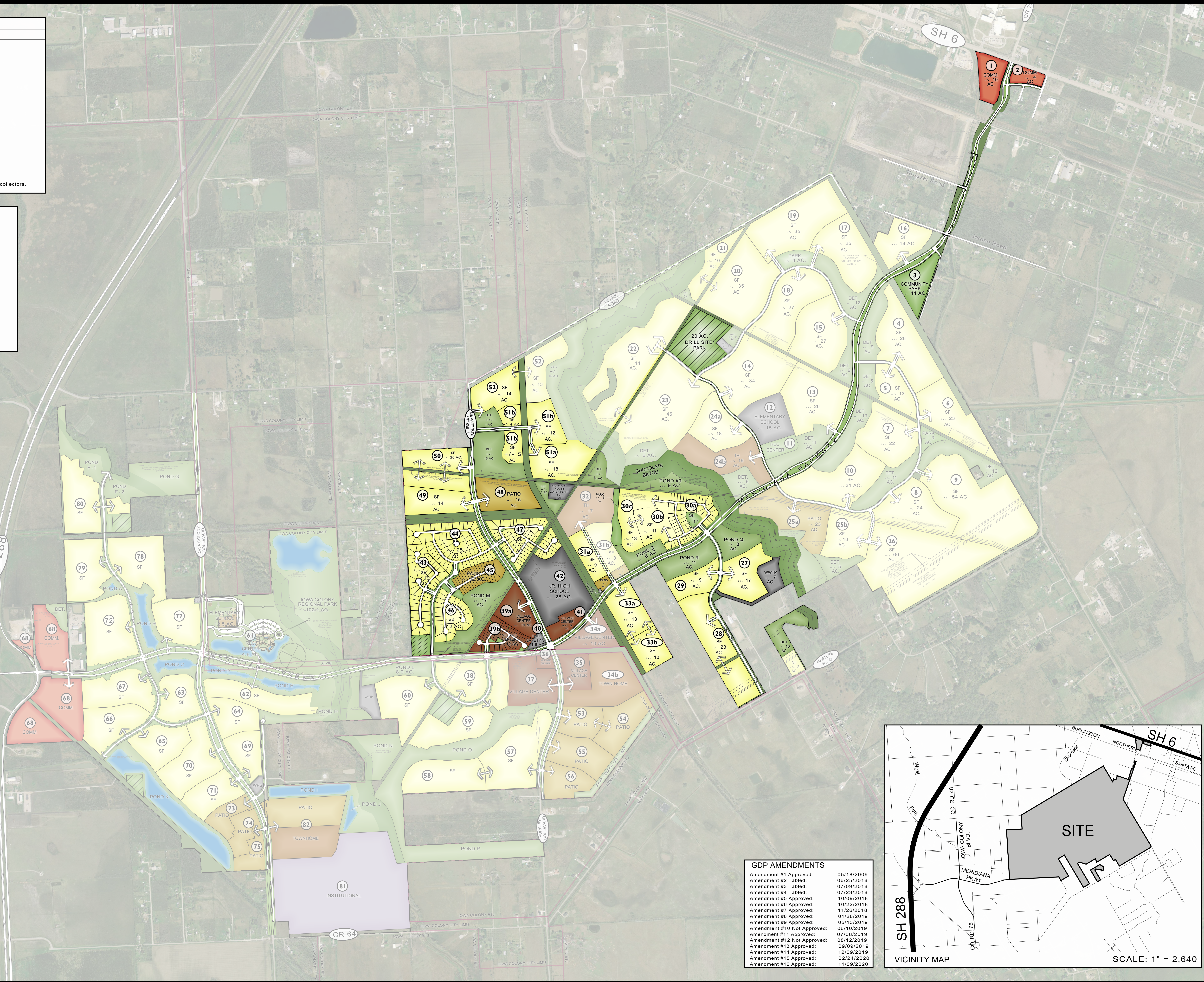
DOROTHY WYNNE

MUHAMMED ALAM

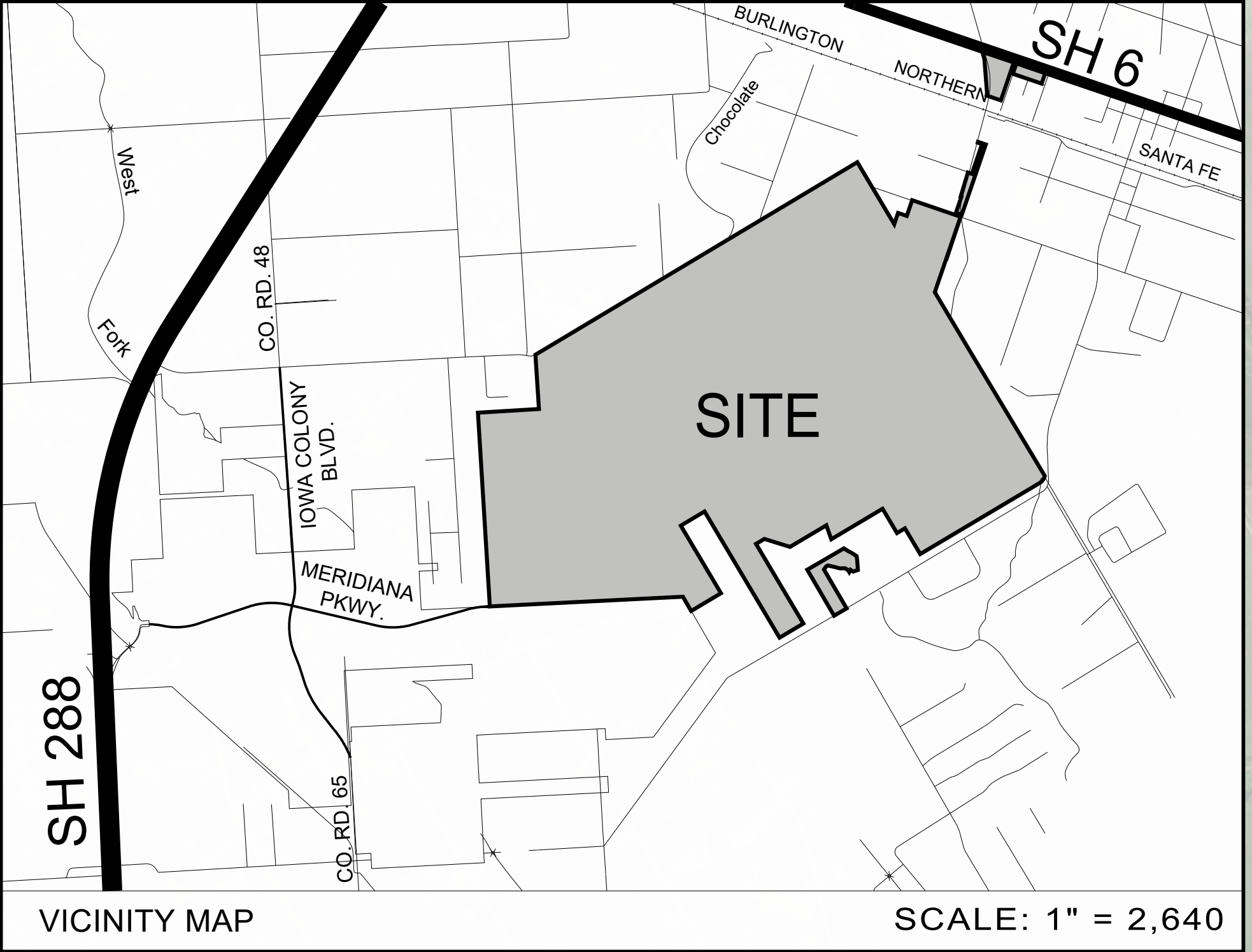
KYLE MARASCKIN

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

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 lines, 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 waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we 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

We, Memorial Hermann Hospital System, Owners and Holders of a lien against the above-described property, said lien, being evidenced by an Instrument of Record in Brazoria County Clerk's File No. 00-043003, Official Records of Brazoria County, Texas, do hereby confirm that we own the present owners of said lien and have not assigned the same, nor any part thereof.

Memorial Hermann Hospital System

By

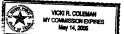
Carrol S. Galloway, Senior Vice President and Secretary

By

V. Randolph Gleason, Senior Vice President and Secretary

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared Carrol S. Galloway, Senior Vice President and Secretary of Memorial Hermann Hospital System, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said 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 November, 2001.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared V. Randolph Gleason, Senior Vice President and Secretary of Memorial Hermann Hospital System, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said 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 November, 2001.

Notary Public in and for the State of Texas

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 the plot correctly represents that survey.

