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

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

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

NOTICE OF A CITY COUNCIL MEETING OF THE CITY OF MANVEL
August 16, 2021

NOTICE IS HEREBY GIVEN
5:30 P.M. WORKSHOP
7:00 P.M. REGULAR SESSION

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

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

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 X6 for further information.

Workshop Session

1. **Executive Session**

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071 - "Consultation with Attorney" and Section 551.072 "Deliberation Regarding Real Property" to discuss the following:

Discuss economic development incentives on the Sowell Property

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071 - "Consultation with Attorney" to discuss the following:

Discuss demand letter from Meridiana

2. Discussion / Update on the Sowell Property

3. Discussion on the Fiscal Year 2021-2022 Proposed Budget

MANVEL CITY COUNCIL MEETING August 16, 2021

Regular Session

Call To Order

Inspirational Reading - Council Member Akery

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

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.

City Manager Update

Update on current events and city issues.

1. Status update on Cameron Recycling
2. Update by Event Task Force Chairman, Valorie Early - Upcoming Hero Fest 2021

Regular Agenda

1. Consideration and possible action on a record vote setting the Preliminary Tax Rate for 2021 and scheduling the Public Hearing on Sept 20, 2021 at 7:00 p.m. at Manvel City Hall, 20031 Hwy 6, Manvel Tx.

2. Consideration and possible action to approve the second and final reading of Ordinance 2021-O-18;

   AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHTS-OF-WAY (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); SUCH TRACTS BEING SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY SECTION 73 AND SECTION 64, DR. A.A. LUTHER SUBDIVISION OF MANVEL, BRAZORIA COUNTY TEXAS, THE MARY V. O'DONNELL SURVEY, DIVISION "O" OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. (Item tabled on 8/2/2021)

3. Consideration and possible action to approve Resolution 2021-R-16;
A RESOLUTION GRANTING CONSENT TO THE CREATION OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 WITHIN THE CITY LIMITS OF THE CITY OF MANVEL, TEXAS, SUBJECT TO CONDITIONS. (Tabled on 8-2-2021)

4. Consideration and possible action to approve Resolution 2021-R-17;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, APPROVING THE FIRST AMENDMENT TO THE INTERLOCAL AND DEVELOPMENT FINANCING AGREEMENT BETWEEN THE CITY AND FOUR FORTY-THREE, LTD., FOUR FORTY- THREE ANNEX NO. 1, LTD., 102929 BRAZORIA, INC., SOWELL FAMILY TRUST, WESTBANK BAYOU, L.P., AND EASTBANK BAYOU, L.P.; APPROVING ASSIGNMENT OF THE AGREEMENT TO HILLWOOD ENTERPRISES, L.P.; APPROVING A JOINDER AGREEMENT WITH BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE AGREEMENTS. (Item tabled on 8/2/2021)

5. Consideration and possible action to approve Resolution 2021-R-18;
APPROVING AN INTERLOCAL AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANVEL AND BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT. (Item
tabled on 8/2/2021)

6. Consideration and possible action to fill the vacancy on the Events Board.

7. Consideration and possible action to receive the update to the Land Use Assumptions, Capital Improvements Plan and Impact Fees and accept written comments from the Advisory Committee Meeting dated 8/9/2021.

8. Consideration and possible action to schedule a public hearing on September 20, 2021 to hear comments on the proposed update to the Land Use Assumptions, Capital Improvements Plan and Impact Fees.

9. Consideration and possible action to approve the first of two readings of 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. (Recommendation by PD&Z failed with a vote 1-5. Dorothy Wynne abstained)

10. Consideration and possible action to approve a Final Plat for Meridiana Section 28B,
BEING A SUBDIVISION OF 14.35 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5

AND 6, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Favorable recommendation by PD&Z failed 0-6. Dorothy Wynne abstained)

11. Consideration and possible action to approve a 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. (Favorable recommendation by PDZ passed 6-0. Dorothy Wynne abstained)

12. Consideration and possible action to approve the Meridiana Recreation Center Plan located at 5225 Meridiana Parkway per Meridiana Special Financing Agreement (SFA).

13. Consideration and possible action to approve a Subdivision Variance to Chapter 62, Section 62-111, *Additional Street Requirements* for 3.000 acres of property located on Markham Road, generally bounded by Belcher Road (north), Mustang Bayou Road (south), Ridge Road (east), and Quail Ridge Drive (west) and authorize the Mayor to execute a Development Agreement.

14. Consideration and possible action to approve on first reading, Ordinance 2021-O-25;

    AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-30 AMENDING THE CITY FISCAL YEAR 2021 BUDGET ENDING SEPTEMBER 30, 2021, BY AMENDING THE GENERAL FUND BUDGET TO ACCOUNT FOR THE PURCHASE OF POLICE VEHICLES. DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

15. Consideration and possible action to approve Resolution 2021-R-19;

    A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE HURRICANE HARVEY - INFRASTRUCTURE COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY PROGRAM (CDBG DR) - CONTRACT NUMBER 20-065-130- C441 FROM THE TEXAS GENERAL LAND OFFICE (GLO).

16. Consideration and possible action to approve Resolution 2021-R-20;

    A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING THE REQUIRED POLICIES PERTAINING TO THE HURRICANE HARVEY INFRASTRUCTURE COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY PROGRAM (CDBG-DR) CONTRACT NUMBER 20-065-130-C441 FROM THE TEXAS GENERAL LAND OFFICE (GLO).

17. Consideration and possible action to direct staff regarding the need for city staff positions and open staff positions. (Requested by Council Member Davis).

Consent Agenda

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

1. Acceptance of the meeting minutes to date.

2. Approve 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. (Forwarded by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)

3. Approve 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. (Forwarded by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)

4. Approve 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. (Forwarded by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)

5. Approve a Preliminary Plat for Meridiana Section 33B;
   BEING A SUBDIVISION OF 10.12 ACRES OUT OF THE OLIVER HALL SURVEY A-203, ALSO BEING A PARTIAL REPLAT OF LOTS 1 AND 2, BLOCK 1, OF LULLING STONE SECTION 3, A PLAT OR MAP THEREOF RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Forwarded by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)

6. Approve a Vacating Plat for Manvel Interim Park Site;
   BEING A VACATION OF A SUBDIVISION PLAT OF 20.00 ACRES, KNOWN AS "MINOR PLAT MANVEL INTERIM PARK SITE", RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2011032948, AND BEING OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282 IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Forwarded by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)

Mayor and Council Comments

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

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

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel is true and correct; and that I posted such notice on the bulletin board at the Manvel City Hall. A place convenient and readily accessible to the public on August 13, 2021, in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS

A quorum of the Manvel Planning Development and Zoning Committee, Manvel Parks and Recreation Board, Manvel Events Task Force, Manvel Branding Task Force, and Manvel Economic Development Corporation may be in attendance at the August 16, 2021 meeting of the Manvel City Council. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.

City of Manvel, Texas

Section 1 - City Manager Message

To: Honorable Mayor Debra Davison and City Council

From: Kyle Jung, City Manager

Date: July 30, 2021

Subject: Proposed Fiscal Year 2021-22 Budget

In accordance with City Charter provisions, it is my pleasure to present the City of Manvel's proposed Fiscal Year 2021-22 Operating Budget. This document is scheduled to be adopted by the City Council at its regular meeting on September 20, 2021. The following City Manager message is a brief synopsis of what can be found with added detail while using this budget guide.

The end of FY 2019-20 and the current fiscal year have been challenging to say the very least. Global pandemic effects, state laws and Executive Orders, and national issues have impacted our community, but development and growth have not slowed down. The City has issued 748 new home permits in the first nine months and we estimate 250 more through September for close to 1,000 new home permits this fiscal year. The City employees have performed their duties during this trying time as true professionals while dealing with such disruptive forces. The federal government has provided cities with an initial round of disbursements related to pandemic costs, which the City received during FY 2020-21. Another allocation of funds is anticipated in the FY 2021-22 budget time frame. Fortunately, the City maintained a healthy revenue stream and managed expenses well during this fiscal year which allowed for the reimbursement money to be used for projects and upgrades to facilities, equipment and infrastructure as approved by the Council.

While the final property tax calculations have not been provided to the City, the Brazoria County Appraisal District has sent the certified property values totaling $1,058,650,136 for the City of Manvel. This represents an almost $200 million increase in property value from the last year's certified amount of $885,427,912. Because state laws are set up to keep a level property tax total value collected by the City each year, this will most likely mean a significant drop in the City's overall tax rate of between 10 and 12 cents (from $0.61/$100 to somewhere between $0.49/$100 and $0.51/$100 City tax rate). The final tax rate options are dependent upon final numbers from the Brazoria County Appraisal District and the Brazoria County Tax Assessor-Collector. The increase in property value combined with the drop in the actual tax rate will likely once again mean a modest increase in ad valorem revenue collected by the City. The proposed budget is balanced and has general fund revenues of $13,167,042 which is a 23% increase from the previous year. This proposed budget has been compiled and balanced without taking into consideration the possible revenue stream of a second round of aid from the federal government.

Other forms of revenue related to the growth happening in and around the City will most likely be the cause for the increased budgetary numbers. Sales tax from local businesses, as well as online purchases, has remained strong in the area. The projected sales tax revenue for FY 2021-22 will likely rise 33% and possibly more as the commercial construction is beginning to expand in the City and the ETJ. The other

large source of revenues will continue to be the licenses and permits revenues associated with new development. The estimated revenues for licenses and permits is over $5 million dollars and we believe this upward trend will continue. The one area of revenue sources that is not on the rise is the interest revenue that the City receives for funds held in the banks and pooled accounts. As interest rates have fallen, so has the amount of revenue generated for the various funds. Fortunately, the decrease in the interest revenue is more than made up for in other revenue areas.

In a growing city with a balanced budget, expenditures increase to meet the demands and expectations of the community and the new development. This is definitely the case for the proposed budget, and most of the expenditure increase revolves around adding staff. Discussion by the City Council regarding adding staff to the Police Department has been at the forefront of recent meetings. However, other departments submitted budget requests that show that personnel are needed in almost every area of the City. The following is a list of proposed employees and their financial impact on the budget:

Police Department
- Four (4) Police Officers for full year ($301,425)
- Four (4) Police Officers for half year ($150,713)
- Two (2) Dispatchers ($111,683)
- Records Clerk ($54,517)

Development Services
- Assistant City Engineer ($104,589)
- Associate Planner ($81,013)
- Permit Specialist ($55,645)
- Administrative Assistant ($54,493)

Community Services (Public Works)
- Two (2) Maintenance Workers ($114,313)
- Administrative Assistant ($54,493)

Community Services (Utilities)
- Plant Operator ($72,459)
- Inspector ($60,148)
- Heavy Equipment Operator ($60,148)
- Utility Technician ($57,655)

Administration
- Public Information Officer (PIO)/Corporate Communications Manager ($98,701)

Fire Safety and Code Enforcement
- Director of Fire Safety and Code Enforcement ($128,383)

Information Technology
- Systems Administrator/Cyber Security Technician ($75,119)

City of Manvel, Texas

Municipal Court

Two (2) Part-time Deputy Court Clerks ($42,059)

Other expenditure increases are found throughout the departments as each of these new hires will require equipment, vehicles, and/or offices. Any significant additions to a department's expenditure line item from the previous year will be noted with the financials for that department.

An overview of the smaller funds is needed as well. Revenues in the Impact Fee Fund have continued to rise which help to pay for the capital projects in those areas. The Parks Fund will receive another transfer to pay for the construction plans at Croix Park or other park-related projects. Two new Municipal Court related funds were added to separate revenue and expenses for jury costs and truancy prevention. The TIRZ value will probably begin to increase substantially as the developers continue to place houses on the property tax roll. This will mean larger transfers to the SMDA Fund in order to reimburse the developers. The MEDC Fund will also continue to grow as sales taxes look to increase this year and probably future years as well.

In the Capital Improvement Plan (CIP) and Capital Projects Fund, many of the capital projects listed in the proposed budget have already been initiated in some way, whether construction or engineering. New projects, that will be included in the Impact Fee CIP, will be brought to the Council for consideration and many of the larger projects will require additional City debt to pay for them. Included in the capital projects section is a listing of current projects along with future projects that may be initiated with the next installment of impact fees for newer developments.

Overall, the proposed budget presented addresses many needs and concerns of both staff members and City Council. Over the next few weeks during workshops and meetings, this budget will make the transition from proposed to approved. The staff is ready to answer any Council questions about the proposed budget and we look forward to the budget workshop in August and September to discuss these items with the Council.

I want to thank the staff for all their hard work on the development of this proposed budget. Without their dedication to the City and our citizens, none of the plans, visions, or positive results would be possible.

Respectfully Submitted,

Kyle Jung
City Manager

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City of Manvel, Texas

Section 2 - Introduction

READER'S GUIDE

In order to present the City Council and public with a clear picture of services and their costs, this year's budget includes actual revenues and expenditures from the 2017-18 fiscal year, the 2018-19 fiscal year, and the 2019-20 fiscal year. Additionally, the FY 2020-21 original budget projections, the FY 2020-21 revised budget projections, the FY 2020-21 year-end estimates, and the FY 2021-22 proposed budget projections are included.

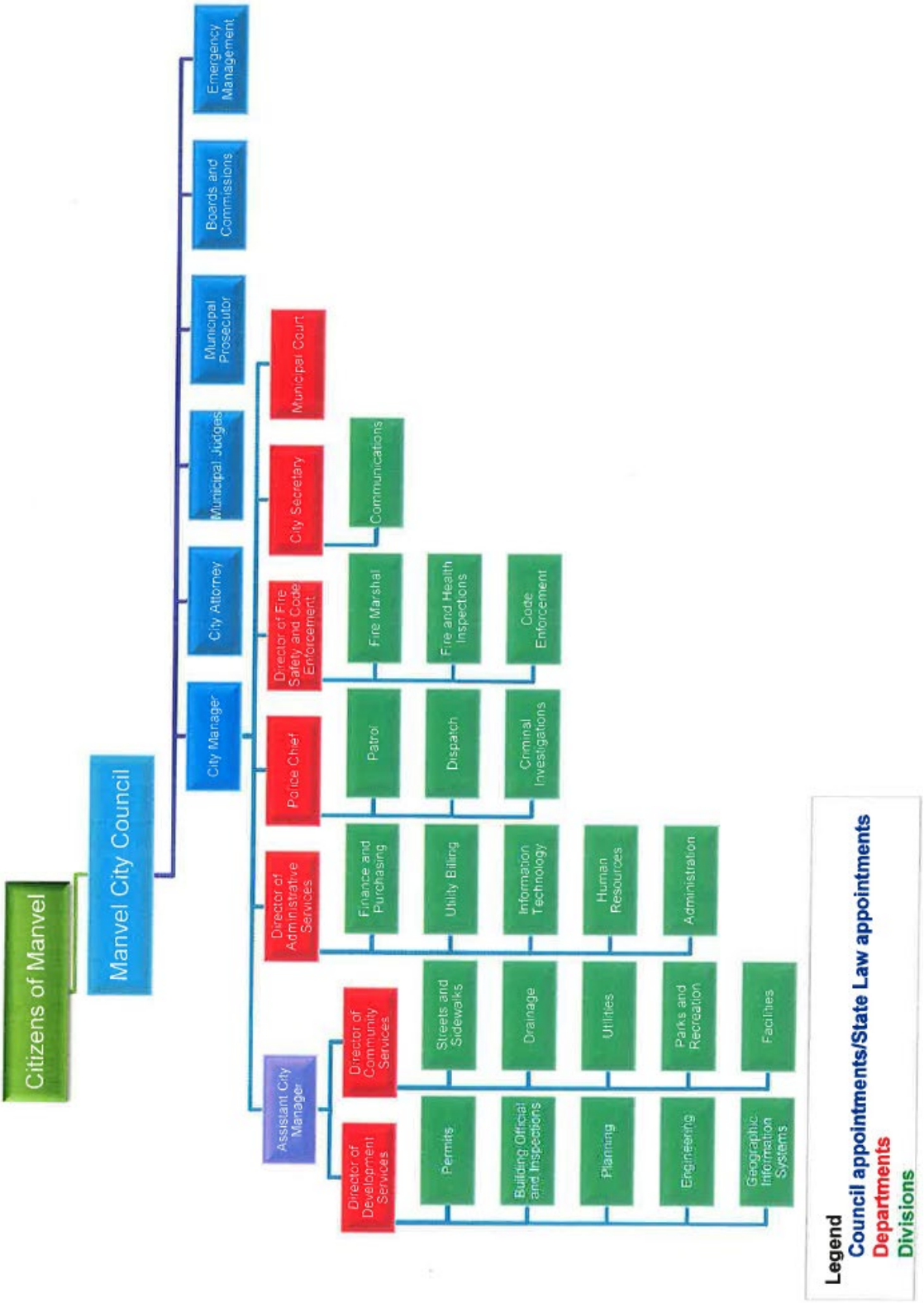
BUDGET FORMAT

This document is divided into four major sections: the introduction, financial information, operational information, and supplement information. The introductory section contains the City Manager's letter addressed to the Mayor and City Council which explains major policies and issues that affected the development of the fiscal year budget. This section also includes the City's organizational and staffing charts as well as a summary of all financial statements.

The Financial and Operational sections describe various aspects of the City's organization. This information is grouped by fund and then by department. Like many local governments, the City of Manvel uses the fund method of accounting. Simply stated, a fund is a unit of the City which tracks the application of various public resources. For example, the Utility Fund is established to account for the revenues and expenditures of the City's water and wastewater operations. Most people are particularly interested in the General Fund that encompasses most of the City's operations including Police, Municipal Court and Public Works. Financial information, including the proposed FY 2021-22 budget is presented for every fund. The financial condition of each fund is presented over five years. Similar to a checking account statement you receive from your bank, each fund shows beginning balances, revenues, expenditures, and ending balances for each year. Each fund shows the actual audited amount from the previous three fiscal years, which is fiscal year 2017-18 through fiscal year 2019-20 in this document. The ending balance of the actual audited amount for fiscal year 2019-20 then becomes the beginning balance of the projected current fiscal year, FY 2020-21. The Estimated FY 2020-21 column illustrates projected amounts that can be compared to the amounts included in the original and revised budget columns for the current year. The ending balance of the estimated current fiscal year totals then becomes the beginning balance for the FY 2021-22 budget year. Included with the financials for each fund are narratives and tables that describe the major features of the particular fund. Each department's budget presentation includes a mission statement, accomplishments from the previous fiscal year, and operational goals for the upcoming year. Staffing levels for each department are included and summarized over a number of years, similar to the funding information.

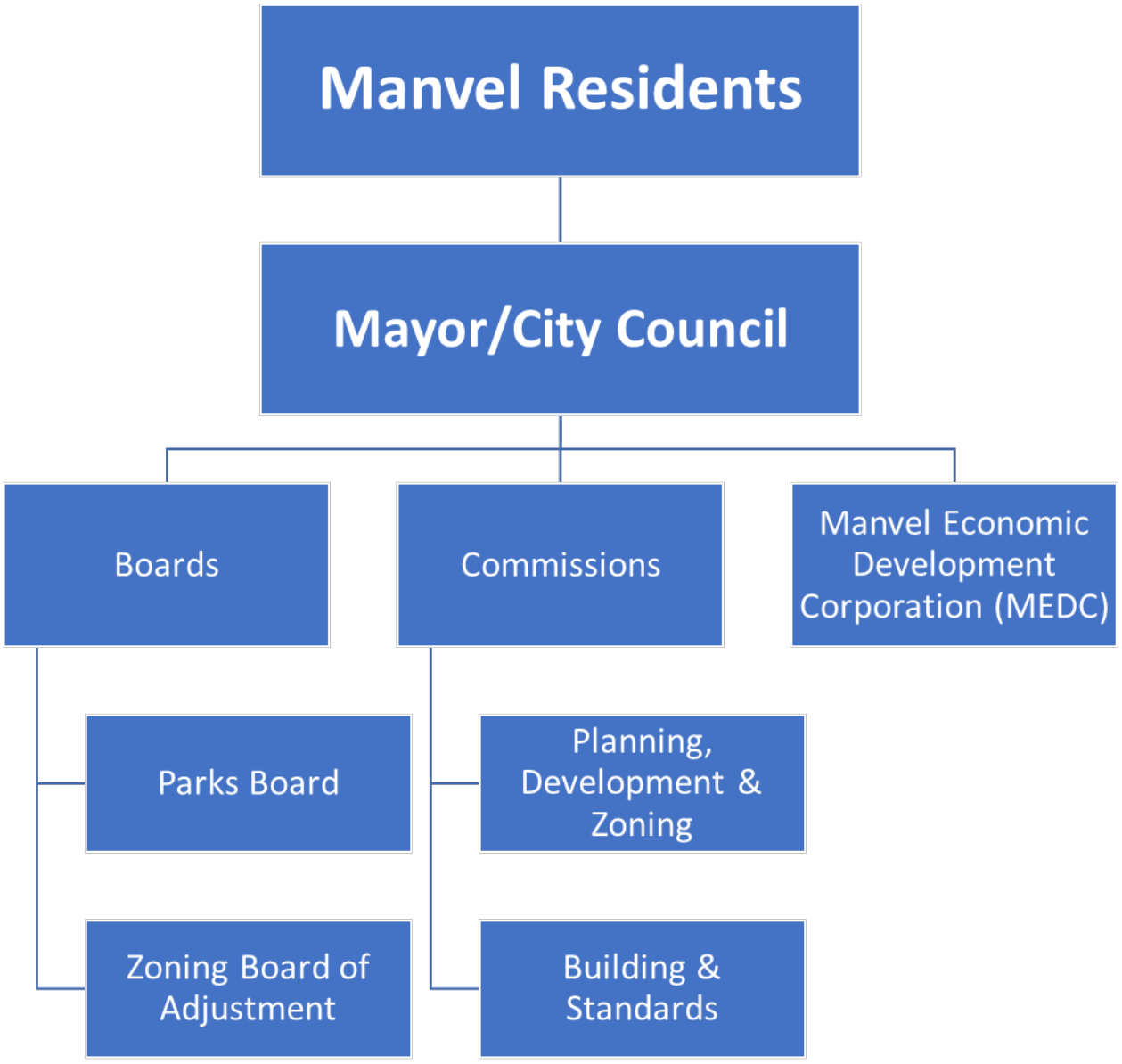
The Capital Improvement Program (CIP) Summary is the bridge from Financial/Operational to Supplemental as it provides a more detailed narrative to some of the City's long-range projects. Some may classify these project details as Other Supplemental Information, so it provides a nice segue into the final section of the budget. The adopted budget ordinance and a glossary of terms that may be used within this document are also included in the Supplemental Information section.

City of Manvel, Texas



City of Manvel, Texas

Boards and Commissions Chart



City of Manvel, Texas

Location and City Profile

The City of Manvel was originally called Pomona in the early 1800's. When it was discovered that a city in West Texas was also named Pomona, the name was changed to Manvel. The town was named for Allen Manvel (1837-1893) who was the 11th president of the Atchison, Topeka and Santa Fe Railway. Original settlers made Chocolate Bayou their home, and the original town site itself in 1890 was at the railroad crossing of the Gulf, Colorado and Santa Fe Railways. Just after the Civil War and the War of 1860, a few families began to settle in the area. In 1931, the Texas Oil Company struck oil on property in Manvel and it became a rich oil-producing community. In 1936, local rice production began which is continued today as the City maintains its still-mostly rural roots.

The City of Manvel was incorporated March 12, 1956, and adopted the "Home Rule Charter" on November 23, 1974, pursuant to the laws of the State of Texas. The City operates under a Council-Manager form of government and provides services authorized by its charter. Presently these services include: police and fire protection, drainage, building/code inspection, planning, zoning, engineering, street repair and maintenance, park maintenance, recreational activities for citizens, and general administrative services. The City is an independent political subdivision of the State of Texas, governed by an elected seven-member council, and it is considered a primary government. As the City is considered a primary government for financial reporting purposes, its activities are not considered part of any other government or other type of reporting entity.

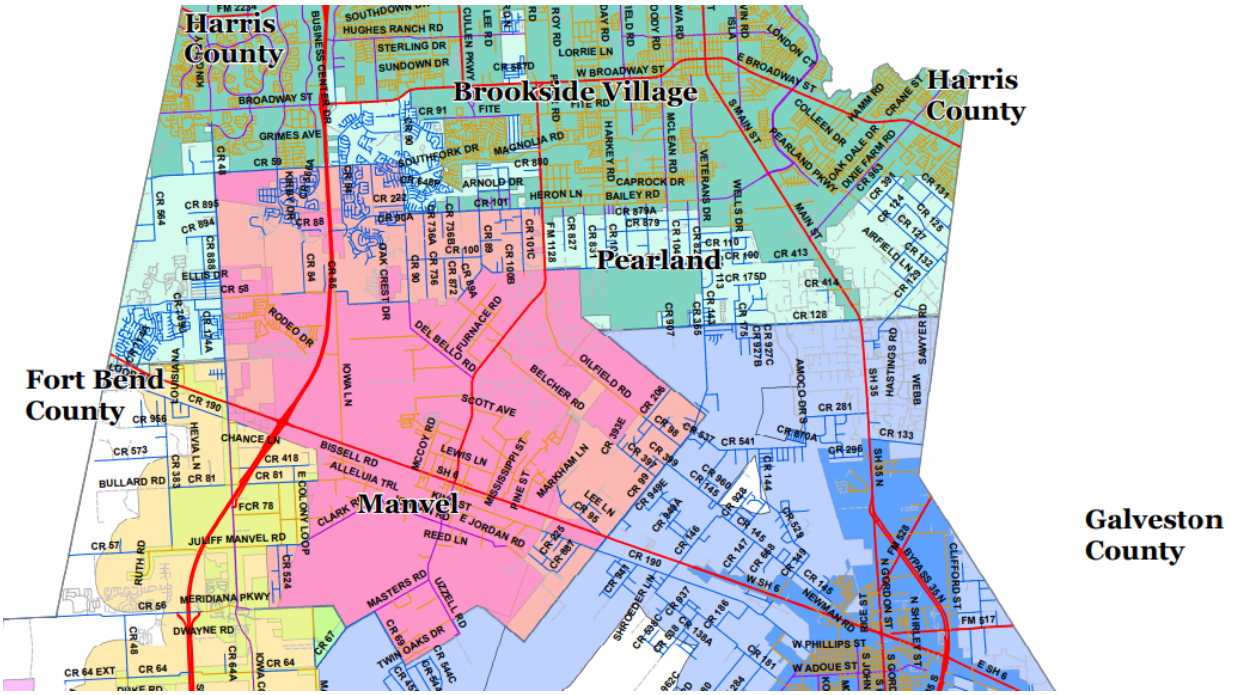
The City of Manvel is located approximately 20 miles south of downtown Houston, and 30 miles northwest of Galveston and the Gulf of Mexico. The City has a variety of transportation corridors as it is located in northern Brazoria County at the intersections of State Highway 288 (South Freeway) and State Highway 6. Highway 6 also serves as an "outer loop" partially encircling the City of Houston. Beltway 8, an 83-mile freeway providing a second freeway loop around Houston, is within minutes of the City of Manvel and connects with U.S. Highway 90A, U.S. Highway 59, and Interstate 10.

Without careful thought given to how growth will occur, the City could shift from a rural community to a stereotypical suburban area. It is one of the largest cities in land size in the Houston area with more than 40 square miles of available land inside the city limits and extraterritorial jurisdiction (ETJ). As some family lands are sold due to less involvement in agricultural uses, subdivisions are being planned among the horse and cattle ranches of the City. The desire of the citizens is to maintain a semi-rural appeal, combining the location's access to the amenities of a major metropolitan area with still being far enough away to offer a relaxed, family and community-oriented lifestyle.

Houston's population growth is currently top-20 in the country based on percentage, and much higher based on sheer volume. It is anticipated that much of Houston's growth will spill over into the neighboring cities and counties; Brazoria County can expect a population growth of 21% over the next ten years (2025), and 78% by 2035. Manvel is experiencing unprecedented residential development rates that puts the City's actual growth rate above those previously projected. With the rapid pace of growth occurring in the Houston area, Manvel is becoming a desirable location to consider given its convenient access to the Medical Center, Hobby Airport, and downtown Houston. Like many of the other municipalities in Brazoria County, much of the City's development is linked to that of the entire region.

City of Manvel, Texas

Map of the City



City of Manvel, Texas

FY 2021-22 Budget Calendar

Date	Description
Feb-Mar 2021	Council Workshop – Goals, direction, general planning
April 29, 2021	2021 estimated values sent from Appraisal District
May 24, 2021	Finance department completes preliminary revenue estimates
May 24, 2021	Budget worksheets distributed to department heads
June 11, 2021	Budget requests due to finance department
June 11, 2021	Finance department begins compiling departmental requests and narratives
June 21-25, 2021	City Manager holds meetings with department heads to discuss requests
July 12, 2021	Finance department submits draft of FY 2021-22 budget
July 21, 2021	2021 certified values sent from Appraisal District
July 27, 2021	City Manager completes review of proposed FY 2021-22 budget
July 30, 2021	City Manager delivers proposed FY 2021-22 budget to City Secretary to file and distribute to City Council per City Charter
August 2, 2021	Regular City Council Meeting – Presentation of FY 2021-22 proposed budget
August 9, 2021	No-new-revenue and voter-approval rates submitted to City
August 16, 2021	Regular City Council meeting – Proposed tax rate set by record vote and public hearing date for proposed tax rate is scheduled
August 20, 2021	Last day per State ordinance for proposed budget to be filed
August 22, 2021	Publish notice of public hearing on 2021-22 budget (9/7)
September 7, 2021	Regular City Council meeting – Public hearing on 2021-22 budget
September 13, 2021	Continuous internet and TV notice of tax rate public hearing begins (9/20)
September 14, 2021	Last day to publish notice of tax rate hearing or meeting to adopt tax rate (9/20)
September 20, 2021	Regular City Council meeting – Adoption of FY 2021-22 budget
September 20, 2021	Regular City Council meeting – Hold tax rate hearing and adopt tax rate
September 27, 2021	Contingency date for City Council meeting to adopt budget/tax rate

City of Manvel, Texas

Section 3 - Executive Summary

This document has been prepared to help you, the reader, learn of the issues affecting the Manvel community. Many people believe a city budget is only a financial plan. Although you can learn a great deal about the City's finances from these pages, the FY 2021-22 budget document has been designed to serve other functions as well. For example, it is a policy document that presents the major policies which guide how the City is managed. It is an operations guide which gives the public, elected officials, and staff information pertaining to the production and performance of individual City operations. The document is also designed as a communications device in which information is conveyed verbally and graphically.

Budget Format

The document is divided into four major sections: the introduction, financial information, operational information, and supplemental information. The introductory section contains the City Manager's letter which is addressed to the City Council and explains major policies and issues which affected the development of the fiscal year budget. This section also includes the City's organization, staffing charts and the summary of all financial statements.

The financial and operational sections describe various aspects of the City's organization. This information is grouped first by fund and then by department. Like many local governments, the City uses the fund method of accounting. In other words, a fund is a unit of the City which tracks the application of various public resources. For example, the Utilities Fund is established to account for the revenues and expenses of the City's water and wastewater operations. Most people are particularly interested in the General Fund which includes most of the City's operations such as Police, Municipal Court, and Public Works. Financial statements, including the proposed FY 2021-22 budget, are presented for every fund. The statements show the fund's financial condition over several years. Similar to the checking account statement you receive from your bank, the financial statements show beginning balances, revenues, expenditures, and ending balances for each year. Each fund statement shows the actual audited amount from the previous three fiscal years, or for this document, the fiscal years 2017-18, 2018-19, and 2019-20. The actual values of the year become the beginning balances of the projected current fiscal year, FY 2019-20. The projected column reflects estimated amounts compared to the amounts included in the adopted budget for the current year. The projected ending balance of the current fiscal year then becomes the beginning balance for the proposed FY 2021-22 budget year. Accompanying the statements are narratives and graphs which describe the major features of the associated fund. Within each fund, departments have included their accomplishments for the previous year, a description of the department and its activities, and operational goals for the upcoming year. The funding for each department, as well as the unit's staffing are also summarized over several years.

Funds

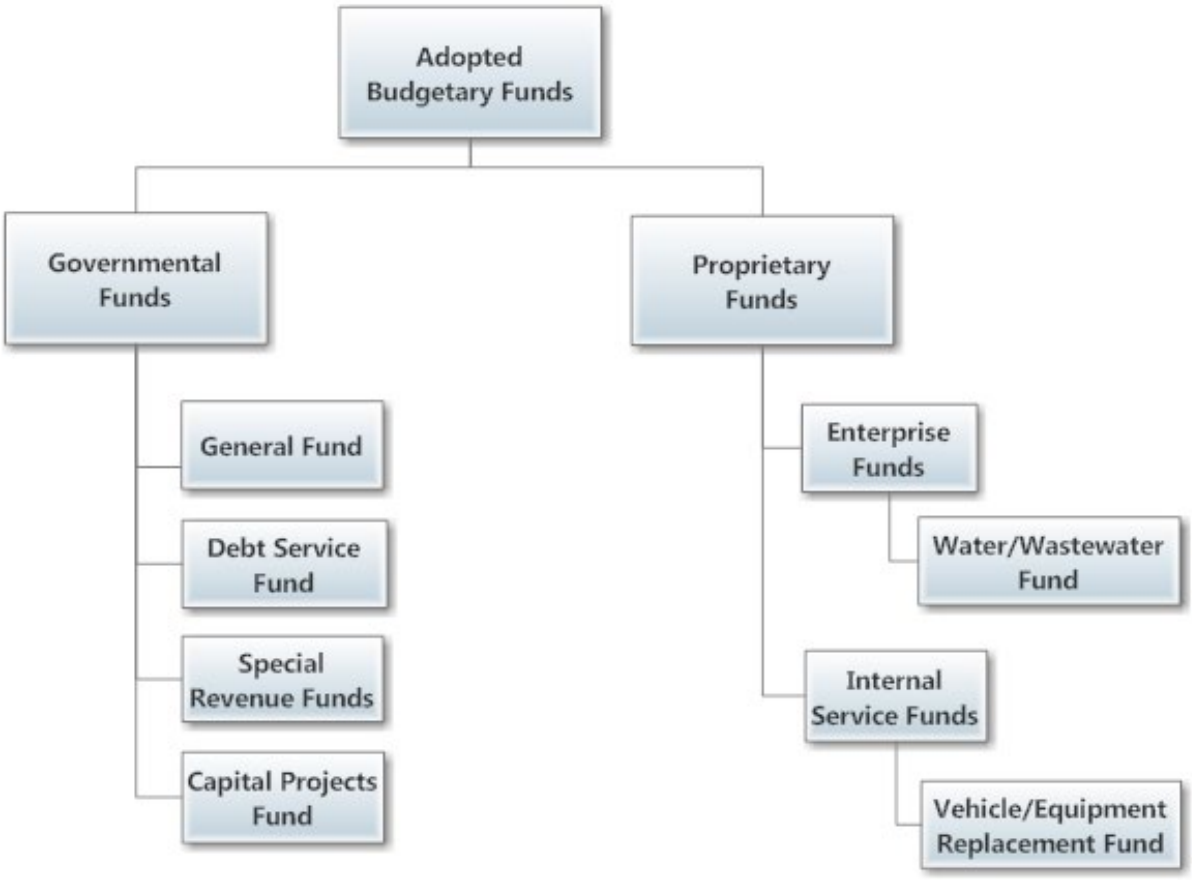
The **General Fund** provides detailed analysis of the City's general operating activities, revenues, expenditures, and fund balances.

Special Revenue Funds provide separate accounting for the various Special Revenue Funds that include: Community Impact Fee Fund, Hotel Occupancy Tax Fund, Court Security Fund, Court Technology Fund,

Law Enforcement Fund, South Manvel Development Authority (SMDA) and the Manvel Economic Development Corporation (MEDC).

Capital Projects Fund provides a separate accounting for the Capital Improvement Program projects that are detailed in the program and funded either by the issuing of debt or annual budget allocations.

Enterprise Fund (Utility Fund) provides accounting for the City's water and wastewater operations which are financed and operated like a private business enterprise. Also included are Internal Service Funds which provide separate accounting for the Vehicle & Equipment Replacement Program.



City of Manvel, Texas

Basis of Accounting and Budgeting

The City's finances are accounted for in accordance with generally accepted accounting principles (GAAP) established by the Government Accounting Standards Board (GASB). Both financial statements and budgeting documents are prepared on this basis, and all funds are included in both.

The accounts of the City are organized and operated on the basis of funds and account groups. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance related legal and contractual provisions. The minimum number of funds are maintained consistent with legal and managerial requirements. Account groups are a reporting device to account for certain assets and liabilities of the governmental funds not recorded in those funds. Governmental funds are used to account for the government's general government activities and include the General, Special Revenue, Debt Service and Capital Project Funds.

Governmental fund types use the flow of current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (when they are measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to pay liabilities of the current period. Substantially, all revenues are considered to be susceptible to accrual. Ad valorem, sales, hotel, and franchise tax revenues recorded in the General Fund and ad valorem revenues recorded in the Debt Service Fund are recognized under the susceptible to accrual concept. Licenses and permits, charges for services, fines and forfeitures, and miscellaneous revenues (except earnings on investments) are recorded as revenues when they are received in cash because they are generally not measurable until they are actually received. Investment earnings are recorded as earned since they are measurable and available. Expenditures are recognized when the related fund liability is incurred, if measurable, except for principal and interest on long-term debt (which are all recorded when due) and compensated absences (which are recorded when payable) from currently available financial resources.

The City utilizes encumbrance accounting for its Governmental fund types, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation.

The City's proprietary fund types are accounted for on a flow of economic resources measurement focus and use the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

The City's annual budgets are prepared and adopted on a basis consistent with generally accepted accounting principles (GAAP) for all governmental and proprietary funds except the capital projects funds, which adopt project-length budgets. Budgets can be amended at the department level of control by the City Council.

The issuance of Statement 34 by the Governmental Accounting Standards Board has influenced the creation and reporting of individual funds. GASB 34 essentially mandates dual accounting systems; one for government-wide (i.e., the government as a single entity) reporting and another for individual fund reporting. Under GASB 34 for individual funds, the City will continue utilizing the accounting and budgeting process as described above. However, because GASB 34 mandates the flow of economic

resources measurement focus and accrual basis of accounting for government-wide reporting, extensive reconciliation must be performed to present aggregated fund information in the government-wide reporting model. Therefore, individual operating funds will be created with the objective of reducing funds of government-wide reconciliation as much as possible. When appropriate, individual funds will be examined as to whether it will be appropriate to account for them as proprietary fund types. Also, the City will limit the use of internal service funds and incorporate the financial transactions of those funds into other governmental funds.

City of Manvel, Texas

Section 4 - Financial Management Policies

Introduction

The City of Manvel has an important responsibility to its citizens to carefully account for public funds, to manage municipal finances wisely, and to plan for adequate funding of services desired by the public. The main objective of the Financial Management Policy is to enable the City to achieve a long-term stable and positive financial condition. The key words of the City's financial management policy include integrity, prudent stewardship, planning, accountability, and full disclosure.

The purpose of the Financial Management Policy is to provide guidelines for planning and directing the City's day-to-day financial affairs and to assist staff in developing recommendations to the City Council. Specifically, this policy framework mandates the pursuit of the following fiscal objectives:

Revenues: Design, maintain, and administer a revenue system that will assure a reliable, equitable, diversified, and sufficient revenue stream to support desired City services.

Expenditures: Identify priority services, establish and define appropriate service levels and administer the expenditure of available resources to assure fiscal stability and the effective and efficient delivery of services.

Capital Expenditures and Improvements: Annually review and monitor the condition of the City's capital equipment and infrastructure, setting priorities for its replacement and renovation based on needs, funding alternatives, and availability of resources.

Staffing and Training: Staffing levels shall be adequate for the fiscal departments of the City to function effectively. Overtime shall be used only to address temporary or seasonal demands that require excessive hours. Possible ways to increase efficiency shall be explored before adding staff. However, the staffing levels shall not be inadequate or marginal such that the internal controls are jeopardized or personnel turnover rates are unacceptable.

The City shall support the continuing education efforts of all staff, including the investment in time and materials for maintaining a current perspective concerning financial issues. Staff shall be held accountable for communicating, teaching, and sharing with other staff members all information and training materials acquired from seminars, conferences, and related education efforts.

Fund Balance/Working Capital/Retained Earnings: Maintain the fund balance, working capital and retained earnings of the various operating funds at levels sufficient to protect the City's credit-worthiness as well as its financial position from emergencies.

Debt Management: Establish guidelines for debt financing that will provide needed capital equipment and infrastructure improvements while minimizing the impact of the debt payments on current and future revenues.

Investments: Invest the City's operating cash to ensure its safety, provide necessary liquidity and optimize yield.

Intergovernmental Relations: Coordinate efforts with other governmental agencies to achieve common policy objectives, share the cost of providing governmental services on an equitable basis and support appropriate favorable legislation at the state and federal level.

Grants: Investigate, pursue and effectively administer federal, state and foundation grants-in-aid, which address the City's current priorities and policy objectives.

Allowance Write-Off Policy: Annually review accounts receivable to determine if collection efforts need adjustment or if accounts meet write-off qualifications.

Delinquency Policy (Utility Billing): Enforce penalties and turn-off procedures for delinquent water accounts as prescribed.

Economic Development: Initiate, encourage, and participate in economic development efforts to create job opportunities, and strengthen the local economy and tax base.

Fiscal Monitoring: Prepare and present reports for the current and multi-year periods that analyze, evaluate, and forecast the City's financial performance and economic condition.

Accounting, Auditing, and Financial Reporting: Comply with prevailing federal, state, and local statues and regulations. Conform to generally accepted accounting principles (GAAP) as promulgated by the Governmental Accounting Standards Board (GASB), The American Institute of Certified Public Accountants (AICPA), and the Government Finance Officers' Association (GFOA).

Internal Controls: maintain an environment to provide management with reasonable assurance that assets are safeguarded against loss from unauthorized use of disposition.

Risk Management: Prevent and/or reduce financial impact to the City due to claims and losses through prevention, through transfer of liability, and/or through a program of self-insuring of the liability.

Budget: Develop and maintain a balanced budget which presents a clear understanding of goals, services levels, and performance standards and which shall be to the extent possible "user friendly" for citizens. Balanced budget means revenues meet or exceed expenditures.

Revenues

Balance and Diversification in revenue sources: The City shall strive to maintain a balance diversified revenue system to protect the City from fluctuation in any one source.

User Fees: For services that benefit specific users, when possible, the City shall establish and collect fees to recover the cost of those services. Where feasible and desirable, the City shall seek to recover full direct and indirect costs whereas not to prohibit economic development. City staff shall review user fees on a regular basis to calculate their full costs recovery levels, to compare them to the current fee structure, and to recommend adjustments where necessary.

Property Tax Revenues/Tax Rates: The City shall endeavor to balance its reliance on property tax revenues by revenue diversification, implementation and continued use of user fees, and economic development. The city shall also strive to minimize tax rate increases.

Water/Wastewater Enterprise Utility Funds User Fees: Utility rates and Enterprise Fund user fees shall be set at levels sufficient to cover operating expenditures, meet debt obligations, provide additional funding for capital improvements, and provide adequate levels of working capital.

Revenue Estimates for Budgeting: In order to maintain a stable level of services, the City shall use a conservative, objective, and analytical approach when preparing revenue estimates for current and multi-year periods. The process shall include the analysis and probability of economic changes and their impacts on revenues, historical collection rates, and trends in revenues. This approach should reduce the likelihood of actual revenues falling short of budget estimates during the year and mid-year service reductions.

Expenditures

Current Funding Basis: The City shall operate on a current funding basis. Expenditures shall be budgeted and controlled so as not to exceed current revenues plus the planned use of fund balance accumulated through prior years' savings.

Contracted Labor: The City will utilize contracted labor for the provision of City services whenever private contractors can perform the established levels of service at the least expense to the City.

Avoidance of Operating Deficits: The City shall take immediate corrective actions if at any time during the fiscal year expenditure and revenue estimates are such that an operating deficit is projected at year-end.

Maintenance of Capital Assets: Through the Vehicle/Equipment Replacement Fund and within the resources available each fiscal year, the City shall maintain capital assets and infrastructure at a sufficient level to protect the City's investment, to minimize future replacement and maintenance costs, and to continue services levels.

Periodic Program Review: Periodic program reviews for efficiency and effectiveness shall be performed. Programs not meeting efficiency of effectiveness shall be brought up to required standards or be subject to reduction or elimination.

Purchasing: The City shall make every effort to maximize any discounts offered by creditors/vendors. Vendors with balances due to the City will have payments due the vendor offset against the amount due the City. The City will follow state law concerning the amount of the purchase requiring formal bidding procedures and approval by the City Council. For purchases where competitive bidding is not required, the City shall obtain the most favorable terms and pricing possible. Every effort will be made to include minority business enterprises in the bidding process.

City of Manvel, Texas

Capital Expenditures and Improvements

Capital Improvements Planning Program: The City shall annually review the Capital Improvement Plan (CIP), the current status of the City's infrastructure, replacement and renovation needs, and potential new projects and update the plan as appropriate. All projects, ongoing and proposed, shall be prioritized based on an analysis of current needs resource availability. For every project, all operation, maintenance and replacement costs shall be fully estimated and disclosed. The CIP shall also present the City's long-term borrowing plan, debt payment schedules, and other debt outstanding or planned including general obligation bonds, revenue bonds, certificates of obligation, and lease/purchase agreements when appropriate.

Capital Assets: A capital asset will generally be defined as equipment that exceeds $5,000 and has a useful life that exceeds one year.

Replacement of Vehicle/Equipment Capital Assets on a Regular Schedule: The City shall annually prepare a schedule for the replacement of its vehicle/equipment capital assets associated with General Fund and Water/Wastewater Utility Fund operations through the Vehicle/Equipment Replacement Fund. Capital assets included in this fund will be authorized by charges to the departments using the assets. The amortization charges will be sufficient for replacing the capital equipment at the end of its expected useful life. The amortization charges application of those funds for replacement purposes will be accounted for in the Vehicle/Equipment Replacement Fund.

Fund Balance

General Fund Undesignated Fund Balance: The City shall strive to maintain the General Fund undesignated fund balance at a target of 20% with the range being 15% to 25%.

Debt Service Fund Balance: The City shall strive to maintain the Debt Service Fund balance at a target of 20% with the minimum being 15% and the maximum being 25%.

Utility Working Capital and Retained Earnings of Other Operating Funds: In other operating funds, the City shall strive to maintain a positive retained earnings position to provide sufficient reserves for emergencies and revenue shortfalls. In addition, the minimum working capital in the Utility Fund shall be a target level of 20% of current year budgeted operating expenditures with the minimum being 15% and the maximum balance being 25%.

Use of the Fund Balance/Retained Earnings: Fund Balance/Retained Earnings shall be used only for emergencies, non-recurring expenditures, or major capital purchases and capital projects that cannot be accommodated through current year savings. Should such use reduce the balance below the minimum level set as the objective for that fund, recommendations will be made on how to restore it.

Debt Management

Use of Debt Financing: Debt financing shall only include general obligation bonds, revenue bonds, certificates of obligation, tax notes and lease/purchase agreements.

City of Manvel, Texas

Amortizations of Debt: Amortization of debt shall be structured in accordance with a multi-year capital improvement plan. The term of a debt issue will never exceed the useful life of the capital asset being financed.

Affordability Targets: The City shall use an objective analytical approach to determine whether it can afford to assume new debt beyond the amount it retires each year. This process shall compare general accepted standards of affordability to the current values for the City. These standards shall include debt per capita, debt as a percent of taxable value, debt service payments as a percent of current revenues and current expenditures, and the level of overlapping net debt of all local taxing jurisdictions. The process shall also examine the direct costs and benefits of the proposed expenditures as determined in the City's annual update to the Capital Improvement Plan. The decision on whether or not to assume new debt shall be based on these costs and benefits.

Bidding Parameters: The notice of sale will be carefully constructed so as to ensure the best possible bid for the City, in light of the existing market condition and other prevailing factors. Parameters to be examined include:

- Limits between lowest and highest coupons
- Coupon requirements relative to the yield curve
- Method of underwriter compensation, discount or premium coupons
- Use of True Interest Cost (TIC) vs. Net Interest Cost (NIC)
- Use of bond insurance
- Deep discount bonds
- Variable rate bonds
- Call provisions

Bond Issuance Advisory Fees and Costs: The city will be actively involved in the selection of all financial advisors, underwriters, paying agents, and bond counsel. The City will carefully itemize and scrutinize all costs associated with the issuances of the bonds.

Sale Process: The City shall use a competitive bidding process in the sale of debt unless the nature of the issue warrants a negotiated bid.

Rating Agencies Presentation: Full disclosure of operations and open lines of communication shall be made to the rating agencies. City staff, with assistance of financial advisors, shall prepare the necessary materials and presentation to the rating agencies.

Continuing Disclosure: The City is committed to continuing disclosure of financial and pertinent credit information relevant to the City's outstanding securities.

Debt Refunding: The Finance Director and the financial advisor shall monitor the municipal bond market for opportunities to obtain interest savings by refunding outstanding debt. A proposed refunding of debt should provide value benefit as a percent of refunded principal of at least 3.5%.

City of Manvel, Texas

Investments

The city cash shall be invested in such a manner so as to ensure the absolute safety of principal and interest, to meet the liquidity needs of the City, and to achieve the highest possible yield in accordance with the City's Investment Policy. Interest earned from investment shall be provided. Cash forecasting models and procedures will be employed to maximize the amount of investment funds.

Grants

Grant Guidelines: The City shall seek, apply for, and obtain those grants that are consistent with priority needs and objectives identified by City Council.

Indirect Costs: The City shall recover indirect costs to the maximum amount allowed by the funding source. The City may waive or reduce indirect costs if doing so will significantly increase the effectiveness of the grant.

Grant Review: The City shall review all grant submittals for their cash or in-kind match requirement, their potential impact on the operating budget, and the extent which they meet the City's policy objectives. If there are cash match requirements, the source of funding shall be identified and approved prior to application.

Grant Program Termination: The City shall terminate grant-funded programs and associated positions as directed by the City Council when grant funds are no longer available unless alternate funding is identified.

Allowance Write-Off Policy

Write-offs of Account Receivables (A/R) are reviewed annually by the Director of Finance. A/R's are eligible for write off if 18 months or older. Documentation of notices, letters, and telephone calls should be made for each write off.

Exceptions:

- Legal notification that account balances have been discharged through bankruptcy or legal notification of death of the debtor.
- Cases of forgery, involving the Police, may be submitted for write-off prior to the 18-month stipulation only if accompanied by Police reports and full documentation of the case. It must also be determined whether there is any possibility of recovery.
- If an account has recorded payment activity within four (4) months prior to 18 months, the account should not be considered for write-off.

Delinquency Policy (Utility Billing)

If the utility account is not paid when due, the city shall assess a fee that has been adopted by the city council for delinquency payment and give notice that the utility account is delinquent.

In addition, the notice shall:

- Set a date for water turn-off; and
- Specify that service will be shut off unless payment in full is made to the city by stipulated date; and
- Advise that an additional charge per the ordinance adopted by the city council will be added to the bill when service is reconnected.

Extensions can only be granted by Director of Finance and only for a maximum of 12 months.

Accounting, Auditing, and Financial Reporting

The City shall comply with prevailing local, state, and federal regulations. Its accounting practices and financial reporting shall conform to generally accepted accounting principles (GAAP) as promulgated by the Governmental Accounting Standards Board (GASB), the American Institute of Certified Public Accountants (AICPA), and the Governmental Finance Officers Association (GFOA). The City Council shall select an independent firm of certified public accountants to perform an annual audit of all operations. The audit firm must demonstrate that they have the breadth and depth of staff to handle the City's audit in a timely manner. The audited financial statement should be prepared and presented to Council for approval within 120 days of the close of the fiscal year.

Consideration regarding the potential for inclusion of other entities, organizations, or functions in the City's reporting entity is based on criteria prescribed by generally accepted accounting principles (GAAP). These same criteria are evaluated in considering whether the City is a part of any other governmental or reporting entity. The overriding elements associated with prescribed criteria considered in determining the City's financial reporting entity status as that of a primary government are that it has a separately elected governing body, it is legally separate, and it is fiscally independent of other state and local governments. Additional prescribed criteria under generally accepted accounting principles include considerations pertaining to organizations for which the primary government is financially accountable, and considerations pertaining to other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

Internal Controls

The Director of Finance is responsible for the development of citywide written guidelines on purchasing, cash handling, internal controls, and other financial matters. The Director of Finance will assist department managers as needed in tailoring these guidelines into detailed written procedures to fit each department's specific requirements. Each department manager is responsible to ensure that good internal controls are followed throughout his or her department, that all finance department guidelines on purchase and internal controls are implemented, and that all independent auditor control recommendations are addressed.

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City of Manvel, Texas

Section 5 - Combined Financial Figures

Revenues by Type – All Funds

Revenue sources for the City total $18.1 million (excluding inter-fund transfers). Interfund transfers affect the revenue stream as capital projects are being funded from the revenues previously received and recorded in the fund balance which must be transferred into current revenue for a balanced budget. Excluding these transfers, the primary revenue categories are ad valorem tax revenues, licenses and permits revenues, and miscellaneous tax revenues (e.g., sales tax and hotel taxes). These comprise 82.3% of the total revenues. The remaining categories total $3.2 million and include franchise fees, court fines and fees, investment earnings, and utility revenues.

Ad Valorem Tax Revenues
Revenues from ad valorem (or property) taxes represent $6.2 million of total revenues excluding interfund transfers. Property tax revenues are based on an estimated tax rate of $0.48000 to $0.51000 per $100 of assessed valuation. Property tax collection is authorized by the State of Texas with a maximum of $2.50 per $100 of assessed valuation for maintenance and operations and debt service.

Miscellaneous Tax Revenues
Sales tax revenue is the major funding piece of the "Miscellaneous Tax Revenues" category which accounts for $3.66 million in the budget. The sales tax rate in Manvel is 8.25% for goods or services sold or delivered within the boundaries of the City. The tax is collected by businesses that make the sale and is remitted to the State Comptroller of Public Accounts on a monthly, quarterly or annual basis. Of the 8.25% tax, the State retains 6.25%, Brazoria County receives 0.50% and distributes 1.50% to the City. Of the total 1.50% local share, 2/3 is retained by the City of Manvel and deposited to the General Fund and 1/3 is allocated to the Manvel Economic Development Corporation (MEDC).

Franchise Fee Revenues
Franchise fee revenues are anticipated to total $565,000. Franchise fee revenues are derived from nonexclusive franchise agreements the City has with utilities and the solid waste providers that use the City's right-of way to conduct business. Besides defining the responsibilities of the utilities maintaining their assets, the agreements contain a franchise fee clause that requires the utilities and solid waste companies to compensate the City for use of right-of-way and streets. Generally, the fees are based on a percentage of gross receipts or a per-unit of usage charge (generated by customers located within the City's corporate limits) that range from 2% to 5%.

Licenses and Permits Revenues
Licenses and permits revenues are budgeted around $5.06 million of total City revenues. The estimated revenues for FY 2020-21 have increase yet again. The City expects high growth in new housing development to remain strong during FY 2021-22 and will likely result in above-budgeted revenues for this category again.

Fines and Fees Revenues
Fines and fees represent $304,000 of total City revenues excluding interfund transfers. The revenue totals for this category increased from the previous year. As this category is based on humans and how they behave, there will be some fluctuation but the revenues do not seem to change too drastically from year-to-year.

Interest Revenues
Investment earnings do not account for a large portion of the total revenues, $24,250. As most municipalities do, Manvel has Public Funds Investment Act (PFIA) certified staff members who invest the funds with a primary goal of protecting the principal amount invested. As a result, the interest earned does not compare with the larger revenue sources. However, the principal is safe and the City does recognize the interest yielded from investing.

Other Source Revenues
Other source revenues for FY 2021-22 are budgeted at $434,100 of total revenues. This total should not be one of the main revenue sources as it represents a miscellaneous category of revenue items that just do not belong with the other types. To avoid volatility in predictions for revenue from year-to-year, it is wise to keep random revenue sources to a minimum.

Utility Revenues
Utility revenues primarily represent water and wastewater charges for services. The estimate for FY 2021-22 is $1.87 million of total City revenues excluding transfers. The majority of this amount is customer utility charges in the Utility Fund, totaling $1.27 million (water billings and wastewater billings). The other $600,000 for utility revenues relates to impact fee charges and are recognized in that fund.

City of Manvel, Texas

Revenues - All Funds

Revenues by Type

	GENERAL FUND	EQUIPMENT REPLACEMENT FUND	DEBT SERVICE FUND	UTILITIES FUND	IMPACT FEE FUND	CAPITAL PROJECTS FUND	PARKS FUND	HOTEL MOTEL TAX FUND	MUNICIPAL JURY FUND
Revenues by Type									
Ad Valorem Tax Revenues	4,222,000	-	1,910,000	-	-	-	-	-	-
Miscellaneous Tax Revenues	2,454,942	-	-	-	-	-	-	40,000	-
Franchise Fee Revenues	555,000	-	-	-	-	-	-	-	-
Licenses and Permits Revenues	5,061,000	-	-	-	-	-	-	-	-
Fines and Fees Revenues	282,500	-	-	-	-	-	-	-	170
Interest Revenues	6,500	-	3,000	-	750	10,000	-	-	-
Other Source Revenues	85,100	250,000	93,000	5,000	-	-	-	-	-
Utility Revenues	-	-	-	1,272,500	600,000	-	-	-	-
Transfer-In Revenues	500,000	-	-	179,885	-	14,710,436	289,000	-	-
Total Revenues by Type	**13,167,042**	**250,000**	**2,006,000**	**1,457,385**	**600,750**	**14,720,436**	**289,000**	**40,000**	**170**

	COURT SECURITY FUND	TRUANCY PREVENTION FUND	COURT TECHNOLOGY FUND	SEIZURE FUND	PEG FEE FUND	SMDA FUND	TIRZ #3 FUND	MEDC FUND	TOTAL
Revenues by Type									
Ad Valorem Tax Revenues	-	-	-	-	-	-	71,500	-	6,203,500
Miscellaneous Tax Revenues	-	-	-	-	-	-	7,000	1,160,000	3,661,942
Franchise Fee Revenues	-	-	-	-	10,000	-	-	-	565,000
Licenses and Permits Revenues	-	-	-	-	-	-	-	-	5,061,000
Fines and Fees Revenues	6,800	6,000	9,000	-	-	-	-	-	304,470
Interest Revenues	-	-	-	-	-	500	500	3,000	24,250
Other Source Revenues	-	-	-	1,000	-	-	-	-	434,100
Utility Revenues	-	-	-	-	-	-	-	-	1,872,500
Transfer-In Revenues	-	-	6,000	-	40,000	100,000	-	503,000	16,328,321
Total Revenues by Type	**6,800**	**6,000**	**15,000**	**1,000**	**50,000**	**100,500**	**79,000**	**1,666,000**	**34,455,083**

Revenues by Fund

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Revenues by Fund							
General Fund	7,386,983	8,681,568	10,402,074	10,693,393	10,693,393	11,715,854	13,167,042
Vehicle Replacement Fund	277,650	359,764	284,000	250,000	263,000	282,173	250,000
Debt Service Fund	1,015,334	1,996,160	1,934,420	2,106,814	2,106,814	2,128,191	2,006,000
Utility Operating Fund	1,916,029	1,547,460	1,639,570	1,104,580	1,104,580	1,431,651	1,457,385
Impact Fee Fund	376,704	497,761	470,286	487,500	487,500	790,544	600,750
Capital Projects Fund	16,740,526	1,153,478	1,931,051	16,923,956	19,251,743	17,794,145	14,720,436
Capital Projects Bond Fund	-	13,353,375	4,411,823	14,101,956	14,101,956	13,617,516	-
Parks Fund	101,375	46,553	25,000	289,100	289,100	429,100	289,000
Hotel Tax Fund	82,275	72,784	58,657	40,000	40,000	39,527	40,000
Municipal Jury Fund	-	-	-	-	-	41	170
Court Security Fund	5,853	5,135	7,794	8,000	8,000	6,804	6,800
Truancy Prevention Fund	-	-	-	-	-	2,050	6,000
Court Technology Fund	7,854	6,549	8,471	15,000	15,000	12,098	15,000
Law Enforcement Fund	1,512	1,664	-	1,000	1,000	-	1,000
PEG Fee Fund	15,437	18,768	16,414	50,000	50,000	10,330	50,000
SMDA Fund	82,140	97,303	89,059	72,500	72,500	99,186	100,500
TIRZ#3 Fund	80,057	92,737	86,055	69,000	69,000	98,841	79,000
MEDC Fund	829,393	870,526	956,985	865,000	865,000	1,119,376	1,666,000
Total Revenues by Fund	**28,919,122**	**28,801,585**	**22,321,658**	**47,077,799**	**49,418,586**	**49,577,426**	**34,455,083**

City of Manvel, Texas

Expenditures by Type – All Funds

Expenditures for the City are estimated to total $34.1 million (excluding inter-fund transfers). The expenditures total is higher than the revenue total, but that is misleading as much of the total comes from capital outlays that are paid for by revenues already recognized in previous budgets. Expenditure categories for the City, excluding transfers, consist of personnel services (23.9%), commodities (1.6%), contractual services (6.9%), other services (12.7%), and capital outlays (54.9%). This $34.1 million is an increase over the FY 2020-21 budgeted amount. This increase is due to additional capital projects and employees that were added to deal with the growth of the City.

Personnel Services
Personnel services expenditures represent $8.15 million of the overall expenditures. For FY 2021-22, the City anticipates adding twenty-seven (27) new positions, of which two (2) will be funded as part-time and four (4) will be funded for half of the year.

Commodities
Commodities total $559,100 of the overall expenditure total. This cost includes minor tools, fuel, office expenses, road materials, janitorial supplies and cleaning, postage, and other items. Commodities represent a small portion of expenditures and this year there was only a slight increase in the budgeted amount from FY 2020-21. Even though the City is experiencing growth, the staff is using these items efficiently to keep costs down.

Contractual Services
Contractual services for FY 2021-22 are budgeted at $2.37 million. This category contains services such as utility payments, legal and recording fees, and computer software/maintenance. This expenditure is a slight increase from the previous year as some items that are not handled in-house were expected to increase.

Other Services
Other services for FY 2021-22 represent $4.33 million of total City expenditures. These other services can include travel/training for employees, dues/subscription fees, and expenses for using consultants. The budgeted expenditures increased from the amount in the FY 2020-21 budget. Obviously travel and training was not increased with the pandemic still impacting much of society, but items such as disaster recovery and street repairs did need increases.

Capital Outlays
Capital outlays represent $18.7 million of total City expenditures. Capital outlay expenditures are related to capital improvement projects within the City. Capital projects can be funded with bond proceeds, MEDC reimbursements, or City revenue. Project types may include city facilities, parks, water and wastewater. Capital projects represent the lion's share of the capital outlays expenditures, but there are other costs which may include vehicle purchases or replacements, building repairs, or street and drainage improvements.

City of Manvel, Texas

Total Expenditures - All Funds

Expenditures by Type

	GENERAL FUND	EQUIPMENT REPLACEMENT FUND	DEBT SERVICE FUND	UTILITIES FUND	IMPACT FEE FUND	CAPITAL PROJECTS FUND	PARKS FUND	HOTEL MOTEL TAX FUND	MUNICIPAL JURY FUND
Expenditures by Type									
Personnel Services	7,561,967	-	-	593,385	-	-	-	-	-
Commodities	465,600	-	-	76,000	-	-	1,000	-	-
Contractual Services	2,005,990	-	-	294,500	-	-	38,000	-	-
Other Services	1,574,600	-	2,004,322	688,500	500	-	-	40,000	170
Capital Outlays	740,000	250,000	-	75,000	-	15,720,526	250,000	-	-
Transfer-Out	818,885	-	-	-	600,250	-	-	-	-
Total Expenditures by Type	**13,167,042**	**250,000**	**2,004,322**	**1,727,385**	**600,750**	**15,720,526**	**289,000**	**40,000**	**170**

	COURT SECURITY FUND	TRUANCY PREVENTION FUND	COURT TECHNOLOGY FUND	SEIZURE FUND	PEG FEE FUND	SMDA FUND	TIRZ #3 FUND	MEDC FUND	TOTAL
Expenditures by Type									
Personnel Services	-	-	-	-	-	-	-	-	8,155,352
Commodities	-	-	15,000	1,000	-	-	-	500	559,100
Contractual Services	6,500	5,670	-	-	-	5,000	-	15,000	2,370,660
Other Services	300	330	-	-	-	-	-	16,500	4,325,222
Capital Outlays	-	-	-	-	50,000	-	-	1,634,000	18,719,526
Transfer-Out	-	-	-	-	-	-	79,000	-	1,498,135
Total Expenditures by Type	**6,800**	**6,000**	**15,000**	**1,000**	**50,000**	**5,000**	**79,000**	**1,666,000**	**35,627,995**

Expenditures by Fund

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Expenditures by Fund							
General Fund	8,376,805	8,281,763	7,790,045	10,693,393	10,693,393	10,630,860	13,167,042
Vehicle Replacement Fund	125,697	138,626	144,055	250,000	263,000	362,514	250,000
Debt Service Fund	986,475	1,818,882	1,874,390	2,014,762	2,014,762	2,016,783	2,004,322
Utility Operating Fund	939,096	1,251,982	1,196,258	1,304,580	1,304,580	974,430	1,727,385
Impact Fee Fund	433,200	400,000	405,000	487,500	487,500	1,401,980	600,750
Capital Projects Fund	6,204,873	14,459,406	3,015,553	15,711,519	16,787,306	3,968,651	15,720,526
Capital Projects Bond Fund	-	41,662	4,106,020	14,101,956	14,101,956	13,617,516	-
Parks Fund	93,122	46,462	23,690	289,100	289,100	174,750	289,000
Hotel Tax Fund	256	3,686	1,070	40,000	40,000	1,485	40,000
Municipal Jury Fund	-	-	-	-	-	-	170
Court Security Fund	160	1,139	-	8,000	8,000	-	6,800
Truancy Prevention Fund	-	-	-	-	-	-	6,000
Court Technology Fund	-	-	11,756	15,000	15,000	12,469	15,000
Law Enforcement Fund	-	-	-	1,000	1,000	-	1,000
PEG Fee Fund	-	-	-	50,000	50,000	-	50,000
SMDA Fund	2,688	360	6,625	5,000	5,000	-	5,000
TIRZ#3 Fund	80,057	92,737	86,055	69,000	69,000	98,836	79,000
MEDC Fund	979,831	130,030	860,219	960,457	960,457	1,108,417	1,666,000
Total Expenditures by Fund	**18,222,258**	**26,666,736**	**19,520,736**	**46,001,267**	**47,090,054**	**34,368,691**	**35,627,995**

City of Manvel, Texas

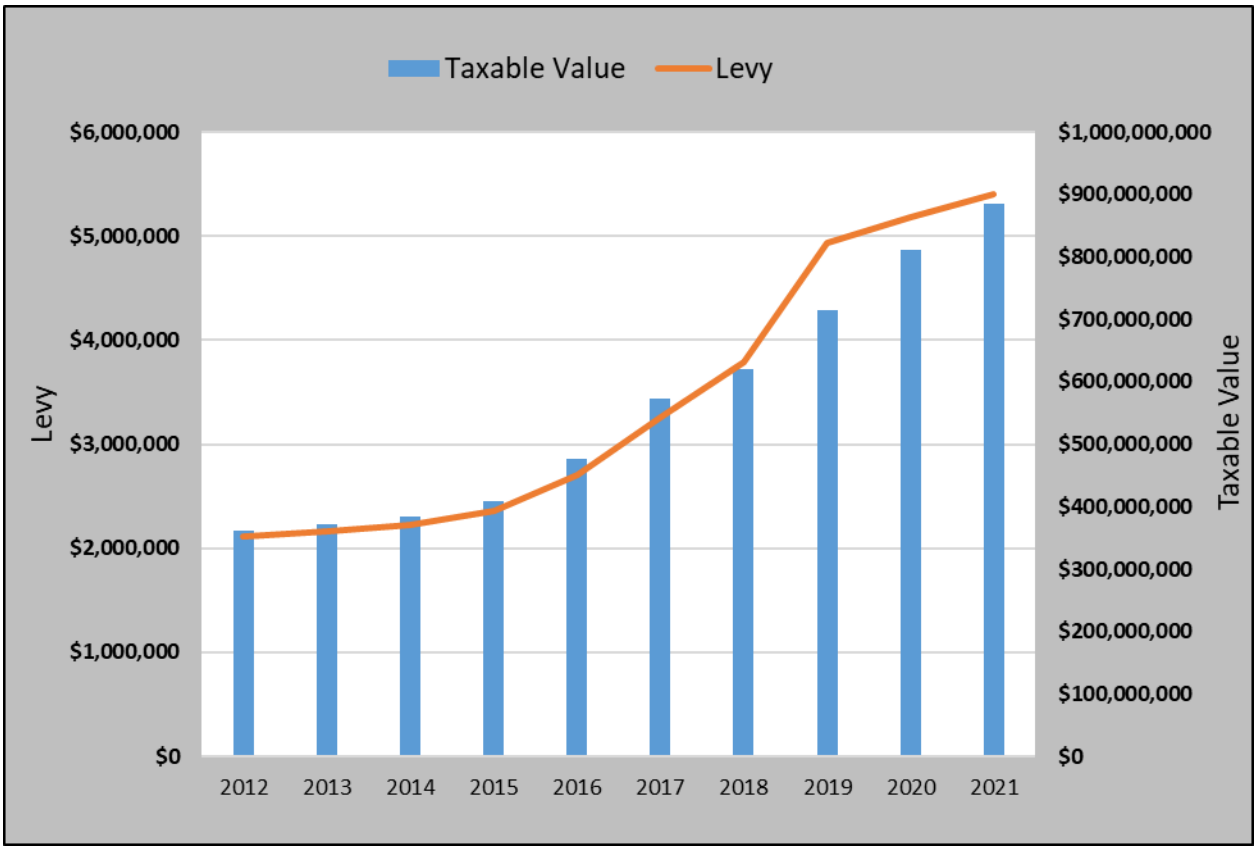
Property Tax Assessments

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
Total Taxable Value	$619,587,259.00	$714,922,892.00	$810,269,077.00	$885,427,912.00
General Fund Tax Rate (M&O)	$0.431363/$100	$0.432476/$100	$0.420952/$100	$0.400517/$100
Debt Service Tax Rate (I&S)	$0.138637/$100	$0.257524/$100	$0.219048/$100	$0.209483/$100
Total Tax Rate	$0.570000/$100	$0.690000/$100	$0.640000/$100	$0.610000/$100
General Fund Revenues	$2,672,670.19	$3,091,869.93	$3,410,843.89	$3,546,289.31
Debt Service Fund Revenues	$858,977.19	$1,841,098.03	$1,774,878.21	$1,854,820.95

City of Manvel, Texas

Property Tax Values and Levy

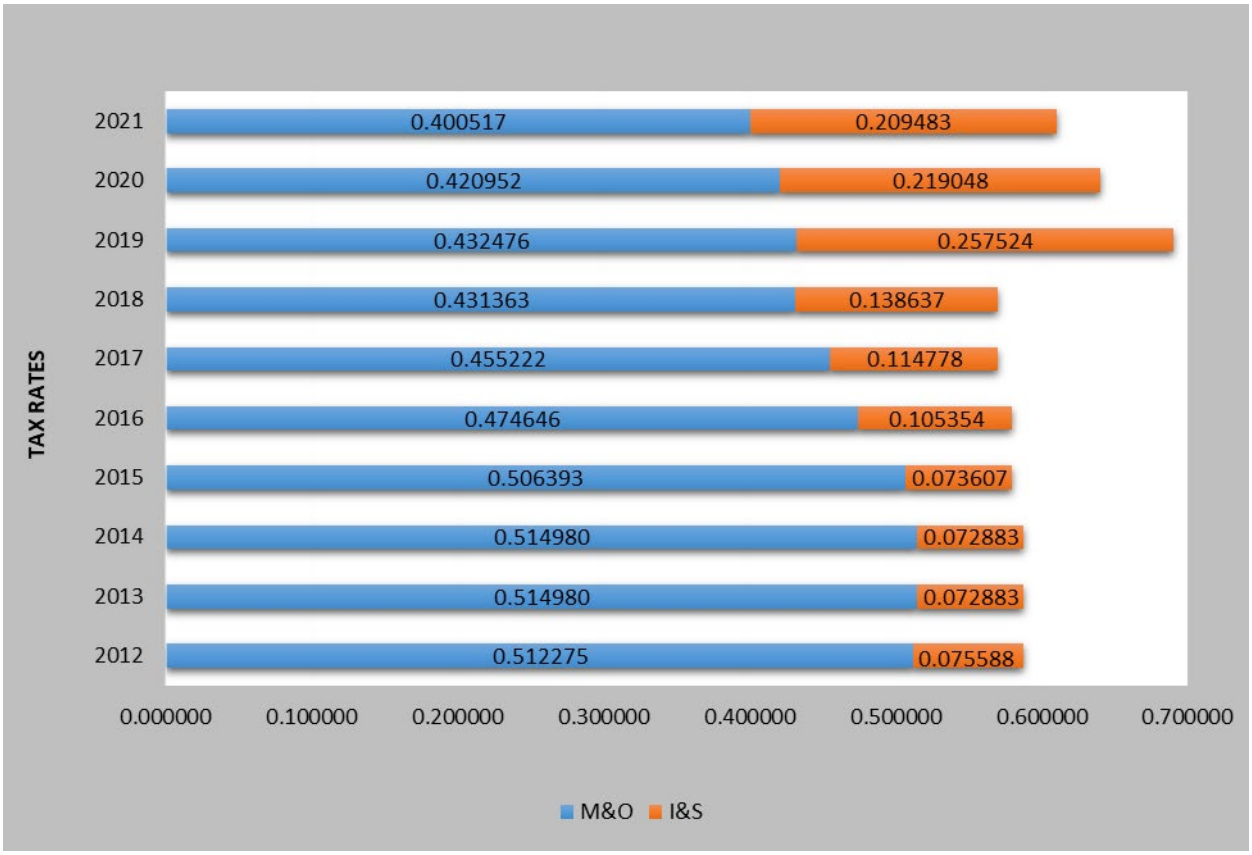
10-Year Historical Comparison



City of Manvel, Texas

Property Tax Rates

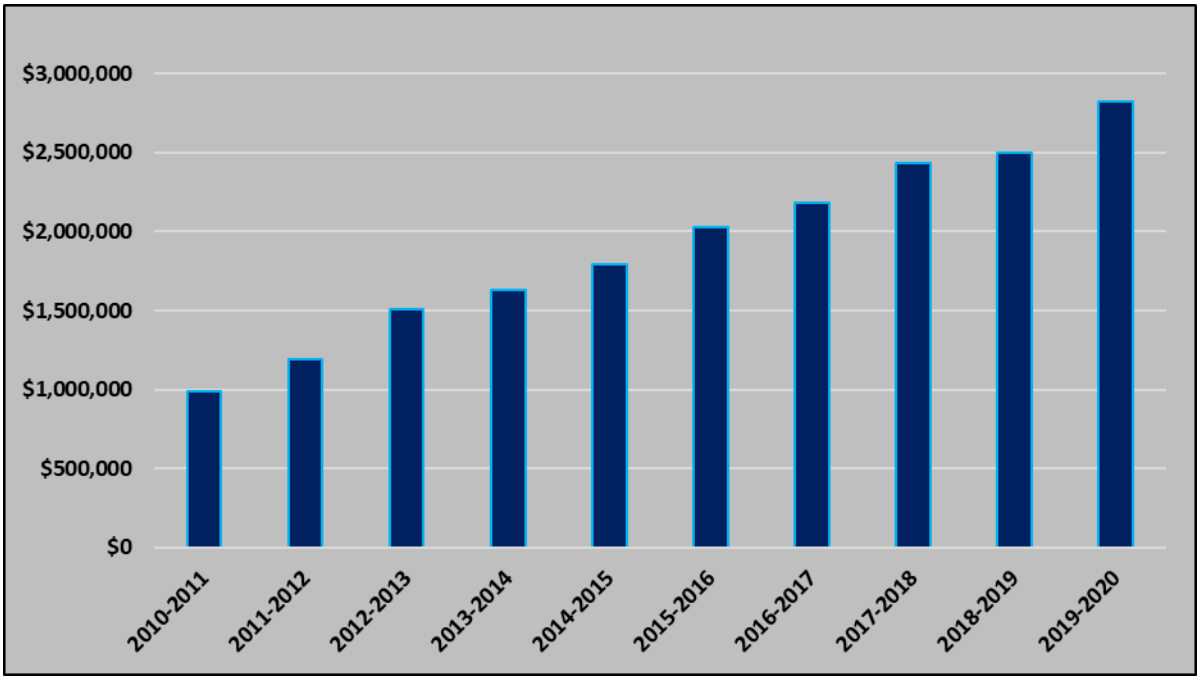
10-Year Historical Comparison



City of Manvel, Texas

Sales Taxes

10-Year Historical Comparison



Total City sales taxes collected, including the Manvel Economic Development Corporation (MEDC), over the past 10 years have increased from $987,000 in FY2011 to $2.83 million collected in FY 2019-20. Sales tax figures are reported almost two months behind the actual month and estimated sales tax revenues for FY 2020-21 look to increase yet again.

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City of Manvel, Texas

Section 6 - General Fund

The General Fund accounts for resources traditionally associated with governments which are not required to be accounted for in another fund. During the budget process, it is the General Fund that receives the most attention from staff, City Council, and the public. The attention is well deserved because it is this fund that reflects most of the critical issues affecting the community, from establishing a tax rate to determining employee staffing and benefits.

The anticipated ending fund balance in the General Fund for FY 2020-21 is projected to be $8.07 million. Revenues and Expenditures for the proposed FY 2021-22 budget are $13,167,042. Revenues are approximately $2.47 million more than FY 2020-21 budgeted value. Even with a projected decrease in property tax rates due to higher property values, there will be an estimated addition of $300,000 to property tax revenue. The other major revenue sources for the 2021-22 budget will be sales taxes and license and permit fees collected from the building growth throughout Manvel.

Expenditures for operations in the FY 2021-22 proposed budget are also $13,167,042 (as is expected in a balanced budget) which is an increase from last year's budgeted estimate. As the City continues to grow, the expenditures will grow as well. Personnel will be needed to continue public works service and permitting, planning, and code enforcement. The City's Information Technology Department is growing as well. Descriptions, goals and personnel staffing are included in each departmental section.

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

General Fund – Revenue Sources and Department Expenditures

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
General Fund Revenues							
Ad Valorem Tax Revenues	2,873,695	3,159,142	3,560,762	3,865,539	3,865,539	3,926,782	4,222,000
Miscellaneous Tax Revenues	1,616,716	1,660,254	1,878,274	1,843,000	1,843,000	2,226,648	2,454,942
Franchise Fee Revenues	541,830	586,216	561,025	565,000	565,000	315,538	555,000
Licenses and Permits Revenues	1,829,832	2,587,725	3,274,956	3,932,754	3,932,754	4,939,733	5,061,000
Fines and Fees Revenues	270,701	243,178	280,838	305,000	305,000	218,482	282,500
Interest Revenues	83,687	106,035	62,547	85,000	85,000	6,896	6,500
Other Source Revenues	170,522	339,018	783,672	97,100	97,100	81,776	85,100
Transfer-In Revenues	-	-	-	-	-	-	500,000
Total General Fund Revenues	**7,386,983**	**8,681,568**	**10,402,074**	**10,693,393**	**10,693,393**	**11,715,854**	**13,167,042**
General Fund Expenditures							
Administration Expenditures	3,301,691	2,120,396	1,823,951	2,555,282	2,555,282	3,622,167	2,650,583
Library Expenditures	67,047	84,113	80,915	90,300	90,300	81,185	92,300
Finance Expenditures	341,906	356,915	366,433	528,356	528,356	368,791	529,665
Information Tech Expenditures	-	-	293,297	398,049	398,049	374,619	628,245
Municipal Court Expenditures	243,929	279,222	284,105	347,341	347,341	275,097	377,147
Development Services Expenditures	825,216	1,251,558	1,054,433	1,317,087	1,317,087	834,894	1,830,457
Public Works Expenditures	1,036,476	1,527,329	952,821	1,688,262	1,688,262	1,691,658	1,985,901
Fire Marshal/CE Expenditures	299,899	307,382	294,508	468,834	468,834	189,967	539,785
Emergency Management Expenditures	86,148	13,036	77,106	309,500	309,500	12,497	544,500
Police Expenditures	2,174,491	2,341,813	2,562,478	2,990,382	2,990,382	3,179,984	3,988,459
Total General Fund Expenditures	**8,376,805**	**8,281,763**	**7,790,045**	**10,693,393**	**10,693,393**	**10,630,860**	**13,167,042**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

General Fund Revenue - Details

		FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
General Fund Revenues								
Ad Valorem Tax Revenues								
10-01-4000	Current Ad Valorem Tax Rev.	2,779,029	3,077,502	3,417,297	3,764,939	3,764,939	3,784,319	4,100,000
10-01-4005	Personal Property Taxes	425	809	689	600	600	2,095	2,000
10-01-4010	Delinquent Ad Valorem Tax Revenue	73,594	61,617	122,717	80,000	80,000	115,495	100,000
10-01-4011	P&I on Ad Valorem Taxes	20,647	19,214	20,059	20,000	20,000	24,873	20,000
Total Ad Valorem Tax Revenues		**2,873,695**	**3,159,142**	**3,560,762**	**3,865,539**	**3,865,539**	**3,926,782**	**4,222,000**
Miscellaneous Tax Revenues								
10-02-4030	Sales Tax Revenues	1,622,765	1,666,969	1,885,016	1,850,000	1,850,000	2,233,648	2,461,942
10-02-4031	Sales Tax Rebate	(6,049)	(6,715)	(6,742)	(7,000)	(7,000)	(7,000)	(7,000)
10-02-4035	Street Maintenance Sales Tax	-	-	-	-	-	-	-
10-02-4038	Mixed Beverage Sales Tax	-	-	-	-	-	-	-
10-02-4090	Hotel Taxes	-	-	-	-	-	-	-
Total Miscellaneous Tax Revenues		**1,616,716**	**1,660,254**	**1,878,274**	**1,843,000**	**1,843,000**	**2,226,648**	**2,454,942**
Franchise Fee Revenues								
10-03-4100	Franchise Fees	10,145	-	-	-	-	-	-
10-03-4101	Gas Franchise Fees	14,818	19,224	31,793	25,000	25,000	27,571	30,000
10-03-4102	Electric Franchise Fees	276,023	288,156	309,501	275,000	275,000	99,279	300,000
10-03-4103	Cable Franchise Fees	19,695	34,872	41,112	20,000	20,000	18,572	35,000
10-03-4104	Telephone Franchise Fees	103,538	114,330	41,177	115,000	115,000	17,649	50,000
10-03-4105	Solid Waste Franchise Fees	117,611	129,634	137,442	130,000	130,000	152,466	140,000
10-03-4110	PEG Fees	-	-	-	-	-	-	-
Total Franchise Fee Revenues		**541,830**	**586,216**	**561,025**	**565,000**	**565,000**	**315,538**	**555,000**
Licenses and Permits Revenues								
10-04-4200	Permits CC Convenience Fees	6,623	12,675	20,423	14,000	14,000	48,739	30,000
10-04-4201	Seismic Permit	1,000	-	-	-	-	-	-
10-04-4203	Permits & Licenses	1,332,638	1,944,002	2,538,027	3,226,754	3,226,754	3,817,507	4,000,000
10-04-4204	Licenses & Permits PD	3,157	3,149	5,641	4,500	4,500	4,380	5,000
10-04-4205	Rezoning Application fees	25,600	24,700	-	25,000	25,000	-	-
10-04-4206	Abandonment Fees	16,700	2,500	1,000	2,500	2,500	-	1,000
10-04-4207	Plat Fees	79,244	89,349	93,061	85,000	85,000	159,036	125,000
10-04-4208	Plan Reviews	346,838	511,350	616,804	575,000	575,000	879,201	900,000
10-04-4209	Planned Unit Dev. Fees	18,032	-	-	-	-	30,869	-
Total Licenses and Permits Revenues		**1,829,832**	**2,587,725**	**3,274,956**	**3,932,754**	**3,932,754**	**4,939,733**	**5,061,000**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

General Fund Revenue – Details (cont.)

		FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Fines and Fees Revenues								
10-05-4400	Court Fines	266,111	238,899	272,955	300,000	300,000	211,323	275,000
10-05-4401	Rev Court Fines	4,590	4,279	7,883	5,000	5,000	7,159	7,500
10-05-4402	Court Fines - Security Fund	-	-	-	-	-	-	-
10-05-4403	Judge Fees	-	-	-	-	-	-	-
10-05-4404	OMNI/TLFTA Revenue	-	-	-	-	-	-	-
10-05-4405	Restitution	-	-	-	-	-	-	-
Total Fines and Fees Revenues		**270,701**	**243,178**	**280,838**	**305,000**	**305,000**	**218,482**	**282,500**
Interest Revenues								
10-06-4600	Interest Income	83,687	106,035	62,547	85,000	85,000	6,896	6,500
Total Interest Revenues		**83,687**	**106,035**	**62,547**	**85,000**	**85,000**	**6,896**	**6,500**
Other Source Revenues								
10-07-4214	Iowa Colony Dispatch	-	-	-	-	-	-	-
10-07-4650	Sand Pit Revenues	-	-	-	-	-	-	-
10-07-4700	Lease - Annual Rental	-	-	-	-	-	-	-
10-07-4701	Skynet - Lease Rental	7,700	8,400	8,400	8,400	8,400	8,400	8,400
10-07-4702	Park Rentals	-	-	-	-	-	-	-
10-07-4703	FEMA	-	-	-	-	-	-	-
10-07-4704	Grant Revenues	60,984	-	642,076	-	-	-	-
10-07-4720	Pipeline Inspection Fees	-	-	-	-	-	-	-
10-07-4721	Pipeline Application	1,000	500	-	-	-	-	-
10-07-4722	Drilling Waiver	-	-	-	-	-	-	-
10-07-4723	Pipeline ROW Crossing Fees	47,000	38,500	48,600	47,000	47,000	30,667	40,000
10-07-4800	Insurance & Other Reimbursements	8,927	-	825	-	-	-	-
10-07-4802	AISD Dispatch	8,000	8,000	8,000	8,000	8,000	8,000	8,000
10-07-4803	TCLEOS	1,785	1,710	1,965	1,700	1,700	1,927	1,700
10-07-4804	Sale/Disposition of Assets	13,200	39,550	-	-	-	7,707	-
10-07-4805	Rev. Manvel Cultural Education	-	-	-	-	-	-	-
10-07-4806	Regional Detention	-	-	-	-	-	-	-
10-07-4808	Donations for City Events	450	250	-	-	-	-	-
10-07-4809	Donations for Easter Event	240	-	-	-	-	-	-
10-07-4810	Police Association Donations	-	-	-	-	-	-	-
10-07-4811	Other Income	10,236	229,108	61,806	20,000	20,000	13,076	15,000
10-07-4820	Loan Financing Proceeds	-	-	-	-	-	-	-
10-07-4840	MEDC Contributions	11,000	13,000	12,000	12,000	12,000	12,000	12,000
Total Other Source Revenues		**170,522**	**339,018**	**783,672**	**97,100**	**97,100**	**81,776**	**85,100**
Transfer-In Revenues								
10-09-4820	Loan Financing Proceeds	-	-	-	-	-	-	-
10-09-4951	Transfer In - Utility Fund	-	-	-	-	-	-	-
10-09-4952	Transfer In - Debt Service Fund	-	-	-	-	-	-	-
10-09-4959	Transfer In - SMDA Fund	-	-	-	-	-	-	-
10-09-4960	Transfer In - MEDC Fund	-	-	-	-	-	-	-
10-09-4999	Transfer In - Fund Balance	-	-	-	-	-	-	500,000
Total Transfer-In Revenues		**-**	**-**	**-**	**-**	**-**	**-**	**500,000**
Total General Fund Revenues		**7,386,983**	**8,681,568**	**10,402,074**	**10,693,393**	**10,693,393**	**11,715,854**	**13,167,042**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

General Fund Expenditures – Department Totals

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
General Fund Expenditures							
Administration Expenditures							
Personnel Services	519,551	681,750	720,410	997,102	997,102	980,546	1,193,648
Commodities	12,513	10,087	14,398	22,500	22,500	29,185	34,000
Contractual Services	154,869	143,323	249,171	222,500	222,500	261,050	287,550
Other Services	755,747	177,171	199,221	354,500	354,500	252,707	316,500
Capital Outlays	34,011	22,564	-	-	-	-	-
Transfer-Out	1,825,000	1,085,500	640,751	958,680	958,680	2,098,680	818,885
Total Administration Expenditures	**3,301,691**	**2,120,396**	**1,823,951**	**2,555,282**	**2,555,282**	**3,622,167**	**2,650,583**
Library Expenditures							
Personnel Services	-	-	-	-	-	-	-
Commodities	2,917	6,390	3,361	7,000	7,000	3,706	7,000
Contractual Services	60,937	74,531	74,361	80,000	80,000	74,286	82,000
Other Services	3,193	3,193	3,193	3,300	3,300	3,193	3,300
Capital Outlays	-	-	-	-	-	-	-
Transfer-Out	-	-	-	-	-	-	-
Total Library Expenditures	**67,047**	**84,113**	**80,915**	**90,300**	**90,300**	**81,185**	**92,300**
Finance Expenditures							
Personnel Services	257,367	256,079	282,801	396,856	396,856	276,559	408,115
Commodities	6,847	3,215	2,413	5,500	5,500	6,310	6,500
Contractual Services	72,128	93,701	80,096	120,500	120,500	84,415	109,150
Other Services	5,564	3,920	1,122	5,500	5,500	1,507	5,900
Capital Outlays	-	-	-	-	-	-	-
Transfer-Out	-	-	-	-	-	-	-
Total Finance Expenditures	**341,906**	**356,915**	**366,433**	**528,356**	**528,356**	**368,791**	**529,665**
Information Tech Expenditures							
Personnel Services	-	-	182,882	192,049	207,049	197,296	284,195
Commodities	-	-	11,347	9,000	9,000	15,295	13,000
Contractual Services	-	-	78,261	100,000	100,000	113,699	261,050
Other Services	-	-	20,806	97,000	82,000	48,328	70,000
Capital Outlays	-	-	-	-	-	-	-
Transfer-Out	-	-	-	-	-	-	-
Total Information Tech Expenditures	**-**	**-**	**293,297**	**398,049**	**398,049**	**374,619**	**628,245**
Municipal Court Expenditures							
Personnel Services	155,308	205,491	209,456	251,916	251,916	204,457	283,247
Commodities	6,991	4,966	3,663	5,400	5,400	4,563	5,500
Contractual Services	76,711	63,427	65,247	78,300	78,300	55,239	75,650
Other Services	4,919	5,336	5,739	11,725	11,725	10,839	12,750
Capital Outlays	-	-	-	-	-	-	-
Transfer-Out	-	-	-	-	-	-	-
Total Municipal Court Expenditures	**243,929**	**279,222**	**284,105**	**347,341**	**347,341**	**275,097**	**377,147**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

General Fund Expenditures – Department Totals (cont.)

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Development Services Expenditures							
Personnel Services	122,038	228,661	253,507	369,754	409,754	291,606	934,167
Commodities	9,695	8,105	1,862	24,000	24,000	15,225	26,000
Contractual Services	645,197	936,795	699,397	827,333	787,333	462,775	734,540
Other Services	48,286	77,996	99,667	96,000	96,000	65,289	135,750
Capital Outlays	-	-	-	-	-	-	-
Transfer-Out	-	-	-	-	-	-	-
Total Development Services Expenditures	**825,216**	**1,251,558**	**1,054,433**	**1,317,087**	**1,317,087**	**834,894**	**1,830,457**
Public Works Expenditures							
Personnel Services	466,696	565,252	522,825	646,262	611,262	510,113	841,901
Commodities	98,938	112,245	113,263	139,500	139,500	130,061	172,500
Contractual Services	117,524	197,500	153,495	211,500	211,500	132,432	241,500
Other Services	326,118	339,941	155,907	391,000	391,000	182,463	350,000
Capital Outlays	27,200	312,390	7,331	300,000	335,000	736,590	380,000
Transfer-Out	-	-	-	-	-	-	-
Total Public Works Expenditures	**1,036,476**	**1,527,329**	**952,821**	**1,688,262**	**1,688,262**	**1,691,658**	**1,985,901**
Fire Marshal/CE Expenditures							
Personnel Services	160,638	237,245	245,094	323,784	323,784	135,025	447,135
Commodities	57,620	14,547	6,236	35,150	35,150	6,214	18,200
Contractual Services	14,119	23,562	20,298	40,150	40,150	24,013	43,200
Other Services	32,654	32,028	22,881	34,750	34,750	24,715	31,250
Capital Outlays	34,868	-	-	35,000	35,000	-	-
Transfer-Out	-	-	-	-	-	-	-
Total Fire Marshal/CE Expenditures	**299,899**	**307,382**	**294,508**	**468,834**	**468,834**	**189,967**	**539,785**
Emergency Management Expenditures							
Personnel Services	(52)	-	9,599	-	-	-	-
Commodities	4,195	952	14,693	32,000	32,000	800	30,000
Contractual Services	-	-	-	-	-	-	-
Other Services	73,556	12,084	15,710	277,500	277,500	11,697	514,500
Capital Outlays	8,450	-	37,104	-	-	-	-
Transfer-Out	-	-	-	-	-	-	-
Total Emergency Management Expenditures	**86,148**	**13,036**	**77,106**	**309,500**	**309,500**	**12,497**	**544,500**
Police Expenditures							
Personnel Services	1,712,725	1,772,928	2,125,905	2,401,897	2,401,897	2,223,278	3,169,559
Commodities	128,863	126,667	64,448	124,500	124,500	69,846	152,900
Contractual Services	125,308	191,060	250,874	161,935	161,935	197,184	171,350
Other Services	163,081	182,836	121,250	126,200	126,200	130,422	134,650
Capital Outlays	44,514	68,322	-	175,850	175,850	559,254	360,000
Transfer-Out	-	-	-	-	-	-	-
Total Police Expenditures	**2,174,491**	**2,341,813**	**2,562,478**	**2,990,382**	**2,990,382**	**3,179,984**	**3,988,459**
Total General Fund Expenditures	**8,376,805**	**8,281,763**	**7,790,045**	**10,693,393**	**10,693,393**	**10,630,860**	**13,167,042**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

ADMINISTRATION

DEPARTMENTAL VISION STATEMENT
To effectively administer and manage City operations, policies, program agendas, citizen inquiries and laws in an efficient and responsible manner.

FUNCTIONS
• City Administration
• Mayor/City Council
• City Secretary
• Legal

Administration includes the activities of the City Manager, City Secretary, and City Attorney. The City Manager is the Chief Administrative Officer of the City and is appointed by the City Council. Under the guidelines of the City Charter, Code of Ordinances, and State Law, the City Manager administers City ordinances and the policies of the City Council. The office provides the direction, leadership, and coordination of all departments.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
City Manager	1	1	1	1	1
City Secretary	1	1	1	1	1
City Attorney	1	1	1	1	1
Assistant City Manager	-	-	1	1	1
Assistant City Secretary	-	-	1	1	1
IT Network Administrator	1	1	-	-	-
Corporate Communications Manager	-	-	-	-	1
Total	**4**	**4**	**5**	**5**	**6**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

		FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Administration Expenditures								
Personnel Services								
10-10-5000	Salaries	387,390	522,960	515,867	687,133	687,133	654,453	804,799
10-10-5001	Additional Compensation	(740)	-	19,000	51,000	51,000	71,065	95,000
10-10-5002	Overtime	-	-	-	-	-	228	250
10-10-5003	Holiday Pay	-	-	-	-	-	-	-
10-10-5006	Longevity	1,200	1,380	1,560	1,740	1,740	1,740	1,980
10-10-5010	FICA Expense	27,397	33,596	31,896	43,541	43,541	43,503	62,702
10-10-5012	Unemployment Insurance	-	2,910	12,169	20,000	20,000	19,888	22,500
10-10-5030	Health Insurance	45,352	47,062	48,075	63,804	63,804	58,206	73,040
10-10-5031	Vision Insurance	635	674	573	757	757	698	948
10-10-5032	Life & LTD	1,077	1,179	1,287	12,798	12,798	10,978	3,365
10-10-5033	Dental	2,024	2,357	2,197	2,968	2,968	2,729	3,419
10-10-5034	Retirement	47,819	54,355	51,712	97,764	97,764	76,111	78,793
10-10-5035	Cell Phone Allowance	323	2,181	1,336	1,200	1,200	1,726	1,800
10-10-5036	Auto Allowance	2,952	10,810	8,786	10,800	10,800	10,357	10,800
10-10-5037	Pay Reimbursement	-	-	23,661	-	-	26,018	30,000
10-10-5038	Flex	128	196	147	241	241	219	266
10-10-5039	Flex Card - Health Ins	1,317	1,662	1,219	2,000	2,000	1,535	2,400
10-10-5040	Workers Compensation	2,678	430	925	1,356	1,356	1,092	1,586
10-10-8700	Salary Adjustments	-	-	-	-	-	-	-
10-10-8701	Compensation Study Adjustment	-	-	-	-	-	-	-
10-10-8702	Longevity Program	-	-	-	-	-	-	-
Total Personnel Services		**519,551**	**681,750**	**720,410**	**997,102**	**997,102**	**980,546**	**1,193,648**
Commodities								
10-10-5210	Supplies	-	-	-	-	-	-	-
10-10-5220	Janitorial Supplies & Cleaning	3,977	4,647	5,699	9,500	9,500	17,366	17,500
10-10-5222	Postage	2,221	1,405	1,758	2,000	2,000	170	2,000
10-10-5230	Office Expense	6,314	3,693	5,497	10,000	10,000	11,522	12,500
10-10-5240	Minor Tools & Equipment	-	342	1,444	1,000	1,000	127	1,000
10-10-5260	Apparel	-	-	-	-	-	-	1,000
Total Commodities		**12,513**	**10,087**	**14,398**	**22,500**	**22,500**	**29,185**	**34,000**
Contractual Services								
10-10-5300	Equipment Rental	-	-	-	-	-	-	-
10-10-5305	Service Agreements	-	-	-	-	-	-	-
10-10-5320	Bank/Convenience Charges	264	-	-	-	-	-	-
10-10-5340	Copier Lease/Maintenance	1,728	1,527	5,371	4,000	4,000	725	2,500
10-10-5362	Records Retention	2,244	2,492	875	2,500	2,500	951	2,000
10-10-5370	Radio Repairs	-	-	-	-	-	-	-
10-10-5380	Building Repair & Maintenance	8,347	5,637	59,216	50,000	50,000	75,230	50,000
10-10-5400	Legal Fees	8,900	17,799	14,728	15,000	15,000	60,899	35,000
10-10-5418	Employment Testing	1,092	780	1,495	1,000	1,000	2,120	300
10-10-5420	Electricity	2,366	2,430	5,789	8,000	8,000	9,085	9,500
10-10-5422	Electricity - Street Lights	50,489	51,818	49,022	55,000	55,000	39,601	50,000
10-10-5423	Storm Recovery Charge	-	-	-	-	-	-	28,000
10-10-5430	Gas Utilities	262	260	1,956	1,000	1,000	1,007	1,750
10-10-5432	Rental Equipment	2,532	2,853	2,532	1,500	1,500	2,078	2,500
10-10-5436	Communications Expense	-	-	-	-	-	-	-
10-10-5438	County Recording Fees	261	1,272	1,083	3,000	3,000	869	2,000
10-10-5440	Computer Maintenance/Support	33,601	12,321	65,733	20,000	20,000	3,695	25,000
10-10-5441	Computer Software	11,020	12,623	3,780	20,000	20,000	-	-
10-10-5442	Website Administration	-	4,085	4,289	5,000	5,000	4,503	15,000
10-10-5444	Air Cards	-	-	-	-	-	-	-
10-10-5445	Telephone	23,642	22,850	28,116	30,000	30,000	49,470	55,000
10-10-5458	Maintenance Agreements	224	-	-	-	-	-	-
10-10-5474	Emergency Management	2,838	-	-	-	-	-	-
10-10-5476	Codification	3,585	3,101	3,710	3,500	3,500	7,817	6,000
10-10-5550	Radio Usage	1,476	1,476	1,476	3,000	3,000	3,000	3,000
10-10-5560	CB Watershed/Drainage	-	-	-	-	-	-	-
Total Contractual Services		**154,869**	**143,323**	**249,171**	**222,500**	**222,500**	**261,050**	**287,550**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

		FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Other Services								
10-10-5600	Marketing - Web Site	-	-	-	-	-	-	-
10-10-5618	Job Recruiting	-	-	-	-	-	-	-
10-10-5620	Council Expenses	5,119	12,707	6,225	20,000	20,000	13,156	20,000
10-10-5622	Dues & Subscriptions	6,782	7,706	7,707	8,000	8,000	10,311	12,500
10-10-5625	Publications	-	1,171	-	-	-	-	-
10-10-5630	Insurance and Bonds	118,024	98,009	109,762	175,000	175,000	186,494	175,000
10-10-5632	City Functions & Meetings	4,758	5,389	1,363	5,500	5,500	2,518	5,500
10-10-5633	Public Notice Expense	7,976	3,848	7,213	5,000	5,000	2,552	7,500
10-10-5644	Orientation and Training	-	-	-	-	-	-	-
10-10-5645	Training & Travel	6,034	10,987	6,716	20,000	20,000	3,935	20,000
10-10-5650	Mileage	588	876	59	1,000	1,000	-	1,000
10-10-5675	Education Reimbursement	-	-	-	-	-	-	-
10-10-5676	Elections Expense	-	145	1,500	10,000	10,000	6,743	10,000
10-10-5678	Holiday & Special Events	11,462	11,834	4,143	15,000	15,000	2,321	15,000
10-10-5679	Easter Event	-	-	-	-	-	-	-
10-10-5701	Legal Fees	-	-	-	-	-	-	-
10-10-5730	Legal Notices	-	-	-	-	-	-	-
10-10-5748	Emergency Notification	4,376	-	-	-	-	-	-
10-10-5749	Contributed Capital	-	-	-	-	-	-	-
10-10-5800	Eng/Consulting/Planning Fees	28,081	24,500	54,533	95,000	95,000	24,677	50,000
10-10-8410	Depreciation Expense	-	-	-	-	-	-	-
10-10-8420	Rodeo Palms 380 Agreement	562,548	-	-	-	-	-	-
Total Other Services		**755,747**	**177,171**	**199,221**	**354,500**	**354,500**	**252,707**	**316,500**
Capital Outlays								
10-10-6010	Capital Outlay - Technology	-	-	-	-	-	-	-
10-10-6020	Capital Outlay - Equipment	-	22,564	-	-	-	-	-
10-10-6040	Capital Outlay - Furniture & Fixtures	-	-	-	-	-	-	-
10-10-6070	Capital Outlay - Improvements	-	-	-	-	-	-	-
10-10-6080	Capital Outlay - Building	-	-	-	-	-	-	-
10-10-6090	Capital Outlay - Land/Easement	-	-	-	-	-	-	-
10-10-6201	MEDC Project	-	-	-	-	-	-	-
10-10-6301	Capital Lease - Prin	32,824	-	-	-	-	-	-
10-10-6302	Capital Lease - Interest	1,186	-	-	-	-	-	-
Total Capital Outlays		**34,011**	**22,564**	**-**	**-**	**-**	**-**	**-**
Transfer-Out								
10-10-8540	Transfer To - Utility Fund	-	375,000	315,751	319,580	319,580	319,580	179,885
10-10-8581	Transfer To - SMDA Fund	-	-	-	-	-	-	-
10-10-8582	Transfer To - Capital Projects Fund	1,725,000	695,000	300,000	350,000	350,000	1,350,000	350,000
10-10-8584	Transfer To - Court Security Fund	-	-	-	-	-	-	-
10-10-8586	Transfer To - PEG Fee Fund	-	-	-	-	-	-	-
10-10-8592	Transfer To - Parks Fund	100,000	15,500	25,000	289,100	289,100	429,100	289,000
Total Transfer-Out		**1,825,000**	**1,085,500**	**640,751**	**958,680**	**958,680**	**2,098,680**	**818,885**
Total Administration Expenditures		**3,301,691**	**2,120,396**	**1,823,951**	**2,555,282**	**2,555,282**	**3,622,167**	**2,650,583**

Significant increases include a corporate communications officer added to salaries (10-10-5000) and other associated personnel services line items to accompany the position, more funding for janitorial cleaning services (10-10-5220) as more personnel are added, legal fees (10-10-5400), storm recovery charges (10-10-5423) for the winter blackouts so ERCOT can recoup losses, website administration (10-10-5442) as we expand usage with CivicClerk and other platforms, and telephone charges (10-10-5445) which have been shifted to administration to track charges more easily as dividing charges among departments is arbitrary and inefficient.

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

LIBRARY

DEPARTMENTAL VISION STATEMENT
To make readily available to the community educational materials and services that will promote excellence in informational, recreational, and instructive pursuits. Seek to encourage activities and ideas that will stimulate, enrich and expand interests of patrons of all ages.

FUNCTIONS
• Administration

The Manvel library is part of the Brazoria County Library System. The City of Manvel provides assistance with rental space, utilities, and a shared book program designed to supplement the materials provided by the library system to ensure the best access to high-demand resources for the patrons of the Manvel branch. The major programs that occur at the branch are weekly story times, songs and crafts for preschoolers.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
No City Employees	-	-	-	-	-

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Library Expenditures							
Commodities							
10-15-5220 Janitorial Supplies & Cleaning	2,917	3,201	3,361	5,000	5,000	3,495	5,000
10-15-5230 Office Expense	-	-	-	-	-	-	-
10-15-5243 Small Furniture & Fixtures	-	3,188	-	2,000	2,000	211	2,000
Total Commodities	**2,917**	**6,390**	**3,361**	**7,000**	**7,000**	**3,706**	**7,000**
Contractual Services							
10-15-5380 Building Repair & Maintenance	10,394	1,962	2,342	2,500	2,500	226	2,500
10-15-5420 Electricity	3,176	5,607	5,031	5,500	5,500	4,709	5,500
10-15-5445 Telephone	1,167	961	987	2,000	2,000	951	1,500
10-15-5459 Lease Expense - Library	46,200	66,000	66,000	70,000	70,000	68,400	72,500
Total Contractual Services	**60,937**	**74,531**	**74,361**	**80,000**	**80,000**	**74,286**	**82,000**
Other Services							
10-15-5670 Book Plan - Library	3,193	3,193	3,193	3,300	3,300	3,193	3,300
Total Other Services	**3,193**	**3,193**	**3,193**	**3,300**	**3,300**	**3,193**	**3,300**
Capital Outlays							
10-15-6040 Capital Outlay - Furniture & Fixtures	-	-	-	-	-	-	-
Total Capital Outlays	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Library Expenditures	**67,047**	**84,113**	**80,915**	**90,300**	**90,300**	**81,185**	**92,300**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

FINANCE

DEPARTMENTAL VISION STATEMENT
To provide excellent financial reporting and budgeting services, safeguard city assets and deliver excellent customer service.

FUNCTIONS
• Administration
• Accounting & Budget
• Purchasing
• Utility Billing

The Finance Department has general responsibility for the financial administration of the City. The department is responsible for budget preparation/coordination, recording/documenting all financial transactions, idle fund investments, debt management, risk management, tax collection, centralized cash receipts, accounts receivable, capital improvement projects, contract management, grant management, payroll, purchasing goods/services for the City, and payment of all invoices.

The Finance Department maintains the books and records for the City financial activities. It is responsible for protecting the assets of the City and managing the risk of its operations. Purchases of goods and services are monitored by this department in accordance with state law. Contracts and invoices are processed, and checks are prepared accordingly. Payroll timesheets are checked for quality control and bi-weekly payroll is performed in this department. Investment of available funds is also performed by the Finance Director.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
Finance Director	1	1	1	1	1
Accounting Technician	1	1	1	1	1
Accountant	-	1	1	1	1
Total	**2**	**3**	**3**	**3**	**3**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Finance Expenditures							
Personnel Services							
10-20-5000 Salaries	183,425	184,927	211,198	298,703	298,703	206,950	309,792
10-20-5002 Overtime	479	178	195	500	500	367	500
10-20-5003 Holiday Pay	-	-	-	-	-	-	-
10-20-5006 Longevity	660	780	840	1,020	1,020	900	1,020
10-20-5007 Part Time Wages	6,390	3,688	-	-	-	-	-
10-20-5010 FICA Expense	13,724	13,245	15,611	22,967	22,967	21,179	23,815
10-20-5012 Unemployment Insurance	-	487	-	-	-	-	-
10-20-5030 Health Insurance	24,679	26,839	28,045	36,971	36,971	22,571	36,968
10-20-5031 Vision Insurance	306	314	328	432	432	267	473
10-20-5032 Life & LTD	823	730	855	1,249	1,249	760	1,326
10-20-5033 Dental	1,280	1,319	914	1,808	1,808	728	1,807
10-20-5034 Retirement	23,419	22,065	23,452	30,833	30,833	21,450	30,034
10-20-5035 Cell Phone Allowance	138	-	-	-	-	-	-
10-20-5038 Flex Admin Expense	96	128	98	192	192	119	178
10-20-5039 Flex Card - Health Ins	867	1,062	814	1,600	1,600	802	1,600
10-20-5040 Workers Compensation	1,081	316	451	581	581	468	602
Total Personnel Services	**257,367**	**256,079**	**282,801**	**396,856**	**396,856**	**276,559**	**408,115**
Commodities							
10-20-5210 Supplies	-	-	-	-	-	-	-
10-20-5230 Office Expense	3,940	2,208	2,413	3,000	3,000	4,247	4,000
10-20-5240 Minor Tools & Equipment	2,907	1,007	-	2,500	2,500	2,063	2,500
Total Commodities	**6,847**	**3,215**	**2,413**	**5,500**	**5,500**	**6,310**	**6,500**
Contractual Services							
10-20-5418 Employment Testing	-	-	-	-	-	-	150
10-20-5440 Computer Maintenance/Support	-	27,021	15,738	45,000	45,000	18,075	30,000
10-20-5441 Computer Software	8,410	13,523	-	-	-	-	-
10-20-5450 Tax Assessor Fees	1,764	2,476	3,428	4,000	4,000	4,017	4,500
10-20-5475 Accounting Fee Expense	3,500	3,780	4,190	4,000	4,000	4,667	4,500
10-20-5477 Audit & Professional Fees	32,920	23,523	23,936	30,000	30,000	22,615	30,000
10-20-5479 Appraisal Fees	25,534	23,378	32,804	37,500	37,500	35,041	40,000
Total Contractual Services	**72,128**	**93,701**	**80,096**	**120,500**	**120,500**	**84,415**	**109,150**
Other Services							
10-20-5615 Bank/Credit Card Processing Fees	15	15	-	100	100	127	200
10-20-5622 Dues & Subscriptions	-	1,596	77	1,000	1,000	920	1,500
10-20-5645 Training & Travel	5,365	2,130	1,045	4,000	4,000	460	4,000
10-20-5650 Mileage	184	179	-	400	400	-	200
Total Other Services	**5,564**	**3,920**	**1,122**	**5,500**	**5,500**	**1,507**	**5,900**
Total Finance Expenditures	**341,906**	**356,915**	**366,433**	**528,356**	**528,356**	**368,791**	**529,665**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

INFORMATION TECHNOLOGY

DEPARTMENTAL VISION STATEMENT
To maintain computer hardware, software, network capabilities and peripherals to support all City buildings and equipment so employees may provide uninterrupted service to the citizens of Manvel.

FUNCTIONS
• Computer Hardware
• Software/Programs
• Network Security
• Phones and Peripherals

The information Technology Department is responsible for the hardware and software functionality on all computers for the City. Network security/functionality and data safety are also duties of the IT Department. This includes servers and desktop/laptop models down to timeclock units used for clocking in and out at other City buildings.

Computers and technology are ever-changing and evolving, so the IT Department is also involved with upgrades to hardware and software to stay current with data safety and program use. This ranges from upgrading applications and hardware on individual computers to changing software platforms for entire departments.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
IT/Network Manager	-	-	1	1	1
Systems Administrator	-	-	1	1	1
Cyber Security Technician	-	-	-	-	1
Total	**-**	**-**	**2**	**2**	**3**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

		FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Information Tech Expenditures								
Personnel Services								
10-25-5000	Salaries	-	-	136,192	143,647	143,647	146,742	213,713
10-25-5006	Longevity	-	-	60	180	180	180	300
10-25-5007	Part Time Wages	-	-	-	-	15,000	2,720	-
10-25-5010	FICA Expense	-	-	10,420	11,072	11,072	11,448	16,441
10-25-5012	Unemployment Insurance	-	-	-	-	-	-	-
10-25-5030	Health Insurance	-	-	18,330	18,486	18,486	17,550	27,726
10-25-5031	Vision Insurance	-	-	214	216	216	207	355
10-25-5032	Life Insurance & LTD	-	-	564	604	604	575	922
10-25-5033	Dental Insurance	-	-	488	904	904	867	1,355
10-25-5034	Retirement	-	-	15,082	14,864	14,864	15,059	20,734
10-25-5035	Cell Phone Allowance	-	-	911	900	900	863	900
10-25-5036	Auto Allowance	-	-	-	-	-	-	-
10-25-5038	Flex Spend Admin	-	-	49	96	96	92	133
10-25-5039	Flex Card Spending	-	-	409	800	800	767	1,200
10-25-5040	Workers Compensation	-	-	163	280	280	225	416
Total Personnel Services		**-**	**-**	**182,882**	**192,049**	**207,049**	**197,296**	**284,195**
Commodities								
10-25-5230	Office Expense	-	-	7,915	5,000	5,000	6,600	6,500
10-25-5240	Minor Tools & Equipment	-	-	3,433	4,000	4,000	8,695	6,500
Total Commodities		**-**	**-**	**11,347**	**9,000**	**9,000**	**15,295**	**13,000**
Contractual Services								
10-25-5418	Employment Testing	-	-	-	-	-	-	300
10-25-5440	Computer Maintenance/Support	-	-	42,590	64,000	64,000	77,970	185,000
10-25-5441	Computer Software	-	-	17,348	20,000	20,000	19,893	25,000
10-25-5442	Website Administration	-	-	3,101	-	-	-	-
10-25-5443	Computer Replacement	-	-	14,383	15,000	15,000	15,836	50,000
10-25-5446	Uniforms	-	-	838	1,000	1,000	-	750
Total Contractual Services		**-**	**-**	**78,261**	**100,000**	**100,000**	**113,699**	**261,050**
Other Services								
10-25-5622	Dues & Subscriptions	-	-	18,183	38,000	38,000	46,944	60,000
10-25-5645	Training & Travel	-	-	1,221	7,000	7,000	1,384	10,000
10-25-5650	Mileage	-	-	1,402	2,000	2,000	-	-
10-25-5800	Professional Services	-	-	-	50,000	35,000	-	-
Total Other Services		**-**	**-**	**20,806**	**97,000**	**82,000**	**48,328**	**70,000**
Total Information Tech Expenditures		**-**	**-**	**293,297**	**398,049**	**398,049**	**374,619**	**628,245**

Significant increases will be the addition of a cyber security technician (10-25-5000) and the personnel costs associated with a new position, computer maintenance/support (10-25-5440) for additional support for the SCADA system and off-site backup, computer replacement (10-25-5443) to replace aging equipment and provide computers and software for new hires, and dues & subscriptions (10-25-5622) which includes licensed software that will be needed by new hires as well.

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

MUNICIPAL COURT

DEPARTMENTAL VISION STATEMENT
To provide excellence in service, preserve and manage court records, and provide access to legal documents filed in our office.

FUNCTIONS
• Citations
• Court Dockets
• Warrants
• Collections

The Manvel Municipal Court handles Class-C fine-only criminal misdemeanor and City Ordinance violations. The Manvel Municipal Court has a Presiding Judge, Alternate Judges, Court Administrator and Deputy Court Clerks.

The Court Administrator supervises the clerical staff of the Municipal Court. All court staff works closely with other city departments to ensure the vision of the municipal court is carried out effectively, efficiently and impartially.

The functions or duties of the Court Clerks include: processing citations, accepting and preparing complaints, scheduling cases, preparing dockets, notifying defendants of hearings, maintaining all court records (including complaints, citations, warrants, pleadings and judgments), preparing state reports and preparing affidavits and appeals. The Court Clerks record and properly disburse funds for fines collected. The Clerks maintain the collection agency program and the failure to appear reporting program under a contract with DPS, the City and Omni Base. The Clerks also prepare jury summons, prepare subpoenas and manage other associated duties of trial preparation.