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, Chairman
John G. Galt, Secretary

Don Schuerman, Secretary

PLAT RECORDS
Vol. 22 Page 231-232

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.
City Engineer

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 Schenfeld, Chairman
Tommy Phillips, Member
Jackie Silva, Member
Larry Hoffman, Member
Bille 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 Martin, Mayor
Lynn M. Oakes, Councilmember
Larry Farfink, 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:

Delta 6 Degrees, 35 Minutes, 0 Seconds
Radius 890.50 feet
Length 78.45 feet
Tangent 39.77 feet
Chord 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;

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 aluminum cap in concrete 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;

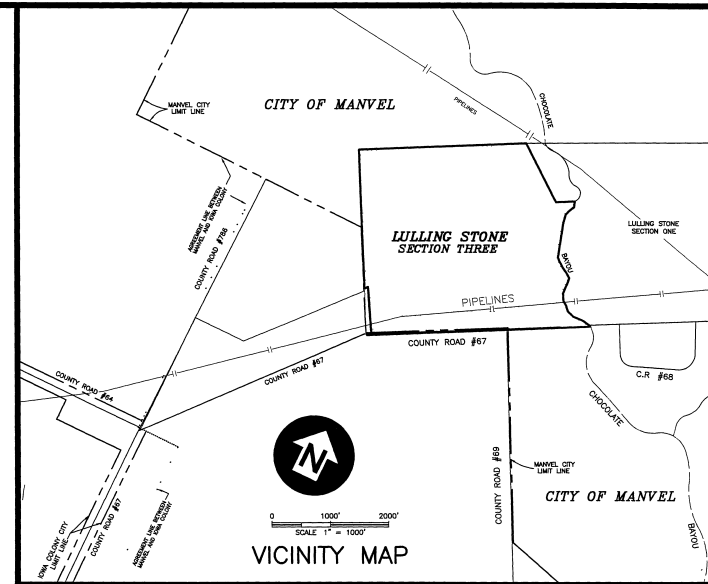
THENCE, North 62 Degrees, 54 Minutes, 35 Seconds East, at 232.01 feet pass a 5/8 inch iron rod with plastic cap set for reference in all 233.17 feet to a point for corner in the centerline of Chocolate Bayou; Said corner being the Southeast corner of Lot No. 10 of Lulling Stone Section One Subdivision (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, 45 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, 0 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.



VICINITY MAP

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. KALUZA & 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 48060C1104 and 48060C1124), Map Date Revised 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 - Special Flood Hazard Area).
 - All drainage easements shown herein 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 Drainage District #5 may, at its discretion, require the drainage easement to be dedicated to Brazoria County Drainage District #5 shall maintain the drainage easement dedicated for Chocolate Bayou and drainage shall flow into the Brazoria County Drainage District #5.
 - The land 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

PLAT RECORDS
Vol. 22, Page 233-234

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

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 38°11'58" E

OLIVER HALL SURVEY
ABSTRACT No. 203

OLIVER HALL SURVEY
ABSTRACT No. 203

RECORDING REFERENCE AND TEMPORARY RECORDING
BENCHMARK - N.G.S. BENCHMARK P-1812 LOCATED AT
THE INTERSECTION OF OLD HIGHWAY 100 AND
ROAD #1128 AND BELL ROAD.
ELEVATION - 42.48 MDS D.R.

T.B.M. #1 - CUT "P" ON 14" R.O.P. WEST END OF
ROAD #1128 AND BELL ROAD.
ELEVATION - 42.48 MDS D.R.

T.B.M. #2 - SET IRON ROD IN 4" OAK TREE
NORTHWEST CORNER OF OLD HOUSE. EAST FACE
OF TREE 5.0' ABOVE NATURAL GROUND.
ELEVATION - 42.48

T.B.M. #3 - CUT "P" ON 24" R.O.P. SOUTH END OF
ROAD #1128 AND BELL ROAD.
ELEVATION - 42.48

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
B.C.P. = BRAZOS COUNTY CLERK'S FILE
C.D.R. = COUNTY 8" R.O.W. WITH CAP SET

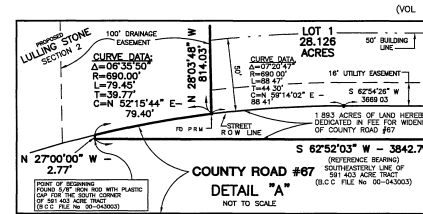
REMAINDER OF
CALL 626 1 AC
(VOL. 1918, PG 581, F.B.C.D.R.)