The Municipal Court Judges preside over all arraignment hearings, sign arrest and capias pro fine warrants, preside over trials (both jury and non-jury), set bonds, and perform magistrate functions for prisoners and juveniles.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
Court Administrator	1	1	1	1	1
Deputy Court Clerk	1	2	2	2	2
Total	**2**	**2**	**3**	**3**	**3**
Part-time Deputy Court Clerk	-	-	-	-	2
Presiding Judge	1	1	1	1	1
Alternate Judge	1	1	1	1	1

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

		FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Court Expenditures								
Personnel Services								
10-30-5000	Salaries	106,043	146,010	152,249	188,612	188,612	148,176	219,627
10-30-5002	Overtime	253	238	999	1,500	1,500	1,614	2,000
10-30-5003	Holiday Pay	-	-	-	-	-	-	-
10-30-5006	Longevity	840	960	900	960	960	960	60
10-30-5010	FICA Expense	7,806	10,484	11,317	14,617	14,617	11,288	16,959
10-30-5012	Unemployment Insurance	-	486	-	-	-	-	-
10-30-5030	Health Insurance	23,227	28,084	25,557	27,728	27,728	24,604	27,726
10-30-5031	Vision Insurance	288	329	299	324	324	291	355
10-30-5032	Life & LTD	522	589	557	617	617	539	602
10-30-5033	Dental	1,204	1,510	1,250	1,356	1,356	1,215	1,355
10-30-5034	Retirement	13,483	15,386	14,792	14,488	14,488	14,366	12,801
10-30-5038	Flex	89	146	133	144	144	119	133
10-30-5039	Flex Card - Health Ins	900	954	1,106	1,200	1,200	987	1,200
10-30-5040	Workers Compensation	652	316	298	370	370	298	429
Total Personnel Services		**155,308**	**205,491**	**209,456**	**251,916**	**251,916**	**204,457**	**283,247**
Commodities								
10-30-5222	Postage	787	766	977	900	900	640	500
10-30-5230	Office Expense	4,270	3,430	2,686	3,500	3,500	3,370	3,000
10-30-5240	Minor Tools & Equipment	1,934	770	-	1,000	1,000	553	2,000
Total Commodities		**6,991**	**4,966**	**3,663**	**5,400**	**5,400**	**4,563**	**5,500**
Contractual Services								
10-30-5405	Jail Housing	270	450	-	500	500	-	500
10-30-5410	Magistrating Expenses	4,500	419	-	2,000	2,000	-	-
10-30-5418	Employment Testing	-	-	-	-	-	-	150
10-30-5440	Computer Maintenance/Support	7,677	8,067	10,264	12,000	12,000	14,056	12,500
10-30-5441	Computer Software	-	-	-	-	-	-	-
10-30-5445	Telephone	1,233	1,121	1,325	1,400	1,400	543	1,500
10-30-5448	Court Interpreter	4,200	5,800	3,350	6,400	6,400	4,133	5,000
10-30-5451	Prosecuting Attorney	14,925	20,700	25,813	35,000	35,000	20,850	31,000
10-30-5485	Municipal Court Judge	19,706	5,188	-	-	-	-	-
10-30-5580	Warrant Fees	24,200	21,683	24,496	21,000	21,000	15,657	25,000
Total Contractual Services		**76,711**	**63,427**	**65,247**	**78,300**	**78,300**	**55,239**	**75,650**
Other Servies								
10-30-5615	Credit Card Processing Fees	2,963	2,677	4,288	4,500	4,500	2,959	4,500
10-30-5622	Dues & Subscriptions	40	305	337	3,750	3,750	4,347	4,000
10-30-5634	Jury cost	821	776	186	1,100	1,100	-	-
10-30-5645	Training & Travel	1,025	1,421	928	2,000	2,000	3,533	4,000
10-30-5650	Mileage	69	157	-	375	375	-	250
Total Other Services		**4,919**	**5,336**	**5,739**	**11,725**	**11,725**	**10,839**	**12,750**
Total Court Expenditures		**243,929**	**279,222**	**284,105**	**347,341**	**347,341**	**275,097**	**377,147**

The only significant increase for the Municipal Court will be the addition of two part-time employees (10-30-5000) and the FICA expense associated with the additions.

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

DEVELOPMENT SERVICES

DEPARTMENTAL VISION STATEMENT
To encourage high quality, sustainable and equitable growth and development of Manvel by facilitating more options for abundant housing, thriving neighborhoods, exceptional design in architecture and public spaces, preservation of historic resources, innovative regulatory practices, safe and durable buildings, attentive customer service, and resident involvement.

FUNCTIONS
• Planning
• Engineering
• Permits
• Inspections
• GIS

The Development Services Department is responsible for the orderly and logical growth of the City by providing professional support to citizens, developers, builders, and contractors. The Department also provides support to the City Council, appointed boards and commissions, and other City departments. The Development Services Department is responsible for the implementation of the Code of Ordinances, Building Codes, and other adopted plans through review of planning and zoning regulations, construction plans, inspections, permits, and new policies or amendments. The Department also provides GIS services with an overarching goal of fulfilling the geospatial demands and mapping needs for all City departments, staff and personnel, as well as citizens and businesses.

	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
Development Services Director	1	1	1	1	1
Permits Specialist	2	2	2	2	3
Planner	-	-	-	1	1
GIS Specialist	-	-	-	1	1
Assistant City Engineer	-	-	-	-	1
Associate Planner	-	-	-	-	1
Administrative Assistant	-	-	-	-	1
Total	**3**	**3**	**3**	**5**	**9**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Development Services Expenditures							
Personnel Services							
10-40-5000 Salaries	86,322	170,527	184,826	269,813	299,813	216,390	645,750
10-40-5002 Overtime	151	1,715	1,433	2,000	2,000	855	1,500
10-40-5003 Holiday Pay	-	-	-	-	-	-	-
10-40-5006 Longevity	900	900	1,020	1,200	1,200	1,200	1,440
10-40-5010 FICA Expense	5,636	11,801	13,391	20,886	24,086	15,791	116,265
10-40-5012 Unemployment Insurance	-	61	-	-	-	-	-
10-40-5030 Health Insurance	15,243	19,552	28,045	41,592	44,742	30,548	92,419
10-40-5031 Vision Insurance	189	229	328	487	527	361	1,183
10-40-5032 Life & LTD	363	761	632	1,159	1,309	737	2,811
10-40-5033 Dental	790	1,051	1,371	2,034	2,209	1,509	4,517
10-40-5034 Retirement	11,116	20,422	20,705	28,038	31,138	22,500	62,582
10-40-5035 Cell Phone Allowance	-	-	-	-	-	-	-
10-40-5038 Flex	78	142	146	217	247	138	444
10-40-5039 Flex Card - Health Ins	700	1,185	1,214	1,800	1,955	1,151	4,001
10-40-5040 Workers Compensation	550	316	396	528	528	425	1,255
Total Personnel Services	**122,038**	**228,661**	**253,507**	**369,754**	**409,754**	**291,606**	**934,167**
Commodities							
10-40-5230 Office Expense	846	3,472	1,690	4,000	4,000	2,122	4,000
10-40-5240 Minor Tools & Equipment	8,849	4,633	172	20,000	20,000	13,103	20,000
10-40-5260 Apparel	-	-	-	-	-	-	2,000
Total Commodities	**9,695**	**8,105**	**1,862**	**24,000**	**24,000**	**15,225**	**26,000**
Contractual Services							
10-40-5360 Plat Fees	39,338	46,353	26,746	35,000	35,000	3,280	-
10-40-5412 Plan Reviews	173,040	254,397	159,643	175,000	175,000	118,644	175,000
10-40-5418 Employment Testing	-	-	-	-	-	-	600
10-40-5438 County Recording Fees	-	-	-	-	-	-	-
10-40-5439 Inspections	422,819	625,045	503,168	600,000	560,000	321,013	500,000
10-40-5440 Computer Maintenance/Support	10,000	11,000	9,840	17,333	17,333	19,837	58,940
10-40-5441 Computer Software	-	-	-	-	-	-	-
Total Contractual Services	**645,197**	**936,795**	**699,397**	**827,333**	**787,333**	**462,775**	**734,540**
Other Services							
10-40-5615 Credit Card Processing Fees	7,905	12,222	18,080	12,500	12,500	33,960	42,500
10-40-5622 Dues & Subscriptions	-	-	-	-	-	-	2,500
10-40-5625 Publications	-	-	-	-	-	-	-
10-40-5645 Training & Travel	-	3,260	1,577	8,000	8,000	2,582	8,000
10-40-5650 Mileage	-	-	-	500	500	22	250
10-40-5700 Vehicle/Equip Replacement Fees	-	-	15,000	-	-	-	7,500
10-40-5800 Eng/Consulting/Planning Fees	40,381	62,514	65,010	75,000	75,000	28,724	75,000
Total Other Services	**48,286**	**77,996**	**99,667**	**96,000**	**96,000**	**65,289**	**135,750**
Capital Outlays							
10-40-6010 Capital Outlay - Technology	-	-	-	-	-	-	-
10-40-6030 Capital Outlay - Vehicle	-	-	-	-	-	-	-
Total Captial Outlays	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Development Services Expenditures	**825,216**	**1,251,558**	**1,054,433**	**1,317,087**	**1,317,087**	**834,894**	**1,830,457**

Significant increases for the Development Services department include 4 new positions (10-40-5000) and the personnel costs associated with new hires, computer maintenance/support (10-40-5440) for the MyGov update and new hires needing software platforms, and credit card processing fees (10-40-5615) which increase as the City grows and sees payments for permits using credit cards increase.

City of Manvel, Texas

========== FY2020-21 ANNUAL BUDGET ==========

PUBLIC WORKS

DEPARTMENTAL VISION STATEMENT
To provide public infrastructure and municipal services that protect and enrich the daily lives of those who live, work, and visit the City of Manvel.

FUNCTIONS
• Streets and Sign Maintenance
• Parks
• Drainage
• Facility Maintenance
• Fleet Maintenance

The Department of Public Works is responsible for repairs and maintenance of the City's streets, roadway construction, right-of-way, storm drains, parks, trees, buildings and related facilities.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
Public Works Director	1	1	1	-	-
Director of Community Services	-	-	-	1	1
Street Superintendent	1	1	1	1	1
Heavy Equipment Operator	3	3	3	3	3
Maintenance Worker	3	4	4	4	6
Administrative Assistant	-	-	-	-	1
Total	**8**	**9**	**9**	**9**	**12**
Part-time Maintenance Worker	2	2	2	2	1

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

		FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Public Works Expenditures								
Personnel Services								
10-50-5000	Salaries	308,317	369,475	351,061	442,622	407,622	350,276	584,007
10-50-5002	Overtime	2,367	3,642	3,801	4,000	4,000	4,597	4,000
10-50-5003	Holiday Pay	-	-	-	-	-	-	-
10-50-5006	Longevity	4,440	3,000	3,480	1,860	1,860	1,680	1,440
10-50-5007	Part Time Wages	2,040	8,308	2,949	9,100	9,100	4,809	7,280
10-50-5010	FICA Expense	22,928	26,474	25,931	35,120	35,120	26,102	45,696
10-50-5012	Unemployment Insurance	-	1,296	-	-	-	-	-
10-50-5030	Health Insurance	58,793	77,178	68,388	83,185	83,185	66,779	110,903
10-50-5031	Vision Insurance	729	912	800	973	973	789	1,420
10-50-5032	Life & LTD	1,226	1,719	1,462	1,953	1,953	1,374	2,638
10-50-5033	Dental	3,049	4,148	3,368	4,067	4,067	3,298	5,420
10-50-5034	Retirement	39,597	44,769	39,684	46,213	46,213	36,894	56,925
10-50-5035	Cell Phone Allowance	485	1,869	1,691	1,500	1,500	931	600
10-50-5038	Flex	233	352	312	433	433	344	533
10-50-5039	Flex Card - Health Ins	2,067	2,941	2,592	3,601	3,601	2,865	4,801
10-50-5040	Workers Compensation	20,426	19,167	17,307	11,635	11,635	9,375	16,238
10-50-5099	Salary Reserve	-	-	-	-	-	-	-
Total Personnel Services		**466,696**	**565,252**	**522,825**	**646,262**	**611,262**	**510,113**	**841,901**
Commodities								
10-50-5212	Safety Equipment/Supplies	1,914	2,190	2,935	3,000	3,000	3,870	8,000
10-50-5220	Janitorial Supplies & Cleaning	496	822	1,172	1,000	1,000	4,441	6,000
10-50-5225	Fuel	38,571	41,230	35,402	45,000	45,000	35,135	50,000
10-50-5230	Office Expense	3,730	1,262	2,072	2,500	2,500	3,312	2,500
10-50-5235	Street Signs	8,780	13,146	8,086	13,000	13,000	20,738	26,000
10-50-5240	Minor Tools & Equipment	7,235	11,368	8,114	10,000	10,000	13,891	15,000
10-50-5250	Road Materials	38,212	40,819	55,482	65,000	65,000	48,673	65,000
10-50-5252	Road Repair-Pipeline Reimbursed	-	1,408	-	-	-	-	-
Total Commodities		**98,938**	**112,245**	**113,263**	**139,500**	**139,500**	**130,061**	**172,500**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

		FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Contractual Services								
10-50-5375	Bridge Repairs	-	169	-	-	-	-	-
10-50-5376	Sidewalk Repairs	20,563	32,461	17,107	30,000	30,000	32,323	45,000
10-50-5418	Employment Testing	-	-	-	-	-	-	1,000
10-50-5420	Electricity	-	-	-	-	-	-	3,500
10-50-5421	Electrical Service	3,015	3,541	3,522	3,500	3,500	2,659	-
10-50-5432	Rental Equipment	16,860	38,991	31,847	25,000	25,000	33,615	35,000
10-50-5436	Communications Expense	938	1,211	2,867	1,500	1,500	1,907	2,000
10-50-5437	Striping	-	19,589	14,419	30,000	30,000	170	35,000
10-50-5445	Telephone	85	-	-	-	-	69	-
10-50-5446	Uniforms	7,310	9,639	11,157	10,000	10,000	11,685	8,000
10-50-5453	Grounds Maintenance - Croix	-	-	-	-	-	-	-
10-50-5455	Leased Property	935	935	1,029	1,000	1,000	1,371	1,500
10-50-5456	Ditch Mowing	56,601	35,735	32,393	45,000	45,000	1,481	45,000
10-50-5457	Clean up/Trash Disposal	-	5,673	7,104	10,000	10,000	2,626	10,000
10-50-5480	Contractt Labor - Public Works	-	-	-	-	-	-	-
10-50-5550	Radio Usage	4,428	5,412	5,412	5,500	5,500	5,500	5,500
10-50-5570	Ditch Cleaning	6,787	44,144	26,638	50,000	50,000	39,027	50,000
Total Contractual Services		**117,524**	**197,500**	**153,495**	**211,500**	**211,500**	**132,432**	**241,500**
Other Services								
10-50-5618	Job Recruiting	110	-	-	1,000	1,000	-	-
10-50-5635	Building Repair/Maintenance	13,780	16,325	13,240	20,000	20,000	4,072	15,000
10-50-5638	Vehicle Repairs/Maintenance	42,052	36,127	51,638	50,000	50,000	48,975	55,000
10-50-5640	Street Repairs	171,194	174,812	-	175,000	175,000	57,851	175,000
10-50-5645	Training & Travel	1,362	244	30	5,000	5,000	787	10,000
10-50-5700	Vehicle/Equip Replacement Fees	97,621	112,434	91,000	90,000	90,000	70,778	95,000
10-50-5800	Professional Services	-	-	-	50,000	50,000	-	-
Total Other Services		**326,118**	**339,941**	**155,907**	**391,000**	**391,000**	**182,463**	**350,000**
Capital Outlays								
10-50-6020	Capital Outlay - Equipment	9,773	29,696	-	-	-	-	-
10-50-6030	Capital Outlay - Vehicle	-	-	-	-	35,000	436,590	80,000
10-50-6035	Capital Outlay - Street Reconstructior	-	282,694	7,331	300,000	300,000	300,000	300,000
10-50-6070	Capital Outlay - Improvements	17,427	-	-	-	-	-	-
Total Capital Outlays		**27,200**	**312,390**	**7,331**	**300,000**	**335,000**	**736,590**	**380,000**
Total Public Works Expenditures		**1,036,476**	**1,527,329**	**952,821**	**1,688,262**	**1,688,262**	**1,691,658**	**1,985,901**

Significant increases for the Public Works department include the addition of 3 positions (10-50-5000) and the personnel costs associated with those positions, street signs (10-50-5235) to upgrade and install new signage, sidewalk repairs (10-50-5376) to address more of the repairs needed, and capital outlay – vehicle (10-50-6030) for vehicles for the new personnel.

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

FIRE MARSHAL/CODE ENFORCEMENT

DEPARTMENTAL VISION STATEMENT
To make the City of Manvel a safe place to live, work, and visit, by protecting individuals, preserving property, promoting a clean community and maintaining an exceptional quality of life.

FUNCTIONS
• Fire Marshal
• Code Enforcement
• Fire Training/Public Education

The Fire Marshal Department is responsible for conducting plan reviews of commercial buildings and performing inspections of new and existing structures within the city and ETJ to ensure they meet current Fire Codes and City ordinances. The Fire Marshal Department responds to fire incidents to determine the origin and cause, investigate activities leading up to the fire, interview witnesses and makes arrests as needed. The Fire Marshal Department also inspects new and existing occupancies to maintain code requirements in buildings and properties to protect individuals from fire and life safety hazards. The Fire Marshal Department also responds to complaints of property violations such as tall grass/weeds and trash/debris on properties and assists the owners to bring the properties cleaned up to Code.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
Director of Fire Safety/CE	-	-	-	-	1
Fire Marshal	1	1	1	1	1
Deputy Fire Marshal	1	1	1	1	1
Code Enforcement Officer	1	1	1	2	2
Total Full-Time Employees	**3**	**3**	**3**	**4**	**5**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Fire Marshal/CE Expenditures							
Personnel Services							
10-70-5000 Salaries	112,677	169,309	175,435	235,539	235,539	98,995	332,731
10-70-5002 Overtime	116	969	1,287	1,500	1,500	318	1,500
10-70-5003 Holiday Pay	-	-	-	-	-	-	-
10-70-5006 Longevity	660	840	900	1,080	1,080	780	840
10-70-5010 FICA Expense	8,472	12,234	13,326	18,216	18,216	7,533	25,633
10-70-5012 Unemployment Insurance	-	486	-	-	-	-	-
10-70-5030 Health Insurance	18,872	28,439	28,664	36,971	36,971	14,265	46,210
10-70-5031 Vision Insurance	234	333	335	432	432	169	592
10-70-5032 Life & LTD	534	757	720	1,013	1,013	352	1,447
10-70-5033 Dental	979	1,529	1,450	1,808	1,808	704	2,258
10-70-5034 Retirement	14,414	20,308	19,568	24,455	24,455	10,421	32,326
10-70-5035 Cell Phone Allowance	-	346	-	-	-	-	-
10-70-5038 Flex	80	148	97	192	192	75	222
10-70-5039 Flex Card - Health Ins	884	1,231	810	1,600	1,600	624	2,000
10-70-5040 Workers Compensation	2,717	316	2,500	978	978	788	1,376
10-70-5099 Salary Reserve	-	-	-	-	-	-	-
Total Personnel Services	**160,638**	**237,245**	**245,094**	**323,784**	**323,784**	**135,025**	**447,135**
Commodities							
10-70-5217 Public Education & Materials	1,322	795	-	2,000	2,000	-	1,000
10-70-5222 Postage	185	65	48	150	150	20	200
10-70-5225 Fuel	2,599	2,982	2,497	4,000	4,000	1,947	4,000
10-70-5230 Office Expense	334	3,027	1,700	3,000	3,000	480	3,000
10-70-5240 Minor Tools & Equipment	53,179	7,679	1,990	26,000	26,000	3,768	10,000
Total Commodities	**57,620**	**14,547**	**6,236**	**35,150**	**35,150**	**6,214**	**18,200**
Contractual Services							
10-70-5350 Fire Marshal Services	-	-	-	-	-	-	-
10-70-5400 Legal Fees	-	-	-	-	-	6,900	-
10-70-5418 Employment Testing	-	-	-	-	-	-	450
10-70-5432 Rental Equipment	3,313	3,313	3,313	6,000	6,000	-	2,500
10-70-5440 Computer Maintenance/Support	4,800	4,960	4,943	5,000	5,000	4,920	7,500
10-70-5441 Computer Software	460	840	-	1,900	1,900	-	-
10-70-5445 Telephone	2,348	4,708	6,969	6,000	6,000	6,177	6,500
10-70-5446 Uniforms	630	5,821	2,122	3,000	3,000	1,966	3,000
10-70-5452 Code Enforcement/Abatement	-	969	-	15,000	15,000	800	20,000
10-70-5550 Radio Usage	2,568	2,952	2,952	3,250	3,250	3,250	3,250
Total Contractual Services	**14,119**	**23,562**	**20,298**	**40,150**	**40,150**	**24,013**	**43,200**
Other Services							
10-70-5622 Dues & Subscriptions	1,157	838	671	1,250	1,250	236	1,250
10-70-5638 Vehicle Repairs/Maintenance	1,729	1,678	674	3,000	3,000	1,982	3,500
10-70-5645 Training & Travel	1,280	2,522	3,536	8,500	8,500	1,907	5,500
10-70-5660 Investigative Expense	(214)	-	-	2,000	2,000	-	1,000
10-70-5700 Vehicle/Equip Replacement Fees	28,701	26,989	18,000	20,000	20,000	14,000	20,000
10-70-5701 Legal Fees	-	-	-	-	-	-	-
10-70-5800 Professional Services	-	-	-	-	-	6,590	-
Total Other Services	**32,654**	**32,028**	**22,881**	**34,750**	**34,750**	**24,715**	**31,250**
Capital Outlays							
10-70-6020 Capital Outlay - Equipment	-	-	-	-	-	-	-
10-70-6030 Capital Outlay - Vehicle	34,868	-	-	35,000	35,000	-	-
Total Capital Outlays	**34,868**	**-**	**-**	**35,000**	**35,000**	**-**	**-**
Total Fire Marshal/CE Expenditures	**299,899**	**307,382**	**294,508**	**468,834**	**468,834**	**189,967**	**539,785**

Significant increases for the Fire Marshal department include hiring of one position (10-70-5000) and the personnel costs associated, and the increase for code enforcement/abatement (10-70-5452) to account for increased property enforcement cost increases.

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

EMERGENCY MANAGEMENT

DEPARTMENTAL VISION STATEMENT
To provide timely and effective emergency management services to the citizens, visitors and City staff.

FUNCTIONS
• Emergency Management

During FY2017, the City Manager was appointed as the Emergency Management Director and the Fire Marshal was appointed as the Assistant Emergency Management Coordinator. The Police Chief has since assumed the Assistant position. This department performs the functions of planning, preparation, recovery and reduction of the impact of any type of disaster that could affect the City.

City departments also assist with particular responsibilities through an Emergency Operations Plan and would act accordingly to the plan if the City experienced any disaster. The City receives various levels of training and periodically performs different types of emergency response exercises in order to meet the state and federal guidelines and measure the preparedness level of all departments.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
Emergency Management Director (City Manager)	1	1	1	1	1
Asst. Emergency Management Coordinator (Police Chief)	1	1	1	1	1
Total Officers	**2**	**2**	**2**	**2**	**2**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Emergency Management Expenditures							
Personnel Services							
10-71-5000 Salaries - Disaster	-	-	4,286	-	-	-	-
10-71-5002 Overtime - Disaster	-	-	3,717	-	-	-	-
10-71-5010 FICA Expense - Disaster	-	-	116	-	-	-	-
10-71-5034 Retirement - Disaster	-	-	861	-	-	-	-
10-71-7600 Disaster - Regular Pay	-	-	619	-	-	-	-
10-71-7601 Disaster - Overtime Pay	-	-	-	-	-	-	-
10-71-7602 Disaster - FICA Expense	(52)	-	-	-	-	-	-
10-71-7603 Disaster - WC Expense	-	-	-	-	-	-	-
10-71-7604 Disaster - Retirement Expense	-	-	-	-	-	-	-
10-71-7606 Disaster - TWC Expense	-	-	-	-	-	-	-
Total Personnel Services	**(52)**	**-**	**9,599**	**-**	**-**	**-**	**-**
Commodities							
10-71-5217 Public Education & Materials	-	-	-	-	-	-	-
10-71-5222 Postage	-	-	-	-	-	-	-
10-71-5225 Fuel	-	-	-	2,000	2,000	-	-
10-71-5230 Office Expense	-	-	-	-	-	-	-
10-71-5240 Minor Tools & Equipment	4,195	952	14,693	30,000	30,000	800	30,000
Total Commodities	**4,195**	**952**	**14,693**	**32,000**	**32,000**	**800**	**30,000**
Contractual Services							
10-71-5441 Computer Software	-	-	-	-	-	-	-
10-71-5458 Maintenance Agreements	-	-	-	-	-	-	-
Total Contractual Services	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Other Services							
10-71-5638 Vehicle Repairs/Maintenance	-	-	-	2,500	2,500	321	-
10-71-5645 Training & Travel	1,334	1,221	-	6,000	6,000	-	4,500
10-71-5700 Vehicle/Equip Replacement Fees	-	6,487	9,017	9,000	9,000	7,000	-
10-71-5748 Emergency Notification	-	4,376	4,376	5,000	5,000	4,376	5,000
10-71-5800 Professional Services	-	-	-	5,000	5,000	-	5,000
10-71-7605 Hurricane Harvey - Other Costs	72,222	-	-	-	-	-	-
10-71-7607 COVID 19 - Other Costs	-	-	-	-	-	-	-
10-71-7608 Disaster - General Expenses	-	-	2,317	250,000	250,000	-	500,000
Total Other Services	**73,556**	**12,084**	**15,710**	**277,500**	**277,500**	**11,697**	**514,500**
Capital Outlays							
10-71-6030 Capital Outlay - Vehicle	8,450	-	37,104	-	-	-	-
Total Capital Outlays	**8,450**	**-**	**37,104**	**-**	**-**	**-**	**-**
Total Emergency Management Expenditures	**86,148**	**13,036**	**77,106**	**309,500**	**309,500**	**12,497**	**544,500**

The only significant increase is for disaster – general expenses (10-71-7608) for funding for the City in case of a large emergency which is offset by a revenue transfer from a fund balance that has been set aside for emergency use if needed.

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

POLICE

DEPARTMENTAL VISION STATEMENT
The members of the Manvel Police Department are committed to excellence in law enforcement and are dedicated to the people, traditions and diversity of our City.

FUNCTIONS
• Administration
• Criminal Investigations
• Patrol
• Communications
• Support Staff

The Police Department is responsible for maintaining the safety of the citizens of the City of Manvel as well as the persons who travel to and visit our city. This is accomplished by vigilant patrol and rapid response to calls for service. The officers of the Police Department are responsible for enforcing Federal, State and Local Laws. The members of the Police Department take pride in the standard they set with the relationship between the community and their Police Department.

The Police Department is commanded by the Chief of Police who oversees the overall activities of the department and the different divisions. The Chief of Police writes and sets policy for the department, researches and compiles reports for criminal statistics, manages the department's budget and purchasing, approves leave and requested training, responds to assist on calls for service, enforces traffic and criminal law and any other duty that would maintain the efficiency of the department.

The Criminal Investigations Division (CID) consists of a Detective Sergeant and an Investigator. The Criminal Investigations Division is responsible for investigating reported criminal activity, obtaining arrest warrants and managing evidence. The CID responds to major criminal offenses, processes crime scenes and collects evidence for investigation and prosecution. They also process evidence for fingerprints or identifiers (such as DNA) that would positively determine a suspect in a case.

The Patrol Division is made up of Patrol Sergeants and Patrol Officers. The officers of the department are responsible for patrolling the city and enforcing Federal, State and Municipal Laws. Officers enforce traffic law, investigate accidents, respond to and handle calls for service, animal complaints, business and residential alarms, conduct vacation watches and close patrols. Officers write reports and investigate criminal activity which includes processing scenes for evidence, collecting evidence, submitting reports for investigation and prosecution, obtaining warrants for arrest and making arrests of individuals identified as suspects in criminal cases.

During fiscal year 2019-20, the department started the Traffic Division. The Traffic Division falls under the patrol operations of the department. Traffic officers are specially trained in collision re-construction and investigation, DWI enforcement and Impaired Driving investigations. They concentrate in high traffic areas or locations where the department has received complaints of speeding or reckless driving.

The department's Communications Division has five personnel assigned. Telecommunications Officers answer the incoming administrative phone calls, 911 emergency calls and dispatch for the Manvel Police Department, Manvel Fire Department and the Alvin Independent School District Police on weekends and holidays.

The department also created an Administrative Assistant/ Office Manager Position. This position handles the records management of the department, compiles data for monthly and quarterly reports, compiles data for the National Incident Base Reporting System (NIBRS) to be submitted monthly, and compiles public information records request. The Administrative Assistant also reviews reports and prepares the reports along with supporting documents to be submitted for prosecution. They monitor the records management system as well as the Computer Aided Dispatch (CAD) system to ensure the data entry is correct. Additionally, they monitor the training of the communications personnel and department personnel who have access to the Texas Law Enforcement Telecommunications System (TLETS) system, monitors the Mobile and Body Camera Systems, and is currently in training for the administrative role with the Records Management/CAD transition.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
Police Chief	1	1	1	1	1
Police Captain	-	1	1	1	1
Patrol Sergeant	4	4	4	4	4
Administrative Sergeant	-	-	-	1	1
Detective Sergeant	1	1	1	1	1
Detective	1	1	1	2	2
Patrol Officer	12	14	14	14	22
Office Manager	-	1	1	1	1
Dispatch Supervisor	1	1	1	1	-
Dispatcher	5	4	4	4	7
Records Clerk	-	-	-	-	1
Total Full-Time Employees	**25**	**28**	**28**	**30**	**41**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

		FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Police Expenditures								
Personnel Services								
10-90-5000	Salaries	1,224,519	1,237,830	1,495,579	1,714,695	1,714,695	1,593,621	2,262,560
10-90-5001	Additional Compensation	58	-	-	-	-	-	-
10-90-5002	Overtime	16,330	18,824	47,659	25,000	25,000	38,713	35,000
10-90-5003	Holiday Pay	-	-	-	-	-	-	-
10-90-5006	Longevity	3,660	4,380	4,140	5,880	5,880	5,580	6,480
10-90-5008	Bailiff	704	-	-	-	-	-	-
10-90-5009	Certification	-	-	-	-	-	-	16,200
10-90-5010	FICA Expense	89,298	88,792	114,007	133,605	133,605	120,599	177,567
10-90-5012	Unemployment Insurance	-	4,050	-	-	-	-	-
10-90-5030	Health Insurance	217,389	218,500	239,387	277,283	277,283	240,721	360,435
10-90-5031	Vision Insurance	2,696	2,557	2,805	3,244	3,244	2,851	4,614
10-90-5032	Life & LTD	5,226	4,950	6,145	7,447	7,447	6,462	10,148
10-90-5033	Dental	11,160	11,746	11,812	13,558	13,558	11,916	17,616
10-90-5034	Retirement	112,372	149,411	171,287	179,363	179,363	169,076	223,932
10-90-5035	Cell Phone Allowance Expense	-	456	623	900	900	646	900
10-90-5038	Flex	717	921	1,168	1,444	1,444	1,176	1,732
10-90-5039	Flex Card - Health Ins	8,752	7,633	9,700	12,002	12,002	9,780	15,603
10-90-5040	Workers Compensation	19,843	22,878	21,593	27,476	27,476	22,137	36,772
10-90-5099	Salary Reserve	-	-	-	-	-	-	-
Total Personnel Services		**1,712,725**	**1,772,928**	**2,125,905**	**2,401,897**	**2,401,897**	**2,223,278**	**3,169,559**
Commodities								
10-90-5210	Supplies	2,061	2,455	2,468	4,000	4,000	1,015	3,000
10-90-5211	Supplies - Crime Prevention	(324)	705	325	2,000	2,000	1,095	1,500
10-90-5220	Janitorial Supplies & Cleaning	1,174	1,293	1,758	2,000	2,000	1,061	7,400
10-90-5222	Postage	613	558	664	1,500	1,500	865	1,000
10-90-5225	Fuel	48,254	39,014	47,906	55,000	55,000	43,800	55,000
10-90-5230	Office Expense	4,092	4,406	5,000	5,000	5,000	3,719	5,000
10-90-5240	Minor Tools & Equipment	72,993	78,237	6,327	55,000	55,000	18,293	80,000
Total Commodities		**128,863**	**126,667**	**64,448**	**124,500**	**124,500**	**69,846**	**152,900**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

		FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Contractual Services								
10-90-5364	Records & Evidence Storage	3,846	4,815	3,852	5,000	5,000	4,294	5,000
10-90-5370	Radio Repairs	615	339	1,150	1,000	1,000	-	1,000
10-90-5380	Building Repair & Maintenance	5,086	13,619	3,562	10,000	10,000	10,870	7,500
10-90-5418	Employment Testing	-	-	-	-	-	-	1,200
10-90-5420	Electricity	4,793	5,097	7,156	6,000	6,000	4,957	6,000
10-90-5430	Gas Utilities	278	257	273	3,000	3,000	247	400
10-90-5434	Bailiff - Security	-	-	-	-	-	-	-
10-90-5435	Safety & Water Testing	-	-	-	-	-	-	-
10-90-5436	Communications Expense	7,485	7,892	9,576	10,100	10,100	8,317	8,500
10-90-5440	Computer Maintenance/Support	900	42,186	13,821	-	-	-	2,500
10-90-5445	Telephone	19,599	20,741	28,908	22,000	22,000	31,695	22,000
10-90-5446	Uniforms	8,374	14,865	8,366	10,000	10,000	9,725	10,000
10-90-5458	Maintenance Agreements	56,588	62,485	155,003	75,835	75,835	108,156	85,000
10-90-5473	Animal Control Expense	33	69	20	250	250	172	250
10-90-5550	Radio Usage	17,712	18,696	19,188	18,750	18,750	18,750	22,000
Total Contractual Services		**125,308**	**191,060**	**250,874**	**161,935**	**161,935**	**197,184**	**171,350**
Other Services								
10-90-5618	Job Recruiting	690	640	385	800	800	1,147	750
10-90-5622	Dues & Subscriptions	451	507	750	1,000	1,000	1,260	1,000
10-90-5638	Vehicle Repairs/Maintenance	29,062	21,264	38,478	30,000	30,000	49,987	40,000
10-90-5645	Training & Travel	7,795	13,313	9,892	15,000	15,000	12,307	15,000
10-90-5646	Training - Mandatory	1,537	1,599	749	2,000	2,000	4,814	2,000
10-90-5659	Firearms/Taser	6,261	6,486	4,429	8,500	8,500	6,618	8,000
10-90-5660	Investigative Expense	1,310	820	1,320	3,000	3,000	3,734	2,500
10-90-5675	Education Reimbursement	-	-	-	500	500	-	-
10-90-5685	Jail Operations	-	-	248	400	400	-	400
10-90-5700	Vehicle/Equip Replacement Fees	115,975	138,207	65,000	65,000	65,000	50,555	65,000
Total Other Services		**163,081**	**182,836**	**121,250**	**126,200**	**126,200**	**130,422**	**134,650**
Capital Outlays								
10-90-6010	Capital Outlay - Technology	-	-	-	-	-	-	-
10-90-6020	Capital Outlay - Equipment	-	-	-	85,850	85,850	484,520	40,000
10-90-6030	Capital Outlay - Vehicle	44,514	54,564	-	90,000	90,000	74,734	300,000
10-90-6040	Capital Outlay - Furniture & Fixtures	-	-	-	-	-	-	-
10-90-6080	Capital Outlay - Building	-	13,758	-	-	-	-	20,000
Total Capital Outlays		**44,514**	**68,322**	**-**	**175,850**	**175,850**	**559,254**	**360,000**
Total Police Expenditures		**2,174,491**	**2,341,813**	**2,562,478**	**2,990,382**	**2,990,382**	**3,179,984**	**3,988,459**

Significant increases to the Police Department include the addition of 11 positions (10-90-5000) with four of those positions as half-year spots and all the personnel costs associated with new hires, minor tools & equipment (10-90-5240) for the supplies the new officers will need, vehicle repairs/maintenance (10-90-5638) for the work that will be needed on additional cars, capital outlay – vehicle (10-90-6030) for the purchase of cars to support the new hires, and capital outlay – building (10-90-6080) for workspace for the new positions.

City of Manvel, Texas

Section 7 - Special Revenue Funds

Community Impact Fee Fund

The Community Impact Fee Fund provides for the accounting of fees collected for the expansion of the water & wastewater system. These fees are calculated and reviewed according to state provisions.

Parks Fund

The Parks Fund provides for the accounting of committed funds for park land and development. This fund is designated as a Special Revenue Fund.

Hotel Occupancy Tax Fund

The Hotel Occupancy Tax Fund provides for the accounting of taxes collected from the hotels within the city. The collected money has to be spent on goods and services to promote tourism and the convention and hotel industry as per state law.

Municipal Jury Fund

The Municipal Jury Fund provides for the accounting of fees collected by the Municipal Court in accordance with state statute to provide for the payment to jury members who serve on a jury trial.

Court Security Fund

The Court Security Fund provides for the accounting of fees collected by the Municipal Court in accordance with state statute to purchase security equipment or supply bailiffs for the court proceedings.

Truancy Prevention Fund

The Truancy Prevention Fund provides for the accounting of fees collected by the Municipal Court in accordance with state statute to provide for truancy officers or proceedings in court that would occur for minors to prevent future court appearances as adults.

Court Technology Fund

The Court Technology Fund provides for the accounting of fees collected by the Court in accordance with state statute to purchase technology for the Court.

City of Manvel, Texas

Law Enforcement Fund

The Law Enforcement Fund provides for the accounting of money and/or property seized through various operations of the police department in accordance with state statute.

Public, Educational, and Government (PEG) Fee Fund

The PEG Fee Fund provides for the accounting of fees collected by cable companies doing business in the City of Manvel in accordance with state statute. The funds are provided to purchase improvements for PEG Access programming and these funds must be used only for the production of PEG Access programming, according to state law.

South Manvel Development Authority (SMDA) Fund

The SMDA Fund provides for the accounting of funds for development in the southern areas of Manvel located in TIRZ #3. This fund partners with the TIRZ #3 Fund and acts to use funds generated from property taxes to reinvest in development of the area.

Tax Increment Reinvestment Zone #3 (TIRZ #3) Fund

The TIRZ #3 Fund is for the accounting of funds collected in the defined zone of property in the southern area of Manvel. This is the revenue side which partners with the SMDA (that handles the expenditures) to reinvest in development of that area.

Manvel Economic Development Corp (MEDC) Fund

This MEDC Fund accounts for the Manvel Economic Development Corporation. The revenues are derived by using 1/3 of the amount of sales tax received by the City and are designated for economic development.

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

COMMUNITY IMPACT FEE FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Community Impact Fee Fund Revenues							
Interest Revenues							
45-06-4600 Interest Income	7,975	266	6,156	7,500	7,500	594	750
Total Interest Revenues	**7,975**	**266**	**6,156**	**7,500**	**7,500**	**594**	**750**
Other Source Revenues							
45-07-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Utility Revenues							
45-08-4334 Impact Fee - Water	299,741	397,848	350,997	370,000	370,000	489,377	475,000
45-08-4336 Impact Fee - Wastewater	68,987	99,647	113,133	110,000	110,000	300,572	125,000
Total Utility Revenues	**368,728**	**497,495**	**464,130**	**480,000**	**480,000**	**789,949**	**600,000**
Transfer-In Revenues							
45-09-4962 Transfer in	-	-	-	-	-	-	-
Total Transfer-In Revenues	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Community Impact Fee Fund Revenues	**376,704**	**497,761**	**470,286**	**487,500**	**487,500**	**790,544**	**600,750**
Community Impact Fee Fund Expenditures							
Contractual Services							
45-10-5506 Refunds to Developers	123,200	-	-	-	-	-	-
Total Contractual Services	**123,200**	**-**	**-**	**-**	**-**	**-**	**-**
Other Services							
45-10-5800 Eng/Consulting/Planning Fees	-	-	5,000	500	500	-	500
Total Other Services	**-**	**-**	**5,000**	**500**	**500**	**-**	**500**
Capital Outlays							
45-54-6070 Capital Outlay - Improvements	-	-	-	-	-	-	-
45-54-6080 Capital Outlay - Building	-	-	-	-	-	-	-
45-54-6090 Capital Outlay - Land/Easement	-	-	-	-	-	-	-
45-56-6070 Capital Outlay - Improvements	-	-	-	-	-	-	-
45-56-6080 Capital Outlay - Building	-	-	-	-	-	-	-
45-56-6090 Capital Outlay - Land/Easement	-	-	-	-	-	-	-
Total Capital Outlays	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Transfer-Out							
45-10-8582 Transfer To - Capital Projects Fund	310,000	400,000	400,000	487,000	487,000	1,401,980	600,250
Total Transfer-Out	**310,000**	**400,000**	**400,000**	**487,000**	**487,000**	**1,401,980**	**600,250**
Total Community Impact Fee Fund Expenditures	**433,200**	**400,000**	**405,000**	**487,500**	**487,500**	**1,401,980**	**600,750**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

PARKS FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Parks Fund Revenues							
Interest Revenues							
55-06-4600 Interest Income	3	53	-	-	-	-	-
55-07-4600 Interest Income	1,371	-	-	-	-	-	-
Total Interest Revenues	**1,375**	**53**	**-**	**-**	**-**	**-**	**-**
Other Source Revenues							
55-07-4811 Other Income	-	31,000	-	-	-	-	-
Total Other Source Revenues	**-**	**31,000**	**-**	**-**	**-**	**-**	**-**
Transfer-In Revenues							
55-07-4950 Transfer In - Gen Fund	100,000	15,500	-	-	-	-	-
55-07-4954 Transfer In - Capital Projects Fund	-	-	-	-	-	-	-
55-09-4950 Transfer In - Gen Fund	-	-	25,000	289,100	289,100	429,100	289,000
55-09-4954 Transfer From - Capital Projects Fund	-	-	-	-	-	-	-
Total Transfer-In Revenues	**100,000**	**15,500**	**25,000**	**289,100**	**289,100**	**429,100**	**289,000**
Total Parks Fund Revenues	**101,375**	**46,553**	**25,000**	**289,100**	**289,100**	**429,100**	**289,000**
Parks Fund Expenditures							
Commodities							
55-07-5220 Janitorial Supplies & Cleaning	1,126	-	-	-	-	-	-
55-55-5220 Janitorial Supplies & Cleaning	-	258	-	1,000	1,000	-	1,000
Total Commodities	**1,126**	**258**	**-**	**1,000**	**1,000**	**-**	**1,000**
Contractual Services							
55-07-5380 Building Repair & Maintenance	200	-	-	-	-	-	-
55-07-5420 Electricity	405	-	-	-	-	-	-
55-07-5453 Grounds Maintenance	15,290	-	-	-	-	-	-
55-55-5377 Beautification Projects	-	3,204	10,000	15,000	15,000	10,000	15,000
55-55-5380 Building Repair & Maintenance	-	1,800	55	2,500	2,500	2,391	2,500
55-55-5420 Electricity	-	514	394	600	600	374	500
55-55-5453 Grounds Maintenance	-	17,740	13,240	20,000	20,000	21,985	20,000
Total Contractual Services	**15,895**	**23,258**	**23,690**	**38,100**	**38,100**	**34,750**	**38,000**
Other Services							
55-55-5800 Professional Services	-	-	-	-	-	-	-
Total Other Services	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Capital Outlays							
55-07-6070 Capital Outlay - Improvements	74,792	-	-	-	-	-	-
55-55-6070 Capital Outlay - Improvements	1,309	22,947	-	250,000	250,000	140,000	250,000
Total Capital Outlays	**76,101**	**22,947**	**-**	**250,000**	**250,000**	**140,000**	**250,000**
Total Parks Fund Expenditures	**93,122**	**46,462**	**23,690**	**289,100**	**289,100**	**174,750**	**289,000**
Net Revenues over (Expenditures)	**8,253**	**91**	**1,310**	**-**	**-**	**254,350**	**-**
Fund Balance - Beginning	100,000	108,253	108,344	109,654	109,654	109,654	364,004
Fund Balance - Transfer Out	-	-	-	-	-	-	-
Fund Balance - Ending	**108,253**	**108,344**	**109,654**	**109,654**	**109,654**	**364,004**	**364,004**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

HOTEL OCCUPANCY TAX FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Hotel/Motel Tax Fund Revenues							
Miscellaneous Tax Revenues							
60-02-4901 Hotel Taxes	77,269	63,774	58,657	40,000	40,000	39,527	40,000
Total Miscellaneous Tax Revenues	**77,269**	**63,774**	**58,657**	**40,000**	**40,000**	**39,527**	**40,000**
Interest Revenues							
60-06-4600 Interest Income	5,169	9,010	-	-	-	-	-
Total Interest Revenues	**5,169**	**9,010**	**-**	**-**	**-**	**-**	**-**
Other Source Revenues							
60-07-4811 Other Income	(163)	-	-	-	-	-	-
Total Other Source Revenues	**(163)**	**-**	**-**	**-**	**-**	**-**	**-**
Total Hotel/Motel Tax Fund Revenues	**82,275**	**72,784**	**58,657**	**40,000**	**40,000**	**39,527**	**40,000**
Hotel/Motel Tax Fund Expenditures							
Commodities							
60-10-5210 Supplies	-	-	-	-	-	-	-
60-10-5222 Postage	-	-	-	-	-	-	-
60-10-5230 Office Expense	-	-	-	-	-	-	-
Total Commodities	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Contractual Services							
60-10-5201 Contract Services	-	-	-	-	-	-	-
Total Contractual Services	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Other Services							
60-10-5725 Advertising & Promotion	256	3,686	1,070	40,000	40,000	1,485	40,000
Total Other Services	**256**	**3,686**	**1,070**	**40,000**	**40,000**	**1,485**	**40,000**
Capital Outlays							
60-91-7559 Projects	-	-	-	-	-	-	-
Total Capital Outlays	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Hotel/Motel Tax Fund Expenditures	**256**	**3,686**	**1,070**	**40,000**	**40,000**	**1,485**	**40,000**
Net Revenues over (Expenditures)	**82,019**	**69,097**	**57,587**	**-**	**-**	**38,042**	**-**
Fund Balance - Beginning	418,132	500,151	569,249	626,836	626,836	626,836	664,878
Fund Balance - Transfer Out	-	-	-	-	-	-	-
Fund Balance - Ending	**500,151**	**569,249**	**626,836**	**626,836**	**626,836**	**664,878**	**664,878**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

MUNICIPAL JURY FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Municipal Jury Fund Revenues							
Fines and Fees Revenues							
61-05-4400 Court Fines	-	-	-	-	-	41	170
Total Fines and Fees Revenues	-	-	-	-	-	**41**	**170**
Interest Revenues							
61-06-4600 Interest Income	-	-	-	-	-	-	-
Total Interest Revenues	-	-	-	-	-	-	-
Other Source Revenues							
61-07-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	-	-	-	-	-	-	-
Total Municipal Jury Fund Revenues	-	-	-	-	-	**41**	**170**
Municipal Jury Fund Expenditures							
Other Services							
61-10-5634 Jury Cost	-	-	-	-	-	-	170
Total Other Services	-	-	-	-	-	-	**170**
Total Municipal Jury Fund Expenditures	-	-	-	-	-	-	**170**
Net Revenues over (Expenditures)	-	-	-	-	-	**41**	-
Fund Balance - Beginning	-	-	-	-	-	-	41
Fund Balance - Transfer Out	-	-	-	-	-	-	-
Fund Balance - Ending	-	-	-	-	-	**41**	**41**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

COURT SECURITY FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Court Security Fund Revenues							
Fines and Fees Revenues							
62-05-4400 Court Fines	5,741	4,908	7,794	8,000	8,000	6,804	6,800
62-05-4402 Court Fines - Security Fund	-	-	-	-	-	-	-
Total Fines and Fees Revenues	**5,741**	**4,908**	**7,794**	**8,000**	**8,000**	**6,804**	**6,800**
Interest Revenues							
62-06-4600 Interest Income	112	227	-	-	-	-	-
Total Interest Revenues	**112**	**227**	**-**	**-**	**-**	**-**	**-**
Other Source Revenues							
62-07-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Transfer-In Revenues							
62-06-4950 Transfer In - Gen Fund	-	-	-	-	-	-	-
Total Transfer-In Revenues	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Court Security Fund Revenues	**5,853**	**5,135**	**7,794**	**8,000**	**8,000**	**6,804**	**6,800**
Court Security Fund Expenditures							
Personnel Services							
62-10-5000 Salaries	133	949	-	-	-	-	-
62-10-5002 Overtime	-	-	-	-	-	-	-
62-10-5003 Holiday Pay	-	-	-	-	-	-	-
62-10-5010 FICA Expense	10	73	-	-	-	-	-
62-10-5012 Unemployment Insurance	-	-	-	-	-	-	-
62-10-5030 Health Insurance	-	-	-	-	-	-	-
62-10-5034 Retirement	17	118	-	-	-	-	-
62-10-5040 Workers Compensation	-	-	-	-	-	-	-
Total Personnel Services	**160**	**1,139**	**-**	**-**	**-**	**-**	**-**
Commodities							
62-10-5210 Supplies	-	-	-	-	-	-	-
62-10-5240 Minor Tools & Equipment	-	-	-	8,000	8,000	-	-
Total Commodities	**-**	**-**	**-**	**8,000**	**8,000**	**-**	**-**
Contractual Services							
62-10-5305 Service Agreements	-	-	-	-	-	-	-
62-10-5433 Security Equipment	-	-	-	-	-	-	-
62-10-5434 Bailiff - Security	-	-	-	-	-	-	6,500
62-10-5458 Maintenance Agreements	-	-	-	-	-	-	-
Total Contractual Services	**-**	**-**	**-**	**-**	**-**	**-**	**6,500**
Other Services							
62-10-5645 Training & Travel	-	-	-	-	-	-	300
Total Other Services	**-**	**-**	**-**	**-**	**-**	**-**	**300**
Total Court Security Fund Expenditures	**160**	**1,139**	**-**	**8,000**	**8,000**	**-**	**6,800**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

TRUANCY PREVENTION FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Truancy Prevention Fund Revenues							
Fines and Fees Revenues							
63-05-4400 Court Fines	-	-	-	-	-	2,050	6,000
Total Fines and Fees Revenues	-	-	-	-	-	**2,050**	**6,000**
Interest Revenues							
63-06-4600 Interest Income	-	-	-	-	-	-	-
Total Interest Revenues	-	-	-	-	-	-	-
Other Source Revenues							
63-07-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	-	-	-	-	-	-	-
Total Truancy Prevention Fund Revenues	-	-	-	-	-	**2,050**	**6,000**
Truancy Prevention Fund Expenditures							
Personnel Services							
63-10-5000 Salaries	-	-	-	-	-	-	-
Total Personnel Services	-	-	-	-	-	-	-
Commodities							
63-10-5230 Office Expense	-	-	-	-	-	-	-
Total Commodities	-	-	-	-	-	-	-
Contractual Services							
63-10-5480 Contract Labor	-	-	-	-	-	-	5,670
Total Contractual Services	-	-	-	-	-	-	**5,670**
Other Services							
63-10-5645 Training & Travel	-	-	-	-	-	-	330
Total Other Services	-	-	-	-	-	-	**330**
Total Truancy Prevention Fund Expenditures	-	-	-	-	-	-	**6,000**
Net Revenues over (Expenditures)	-	-	-	-	-	**2,050**	-
Fund Balance - Beginning	-	-	-	-	-	-	2,050
Fund Balance - Transfer Out	-	-	-	-	-	-	-
Fund Balance - Ending	-	-	-	-	-	**2,050**	**2,050**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

COURT TECHNOLOGY FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Court Technology Fund Revenues							
Fines and Fees Revenues							
64-05-4400 Court Fines	7,628	6,541	8,471	9,000	9,000	6,098	9,000
Total Fines and Fees Revenues	**7,628**	**6,541**	**8,471**	**9,000**	**9,000**	**6,098**	**9,000**
Interest Revenues							
64-06-4600 Interest Income	226	9	-	-	-	-	-
Total Interest Revenues	**226**	**9**	**-**	**-**	**-**	**-**	**-**
Other Source Revenues							
64-07-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Tranasfer-In Revenues							
64-09-4999 Transfer In - Fund Balance	-	-	-	6,000	6,000	6,000	6,000
Total Transfer-In Revenues	**-**	**-**	**-**	**6,000**	**6,000**	**6,000**	**6,000**
Total Court Technology Fund Revenues	**7,854**	**6,549**	**8,471**	**15,000**	**15,000**	**12,098**	**15,000**
Court Technology Fund Expenditures							
Commodities							
64-10-5230 Office Expense	-	-	-	-	-	-	-
64-10-5240 Minor Tools & Equipment	-	-	11,756	15,000	15,000	12,469	15,000
Total Commodities	**-**	**-**	**11,756**	**15,000**	**15,000**	**12,469**	**15,000**
Contractual Services							
64-10-5440 Computer Maintenance/Support	-	-	-	-	-	-	-
64-10-5444 Air Cards	-	-	-	-	-	-	-
64-10-5445 Telephone	-	-	-	-	-	-	-
Total Contractual Services	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Court Technology Fund Expenditures	**-**	**-**	**11,756**	**15,000**	**15,000**	**12,469**	**15,000**
Net Revenues over (Expenditures)	**7,854**	**6,549**	**(3,286)**	**-**	**-**	**(371)**	**-**
Fund Balance - Beginning	16,401	24,254	30,804	27,518	27,518	27,518	21,147
Fund Balance - Transfer Out	-	-	-	(6,000)	(6,000)	(6,000)	(6,000)
Fund Balance - Ending	**24,254**	**30,804**	**27,518**	**21,518**	**21,518**	**21,147**	**15,147**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

LAW ENFORCEMENT FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Law Enforcement Fund Revenues							
Interest Revenues							
65-06-4600 Interest Income	9	0	-	-	-	-	-
Total Interest Revenues	**9**	**0**	-	-	-	-	-
Other Source Revenues							
65-06-4811 Other Income	-	-	-	-	-	-	-
65-07-4505 Seizure Funds	-	1,663	-	1,000	1,000	-	1,000
65-90-4811 Other Income	1,503	-	-	-	-	-	-
Total Other Source Revenues	**1,503**	**1,663**	-	**1,000**	**1,000**	-	**1,000**
Total Law Enfocement Fund Revenues	**1,512**	**1,664**	-	**1,000**	**1,000**	-	**1,000**
Law Enforcement Fund Expenditures							
Commodities							
65-90-5240 Minor Tools & Equipment	-	-	-	1,000	1,000	-	1,000
Total Commodities	-	-	-	**1,000**	**1,000**	-	**1,000**
Total Law Enforcement Fund Expenditures	-	-	-	**1,000**	**1,000**	-	**1,000**
Net Revenues over (Expenditures)	**1,512**	**1,664**	-	-	-	-	-
Fund Balance - Beginning	844	2,356	4,020	4,020	4,020	4,020	4,020
Fund Balance - Transfer Out	-	-	-	-	-	-	-
Fund Balance - Ending	**2,356**	**4,020**	**4,020**	**4,020**	**4,020**	**4,020**	**4,020**

City of Manvel, Texas

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PEG FEE FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
PEG Fee Fund Revenues							
Franchise Fee Revenues							
67-03-4110 PEG Fees	14,446	18,730	16,414	10,000	10,000	10,330	10,000
Total Franchise Fee Revenues	**14,446**	**18,730**	**16,414**	**10,000**	**10,000**	**10,330**	**10,000**
Interest Revenues							
67-06-4600 Interest Income	991	38	-	-	-	-	-
Total Interest Revenues	**991**	**38**	**-**	**-**	**-**	**-**	**-**
Other Source Revenues							
67-07-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Transfer-In Revenues							
67-03-4962 Transfer in	-	-	-	-	-	-	-
67-09-4999 Transfer In - Fund Balance	-	-	-	40,000	40,000	-	40,000
Total Transfer-In Revenues	**-**	**-**	**-**	**40,000**	**40,000**	**-**	**40,000**
Total PEG Fee Fund Revenues	**15,437**	**18,768**	**16,414**	**50,000**	**50,000**	**10,330**	**50,000**
PEG Fee Fund Expenditures							
Commodities							
67-10-5240 Minor Tools & Equipment	-	-	-	-	-	-	-
Total Commodities	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Capital Outlays							
67-10-6020 Capital Outlay - Equipment	-	-	-	50,000	50,000	-	50,000
Total Capital Outlays	**-**	**-**	**-**	**50,000**	**50,000**	**-**	**50,000**
Total PEG Fee Fund Expenditures	**-**	**-**	**-**	**50,000**	**50,000**	**-**	**50,000**
Net Revenues over (Expenditures)	**15,437**	**18,768**	**16,414**	**-**	**-**	**10,330**	**-**
Fund Balance - Beginning	86,507	101,944	120,712	137,126	137,126	137,126	147,455
Fund Balance - Transfer Out	-	-	-	(40,000)	(40,000)	-	(40,000)
Fund Balance - Ending	**101,944**	**120,712**	**137,126**	**97,126**	**97,126**	**147,455**	**107,455**

City of Manvel, Texas

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SMDA FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
SMDA Fund Revenues							
Ad Valorem Tax Revenues							
80-01-4000 Current Ad Valorem Tax Rev.	-	-	-	-	-	-	-
80-01-4010 Delinquent Ad Valorem Tax Revenue	-	-	-	-	-	-	-
80-01-4011 P&I on Ad Valorem Taxes	-	-	-	-	-	-	-
Total Ad Valorem Tax Revenues	-	-	-	-	-	-	-
Miscellaneous Tax Revenues							
80-02-4030 Sales Tax Revenues	-	-	-	-	-	-	-
Total Miscellaneous Tax Revenues	-	-	-	-	-	-	-
Interest Revenues							
80-06-4600 Interest Income	2,083	4,566	3,004	3,500	3,500	350	500
Total Interest Revenues	**2,083**	**4,566**	**3,004**	**3,500**	**3,500**	**350**	**500**
Other Source Revenues							
80-09-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	-	-	-	-	-	-	-
Transfer-In Revenues							
80-09-4961 Transfer In - TIRZ #3	80,057	92,737	86,055	69,000	69,000	98,836	100,000
Total Transfer-In Revenues	**80,057**	**92,737**	**86,055**	**69,000**	**69,000**	**98,836**	**100,000**
Total SMDA Fund Revenues	**82,140**	**97,303**	**89,059**	**72,500**	**72,500**	**99,186**	**100,500**
SMDA Fund Expenditures							
Commodities							
80-10-5210 Supplies	-	-	-	-	-	-	-
80-10-5230 Office Expense	-	-	-	-	-	-	-
80-10-5232 Misc. Expenses	-	-	-	-	-	-	-
80-10-5240 Minor Tools & Equipment	-	-	-	-	-	-	-
Total Commodities	-	-	-	-	-	-	-
Contractual Services							
80-10-5461 Plannning & Devlopment	2,688	360	6,625	5,000	5,000	-	5,000
Total Contractual Services	**2,688**	**360**	**6,625**	**5,000**	**5,000**	**-**	**5,000**
Other Services							
80-10-5701 Legal Fees	-	-	-	-	-	-	-
Total Other Services	-	-	-	-	-	-	-
Capital Outlays							
80-91-7559 Projects	-	-	-	-	-	-	-
Total Capital Outlays	-	-	-	-	-	-	-
Transfer-Out							
80-95-8581 Transfer to TIRZ #3	-	-	-	-	-	-	-
Total Transfer-Out	-	-	-	-	-	-	-
Total SMDA Fund Expenditures	**2,688**	**360**	**6,625**	**5,000**	**5,000**	**-**	**5,000**
Net Revenues over (Expenditures)	**79,452**	**96,943**	**82,434**	**67,500**	**67,500**	**99,186**	**95,500**
Fund Balance - Beginning	122,809	202,261	299,204	381,638	381,638	381,638	480,824
Fund Balance - Transfer Out	-	-	-	-	-	-	-
Fund Balance - Ending	**202,261**	**299,204**	**381,638**	**449,138**	**449,138**	**480,824**	**576,324**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

TIRZ #3 FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
TIRZ #3 Fund Revenues							
Ad Valorem Tax Revenues							
81-01-4000 Current Ad Valorem Taxes	55,971	61,563	61,557	60,000	60,000	74,384	70,000
81-01-4010 Delinquent Ad Valorem Taxes	-	5,985	869	1,000	1,000	715	1,000
81-01-4011 P&I on Ad Valorem Taxes	-	-	500	500	500	694	500
81-01-4020 Brazoria County - Ad Valorem Taxes	17,997	18,413	16,018	-	-	16,000	-
Total Ad Valorem Tax Revenues	**73,968**	**85,962**	**78,945**	**61,500**	**61,500**	**91,792**	**71,500**
Miscellaneous Tax Revenues							
81-02-4030 Sales Tax Revenues	6,049	6,715	6,742	7,000	7,000	7,000	7,000
Total Miscellaneous Tax Revenues	**6,049**	**6,715**	**6,742**	**7,000**	**7,000**	**7,000**	**7,000**
Interest Revenues							
81-06-4600 Interest Income	40	60	368	500	500	49	500
Total Interest Revenues	**40**	**60**	**368**	**500**	**500**	**49**	**500**
Other Source Revenues							
81-07-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	-	-	-	-	-	-	-
Total TIRZ #3 Fund Revenues	**80,057**	**92,737**	**86,055**	**69,000**	**69,000**	**98,841**	**79,000**
TIRZ #3 Fund Expenditures							
Commodities							
81-10-5230 Office Expense	-	-	-	-	-	-	-
Total Commodities	-	-	-	-	-	-	-
Transfer-Out							
81-95-8587 Transfer Out - SMDA Fund	80,057	92,737	86,055	69,000	69,000	98,836	79,000
81-95-8594 Transfer Out - TIRZ#3	-	-	-	-	-	-	-
Total Transfer-Out	**80,057**	**92,737**	**86,055**	**69,000**	**69,000**	**98,836**	**79,000**
Total TIRZ #3 Fund Expenditures	**80,057**	**92,737**	**86,055**	**69,000**	**69,000**	**98,836**	**79,000**
Net Revenues over (Expenditures)	-	-	-	-	-	**5**	-
Fund Balance - Beginning	-	-	-	-	-	-	-
Fund Balance - Transfer Out	-	-	-	-	-	-	-
Fund Balance - Ending	-	-	-	-	-	**5**	-

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

MEDC FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Manvel Economic Development Fund Revenues							
Miscellaneous Tax Revenues							
90-02-4030 Sales Tax Revenue	811,382	833,486	940,705	850,000	850,000	1,116,824	1,160,000
Total Miscellaneous Tax Revenues	**811,382**	**833,486**	**940,705**	**850,000**	**850,000**	**1,116,824**	**1,160,000**
Interest Revenues							
90-06-4600 Interest Income	18,011	37,040	16,280	15,000	15,000	2,552	3,000
Total Interest Revenues	**18,011**	**37,040**	**16,280**	**15,000**	**15,000**	**2,552**	**3,000**
Other Source Revenues							
90-07-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Transfer-In Revenues							
90-09-4950 Transfer In - Gen Fund	-	-	-	-	-	-	-
90-09-4954 Transfer From - Capital Projects Fund	-	-	-	-	-	-	-
90-09-4999 Transfer In - Fund Balance	-	-	-	-	-	-	503,000
Total Transfer-In Revenues	**-**	**-**	**-**	**-**	**-**	**-**	**503,000**
Total Manvel Economic Development Fund Revenues	**829,393**	**870,526**	**956,985**	**865,000**	**865,000**	**1,119,376**	**1,666,000**
Manvel Economic Development Fund Expenditures							
Commodities							
90-10-5210 Supplies	-	-	-	-	-	-	-
90-10-5222 Postage	-	-	-	-	-	-	-
90-10-5230 Office Expense	-	-	-	500	500	40	500
90-10-5240 Minor Tools & Equipment	-	-	-	-	-	-	-
Total Commodities	**-**	**-**	**-**	**500**	**500**	**40**	**500**
Contractual Services							
90-10-5201 Contract Services	-	-	-	-	-	-	-
90-10-5305 Service Agreements	13,000	12,000	12,000	12,000	12,000	-	12,000
90-10-5330 Admin Support Services	-	-	-	-	-	-	-
90-10-5475 Accounting Fee Expense	-	-	-	-	-	-	-
90-10-5477 Audit Fees	2,625	2,675	2,725	2,975	2,975	2,775	3,000
Total Contractual Services	**15,625**	**14,675**	**14,725**	**14,975**	**14,975**	**2,775**	**15,000**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

MEDC FUND (cont.)

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Other Services							
90-10-5600 Marketing - Web Site	10,227	-	-	-	-	-	-
90-10-5622 Dues & Subscriptions	6,548	6,548	6,000	6,600	6,600	6,548	10,000
90-10-5625 Publications	232	112	-	1,500	1,500	-	1,500
90-10-5630 Insurance and Bonds	-	-	-	250	250	-	-
90-10-5635 Building Repair/Maintenance	-	-	-	-	-	-	-
90-10-5644 Orientation and Training	1,325	990	155	2,000	2,000	-	1,000
90-10-5647 Conference/Meetings	-	-	-	2,000	2,000	1,280	4,000
90-10-5701 Legal Fees	-	-	-	-	-	-	-
90-10-5730 Legal Notices	-	-	-	-	-	-	-
90-10-5800 Eng/Consulting/Planning Fees	-	-	-	-	-	-	-
Total Other Services	**18,332**	**7,650**	**6,155**	**12,350**	**12,350**	**7,828**	**16,500**
Capital Outlays							
90-10-6050 Capital Outlay - Infrastructure	-	-	-	-	-	-	-
90-10-6201 MEDC Project	64,123	16,710	750,000	-	-	-	500,000
90-10-6205 Project Reimbursement				-	-	92,633	90,000
90-10-7511 Municipal Complex	789,097	-	-	-	-	1,005,142	1,044,000
90-10-7600 Contingency	-	-		75,000	75,000	-	-
Total Capital Outlays	**853,220**	**16,710**	**750,000**	**75,000**	**75,000**	**1,097,775**	**1,634,000**
Transfer-Out							
90-95-8510 Transfer Out - General Fund	-	-	-	-	-	-	-
90-95-8540 Transfer Out - Utility Fund	-	-	-	-	-	-	-
90-95-8582 Transfer Out - Capital Projecdts Fund	-	-	-	-	-	-	-
90-95-8583 Transfer To - Cap Proj Fund	-	-	-	765,000	765,000	-	-
90-95-8590 Transfer Out - Debt Service Fund	92,654	90,995	89,339	92,632	92,632	-	-
Total Transfer-Out	**92,654**	**90,995**	**89,339**	**857,632**	**857,632**	**-**	**-**
Total Manvel Economic Development Fund Expenditure	**979,831**	**130,030**	**860,219**	**960,457**	**960,457**	**1,108,417**	**1,666,000**
Net Revenues over (Expenditures)	**(150,438)**	**740,496**	**96,766**	**(95,457)**	**(95,457)**	**10,959**	**-**
Fund Balance - Beginning	2,013,301	1,862,863	2,603,359	2,700,125	2,700,125	2,700,125	2,711,084
Fund Balance - Transfer Out	-	-	-	-	-	-	(503,000)
Fund Balance - Ending	**1,862,863**	**2,603,359**	**2,700,125**	**2,604,668**	**2,604,668**	**2,711,084**	**2,208,084**

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City of Manvel, Texas

Section 9 - Proprietary Funds

Utility Fund

The Utility Fund will operate as an enterprise fund, meaning it will be funded through water, utility capacity fees, sewer and reuse service revenues. Until more customers are added, it will need a transfer from the General Fund to balance. With three water treatment plants and a wastewater treatment facility, the Utility Department provides service to the residents and businesses in Manvel. The Utility Department is responsible for providing high quality, safe drinking water and environmentally responsible wastewater service to the community.

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

Utility Fund – Revenue Sources and Department Expenditures

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Utility Fund Revenues							
Interest Revenues	1,464	335	-	-	-	-	-
Other Source Revenues	79,565	18,379	275	5,000	5,000	580	5,000
Utility Revenues	1,834,943	1,153,746	1,323,544	780,000	780,000	1,111,491	1,272,500
Transfer-In Revenues	57	375,000	315,751	319,580	319,580	319,580	179,885
Total Utility Fund Revenues	**1,916,029**	**1,547,460**	**1,639,570**	**1,104,580**	**1,104,580**	**1,431,651**	**1,457,385**
Utility Fund Expenditures							
Administration Expenditures	274,339	336,797	232,750	467,580	467,580	354,979	747,885
Water Expenditures	565,076	636,195	540,050	565,000	565,000	335,163	708,000
Wastewater Expenditures	99,681	278,990	423,458	272,000	272,000	284,288	271,500
Total Utility Fund Expenditures	**939,096**	**1,251,982**	**1,196,258**	**1,304,580**	**1,304,580**	**974,430**	**1,727,385**
Net Revenues over Expenses	**976,933**	**295,478**	**443,312**	**(200,000)**	**(200,000)**	**457,221**	**(270,000)**
Add back depreciation expense	253,138	268,458	268,627	200,000	200,000	-	270,000

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

Utility Fund Revenues – Details

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Utility Fund Revenues							
Interest Revenues							
40-06-4600 Interest Income	1,464	335	-	-	-	-	-
Total Interest Revenues	**1,464**	**335**	**-**	**-**	**-**	**-**	**-**
Other Source Revenues							
40-07-4325 Interlocal Agreements	-	-	-	-	-	-	-
40-07-4650 Sand Pit Revenues	-	-	-	-	-	-	-
40-07-4800 Insurance Reimbursements	76,789	4,640	-	-	-	-	-
40-07-4811 Other Income	2,776	13,739	275	5,000	5,000	580	5,000
40-07-4952 Transfer In - Debt Service Fund	-	-	-	-	-	-	-
Total Other Source Revenues	**79,565**	**18,379**	**275**	**5,000**	**5,000**	**580**	**5,000**
Utility Revenues							
40-08-4301 Water Revenue	268,366	300,238	396,659	350,000	350,000	505,193	575,000
40-08-4302 Wastewater Revenue	245,042	282,429	390,840	300,000	300,000	497,652	570,000
40-08-4310 Meter Fee - Water	-	-	-	-	-	-	-
40-08-4311 Water Meters	46,396	96,111	95,540	90,000	90,000	85,607	90,000
40-08-4320 Set-Up Fee	5,940	6,470	12,435	10,000	10,000	13,286	15,000
40-08-4321 Tap Connection Fees	13,700	(750)	7,950	15,000	15,000	9,733	12,500
40-08-4322 Boring Fee for Taps	-	-	-	-	-	-	-
40-08-4323 Meter Fee - Sewer	-	-	-	-	-	20	-
40-08-4324 Sewer Line Extensions	-	-	-	-	-	-	-
40-08-4390 Late Penalty Fees	8,824	17,542	6,670	15,000	15,000	-	10,000
40-08-4950 Transfer In - Gen Fund	-	-	-	-	-	-	-
40-08-4971 Contributed Capital	1,246,675	451,706	413,450	-	-	-	-
Total Utility Revenues	**1,834,943**	**1,153,746**	**1,323,544**	**780,000**	**780,000**	**1,111,491**	**1,272,500**
Transfer-In Revenues							
40-09-4811 Other Income	57	-	-	-	-	-	-
40-09-4950 Transfer In - Gen Fund	-	375,000	315,751	319,580	319,580	319,580	179,885
40-09-4954 Transfer From - Capital Projects Fund	-	-	-	-	-	-	-
40-09-4960 Transfer In - MEDC Fund	-	-	-	-	-	-	-
Total Transfer-In Revenues	**57**	**375,000**	**315,751**	**319,580**	**319,580**	**319,580**	**179,885**
Total Utility Fund Revenues	**1,916,029**	**1,547,460**	**1,639,570**	**1,104,580**	**1,104,580**	**1,431,651**	**1,457,385**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

Utility Fund Expenditures – Department Totals

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Utility Fund Expenditures							
Administration Expenditures							
Personnel Services	222,180	232,928	138,763	366,630	366,630	273,171	593,385
Commodities	2,480	14,723	12,224	13,000	13,000	16,317	19,000
Contractual Services	5,904	11,304	4,597	8,950	8,950	3,349	42,000
Other Services	43,775	77,843	77,166	79,000	79,000	62,143	93,500
Capital Outlays	-	-	-	-	-	-	-
Transfer-Out	-	-	-	-	-	-	-
Total Administration Expenditures	**274,339**	**336,797**	**232,750**	**467,580**	**467,580**	**354,979**	**747,885**
Water Expenditures							
Personnel Services	-	-	-	-	-	-	-
Commodities	11,382	18,831	20,565	22,000	22,000	19,393	32,000
Contractual Services	125,448	164,261	124,455	159,500	159,500	131,941	134,000
Other Services	428,246	453,103	395,031	383,500	383,500	183,829	467,000
Capital Outlays	-	-	-	-	-	-	75,000
Transfer-Out	-	-	-	-	-	-	-
Total Water Expenditures	**565,076**	**636,195**	**540,050**	**565,000**	**565,000**	**335,163**	**708,000**
Wastewater Expenditures							
Personnel Services	-	-	-	-	-	-	-
Commodities	11,828	14,930	20,038	24,000	24,000	21,145	25,000
Contractual Services	67,604	114,553	116,359	121,000	121,000	103,006	118,500
Other Services	20,249	129,614	117,061	127,000	127,000	160,137	128,000
Capital Outlays	-	19,893	170,000	-	-	-	-
Transfer-Out	-	-	-	-	-	-	-
Total Wastewater Expenditures	**99,681**	**278,990**	**423,458**	**272,000**	**272,000**	**284,288**	**271,500**
Total Utility Fund Expenditures	**939,096**	**1,251,982**	**1,196,258**	**1,304,580**	**1,304,580**	**974,430**	**1,727,385**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

ADMINISTRATION

DEPARTMENTAL VISION STATEMENT
To make the City of Manvel a safe place to live, work, and visit by protecting individuals, preserving property, promoting a clean community, and maintaining an exceptional quality of life.

Utility Functions
• Administration
• Water Treatment
• Water Distribution
• Wastewater Treatment
• Wastewater Distribution
• Utility Construction

The Utility Department is responsible for providing outstanding water and wastewater services to the community while complying with Federal and State superior regulatory requirements. This includes administrative oversight in operations, development maintenance, engineering services, GIS data base management, data analysis, innovative solutions and exceptional services to all of our customers. In addition, services include project management, plan reviews, contract administration, and investigating infrastructural and technical issues.

PERSONNEL SCHEDULE	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Budget
Utility Supervisor	1	1	1	1	1
Plant Operator	1	1	1	1	2
Utility Operator	1	1	2	3	4
Heavy Equipment Operator	-	-	-	-	1
Inspector	-	-	-	-	1
Total Full Time Employees	**3**	**3**	**4**	**5**	**9**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Administration Expenditures							
Personnel Services							
40-10-5000 Salaries	142,989	159,345	97,544	256,941	256,941	189,591	401,799
40-10-5002 Overtime	11,340	10,975	949	4,000	4,000	6,059	7,000
40-10-5003 Holiday Pay	-	-	-	-	-	-	-
40-10-5006 Longevity	720	840	840	120	120	-	240
40-10-5007 Part Time Wages	-	158	-	-	-	-	-
40-10-5010 FICA Expense	10,996	10,617	8,290	20,017	20,017	14,968	31,337
40-10-5012 Unemployment Insurance	-	-	-	-	-	-	-
40-10-5030 Health Insurance	30,485	29,506	16,398	46,214	46,214	33,478	83,177
40-10-5031 Vision Insurance	351	349	192	541	541	411	1,065
40-10-5032 Life & LTD	655	713	402	1,129	1,129	749	1,850
40-10-5033 Dental	1,468	1,586	818	2,260	2,260	1,720	4,065
40-10-5034 Retirement	19,509	20,834	12,760	26,873	26,873	20,136	49,338
40-10-5035 Cell Phone Allowance	173	1,004	595	600	600	575	600
40-10-5038 Flex	92	152	57	241	241	127	400
40-10-5039 Flex Card - Health Ins	1,167	1,277	471	2,000	2,000	767	3,601
40-10-5040 Workers Compensation	11,196	-	4,502	5,694	5,694	4,587	8,913
40-10-5041 Pension Expense	(8,962)	(4,428)	(5,054)	-	-	-	-
40-10-8700 Salary Adjustments	-	-	-	-	-	-	-
40-10-8701 Compensation Study Adjustment	-	-	-	-	-	-	-
40-54-8700 Salary Adjustments	-	-	-	-	-	-	-
Total Personnel Services	**222,180**	**232,928**	**138,763**	**366,630**	**366,630**	**273,171**	**593,385**
Commodities							
40.10.5202 Mowing & Weed Control	-	-	-	-	-	-	-
40-10-5220 Janitorial Supplies & Cleaning	-	-	-	-	-	-	-
40-10-5222 Postage	1,813	2,567	2,000	2,000	2,000	3,164	2,500
40-10-5225 Fuel	-	47	-	-	-	-	2,000
40-10-5230 Office Expense	667	-	687	1,000	1,000	1,599	2,000
40-10-5240 Minor Tools & Equipment	-	12,110	9,537	10,000	10,000	11,553	12,500
Total Commodities	**2,480**	**14,723**	**12,224**	**13,000**	**13,000**	**16,317**	**19,000**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

		FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Contractual Services								
40-10-5201	Contract Services	-	-	-	-	-	-	-
40-10-5202	Mowing & Weed Control	355	2,301	-	1,500	1,500	-	-
40-10-5300	Equipment Rental	3,983	6,732	1,123	5,000	5,000	-	5,000
40-10-5320	Bank/Convenience Charges	-	-	-	-	-	-	-
40-10-5370	Radio Repairs	-	-	-	-	-	-	-
40-10-5380	Building Repair & Maintenance	-	-	-	-	-	-	-
40-10-5418	Employment Testing	-	-	-	-	-	-	500
40-10-5430	Gas Utilities	-	-	-	-	-	272	500
40-10-5432	Rental Equipment	-	-	-	-	-	-	20,000
40-10-5440	Computer Maintenance/Support	-	-	1,442	-	-	-	9,000
40-10-5441	Computer Software	-	-	-	-	-	-	-
40-10-5445	Telephone	-	303	-	-	-	-	4,000
40-10-5446	Uniforms	90	-	556	450	450	1,076	1,000
40-10-5458	Maintenance Agreements	-	-	-	-	-	-	-
40-10-5550	Radio Usage	1,476	1,968	1,476	2,000	2,000	2,000	2,000
Total Contractual Services		**5,904**	**11,304**	**4,597**	**8,950**	**8,950**	**3,349**	**42,000**
Other Services								
40-10-5615	Credit Card Processing Fees	8,958	10,532	13,741	12,000	12,000	16,862	17,500
40-10-5622	Dues & Subscriptions	-	-	-	-	-	-	-
40-10-5630	Insurance and Bonds	-	-	-	-	-	-	-
40-10-5636	Equipment Repairs/Maintenance	-	-	-	-	-	-	-
40-10-5638	Vehicle Repairs/Maintenance	-	2,204	-	-	-	-	3,000
40-10-5645	Training & Travel	307	2,465	175	2,000	2,000	170	8,000
40-10-5650	Mileage	-	-	-	-	-	-	-
40-10-5655	Other Expenses	7,772	-	-	-	-	-	-
40-10-5700	Vehicle/Equip Replacement Fees	24,149	62,641	58,000	60,000	60,000	45,111	60,000
40-10-5701	Legal Fees	-	-	-	-	-	-	-
40-10-5742	Subsidence Fees	-	-	-	-	-	-	-
40-10-5800	Eng/Consulting/Planning Fees	2,590	-	5,250	5,000	5,000	-	5,000
Total Other Services		**43,775**	**77,843**	**77,166**	**79,000**	**79,000**	**62,143**	**93,500**
Total Administration Expenditures		**274,339**	**336,797**	**232,750**	**467,580**	**467,580**	**354,979**	**747,885**

Significant increases in the Utility Administration department came from the addition of four positions (40-10-5000) and the personnel costs associated with the additions, rental equipment (40-10-5432) as this expense was moved into administration to consolidate some of the expenses instead of spreading them through all three departments, and computer maintenance/support (40-10-5440) for equipment for a new administrative assistant.

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

WATER

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Water Expenditures							
Commodities							
40-54-5204 Chemicals	9,204	16,300	13,738	18,000	18,000	13,713	18,000
40-54-5210 Supplies	-	-	-	-	-	-	-
40-54-5212 Safety Equipment/Supplies	-	-	-	-	-	-	-
40-54-5222 Postage	-	-	-	-	-	-	-
40-54-5225 Fuel	61	422	126	1,000	1,000	-	1,000
40-54-5240 Minor Tools & Equipment	2,116	2,110	6,701	3,000	3,000	5,680	5,000
40-54-5245 Fire Hydrants	-	-	-	-	-	-	8,000
Total Commodities	**11,382**	**18,831**	**20,565**	**22,000**	**22,000**	**19,393**	**32,000**
Contractual Services							
40-54-5310 New Meter Purchase	44,567	114,811	79,483	100,000	100,000	81,605	80,000
40-54-5312 Other Reimbursements	600	-	-	-	-	-	-
40-54-5325 Utility Billing Charges	249	-	-	-	-	-	-
40-54-5420 Electricity	55,629	29,055	26,200	25,000	25,000	23,359	25,000
40-54-5421 Electrical Service	-	-	-	-	-	-	-
40-54-5435 Safety & Water Testing	-	-	-	-	-	-	-
40-54-5440 Computer Maintenance/Support	4,484	5,124	6,529	5,000	5,000	6,886	7,500
40-54-5441 Computer Software	824	-	-	-	-	-	-
40-54-5445 Telephone	1,351	1,224	2,556	15,000	15,000	1,702	-
40-54-5446 Uniforms	-	1,074	543	1,500	1,500	1,420	5,000
40-54-5498 Tap Connecttion Expense	-	1,650	-	-	-	-	-
40-54-5499 Laboratory Expenses	17,744	11,322	9,144	13,000	13,000	16,968	16,500
Total Contractual Services	**125,448**	**164,261**	**124,455**	**159,500**	**159,500**	**131,941**	**134,000**
Other Services							
40-54-5622 Dues & Subscriptions	-	-	-	-	-	-	-
40-54-5630 Insurance and Bonds	-	-	-	-	-	-	-
40-54-5636 Equipment Repairs/Maintenance	156,203	161,162	105,671	160,000	160,000	153,592	160,000
40-54-5638 Vehicle Repairs/Maintenance	4,671	3,506	3,848	6,000	6,000	8,505	10,000
40-54-5645 Training & Travel	2,394	245	115	2,000	2,000	2,399	8,000
40-54-5655 Other Expenses	-	-	-	-	-	-	-
40-54-5700 Vehicle/Equip Replacement Fees	5,955	11,638	9,000	9,000	9,000	7,000	9,000
40-54-5729 Permits & Assessments	3,717	3,707	3,871	4,500	4,500	8,733	6,000
40-54-5730 Legal Notices	-	-	-	-	-	-	-
40-54-5742 Subsidence Fees	2,167	4,387	3,900	2,000	2,000	3,600	4,000
40-54-5746 Water Sample Inspection	-	-	-	-	-	-	-
40-54-5800 Eng/Consulting/Planning Fees	-	-	-	-	-	-	-
40-54-7025 WWTP to - Blowers/auto Dialer	-	-	-	-	-	-	-
40-54-8410 Depreciation Expense	253,138	268,458	268,627	200,000	200,000	-	270,000
Total Other Services	**428,246**	**453,103**	**395,031**	**383,500**	**383,500**	**183,829**	**467,000**
Capital Outlays							-
40-54-6010 Capital Outlay - Technology	-	-	-	-	-	-	-
40-54-6020 Capital Outlay - Equipment	-	-	-	-	-	-	-
40-54-6030 Capital Outlay - Vehicle	-	-	-	-	-	-	75,000
40-54-6040 Capital Outlay - Furniture & Fixtures	-	-	-	-	-	-	-
40-54-6070 Capital Outlay - Improvements	-	-	-	-	-	-	-
40-54-6203 Capital Outlay - Capitalize Taps	-	-	-	-	-	-	-
Total Capital Outlays	-	-	-	-	-	-	**75,000**
Total Water Expenditures	**565,076**	**636,195**	**540,050**	**565,000**	**565,000**	**335,163**	**708,000**

Significant increases in the Utility Water department came in fire hydrants (40-54-5245) as the audit showed upgrade opportunities, travel and training (40-54-5645) for certifications, and capital outlay – vehicle (40-54-6030) for trucks for the new hires.

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

WASTEWATER

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Wastewater Expenditures							
Commodities							
40-56-5204 Chemicals	7,187	8,936	10,156	12,500	12,500	18,036	17,500
40-56-5210 Supplies	-	-	-	-	-	-	-
40-56-5212 Safety Equipment/Supplies	-	-	-	-	-	-	-
40-56-5225 Fuel	3,744	39	-	4,000	4,000	-	-
40-56-5240 Minor Tools & Equipment	896	5,954	9,882	7,500	7,500	3,109	7,500
Total Commodities	**11,828**	**14,930**	**20,038**	**24,000**	**24,000**	**21,145**	**25,000**
Contractual Services							
40-56-5203 Sludge Hauling	-	-	-	-	-	-	-
40-56-5312 Other Reimbursements	2,662	-	-	-	-	-	-
40-56-5325 Utility Billing Charges	-	-	-	-	-	-	-
40-56-5419 Sludge Hauling	33,238	44,090	47,699	50,000	50,000	59,472	55,000
40-56-5420 Electricity	2,859	40,809	34,328	35,000	35,000	28,480	35,000
40-56-5421 Electrical Service	-	-	-	-	-	-	-
40-56-5432 Rental Equipment	10,075	17,275	17,802	15,000	15,000	523	10,000
40-56-5445 Telephone	229	538	1,384	1,000	1,000	1,747	2,000
40-56-5446 Uniforms	-	855	1	-	-	-	1,500
40-56-5480 Contract Labor	18,000	-	-	-	-	-	-
40-56-5499 Laboratory Expenses	540	10,985	15,145	20,000	20,000	12,783	15,000
40-56-5500 Operator Fees	-	-	-	-	-	-	-
Total Contractual Services	**67,604**	**114,553**	**116,359**	**121,000**	**121,000**	**103,006**	**118,500**
Other Services							
40-56-5630 Insurance and Bonds	16,045	-	-	-	-	-	-
40-56-5636 Equipment Repairs/Maintenance	2,559	126,330	116,961	125,000	125,000	160,137	125,000
40-56-5637 Sewer Line Maintenance & Repairs	-	-	-	-	-	-	-
40-56-5645 Training & Travel	1,646	3,284	100	2,000	2,000	-	3,000
Total Other Services	**20,249**	**129,614**	**117,061**	**127,000**	**127,000**	**160,137**	**128,000**
Capital Outlays							
40-56-6010 Capital Outlay - Technology	-	-	-	-	-	-	-
40-56-6020 Capital Outlay - Equipment	-	19,893	170,000	-	-	-	-
40-56-6030 Capital Outlay - Vehicle	-	-	-	-	-	-	-
40-56-6040 Capital Outlay - Furniture & Fixtures	-	-	-	-	-	-	-
40-56-6070 Capital Outlay - Improvements	-	-	-	-	-	-	-
40-56-6080 Capital Outlay - Building	-	-	-	-	-	-	-
Total Capital Outlays	**-**	**19,893**	**170,000**	**-**	**-**	**-**	**-**
Total Wastewater Expenditures	**99,681**	**278,990**	**423,458**	**272,000**	**272,000**	**284,288**	**271,500**

Significant increases in the Utility Wastewater department came in the chemicals (40-56-5204) for cost increases in the products and more need for more population, and sludge hauling (40-56-5419) due to increases need with increased population.

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City of Manvel, Texas

Section 10 - Debt Service Fund

The Debt Service Fund is used to account for the payment of principal and interest on general obligation bonds, certificates of obligations, tax notes and lease agreements. The schedule of bond indebtedness indicates the date of issuance, effective interest amounts, and outstanding debt at the beginning of the year. The summary of total bond indebtedness shows the total principal and interest requirements to maturity.

The current tax levy is based on the appraised values provided by the Brazoria County Appraisal District (BCAD). The budget as adopted includes the certified values from the BCAD. Delinquent tax collections, penalties, and interest are based on trend analysis.

As a Home Rule Charter city, the City of Manvel is not limited by law in the amount of debt it may issue. Under Article XI, Section 5 of the State of Texas Constitution and the City Charter, the maximum tax rate for all purposes is $2.50 per $100 of assessed valuation.

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

DEBT SERVICE FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Debt Service Fund Revenues							
Ad Valorem Tax Revenues							
30-01-4000 Current Ad Valorem Tax Rev.	893,094	1,832,543	1,778,562	1,969,182	1,969,182	1,969,272	1,860,000
30-01-4005 Personal Property Taxes	-	-	-	-	-	-	-
30-01-4010 Delinquent Ad Valorem Tax Revenue	18,283	23,732	44,063	25,000	25,000	51,797	40,000
30-01-4011 P&I on Ad Valorem Taxes	5,898	9,877	9,067	-	-	11,775	10,000
Total Ad Valorem Tax Revenues	**917,274**	**1,866,152**	**1,831,691**	**1,994,182**	**1,994,182**	**2,032,843**	**1,910,000**
Interest Revenues							
30-06-4600 Interest Income	5,006	39,012	13,390	20,000	20,000	2,715	3,000
Total Interest Revenues	**5,006**	**39,012**	**13,390**	**20,000**	**20,000**	**2,715**	**3,000**
Other Source Revenues							
30-07-4811 Other Income	400	-	89,339	-	-	92,633	93,000
30-07-4830 Bond Proceeds	-	-	-	-	-	-	-
30-07-4950 Transfer In - Gen Fund	-	-	-	-	-	-	-
Total Other Source Revenues	**400**	**-**	**89,339**	**-**	**-**	**92,633**	**93,000**
Transfer-In Revenues							
30-09-4951 Transfer In - Utility Fund	-	-	-	-	-	-	-
30-09-4954 Transfer From - Capital Projects Fund	-	-	-	-	-	-	-
30-09-4960 Transfer In - MEDC Fund	92,654	90,996	-	92,632	92,632	-	-
Total Transfer-In Revenues	**92,654**	**90,996**	**-**	**92,632**	**92,632**	**-**	**-**
Total Debt Service Fund Revenues	**1,015,334**	**1,996,160**	**1,934,420**	**2,106,814**	**2,106,814**	**2,128,191**	**2,006,000**
Debt Service Fund Expenditures							
Commodities							
30-07-5232 Misc. Expenses	-	-	-	-	-	-	-
30-10-5232 Other/Misc Expenses	-	-	-	-	-	-	-
Total Commodities	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Other Services							
30-91-6301 Lease Payment	-	-	-	-	-	-	-
30-91-7001 Bond Principal	700,000	1,145,000	1,215,000	1,355,000	1,355,000	1,355,000	1,385,000
30-91-7100 Interest Expense	284,705	671,732	657,240	654,762	654,762	656,283	616,322
30-91-7102 Fiscal Agents Fee	1,770	2,150	2,150	5,000	5,000	5,500	3,000
30-91-7105 Bond Issuance Costs	-	-	-	-	-	-	-
30-91-8010 Payments to Escrow Agents	-	-	-	-	-	-	-
Total Other Services	**986,475**	**1,818,882**	**1,874,390**	**2,014,762**	**2,014,762**	**2,016,783**	**2,004,322**
Transfer-Out							
30-10-8650 Transfer to Capital Projects Fund	-	-	-	-	-	-	-
30.10.8540 Transfer to Utility Fund	-	-	-	-	-	-	-
Total Transfer-Out	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Debt Service Fund Expenditures	**986,475**	**1,818,882**	**1,874,390**	**2,014,762**	**2,014,762**	**2,016,783**	**2,004,322**
Net Revenues over (Expenditures)	**28,860**	**177,278**	**60,030**	**92,052**	**92,052**	**111,408**	**1,678**
Fund Balance - Beginning	128,461	157,321	334,598	394,628	394,628	394,628	506,036
Fund Balance - Transfer Out	-	-	-	-	-	-	-
Fund Balance - Ending	**157,321**	**334,598**	**394,628**	**486,680**	**486,680**	**506,036**	**507,714**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

Long-Term Debt Principal Balances by Year

(Using Current Debt Service Schedules)

	2013 Certificate of Obligation	2014 Tax Notes	2015 GO Refunding	2016 Certificate of Obligation	2017 Certificate of Obligation	2018 Certificate of Obligation	2019 Certificate of Obligation	TOTAL DEBT
9/30/2021	1,410,000	160,000	1,170,000	3,450,000	3,105,000	8,785,000	3,320,000	**21,400,000**
9/30/2022	1,305,000	0	945,000	3,220,000	2,965,000	8,385,000	3,195,000	**20,015,000**
9/30/2023	1,200,000	0	715,000	2,990,000	2,820,000	7,970,000	3,060,000	**18,755,000**
9/30/2024	1,090,000	0	480,000	2,760,000	2,670,000	7,545,000	2,920,000	**17,465,000**
9/30/2025	980,000	0	240,000	2,530,000	2,515,000	7,105,000	2,775,000	**16,145,000**
9/30/2026	870,000	0	0	2,300,000	2,355,000	6,655,000	2,625,000	**14,805,000**
9/30/2027	755,000	0	0	2,070,000	2,190,000	6,190,000	2,470,000	**13,675,000**
9/30/2028	635,000	0	0	1,840,000	2,020,000	5,710,000	2,310,000	**12,515,000**
9/30/2029	515,000	0	0	1,610,000	1,845,000	5,215,000	2,140,000	**11,325,000**
9/30/2030	390,000	0	0	1,380,000	1,665,000	4,705,000	1,965,000	**10,105,000**
9/30/2031	265,000	0	0	1,150,000	1,480,000	4,180,000	1,785,000	**8,860,000**
9/30/2032	135,000	0	0	920,000	1,285,000	3,640,000	1,605,000	**7,585,000**
9/30/2033	0	0	0	690,000	1,085,000	3,080,000	1,420,000	**6,275,000**
9/30/2034	0	0	0	460,000	880,000	2,505,000	1,230,000	**5,075,000**
9/30/2035	0	0	0	230,000	670,000	1,910,000	1,035,000	**3,845,000**
9/30/2036	0	0	0	0	455,000	1,295,000	835,000	**2,585,000**
9/30/2037	0	0	0	0	230,000	660,000	635,000	**1,525,000**
9/30/2038	0	0	0	0	0	0	430,000	**430,000**
9/30/2039	0	0	0	0	0	0	220,000	**220,000**
9/30/2040	0	0	0	0	0	0	0	**0**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

Long-Term Debt Principal and Interest Payments by Year

	2013 CO		2014 Tax Note		2015 GO		2016 CO	
	Prin	Int	Prin	Int	Prin	Int	Prin	Int
FY22	105,000	32,930	160,000	1,560	225,000	23,400	230,000	100,050
FY23	105,000	30,988			230,000	18,900	230,000	93,150
FY24	110,000	28,835			235,000	14,200	230,000	86,250
FY25	110,000	26,525			240,000	9,600	230,000	79,350
FY26	110,000	24,105			240,000	4,800	230,000	72,450
FY27	115,000	21,518					230,000	65,550
FY28	120,000	18,755					230,000	58,650
FY29	120,000	15,875					230,000	51,750
FY30	125,000	12,748					230,000	44,850
FY31	125,000	9,373					230,000	37,950
FY32	130,000	5,800					230,000	31,050
FY33	135,000	1,958					230,000	24,150
FY34							230,000	17,250
FY35							230,000	10,350
FY36							230,000	3,450
FY37								
FY38								
FY39								
FY40								
	1,410,000	229,408	160,000	1,560	1,170,000	70,900	3,450,000	776,250

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

Long-Term Principal and Interest Payments by Year (cont.)

	2017 CO		2018 CO		2019 CO		TOTAL	
	Prin	Int	Prin	Int	Prin	Int	Prin	Int
FY22	140,000	96,819	400,000	268,469	125,000	93,094	1,385,000	616,322
FY23	145,000	91,119	415,000	256,244	135,000	87,894	1,260,000	578,294
FY24	150,000	85,219	425,000	243,644	140,000	82,394	1,290,000	540,542
FY25	155,000	79,119	440,000	230,669	145,000	76,694	1,320,000	501,957
FY26	160,000	73,619	450,000	217,319	150,000	70,794	1,340,000	463,087
FY27	165,000	68,744	465,000	203,594	155,000	64,694	1,130,000	424,099
FY28	170,000	63,719	480,000	189,419	160,000	58,394	1,160,000	388,937
FY29	175,000	58,544	495,000	174,794	170,000	51,794	1,190,000	352,757
FY30	180,000	53,219	510,000	159,719	175,000	46,644	1,220,000	317,179
FY31	185,000	47,744	525,000	144,194	180,000	43,094	1,245,000	282,354
FY32	195,000	42,044	540,000	128,219	180,000	39,381	1,275,000	246,493
FY33	200,000	36,119	560,000	111,369	185,000	35,503	1,310,000	209,098
FY34	205,000	30,044	575,000	93,634	190,000	31,400	1,200,000	172,328
FY35	210,000	23,819	595,000	74,981	195,000	27,069	1,230,000	136,219
FY36	215,000	17,444	615,000	55,319	200,000	22,625	1,260,000	98,838
FY37	225,000	10,703	635,000	34,213	200,000	18,125	1,060,000	63,041
FY38	230,000	3,594	660,000	11,550	205,000	13,312	1,095,000	28,456
FY39					210,000	8,125	210,000	8,125
FY40					220,000	2,750	220,000	2,750
	3,105,000	881,628	8,785,000	2,597,347	3,320,000	873,780	21,400,000	5,430,873

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

Certificates of Obligation - Series 2013

	PRINCIPAL	INTEREST	TOTAL
2/15/2022	105,000.00	16,937.50	121,937.50
8/15/2022		15,992.50	15,992.50
2/15/2023	105,000.00	15,992.50	120,992.50
8/15/2023		14,995.00	14,995.00
2/15/2024	110,000.00	14,995.00	124,995.00
8/15/2024		13,840.00	13,840.00
2/15/2025	110,000.00	13,840.00	123,840.00
8/15/2025		12,685.00	12,685.00
2/15/2026	110,000.00	12,685.00	122,685.00
8/15/2026		11,420.00	11,420.00
2/15/2027	115,000.00	11,420.00	126,420.00
8/15/2027		10,097.50	10,097.50
2/15/2028	120,000.00	10,097.50	130,097.50
8/15/2028		8,657.50	8,657.50
2/15/2029	120,000.00	8,657.50	128,657.50
8/15/2029		7,217.50	7,217.50
2/15/2030	125,000.00	7,217.50	132,217.50
8/15/2030		5,530.00	5,530.00
2/15/2031	125,000.00	5,530.00	130,530.00
8/15/2031		3,842.50	3,842.50
2/15/2032	130,000.00	3,842.50	133,842.50
8/15/2032		1,957.50	1,957.50
2/15/2033	135,000.00	1,957.50	136,957.50
	$1,410,000.00	**$229,407.50**	**$1,639,407.50**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

Tax Notes - Series 2014

	PRINCIPAL	INTEREST	TOTAL
12/1/2021	160,000.00	1,560.00	161,560.00
	$160,000.00	**$1,560.00**	**$161,560.00**

GO Refunding Bonds - Series 2015

	PRINCIPAL	INTEREST	TOTAL
2/15/2022		11,700.00	11,700.00
8/15/2022	225,000.00	11,700.00	236,700.00
2/15/2023		9,450.00	9,450.00
8/15/2023	230,000.00	9,450.00	239,450.00
2/15/2024		7,100.00	7,100.00
8/15/2024	235,000.00	7,100.00	242,100.00
2/15/2025		4,800.00	4,800.00
8/15/2025	240,000.00	4,800.00	244,800.00
2/15/2026		2,400.00	2,400.00
8/15/2026	240,000.00	2,400.00	242,400.00
	$1,170,000.00	**$70,900.00**	**$1,240,900.00**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

Certificates of Obligation - Series 2016

	PRINCIPAL	INTEREST	TOTAL
2/15/2022	230,000.00	51,750.00	281,750.00
8/15/2022		48,300.00	48,300.00
2/15/2023	230,000.00	48,300.00	278,300.00
8/15/2023		44,850.00	44,850.00
2/15/2024	230,000.00	44,850.00	274,850.00
8/15/2024		41,400.00	41,400.00
2/15/2025	230,000.00	41,400.00	271,400.00
8/15/2025		37,950.00	37,950.00
2/15/2026	230,000.00	37,950.00	267,950.00
8/15/2026		34,500.00	34,500.00
2/15/2027	230,000.00	34,500.00	264,500.00
8/15/2027		31,050.00	31,050.00
2/15/2028	230,000.00	31,050.00	261,050.00
8/15/2028		27,600.00	27,600.00
2/15/2029	230,000.00	27,600.00	257,600.00
8/15/2029		24,150.00	24,150.00
2/15/2030	230,000.00	24,150.00	254,150.00
8/15/2030		20,700.00	20,700.00
2/15/2031	230,000.00	20,700.00	250,700.00
8/15/2031		17,250.00	17,250.00
2/15/2032	230,000.00	17,250.00	247,250.00
8/15/2032		13,800.00	13,800.00
2/15/2033	230,000.00	13,800.00	243,800.00
8/15/2033		10,350.00	10,350.00
2/15/2034	230,000.00	10,350.00	240,350.00
8/15/2034		6,900.00	6,900.00
2/15/2035	230,000.00	6,900.00	236,900.00
8/15/2035		3,450.00	3,450.00
2/15/2036	230,000.00	3,450.00	233,450.00
	$3,450,000.00	**$776,250.00**	**$4,226,250.00**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

Certificates of Obligation - Series 2017

	PRINCIPAL	INTEREST	TOTAL
2/15/2022	140,000.00	49,809.38	189,809.38
8/15/2022		47,009.38	47,009.38
2/15/2023	145,000.00	47,009.38	192,009.38
8/15/2023		44,109.38	44,109.38
2/15/2024	150,000.00	44,109.38	194,109.38
8/15/2024		41,109.38	41,109.38
2/15/2025	155,000.00	41,109.38	196,109.38
8/15/2025		38,009.38	38,009.38
2/15/2026	160,000.00	38,009.38	198,009.38
8/15/2026		35,609.38	35,609.38
2/15/2027	165,000.00	35,609.38	200,609.38
8/15/2027		33,134.38	33,134.38
2/15/2028	170,000.00	33,134.38	203,134.38
8/15/2028		30,584.38	30,584.38
2/15/2029	175,000.00	30,584.38	205,584.38
8/15/2029		27,959.38	27,959.38
2/15/2030	180,000.00	27,959.38	207,959.38
8/15/2030		25,259.38	25,259.38
2/15/2031	185,000.00	25,259.38	210,259.38
8/15/2031		22,484.38	22,484.38
2/15/2032	195,000.00	22,484.38	217,484.38
8/15/2032		19,559.38	19,559.38
2/15/2033	200,000.00	19,559.38	219,559.38
8/15/2033		16,559.38	16,559.38
2/15/2034	205,000.00	16,559.38	221,559.38
8/15/2034		13,484.38	13,484.38
2/15/2035	210,000.00	13,484.38	223,484.38
8/15/2035		10,334.38	10,334.38
2/15/2036	215,000.00	10,334.38	225,334.38
8/15/2036		7,109.38	7,109.38
2/15/2037	225,000.00	7,109.38	232,109.38
8/15/2037		3,593.75	3,593.75
2/15/2038	230,000.00	3,593.75	233,593.75
	$3,105,000.00	**$881,628.28**	**$3,986,628.28**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

Certificates of Obligation - Series 2018

	PRINCIPAL	INTEREST	TOTAL
2/15/2022	400,000.00	137,234.38	537,234.38
8/15/2022		131,234.38	131,234.38
2/15/2023	415,000.00	131,234.38	546,234.38
8/15/2023		125,009.38	125,009.38
2/15/2024	425,000.00	125,009.38	550,009.38
8/15/2024		118,634.38	118,634.38
2/15/2025	440,000.00	118,634.38	558,634.38
8/15/2025		112,034.38	112,034.38
2/15/2026	450,000.00	112,034.38	562,034.38
8/15/2026		105,284.38	105,284.38
2/15/2027	465,000.00	105,284.38	570,284.38
8/15/2027		98,309.38	98,309.38
2/15/2028	480,000.00	98,309.38	578,309.38
8/15/2028		91,109.38	91,109.38
2/15/2029	495,000.00	91,109.38	586,109.38
8/15/2029		83,684.38	83,684.38
2/15/2030	510,000.00	83,684.38	593,684.38
8/15/2030		76,034.38	76,034.38
2/15/2031	525,000.00	76,034.38	601,034.38
8/15/2031		68,159.38	68,159.38
2/15/2032	540,000.00	68,159.38	608,159.38
8/15/2032		60,059.30	60,059.30
2/15/2033	560,000.00	60,059.30	620,059.30
8/15/2033		51,309.38	51,309.38
2/15/2034	575,000.00	51,309.38	626,309.38
8/15/2034		42,325.00	42,325.00
2/15/2035	595,000.00	42,325.00	637,325.00
8/15/2035		32,656.25	32,656.25
2/15/2036	615,000.00	32,656.25	647,656.25
8/15/2036		22,662.50	22,662.50
2/15/2037	635,000.00	22,662.50	657,662.50
8/15/2037		11,550.00	11,550.00
2/15/2038	660,000.00	11,550.00	671,550.00
	$8,785,000.00	**$2,597,347.00**	**$11,382,347.00**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

Certificates of Obligation - Series 2019

	PRINCIPAL	INTEREST	TOTAL
2/15/2022	125,000.00	47,796.88	172,796.88
8/15/2022		45,296.88	45,296.88
2/15/2023	135,000.00	45,296.88	180,296.88
8/15/2023		42,596.88	42,596.88
2/15/2024	140,000.00	42,596.88	182,596.88
8/15/2024		39,796.88	39,796.88
2/15/2025	145,000.00	39,796.88	184,796.88
8/15/2025		36,896.88	36,896.88
2/15/2026	150,000.00	36,896.88	186,896.88
8/15/2026		33,896.88	33,896.88
2/15/2027	155,000.00	33,896.88	188,896.88
8/15/2027		30,796.88	30,796.88
2/15/2028	160,000.00	30,796.88	190,796.88
8/15/2028		27,596.88	27,596.88
2/15/2029	170,000.00	27,596.88	197,596.88
8/15/2029		24,196.88	24,196.88
2/15/2030	175,000.00	24,196.88	199,196.88
8/15/2030		22,446.88	22,446.88
2/15/2031	180,000.00	22,446.88	202,446.88
8/15/2031		20,646.88	20,646.88
2/15/2032	180,000.00	20,646.88	200,646.88
8/15/2032		18,734.38	18,734.38
2/15/2033	185,000.00	18,734.38	203,734.38
8/15/2033		16,768.75	16,768.75
2/15/2034	190,000.00	16,768.75	206,768.75
8/15/2034		14,631.25	14,631.25
2/15/2035	195,000.00	14,631.25	209,631.25
8/15/2035		12,437.50	12,437.50
2/15/2036	200,000.00	12,437.50	212,437.50
8/15/2036		10,187.50	10,187.50
2/15/2037	200,000.00	10,187.50	210,187.50
8/15/2037		7,937.50	7,937.50
2/15/2038	205,000.00	7,937.50	212,937.50
8/15/2038		5,375.00	5,375.00
2/15/2039	210,000.00	5,375.00	215,375.00
8/15/2039		2,750.00	2,750.00
2/15/2040	220,000.00	2,750.00	222,750.00
	$3,320,000.00	**$873,778.24**	**$4,193,778.24**

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City of Manvel, Texas

Section 11 - Capital Projects Fund

The Capital Projects Fund provides for the accounting of projects over $25,000 that are expected to take longer than the annual budget appropriates and has a useful life of more than 5 years. The Capital Project Fund accounts for the revenues and expenditures on an annual basis, while the overall Capital Improvement Plan (CIP) accounts for each project's total revenues and expenditures over several years.

The Capital Projects Bond Fund provides for the accounting of projects over $25,000 that are expected to take longer than the annual budget appropriates and has a useful life of more than 5 years. These projects have the added stipulation that all or some of the moneys used are generated from bond issuances.

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

CAPITAL PROJECTS FUND

	FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Capital Projects Fund Revenues							
Interest Revenues							
50-06-4600 Interest Income	135,473	58,478	31,051	200,000	200,000	9,410	10,000
Total Interest Revenues	**135,473**	**58,478**	**31,051**	**200,000**	**200,000**	**9,410**	**10,000**
Other Source Revenues							
50-07-4704 Grant Revenues	140,087	-	-	322,000	431,513	431,513	-
50-07-4811 Other Income	50,000	-	1,200,000	1,950,000	1,950,000	1,950,000	-
50-07-4820 Loan Financing Proceeds	-	-	-	-	-	-	-
50-07-4830 Bond Proceeds	13,360,000	-	-	-	-	-	-
50-07-4831 Bond Premium	230,869	-	-	-	-	-	-
50-07-4835 HSC Contribution	-	-	-	-	-	-	-
50-07-4836 TWDB Funding	-	-	-	-	-	-	-
50-09-4811 Other Income	-	-	-	-	-	-	-
Total Other Source Revenues	**13,780,956**	**-**	**1,200,000**	**2,272,000**	**2,381,513**	**2,381,513**	**-**
Transfer-In Revenues							
50-07-4950 Transfer In - Gen Fund	1,725,000	695,000	-	-	-	-	-
50-07-4952 Transfer In - Debt Service Fund	-	-	-	-	-	-	-
50-07-4960 Transfer In - MEDC Fund	789,097	-	-	-	765,000	-	-
50-07-4963 Transfer In - Impact Fee Fund	310,000	400,000	400,000	-	487,000	1,401,980	600,250
50-09-4950 Transfer In - Gen Fund	-	-	300,000	350,000	350,000	1,350,000	350,000
50-09-4964 Transfer In - Cap Projects Bond Fund	-	-	-	14,101,956	14,101,956	13,617,516	-
50-09-4999 Transfer In - Fund Balance	-	-	-	-	966,274	(966,274)	13,760,186
Total Transfer-In Revenues	**2,824,097**	**1,095,000**	**700,000**	**14,451,956**	**16,670,230**	**15,403,222**	**14,710,436**
Total Capital Projects Fund Revenues	**16,740,526**	**1,153,478**	**1,931,051**	**16,923,956**	**19,251,743**	**17,794,145**	**14,720,436**
Capital Projects Fund Expenditures							
Personnel Services							
50-91-5000 Salaries	-	-	-	100,000	77,000	61,026	-
50-91-5006 Longevity	-	-	-	-	-	-	-
50-91-5010 FICA Expense	-	-	-	-	5,500	4,650	-
50-91-5030 Health Insurance	-	-	-	-	9,300	8,642	-
50-91-5031 Vision Insurance	-	-	-	-	150	102	-
50-91-5032 Life Insurance & LTD	-	-	-	-	300	239	-
50-91-5033 Dental Insurance	-	-	-	-	500	427	-
50-91-5034 Retirement	-	-	-	-	7,200	6,261	-
50-91-5035 Cell Phone Allowance	-	-	-	-	-	-	-
50-91-5038 Flex Admin Expense	-	-	-	-	50	42	-
50-91-5039 Flex Card Expense Health Ins	-	-	-	-	-	-	-
50-91-5040 Workers Compensation	-	-	-	-	-	-	-
Total Personnel Services	**-**	**-**	**-**	**100,000**	**100,000**	**81,389**	**-**

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

		FY 2017-18 Actual	FY 2018-19 Actual	FY 2019-20 Actual	FY 2020-21 Original Budget	FY 2020-21 Revised Budget	FY 2020-21 Estimated Totals	FY 2021-22 Proposed Budget
Capital Outlays								
50-91-6030	Capital Outlay - Vehicle	-	-	-	-	31,527	31,527	-
50-91-7105	Bond Issuance Costs	282,299	-	-	-	-	-	-
50-91-7401	Park Master Plan	-	-	-	-	-	-	-
50-91-7402	Master Water Plan	-	-	-	-	150,000	149,897	-
50-91-7403	Master Wastewater Plan	-	-	-	-	150,000	149,901	-
50-91-7404	City Hall Front Parking Lot	-	-	-	-	-	-	50,000
50-91-7408	City Hall Bldg-Expansion	3,212	434,400	1,955,103	-	-	-	-
50-91-7409	Rogers/Holley Street Construction	23,325	1,622	-	-	-	-	-
50-91-7410	Technology Equipment	314	-	-	-	-	-	-
50-91-7419	Council Approved Projects	-	-	-	-	744,260	686,089	-
50-91-7502	Water Plant Improvements	182,726	-	-	750,000	750,000	46,700	703,300
50-91-7503	Waterline Replacement-Roger Rd-W c	-	-	-	-	-	-	-
50-91-7504	Large Ave WW Line	807,898	-	-	-	-	-	-
50-91-7505	Hwy 6 Waterline Extension	-	-	-	-	-	-	-
50-91-7506	*Elevated Storage Tank*	-	-	-	2,200,000	2,200,000	23,985	5,978,320
50-91-7507	*Surface Water Rights Acquisition*	-	-	-	300,000	300,000	-	300,000
50-91-7508	Regional WWTP	-	-	-	-	-	-	-
50-91-7509	Street Maintenance Plan	-	-	-	-	-	-	-
50-91-7510	Tankersley Waterline Loop	30,338	305,800	-	-	-	-	-
50-91-7511	*Municipal Complex*	4,696,262	-	-	4,607,155	4,607,155	1,443,409	3,163,746
50-91-7512	Rogers Road West Waterline Loop	169,707	-	-	-	-	-	-
50-91-7513	Little Rascals Econ Dev Project	-	117,506	-	-	-	-	-
50-91-7514	Mustang Bayou Surface Water Rights	-	-	-	-	-	-	-
50-91-7515	Water Plant Improvements - Phase 3	-	-	-	-	-	-	-
50-91-7516	*East WWTP*	-	-	-	1,531,121	2,031,121	58,984	1,972,000
50-91-7517	*West WWTP*	-	-	-	1,572,660	1,072,660	-	1,072,660
50-91-7518	Cemetary Waterline Loop	-	28,400	360,450	-	-	-	-
50-91-7521	West Side Water Line Loop	-	-	-	-	-	-	-
50-91-7522	*Almost Heaven*	-	-	-	500,000	500,000	-	500,000
50-91-7523	Purchases of Land	-	495,000	-	-	-	-	-
50-91-7524	*Masters/Jordan Development*	-	-	-	265,083	265,083	265,019	-
50-91-7525	Large Avenue Phase 3	-	-	-	663,500	663,500	663,218	-
50-91-7526	Westside Water Line Loop Ph 1	-	-	-	-	-	-	-
50-91-7527	Hwy 288 Water Line Interconnect	-	-	-	400,000	400,000	-	-
50-91-7528	Manvel Pkwy Water Line Ext	-	-	-	400,000	400,000	-	-
50-91-7529	FM 1128 Water Line Ext Ph 2	-	-	-	-	-	-	-
50-91-7530	IT Project	-	-	-	250,000	250,000	249,466	250,000
50-91-7531	Building Planning	-	-	-	100,000	100,000	99,934	-
50-91-7532	Wastewater Improvements	-	-	-	1,750,000	1,750,000	19,134	1,730,500
50-91-7533	SCADA Improvements	-	-	-	322,000	322,000	-	-
50-91-7559	Other Projects	8,791	-	-	-	-	-	-
Total Capital Outlays		**6,204,873**	**1,382,729**	**2,315,553**	**15,611,519**	**16,687,306**	**3,887,263**	**15,720,526**
Transfer-Out								
50-91-8651	Transfer to Capital Projects Bond Fun	-	13,076,677	700,000	-	-	-	-
50-95-8590	Transfer Out - Debt Service Fund	-	-	-	-	-	-	-
50-95-8592	Transfer Out - Parks Fund	-	-	-	-	-	-	-
Total Transfer-Out		**-**	**13,076,677**	**700,000**	**-**	**-**	**-**	**-**
Total Captial Projects Fund Expenditures		**6,204,873**	**14,459,406**	**3,015,553**	**15,711,519**	**16,787,306**	**3,968,651**	**15,720,526**
Net Revenues over (Expenditures)		**10,535,654**	**(13,305,928)**	**(1,084,502)**	**1,212,437**	**2,464,437**	**13,825,493**	**(1,000,090)**
Fund Balance - Beginning		-	-	2,843,933	1,759,431	1,759,431	1,759,431	14,760,276
Fund Balance - Transfer Out		-	-	-	(966,274)	(966,274)	(966,274)	(13,760,186)
Fund Balance - Ending		**10,535,654**	**(13,305,928)**	**1,759,431**	**2,005,594**	**3,257,594**	**14,618,651**	**-**

City of Manvel, Texas

Capital Improvements Program (CIP)

The City of Manvel Capital Improvements Program (CIP) is a process by which the City develops a multi-year plan for major capital expenditures that matches available resources and satisfies the City tax rate stabilization objective. The threshold for capital projects was established as projects that exceed $25,000.

The current CIP is used as a planning tool and provides for construction or acquired assets over a five (5) year period. Projects are analyzed and funded based on funding needs and projections. On some occasions, other sources of funding are made to allow the total project to occur.

Some planned projects in the future involve the purchase of services and land and may not require future maintenance. Those facility projects that are planned will require additional utility and maintenance and often are not material.

Per City Charter, the CIP will continue to be reviewed and updated on an annual basis. The update will consist of both new projects and added updates to existing projects. Updates may include revised scope, cost, or scheduling, as appropriate. The City's FY2016-2020 identified 30 Projects which have been slightly modified as a result of added needs or retooled programs.

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET==========

ELEVATED STORAGE TANK

Project Name:	**Elevated Storage Tank**	**Status:**	Future
Project Description:	TCEQ regulations require elevated storage capacity of 100 gallons per connection for systems with more than 2,500 connections. Currently, the City serves approximately 800 connections. With the anticipated growth in Manvel, the trigger of 2,500 could be reached soon.		

Project Type:	**General**	**Parks**	**Streets**	**Water**	**Waste**	**Surface**	**Total**
				$2,200,000			$2,200,000

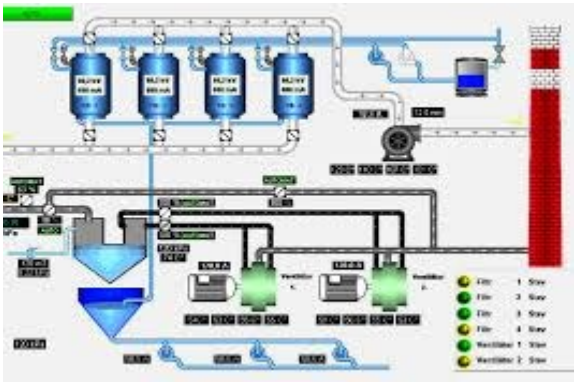
Funding Source	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
General Obligation Bond							$0
Certificate of Obligation			$1,050,000	$1,150,000			$2,200,000
City Funding							$0
Utility Funding							$0
Impact Fees							$0
Other							$0
Funding Total	$0	$0	$1,050,000	$1,150,000	$0	$0	$2,200,000

Spending Phases	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Professional Services			$150,000				$150,000
Studies/Analysis							$0
Land/ROW							$0
Construction			$900,000	$900,000			$1,800,000
Equipment							$0
Other				$250,000			$250,000
Project Total	$0	$0	$1,050,000	$1,150,000	$0	$0	$2,200,000

Associated Operating Costs	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Personnel					$2,500	$2,625	$5,125
Operation & Maintenance					$1,000	$1,100	$2,100
Total	$0	$0	$0	$0	$3,500	$3,725	$7,225

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========



SCADA IMPROVEMENTS

Project Name:	**SCADA Improvements**	**Status:**	Future
Project Description:	Supervisory Control and Data Acquisition (SCADA) systems collect data from assets in the City and report that data back to one central location to make monitoring of the treatment plants, lift stations, and water quality between those point more efficient.		

Project Type:	**General**	**Parks**	**Streets**	**Water**	**Waste**	**Surface**	**Total**
				$322,000			$322,000

Funding Source	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
General Obligation Bond							$0
Certificate of Obligation							$0
City Funding							$0
Utility Funding							$0
Impact Fees							$0
Other			$322,000				$322,000
Funding Total	$0	$0	$322,000	$0	$0	$0	$322,000

Spending Phases	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Professional Services							$0
Studies/Analysis							$0
Land/ROW							$0
Construction							$0
Equipment			$322,000				$322,000
Other							$0
Project Total	$0	$0	$322,000	$0	$0	$0	$322,000

Associated Operating Costs	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Personnel							$0
Operation & Maintenance							$0
Total	$0	$0	$0	$0	$0	$0	$0

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

WATER PLANT IMPROVEMENTS

Project Name:	**Water Plant Improvements**					**Status:**	Future
Project Description:	Developers have agreements with the City to pay for improvements to water plants to provide water to expanding subdivisions within Manvel. These payments are made in incremental blocks and the upgrades to the water/wastewater are handled by the City.						

Project Type:	**General**	**Parks**	**Streets**	**Water**	**Waste**	**Surface**	**Total**
				$750,000			$750,000

Funding Source	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
General Obligation Bond							$0
Certificate of Obligation							$0
City Funding							$0
Utility Funding							$0
Impact Fees							$0
Other			$750,000				$750,000
Funding Total	$0	$0	$750,000	$0	$0	$0	$750,000

Spending Phases	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Professional Services							$0
Studies/Analysis							$0
Land/ROW							$0
Construction							$0
Equipment							$0
Other			$750,000				$750,000
Project Total	$0	$0	$750,000	$0	$0	$0	$750,000

Associated Operating Costs	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Personnel							$0
Operation & Maintenance							$0
Total	$0	$0	$0	$0	$0	$0	$0

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

SURFACE WATER RIGHTS ACQUISITION

Project Name:	**Surface Water Rights Acquisition**	**Status:**	In Progress
Project Description:	As water demands increase in Manvel, the need to diversify supply sources will also increase. Currently, all the City's drinking water and fire protection come from ground water. In addition to land owner wells, there are also 5 small plants across the City that have a total capacity of about 3 MGD.		

Project Type:	**General**	**Parks**	**Streets**	**Water**	**Waste**	**Surface**	**Total**
						$1,500,000	$1,500,000

Funding Source	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
General Obligation Bond							$0
Certificate of Obligation		$300,000	$300,000	$300,000	$300,000		$1,200,000
City Funding							$0
Utility Funding						$300,000	$300,000
Impact Fees							$0
Other							$0
Funding Total	$0	$300,000	$300,000	$300,000	$300,000	$300,000	$1,500,000

Spending Phases	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Professional Services							$0
Studies/Analysis							$0
Land/ROW							$0
Construction							$0
Equipment							$0
Other		$300,000	$300,000	$300,000	$300,000	$300,000	$1,500,000
Project Total	$0	$300,000	$300,000	$300,000	$300,000	$300,000	$1,500,000

Associated Operating Costs	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Personnel							$0
Operation & Maintenance							$0
Total	$0	$0	$0	$0	$0	$0	$0

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

CITY CENTER/MUNICIPAL COMPLEX

Project Name:	**City Center/Municipal Complex**	**Status:**	In Progress
Project Description:	The City Center reaffirms a commitment to providing a lifestyle rich with small-town charm and sense of community by offering a place for residents, friends and neighbors to come together for special events and for day-to-day interaction. This complex will include a new City Hall, Police Station, Library, Municipal Court, and a sports complex.		

Project Type:	**General**	**Parks**	**Streets**	**Water**	**Waste**	**Surface**	**Total**
	$16,000,000						$16,000,000

Funding Source	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
General Obligation Bond							$0
Certificate of Obligation	$4,696,262		$4,608,527	$4,000,000	$2,695,211		$16,000,000
City Funding							$0
Utility Funding							$0
Impact Fees							$0
Other							$0
Funding Total	$4,696,262	$0	$4,608,527	$4,000,000	$2,695,211	$0	$16,000,000

Spending Phases	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Professional Services							$0
Studies/Analysis							$0
Land/ROW	$4,696,262						$4,696,262
Construction			$4,608,527	$4,000,000	$2,696,211		$11,304,738
Equipment							$0
Other							$0
Project Total	$4,696,262	$0	$4,608,527	$4,000,000	$2,696,211	$0	$16,001,000

Associated Operating Costs	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Personnel							$0
Operation & Maintenance				$25,000	$35,000	$35,000	$95,000
Total	$0	$0	$0	$25,000	$35,000	$35,000	$95,000

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

MASTERS/JORDAN LAND DEVELOPMENT

Project Name:	**Masters/Jordan Land Development**	**Status:**	In Progress
Project Description:	This land can be used for multiple purposes. The minerals in the ground can be removed and sold with the help of external companies. The land can then be used a retention source to remove potential flood waters and serve as a center to a recreational area.		

Project Type:	**General**	**Parks**	**Streets**	**Water**	**Waste**	**Surface**	**Total**
	$1,921,788						$1,921,788

Funding Source	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
General Obligation Bond							$0
Certificate of Obligation		$3,226,452	$265,083				$3,491,535
City Funding							$0
Utility Funding							$0
Impact Fees							$0
Other							$0
Funding Total	$0	$3,226,452	$265,083	$0	$0	$0	$3,491,535

Spending Phases	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Professional Services							$0
Studies/Analysis							$0
Land/ROW		$3,226,452					$3,226,452
Construction							$0
Equipment							$0
Other			$265,083				$265,083
Project Total	$0	$3,226,452	$265,083	$0	$0	$0	$3,491,535

Associated Operating Costs	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Personnel							$0
Operation & Maintenance							$0
Total	$0	$0	$0	$0	$0	$0	$0

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

IT Project

Project Name:	**IT Project**	**Status:**	Future
Project Description:	In order to have adequate communications and back-up data, the City needs infrastructure in the form of IT networking. The fiber cables can interconnect City facilities as well as allow for future use with traffic monitoring, wi-fi, and other possibilities.		

Project Type:	**General**	**Parks**	**Streets**	**Water**	**Waste**	**Surface**	**Total**
	$1,000,000						$1,000,000

Funding Source	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
General Obligation Bond							$0
Certificate of Obligation							$0
City Funding			$250,000	$250,000	$250,000	$250,000	$1,000,000
Utility Funding							$0
Impact Fees							$0
Other							$0
Funding Total	$0	$0	$250,000	$250,000	$250,000	$250,000	$1,000,000

Spending Phases	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Professional Services							$0
Studies/Analysis							$0
Land/ROW							$0
Construction							$0
Equipment							$0
Other			$250,000	$250,000	$250,000	$250,000	$1,000,000
Project Total	$0	$0	$250,000	$250,000	$250,000	$250,000	$1,000,000

Associated Operating Costs	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Personnel							$0
Operation & Maintenance							$0
Total	$0	$0	$0	$0	$0	$0	$0

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

REGIONAL WASTEWATER TREATMENT PLANTS

Project Name:	**Regional Wastewater Treatment Plants**	**Status:**	Future
Project Description:	Construct a new East Service Area and West Service Area WWTP. Construction is needed to divert infrastructure to pump wastewater from the Central to East Service Area. West Service Area will need consolidatioin to infrastructure. Extension of wastewater service via gravity lines, lift stations and force mains will be pushed to areas of growth.		

Project Type:	**General**	**Parks**	**Streets**	**Water**	**Waste**	**Surface**	**Total**
					$77,503,200		$77,503,200

Funding Source	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
General Obligation Bond							$0
Certificate of Obligation			$3,103,781		$6,000,000	$396,219	$9,500,000
City Funding							$0
Utility Funding							$0
Impact Fees							$0
Other					$23,600,000	$44,403,200	$68,003,200
Funding Total	$0	$0	$3,103,781	$0	$29,600,000	$44,799,419	$77,503,200

Spending Phases	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Professional Services			$2,372,531		$3,428,069	$2,347,800	$8,148,400
Studies/Analysis							$0
Land/ROW			$731,250		$1,950,000		$2,681,250
Construction					$25,293,150	$41,380,400	$66,673,550
Equipment							$0
Other							$0
Project Total	$0	$0	$3,103,781	$0	$30,671,219	$43,728,200	$77,503,200

Associated Operating Costs	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Personnel				$22,500	$22,500	$420,000	$465,000
Operation & Maintenance				$162,500	$162,500	$1,257,500	$1,582,500
Total	$0	$0	$0	$185,000	$185,000	$1,677,500	$2,047,500

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

WASTEWATER IMPROVEMENTS

Project Name:	**Wastewater Improvements**	**Status:**	Future
Project Description:	Developers have agreements with the City to pay for improvements to wastewater infrastructure to provide wastewater services to expanding subdivisions within Manvel. These payments are made in incremental blocks and the upgrades to the water/wastewater are handled by the City.		

Project Type:	**General**	**Parks**	**Streets**	**Water**	**Waste**	**Surface**	**Total**
					$1,750,000		$1,750,000

Funding Source	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
General Obligation Bond							$0
Certificate of Obligation							$0
City Funding							$0
Utility Funding							$0
Impact Fees							$0
Other			$1,750,000				$1,750,000
Funding Total	$0	$0	$1,750,000	$0	$0	$0	$1,750,000

Spending Phases	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Professional Services							$0
Studies/Analysis							$0
Land/ROW							$0
Construction							$0
Equipment							$0
Other			$1,750,000				$1,750,000
Project Total	$0	$0	$1,750,000	$0	$0	$0	$1,750,000

Associated Operating Costs	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Personnel							$0
Operation & Maintenance							$0
Total	$0	$0	$0	$0	$0	$0	$0

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

CROIX MEMORIAL PARK RENOVATION

Project Name:	**Croix Memorial Park Renovations**	**Status:**	Future
Project Description:	Croix Park is the largest of the two parks in the City offering beautiful shade trees with picnic areas and a gazebo. Needed improvements are replacing restrooms, adding walking paths and a dog park, building a larger covered pavilion, and landscape improvements.		

Project Type:	**General**	**Parks**	**Streets**	**Water**	**Waste**	**Surface**	**Total**
		$1,780,000					$1,780,000

Funding Source	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
General Obligation Bond							$0
Certificate of Obligation			$250,000			$1,530,000	$1,780,000
City Funding							$0
Utility Funding							$0
Impact Fees							$0
Other							$0
Funding Total	$0	$0	$250,000	$0	$0	$1,530,000	$1,780,000

Spending Phases	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Professional Services							$0
Studies/Analysis							$0
Land/ROW							$0
Construction			$250,000			$1,530,000	$1,780,000
Equipment							$0
Other							$0
Project Total	$0	$0	$250,000	$0	$0	$1,530,000	$1,780,000

Associated Operating Costs	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Personnel							$0
Operation & Maintenance				$5,000	$5,000	$14,900	$24,900
Total	$0	$0	$0	$5,000	$5,000	$14,900	$24,900

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

ALMOST HEAVEN PARK IMPROVEMENTS

Project Name:	**Almost Heaven Park Improvements**	**Status:**	Future
Project Description:	The former site of the Almost Heaven RV Resort has been conveyed as park property to the City of Manvel. This addition to the park system offers amenities to provide for recreation for residents. Improvements include the addition of a parking lot, decomposed granite trails, landscape improvements, and utility and seating additions.		

Project Type:	**General**	**Parks**	**Streets**	**Water**	**Waste**	**Surface**	**Total**
		$500,000					$500,000

Funding Source	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
General Obligation Bond							$0
Certificate of Obligation			$500,000				$500,000
City Funding							$0
Utility Funding							$0
Impact Fees							$0
Other							$0
Funding Total	$0	$0	$500,000	$0	$0	$0	$500,000

Spending Phases	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Professional Services							$0
Studies/Analysis							$0
Land/ROW							$0
Construction			$500,000				$500,000
Equipment							$0
Other							$0
Project Total	$0	$0	$500,000	$0	$0	$0	$500,000

Associated Operating Costs	**Prior**	**FY 19-20**	**FY 20-21**	**FY 21-22**	**FY 22-23**	**Future**	**Total**
Personnel							$0
Operation & Maintenance			$13,000	$13,000	$13,000	$13,000	$52,000
Total	$0	$0	$13,000	$13,000	$13,000	$13,000	$52,000

City of Manvel, Texas

========== FY2021-22 ANNUAL BUDGET ==========

Future Capital Improvements through Impact Fees

Impact Fee Eligible CIP No.	Description of Project	Capital Cost[1] (2021 Dollars)
Ongoing		
A	Master Water Plan and Impact Fee Update	$67,500
B	Del Bello 1 MG EST (2022)[2]	$3,390,000
Proposed		
1	Manvel City Center Interconnect	$1,584,800
2	Sowell Interconnect	$1,597,400
3	Dogwood Avenue - Phase 1	$723,800
4	Masters Line Waterline Extension Phase 3	$1,776,600
5	Dogwood Avenue - Phase 2	$666,400
6	Bissell Road Loop	$860,000
7	Del Bello interconnect	$1,967,000
8	Del Bello and Masters Road Loop	$1,880,200
9	Manvel Parkway Waterline Extension	$1,509,400
10	Maverick Plant Improvements	$1,032,500
11	School Road Plant Improvements	$3,360,000
12	Pump Station Expansion	$10,360,000
13	Cemetery Road Loop Phase 2	$630,600
14	Del Bello Spur to Del Bello Blvd Loop	$1,109,200
15	Master Water Plan and Impact Fee Study (2025/26)	$75,000
16	Master Water Plan and Impact Fee Study (2030/31)	$87,000
	Total	**$32,677,400**

(1) Cost from draft Master Water Plan Update and includes 25% contingencies and 15% engineering.

(2) Capital cost utilized excludes the $2.2 M is accounted for in previously issued G/O bond.

Impact Fee Eligible CIP No.	Description of Project	Capital Cost[1] (2021 Dollars)
Ongoing		
A	Master Wastewater Plan and Impact Fee Update	$61,200
Proposed		
1	1.0 MGD Expansion of the Central Regional Wastewater Treatment Plant (Phase 1)	$26,741,900
2	New 4.0 MGD Pollard Blvd Lift Station and 18-inch Force Main (Phase 1)[2]	$3,324,354
3	12/15/18/30-inch Lines through Valencia Development[2]	$4,330,058
4	8-inch Gravity Main along McCoy Drive and Lewis Lane	$753,800
5	Expansion of the Central Region Wastewater Treatment Plant to 2.0 MGD Capacity (Phase 2)	$15,904,500
6	12-inch Del Bello SPUR Gravity Main	$1,555,200
7	Master Wastewater Plan and Impact Fee Study (2025/26)	$75,000
8	Master Wastewater Plan and Impact Fee Study (2030/31)	$87,000
	Wastewater Project Total	**$52,833,012**

(1) Cost includes 25% contingencies, and 20% engineering for facility projects and 15% engineering for line projects.

(2) Cost attributed to oversizing beyond Valencia capacity requirement.

CITY OF MANVEL PRESENTS

Hero Fest

HONORING OUR TROOPS, VETERANS, AND FIRST RESPONDERS

SEPTEMBER 12TH, 2021
2PM - 6PM

Bring a lawnchair or a blanket

Croix Park located at 4623 County Road 84

Music, Food, Games, Vendors, Fun

Made with PosterMyWall.com

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: July 19, 2021

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

BACKGROUND: On May 4, 2021, the developer submitted the PUD document to City staff for review. A public hearing was held by the Planning, Development and Zoning Commission meeting on May 24, 2021. There were three speakers during the PD&Z public hearing. All comments were informational with no opposition or in favor of the PUD. At the June 14, 2021, PD&Z meeting the item was tabled until consideration of the Master Thoroughfare Plan amendment, and City Council approval of the Utility Agreement and 380 Financing Agreement. The item was heard again at the July 12, 2021, PD&Z meeting.

PD&Z RECOMMENDATION: The Planning, Development and Zoning Commission recommended approval of Ordinance No. 2021-O-18 (Valencia PUD) to the City Council at their July 12, 2021, meeting.

STAFF RECOMMENDATION: City staff recommends tabling Ordinance No. 2021-O-18 (Valencia PUD) until City Council approves the Utility Agreement and 380 Financing Agreement.

ATTACHMENTS: Staff Report, Ordinance No. 2021-O-18, Proposed PUD Document, and Exhibits A - M

FUNDING ISSUES

_X_ **Not applicable**
___ **Not budgeted**
___ **Full amount already budgeted**
___ **Funds to be transferred from Acct.#**

SUBMITTING STAFF MEMBER Jessica Rodriguez	FINANCE DIRECTOR APPROVAL _____ CITY MANAGER APPROVAL _____

City Council
Planned Unit Development (PUD) Request

Agenda of:	July 19, 2021	**Initiated By:**	Jessica Rodriguez Dir. Development Services
Department:	Development Services	**Presented By:**	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

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

Exhibits

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

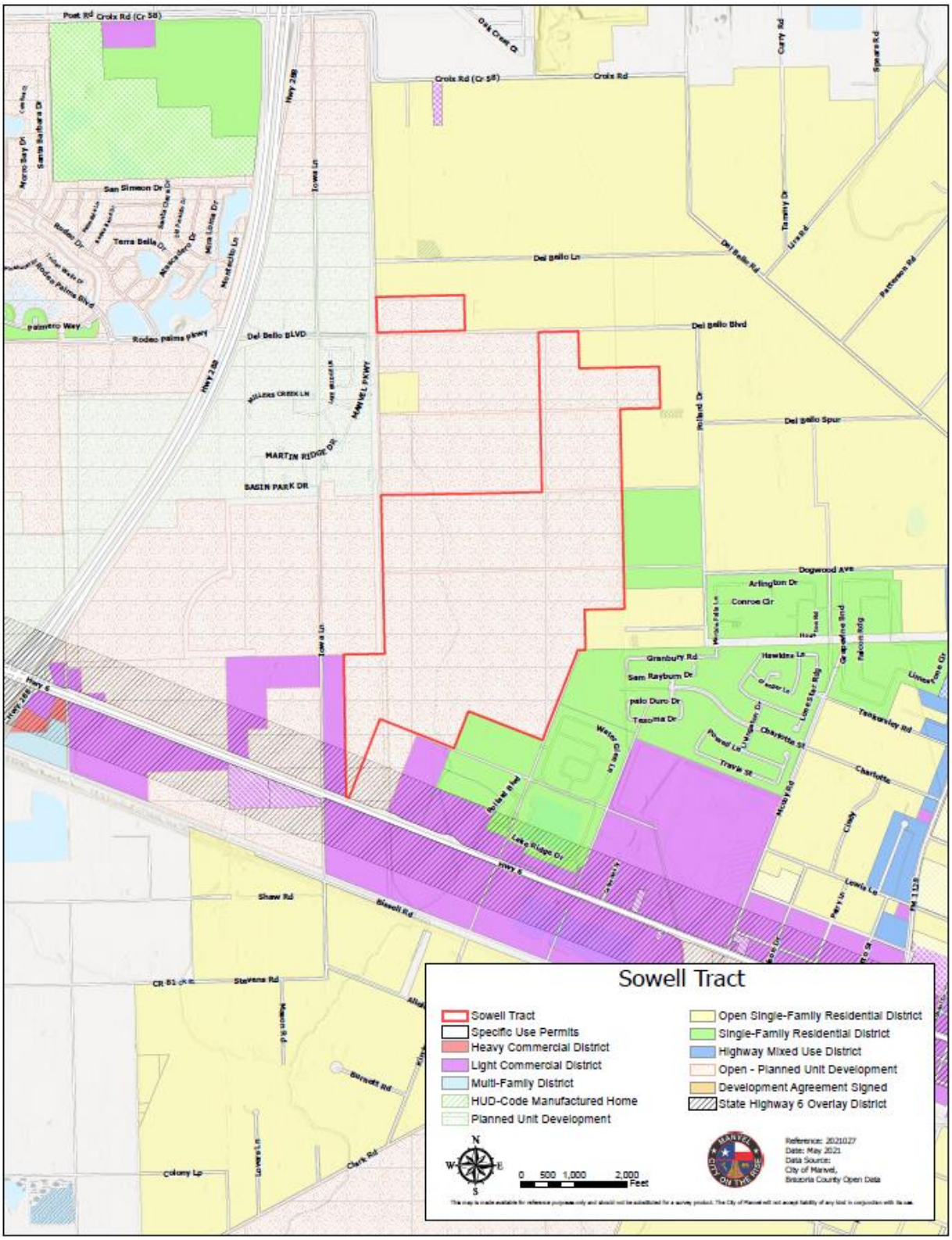
Recommended Action

Consideration and Possible Action by City Council

Executive Summary

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

Zoning Vicinity Map



Staff Report

Overview

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

General Site Information

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

Lots

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

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

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

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

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

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

Roadway Phasing

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

The first roadway construction phase will include:

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

The second roadway construction phase will include:

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

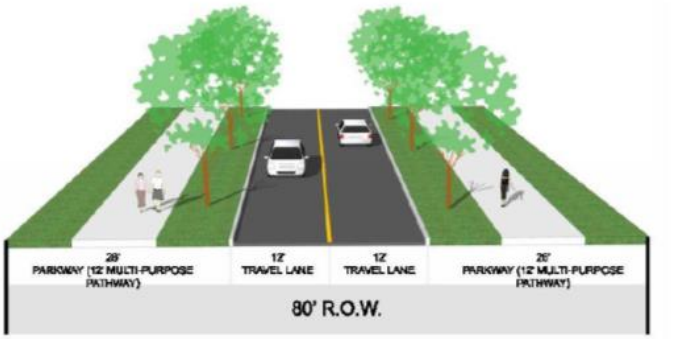
Master Thoroughfare Plan Amendment

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

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

Graphic A – Type "B1" Street

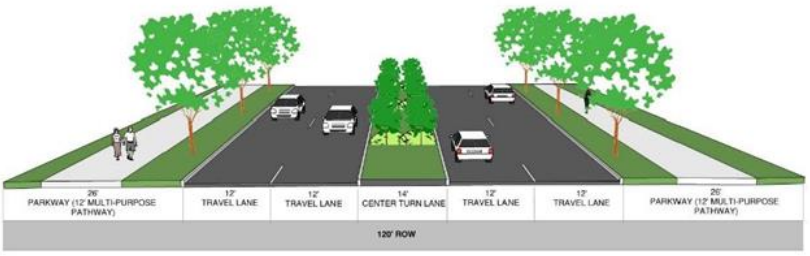
Type "B1" Street
Type B collectors are two lanes undivided roadways with parkways and 12 feet-wide lanes within 80 feet of right-of-way.



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

Graphic B – Type "P1" Parkway

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



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

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

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

Parks, Open Space, and Trails

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

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

Proposed PUD Land Uses

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

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

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

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

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

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

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

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

Commercial Architectural Standards

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

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

Residential and Commercial Signage

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

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

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

Staff Recommendation

City Staff recommends tabling the reclassification of the 438 acres from Open-Single Family Residential (O-SFR) District to Planned Unit Development (PUD) District to the Planning, Development and Zoning Commission by Ordinance No. 2021-O-18 until the Utility Agreement and 380 Financing Agreement is approved.

Public Comment and Inquiry

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

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

Planning, Development and Zoning Commission Public Hearing

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

City Council Public Hearing

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

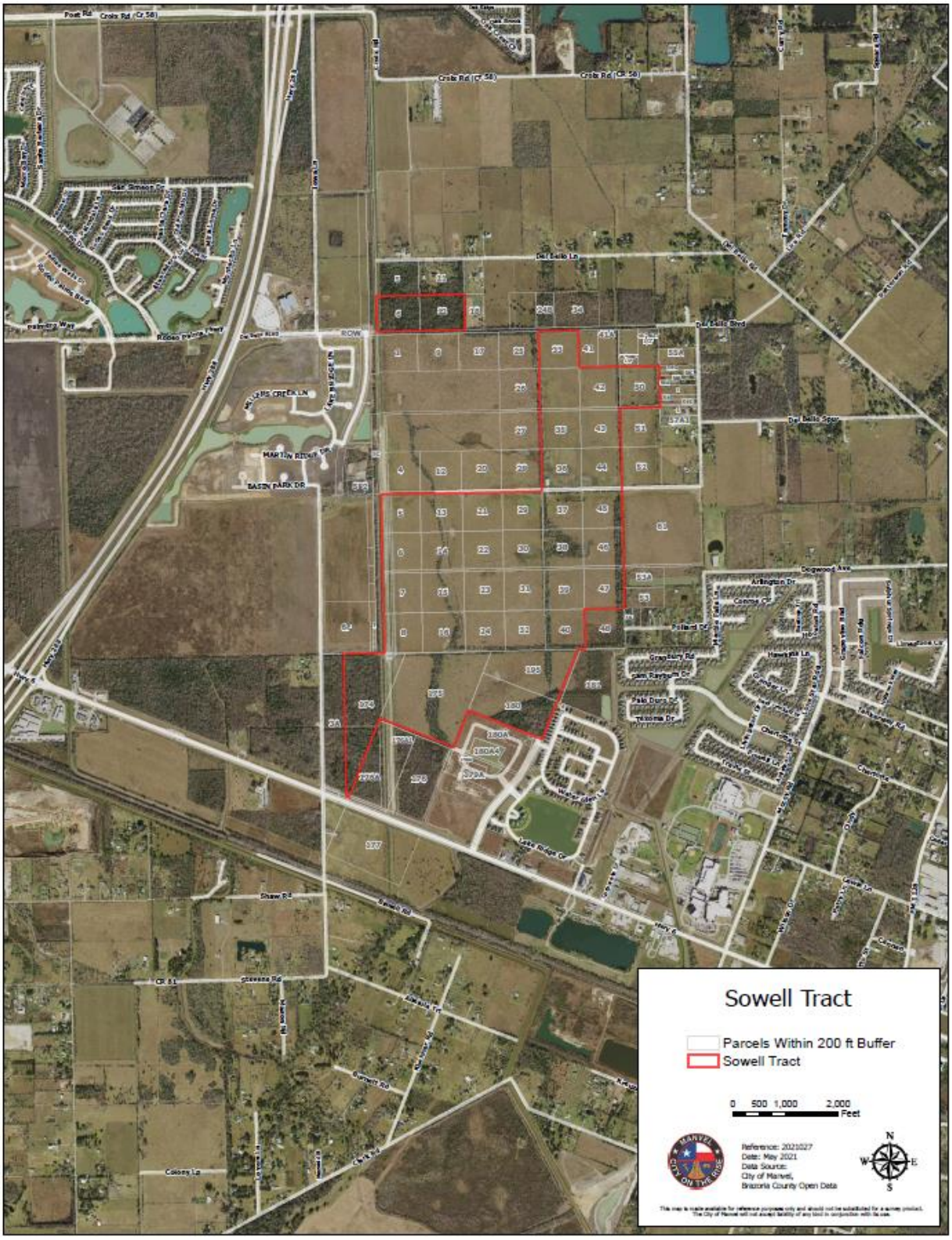
Planning, Development and Zoning Commission Discussion

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

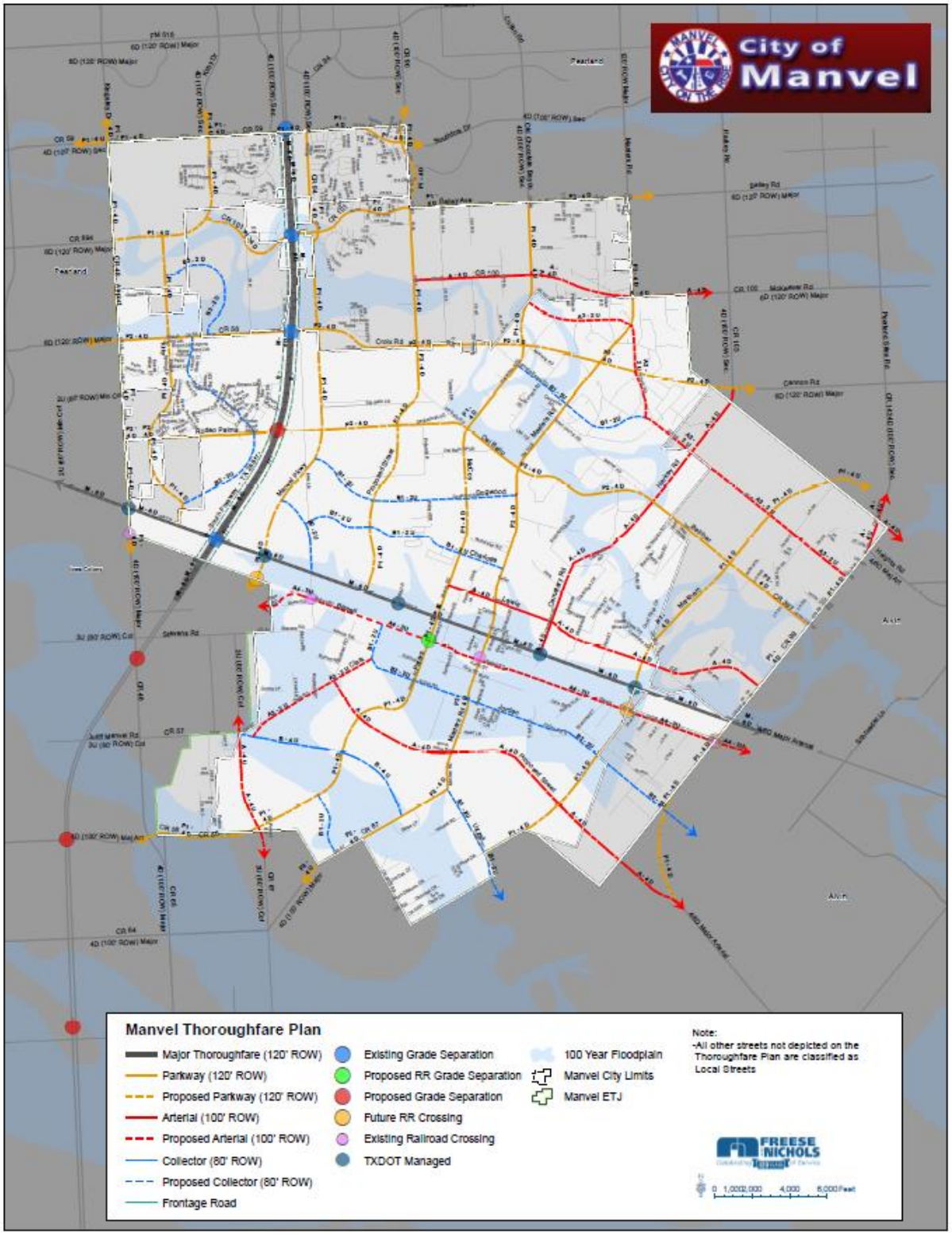
Planning, Development and Zoning Commission Recommendation

The Planning, Development and Zoning Commission recommended approval of Ordinance No. 2021-O-18 (Valencia PUD) to the City Council at their July 12, 2021, meeting.

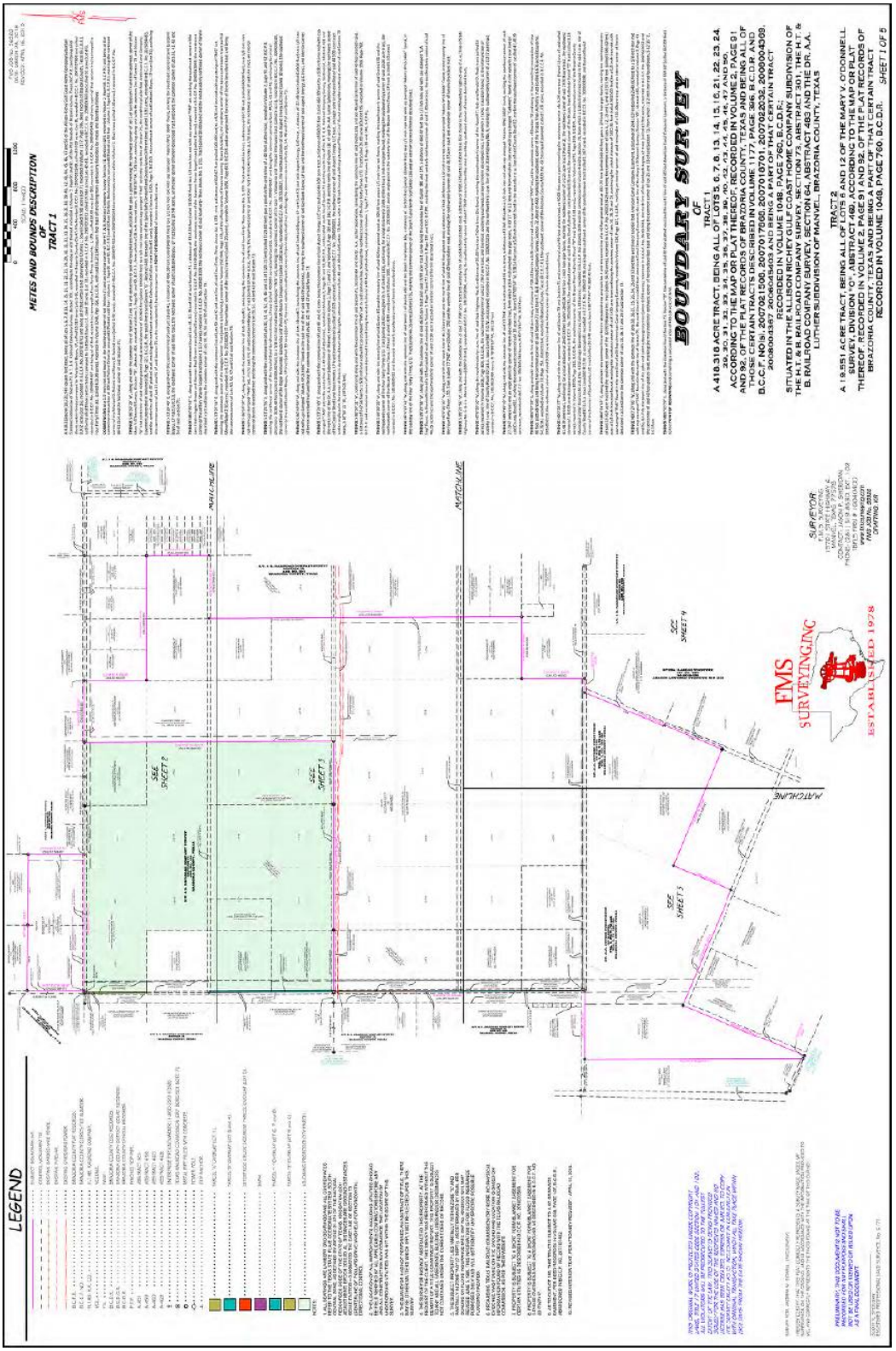
Aerial Vicinity Map



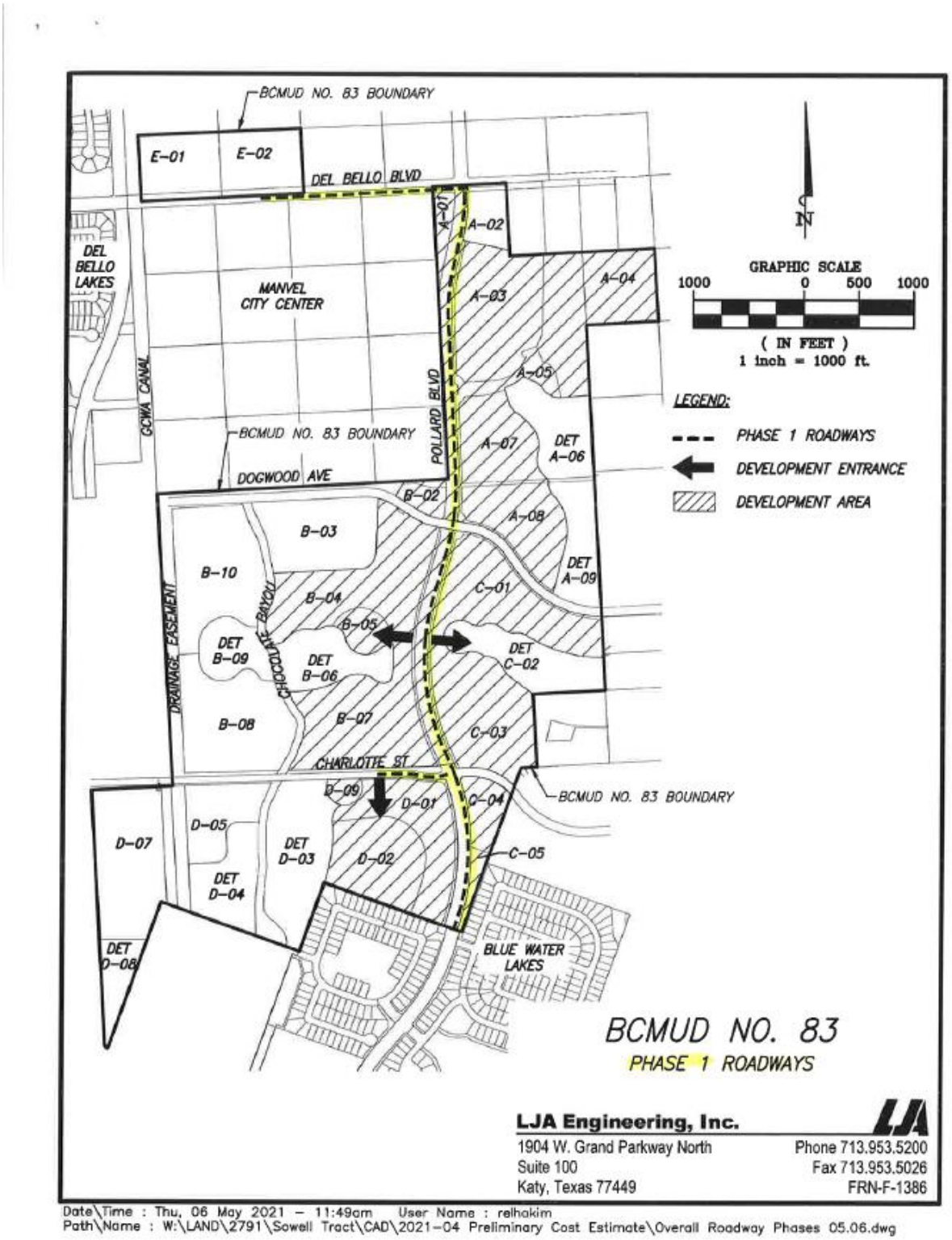
City's Master Thoroughfare Plan Map



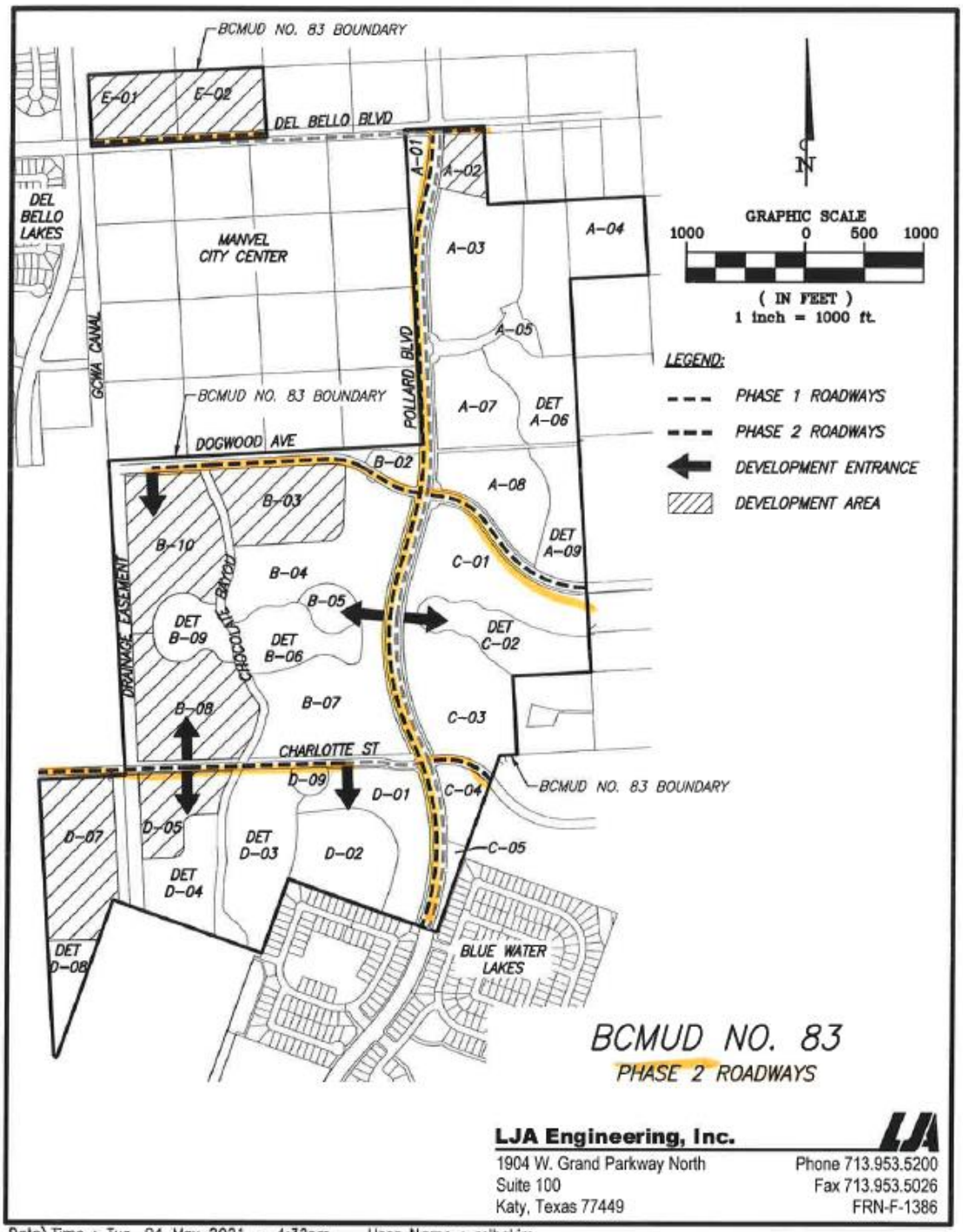
Property Survey



Valencia PUD Roadway Phasing Exhibit – Phase 1



Valencia PUD Roadway Phasing Exhibit – Phase 2



Application

Staff Use Only:
Date Received: _____
Received by: _____
Date Complete: _____
Completeness Review by:
_____

Planned Unit Development (PUD) Application

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

(Please Type or Print Clearly with Dark Ink)

☑ Master Plan PUD ☐ Small PUD ☐ Site Plan Only

General Information
PUD Name: Sowell Tract PUD
Number of Units Proposed: 1,100 SF lots Current Zoning Designation: O-PUD
Zoning District under Which PUD Will Be Designed: SFR - Single-Family Residential
Address/Location: East of State Highway 288, north of Highway 6 and south of County Road 58
Brazoria County Parcel Number (s): See PUD document Acres: 438.393
Legal Description: See PUD document - Exhibit D

Applicant Information
Name: Matt Stoops Daytime Phone: 713-953-5200
Mailing Address: 3600 W Sam Houston Parkway S, Suite 600, Houston TX 77042
City/State/Zip: _____
Contact Person: Matt Stoops
Email Address: mstoops@lja.com

Property Owner Information (If different from applicant; attach additional signature page or appropriate letter of consent/agreement if more than one property owner)
Name: See signed authorization letters Daytime Phone: _____
Mailing Address: _____
City/State/Zip: _____
Email Address: _____

Application

CITY OF MANVEL PLANNED UNIT DEVELOPMENT APPLICATION, PAGE 2

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

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

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

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

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

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

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

05-10-21
Date

Applicant's Signature

5/10/21
Date

Owner's Signature (If different from Applicant)

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

Authorization Letter

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

LETTER OF AUTHORIZATION

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

443 Limited
Owner Name

2414 Elle Blvd
Owner Address

Houston Tx 77008
Owner City, State Zip

5/4/21
Date

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

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

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

Sincerely,

Owner Name 443 Limited Andrew Sowell - General Partner

Owner Signature Andrew Sowell - General Partner

3

Public Hearing Notice

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

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

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

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

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

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

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

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

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

ORDINANCE NO. 2021-O-18

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHTS-OF-WAY (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); SUCH TRACTS BEING SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY SECTION 73 AND SECTION 64, DR. A.A. LUTHER SUBDIVISION OF MANVEL, BRAZORIA COUNTY TEXAS, THE MARY V. O'DONNELL SURVEY, DIVISION "O" OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * * * * * * *

WHEREAS, Four Forty-Three LTD, Sowell Family Trust, Eastbank Bayou LP, and Westbank Bayou LP are the owners (the "Owner") of land in the area generally bounded by Del Bello Boulevard right-of-way (north), Pollard Drive right-of-way (east), Manvel Parkway/Iowa Lane rights-of-way (west), and State Highway 6 (south) comprising of 437.869 acres of land, which is presently zoned Open-Single Family Residential (O-SFR) District; and

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

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

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

WHEREAS, the Planning, Development and Zoning Commission has made a positive recommendation on the application; and

WHEREAS, the City Council deems it appropriate to grant such request, subject to certain regulations, restrictions, and conditions; now, therefore,

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

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

Section 2. The zoning classification of 437.869 acres generally bounded by Del Bello Boulevard right-of-way (north), Pollard Drive right-of-way (east), Manvel Parkway/Iowa Lane rights-of-way (west), and State Highway 6 (south), is hereby changed from Open-Single Family Residential (O-SFR) District to Planned Unit Development (PUD) District for use as permitted within such zone classification, subject to the regulations, restrictions, and conditions hereinafter set forth. Said area is described as:

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

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

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

Section 4. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said land, as described and provided in Section 2 above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 5. The City Council hereby finds and determines that said rezoning comports to the City's comprehensive land use plan, and to the extent of any conflict, amends said comprehensive land use plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tracts as described above.

Section 6. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 7. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed $2,000.00. Each day of violation shall constitute a separate offense.

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

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

_____
Debra Davison, Mayor

Attest:

_____
Tammy Bell, City Secretary

APPROVED AS TO FORM:

_____
Robert Gervais, City Attorney

EXHIBIT A

AREA MAP

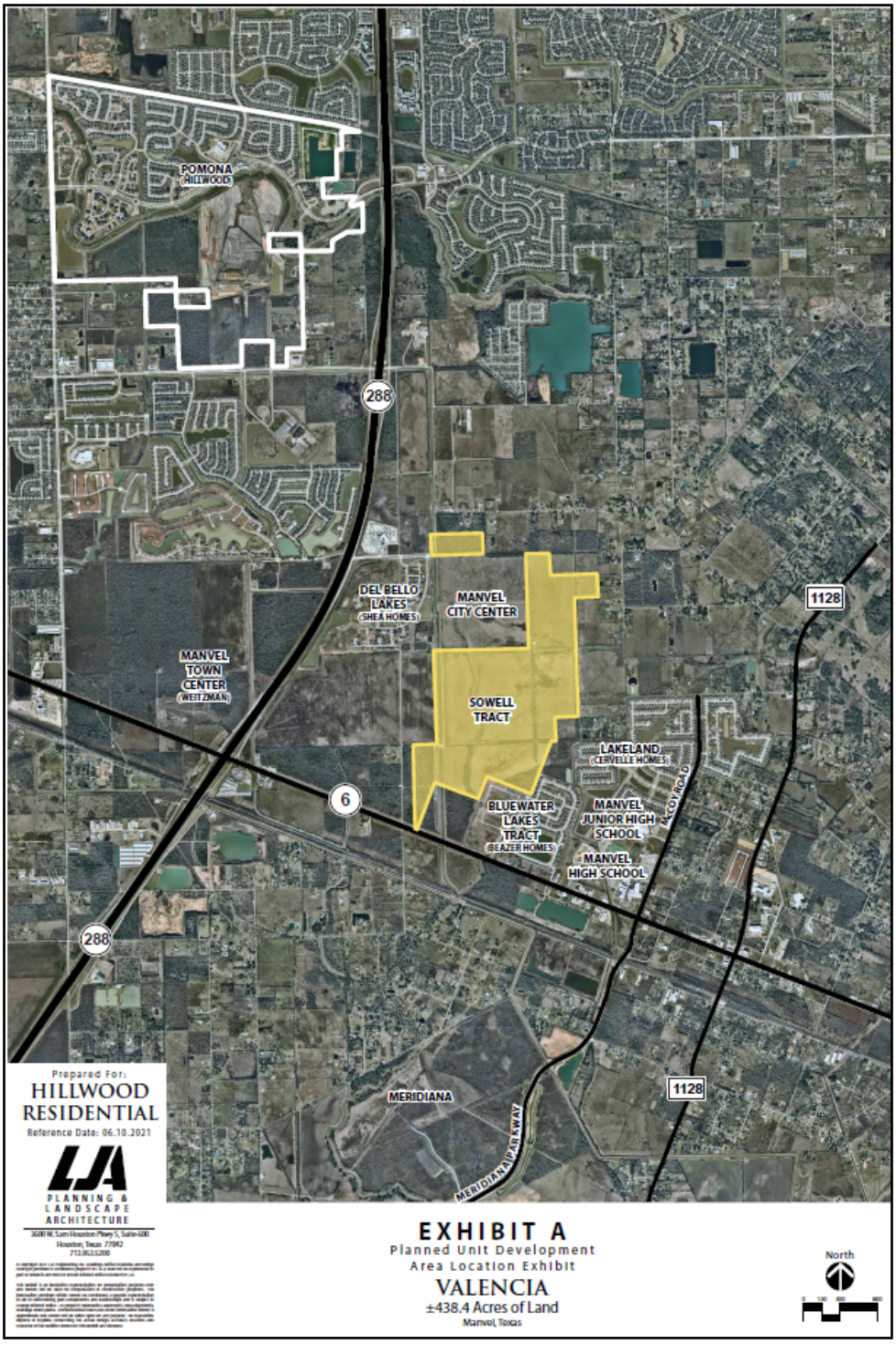


EXHIBIT B

SURVEY

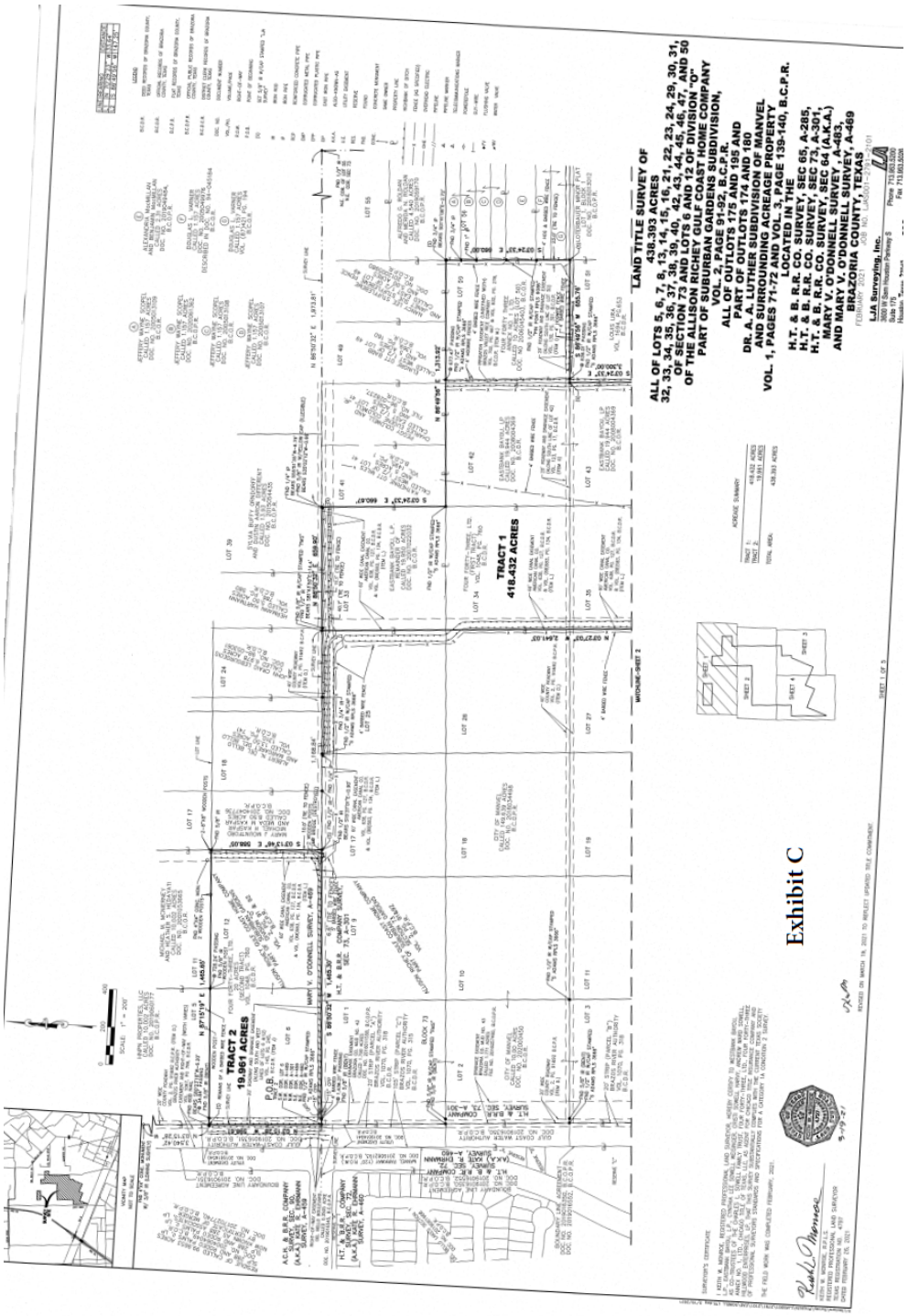
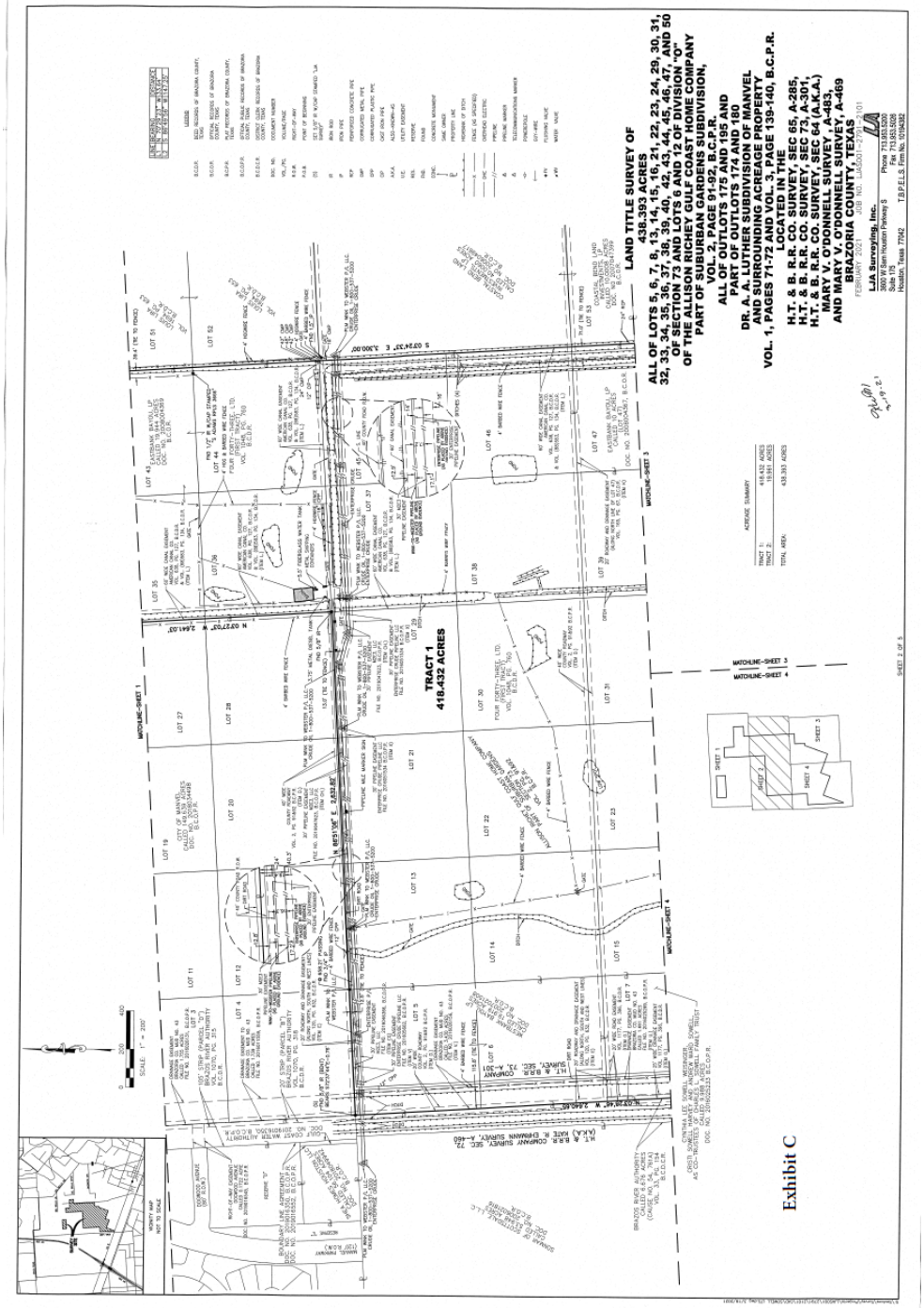


EXHIBIT B

SURVEY



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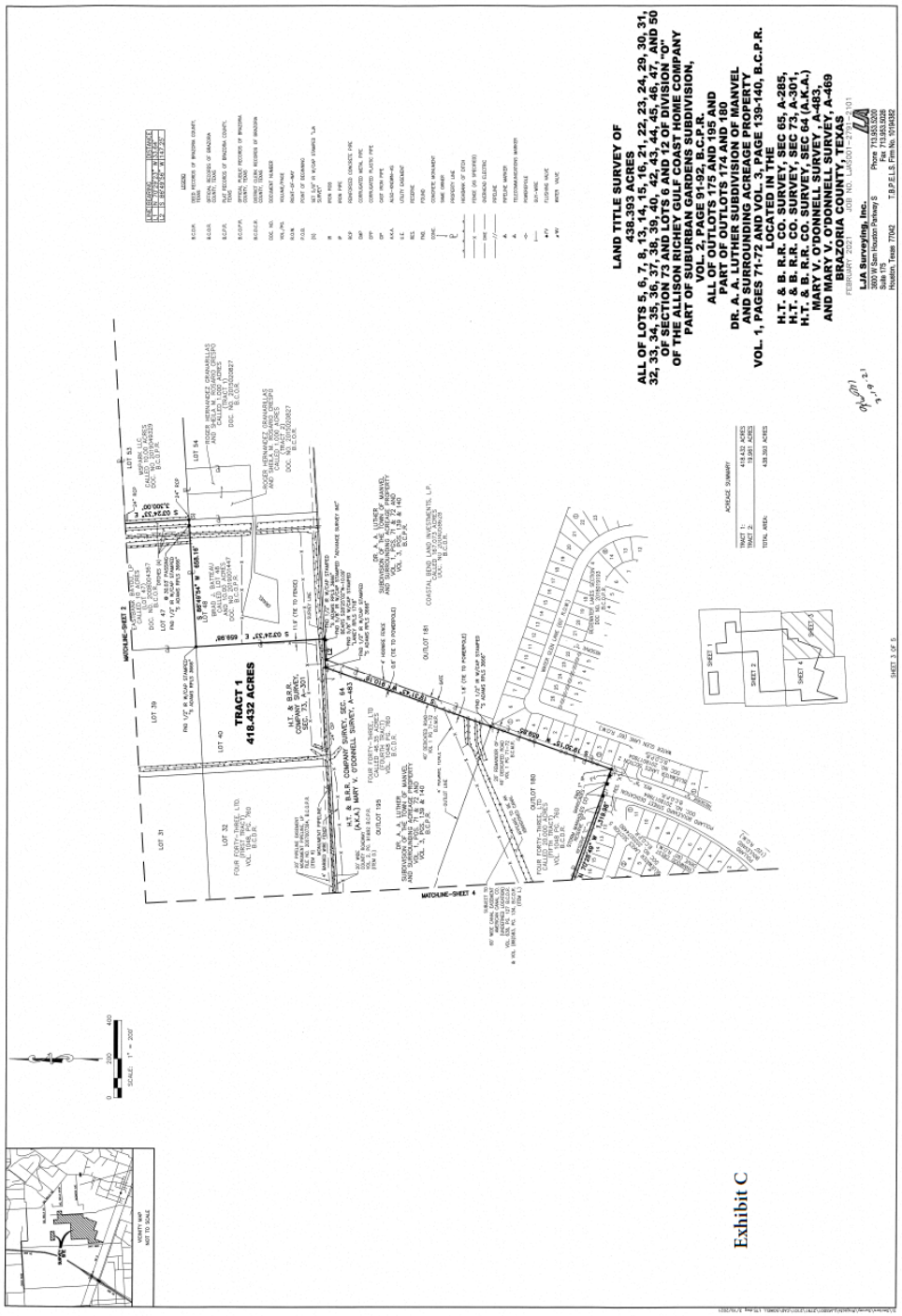


EXHIBIT B

SURVEY

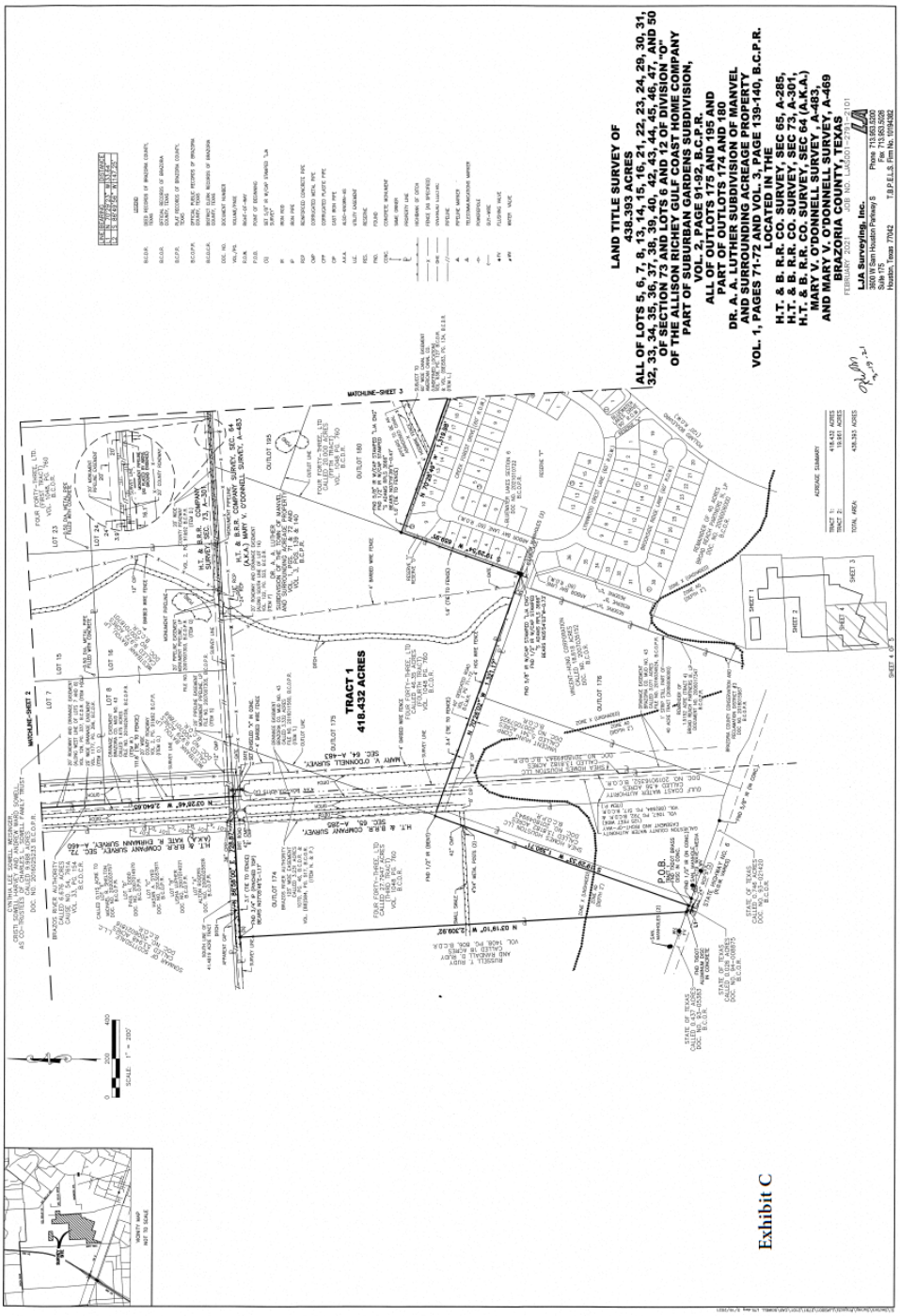
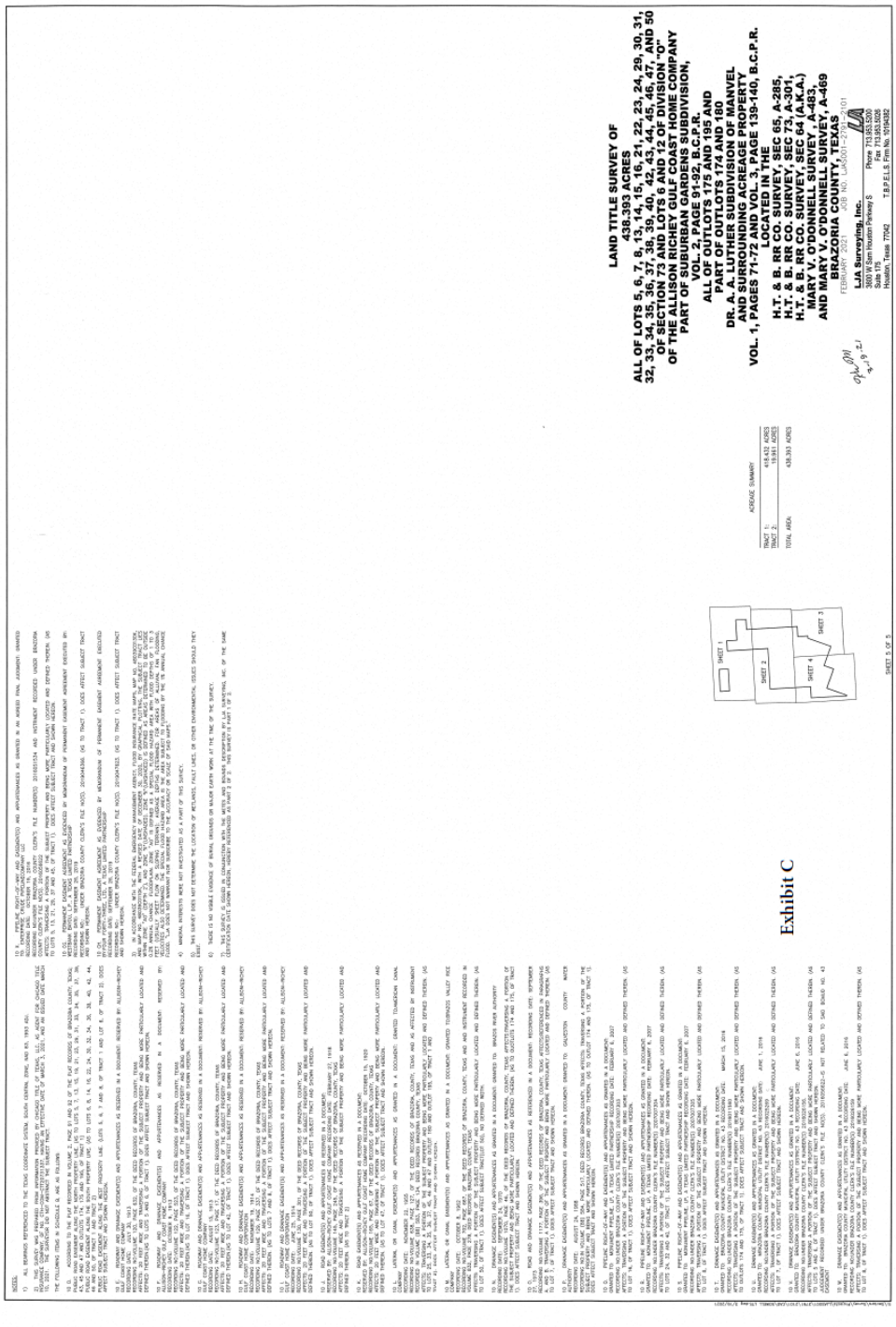


EXHIBIT B

SURVEY


NOTES:
1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83, 1993 ADJ.
2) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CHICAGO TITLE OF TEXAS, LLC AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY UNDER GF NUMBER 21-0-1-0-0-0

METES AND BOUNDS

EXHBIIT D

METES AND BOUNDS DESCRIPTION OF TRACT 1

A 418.318 acre (18,221,949 square feet) tract, being all of Lots 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47 and 50 of the Allison-Richey Gulf Coast Home Company Suburban Gardens Subdivision of Section 73, H.T. & B. Railroad Company Survey, Abstract 301, according to the map or plat thereof, recorded in Volume 2, Page 91 and 92, of the Plat Records of Brazoria County, Texas (B.C.P.R.) and being all of those certain tracts conveyed to Westbank Bayou, LP, called 23.523 acres Lots 5-8), recorded in Brazoria County Clerk's File Number (B.C.C.F. No.) 2007021108, called 9.523 acres (Lot 8), recorded in B.C.C.F. No. 2007017868 and called 9.572 acres (Lot 16), recorded in B.C.C.F. No. 2007018701 and being all of that certain tract conveyed to Charles L. Sowell called 9.588 acres (Lot 7), recorded in Volume 1177, Page 396, deed records of Brazoria County, Texas (B.C.D.R.), and being all of those certain tracts conveyed to Eastbank Bayou, LP, called 10 acres (Lot 33), recorded in B.C.C.F. No. 2007022032, called 19.944 acres (Lots 42-43), recorded in B.C.C.F. No. 2008004369 and called 10 acres (Lot 47), recorded in B.C.C.F. No. 2008004367 and being all of that certain tract conveyed to Four Forty Three Annex No. 1, LTD., called 10.00 acres (Lot 50), recorded in B.C.C.F. No. 2006045400 and being a part of that certain tract conveyed to Four Forty-Three Ltd. (called 433.09 acres), recorded in Volume 1048, Page 782, B.C.D.R., with said 18,221,949 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the Northeast corner of said Section 73 and an interior corner of the H.T. & B. Railroad Company Survey, Section 74, Abstract 459, recorded in Volume 2, Page 66, B.C.P.R.) and being at the centerline intersection of 60 foot Pollard Drive (as occupied) [Platted as 46 feet - Volume 2, Page 91 and 92, B.C.P.R.] and 60 foot Del Bello Boulevard (as occupied)[Platted as 50 feet - Volume 2, Page 66, B.C.P.R.), marking the northeast corner of the Michael D. Pollard and Marcy D. Pollard tract (called 5.46 acres), recorded in B.C.C.F. No. 2004072429 and 2007030104, the northwest corner of the Michael C. Black tract (called 4.30 acres), recorded in B.C.C.F. No. 96 013514 and the Northeast corner of said Section 73;

THENCE S 86°50'39" W, along and with the common line of Section 73 and 74 and centerline of said 60 foot platted road, at 658.00 feet pass a point marking the southwest corner of Lot 1 of said Section 74 and the southeast corner of the Mary V O'Donnell Survey, Division "O", Abstract 469, recorded in Volume 1, Page 91 and 92, B.C.P.R., from which a 5/8 inch iron rod bears, S 86°48'33" W 3.08 feet, continuing along and with the common line of Section 73 and Division "O" and centerline of said 40 foot platted road, a total distance of 1674.36 feet (called 1660.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set in the north line of Section 73, the north line of a 60 foot American Canal Company Easement, recorded in Volume 631, Page 127, B.C.D.R., the south line of said Division "O", Abstract 469, the south line of the Sylvia Buffy Crnderoff and Dustin Aaron Different tract (called 13.93 acres), recorded in B.C.C.F. No. 2015054435, and the centerline of said 40' platted road, marking the northwest corner of the Katherine Ott Miles tract (called 1 acres), recorded in Volume 1499, Page 1, B.C.D.R., the northeast corner of said Eastbank Bayou, LP tract (Lot 33), and being the common corner of Lot 33 and 41 of said Section 73 at the most northerly North west corner and **POINT OF BEGINNING** of herein described tract:

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

THENCE N 86°49'54" E, along and with the common line of Lots 41, 42, 49 and 50 of said Section 73, a distance of 1314.38 feet (called 1320.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set, marking the southeast corner of the Jane Hetherington Brown and Norman Paul Brown tract (called 5 acres), recorded in B.C.C.F. No. 2014042893, the southwest corner of the Suzanne Renae Scopel tract (called 5 acres), recorded in B.C.C.F. No. 2009013089, the northwest corner of the Jeffery Wayne Scopa tract (called 1.157 acres), recorded in B.C.C.F. No. 2009013109, the northeast corner of said Four Forty-Three Annex No. 1, LTD. Tract (called 10.00 acres) and the most easterly northeast corner of herein described tract and being the common corner of Lots 49, 55, 56 and 50 of said Section 73;

THENCE S 03°25'11" E, along and with the common line of Lots 50 and 56 and east line of said Four Forty-Three Annex No. 1, LTD. tract, a distance of 660.67 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set, marking the southwest corner of the Douglas Varner Tract (called 1.157 acres), recorded in Volume (91) 906, Page 253, of the official records of Brazoria County, Texas (B.C.D.R.), the northwest corner of the Laura Lotenbauer tract (called senior Part of 2.50 acres), recorded in B.C.C.F. No. 2018000317, the northeast corner of the Louis Lira tract (called 10 acres), recorded in Volume 1004, Page 803, B.C.D.R. and an angle point for corner of herein described tract and being the common corner of Lots 50, 56, 57 and 51 of said Section 73;

THENCE S 86°50'37" W, along and with the common line of Lots 50 and 51, same being the common line of said Four Forty-Three Annex No. 1, LTD. Tract and said Lira tract, a distance of 657.24 feet (called 660.00 feet), to a 5/8 inch iron rod with cap stamped "FMS" set, in the east line of said Eastbank Bayou, LP tract (called 19.944 acres), marking the southwest corner of said Four Forty-Three Annex No. 1, LTD. tract, the northwest corner of said Lira tract, an interior corner of herein described tract and being the common corner of Lots 50, 51, 45 and 42 of said Section 73;

THENCE S 03°24'55" E, along and with the common line of Lots 43, 51, 44, 52, 45, 46 and 61 at 1320.21 feet (called 1320.00 feet) pass a point in the centerline of a 40 foot platted road, recorded in Volume 2, page 91 and 92, B.C.P.R. marking the northwest corner of the Coastal Bend Land Investments, LP tract (called 40.0060 acres)[called Lot 61] recorded in B.C.C.F. No. 2006049617 and being the common corner of Lots 44, 52, 61 and 45, continuing for a total distance of 3299.48 feet (called 3300.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set, marking the southwest corner of the Jose T. Villanueva and Trinidad Villanueva tract (called 5 acres), recorded in B.C.C.F. No. 2004036538, the northwest corner of the Roger Hernandez Garderillas and Sheila M. Rosario Crespo tract (called 1.000 acre), recorded in B.C.C.F. No. 2015020827, the northeast corner of said Aspect Energy, LLC tract (called 10 acres), the southwest corner of the said Eastbank Bayou, LP tract (called 10 acres)[Lot 47], the most easterly southeast corner of herein described tract and being the common corner of Lots 53, 54, 48 and 47 of said Section 73;

THENCE S 86°49'54" W, along and with the common line of Lots 48 and 47, same being the common line of said Eastbank Bayou, LP tract (Lot 47) and said Aspect Energy, LLC tract, a distance of 657.49 feet (called 660.00 feet) to a 1/2inch rod with cap stamped "Adams RPLS 3666" found in the east line of the of said 443.08 acre tract, marking the southwest corner of said Eastbank Bayou, LPtract and the northwest corner of said aspect Energy, LLC tract, and interior corner of herein described tract and being the common corner of Lots 48, 40, 39 and 47 of said Section 73;

THENCE S 03°24'40" E, along and with the common line of Lots 48 and 40, same being the common line of said Aspect Energy, LLC tract and said 443.09 acre tract, a distance of 660.05 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set in the centerline of a 60 foot platted road, recorded in Volume 2, Page 91 and 92, B.C.P.R., in the called south line of Section 73 and the north line of the H.T. & B. Railroad Company Survey, Section 64, Abstract 488 and the north line of the Dr. A.A. Luther Subdivision of Manvel, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R. and the north line of Outlot 181 of said Dr. A.A. Luther Subdivision, marking the northwest corner of the Coastal Bend Land Investments, LP tract (remainder of a called 167.075 acre tract), recorded in B.C.C.F. No. 2004058628, the southwest corner of said Aspect Energy, LLC tract, an angle point in the east line of said 443.09 acre tract and an angle point for corner of herein described tract and being the common corner of Lots 48 and 40 of said Section 73, from which a 5/8 inch iron rod with cap stamped "Base Line" found marking the southeast corner of said Section 75 bears, S 86°50'11" W, 1975.03 feet;

THENCE S 86°50'11" W, continuing along and with the common line of said Section 73, Section 64 and the Dr. A.A. Luther Subdivision, same being the common line of said Outlot 181 and Lot 40, and centerline of said 40 foot platted road, a distance of 247.06 feet to a 5/8 inch iron rod with cap stamped "FMS" set at said common line, marking the northeast corner of the Four Forty-three, LLC tract (called 24.00 acres)(Outlot 193), recorded in Volume 1048, Page 782, B.C.D.R. and an interior corner of herein described tract and being the westerly line of a 40 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R.;

THENCE S 19°30'25" W, along and with the easterly line of said Outlot 195and the westerly line of said 40 foot platted road, at 909.88 feet pass a 1/2 inch iron rod found, marking the southeasterly corner of said Outlot 195 and the northeasterly corner of the Four Forty-Three, LTD. Tract (called 30.00 acres)(North ½ of Outlot 180), continuing for a total distance of 1599.09 feet to a 1 inch iron pipe found, marking the southeasterly corner of said 30.00 acre tract, the northeasterly corner of the Beazer Homes Texas, LP tract (called 19.99 acres)(south ½ Outlot 180), recorded in B.C.C.F. No. 2016050422 and an angle point in the westerly line of the Beazer Homes Texas, LP tract (called 5.40 acres), recorded in B.C.C.F. No. 2016050422 and the most easterly southeast corner of herein described tract;

THENCE N 70°27'42" W, along andwith the common line of said North ½ of Outlot 180 and the South ½ of Outlot 180, a distance of 1319.55 feet (called 1320.00 feet) to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found in the easterly line of the Four Forty-Three, LTD. Tract (called 46.35 acres)(Outlot 176), marking the common corner of the South ½ and North ½ of Outlot 180 and an interior corner of herein described tract;

THENCE S 19°29'54" W, along and with the common line of said 46.35 acre tract and said 19.99 acre tract, same being the common line of Outlot 180 and 175, a distance of 668.47 feet to a 1/2 inch iron rod with cap stamped "LIA Eng" found, in the north line of a 40 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R., marking the most westerly northwest corner of said 5.40acre tract, the southeasterly corner of said 46.35 acre tract and the southwesterly corner of said 19.99 acre tract and an interior corner of herein described tract;

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

THENCE S 19°28'34" W, along and with the common line of said 27.7947 acre tract and westerly line of said 40 foot platted road, a distance of 1350.63 feet to a TxDot Brass Disk found in the northwesterly right-of-way (r.o.w.) line of State Highway No. 6 (a.k.a. Morris Avenue)(200' R.O.W.), recorded in B.C.C.F. No. 2013055593, marking the southeasterly corner of said 27.7947 acre tract and the most southerly southwest corner ofherein described tract;

THENCE N 70°30'18" W, along the northwesterly r.o.w. line of said State Highway No. 6, a distance of 33.83 feet to a TxDot Brass Disk found, marking the southeasterly corner of the Russell T. Rady and Randall D. Rady tract (called 18 acres), recorded in Volume 1408, Page 806, B.C.D.R., the southwesterly corner of said 27.7947 acre tract and the most southerly southwest corner of herein described tract, from which a TxDot brass Disk found, at the intersection of easterly r.o.w. line of County Road 82 (a.k.a. Iowa Lane)(60' R.O.W. as occupied), recorded in B.C.C.F. No. 2008023838 and the northwesterly r.o.w. line of said State Highway No. 6, marking the southwesterly corner of a 0.217 acre tract, recorded in B.C.C.F. No. 2013053580 bears, N 70°30'39" W, 865.23 feet;

THENCE N 03°16'18" W, along andwith the common line of said 27.7947 acre tract and said 18 acre tract, a distance of 2310.10 feet to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, marking the northwest corner of said 27.7947 acre tract and an angle point for corner of herein described tract, from which a 3/4 inch pinched top pipebears, N 09°17' W, 1.1 feet and from which an iron rod with cap stamped "Calloway" found in the easterly r.o.w. line of said County Road 82, marking the northwest corner of said 18 acre tract, bears S 87°00'54" W, 328.14 feet and a 5/8 inch iron rod found in the easterly r.o.w. line of said County Road 82, marking the southwest corner of a called 41.4119 acre tract, recorded in B.C.C.F. No. 2009061748 bears, N 02°15'14" W, 58.87 feet;

THENCE N 86°57'38" E, along and with the north line of said 18 acre tract, a distance of 729.52 feet to a 5/8 inch iron rod with cap stamped "FMS" set, at the southwest corner of Section 73 and being in the centerline intersection of two 40 foot platted roads and being the common corner of said Section 73 and the H.T. & B. Railroad Company Survey, Section 72, Abstract 460, marking the southeast corner of the Brazos River Authority tract (called 6.676 acres)(cause no. 54,761A), recorded in Volume 33, Page 154, district clerk records of Brazoria County, Texas (B.C.D.C.R.), the southwest corner of the Brazoria County MUD No. 43 Drainage Easement (called 1.675 acres, recorded in B.C.C.F. No. 2016028159, the southwest corner of said 9.929 acre tract and an interior corner of herein described tract;

THENCE N 03°28'57" W, along and with the common line of said Section 71 and Section 72 and centerline of said 40 foot platted road, at 40.00 feet pass a point marking the southwest corner of a 0.34 acre tract (Parcel 1) out of said called 41.4119 acre tract, continuing for a total distance of 2649.28 feet (called 2640.00 feet) to a 1 inch iron pipe found, marking the northwest corner of a 0.21 acre tract (parcel 2), the northwest corner of said 28.906 acre tract, the northeast corner of a 3.430 acre drainage easement, recorded in B.C.C.F. No. 2016036158, the northeast corner of said Brazos River Authority tract (called 6.676 acres), the southeast corner of the Brazos River Authority Parcel "D" tract (called 1.18 acres), recorded in Volume 1070, Page 315, B.C.D.R., the southwest corner of the Brazos River Authority Parcel "B" tract (called 0.83 acres), recorded in Volume 1070, Page 318, B.C.D.R., the southwest corner of the Brazoria County Municipal Utility District (M.U.D.) No. 43 Drainage Easement tract (called 1.799 acres), recorded in B.C.C.F. No. 2016015959 and the common corner of Lots 4 and 5, Section 73, from which a 1/2 inch iron rod found in the east r.o.w. line of County Road 82 (a.k.a. Iowa Lane)(60' R.O.W. as occupied), recorded in B.C.C.F. No. 2006021816, marking the southwest corner of the Joan Renneyer tract (called 1.367 acres), recorded in B.C.C.F. No. 2005003981 and the northwest corner of the Sonmar of Scottsdale, LLC tract (called 13.948 acres), bears S80°37'46" W, 980.42 feet;

THENCE N 86°51'03" E, along and with the common line of herein described tract and said lot 4 and the centerline of a 40 foot platted road, at 657.75 feet (called 660.00 feet) pass a 3/4 inch iron pipe found, marking the northeast corner of said 19.919 acre tract and the southwest corner of the 102929 Brazoria Inc. tract (called 34.90 acres), recorded in B.C.C.F. No. 2005038429 and being the common corner of Lots 4, 12, 13 and 5, and at 1975.99 feet (called 1980.00 feet) pass a 1/4 inch iron pipe found, marking the southeast corner of said 34.90 acre tract and being the common corner of Lots 20, 28, 29 and 21, continuing for a total distance of 2632.44 feet (called 2640.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" found in the west line of a 60 foot American Canal Company Easement, recorded in Volume 618, Page 127, B.C.D.R., marking an interior corner of said remainder of a 433.09acre tract and an interior corner of herein described tract and being the common corner of Lots 28, 36, 37 and 29 of said Section 73;

THENCE N 03°27'06" W, along andwith the common line of Lots 28, 36, 21, 35, 26, 34, 25 and 33 and the west line of said 60 foot American Canal Company Easement, a distance of 2641.03 feet (called 2640.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" found in the north line of Section 73, the north line of a said 60 foot American Canal Company Easement, the south line of the Mary V O'Donnell Survey, Division "O", Abstract 468, recorded in Volume 2, Page 91 and 92, B.C.P.R. the south line of the John and Edith Lebeungeois tract (called 6.078 acres), recorded in B.C.C.F. No. 98-053063, the north line of the Eastbank Bayou, LP tract (called 19.950 acres, recorded in B.C.C.F. No. 2007022032 and the centerline of said 40 foot platted road, marking the most northerly northwest corner of herein described tract and being the common corner of Lot 25 and 33 of said Section 73, from which a 1/2 inch iron rod found bears, S 82°35' E, 14.9 feet;

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

EXHIBIT D

VALENCIA PUD DOCUMENT

Valencia
Planned Unit Development

Prepared for:

Hillwood Residential, L.P.

Prepared by:

LJA
PLANNING &
LANDSCAPE
ARCHITECTURE

June 2021

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EXHIBITS

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

I. INTRODUCTION

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

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

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

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

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

II. PROJECT DESCRIPTION

1. Compliance with Comprehensive Plan

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

2. Justification

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

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

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

3. Single-Family Residential

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

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

4. Drill Site

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

5. Potential School Site

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

6. Parks and Open Space

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

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

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

7. Other Land Uses

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

III. ZONING

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

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

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

1. **Acreage per Land Use Summary**

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

2. **Single-Family Residential Lot Distribution Table**

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

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

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

3. Commercial Land Uses

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

a. Permitted Uses:

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

b. Office functions only:

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

c. Special Use Permit required:

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

- Recreational goods rental
- Colleges, universities, professional, and business schools
- Nursing and residential care facilities

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

- Bed and breakfast
- All other amusement and recreational industries
- Mobile food services Drinking places (alcoholic beverages)
- Automotive repairs and maintenance
- Personal and household goods repair and maintenance
- Other personal care services
- Religious organizations
- Civil and social organizations
- Non-store retailers
- Technical and trade schools
- Other schools and instruction
- Accommodations

IV. PARKS

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

Parkland Dedication will be credited based on the following criteria:

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

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

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

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

V. DEVELOPMENT REGULATIONS

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

1. Architectural Standards

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

2. Street and Circulation System

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

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

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

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

3. Traditional Single-Family

Lot Sizes and Standards:

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

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

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

viii. Building height – 40 feet maximum

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

4. Single-Family Specialty Product

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

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

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

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

d. Rear loaded (alley) townhome lots:
   i. Minimum width – 25 feet (measured at the front yard setback)
   ii. Minimum depth – 90 feet
   iii. Front yard setback – 15 feet minimum

iv. Rear yard setback – 10 feet minimum
v. Side yard setback – 5 feet minimum between structures
vi. Corner side yard setback – 10 feet minimum
vii. Alley width – 20 feet
viii. Common walls allowed on both sides
ix. Maximum number of attached units: Five
x. Minimum number of attached units: Two
xi. Only 20% of the units within a townhome development shall be allowed to have two attached units
xii. Building height – 40 feet maximum

e. Zipper lots (single-family detached lots with alternating depth detached garages):
i. Minimum width – 25 feet (measured at the front yard setback)
ii. Minimum depth – 120 feet
iii. Front yard setback – 20 feet minimum
iv. Rear yard setback – 10 feet minimum
v. Side yard setback – 5 feet minimum
vi. Corner side yard setback – 10 feet minimum
vii. Garage building line – 25 feet minimum
viii. If the garage is set to the minimum of 25 feet, then the adjacent lot shall have a minimum setback of 50 feet.
ix. Garage side setback – 0 feet with a minimum of 10 feet of separation from structures on the adjacent lot. Garage structures located less than four feet from the lot line shall have a "private four-foot perpetual drainage and maintenance easement" provided on the adjacent property and shown on the final plat.
x. Building height – 40 feet maximum

f. Patio & Zero Lot Line Lots
i. Minimum width – 50 feet (measured at the front yard setback)
ii. Minimum depth – 120 feet
iii. Front yard setback – 20 feet minimum
iv. Garage front yard setback – 25 feet minimum
v. Rear yard setback – 15 feet minimum
vi. Side yard setback – 5 feet minimum
vii. Corner side yard setback – 10 feet minimum
viii. A minimum of 0 feet to 5 feet on one side yard and 5 feet to 10 feet on the other side yard, with an aggregate minimum side yard setback of 10 feet between the two lots.
ix. In no case shall units on adjoining lots be separated by less than 10 feet in width
x. Patio home structures located less than four feet from the lot line shall have a "private four-foot perpetual drainage and maintenance easement" provided on the adjacent property and shown on the final plat.
xi. Building height – 40 feet maximum

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

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

5. Streets

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

a. Two points of access. There shall be a minimum two points of access from a collector street into a subdivision or subdivision phase, up to a maximum of 75 platted lots. A boulevard may be used as a second point of access to satisfy this requirement only for the parcel designated as D-05, as shown on the Conceptual Land Use Plan, Exhibit E.

b. Three points of access. There shall be a minimum of three points of access from a collector street in a subdivision or subdivision phase for 76 to 175 platted lots.

c. Four points of access. There shall be a minimum of four points of access from a collector street in a subdivision or subdivision phase for 176 platted lots or greater.

d. Boulevard entries. A boulevard entry may only be considered as two points of access when a third or fourth point of access is triggered under subsection 5.b., and 5.c. above.

e. Future access: A future point of access to an undeveloped area may be used to qualify as a point of access to satisfy the requirements above.

f. The only crossings of the existing drainage channel and canal easement along the western boundary of the PUD shall be Del Bello Boulevard, Dogwood Avenue and Charlotte Street. No additional street crossings shall be required.

6. Commercial

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

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

d. The tree islands shall be planted with sod and/or other plantings.

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

7. Signage

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

a. Residential Single-Family Development Signage:

i. Primary Entry Monument: Thirty-five feet (35') tall with one, twenty-foot by twenty-foot (20'x20') tower footprint and an attached or isolated sign blade wall with a maximum size of ten feet tall by eighty feet in length (10'x80'). The sign area shall not be greater than 450 square feet. These signs will be placed at the major entry point to the project.

ii. Secondary Entry Monument: Twelve feet (12') tall with a twelve-foot by twelve-foot (12'x12') tower footprint and an attached or isolated sign blade wall with a maximum size of eight feet tall by thirty-five feet in length (8'x35'). The sign area shall not be greater than 150 square feet. These signs will be placed at the secondary entry points to the project.

iii. Village Entry Monument: Six feet (6') tall with a six-foot by six-foot (6'x6') tower footprint and an attached or isolated sign blade wall with a maximum size of six feet tall by twenty feet in length (6'x20'). The sign area shall not be greater than 64 square feet. These signs will be placed at the entry points to residential subdivisions within the project.

iv. Model Home Monument: Used to identify different builder model homes to potential home buyers. The monuments shall be a maximum of 60 square feet in size and shall not to exceed five feet (5') in height. These monuments may be installed at model homes at various locations within the development. All model home monuments must be removed when the model home is purchased and used as a private home.

v. Temporary Construction Signs: To be used during construction of the development. These signs recognize builders, architects, engineers,

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

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

b. Commercial Development Signage:

i.Building Mounted Signs

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

i.Monument Signs

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

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

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

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

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

f. Electronic Reader Boards
   Electronic Reader Boards/ LED screens are permitted under the following

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

c. School Signage:

i.Building Mounted Signs

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

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

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

ii. Monument Signs

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

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

h. Electronic Reader Boards

Electronic Reader Boards/ LED screens are permitted under the following

regulations:

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

8. Trails

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

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

9. Utilities

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

10. Other Regulations

i. Fencing - Fences in any single-family residential district may not exceed seven (7') feet in height.

ii. Proximity of structures to pipelines - No residential or commercial structure shall be erected or moved to a location nearer than 30 feet to any existing pipeline, except for low pressure distribution system pipeline as defined in section 62-2 of the Manvel Code of Ordinances.

iii. Trees –Trees may be planted within right-of-way medians to enhance the overall landscape plan for the development. Trees shall be planted at a minimum spacing of 50 feet and located within the center of the right-of-way median. They may be located within other areas of the right-of-way in a limited manner to address physical or other constraints that exist in various areas throughout the development. In the event that there are utilities located within the future drip line of the tree, a suitable root barrier shall be used.

V. PHASING / DEVELOPMENT SCHEDULE

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

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

POMONA
(HILLWOOD)

288

DEL BELLO
LAKES
(SHEA HOMES)

MANVEL
CITY CENTER

1128

MANVEL
TOWN
CENTER
(WEITZMAN)

SOWELL
TRACT

LAKELAND
(CERVELLE HOMES)

McCOY ROAD

BLUEWATER
LAKES
TRACT
(BEAZER HOMES)

MANVEL
JUNIOR HIGH
SCHOOL

MANVEL
HIGH SCHOOL

6

288

MERIDIANA

MERIDIANA PARKWAY

1128

Prepared For:
HILLWOOD
RESIDENTIAL

Reference Date: 06.10.2021

LJA
PLANNING &
LANDSCAPE
ARCHITECTURE

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

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EXHIBIT A

Planned Unit Development
Area Location Exhibit

VALENCIA

±438.4 Acres of Land
Manvel, Texas

North

0 150 300 600

Prepared For:

HILLWOOD RESIDENTIAL

Reference Date: 06.10.2021

LJA
PLANNING & LANDSCAPE ARCHITECTURE

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

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EXHIBIT B

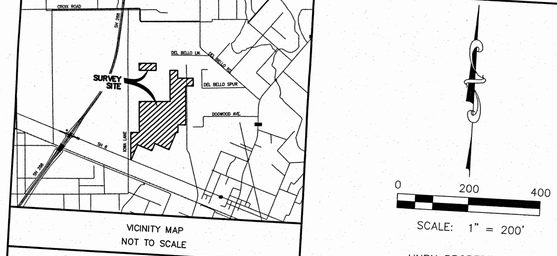
Planned Unit Development
Project Aerial Exhibit

VALENCIA

±438.4 Acres of Land
Manvel, Texas

North

0 150 300 600



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

LEGEND

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

FND 4"X4" CONC. MONUMENT W/ 3/8" IR (LEANING SLIGHTLY)

RESIDUE OF CALLED 99.9653 ACRES SLP 288 AND RODEO PALMS II, L.P. SLOC 288 AND RODEO PALMS II, L.P. NOW KNOWN AS 288 RODEO PALMS, L.P. BY CERTIFICATE OF CONVERSIONS, L.P. DOC. NO. 2017027740, B.C.O.P.R.

BOUNDARY LINE AGREEMENT DOC. NO. 2019016351, B.C.O.P.R.

GULF COAST WATER AUTHORITY DOC. NO. 2019016351, B.C.O.P.R.

UTILITY EASEMENT DOC. NO. 2019016541 B.C.O.P.R.

3,540.42'
N 03°15'28" W
N 03°15'28" W 598.61'

20' WIDE COUNTY ROADWAY VOL. 2, PG. 91&92 B.C.P.R. (ITEM D.)
BRAZOS RIVER AUTHORITY EASEMENT AND RIGHT-OF-WAY (WIDTH VARIES) VOL. 1067, PG 786, B.C.D.R.

FND 60D NAIL BEARS S80°23'18"W-6.20'
@ 34.84' PASSING
FND 5/8" IR (BENT)

WOODEN POST
(S) REMAINS OF A BARBED WIRE FENCE
SURVEY LINE

TRACT 2
19.961 ACRES

20' ROADWAY AND DRAINAGE EASEMENT (ALONG SOUTH AND WEST LINES OF LOTS 6 &12) VOL. 145, PG. 245, B.C.D.R. (ITEM J)

P.O.B.

S.W. COR. LOT 6
S.W. COR. A-469
N.W. COR. A-301
S.E. COR. A-459
N.E. COR. A-460
FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"
18" CPP

LOT 6

A.C.H. & B.R.R. COMPANY SURVEY, SEC. 90, (A.K.A.) KATE R. EHRMANN SURVEY, A-459

RIGHT-OF-WAY EASEMENT DEL BELLO BOULEVARD CALLED 0.3505 ACRE DOC. NO. 2019016545, B.C.O.P.R.

RESERVE "A"

H.T. & B.R.R. COMPANY SURVEY, SEC. 72, (A.K.A.) KATE R. EHRMANN SURVEY, A-460

MANVEL PARKWAY (120' R.O.W.) DOC. NO. 2019062193, B.C.O.P.R.

UTILITY EASEMENT DOC. NO. 2019016541 B.C.O.P.R.

DEL BELLO LAKES SECTION 1 DOC. NO. 2019081988 B.C.O.P.R.

BOUNDARY LINE AGREEMENT DOC. NO. 2019016350, B.C.O.P.R. DOC. NO. 2019016552, B.C.O.P.R.

RESERVE "B"

RESERVE "C"

BOUNDARY LINE AGREEMENT DOC. NO. 2019016350, B.C.O.P.R. DOC. NO. 2019016552, B.C.O.P.R.

HNPN PROPERTIES, LLC CALLED 10.002 ACRES DOC. NO. 2019060177 B.C.O.P.R.

MICHAEL M. MCNIERNEY AND HEATHER S. HEDAYATI CALLED 10.002 ACRES DOC. NO. 2001053665 B.C.O.R.

FND 4"X4" CONC. MON. 2 WOODEN POSTS

LOT 5
LOT 11
N 87°15'19" E 1,465.65'
@ 726.24' PASSING
FND 5/8" IR
WOODEN POST

FOUR FORTY-THREE, LTD. 20 ACRES (SECOND TRACT) VOL. 1048, PG. 760 B.C.D.R.

LOT 12

ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS VOL. 2, PG. 91 & 92 B.C.P.R.

60' WIDE CANAL EASEMENT AMERICAN CANAL CO. VOL. 638, PG. 127, B.C.D.R. & VOL. (88)583, PG. 134, B.C.D.R. (ITEM L.)

MARY V. O'DONNELL SURVEY, A-469

S 86°50'32" W 1,465.30'

6.6' (TIE TO FENCE)
5' BARBED WIRE FENCE

15" CPP
4' BARBED WIRE FENCE
@ 1,436.21' PASSING
FND 5/8" IR (BENT)

LOT 1

DRAINAGE EASEMENT BRAZORIA CO. MUD NO. 43 CALLED 1.790 ACRES DOC. NO. 2016011558, B.C.O.P.R.

20' STRIP (PARCEL "A") BRAZOS RIVER AUTHORITY VOL. 1070, PG. 318 B.C.D.R.

105' STRIP (PARCEL "C") BRAZOS RIVER AUTHORITY VOL. 1070, PG. 315 B.C.D.R.

BLOCK 73

FND 5/8" IR W/CAP STAMPED "FMS"
FND 5/8" IR (BENT)

LOT 2

DRAINAGE EASEMENT BRAZORIA CO. MUD NO. 43 CALLED 1.771 ACRES FILE NO. 2016057460, B.C.O.P.R.

CITY OF MANVEL CALLED 10.00 ACRS DOC. NO. 202000450 B.C.O.R.

20' WIDE COUNTY ROADWAY VOL. 2, PG. 91&92 B.C.P.R. (ITEM D.)

FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"

FND 5/8" IR (BENT)
FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"

LOT 3

20' STRIP (PARCEL "B") BRAZOS RIVER AUTHORITY VOL. 1070, PG. 318 B.C.D.R.

H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301

ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2, PG. 91&92 B.C.P.R.

LOT 9
LOT 10
LOT 11

LOT 17
2-8"X8" WOODEN POSTS
FND 5/8" IR
LOT LINE

LOT 18

MARY J MOUNTFORD MICHAEL H KASPAR AND MEDA M KASPAR CALLED 5.00 ACRES DOC. NO. 2014047736 B.C.O.P.R.

ALBERT N. DEL BELLO AND MARGARET DEL BELLO CALLED 1.50 ACRES VOL. 1310, PG. 741 B.C.D.R.

S 03°13'46" E 588.05'

10.0' (TIE TO FENCE)
2 WOODEN POSTS
@ BRIDGE (DESTROYED)

(S) FND 1/2" IR
FND 1/4" P
FND 1/2" IR BEARS S15°37'01"E-0.90'

LOT 17 60' WIDE CANAL EASEMENT AMERICAN CANAL CO. VOL. 638, PG. 127, B.C.D.R. & VOL. (88)583, PG. 134, B.C.D.R. (ITEM L.)

LOT 18
LOT 19

CITY OF MANVEL CALLED 149.639 ACRES DOC. NO. 2018034498 B.C.O.P.R.

LOT 24

JOHN CRAIG LEBOURGEOIS CALLED 6.978 ACRES DOC. NO. 08-043061 B.C.O.R.

40' WIDE COUNTY ROADWAY VOL. 2, PG. 91&92 B.C.P.R. (ITEM D.)

1,168.84'

FND 3/4" IR
FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"
4' BARBED WIRE FENCE
LOT 25

LOT 26
LOT 27

HERMANN HARTMANN CALLED 5.50 ACRES VOL. 788, PG. 580 B.C.D.R.

LOT 39

SYLVIA BUFFY ORNDORFF AND DUSTIN AARON DIFFERENT CALLED 13.93 ACRES DOC. NO. 20150544.35 B.C.O.P.R.

FND 1/4" IP BEARS S55°51'35"W-6.79'
FND 5/8" IR W/YELLOW CAP (ILLEGIBLE) BEARS S35°02'12"W-0.66'

FND 5/8" IR W/CAP STAMPED "FMS"
FND 1/2" IR BEARS S81°43'50"E-14.4'

N 86°50'32" E 659.90'

SURVEY LINE

40.7' (TIE TO FENCE)
11.1' (TIE TO FENCE)
LOT 33

60' WIDE CANAL EASEMENT AMERICAN CANAL CO. VOL. 638, PG. 127, B.C.D.R. & VOL. (88)583, PG. 134, B.C.D.R. (ITEM L)

EASTBANK BAYOU, L.P. REMAINDER OF CALLED 19.950 ACRES DOC. NO. 2007022032 B.C.O.R.

FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"

FOUR FORTY-THREE, LTD. (FIRST TRACT) VOL. 1048, PG. 760 B.C.D.R.

LOT 34
LOT 35

TRACT 1
418.432 ACRES

60' WIDE CANAL EASEMENT AMERICAN CANAL CO. VOL. 638, PG. 127, B.C.D.R. & VOL. (88)583, PG. 134, B.C.D.R. (ITEM L.)

40' WIDE COUNTY ROADWAY VOL. 2, PG. 91&92 B.C.P.R. (ITEM D.)

4' BARBED WIRE FENCE

S 03°27'03" W 2,641.03'

LOT 41
LOT 42
LOT 43

EASTBANK BAYOU, LP CALLED 19.944 ACRES DOC. NO. 2008004369 B.C.O.R.

4' BARBED WIRE FENCE

20' ROADWAY AND DRAINAGE EASEMENT (ALONG SOUTH LINE OF LOT 42) VOL. 123, PG. 17, B.C.D.R. (ITEM G)

EASTBANK BAYOU, LP CALLED 19.944 ACRES DOC. NO. 2008004369 B.C.O.R.

S 03°24'33" E 660.67'

CATHERINE OTT MILES V CALLED WEST 1/2 OF LOT 41 AND 5.5 ACRES VOL. 1369, PG. 160 B.C.D.R.

PEGGY COLDWELL AND CHARLES EUGENE COLDWELL JR. CALLED EAST 1/2 OF LOT 41 AND 5 ACRES FILE NO. 98-028237, B.C.O.R.

ELMORE OTT BABB CALLED WEST 1/2 OF LOT 49 AND 5.5 ACRES VOL. 1369, PG. 160 B.C.D.R.

NANCY LEE STUFFLEBEME AND JANET SUE STUFFLEBEME CALLED EAST 1/2 OF LOT 49 AND 5.0 ACRES DOC. NO. 2019005980 B.C.O.P.R.

N 86°49'56" E 1,313.92'

677.47' PASSING
FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"
4' HOGWIRE FENCES
IRRIGATION EASEMENT (UNDEFINED WIDTH) BRAZOS VALLEY RICE COMPANY VOL. 702, PG. 667 & VOL. 832, PG. 278, B.C.D.R. (ITEM M.)

FOUR FORTY THREE ANNEX NO. 1 LTD. CALLED 10 ACRES (LOT 50) DOC. NO 2006045403, B.C.O.R.

FND 1/2" IR W/CAP STAMPED "PIN POINT RPLS 6086"
20' ROADWAY AND DRAINAGE EASEMENT (ALONG SOUTH LINE OF LOT 50) VOL. 130, PG. 301, B.C.D.R. (ITEM I)
4' HOGWIRE FENCE
4' BARBED WIRE FENCE

LOT 50
LOT 51

S 86°49'56" W 655.76'
@ 636.01' PASSING
FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"

S 03°24'33" E 3,300.00'

LOUIS LIRA VOL. 1694, PG.653 B.C.D.R.

LOT 49
LOT 55

ALFREDO G. ROLDAN AND MERIDA N. ROLDAN CALLED 4.540 ACRES DOC. NO. 2019059170 B.C.O.P.R.

(A) JEFFERY WAYNE SCOPEL CALLED 1.157 ACRES DOC. NO. 2005013109 B.C.O.R.
(B) JEFFERY WAYNE SCOPEL CALLED 1.157 ACRES DOC. NO. 2020061362 B.C.O.P.R.
(C) JEFFERY WAYNE SCOPEL CALLED 1.157 ACRES DOC. NO. 2005013108 B.C.O.R.
(D) JEFFERY WAYNE SCOPEL CALLED 1.157 ACRES DOC. NO. 2005013107 B.C.O.R.

(E) ALEXANDRIA MacMILLAN AND BENJAMIN MacMILLAN CALLED 2.31 ACRES DOC. NO. 2019049484, B.C.O.P.R.
(F) DOUGLAS L. VARNER CALLED 1.157 ACRES DOC. NO. 2005049976 DESCRIBED IN DOC. NO. 94-045184 B.C.O.R.
(G) DOUGLAS L. VARNER CALLED 1.157 ACRES VOL. (87)421 PG. 194 B.C.O.R.

N 86°50'32" E 1,973.81'

SURVEY LINE

FND 1/2" IR N.E. COR. OF LOT 55 N.E. COR. SEC 73

S 03°24'33" E 860.00'

(S) FND 3/4" IP BEARS S01°41'08"E-2.72'
FND 3/4" IP
FND 1" IP
LOT 56
4' BARBED WIRE FENCE
4' HOG & BARBED WIRE FENCE
23.0' (TIE TO FENCE)

(S) LOTERBAUER MINOR PLAT LOT 1, BLOCK 1 DOC. NO. 2018013012 B.C.O.P.R.

MATCHLINE-SHEET 2

S:\Sections\Survey\Projects\LJAS001\2791\2101\CAD\SOWELL LTS.dwg 3/19/2021

SURVEYOR'S CERTIFICATE

I KEITH W. MONROE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO WESTBANK BAYOU, L.P., EASTBANK BAYOU, L.P., CYNTHIA LEE SOWELL WEISINGER, CRISTI SOWELL HARVY, ANDREW WARD SOWELL, AS CO-TRUSTEES OF THE CHARLES L. SOWELL FAMILY TRUST, FOUR FORTY-THREE, LTD., FOUR FORTY-THREE ANNEX NO. 1, LTD., CHICAGO TITLE OF TEXAS, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY AND HILLWOOD ENTERPRISES, LP, THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION 2 SURVEY.

THE FIELD WORK WAS COMPLETED FEBRUARY, 2021.

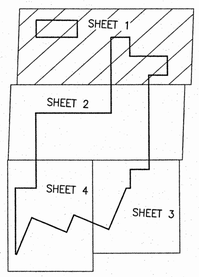
Keith L. Monroe

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

STATE OF TEXAS
KEITH W. MONROE
4797
REGISTERED
LAND SURVEYOR

3-19-21

Exhibit C



ACREAGE SUMMARY

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

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

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

FEBRUARY 2021 JOB NO. LJAS001-2791-2101

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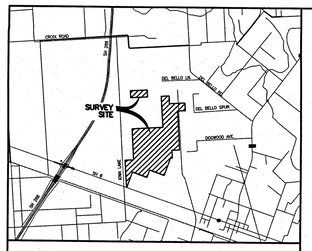

VICINITY MAP
NOT TO SCALE

0 200 400

SCALE: 1" = 200'

MATCHLINE–SHEET 1

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

LEGEND

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

TRACT 1
418.432 ACRES

LOT 3 — 105' STRIP (PARCEL "D") BRAZOS RIVER AUTHORITY VOL. 1070, PG. 315 B.C.D.R.
LOT 4 — RESERVE "D" — BOUNDARY LINE AGREEMENT DOC. NO. 2019016550, B.C.O.P.R. DOC. NO. 2019016552, B.C.O.P.R.
LOT 5 — SHEA HOMES HOUSTON LLC CALLED 56.104 ACRES DOC. NO. 2018049342 B.C.O.R.
LOT 6 — SONMAR OF SCOTTSDALE, L.L.C. CALLED 53.948 ACRES DOC. NO. 2006021816 B.C.O.R.
LOT 7 — BRAZOS RIVER AUTHORITY CALLED 6.676 ACRES (CAUSE NO. 54, 761A) VOL. 33, PG. 154 B.C.D.C.R.
LOT 11 — 20' STRIP (PARCEL "B") BRAZOS RIVER AUTHORITY VOL. 1070, PG. 318 B.C.D.R.
LOT 12 — RESERVE "E" — MANVEL PARKWAY (120' R.O.W.)
LOT 13 — RESERVE "E" — GULF COAST WATER AUTHORITY DOC. NO. 2019016350, B.C.O.P.R.
LOT 14 — H.T. & B.R.R. COMPANY SURVEY, SEC. 72, (A.K.A.) KATE R. EHRMANN SURVEY, A–460
LOT 15 — H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A–301
LOT 19 — CITY OF MANVEL CALLED 149.639 ACRES DOC. NO. 2018034498 B.C.O.P.R.
LOT 20 — WESTBANK BAYOU, LP CALLED 19.9 ACRES DOC. NO. 2007021508 B.C.O.R.
LOT 21 — ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2, PG. 91&92 B.C.P.R.
LOT 22 — FOUR FORTY–THREE, LTD. (FIRST TRACT) VOL. 1048, PG. 760 B.C.D.R.
LOT 23 — LOW SPOT
LOT 27 — LOT 28 — LOT 29 — LOT 30 — LOT 31
LOT 35 — 60' WIDE CANAL EASEMENT AMERICAN CANAL CO. VOL. 638, PG. 127, B.C.D.R. & VOL. (88)583, PG. 134, B.C.D.R. (ITEM L.)
LOT 36 — POND — BARN — 5.5' FIBERGLASS WATER TANK — METAL SHIPPING CONTAINERS — 3.75' METAL DIESEL TANK
LOT 37 — 60' WIDE CANAL EASEMENT AMERICAN CANAL CO. VOL. 638, PG. 127, B.C.D.R. & VOL. (88)583, PG. 134, B.C.D.R. (ITEM L.) — 30' M2E3 PIPELINE EASEMENT — WINK–TO–WEBSTER PIPELINE (AS PLACED BY ABOVE GROUND EVIDENCE) — 30' ENTERPRISE PIPELINE EASEMENT — ENTERPRISE PIPELINE (AS PLACED BY ABOVE GROUND EVIDENCE) — 60' CANAL EASEMENT — DITCHES (4)
LOT 38 — 60' WIDE CANAL EASEMENT AMERICAN CANAL CO. VOL. 638, PG. 127, B.C.D.R. & VOL. (88)583, PG. 134, B.C.D.R. (ITEM L.)
LOT 39 — 20' ROADWAY AND DRAINAGE EASEMENT (ALONG NORTH LINE OF LOT 47) VOL. 165, PG. 67, B.C.D.R. (ITEM K)
LOT 43 — EASTBANK BAYOU, LP CALLED 19.944 ACRES DOC. NO. 2008004369 B.C.O.R.
LOT 44 — FOUR FORTY–THREE, LTD. (FIRST TRACT) VOL. 1048, PG. 760 B.C.D.R. — FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666" — 4' HOG & BARBED WIRE FENCE
LOT 45 — S. LINE 40' COUNTY ROAD R.O.W.
LOT 46 — POND — 4' BARBED WIRE FENCE
LOT 47 — EASTBANK BAYOU, LP CALLED 10 ACRES (LOT 47) DOC. NO. 2008004367, B.C.O.R.
LOT 51 — LOUIS LIRA VOL. 1694, PG. 653 B.C.D.R.
LOT 52 — LOUIS LIRA VOL. 1694, PG. 653 B.C.D.R. — 4' HOGWIRE FENCE — 42" CMP — 48" CMP — 42" CMP — 4' HOGWIRE FENCE — GATE — 24" CMP — 12" CIP — 4' BARBED WIRE FENCE — FND 1.5" IP — GATE — 18" CMP
LOT 53 — COASTAL BEND LAND INVESTMENTS, LP CALLED 10.0008 ACRES DOC. NO 2007047399 B.C.O.R. — 24" RCP
COASTAL BEND LAND INVESTMENTS, LP CALLED 40.0068 ACRES DOC. NO 2006049617 B.C.O.R.