H.T. DENNIS SURVEY
ABSTRACT No. 514

CITY OF MANVEL

CURVE DATA
A=400.30
R=690.00
L=79.45
T=39.77
C=N 52°15'44" E
79.40'

CURVE DATA
A=400.30
R=690.00
L=79.45
T=39.77
C=N 52°15'44" E
79.40'



CHARLES PRESCOTT SURVEY
ABSTRACT No. 354

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

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

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

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

LINE	DISTANCE	BEARING
L1	127 14"	S 77°26'25" E
L2	181 54"	N 88°15'45" E
L3	123 49"	E 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°18'10" E
L11	118 04"	S 54°35'30" E
L12	74 25"	S 44°27'10" 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 07°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.M.
SECTION 6:
ABSTRACT No. 292

REMAINDER OF
CALL 626 1 AC
(VOL. 1918, PG 581, F B C D R)

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

LULLING STONE S
M2009/07020
22.592 AC
02-19-2009

CITY OF MANVEL

CHARLES PRESOTT SURVEY
ABSTRACT No. 354
STATE OF TEXAS

LULLING STONE
SECTION THREE
SHEET 2 OF 2

FILED FOR RECORD
2001 NOV 30 AM 11 11

CH-RUE: PRESCOTT SURVEY
ABSTRACT No. 354

FILED FOR RECORD
2001 NOV 30 AM 11 11



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
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Date of Request: August 9, 2021 PDZ & August 16, 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: 2021.08.05 19:18:27 -05'00'

SIGNATURE

August 5, 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	August 9, 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 recommended for approval at the July 26, 2021, Commission meeting. The Manvel Interim Park Site Vacating Plat will be heard before the August 16, 2021, City Council meeting. The Manvel Interim Park Site Vacating Plat must be approved before the Meridiana Detention Reserve T Phase 1 Final Plat can be approved.

This plat was not recommended for approval by the Commission at their July 26, 2021, meeting. The City Council did not approve this plat at their August 2, 2021, meeting.

Staff Recommendation

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

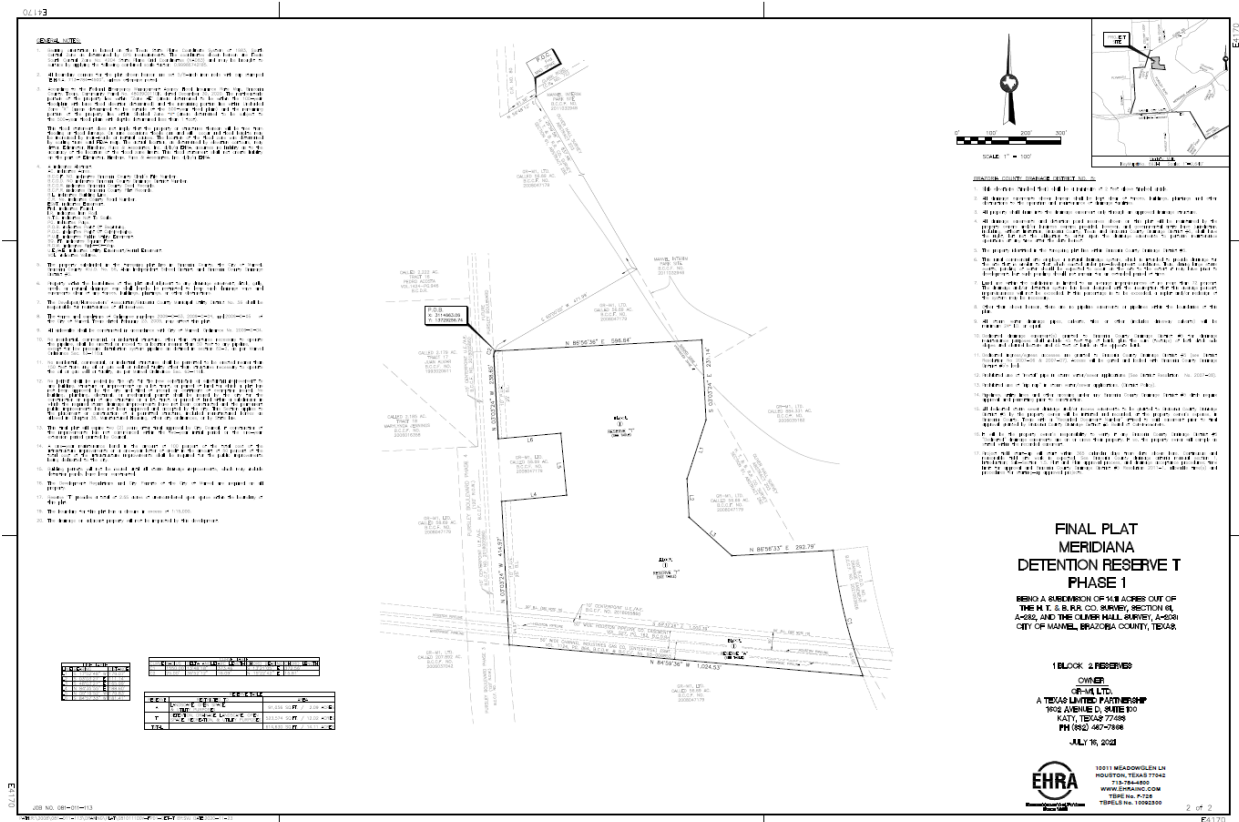
1. The configuration of this final plat has not been approved on the Meridiana GPD Amendment No. 17. The 56.69-acre tract abutting the eastern plat boundary (GR-M1, LTD called 56.69 ac. B.C.C.F. No. 2008047179) is included with this plat according to the Meridiana GDP. This final plat is not in compliance with the Meridiana GDP. (Ordinance No. 2009-O-4).