DRAINAGE EASEMENT BRAZORIA CO. MUD NO. 43 CALLED 1.755 ACRES FILE NO. 2016026131, B.C.O.P.R.
DRAINAGE EASEMENT TO BRAZORIA CO. MUD NO. 43 CALLED 1.739 ACRES FILE NO. 2016011559, B.C.O.P.R.
RIGHT–OF–WAY EASEMENT DOGWOOD AVENUE CALLED 0.1722 ACRE DOC. NO. 2019016545, B.C.O.P.R.
DOGWOOD AVENUE (80' R.O.W.)
20' ROADWAY AND DRAINAGE EASEMENT (ALONG NORTH, SOUTH AND WEST LINES) VOL. 120, PG. 632, B.C.D.R. (ITEM E)
(S) FND 5/8" IR (BENT) BEARS S72°37'44"E–0.76'
FND 3/4" IP @ 658.21' PASSING
PLM WINK TO WEBSTER P/L LLC. — 4' BARBED WIRE FENCE — 12" CPP
PLM WINK TO WEBSTER P/L LLC. CRUDE OIL 1–800–537–5200 ENTERPRISE CRUDE
12.5' (TIE TO FENCE)
30' PIPELINE EASEMENT M2E3, LLC FILE NO. 2019046366, B.C.O.P.R. (ITEM CG)
30' PIPELINE EASEMENT ENTERPRISE CRUDE PIPELINE LLC FILE NO. 201605662, B.C.O.P.R. (ITEM V)
20' WIDE COUNTY ROADWAY VOL. 2, PG. 91&92 B.C.P.R. (ITEM D.)
DRAINAGE EASEMENT BRAZORIA CO. MUD NO. 43 CALLED 3.430 ACRES FILE NO. 2016026156, B.C.O.P.R. (ITEM V.)
4' BARBED WIRE FENCE
115.8' (TIE TO FENCE)
DIRT ROAD
20' ROADWAY AND DRAINAGE EASEMENT (ALONG NORTH, SOUTH AND WEST LINES) VOL. 120, PG. 632, B.C.D.R. (ITEM E)
20' WIDE ROAD EASEMENT VOL. 1177, PG. 396, B.C.D.R. (ITEM O.)
DRAINAGE EASEMENT BRAZORIA CO. MUD NO. 43 CALLED 1.691 ACRES FILE NO. 2016025269, B.C.O.P.R. (ITEM U.)
25' WIDE DRAINAGE EASEMENT VOL. 1177, PG. 396, B.C.D.R. (ITEM O.)
CYNTHIA LEE SOWELL WEISINGER, CRISTI SOWELL HARVEY AND ANDREW WARD SOWELL, AS CO–TRUSTEES OF CHARLES L. SOWELL FAMILY TRUST CALLED 9.988 ACRES DOC. NO. 2016025233 B.C.O.P.R.
N 03°28'46" W 2,640.65'
N 03°27'03" W 2,641.03'
S 03°24'33" E 3,300.00'
N 86°51'06" E 2,632.82'
MATCHLINE–SHEET 4
MATCHLINE–SHEET 3
39.4' (TIE TO FENCE)
71.0' (TIE TO FENCE)
13.0' (TIE TO FENCE)
40' COUNTY ROAD R.O.W. — DIRT ROAD — 30' M2E3 PIPELINE EASEMENT — WINK–TO–WEBSTER PIPELINE (AS PLACED BY ABOVE GROUND EVIDENCE) — 30' ENTERPRISE PIPELINE EASEMENT — ENTERPRISE PIPELINE (AS PLACED BY ABOVE GROUND EVIDENCE) — 12.8' — 16.9' — 19.4' — 24' — 40.3' — 17.2'
40' WIDE COUNTY ROADWAY VOL. 2, PG. 91&92 B.C.P.R. (ITEM D.)
30' PIPELINE EASEMENT M2E3, LLC FILE NO. 2019047623, B.C.O.P.R. (ITEM CH.)
PLM WINK TO WEBSTER P/L LLC. CRUDE OIL 1–800–537–5200
PIPELINE MILE MARKER SIGN
30' PIPELINE EASEMENT ENTERPRISE CRUDE PIPELINE LLC FILE NO. 2016051534 B.C.O.P.R. (ITEM X)
ENTERPRISE CRUDE
FND 5/8" IR
GATE
DITCH
POND
LOW SPOT

SHEET 1
SHEET 2
SHEET 3
SHEET 4

ACREAGE SUMMARY

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

Exhibit C

LAND TITLE SURVEY OF 438.393 ACRES

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

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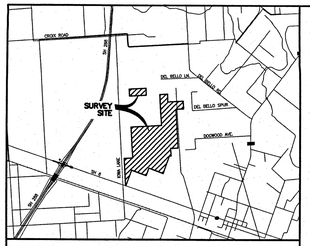
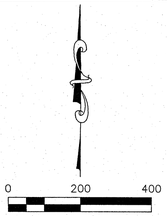
S:\Sectors\Survey\Projects\LJAS001\2791-2101\CAD\SOWELL LTS.dwg 3/19/2021



VICINITY MAP
NOT TO SCALE



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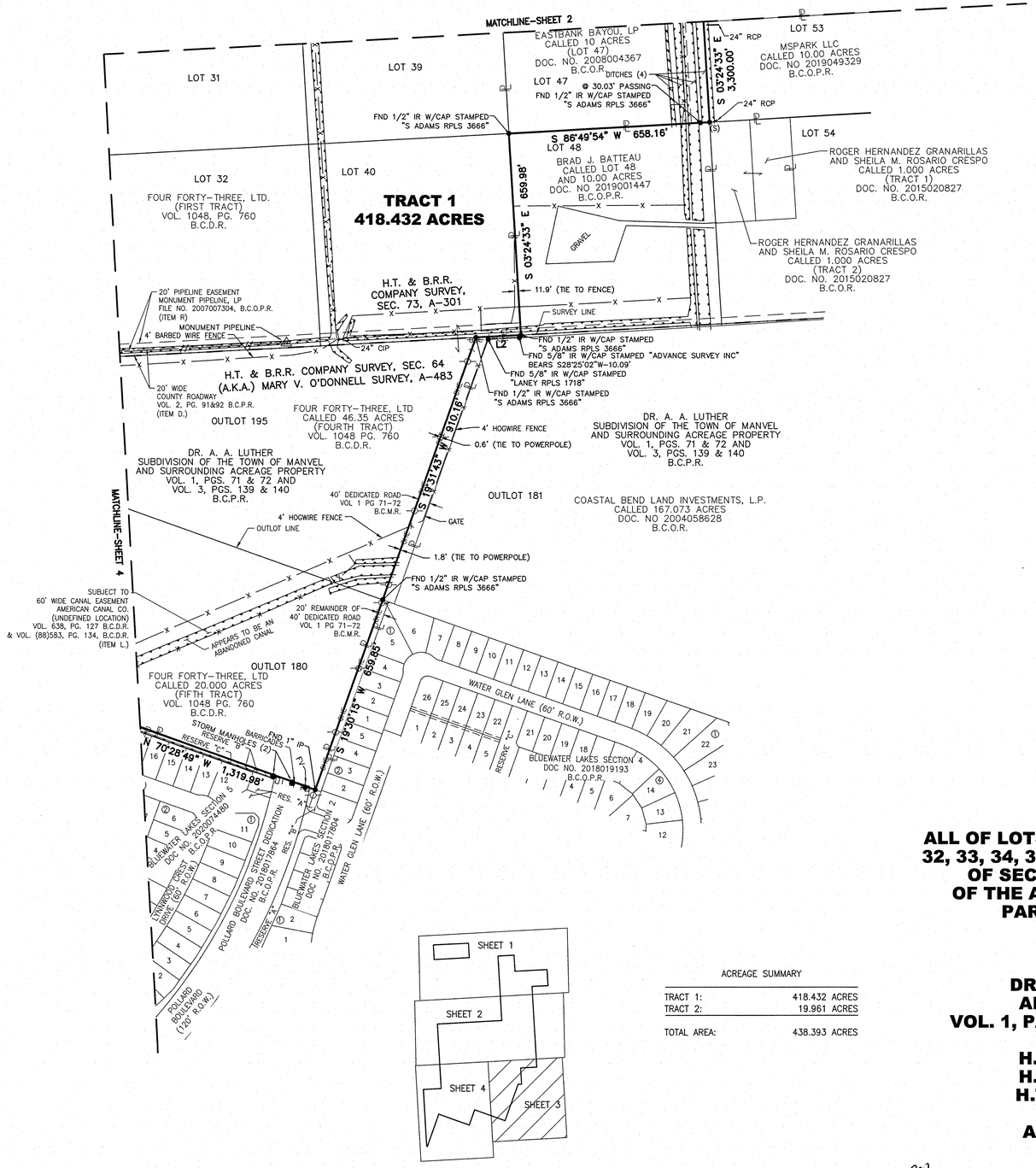

LINE	BEARING	DISTANCE
L1	N 70°29'23" W	33.64'
L2	S 86°49'56" W	147.25'

LEGEND

B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
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DOC. NO.	DOCUMENT NUMBER
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R.O.W.	RIGHT–OF–WAY
P.O.B.	POINT OF BEGINNING
(S)	SET 5/8" IR W/CAP STAMPED "LJA SURVEY"
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CIP	CAST IRON PIPE
A.K.A.	ALSO–KNOWN–AS
U.E.	UTILITY EASEMENT
RES.	RESERVE
FND.	FOUND
CONC.	CONCRETE MONUMENT
	SAME OWNER
	PROPERTY LINE
	HIGHBANK OF DITCH
X	FENCE (AS SPECIFIED)
OHE	OVERHEAD ELECTRIC
//	PIPELINE
	PIPELINE MARKER
	TELECOMMUNICATIONS MARKER
	POWEREPOLE
	GUY–WIRE
FV	FLUSHING VALVE
WV	WATER VALVE

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LAND TITLE SURVEY OF
438.393 ACRES
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H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.) MARY V. O'DONNELL SURVEY , A-483,
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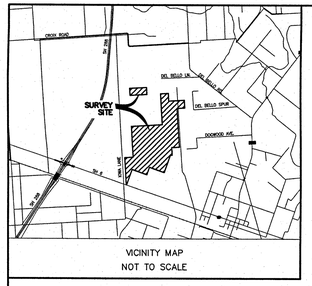
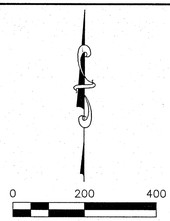
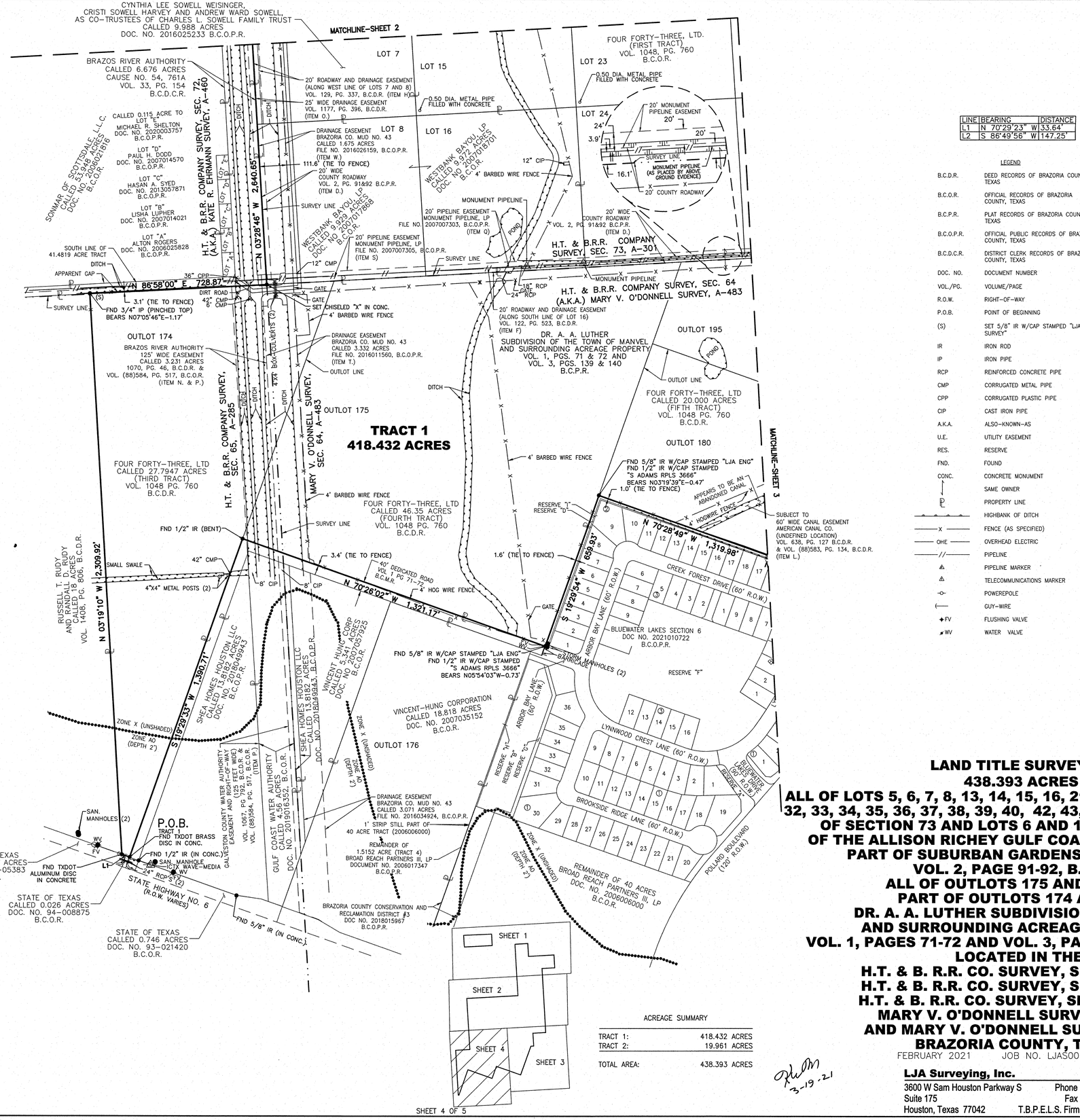
S:\Sectors\Survey\Projects\LJAS001\2791\2101\C4D\SDWELL LTS.dwg 3/19/2021







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

ACREAGE SUMMARY

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

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

FEBRUARY 2021 JOB NO. LJAS001-2791-2101

3-19-21

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

Exhibit C

S:\Sectors\Survey\Projects\LJAS001\2791\2101\CAD\SOWELL LTS.dwg 3/19/2021

NOTES:

1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJ.

2) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CHICAGO TITLE OF TEXAS, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, GF NO. CTH-COM-CTT20731337, HAVING AN EFFECTIVE DATE OF MARCH 3, 2021, AND AN ISSUED DATE MARCH 10, 2021. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.

THE FOLLOWING ITEMS IN SCHEDULE B, ARE AS FOLLOWS:

10 D. ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; PUBLIC ROAD EASEMENT ALONG THE NORTH PROPERTY LINE. (AS TO LOTS 5, 7, 13, 15, 19, 21, 23, 29, 31, 33, 34, 35, 37, 39, 43, 45 AND 47 AND OUTLOTS 174, 175 AND 195, OF TRACT 1)
PUBLIC ROAD EASEMENT ALONG THE SOUTH PROPERTY LINE. (AS TO LOTS 6, 8, 14, 16, 22, 24, 30, 32, 34, 36, 38, 40, 42, 44, 46 AND 50, OF TRACT 1 AND TRACT 2)
PUBLIC ROAD EASEMENT ALONG THE WEST PROPERTY LINE. (LOTS 5, 6, 7 AND 8, OF TRACT 1 AND LOT 6, OF TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 E. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: JULY 30, 1913
RECORDING NO:VOLUME 120, PAGE 632, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 F. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: OCTOBER 9, 1913
RECORDING NO:VOLUME 122, PAGE 523, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 G. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: AUGUST 15, 1913
RECORDING NO:VOLUME 123, PAGE 17, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 42, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 H. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION
RECORDING DATE: NOVEMBER 19, 1914
RECORDING NO:VOLUME 129, PAGE 337, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 7 AND 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 I. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION
RECORDING DATE: JUNE 25, 1914
RECORDING NO:VOLUME 130, PAGE 301, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 J. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: FEBRUARY 27, 1918
RECORDING NO:VOLUME 145, PAGE 245, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO TRACT 2)

10 K. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: OCTOBER 15, 1920
RECORDING NO:VOLUME 165, PAGE 67, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 47, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 L. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:AMERICAN CANAL COMPANY
RECORDING DATE: NOVEMBER 22, 1955
RECORDING NO:VOLUME 638, PAGE 127, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AS AFFECTED BY INSTRUMENT RECORDED IN VOLUME (88) 583, PAGE 134, DEED RECORDS BRAZORIA COUNTY, TEXAS
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 25, 33, 34, 35, 36, 37, 45, 46 AND 47 AND OUTLOT 180 AND OUTLOT 195, OF TRACT 1 AND TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 M. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:BRAZOS VALLEY RICE COMPANY
RECORDING DATE: OCTOBER 8, 1962
RECORDING NO:VOLUME 702, PAGE 667, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AND INSTRUMENT RECORDED IN VOLUME 832, PAGE 278, DEED RECORDS BRAZORIA COUNTY, TEXAS
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT(LOT 50), NO DEFINED WIDTH.

10 N. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: BRAZOS RIVER AUTHORITY
RECORDING DATE: SEPTEMBER 24, 1970
RECORDING NO:VOLUME 1070, PAGE 46, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUOTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 O. ROAD AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS REFERENCED IN A DOCUMENT: RECORDING DATE: SEPTEMBER 27, 1973
RECORDING NO:VOLUME 1177, PAGE 396, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:REFERENCED IN PARAGRAPHS A. AND B. TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 P. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: GALVESTON COUNTY WATER AUTHORITY
RECORDING DATE: AUGUST 24, 1988
RECORDING NO:IN VOLUME (88) 584, PAGE 517, DEED RECORDS BRAZORIA COUNTY, TEXAS AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOT 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 Q. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007303
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 R. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007304
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 24, 32 AND 40, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 S. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007305
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 T. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: MARCH 15, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016011560
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 U. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 1, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016025269
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 V. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026156.
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
JUDGEMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622-IS NOT RELATED TO SAID BCMUD NO. 43 EASEMENT

10 W. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026159
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 X. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN AN AGREED FINAL JUDGMENT: GRANTED TO: ENTERPRISE CRUDE PIPELINECOMPANY LLC
RECORDING DATE: OCTOBER 19, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016051534 AND INSTRIMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5, 13, 21, 29, 37 AND 45, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 CG. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY: WESTBANK BAYOU, L.P., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 26, 2019
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019046366. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 CH. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY:FOUR FORTY-THREE, LTD., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 26, 2019
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019047623. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

3) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAPS, MAP NO. 48039C0130K, AND MAP NO. 48039C0110K, WITH A REVISED DATE OF DECEMBER 30, 2020, BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "AO" (DEPTH 2'), AND ZONE "X"(UNSHADED). ZONE "X"(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AO" IS DEFINED AS A SPECIAL FLOOD HAZARD AREA WITH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."

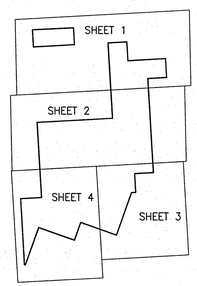
4) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.

5) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.

6) THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.

7) THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.

Exhibit C



ACREAGE SUMMARY

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

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

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S:\Sectors\Survey\Projects\LJA5001\2791\2101\CAD\SOWELL LTS.dwg 3/19/2021

EXHBIIT D

METES AND BOUNDS DESCRIPTION OF TRACT 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LEGEND

- Single Family Residential
- Light Commercial
- School
- Lake/Detention
- Recreation/Park
- Landscape/Open Space
- Drill Site
- Right-of-Way

E-01
COM
±18.2 ac.

DEL BELLO BLVD.

MANVEL CITY HALL & CITY SERVICES

SPORTS FIELDS

CHAMPIONSHIP VENUE

SPORTS FIELDS

A-01
COM
±2.6 ac.

A-02
COM
±4.5 ac.

A-03
SINGLE FAMILY RESIDENTIAL
±19.8 Ac.

A-04
SINGLE FAMILY RESIDENTIAL
±20.2 Ac.

A-05
PARK
±1.3 ac.

POLLARD BLVD.

A-06
LAKE/DETENTION
±10.1 ac.

A-07
SINGLE FAMILY RESIDENTIAL
±11.4 Ac.

A-08
SINGLE FAMILY RESIDENTIAL
±12.3 Ac.

A-09
LAKE/DETENTION
±8.1 ac.

B-02
COM
±2.2 ac.

30' Enterprise Crude Pipeline, LLC Easement

DOGWOOD AVE.

B-03
ELEMENTARY SCHOOL
±15.1 ac.

B-10
SINGLE FAMILY RESIDENTIAL
±19.5 Ac.

B-04
SINGLE FAMILY RESIDENTIAL
±21.8 Ac.

B-05
REC CENTER
±3.0 ac.

B-09
LAKE/DETENTION
±6.6 ac.

B-06
LAKE/DETENTION
±9.3 ac.

C-01
SINGLE FAMILY RESIDENTIAL
±17.7 Ac.

C-02
LAKE/DETENTION
±10.5 ac.

Brazos River Authority

Brazoria County Mud No. 43 Drainage Easement

Improved Drainage Channel

B-08
SINGLE FAMILY RESIDENTIAL
±19.5 Ac.

Chocolate Bayou

B-07
SINGLE FAMILY RESIDENTIAL
±21.3 Ac.

C-03
SINGLE FAMILY RESIDENTIAL
±17.5 Ac.

20' Monument Pipeline, LP Easement

CHARLOTTE ST.

C-04
DRILL SITE
±4.0 Ac.

C-05
Elevated Storage Tank
±1.0 Ac.

D-09
PARK
±1.5 ac.

D-01
SINGLE FAMILY RESIDENTIAL
±13.2 Ac.

D-05
SINGLE FAMILY RESIDENTIAL
±8.5 Ac.

D-07
SINGLE FAMILY RESIDENTIAL
±18.8 Ac.

D-03
LAKE/DETENTION
±16.1 Ac.

D-02
SINGLE FAMILY RESIDENTIAL
±13.0 Ac.

D-04
LAKE/DETENTION
±9.5 ac.

D-10
Lift Station

D-08
LAKE/DETENTION
±5.1 ac.

STATE HIGHWAY 6

Bluewater Lakes

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

Prepared For:

HILLWOOD RESIDENTIAL

Reference Date: 06.10.2021

LJA
PLANNING & LANDSCAPE ARCHITECTURE

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

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EXHIBIT E

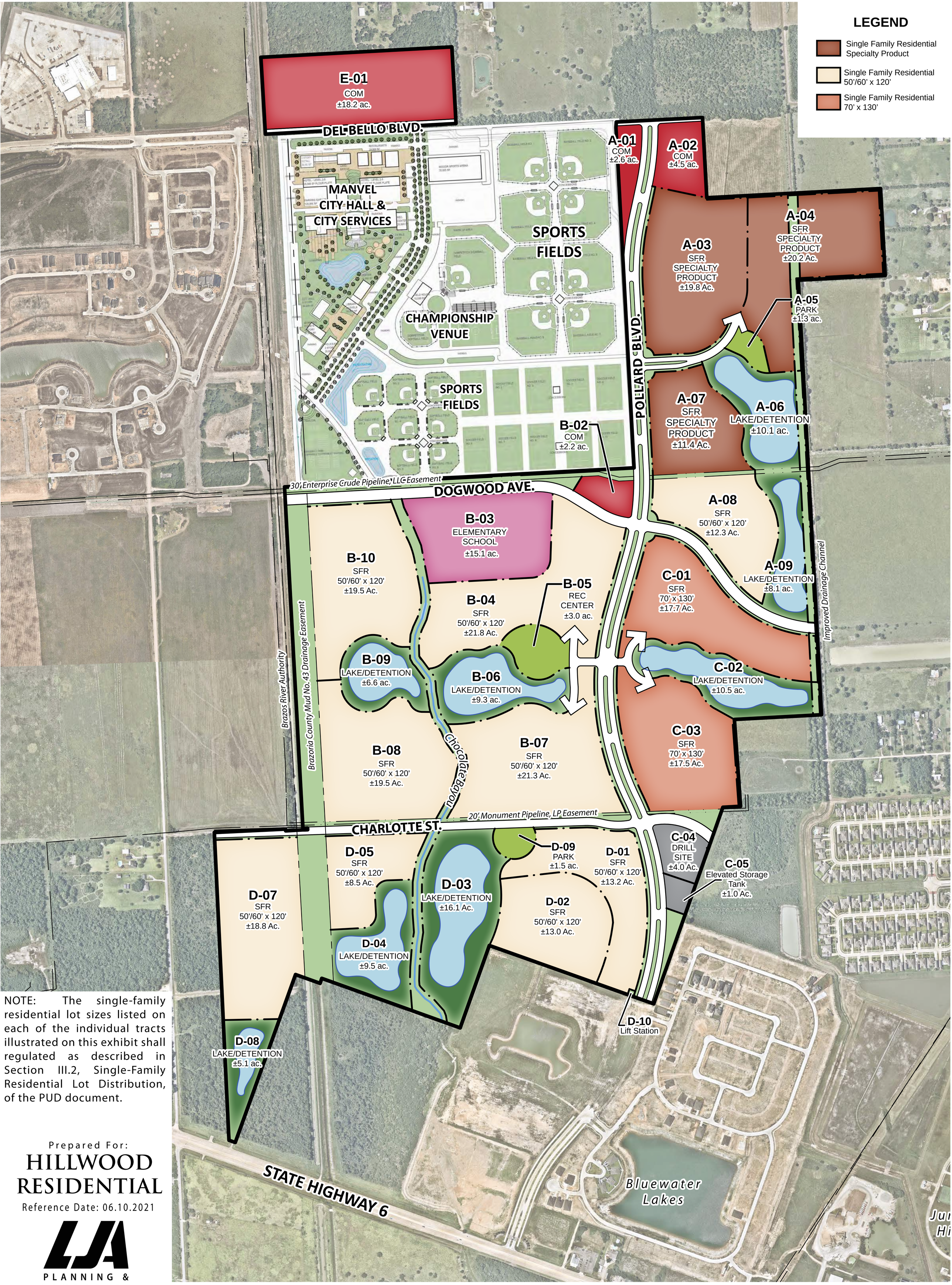
Planned Unit Development
Conceptual Land Use Exhibit

VALENCIA

±438.4 Acres of Land
Manvel, Texas

North

0 150 300 600



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

Prepared For:
HILLWOOD RESIDENTIAL
Reference Date: 06.10.2021

LJA
PLANNING & LANDSCAPE ARCHITECTURE

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Houston, Texas 77042
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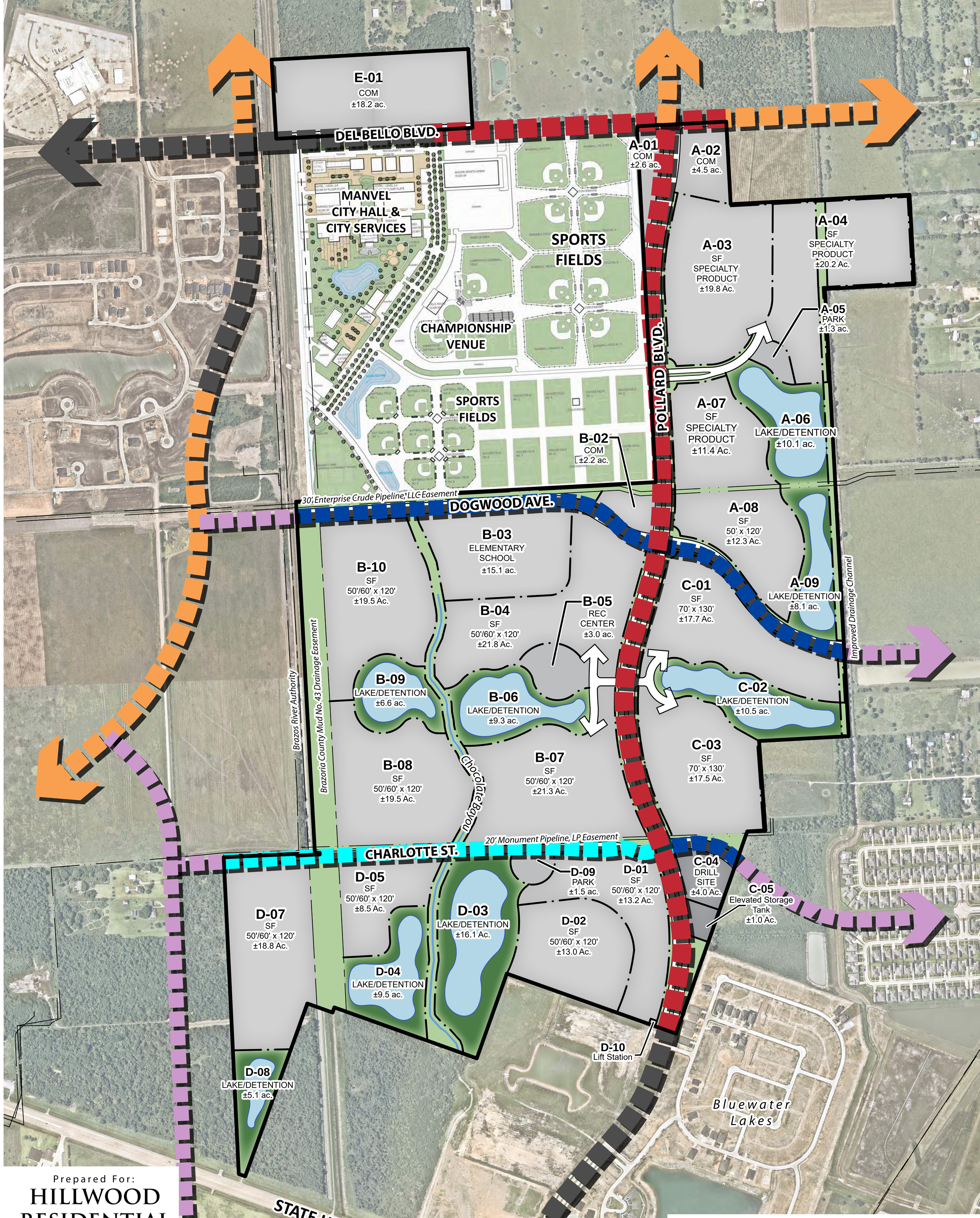
EXHIBIT F

Planned Unit Development
Conceptual Single Family Residential Exhibit

VALENCIA

±438.4 Acres of Land
Manvel, Texas

North
0 150 300 600



Prepared For:

HILLWOOD RESIDENTIAL

Reference Date: 06.10.2021

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EXHIBIT G

Planned Unit Development
Conceptual Roadway Exhibit

VALENCIA

±438.4 Acres of Land
Manvel, Texas

North

0 150 300 600

E-01
COM
±18.2 ac.

DEL BELLO BLVD.

MANVEL CITY HALL & CITY SERVICES

SPORTS FIELDS

CHAMPIONSHIP VENUE

SPORTS FIELDS

A-01
COM
±2.6 ac.

A-02
COM
±4.5 ac.

A-03
SF
SPECIALTY PRODUCT
±19.8 Ac.

A-04
SF
SPECIALTY PRODUCT
±20.2 Ac.

A-05
PARK
±1.3 ac.

A-06
LAKE/DETENTION
±10.1 ac.

A-07
SF
SPECIALTY PRODUCT
±11.4 Ac.

A-08
SF
50' x 120'
±12.3 Ac.

A-09
LAKE/DETENTION
±8.1 ac.

B-01
COM
±2.2 ac.

B-02
COM
±2.2 ac.

B-03
ELEMENTARY SCHOOL
±15.1 ac.

B-04
SF
50'/60' x 120'
±21.8 Ac.

B-05
REC CENTER
±3.0 ac.

B-06
LAKE/DETENTION
±9.3 ac.

B-07
SF
50'/60' x 120'
±21.3 Ac.

B-08
SF
50'/60' x 120'
±19.5 Ac.

B-09
LAKE/DETENTION
±6.6 ac.

B-10
SF
50'/60' x 120'
±19.5 Ac.

C-01
SF
70' x 130'
±17.7 Ac.

C-02
LAKE/DETENTION
±10.5 ac.

C-03
SF
70' x 130'
±17.5 Ac.

C-04
DRILL SITE
±4.0 Ac.

C-05
Elevated Storage Tank
±1.0 Ac.

D-01
SF
50'/60' x 120'
±13.2 Ac.

D-02
SF
50'/60' x 120'
±13.0 Ac.

D-03
LAKE/DETENTION
±16.1 Ac.

D-04
LAKE/DETENTION
±9.5 ac.

D-05
SF
50'/60' x 120'
±8.5 Ac.

D-07
SF
50'/60' x 120'
±18.8 Ac.

D-08
LAKE/DETENTION
±5.1 ac.

D-09
PARK
±1.5 ac.

D-10
Lift Station

POLLARD BLVD.

DOGWOOD AVE.

CHARLOTTE ST.

STATE HIGHWAY 6

30' Enterprise Crude Pipeline, LLC Easement

20' Monument Pipeline, LP Easement

Brazos River Authority

Brazoria County Mud No. 43 Drainage Easement

Chocolate Bayou

Improved Drainage Channel

Bluewater Lakes

12' WIDE TRAIL

8' WIDE TRAIL

ADDITIONAL TRAILS (WIDTH VARIES)

Prepared For:
HILLWOOD RESIDENTIAL
Reference Date: 06.10.2021

LJA
PLANNING & LANDSCAPE ARCHITECTURE

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EXHIBIT H

Planned Unit Development
Conceptual Amenities and Open Space Exhibit

VALENCIA

±438.4 Acres of Land
Manvel, Texas

North

0 150 300 600

E-01
COM
±18.2 ac.

DEL BELLO BLVD.

MANVEL
CITY HALL &
CITY SERVICES

SPORTS
FIELDS

CHAMPIONSHIP
VENUE

SPORTS
FIELDS

A-01
COM
±2.6 ac.

A-02
COM
±4.5 ac.

A-03
SF
SPECIALTY
PRODUCT
±19.8 Ac.

A-04
SF
SPECIALTY
PRODUCT
±20.2 Ac.

A-05
PARK
±1.3 ac.

POLLARD BLVD.

A-07
SF
SPECIALTY
PRODUCT
±11.4 Ac.

A-06
LAKE/DETENTION
±10.1 ac.

B-02
COM
±2.2 ac.

30' Enterprise Crude Pipeline, LLC Easement

DOGWOOD AVE.

A-08
SF
50' x 120'
±12.3 Ac.

B-03
ELEMENTARY
SCHOOL
±15.1 ac.

B-10
SF
50'/60' x 120'
±19.5 Ac.

A-09
LAKE/DETENTION
±8.1 ac.

C-01
SF
70' x 130'
±17.7 Ac.

B-04
SF
50'/60' x 120'
±21.8 Ac.

B-05
REC
CENTER
±3.0 ac.

Improved Drainage Channel

Brazos River Authority

Brazoria County Mud No. 43 Drainage Easement

B-09
LAKE/DETENTION
±6.6 ac.

B-06
LAKE/DETENTION
±9.3 ac.

C-02
LAKE/DETENTION
±10.5 ac.

B-08
SF
50'/60' x 120'
±19.5 Ac.

Chocolate Bayou

B-07
SF
50'/60' x 120'
±21.3 Ac.

C-03
SF
70' x 130'
±17.5 Ac.

20' Monument Pipeline, LP Easement

CHARLOTTE ST.

D-09
PARK
±1.5 ac.

D-01
SF
50'/60' x 120'
±13.2 Ac.

C-04
DRILL
SITE
±4.0 Ac.

C-05
Elevated Storage
Tank
±1.0 Ac.

D-05
SF
50'/60' x 120'
±8.5 Ac.

D-07
SF
50'/60' x 120'
±18.8 Ac.

D-03
LAKE/DETENTION
±16.1 Ac.

D-02
SF
50'/60' x 120'
±13.0 Ac.

D-04
LAKE/DETENTION
±9.5 ac.

D-10
Lift Station

D-08
LAKE/DETENTION
±5.1 ac.

STATE HIGHWAY 6

Bluewater
Lakes

PHASE i

Prepared For:
HILLWOOD
RESIDENTIAL
Reference Date: 06.10.2021

LJA
PLANNING &
LANDSCAPE
ARCHITECTURE

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

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

EXHIBIT I

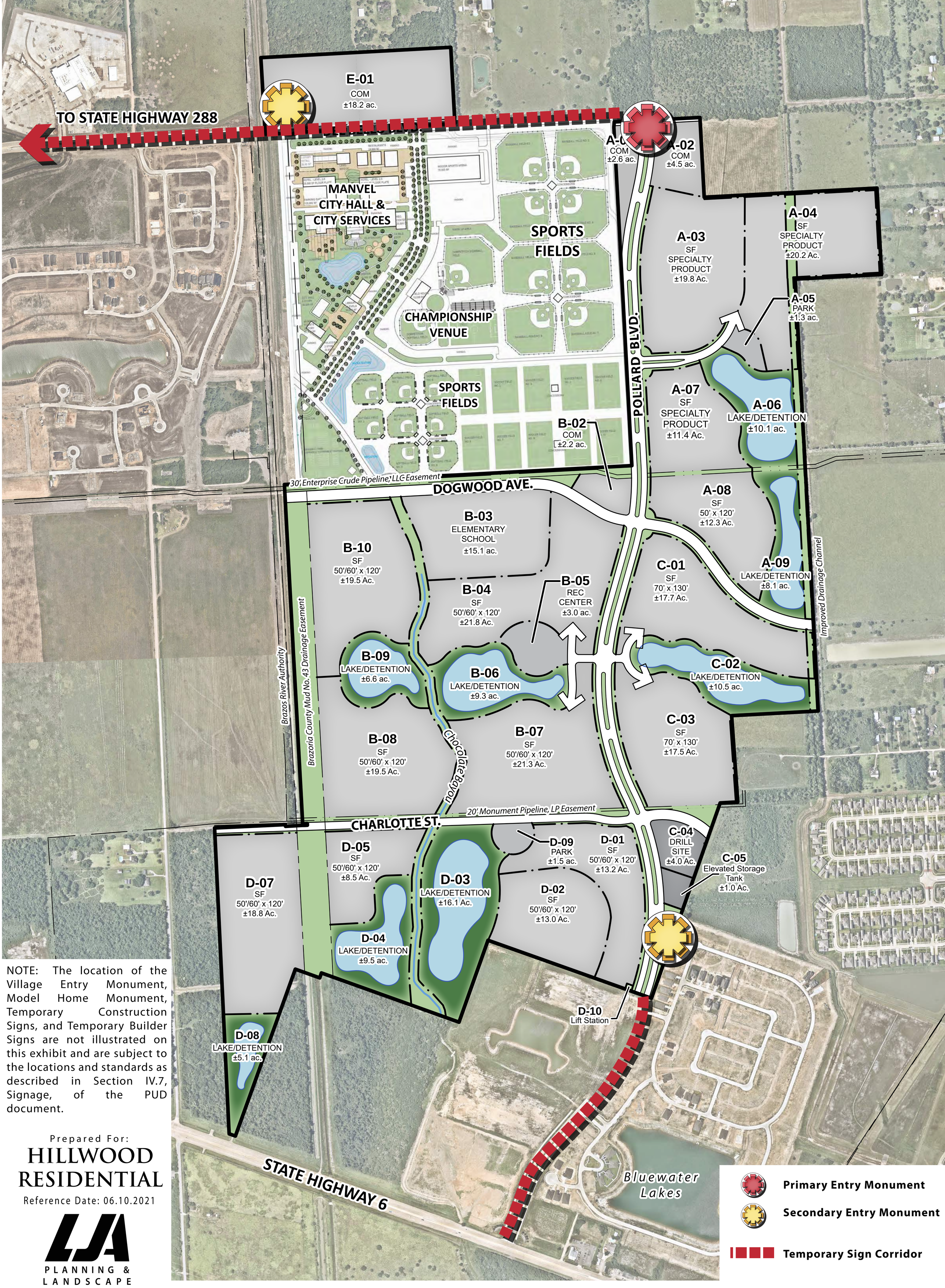
Planned Unit Development
Phasing Exhibit

VALENCIA

±438.4 Acres of Land
Manvel, Texas

North

0 150 300 600



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

Prepared For:

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EXHIBIT J

Planned Unit Development

Conceptual Project Signage Exhibit

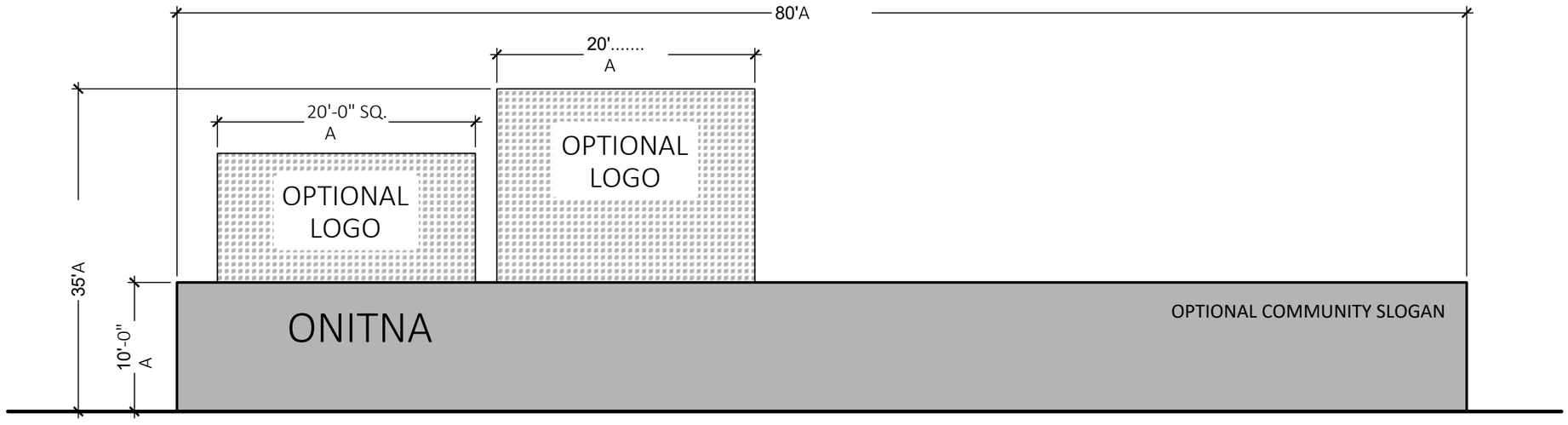
VALENCIA

±438.4 Acres of Land

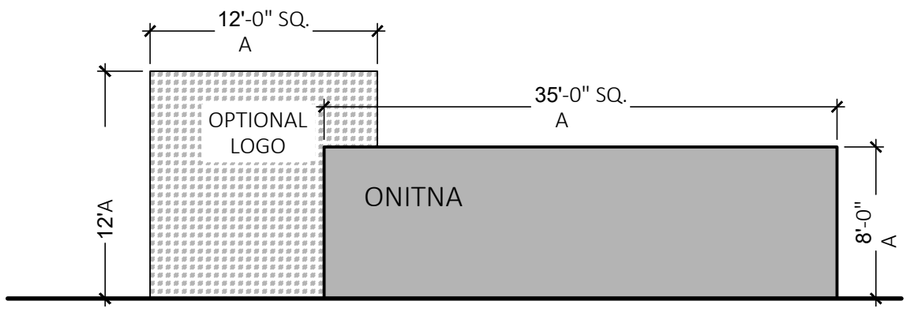
Manvel, Texas

North

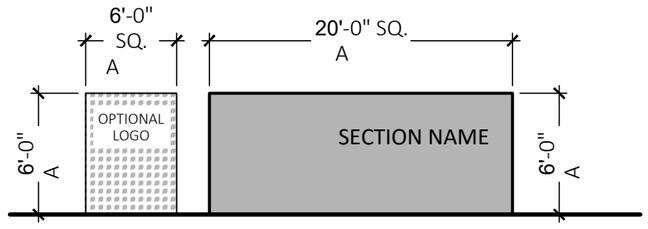
0 150 300 600



PRIMARY ENTRY MONUMENTS

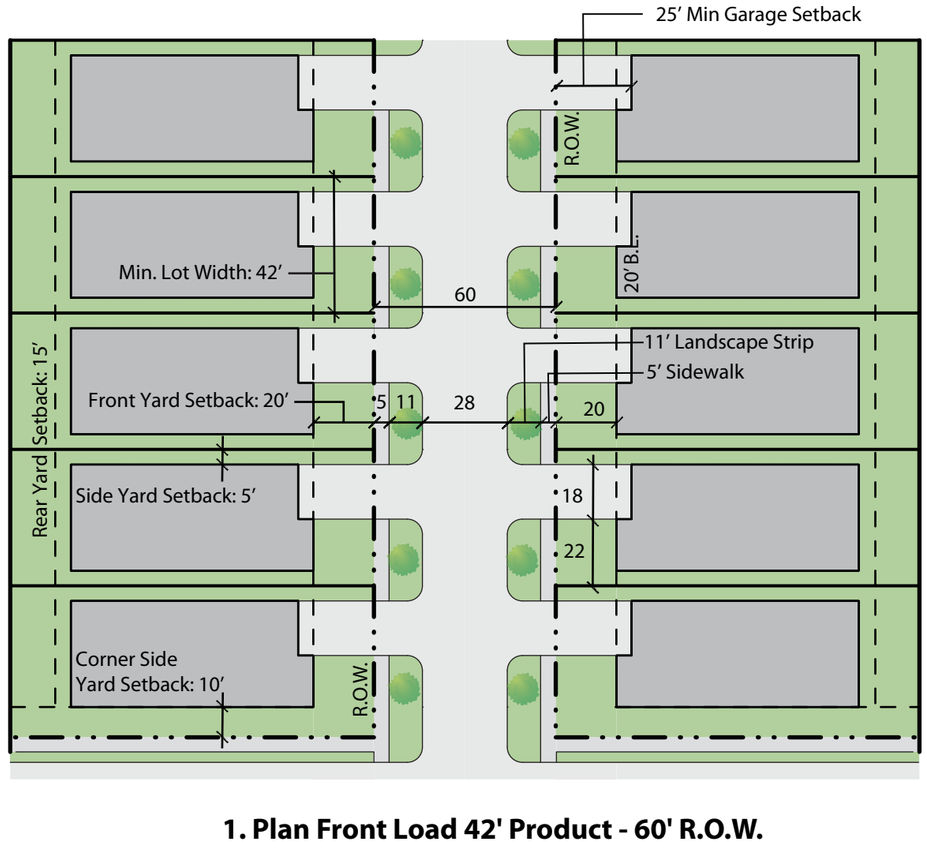


SECONDARY ENTRY MONUMENTS

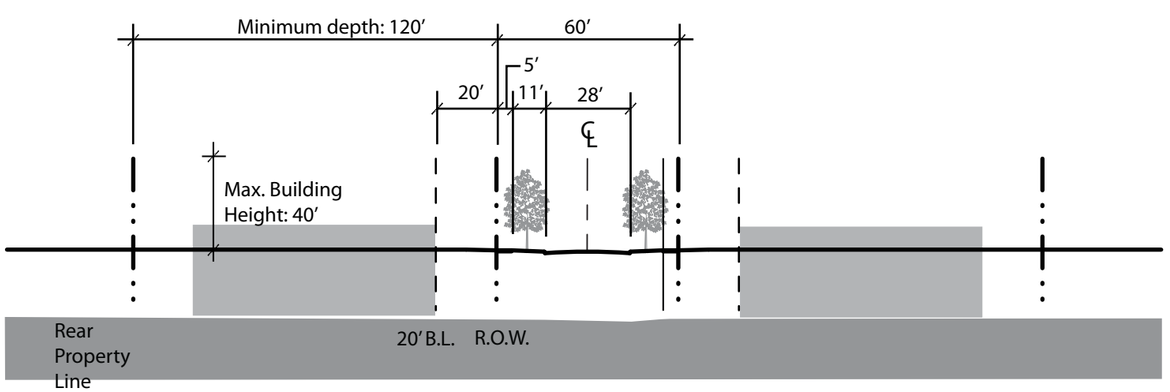


VILLAGE ENTRY MONUMENTS

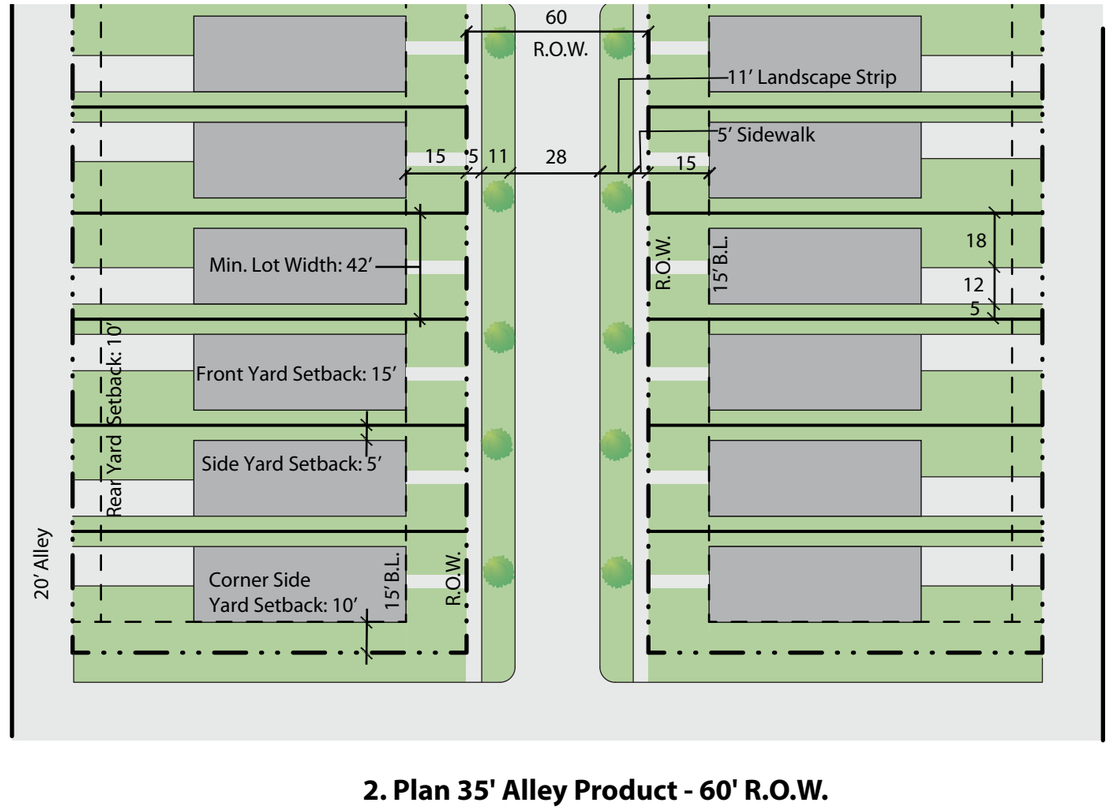
VALENCIA PUD - RESIDENTIAL SIGNAGE
EXHIBIT K



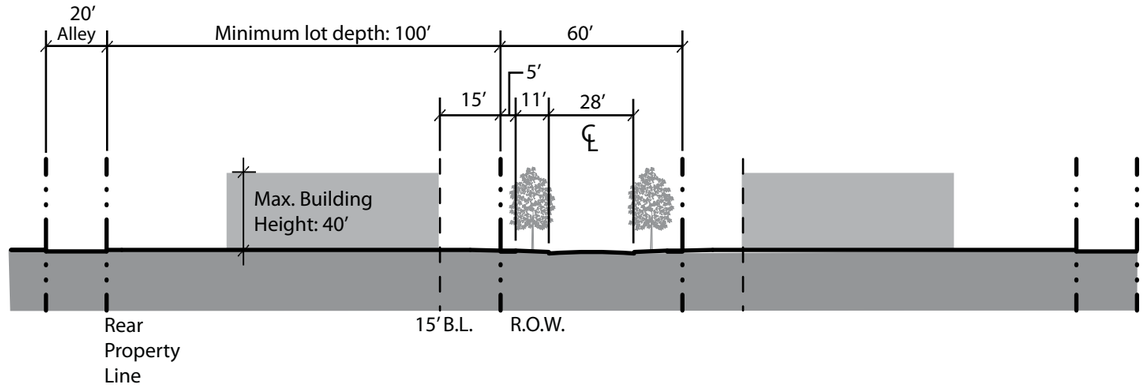
1. Plan Front Load 42' Product - 60' R.O.W.



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



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



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

EXHIBIT L

Planned Unit Development

Specialty Product Exhibits for Front Load and Alley Products

VALENCIA

±438.4 Acres of Land

Manvel, Texas

North

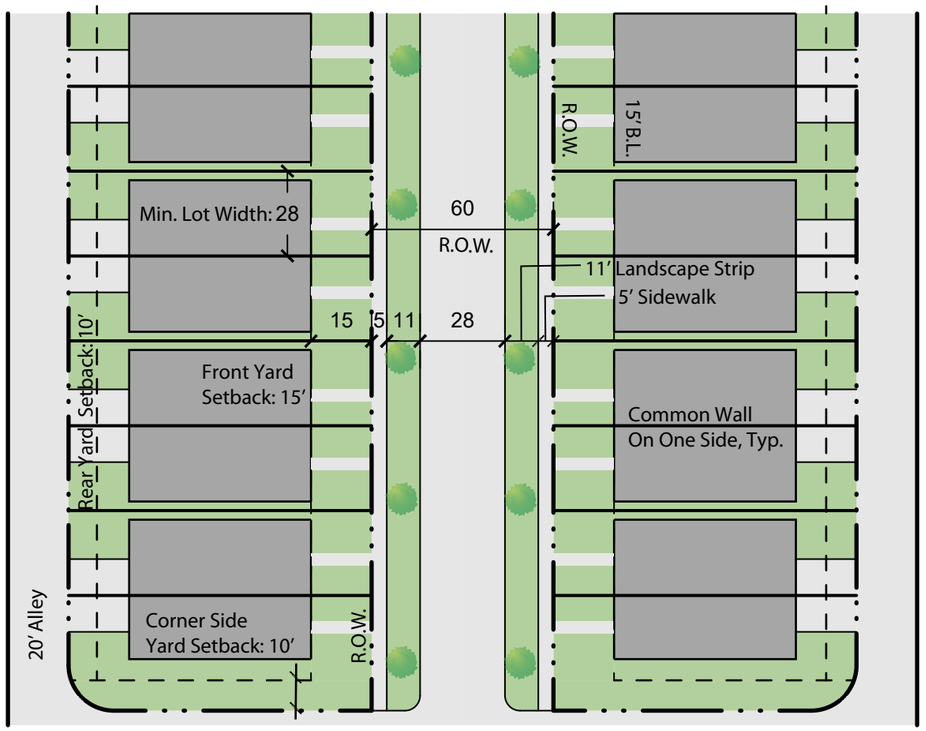
0 25 50 100

Prepared For:

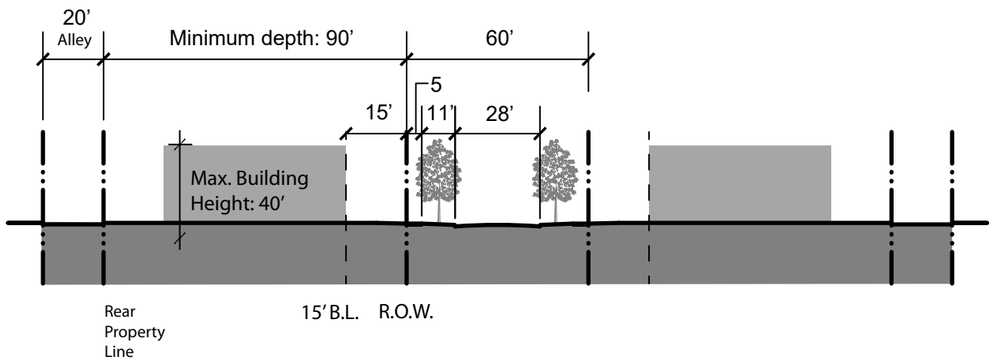
HILLWOOD

Reference Date: 01.13.2021

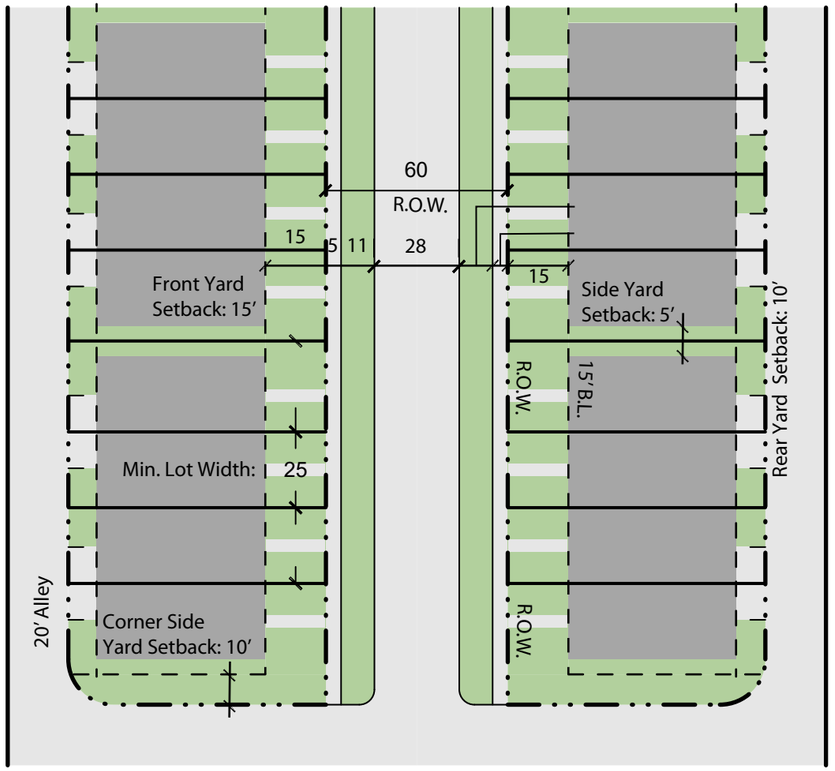
LJA PLANNING & LANDSCAPE ARCHITECTURE



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

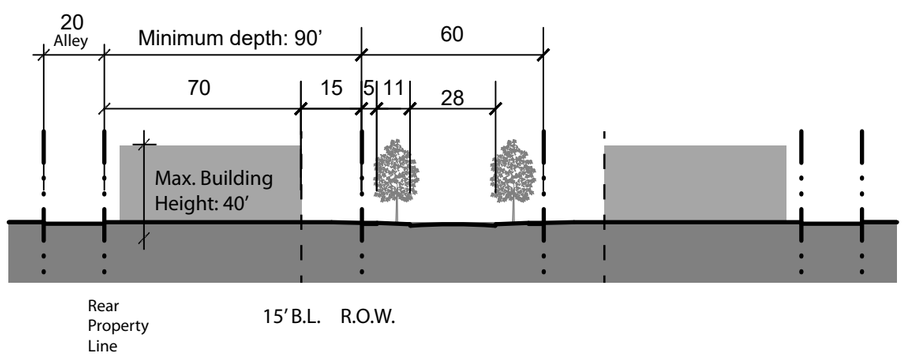


3 Section: Rear Load 28' Attached Product - 60' R.O.W.



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

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



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

EXHIBIT M

Planned Unit Development

Specialty Product Exhibits for Rear Load Attached and Townhome Products

VALENCIA

±438.4 Acres of Land

Manvel, Texas

North

0 25 50 100

Prepared For:

HILLWOOD

Reference Date: 01.13.2021

LJA PLANNING & LANDSCAPE ARCHITECTURE

RESOLUTION NO. 2021-R-16

A RESOLUTION GRANTING CONSENT TO THE CREATION OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 WITHIN THE CITY LIMITS OF THE CITY OF MANVEL, TEXAS, SUBJECT TO CONDITIONS.

WHEREAS, Section 54.016 of the Texas Water Code, as amended, provides that "No land within the corporate limits of a City…shall be included in a district unless the City grants its written consent, by resolution or ordinance, to the inclusion of the land within the District in accordance with Section 42.042, Local Government Code and this section."; and

WHEREAS, the City Council has heretofore found and determined, and hereby affirmatively finds and determines that here exists within the City of Manvel, Texas, an area wherein it is desired that a municipal utility district will be created; and

WHEREAS, it is contemplated that such conservation and reclamation district (more particularly a municipal utility district) by authority of Article XVI, Section 59, and Article III, Section 52, Texas Constitution in accordance with and having all the powers provided by any special enabling legislation, as well as Chapter 49 and 54, Texas Water Code, as amended; and

WHEREAS, it is proposed that said municipal utility district shall be known as Brazoria County Municipal Utility District No. 83; and

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

Section 1. The facts and opinions in the preamble of this ordinance are true and correct.

Section 2. The City Council hereby consents to the creation of Brazoria County Municipal Utility District No. 83 ("District") and the inclusion of land described in **Exhibit A**, within the District's boundaries, subject to the consent conditions attached to this Resolution as **Exhibit B**. Such consent conditions shall apply to the entirety of the District.

Section 3. If any provisions, section, subsection, paragraph, sentence or clause of this ordinance of the application of same to any person or set of circumstances, shall for any reason be held unconstitutional, void or invalid, such invalidity shall not affect the validity of the remaining provisions of this ordinance which are declared to be severable.

Section 4. This resolution shall be null and void if the owner of a majority of land in the District does not enter into a Development Agreement with the City or the District does not enter into a Utility Agreement with the City within 1 year of the date hereof.

[signatures follow]

PASSED AND APPROVED the ___ day of _____ 2021.

_____
DEBRA DAVISON
Mayor

ATTEST:

_____
Tammy Bell
City Secretary

APPROVED AS TO FORM:

_____
Robert Gervais
City Attorney

EXHIBIT A

The Land

EXHIBIT B

Consent Conditions

(a) The District may issue bonds, including refunding bonds, only for the purpose of purchasing, refinancing, designing and constructing, or otherwise acquiring waterworks systems, sanitary sewer systems, storm sewer systems, drainage facilities, and fire, parks and recreational facilities, and streets and thoroughfares, or parts of such systems or facilities, and to make any and all necessary purchases, constructions, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and other services within or without the boundaries of the District. No bonds will be issued with a final maturity date more than 30 years from the date of issuance, and the first principal maturity must occur within three years of the date of issuance. The Bonds shall have level debt service requirements consistent with the availability of expected sources of revenue to be applied toward payment of debt service on the Bonds. Level debt service shall mean that during the period beginning with the calendar year of the first principal payment on a bond issue and ending in the calendar year of the final payment of one expected source of revenue, which will thereafter no longer be available to the District, the spread from the greatest debt service on all District debt in a calendar year during said period to the least debt service in a calendar year during said period shall not be more than $30,000. The intent may be demonstrated by submitting a proposed Notice of Sale and estimated bid using the proposed maturity pattern that shows coupons, interest and total debt service requirements that meets the required standard above to the City for prior approval. Having shown intent to comply by getting approval of the structure by the City in advance of advertising for sale will be sufficient in the event the actual results of a competitive sale return debt service payments that otherwise would not meet the standard of $30,000 difference between maximum and minimum annual debt service payments. Such bonds must provide that the District reserves the right to redeem said bonds on any date subsequent to the 10th anniversary of the date of issuance (or any earlier date at the discretion of the District) without premium, and none of such bonds, other than refunding bonds, will be sold for less than 97 percent of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than 45 days after notice of sale of the bonds is given. No bonds of the District may be issued without specific City consent if the City has given notice to the District that it intends to dissolve the District in accordance with applicable law within 120 or fewer days after such notice. Following the issuance of any series of bonds, the average annual debt service requirement on the outstanding indebtedness of the District during the last five years of such indebtedness may not exceed the average annual debt service payment on the District's indebtedness during the period preceding the final five years of indebtedness by more than 25 percent. After the District has issued bonds to finance all the District's water,

wastewater, drainage, road and recreational facilities, no bonds of the District may be issued without specific City consent.

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

(c) Before the commencement of any construction within the District, its directors, officers, or developers and landowners will submit to the City, or to its designated representative, all plans and specifications for the construction of water, sanitary sewer, drainage facilities and thoroughfares to serve the District and obtain the approval of such plans and specifications. All water wells, water meters, flushing valves, valves, pipes, and appurtenances thereto, installed or used within the District, will conform to the standard specifications of the City. All water service lines and sewer service lines, lift stations, and appurtenances thereto, installed or used within the District will comply with the City's standard plans and specifications as amended from time to time. The construction of the District's water, sanitary sewer, and drainage facilities will be in accordance with the approved plans and specifications and with applicable standards and specifications of the City; and during the progress of the construction and installation of such facilities, the City may make periodic on-the-ground inspections, paid for by District. All roads and thoroughfares within the District will comply with the City's standard plans and specifications as amended from time to time.

(d) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of recreational facilities, the District shall obtain and maintain on file, from a registered landscape architect, registered professional engineer, or a design professional allowed by law to engage in architecture, a certification that the recreational facilities, as constructed, conform to the applicable recreational facilities design standards and specifications of the City of Manvel and shall submit a copy of the certification for such recreational facilities to the City of Manvel for review and approval before construction and a copy of the "as built" plans and specifications to the City of Manvel after construction.

(e) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of facilities for public safety services, the District shall obtain and maintain on file, from a registered architect, registered professional engineer or a design professional allowed by law to engage in facility -design and construction, a certification that the facilities for public safety services, as constructed, conform to the applicable public safety facilities design standards and specifications of the City of Manvel and shall submit a copy of the certification for such facilities for public safety services to the City of Manvel for review and approval before construction and a copy of the "as built" plans and specifications to the City of Manvel after construction.

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

(g) Prior to the sale of any lot or parcel of land, except for detention ponds and park greenspaces conveyed to the District and parcels conveyed to District directors, the owner or the developer of the land included within the limits of the District will obtain the approval of the City of Manvel of a plat which will be duly recorded in the Real Property Records of Brazoria County, Texas, and otherwise comply with the rules and regulations of the City of Manvel.

(h) The District shall not exercise its power of eminent domain except upon prior approval by the City Council of the City of Manvel. Such approval may not be unreasonably withheld, except that any exercise of eminent domain over city property may be denied for any reason. Approval shall not be denied if the District's exercise of eminent domain is for the purpose of connecting District facilities to a City-owned facility.

(i) Once created, the District may not annex any land into the District without prior approval by the City Council of the City of Manvel.

(j) The District will obtain water supply and wastewater treatment from the City. The District may not construct its own water plant or wastewater treatment plant without the City's prior approval.

February 26, 2021
Job No. LJAS001-2791-2101

DESCRIPTION OF
438.393 ACRES
(SOWELL TRACT)

TRACT 1:

Being 418.432 acres of land located in the H.T.& B. R.R. Company Survey, Section 65, Abstract 285, the H.T.& B. R.R. Company Survey, Section 73, Abstract 301, and H.T.& B. R.R. Company Survey, Section 64, (A.K.A.) Mary V. O'Donnell Survey, Abstract 483, Brazoria County, Texas, and also being all of Lots 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, 50 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas (B.C.P.R.), and all of Outlots 175 and 195, and part of Outlots 174 and 180 of the Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, according to the plat recorded in Volume 1, Pages 71-72, and Volume 3, Pages 139-140, B.C.P.R., a portion of those certain tracts conveyed to Four Forty Three, Ltd. (described as First Tract, Third Tract, Fourth Tract and Fifth Tract) by instrument of record in Volume 1048, Page 760, of the Deed Records of said Brazoria County, Texas (B.C.D.R.), being all of those certain tracts conveyed to Eastbank Bayou, LP, a portion of that certain called 19.950 acre tract (Lot 33), recorded under Document Number 2007022032, of the Official Records of said Brazoria County, Texas (B.C.O.R.), that certain called 19.944 acre tract (Lots 42 and 43), recorded under Document Number 200804369, B.C.O.R., and that certain called 10 acre tract (Lot 47), recorded under Document Number 2008004367, B.C.O.R., being all of those certain tracts conveyed to Westbank Bayou, LP, that certain called 19.919 acre tract (Lots 5 and 6), recorded under Document Number 2007021508, B.C.O.R., that certain called 9.929 acre tract (Lot 8), recorded under Document Number 2007017868, B.C.O.R., and that certain called 9.972 acre tract (Lot 16), recorded under Document Number 2007018701, B.C.O.R., being all of that certain called 9.988 acre tract (Lot 7) conveyed to Cynthia Lee Sowell Weisinger, Cristi Sowell Harvey and Andrew Ward Sowell, as Co-Trustees of Charles L. Sowell Family Trust by an instrument of record under Document Number 2016025233, of the Official Public Records of said Brazoria County, Texas (B.C.O.P.R.), being all of that certain called 10 Acre tract (Lot 50) conveyed to Four Forty-Three Annex No. 1, Ltd, by instrument of record

under File Number 2006045403, B.C.O.R., said 418.432 acres being more particularly described as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

BEGINNING at a TXDOT brass disc in concrete found at the northeast corner of that certain called 0.026 acre tract conveyed to the State of Texas by an instrument of record in Document Number 94-008875, B.C.O.R., said disc lying at intersection of the north right of way line of State Highway No. 6 (width varies) and the east lines of said Outlot 174, and that certain called 27.7947 acre tract, described as "Third Tract", in the deed to Four Forty Three, Ltd. by instrument of record in said Volume 1048, Page 760, B.C.D.R., same being the west right-of-way line of a 40 foot wide right-of-way as shown on said Dr. A. A. Luther Subdivision;

Thence, North 70° 29' 23" West, departing said common line, along the north line of said 0.026 acre tract and north right-of-way line of said State Highway No. 6, 33.64 feet to TXDOT aluminum disc in concrete found for the northwest corner of said 0.026 acre tract, same being the northeast corner of that certain called 0.437 acre tract conveyed to the State of Texas by an instrument of record under Document Number 93-05383, B.C.O.R., said disc lying on the west line of said 27.7947 acre tract, same being the east line of that certain called 18 acre tract conveyed to Russell T. Rudy and Randall D. Rudy, by an instrument of record in Volume 1408, Page 806, B.C.D.R.;

Thence, North 03° 19' 10" West, departing the north right-of-way line of said State Highway No. 6, along the west line of said 27.7947 acre tract, same being the east line of said 18 acre tract, 2,309.92 feet to a 5/8-inch iron rod with cap stamped, "LJA SURVEY" set for the northwest corner of said 27.7947 acre tract, same being the northeast corner of said 18 acre tract and on the north line of said Outlot 174, and the north line of the aforementioned H.T. & B. R.R. Company Survey, Section 65, same being the south line of the H.T. & B. R.R. Company Survey, Section 72 (A.K.A.) Kate R. Ehrmann Survey, Abstract 460, from which a 3/4-inch iron pinch-top pipe bears North 07° 05' 46" East, 1.17 feet;

Thence, North 86° 58' 00" East, along the common line of said Sections 65 and 72, same being the north line of said 27.7947 acre tract and the north line of said Outlot 174, 728.87 feet to a chiseled "X" set in concrete for the southeast corner of that certain called 6.676 acre tract conveyed to the Brazos River Authority (Cause No. 54, 761A) by an instrument of record in Volume 33, Page 154 of the District Clerk Records of Brazoria County (B.C.D.C.R.), and the southeast corner said Section 72, same being the southwest corner of the aforementioned Lot 8, the southwest corner of the aforementioned 9.929 acre tract, and the southwest corner of aforementioned H.T.& B. R.R. Company Survey Section 73, the northeast corner of said Section 65, and the northwest corner of aforementioned H.T.& B. R.R. Company Survey Section 64, (A.K.A.) Mary V. O'Donnell Survey;

Thence, North 03° 28' 46" West, departing the north lines of said Outlot 174 and said 27.7947 acre tract, along east lines of said 6.676 acre tract and said Section 72, same being the west lines of said 9.929 acre tract, the aforementioned 9.988 acre tract, the aforementioned 19.919 acre tract, and aforementioned Lot's 5, 6, 7, and 8 and said Section 73, 2,640.65 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for the northwest corner of said Lot 5 and the northwest corner of said 19.919 acre tract, same being the northeast corner of said 6.676 acre tract, same being the southeast corner of that certain tract, described as "Parcel B", conveyed to Brazos River Authority by an instrument of record in Volume 1070, Page 318, B.C.D.R., same being the southwest corner of Lot 4 of said Section 73 and the southwest corner of that certain called 149.639 acre tract conveyed to the City of Manvel by an instrument of record under Document Number 2018034498, B.C.O.P.R., said point also being in the centerline of a 40 foot wide right-of-way as shown on the aforementioned Allison Richey Gulf Coast Home Company Part of Suburban Gardens subdivision, from which a 5/8-inch iron rod found bent, bears South 72° 37' 44" East, 0.76 feet;

Thence, North 86° 51' 06" East, departing said common line, along the south line of said 149.639 acre tract, the south line of said Lot 4, same being the north line of said Lot 5, the north line of said 19.919 acre tract, passing at 658.21 feet a 3/4-inch iron pipe found for the northeast corner of said 19.919 acre tract, same being the the common corner of said Lots 5 and 4 and aforementioned Lots 13 and 12, of said Section 73, continuing along the south line of said

149.639 acre tract and said Lot 12 and Lots 20 and 28 of said Section 73, same being the north lines of said Lot 13 and aforementioned Lots 21, and 29, same being the centerline of said 40 foot wide right-of-way, for a total distance of 2,632.82 feet to a 5/8-inch iron rod found for the southeast corner of said 149.639 acre tract, same being the common corner of said Lots 28, 29, and aforementioned Lots 36 and 37;

Thence, North 03° 27' 03" West, departing the centerline of said 40 foot wide right-of-way, along the east line of said 149.639 acre tract, the east lines of said Lot 28, and Lots 27, 26, and 25 of said Section 73, same being the west lines of said Lots 36 and aforementioned Lots 35, 34, and 33, 2,641.03 feet to a 5/8-inch iron rod with cap stamped, "FMS" found for the northeast corner of said 149.639 acre tract and said Lot 25, same being the northwest corner of said Lot 33 and on the north line of the aforementioned 19.950 acre tract and the north line of said Section 73, same being the south line of that certain called 6.978 acre tract conveyed to John Craig Lebourgeois by an instrument of record under Document Number 98-053061, B.C.O.R., the south line of Lot 24, of Division "O" of the aforementioned Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision and the south line of the Mary V. O'Donnell Survey, Abstract 469, from which a found 1/2-inch iron rod bears South 81° 43' 50" East, 14.4 feet;

Thence, North 86° 50' 32" East, along the north line of said 19.950 acre tract, the north line of said Lot 33, and said Section 73, same being the south lines of said Lot 24 and Lot 39 of said Division "O", the south line of said 6.978 acre tract, the south line of that certain called 5.50 acre tract conveyed to Hermann Hartmann by an instrument of record in Volume 786, Page 580, B.C.D.R., the south line of that certain called 13.93 acre tract conveyed to Sylvia Buffy Orndorff and Dustin Aaron Different by an instrument of record in Document Number 2015054435, B.C.O.P.R., and the south line of said Mary V. O'Donnell Survey, 659.90 feet to 5/8-inch iron rod with cap stamped, "LJA SURVEY" set for the northeast corner of said Lot 33 and said 19.950 acre tract, same being the northwest corner of Lot 41 and that certain called 5 acre tract conveyed to Katherine Ott Miles by an instrument of record in Volume 1495, Page 1, B.C.D.R., from which a found 1/4-inch iron pipe bears South 55° 51' 35" West, 6.79 feet, from which a found 5/8-inch iron rod with cap (illegible) bears South 35° 02' 12" West, 0.66 feet;

Thence, South 03° 24' 33" East, departing the south line of said 13.93 acre tract, said Lot 39 and said Division "O", same being the north line of said Section 73, along the east line of said 19.950 acre tract and said Lot 33, same being the west line said 5 acre Kathrine Ott Mile tract and Lot 41 of said Section 73, 660.67 feet to a 1/2-inch iron rod with cap stamped, "S ADAMS RPLS 3666" found for the southeast corner of said 19.950 acre tract and said Lot 33, same being the southwest corner of said 5 acre Kathrine Ott Mile tract and said Lot 41, same being the northeast corner of the aforementioned Lot 34, same being the northwest corner of the aforementioned 19.944 acre tract and aforementioned Lot 42;

Thence, North 86° 49' 56" East, along the south line of said Lot 41 and Lot 49 of said Section 73, the south line of said 5 acre Kathrine Ott Mile tract, the south line of that certain called 5 acre tract conveyed to Peggy Coldwell and Charles Eugene Coldwell, Jr. by an instrument of record under File Number 96-028237, B.C.O.R., the south line of that certain called 5 acre tract conveyed to Elinore Ott Babb by an instrument of record in Volume 1369, Page 160, B.C.D.R., the south line of that certain called 5.00 acre tract conveyed to Nancy Lee Sufflebeme and Janet Sue Stufflebeme Pence by an instrument of record in Document Number 2012005980, B.C.O.P.R., same being the north line of said Lot 42, and aforementioned Lot 50, the north line of said 19.944 acre tract, and the north line of the aforementioned tract conveyed to Four Forty Three Annex No. 1 LTD., at 677.47 feet passing a 1/2-inch iron with cap stamped, "S ADAMS RPLS 3666" found for reference, continuing for a total distance of 1,313.92 feet to a 5/8-inch iron rod with cap stamped, "LJA SURVEY" set for the southeast corner of said 5.00 acre Stufflebeme tract and said Lot 49, same being the northeast corner of said Four Forty Three Annex No. 1 LTD. tract and said Lot 50, same being the southwest corner of that certain called 4.540 acre tract conveyed to Alfredo G. Roldan and Merida N. Roldan by an instrument of record under Document Number 2019059170, B.C.O.P.R. and Lot 55 of said Section 73, same being the northwest corner of that certain called 1.157 acre tract conveyed to Jeffery Wayne Scopel by an instrument of record under Document Number 2005013109, B.C.O.R., and Lot 56 of said Section 73, from which a 3/4-inch iron pipe, bears South 01° 41' 08" East, 2.72 feet;

Thence, South 03° 24' 33" East, along the east line of said Four Forty Three Annex No. 1 LTD. tract and said Lot 50, same being the west line of said Lot 56, 660.00 feet to a 5/8-inch iron rod with cap stamped, "LJA SURVEY" set for the southeast corner of said Four Forty Three Annex No. 1 LTD. tract, and said Lot 50, same being the southwest corner of that certain called 1.157 acre tract conveyed to Douglas L. Varner by an instrument of record in Volume (87)421, Page 194, B.C.O.R., same being the northwest corner of Lot 1, Block 1 of Loterbauer Minor Plat, a subdivision of record under Document Number 2018013012, B.C.O.P.R., same being the northeast corner of that certain tract conveyed to Louis Lira by an instrument of record in Volume 1694, Page 653, B.C.D.R. and Lot 51 of said Section 73, and in the centerline of a 40 foot wide right-of-way as shown on the aforementioned Allison Richey Gulf Coast Home Company Part of Suburban Gardens subdivision plat;

Thence, South 86° 49' 56" West, along the south line of said Four Forty Three Annex No. 1 LTD. tract and said Lot 50, same being the north line of said Louis Lira tract and said Lot 51, same being the centerline of said 40 foot wide right-of-way, at 636.01 feet passing a 1/2-inch iron with cap stamped, "S ADAMS RPLS 3666" found for reference, continuing for a total distance of 655.76 feet to a 5/8-inch iron rod with cap stamped, "LJA SURVEY" set for the southwest corner of said Four Forty Three Annex No. 1 LTD. tract and said Lot 5, same being the southeast corner of said Lot 42, same being the northwest corner of said Lot 51 and said Louis Lira Tract, same being the northeast corner of aforementioned Lot 43 and on the east line of the aforementioned 19.944 acre tract;

Thence, South 03° 24' 33" East, along the east line of said 19.944 acre tract, the east line of said Lot 43, and aforementioned Lots 44, 45, 46, and 47, same being the west line of said Louis Lira Tract, the west line of said Lot 51 and Lots 52, and 53 of said Section 73, the west line of that certain called 40.0060 acre tract conveyed to Coastal Bend Land Investments, LP by an instrument of record under Document Number 2006049617, B.C.O.P.R., the west line of that certain called 10.0008 acre tract conveyed to Coastal Bend Land Investments, LP by an instrument of record under Document Number 2007047399, B.C.O.R., and the west line of that certain called 10.00 acre tract conveyed to MSPARK LLC by an instrument of record under Document Number 2019049329, B.C.O.P.R., 3,300.00 feet to a 5/8-inch iron rod with cap

stamped, "LJA SURVEY" set for the southeast corner of said Lot 47, same being the southwest corner of said 10.00 acre tract and said Lot 53, same being the northeast corner of that certain tract conveyed to Brad J. Batteau by an instrument of record in Document Number 2019001447, B.C.O.P.R. and Lot 48 of said Section 73, same being the northwest corner of that certain called 1.000 acre tract (Tract 2) conveyed to Roger Hernandez Granarillas and Sheila M. Rosario Crespo by an instrument of record in Document Number 2015020827, B.C.O.R., and Lot 54 of said Section 73;

Thence, South 86° 49' 54" West, along the south line of said Lot 47 same being the north line of said Brad J. Batteau tract and said Lot 48, at 30.03 feet passing a 1/2-inch iron with cap stamped, "S ADAMS RPLS 3666" found for reference, continuing for a total distance of 658.16 feet to a 1/2-inch iron with cap stamped, "S ADAMS RPLS 3666" found for the northwest corner of said Brad J. Batteau tract, same being the common corner of said Lots 47 and 48 and Lots 39 and 40 of said Section 73;

Thence, South 03° 24' 33" East, along the west line of said Brad J. Batteau tract and said Lot 48, same being the east line of said Lot 40, 659.98 feet to a 1/2-inch iron with cap stamped, "S ADAMS RPLS 3666" found for southeast corner of said Lot 40, same being the southwest corner said Brad J. Batteau tract and said Lot 48, said point being on the south line of said Section 73, same being the north line of Outlot 181 of the aforementioned Dr. A. A. Luther Subdivision, and the north line of the aforementioned H.T.& B. R.R. Company Survey Section 64, (A.K.A.) Mary V. O'Donnell Survey, from which a found 5/8-inch iron rod with cap stamped, "ADVANCE SURVEY INC" bears South 28° 25' 02" West, 10.09 feet;

Thence, South 86° 49' 56" West, along the south line of said Lot 40 and said Section 73, same being the north line of said Outlot 181, and said Section 64, 147.25 feet to a 1/2-inch iron rod with cap stamped, "S ADAMS RPLS 3666" found for northwest corner of a 40 foot wide right-of-way as shown on said Dr. A. A. Luther Subdivision, same being the northeast corner of that certain called 46.35 acre tract (Fourth Tract) conveyed to Four Forty-Three, LTD by an instrument of record in Volume 1048, Page 760, B.C.D.R. and the aforementioned Outlot 195;

Thence, South 19° 31' 43" West, departing the south line of said Lot 40 and said Section 73, same being the north line of said Section 64, along the southeasterly line of said 46.35 acre tract and said Outlot 195, same being the northwesterly line of said 40 foot wide right-of-way, 910.16 feet to a 1/2-inch iron with cap stamped, "S ADAMS RPLS 3666" found for the southeast corner of said 46.35 acre tract and said Outlot 195, same being the northeast corner of that certain called 20.000 acre tract (Fifth Tract) conveyed to Four Forty-Three, LTD by an instrument of record in Volume 1048, Page 760, B.C.D.R. and aforementioned Outlot 180;

Thence, South 19° 30' 15" West, along the east line of said 20.000 acre tract and said Outlot 180, same being a westerly line of said 40 foot wide right-of-way, 659.85 feet to a 1-inch iron pipe found for the southeast corner said 20.000 acre tract, and on a northerly line of Reserve "B" of Bluewater Lakes Section 2, a subdivision of record in Document Number 2018017804, B.C.O.P.R.;

Thence, North 70° 28' 49" West, departing the east line of said Outlot 180, along the south line of said 20.000 acre tract, same being the northerly lines of said Bluewater Lakes Section 2, Pollard Boulevard Street Dedication, a subdivision of record under Document Number 2018017864, B.C.O.P.R., Bluewater Lakes Section 5, a subdivision of record under Document Number 2020074480, B.C.O.P.R., and Bluewater Lakes Section 6, a subdivision of record under Document Number 2021010722, B.C.O.P.R., 1,319.98 feet to a 5/8-inch iron rod with cap stamped, "LJA ENG" found for the southwest corner of said 20.000 acre tract, same being the northwest corner of said Bluewater Lakes Section 6, said point being on the west line of said Outlot 180, same being an easterly line of aforementioned Outlot 175, and the aforementioned 46.35 acre tract, from which a found 1/2-inch iron rod with cap stamped, "S ADAMS RPLS 3666" bears North 03° 19' 39" East, 0.47 feet;

Thence, South 19° 29' 54" West, along the east line of said 46.35 acre tract and said Outlot 175, same being the west line of said Bluewater Lakes Section 6, 659.93 feet to a 5/8-inch iron rod with cap stamped, "LJA ENG" found for the southeast corner of said 46.35 acre tract and said Outlot 175, and on the northerly line of a 40 foot wide right-of-way as shown on

said Dr. A. A. Luther Subdivision, from which a found 1/2-inch iron rod with cap stamped, "S ADAMS RPLS 3666" bears North 05° 54' 03" West, 0.73 feet;

Thence, North 70° 26' 02" West, along a southerly line of said 46.35 acre tract and said Outlot 175, same being a northerly line of said 40 foot wide right-of-way, 1,321.17 feet to a 1/2-inch iron rod found bent for the southwest corner of said 46.35 acre tract and said Outlot 175, same being a northerly corner of said 40 foot wide right-of-way and in the east line of the aforementioned 27.7947 acre tract and aforementioned Outlot 174;

Thence, South 19° 29' 33" West, along the east line of said 27.7947 acre tract and said Outlot 174, along a west line of said 40 foot wide right-of-way, 1,390.71 feet to the POINT OF BEGINNING and containing 418.432 acres of land.

TRACT 2:

Being 19.961 acres of land located in the Mary V. O'Donnell Survey, Abstract 469, Brazoria County, Texas, and also being all of Lots 6 and 12 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Division "O", according to the plat recorded in Volume 2, Pages 91-92, Plat Records of said Brazoria County, Texas (B.C.P.R.), and more particularly being all of that certain called 20 acre tract (Second Tract) conveyed to Four Forty Three, Ltd. by instrument of recorded in Volume 1048, Page 760, Deed Records of said Brazoria County, Texas (B.C.D.R.), said 19.961 acres being more particularly described as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

BEGINNING at a 1/2-inch iron rod with cap stamped "S ADAMS RPLS 3666" found for the southwest corner of said 20 acre tract, the southwest corner of said Lot 6 and Division "O", and the southwest corner of said Mary V. O'Donnell Survey, same being the northwest corner of that certain called 149.639 acre tract conveyed to the City of Manvel by an instrument of record under Document Number 2018034498, of the Official Public Records of said Brazoria County, Texas (B.C.O.P.R.), the northwest corner of Lot 1, Section 73 of said Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision and the northwest corner of the H.T.& B. R.R. Company Survey, Section 73, Abstract 301, same being the northeast corner of that certain tract, described as "Parcel A", conveyed to Brazos River Authority by an instrument of record in Volume 1070, Page 318, B.C.D.R. and the northeast corner of the H.T. & B. R.R. Company Survey, Section 72 (A.K.A.) Kate R. Ehrmann Survey, Abstract 460, same being the southeast corner of A.C.H. & B. R.R. Company Survey, Section 90 (A.K.A.) Kate R. Ehrmann Survey, Abstract 459 and on the east line of that certain tract conveyed to Gulf Coast Water Authority by boundary line agreement in Document Numbers 2019016350, 2019016351 and 2019016552, B.C.O.P.R.,

Thence, North 03° 15' 28" West, along the west line of said 20 acre tract, said Lot 6 and said Mary V. O'Donnell Survey, same being the east line of said Gulf Coast Water Authority Tract and said Section 90, 598.61 feet to a 5/8-inch iron rod with cap stamped, "LJA SURVEY"

set for the northwest corner of said 20 acre tract and said Lot 6, same being the southwest corner of that certain called 10.002 acre tract conveyed to HNPN Properties, LLC by an instrument of record in Document Number 2019060177, B.C.O.P.R. and said Lot 5 of said Division "O", from which a found 60D nail bears South 80° 23' 18" West, 6.20 feet;

Thence, North 87° 15' 19" East, departing said common line, along the north line of said 20 acre tract and said Lot 6, same being the south line of said 10.002 acre tract and said Lot 5, passing at 34.84 feet a found 5/8-inch iron rod found bent for reference, at 726.24 feet a 5/8-inch iron rod found for the southeast corner of said 10.002 acre tract and said Lot 5, same being the southwest corner of that certain called 10.002 acre tract conveyed to Michael M. McNierney and Heather S. Hedayati by an instrument of record in Document Number 2001053665, B.C.O.R. and said Lot 11, continuing along the north line of said 20 acre tract and said Lot 12, same being the south line of said 10.002 acre McNierney/Hedayati tract and said Lot 11, for a total distance of 1,465.65 feet to a 5/8-inch iron rod found for the northeast corner of said 20 acre tract and said Lot 12, same being the southeast corner of said 10.002 acre McNierney/Hedayati tract and said Lot 11, same being common west corner of Lot 17 and 18 of said Division "O" and on the west line of that certain called 8.50 acre tract conveyed to Mary J Mountford, Michael H Kaspar, and Meda M Kaspar by an instrument of record in Document Number 2014047736, B.C.O.P.R.;

Thence, South 03° 13' 46" East, along the east line of said 20 acre tract and said Lot 12, same being the west line of said 8.50 acre tract and said Lot 18, 588.05 feet to a 5/8-inch iron rod with cap stamped, "LJA SURVEY" set for the southeast corner of said 20 acre tract and said Lot 12, same being the southwest corner of said 8.50 acre tract and said Lot 18, same being the in the south line of said Division "O" and aforementioned Mary V. O'Donnell Survey, same being the north line of the aforementioned 149.639 acre tract and Lot 17 of the aforementioned Section 73, from which a found 1/2-inch iron rod bears South 15° 37' 01" East, 0.90 feet;

February 26, 2021
Job No. LJAS001-2791-2101

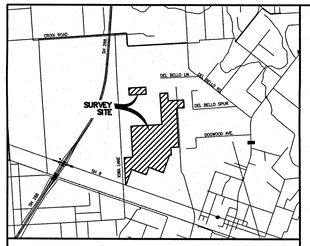
Thence, South 86° 50' 32" West, along the south line of said 20 acre tract, the south line of said Lots 6 and 12, the south line of said Division "O" and said Mary V. O'Donnell Survey, same being the north line of said 149.639 acre tract, the north line of Lots 17, 9 and 1 of said Section 73, 1,465.30 feet to the POINT OF BEGINNING and containing 19.961 acres of land.

Said Tract 1 (418.432 acres) and Tract 2 (19.961 acres) containing a total of 438.393 acres of land.

This description prepared in conjunction with a Land Title Survey prepared by the undersigned of even date. Hereby referenced as Part 1 of 2. This description is Part 2 of 2.

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

LJA Surveying, Inc.



VICINITY MAP
NOT TO SCALE

0 200 400

SCALE: 1" = 200'

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

LEGEND

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

SURVEYOR'S CERTIFICATE

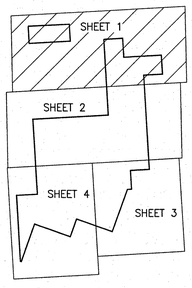
I KEITH W. MONROE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO WESTBANK BAYOU, L.P., EASTBANK BAYOU, L.P., CYNTHIA LEE SOWELL WEISINGER, CRISTI SOWELL HARVY, ANDREW WARD SOWELL, AS CO-TRUSTEES OF THE CHARLES L. SOWELL FAMILY TRUST, FOUR FORTY-THREE, LTD., FOUR FORTY-THREE ANNEX NO. 1, LTD., CHICAGO TITLE OF TEXAS, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY AND HILLWOOD ENTERPRISES, LP, THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION 2 SURVEY.

THE FIELD WORK WAS COMPLETED FEBRUARY, 2021.

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

STATE OF TEXAS · KEITH W. MONROE · 4797 · REGISTERED · LAND SURVEYOR
3-19-21

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



ACREAGE SUMMARY

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

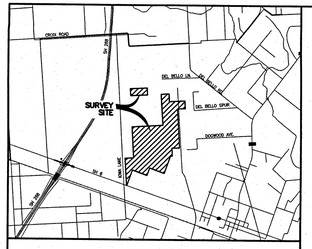
LAND TITLE SURVEY OF 438.393 ACRES

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

FEBRUARY 2021 JOB NO. LJA5001-2791-2101

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

S:\Sectors\Survey\Projects\LJA5001\2791\2101\CAD\SOWELL LTS.dwg 3/19/2021



VICINITY MAP
NOT TO SCALE

0 200 400
SCALE: 1" = 200'

MATCHLINE–SHEET 1

DOGWOOD AVENUE (80' R.O.W.)

MANVEL PARKWAY (120' R.O.W.)

RESERVE "E"

RESERVE "D"

RIGHT–OF–WAY EASEMENT DOGWOOD AVENUE CALLED 0.1722 ACRE DOC. NO. 2019016545, B.C.O.P.R.

BOUNDARY LINE AGREEMENT DOC. NO. 2019016550, B.C.O.P.R. DOC. NO. 2019016552, B.C.O.P.R.

SHEA HOMES HOUSTON LLC CALLED 56.104 ACRES DOC. NO. 2018049342 B.C.O.R.

GULF COAST WATER AUTHORITY DOC. NO. 2019016350, B.C.O.P.R.

LOT 3 — 105' STRIP (PARCEL "D") BRAZOS RIVER AUTHORITY VOL. 1070, PG. 315 B.C.D.R.

LOT 4 — DRAINAGE EASEMENT BRAZORIA CO. MUD NO. 43 CALLED 1.755 ACRES FILE NO. 2016026131, B.C.O.P.R.

LOT 5 — DRAINAGE EASEMENT TO BRAZORIA CO. MUD NO. 43 CALLED 1.739 ACRES FILE NO. 2016011559, B.C.O.P.R.

LOT 6 — 20' STRIP (PARCEL "B") BRAZOS RIVER AUTHORITY VOL. 1070, PG. 318 B.C.D.R.

LOT 7 — DRAINAGE EASEMENT BRAZORIA CO. MUD NO. 43 CALLED 1.691 ACRES FILE NO. 2016025269, B.C.O.P.R. (ITEM U.)

LOT 11 — 20' ROADWAY AND DRAINAGE EASEMENT (ALONG NORTH, SOUTH AND WEST LINES) VOL. 120, PG. 632, B.C.D.R. (ITEM E)

LOT 12 — 30' M2E3 PIPELINE EASEMENT WINK–TO–WEBSTER PIPELINE (AS PLACED BY ABOVE GROUND EVIDENCE)

LOT 13 — 30' ENTERPRISE PIPELINE EASEMENT — ENTERPRISE PIPELINE (AS PLACED BY ABOVE GROUND EVIDENCE)

LOT 14 — 20' WIDE COUNTY ROADWAY VOL. 2, PG. 91&92 B.C.P.R. (ITEM D.)

LOT 15 — 20' WIDE ROAD EASEMENT VOL. 1177, PG. 396, B.C.D.R. (ITEM O.)

LOT 19 — CITY OF MANVEL CALLED 149.639 ACRES DOC. NO. 2018034498 B.C.O.P.R.

LOT 20 — 40' WIDE COUNTY ROADWAY VOL. 2, PG. 91&92 B.C.P.R. (ITEM D.)

LOT 21 — 30' PIPELINE EASEMENT M2E3, LLC FILE NO. 2019047623, B.C.O.P.R. (ITEM CH.)

LOT 22 — 30' PIPELINE EASEMENT ENTERPRISE CRUDE PIPELINE LLC FILE NO. 2016051534 B.C.O.P.R. (ITEM X)

LOT 23 — 30' PIPELINE EASEMENT ENTERPRISE CRUDE PIPELINE LLC FILE NO. 201605662, B.C.O.P.R. (ITEM V)

LOT 27 — 30' PIPELINE EASEMENT M2E3, LLC FILE NO. 2019046366, B.C.O.P.R. (ITEM CG)

LOT 28 — 30' PIPELINE EASEMENT M2E3, LLC FILE NO. 2019047623, B.C.O.P.R. (ITEM CH.)

LOT 29 — 30' PIPELINE EASEMENT ENTERPRISE CRUDE PIPELINE LLC FILE NO. 2016051534 B.C.O.P.R. (ITEM X)

LOT 30 — FOUR FORTY–THREE, LTD. (FIRST TRACT) VOL. 1048, PG. 760 B.C.D.R.

LOT 31 — 20' ROADWAY AND DRAINAGE EASEMENT (ALONG NORTH LINE OF LOT 47) VOL. 165, PG. 67, B.C.D.R. (ITEM K)

LOT 35 — 60' WIDE CANAL EASEMENT AMERICAN CANAL CO. VOL. 638, PG. 127, B.C.D.R. & VOL. (88)583, PG. 134, B.C.D.R. (ITEM L.)

LOT 36 — 60' WIDE CANAL EASEMENT AMERICAN CANAL CO. VOL. 638, PG. 127, B.C.D.R. & VOL. (88)583, PG. 134, B.C.D.R. (ITEM L.)

LOT 37 — 60' WIDE CANAL EASEMENT AMERICAN CANAL CO. VOL. 638, PG. 127, B.C.D.R. & VOL. (88)583, PG. 134, B.C.D.R. (ITEM L.)

LOT 38 — 60' WIDE CANAL EASEMENT AMERICAN CANAL CO. VOL. 638, PG. 127, B.C.D.R. & VOL. (88)583, PG. 134, B.C.D.R. (ITEM L.)

LOT 39 — 20' ROADWAY AND DRAINAGE EASEMENT (ALONG NORTH LINE OF LOT 47) VOL. 165, PG. 67, B.C.D.R. (ITEM K)

LOT 43 — EASTBANK BAYOU, LP CALLED 19.944 ACRES DOC. NO. 2008004369 B.C.O.R.

LOT 44 — FOUR FORTY–THREE, LTD. (FIRST TRACT) VOL. 1048, PG. 760 B.C.D.R.

LOT 45 — S. LINE 40' COUNTY ROAD R.O.W.

LOT 46 — 60' CANAL EASEMENT; 30' M2E3 PIPELINE EASEMENT; WINK–TO–WEBSTER PIPELINE (AS PLACED BY ABOVE GROUND EVIDENCE); 30' ENTERPRISE PIPELINE EASEMENT; ENTERPRISE PIPELINE (AS PLACED BY ABOVE GROUND EVIDENCE); DITCHES (4)

LOT 47 — EASTBANK BAYOU, LP CALLED 10 ACRES (LOT 47) DOC. NO. 2008004367, B.C.O.R.

LOT 51 — LOUIS LIRA 1694, PG. 653 VOL. B.C.D.R.

LOT 52 — LOUIS LIRA 1694, PG. 653 VOL. B.C.D.R.

LOT 53 — COASTAL BEND LAND INVESTMENTS, LP CALLED 10.0008 ACRES DOC. NO 2007047399 B.C.O.R.

COASTAL BEND LAND INVESTMENTS, LP CALLED 40.0068 ACRES DOC. NO 2006049617 B.C.O.R.

SONMAR OF SCOTTSDALE, L.L.C. CALLED 53.948 ACRES DOC. NO. 2016021816 B.C.O.R.

WESTBANK BAYOU, LP CALLED 19.9 ACRES DOC. NO. 2007021508 B.C.O.R.

ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2, PG. 91&92 B.C.P.R.

H.T. & B.R.R. COMPANY SURVEY, SEC. 72 (A.K.A.) KATE R. EHRMANN SURVEY, A–460

H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A–301

BRAZOS RIVER AUTHORITY CALLED 6.676 ACRES (CAUSE NO. 54, 761A) VOL. 33, PG. 154 B.C.D.C.R.

CYNTHIA LEE SOWELL WEISINGER, CRISTI SOWELL HARVEY AND ANDREW WARD SOWELL, AS CO–TRUSTEES OF CHARLES L. SOWELL FAMILY TRUST CALLED 9.988 ACRES DOC. NO. 2016025233 B.C.O.P.R.

MATCHLINE–SHEET 4

N 03°27'03" W 2,641.03'

N 03°28'46" W 2,640.65'

N 86°51'06" E 2,632.82'

S 03°24'33" E 3,300.00'

(S) FND 5/8" IR (BENT) BEARS S72°37'44"E–0.76'

FND 3/4" IP @ 658.21' PASSING

FND 5/8" IR

FND 1/2" IR W/CAP STAMPED "S ADAMS RPLS 3666"

FND 1.5" IP

39.4' (TIE TO FENCE)

115.8' (TIE TO FENCE)

12.5' (TIE TO FENCE)

13.0' (TIE TO FENCE)

71.0' (TIE TO FENCE)

TRACT 1
418.432 ACRES

PLM WINK TO WEBSTER P/L LLC. CRUDE OIL 1–800–537–5200 ENTERPRISE CRUDE

PIPELINE MILE MARKER SIGN

3.75' METAL DIESEL TANK

5.5' FIBERGLASS WATER TANK

METAL SHIPPING CONTAINERS

BARN

POND

DITCH

LOW SPOT

GATE

4' BARBED WIRE FENCE

4' HOG & BARBED WIRE FENCE

4' HOGWIRE FENCE

18" CPP

12" CPP

24" CMP

42" CMP

48" CMP

12" CIP

18" CMP

24" RCP

40' COUNTY ROAD R.O.W.

DIRT ROAD

ENTERPRISE CRUDE

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

LEGEND

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

SHEET 1
SHEET 2
SHEET 4
SHEET 3
MATCHLINE–SHEET 3
MATCHLINE–SHEET 4

ACREAGE SUMMARY

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

LAND TITLE SURVEY OF 438.393 ACRES

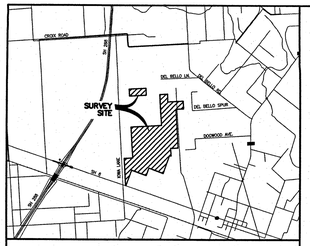
ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50 OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O" OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, VOL. 2, PAGE 91-92, B.C.P.R. ALL OF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

FEBRUARY 2021 JOB NO. LJAS001–2791–2101

3-19-21

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

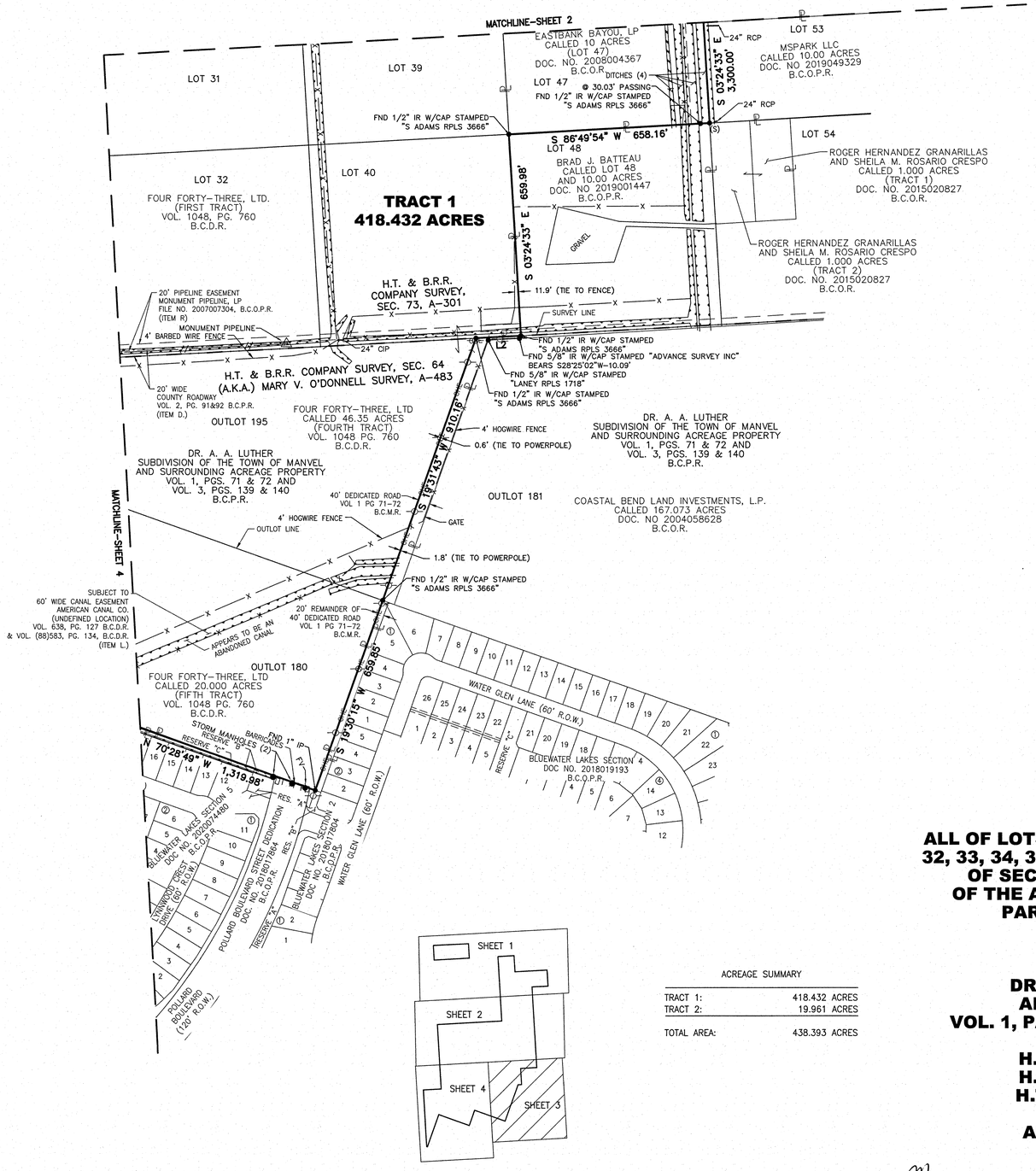
S:\Sectors\Survey\Projects\LJAS001\2791\2101\CAD\SOWELL LTS.dwg 3/19/2021



VICINITY MAP
NOT TO SCALE

0 200 400

SCALE: 1" = 200'



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

LEGEND

B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.P.R.	PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.D.C.R.	DISTRICT CLERK RECORDS OF BRAZORIA COUNTY, TEXAS
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R.O.W.	RIGHT–OF–WAY
P.O.B.	POINT OF BEGINNING
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IP	IRON PIPE
RCP	REINFORCED CONCRETE PIPE
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CIP	CAST IRON PIPE
A.K.A.	ALSO–KNOWN–AS
U.E.	UTILITY EASEMENT
RES.	RESERVE
FND.	FOUND
CONC.	CONCRETE MONUMENT
	SAME OWNER
	PROPERTY LINE
	HIGHBANK OF DITCH
X	FENCE (AS SPECIFIED)
OHE	OVERHEAD ELECTRIC
//	PIPELINE
	PIPELINE MARKER
	TELECOMMUNICATIONS MARKER
	POWEREPOLE
	GUY–WIRE
FV	FLUSHING VALVE
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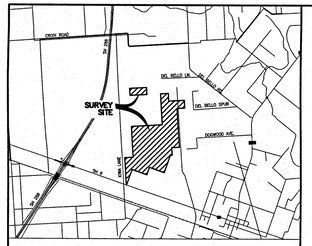

VICINITY MAP
NOT TO SCALE

0 200 400

SCALE: 1" = 200'

CYNTHIA LEE SOWELL WEISINGER, CRISTI SOWELL HARVEY AND ANDREW WARD SOWELL, AS CO-TRUSTEES OF CHARLES L. SOWELL FAMILY TRUST
CALLED 9.988 ACRES
DOC. NO. 2016025233 B.C.O.P.R.

MATCHLINE-SHEET 2

BRAZOS RIVER AUTHORITY
CALLED 6.676 ACRES
CAUSE NO. 54, 761A
VOL. 33, PG. 154
B.C.D.C.R.

LOT 7

LOT 15

LOT 23

FOUR FORTY-THREE, LTD.
(FIRST TRACT)
VOL. 1048, PG. 760
B.C.D.R.

20' ROADWAY AND DRAINAGE EASEMENT (ALONG WEST LINE OF LOTS 7 AND 8) VOL. 129, PG. 337, B.C.D.R. (ITEM H.)

25' WIDE DRAINAGE EASEMENT VOL. 1177, PG. 396, B.C.D.R. (ITEM O.)

0.50 DIA. METAL PIPE FILLED WITH CONCRETE

0.50 DIA. METAL PIPE FILLED WITH CONCRETE

LOT 24

20' MONUMENT PIPELINE EASEMENT

SONMAR OF SCOTTSDALE, L.L.C.
CALLED 33.949 ACRES
DOC. NO. C 2006021616
B.C.O.R.

CALLED 0.115 ACRE TO LOT "E"
MICHAEL R. SHELTON
DOC. NO. 2020003757
B.C.O.P.R.

LOT "D"
PAUL H. DODD
DOC. NO. 2007014570
B.C.O.P.R.

LOT "C"
HASAN A. SYED
DOC. NO. 2013057871
B.C.O.P.R.

LOT "B"
LISHA LUPHER
DOC. NO. 2007014021
B.C.O.P.R.

LOT "A"
ALTON ROGERS
DOC. NO. 2006025828
B.C.O.P.R.

H.T. & B.R.R. COMPANY SURVEY, SEC. 72, (A.K.A.) KATE R. EHRMANN SURVEY, A-460

LOT 8

DRAINAGE EASEMENT
BRAZORIA CO. MUD NO. 43
CALLED 1.675 ACRES
FILE NO. 2016026159, B.C.O.P.R.
(ITEM W.)

111.6' (TIE TO FENCE)

20' WIDE COUNTY ROADWAY VOL. 2, PG. 91&92 B.C.P.R. (ITEM D.)

LOT 16

WESTBANK BAYOU, LP
CALLED 9.973 ACRES
DOC. NO. 2007015701
B.C.O.R.

12" CIP

4' BARBED WIRE FENCE

20' MONUMENT PIPELINE EASEMENT

24'

3.9'

20'

SURVEY LINE

16.1'

MONUMENT PIPELINE (AS PLACED BY ABOVE GROUND EVIDENCE)

20' COUNTY ROADWAY

N 03°28'46" W 2,640.65

SURVEY LINE

WESTBANK BAYOU, LP
CALLED 9.973 ACRES
DOC. NO. 2007015868
B.C.O.R.

20' PIPELINE EASEMENT
MONUMENT PIPELINE, LP
FILE NO. 2007007305, B.C.O.P.R.
(ITEM S)

MONUMENT PIPELINE

20' PIPELINE EASEMENT
MONUMENT PIPELINE, LP
FILE NO. 2007007303, B.C.O.P.R.
(ITEM Q)

POND

20' WIDE COUNTY ROADWAY VOL. 2, PG. 91&92 B.C.P.R. (ITEM D.)

H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301

SOUTH LINE OF 41.4819 ACRE TRACT

DITCH

APPARENT GAP

36" CPP

12" CMP

SURVEY LINE

18" RCP

24" RCP

GATE

N 86°58'00" E 728.87'

DIRT ROAD

42" CMP

6" CMP

GATE

SET CHISELED "X" IN CONC.

4' BARBED WIRE FENCE

SURVEY LINE

(S)

3.1' (TIE TO FENCE)

FND 3/4" IP (PINCHED TOP)
BEARS N07°05'46"E-1.17'

H.T. & B.R.R. COMPANY SURVEY, SEC. 64
(A.K.A.) MARY V. O'DONNELL SURVEY, A-483

20' ROADWAY AND DRAINAGE EASEMENT (ALONG SOUTH LINE OF LOT 16) VOL. 122, PG. 523, B.C.D.R. (ITEM F)

OUTLOT 174

BRAZOS RIVER AUTHORITY
125' WIDE EASEMENT
CALLED 3.231 ACRES
1070, PG. 46, B.C.D.R. &
VOL. (88)584, PG. 517, B.C.O.R.
(ITEM N. & P.)

DRAINAGE EASEMENT
BRAZORIA CO. MUD NO. 43
CALLED 3.332 ACRES
FILE NO. 2016011560, B.C.O.P.R.
(ITEM T.)

OUTLOT LINE

DR. A. A. LUTHER
SUBDIVISION OF THE TOWN OF MANVEL
AND SURROUNDING ACREAGE PROPERTY
VOL. 1, PGS. 71 & 72 AND
VOL. 3, PGS. 139 & 140
B.C.P.R.

OUTLOT 195

POND

OUTLOT LINE

DITCH

H.T. & B.R.R. COMPANY SURVEY, SEC. 65, A-285

MARY V. O'DONNELL SURVEY, SEC. 64, A-483

OUTLOT 175

TRACT 1
418.432 ACRES

FOUR FORTY-THREE, LTD
CALLED 20.000 ACRES
(FIFTH TRACT)
VOL. 1048 PG. 760
B.C.D.R.

OUTLOT 180

4' BARBED WIRE FENCE

FND 5/8" IR W/CAP STAMPED "LJA ENG"
FND 1/2" IR W/CAP STAMPED
"S ADAMS RPLS 3666"
BEARS N03°19'39"E-0.47'
1.0' (TIE TO FENCE)

APPEARS TO BE AN ABANDONED CANAL

HOGWIRE FENCE

MATCHLINE-SHEET 3

FOUR FORTY-THREE, LTD
CALLED 27.7947 ACRES
(THIRD TRACT)
VOL. 1048 PG. 760
B.C.D.R.

FOUR FORTY-THREE, LTD
CALLED 46.35 ACRES
(FOURTH TRACT)
VOL. 1048 PG. 760
B.C.D.R.

RESERVE "I"
RESERVE "D"

SUBJECT TO
60' WIDE CANAL EASEMENT
AMERICAN CANAL CO.
(UNDEFINED LOCATION)
VOL. 638, PG. 127 B.C.D.R.
& VOL. (88)583, PG. 134, B.C.D.R.
(ITEM L.)

FND 1/2" IR (BENT)

SURVEY LINE

3.4' (TIE TO FENCE)

1.6' (TIE TO FENCE)

N 70°28'49" W 1,319.98'

659.83'

S 19°29'54" W

CREEK FOREST DRIVE (60' R.O.W.)

RUSSELL T. RUDY AND RANDALL D. RUDY
CALLED 18 ACRES
VOL. 1408, PG. 806, B.C.D.R.

N 03°19'10" W 2,309.92'

SMALL SWALE

42" CMP

4"X4" METAL POSTS (2)

8' CIP

8' CIP

60' DEDICATED ROAD VOL. 71, PG. 71-72 B.C.M.R.

N 70°28'02" W 1,321.17'

4' HOG WIRE FENCE

GATE

ARBOR BAY LANE (60' R.O.W.)

BLUEWATER LAKES SECTION 6
DOC NO. 2021010722
B.C.O.P.R.

FND 5/8" IR W/CAP STAMPED "LJA ENG"
FND 1/2" IR W/CAP STAMPED
"S ADAMS RPLS 3666"
BEARS N05°54'03"W-0.73'

WV

STORM MANHOLES (2)

BARRICADE

RESERVE "F"

S 19°29'33" W 1,590.71'

SHEA HOMES HOUSTON LLC
CALLED 1.8182 ACRES
DOC. NO. 2018045943
B.C.O.R.

SHEA HOMES HOUSTON LLC
CALLED 18.8945 ACRES
DOC. NO. 2018045943, B.C.O.P.R.

VINCENT HUNG CORP
CALLED 5.241 ACRES
DOC. NO. 2007057925
B.C.O.R.

VINCENT-HUNG CORPORATION
CALLED 18.818 ACRES
DOC. NO. 2007035152
B.C.O.R.

ZONE X (UNSHADED)
ZONE AO (DEPTH 2')

OUTLOT 176

ZONE X (UNSHADED)
ZONE AO (2' DEPTH)

ARBOR BAY LANE (60' R.O.W.)

RESERVE "B"
RESERVE "C"
RESERVE "A"

LYNNWOOD CREST LANE (60' R.O.W.)

BLUEWATER LAKE DRIVE (60' R.O.W.)

RESERVE "J"

BROOKSIDE RIDGE LANE (60' R.O.W.)

POLLARD BOULEVARD (120' R.O.W.)

SAN. MANHOLES (2)

WV

FV

P.O.B.
TRACT 1
FND TXDOT BRASS DISC IN CONC.

FND 1/2" IR (IN CONC.)

SAN. MANHOLE

ICTX WAVE-MEDIA

WV

24" RCP (S)

L1

FND TXDOT ALUMINUM DISC IN CONCRETE

STATE OF TEXAS
CALLED 0.437 ACRES
DOC. NO. 93-05383
B.C.O.R.

STATE OF TEXAS
CALLED 0.026 ACRES
DOC. NO. 94-008875
B.C.O.R.

STATE HIGHWAY NO. 6
(R.O.W. VARIES)

FND 5/8" IR (IN CONC.)

STATE OF TEXAS
CALLED 0.746 ACRES
DOC. NO. 93-021420
B.C.O.R.

GALVESTON COUNTY WATER AUTHORITY EASEMENT AND RIGHT-OF-WAY (125 FEET WIDE) VOL. 1067, PG 792, B.C.O.R. VOL. (88)584, PG. 517, B.C.O.R. (ITEM P.)

GULF COAST WATER AUTHORITY
CALLED 4.56 ACRES
DOC. NO. 2010015352, B.C.O.R.

DRAINAGE EASEMENT
BRAZORIA CO. MUD NO. 43
CALLED 3.071 ACRES
FILE NO. 2016034924, B.C.O.P.R.

1' STRIP STILL PART OF 40 ACRE TRACT (2006006000)

REMAINDER OF 1.5152 ACRE (TRACT 4) BROAD REACH PARTNERS III, LP DOCUMENT NO. 2006017347 B.C.O.P.R.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT #3 DOC NO. 2018015967 B.C.O.P.R.

REMAINDER OF 40 ACRES
BROAD REACH PARTNERS III, LP
DOC. NO. 2006006000
B.C.O.R.

ZONE X (UNSHADED)
ZONE AO (DEPTH 2')

SHEET 1
SHEET 2
SHEET 4
SHEET 3

SHEET 4 OF 5

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

LEGEND

B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.P.R.	PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
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DOC. NO.	DOCUMENT NUMBER
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U.E.	UTILITY EASEMENT
RES.	RESERVE
FND.	FOUND
CONC.	CONCRETE MONUMENT
	SAME OWNER
P	PROPERTY LINE
	HIGHBANK OF DITCH
X	FENCE (AS SPECIFIED)
OHE	OVERHEAD ELECTRIC
//	PIPELINE
	PIPELINE MARKER
	TELECOMMUNICATIONS MARKER
	POWEREPOLE
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TOTAL AREA:	438.393 ACRES

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FEBRUARY 2021 JOB NO. LJAS001-2791-2101

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S:\Sectors\Survey\Projects\LJAS001\2791\2101\CAD\SOWELL LTS.dwg 3/19/2021

NOTES:

1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJ.

2) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CHICAGO TITLE OF TEXAS, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, GF NO. CTH-COM-CTT20731337, HAVING AN EFFECTIVE DATE OF MARCH 3, 2021, AND AN ISSUED DATE MARCH 10, 2021. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.

THE FOLLOWING ITEMS IN SCHEDULE B, ARE AS FOLLOWS:

10 D. ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; PUBLIC ROAD EASEMENT ALONG THE NORTH PROPERTY LINE. (AS TO LOTS 5, 7, 13, 15, 19, 21, 23, 29, 31, 33, 34, 35, 37, 39, 43, 45 AND 47 AND OUTLOTS 174, 175 AND 195, OF TRACT 1)
PUBLIC ROAD EASEMENT ALONG THE SOUTH PROPERTY LINE. (AS TO LOTS 6, 8, 14, 16, 22, 24, 30, 32, 34, 36, 38, 40, 42, 44, 46 AND 50, OF TRACT 1 AND TRACT 2)
PUBLIC ROAD EASEMENT ALONG THE WEST PROPERTY LINE. (LOTS 5, 6, 7 AND 8, OF TRACT 1 AND LOT 6, OF TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 E. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: JULY 30, 1913
RECORDING NO:VOLUME 120, PAGE 632, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 F. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: OCTOBER 9, 1913
RECORDING NO:VOLUME 122, PAGE 523, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 G. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: AUGUST 15, 1913
RECORDING NO:VOLUME 123, PAGE 17, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 42, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 H. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION
RECORDING DATE: NOVEMBER 19, 1914
RECORDING NO:VOLUME 129, PAGE 337, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 7 AND 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 I. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION
RECORDING DATE: JUNE 25, 1914
RECORDING NO:VOLUME 130, PAGE 301, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 J. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: FEBRUARY 27, 1918
RECORDING NO:VOLUME 145, PAGE 245, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO TRACT 2)

10 K. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: OCTOBER 15, 1920
RECORDING NO:VOLUME 165, PAGE 67, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 47, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 L. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:AMERICAN CANAL COMPANY
RECORDING DATE: NOVEMBER 22, 1955
RECORDING NO:VOLUME 638, PAGE 127, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AS AFFECTED BY INSTRUMENT RECORDED IN VOLUME (88) 583, PAGE 134, DEED RECORDS BRAZORIA COUNTY, TEXAS
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 25, 33, 34, 35, 36, 37, 45, 46 AND 47 AND OUTLOT 180 AND OUTLOT 195, OF TRACT 1 AND TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 M. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:BRAZOS VALLEY RICE COMPANY
RECORDING DATE: OCTOBER 8, 1962
RECORDING NO:VOLUME 702, PAGE 667, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AND INSTRUMENT RECORDED IN VOLUME 832, PAGE 278, DEED RECORDS BRAZORIA COUNTY, TEXAS
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT(LOT 50), NO DEFINED WIDTH.

10 N. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: BRAZOS RIVER AUTHORITY
RECORDING DATE: SEPTEMBER 24, 1970
RECORDING NO:VOLUME 1070, PAGE 46, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUOTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 O. ROAD AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS REFERENCED IN A DOCUMENT: RECORDING DATE: SEPTEMBER 27, 1973
RECORDING NO:VOLUME 1177, PAGE 396, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:REFERENCED IN PARAGRAPHS A. AND B. TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 P. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: GALVESTON COUNTY WATER AUTHORITY
RECORDING DATE: AUGUST 24, 1988
RECORDING NO:IN VOLUME (88) 584, PAGE 517, DEED RECORDS BRAZORIA COUNTY, TEXAS AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOT 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 Q. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007303
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 R. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007304
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 24, 32 AND 40, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 S. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007305
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 T. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: MARCH 15, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016011560
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 U. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 1, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016025269
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 V. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026156.
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
JUDGEMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622-IS NOT RELATED TO SAID BCMUD NO. 43 EASEMENT

10 W. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026159
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 X. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN AN AGREED FINAL JUDGMENT: GRANTED TO: ENTERPRISE CRUDE PIPELINECOMPANY LLC
RECORDING DATE: OCTOBER 19, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016051534 AND INSTRIMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5, 13, 21, 29, 37 AND 45, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 CG. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY: WESTBANK BAYOU, L.P., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 26, 2019
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019046366. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

10 CH. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY:FOUR FORTY-THREE, LTD., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 26, 2019
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019047623. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

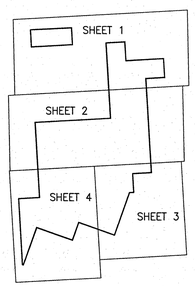
3) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAPS, MAP NO. 48039C0130K, AND MAP NO. 48039C0110K, WITH A REVISED DATE OF DECEMBER 30, 2020, BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "AO" (DEPTH 2'), AND ZONE "X"(UNSHADED). ZONE "X"(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AO" IS DEFINED AS A SPECIAL FLOOD HAZARD AREA WITH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."

4) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.

5) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.

6) THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.

7) THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.



ACREAGE SUMMARY

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

LAND TITLE SURVEY OF 438.393 ACRES

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

FEBRUARY 2021 JOB NO. LJA5001-2791-2101

3-19-21

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

S:\Sectors\Survey\Projects\LJA5001\2791\2101\CAD\SOWELL LTS.dwg 3/19/2021

RESOLUTION NO. 2021-R-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, APPROVING THE FIRST AMENDMENT TO THE INTERLOCAL AND DEVELOPMENT FINANCING AGREEMENT BETWEEN THE CITY AND FOUR FORTY-THREE, LTD., FOUR FORTY-THREE ANNEX NO. 1, LTD., 102929 BRAZORIA, INC., SOWELL FAMILY TRUST, WESTBANK BAYOU, L.P., AND EASTBANK BAYOU, L.P.; APPROVING ASSIGNMENT OF THE AGREEMENT TO HILLWOOD ENTERPRISES, L.P.; APPROVING A JOINDER AGREEMENT WITH BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE AGREEMENTS.

* * * * * * * * * *

WHEREAS, in 2018 the City of Manvel entered into an Interlocal and Development Financing Agreement with Four Forty-Three, LTD., Four Forty-Three Annex No. 1, LTD., 102929 Brazoria, Inc., Sowell Family Trust, Westbank Bayou, L.P., and Eastbank Bayou, L.P. (collectively "Developer") governing, among other things, the design, financing, and construction of certain public improvements within the property owned by Developer, commonly known as the "Sowell Tract" ("Property"); and

WHEREAS, Hillwood Enterprises, L.P. has contracted to purchase said Property and has requested amendment of the agreement to (i) further define the projects to be financed from the Improvement Fund and update the financing mechanism in relation thereto, (ii) replace MUD 75 with MUD 83, and (iii) assign Developer's rights, obligations, and interests under the Agreement to Hillwood; and

WHEREAS, this agreement is authorized under Chapter 552 of the Texas Local Government Code and Chapter 791 of the Texas Government Code;

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

Section 1. That the First Amendment to the Interlocal and Development Financing Agreement by and between the City of Manvel, Four Forty-Three, LTD., Four Forty-Three Annex No. 1, LTD., 102929 Brazoria, Inc., Sowell Family Trust, Westbank Bayou, L.P., and Eastbank Bayou, L.P. (collectively, *"Developer"*), on behalf of themselves and on behalf of Brazoria County Municipal Utility District No. 75 (*"MUD 75"*) and Brazoria County Municipal Utility District No. 83 (*"MUD 83,"* together with MUD 75, *"District"*), and Hillwood Enterprises, L.P., a Texas limited partnership (*"Hillwood"*), is hereby approved in substantially the same form as the agreement attached as Exhibit A. Said agreement also includes the Joinder Agreement with MUD 83.

Section 2. That the City Manager is authorized to finalize negotiations and enter into the Agreement in substantially the same form as the agreement attached as Exhibit A, and upon approval by the City Attorney.

PASSED, APPROVED, AND RESOLVED this _____ day of _____, 2021.

_____
Debra Davison, Mayor

ATTEST:

_____
Tammy Bell, City Secretary

APPROVED AS TO FORM:

_____
Robert Gervais, City Attorney

Exhibit A

First Amendment to the Interlocal and Development Agreement
(incl. Joinder Agreement with MUD 83)

FIRST AMENDMENT TO
INTERLOCAL AND DEVELOPMENT FINANCING AGREEMENT

This First Amendment to Interlocal and Development Agreement (*"First Amendment"*) is effective as of _____, 2021 (*"Effective Date"*), by and between the CITY OF MANVEL, TEXAS, a Texas home-rule city (*"City"*), Four Forty-Three, LTD., Four Forty-Three Annex No. 1, LTD., 102929 Brazoria, Inc., Sowell Family Trust, Westbank Bayou, L.P., and Eastbank Bayou, L.P. (collectively, *"Developer"*), on behalf of themselves and Brazoria County Municipal Utility District No. 83 (*"MUD 83"* or *"District"*), and Hillwood Enterprises, L.P., a Texas limited partnership (*"Hillwood"*). The City, District, and the Developer may be referred to herein collectively as the "*Parties*."

BACKGROUND

The City, District, and Developer previously entered into that certain Interlocal and Development Financing Agreement, dated June 4, 2018 ("*Agreement*"), governing, among other things, the design, financing, and construction of certain public improvements.

MUD 75 was in the process of creation by the Developer at the time the Agreement was entered into but was not created. Instead, MUD 83 was created by special act of the legislature (SB 1355, 87th Legislature, R.S., 2021) to be codified in Texas Special District Local Laws Code, Chapter 7922A. After the Effective Date, MUD 83 will accept and be bound by the terms of the Agreement and this First Amendment by execution of the Joinder Agreement attached hereto.

The Parties now wish to amend the Agreement to (i) further define the projects to be financed from the Improvement Fund and update the financing mechanism in relation thereto, (ii) replace MUD 75 with MUD 83, and (iii) assign Developer's rights, obligations, and interests under the Agreement to Hillwood.

This Agreement is authorized under Chapter 552 of the Texas Local Government Code and Chapter 791 of the Texas Government Code.

NOW, THEREFORE, for and in consideration of the promises and the mutual agreements set forth herein, the City, District, and Developer hereby agree as follows:

AGREEMENT

1. Assignment. Developer hereby assigns all its rights, obligations, title, and interests in and to the Agreement to Hillwood, and Hillwood hereby accepts such assignment and assumes all of Developer's rights, obligations, title, and interests in and to the Agreement. This assignment shall be null and void if Hillwood does not close on the acquisition of the Property within one year of the Effective Date. Hillwood may assign all its rights and obligations under the Agreement to an Affiliate, where "Affiliate" means any entity controlled by or under common control with Hillwood, and "control" means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of the entity, whether through ownership of voting securities or interests, by contract or otherwise. (For purposes of this Agreement, "control" does not require a majority voting interest).

2. District. All references to the District in the Agreement shall hereby be a reference to MUD 83.

3. Improvements. The Parties agree that the following are Improvements for purposes of Article 3 of the Agreement:

a. Del Bello Boulevard.
b. Dogwood Avenue and the crossing at Chocolate Bayou.
c. Pollard Boulevard.
d. Charlotte Street and the crossings at Chocolate Bayou, DD4 Ditch and the GCWA Canal.

For roadway projects, the Improvement Costs for purposes of this Agreement are those costs associated with the roadway pavement and subgrade, storm sewer that serves the road, lighting within the road right of way, land costs, required roadway signage and pavement markings, and trails/sidewalks along the road.

4. Amended Definitions. Section 1.1 is hereby amended by replacing the definitions of the terms as follows:

Base Year shall mean the taxable value of the real property located within the Zone as of January 1, 2022.

City Reimbursement Cap shall mean the maximum amount of City reimbursement for all Improvement Costs to be paid under this agreement and shall be no more than $18,000,000. The City, at its sole discretion, may determine to include additional projects that could increase this amount.

Increment shall mean, for any given year, the total taxable value within the Zone's boundaries on taxable real property in that year minus the Base Year.

Net Increment shall mean, for any given year, an amount equal to lesser of the following:

i. (90% of the City's O&M tax rate for the applicable tax year X the Increment) – ($205 X the number of ESFC in the District as of January 1 of the applicable tax year)

ii. The debt service on Bonds, after the District has issued Bonds for all the Improvement Costs for the Improvements described in Section 3.1 a-d (or any additional Improvements that are Developer projects in accordance with Section 4.4).

Improvement Costs shall mean the costs of Improvements incurred on or after the Effective Date of this Amendment (except where otherwise specified), being (a) the actual costs of permitting, designing, engineering, testing, materials, labor, construction, and all inspection fees of the of the District or the Developer, as applicable, arising in connection with the Improvements ("Hard Costs"); (b) that portion of the costs of issuance associated with the sale of Bonds, including but not limited to, capitalized interest and developer interest, and that portion of the debt service requirements for any bonds sold by the District attributable to the Improvements. Improvement Costs include Developer Interest according to the rules of the TCEQ applicable

to District reimbursements, being generally two years, but not to exceed five years of Developer Interest. ("Soft Costs"). Funds required to be provided by a Developer to the City for the construction of an eligible Improvement are Improvement Costs and are considered to be expended on the date the funds are provided to the City. The maximum amount of total City reimbursement shall not exceed the *City Reimbursement Cap*.

5. Increment Duration. Section 2.3 is hereby deleted in its entirety and replaced with the following:

2.3 Increment Duration. The City will transfer the Net Increment to the Improvement Fund (as described in Section 4.1) for a maximum period of 30-years subject to the total City Reimbursement Cap. The first transfer will be made on June 1, 2024, for the Increment as of January 1, 2023.

6. Nature of City Payments. Section 4.8 is hereby added as follows:

4.8 Nature of City Payments. This Agreement and the City's obligations to make payments hereunder are a payment made under contract to secure indebtedness of a similar nature issued by another political subdivision on behalf of the City for purposes of Texas Tax Code Section 26.012(7). The City may elect, in its sole discretion to pay the Net Increment from any lawful funds (including Sales Tax collected within the Zone).

7. Prior Terms. Except as specifically amended in this First Amendment, the Agreement shall remain in full force and effect in accordance with its original terms and conditions.

8. Interpretation. Capitalized terms used herein shall have the same meanings given them in the Agreement.

[Signatures Follow]

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment in multiple copies, each of equal dignity, as of the Effective Date.

CITY OF MANVEL

_____
Debra Davison, Mayor

ATTEST:

_____
City Secretary

HILLWOOD ENTERPRISES, L.P.,
a Texas limited partnership

By: AHB, LLC,
a Texas limited liability company,
its general partner

By: _____
Name:_____
Title: _____

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment in multiple copies, each of equal dignity, as of the Effective Date.

DEVELOPER

Four Forty-Three, LTD.,

By: _____
Name: _____

Four Forty-Three Annex No. 1, LTD.,

By: _____
Name: _____

102929 Brazoria, Inc.,

By: _____
Name: _____

Sowell Family Trust,

By: _____
Name: _____

Westbank Bayou, L.P.,

By: _____
Name: _____

Eastbank Bayou, L.P.,

By: _____
Name: _____

JOINDER AGREEMENT

Brazoria County Municipal Utility District No. 83 ("District"), hereby acknowledges and agrees that by executing this joinder, it will become and be joined to that certain Interlocal and Developer Financing Agreement dated July 4, 2018, as amended.

ACCEPTED AND AGREED TO this _____ day of _____, 2021.

Brazoria County Municipal Utility District No. 83

By: _____
Name: _____
Title: _____

RESOLUTION NO. 2021-R-18

APPROVING AN INTERLOCAL AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANVEL AND BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT.

* * * * * * * * * *

WHEREAS, the City Council by Resolution No. 2021-R-16 has consented to the creation of Brazoria County Municipal Utility District No. 83 ("District"); and

WHEREAS, the District is comprised of approximately 440 acres, located within the boundaries of the City, and the parties wish to provide for the design, financing, and construction of certain public improvements pursuant to Chapter 791.028 of the Texas Government Code and Chapter 552.014 of the Texas Local Government Code, as each may be amended, and the District is willing and able to construct the improvements or cause the improvements to be constructed, on behalf of the City and the District, subject to the terms of this Agreement; and

WHEREAS, the City has agreed to provide a financial mechanism for the rebate of costs of the construction of certain improvements to the District to induce the District to provide valuable goods and development services to the City and to finance the construction of valuable public improvements on behalf of the City and to encourage and promote the development of the District, and to satisfy rough proportionality for the proportional cost of improvements that serve those outside of the District; and

WHEREAS, the District is willing to construct or cause to be constructed certain additional public improvements on behalf of the City in exchange for the City's participation in funding such improvements as described in this Agreement and the City Agreement; and

WHEREAS, the City anticipates that the District will develop the Property in the near future; and

WHEREAS, the City agrees that the provisions of this Agreement substantially advance legitimate interests of the City and the District;

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

Section 1. That the Interlocal and Development Agreement by and between the City of Manvel and Brazoria County Municipal Utility District No. 83 (*"District"*) is hereby approved in substantially the same form as the agreement attached as Exhibit A.

Section 2. That the City Manager is authorized to finalize negotiations and enter into the Agreement in substantially the same form as the agreement attached as Exhibit A, and upon approval by the City Attorney.

PASSED, APPROVED, AND RESOLVED this _____ day of _____, 2021.

_____
Debra Davison, Mayor

ATTEST:

_____
Tammy Bell, City Secretary

APPROVED AS TO FORM:

_____
Robert Gervais, City Attorney

Exhibit A

Interlocal and Development Agreement

Board & Commission Application

INSTRUCTIONS: Please complete the entire form and sign at the bottom of the second page. **A copy of your Driver's License or other state issued ID will need to be attached to the application in order for it to be processed**. Please return your completed application to the City Secretary's Office at 20025 HWY 6, Manvel Tx 77578. Please note, knowingly making a false entry in, or false alteration of, a governmental record is an offense under section 37.10 of the Texas Penal Code and, upon conviction, may subject a violator to criminal penalties.

QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: Garreth A. R. Knox

Please indicate your preference below.

____Branding Task Force (Meeting dates TBA) ✓ Events Task Force (Meeting Dates TBA)

____Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)

____Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)

____Zoning Board of Adjustments (meets as needed)

____TIRZ 3 Board ____ SMDA Board (meets as needed) ____ Building & Standards Commission (meets as needed)

____ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m. ____ Rental Appeal Board (meets as needed)

☑ ***Yes, I would be interested in serving on subcommittees that may be formed.***

Personal Information

Home Address: 4835 Patterson rd. Manvel, TX.

Telephone: 832-922825 Fax: ____

E-mail: garrettknox2001@gmail.com

I have been a Manvel Resident for 19 years

Registered voter? ☑ Yes ☐ No

Occupational Information

Business Owner? ☐ Yes ☑ No

Business Name: Rossi Properties LLC.

Occupation: Parks Admin.

Business Address: 6409 Old Chocolate bayou rd. manvel, TX.

Telephone: ____ Fax: ____

Are you a Citizen of the United States? ☑ **Yes** ☐ **No**

Do you have a current Driver's License? ☑ **Yes** ☐ **No**
List Driver's License Number ____ ***Exp Date*** ____ ***DOB*** ____

Have you ever been convicted of a felony? **Yes** ☑ **No**
If yes, explain ____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years? **Yes** ☑ **No**
If yes, explain ____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel? **Yes** ☑ **No**
If yes, explain ____

Have you ever or do you currently serve on any city boards? **Yes** ☑ **No**
If so, what board/city and dates? ____

How many city board meetings have you attended in the last 3 months? 1

What board meetings did you attend? events committee

Are you involved in any community activities? (Civic or Hobbies) Yes ☐ No ☑

Are you related to any City Employee or Council Member? Yes ☐ No ☑
If so, please state who:

Do you have any outstanding taxes or other debt owed to the city? Yes ☐ No ☑

Have you been cited in the past year for non-compliance of any City Codes/Ordinances Yes ☐ No ☑
If yes, explain

Please indicate briefly why you would like to be appointed to a Board or Commission:

I am interested in this position because of my love for this city. I've lived here my entire life & I plan on staying here for years to come. I'm a 4th generation manvelite & I want to push our city to be bigger & better & beautiful. I'd like to be appointed and help the events committee get better connected with the people of manvel & show the love for our city.

PROVIDE ALL INFORMATION REQUESTED. INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. *Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.*

DISCLAIMER AND SIGNATURE

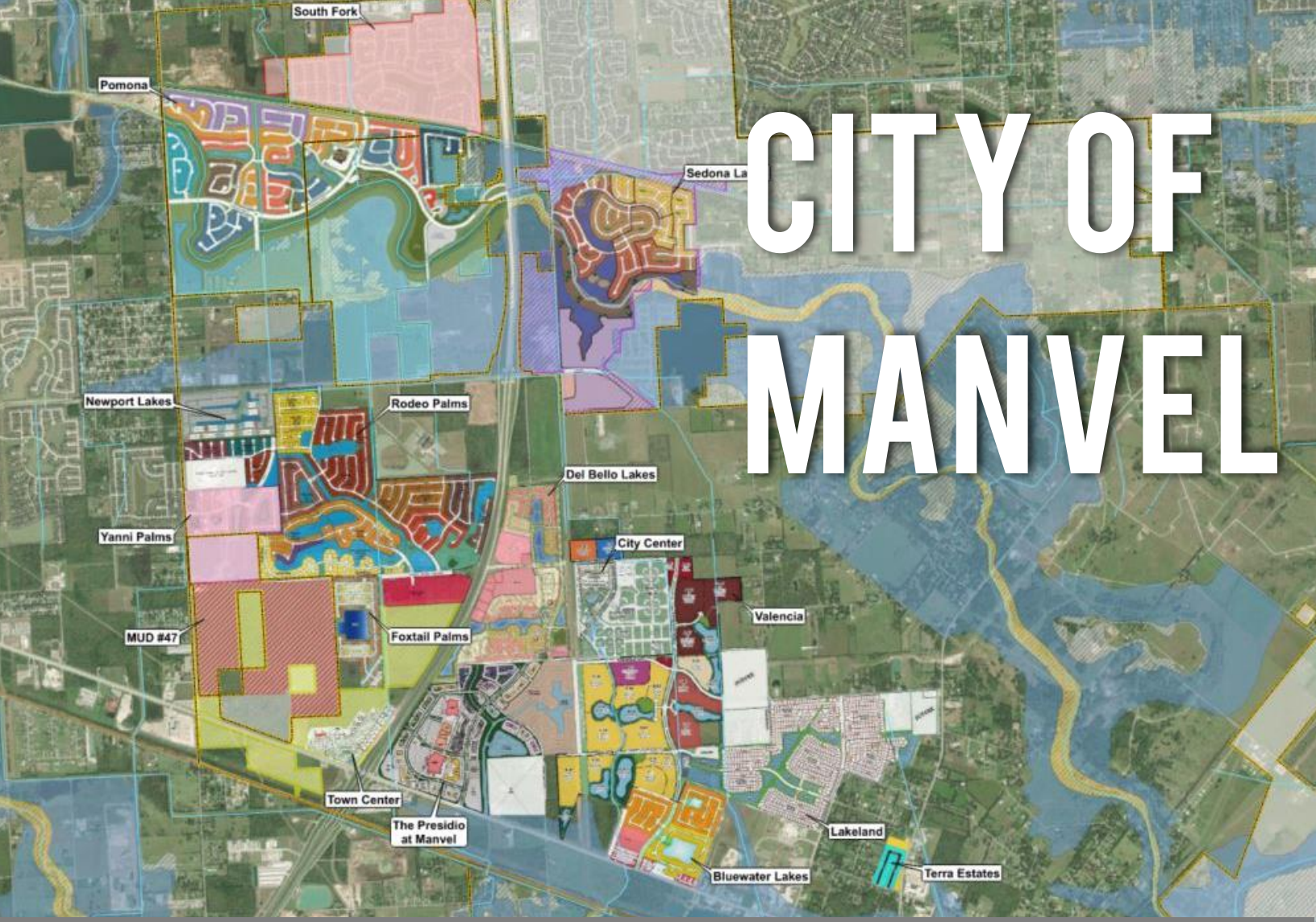
I certify that my answers above are true and complete. I understand that the information contained in this application may be considered among other criteria, qualifications and/or information, by the City Council in its evaluation for the position being sought. I further understand that should I be appointed to any City of Manvel board or commission, I serve at the pleasure of the City Council and may be removed from said position at any time and for any reason or no reason at all, with our without notice. I also understand that should I be appointed to a City of Manvel board or commission, I must be responsible for a creditable record of attendance and performance. If this application leads to my appointment to a position on a City of Manvel Board or Commission, I understand that false or misleading information in my application may result in my removal from my position.

I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

[signature] 11/20/20
Signature ***Date***

FOR OFFICE USE ONLY
Date Application Received 11/20/20 New Applicant? ☐Yes ☐No
If no, applicant previously served on _____ Board _____.
Via: ☐website ☐mail ☑in person ☐referral ☐newspaper Appointment made to _____ Term Expires_____
☐Statement & Oath Completed ☐No appointment made at this time, retain application for one year.



CITY OF MANVEL

DRAFT 2021 WATER AND WASTEWATER IMPACT FEE UPDATE

PREPARED FOR:

City of Manvel

PREPARED BY:

Freese and Nichols, Inc.
11200 Broadway St., Suite 2320
Pearland, Texas 77584
832-456-4700

Innovative approaches
Practical results
Outstanding service

DRAFT
2021 WATER AND WASTEWATER IMPACT FEE UPDATE

Prepared for:

City of Manvel

DRAFT
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RICHARD WEATHERLY, P.E., TEXAS NO. 100211 ON 7/22/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. FREESE AND NICHOLS, INC. TEXAS REGISTERED ENGINEERING FIRM F-2144

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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ISHITA RAHMAN, P.E., TEXAS NO. 134745 ON 7/22/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. FREESE AND NICHOLS, INC. TEXAS REGISTERED ENGINEERING FIRM F-2144

Prepared by:

FREESE AND NICHOLS, INC.
11200 Broadway St, Suite 2320
Pearland, Texas 77584
832-456-4700

FNI Project No.: MNV20766

CAPITAL IMPROVMEENTS ADVISORY COMMITTEE

Member	Ryan Miller
Member	Kyle Marasckin
Member	Christine Diaz
Member	Alina Rogers
Member	Christy Kennard
Member	Dorothy Wynne
Member	Muhammad Alam

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Appendix B Water CIP Opinions of Probable Construction Cost (OPCC) Estimates
Appendix C Wastewater CIP Opinions of Probable Construction Cost (OPCC) Estimates

1.0 BACKGROUND AND SCOPE

The City of Manvel, Texas (City) currently assesses water and wastewater impact fees as per Texas Local Government Code (TLGC) Section 395. The City authorized Freese and Nichols, Inc. (FNI) to perform an impact fee update for the City's water and wastewater systems. The purpose of this report is to document the land use assumptions and capital improvements plan which will be used in the development and calculation of water and wastewater impact fees for the City of Manvel and also document the calculated maximum allowable impact fees. The methodology used herein satisfies the requirements of the TLGC Section 395 (**Section 1.1**) for the establishment of impact fees.

1.1 TEXAS LOCAL GOVERNMENT CODE

Chapter 395 of the Texas Local Government Code (**Appendix A**) requires an impact fee analysis before impact fees can be created, updated, and assessed. Chapter 395 defines an impact fee as "a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development." In September 2001, Chapter 395 was amended creating the current procedure for implementing impact fees. Chapter 395 identifies the following items as impact fee eligible costs:

- Construction contract price
- Surveying and engineering fees
- Land acquisition costs
- Fees paid to the consultant preparing or updating the capital improvements plan (CIP)
- Projected interest charges and other finance costs for projects identified in the CIP

Chapter 395 also identifies items that impact fees cannot be used to pay for, such as:

- Construction, acquisition, or expansion of public facilities or assets other than those identified on the capital improvements plan
- Repair, operation, or maintenance of existing or new capital improvements
- Upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards

- Upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development
- Administrative and operating costs of the political subdivision
- Principal payments and interest or other finance charges on bonds or other indebtedness, except as allowed above

As a funding mechanism for capital improvements, impact fees allow cities to recover the costs associated with new or facility expansion in order to serve future development. Statutory requirements mandate that impact fees be based on a specific list of improvements identified in a capital improvements program and only the cost attributed (and necessitated) by new growth over a 10-year period may be considered. As projects in the program are completed, planned costs are updated with actual costs to more accurately reflect the capital expenditure of the program. Additionally, new capital improvement projects may be added to the system.

1.2 IMPACT FEE DEVELOPMENT

1.2.1 Planning Period

The planning period of this impact fee update for Manvel will be from 2021 to 2031 (10 years).

1.2.1 Land Use Assumption

According to TLGC Chapter 395, Impact fee land use assumptions include a description of the service area and projections of changes in land uses, densities, intensities, and population in the service area over at least a 10-year period. The impact fee service area for water and wastewater may include all or part of the land within the City Limits or Extraterritorial Jurisdiction (ETJ). The land use and growth projections will be developed for Manvel for the Impact Fee planning period.

1.2.2 Capital Improvements

The City's 2021 Master Water Plan Update and Master Wastewater Plan Update projects developed phased, prioritized recommendations for water and wastewater capital improvement plan (CIP) projects for 5-year, 10-year, and 20-year planning periods. The Impact Fee development process will utilize project recommendations and demand and flow projections developed as part of the City's master plans. The impact fee calculation is limited to project recommendations within the next 10 years that will serve

projected growth. Ongoing or under design capital projects that will serve growth within the planning period will also be included in the impact fee calculation.

1.2.3 Service Units

According to Chapter 395 of the Texas Local Government Code, the maximum impact fee may not exceed the amount determined by dividing the cost of capital improvements required by the total number of service units attributed to new development during the capital recovery fee eligibility period (2021 - 2031). A water service unit is defined as the service equivalent to a water connection for a single-family residence. This is also known as a service unit equivalent (SUE). For the purpose of this study, a wastewater service unit is defined as the wastewater service provided to a customer with a water connection for a single-family residence. Existing and future water and wastewater service area populations and service unit equivalents (SUEs) were developed based on City's projected land use and growth information.

The service associated with public, commercial, and industrial connections is converted into service unit equivalents based upon the capacity of the meter used to provide service. The number of service units correlating to each meter size is based on the safe maximum operating capacity of the appropriate meter type. American Water Works Association (AWWA) standards C700 (Cold Water Meters – Displacement Type), C-701 (Turbine Meters), and C702 (Cold Water Meters – Compound Type) were utilized to determine the safe maximum operating capacity. The service unit equivalent for each meter size utilized by the City of Manvel is listed in **Table 1-1**.

Table 1-1: Service Unit Equivalent by Meter Size

Meter Size	Meter Type	AWWA Standard	Safe Maximum Operating Capacity(1) (gpm)	Service Unit Equivalent Factor
3/4"	Displacement	C700	25	1.0
1"	Displacement	C700	40	1.6
1-1/2"	Turbine	C701	100	4.0
2"	Turbine	C701	160	6.4
3"	Compound	C702	320	12.8
4"	Compound	C702	500	20.0
6"	Compound	C702	1,000	40.0
8"	Compound	C702	1,600	64.0
10"	Compound	C702	2,300	92.0

(1) Safe maximum operating capacity is based on AWWA standards C700, C701, and C702 (November 2018 addendum to AWWA Manual M6).

Manvel typically serves single-family residences with minimum 3/4-inch water meters and commercial customers with 2-inch meters .

1.2.4 Impact Fees

This report will calculate the maximum allowable water and wastewater impact fees per TLGC Chapter 395. The TLGC Section 395.014 allows for a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan. This method will be utilized for the impact fee calculation.

1.2.5 Capital Improvements Advisory Committee

As part of the impact fee development, FNI will conduct workshops with the City's appointed capital Improvements Advisory Committee (CIAC) and the City Council. This committee consists of the Manvel Planning, Development, and Zoning Commission (PD&Z) and was established in 2016. The CIAC's role includes reviewing the land use assumptions and impact fee capital improvement plans (CIPs), and recommending an impact fee rate to the City Council. The City Council sets the impact fees to be collected.

1.3 LIST OF ABBREVIATIONS

The list of abbreviations used in this report are presented in **Table 1-2.**

Table 1-2: List of Abbreviations

Abbreviation	Actual
AWWA	American Water Works Association
CIAC	Capital Improvement Advisory Committee
CIP	Capital Improvement Plan
EST	Elevated Storage Tank
ETJ	Extraterritorial Jurisdiction
FM	Farm to Market
FNI	Freese and Nichols, Inc.
gpm	gallons per minute
MGD	Million Gallons per Day
OPCC	Opinion of Probable Construction Cost
PD&Z	Planning, Development, and Zoning
SH	State Highway
SUE	Service Unit Equivalent
TLGC	Texas Local Government Code
WWTP	Wastewater Treatment Plant

2.0 LAND USE ASSUMPTIONS

Land use and growth projections are important elements in the analysis of water distribution and wastewater collection systems. To assist the City of Manvel in determining the need and timing of capital improvements to serve future development, a reasonable estimation of future growth is required. These assumptions will become the basis for the preparation of impact fee capital improvement plans for water and wastewater facilities.

FNI worked with City staff to develop growth projections and land use assumptions for the City of Manvel during this study. City staff identified existing and anticipated developments within the City Limits and ETJ. These developments within the City Limits and ETJ are shown on **Figure 2-1**.

South Fork
Pomona
Sedona Lakes
Newport Lakes
Rodeo Palms
Del Bello Lakes
Yanni Palms
City Center
Valencia
MUD #47
Foxtail Palms
Town Center
The Presidio at Manvel
Lakeland
Bluewater Lakes
Terra Estates
Meridiana
CR 56
COMMERCIAL RESERVES
288
6

0 1,500 3,000
SCALE IN FEET

PROPOSED DEVELOPMENTS
- Southfork
- MUD #47
- Yanni Palms
- Pomona
- Town Center
- Sedona Lakes

DRAFT FIGURE 2-1
WATER AND WASTEWATER IMPACT FEE UPDATE
EXISTING AND ANTICIPATED DEVELOPMENTS

LEGEND

Flood Hazard
- 100 - Year Floodplain
- 500 - Year Floodplain
- Floodway
- Railroad
- Stream
- City Limit
- ETJ

FREESE AND NICHOLS

MANVEL CITY ON THE RISE

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2.1 SERVICE UNIT PROJECTIONS

The magnitude and distribution of the growth in service units will dictate where future water and wastewater infrastructure is required. It is important to note that projecting future growth is challenging, especially for relatively small geographic areas such as individual cities, because it can be difficult to predict how fast or slow development will occur when there are a variety of circumstances that can impact it.

2.1.1 Existing Service Units

The City currently serves customers along Highway 6 between SH 288 and FM 1128 (Masters Rd) and also in the Lakeland, Bluewater Lakes, and Del Bello Lakes developments. The City of Manvel Utility Billing Department provided existing numbers of water meters with meter sizes. According to the data, the City had 1,368 active water meters as of July 2021. Approximately 89% of the meters were residential and ¾-inch in size. Approximately 3% were irrigation meters, and the remaining were commercial. The meter size information from the City was utilized to calculate the existing SUEs in Manvel based on the equivalent factors presented in **Table 1-1**. Irrigation meters were excluded from this calculation as Manvel does not currently charge impact fees for irrigation meters. **Table 2-1** summarizes the calculated existing SUEs in the City of Manvel.

Table 2-1: Existing Service Unit Equivalents

Meter Size	Service Unit Equivalent Factor	Meter Count	Service Unit Equivalent
3/4"	1.0	1,245	1,245
1"	1.6	27	43
1-1/2"	4.0	27	108
2"	6.4	27	173
3"	12.8	0	0
4"	20.0	0	0
6"	40.0	0	0
8"	64.0	0	0
10"	92.0	0	0
Total			**1,569**

2.1.2 Projected Service Units and Developments

FNI received future projection information from the City, developers, and reports for the anticipated developments shown on **Figure 2-1**. The developers of each anticipated development supplied projected buildout connections and an approximate growth per year. For developments where a phasing plan was unavailable, FNI worked with the City staff to develop growth assumptions. In addition to the known developments, growth projections were also developed for select areas within the impact fee service area identified as having potential for growth (infill areas) within the 10-year planning period. A summary of the projected growth in SUEs, data sources and assumptions is documented in **Table 2-2**.

Table 2-2: Growth in Service Unit Equivalent Projection

Development/Area[1][2]	SUE Growth 2021-2031	Buildout Year	Information Source
Presidio	537	2041	Buildout SUEs from developer; to be completed in 5-15 years; assuming starts in 2026; 25% BO by 2031.
Valencia	1,250	2027	Information from developer.
Manvel City Center	1,081	2031	Calculated based on approved proposed land use plan scheme B from March 2020.
Terra Estates	66	2023	From City.
City Central *(infill areas)*	500	Beyond 2041	Assumed 50 connections/year through 2031 in areas North of Lakeland and Valencia, and East of Lakeland and Bluewater Lakes along FM 1128.
Total Projected Growth in SUEs	**3,434**		

(1) Excludes the growth in SUEs at Bluewater Lakes and Del Bello developments due to existing development agreements.
(2) No additional connections projected in the Lakeland development beyond 2021.

2.2 IMPACT FEE SERVICE AREA

Per TLGC Chapter 395, the impact fee service area may include all or part of the land within the City Limits or ETJ. The City elected to define the service area for this impact fee update as the existing City Limits. The water and wastewater impact fee service areas have the same boundaries and is shown on **Figure 2-2**.

Water and Wastewater Service Units

The existing and projected 10-year service unit equivalents (SUEs) were developed for the water and wastewater impact fee service areas based on land use and growth projections and are presented in **Table 2-3**.

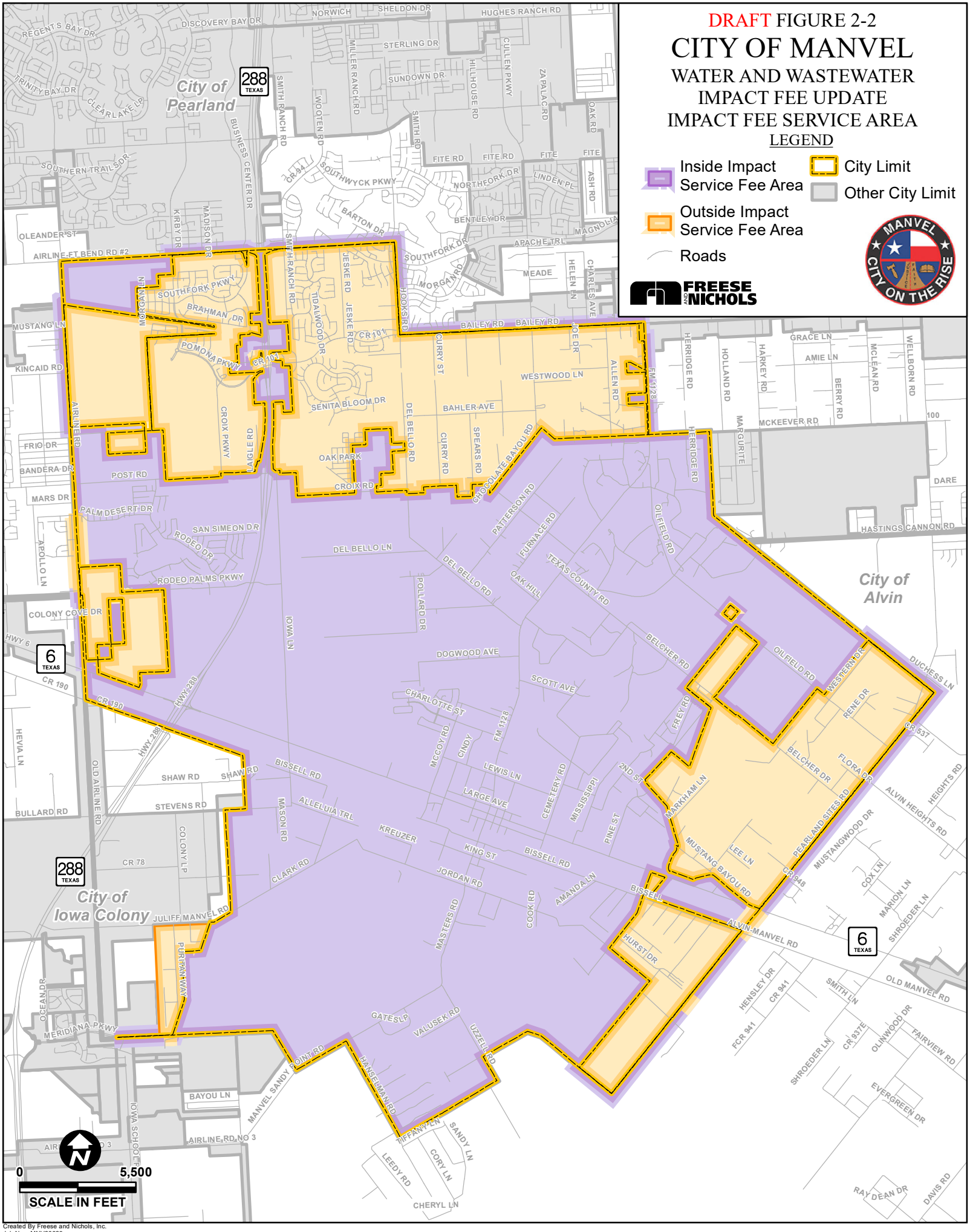
Table 2-3: Water and Wastewater Impact Fee Service Areas SUEs

Year	Water SUEs[(1)(2)(3)]	Wastewater SUEs[(1)(2)]
2021	1,569	1,569
2031	5,003	5,003
Growth in SUEs	**3,434**	**3,434**

(1) 2031 SUEs exclude the growth in ESCFs at Bluewater Lakes and Del Bello developments due to existing development agreements.

(2) 2031 SUEs also exclude projected public water and wastewater SUEs within the future Manvel City Center.

(3) Irrigation connections excluded from impact fee eligible SUE calculation.



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3.0 CAPITAL IMPROVEMENTS PLAN

Water and wastewater capital improvement plans (CIPs) were developed for the City of Manvel as part of the City's 2021 master water and wastewater plans. The improvements recommended in the master plans will provide the required capacity and reliability to meet projected 20-year water demands and wastewater flows. The water and wastewater CIP projects that are required to serve growth within the next 10 years were identified for inclusion in the water and wastewater impact fee analysis.

3.1 WATER AND WASTEWATER SYSTEM IMPROVEMENTS

The City's 2021 water and wastewater master plans included proposed water and wastewater system projects and capital costs. A summary of the costs for each of the proposed projects serving growth in the 10-year period used in the impact fee analysis is shown in **Table 3-1** and **Table 3-2**. Detailed water and wastewater project costs are Included in **Appendix B** and **Appendix C,** respectively. The proposed 10-year water system projects are shown on **Figure 3-1**. The proposed 10-year wastewater system projects are shown on **Figure 3-2**.

Table 3-1: Water Impact Fee Eligible Capital Improvements Plan Summary

Impact Fee Eligible CIP No.	Description of Project	Capital Cost[1] (2021 Dollars)
Ongoing		
A	Master Water Plan and Impact Fee Update	$67,500
B	Del Bello 1 MG EST (2022)[2]	$3,390,000
Proposed		
1	Manvel City Center Interconnect	$1,584,800
2	Sowell Interconnect	$1,597,400
3	Dogwood Avenue - Phase 1	$723,800
4	Masters Line Waterline Extension Phase 3	$1,776,600
5	Dogwood Avenue - Phase 2	$666,400
6	Bissell Road Loop	$860,000
7	Del Bello interconnect	$1,967,000
8	Del Bello and Masters Road Loop	$1,880,200
9	Manvel Parkway Waterline Extension	$1,509,400
10	Maverick Plant Improvements	$1,032,500
11	School Road Plant Improvements	$3,360,000
12	Pump Station Expansion	$10,360,000
13	Cemetery Road Loop Phase 2	$630,600
14	Del Bello Spur to Del Bello Blvd Loop	$1,109,200
15	Master Water Plan and Impact Fee Study (2025/26)	$75,000
16	Master Water Plan and Impact Fee Study (2030/31)	$87,000
	Water Project Total	**$32,677,400**

(1) Cost from draft Master Water Plan Update and includes 25% contingencies and 15% engineering.
(2) Capital cost utilized excludes the $2.2 M is accounted for in previously issued G/O bond.

Table 3-2: Wastewater Impact Fee Eligible Capital Improvements Plan Summary

Impact Fee Eligible CIP No.	Description of Project	Capital Cost[1] (2021 Dollars)
Ongoing		
A	Master Wastewater Plan and Impact Fee Update	$61,200
Proposed		
1	1.0 MGD Expansion of the Central Regional Wastewater Treatment Plant (Phase 1)	$26,741,900
2	New 4.0 MGD Pollard Blvd Lift Station and 18-inch Force Main (Phase 1)[2]	$3,324,354
3	12/15/18/30-inch Lines through Valencia Development[2]	$4,330,058
4	8-inch Gravity Main along McCoy Drive and Lewis Lane	$753,800
5	Expansion of the Central Region Wastewater Treatment Plant to 2.0 MGD Capacity (Phase 2)	$15,904,500
6	12-inch Del Bello SPUR Gravity Main	$1,555,200
7	Master Wastewater Plan and Impact Fee Study (2025/26)	$75,000
8	Master Wastewater Plan and Impact Fee Study (2030/31)	$87,000
	Wastewater Project Total	**$52,833,012**

(1) Cost includes 25% contingencies, and 20% engineering for facility projects and 15% engineering for line projects.
(2) Cost attributed to oversizing beyond Valencia capacity requirement.

Planning level capital costs were calculated as part of the 2021 Master Water Plan Update and 2021 Master Wastewater Plan Update for the recommended improvements. The costs are provided as estimates based on previous similar engineering experience in 2021 dollars and include an allowance for engineering, surveying, and contingencies. Costs do not include easements or land acquisition, except where specifically noted. The planning level capital costs for wastewater projects do not include individual service connections or subdivision lines.

The timing of projects shown is subject to change based on development patterns. The utility alignments shown in this figure are for illustration purposes only and do not set the alignments. The alignment of each utility will be determined at the time of the engineering design.

DRAFT FIGURE 3-1

CITY OF MANVEL

WATER AND WASTEWATER IMPACT FEE UPDATE

IMPACT FEE ELIGIBLE WATER CAPITAL IMPROVEMENTS PLAN

LEGEND

Impact Fee Eligible Improvements
- Water Line

Under Design/Construction
- Elevated Storage Tank
- Ground Storage Tank

Existing System
- Elevated Storage Tank
- Ground Storage Tank
- Pump Station
- Water Treatement Plant
- Railroad
- Stream
- Lake
- Inside Impact Service Fee Area
- Outside Impact Service Fee Area
- Anticipated Development
- City Limit
- Other City Limit

FREESE AND NICHOLS

MANVEL CITY ON THE RISE

(12) Pump Station Expansion

Southfork

Brazoria County MUD #25 Water Plant

Brazoria County MUD #39 Water Plant No. 2

Brazoria County MUD #39 Water Plant

Pomona

Sedona Lakes MUD #1 Water Plant

Sedona Lakes

Newport Lake Estate

Rodeo Palms

Yanni Palms

Brazoria County MUD #29 Water Plant

1.0 MG EST

Town Center Water Plant
Phase 1
1200 gpm Well
350 gpm Well (alternate)
0.244 MG GST
(1) - 500 gpm Pump
(2) - 1000 gpm Pumps
Phase 2
0.3 MG GST
(2) - 1400 gpm Pumps

Del Bello Lakes

Clty Center

Valencia

Town Center

Presidio

Lakeland

Bluewater Lakes

Terra Estates

SCHOOL ROAD WATER PLANT
(1) - 750 gpm Well
(1) - 350 gpm Well
(2) - 1000 gpm Pumps
0.461 MG Ground Storage
(1) - Hydropneumatic Tank (20,000 gal)
(1) - Hydropneumatic Tank (10,000 gal)
Increase Well No. 2
Pumping Capacity to 1,000 gpm

MAVERICK WATER PLANT
200 gpm Well
(2) - 300 gpm Pumps
0.132 MG Ground Storage
Hydropneumatic Tank (4,000 gal)
Increase Well Pumping to 400 gpm Capacity
Replace Existing Booster Pumps with
(3)-400 gpm Pumps New 150 kW Generator

Meridiana

City of Iowa Colony

City of Alvin

0 2,000 4,000
SCALE IN FEET

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Updated: Wednesday, July 21, 2021 11:45:26 PM
User Name: 02570

DRAFT FIGURE 3-2

CITY OF MANVEL

WATER AND WASTEWATER IMPACT FEE UPDATE

IMPACT FEE ELIGIBLE WASTEWATER CAPITAL IMPROVEMENTS PLAN

Detail A

LEGEND

Under Design/Construction
- Wastewater Treatment Plant

Impact Fee eligible CIP
- Lift Station
- Wastewater Treatment Plant
- Gravity Main
- Force Main
- Consolidation Line

Existing System
- Manhole
- Wastewater Treatment Plant
- 8" and Smaller Wastewater Line
- 10" and Larger Wastewater Line
- Force Main
- GCWA Regional Canal
- Road
- Railroad
- Stream
- Lake/Pond
- Inside Impact Service Fee Area
- Outside Impact Service Fee Area
- Anticipated Development
- Manvel City Limit
- Other City Limit

The timing of projects shown is subject to change based on development patterns. The utility alignments shown in this figure are for illustration purposes only and do not set the alignments. The alignment of each utility will be determined at the time of the engineering design.

FREESE AND NICHOLS

MANVEL CITY ON THE RISE

0 1,500 3,000 SCALE IN FEET

0 250 500 SCALE IN FEET

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4.0 WATER AND WASTEWATER IMPACT FEE ANALYSES

The water and wastewater impact fee analyses include determining the utilization of proposed projects within the capital improvement plans (**Section 3.0**) required to serve new development over the next 10-year time period. For these projects, the impact fee is calculated as a percentage of the project cost, based upon the percentage of the project's capacity required to serve development projected to occur between 2021 and 2031. Capacity serving existing development and development projected to occur beyond the 10-year period is not impact fee eligible.

4.1 WATER AND WASTEWATER CAPACITY ANALYSES

The impact fee eligible water and wastewater projects were evaluated to determine the proportion of the project that will be utilized within the next 10 years. The 10-year utilization will define the percentage of the project cost that is impact fee eligible. A summary of the project costs required for the 10-year growth period used in the impact fee analysis for both the water and wastewater systems are shown in **Table 4-1** and **Table 4-2**, respectively. The 2021 percent utilization is the portion of a project's capacity required to serve existing development and is therefore not included in the impact fee eligible cost. The 2031 percent utilization is the portion of the project's capacity that will be utilized by 2031. The 2021 - 2031 percent utilization is the portion of the project's capacity required to serve growth from 2021 to 2031. The portion of a project's total cost that is used to serve growth projected to occur from 2021 through 2031 is calculated as the total project cost multiplied by the 2021 - 2031 percent utilization. Only this portion of the cost is used in the calculation of the maximum allowable impact fee.

Table 4-1: Cost Allocation for Water Impact Fee Calculation

Project ID		Description of Project	Percent Utilization			Costs Based on 2021 Dollars		
			2021[1]	2031	2021-2031	Capital Cost	Current Development	10-Year (2021 - 2031)
Ongoing	A	Master Water Plan and Impact Fee Update	0%	100%	100%	$67,500	$0	$67,500
	B	Del Bello 1 MG EST (2022)[2]	0%	40%	40%	$3,390,000	$0	$1,356,000
					Sub Total	**$3,457,500**	**$0**	**$1,423,500**
Proposed[3]	1	Manvel City Center Interconnect	0%	40%	40%	$1,584,800	$0	$633,920
	2	Sowell Interconnect	0%	40%	40%	$1,597,400	$0	$638,960
	3	Dogwood Avenue - Phase 1	0%	40%	40%	$723,800	$0	$289,520
	4	Masters Line Waterline Extension Phase 3	0%	40%	40%	$1,776,600	$0	$710,640
	5	Dogwood Avenue - Phase 2	0%	40%	40%	$666,400	$0	$266,560
	6	Bissell Road Loop	0%	40%	40%	$860,000	$0	$344,000
	7	Del Bello interconnect	0%	40%	40%	$1,967,000	$0	$786,800
	8	Del Bello and Masters Road Loop	0%	40%	40%	$1,880,200	$0	$752,080
	9	Manvel Parkway Waterline Extension	0%	40%	40%	$1,509,400	$0	$603,760
	10	Maverick Plant Improvements	25%	95%	70%	$1,032,500	$258,125	$722,750
	11	School Road Plant Improvements	25%	95%	70%	$3,360,000	$840,000	$2,352,000
	12	Pump Station Expansion	0%	20%	20%	$10,360,000	$0	$2,072,000
	13	Cemetery Road Loop Phase 2	0%	40%	40%	$630,600	$0	$252,240
	14	Del Bello Spur to Del Bello Blvd Loop	0%	40%	40%	$1,109,200	$0	$443,680
	15	Master Water Plan and Impact Fee Study (2025/26)	0%	100%	100%	$75,000	$0	$75,000
	16	Master Water Plan and Impact Fee Study (2030/31)	0%	100%	100%	$87,000	$0	$87,000
					Sub Total	**$29,219,900**	**$1,098,125**	**$11,030,910**
					Total	**$32,677,400**	**$1,098,125**	**$12,454,410**

(1) Utilization in 2021 on proposed projects indicates a portion of the project that will be used to address deficiencies within the existing system, and therefore are not eligible for capital recovery fee cost recovery for future growth.

(2) For the Del Bello EST ongoing project, capital cost utilized excludes the $2.2 M is accounted for in previously issued G/O bond.

(3) Proposed projects from 2021 Master Water Plan.

Table 4-2: Cost Allocation for Wastewater Impact Fee Calculation

Project ID		Description of Project	Percent Utilization			Costs Based on 2021 Dollars		
			2021[1]	2031	2021-2031	Capital Cost	Current Development	10-Year (2021-2031)
Ongoing	A	Master Wastewater Plan and Impact Fee Update	0%	100%	100%	$61,200	$0	$61,200
					Sub Total	**$61,200**	**$0**	**$61,200**
Proposed	1	1.0 MGD Expansion of the Corporate Drive Central Regional Wastewater Treatment Plant (Phase 1)	0%	100%	100%	$26,741,900	$0	$26,741,900
	2	New 4.0 MGD Pollard Blvd Lift Station and 18-inch Force Main (Phase 1)[2]	20%	85%	65%	$3,324,354	$664,871	$2,160,830
	3	12/15/18/30-inch Lines through Valencia Development[2]	0%	40%	40%	$4,330,058	$0	$1,732,023
	4	8-inch Gravity Main along McCoy Drive and Lewis Lane	10%	100%	90%	$753,800	$75,380	$678,420
	5	Expansion of the Central Region Wastewater Treatment Plant to 2.0 MGD Capacity (Phase 2)	55%	95%	40%	$15,904,500	$8,747,475	$6,361,800
	6	12-inch inch Del Bello SPUR Gravity Main	0%	25%	25%	$1,555,200	$0	$388,800
	7	Master Wastewater Plan and Impact Fee Study (2025/26)	0%	100%	100%	$75,000	$0	$75,000
	8	Master Wastewater Plan and Impact Fee Study (2030/31)	0%	100%	100%	$87,000	$0	$87,000
					Sub Total	**$52,771,812**	**$9,487,726**	**$38,225,773**
					Total	**$52,833,012**	**$9,487,726**	**$38,286,973**

(1) Utilization in 2021 on proposed projects indicates a portion of the project that will be used to address deficiencies within the existing system, and therefore are not eligible for impact fee cost recovery for future growth.
(2) Capital Cost reflects City's oversizing share only. Therefore, the percent utilization only considers projected 10-year growth outside of the Valencia development.

4.2 CALCULATION OF MAXIMUM ALLOWABLE IMPACT FEES

Chapter 395 of the Texas Local Government Code states that the maximum impact fee may not exceed the amount determined by dividing the cost of capital improvements required by the total number of service units attributed to new development during the impact fee eligibility period (2021 – 2031). TLGC Chapter 395 also requires that the City either discount 50% from the computed maximum fee or have a plan for awarding a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt that are included in the capital improvements plan. The City of Manvel elected to establish a reimbursement method and performed a service revenue rate credit analysis, described in **Section 4.2.1**. The maximum allowable water and wastewater impact fees are calculated in **Section 4.2.2** and **Section 4.2.3**, respectively.

4.2.1 Rate Credit Analysis

Only the portions of the water and wastewater projects that are impact fee eligible were included in the impact fee calculation. All of these projects will be funded by impact fees and not by ad valorem tax or utility service revenues, and therefore result in a $0 rate credit per water and wastewater SUE.

4.2.2 Maximum Allowable Water Impact Fee

The total maximum allowable water impact fee calculation is summarized in **Table 4-3**. The total eligible impact fee costs include the projected capital improvement costs to serve 10-year development and the projected finance cost for the capital improvements.

Table 4-3: Water Impact Fee Calculation

Water Impact Fee	
Total IF Eligible Capital Improvement Costs	$12,454,410
Total Eligible Financing Costs[1]	$4,288,230
Total Eligible Impact Fee Costs	**$16,742,640**
Growth in Service Units	3,434
Pre-Credit Maximum Water Impact Fee per Service Unit [2]	$4,875
Impact Fee Rate Credit per Service Unit [3]	$0
Maximum Allowable Water Impact Fee [3]	**$4,875**

(1) 20-year finance costs calculated utilizing 3.0% interest rate
(2) Total eligible costs divided by the growth in service units.
(3) Calculated impact fee credit per service unit applied (Section 4.2.1).
(4) Maximum allowable water impact fee is maximum water impact fee minus the impact fee credit per service unit.

4.2.3 Maximum Allowable Wastewater Impact Fee

The total maximum allowable wastewater impact fee calculation is summarized in **Table 4-4**. The total eligible impact fee costs include the projected capital improvement costs to serve 10-year development and the projected finance cost for the capital improvements.

Table 4-4: Wastewater Impact Fee Calculation

Wastewater Impact Fee	
Total Eligible Capital Improvement Costs	$38,286,973
Total Eligible Financing Costs[1]	$13,182,747
Total Eligible Impact Fee Costs	**$51,469,720**
Growth in Service Units	3,434
Maximum Wastewater Impact Fee per Service Unit [2]	$14,988
Impact Fee Rate Credit per Service Unit [3]	$0
Maximum Allowable Wastewater Impact Fee [4]	**$14,988**

(1) 20-year finance costs calculated utilizing 3.0% interest rate
(2) Total eligible costs divided by the growth in service units.
(3) Calculated impact fee credit per service unit applied (Section 4.2.1).
(4) Maximum allowable water impact fee is maximum water impact fee minus the impact fee credit per service unit.

4.2.4 Schedule of Maximum Allowable Water and Wastewater Impact Fees

Table 4-5 shows the schedule of maximum allowable water and wastewater impact fees by water meter size, based on the service unit equivalents from the American Water Works Association (AWWA) standards C700, C701, and C702 discussed in **Section 2.3**.

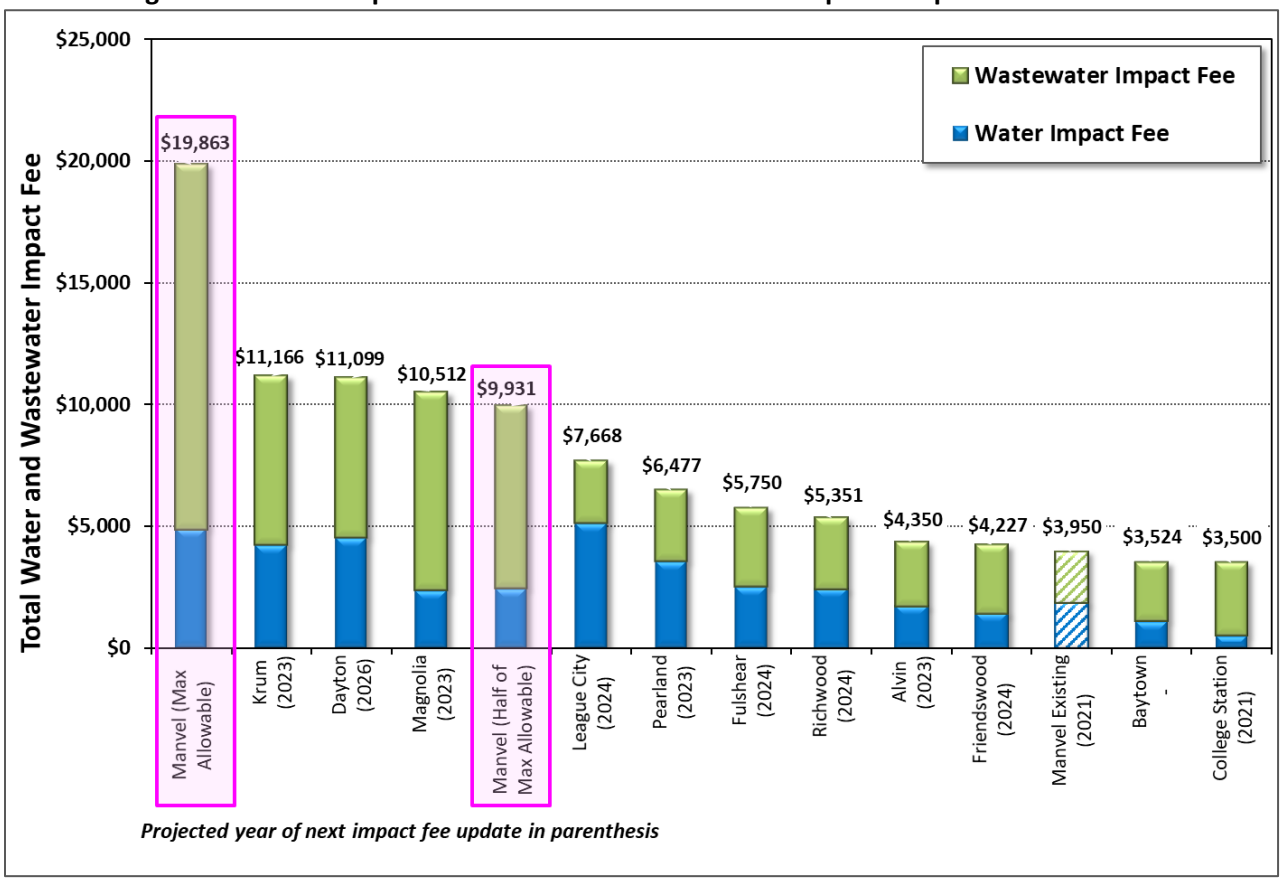
Table 4-5: Schedule of Maximum Allowable Impact Fees by Meter Size

Meter Size	Meter Type	Service Unit Equivalent	Impact Fees		
			Water	Wastewater	Total
3/4"	Displacement	1.0	$4,875	$14,988	$19,863
1"	Displacement	1.6	$7,800	$23,980	$31,780
1-1/2"	Turbine	4.0	$19,500	$59,952	$79,452
2"	Turbine	6.4	$31,200	$95,923	$127,123
3"	Compound	12.8	$62,400	$191,846	$254,246
4"	Compound	20.0	$97,500	$299,760	$397,260
6"	Compound	40.0	$195,000	$599,520	$794,520
8"	Compound	64.0	$312,000	$959,232	$1,271,232
10"	Compound	92.0	$448,500	$1,378,896	$1,827,396

4.3 WATER AND WASTEWATER IMPACT FEE COMPARISON

A comparison graph showing adopted water and wastewater impact fees in benchmark cities is presented on **Figure 4-1**. The graph also shows where the City of Manvel would compare with other cities if the maximum allowable water and wastewater impact fees were adopted. For comparison only, **Figure 4-1** shows where the City would compare if half of maximum allowable water and wastewater impact fees were adopted**.**

Figure 4-1: Comparison of Water and Wastewater Impact Fee per Service Unit



5.0 IMPACT FEE ADOPTION

5.1 PUBLIC HEARING

The amended Chapter 395 of the Texas Local Government Code requires a public hearing to be held to present any update to the impact fee. The presentations shall include a discussion of the new land use assumptions and capital improvement plans and calculated maximum allowable impact fees. The required public hearing is proposed to be held on September 20, 2021, at the City of Manvel City Hall. Public hearing date will be set by Council and advertised more than 30 days prior to the public hearings.

5.2 ORDINANCE

Once the public hearings are held, the political subdivision shall approve or disapprove the amendment of land use assumptions and capital improvements plan and the proposed ordinance, order or resolution modifying the impact fee within 30 days after the public hearing.

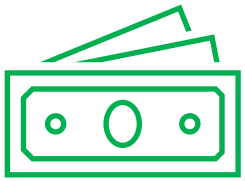
Water and Wastewater Impact Fees Update

Capital Improvements Advisory Committee Meeting

WORKSHOP: Draft Water and Wastewater Impact Fees

July 26, 2021

Water and Wastewater Impact Fee Background



- Governed by Chapter 395 of the Texas Local Government Code
- Why have Impact Fees?
  - ✓ Allows cities to recoup costs associated with infrastructure needed to serve future development
  - ✓ Alleviates burden of new facilities on existing customers
  - ✓ Makes “growth pay for a share of the growth”
- Study determines the maximum fee *allowed* by state law
- City Council sets the *actual* fee to be collected from new development

Role of the CIAC

- To guide the conduct of the study
- Provide Input:
  - Land Use Assumptions
  - Capital Improvements Plans (CIPs) for Water and Wastewater
- Recommend impact fee rate to City Council
  - Written recommendation to Council

CIAC = Capital Improvements Advisory Committee

Impact Fee Process

- Establish the CIAC
- **Identify Service Areas**
- **Develop Land Use Assumptions**
- Impact Fees 101 CIAC Presentation
- **Develop Impact Fee Capital Improvements Plan**
- **Impact Fee Calculation and Report Preparation**
- CIAC Workshop: Draft Impact Fees
- Present Impact Fee CIP to Council
- Public Hearing & Council Approval of Impact Fees
- Adopt Water/Wastewater Impact Fee Ordinance

CIAC =
Capital
Improvements
Advisory
Committee

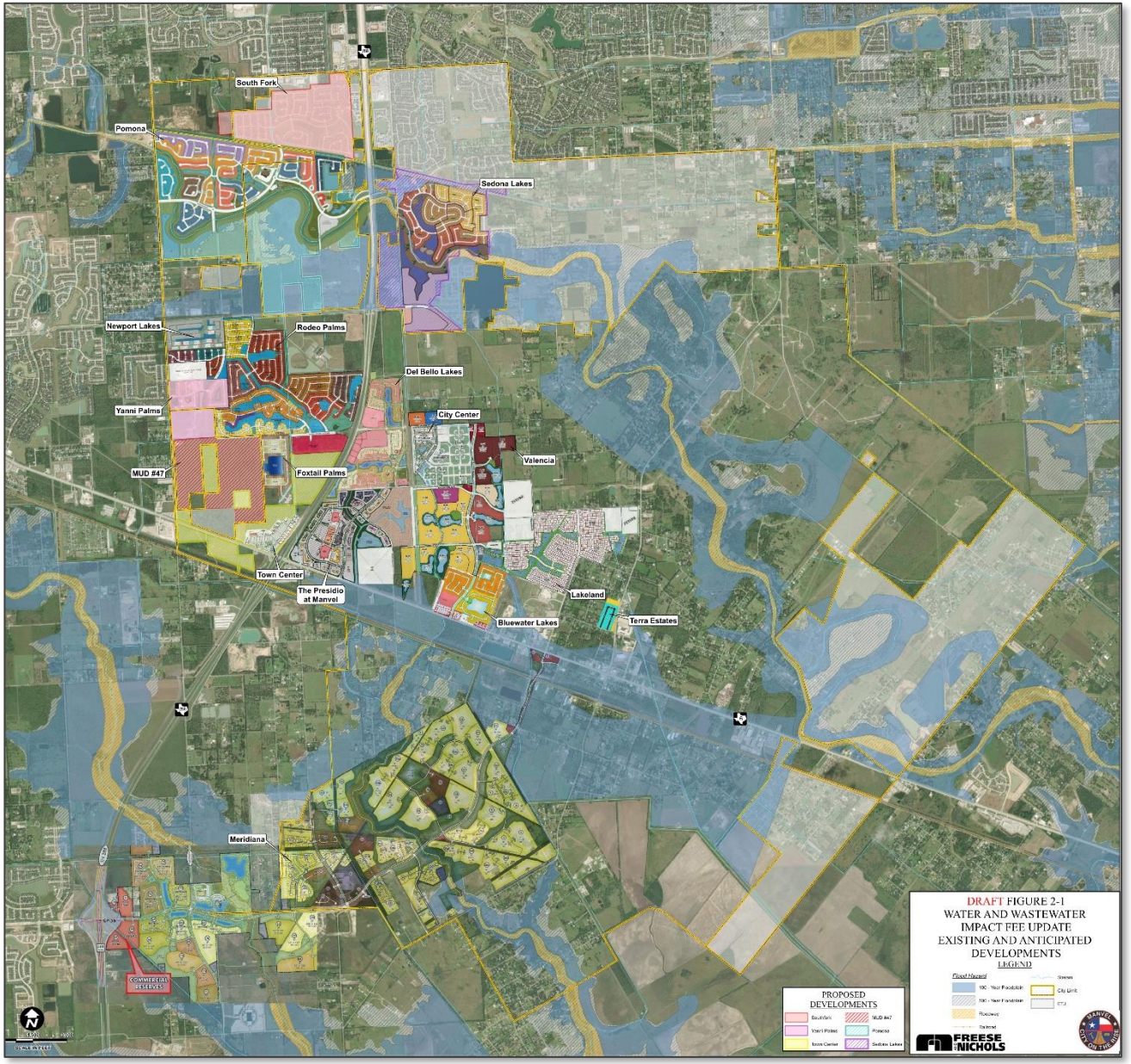
LUA =
Land **U**se
Assumptions

CIP =
Capital
Improvements
Plan

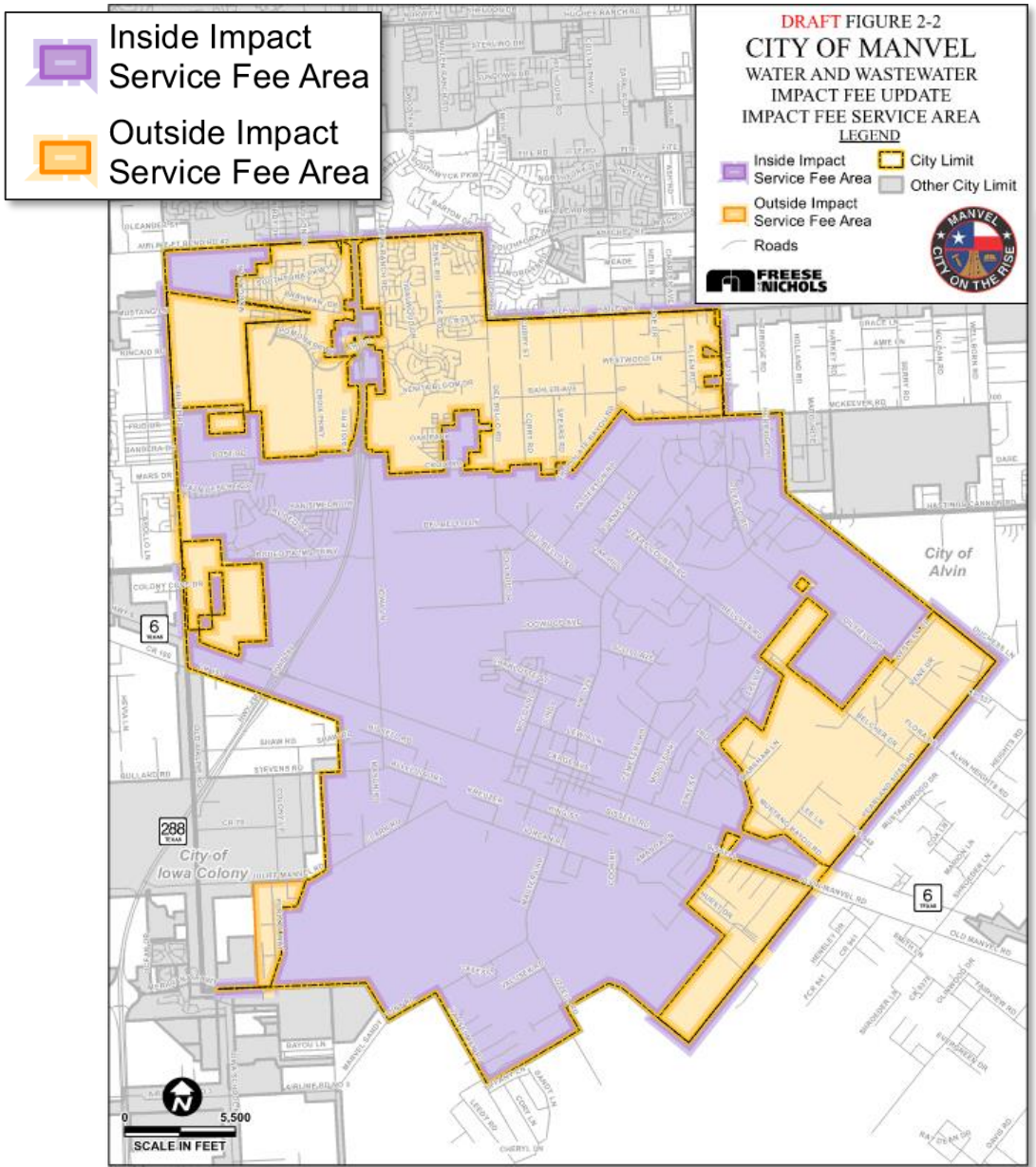
Land Use Assumption

Anticipated Developments within City Limits and ETJ

- Growth Projections developed during the Master Plan projects



Water and Wastewater Impact Fee Service Area and SUEs



10-Year Growth in Service Unit Equivalents (SUEs)
for Water and Wastewater

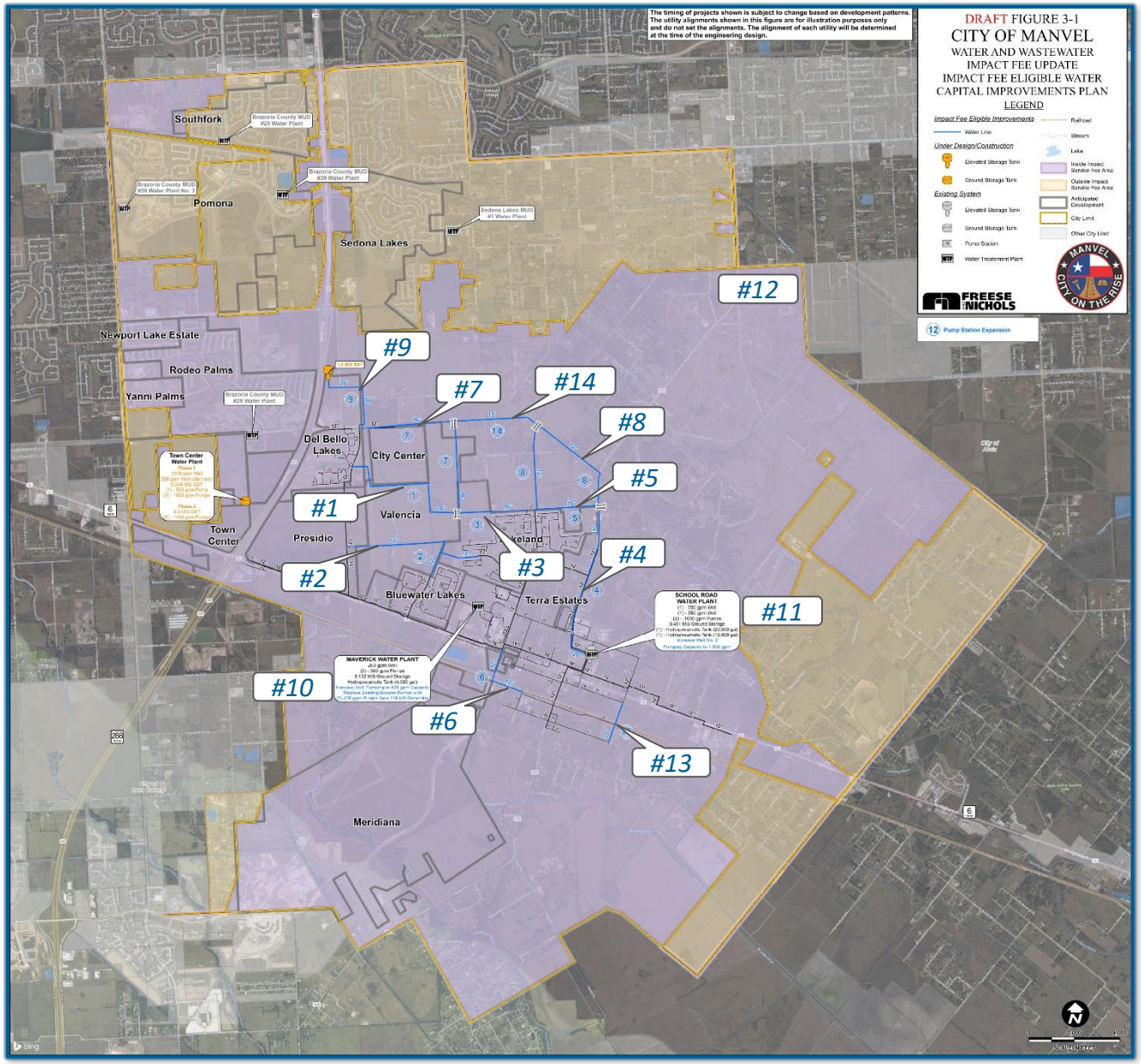
3,434

Water Impact Fee Eligible Capital Improvements Plan

Impact Fee Eligible CIP No.	Description of Project	Capital Cost[1] (2021 Dollars)	10-Year IF Eligible Cost[3] (2021 Dollars)
Ongoing			
A	Master Water Plan and Impact Fee Update	$67,500	$67,500
B	Del Bello 1 MG EST (2022)[2]	$3,390,000	$1,356,000
Proposed			
1	Manvel City Center Interconnect	$1,584,800	$633,920
2	Sowell Interconnect	$1,597,400	$638,960
3	Dogwood Avenue - Phase 1	$723,800	$289,520
4	Masters Line Waterline Extension Phase 3	$1,776,600	$710,640
5	Dogwood Avenue - Phase 2	$666,400	$266,560
6	Bissell Road Loop	$860,000	$344,000
7	Del Bello interconnect	$1,967,000	$786,800
8	Del Bello and Masters Road Loop	$1,880,200	$752,080
9	Manvel Parkway Waterline Extension	$1,509,400	$603,760
10	Maverick Plant Improvements	$1,032,500	$722,750
11	School Road Plant Improvements	$3,360,000	$2,352,000
12	Pump Station Expansion	$10,360,000	$2,072,000
13	Cemetery Road Loop Phase 2	$630,600	$252,240
14	Del Bello Spur to Del Bello Blvd Loop	$1,109,200	$443,680
15	Master Water Plan and Impact Fee Study (2025/26)	$75,000	$75,000
16	Master Water Plan and Impact Fee Study (2030/31)	$87,000	$87,000
	Water Project Total	**$32,677,400**	**$12,454,410**

(1) Cost from draft Master Water Plan Update and includes 25% contingencies and 15% engineering.
(2) Capital cost utilized excludes the $2.2 M is accounted for in previously issued G/O bond.
(3) Impact fee eligible portion of the CIP project costs

Water Impact Fee Eligible Capital Improvement Plan



WATER
IMPACT FEE CIP

Impact Fee Eligible Water CIP:

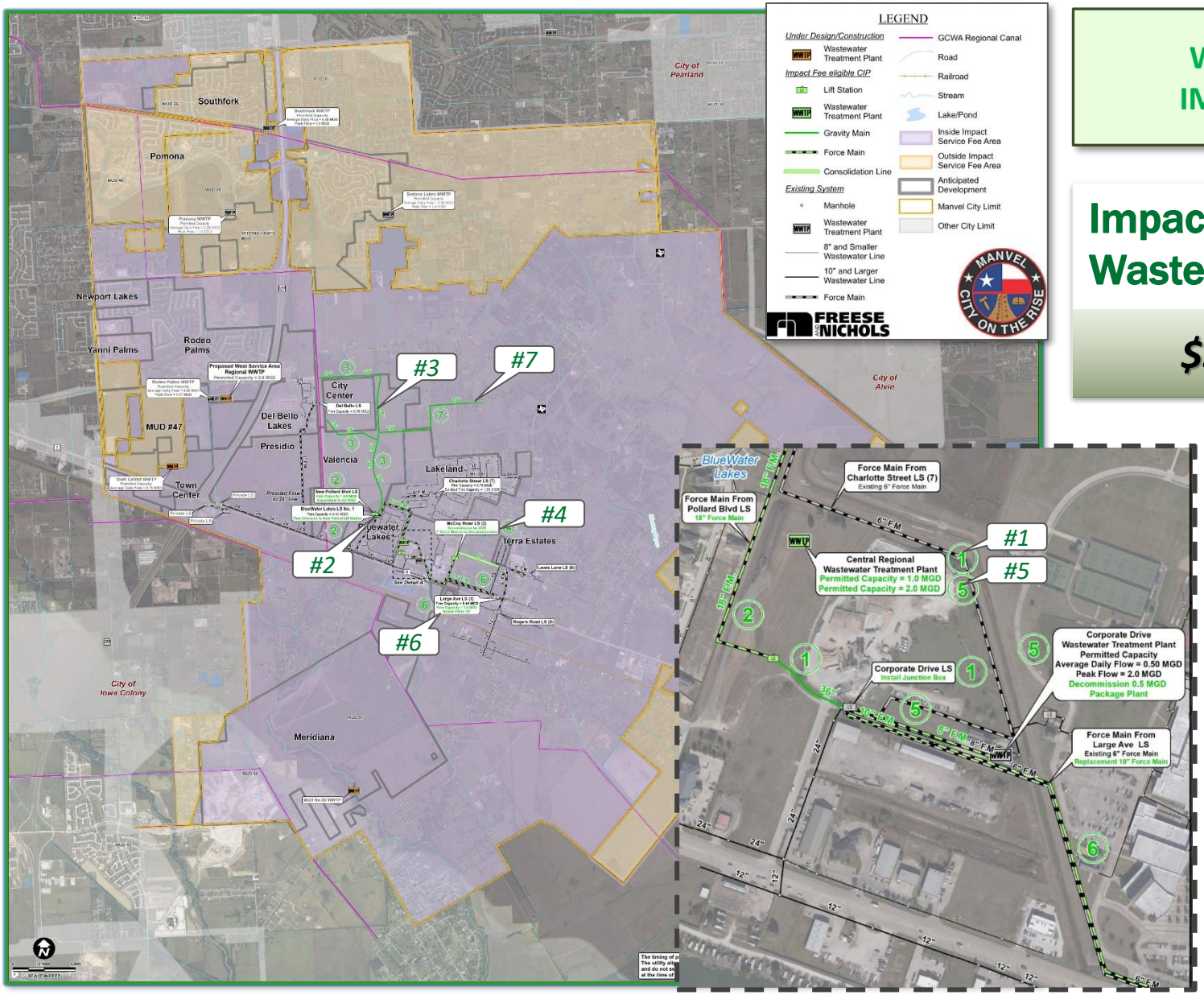
$12,454,410

Wastewater Impact Fee Eligible Capital Improvements Plan

Impact Fee Eligible CIP No.	Description of Project	Capital Cost[1] (2021 Dollars)	10-Year IF Eligible Cost[2] (2021 Dollars)
Ongoing			
A	Master Wastewater Plan and Impact Fee Update	$61,200	$61,200
Proposed			
1	1.0 MGD Expansion of the Central Regional Wastewater Treatment Plant (Phase 1)	$26,741,900	$26,741,900
2	New 4.0 MGD Pollard Blvd Lift Station and 18-inch Force Main (Phase 1)[3]	$3,324,354	$2,160,830
3	12/15/18/30-inch Lines through Valencia Development[3]	$4,330,058	$1,732,023
4	8-inch Gravity Main along McCoy Drive and Lewis Lane	$753,800	$678,420
5	Expansion of the Central Region Wastewater Treatment Plant to 2.0 MGD Capacity (Phase 2)	$15,904,500	$6,361,800
6	12-inch Del Bello SPUR Gravity Main	$1,555,200	$388,800
7	Master Wastewater Plan and Impact Fee Study (2025/26)	$75,000	$75,000
8	Master Wastewater Plan and Impact Fee Study (2030/31)	$87,000	$87,000
	Wastewater Project Total	**$52,833,012**	**$38,286,973**

(1) Cost includes 25% contingencies, and 20% engineering for facility projects and 15% engineering for line projects.
(2) Impact fee eligible portion of the CIP project costs.
(3) Cost attributed to oversizing beyond Valencia capacity requirement.

Wastewater Impact Fee Eligible Capital Improvement Plan



WASTEWATER IMPACT FEE CIP

Impact Fee Eligible Wastewater CIP:

$38,286,973

Water and Wastewater Impact Fee Calculations

- Determine Portion of Water and Wastewater 10-Year CIP Eligible for Impact Fees
- Utilize Land Use Assumptions to Calculate Growth in New Service Units
- Texas Local Government Code* allows for a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the debt, that are included in the capital improvements plan
  - Utilizing this method for Impact Fee calculation

*Texas Local Government Code §395.014

Water and Wastewater Impact Fee Calculations

Impact Fee Equation:

$$\text{Impact Fee Per SUE} = \frac{\text{Eligible CIP Cost} - \text{Rate Credit}}{\text{Service Unit Growth}}$$

SUE = Service Unit Equivalent (connection for a single family home)

Eligible CIP Cost = 10-year capital cost (2021 – 2031)

Rate Credit = Chapter 395 requirements: reduce the ***eligible CIP cost*** by performing a credit analysis to determine the percent of utility bill used for growth CIP

Service Unit Growth = Derived from land use assumptions for 10-year growth in SUEs

Calculated Draft Water and Wastewater Impact Fees

Maximum Allowable Impact Fee Calculation

	Water	Wastewater
Total Impact Fee Eligible CIP Costs(1)	$12,454,410	$38,286,973
Total Eligible Impact Fee Costs(2)	$16,742,640	$51,469,720
Growth in Service Units	3,434	
Maximum Allowable Impact Fee(3)(4)	$4,875	$14,988

(1) Impact fee eligible portion of the CIP project costs

(2) Includes financing costs at 3.0% interest rate

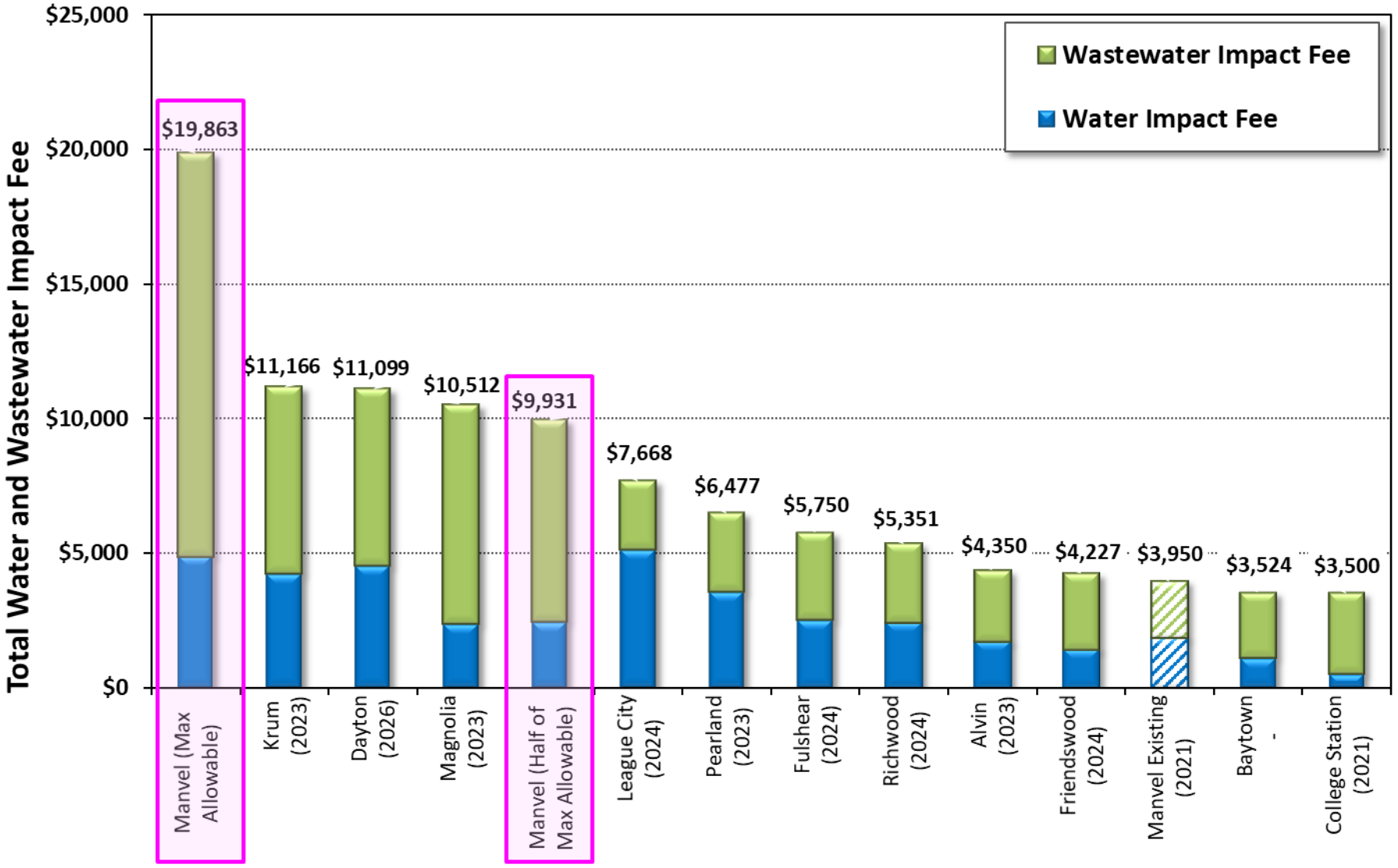
(3) Applied calculated impact fee credit per service unit of $0

(4) Maximum Allowable Impact Fee = (Total Eligible CIP Costs after Credit) / Growth in Service Units

Total Maximum Allowable Impact Fee = $19,863

CIP = **C**apital **I**mprovements **P**lan

Benchmark Cities: Impact Fees Comparison



Projected year of next impact fee update in parenthesis

Water and Wastewater Impact Fee Schedule by Meter Size

Meter Size	Service Unit Equivalent	Impact Fees		
		Water	Wastewater	Total
3/4"	1.0	$4,875	$14,988	$19,863
1"	1.6	$7,800	$23,980	$31,780
1-1/2"	4.0	$19,500	$59,952	$79,452
2"	6.4	$31,200	$95,923	$127,123
3"	12.8	$62,400	$191,846	$254,246
4"	20.0	$97,500	$299,760	$397,260
6"	40.0	$195,000	$599,520	$794,520
8"	64.0	$312,000	$959,232	$1,271,232
10”	92.0	$448,500	$1,378,896	$1,827,396

Maximum Allowable Impact Fee Per Service Unit

Water and Wastewater Impact Fee Schedule by Meter Size

Meter Size	Service Unit Equivalent	Impact Fees		
		Water	Wastewater	Total
3/4"	1.0	$2,438	$7,494	$9,932
1"	1.6	$3,900	$11,990	$15,890
1-1/2"	4.0	$9,750	$29,976	$39,726
2"	6.4	$15,600	$47,962	$63,562
3"	12.8	$31,200	$95,923	$127,123
4"	20.0	$48,750	$149,880	$198,630
6"	40.0	$97,500	$299,760	$397,260
8"	64.0	$156,000	$479,616	$635,616
10”	92.0	$224,250	$689,448	$913,698

Half of Maximum Allowable Impact Fee Per Service Unit

Schedule for Water & Wastewater Impact Fee Development

TENTATIVE SCHEDULE

Action Item	Date	Action By
Establish **CIAC**	2016	City Staff, Council
CIAC Impact Fees 101 Presentation	6/14/2021	City Staff, CIAC, FNI
Draft Impact Fee Report to **CIAC**	7/20/2021	City Staff, FNI
CIAC Workshop: Draft W/WW Impact Fees	7/26/2021	City Staff, CIAC, FNI
Impact Fee CIP Presentation to **Council**	8/16/2021	City Staff, Council, FNI
Council Resolution approving the Impact Fee Land Use and CIP	8/16/2021	City Staff, Council
Submit Advertising for Public Hearing	8/18/2021	City Staff
CIAC submits written comments to Council	by 9/13/2021	City Staff, CIAC
Public Hearing on W/WW Impact Fee Update and 1st reading of the Ordinance	9/20/2021	City Staff, CIAC
2nd reading of the Ordinance	10/4/2021	City Staff, Council, FNI
Adopt Ordinance Implementing Impact fees		

Q & A

Richard Weatherly, P.E.

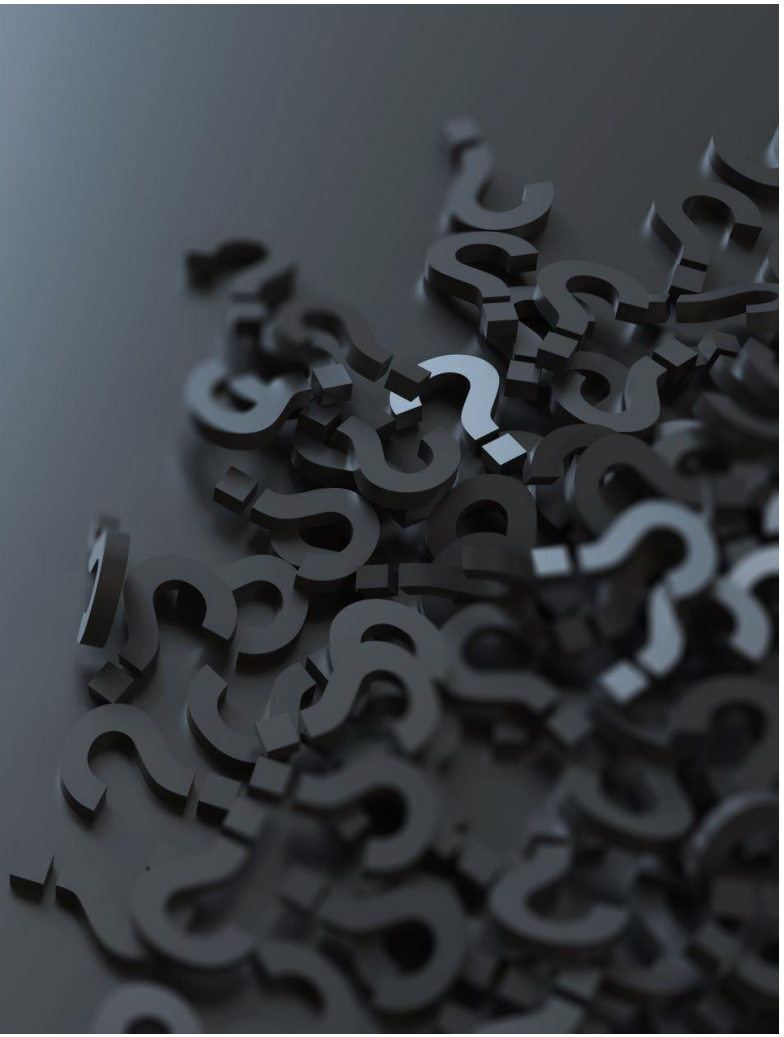
(713) 600-6824

Richard.Weatherly@freese.com

Ishita Rahman, P.E.

(832) 456-4747

Ishita.Rahman@freese.com



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 NORTHER 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, Louden 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, 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 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

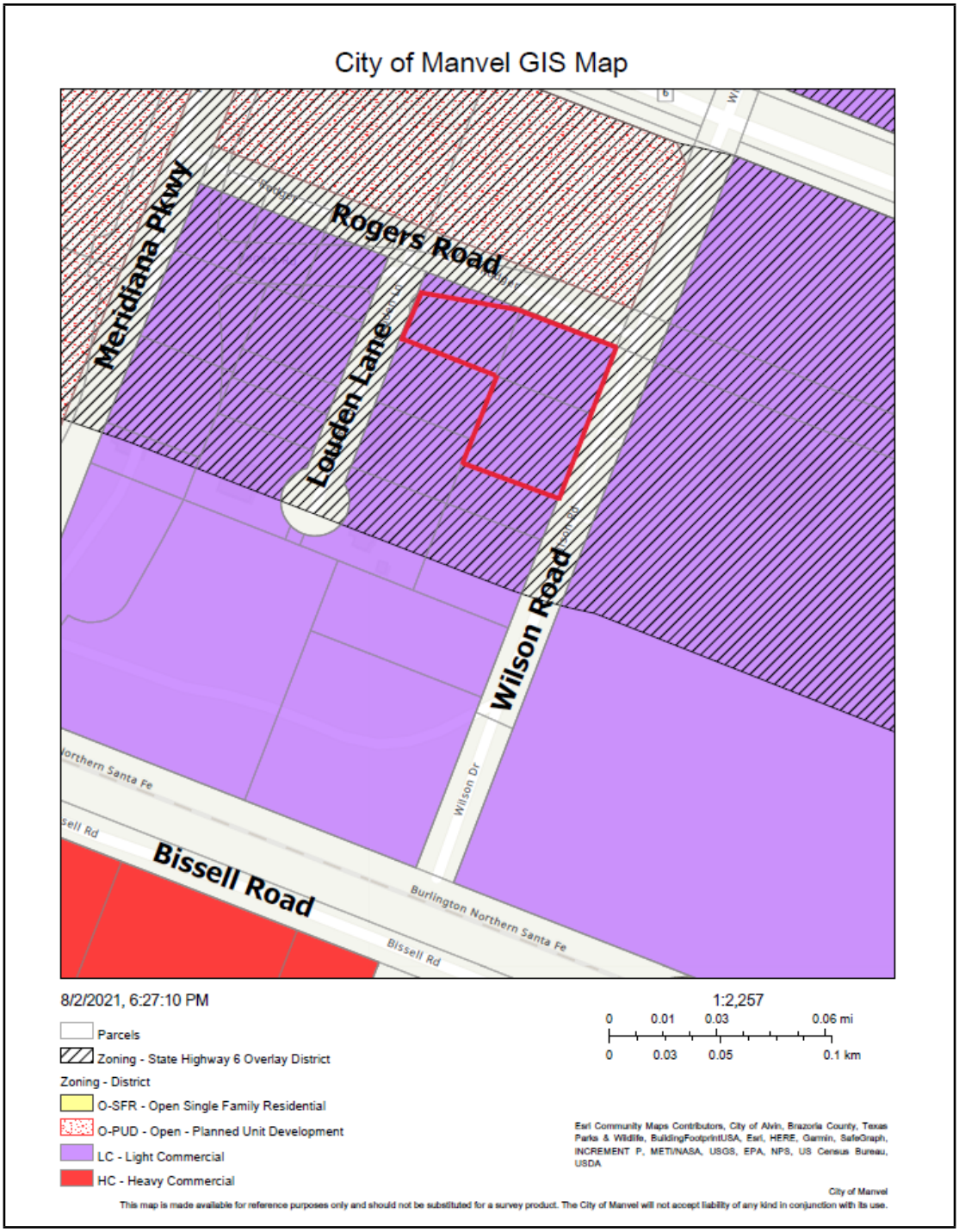
APPROVED AS TO FORM:

_____

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.



MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: August 16, 2021

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 1.114 acres of land located on Rogers Road, Louden 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.

The Planning, Development and Zoning Commission held a public hearing on August 9, 2021. There was one speaker during the public hearing. The speak was interested in further information about the request. He did not state he was in favor or against the petition. The Commission mostly discussed alternate locations for the modular home. The applicant told the Commission there was no 'back up' plan if this location did not work. The applicant indicated some blame on the development timing was due to the 2008 financial recession. Staff restated their recommendation to the Commission given that the request does not meet the 2015 Comprehensive Plan and does not conform to the surrounding property. Rezoning the property to SFR on a 'temporary' basis would be arbitrary and capricious.

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.

PD&Z RECOMMENDATION: The Planning, Development and Zoning Commission did not recommend approval of Ordinance No. 2021-O-21 to rezone 1.114 acres of land from Light Commercial (LC) District/State Highway 6 Overlay District (LC/SH6) to Single-Family Residential District (SFR) to City Council. The vote was one yea to five nays.

CITY STAFF 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 No. 2021-O-22

FUNDING ISSUES

_**X**_ **Not applicable**
___ **Not budgeted**
___ **Full amount already budgeted**
___ **Funds to be transferred from Acct.#**

SUBMITTING STAFF MEMBER **Jessica Rodriguez**	**FINANCE DIRECTOR APPROVAL** _____ **CITY MANAGER APPROVAL** _____

City Council
Rezoning Request

Agenda of:	August 19, 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

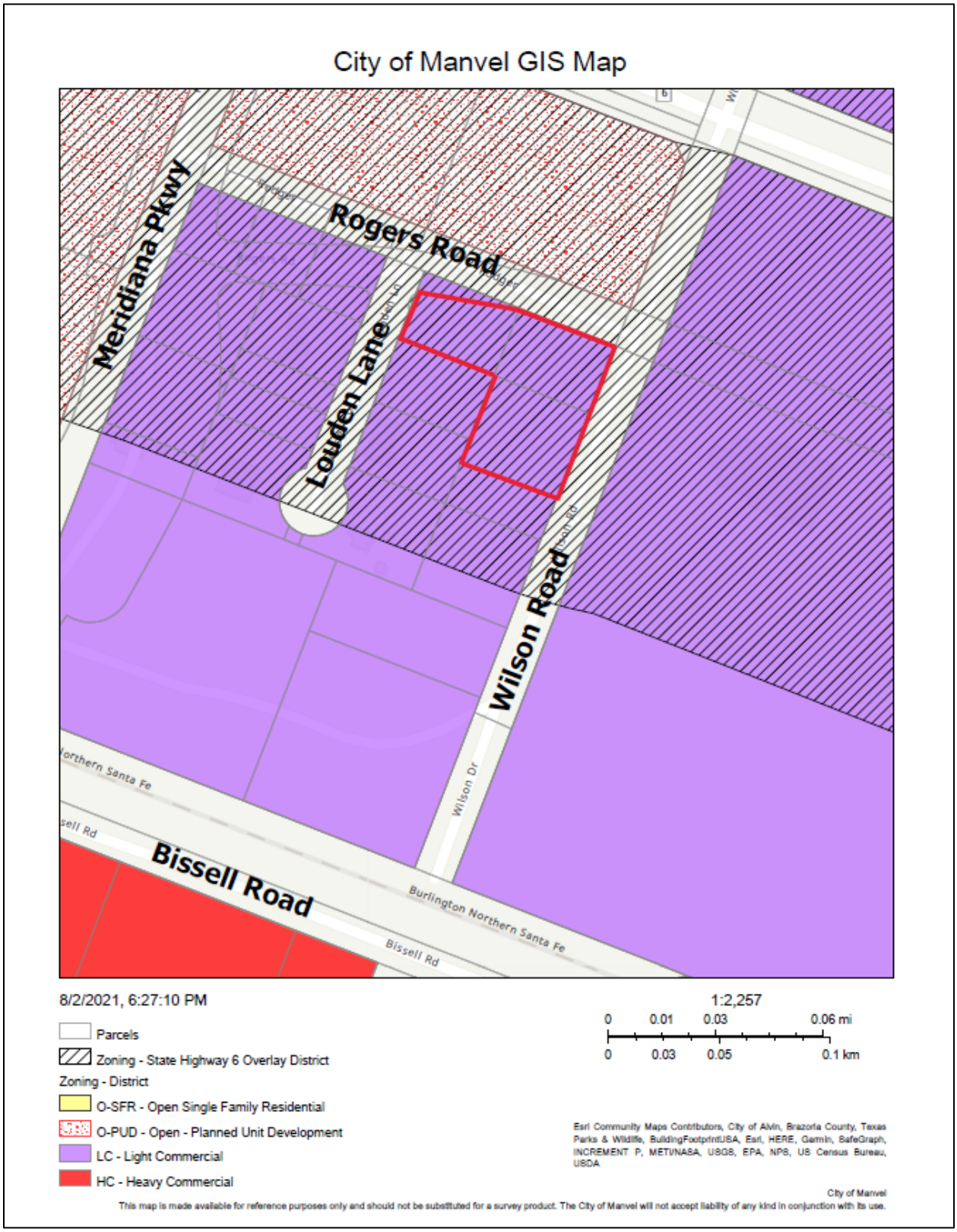
Recommended Action

A Public Hearing following by Consideration and Action from 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 Louden 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

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.

Planning, Development and Zoning Commission Discussion

The Planning, Development and Zoning Commission held a consideration and action at their August 9, 2021, meeting. The discussion mostly focused on the location (this site) for the MUD No. 57 voter home and if the developer had other plans to construct the home in another location. The applicant explained to the Commission there was not another plan in place to have the modular home at another location the MUD No. 57 election. A reason given was the 2008 financial recession. The applicant further acknowledged the rezoning was only a temporary situation. Stating the developer would ask for a LC zoning later because it is the highest and best use of the property. Staff reiterated

their position that a zoning change is not temporary. Stating that reasonings provided to not recommend approval of SFR cannot be changed in a few months to a LC recommendation. A zoning change cannot be arbitrary nor capricious. The proposed rezoning does not conform to the *Manvel 2015 Comprehensive Plan* or in its compatibly with surrounding zoning and land uses. There was no further discussion had by the Commission.

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) by Ordinance No. 2021-O-22 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.

Planning, Development and Zoning Commission Recommendation

On August 9, 2021, the Planning, Development and Zoning Commission did not recommend approval of Ordinance No. 2021-O-21 to rezone 1.114 acres of land from Light Commercial (LC) District/State Highway 6 Overlay District (LC/SH6) to Single-Family Residential District (SFR) to City Council. The vote was one yea to five nays.

Planning, Development and Zoning Commission Public Hearing

The Planning, Development and Zoning Commission held a public hearing on August 9, 2021. During the public hearing there was one speaker, Mr. Carl Taylor. Mr. Taylor wanted more information regarding the rezoning. He did not state he was in favor or opposition to the rezoning request.

City Council Public Hearing

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

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 Louden Lane (west) at a single-family residence.

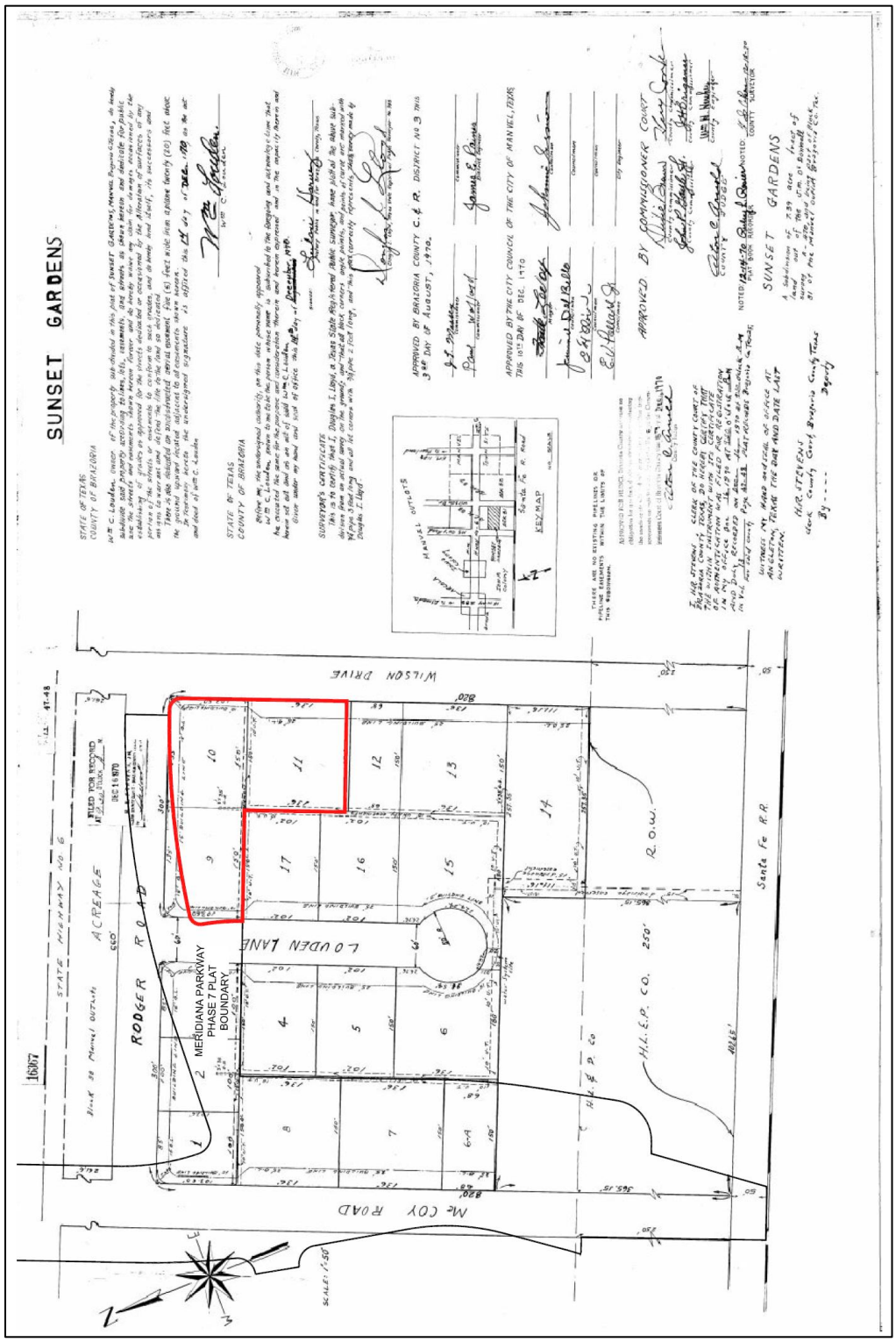
Site Photographs

Looking south from Rogers Road and Meridiana Pkwy.

Looking east from Rogers Road and Wilson Road.

Aerial Vicinity Map

Sunset Gardens Subdivision



Applicant Letter

EHRA

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 Louden 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 Louden 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 Louden Lane was abandoned and conveyed to GR-M1 so that Louden 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 Louden 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 Sweitzer

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

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

Legal Description: 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 Louden Lane R.O.W.

Current Zoning: Light Commercial Proposed Zoning: SFR

Parcel/Tax ID# (s): 254170, 254171, & 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

1

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 Smeltzer 6/22/21

Applicant Signature Date

2

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

3

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.

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 CONTINOUSLY 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.

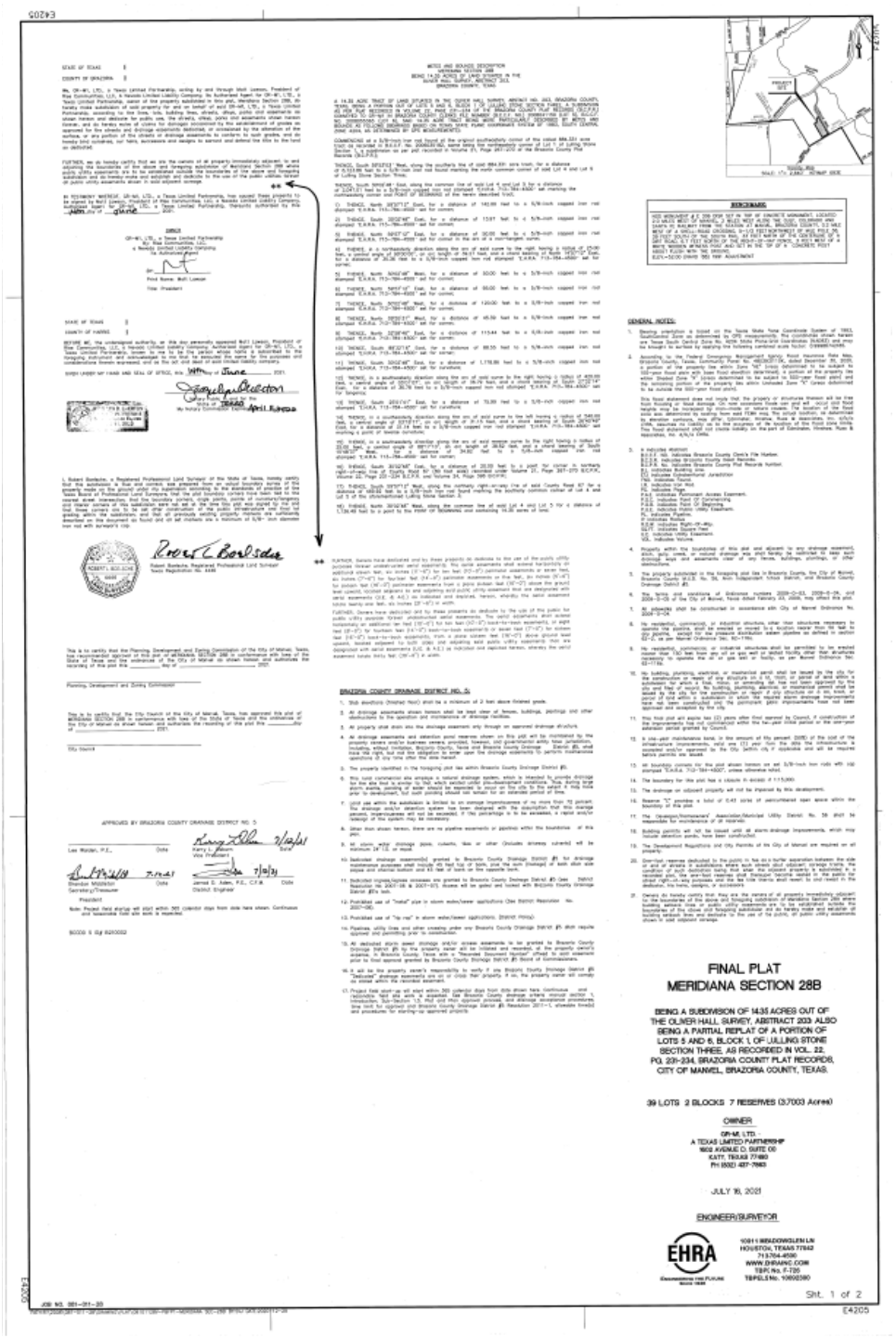
Staff Recommendation

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)

Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



FINAL PLAT
MERIDIANA SECTION 28B

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

39 LOTS 2 BLOCKS 7 RESERVES (3.7003 Acres)

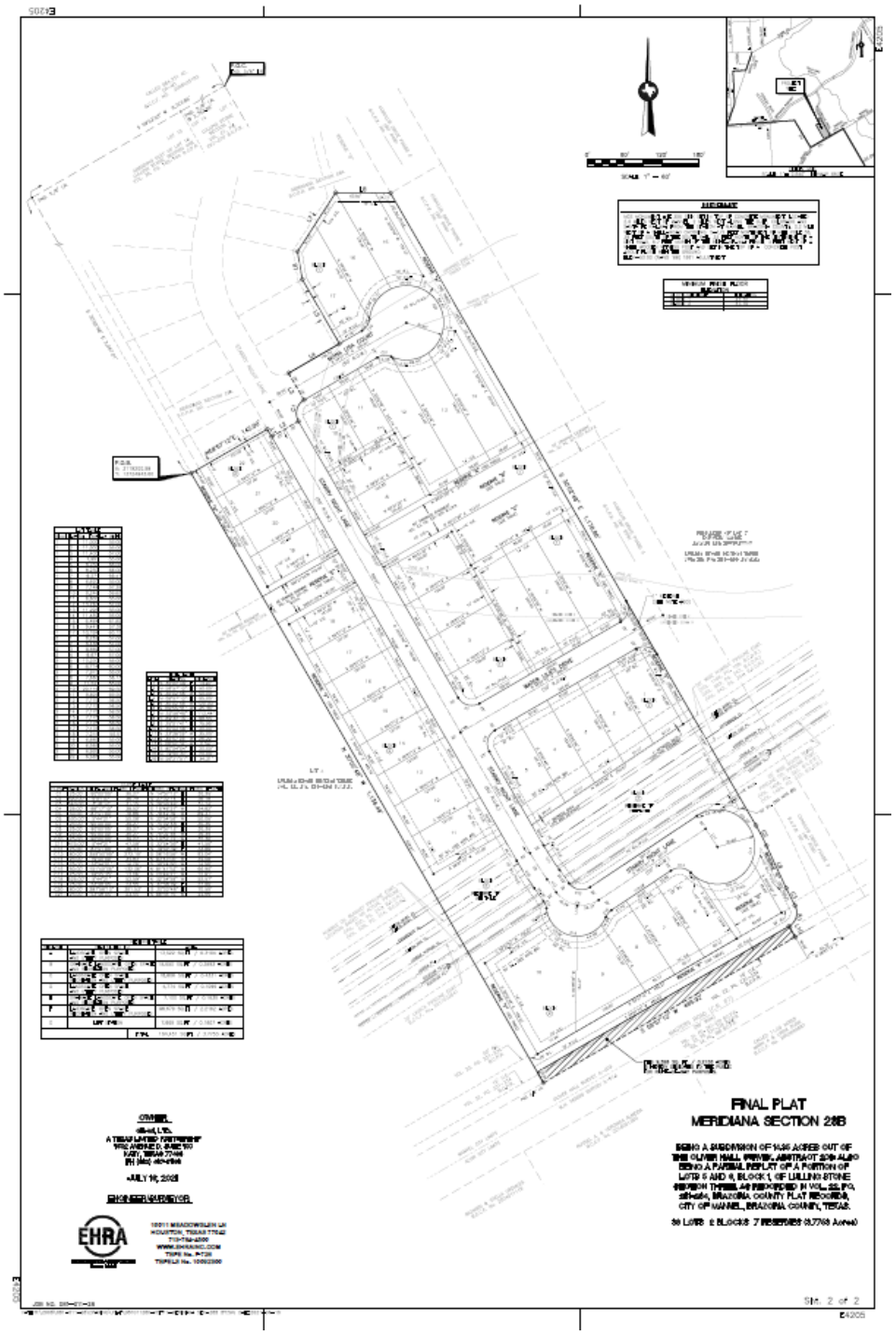
OWNER
DR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 00
KATY, TEXAS 77493
PH (832) 427-7643

JULY 16, 2021

ENGINEER/SURVEYOR
EHRA
10911 BRAZOSWOOD LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPELS No. 10060300

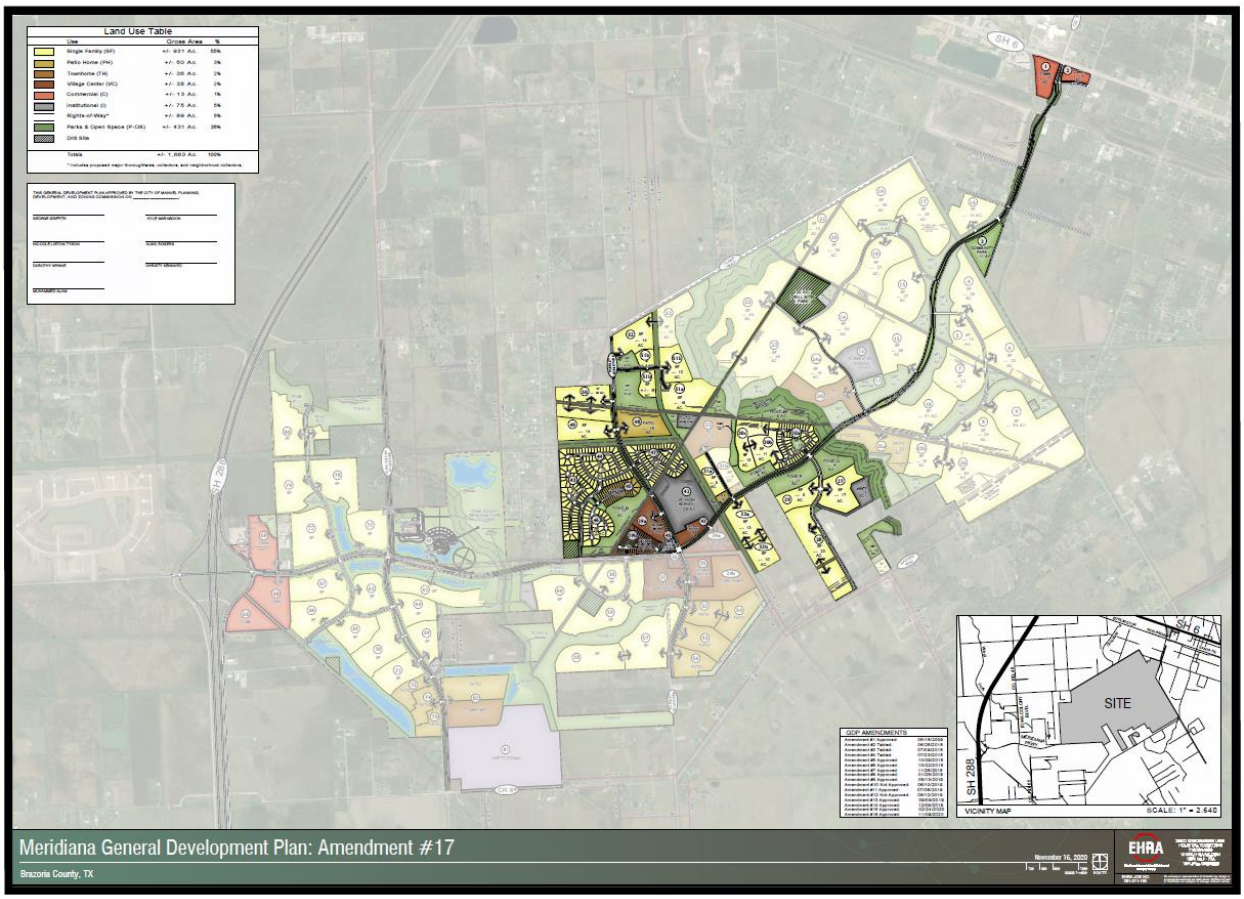
Sht. 1 of 2

Plat Exhibit



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

Meridiana General Development Plan Amendment No. 17



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Manvel, TX 77578
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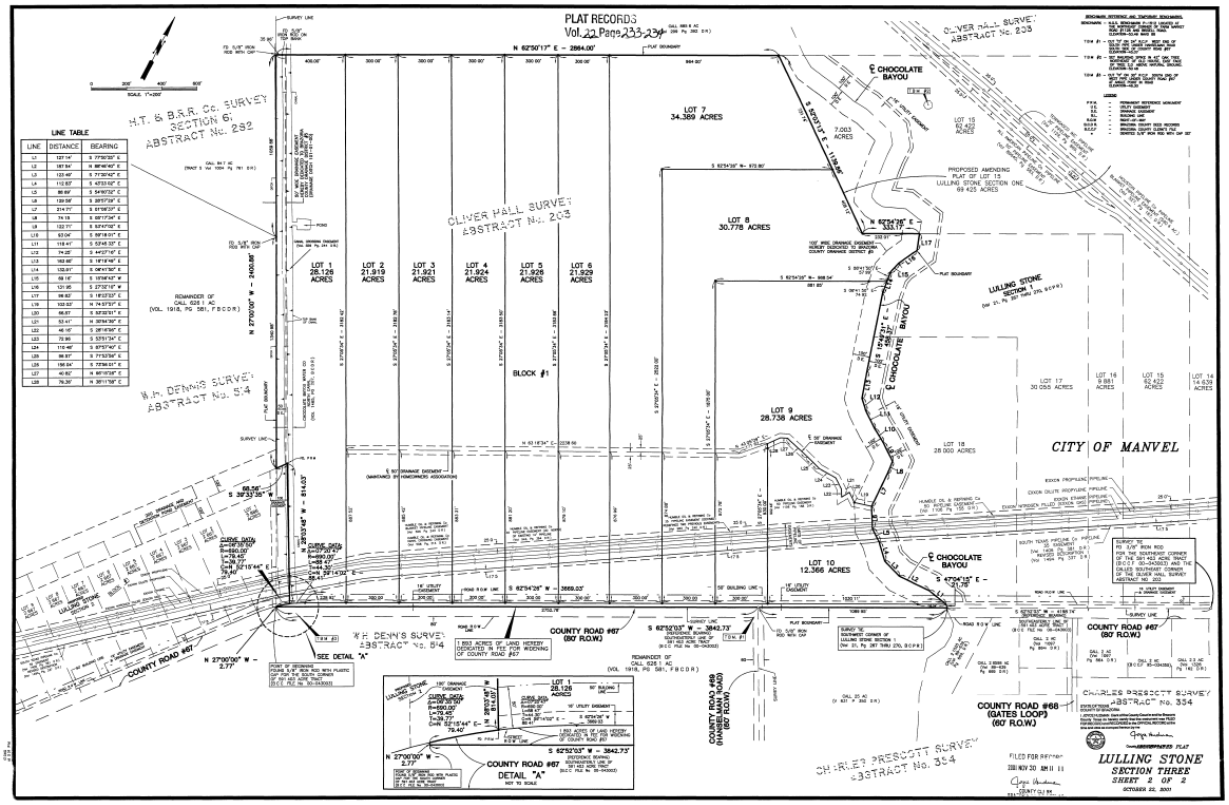
Lulling Stone Section Three



E4205

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

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

**

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this 14th day of June 2021.