54170

E4170

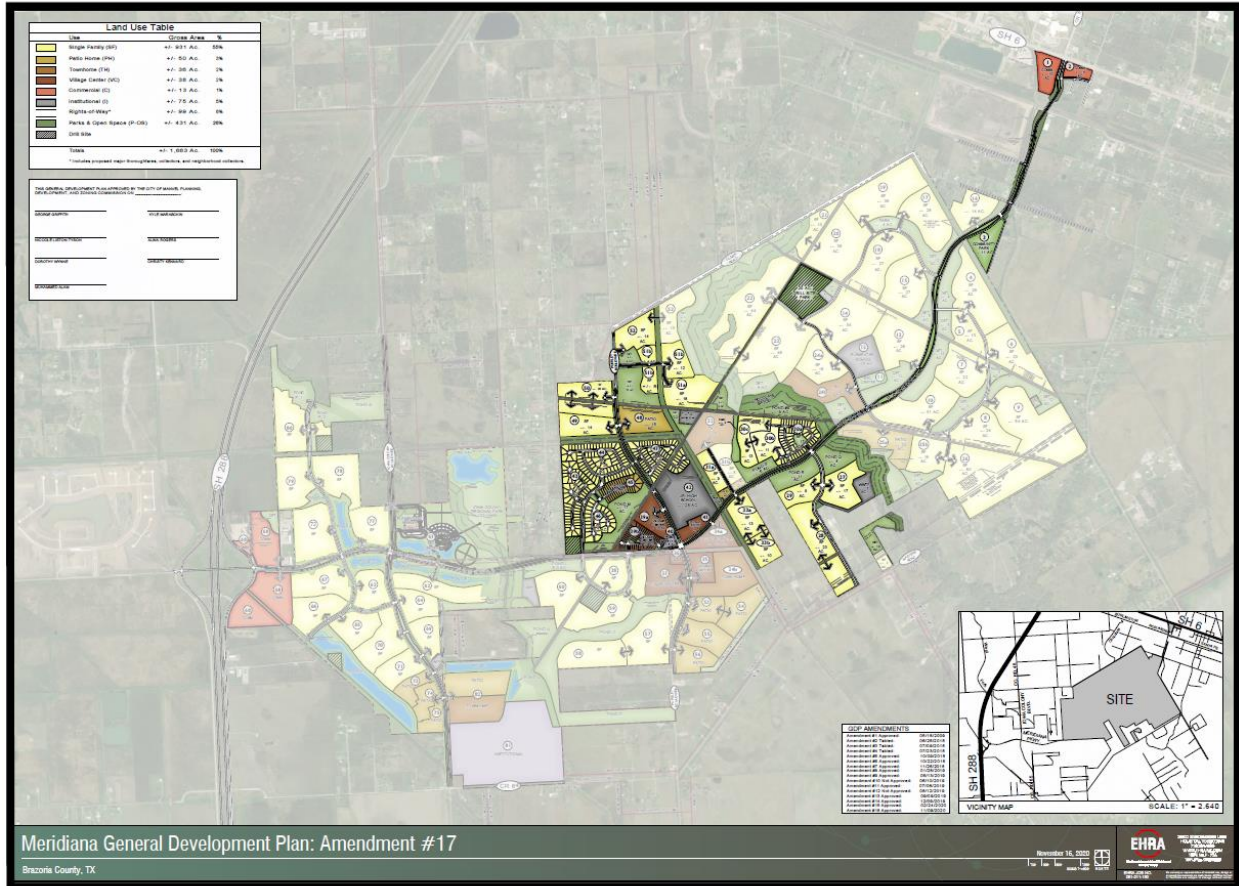
Plat Exhibit





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

Meridiana General Development Plan Amendment No. 17



METES AND BOUNDS DESCRIPTION
MERIDIANA 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°52'49" 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.