OWNER

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

BY: _____

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 14th day of June 2021.

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

JACQUELYN D. OVERTON
ID # 131207204-8
Notary Public
State of Texas
Comm. Expires
April 11, 2022

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.

STATE OF TEXAS
ROBERT L. BOELSCHE
4446
PROFESSIONAL LAND SURVEYOR

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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 28B in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

_____
Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA SECTION 28B in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

_____
City Council

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E.,	Date	Kerry L. Osburn Vice President	Date 7/12/21
Brandon Middleton Secretary/Treasurer	Date 7.12.21	Jarrod D. Aden, P.E., C.F.M. District Engineer	Date 7/12/21

President

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

BCCDD 5 ID# B210002

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

15) THENCE, in a southwesterly direction along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 88°17'10", an arc length of 38.52 feet, and a chord bearing of South 15°48'37" West, for a distance of 34.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

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

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

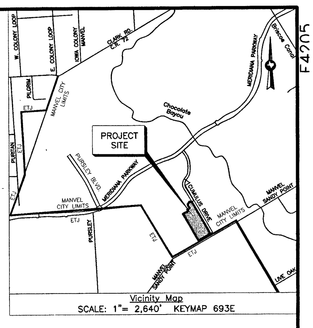
18) THENCE, North 30°02'48" West, along the common line of said Lot 4 and Lot 5 for a distance of 1,136.49 feet to a point to the POINT OF BEGINNING and containing 14.35 acres of land.

** FURTHER, Owners have dedicated and by these presents do dedicate to the use of the 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 easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

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 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.



Vicinity Map
SCALE: 1" = 2,640' KEYMAP 693E

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

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, a portion of the property lies within Zone "AE" (areas determined to be subject to 100-year flood plain with base flood elevation determined), a portion of the property lies within Shaded Zone "X" (areas determined to be subject to 500-year flood plain) and the remaining portion of the property lies within Unshaded Zone "X" (areas determined to be outside the 500-year flood plain).

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
3. A indicates Abstract
   B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
   B.C.D.R. indicates Brazoria County Deed Records.
   B.C.P.R. No. indicates Brazoria County Plat Records Number.
   B.L. indicates Building Line.
   ETJ indicates Extraterritorial Jurisdiction
   FND. indicates Found.
   I.R. indicates Iron Rod.
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   P.O.C. indicates Point Of Commencing.
   P.O.B. indicates Point Of Beginning.
   P.U.E. indicates Public Utility Easement.
   PL. indicates Pipeline.
   R indicates Radius
   R.O.W. indicates Right-Of-Way.
   SQ.FT. indicates Square Feet
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
4. 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.
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. The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
8. 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.
9. 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.
10. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city.
11. This final plat will expire two (2) years after final approval by Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
12. A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued.
13. 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.
14. The boundary for this plat has a closure in excess of 1:15,000.
15. The drainage on adjacent property will not be impacted by this development.
16. Reserve "C" provides a total of 0.43 acres of unencumbered open space within the boundary of this plat.
17. The Developer/Homeowners' Association/Municipal Utility District No. 56 shall be responsible for maintenance of all reserves.
18. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
19. The Development Regulations and City Permits of the City of Manvel are required on all property.
20. 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.
21. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 28A where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FINAL PLAT
MERIDIANA SECTION 28B

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

39 LOTS 2 BLOCKS 7 RESERVES (3.7003 Acres)

OWNER

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

JULY 16, 2021

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936

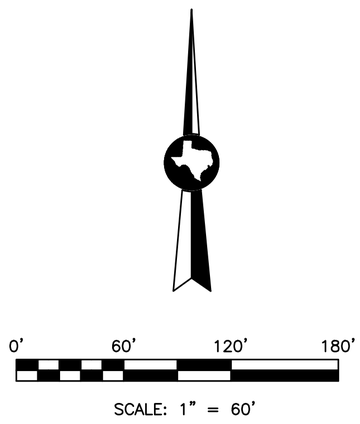
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPELS No. 10092300

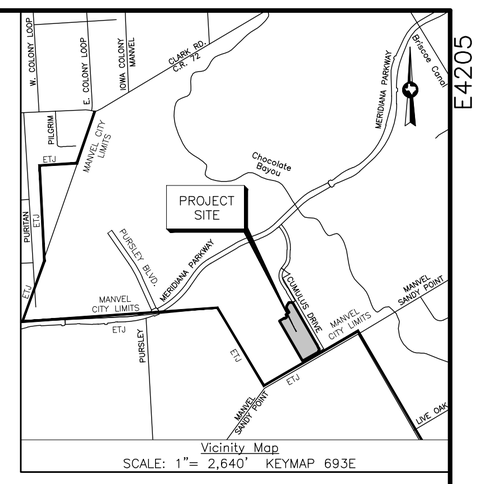
Sht. 1 of 2

JOB NO. 081-011-28

PATH:R:\2008\081-011-28\DRAWING\PLAT\08101128V-PBFP1-MERIDIANA SEC-28B BY:SWJ DATE:2020-12-29

E4205





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	1	11,000	55.00
1	2	11,000	55.00
1	3	11,400	57.00
1	4	7,991	55.00
1	5	8,250	66.00
1	6	8,250	66.00
1	7	8,271	66.47
1	8	6,920	55.00
1	9	7,148	57.26
1	10	8,246	59.83
1	11	6,600	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	56.13
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	DISTANCE
L1	S 30°02'48" E	13.97'
L2	N 59°57'12" E	50.00'
L3	N 30°02'48" W	50.00'
L4	N 59°57'12" E	95.00'
L5	N 30°02'48" W	120.00'
L6	N 09°55'31" W	45.39'
L7	N 32°58'46" E	113.44'
L8	S 89°32'16" E	88.55'
L9	S 25°01'41" E	75.99'
L10	S 30°02'48" E	20.00'
L11	N 33°38'09" W	35.00'
L12	N 35°47'09" W	26.22'
L13	S 08°02'32" W	0.54'
L14	S 80°04'04" E	20.00'
L15	N 19°50'32" E	20.00'
L16	N 56°21'51" E	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'
C2	420.00'	5°01'07"	36.79'	S 27°32'14" E	36.78'
C3	540.00'	3°18'17"	31.15'	S 26°40'49" E	31.14'
C4	25.00'	88°17'10"	38.52'	S 15°48'37" W	34.82'
C5	50.00'	87°51'00"	76.66'	N 79°42'39" W	69.37'
C6	500.00'	5°44'21"	50.08'	N 32°54'59" W	50.06'
C7	25.00'	90°00'00"	39.27'	S 75°02'48" E	35.36'
C8	25.00'	90°00'00"	39.27'	N 14°57'12" E	35.36'
C9	25.00'	90°00'00"	39.27'	N 75°02'48" W	35.36'
C10	25.00'	90°00'00"	39.27'	S 14°57'12" W	35.36'
C11	475.00'	5°44'21"	47.58'	S 32°54'59" E	47.56'
C12	25.00'	87°51'00"	38.33'	S 79°42'39" E	34.69'
C13	60.00'	259°50'09"	272.10'	S 06°16'55" W	92.04'
C14	25.00'	79°50'09"	34.83'	N 83°43'05" W	32.08'
C15	25.00'	33°54'01"	14.79'	S 39°24'50" W	14.58'
C16	50.00'	151°40'36"	132.36'	N 81°41'52" W	96.96'
C17	25.00'	29°55'35"	13.06'	N 20°49'21" W	12.91'
C18	525.00'	5°44'21"	52.59'	N 32°54'59" W	52.57'
C19	25.00'	53°58'05"	23.55'	N 32°58'09" E	22.69'
C20	60.00'	287°56'10"	301.53'	S 30°02'48" E	70.59'
C21	25.00'	53°58'05"	23.55'	S 86°56'15" W	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

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)

OWNER

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

JULY 16, 2021

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936

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

NICCOLE LISTON-TYSON

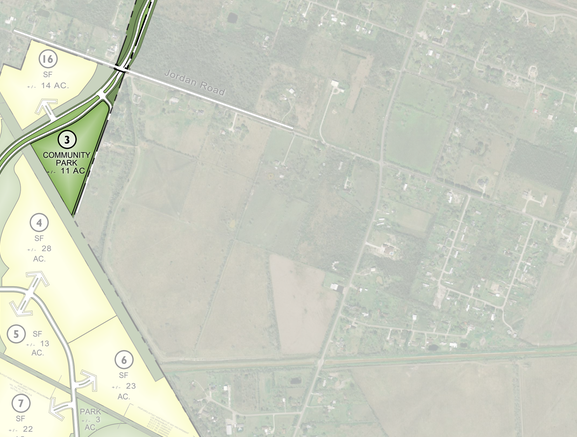
ALINA ROGERS

DOROTHY WYNNE

CHRISTY KENNARD

MUHAMMED ALAM

GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 08-011-150

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.

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 this plat of Lulling Stone Section Three, 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 dedicated for public use, the streets, all 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 assigned 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 forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional five feet, six inches (5 6") for sixteen foot (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 the aerial 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, hereto, the A & M Real Estate Development, Ltd., has caused these presents to be signed by Beau King, its President, thereunto 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

S. BLACKBURN
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp.
11-10-2004

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 in all things subordinate to said subdivision and dedication said lien, and we hereby confirm that we are the present owners of said lien and have not assigned the same, nor any part thereof

Memorial Hermann Hospital System

By _____
Carrol E. Aulbaugh, Senior Vice President and CFO

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 E. Aulbaugh, Senior Vice President and CFO 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 8th DAY OF November 2001

VICKI R. COLEMAN
MY COMMISSION EXPIRES
May 14, 2005

_____
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 8th DAY OF November 2001

PATSY BALLENTINE
Notary Public, State of Texas
My Commission Expires
May 24, 2004

_____
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 platted 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 that this plat correctly represents that survey.

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

STATE OF TEXAS
REGISTERED
C. TIM GRIFFITH
4349
PROFESSIONAL
LAND SURVEYOR

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

_____
Andy Hogan, Chairman

_____
John Carter, Assistant Chairman

_____
Don Schuerman, Secretary

This is to certify that the City Engineer of the City of Manvel, Texas this 5th day of November, 2001, has approved this plat and subdivision of Lulling Stone Section Three as shown hereon

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

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

_____
Steve Schenfeld, Chairperson

_____
Jan Thompson, Member

_____
Dwight Harrison, Member

_____
Rich Koeppen, Member

_____
Tommy Pollard, Member

_____
Jackie Silva, Member

_____
Larry Hoffman, Member

_____
Billie Williams, Member

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

_____
Delores Martin, Mayor

_____
Mariann Del Bello, Councilmember

_____
Paul Doggett, Councilmember

_____
Larry Akers, Councilmember

_____
Harry Gilpin, Councilmember

_____
Larry Faircloth, Councilmember

PLAT RECORDS
Vol. 22 Page 231-232

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 1918, Page 581, Deed Records of Brazoria County, Texas), bears South 62 Degrees, 52 Minutes, 3 Seconds West (reference bearing) - 8041 47 feet from a 3/8 inch iron rod in asphalt pavement found for the East corner of said 591 403 Acre Tract and being the South corner of this 245 909 Acre Tract;

THENCE, North 27 Degrees, 0 Minutes, 0 Seconds West - 2.77 feet along the Southeasterly 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, Northeasterly along the Northwesterly right-of-way line of said County Road No 67 along a Southeasterly line of proposed Lulling Stone Section Two Subdivison - 81 590 Acre Tract along a curve to the right with the following curve data

Delta	6 Degrees, 35 Minutes, 50 Seconds
Radius	690 00 feet
Length	79 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 03 feet along the Northeasterly 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 81 590 Acre Tract,

THENCE, South 39 Degrees 33 Minutes 35 Seconds West - 68 56 feet to a 5/8 inch iron rod with plastic cap set for re-entrant corner of this tract; Said corner being in the Southwesterly line of said 591 403 Acre Tract and in a Northeasterly 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 this 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 2864 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 this tract, Said corner being the West corner of a 69 425 Acre Tract,

THENCE, South 52 Degrees, 3 Minutes, 13 Seconds East - 1139 86 feet to a 5/8 inch iron rod with plastic cap set for re-entrant corner of said 69 425 Acre Tract,

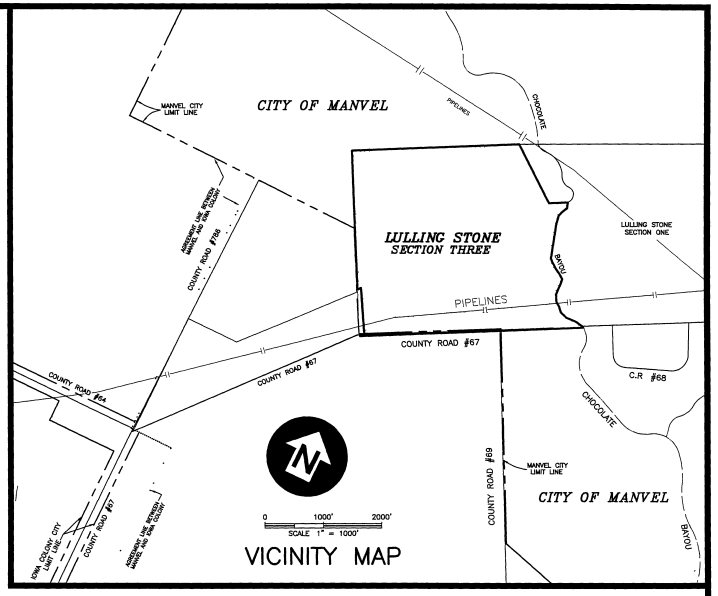
THENCE North 62 Degree, 54 Minutes, 26 Seconds East, at 232 01 feet pass a 5/8" iron rod with plastic cap set for reference in all 333 17 feet to a point for corner in the centerline of Chocolate Bayou Said corner being the Southwest corner of Lot No 15 of Lulling Stone Section One Subdivison (Volume 21 Pages 267 268, 269 and 270 Plat Records of Brazoria County, Texas),

THENCE, Southeasterly, along the Southwesterly line of said Lulling Stone Section One Subdivison being along the centerline of said Chocolate Bayou with the following courses and distances

South 18 Degrees 23 Minutes, 23 Seconds East - 96 83 feet to a point for corner;
South 27 Degrees, 32 Minutes, 10 Seconds West - 131 95 feet to a point for corner
South 15 Degrees, 56 Minutes, 43 Seconds West - 69 16 feet to a point for corner;
South 6 Degrees, 41 Minutes, 50 Seconds East - 132.91 feet to a point for corner
South 15 Degrees, 49 Minutes, 31 Seconds East - 458 37 feet to a point for corner;
South 16 Degrees, 19 Minutes, 49 Seconds East - 163 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, 45 Minutes, 33 Seconds East - 118 41 feet to a point for corner;
South 59 Degrees, 18 Minutes, 1 Second East - 93 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 Degree 57 Minutes, 29 Seconds East - 129 58 feet to a point for corner
South 54 Degree 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 - 123 49 feet to a point for corner;
North 88 Degrees, 46 Minutes 40 Seconds East - 187 54 feet to a point for corner;
South 77 Degree, 50 Minutes 25 Seconds East - 127 14 feet to a point for corner in the Northwesterly right-of-way line of said County Road No 67,

THENCE, South 47 Degrees, 4 Minutes 15 Seconds East - 21 75 feet to a point for the East corner of this tract, Said corner being in the Southeasterly 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 Southeasterly 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



SUBDIVISION NOTES

1. The property subdivided in the above and foregoing plat lies within the city limit boundaries of the City of Manvel Texas.
2. All pipelines and pipeline easements within the limits of the subdivison known to the surveyor are shown on the plat.
3. As per the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map for Brazoria County Texas and Incorporated Areas (Map Numbers 480309C0110H and 480309C0120H Map Index Revised November 17 1993) it appears that a portion of this subdivison lies within Zone X - Areas determined to be outside 500-year floodplain and a portion of this subdivison (in the vicinity of Chocolate Bayou) lies within Zone AE - Base flood elevations determined
4. All drainage easements shown hereon 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.
5. The 50' drainage easement dedicated 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 reserve the right to maintain the drainage facility if necessary Brazoria County Drainage District #5 shall maintain the drainage easement dedicated for Chocolate Bayou and drainage ditch 101-01-00
6. This rural subdivision employs a natural drainage system which is intended to provide drainage for the subdivison that is similar to that which existed under preconveyance conditions Thus, during large storm events, ponding of water should be expected to occur in the subdivison to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
7. 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 slab elevations outside the flood plain shall be a minimum of 2 above natural ground.
8. Individual lot owners are responsible for the permitting of On-Site Sewage Facility for sewage disposal Individual On-Site Sewage Facility system selection will be made in conjunction with the site evaluation in accordance with the 30 Texas Administrative Code chapter 285 On-Site Sewage Facility rules
9. 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
10. This survey relies on Alamo Title Company plat letter dated October 4, 2001 for title information

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

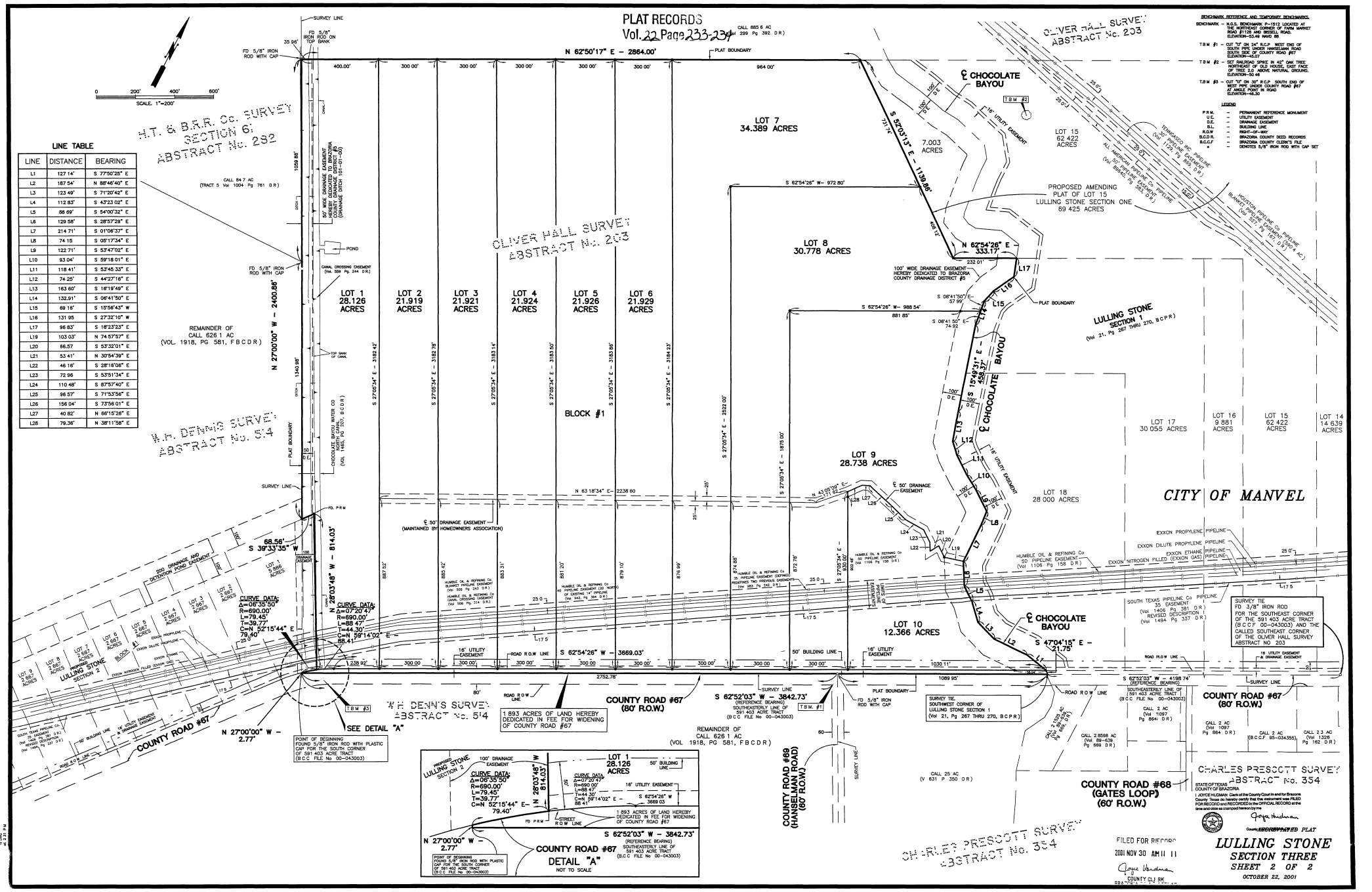
OWNER
A & M REAL ESTATE DEVELOPMENT, LTD.
P O BOX 12172
HOUSTON, TEXAS 77019
(281) 357-8404

SURVEYOR AND ENGINEER
KELLY R. KALUZA & ASSOCIATES INC.
CONSULTING ENGINEERS AND SURVEYORS
101 SOUTHWESTERN BOULEVARD, SUITE NO 202
SUGAR LAND, TEXAS 77478
PHONE (281) 491-1550

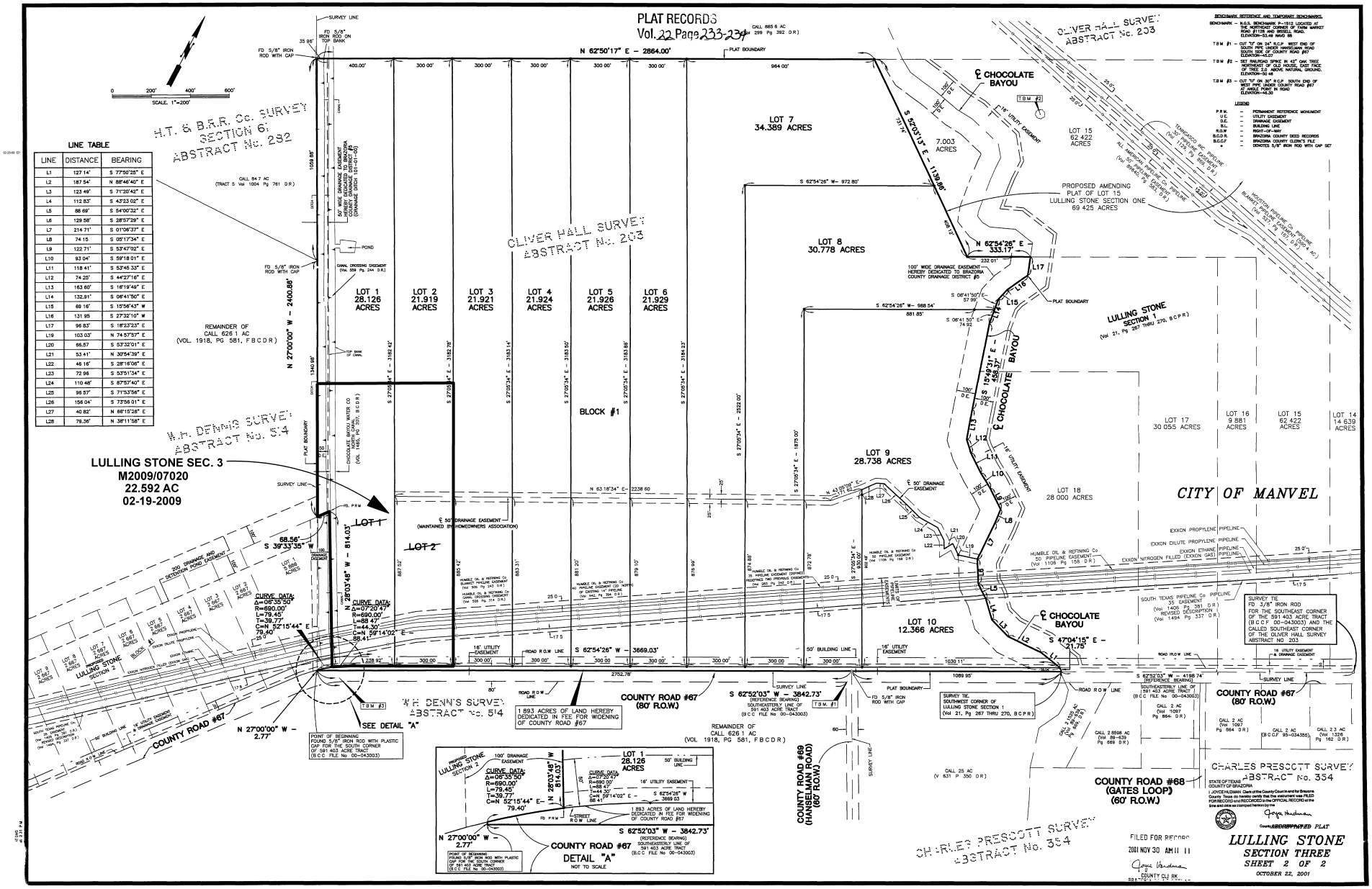
OCTOBER 22, 2001

LULLING STONE SECTION THREE SHEET 1 OF 2

File name: LULLING2K.DWG
Plot date: 10/23/01 at 11:03 P M



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 05°17'34" E
L9	122.71'	S 53°47'02" E
L10	93.04'	S 59°18'01" E
L11	118.41'	S 53°45.33" E
L12	74.25'	S 44°27'16" E
L13	163.60'	S 16°19'49" 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
L19	103.03'	N 74°57'57" E
L20	66.57	S 53°32'01" E
L21	53.41'	N 30°54'39" E
L22	46.16'	S 28°16'06" E
L23	72.96	S 53°51'34" E
L24	110.48'	S 87°57'40" E
L25	96.57'	S 71°53'56" E
L26	156.04'	S 73°56.01" E
L27	40.82'	N 66°15'26" E
L28	79.36'	N 38°11'56" E


PLAT RECORDS
Vol. 22 Page 233-234
SCALE: 1"=200'
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 05°17'34" E
L9 | 122.71' | S 53°47'02" E
L10 | 93.04' | S 59°18'01" E
L11 | 118.41' | S 53°45'33" E
L12 | 74.25' | S 44°27'16" E
L13 | 163.60' | S 16°19'49" E
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L27 | 40.82' | N 66°15'26" E
L28 | 79.36' | N 38°11'58" E
H.T. & B.R.R. Co. SURVEY SECTION 6 ABSTRACT No. 282
CLIVER HALL SURVEY ABSTRACT No. 203
W.H. DENN'S SURVEY ABSTRACT No. 514
CHARLES PRESCOTT SURVEY ABSTRACT No. 354
LULLING STONE SEC. 3
M2009/07020
22.592 AC
02-19-2009
LULLING STONE SECTION 1
(Vol. 21, Pg 267 THRU 270, BCPR)
PROPOSED AMENDING PLAT OF LOT 15 LULLING STONE SECTION ONE 69.425 ACRES
LOT 1 28.126 ACRES
LOT 2 21.919 ACRES
LOT 3 21.921 ACRES
LOT 4 21.924 ACRES
LOT 5 21.926 ACRES
LOT 6 21.929 ACRES
LOT 7 34.389 ACRES
LOT 8 30.778 ACRES
LOT 9 28.738 ACRES
LOT 10 12.366 ACRES
LOT 15 62.422 ACRES
LOT 16 9.881 ACRES
LOT 17 30.055 ACRES
LOT 18 28.000 ACRES
BLOCK #1
REMAINDER OF CALL 626.1 AC (VOL. 1918, PG 581, FBCDR)
CALL 84.7 AC (TRACT 5 Vol 1004 Pg 761 DR)
CALL 885.6 AC (Vol 299 Pg 392 DR)
CHOCOLATE BAYOU
CITY OF MANVEL
COUNTY ROAD #67 (80' R.O.W.)
COUNTY ROAD #69 (HANKAMER ROAD) (80' R.O.W.)
COUNTY ROAD #68 (GATES LOOP) (60' R.O.W.)
DETAIL "A"
NOT TO SCALE
BENCHMARK REFERENCE AND TEMPORARY BENCHMARKS
LEGEND
STATE OF TEXAS
COUNTY OF BRAZORIA
FILED FOR RECORD
2001 NOV 30 AM 11 11
LULLING STONE
SECTION THREE
SHEET 2 OF 2
OCTOBER 22, 2001

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, 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 CONTINOUSLY 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' August 5, 2021

SIGNATURE DATE

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

City Council Plat Report

Plat Name	Meridiana Detention Reserve T Phase 1 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	August 16, 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. 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.

The Manvel Interim Park Site Vacating Plat has been recommended for approval at the July 26, 2021, Commission meeting, and is included on the August 16, 2021, City Council meeting agenda. 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.

Since the August 9, 2021, Commission meeting, staff has found this final plat takes road access from the Meridiana Pursely Boulevard Phase 4 Final Plat. The Meridiana Pursely Boulevard Phase 4 Final Plat is included on the August 16, 2021, for a 30-day plat extension request. Since this plat is dependent on Meridiana Pursley Boulevard Phase 4 Final Plat for road access, the developer has requested a 30-day plat extension per Texas Local Government Code.

Staff Recommendation

Please note after further final plat review, staff's recommendation has changed since the Commission meeting on August 9, 2021. The City staff recommends approval of a 30-day plat extension so that this plat can be approved with the Meridiana Pursely Boulevard Phase 4 Final Plat. d.

This information was not known to the Commission and is not reflected in the recommendation presented to City Council.

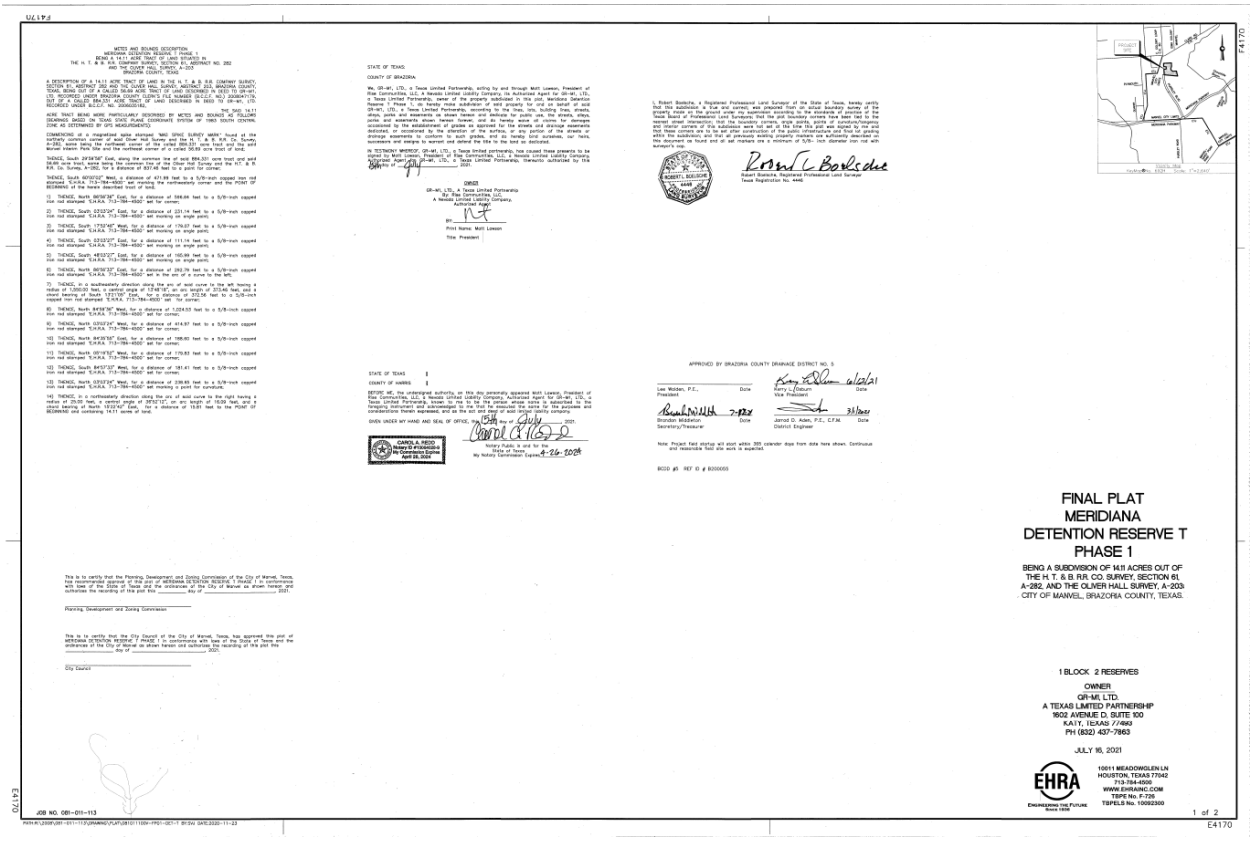
DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

PD&Z Commission Recommendation

The Planning, Development and Zoning Commission recommended approval with one condition at their August 9, 2021, meeting. The condition is to provide a plat note stating "The structure located on Meridiana Detention Reserve T Phase 2 (remaining balance of "Detention Reserve T") will be removed by December 31, 2021. The Meridiana Detention Reserve T Phase 2 plat will begin construction by December 31, 2022."

Please note, staff's changes in recommendation are not represented in the Commission's recommendation (*see* Background and Staff Recommendation sections).

Plat Exhibit



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

JULY 16, 2021

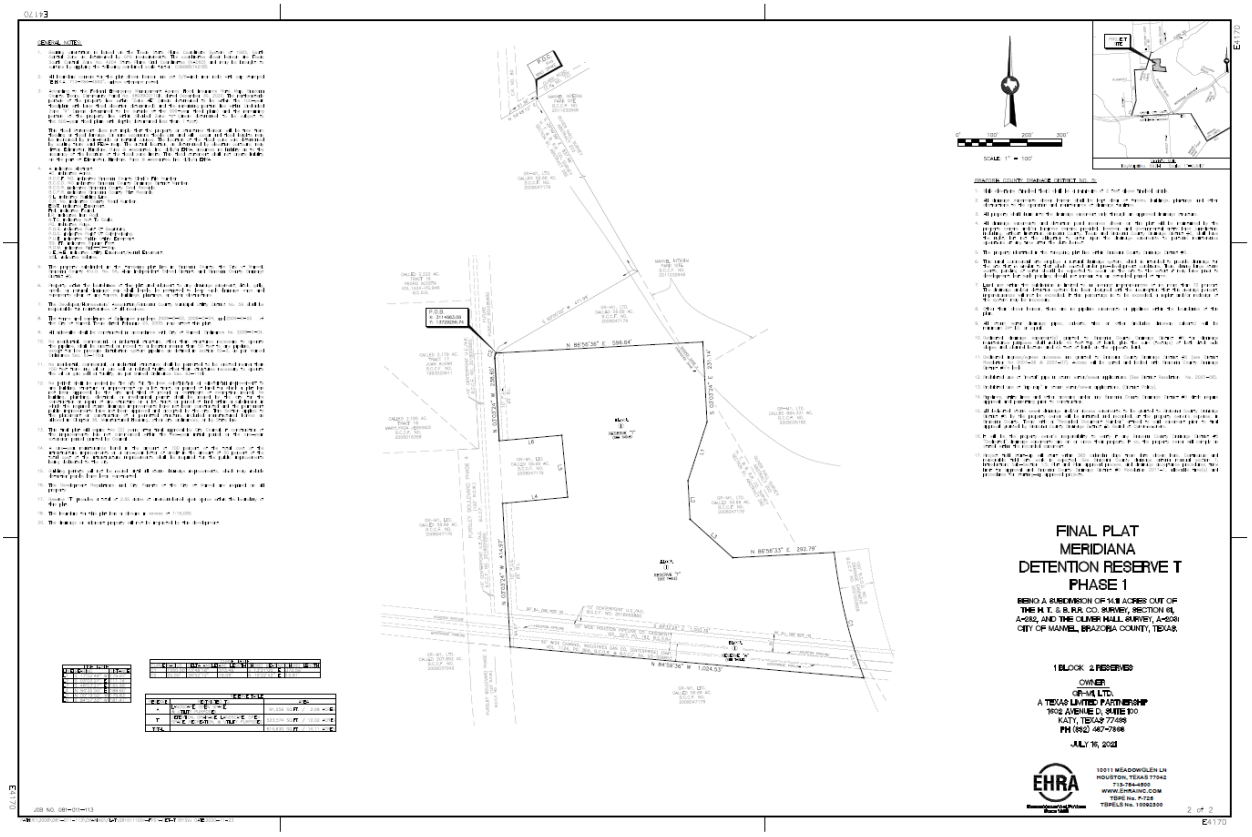
EHRA
ENGINEERING FOR THE FUTURE
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPELS No. 10092300

JOB NO. 081-011-113

1 of 2

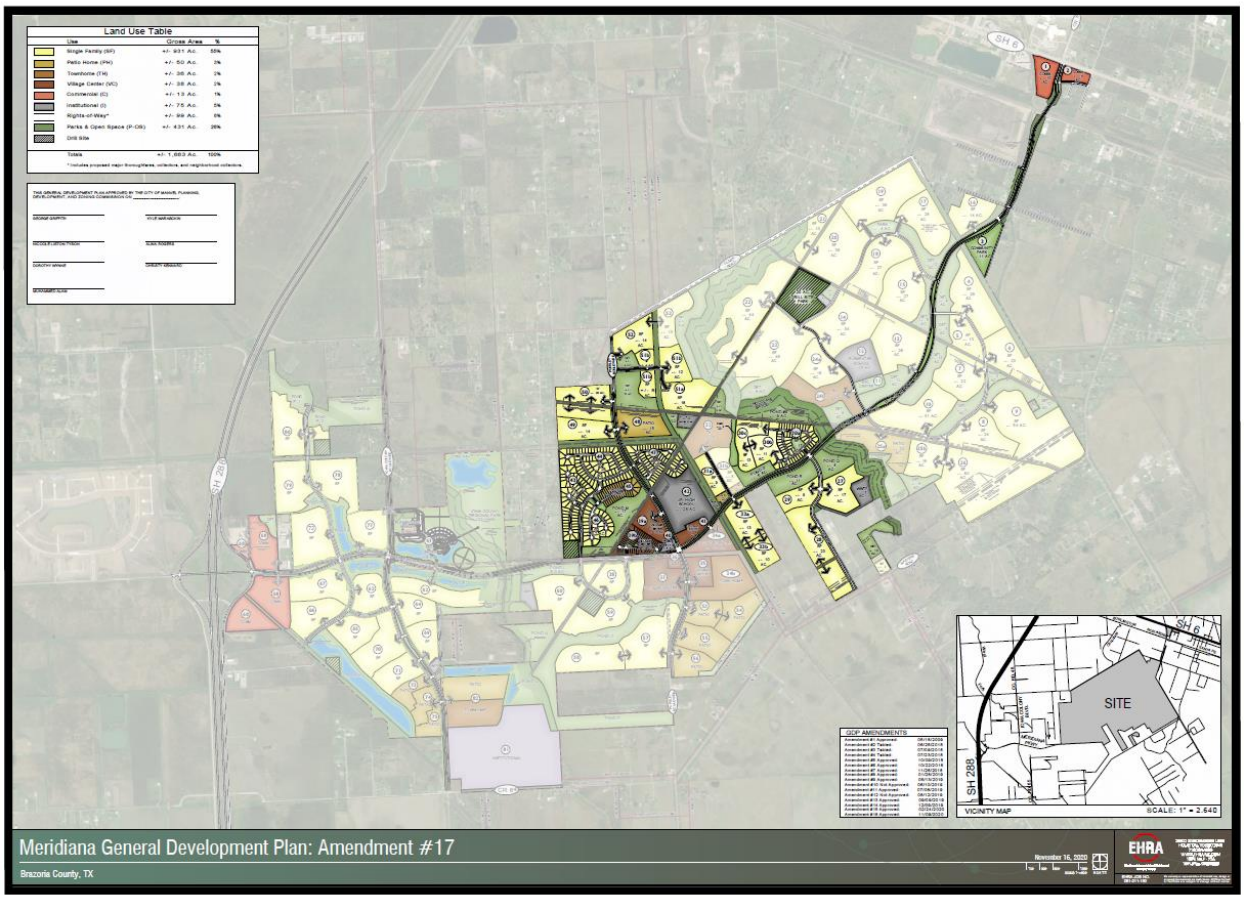
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



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

Meridiana General Development Plan Amendment No. 17



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

A DESCRIPTION OF A 14.11 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282 AND THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 56.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179, OUT OF A CALLED 884.331 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER B.C.C.F. NO. 2006035182, . THE SAID 14.11 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STATE OF TEXAS:

COUNTY OF BRAZORIA:

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

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

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

BY: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS §
COUNTY OF HARRIS §

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

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

CAROL A. REDD
Notary ID #13064228-9
My Commission Expires
April 26, 2024

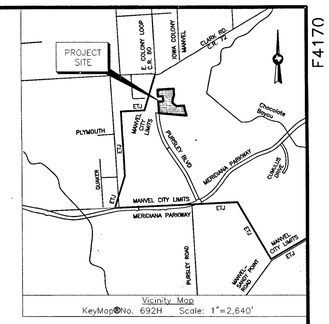
Notary Public in and for the
State of Texas
My Notary Commission Expires 4-26-2024

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

STATE OF TEXAS
REGISTERED
ROBERT L. BOELSCHE
4446
PROFESSIONAL
LAND SURVEYOR

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

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

Brandon Middleton 7-22-21 Date
Secretary/Treasurer

3/1/2021 Date
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 # B200055

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA DETENTION RESERVE T PHASE 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 DETENTION RESERVE T PHASE 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

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

EHRA
ENGINEERING THE FUTURE
SINCE 1936

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

JOB NO. 081-011-113

PATH:R:\2008\081-011-113\DRAWING\PLAT\081011100V-FP01-DET-T BY:SVJ DATE:2020-11-23

E4170

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.

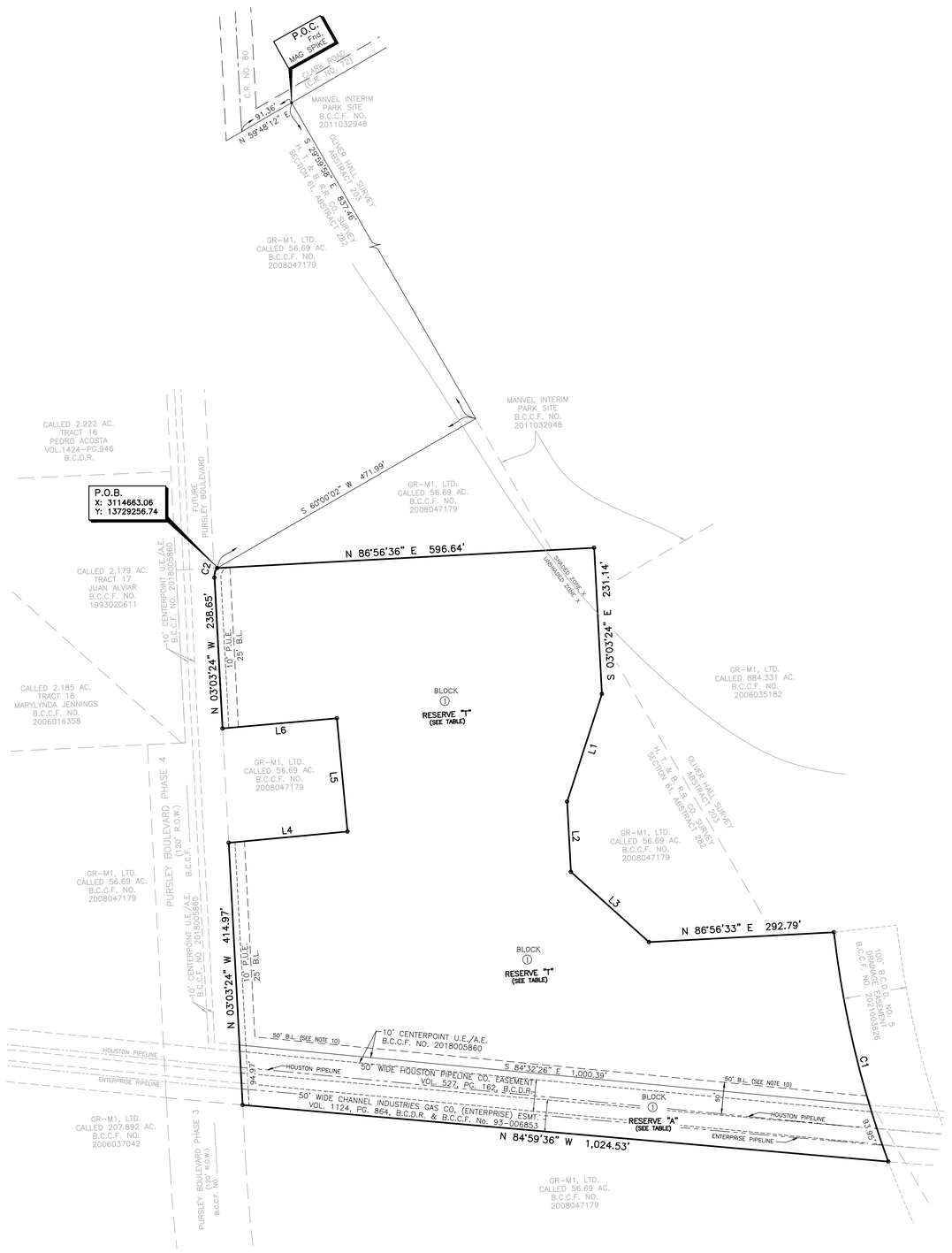
15. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.

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.

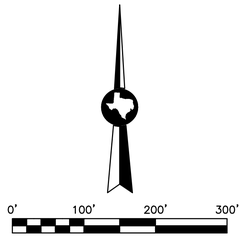
20. The drainage on adjacent property will not be impacted by this development.



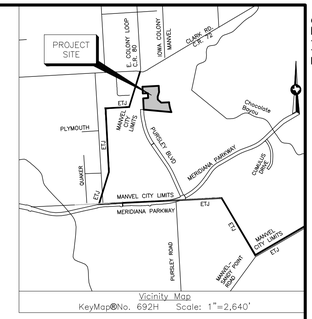
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 17°52'48" W	179.07'
L2	S 03°03'27" E	111.14'
L3	S 48°03'27" E	165.99'
L4	N 84°35'55" E	188.60'
L5	N 05°19'52" W	179.83'
L6	S 84°57'33" W	181.41'

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

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



SCALE: 1" = 100'



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

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

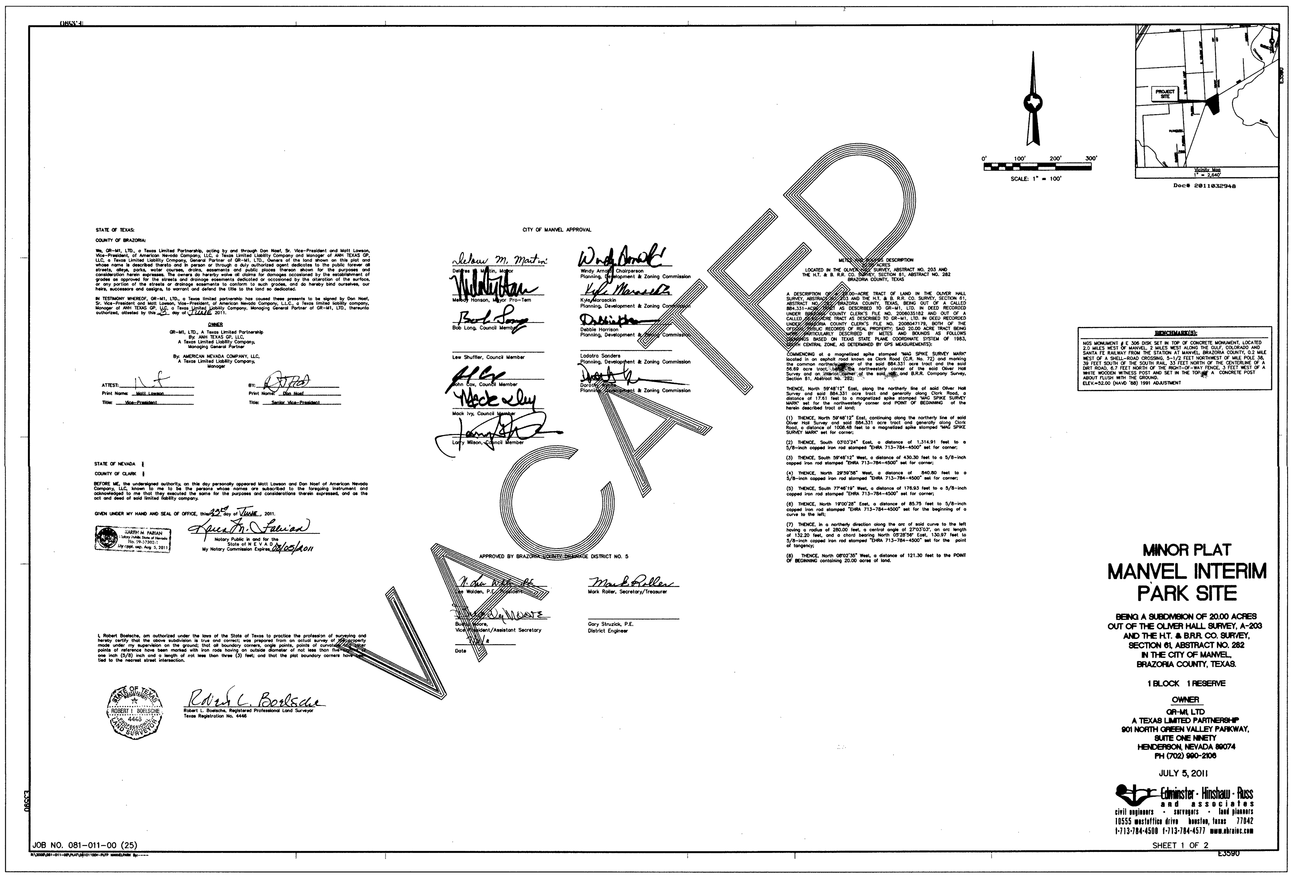
JULY 16, 2021

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPELS No. 10092300

JOB NO. 081-011-113

PATH:R:\2008\081-011-113\DRAWING\PLAT\081011100V-FP01-DET-T BY:SVJ DATE:2020-11-23

E4210


STATE OF TEXAS
COUNTY OF BRAZORIA
We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Dan Noel, Sr. Vice-President and Matt Lawson, Vice-President, of American Nevada Company, LLC, a Texas Limited Liability Company and Manager of said TEXAS GP, LLC, a Texas Limited Liability Company, General Partner of GR-M1, LTD., Owners of the land shown on the plat and designated as MINOR PLAT MANVEL INTERIM PARK SITE, do hereby make and establish said subdivision and development plan, dedicate to the use of the public forever all streets, alleys, parks, water, sewer, drainage and easements shown thereon for the purposes and consideration therein expressed, and do bind ourselves, our successors and assigns to warrant and forever 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 Dan Noel, Sr. Vice-President and Matt Lawson, Vice-President, of American Nevada Company, LLC, a Texas Limited Liability Company, Manager of said TEXAS GP, LLC, a Texas Limited Liability Company, Managing General Partner of GR-M1, LTD, thereunto authorized, witnessed by our hands, this the 14th day of July, 2011.
OWNER
GR-M1, LTD., a Texas Limited Partnership
By: TEXAS GP, LLC,
a Texas Limited Liability Company,
Managing General Partner
By: AMERICAN NEVADA COMPANY, LLC,
A Texas Limited Liability Company,
Manager
ATTEST: By:
Print Name: Mark Lawson Print Name: Dan Noel
Title: Vice-President Title: Senior Vice-President
STATE OF NEVADA
COUNTY OF CLARK
BEFORE ME, the undersigned authority, on this day personally appeared Mark Lawson and Dan Noel of American Nevada Company, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 25th day of June, 2011.
Notary Public in and for the State of Nevada
My Notary Commission Expires: 06/30/2014
I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pins having an outside diameter of not less than five-eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest street intersection.
Robert L. Boelsche
Robert L. Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4448
CITY OF MANVEL APPROVAL
Mindy Koenig, Chairperson
Planning, Development & Zoning Commission
Kay Peterson
Planning, Development & Zoning Commission
Debbie Hartman
Planning, Development & Zoning Commission
Lakisha Sanders
Planning, Development & Zoning Commission
Dorothy Wright
Planning, Development & Zoning Commission
Lea Shutter, Council Member
Ken Fox, Council Member
Mayor, City Council
Date
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5
Mark Bigham, P.E.
Vice President/Assistant Secretary
Date
Mark Bigham, Secretary/Treasurer
Gary Struzick, P.E.
District Engineer
METES AND BOUNDS DESCRIPTION
LOCATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203 AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT NO. 282 BRAZORIA COUNTY, TEXAS
BENCHMARK NOTES
SCALE: 1" = 100'
Doc# 2011032948
MINOR PLAT
MANVEL INTERIM
PARK SITE
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-M1 LTD
A TEXAS LIMITED PARTNERSHIP
901 NORTH GREEN VALLEY PARKWAY, SUITE ONE NINETY
HENDERSON, NEVADA 89074
PH (702) 990-2106
JULY 5, 2011
Edminster · Hinckley · Russ and associates
civil engineers · surveyors · land planners
10555 westoffice drive houston, texas 77042
t-713-784-4500 f-713-784-4577 www.ehrainc.com
SHEET 1 OF 2
JOB NO. 081-011-00 (25)
E3590
VACATED
Vicinity Map
SCALE 1"=2,640' KEYMAP® 692 D&H
PROJECT SITE
PLYMOUTH
MANVEL CITY LIMITS
MERIDIANA PARKWAY
MORNINGSIDE PARKWAY
CHAMBERS CREEK
DIXIE FARM ROAD
ETJ
E3590
GENERAL NOTES:
1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Brazoria County, Texas, map no. 48039C0185 K, dated June 18, 2007, this property is located within Shaded Zone "AE" defined as Zone X Special Flood Hazard Area inundated by 100-Year Flood with No Base Flood Elevation determined. This flood statement does not imply that the property and/or the structure will be free from flooding or damage. This flood statement shall not create liability on the part of Edminster, Hinckley, Russ and associates, Inc.
3. All boundary corners and angle points shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.&A. 713-784-4500, unless otherwise noted.
4. B.C.C.F. Indicates Brazoria County Clerk's File
B.C.D.R. Indicates Brazoria County Deed Records
B.C.P.R. Indicates Brazoria County Plat Records
B.L. Indicates Building Line
D.E. Indicates Drainage Easement
P.V.E. Indicates Private Access Easement
P.U.E. Indicates Public Utility Easement (Water,San. Sewer,St. Sewer only).
S.S.E. Indicates Sanitary Sewer Easement
U.E. Indicates Utility Easement
(S) =Indicates set 5/8-inch iron rod with cap stamped "E.H.R.&A.
V.C.T. Indicates Vitrified Clay Pipe
O.P.R.R.P.R. Indicates Official Public Records of Real Property.
R.O.W. Indicates Right-Of-Way.
P.O.C. Indicates Point of Commencement
P.O.B. Indicates Point of Beginning (see metes and bounds description)
5. The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5 (B.D.D.#5).
6. The boundary for this plat has a closure in excess of 1:15,000.
7. Building permits will not be issued until all storm drainage improvements, which may include retention ponds, have been constructed.
CITY OF MANVEL:
1. The terms and conditions of Ordinance numbers 2006-0-03, 2006-0-04, 2006-0-05, 2006-0-06 of the City of Manvel, Texas dated February 25, 2006, may affect this plat.
2. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2006-0-06.
3. This final plat will expire two (2) years after final approval by Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
4. No residential, commercial, industrial and/or other structure necessary to operate the property shall be started or moved to a permanent location on this plat, and no water, sewer or electrical connection shall be made to any structure, until a Certificate of Occupancy has been issued in accordance with the City of Manvel Ordinance Sec. 82-119(e).
5. This plat is subject to that certain letter dated September 15, 2010 and signed October 27, 2010 by Delores Martin acting in her capacity as Director of Public Works for the City of Manvel, Texas, granting her approval of variances to the requirements not applying to internal lot lines.
BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:
1. Note No. 1 is not applicable.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions to the operation and maintenance of drainage facilities. (if applicable)
3. Note No. 3 is not applicable.
4. All drainage easements shown on this plat will be maintained by Brazoria County Drainage District #5 (B.D.D.#5) or by a homeowners' association or entity which has jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation, to enter upon any of the drainage easements for the purpose of maintenance operations at any time after the plat has met (if applicable)
5. Note No. 5 see General Note No. 5 above.
6. This subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed before the subdivision was developed. Therefore, the rate of runoff from the subdivision after development should not be substantially greater than the rate of runoff from the subdivision in its undeveloped state. It may have since its 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 35% per lot or 65% per acre. Any increase in imperviousness must be approved in writing by Developer and the developer shall file evidence with the developer that the drainage system improvements will not be exceeded. If this percentage is to be exceeded, a report and/or redesign of the system may be required by Developer.
8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
9. All storm water drainage pipes, culverts, tiles or other Drainage driveway pipes shall be reinforced concrete pipe (R.C.P.) Unless otherwise approved.
10. Note No. 10 is not applicable.
11. Note No. 11 is not applicable.
12. Prohibited use of "metal" pipe in storm water/sewer applications (See B.D.D.#5 Resolution No. 2007-08).
13. Prohibited use of "rip rap" in storm water/sewer applications. (See B.D.D.#5 Policy).
SURVEYOR'S DESCRIPTION "A"
RESIDUE OF A CALLED 20.00 ACRES TRACT
PARKS AND RECREATIONAL SPACE, LANDSCAPE AND RECREATIONAL USES
20.000 ACRES
SURVEYOR'S DESCRIPTION "B"
RESIDUE OF A CALLED 20.00 ACRES TRACT
PARKS AND RECREATIONAL SPACE, LANDSCAPE AND RECREATIONAL USES
20.000 ACRES
LINE TABLE
LINE | BEARING | DISTANCE
L1 | N89°58'56"E | 50.00'
L2 | S89°58'56"W | 50.00'
L3 | N89°58'56"E | 50.00'
L4 | S89°58'56"W | 50.00'
CURVE TABLE
CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH
C1 | 1850.00' | 3°33'23" | 114.92' | N88°12'14"E | 114.90'
SCALE: 1" = 100'
Doc# 2011032948
MINOR PLAT
MANVEL INTERIM
PARK SITE
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-M1 LTD
A TEXAS LIMITED PARTNERSHIP
901 NORTH GREEN VALLEY PARKWAY, SUITE ONE NINETY
HENDERSON, NEVADA 89074
PH (702) 990-2106
JULY 5, 2011
Edminster · Hinckley · Russ and associates
civil engineers · surveyors · land planners
10555 westoffice drive houston, texas 77042
t-713-784-4500 f-713-784-4577 www.ehrainc.com
SHEET 2 OF 2
JOB NO. 081-011-00 (25)
E3590
VACATED
PROJECT SITE
E3590

MINOR PLAT MANVEL INTERIM PARK SITE VACATING PLAT

BEING A VACATION OF A SUBDIVISION PLAT OF 20.00 ACRES, KNOWN AS "MINOR PLAT MANVEL INTERIM PARK SITE", RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2011032948, AND BEING OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282 IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

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 20.00 acre tract described in the above and foregoing map of Manvel Interim Park Site Vacating Plat, originally recorded as "MINOR PLAT MANVEL INTERIM PARK SITE", under Document No. 2011032948 of the official records of the Brazoria County Clerk, located in the Oliver Hall Survey, Abstract No. 203 and the H. T. and B. R.R. Co, Survey, Section 61, Abstract No. 282, Brazoria County, Texas.

We do hereby desire and declare that said plat, subdivision, and dedication thereon, be vacated and canceled so as to convert all said platted property to an acreage tract as same existed before such property was platted, subdivided, and recorded. Any rights-of-way, easements and building lines recorded by and within the above referenced plat shall also be converted as same existed before such property was platted, subdivided, and recorded.

OWNER

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

BY: _____

Print Name: Matt Lawson

Title: President

STATE OF TEXAS }

COUNTY OF HARRIS }

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

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

CAROL A. REDD
Notary ID #130656918-9
My Commission Expires
April 26, 2024

Carol A. Redd

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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MINOR PLAT MANVEL INTERIM PARK SITE VACATING PLAT 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 MINOR PLAT MANVEL INTERIM PARK SITE VACATING PLAT 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

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE
SINCE 1936

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

JOB NO. 081-011-124

SHT. 1 of 1

E4210

STATE OF TEXAS

COUNTY OF BRAZORIA:

We, GR-MI, LTD., a Texas Limited Partnership, acting by and through Dan Noef, Sr. Vice-President and Matt Lawson, Vice-President, of American Nevada Company, LLC, a Texas Limited Liability Company and Manager of ANH TEXAS GP, LLC, a Texas Limited Liability Company, Managing General Partner of GR-MI, LTD., the owners of the 20.00 acre tract of land whose name is described thereto and in person or through a duly authorized agent dedicates to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and consideration therein expressed. The owners 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, the creation of ponding areas within the easements or adjacent to the streets. We do hereby bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, GR-MI, LTD., a Texas limited partnership has caused these presents to be signed by Dan Noef, Sr. Vice-President and Matt Lawson, Vice-President, of American Nevada Company, LLC, a Texas limited liability company, Manager of ANH TEXAS GP, LLC, a Texas Limited Liability Company, Managing General Partner of GR-MI, LTD., thereunto authorized, attested by this 30th day of June 2011.

OWNER

GR-MI, LTD., A Texas Limited Partnership
By: ANH TEXAS GP, LLC,
A Texas Limited Liability Company,
Managing General Partner

By: AMERICAN NEVADA COMPANY, LLC,
A Texas Limited Liability Company,
Manager

ATTEST: _____ By: _____

Print Name: Matt Lawson Print Name: Dan Noef

Title: Vice-President Title: Senior Vice-President

STATE OF NEVADA }

COUNTY OF CLARK }

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson and Dan Noef of American Nevada Company, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 30th day of June 2011.

KRISTIN M. TARLOW
Notary Public, State of Nevada
No. 99-57383-1
My appt. exp. Aug. 5, 2011

Notary Public in and for the
State of N E V A D A
My Notary Commission Expires 08/05/2011

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

STATE OF TEXAS
ROBERT L. BOETSCHE
4443
REGISTERED PROFESSIONAL LAND SURVEYOR

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

CITY OF MANVEL APPROVAL

Delores M. Martin, Mayor

Wendy Arnold, Chairperson
Planning, Development & Zoning Commission

Marian Hanson, Mayor Pro-Tem

Kyle Marcelle
Planning, Development & Zoning Commission

Bob Lang, Council Member

Debbie Harrison
Planning, Development & Zoning Commission

Lew Shuffler, Council Member

Ladoris Sanders
Planning, Development & Zoning Commission

John Eaw, Council Member

Dorthy Wynne
Planning, Development & Zoning Commission

Mack Ivy, Council Member

Larry Mixon, Council Member

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Wolden, P.E., President

Mark Roller, Secretary/Treasurer

Buddy Moore,
Vice President/Assistant Secretary

Gary Struzick, P.E.
District Engineer

7/6/11
Date

METES AND BOUNDS DESCRIPTION
SOLID WORKS
LOCATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203 AND
THE H.T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT NO. 282
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 20.00-ACRE TRACT OF LAND IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203 AND THE H.T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT NO. 282, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 56.69-ACRE TRACT AS DESCRIBED TO GR-MI, LTD. IN DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 2008031182 AND OUT OF A CALLED 56.69-ACRE TRACT AS DESCRIBED TO GR-MI, LTD. IN DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 2008047179, BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY; SAID 20.00 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" set for the northeasterly corner of the said Oliver Hall Survey and said 884.331 acre tract, the common northeasterly corner of the said 884.331 acre tract and the said 56.69 acre tract, being the northeasterly corner of the said Oliver Hall Survey and an interior corner of the said H.T. and B.R.R. Company Survey, Section 61, Abstract No. 282;

THENCE, North 59°48'12" East, along the northerly line of said Oliver Hall Survey and said 884.331 acre tract and generally along Clark Road, a distance of 17.61 feet to a magnetized spike stamped "MAG SPIKE SURVEY MARK" set for the northwesterly corner and POINT OF BEGINNING of the herein described tract of land;

(1) THENCE, North 59°48'12" East, continuing along the northerly line of said Oliver Hall Survey and said 884.331 acre tract and generally along Clark Road, a distance of 1008.48 feet to a magnetized spike stamped "MAG SPIKE SURVEY MARK" set for corner;

(2) THENCE, South 03°03'24" East, a distance of 1,314.91 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for corner;

(3) THENCE, South 59°48'12" West, a distance of 430.30 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for corner;

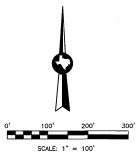
(4) THENCE, North 29°59'58" West, a distance of 840.80 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for corner;

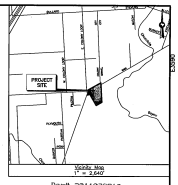
(5) THENCE, South 77°40'16" West, a distance of 176.93 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for corner;

(6) THENCE, North 19°00'28" East, a distance of 85.75 feet to 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for the beginning of a curve to the left;

(7) THENCE, in a northerly direction along the arc of said curve to the left having a radius of 260.00 feet, a central angle of 27°07'37", an arc length of 123.09 feet, and a chord bearing North 06°28'58" East, 130.87 feet to 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for the point of tangency;

(8) THENCE, North 08°02'30" West, a distance of 121.30 feet to the POINT OF BEGINNING containing 20.00 acres of land.





Doc# 2011032948

BENCHMARK(S):

NGS MONUMENT # Z 308 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 3 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE SOUTH OF THE CENTERLINE OF STATE HIGHWAY 6, 0.1 MILE EAST OF A DIRT ROAD, 55 FEET SOUTH 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

MINOR PLAT
MANVEL INTERIM PARK SITE

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
HENDERSON, NEVADA 89074
PH (702) 990-2106

JULY 5, 2011

Edminster · Hinshaw · Russ and associates
civil engineers · surveyors · land planners
10555 westoffice drive · houston, texas 77042
1-713-784-4500 1-713-784-4577 www.ehrainc.com

SHEET 1 OF 2

E3590

JOB NO. 081-011-00 (25)

R:\2008\081-011-00\PLAT\081011-00-PLAT MANVELPARK.dgn-----

E3590

GENERAL NOTES:

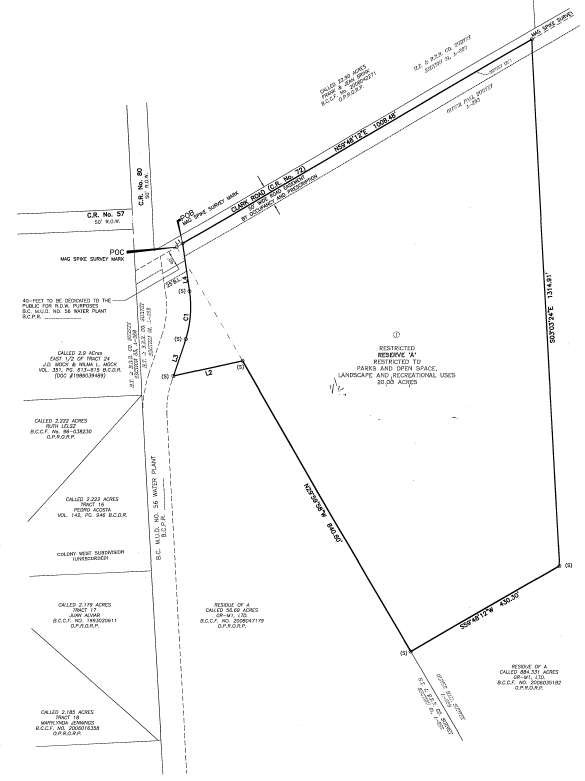
1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Brazoria County, Texas, Map No. 48039C0215 J, dated December 30, 2008, this property is located within Shaded Zone "AE", defined as being in a Special Flood Hazard Area inundated by 100-Year Flood with the Base Flood Elevation Determined. Edminster, Hinshaw, Russ and Associates, Inc. assumes no liability as to the accuracy of the location of the flood zone limits. This statement shall not create liability on the part of Edminster, Hinshaw, Russ and Associates, Inc.
3. 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.
4. B.C.C.F. indicates Brazoria County Clerk's File
   B.C.D.R. indicates Brazoria County Deed Records
   B.C.P.R. indicates Brazoria County Plat Records
   B.L. indicates Building Line
   Esmt. indicates Easement.
   P.A.E. indicates Private Access Easement.
   P.U.E. indicates Public Utility Easement (Water,San. Sewer,St. Sewer only).
   D.E. indicates Drainage Easement.
   (S) indicates set 5/8 inch iron rod with cap stamped "E.H.R.&A. 713-784-4500"
   O.P.R.O.R.P. indicates Official Public Records of Real Property.
   R.O.W. indicates Right-Of-Way.
   Ac. indicates Acres
   Pg. indicates Page
   P.O.B. indicates Point of Beginning (see metes and bounds description)
5. The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5 (B.D.D.#5).
6. The boundary for this plat has a closure in excess of 1:15,000.
7. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.

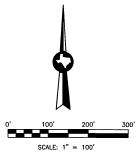
CITY OF MANVEL:

1. The terms and conditions of Ordinance numbers 2008-0-03, 2008-0-04, 2008-0-05, 2008-0-06 of the City of Manvel, Texas dated February 23, 2008, may affect this plat.
2. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2008-0-04.
3. This final plat will expire two (2) years after final approval by Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
4. 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. 62-116e.
5. This plat is subject to that certain letter dated September 16, 2010 and signed October 20, 2010 by Debora Hamlin acting in her capacity as mayor and designated Planning Official concerning the request and approval of setback line requirements not applying to interior lot lines.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

1. Note No. 1 is not applicable.
2. All drainage easements shown hereon shall be kept clear of fences, buildings and other obstructions to the operation and maintenance of drainage facilities. (If applicable)
3. Note No. 3 is not applicable.
4. All drainage easements shown on this plat will be maintained by Brazoria County Municipal Utility District No. 57, provided, however, any governmental entity which has 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 easement to perform maintenance operations at any time after the date hereof. (If applicable)
5. Note 5; see General Note No. 5 above.
6. This subdivision employs a natural drainage system, which is intended to function as set forth in the drainage report for the area which exhibits under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent that the natural system is inadequate, 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 90 percent. The drainage and/or detention system has been designed on the basis that this percentage of average imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary. (If applicable)
8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. (inside diameter) or equal.
10. Note No. 10 is not applicable.
11. Note No. 11 is not applicable.
12. Prohibited use of "metal" pipe in storm water/sewer applications (See B.C.D.#5 Resolution No. 2007-08).
13. Prohibited use of "rip rap" in storm water/sewer applications. (See B.C.D.#5 Policy).





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°48'13"E	17.61'
L2	S27°45'19"E	178.62'
L3	N13°00'38"E	85.75'
L4	N59°01'35"W	121.26'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	280.00'	27°01'03"	132.02'	N03°28'56"E	130.79'

BENCHMARK(S):

NGS MONUMENT # E 308 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES SOUTHWEST OF MANVEL, 8 MILES WEST OF ALVIN, BRAZORIA COUNTY, ON THE S.P.R.R. RAILWAY FROM THE CITY OF MANVEL, BRAZORIA COUNTY, 0.1 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, 8.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WITNESS POST, STAMPED E 308 AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
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MANVEL INTERIM PARK SITE

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1 BLOCK 1 RESERVE

OWNER

GR-MI, LTD
A TEXAS LIMITED PARTNERSHIP
901 NORTH GREEN VALLEY PARKWAY,
SUITE ONE NINETY
HENDERSON, NEVADA 89074
PH (702) 990-2106

JULY 5, 2011

Deed 2011103294 B
OF 2
OFFICIAL RECORDS
Official Public Records of
BRAZORIA COUNTY
JOYCE HUDMAN
COUNTY CLERK
Fees $25.00

Edminster · Hinshaw · Russ and associates
civil engineers · surveyors · land planners
10555 westoffice drive houston, texas 77042
t-713-784-4500 f-713-784-4577 www.ehrinc.com

SHEET 2 OF 2

JOB NO. 081-011-00 (25)

PATHER:\2008\081-011-00\PLAT\081101100V-PLPT MANVELPARK BY:---- DATE:2011-06-27

E3590

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

NICCOLE LISTON-TYSON

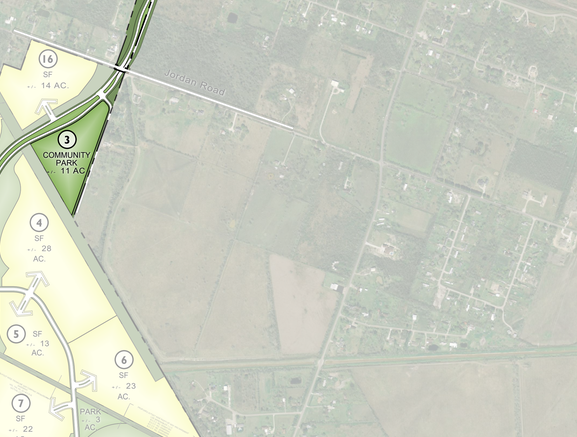
ALINA ROGERS

DOROTHY WYNNE

CHRISTY KENNARD

MUHAMMED ALAM

GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 08-011-150

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.

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: August 16, 2021

TOPIC: Consideration and possible action to approve the Meridiana Recreation Center plans located at 5225 Meridiana Parkway per Meridiana Special Financing Agreement (SFA).

BACKGROUND: City staff has administratively approved the building construction and civil plans for the Meridiana Recreation Center located at 5225 Meridiana Parkway. The building construction plans and civil plans meet all applicable City codes and regulations. The Meridiana Recreation Center plans have been brought to City Council for approval to meet the requirements of the SFA as a TIRZ reimbursable project. The SFA states, "the Developer will present plans for the Recreation Center to City Council for approval."

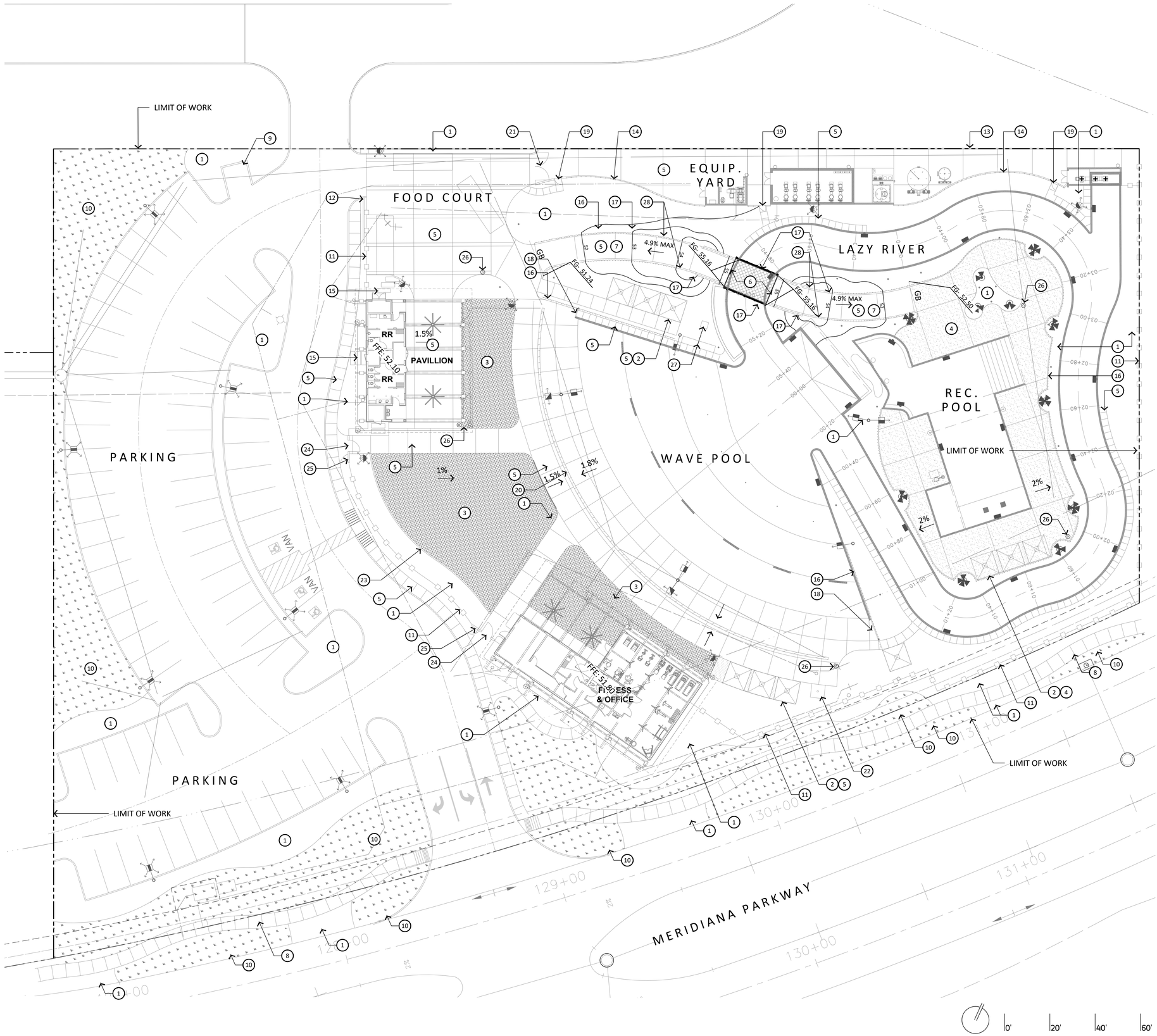
STAFF RECOMMENDATION: City staff recommends approving the building construction and civil plans for the Meridiana Recreation Center plans located at 5225 Meridiana Parkway per Meridiana Special Financing Agreement (SFA).

ATTACHMENTS: Meridiana Recreation Center Exhibits

FUNDING ISSUES

_X_ 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 _____**



KEYNOTES

SEE REFERENCED DETAIL ON KEYNOTE
SEE L0.01 FOR MATERIALS SCHEDULE

1. LANDSCAPE AREA
2. CABANA - SEE DETAIL 1, SHEET L6.4
3. ARTIFICIAL TURF - SEE DETAIL 2, SHEET L6.1
4. KOOL DECK SURFACING - BY OTHERS
5. CONCRETE PAVING, INTEGRAL COLOR - SEE DETAIL 1, SHEET L6.1
6. BRIDGE - SEE DETAIL 1, SHEET S3.0 & DETAIL 1-2, SHEET S3.1
7. RAMP
8. CONCRETE SIDEWALK - SEE DETAIL 1, SHEET L6.1
9. TRASH ENCLOSURE - SEE DETAIL 3, SHEET L6.2
10. TURF - SEE DETAIL 7, SHEET L7.2
11. VIEW FENCE - SEE DETAIL 6 SHEET L6.1
12. VEHICULAR SLIDING GATE - SEE DETAIL 1, SHEET L6.2
13. THEME WALL - SEE DETAIL 3 SHEET L6.4
14. GRASSWALL FENCE - SEE DETAIL 7, SHEET L6.1
15. CONCRETE STEP PADS, INTEGRAL COLOR - SEE DETAIL 8, SHEET L6.1
16. ROPE RAILING - SEE DETAIL 2, SHEET L6.3
17. NET RAILING - SEE DETAIL 3, SHEET L6.3
18. ROPE GATE - SEE DETAIL 4, SHEET L6.3
19. PEDESTRIAN GATE - SEE DETAIL 3, SHEET L6.1
20. TRENCH DRAIN - SEE DETAIL 5, SHEET L6.4
21. ACCESS GATE - SEE DETAIL 5, SHEET L6.1
22. OUTDOOR SHOWER - SEE DETAIL 9, SHEET L6.1
23. CONCRETE HEADER - SEE DETAIL 2, SHEET L6.4
24. POOL GATE - SEE DETAIL 4, SHEET L6.1
25. CMU WALL - SEE DETAIL 2, SHEET L6.2
26. TRASH RECEPTACLE
27. CONCRETE PAD FOR MOVIE SCREEN AND PROJECTOR
28. RETAINING WALL, SEE DETAIL 1 & 2, SHEET S2.0

*CONCRETE WALKWAY LOCATION NOTE:

- CONCRETE WALK LAYOUT WILL TAKE INTO ACCOUNT THE UTILITIES AND PLACEMENT OF UTILITY BOXES/MANHOLES. WALKWAYS WILL BE FIELD ADJUSTED WITH APPROVAL FROM OWNER AND/OR LANDSCAPE ARCHITECT.
- ALL UTILITY BOXES/MANHOLES WILL BE LOCATED COMPLETELY OUTSIDE OR COMPLETELY INSIDE OF THE PAVING PER CITY OF KATY REQUIREMENTS, A MINIMUM OF 2'-0" CLEARANCE WILL BE REQUIRED. ANY LAYOUT DIFFERING FROM WHAT IS DIMENSIONED/NOTED FROM THESE PLANS MUST HAVE APPROVAL BEFORE CONSTRUCTING.
- ALL DIMENSIONS TO SIDEWALK ARE CONSIDERED TO BE 90° FROM THE LOT LINE

ADA GENERAL NOTES:

- ADAAG 4.3.7 SLOPES: AN ACCCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH ADAAG 4.8 RAMPS. NOWHERE SHALL THE CROSS SLOPE OF AN ACCESSIBLE ROUTE EXCEED 1:50.
- ADAAG 4.3.3 WIDTH: THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36 IN (915 MM) EXCEPT AT DOORS (SEE 4.13.5 AND 4.13.6).
- ADAAG 4.3.4 PASSING SPACE: IF AN ACCESSIBLE ROUTE HAS LESS THAN 60 IN (1525 MM) CLEAR WIDTH, THEN PASSING SPACES AT LEAST 60 IN BY 60 IN (1525 MM BY 1525 MM) SHALL BE LOCATED AT REASONABLE INTERVALS NOT TO EXCEED 200 FT (61 M). A T-INTERSECTION OF TWO CORRIDORS OR WALKS IS AN ACCEPTABLE PASSING PLACE.
- ALL SURFACES OF ACCESSIBLE ROUTES SHALL BE STABLE, FIRM, SLIP-RESISTANT, AND SHALL COMPLY WITH ADAAG SECTION 4.5.
- IT IS CONTRACTOR'S RESPONSIBILITY TO MEET OR EXCEED THE GUIDELINES IN PLACE PER THE ADA CODE (2010 OR NEWER).

GRADING GENERAL NOTES:

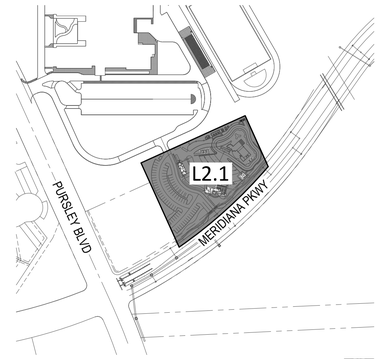
- CONTRACTOR AND LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE TO PARTICIPATE IN PRE CONSTRUCTION WALK OF ENTIRE SITE PRIOR TO CONTRACTOR COMMENCING WORK. AT THIS POINT, IT WILL BE THE CONTRACTOR'S OPPORTUNITY TO DISCUSS ANY POTENTIAL GRADE ISSUES BEFORE TAKING OVER THE SITE. ONCE CONSTRUCTION HAS COMMENCED, REGARDLESS OF THE ACTIVITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE NO PONDING OR UNDESIRED WATER IS RETAINED ON THE SITE. ALL AREAS OF THE SITE ARE TO DRAIN AND BE FREE OF STANDING WATER. ANY RESULTING AREAS HOLDING WATER WILL HOLD SUBSTANTIAL COMPLETION AND RETAINAGE UNTIL DRAINAGE IS RECTIFIED.

linetype legend

- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- LOT LINE
- RIGHT OF WAY
- EASEMENT
- BUILDING LINE
- EXISTING GRADES

SIDEWALK NOTES:

- ALL SIDEWALKS TO BE 6' WIDE ON BOTH SIDES ALONG MERIDIANA PARKWAY



Key Map — Not To Scale

anderson

1201 Main Street
Suite 1340
Dallas, Tx 75202
469 916 6750

Client:

Rise Communities

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

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Meridiana Phase 2
NE Village Recreation Center

Manvel, Texas 77578

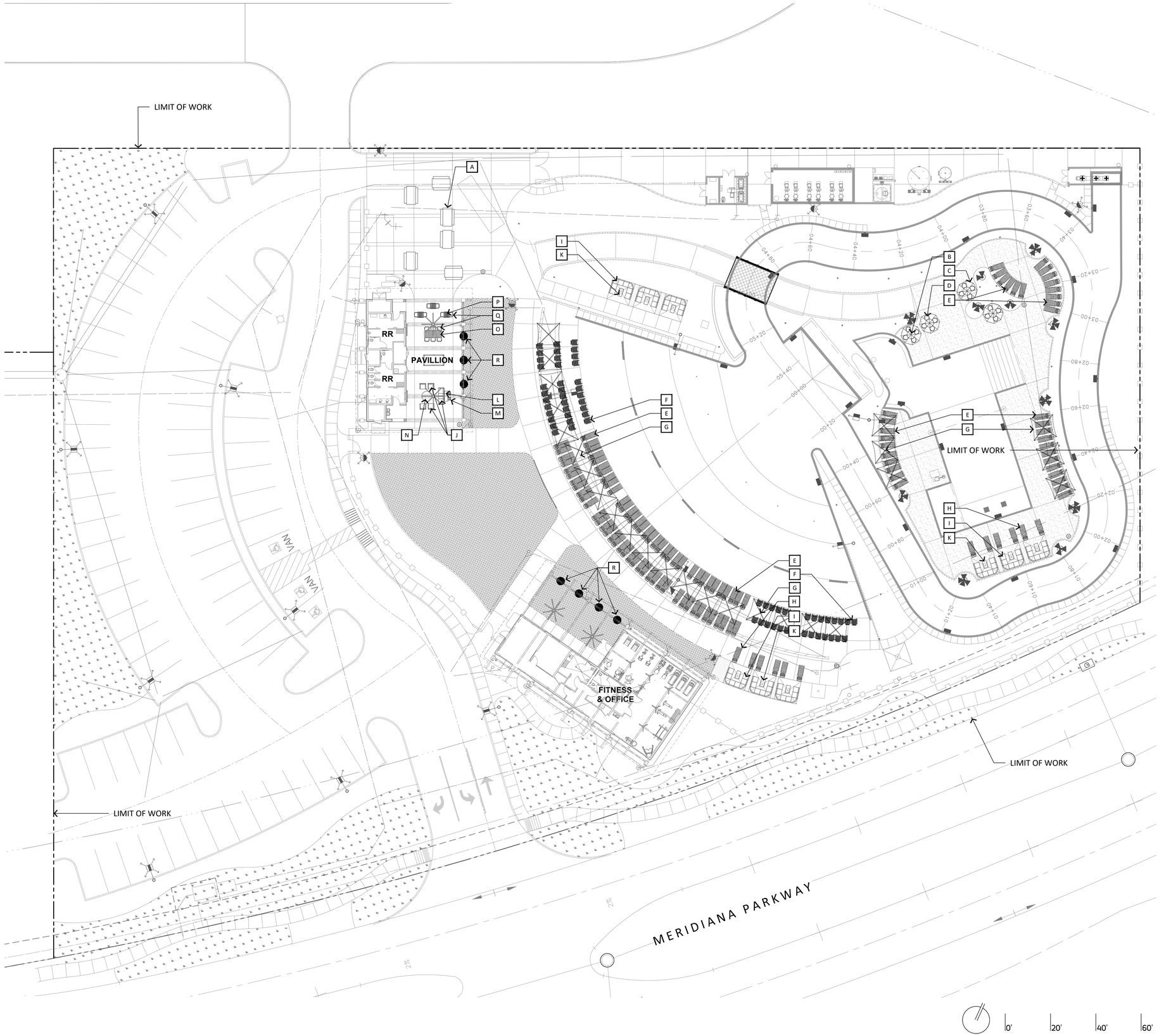
Layout Plan

REGISTERED LANDSCAPE ARCHITECT
BRETT H. ANDERSON
08/05/2021

revisions
1 08.05.2021 Coordination Set
2
3
4

issued for
- design dev. ○
- city submittal ●
- bid package ○
- construction ○

date issued	03.25.2021
scale	1:20
drawn by	ml, jh, tb
checked by	ba
project number	15-180-20
sheet number	L2.1



FURNITURE KEYNOTES

A PICNIC TABLE
MANUF: TELESCOPE
STYLE: PLYMOUTH BAY
COLOR: NAVY & GRAPHITE
QTY: 6
CONTACT: 518-642-1100
www.telescopecasual.com

B 42" ROUND TABLE W/ HOLE
MANUF: TELESCOPE
STYLE: MARINE GRADE POLYMER
COLOR: GRAPHITE
QTY: 4
CONTACT: 518-642-1100
www.telescopecasual.com

C 9' UMBRELLA WITH WEIGHTED BASE
MANUF: TELESCOPE
STYLE: VALUE MARKET UMBRELLA
COLOR: TBD
QTY: 4
CONTACT: 518-642-1100
www.telescopecasual.com

D STACKING CAFE CHAIR
MANUF: TELESCOPE
STYLE: KENDALL SLING
COLOR: AUGUSTINE MINERAL & GRAPHITE
QTY: 16
CONTACT: 518-642-1100
www.telescopecasual.com

E ARMLESS CHAISE
MANUF: TELESCOPE
STYLE: KENDALL SLING
COLOR: NAVY & GRAPHITE
QTY: 108
CONTACT: 518-642-1100
www.telescopecasual.com

F STACKING CHAT HEIGHT CHAIR
MANUF: TELESCOPE
STYLE: KENDALL SLING
COLOR: AUGUSTINE MINERAL & GRAPHITE
QTY: 68
CONTACT: 518-642-1100
www.telescopecasual.com

G 10' UMBRELLA
MANUF: SKYWAYS BY LSI
STYLE: SINGLE POST PYRAMID SHADE
COLOR: TBD
QTY: 25
CONTACT: 888-438-6574
www.playlsi.com

H CABANAS ARMLESS CHAISE
MANUF: TELESCOPE
STYLE: KENDALL SLING
COLOR: COLLECT INDIGO & GRAPHITE
QTY: 12
CONTACT: 518-642-1100
www.telescopecasual.com

I CABANA FURNITURE
MANUF: TELESCOPE
STYLE: ASHBEE SECTIONAL CUSHION COLLECTION
COLOR: COLLECTIVE ISLAND & GRAPHITE
QTY: (9) 8 PIECE SECTIONALS
(2) CURVED CORNER SECTIONS
(4) ARMLESS SINGLE SEAT SECTIONS
(2) END/ARM SECTIONS
CONTACT: 518-642-1100
www.telescopecasual.com

J PAVILION FURNITURE
MANUF: TELESCOPE
STYLE: ASHBEE SECTIONAL CUSHION COLLECTION
COLOR: COLLECTIVE ISLAND & GRAPHITE
QTY: (1) 3 PIECE SECTIONALS
(4) ARM CHAIR
(1) ARMLESS SINGLE SEAT SECTIONS
(2) END/ARM SECTIONS
CONTACT: 518-642-1100
www.telescopecasual.com

K 21" x 42" COFFEE TABLE
MANUF: TELESCOPE
STYLE: MARINE GRADE POLYMER
COLOR: WARM GREY MGP w/SLATTED & GRAPHITE
QTY: 9
CONTACT: 518-642-1100
www.telescopecasual.com

L 17.5"x54" BALCONY HEIGHT TABLE W/O HOLE
MANUF: TELESCOPE
STYLE: MARINE GRADE POLYMER
COLOR: WARM GREY MGP w/SLATTED & GRAPHITE
QTY: 1
CONTACT: 518-642-1100
www.telescopecasual.com

M BALCONY HEIGHT STOOL
MANUF: TELESCOPE
STYLE: BAZZA BENCH
COLOR: WARM GREY & GRAPHITE
QTY: 2
CONTACT: 518-642-1100
www.telescopecasual.com

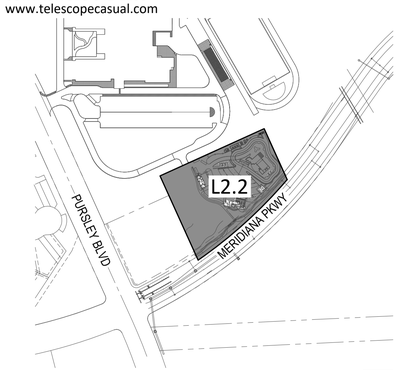
N 54" ROUND COFFEE HEIGHT TABLE
MANUF: TROPITONE
STYLE:
COLOR: GRAPHITE & WARM GREY SLATTED
QTY: 1
CONTACT: 800-654-7000
www.tropitone.com

O 96"x42" RECTANGULAR KD DINING TABLE
MANUF: TROPITONE
STYLE: AMICI
COLOR: GRAPHITE
QTY: 1
CONTACT: 800-654-7000
www.tropitone.com

P 30" SQUARE KD COUNTER TABLE
MANUF: TROPITONE
STYLE: AMICI
COLOR: GRAPHITE
QTY: 3
CONTACT: 800-654-7000
www.tropitone.com

Q TRELON ROPE DINING CHAIR
MANUF: TROPITONE
STYLE: TRELON ROPE
COLOR: GRAPHITE, TAUPE ROPE CANVAS MINERAL BLUE FABRIC
QTY: 12
CONTACT: 800-654-7000
www.tropitone.com

R CHAIR HAMMOCK
MANUF: YELLOW LEAF HAMMOCKS
STYLE: CHAIR HAMMOCK
COLOR: LANTA
QTY: 7
www.yellowleafhammocks.com



Key Map — Not To Scale

anderson

1201 Main Street
Suite 1340
Dallas, Tx 75202
469 916 6750

Client:

Rise Communities

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

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Meridiana Phase 2
NE Village Recreation Center

Manvel, Texas 77578
Furniture Plan

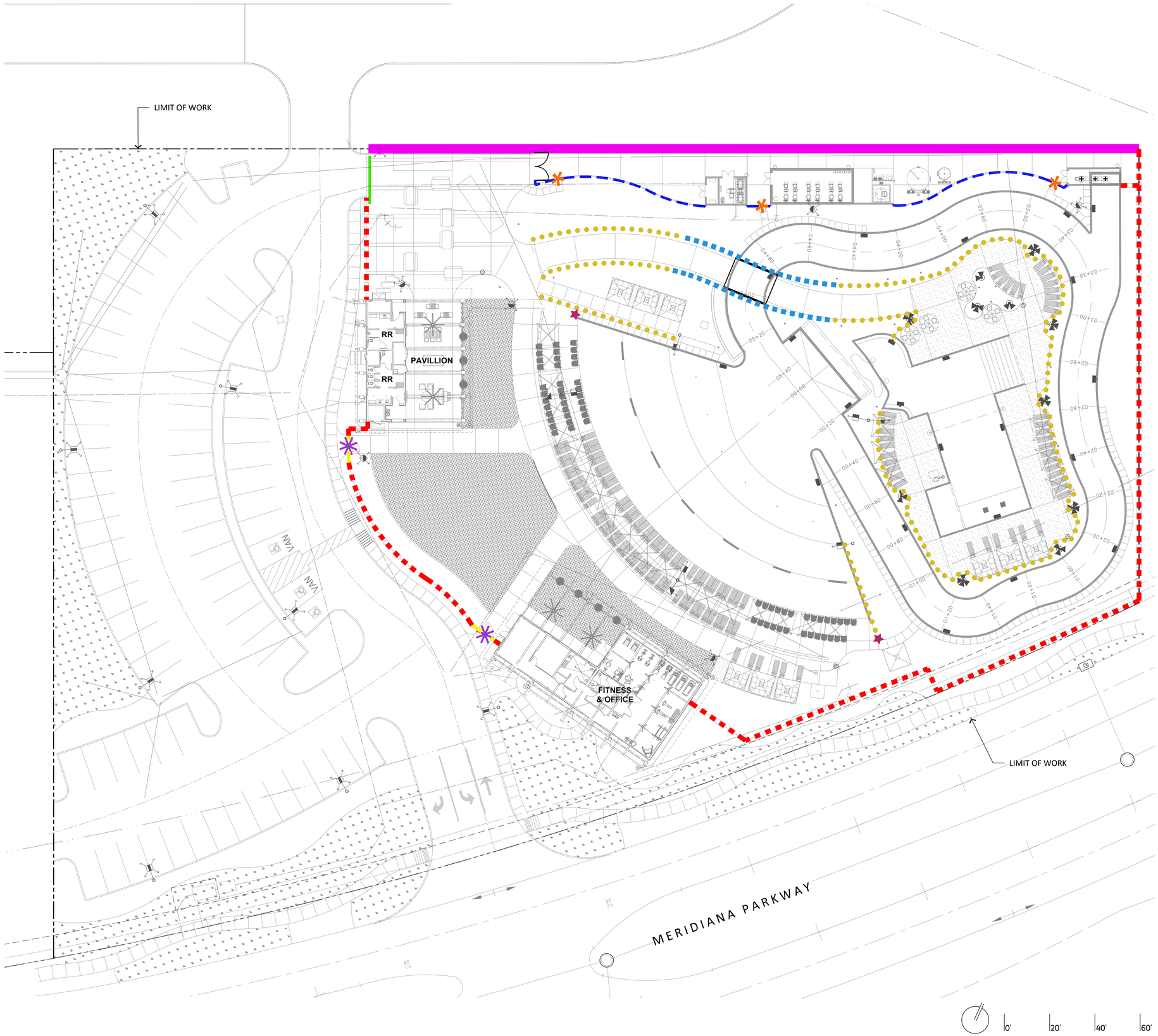
REGISTERED LANDSCAPE ARCHITECT — BRENT H. ANDERSON — 08/05/2021

revisions
1 08.05.2021 Coordination Set
2
3
4

issued for
design dev. ○
city submittal ●
bid package ○
construction ○

date issued 03.25.2021
scale 1:20
drawn by mL, jb, tb
checked by ba
project number 15-180-20
sheet number

L2.2

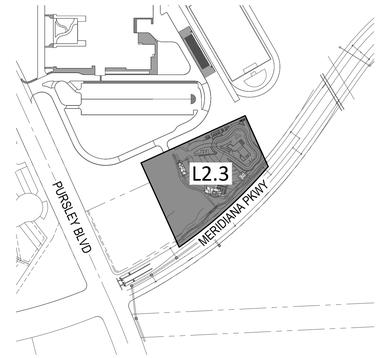


WALL LEGEND

SYMBOL	DESCRIPTION	DETAIL	QTY.
	6'-0" THEME WALL	DETAIL 3, SHEET L6.4	340 LF
	6'-0" FULL VIEW FENCE	DETAIL 6, SHEET L6.1	587 LF
	6'-0" GRASSWALL FENCE	DETAIL 7, SHEET L6.1	162 LF
	6'-0" CMU WALL	DETAIL 2, SHEET L6.2	14 LF
	MANUAL SLIDING VEHICULAR GATE	DETAIL 1, SHEET LA6.2	1 EA
	2 ROPE FENCE	DETAIL 2, SHEET L6.3	705 LF
	2 ROPE FENCE WITH NET	DETAIL 3, SHEET L6.3	101 LF
	POOL GATE	DETAIL 4, SHEET L6.1	2 EA
	PEDESTRIAN GATE	DETAIL 3, SHEET L6.1	3 EA
	ROPE GATE	DETAIL 4, SHEET L6.3	2 EA
	ACCESS GATE	DETAIL 5, SHEET LA6.1	1 EA

NOTES:

1. ALL FENCES & GATES BY SEPERATE PERMIT.
2. SEE SHEET L0.1 FOR CONTROLLED ACCESS REQUIREMENTS



Key Map — Not To Scale

anderson

1201 Main Street
Suite 1340
Dallas, Tx 75202
469 916 6750

Client:

Rise Communities

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

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Meridiana Phase 2
NE Village Recreation Center

Manvel Texas 77578

Access Plan

revisions
1. 08.05.2021 Coordination Set
2.
3.
4.

issued for
- design dev. ○
- city submittal ●
- bid package ○
- construction ○

date issued	03.25.2021
scale	1:20
drawn by	ml, jb, tb
checked by	ba
project number	15-180-20

sheet number

L2.3

STUDIOSCHAFER

LIVE
THE
LIFE
STUDIOSCHAFER

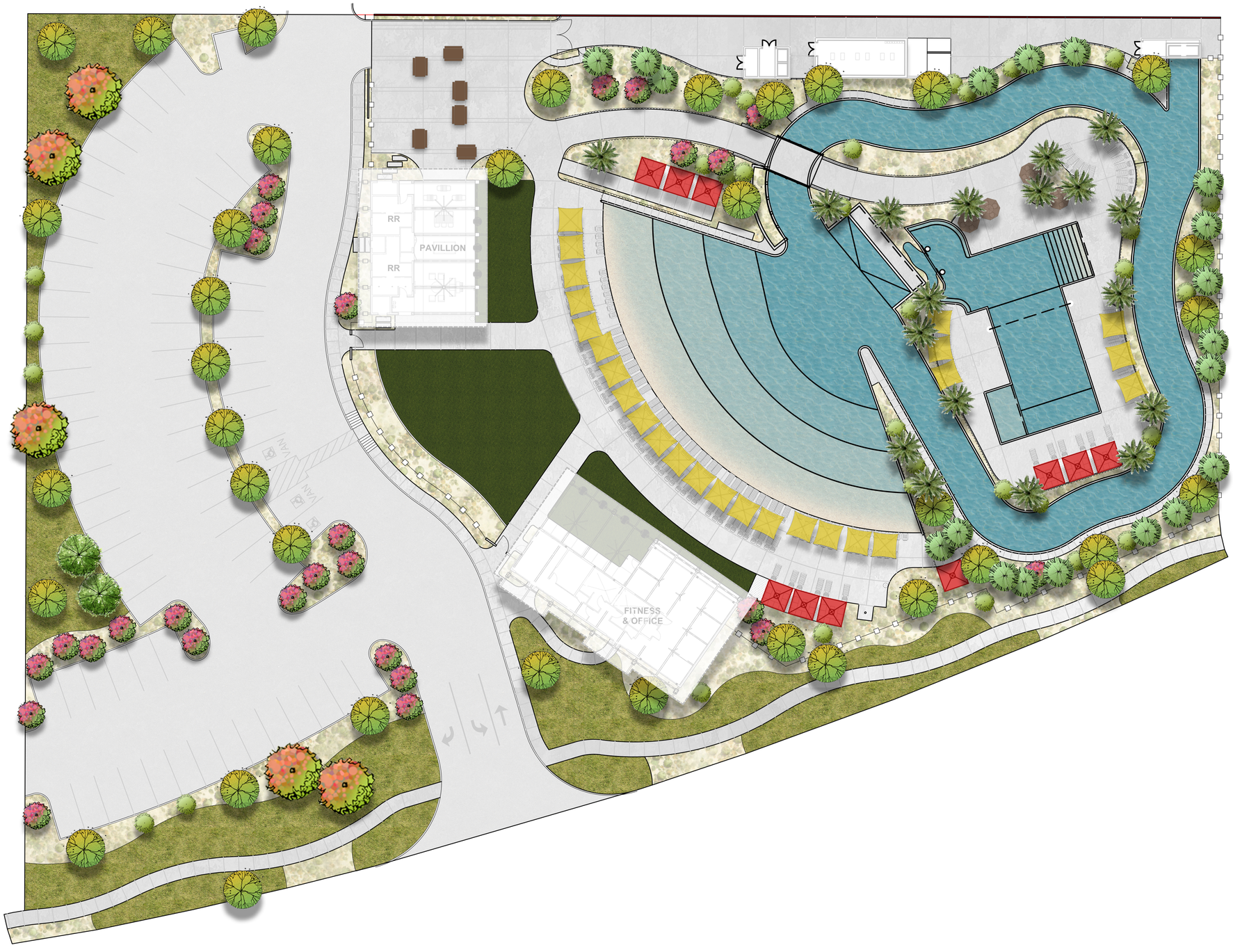
STUDIOSCHAFER

STUDIOSCHAFER
DESIGN + INNOVATION | VISUALIZATION

STUDIOSCHAFER

STUDIOSCHAFER

STUDIOSCHAFER



Meridiana

Meridiana
Phase 3

NE Village Recreation Center

0' 20' 40' 60'
scale: 1:20
date: 08.10.21

anderson
815 n. 1st avenue, suite 3
phoenix, az 85003

MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: August 16, 2021

TOPIC: Subdivision variance request for 3.000 acres of property located on Markham Road, generally bounded by Belcher Road (north), Mustang Bayou Road (south), Ridge Road (east), and Quail Ridge Drive (west) seeking to vary Chapter 62, Section 62-111, *Additional Street Requirements*.

BACKGROUND: The 3.000-acre property is located Markham Road in the City's Extraterritorial Jurisdiction (ETJ). The property is owned by Timothy and Johanna Mikolajchak. Markham Road is a private, asphalt road with an approximate 10-foot-wide paving surface. The road is fenced approximately 2,200 feet (0.40 miles) from its intersection with Mustang Bayou Road. According to property records, Markham Road is fenced where it enters Mr. Gary Markham's property. The 3.000-acre tract is located approximately 550-feet from the fence on Markham Road. Markham Road is identified on the City's Master Thoroughfare Plan as a 120-foot-wide parkway and the Brazoria County Thoroughfare Plan as a major thoroughfare. Aerial imagery illustrates the asphalt surface ends at or about the property line for the 3.000-acre tract. The aerial imagery also illustrates that a crushed concrete driveway picks up where the asphalt road ends. The crushed concrete driveway runs the length of the front property line for the 3.000-acre tract. According to the survey, a 30-foot-wide right-of-way access easement provides a portion of the access to the 3.000-acre tract. The 30-foot-wide right-of-way access easement will need to be extended to the 3.000-acre tract to provide any access since the survey states "extension of R.O.W. esmt. to be dedicated".

The property owners would like to construct a home on the 3.000-acre tract of land. The application filed indicates the property owner is requesting a variance to Section 62-111 of the subdivision ordinance. This Section requires one-half of perimeter roads to be constructed to concrete curb and gutter. Since Markham Road is identified on the City and County Thoroughfare Plan, a dedication of a 60-foot-wide right-of-way will be required.

The 3.000-acre site has multiple access issues that include:
1. The property is partially accessed by easement. The subdivision ordinance requires a private road to roadway standards or dedication of public right-of-way;
2. A recorded easement will be required to continue access to the right-of-way dedication;
3. A Knox Box will be required for the fence since it prohibits access to the 3.000-acre tract. The property owner, Mr. Gary Markham, will need to provide written agreement to the Knox Box for emergency and property owner access;
4. Markham Road paving width is 10-feet, which does not provide proper paving width for emergency personnel; and
5. The subdivision ordinance requires a concrete curb and gutter surface be constructed to and through the front property line (150-feet), however, the existing surface is crushed concrete. At minimum City Council can consider an asphalt surface widened to 13-feet (½ of a 26-foot-wide road required for full paving width) with a turnaround for emergency personnel.

The City staff does not recommend approval of the variance request to Section 62-111 for 3.000-acres of land located on Markham Road due to multiple access issues identified in this report.

RECOMMENDATION: The staff does not recommend approval of a subdivision variance request to 3.000-acres of land located on Markham Road.

ATTACHMENTS: Application, Survey, Vicinity Maps, Vicinity Aerial Maps, and Development Agreement

FUNDING ISSUES

_**X**_ **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** _____

LEGEND * ITEMS THAT MAY APPEAR IN * DRAWING BELOW

M.U.E. = MUNICIPAL UTILITY EASEMENT
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
STM.S.E. = STORM SEWER EASEMENT
W.L.E. = WATER LINE EASEMENT

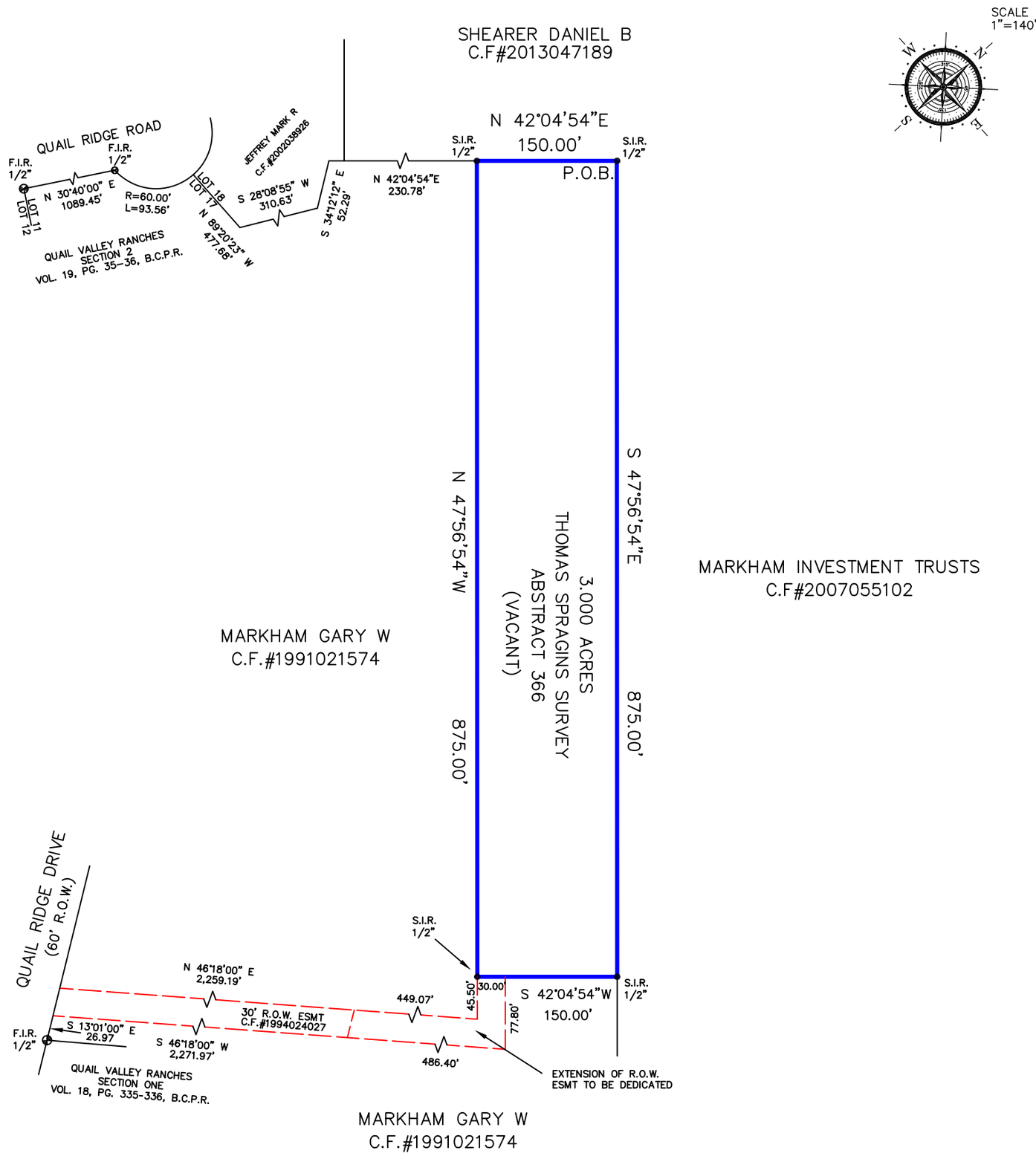
F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
S.I.R. = SET IRON ROD
W.P. = WOODEN POST
M.P. = METAL POST
C.F.# = CLERK'S FILE NUMBER
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING LINE
FND. = FOUND
BRS = BEARS

P.A.E. = PERMANENT ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
W.S.E. = WATER & SEWER EASEMENT
E.E. = ELECTRIC EASEMENT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.P. = POWER POLE
S.F.N.F. = SEARCHED FOR, NOT FOUND
U.T.S. = UNABLE TO SET

CONTROL MONUMENT
= PROPERTY LINE
= EASEMENT LINE
= BUILDING SETBACK LINE
= BUILDING WALL

= WOODEN FENCE
= CHAIN LINK FENCE
= METAL FENCE
= WIRE FENCE
= VINYL FENCE

SCALE 1"=140'



Reviewed & Accepted by: _____ Date _____ / _____ Date _____

NOTES:
- BEARING BASIS: PLAT
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS,UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT/COMMITMENT, ADDITIONAL BUILDING SETBACK LINES, EASEMENTS OR RIGHTS-OF-WAY MAY APPLY
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES

LEGAL DESCRIPTION

3.000 ACRES OF LAND, MORE OR LESS, OUT OF A 16.017 ACRE TRACT OF LAND, BEING A PART OF LOTS 6 AND 15 OF THE SUBDIVISION OF THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 22, PAGE 365, DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS ATTACHED

GARY MARKHAM

ADDRESS
9202 MARKHAM ROAD

STATE OF TEXAS
REGISTERED
TOBY P. COUCHMAN
3565
PROFESSIONAL
LAND SURVEYOR

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOB # 1606056
DATE 09/08/2016
GF# N/A

PRO-SURV
P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE- 281-996-1113 FAX - 281-996-0112
EMAIL: orders@prosurv.net
TBPLS FIRM NO.:10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
©2016 PRO-SURV - ALL RIGHTS RESERVED

CITY OF MANVEL

http:/ / www.cityofmanvel.com

PO Box 187
Manvel, Texas 77578

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

Subdivision Variance Application

Applicant Information

Applicant (if not owner): Survey 1, Inc. / Cathy Fontenot

Phone: 281-393-1382 e-mail: cathy.fontenot@survey1inc.com

Owner: Timothy J Mikolajchak and Johnna Harrmeyer Mikolajchak

Owner Address: 9202 Markham Rd City Manvel State TX Zip 77578

Phone: 979-203-3300 e-mail tmikolajchak@hotmail.com & jehaarmeyer971@hotmail.com

Property Information

Site Address: Markham Road

Legal description (from deed): a tract of land, more or less 3.013 acres in size, out of a 19.979-acre tract of land, out of lot 15 of the subdivision of the Thomas Spraggins Survey, A-366
(Property must be legally subdivided or be lot of record)

Brazoria County Identification Number: 653040

Description of Subdivision Variance Request

Chapter 62 – Subdivisions / plat

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

- What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would require a variance to the city's subdivision ordinance?