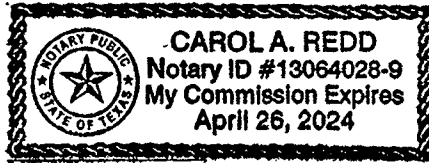
OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

BY: *ML*
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., Date
President

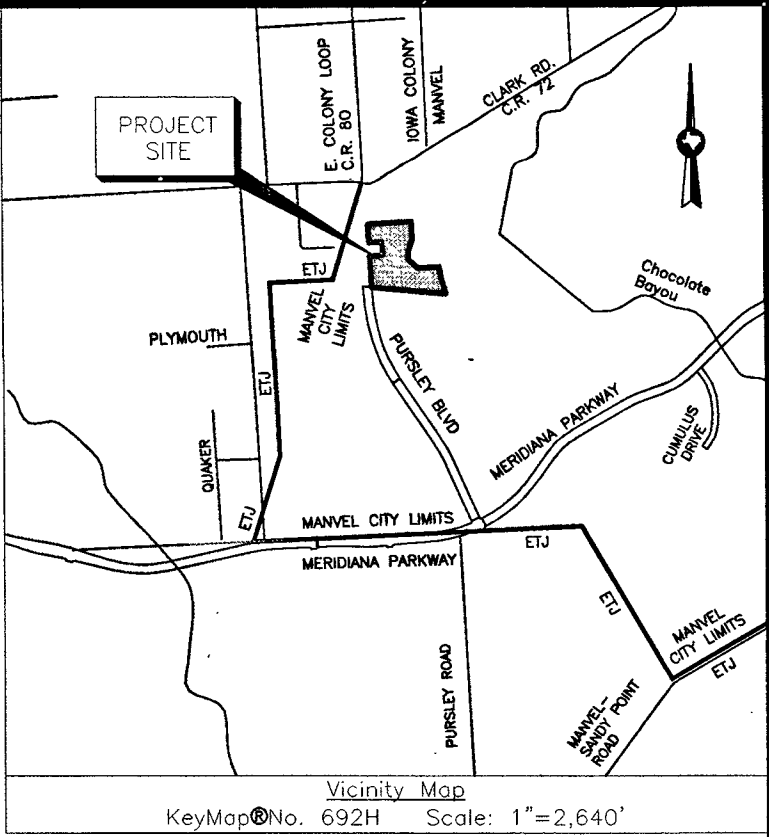
Brandon Middleton 7-22-21
Brandon Middleton Date
Secretary/Treasurer

Kerry L. Osburn 6/22/21
Kerry L. Osburn Date
Vice President

Jarrod D. Aden 3/1/2021
Jarrod D. Aden, P.E., C.F.M. Date
District Engineer

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

BCDD #5 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

GENERAL NOTES:

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 South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
2. All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
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 "X" (areas determined to be outside of 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).