  This tract of land is in the City of Manvel's extraterritorial jurisdiction and is located at the end of an asphalted Markham Road. It is a 3.000-acre tract of land surrounded by a vast amount of the surrounding acreage owned by Mr. Gary Markham (located to the south, west, and east of said property), a natural drainage ditch to the north as well as large acreage estates located in the Quail Valley Ranches subdivision. A deed filed for record on July 18, 2014, File No. 2014029989 and amended on March 15, 2021, File No. 2021015629, of the Official Public Records of Brazoria County, Texas, states that the said 3.000-acre tract of land has access via an access easement as indicated in said recorded deeds.

- How is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

  The 3.000-acre tract of land was deeded to Timothy and Johnna Mikolajchak in 2014 with the intentions of developing the said 3.000-acre tract of land for one single family residential lot. The general intent and purpose of this request is to allow the property owners of the property reasonable use of their land that is compatible with the surrounding area.

- Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

  Due to the size of said property and its strict deed restrictions, granting the variance will not be detrimental to the public health, safety or welfare, or would not be injurious to this property or any other property in this area. This property will have access via Markham Road as recorded by 1994024027, 2014029989, and 2021015629. Markham Road will continue to allow for sufficient ingress/egress for residents as well as police, fire, and any other emergency apparatus.

- Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the subdivision ordinance.

  The property will exceed the minimum requirements indicated in Sec. 62-108(a). It will be required to adhere to the recorded deed restrictions set forth by File No. 2014029989 which state all buildings shall be at least 100' from the front of the property and ten feet from the side of the property. Any additional buildings (barns, sheds, etc.) shall not be placed closer than 150' from the front of the property and will have the same ten-foot side setback requirement. This will be a rural single-family residential development and will not be allowed the use of any commercial development on the property. It will not utilize any of the city utility services. The said 3.000-acre tract of land is 150' wide by 875' deep and will be serviced by a private water well and septic system.

Applicant Authorization

I authorize the City of Manvel to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of subdivision variance approval agree to provide any additional information requested by the City of Manvel as they deem necessary for the processing of this application.

Cathy Fontenot

Applicant Signature

07/08/2021

Date

Submit variance request material to the Permit Department, City of Manvel, 20025 Highway 6, Manvel, Texas 77578 with the plat application. Failure to pay the required application fees or provide the information, drawings, or attachments in the form as requested by the City shall automatically mark the application as 'incomplete' and such application shall not be placed on the agenda for consideration until all information, fees, drawings, or attachments are deemed to be complete and in proper form by city staff.

City of Manvel GIS Map

8/12/2021, 8:46:12 AM

1:9,028

Parcels

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Esri Community Maps Contributors, Brazoria County, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

City of Manvel
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

City of Manvel GIS Map

8/12/2021, 8:48:07 AM

Parcels

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0 0.05 0.1 0.2 km

Esri Community Maps Contributors, Brazoria County, Texas Parks & Wildlife, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

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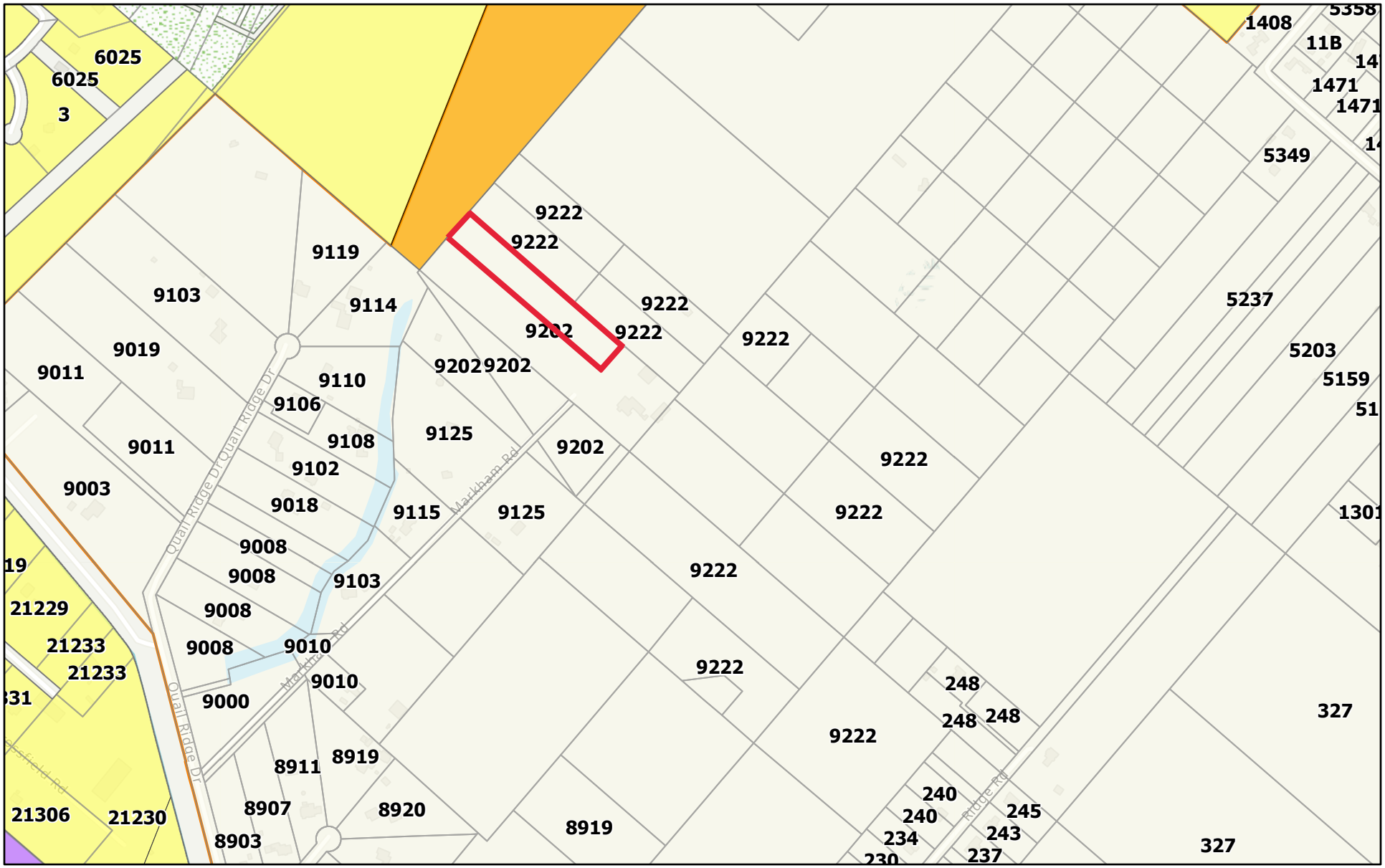
City of Manvel GIS Map



8/12/2021, 9:39:31 AM

1:9,028

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0 0.1 0.2 0.4 km

Parcels

Zoning - District

O-SFR - Open Single Family Residential

PUD - Planned Unit Development

LC - Light Commercial

SDA - Development Agreement Signed

Esri Community Maps Contributors, City of Alvin, Brazoria County, Texas

City of Manvel

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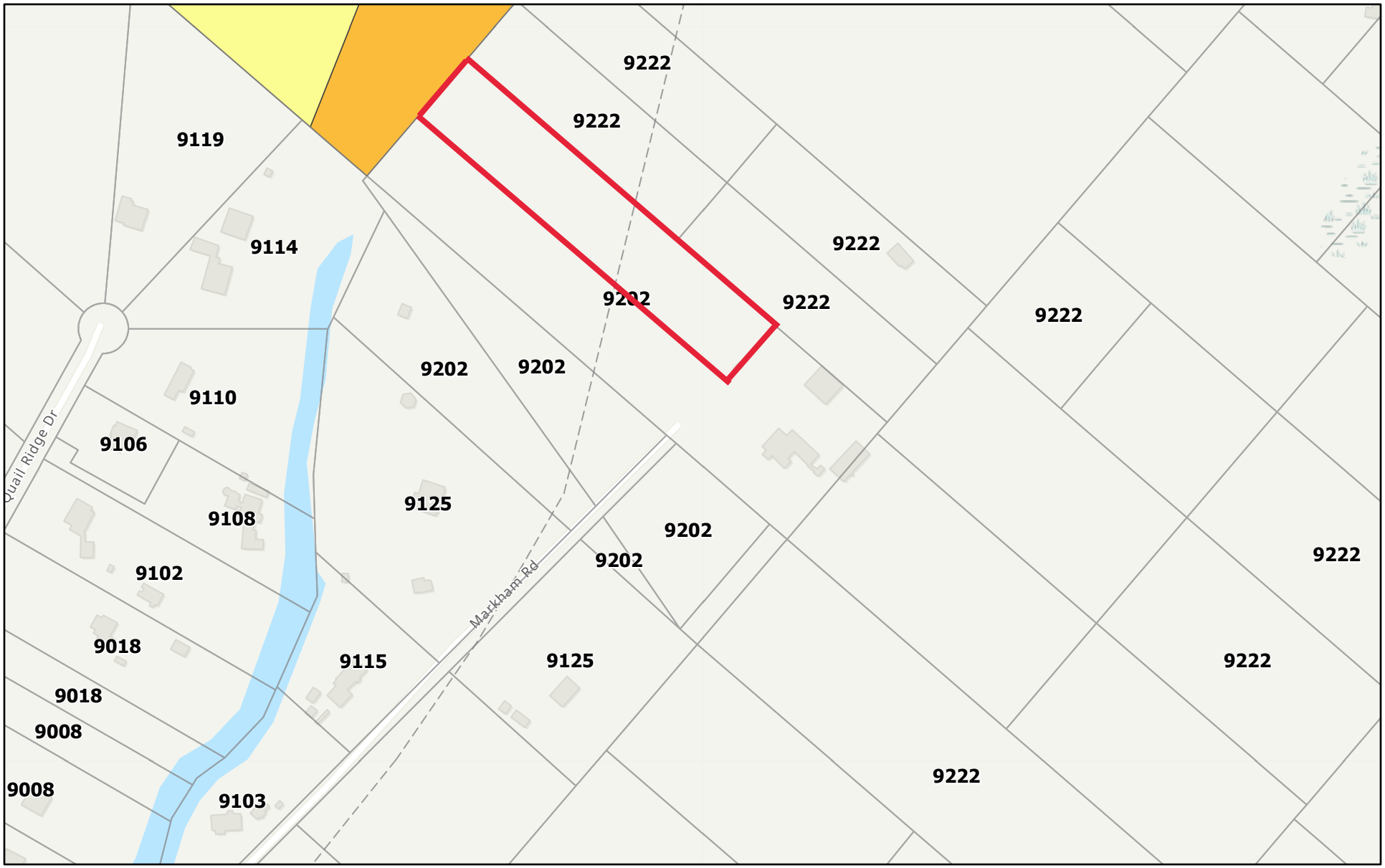
City of Manvel GIS Map



8/12/2021, 9:40:23 AM

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Parcels

SDA - Development Agreement Signed

Zoning - District

O-SFR - Open Single Family Residential

Esri Community Maps Contributors, Brazoria County, Texas Parks & Wildlife,

City of Manvel

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

DEVELOPMENT AGREEMENT (FOR VARIANCE)

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

This Development Agreement executed as of the ____ day of _____, 2021, is by and between the City of Manvel, Texas, ("City") and Timothy J. Mikolajchak and Johnna Haarmeyer Mikolajchak, property owners of certain hereinafter described property located within the City's extraterritorial jurisdiction, (together known as "Developer"), all collectively referred to as the "Parties." This Agreement is in regard to the platting of 3.000 acres of land located on Markham Road, generally bounded by Mustang Bayou Road (south), Ridge Road (east), and Quail Ridge Drive (west).

WHEREAS, Developer wishes to construct one single-family structure and plat 3.000 acres of land located within the City's extraterritorial jurisdiction of the City of Manvel, said tract being located on Markham Road, generally bounded by Mustang Bayou Road (south), Ridge Road (east), Quail Ridge Drive (west); and,

WHEREAS, construction of one single-family structure will require approval of a plat and compliance with the City's subdivision ordinance; and

WHEREAS, Section 62-111 of the City Code requires one-half of all abutting perimeter streets be constructed in accordance with the City's design criteria standards to concrete curb and gutter; and

WHEREAS, Section 62-108 (a) (8) of the City Code requires each lot in a subdivision of land to have access to a public street as specified in the design criteria manual with a minimum 60-foot right-of-way; and

WHEREAS, pursuant to Section 62-5 of The City Code, the Developer has applied for a variance to escrow this perimeter road construction requirement;

NOW THEREFORE, for and in consideration of the premises and mutual obligations, covenants, and benefits hereinafter set forth, if said variance is granted by the City Council, the Parties agree to the conditions, as follows:

1. PROJECT

1.01 Location. The property that is the subject of this Agreement is all the property legally described as: being 3.000 acres of land, more or less, out of a 16.017 acre tract of land, being a part of Lots 6 and 15 of the subdivision of Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, according to the plat recorded in Volume 22, Page 635, deed records of Brazoria County, Texas (the "Property"). The Property is more fully described and depicted in the survey attached as Exhibit "A", attached hereto.

1.02 Project Description. This Agreement is in regard to the construction of one single-family structure and platting on the Property, owned by Developer.

1.03 The Property has never been platted. To construct one single-family structure on the Property will require approval of a plat and compliance with the City's subdivision ordinance. Section 62-111 of the City's subdivision ordinance requires one-half of abutting perimeter streets be constructed in accordance with the City's design criteria to concrete curb and gutter. The Developer has applied to vary this requirement for his property.

1.04 The Property has never been platted. To construct one single-family structure on the Property will require approval of a plat and compliance with the City's subdivision ordinance. Section 62-108 (a) (8) requires each lot in a subdivision of land to have access to a public street as specified in the design criteria manual with a minimum 60-foot right-of-way.

2. CITY APPROVAL

2.01 Approval of variance. Pursuant to its authority under Section 62-5 of The City Code, the City agrees to allow the Developer to vary the requirements of Section 62-111 and Section 62-108 (a) (8) of the City's subdivision ordinance, with conditions.

2.02 Conditions. The required conditions are as follows:

(i) This Agreement will expire upon replat and/or further subdivision of the Property;

(ii) A recorded 30-foot wide right-of-way easement extended from the existing 30-foot wide right-of-way easement (C.F.# 1994024027) to the 60-foot wide right-of-way dedicated for Markham Road. The 60-foot wide Markham Road right-of-way will begin dedication at the southern front property line and extended through the front lot line (150-feet);

(iii) The dedication of 60-feet wide right-of-way for Markham Road. The right-of-way dedication will begin at the southern front property line and extended through the front lot line (150-feet);

(iv) Construction of a 13-foot wide asphalt road per City's Design Criteria Manual within the 60-foot wide Markham Road right-of-way. A cul-de-sac turn around with a minimum radius determined by the City Engineer shall be provided for emergency vehicles;

(v) A Knox Box shall be installed on the Markham Road gate (owned by Mr. Gary Markham) to provide access to the 3.00 acre tract and for emergency personnel/vehicles per City's Design Criteria Manual. A Click2Enter shall be provided to all emergency personnel/vehicles;

(vi) A written, signed, and notarized agreement provided by the property owner from Mr. Gary Markham whereby access is granted to the Markham Road gate with a Knox Box per City's Design Criteria Manual. The access will be granted to the 3.000- acre property owner and emergency personnel/vehicles;

(vii) A written, signed, and notarized agreement provided by the property owner from Mr. Gary Markham whereby access is granted to the Markham Road gate with a Click2Enter per City's Design Criteria Manual to all emergency personnel/vehicles; and

(viii) City shall record this Agreement with the Brazoria County Clerk and evidence the agreement on a "plat note" on the plat of said Property. Developer shall be responsible for the cost of recordation.

3. DEVELOPER COVENANTS

3.01 The Developer agrees to following:

(i) Developer agrees that the City shall not approve any further plat/re-plat of the Property until the Developer complies with 2.02 of this Agreement;

(ii) Developer agrees to begin construction one single family structure and accessory residential structure(s), and diligently pursue to completion, within two-years of City Council approval; and

(iii) Developer agrees to pay the cost of recordation of this Agreement within thirty (30) days of invoice by the City.

3.02 Developer acknowledges that the City's covenants are contingent upon the Developer constructing one single family structure and accessory residential structure(s). Failure of the Developer to begin construction of one residential structure and accessory residential structure(s), and diligently pursue completion, within two-years of City Council approval shall constitute failure of this condition and the agreement shall automatically be null and void.

4. MISCELLANEOUS

4.01 Assignment. This Agreement evidencing said variance, with conditions, shall run with the land and shall bind and benefit the respective Parties and their legal successors in interest.

4.02 Amendment or Modification. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment, or modification only in writing, and by the signatures and mutual consent of the Parties.

4.03. Parties in Interest. This Agreement shall be for the sole and exclusive benefit of the Parties hereto and shall not be construed to confer any rights upon any third party. Developer shall not be a third-party beneficiary to any contract the City has with any other party for the engineering, design, or construction of said improvements.

4.04. Remedies Not Exclusive. The rights and remedies contained in this Agreement shall not be exclusive, but shall be cumulative of all rights and remedies now or hereinafter existing, by law or in equity.

4.05. Waiver. The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants, or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.

4.06. Entire Agreement. This Agreement constitutes the entire agreement between the Parties related to the subject matter of this Agreement and supersedes any and all prior agreements, whether oral or written, dealing with the subject matter of this Agreement.

4.07. Venue. This Agreement shall be performable and enforceable in Brazoria County, Texas, and shall be construed in accordance with the laws of the State of Texas.

4.08. Severability. If any term or provision of this Agreement is held to be invalid, void, or unenforceable by a court of competent jurisdiction, the remainder of the terms and provisions of this Agreement shall remain in full force and effect and shall not in any way be invalidated, impaired, or affected.

4.09. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by facsimile; provided a copy of such notice is sent within one (1) day thereafter by another method provided above.

The initial addresses of the parties for the purpose of notice under this Agreement shall be as follows:

If to City: City of Manvel
20031 Morris Avenue
Manvel, Texas 77578
ATTN: City Manager

If to Developer: Timothy J. Mikolajchak & Johnna Haarmeyer Mikolajchak
9209 Markham Road
Manvel, TX 77578

4.10 Remedies. In addition to any remedy provided by law, including but not limited to breach of contract, the Developer stipulates and agrees that, upon default by Developer, City may revoke/withhold issuance of a certificate of occupancy for the Property, and Developer agrees to hold City harmless for any liability from said revocation/fail to issue.

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

Executed on this the _____ day of _____, 2___.

CITY OF MANVEL:

_____
Debra Davison, Mayor

ATTEST:

_____
Tammy Bell, City Secretary

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20__, by DEBRA DAVISON, as Mayor of the City of Manvel, Texas, on behalf of said City of Manvel.

_____
Notary, State of Texas

Timothy J. Mikolajchak**:**

By: _____
Name: Timothy J. Mikolajchak

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20__, by _____, as property owner.

_____
Notary, State of Texas

(NOTARY SEAL)

Johnna Haarmeyer Mikolajchak**:**

By: _____
Name: Johnna Haarmeyer Mikolajchak

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

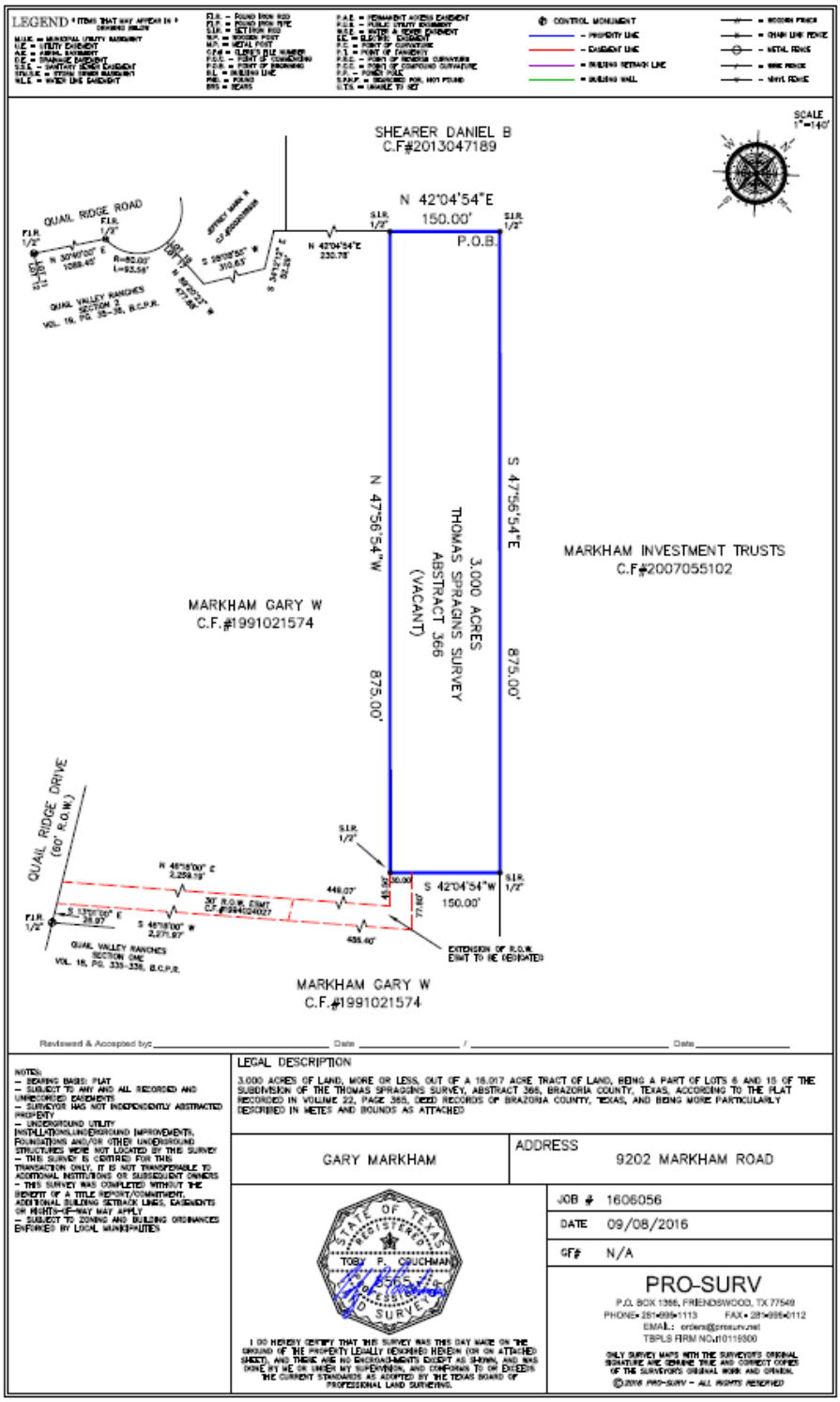
This instrument was acknowledged before me on the ____ day of _____, 20__, by _____, as property owner.

_____
Notary, State of Texas

(NOTARY SEAL)

Exhibit A

Being 3.000 acres of land, more or less, out of a 16.017 acre tract of land, being a part of Lots 6 and 15 of the subdivision of Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, according to the plat recorded in Volume 22, Page 635, deed records of Brazoria County, Texas.



ORDINANCE NO. 2021-O-25

AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-30 AMENDING THE CITY FISCAL YEAR 2021 BUDGET ENDING SEPTEMBER 30, 2021, BY AMENDING THE GENERAL FUND BUDGET TO ACCOUNT FOR THE PURCHASE OF POLICE VEHICLES. DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, by Ordinance No. 2020-O-30, the City Council of the City of Manvel, Texas, adopted its original budget for Fiscal Year ending September 2021; and

WHEREAS, by Ordinance No. 2021-O-05, 2021-O-14, 2021-O-19, and 2021-O-21 the City Council of the City of Manvel, Texas, amended its budget for Fiscal Year ending September 2021; and

WHEREAS, Texas Local Government Code §102.010 provides that a municipality may make changes in the budget for municipal purposes; and

WHEREAS, the General Fund budget amendment is needed for the purchase of police vehicles; and

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

SECTION 1: That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct. The City Council deems the purpose for this budget amendment is a municipal purpose.

SECTION 2: That the budget for Fiscal Year ending September 30, 2021, of the City of Manvel, Texas, is hereby amended as follows;

Acct	Desc	Budget	Add/Sub	Amended
10-09-4999	Transfer In – Fund Balance	$ 0	+$350,000	$350,000
10-90-6030	Capital Outlay – Vehicle	$90,000	+$350,000	$440,000

SECTION 3: That this Ordinance shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2021.

_____
Debra Davison, Mayor

ATTEST:

_____
Tammy Bell, City Secretary

RESOLUTION 2021-R-19

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE HURRICANE HARVEY - INFRASTRUCTURE COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY PROGRAM (CDBG- DR) - CONTRACT NUMBER 20-065-130-C441 FROM THE TEXAS GENERAL LAND OFFICE (GLO).

WHEREAS, the City of Manvel, Texas, has received a Hurricane Harvey - Infrastructure Community Development Block Grant - Disaster Recovery program award to provide SCADA, and emergency infrastructure; and

WHEREAS, it is necessary to appoint persons to execute contractual documents and documents requesting funds from the Texas General Land Office; and

WHEREAS, an original signed copy of the CDBG-DR Depository/Authorized Signatories Designation Form is to be submitted with a copy of this Resolution; and

WHEREAS, the City of Manvel acknowledges that in the event that an authorized signatory of the City changes (elections, illness, resignations, etc.), the City must provide CDBG-DR with the following:

- a resolution designating the new authorized signatory (not required if this original resolution names only the title and not the name of the signatory); and
- a revised CDBG-DR *Depository Authorized Signatories Designation Form.*

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

Section 1. The Mayor, City Manager, City Secretary, and Chief Financial Officer are authorized to execute contractual documents between the Texas General Land Office and the City for the Hurricane Harvey - Infrastructure Community Development Block Grant Disaster Recovery Program.

Section 2. The Mayor, City Manager, City Secretary, and Chief Financial Officer are authorized to execute the *State of Texas Purchase Voucher* and *Request for Payment Form* documents required for requesting funds approved in the Hurricane Harvey - Infrastructure Community Development Block Grant Disaster Recovery Program.

Section 3. Severability. Should any section or part of this Resolution be held unconstitutional illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions

thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Resolution are declared to be severable.

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code,

PASSED AND APPROVED this the _____ day of _____.

CITY OF MANVEL, TEXAS

_____
Debra Davison, Mayor

ATTEST:

_____
Tammy Bell, City Secretary

RESOLUTION 2021-R-20

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING THE REQUIRED POLICIES PERTAINING TO THE HURRICANE HARVEY INFRASTRUCTURE COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY PROGRAM (CDBG-DR) CONTRACT NUMBER 20-065-130-C441 FROM THE TEXAS GENERAL LAND OFFICE (GLO).

WHEREAS, the City of Manvel, Texas (hereinafter referred to as "City of Manvel"), has been awarded a Community Development Block Grant - Disaster Recovery (CDBG-DR) grant from the Texas General Land Office (hereinafter referred to as "GLO "); and

WHEREAS, the City of Manvel must take actions to ensure that no person or group is denied benefits such as employment, training, housing, and contracts generated by the CDBG-DR activity, and for construction contracts greater than $10,000, on the basis of race, color, religion, sex, national origin, age, or disability, in accordance with Section 109 of the Title I of the Housing and Community Development Act (24 CFR 6); the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107); and Section 504 of the Rehabilitation Act of 1973 (29 U.S.C.794); and

WHEREAS, the City of Manvel, in consideration for the receipt and acceptance of federal funding for the Contract, agrees to comply with all federal rules and regulations including those rules and regulations governing citizen participation and civil rights protections; and

WHEREAS, the City of Manvel is required, to the greatest extent feasible, to provide training and employment opportunities to lower income residents and contract opportunities to businesses in the CDBG-DR project area, in accordance with Section 3 of the Housing and Urban Development Act of 1968, as amended, and 24 CFR Part 135; and

WHEREAS, the City of Manvel must adopt an excessive force policy that prohibits the use of excessive force against non-violent civil rights demonstrations, in accordance with Section 104(1) of the Housing and Community Development Act, as amended, and State's certification requirements at 24 CFR 91.325(b)(6); and

WHEREAS, the City of Manvel must take reasonable steps to ensure meaningful access to services in federally assisted programs and activities by persons with limited English proficiency (LEP) and must have an LEP plan in place specific to the locality and beneficiaries for each CDBG-DR project, in accordance with Executive Order 13166; and

WHEREAS, the City of Manvel does not discriminate on the basis of disability and agrees to ensure that qualified individuals with disabilities have access to programs and activities that receive federal funds, in accordance with Section 504 of the Rehabilitation Act of 1973; and

WHEREAS, the City of Manvel agrees to conduct at least one activity during the contract period, to affirmatively further fair housing, in accordance with Section 808(e)(5) of the Fair Housing Act (42 USC 3608(e)(5), that requires HUD programs and activities be administered in a manner affirmatively to further the policies of the Fair Housing Act; and

WHEREAS, the City of Manvel, has designated an overseer and will maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, THAT THE CITY OF MANVEL ADOPTS THE FOLLOWING:

1. Citizen Participation Plan and Grievance Procedures;
2. Section 3 of the Housing and Urban Development Act of 1968 Policy;
3. Excessive Force Policy;
4. Limited English Proficiency (LEP) Standards Plan;
5. Section 504 of the Rehabilitation Act of 1973 Policy and Grievance Procedures;
6. Code of Conduct Policy; and
7. Fair Housing Policy.

Section 1. Severability. Should any section or part of this Resolution be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Resolution are declared to be severable.

Section 2. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED this the _____ day of _____.

CITY OF MANVEL, TEXAS ATTEST:

BY:_____ BY:_____

Debra Davison, Mayor Tammy Bell, City Secretary

CITY OF MANVEL CITIZEN PARTICIPATION PLAN
TEXAS GENERAL LAND OFFICE (GLO) COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY (CDBG- DR) PROGRAM

COMPLAINT PROCEDURES

These complaint procedures comply with the requirements of the Texas General Land Office's Community Development Block Grant - Disaster Recovery (CDBG-DR) Program and Local Government Requirements found in 24 CFR §570.486 (Code of Federal Regulations). Citizens can obtain a copy of these procedures at the City of Manvel offices, 20031 Hwy 6 Manvel, TX 77578, (281)489-0630 during regular business hours.

Below are the formal complaint and grievance procedures regarding the services provided under the CDBG-DR project.

1. A person who has a complaint or grievance about any services or activities with respect to the CDBG-DR project(s), whether it is a proposed, ongoing, or completed CDBG-DR project(s), may during regular business hours submit such complaint or grievance, in writing to the Director of Development Services, at City of Manvel, 20025 Hwy 6, Manvel TX 77578, or may call (281)489-0630.

2. A copy of the complaint or grievance shall be transmitted by the Director of Development Services to the entity that is the subject of the complaint or grievance and to the City Attorney within five (5) working days after the date of the complaint or grievance was received.

3. The Director of Development Services shall complete an investigation of the complaint or grievance, if practicable, and provide a timely written answer to person who made the complaint or grievance within ten (10) days.

4. If the investigation cannot be completed within ten (10) working days per 3. above, the person who made the grievance or complaint shall be notified, in writing, within fifteen (15) days where practicable after receipt of the original complaint or grievance and shall detail when the investigation should be completed.

5. If necessary, the grievance and a written copy of the subsequent investigation shall be forwarded to the CDBG-DR program for their further review and comment.

6. If appropriate, provide copies of grievance procedures and responses to grievances in both English and Spanish, or other appropriate language.

TECHNICAL ASSISTANCE

When requested, the City shall provide technical assistance to groups that are representative of persons of low- and moderate-income in developing proposals for the use of CDBG-DR funds. The City, based upon the specific needs of the community's residents at the time of the request, shall determine the level and type of assistance.

PUBLIC OUTREACH EFFORTS

The City shall provide for reasonable public notice, appraisal, examination and comment on the activities proposed for the use of CDBG-DR funds. These efforts shall include:

1. Provide for and encourage citizen participation, particularly by low- and moderate-income persons who reside in slum or blighted areas and areas in which CDBG-DR funds are proposed to be used;

2. Ensure that citizens will be given reasonable and timely access to local meetings, information, and records relating to an entity's proposed and actual use of CDBG-DR funds;

3. Furnish citizens information, including but not limited to:
    a) the amount of CDBG-DR funds expected to be made available
    b) the range of activities that may be undertaken with the CDBG-DR funds
    c) the estimated amount of the CDBG-DR funds proposed to be used for activities that will meet the national objective of benefit to low- and moderate-income persons
    d) if applicable, the proposed CDBG-DR activities likely to result in displacement and the entity's anti-displacement and relocation plan;

4. Provide citizens with reasonable advance notice of, and opportunity to comment on, proposed activities in an application to the state and, for grants already made, activities which are proposed to be added, deleted or substantially changed from the entity's application to the state. Substantially changed means changes made in terms of purpose, scope, location or beneficiaries as defined by criteria established by the state; and

5. These outreach efforts may be accomplished through one or more of the following methods:
    a) Publication of notice in a local newspaper-a published newspaper article may be used so long as it provides sufficient information regarding program activities and relevant dates;
    b) Notices prominently posted in public buildings and distributed to local Public Housing Authorities and other interested community groups;
    c) Posting of notice on the local entity website (if available);
    d) Public Hearing; or
    e) Individual notice to eligible cities and other entities as applicable using one or more of the following methods:
        i. Certified mail
        ii. Electronic mail or fax
        iii. First-class (regular) mail
        iv. Personal delivery (e.g., at a Council of Governments [COG] meeting).

PUBLIC **HEARING PROVISIONS**

For each public hearing scheduled and conducted by a CDBG-DR applicant or recipient, the following public hearing provisions shall be observed:

1. Furnish citizens information, including but not limited to:
   (a) The amount of CDBG-DR funds available per application for Hurricane Harvey;
   (b) The range of activities that may be undertaken with the CDBG-DR Hurricane Harvey funds;
   (c) The estimated amount of the CDBG-DR Hurricane Harvey funds proposed to be used for activities that will meet the national objective of benefit to low- and moderate-income persons; and
   (d) The proposed CDBG-DR activities likely to result in displacement and the unit of general local government's anti-displacement and relocation plans required under 24 CFR 570.488.

2. Public notice of any hearings must be published at least seventy-two (72) hours prior to the scheduled hearing. The public notice must be published in a local newspaper. Each public notice MUST include the DATE, TIME, LOCATION and TOPICS to be considered at the public hearing. A published newspaper article may also be used to meet this requirement so long as it meets all content and timing requirements. Notices should also be prominently posted in public buildings and distributed to local Public Housing Authorities and other interested community groups.

3. Each public hearing shall be held at a time and location convenient to potential or actual beneficiaries and will include accommodation for persons with disabilities. Persons with disabilities must be able to attend the hearings and an applicant must make arrangements for individuals who require auxiliary aids or services if contacted at least two days prior to each hearing.

4. When a significant number of non-English speaking residents can be reasonably expected to participate in a public hearing, an interpreter will be present to accommodate the needs of the non-English speaking residents.

5. City may conduct a public hearing via webinar if they also follow the provisions above. If the webinar is used to conduct a public hearing, a physical location with associated reasonable accommodations must be made available for citizens to participate so as to ensure that those individuals without necessary technology are able to participate.

6. If applicable, the locality must retain documentation of the hearing notice(s), attendance lists, minutes of the hearing(s), and any other records concerning the actual use of funds for a period of three years after the project is closed out. Such records must be made available to the public in accordance with Chapter 552, Government Code.

_____ Debra Davison, Mayor

Signature Name, Title

_____

Date

LA CIUDAD DE MANVEL
PLAN DE PARTICIPACION CIUDADANA
PROGRAMA DE RECUPERACION DE DESASTRES EN ASIGNACIONES EN BLOQUES DE DESARROLLO COMUNITARIO (CDBG-DR)

PROCEDIMIENTOS DE QUEJA

Estos procedimientos de queja cumplen con los requisites del La Oficina General de Tierras de Texas de Recuperacion de Desastres en Asignacionesen Bloques de Desarrollo Comunitario (CDBG-DR) y los requisites del gobierno local de Texas que se encuentran en 24 CFR §570.486 (Codigo de Regulaciones Federales). Los ciudadanos pueden obtener una copia de estos procedimientos en la Ciudad de Direccion City of Manvel 20031 Hwy 6 Manvel, TX 77578 , (281)489-0630, durante el horario de oficina.

A continuacion se presentan los procedimientos formales de quejas y reclamos relacionados con los servicios prestados en el marco del proyecto CDBG-DR.

1. Una persona que tiene una queja o reclamo sabre cualquier servicios o actividad en relacion con el proyecto CDBG-DR, ya sea un proyecto propuesto , en curso o completado de CDBG-DR, pueden durante las horas regulares presentar dicha queja o reclamo, por escrito al Director of Development Services, a City of Manvel, 20031 Hwy 6, Manvel, TX 77578, (281)489-0630.

2. Una copia de la queja o reclamo se transmitira por el Director of Development Services a la entidad que es encargada de la queja o reclamo y al Abogado de la Ciudad dentro de los cinco (5) dias habiles siguientes a la fecha de la queja o dia que el reclamo fue recibida.

3. El Director of Development Services debera completara una investigacion de la queja o reclamo, si es posible, y dara una respuesta oportuna por escrito a la persona que hizo la queja o reclamo dentro de los diez (10) dias.

4. Si la investigacion no puede ser completada dentro de diez (10) dias habiles, la persona que hizo la queja o reclamo sera notificada, por escrito, dentro de los quince (15) dias cuando sea posible despues de la entrega de la queja original o reclamo y detallara cuando se debera completar la investigacion.

5. Si es necesario, la queja y una copia escrita de la investigaci6n posterior se remitiran a la CDBG-DR para su posterior revision y comentarios.

6. Se proporcionara copias de los procedimientos de queja y las respuestas a las quejas, tanto en ingles y espanol, u otro lenguaje apropiado

ASISTENCIA TECNICA

Cuando lo solicite, la Ciudad proporcionara asistencia tecnica a los grupos que son representantes de las personas de bajos y moderados ingresos en el desarrollo de propuestas para el uso de los fondos CDBG-DR. La Ciudad en base a las necesidad esespecificas de los residentes de la comunidad en el momenta de la solicitud, debera determinar el nivel y tipo de asistencia.

ESFUERZOS PUBLICOS

La Ciudad proporcionara un aviso publico razonable, evaluacion, examen y un comentario sobre las actividades propuestas para el uso de fondos de CDBG-DR. Estos esfuerzos incluiran:

1. Proveer y fomentar la participacion ciudadana, en particularmente por personas de ingresos bajos y moderados que residen en areas marginales o deterioradas y areas en las cuales se proponen utilizar fondos de CDBG-DR;

2. Asegurar que los ciudadanos tendran acceso razonable y oportuno a las reuniones locales, informaci6n y registros relacionados con el uso propuesto y real de fondos de CDBG-DR por parte de la entidad;

3. Proporcionar informacion a los ciudadanos, incluyendo pero no limitado a;
    a) la cantidad de fondos CDBG-DR que se espera esten disponibles
    b) la gama de actividades que se pueden emprender con las fondos CDBG-DR
    c) La cantidad estimada de los fondos CDBG-DR que se propone utilizar para actividades que cumplan el objetivo nacional de beneficio para personas de ingresos bajos y moderados
    d) si corresponde, las actividades propuestas de CDBG-DR que puedan resultar en desplazamiento y el plan de anti-desplazamiento y reubicacion de la entidad

4. Proporcionar a los ciudadanos un aviso anticipado razonable y la oportunidad de comentar sobre las actividades propuestas en una solicitud al estado y, para las subvenciones ya realizadas, actividades que se proponen agregar, eliminar o cambiar sustancialmente de la aplicaci6n de la entidad al estado. Cambios sustanciales significa cambios hechos en terminos de prop6sito, alcance, ubicacion o beneficiarios segun lo definido por las criterios establecidos por el estado; y

5. Estos esfuerzos de divulgacion pueden lograrse a traves de uno o mas de los siguientes metodos:
    a) Publicacion de un aviso en un peri6dico local: se puede utilizar un articulo de periodico publicado siempre que proporcione informacion suficiente sabre las actividades del programa y las fechas pertinentes;
    b) Avisos destacados en edificios publicos y distribuidos a las Autoridades Locales de Vivienda ya otros grupos comunitarios interesados;
    c) Publicacion de aviso en el sitio web de la entidad local (si estadisponible);
    d) Audiencia publica; o
    e) Notificacion individual a ciudades elegibles y otras entidades segun sea aplicable usando uno o mas de los siguientes metodos:
        i. Correo certificado
        ii. Correo electronico o fax
        iii. Correo de primera clase (regular)
        iv. Entrega personal (por ejemplo, en una reunion del Consejo de Gobiernos [COG]

DISPOSICIONES PARA LA AUDIENCIA PUBLICA

Para cada audiencia publica programada *y* conducida por un solicitante o receptor de CDBG-DR, se observaran las siguientes disposiciones de audiencla publica:

1. Proporcionar a los ciudadanos informacion, que incluye pero no se limita a:
   a. La cantidad de fondos de CDBG-DR disponibles por solicitud para Huracan Harvey;
   b. El rango de actividades que se pueden realizar con los fondos de la CDBG de Huracan Harvey;
   c. El monto estimado de las fondos de CDBG-DR Huracan Harvey propuestos para ser utilizados en actividades que cumpliran el objetivo nacional de beneficiar a las personas de ingresos bajos *y* moderados ; *y*
   d. Las actividades propuestas de CDBG-DR que probablemente resulten en desplazamiento y la unidad de las planes generales de antidesubicacion *y* reubicacion del gobierno local requeridos bajo 24 CFR 570.488

2. El aviso publico de cualquier audiencia debe ser publicado por lo menos setenta *y* dos (72) horas antes de la audiencia prograrnada. El aviso publico debe ser publicado en un periodico local. Cada aviso publico DEBE incluir la FECHA, TIEMPO, LOCALIZACION *y* TEMAS a ser considerados en la audiencia publica. Un articufo de periodico publicado tambien puede usarse para cumplir este requisito, siempre *y* cuando cumpla con todos las requisitos de contenido *y* tiempo. Los avisos tambien deben ser destacados en los edificios publicos *y* distribuidos a las Autoridades Locales de Vivienda ya otros grupos comunitarios interesados.

3. Cada audiencia publica se celebrara en un momento *y* lugar conveniente para los beneficiaries potenciales o reales e incluira alojamiento para personas con discapacidades. Las personas con discapacidades deben ser capaces de asistir a las audiencias *y* el solicitante debe hacer arreglos para las personas que requieren ayudas o servicios auxiliares si se ponen en contacto par lo menos dos dias antes de cada audiencia.

4. Cuando un numero significativo de residentes que no hablan ingles puede ser razonablemente esperado para participar en una audiencia publica, un interprete estara presente para acomodar las necesidades de los residentes que no hablan ingles.

5. La Ciudad puede conducir una audiencia publica a traves de un seminario si tambien siguen las disposiciones anteriores. Si el seminario web se utiliza para llevar a cabo una audiencia publica, debe ponerse a disposici6n de los ciudadanos un lugar ffsico con adaptaciones razonables asociadas para garantizar que los individuos sin la tecnologfa necesaria puedan participar.

6. Si es aplicable, la localidad debeconservar la documentaci6n de los avisos de audiencia, las listas de asistencia, las actas de las audiencias *y* cualquier otro registro referente al uso real de los fondos por un periodo de tres anos despues del cierre del proyecto. Dichos registr ponerse a disposicion del publico de conformidad con el Capitulo.

_____ Debra Davison, Alcalde de la cuidad

Firma Nombre, Titulo

_____

Fecha

SECTION 3 POLICY

In accordance with 12 U.S.C. 1701u, (Section 3), the City of Manvel agrees to implement the following steps, which, to the *greatest extent feasible,* will provide job training, employment and contracting opportunities for Section 3 residents and Section 3 businesses of the areas in which the program/project is being carried out.

A. Introduce and pass a resolution adopting this plan as a policy to strive to attain goals for compliance to Section 3 regulations by increasing opportunities for employment and contracting for Section 3 residents and businesses.

B. Assign duties related to implementation of this plan to the designated Section 3 Coordinator.

C. Notify Section 3 residents and business concerns of potential new employment and contracting opportunities as they are triggered by CDBG-DR grant awards through the use of: Public Hearings and related advertisements; public notices; bidding advertisements and bid documents; notification to local business organizations such as the Chamber(s) of Commerce or the Urban League; local advertising media including public signage; project area committees and citizen advisory boards; local HUD offices; regional planning agencies; and all other appropriate referral sources. Include Section 3 clauses in all covered solicitations and contracts.

D. Maintain a list of those businesses that have identified themselves as Section 3 businesses for utilization in CDBG-DR funded procurements, notify those businesses of pending contractual opportunities, and make this list available for general Grant Recipient procurement needs.

E. Maintain a list of those persons who have identified themselves as Section 3 residents and contact those persons when hiring/training opportunities are available through either the Grant Recipient or contractors.

F. Require that all Prime contractors and subcontractors with contracts over $100,000 commit to this plan as part of their contract work. Monitor the contractors' performance with respect to meeting Section 3 requirements and require that they submit reports as may be required by HUD or GLO to the Grant Recipient.

G. Submit reports as required by HUD or GLO regarding contracting with Section 3 businesses and/or employment as they occur; and submit reports within 20 days of federal fiscal year end (by October 20) which identify and quantify Section 3 businesses and employees.

H. Maintain records, including copies of correspondence, memoranda, etc., which document all actions taken to comply with Section 3 regulations.

Section 3 Coordinator Appointment

The City of Manvel appoints Human Resources Manager as the Section 3 Coordinator. The coordinator will maintain records of certified Section 3 residents and business concerns through the GLO's master list and certifications turned in by local residents and business owners. As a recipient of HUD ' s Disaster Recovery funds or GLO.

As officers and representatives of the City of Manvel, we the undersigned have read and fully agree to this plan, and become a party to the full implementation of this program.

_____	Debra Davison, Mayor
Signature	Name, Title
_____	
Date	

Excessive Force Policy

In accordance with 24 CFR 91.325(b)(6), the City of Manvel hereby adopts and will enforce the following policy with respect to the use of excessive force:

1. It is the policy of the City of Manvel to prohibit the use of excessive force by the law enforcement agencies within its jurisdiction against any individual engaged in non-violent civil rights demonstrations;

2. It is also the policy of the City of Manvel to enforce applicable State and local laws against physically barring entrance to or exit from a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.

3. The City of Manvel will introduce and pass a resolution adopting this policy.

As officers and representatives of City of Manvel, we the undersigned have read and fully agree to this plan, and become a party to the full implementation of this program.

_____	Debra Davison, Mayor
Signature	Name, Title

_____

Date

Limited English Proficiency Plan - 20-065-060-C175

Texas General Land Office
Community Development Block Grant-Disaster Recovery

Grant Subrecipient:	City of Manvel
Community Population:	___16,000_____
LEP Population:	_____ _____%
Languages spoken: 1) by more than 5% of the eligible population or beneficiaries and has more than 50 in number; or 2) By more than 1,000 individuals in the eligible population in the market area or among current beneficiaries	----------

Program activities to be accessible to LEP persons:	
lxl	Public Notices and hearings regarding applications for grant funding, amendments to project activities, and completion of grant-funded project
lxl	Publications regarding CDBG-DR application, grievance procedures, *complaint procedures, complaint procedure answers to complaints; notices; notices of rights and disciplinary action,* and other vital hearings, documents, and program requirements
lxl	Other program documents: Documents available in Spanish for directly assisted beneficiaries, if applicable.

Resources available to Grant Recipient:	
lxl	Translation services: available upon request
lxl	Interpreter services: available upon request with prior notice
	Other resources:

Language Assistance to be provided:	
lxl	Translation (oral and/or written) of advertised notices and vital documents for: Public hearing, Complaint and Grievance, Equal Opportunity, Policies of Non-discrimination Based on Disabilities Status and Fair Housing notices are available in Spanish. Other CDBG required Program notices are available in Spanish upon request.
lxl	Referrals to community liaisons proficient in the language of LEP persons Spanish-speaking liaisons are available upon request.
lxl	Public meetings conducted in multiple languages: Available upon request with two days advance notice.
lxl	Notices to recipients of the availability of LEP services: Included in translated notices.
	Other services:

Signature - Chief Elected Official or Civil Rights Officer

Date

-

See also: ***http://www.lep.gov/resources/2011_Language_Access_Assessment_and_Plannlng_Tool.pdf***

Section 504 Policy against Discrimination based on Handicap and Grievance Procedures

In accordance with 24 CFR Section 8, Nondiscrimination based on Handicapin federally assisted programs and activities of the Department of Housing and Urban Development, Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), and Section 109 of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5309), City of Manvel hereby adopts the following policy and grievance procedures:

1. Discrimination prohibited. No otherwise qualified individual with handicaps in the United States shall, solely by reason of his or her handicap, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance from the Department of Housing and Urban Development (HUD).

2. The City of Manvel does not discriminate on the basis of handicap in admission or access to, or treatment or employment in, its federally assisted programs and activities.

3. The City of Manvel's recruitment materials or publications shall include a statement of this policy in 1. above.

4. The City of Manvel shall take continuing steps to notify participants, beneficiaries, applicants and employees, including those with impaired vision or hearing, and unions or professional organizations holding collective bargaining or professional agreements with the recipients that it does not discriminate on the basis of handicap in violation of 24 CFR Part 8.

5. For hearing and visually impaired individuals eligible to be served or likely to be affected by the CDBG-DR program, the City of Manvel shall ensure that they are provided with the information necessary to understand and participate in the CDBG-DR program.

6. Appointment of a Civil Rights Officer

The City of Manvel appoints the Human Resources Manager as the Civil Rights Officer.

7. Grievances and Complaints

a. Any person who believes she or he has been subjected to discrimination on the basis of disability may file a grievance under this procedure. It is against the law for City of Manvel to retaliate against anyone who files a grievance or cooperates in the investigation of a grievance.

b. Complaints should be addressed to the Human Resources Manager, 20031 Hwy 6 Manvel, TX 77578 or call (281) 489-0630, who has been designated to coordinate Section 504 compliance efforts.

c. A complaint should be filed in writing or verbally, contain the name and address of the person filing it, and briefly describe the alleged violation of the regulations.

d. A complaint should be filed within thirty (30) working days after the complainant becomes aware of the alleged violation.

e. An investigation as may be appropriate, shall follow a filing of a complaint. The investigation will be conducted by the Human Resources Manager. Informal but thorough investigations will afford all interested persons and their representatives, if

any, an opportunity to submit evidence relevant to a complaint.

f. A written determination as to the validity of the complaint and description of resolution, if any, shall be issued by Human Resources Manager, and a copy forwarded to the complainant with fifteen (15) working days after the filing of the complaint where practicable.

g. The Section 504 coordinator shall maintain the files and records of the City of Manvel relating to the complaint files.

h. The complainant can request a reconsideration of the case in instances where he or she is dissatisfied with the determination/resolution as described in f. above. The request for reconsideration should be made to the City of Manvel within ten working days after the receipt of the written determination/resolution.

i. The right of a person to a prompt and equitable resolution of the complaint filed hereunder shall not be impaired by the person's pursuit of other remedies such as the filing of a Section 504 complaint with the U.S. Department of Housing and Urban Development. Utilization of this grievance procedure is not a prerequisite to the pursuit of other remedies.

J. These procedures shall be construed to protect the substantive rights of interested persons, to meet appropriate due process standards and assure that the City of Manvel complies with Section 504 and HUD regulations.

_____ Debra Davison, Mayor

Signature Name, Title

_____

Date

Code of Conduct Policy of the City of Manvel

As a Grant Recipient of a CDBG-DR contract the City of Manvel shall avoid, neutralize or mitigate actual or potential conflicts of interest so as to prevent an unfair competitive advantage or the existence of conflicting roles that might impair the performance of the CDBG-DR contract or impact the integrity of the procurement process.

For procurement of goods and services, no employee, officer, or agent of the City of Manvel shall participate in the selection, award, or administration of a contract supported by CDBG-DR funds if he or she has a real or apparent conflict of interest. Such a conflict could arise if the employee, officer or agent; any member of his/her immediate family; his/her partner; or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract.

No officer, employee, or agent of the City of Manvel shall solicit or accept gratuities, favors or anything of monetary value from contractors or firms, potential contractors or firms, or parties to sub-agreements, except where the financial interest is not substantial or the gift is an unsolicited item of nominal intrinsic value.

Contractors that develop or draft specifications, requirements, statements of work, or invitations for bids or requests for proposals for proposals must be excluded from competing for such procurements.

For all other cases, no employee, agent, consultant, officer, or elected or appointed official of the state, or of a unit of general local government, or of any designated public agencies, or subrecipients which are receiving CDBG-DR funds, that has any CDBG-DR function/responsibility, or is in a position to participate in a decision-making process or gain inside information, may obtain a financial interest or benefit from the CDBG-DR activity.

The conflict-of-interest restrictions and procurement requirements identified herein shall apply to a benefitting business, utility provider, or other third-party entity that is receiving assistance, directly or indirectly, under a CDBG-DR contract or award, or that is required to complete some or all work under the CDBG-DR contract in order to meet the National Program Objective.

Any person or entity including any benefitting business, utility provider, or other third-party entity that is receiving assistance, directly or indirectly, under a CDBG-DR contract or award, or that is required to complete some or all work under the CDBG-DR contract in order to meet a National Program Objective, that might potentially receive benefits from CDBG-DR awards may not participate in the selection, award, or administration of a contract supported by CDBG-DR funding.

Any alleged violations of these standards of conduct shall be referred to the City of Manvel Attorney. Where violations appear to have occurred, the offending employee, officer or agent shall be subject to disciplinary action, including but not limited to dismissal or transfer; where violations or infractions appear to be substantial in nature, the matter may be referred to the appropriate officials for criminal investigation and possible prosecution.

_____ Debra Davison, Mayor

Signature Name, Title

_____

Date

These procedures are intended to serve as guidelines for the procurement of supplies, equipment, construction services and professional services for the Community Development Block Grant (CDBG-DR) Program. The regulations related to conflict of interest and nepotism may be found at the Texas Government Code Chapter 573, Texas Local Government Code Chapter 171, Uniform Grant Management Standards by Texas Comptroller, 24 CFR 570.489(g) &(h), and 2 CFR 200.318

Fair Housing Policy

In accordance with Fair Housing Act, the City of Manvel hereby adopts the following policy with respect to the Affirmatively Furthering Fair Housing:

1. The City of Manvel agrees to affirmatively further fair housing choice for all seven protected classes (race, color, religion, sex, disability, familial status, and national origin).

2. The City of Manvel agrees to plan at least one activity during the contract term to affirmatively further fair housing.

3. The City of Manvel will introduce and pass a resolution adopting this policy.

As officers and representatives of the City of Manvel, we the undersigned have read and fully agree to this plan, and become a party to the full implementation of this program.

_____ Debra Davison, Mayor
Signature Name, Title

_____
Date

PROCLAMATION OF APRIL AS FAIR HOUSING MONTH

WHEREAS the Department of Housing and Urban Development has initiated the sponsorship of activities during the month of April of each year designed to reinforce the Department's commitment to the concept of Fair Housing and Equal Opportunity; and

WHEREAS the City of Manvel supports efforts to assure equal access to all Americans for affordable housing and homeownership opportunities without regard to race, color, religion, sex, disability, or national origin; and

WHEREAS the City of Manvel supports programs that will educate the public concerning their rights to equal housing opportunities; and

WHEREAS, the City of Manvel is honored to join the Federal Government, the State of Texas, and local jurisdictions across America in celebrating the rich diversity of our people and the right of all citizens to live where they choose without fear of discrimination.

NOW, THEREFORE, WE, the City Council of the City of Manvel, do proclaim April as Fair Housing Month in City of Manvel and do hereby urge all the citizens of this locality to become aware of and support the Fair Housing law.

Passed and adopted by the City Council of the City of Manvel, Brazoria County, State of Texas, on the 15 day of March, 2021.

APPROVED

_____
Debra Davison, Mayor

ATTEST

_____
Tammy Bell, City Secretary

	MANVEL POLICE DEPARTMENT		
	Subject: **Code of Conduct**		**Number:** **3.00**
	Effective Date: April 13, 2020	**Revision Date: April 13, 2020** **March 9, 2021**	
	Issuing Authority: **Keith Traylor,** **Chief of Police**		
	Reference:		

I. POLICY

The Manvel Police Department and the public expect all personnel to maintain high standards of appearance and conduct. The mission of the department is to work with all members of the community to preserve life, maintain human rights, protect property, and promote individual responsibility and community commitment.

II. PURPOSE

The purpose of this policy is to define departmental expectations for on and off-duty personal behavior. This order applies to all employees both sworn and non-sworn.

III. CODE OF ETHICS

All officers shall display the integrity required by the Law Enforcement Code of Ethics:

> As a law enforcement officer, my fundamental duty is to serve the community; to safeguard lives and property; to protect the innocent against deception, the weak against oppression or intimidation, and the peaceful against violence or disorder; and to respect the constitutional rights of all to liberty, equality, and justice.
>
> I will keep my private life unsullied as an example to all and will behave in a manner that does not bring discredit to me or my agency. I will maintain courageous calm in the face of danger, scorn, or ridicule; develop self-restraint; and be constantly mindful of the welfare of others. Honest in thought and deed in both my personal and official life, I will be exemplary in obeying the law and the regulations of my department. Whatever I see or hear of a confidential nature or that is confided to me in my official capacity will be kept ever secret unless revelation is necessary in the performance of my duty.

I will never act officiously or permit personal feelings, prejudices, political beliefs, aspirations, animosities, or friendships to influence my decisions. With no compromise for crime and with relentless prosecution of criminals, I will enforce the law courteously and appropriately without fear, favor, malice, or ill will, never employing unnecessary force or violence and never accepting gratuities.

I recognize the badge of my office as a symbol of public faith, and I accept it as a public trust to be held so long as I am true to the ethics of police service. I will never engage in acts of corruption or bribery, nor will I condone such acts by other law enforcement officers. I will cooperate with all legally authorized agencies and their representatives in the pursuit of justice.

I know that I alone am responsible for my own standard of professional performance and will take every reasonable opportunity to enhance and improve my level of knowledge and competence.

I will constantly strive to achieve these objectives and ideals, dedicating myself before God to my chosen profession – law enforcement.

IV. DEFINITIONS

A. **Affirmative Duty**: The personal responsibility and obligation of an employee to report wrongdoing rather than providing such information only when requested.

B. **False Report**: A report that is not made in good faith, based on information that is known or reasonably likely to be inaccurate; intentionally or negligently ignores exculpatory or mitigating information; or made with the purpose of harassing or wrongly incriminating another employee.

C. **Good Faith**: A report that provides allegations concerning an employee who is reasonably believed to have purposely committed a serious violation of departmental policy, procedures, rules, or laws.

D. **Retaliation**: Retaliation of the following kinds is designed to serve as retribution against an employee who, in good faith, has filed a complaint against another employee. In the context of this policy, retaliation includes any deliberate, purposeful actions or failures to act, directed against employees that cause, or that could reasonably be expected to cause, physical harm, property damage, significant emotional stress, or otherwise negatively affect another employee's terms or conditions of employment or that could seriously impair the efficiency, safety or effectiveness of that employee, this department, or both. Such adverse actions may take many forms, including but not limited to, bullying; persistent offensive comments, threats, or intimidation; false accusations; isolating; ostracizing; or acts that malign or disparage an individual's reputation.

E. **Serious Acts of Misconduct**: Deliberate acts or failures to act that could reasonably form the basis for significant disciplinary action against an employee. Such disciplinary action would be reasonably likely to adversely affect that employee's terms or conditions of employment up to and including termination of service.

V. GENERAL DUTIES

A. All officers shall, within jurisdictional limits, prevent crime, preserve the peace, protect life and property, detect and arrest violators of the law, and enforce the laws of the United States, the laws of the State of Texas, and all local ordinances, according to the rules, regulations, and general orders of the department. Officers must know that when they act under color of law, they are enforcing the law according to statutes, written administrative guidance in the department, ordinances, common usage, and custom. Further, officers shall exhibit good moral character in the administration of their duties according to departmental orders.

B. The department maintains the right to establish oral and written orders to govern and control the efficiency, effectiveness, and safe operation of law enforcement. Officers shall be trained in the rules and expectations of professional conduct prior to assuming law enforcement duties.

C. Management reserves the prerogative to discipline personnel for violations of the rules listed in this order as well as violations of all other departmental orders and directives. The decision to discipline and the measure of discipline employed depend on the rule or law violated, the consequences of the employee's actions, and the employee's prior history and experience.

D. Duty to Report

1. All employees of this department have an affirmative duty to report serious acts of misconduct or failures to perform actions, defined in departmental policy, procedures, and rules. Failure to report shall result in corrective or disciplinary action.
2. Acts of retaliation against employees who make good faith complaints or disclosures of misconduct against another employee are strictly forbidden. Such acts will form the basis for charges of misconduct resulting in serious disciplinary action.
3. All employees have an affirmative duty under this policy to cooperate fully during the investigation of any allegation of employee misconduct whether conducted by this department or another authorized authority. Protection from retaliation is extended under this policy to all employees who cooperate in good faith.
4. All complaints of retaliation shall be submitted to any supervisor. If the supervisor is the subject of or is involved in the complaint, an employee shall submit the complaint to the next higher-ranking employee in the chain of command.

5. In uncommon situations involving highly egregious offenses or illegality that may have departmental or governmental implications, a complaint may be made directly to the chief executive officer. Examples include but are not limited to broad-based corruption, conspiracy among employees, or offenses involving or including high-ranking officers or members of government.

VI. PERFORMANCE PROHIBITIONS

A. As appropriate, disciplinary action may be taken for any of the following reasons:

1. Incompetent or inefficient performance or dereliction of duty.
2. Insubordination, discourteous treatment of the public or a fellow employee, or any act of omission or commission of similar nature that discredits or injures the public. (Insubordination may also consist of direct, tacit, or constructive refusal to do assigned work.)
3. Mental or physical unfitness for the position that the employee holds.
4. Conviction of a felony or misdemeanor involving conduct amounting to moral turpitude or a pattern of misconduct as displayed by a series of misdemeanor convictions.
5. Failure to report to an appropriate superior authority incompetence, misconduct, inefficiency, neglect of duty, moral turpitude, or any other form of misconduct or negligence of which the employee has knowledge.
6. Failure of a supervisory employee to take corrective action regarding employees under his or her supervision who may be guilty of any form of neglect of duty or misconduct where the supervisor knows or should have known of the dereliction.

B. Nothing in these rules and regulations limits the charges against employees because the alleged act or omission does not specifically appear in this manual, there orders, or policies of the department, or in the laws or ordinances that the department has the responsibility to enforce.

C. No member of the department shall be a member of any organization that advocates the violent overthrow of the government of the United States, the State of Texas, or any unit of local government.

E. No department member shall participate in any organization that has as its purpose, aim, objective, or has any practices that are contrary to the obligations of a law-enforcement officer under these rules and regulations.

F. Arrest, Search and Seizure. Officers shall not make any arrest, search or seizure, which they know or should reasonably know, is not in accordance with the law and department procedures.

VII. Obedience to Rules of Conduct, laws, and orders

All employees, regardless of rank or assignment, shall be governed by the following general rules of conduct. Violation of any of these rules by any officer of the department shall be considered sufficient cause for dismissal, demotion, suspension, or other disciplinary action.

A. **Obedience to Laws.** Employees shall abide by the laws of the United States and the State of Texas as well as the ordinances of the City of Manvel.

B. **Adherence to Departmental Rules**. Employees shall abide by the City Personnel Rules, the General Orders Policy and Procedures Manual and other properly issued internal directives of the Police Department.

C. **Applicability of Rules.** Certain rules may not apply in undercover police assignments specifically authorized by supervisors in accordance with this Policy Manual. Officers will be strictly accountable for justifying their actions.

D. **Insubordination.** Employees shall promptly obey all lawful orders and directions given by supervisors. The failure or deliberate refusal of employees to obey such orders shall be deemed insubordination and is prohibited. Flouting the authority of a supervisor by displaying obvious disrespect or by disputing his or her orders shall likewise be deemed insubordination.

E. **Issuance of Unlawful Orders**. No commanding or supervisory employee shall knowingly or willfully issue an order that violates a federal or state law, a city ordinance, or a departmental rule or policy.

F. **Obedience to Unjust or Improper Orders**. An employee who receives an order he/she believes is unjust or contrary to a departmental General Order or rule must first obey the order and then may appeal the order to the Chief of Police via the proper chain-of-command.

G. **Obedience to Unlawful Orders.** No employee is required to obey an order that is contrary to the laws of the United States or the State of Texas or the ordinances of the City of Manvel. An employee who receives an unlawful order shall report in writing the full facts of the incident and any action taken to the Chief of Police via the chain-of-command.

H. **Conflicting Orders.** If an employee receives an order that conflicts with one previously given by a supervisor, the employee receiving the order shall respectfully point this out to the supervisor who gave the second order. If the supervisor giving the second order

does not change the order in a way that eliminates the conflict, the second order shall stand and shall be the responsibility of the second supervisor. If the second supervisor so directs, the second order shall be obeyed first. Orders shall be countermanded only when necessary for the good of the department.

I. **Fictitious Illness or Injury Reports**: Members of the Police Department shall not feign illness or injury, falsely report themselves ill or injured, or otherwise deceive or attempt to deceive any official of the Department as to the condition of their health.
When sickness or unforeseen circumstances prevent an employee for reporting for duty as scheduled, the employee must notify a supervisor at least four (4) hours prior to duty time if at all possible. The supervisor may verify the validity of the reported illness or injury by home visit. Any employee who becomes ill or injured while on active duty shall immediately notify their supervisor who shall arrange for replacement if required.
Employees who are ill for any period may be requested to present a doctor's statement of release prior to returning to duty in accordance with the Personnel Policies of the City of Manvel. If you miss work for three (3) days or more because of illness or injury you must submit a written doctor's statement of release.

VIII. Attention to Duty

A. **Performance of Duty**. Employees shall be attentive to their duties at all times, and shall perform all duties assigned to them, even if such duties are not specifically assigned to them in any departmental rules or procedures manual.

B. **Duty of Supervisors.** Supervisors will enforce the rules, regulations, and policies of the Manvel Police Department. They will not permit, or fail to prevent, violations of the law, departmental rules, policies, or procedures. They will report violations of departmental rules, policies, or procedures to their immediate superior without delay. Where possible, they will actively prevent such violations or interrupt them as necessary to ensure efficient, orderly operations.

C. **Conduct and Behavior**. Employees whether on-duty or off-duty shall follow the ordinary and reasonable rules of good conduct and behavior and shall not commit any act in an official or private capacity tending to bring reproach, discredit, or embarrassment to their profession or the department. Employees shall follow established procedures in carrying out their duties as police officers and/or employees of the department, and shall at all times use sound judgment.

D. **Immoral Conduct**. Employees shall maintain a high level of high moral conduct on their personal and business affairs. Employees shall not participate in any incident involving Moral Turpitude which impairs

their ability to perform as law enforcement officers or cause the Department to be brought into disrepute.

E. **Responsibility to Serve the Public**. Employees shall promptly serve the public by providing direction, counsel, and other assistance that does not interfere with the discharge of their duties. They shall make every attempt to respond personally to the inquiry or request for assistance.

F. **Responsibility to Respect the Rights of Others**. Employees shall respect the rights of individuals, and shall not engage in discrimination, oppression, or favoritism. Employees shall maintain a strictly impartial attitude toward all persons with whom they come into contact in an official capacity.

G. **Truthfulness.** Members shall be truthful in all official verbal and written communications and reports. Employees will be truthful in any court related testimony or agency investigations. The exception to this rule is if an officer who is working undercover or conducting interviews or interrogations may find it necessary to provide inaccurate information in order to maintain their cover or determine the truthfulness or veracity of a subject.

H. **Officers Always Subject to Duty**. Officers shall at all times respond to the lawful orders of supervisors, and to the call of individuals in need of police assistance. The fact that they may be off-duty shall not relieve them from the responsibility of taking prompt and proper police action or from being recalled to duty as needed.

1. The above shall not be construed to include enforcement of laws of a Class "C" misdemeanor nature or traffic offenses except for breach of the peace, theft, or assault.
2. While off-duty, or in their personal vehicle, officers shall not enforce, or take any police action to enforce traffic or criminal offenses. The exception will be a felonious offense where the seriousness of the crime observed, puts innocent persons at risk of serious bodily injury or death if the officer does not act. Officers who initiate such a stop must report said stop to the local law enforcement agency as described in state statute. Refer to Policy 17.00 Traffic Enforcement

I. **Officers Required to Take Action.** Except where expressly prohibited, officers, while on duty are required to take prompt and effective police action conforming to departmental policy with respect to violations of laws and ordinances coming to their attention or of which they have knowledge. Officers shall promptly and punctually perform all official duties. Officers shall render, or cause to be rendered, medical assistance to any injured person.

J. **Reporting for Duty**. Employees shall promptly report for duty properly prepared at the time and place required by assignments, training, subpoenas, or orders. Line officers shall remain at their posts or place of assignment until properly relieved by another officer or dismissed by a supervisor. All other officers and employees shall promptly report for duty properly prepared at the time and place required by assignment and shall remain at their post, place of assignment, or otherwise engaged in their duty assignment until having completed their tour of duty as set by established procedures or dismissed by a supervisor. Employees are subject to emergency recall and shall report for duty during emergencies when so notified by a supervisor or the Chief of Police.

K. **Exceptional leave**. Employees shall, in situations requiring emergency leave or sick leave, notify their supervisors of the circumstances as soon as possible. If unable to report to work, employees shall notify the on-duty supervisor at least four hours before reporting time.

L. **Remaining Alert to Duty**. While on duty or at training, employees shall remain alert and awake, unencumbered by alcoholic beverages, prescription drugs, illegal narcotics, or conflicts arising from off-duty employment.

M. **Prohibition of Personal Business while on Duty**. While on duty, officers shall not engage in any activity or personal business that would cause them to neglect their duty.

N. **Availability While On-duty**. Employees while on-duty shall not conceal themselves except for some authorized police purpose. Employees shall keep themselves immediately and readily available at all times while on-duty.

O. **Assistance to Fellow Officers.** An officer shall not display cowardice in the line of duty or in any situation where the public or another officer might be subjected to physical danger. Unless actually incapacitated themselves, officers shall aid, assist, and protect fellow officers in time of danger or under conditions where danger might be impending.

P. **Prompt Response to All Calls**. Officers while on-duty shall respond without delay to all calls for police service. Calls shall be answered in compliance with normal safety precautions, traffic laws, and departmental policy.

Q. **Duty to Report All Crimes and Incidents**. Employees shall promptly report all crimes, violations, emergencies, incidents, dangers, hazardous situations, and police information that come to their attention. Employees shall not conceal, ignore, or distort the

facts of such crimes, violations, emergencies, incidents, and information.

R. **Responsibility to Know Laws and Procedures.** Employees shall know the laws and ordinances they are charged with enforcing, all departmental orders and rules, and the duties and procedures governing their specific assignments.

S. **Responsibility to Know Districts and Locations.** Officers shall know the location and boundaries of their assigned areas. Officers also shall be familiar with the names and general locations of Manvel streets and highways and the names and locations of hospitals and major public buildings.

T. **Keeping Posted on Police Matters.** Each day while on-duty and immediately upon returning from an absence, employees shall study and become familiar with the contents of recently issued communications and directives.

U. **Sleeping On-duty.** Employees must be alert throughout their tours of duty. Sleeping while on-duty is forbidden.

V. **Assisting Criminal Activity**. Employees shall not communicate in any manner, directly or indirectly, any information that may delay an arrest or enable persons guilty of criminal acts to escape arrest or punishment, dispose of property or goods obtained illegally, or destroy evidence of unlawful activity.

W. **Reading On-duty**. Employees shall not read newspapers, books or magazines while on-duty and in the public view unless a supervisory officer has assigned such reading.

X. **Studying On-duty**. Employees shall not, during their regularly assigned working hours, engage in any studying activity that is not directly related to their current job assignments.

Y. **Maintaining Communications.** While officers are on-duty or officially on call, they shall be directly available by normal means of communication, or shall keep their office, headquarters, or supervisors informed of the means by which they may be reached when not immediately available.

Z. **Reporting Accidents and Injuries**. Employees shall immediately report the following accidents and injuries: all on-duty traffic accidents in which they are involved, all personal injuries received while on-duty, all personal injuries not received while on-duty but which are likely to interfere with performance of assigned duties, all property damage or injuries to other persons that resulted from the

performance of assigned duties, and all accidents involving city equipment whether on or off-duty.

AA. **Report Address and Telephone Number**. Employees shall have a working telephone or other means of communication in case of emergency at their residence, and shall register their correct residence address and telephone number with the department on the prescribed form. Any change in address or telephone number must be reported immediately.

BB. **Testifying in Departmental Investigations**. When directed by a competent authority to make a statement or furnish materials relevant to a departmental administrative investigation, officers shall comply with the directive.

CC. **Carrying of Firearms.** Except for senior staff or as approved by the Chief of Police or established procedures, all officers are required to carry sidearms while on-duty. While off-duty, officers may use their own discretion as to whether to carry sidearms.

DD. **Registration of Firearms**. All weapons carried and used by officers in the performance of their official duties must be registered with the department. Required registration information must be kept current. Registration of firearms will be completed during the annual firearms qualifications. If officers choose to change weapons between qualifying dates, the officer will request the change in writing to the Chief of Police and the Firearms Instructor/Range Master for approval and qualification with the new registered weapon.

IX. Cooperation with Fellow Employees and Agencies

A. **Respect for Fellow Employees**. Employees shall treat other members of the department with respect. They shall be courteous, civil, and respectful of their superiors, subordinates, and associates, and shall not use threatening or insulting language whether spoken directly to a specific individual, a third party, or a social media, or other electronic format.

B. **Interfering with Cases or Operations.** Employees shall not interfere with cases assigned to others. Employees shall not interfere with the work or operations of any unit in the department or the work or operations of other governmental agencies. Employees against whom a complaint has been made shall not directly or indirectly contact or attempt to contact for any reason, the complainant, witness or any other persons related to the case in an attempt to intimidate or to secure the abandonment or withdrawal of the complaint, charges, or allegations.

X. Restrictions on Behavior

A. **Interfering with Private Business**. Employees, during the course of their duties, shall not interfere with the lawful business of any person.

B. **Use of Intimidation.** Employees shall not use their official positions to intimidate persons.

C. **Soliciting and Accepting Gifts and Gratuities**. Unless approved by the Chief of Police, employees of the Manvel Police Department may not accept any reward, gratuity, gift, or other compensation for any service performed as a result of or in conjunction with their duties as employees of the department regardless of whether the service was performed while said persons were on or off-duty. Employees also shall not solicit any gift, gratuity, loan, present, fee, or reward.

D. **Soliciting and Accepting Gifts from Suspects and Prisoners**. Employees are strictly prohibited from soliciting or accepting any gift, gratuity, loan, fee or other item of value, or from lending or borrowing, or from buying or selling anything of value from or to any suspect, prisoner, defendant or other person involved in any case, or other persons of ill repute, or professional bondsmen, or other persons whose vocations may profit from information obtained from the police department.

E. **Reporting Bribe Offers.** An officer who receives a bribe offer shall promptly make a written report to his/her commanding officer.

F. **Accepting Gifts from Subordinates.** Without approval from the Chief of Police, employees shall not receive or accept any gift or gratuity from subordinates, other than customary celebratory times such as holidays or birthdays.

G. **Soliciting Special Privileges**. Employees shall not use their official positions or identification to solicit special privileges for themselves or others, such as free admission to places of amusement, discounts on purchases, or free or discounted meals or refreshments.

H. **Personal Use of Police Power.** Officers shall not use their police powers to resolve personal grievances (e.g., those involving the officer, family members, relatives, or friends) except under circumstances that would justify the use of self-defense, actions to prevent injury to another person, or when a serious offense has been committed that would justify an arrest. In all other cases, officers shall summon on-duty police personnel and a supervisor in

cases where there is personal involvement that would reasonably require law enforcement intervention.

I. **Giving Testimonials and Seeking Publicity.** Employees representing themselves as members of the Manvel Police Department shall not give testimonials or permit their names or photographs to be used for commercial advertising purposes. Employees also shall not seek personal publicity either directly or indirectly in the course of their employment.

J. **Soliciting Business.** Employees shall not, while on-duty, solicit subscriptions, sell books, papers, tickets, merchandise, or other items of value nor collect or receive money or items of value for any personal gain to themselves or others. Employees may solicit for projects related to charitable fundraising, but only when done in a manner not to disrupt the workplace and only with the approval of the Chief of Police.

K. **Drinking On-Duty**. Employees shall not drink any intoxicating beverages while on-duty. Exception, officers who are working in undercover assignments and in the performance of duty and while acting under proper and specific orders from a superior officer.

L. **Intoxication.** Employees shall not be under the influence of any intoxicating beverage or substance during their tour of duty or immediately prior to their tour of duty. Nor shall officers be intoxicated off-duty while in the public view. While off-duty, officers that have consumed an alcoholic beverage to the extent that their mental and physical faculties are impaired shall refrain from exercising any police authority. Officers assigned to special units, or assignments where they may consume alcoholic beverage during the performance of their duties, shall not do so to the extent that their mental and physical faculties are significantly impaired.

M. **Drinking While in Uniform**. At no time shall any officer consume alcoholic beverages while in uniform.

N. **Liquor on Official Premises**. Employees shall not bring containers of intoxicating beverages into a Police Department building or vehicle except as evidence.

O. **Entering Bars, Taverns, and Liquor Stores.** Officers on-duty or in uniform shall not enter or visit any bar, lounge, parlor, club, store or other establishment whose primary purpose is the sale and on-premise consumption of liquor unless for the purpose of official duties, and shall not otherwise enter, remain in, or frequent such places. Officers on-duty or in uniform also shall not purchase intoxicating beverages.

P. **Visiting Prohibited Establishments.** Members of the Police Department Shall not visit or frequent a house of prostitution, gambling house or establishment wherein the laws of the United States, the State, or local jurisdiction are regularly violated, except in the performance of duty or while acting under proper and specific orders from a superior officer.

Q. **Gambling.** Members of the Police Department shall not engage or participate in any form of illegal gambling at any time except in the performance of duty and while acting under proper and specific orders from a superior officer.

R. **Drug Usage.** While on or off duty, employees shall not use any illegal drug or any controlled drug not prescribed by a physician. Employees shall notify their supervisor if they are using any prescribed drug or any other medication or medical device that the employee believes (or has been informed by a physician or prescription label) might impair their driving or critical decision-making.

S. **Tobacco Use and Vaping.** Smoking, vaping and other smokeless tobacco use is prohibited in all office and building areas under departmental control and occupied by department employees. Smoking, vaping, and other tobacco use is prohibited in all department vehicles.

T. **Public Tobacco or Vaping Use Prohibited.** Officers shall not smoke, vape or otherwise use smokeless tobacco products while engaged in traffic control, on an investigation, or while otherwise in contact with or in view of the public.

U. **Playing Games On-Duty.** Officers on-duty or in uniform shall not engage in any games of cards, billiards, pool, dominoes, electronic arcade games, portable electronic games, computer games including both internally programmed games such as solitaire or Internet based games, or other games.

V. **Political Activity.** While in uniform or on-duty, officers are not allowed to actively participate in political campaigns (e.g., make political speeches, pass out campaign or other political literature, write letters, sign petitions, actively and openly solicit votes). Civilian employees are not allowed to actively participate (e.g., make political speeches, pass out campaign or other political literature, write letters, sign petitions, actively and openly solicit votes) in political campaigns while on-duty.

W. **Improper Release of Information**. Employees shall not communicate to any person who is not an employee of this department any information concerning operations, activities, or matters of law-enforcement business, the release of which is

prohibited by law or which may have an adverse impact on law enforcement operations or officer safety.

X. **Seeking Personal Preferment.** Employees shall not solicit petitions or influence, or seek the intervention of any person outside the department for purposes of personal preferment, advantage, transfer, advancement, promotion, or change of duty for themselves or for any other person.

Y. **Criticism of the Department**. Employees shall neither publicly nor at internal official meetings criticize or ridicule the department or its policies, city officials or other employees by speech, writing, or other expression, where such speech, writing, or other expression is defamatory, obscene, bigoted, or unlawful, or if it undermines the effectiveness of the department, interferes with the maintenance of discipline, or is made with reckless disregard for truth or falsity.

Z. **Disruptive Activities**. Employees shall not perform any action that tends to disrupt the performance of official duties and obligations of employees of the department or which tend to interfere with or subvert the reasonable supervision or proper discipline of employees of the department.

AA. **Operation and Use of Police Radios**. Operation and use of police radios is restricted to authorized and official police business. Personal conversations, or using vulgar, sarcastic, bigoted, or obscene language, or making unnecessary sounds are not permitted.

BB. **Use of Racial or Religious Jokes and Slurs**. No employee shall engage in any form of speech likely to be construed as a racial, ethnic, or religious slur or joke, whether in the presence of the public or of other employees.

CC. **Use of Force**. Officers shall use only that amount of force reasonably necessary to accomplish their police mission.

DD. **Indebtedness to Subordinates**. Supervisors shall not become indebted to their immediate subordinates.

EE. **Personal Relationships Prohibited with Certain Persons**. Employees shall not become personally involved or develop a personal or social relationship with a victim, suspect, witness, or defendant while any case is being investigated or prosecuted as a result of such investigation.

FF. **Duty to be Kind, Courteous, and Patient**. Employees shall at all times be courteous, kind, patient, and respectful in dealing with the public. Employees shall strive to win the respect of all members of

the community in the discharge of their official duties. When addressed, employees shall avoid answering questions in a short or abrupt manner, and shall not use harsh, coarse, violent, profane, indecent, suggestive, sarcastic, bigoted, or insulting language.

GG. **Meals.** Members of the Police Department shall be permitted to suspend patrol or other activity, subject to immediate call at all times, for the purpose of having meals during their tour of duty, but not only for such period of time and at such time and place as established by departmental procedures. A maximum of forty-five (45) minutes will be allowed for meal breaks. Salary employees and exempt employees working nine (9) hour shifts may take a one (1) hour lunch break without interruption. (Reference City of Manvel Personnel Policy Manual Policy 8.17 Breaks).

XI. Identification and Recognition

A. **Giving Name and Badge Number**. Officers shall give their name, badge number and other pertinent information to any person requesting such facts unless doing so would jeopardize the successful completion of a police assignment.

B. **Carrying Official Identification.** Officers shall carry their official identification on their persons at all times. All employees will carry their official identification on or about their persons while on-duty.

C. **Personal Cards**. Employees are not permitted to have or use personal cards showing their connection to the department if such cards bear any information not directly pertaining to their work as police department employees.

D. **Exchange, Alteration, or Transfer of Badge**. An employee's issued badge shall not be altered or exchanged between employees or transferred to another person except by order of the Chief of Police. Employees retiring or resigning will not be permitted to retain their badge when doing so will hamper normal operations of the department. Retiring employees may purchase the badge unless exempted by the Chief of Police.

E. **Plainclothes Officers** – Identification. A uniformed officer shall neither acknowledge nor show recognition of another police officer in civilian clothes unless that officer first addresses the uniformed officer.

F. **Personal Appearance**. Members of the Police Department who are on duty shall wear uniforms or other clothing in accordance with the department General Orders, except when acting under proper and specific orders from a superior officer. Members on duty shall maintain a neat and well-groomed appearance.

XII. Maintenance of Property

A. **Use of City Property or Service.** Officers shall not use or provide any city equipment or service other than for official city business.

B. **Responsibility for City Property**. Employees shall be responsible for the proper care and use of department property, vehicles and equipment assigned to or used by them and shall promptly report to their supervisors any loss, damage, destruction, or defect therein. Employees are responsible for the cleanliness of the vehicle assigned them during their shift.

C. **Departmental Vehicles**. Employees shall operate department vehicles and other equipment in such a manner as to avoid injury to persons or damage to property. Whenever a police vehicle is involved in an accident, the operator shall notify a supervisor immediately. Under no circumstances shall an officer investigate his or her own accident. The Department of Public Safety or other outside agency will be requested to investigate police involved accidents.

D. **Reporting Damage**. At the beginning of a tour of duty, employees shall examine any vehicle assigned to them and report any operational deficiencies, damage, defects and cleanliness to their supervisors. Failure to report damage or defects creates the presumption that the employee inspected the vehicle and found no damage or defects. The employee, in this case, shall be held responsible for the damage.

E. **Responsibility for Private Property**. Employees are responsible for protecting private property or equipment that has come into their possession by reason of their office against loss, damage, or destruction.

F. **Care of Quarters**. Employees shall keep their offices, lockers, and desks neat, clean, and orderly.

G. **Property and Evidence**. Employees shall not convert to their own use, manufacture, conceal, falsify, destroy, remove, tamper with, or withhold any property or evidence held in connection with an investigation or other official action except in accordance with established procedures. Any property or evidence coming into the possession of an employee shall be submitted to the property room prior to the end of shift.

H. **Alteration or Modification of Police Equipment**. Officers shall not use any equipment that does not conform to departmental policy or specifications. All equipment shall be carried and utilized only as issued and authorized, and no changes, alterations, modifications, or substitutions shall be made to such equipment unless approved by the Chief of Police.

XIII. Relationship with Courts and Attorneys

A. **Attendance in Court.** Employees shall arrive on time for all required court appearances and be prepared to testify. Each member shall be familiar with the laws of evidence and shall testify truthfully on any matter.

B. **Recommending Attorneys or Bondsmen**. Employees shall not suggest, recommend, advise or counsel the retention of a specific attorney or bondsmen to any person (except relatives) coming to their attention as a result of police business.

C. **Testifying for a Defendant.** Any employee subpoenaed or requested to testify for a criminal defendant or against the City of Manvel or against the interests of the department in any hearing or trial shall immediately notify the Chief of Police through the chain of command.

D. **Interviews with Attorneys.** Interviews between an officer and a complainant's attorney about a case arising from the officer's employment by the department shall be done in the presence of or with the knowledge and consent of the officer's commanding officer, department legal counsel, or prosecutor.

E. **Assisting and Testifying in Civil Cases**. Officers shall not serve civil-process papers nor render assistance in civil cases except as required by law. No employee shall volunteer to testify in civil actions.

F. **Notice of Lawsuits against Officers**. Employees who have had a suit filed against them because of an act performed in the line of duty shall immediately notify the Chief of Police in writing and furnish a copy of the complaint as well as a full and accurate account of the circumstances in question.

G. **Notice of Arrest or Citation**. Employees who have become the subject of a citation (other than traffic citations) or arrest action in any other jurisdiction shall immediately notify the Chief of Police.

H. **Arrest of Officer from Another Agency**. An officer who arrests a sworn officer of another law enforcement agency shall immediately notify his or her own supervisor of the fact. Officers shall take whatever action is appropriate to the circumstances including issuance of summonses or making a physical arrest. That the person cited or arrested is a law-enforcement officer shall make no difference.

I. **Arrest of Manvel Officer.** If an officer has probable cause to arrest a sworn officer of our department, the officer shall first contact his or her immediate supervisor to review and confirm probable cause. In most cases, the officer may obtain a warrant against the suspect officer. Some occasions may demand an immediate custodial arrest.

XIV. Expectation of Privacy

A. Employees shall have no expectation of personal privacy in such places as lockers, desks, departmentally owned vehicles, file cabinets, computers, or similar areas that are under the control and management of this law enforcement agency. While this agency recognizes the need for officers to occasionally store personal items in such areas, officers should be aware that these and similar places may be inspected or otherwise entered—to meet operational needs, internal investigatory requirements, or for other reasons—at the direction of the agency chief executive or his or her designee.

B. No member of this agency shall maintain files or duplicate copies of official agency files in either manual or electronic formats at his or her place of residence or in other locations outside the confines of this agency without express permission.

	Manvel Police Department	
	Subject: Crowd Management and Control	Number: 63.00
	Category: Law Enforcement	
	Effective Date**:**	Revision Date**:**
	Issuing Authority: Keith Traylor, Chief of Police	
	References:	

I. PURPOSE

The City of Manvel Police Department will strive to effectively manage crowds during demonstrations or civil disturbances to prevent loss of life, injury, or property damage and minimize disruption to persons who are uninvolved. Officers encountering such incidents shall adhere to this policy to protect life, property, and the exercise of First Amendment rights. In rare circumstances involving emergencies, and in widespread highly volatile civil unrest with the potential for widespread violence, the incident commander (IC) may temporarily suspend any policy, provision, or guideline contained herein when such action is determined to be the only reasonable alternative for the prevention of loss of life or major property damage.

II. DEFINITIONS

1. Civil Disturbance: A gathering that constitutes a breach of the peace or any assembly of persons where there is a threat of collective violence, destruction of property, or other unlawful acts. Such a gathering may also be referred to as a riot or unlawful assembly.
2. Crowd Control: Techniques used to address civil disturbances, to include a show of force, crowd containment, dispersal equipment and tactics, and preparations for multiple arrests.
3. Crowd Management: Techniques used to manage lawful assemblies before, during, and after the event for the purpose of maintaining their lawful status through event planning, pre-event contact with group leaders, issuance of permits when applicable, information gathering, personnel training, and other means.

4. Demonstration: A lawful assembly of persons organized primarily to engage in First Amendment activity. These may be scheduled events that allow for law enforcement planning. They include, but are not limited to, marches, protests, and other assemblies intended to attract attention. Lawful demonstrations can devolve into civil disturbances that necessitate enforcement action.

5. Less Lethal Impact Munitions: Projectiles designed and intended to deliver non-penetrating impact energy from safer than contact range

III. PROCEDURES

GENERAL MANAGEMENT AND ORGANIZATIONAL PRINCIPLES

1. Government may impose reasonable restrictions on the time, place, and manner in which persons engage in First Amendment activity. The City of Manvel Police Department shall place only those limitations and restrictions on demonstrations necessary to maintain public safety and order and, to the degree possible, facilitate uninhibited commerce and freedom of movement.

2. The primary objectives of the Incident Commander (IC) at a civil disturbance will be as follows:

   (a) Protect persons, regardless of their participation in the disturbance; and protect property.

   (b) Disperse disorderly or threatening crowds in order to eliminate the immediate risks of continued escalation and further violence.

   (c) Arrest law violators and remove or isolate persons inciting violent behavior

3. Officers shall be briefed on what to expect and appropriate responses. They shall be informed the IC or his or her designee(s) shall be responsible for ordering any lawful response deemed appropriate.

4. Making mass arrests should be avoided unless necessary. Should this become necessary, mass arrests procedures are covered under section **XI. Mass Arrests.**

5. To the extent possible, all law enforcement activity during Civil Disturbances or Demonstrations should be photographed and audio and video recorded.

IV. USE OF FORCE

1. Unless exigent circumstances justify immediate action, officers shall not independently make arrests or employ force without command authorization.
2. All officers aiding this agency through mutual aid agreements, contracts, or related means shall be informed they are under the direction and control of the City of Manvel Police Department's command and supervisory personnel.
3. The following restrictions and limitations on the use of force shall be observed during demonstrations and civil disturbances. In all cases, weapons should be carried and deployed only by trained and authorized officer:

(a) Canine teams may respond as backup when appropriate but shall not be deployed for crowd control (i.e., containment or dispersal). Canines shall remain in patrol vehicles or other secure locations and, whenever reasonably possible, out of the view of the crowd. Canines may be deployed in appropriate circumstances related to bomb detection, pursuit of suspects in buildings, and related situations.

(b) Horses may be used to surround and control groups in nonviolent demonstrations as appropriate. They shall not be used against passively resistant demonstrators who are sitting or lying down. Horses shall not be utilized when the use of chemical agents is anticipated or deployed, nor shall they be used in icy or snow conditions or when similar lack of footing may jeopardize the animal, rider, or others.

(c) Motor vehicles may be used to surround and move persons as appropriate but shall not be brought into contact with them unless Deadly Force is authorized under **7.00 Use of Force**.

(d) The use of less lethal impact munitions, electro-muscular disruption devices, and Oleoresin Capsicum shall be consistent with **7.00 Use of Force and 28.00 Electronic Control Device.** They shall not be deployed indiscriminately into crowds.

(e) High-volume OC delivery systems (such as MK-9 and MK-46) are designed for and may be used in civil disturbances against groups of people engaged in unlawful acts or endangering public safety and security when approved by the IC. Whenever reasonably possible, a warning shall be issued prior to the use of these systems.

(f) CS (2-chlorobenzalmalononitrile) chemical agents are primarily weapons that shall be used with the utmost caution. CS may be deployed to prevent injury when lesser force options are either not available or would likely be ineffective. Such munitions shall be deployed at the direction of the IC and only when avenues of escape are available to the crowd. When reasonably possible, their use shall be announced to the crowd in advance.

(g) A baton or similar device can be used primarily as a defensive weapon consistent with **7.00 Use of Force** or consistent with department received training on crowd control. It may also be used as a means of overcoming resistance (e., used in the two-hand horizontal thrust on a police line), as a show of force, or to contain or disperse a crowd.

V. USE OF FORCE REPORTING AND INVESTIGATIONS

Because of the unique logistical and safety concerns presented by civil disturbances, an officer designated by the Incident Management Team shall be assigned to the command post of the IC during a declared civil disturbance to coordinate and record force-related information and complaints. Use of Force investigations will be conducted as covered in **7.00 Use of Force**.

VI. DEMONSTRATIONS - PREPARATION, PLANNING, AND RESPONSE

1. The Incident Command System (ICS) and NIMS protocols shall be used in crowd management and civil disturbances to ensure control and unified command. The Chief of Police will designate an incident commander (IC) responsible for overall control of a demonstration or civil disturbance. The Incident Commander for the Police Department will be separate but work with the city's Emergency Operations Center. In accordance with the National Incident Management System (NIMS), the IC shall implement an incident action plan (this may or may not be on forms related to the ICS). The IC may designate an Operations Chief (OSC).

2. In the case of a widely dispersed demonstration or disturbance, or event with multiple locations, the Chief of Police may activate an Area Command.

3. The IC shall be responsible for preparing tactical plans and management details associated with planned demonstrations.

4. Every effort shall be made to make advance contact with the leaders of a demonstration and to gather information about the event to ensure accurate assignment of personnel and resources. Necessary information includes:

   (a) What type of event is involved?

   (b) When is it planned?

   (c) Will the event coincide with other routine, large scale events (e.g. sporting events)?

   (d) Is opposition to the event expected?

   (e) How many participants are expected?

   (f) What are the assembly areas and movement routes?

   (g) What actions, activities, or tactics are anticipated, to include use of demonstrator devices designed to thwart arrest (e., dragon sleeves and u-locks, etc.)?

   (h) What if any critical infrastructures are in the proximity of the event?

   (i) Have permits been issued?

   (j) Have other agencies such as fire and EMS been notified?

   (k) Is there a need to request mutual aid?

   (l) Will off-duty personnel be required?

   (m) What is the history of conduct at such events and whether group leaders are cooperative?

5. The action plan shall address provisions for the following and be distributed to all affected command and supervisory officers.

   (a) Command assignments and responsibilities;

   (b) Personnel, unit structure, and deployment;

   (c) Liaison with demonstration leaders;

   (d) Liaison with outside agencies;

   (e) Release of information to the news media;

   (f) Transportation, support, and relief of personnel;

   (g) Staging points for additional resources and equipment;

   (h) Traffic management;

   (i) Demonstrator devices, extrication teams, and equipment;

   (j) First aid stations established in coordination with emergency medical service providers;

   (k) Transportation of prisoners;

   (l) Prisoner detention areas.

6. Officers shall be deployed to monitor crowd activity. Enough resources to handle multiple unruly persons shall be available, depending on the fluidity of the situation and degree of actual or likely disruption.

7. Officers shall display their badges and nameplates or other identification in a visible location on their person at all times.

8. Officers shall be positioned in such a manner as to minimize contact with the assembly.

9. Officers shall not be prompted to act in response to comments from demonstrators. Officers shall maintain a courteous and neutral demeanor.

10. Persons who reside, are employed, or have emergency business within the area marked off by a police line shall not be prevented from entering the area unless circumstances suggest their safety would be jeopardized, or their entry would interfere with law enforcement operations.

11. Designated supervisors shall establish and maintain communication with demonstration leaders and relay information on crowd mood and intent to the IC.

12. Supervisors shall maintain close contact with their assigned officers to insure compliance with orders, monitor behavior and disposition, and insure they are aware of any changes in crowd behavior or intent.

VII. RESPONSE TO SPONTANEOUS DISTURBANCES

1. The first officer to arrive on the scene of a spontaneous civil disturbance shall:

   (a) Observe the situation from a safe distance to determine if the gathering is currently or potentially violent;

(b) Notify communications of the nature and seriousness of the disturbance, particularly the availability of improvised or deadly weapons, the location and estimated number of participants, current activities (e.g. blocking traffic), direction of movement, and ingress and egress routes for emergency vehicles;

(c) Request a supervisor and necessary backup;

(d) If approaching the crowd would not present unnecessary risk, instruct the gathering to disperse; and

(e) Attempt to identify crowd leaders and agitators engaged in criminal acts.

2. The first officer or supervisor in charge at the scene shall:

(a) Deploy officers at vantage points to report on crowd actions;
Establish a perimeter to contain the disturbance and prohibit entrance into the affected area;

(b) Insure to the degree possible, uninvolved civilians are evacuated from the immediate area of the disturbance;

(c) Establish a temporary command post; and

(d) Provide ongoing assessment to communications.

3. In the area outside the perimeter, the IC shall insure the following actions are taken:

(a) Move and reroute pedestrian and vehicular traffic around the disorder.

(b) Control unauthorized ingress and egress by participants.

(c) Prevent attempts to assist or reinforce the incident participants from outside the area.

4. The IC shall also insure:

(a) Adequate security is provided to fire department personnel in the performance of emergency tasks;

(b) Support and relief of personnel are available;

(c) A secure staging area for emergency responders and equipment is designated;

(d) Liaison and staging points for media representatives are established and available information is provided as appropriate, the Public Information Officer is notified and responding;

(e) Photographs are taken and video recordings of event proceedings are made as possible;

(f) Photographs are taken of any injuries sustained by law enforcement officers or the public; and

(g) The need for full mobilization of sworn officers and the recall of off-duty officers is determined.

VIII. CROWD DISPERSAL

1. Before ordering forced dispersal of a civil disturbance, the IC shall determine whether lesser alternatives may be effective. These alternatives include the use of containment and dialogue, as follows:

   (a) Identify designated dispersal routes.

   (b) Establish contact with crowd leaders to assess their intentions and motivations and develop a mutually acceptable plan for de-escalation and dispersal.

   (c) Communicate to the participants that their assembly is in violation of the law and the department wishes to resolve the incident peacefully but acts of violence will be dealt with swiftly and decisively.

   (d) Negotiate with crowd leaders for voluntary dispersal or target specific violent or disruptive individuals for arrest

2. Prior to issuing dispersal orders, the IC shall insure all potentially necessary law enforcement, fire, and EMS equipment and personnel are on hand to successfully carry out tactical operations and logistical needs for making mass arrests are in place.

3. When the IC has determined an unruly gathering is present and crowd dispersal is required, he or she shall direct unit commanders, where time and circumstances permit, to issue warnings prior to taking action to disperse the crowd.

   (a) The warning shall consist of an announcement citing the offenses or violations being committed, an order to disperse, and the designated dispersal routes. A second and a third warning shall be issued at reasonable time intervals before designated actions are taken to disperse the crowd. Where possible, the warnings shall be audio or video recorded and the time and the names of the issuing officers documented.

   (b) Specific crowd dispersal tactics shall be ordered as necessary where the crowd does not heed warnings. These include, but are not limited to, any one or combination of the following:

      1. Display of forceful presence to include police lines, combined with motorcycles, law enforcement vehicles, mounted units, bicycle units and mobile field forces.

      2. Crowd encirclement

      3. Multiple simultaneous arrests
      4. Use of chemical crowd control agents

      5. Law enforcement formations and the use of batons for forcing crowd movement

XI. MASS ARREST

1. In a civil disturbance it may be necessary to make arrests of numerous individuals over a relatively short period of time. For this process to be handled efficiently, safely, and legally, the following shall be observed:

    (a) Mass arrests shall be conducted by designated squads.

    (b) An adequate secure area shall be designated for holding prisoners after initial booking and while awaiting transportation.

    (c) Arrest teams shall be advised of the basic offenses to be charged in all arrests, and all arrestees shall be advised of these charges.

    (d) Arrestees who are sitting or lying down but agree to walk shall be escorted to the transportation vehicle for processing; two or more officers shall carry those who refuse to walk.

    (e) Injured prisoners and those who request medical attention shall be provided medical attention prior to transportation to the detention facility. Photographs shall be taken of all injuries.

XII. DEACTIVATION

1. When the disturbance has been brought under control, the following measures should be taken:

    (a) All personnel engaged in the incident shall be accounted for and an assessment and documentation made of personal injuries.

    (b) Witnesses, suspects, and others shall be interviewed or questioned. Where necessary, written or video statements will be obtained.

    (c) All necessary personnel shall be debriefed.

    (d) The primary officer, as assigned by the Incident Management Team, should complete an incident report prior to going off duty. All officers involved in the incident report should complete supplements.

    (e) All officers involved shall preserve Body Worn Camera footage and log it into evidence.

RESOLUTION NO. 2015-R-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AND ADOPTING THE CITY'S FINANCIAL MANAGEMENT POLICIES.

* * * * * * * * * *

WHEREAS, The City of Manvel has an important responsibility to its citizens to carefully account for public funds, to manage municipal finance wisely, and to plan for adequate funding of services desired by the public; and

WHEREAS, the City Council supports the integrity of the City's system of accounting for public funds, and seeks to help continue the efforts of the Finance Director to administer the operation of the financial management policies; and

WHEREAS, the City Council deems it in the best interests of the city to adopt a formal Financial Management Policy for the City of Manvel; now therefore.

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

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

Section 2. The Financial Management Policies for the City of Manvel, a copy of which is attached hereto as Exhibit A, and for all things made a part hereof, is hereby adopted and approved as the Financial Management Policies for the City of Manvel.

PASSED, APPROVED, AND RESOLVED this 27 day of July, 2015.

Delores M. Martin
Delores Martin
Mayor

ATTEST:

Tammy Bell, City Secretary

CITY OF MANVEL CORPORATE SEAL

Financial Management Policies

Introduction

The City of Manvel has an important responsibility to its citizens to carefully account for public funds, to manage municipal finance wisely, and to plan for adequate funding of services desired by the public.

The main objective of the Financial Management Policy is to enable the City to achieve a long-term stable and positive financial condition. The key words of the City's financial management include integrity, prudent stewardship, planning, accountability, and full disclosure.

The purpose of the Financial Management Policy is to provide guidelines for planning and directing the City's day-to-day financial affairs and to assist staff in developing recommendations to the Manvel City Council. Specifically, this policy framework mandates the pursuit of the following fiscal objectives:

Revenues: Design, maintain, and administer a revenue system that will assure a reliable, equitable, diversified, and sufficient revenue stream to support desired City services.

Expenditures: Identify priority services, establish and define appropriate service levels and administer the expenditure of available resources to assure fiscal stability and the effective and efficient delivery of services.

Capital Expenditures and Improvements: Annual review and monitor the condition of the City's capital equipment and infrastructure, setting priorities for its replacement and renovation based on needs, funding alternatives, and availability of resources.

Staffing and Training: Staffing levels shall be adequate for the fiscal departments of the City to function effectively. Overtime shall be used only to address temporary or seasonal demands that require excessive hours. Possible ways to increase efficiency shall be explored before adding staff. However, the staffing levels shall not be inadequate or marginal such that the internal controls are jeopardized or personnel turnover rates are unacceptable.

The City shall support the continuing education efforts of all financial staff including the investment in time and materials for maintaining a current perspective concerning financial issues. Staff shall be held accountable for communicating, teaching, and sharing with other staff members all information and training materials acquired from seminars, conferences, and related education efforts.

Fund Balance/Working Capital/Retained Earnings: Maintain the fund balance, working capital and retained earnings of the various operating funds at levels sufficient to protect the City's credit worthiness as well as its financial position from emergencies.

Debt Management: Establish guidelines for debt financing that will provide needed capital equipment and infrastructure improvements while minimizing the impact of the debt payments on current and future revenues.

Investments: Invest the City's operating cash to ensure its safety, provide necessary liquidity optimize yield.

Intergovernmental Relations: Coordinate efforts with other governmental agencies to achieve common policy objectives, share the cost of providing governmental services on an equitable basis and support appropriate favorable legislation at the state and federal level.

Grants: Aggressively investigate, pursue and effectively administer federal, state and foundation grants-in-aid, which address the City's current priorities and policy objectives.

Allowance Write-Off Policy: Annually review accounts receivable to determine if collection efforts need adjustment or if accounts meet write-off qualifications.

Delinquency Policy (Utility Billing): Enforce penalties and turn-off procedures for delinquent water accounts as prescribed.

Economic Development: Initiate, encourage, and participate in economic development efforts to create job opportunities, and strengthen the local economy and tax base.

Fiscal Monitoring: Prepare and present reports for the current and multi-year periods that analyze, evaluate, and forecast the City's financial performance and economic condition.

Accounting, Auditing, and Financial Reporting: Comply with prevailing federal, state, and local statues and regulations. Conform to generally accepted accounting principles as promulgated by the Governmental Accounting Standards Board (GASB), The American Institute of Certified Public Accountants (AICPA), and the Government Finance Officers' Association (GFOA).

Internal Controls: maintain an environment to provide management with reasonable assurance that assets are safeguarded against loss from unauthorized use of disposition.

Risk Management: Prevent and/or reduce financial impact to the City due to claims and losses through prevention, through transfer of liability, and/or through a program of self-insuring of the liability.

Budget: Develop and maintain a balanced budget which presents a clear understanding of goals, services levels, and performance standards and which shall be to the extent possible "user friendly" for citizens.

Revenues

1. Balance and Diversification in revenue sources: The City shall strive to maintain a balance diversified revenue system to protect the City from fluctuation in any one source.

2. User Fees: For services that benefit specific users, when possible the City shall establish and collect fees to recover the cost of those services. Where feasible and desirable, the City shall seek to recover full direct and indirect costs whereas not to prohibit economic development. City staff shall review user fees on a regular basis to calculate their full costs recovery levels, to compare them to the current fee structure, and to recommend adjustments where necessary.
3. Property Tax Revenues/Tax Rates: The City shall endeavor to balance its reliance on property tax revenues by revenue diversification, implementation and continued use of user fees, and economic development. The city shall also strive to minimize tax rate increases.
4. Water/Wastewater Enterprise Utility Funds User Fees: Utility rates and Enterprise Funds user fees shall be set at levels sufficient to cover operating expenditures, meet debt obligations, provide additional funding for capital improvements, and provide adequate levels of working capital.
5. Revenue Estimates for Budgeting: in order to maintain a stable level of services, the City shall use a conservative, objective, and analytical approach when preparing revenue estimates for current and multi-year periods. The process shall include the analysis and probability of economic changes and their impacts on revenues, historical collection rates, and trends in revenues. This approach should reduce the likelihood of actual revenues falling short of budget estimates during the year and mid-year service reductions.

Expenditures

1. Current Funding Basis: The City shall operate on a current funding basis. Expenditures shall be budgeted and controlled so as not exceed current revenues plus the planned use of fund balance accumulated through prior year's savings.
2. Contracted Labor: The City will utilize contracted labor for the provision of City services whenever private contractors can perform the established levels of service at the least expense to the City.
3. Avoidance of Operating Deficits: The City shall take immediate corrective actions if at any time during the fiscal year expenditure and revenue estimates are such that an operating deficit is projected at year-end.
4. Maintenance of Capital Assets: Through the Vehicle/Equipment Replacement Fund and within the resources available each fiscal year, the City shall maintain capital assets and infrastructure at a sufficient level to protect the City's investment, to minimize future replacement and maintenance costs, and to continue services levels.
5. Periodic Program Review: Periodic program reviews for efficiency and effectiveness shall be performed. Programs on meeting efficiency of effectiveness shall be brought up to required standards or be subject to reduction or elimination.
6. Purchasing: The City shall make every effort to maximize any discounts offered by creditors/vendors. Vendors with balances due the City will have payments due the vendor offset against the amount due the City. The City will follow state law concerning

the amount of the purchase requiring formal bidding procedures and approval by the City Council. For purchases where competitive bidding is not required, the City shall obtain the most favorable terms and pricing possible. Every effort will be made to include minority business enterprises in the bidding process.

Capital Expenditures and Improvements

1. Capital Improvements Planning Program: The City shall annually review the Capital Improvement Plan ("CIP"), the current status of the City's infrastructure, replacement and renovation needs, and potential new projects and update the plan as appropriate. All projects, ongoing and proposed, shall be prioritized based on an analysis of current needs resource availability. For every project, all operation, maintenance and replacement costs shall be fully estimated and disclosed. The CIP shall also present the City's long-term borrowing plan, debt payment schedules, and other debt outstanding or planned including general obligation bonds, revenue bonds, certificates of obligation, and lease/purchase agreements when appropriate.
2. Capital Assets: A capital asset will be defined as equipment that exceeds $5,000 and has a useful life that exceeds 3 years.
3. Replacement of Vehicle/Equipment Capital Assets on a Regular Schedule: The City shall annually prepare a schedule for the replacement of its vehicle/equipment capital assets associated with General Fund and Water/Wastewater Utility Fund operations through the Vehicle/Equipment Replacement Fund. Capital assets included in this fund will be authorized by charges to the departments using the assets. The amortization charges will be sufficient for replacing the capital equipment at the end of its expected useful life. The amortization charges application of those funds for replacement purposes will be accounted for in the Vehicle/Equipment Replacement Fund.

Fund Balance

1. General Fund Undesignated Fund Balance: The City shall strive to maintain the General fund undesignated fund balance at a target of 20% with the minimum being 15% and the maximum being 25%.
2. Debt Service Fund Balance: The City shall strive to maintain the Debt Service Fund balance at a target of 20% with the minimum being 15% and the maximum being 25%.
3. Utility Working Capital and Retained Earnings of Other Operating Funds: In other operating funds, the City shall strive to maintain a positive retained earnings position to provide sufficient reserves for emergencies and revenue shortfalls. In addition, the minimum working capital in the Water and Wastewater Fund shall be a target level of 20% of current year budgeted operating expenditures with the minimum being 15% and the maximum balance being 25%.
4. Use of the Fund Balance/Retained Earnings: Fund Balance/Retained Earnings shall be used only for emergencies, non-recurring expenditures, or major capital purchases and capital projects that cannot be accommodated through current year savings. Should

9. Debt Refunding: City staff and the financial advisor shall monitor the municipal bond market for opportunities to obtain interest savings by refunding outstanding debt. A proposed refunding of debt should provide value benefit as a percent of refunded principal of at least 3.5%.

Investments

The city cash shall be invested in such a manner so as to ensure the absolute safety of principal and interest, to meet the liquidity needs of the City, and to achieve the highest possible yield in accordance with the City's Investment Policy. Interest earned from investment shall be provided. Cash forecasting models and procedures will be employed to maximize the amount of investment funds.

Grants

1. Grant Guidelines: The City shall seek, apply for, and obtain those grants that are consistent with priority needs and objectives identified by Council.
2. Indirect Costs: The City shall recover indirect costs to the maximum amount allowed by the funding source. The City may waive or reduce indirect costs if doing so will significantly increase the effectiveness of the grant.
3. Grant Review: The City shall review all grant submittals for their cash or in-kind match requirement, their potential impact on the operating budget, and the extent which they meet the City's policy objectives. If there are cash match requirements, the source of funding shall be identified and approved prior to application.
4. Grant Program Termination: the City shall terminate grant-funded programs and associated positions as directed by the City Council when grant funds are no longer available unless alternate funding is identified.
5.

Allowance Write-Off Policy

Write-offs of Account Receivables (A/R) are reviewed annually by the Director of Finance. A/R's are eligible for write off if 18 months or older. Documentation of notices, letters, and telephone calls should be made for each write off.

Exceptions

A. Legal notification that account balances have been discharged through bankruptcy or legal notification of death of the debtor:

B. Forgery/Police Cases: Cases of forgery, involving the Police, may be submitted for write-off prior to the 18-month stipulation only if accompanied by Police reports and full documentation of the case. It must also be determined whether there is any possibility of recovery.

C. Active Account: If an account has recorded payment activity within four (4) months prior to 18 months, the account should not be considered for write-off.

Delinquency Policy (Utility Billing)

If the utility account is not paid when due, the city shall assess a fee that has been adopted by the city council for delinquency payment and give notice that the utility account is delinquent.

In addition, the notice shall:

a. Set a date for water turn-off; and
b. Specify that service will be shut off unless payment in full is made to the city by stipulated date; and
c. Advise that an additional charge per the ordinance adopted by the city council will be added to the bill when service is reconnected; and
d. Extensions can only be granted by Director of Finance and only for a maximum of 12 months.

Accounting, Auditing, and Financial Reporting

The City shall comply with prevailing local, state, and federal regulations. Its accounting practices and financial reporting shall conform to generally accepted accounting principles as promulgated by the Governmental Accounting Standards Board (GASB), the American Institute of Certified Public Accountants (AICPA), and the Governmental Finance Officers Association (GFOA). The City Council shall select an independent firm of certified public accountants to perform an annual audit of all operations. The audit firm must demonstrate that they have the breadth and depth of staff to handle the City's audit in a timely manner. The audited financial statement should be prepared and presented to Council for approval within 120 days of the close of the fiscal year.

Internal Controls

The Director of Finance is responsible for the development of citywide written guidelines on purchasing, cash handling, internal controls, and other financial matters. The Director of Finance will assist department managers as needed in tailoring these guidelines into detailed written procedures to fit each department's specific requirements.

Each department manager is responsible to ensure that good internal controls are followed throughout his or her department, that all finance department guidelines on purchase and internal controls are implemented, and that all independent auditor control recommendations are addressed.

MODEL SELF EVALUATION CHECKLIST

Grantee Name: CITY OF MANUEL

Address: 20025 HWY 6 MANUEL, TX 77578

Name of Person Completing Self Evaluation Checklist: CHAD J. DUMONT

Title: HUMAN RESOURCES MANG

Telephone Number: 832-336-4083

Project Name and Location: CITY OF MANUEL GOV

Brief Description of Program: MANUEL, TX

When answering the following questions, check whatever statements apply to your agency and list any additional steps taken under "Other". The statements listed are some of the most common actions or procedures taken by agencies and are only listed in order to simplify the self evaluation process.

1. **NOTIFICATION**

What steps have been taken to make certain that **all beneficiaries and employees** are aware of their rights under Section 504?

X Policy Statement regarding Equal Employment Opportunity is posted in a prominent place for public notice

X It is our policy to discuss information concerning Section 504 during all employment interviews and to answer questions concerning applicant and employee rights

HR MANAGER

___ An EEO/Affirmative Action Specialist is available to offer consultation to applicants for employment

X Public notices about meetings, hearings, etc. include a statement regarding accommodations for handicapped can made upon request

___ Other:

Describe any policy that needs to be established as a result of this review:

N/A

2. **POLICIES THAT LIMIT HANDICAPPED PARTICIPATION**

What steps have been taken to consult with interested persons, including handicapped persons or organization representing handicapped persons, in achieving compliance with Section 504?

N/A ___Handicapped staff consulted

Name: NONE

N/A ___Handicapped beneficiaries consulted

Name: NONE

N/A ___Organization representing handicapped consulted

Name: NONE

- Describe any alterations that need to be made in facilities or programs as a result:

N/A

- Describe procedures established to ensure that no handicapped person will be discriminated against as a result of methods of administration or through direct or contractual arrangements with your agency.

X All contractors and subcontractors are made aware of Section 504 requirements and appropriate training is offered

X Language is included in agency contracts that ensures that contractors take steps to facilitate the participation of qualified individuals with handicaps in activities they operate on behalf of the agency

X During monitoring, contractor's/subcontractor's policies are reviewed for compliance with Section 504 requirements

___Other:

3. **INFORMATION AND TRAINING FOR STAFF (Applicable to grantees with 15 or more employees)**

- Are grievance procedures in place that allow for quick resolution of any complaints of alleged discrimination based on disability? (Circle answer) (YES) / NO CLAIMS TO BE HANDLED BY HR
- Who has been designated to coordinate grievance procedures?