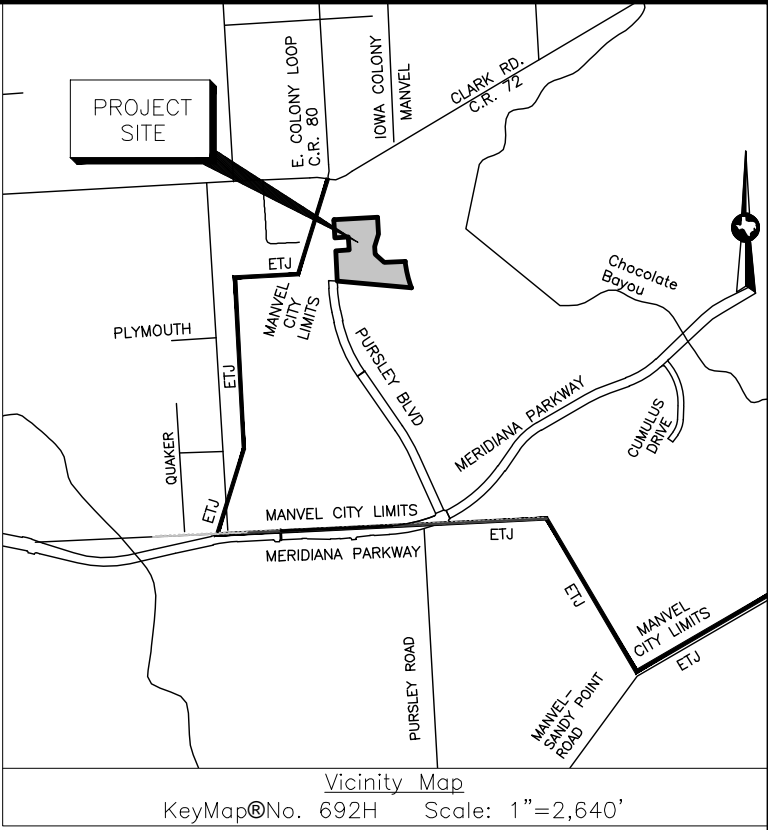
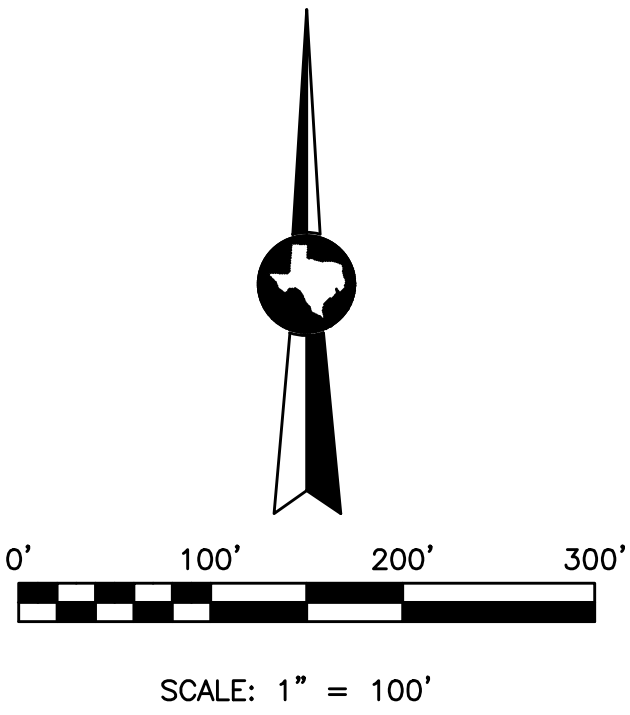
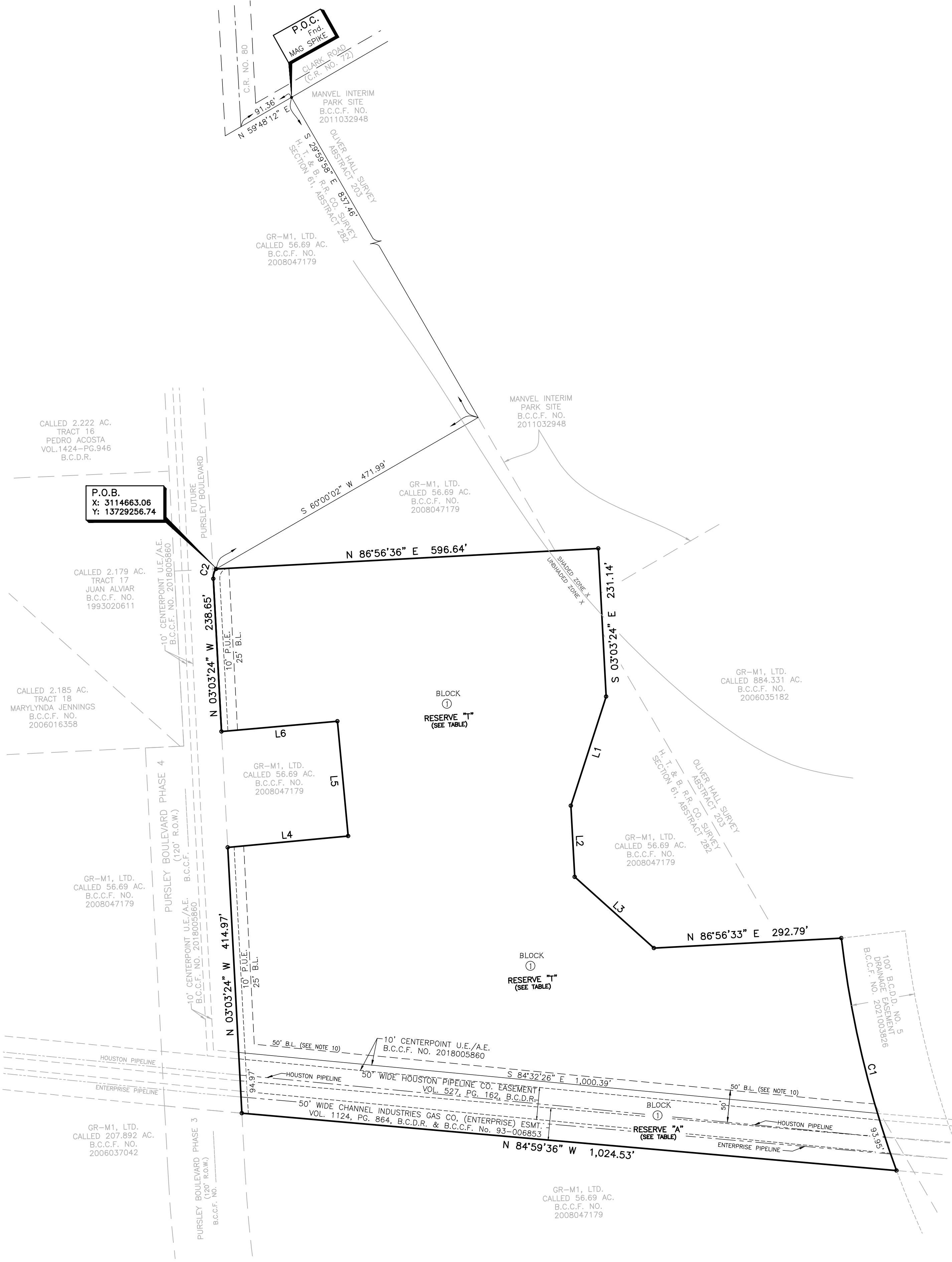
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA 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.

4. 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.
Fnd. indicates Found.
I.R. indicates Iron Rod.
N.T.S. indicates Not To Scale.
Pg. 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, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
7. The Developer/Homeowners' Association/Brazoria County Municipal Utility District No. 56 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, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
11. No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
12. No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
13. 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.
14. 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.
15. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
16. The Development Regulations and City Permits of the City of Manvel are required on all property.
17. 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.

LINE TABLE		
LINE/BEARING	DISTANCE	
L1 S 17°52'48" W	1179.07'	
L2 S 03°03'27" E	111.14'	
L3 S 48°03'27" E	165.99'	
L4 N 84°35'53" E	188.60'	
L5 N 05°19'52" W	1129.63'	
L6 S 84°57'33" W	181.41'	

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING/CHORD LENGTH
C1	1550.00'	134°48'18"	373.46'	S 13°21'03" 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



BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown hereon 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 hereon, 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 sum (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

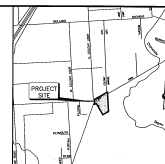
Robert L. Borsche
Robert L. Borsche, Registered Professional Land Surveyor
Texas Registration No. 4445

[illegible]

MONUMENT # 6 306 25K SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MARVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND ARIZONA STATE LINE. THE STATE LINE AT MARVEL, ARIZONA, 0.3 MILE WEST OF A SHELL-ROAD CROSSING, 3 1/2 FEET NORTHWEST OF MILE POLE 30, 30 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 WINGSPAN POST AND SET IN THE TOP OF A CONCRETE POST ABOUT 6 FEET FROM THE GROUND.

SUBC=1500 (WATER TUB) 3066 ADJUSTMENT

SHEET 1 OF 2



- [illegible]

CURVE	BEGING	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LEN.
CL	806+79.00	22.000000	133.127	204.000000	133.127

NIG MONUMENT # C 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MARION, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MARION, ILLINOIS COUNTY, 0.2 MILE WEST OF A SHILL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38.30 FEET SOUTH OF THE SOUTH RAIL, 10 FEET NORTH OF THE CENTERLINE OF PORT ROAD, 43 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF WHITE WOODS WINDSTOP POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
DISK=10.00 INCHES DIA. 1900. 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 · Russ
and associates
civil engineers · surveyors · land planners
10555 westhoff drive houston, texas 77042
t-713-784-4580 f-713-784-4572 www.ehrra.com

SHEET 2 OF 2

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DECEMBER COUNTY
JULIE MCGOWAN
COUNTY CLERK
Fees \$125.00

James McGowan