HR MANAGER

- Who is responsible for coordinating agency's Section 504 responsibilities?

HR MANAGER

- **FOR ALL AGENCIES:** Can you ensure that no discrimination based on handicap exists in your agency in the area of: (Circle answer)

  - recruitment, advertising and the application process for employment? (YES) NO
  - hiring, upgrading, promotion, award of tenure, demotion, transfer, layoff, termination, right of return from layoff, and rehiring? (YES) NO
  - rates of pay or any other form of compensation and changes in compensation? (YES) NO
  - job assignments, job classifications, organizational structures, position descriptions, lines of progression, and seniority lists? (YES) NO
  - leaves of absence, sick leave or any other leave? (YES) NO
  - selection of financial support for training, including apprenticeship, professional meetings, conferences and other related activities, and selection for leaves of absence to pursue training? (YES) NO
  - employer-sponsored activities, including social and recreational programs? (YES) NO
  - any other term, condition or privilege of employment? (YES) NO

- What policies, procedures or modifications have been taken to ensure that no qualified handicapped person is denied the opportunity to participate in or benefit from services because of his/her disability and all qualified handicapped persons are afforded opportunities to participate in or benefit from services provided to non-handicapped persons:

  ✓ There is a policy in place to assure that appropriate assistance can be made available upon request

  ✓ Application procedures have been developed for handicapped individuals requiring special accommodations

  ✓ Physical accommodations have been made to accommodate handicapped (water fountains, elevator buttons, pay phones, bathrooms, etc.)

  ___ Other (Explain):_____

- Are these policies/procedures written? If no, what actions are taken to ensure that they are maintained?

EEO VERBAGE DURING APPRAISAL PROCESS
YEARLY REVIEW OF HANDICAPPED AREAS SUCH AS
PARKING, BATHROOMS, + DOOR ASSESSIBILITY

4. **PROGRAM ACCESSIBILITY**

- Are all **qualified** handicapped persons given the opportunity to participate in or benefit from services or activities that your organization offers? (Circle answer) (YES) NO

- Check actions which apply:

  ✓ Employment practices

  ✓ Common areas (bathrooms, hallways, doors, meeting rooms, etc.) are accessible

  ___ Telecommunication Device for the Deaf (TDD) is available **and advertised**

  ___ All material relating to agency and services it provides can be made available in other formats (Braille, audiotape, etc.) upon request and **public is aware that this service is available**

✓ Program activities are held in areas that are accessible

___ Other (Explain):_____

_____

_____

_____

➢ Are procedures in place to ensure that appropriate **initial and continuing** steps to notify participants, beneficiaries, applicants, etc. that you do not discriminate on the basis of handicap are taken? YES / NO If yes, check which actions apply.

___ Public notice issued which contains a non-discrimination on the basis of handicapped statement

___ Agency letterhead has TDD # listed

___ Agency business cards have TDD # listed

✓ Policy Statement regarding non-discrimination on the basis of handicap is posted in conspicuous places

___ Other (Explain):_____

_____

_____

If No, describe steps that have been taken to provide different or separate benefits or services to handicapped persons because such action is necessary to provide all qualified handicapped persons with services that are as effective as those provided to others.

N/A

_____

_____

_____

➢ Are any structural changes needed to make programs accessible? If yes, describe:

N/A

_____

_____

➢ Describe alternatives to structural changes that have been used or considered (e.g., rescheduling or relocating activities, redesigning of equipment) in order to achieve program accessibility.

N/A

_____

_____

_____

- Is there a policy in place that ensures that any acquisition, rehabilitation or construction of facilities used by the agency will be handicap accessible? (Carried out in accordance with the Uniform Federal Accessibility Standards (UFAS)): YES / NO

- Describe any other policies, practices, or methods your agency has developed to include handicapped persons in its programs and activities.

N/A

5. **EMERGENCY EVACUATION**

- Describe how the agency notifies employees and members of the public of an emergency.

EMPLOYEES NOTIFIED BY PROVIDED CELL + EMERGENCY CONTACT INFORMATION

PUBLIC NOTIFIED BY SOCIAL MEDIA, CITY WEB SITE, + REVERSE 911

- Are adequate policies/methods in place to ensure that individuals with handicaps can be accommodated in the event of an emergency?

WILL BE FOLLOWING TEXAS DEPARTMENT OF INSURANCE EMERGENCY PROCEDURES FOR EMPLOYEES W/ DISABILITIES IN OFFICE OCCUPATIONS RESOURCE GUIDE

To the best of my knowledge and belief, the statements made in this self-evaluation are true and correct and its submission has been authorized by the board of the agency I represent.

Signature of Person Completing Form

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

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

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

MINUTES 8/2/2021

Workshop Session

Discussion / Update on the Sowell Property

Mayor Davison called the workshop of the Manvel City Council to order at 5:35 p.m.
Those in attendance were:

Present:	Mayor Debra Davison City Council Member Place 1 Larry Akery City Council Member Place 2 Lorraine Hehn City Council Member Place 3 Niccole Tyson City Council Member Place 4 Dan Davis City Council Member Place 6 Jerome Hudson City Council Member Place 5 Jason Albert
Absent:	None
Also Present:	Kyle Jung, City Manager Bobby Gervais, City Attorney Dan Johnson, Assistant City Manager/City Engineer Keith Traylor, Chief of Police Jessica Rodriguez, Director of Development Services Chris Thomas, Finance Director Tammy Bell, City Secretary

Discussion on the Fiscal Year 2021-2022 Proposed Budget

General Discussion
Staff still does not know the current evaluation for the City. At this time, we used the numbers we were previously given by the Appraisal District. Tax rates will not be set until September. The proposed budget is a balanced budget.

Two major focuses in the proposed budget;
1)Capital Projects
2)Staffing
Proposed staff:

Police Department
Four Police Officers for full year
Four Police Officers for half year
Two Dispatchers
Records Clerk

Development Services
Assistant City Engineer
Associate Planner
Permit Specialist
Administrative Assistant

Community Services
Two Maintenance Workers
Administrative Assistant

Utilities
Plant Operator
Inspector
Heavy Equipment Operator
Utility Technician

Administration
Communications position that was requested by the City Council
Public Information Officer - PIO / Corporate Communications Manager

Fire Safety and Code Enforcement
Director of Fire Safety and Code Enforcement

Information Technology
Systems Administrator / Cyber Security Technician

Municipal Court
Two part-time Court Clerks

Mayor - Will there be additional workshops to discuss the budget?

Dan Davis -
Inquired about what number the county used for the overall value for the city?
Kyle - $1 billion 98 million
Is there a way to see the difference between current value revenues and new development revenues?
Would like to have a discussion at the next meeting about pay scales and what investment we are making in our current staff?
With new technology, what benefits have we gained?

Mayor -
Is there a cut off date for property under protest?
Is there a way the city can dispute the value presented by the Appraisal District?
Would like to see the City Council focus on advocating/campaigning on "Community" as a whole being the focus,

not "New" vs "Old" Manvel.
Kyle - the city does not spend funds in a development. The developer fronts the money and the residents that live in the development pay those costs back.

Discussion on any subject addressed on the agenda dated August 2, 2021

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071 - "Consultation with Attorney and Section 551.072 "Deliberation Regarding Real Property" to discuss the following:

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071 - "Consultation with Attorney and Section 551.072 "Deliberation Regarding Real Property" to discuss the following:
Discuss economic development incentives on the Sowell Property

Convened into executive session at 6:30 p.m.
Reconvenend at 7:23 p.m.
No action taken in Executive Session

Regular Session

Call To Order

Mayor Davison called the meeting of the Manvel City Council to order at 7:24 p.m.
Those in attendance were:

Present:	Mayor Debra Davison
	City Council Member Place 1 Larry Akery
	City Council Member Place 2 Lorraine Hehn
	City Council Member Place 3 Niccole Tyson
	City Council Member Place 4 Dan Davis
	City Council Member Place 6 Jerome Hudson
	City Council Member Place 5 Jason Albert
Absent:	None
Also Present:	Kyle Jung, City Manager
	Bobby Gervais, City Attorney
	Dan Johnson, Assistant City Manager/City Engineer
	Keith Traylor, Chief of Police
	Jessica Rodriguez, Director of Development Services
	Chris Thomas, Finance Director
	Tammy Bell, City Secretary

Inspirational Reading - Council Member Jerome Hudson

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*

Clayton Kriewaldt - Representing the officers that are members of the Police Association
Would like to see the pay scale they submitted

PD does need 8 additional officers.

Jason Black - Camerons Recycling
2nd generation owner of the business. operating for over 30 years and been running it since 2006
50 full-time employees and contractors working there everyday
Scrap metal is a dirty job but vital to the economy.
Positive impacts on the community - financial - gives back to the community, works with non-profits
Will pay out over 8 million dollars to customers this year - these customers shop, eat and fill up in Manvel
Large portion of complaints has to do with operations. Installed a misting system to clean the smoke before it leaves the property. Alleges it's legal for the business to do what it is doing.
Planted 1000 feet of bamboo plant to make a green screen between the business and the neighborhood. Complaints about noise at all ends of the night. Simply not true, hours of operation are 7-5 p.m. Occasional situations open till 6:00 p.m. M-F. Open till 12:30 on Saturdays.

Adrian Gaspar -
Mayor had a good idea on communicating with the citizens. Staff spoke up and provided false information. It does cost the citizens for new development. Rural citizens only request roads to be fixed and the city doesn't even do that.
Requested the City Council attend the Home Rule Charter Commission. Council needs to do their homework and be present.

Dorothy Wynne -
Meridiana has been given the clearance to build cumulus drive. Pond 28 B has not. Ditches could not handle the flow of water and now the water has overflowed onto Sundance Ranch Property. The front part of the property is not flooded. Two men from Public Works shouting that they did not go down that far, the property is inside the city limits. Spoke to Ryan Cade's office and DD5. Water is continuing to be poured into the ditches that can not support the amount of water being pumped into them, further flooding her land.
Issue with all the development coming and yet the city only has one code enforcement officer. This is unacceptable. On Sunday, workers were working trackhoes. Called Manvel PD and was told they have a special permit. Officer issued a warning for this.
Dorothy spent the entire day trying to keep the water off her property. The ditches are completely full, there is no where for this water to go. Could someone atleast call the PW dept and let them know her property is inside the city limits.

Brian Furnace -
Two sides to every story. Proposes the city develop an ordinance against individuals
Send a letter to the Governor of support. Overcome evil with good.

Public Hearing

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

No Public Hearing. Information in the hearing notice was published incorrect. Will come back at a later time.

City Manager Update

Update on current events and city issues.

Tracking impact of COVID in the city from the county website
2589 total cases in Manvel. Up 120 from last meeting. 117 current confirmed, 50 probable, and 11 recovered from last meeting. 24 deaths.
Mr. Black - staff is working on setting up a meeting with Camerons and the neighbors to determine what needs to be done to help resolve the issues.
Project on Large and Rogers - close to be completed. Manholes need to be coated, then we will do a final inspection and bring to Council with a recommendation to accept the project, then Large will be opened up.

Regular Agenda

1. Consideration and possible action to approve Ordinance 2021-O-21;
   AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-30 AMENDING THE CITY FISCAL YEAR 2021 BUDGET ENDING SEPTEMBER 30, 2021, BY AMENDING THE VARIOUS BUDGETS TO ACCOUNT FOR APPROPRIATIONS FOR ADDITIONAL REVENUES AND EXPENDITURES, DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

Council Member Davis made the motion to approve. Council Member Hehn seconded the motion.

The motion carried with a vote:
Vote: 7-0

Yes:	Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson
No:	None
Absent:	None
Abstained:	None

2. Consideration and possible action to approve the second and final reading of Ordinance 2021-O-20;
   AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 50, PLANNING AND DEVELOPMENT, ARTICLE III. COMPREHENSIVE PLAN, BY AMENDING SECTION 50-51. THOROUGHFARE PLAN; APPROVING THE CITY'S 2021 MASTER THOROUGHFARE PLAN; PROVIDING FOR CONFORMITY OF ALL SUBDIVISION AND STREET REGULATIONS TO THE MASTER THOROUGHFARE PLAN; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY; AND PROVIDING A SEVERANCE CLAUSE AND EFFECTIVE DATE.

Council Member Tyson made the motion to approve. Council Member Hehn seconded the motion.

The motion carried with a vote:
Vote: 6-1

Yes:	Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 6 Jerome Hudson
No:	City Council Member Place 5 Jason Albert

Absent: None
Abstained: None

3. Consideration and possible action to approve the second and final reading of Ordinance 2021-O-18;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHTS-OF-WAY (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); SUCH TRACTS BEING SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY SECTION 73 AND SECTION 64, DR. A.A. LUTHER SUBDIVISION OF MANVEL, BRAZORIA COUNTY TEXAS, THE MARY V. O'DONNELL SURVEY, DIVISION "O" OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Mayor Debra Davison made the motion to table items 3, 6, 7, and 8. Council Member Davis seconded the motion.

The motion carried with a vote:
Vote: 7-0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson
No: None
Absent: None
Abstained: None

4. Consideration and possible action to appoint Patrick Monks as an alternate Municipal Court Judge

Council Member Albert made the motion to approve. Council Member Davis seconded the motion.

The motion carried with a vote:
Vote: 7-0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson
No: None
Absent: None
Abstained: None

5. Consideration and possible action to approve Resolution 2021-R-15;
A RESOLUTION GRANTING CONSENT TO THE CREATION OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 79 WITHIN THE CITY LIMITS OF THE CITY OF MANVEL, TEXAS, SUBJECT TO CONDITIONS.

Council Member Davis made the motion to approve. Council Member Hehn seconded the motion.

The motion carried with a vote:
Vote: 7-0

Yes:	Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson
No:	None
Absent:	None
Abstained:	None

6. Consideration and possible action to approve Resolution 2021-R-16;
A RESOLUTION GRANTING CONSENT TO THE CREATION OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 WITHIN THE CITY LIMITS OF THE CITY OF MANVEL, TEXAS, SUBJECT TO CONDITIONS.

This item was tabled.

7. Consideration and possible action to approve Resolution 2021-R-17;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, APPROVING THE FIRST AMENDMENT TO THE INTERLOCAL AND DEVELOPMENT FINANCING AGREEMENT BETWEEN THE CITY AND FOUR FORTY-THREE, LTD., FOUR FORTY-THREE ANNEX NO. 1, LTD., 102929 BRAZORIA, INC., SOWELL FAMILY TRUST, WESTBANK BAYOU, L.P., AND EASTBANK BAYOU, L.P.; APPROVING ASSIGNMENT OF THE AGREEMENT TO HILLWOOD ENTERPRISES, L.P.; APPROVING A JOINDER AGREEMENT WITH BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE AGREEMENTS.

This item was tabled.

8. Consideration and possible action to approve Resolution 2021-R-18;
APPROVING AN INTERLOCAL AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANVEL AND BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT.

This item was tabled.

9. Consideration and possible action to approve a 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.
(Motion to forward with a favorable recommendation by PD&Z failed with an 0-6 Vote. Dorothy Wynne Abstained)

Council Member Davis made the motion to approve items 9 and 10. Council Member Hudson seconded the motion.

The motion FAILED with a vote:
Vote: 0-7

Yes:	None

No: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

Absent: None

Abstained: None

10. Consideration and possible action to approve a 30-day plat extension, Final Plat for Meridiana Section 28B;
Being a subdivision of 14.35 acres out of the Oliver Hall Survey, Abstract 203; also being a partial replat of a portion of Lots 5 and 6, Block 1, of Lulling Stone Section Three, as recorded in Vol. 22, Pg. 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.
(Forwarded with a favorable recommendation by PD&Z failed with an 0-6 vote. Dorothy Wynne abstained)

Failed. Motion made in item 9.

11. Consideration and possible action to approve the Final Plat for Meridiana Cumulus Drive Phase 3;
Being a subdivision of 3.021 acres out of the Oliver Hall Survey, A-203; being a partial replat of a portion of Lot 6 of Lulling Stone Section Three, a subdivision per plat records in Volume 22, Pages 231-234 of the Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.
(Forwarded with a favorable recommendation by PD&Z 6-0. Dorothy Wynne Abstained)

Council Member Albert made the motion to approve. Mayor Davison seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

*Approved with restricted use language being added to the Plat.

12. Consideration and possible action to approve a Variance to Chapter 62, Section 62-11, *Additional Street Requirements* in the Subdivision Ordinance for 15.8101 acres of property located on CR 95 (AKA Mustang Bayou Road), generally bounded by Mustang Bayou (north), Pearland Sites Road (east), and Ridge Road (west) and authorize the Mayor to execute the Development Agreement.

Council Member Davis made the motion to approve. Council Member Tyson seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None
Absent: None
Abstained: None

13. Update and possible action to direct staff on the following as requested by Council Member Albert;
    A) Open Fire Marshal and Deputy Fire Marshal positions
    B) Budget amendment for police department staffing and related expenditures

Open Fire Marshal Position -
City Manager stated there is an interview scheduled Wednesday for a Fire Marshal and for a Fire Safety Director on Thursday

Budget Amendment - Police Department
In proposed budget, there are 1/2 year and full year positions. If the Chief needs these officers now, we need to work on getting this accomplished now. The city has a number of positions that have not been filled this year. Add positions to this current budget to give him the head count now and vehicles in this current budget. Crimes are happening now in our neighborhoods.
Kyle, staff can start working on getting the vehicles this current year. This would require another budget amendment. Once funds have been allocated, then the Chief can work on getting them purchased.

Consensus to direct staff to come back with a budget amendment for PD staff and vehicles.

Consent Agenda

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

1. Acceptance of infrastructure improvements for The Lakes Section 3 in the Rodeo Palms development to begin the two-year maintenance period.

Passed. Motion made in item 4 of the Consent Agenda.

2. Final acceptance of infrastructure improvements for Pomona Lake F Phase 2 and release of the associated maintenance bonds.

Passed. Motion made in item 4 of the Consent Agenda.

3. Approval of the 3/15/2021 revised/restated;
   ROAD CONSTRUCTION AGREEMENT BETWEEN THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, TEXAS, GULF COAST WATER AUTHORITY, VDB PARTNERS LTD., AND ASHTON HOUSTON RESIDENTIAL LLC.

Passed. Motion made in item 4 of the Consent Agenda.

4. Acceptance of the meeting minutes to date.

Council Member Hudson made the motion to approve Consent Agenda items 1, 2, 3, and 4. Council Member Albert seconded the motion.

The motion carried with a vote:
Vote: 7-0

Yes:	Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson
No:	None
Absent:	None
Abstained:	None

Mayor and Council Comments

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

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

State of the County tomorrow

Adjourn

Mayor Davison made the motion to adjourn. Council Member Davis seconded the motion.

The motion carried with a vote:
Vote: 7-0

Yes:	Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson
No:	None
Absent:	None
Abstained:	None

The meeting was adjourned at 8:30 p.m.

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 July 30, 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.

On File
TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, 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 CONTINOUSLY 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.

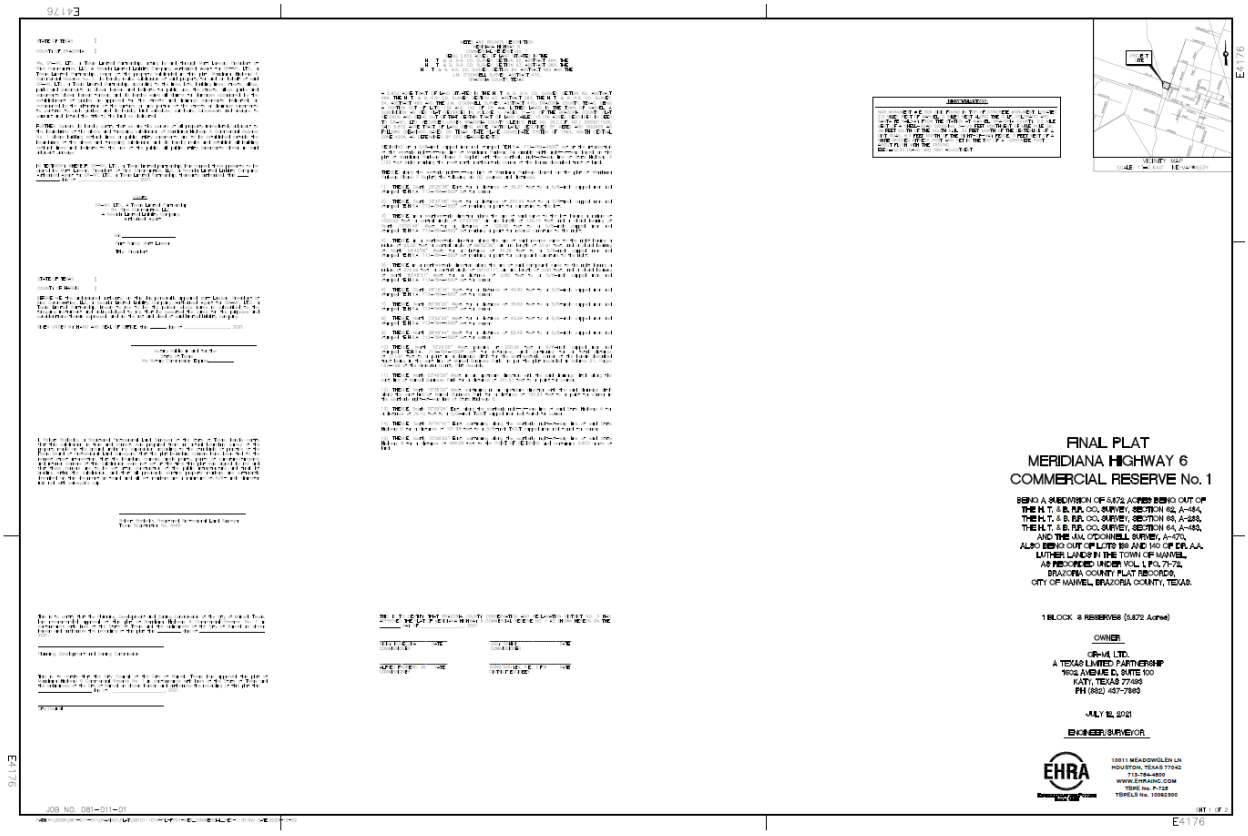
Staff Recommendation

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.

Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



FINAL PLAT
MERIDIANA HIGHWAY 6
COMMERCIAL RESERVE No. 1

BEING A SUBDIVISION OF 5.672 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-285, THE H. T. & B. R.R. CO. SURVEY, SECTION 64, A-165, AND THE JAIL O'CONNELL 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 6 RESERVES (5.672 Acres)

OWNER
GR-ML LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 457-7980

JULY 12, 2021

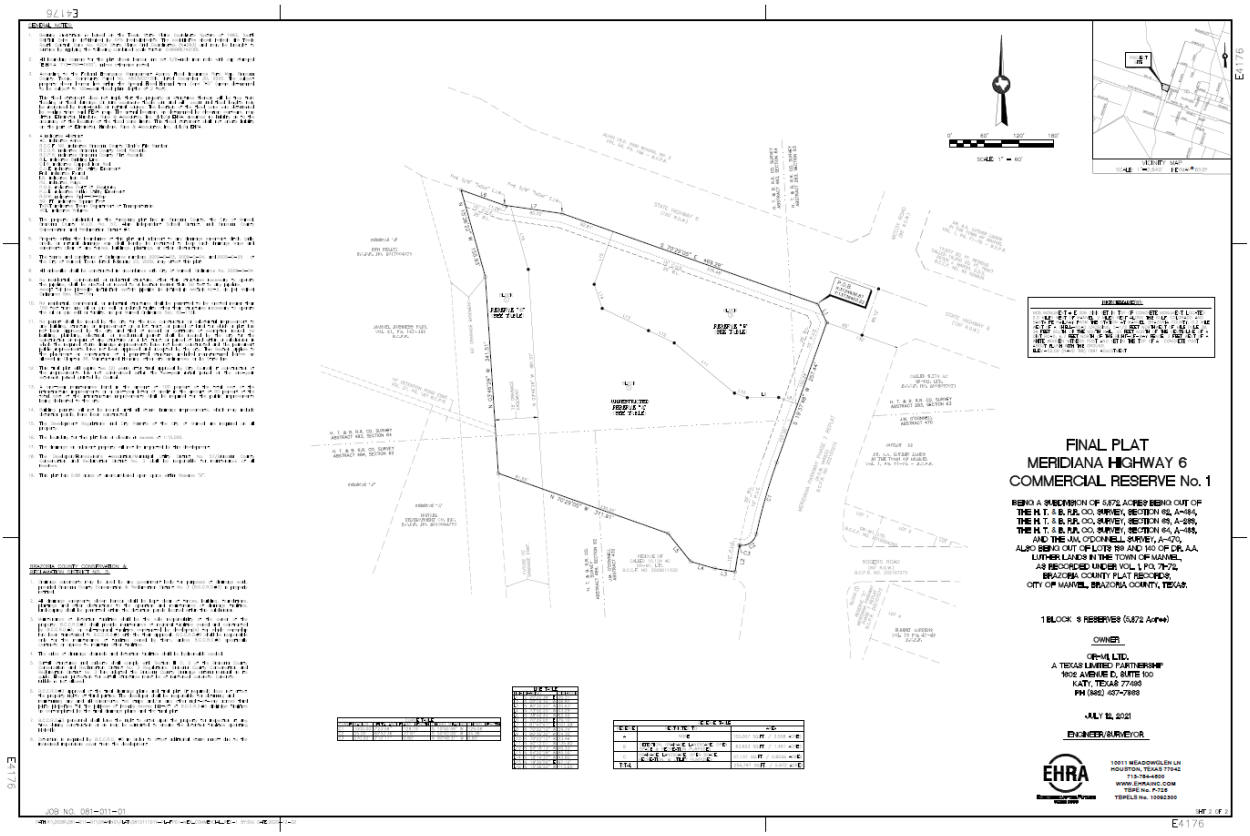
ENGINEER/SURVEYOR
EHRA
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPELS No. 10062300

JOB NO. 081-011-01

SHT 1 OF 2

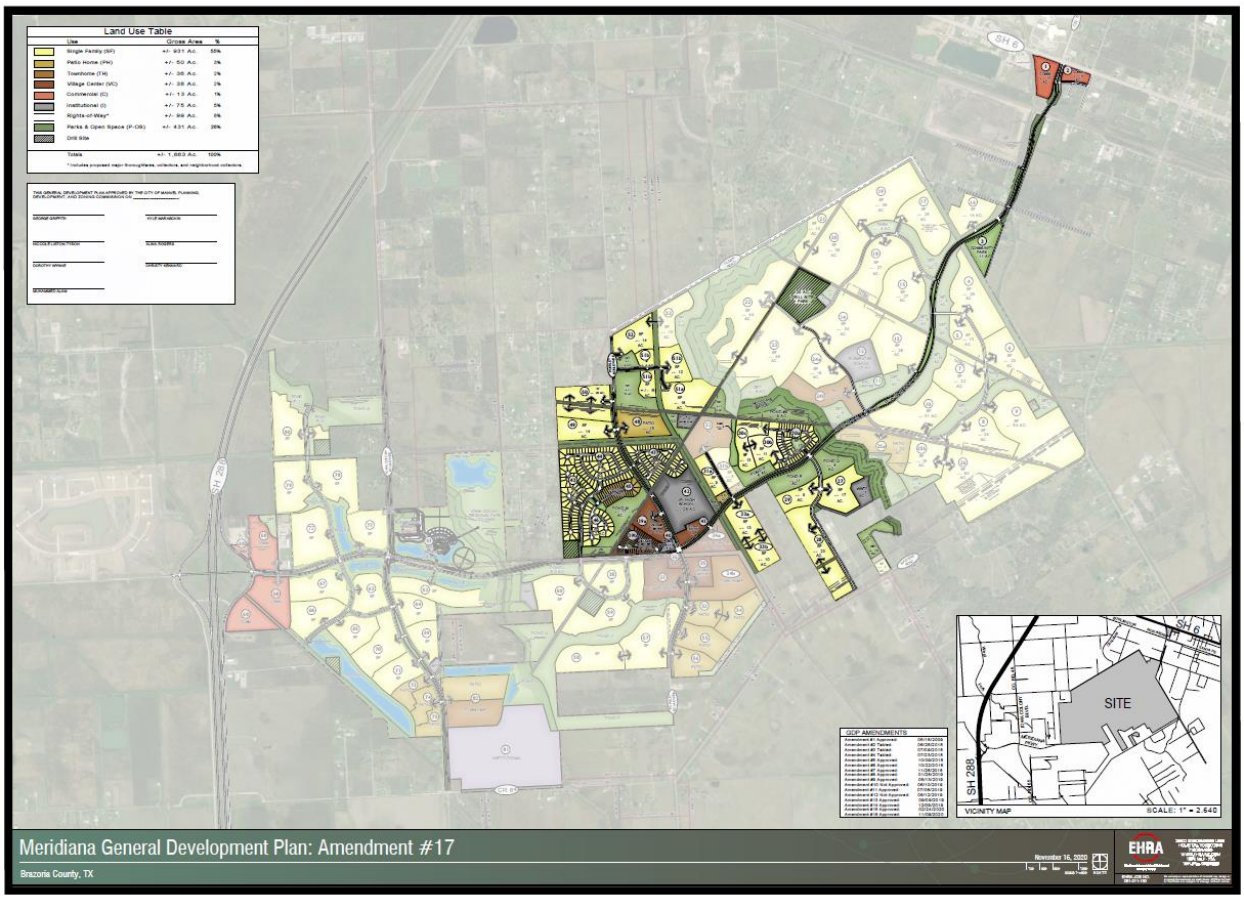
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



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

Meridiana General Development Plan Amendment No. 17



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.

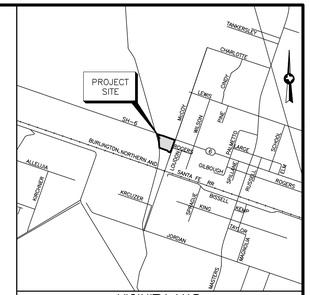
THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THE PLAT OF MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE NO. 1 AS SHOWN HEREON ON THE _____ DAY OF _____, 2021.

_____ _____
RICKY KUBECZKA DATE
COMMISSIONER

_____ _____
JODY SCHIBI DATE
COMMISSIONER

_____ _____
ALFRED FROBERG, JR. DATE
COMMISSIONER

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



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

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 POST 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

EHRA
ENGINEERING THE FUTURE SINCE 1936

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

JOB NO. 081–011–01

SHT 1 OF 2

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

E4176

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. 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.

4. 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.

5. 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.

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

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

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

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

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

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

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

18. 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.

19. This plat has 0.66 acres of unencumbered open space within Reserve "B".

BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3:

1. 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.

2. 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.

3. 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 the 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.

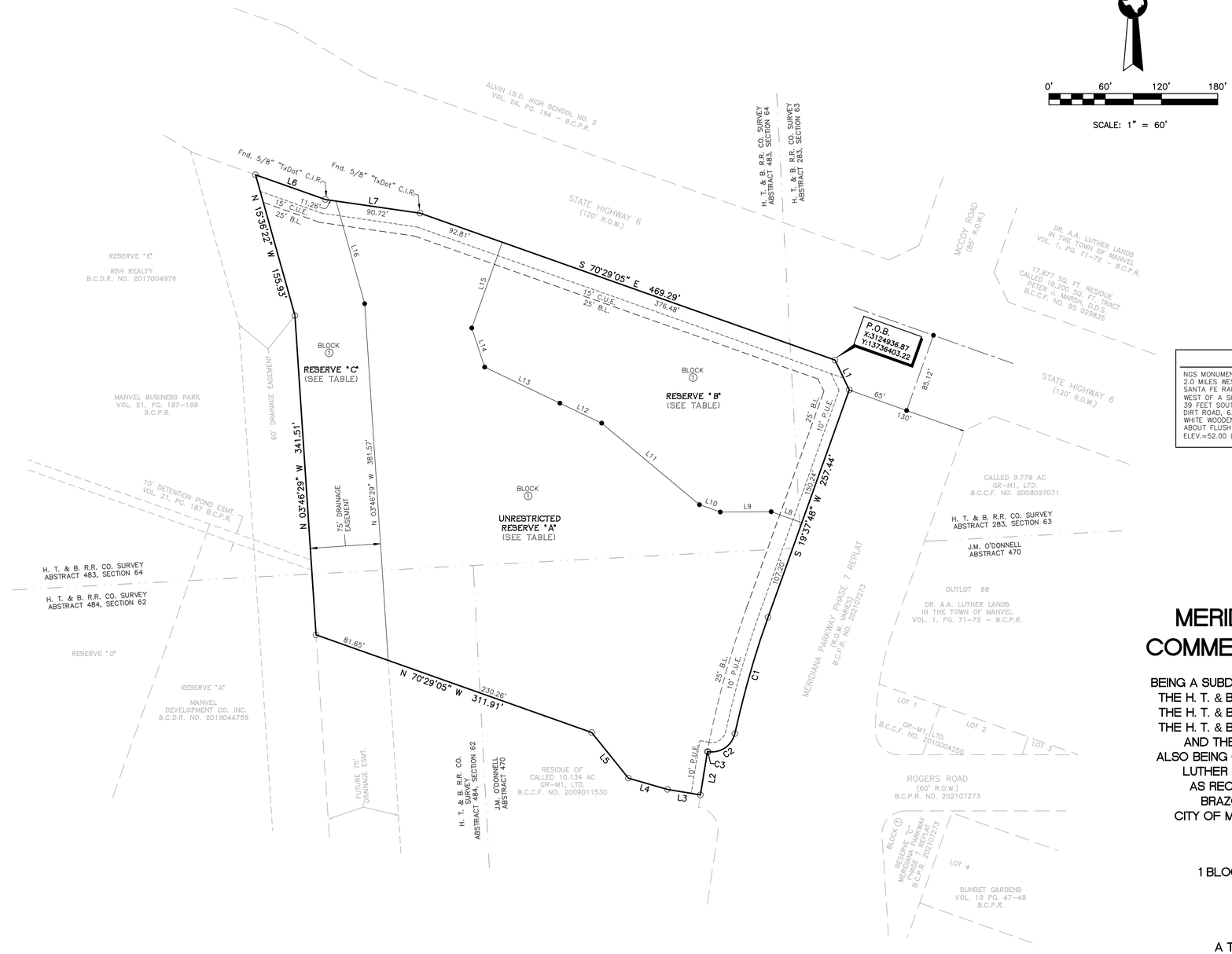
4. The sides of drainage channels and detention facilities shall be hydromulch seeded.

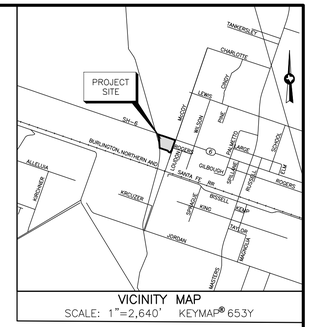
5. Outfall structures and culverts shall comply with Section III C, 2 of the Brazoria County Conservation and Reclamation District No. 3 Regulations. Brazoria County Conservation and Reclamation District No. 3 has adopted the Brazoria County Drainage criteria manual as its guide. Erosion protection for outfall structures must be of reinforced concrete. Concrete rubble is not allowed.

6. B.C.C.R.D.#3 approval of the final drainage plans and final plat (if required) does not affect the property rights of third parties. The developer shall be responsible for obtaining and maintaining any and all easements, fee strips and/or any other right-of-way across third party properties for the purpose of moving excess run-off of B.C.C.R.D.#3 drainage facilities as contemplated by the final drainage plans and the final plat.

7. 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.

8. 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.





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

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1000.00'	7°23'59"	129.15'	S 15°55'49" W	129.06'
C2	25.00'	86°52'36"	37.91'	S 55°40'06" W	34.38'
C3	270.00'	0°10'11"	0.80'	N 80°48'31" W	0.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 25°25'38" E	35.31'
L2	S 09°16'34" W	148.82'
L3	N 80°35'20" W	35.63'
L4	N 7°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	N 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

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

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPELS No. 10092300

JOB NO. 081-011-01

SHT 2 OF 2

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

E4176

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

NICCOLE LISTON-TYSON

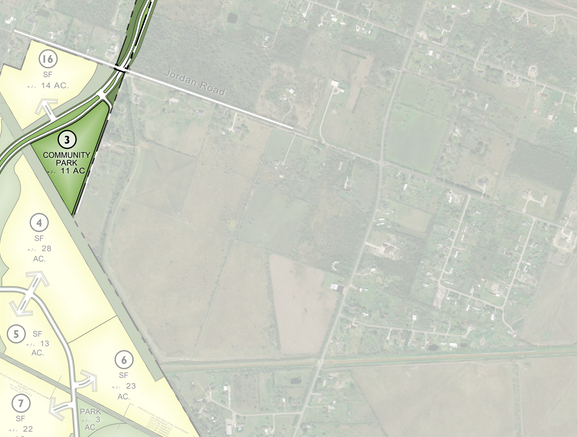
ALINA ROGERS

DOROTHY WYNNE

CHRISTY KENNARD

MUHAMMED ALAM

GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 08-011-150

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	☒

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 CONTINOUSLY 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.

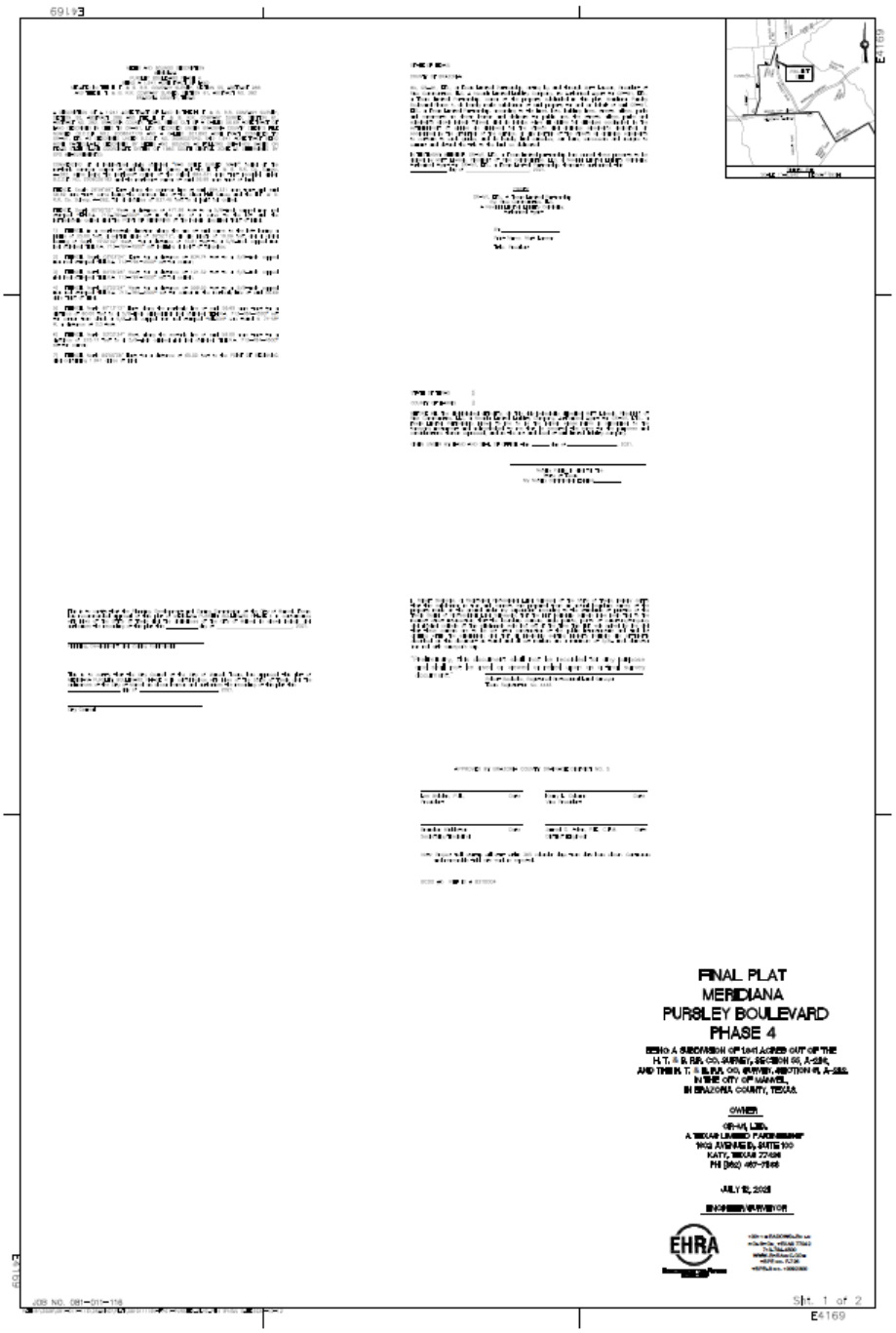
Staff Recommendation

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

Plat Exhibit

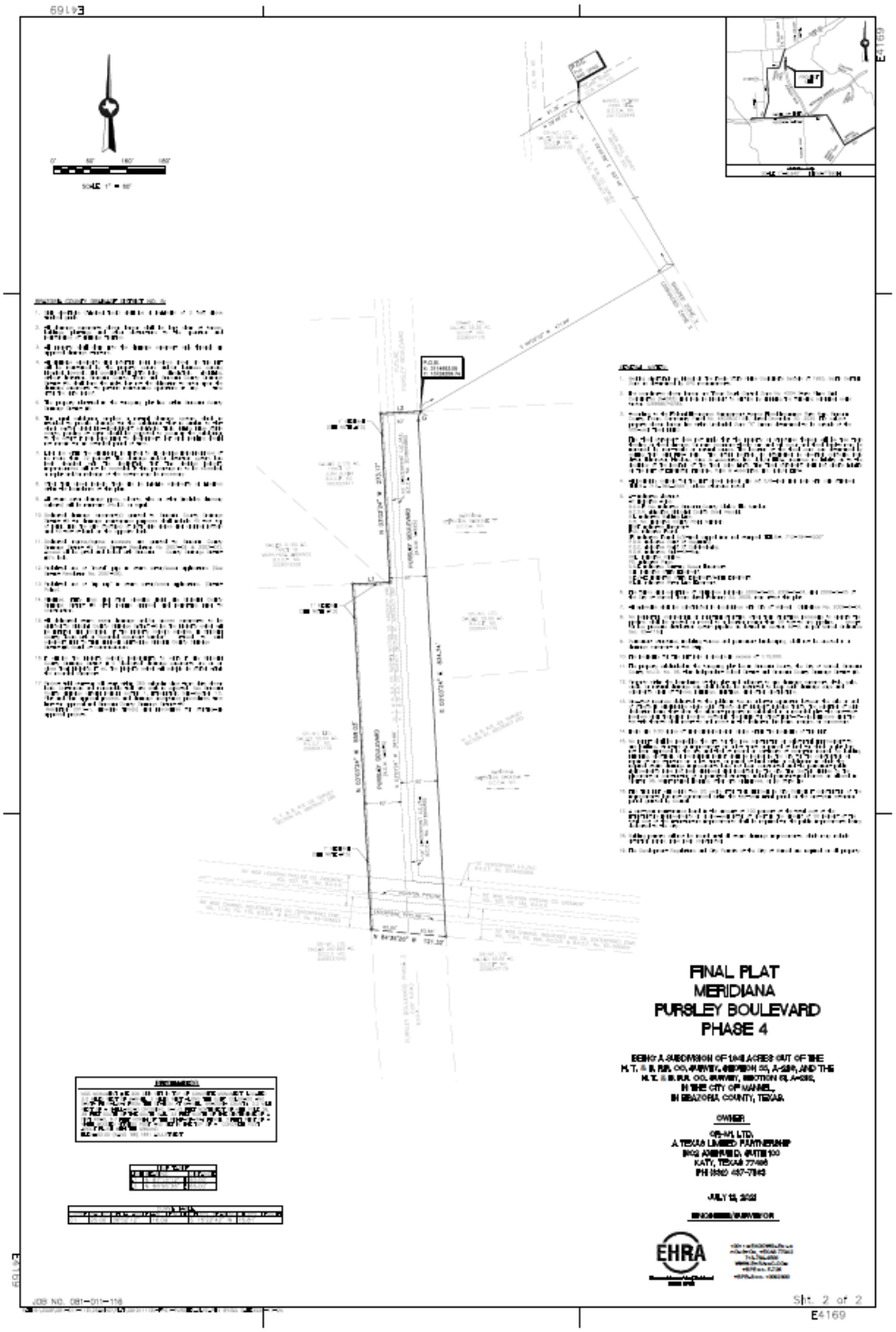


FINAL PLAT
MERIDIANA
PURSLEY BOULEVARD
PHASE 4

Sht 1 of 2

Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

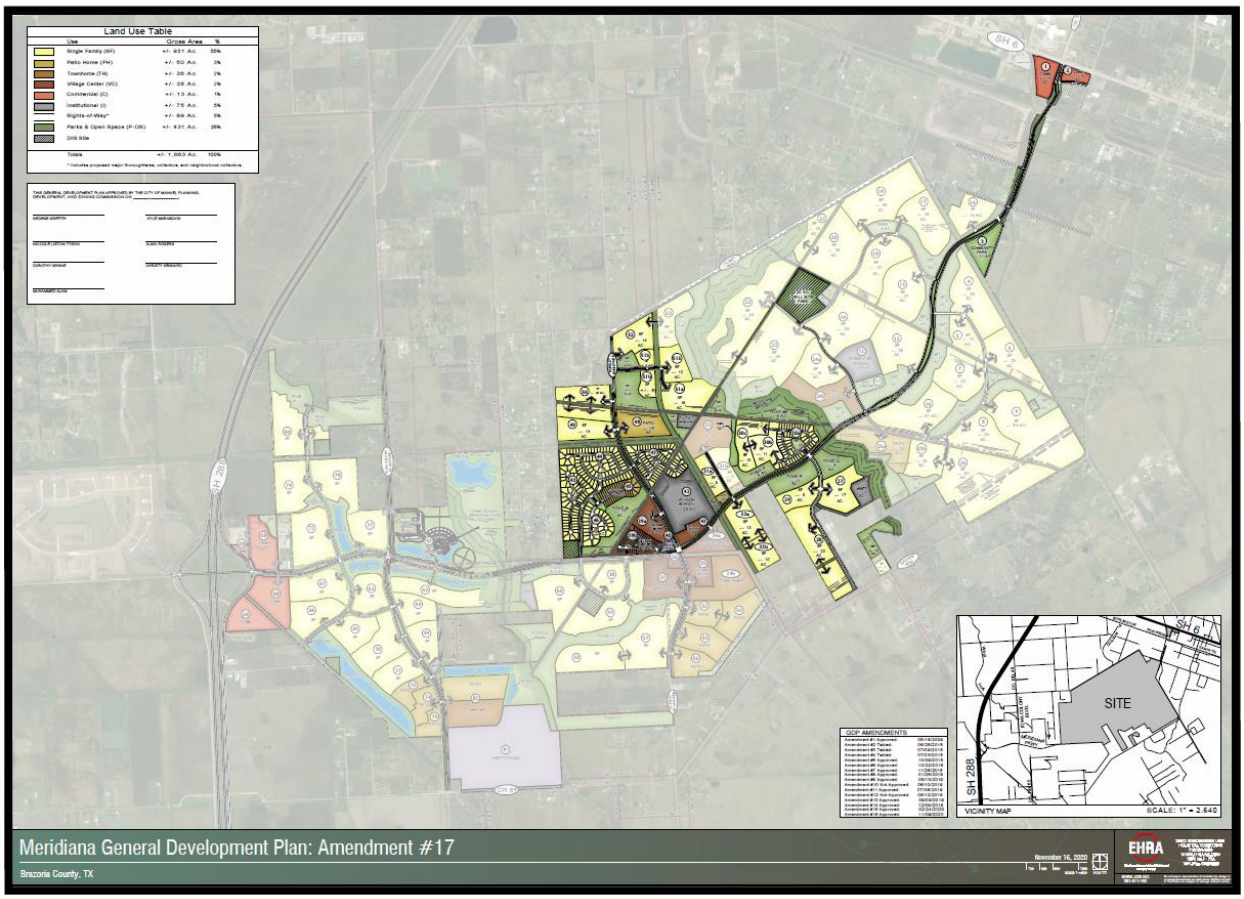
Plat Exhibit



FINAL PLAT
MERIDIANA
PURSLEY BOULEVARD
PHASE 4

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.

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

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_____

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

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

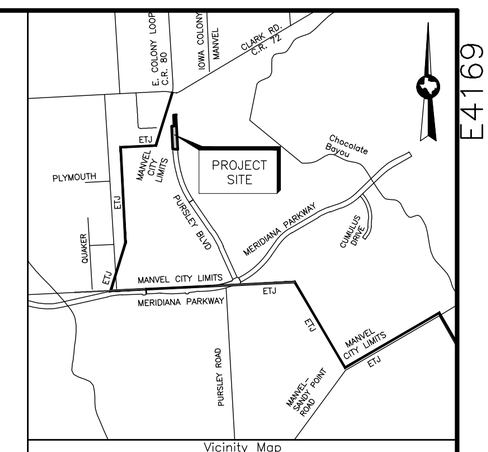
_____
Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., President — Date	Kerry L. Osburn, Vice President — Date
Brandon Middleton, Secretary/Treasurer — 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 # B210004



Vicinity Map
SCALE 1"=2,640' KEYMAP® 692H

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

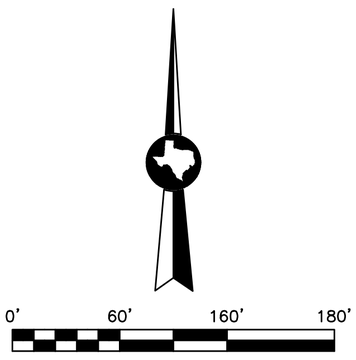
ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE
SINCE 1936

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

E4169

E4169

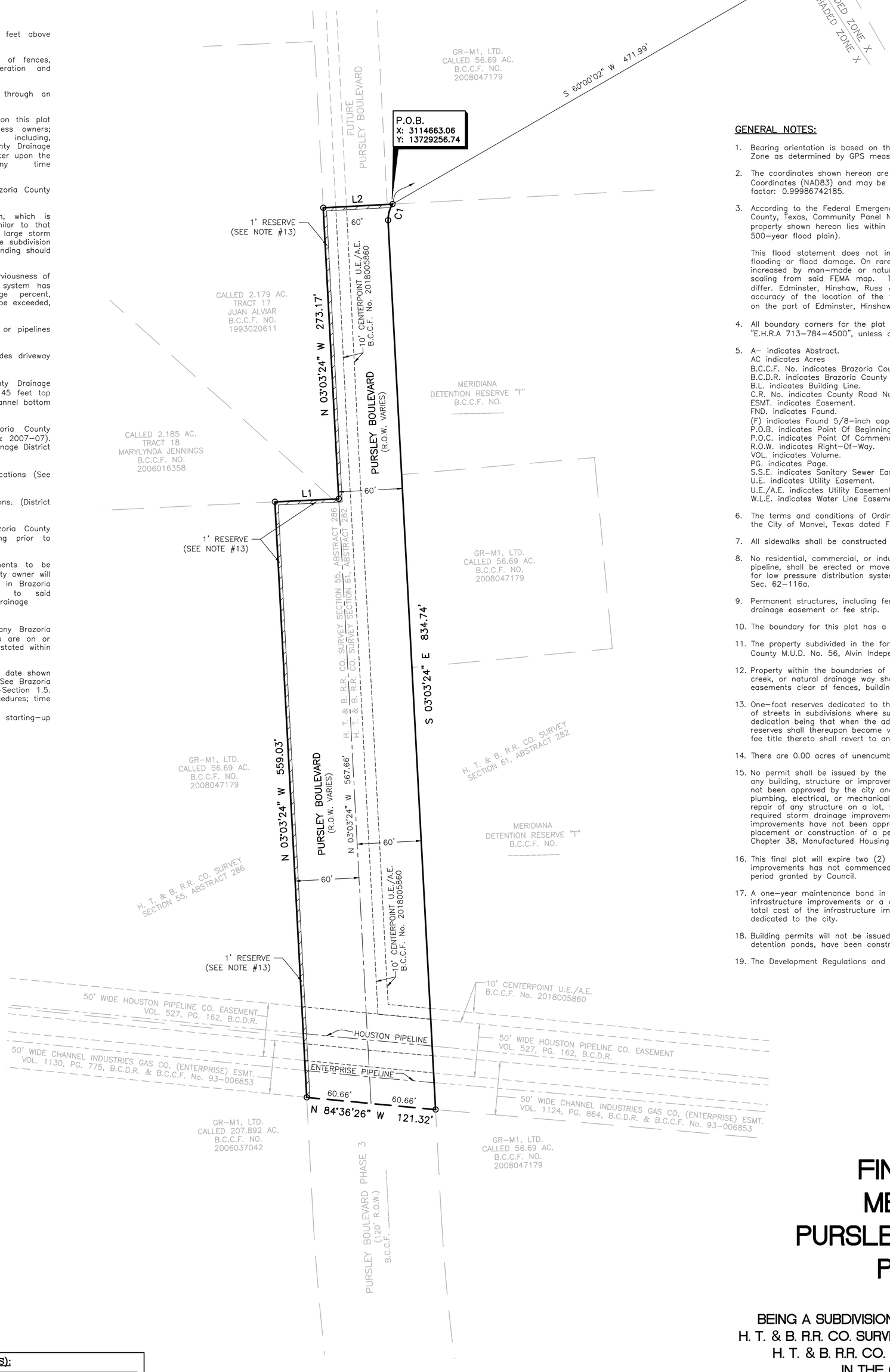


SCALE: 1" = 60'

Vicinity Map
SCALE 1"=2,640' KEYMAP® 692H

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 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.
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 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.



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
8. 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.
9. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
10. The boundary for this plat has a closure in excess of 1:15,000.
11. 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.
12. 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.
13. 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.
14. There are 0.00 acres of unencumbered open space within the boundary of this plat.
15. 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.
16. 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.
17. 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.
18. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
19. The Development Regulations and City Permits of the City of Manvel are required on all property.

BENCHMARK(S):

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

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

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

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

EHRA
ENGINEERING THE FUTURE
SINCE 1936

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

E4169

JOB NO. 081-011-116

PATH:R:\2008\081-011-116\DRAWING\PLAT\081011116V-FP01-PURSLEY_BLVD_PH4 BY:SVJ DATE:2020-11-24

E4169

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

NICCOLE LISTON-TYSON

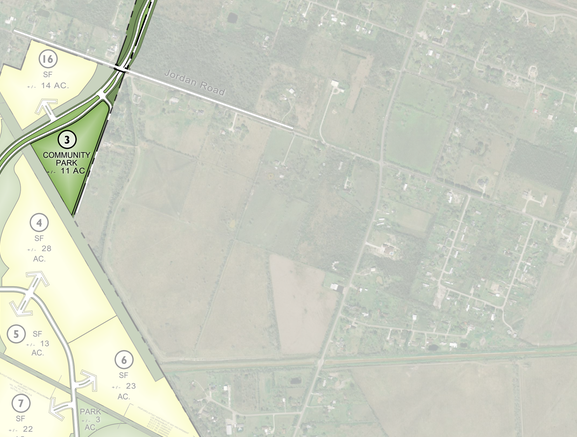
ALINA ROGERS

DOROTHY WYNNE

CHRISTY KENNARD

MUHAMMED ALAM

GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 08-011-150

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	☒

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 CONTINOUSLY 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.

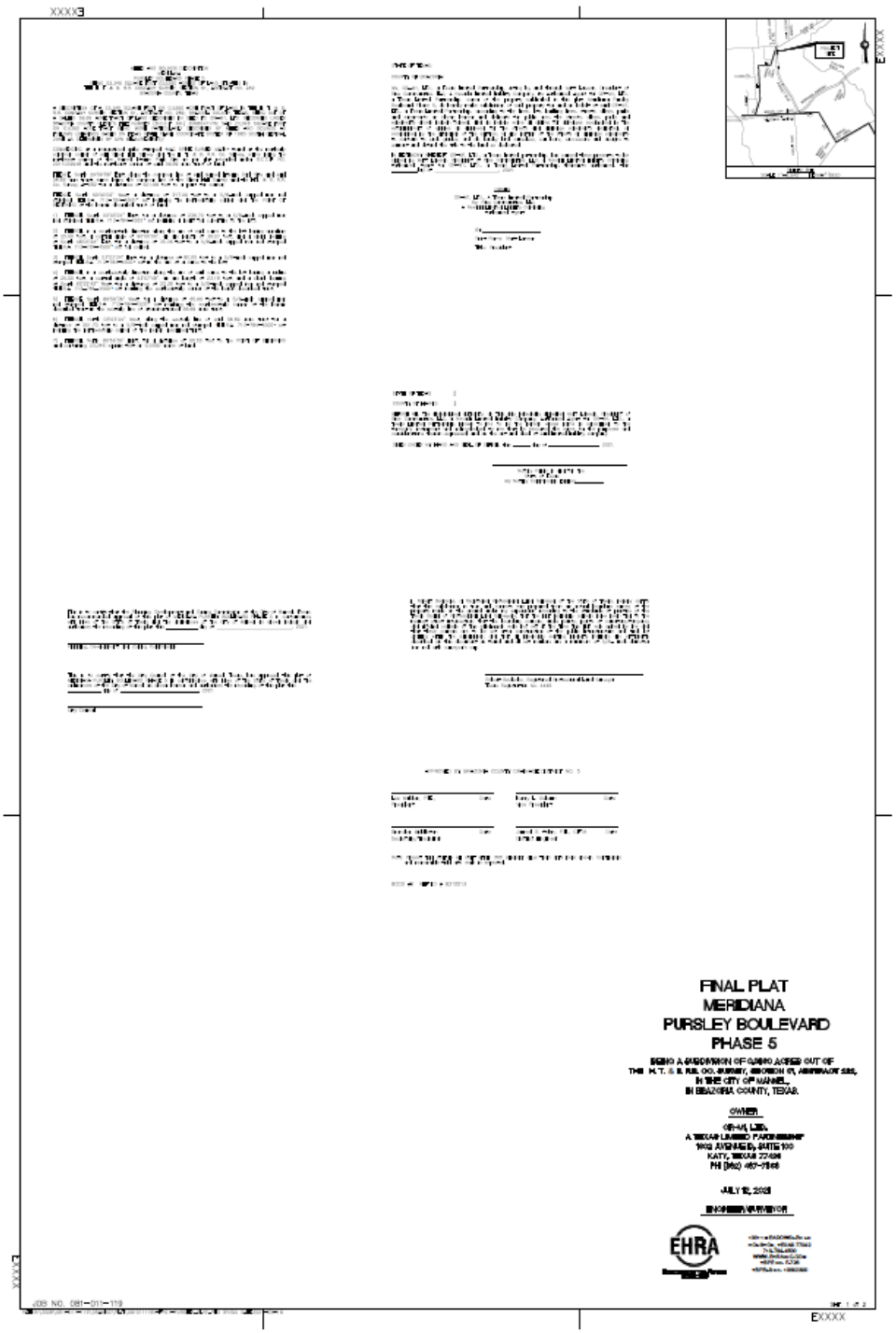
Staff Recommendation

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.

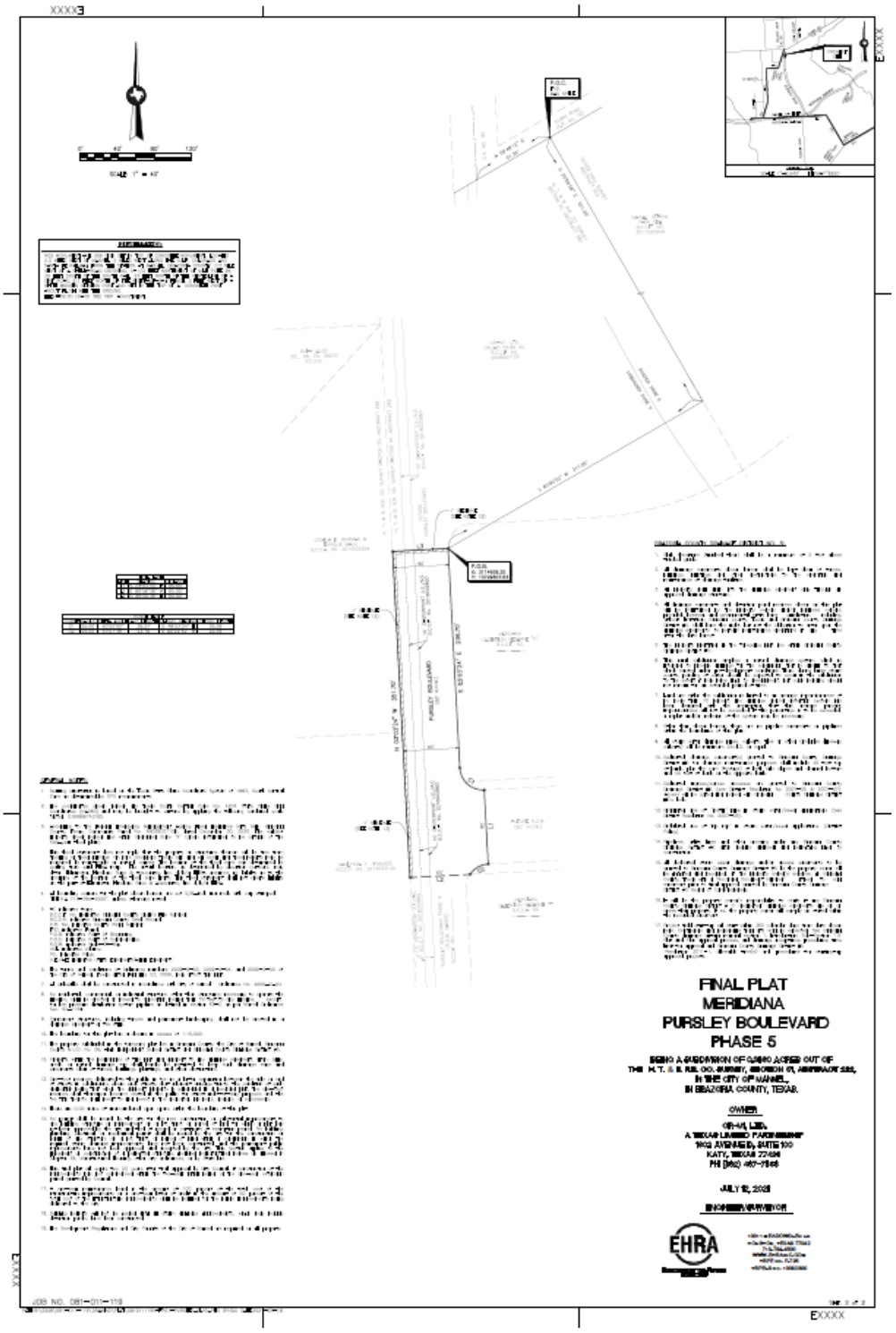
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



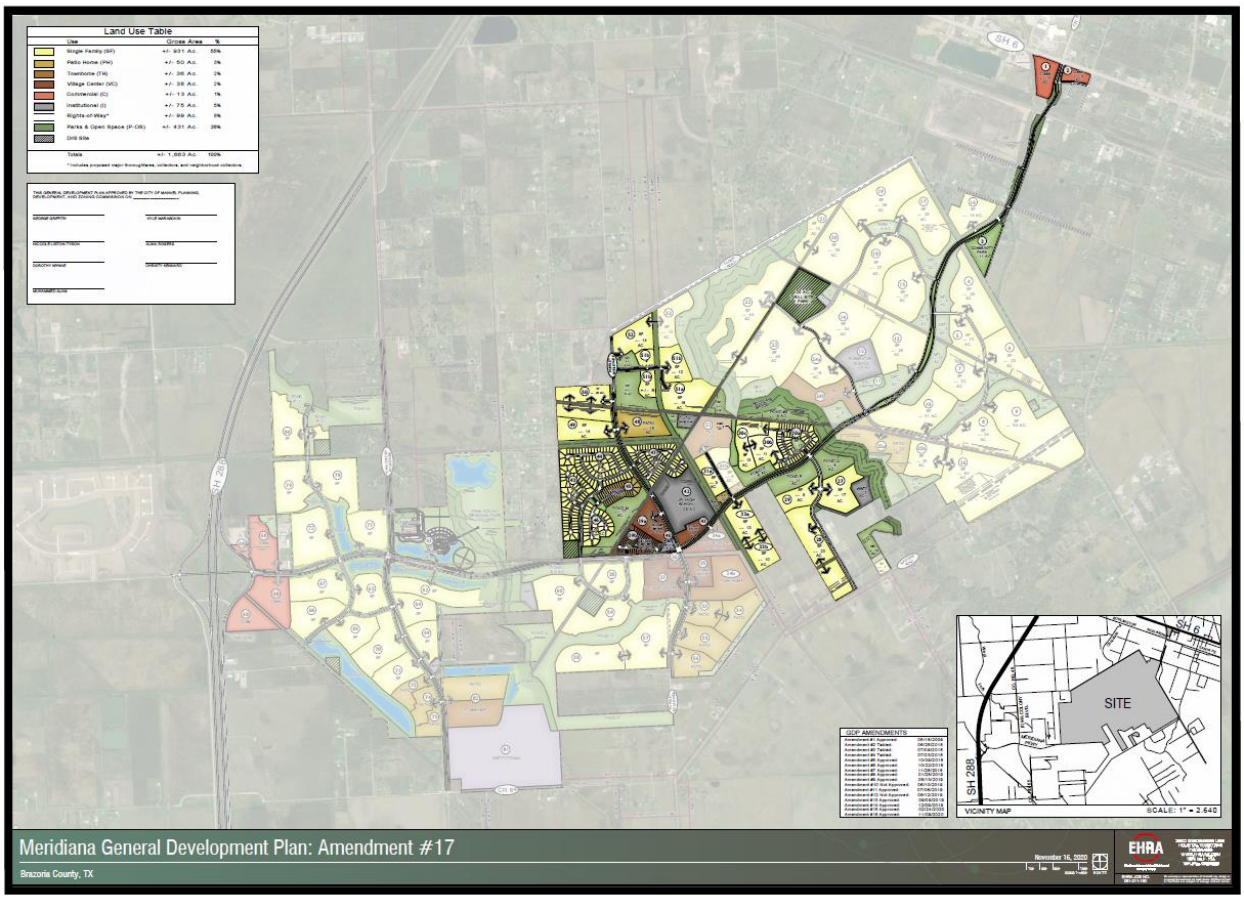
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



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

Meridiana General Development Plan Amendment No. 17



EXXXX

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;

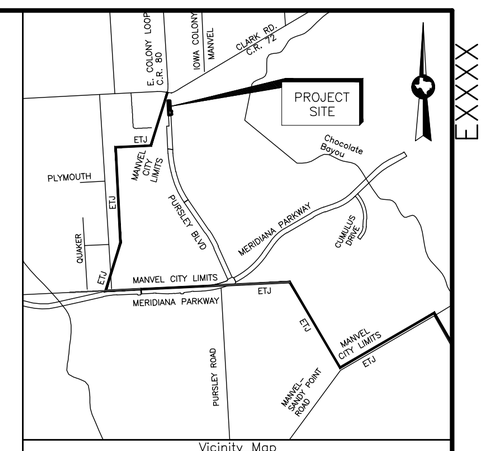
3) THENCE, South 03°03'24" East, for a distance of 80.00 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set in the arc of a curve to the left;

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.



Vicinity Map
SCALE 1"=2,640' KEYMAP® 692D

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

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.

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

_____
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

EHRA
ENGINEERING THE FUTURE
SINCE 1936

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

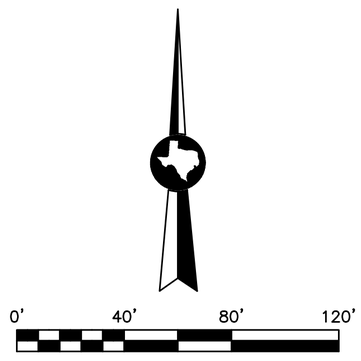
EXXXX

JOB NO. 081–011–119

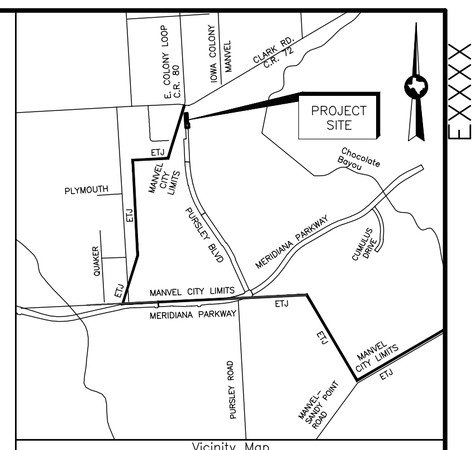
PATH:R:\2008\081–011–119\DRAWING\PLAT\081011119V–FP01–PURSLEY_BLVD_PH5 BY:SVJ DATE:2021–05–18

EXXXX

EXXXX



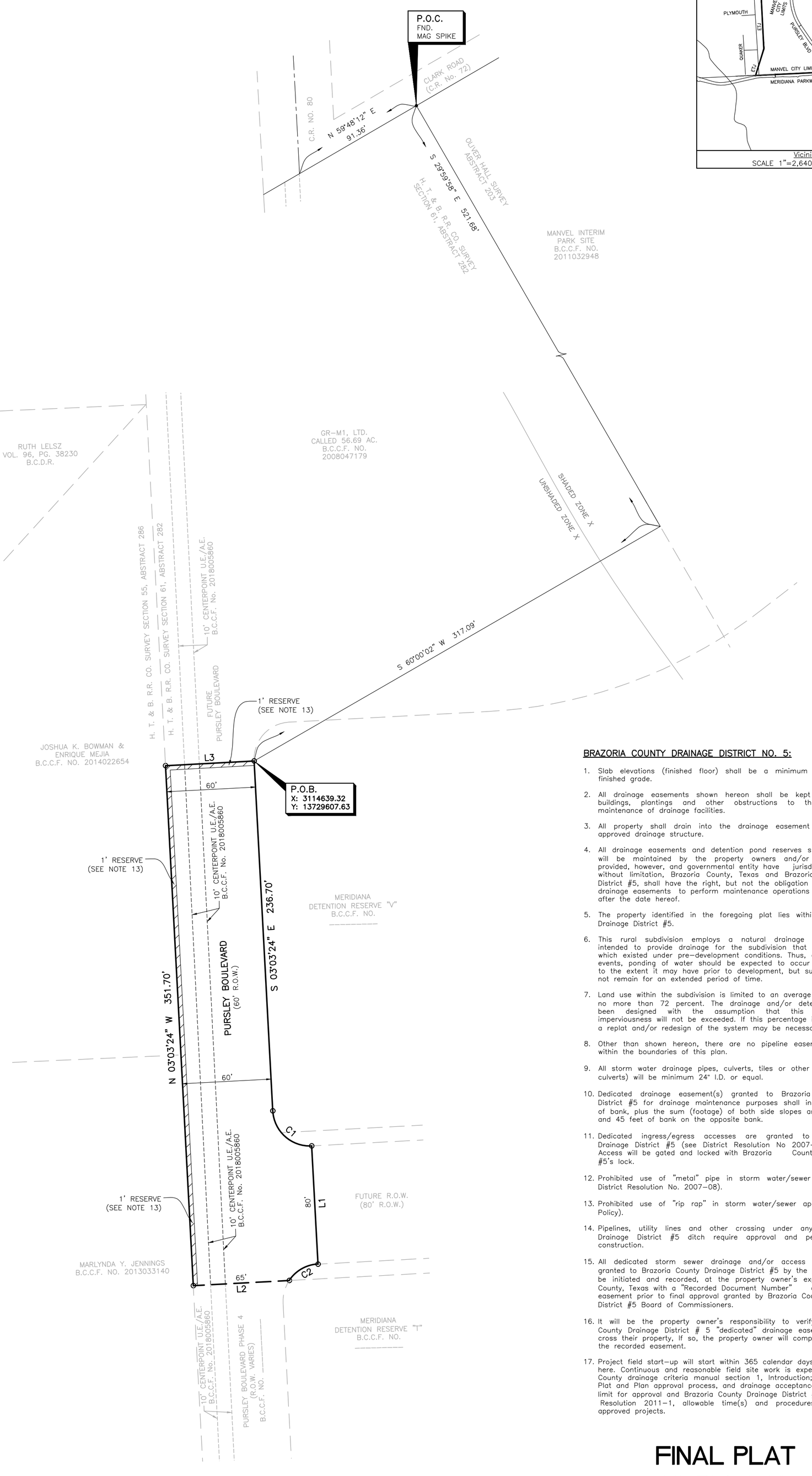
SCALE: 1" = 40'



Vicinity Map
SCALE 1"=2,640' KEYMAP® 692D

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'

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 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.
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 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.

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. 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.
3. 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.
4. 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.
5. AC indicates Acres
   B.C.C.F. No. indicates Brazoria County Clerk's File Number.
   B.C.D.R. indicates Brazoria County Deed Record.
   C.R. No. indicates County Road Number.
   FND. indicates Found.
   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.
   U.E./A.E. indicates Utility Easement/Aerial Easement.
6. The terms and conditions of Ordinance numbers 2009–O–03, 2009–O–04, and 2009–O–05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009–O–04.
8. 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.
9. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
10. The boundary for this plat has a closure in excess of 1:15,000.
11. 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.
12. 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.
13. 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.
14. There are 0.00 acres of unencumbered open space within the boundary of this plat.
15. 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.
16. 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.
17. 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.
18. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
19. The Development Regulations and City Permits of the City of Manvel are required on all property.

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

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713–784–4500
WWW.EHRAINC.COM
TBPE No. F–726
TBPELS No. 10092300

EXXXX

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

NICCOLE LISTON-TYSON

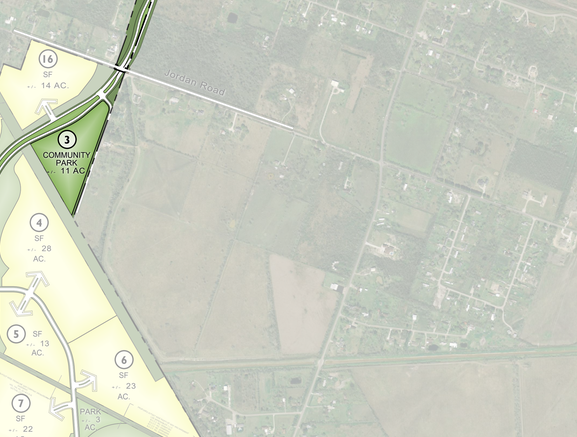
ALINA ROGERS

DOROTHY WYNNE

CHRISTY KENNARD

MUHAMMED ALAM

GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 08-011-150

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	X

Date of Request: July 26, 2021 PDZ and August 2, 2021 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

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

Plats:
Preliminary X
Final

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

Brad Sweitzer
SIGNATURE

06/28/2021
DATE

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

Planning, Development and Zoning Commission Plat Report

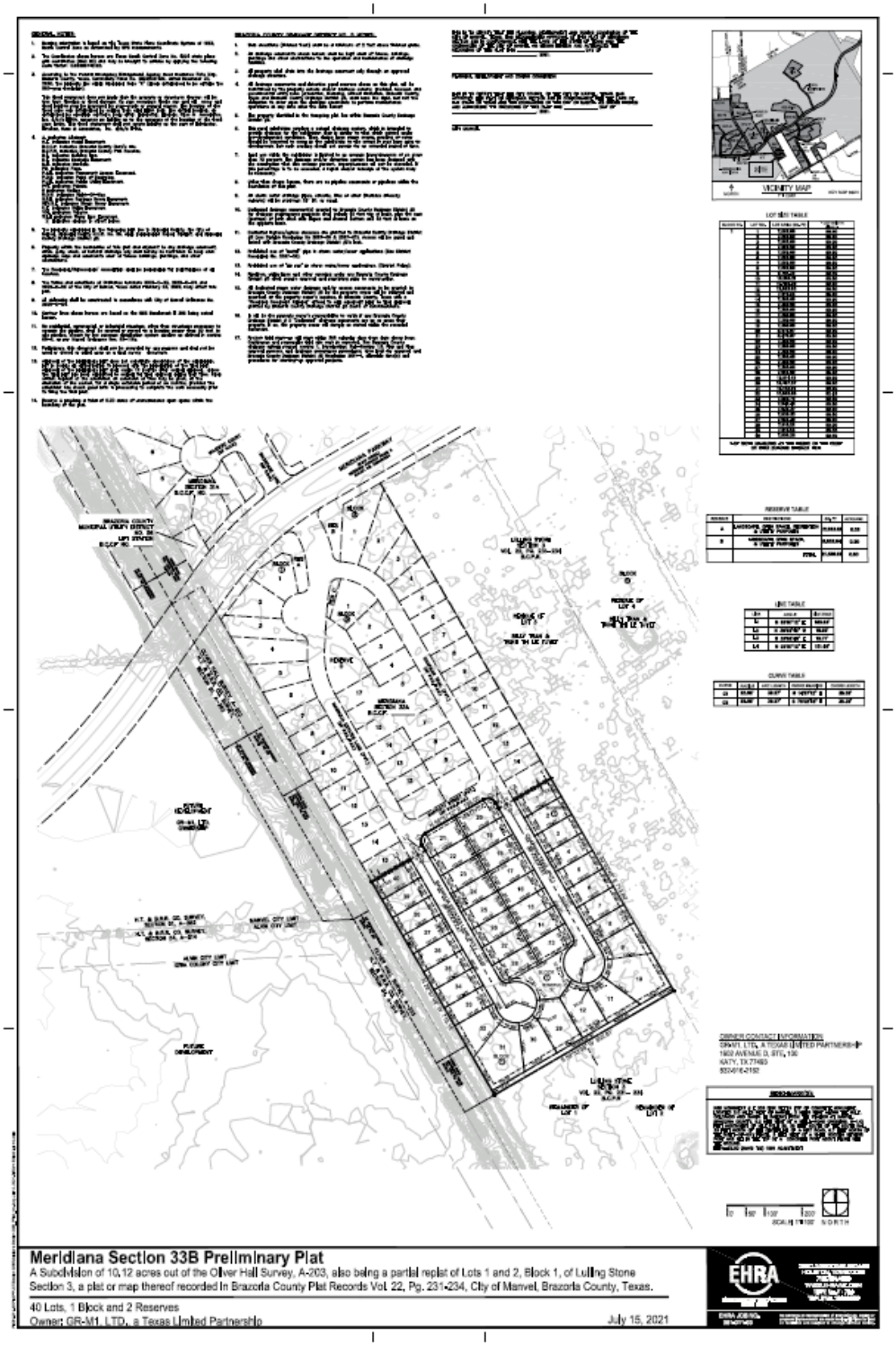
Plat Name	Meridiana Section 33B Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	July 26, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

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

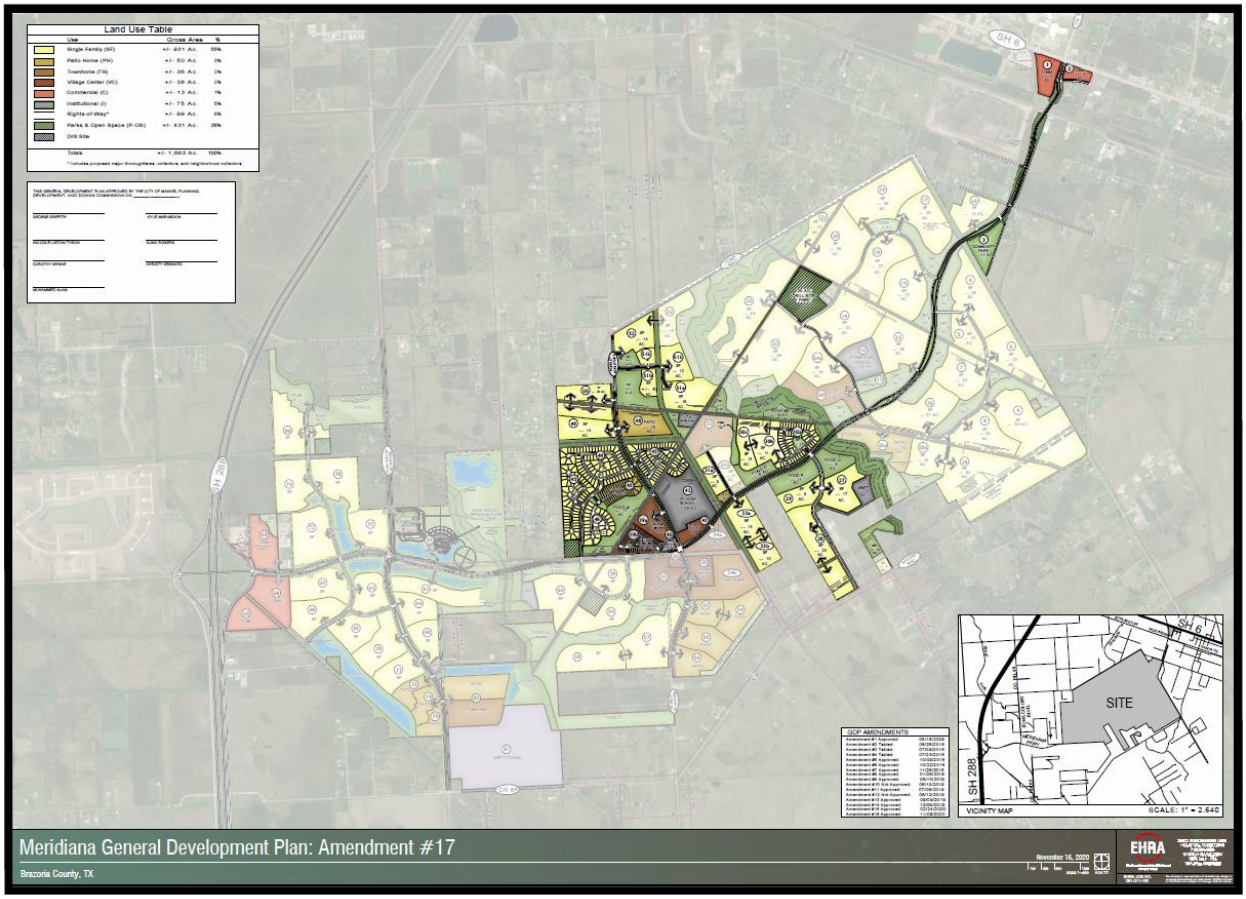
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



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

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



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.

2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone "X" (areas determined to be outside the 500–year floodplain).

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man–made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, 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
   A.E. indicates Aerial Easement.
   B.C.C.F. indicates Brazoria County Clerk's File.
   B.C.P.R. indicates Brazoria County Plat Records.
   B.L. indicates Building Line.
   D.E. indicates Drainage Easement.
   M.H. indicates Manhole.
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
   PVT. indicates Private.
   R indicates Radius.
   R.O.W. indicates Right–Of–Way.
   S.S.E. indicates Sanitary Sewer Easement.
   STM.S.E. indicates Storm Sewer Easement.
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
   W.L.E indicates Water Line Easement.
   ↗ indicates change in street name.

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 fences buildings, plantings, and other obstructions.

7. The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.

8. The terms and conditions of Ordinance numbers 2009–O–03, 2009–O–04, and 2009–O–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–O–04.

10. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.

11. 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.

12. 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.

13. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.

14. Reserve A provides a total of 0.30 acres of unencumbered open space within the boundary of the plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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 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.

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 plat.

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 water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.

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.

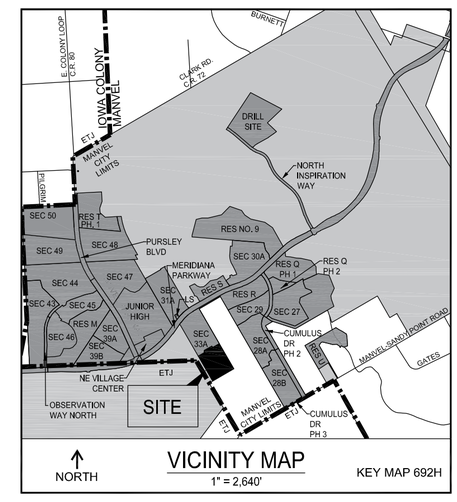
17. Project field start–up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub–Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011–1, allowable time(s) and procedures for starting–up approved projects.

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA SECTION 33B IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2021.

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA SECTION 33B IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2021.

_____
CITY COUNCIL



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT)	* LOT WIDTH (LINEAR FT.)
1	1	7,562.50	60.50
	2	7,562.50	60.50
	3	7,562.50	60.50
	4	7,562.50	60.50
	5	7,562.50	60.50
	6	7,562.50	60.50
	7	7,562.50	60.50
	8	7,562.50	60.50
	9	9,751.33	60.50
	10	18,565.21	60.50
	11	10,426.29	60.50
	12	12,523.93	60.50
	13	7,919.28	65.00
	14	7,380.00	60.00
	15	7,380.00	60.00
	16	7,380.00	60.00
	17	7,380.00	60.00
	18	7,380.00	60.00
	19	7,380.00	60.00
	20	8,475.87	60.00
	21	8,475.87	60.00
	22	7,380.00	60.00
	23	7,380.00	60.00
	24	7,380.00	60.00
	25	7,380.00	60.00
	26	7,380.00	60.00
	27	7,380.00	60.00
	28	7,924.92	65.00
	29	12,814.13	60.50
	30	10,457.57	60.50
	31	19,163.94	60.50
	32	10,560.56	62.42
	33	7,882.72	60.50
	34	7,942.40	60.50
	35	7,936.37	60.50
	36	7,930.33	60.50
	37	7,924.30	60.50
	38	7,918.26	60.50
	39	7,912.23	60.50
	40	7,906.20	60.50

*LOT WIDTH MEASURED AT THE LESSER OF THE FRONT OR REAR BUILDING SETBACK LINE.

RESERVE TABLE

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

LINE TABLE

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

CURVE TABLE

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

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

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL–ROAD CROSSING, 5–1/2 FEET NORTHWEST OF MILE POLE 38, 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

0' 50' 100' 200'
SCALE: 1"=100' NORTH

Meridiana Section 33B Preliminary Plat

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

40 Lots, 1 Block and 2 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

July 15, 2021

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 081-011-33

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.

P:\081-011-33\Plat\PPLAT\Section 33B\Meridiana Section 33B_PPlat_rev.dwg Jul 14, 2021-4:50pm Edited by: nturzillo

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

NICCOLE LISTON-TYSON

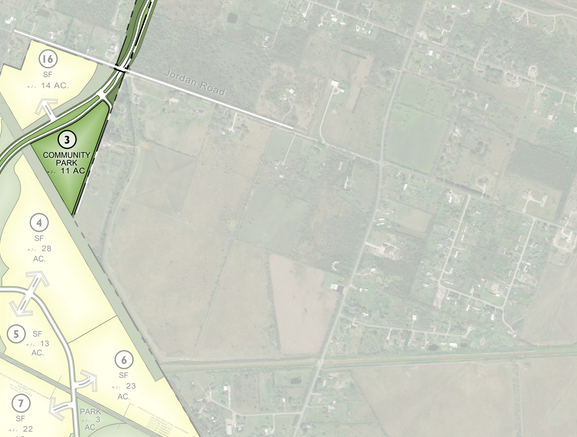
ALINA ROGERS

DOROTHY WYNNE

CHRISTY KENNARD

MUHAMMED ALAM

GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 08-011-150

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	☒

Date of Request: July 26, 2021 PDZ & August 2, 2021 City Council

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

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

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

Plats:
Preliminary _____
Final X

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

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

SIGNATURE

July 26, 2021

DATE

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

Planning, Development and Zoning Commission Plat Report

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

Background

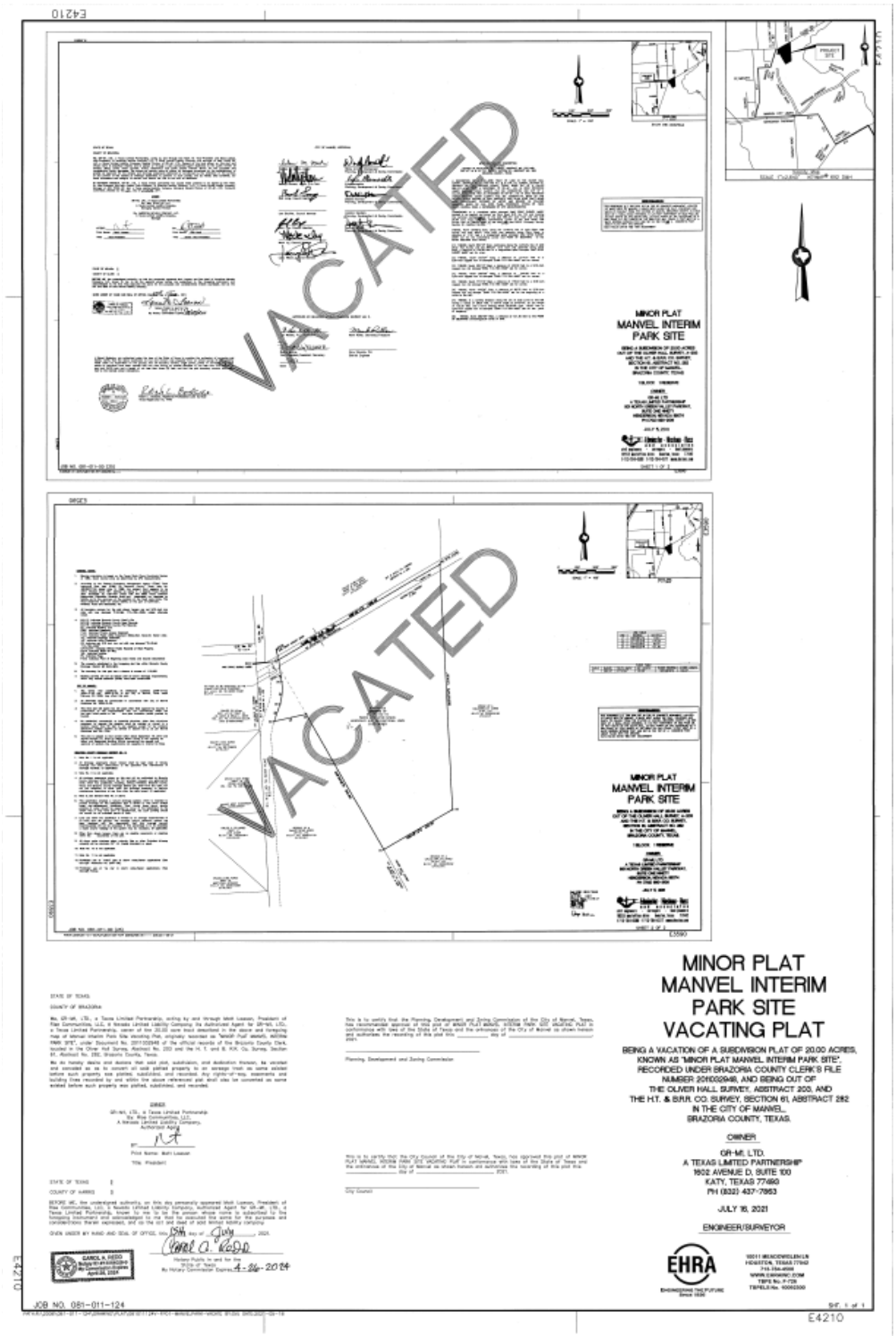
The Manvel Interim Park Site Minor Plat was approved by City Council in 2011. According to agreements with the Developer and the City the "Manvel Interim Park Site Minor Plat" will be conveyed to the Developer for another location in the Meridiana Development. The Developer platted the Meridiana Drill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

Staff Recommendation

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

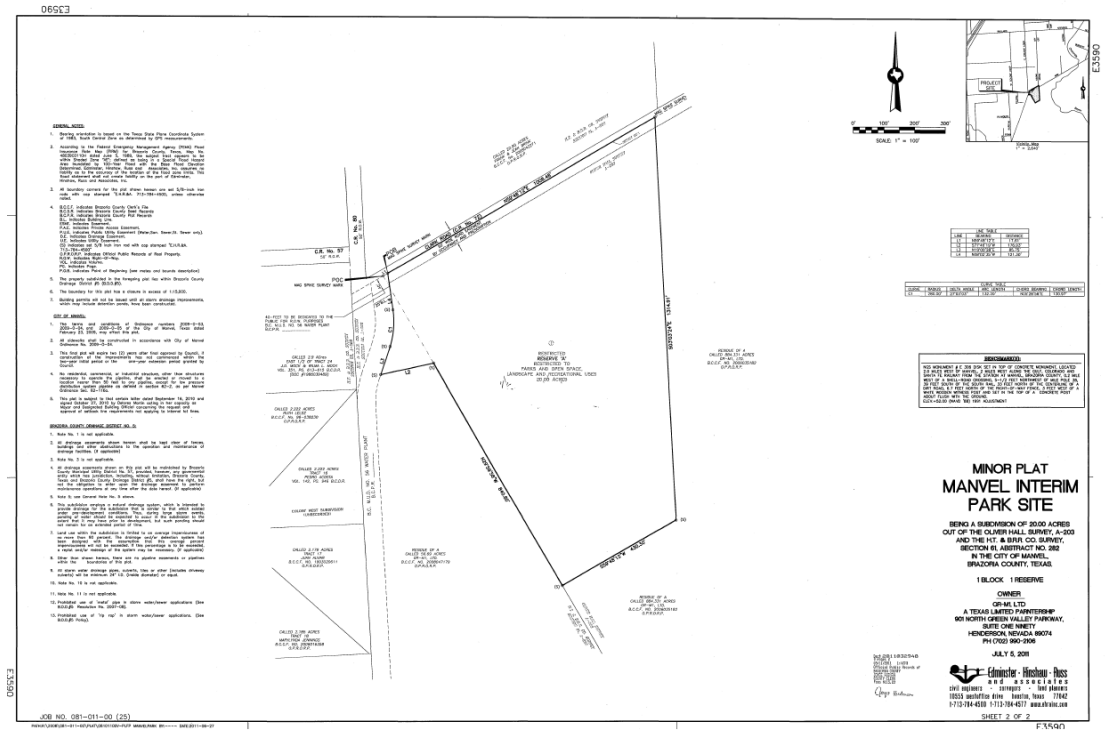
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



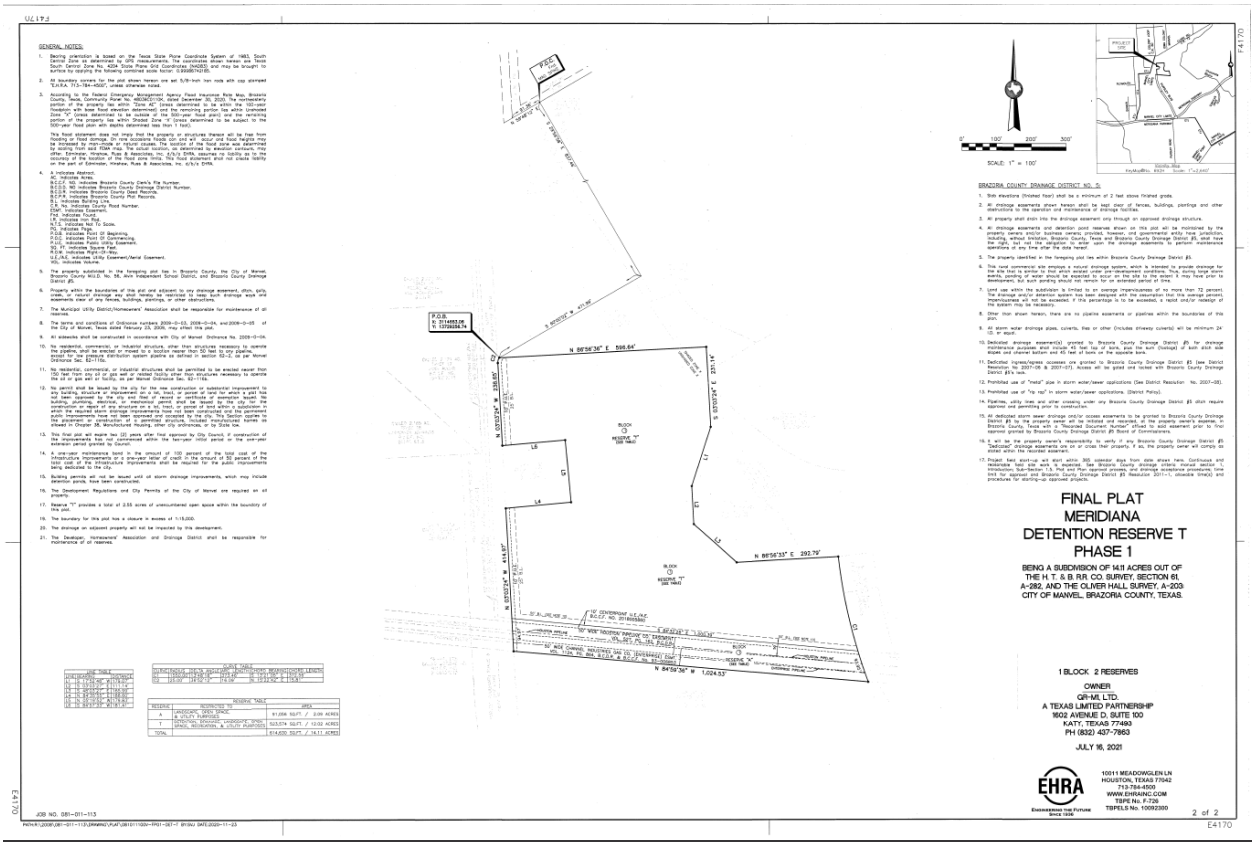
DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Manvel Interim Park Site Minor Plat

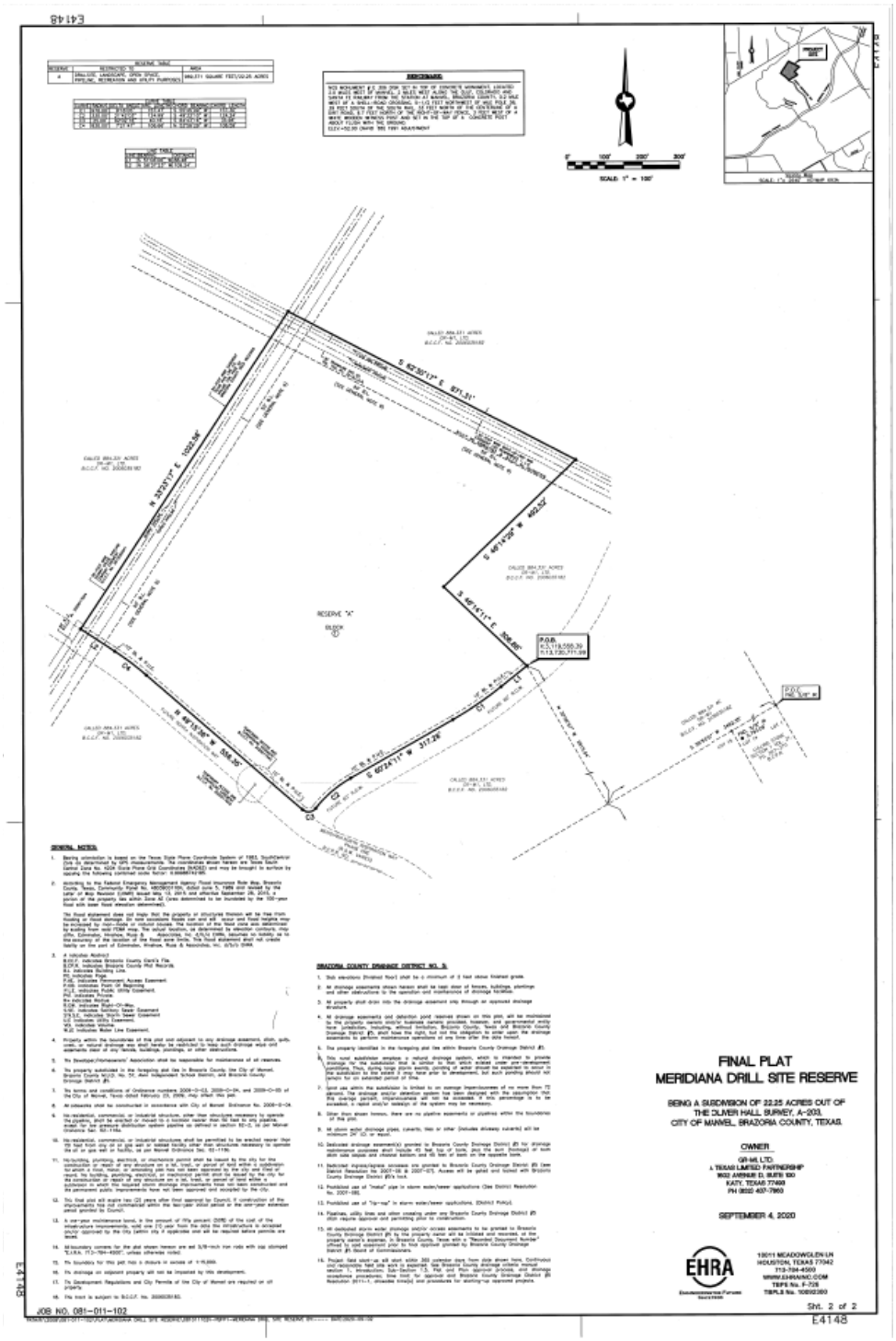


Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Meridiana Detention Reserve T Phase 1 Final Plat

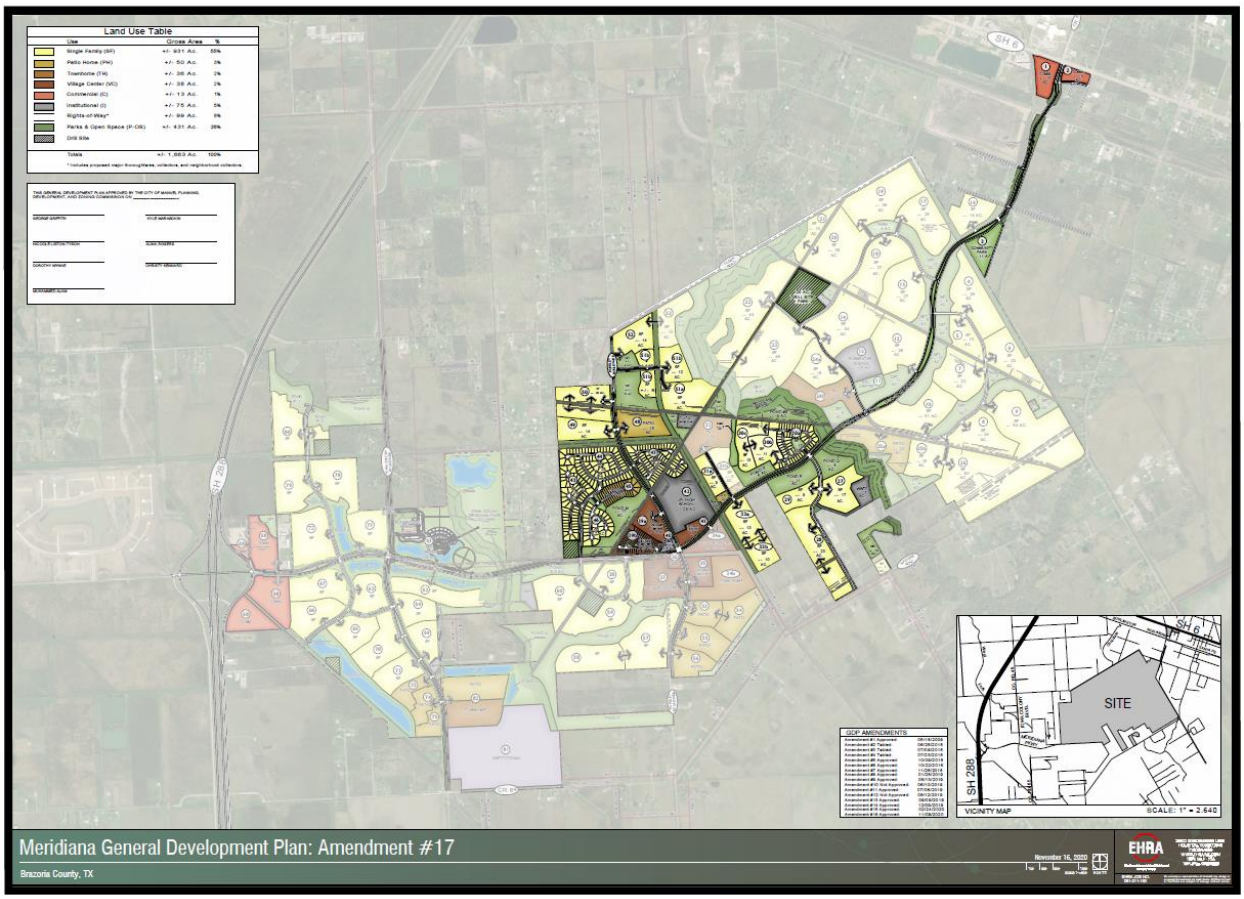


Meridiana Drill Site Reserve Final Plat (approved September 21, 2020)



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

Meridiana General Development Plan Amendment No. 17



F4170

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA DETENTION RESERVE T PHASE 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 DETENTION RESERVE T PHASE 1 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

_____
City Council

JOB NO. 081-011-113

STATE OF TEXAS:

COUNTY OF BRAZORIA:

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

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

OWNER

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

BY: _____

Print Name: Matt Lawson

Title: President

STATE OF TEXAS §

COUNTY OF HARRIS §

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

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

CAROL A. REDD
Notary ID #13064028-9
My Commission Expires
April 26, 2024

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

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

STATE OF TEXAS
REGISTERED
ROBERT L. BOELSCHE
4446
PROFESSIONAL
LAND SURVEYOR

Robert L Boelsche

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., President — Date

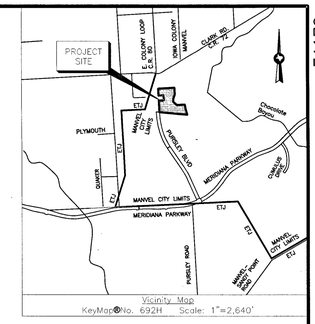
Kerry L. Osburn, Vice President — 6/22/21 — Date

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

Jarrod D. Aden, P.E., C.F.M., District Engineer — 7/1/2021 — Date

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

BCDD #5 REF ID # B200055



FINAL PLAT
MERIDIANA
DETENTION RESERVE T
PHASE 1

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

1 BLOCK 2 RESERVES

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

JULY 16, 2021

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPELS No. 10092300

E4170

PATH:R:\2008\081-011-113\DRAWING\PLAT\081011100V-FP01-DET-T BY:SVJ DATE:2020-11-23

F4170

F4170

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 Municipal Utility District/Homeowners' Association shall be responsible for maintenance of all reserves.

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

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

10. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, 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.

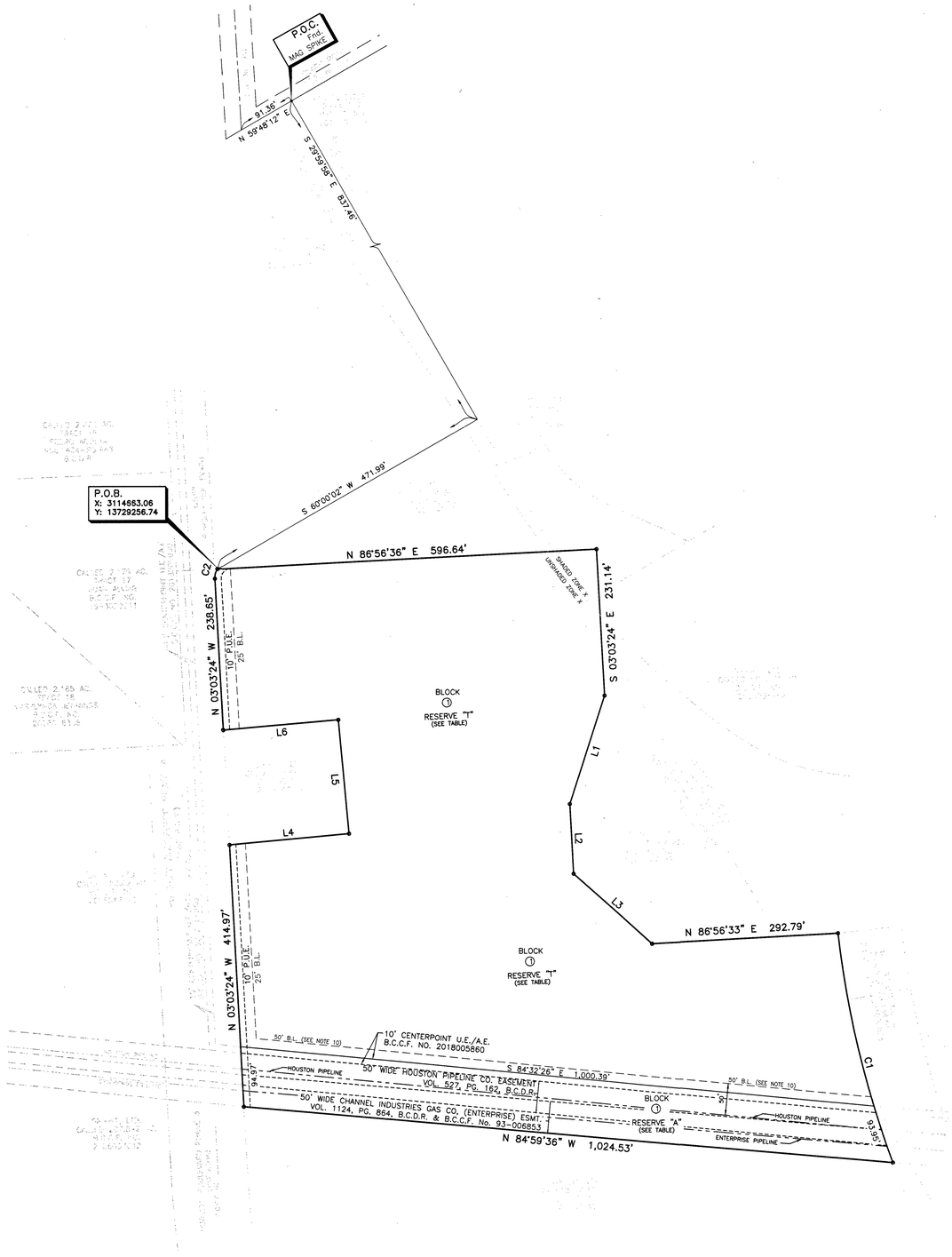
16. The Development Regulations and City Permits of the City of Manvel are required on all property.

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.

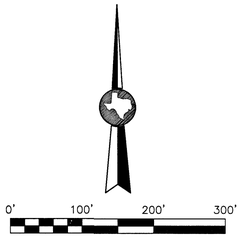
21. The Developer, Homeowners' Association and Drainage District shall be responsible for maintenance of all reserves.



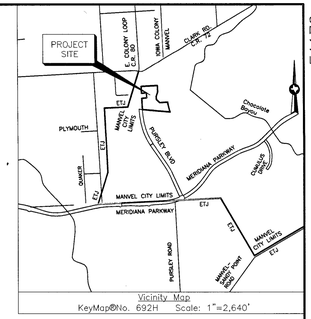
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 17°52'48" W	179.07'
L2	S 03°03'27" E	111.14'
L3	S 48°03'27" E	165.99'
L4	N 84°35'55" E	188.60'
L5	N 05°19'52" W	179.83'
L6	S 84°57'33" W	181.41'

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

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



SCALE: 1" = 100'



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

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

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPELS No. 10092300

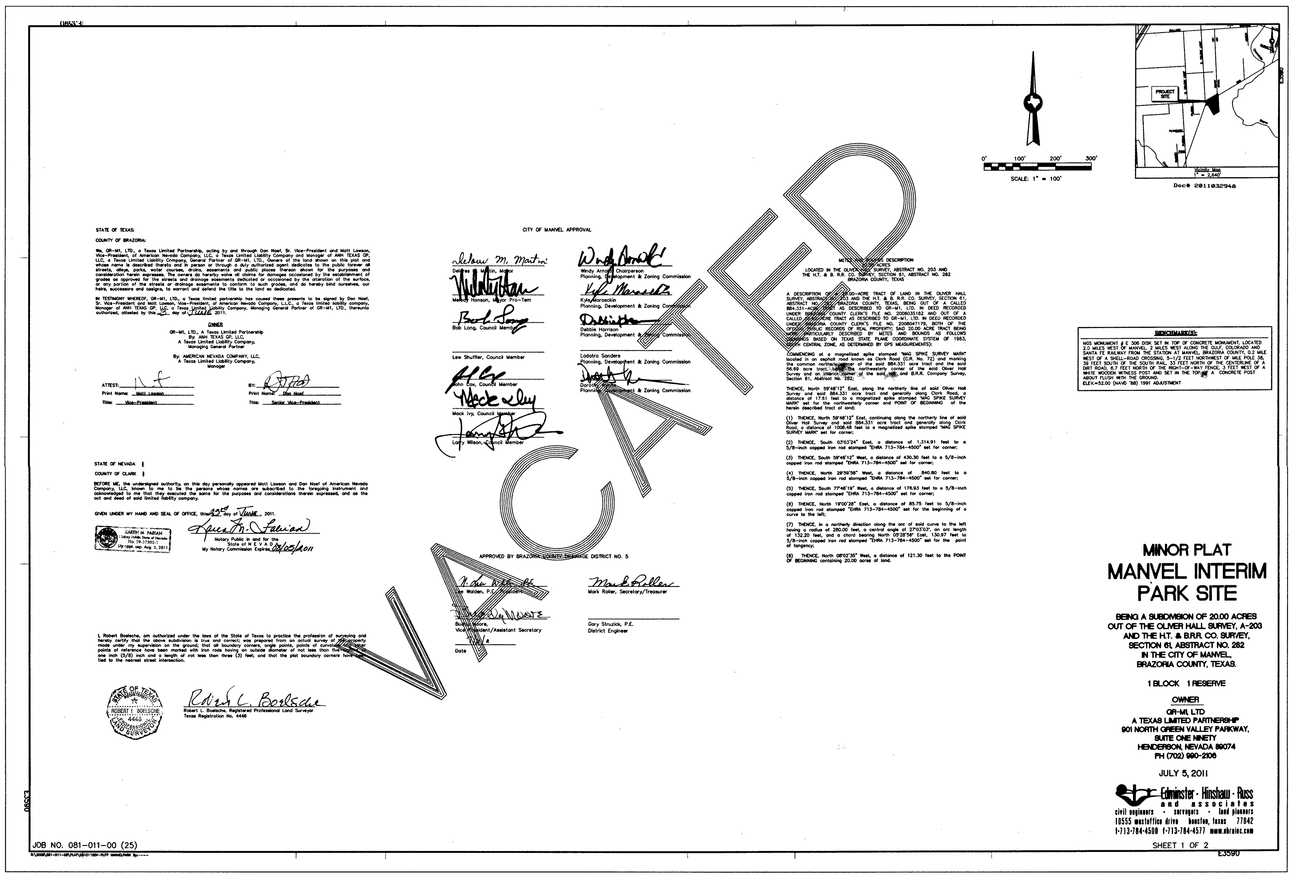
JOB NO. 081-011-113

PATH:R:\2008\081-011-113\DRAWING\PLAT\081011100V-FP01-DET-T BY:SVJ DATE:2020-11-23

E4170

F4170

E4210


STATE OF TEXAS
COUNTY OF BRAZORIA
We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Dan Noel, Sr. Vice-President and Matt Lawson, Vice-President, of American Nevada Company, LLC, a Texas Limited Liability Company and Manager of said TEXAS GP, LLC, a Texas Limited Liability Company, General Partner of GR-M1, LTD., Owners of the land shown on the plat and designated as MINOR PLAT MANVEL INTERIM PARK SITE, do hereby make and establish said subdivision and development plan, dedicate to the use of the public forever all streets, alleys, parks, water, sewer, drainage and easements shown thereon for the purposes and consideration therein expressed, and do bind ourselves, our successors and assigns to warrant and forever 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 Dan Noel, Sr. Vice-President and Matt Lawson, Vice-President, of American Nevada Company, LLC, a Texas Limited Liability Company, Manager of said TEXAS GP, LLC, a Texas Limited Liability Company, Managing General Partner of GR-M1, LTD, thereunto authorized, witnessed by our hands, this the 14th day of July, 2011.
OWNER
GR-M1, LTD., a Texas Limited Partnership
By: TEXAS GP, LLC,
a Texas Limited Liability Company,
Managing General Partner
By: AMERICAN NEVADA COMPANY, LLC,
A Texas Limited Liability Company,
Manager
ATTEST: By:
Print Name: Mark Lawson Print Name: Dan Noel
Title: Vice-President Title: Senior Vice-President
STATE OF NEVADA
COUNTY OF CLARK
BEFORE ME, the undersigned authority, on this day personally appeared Mark Lawson and Dan Noel of American Nevada Company, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 25th day of June, 2011.
Notary Public in and for the State of Nevada
My Notary Commission Expires: 06/30/2014
I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pins having an outside diameter of not less than five-eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest street intersection.
Robert L. Boelsche
Robert L. Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4448
CITY OF MANVEL APPROVAL
Mindy Koenig, Chairperson
Planning, Development & Zoning Commission
Kay Peterson
Planning, Development & Zoning Commission
Debbie Hartman
Planning, Development & Zoning Commission
Lakisha Sanders
Planning, Development & Zoning Commission
Dorothy Wright
Planning, Development & Zoning Commission
Lea Shutter, Council Member
Ken Fox, Council Member
Mayor, City Council
Date
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5
Mark Bigham, P.E.
Vice President/Assistant Secretary
Date
Mark Bigham, Secretary/Treasurer
Gary Struzick, P.E.
District Engineer
METES AND BOUNDS DESCRIPTION
LOCATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203 AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT NO. 282 BRAZORIA COUNTY, TEXAS
BENCHMARK NOTES
SCALE: 1" = 100'
Doc# 2011032948
MINOR PLAT
MANVEL INTERIM
PARK SITE
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-M1 LTD
A TEXAS LIMITED PARTNERSHIP
901 NORTH GREEN VALLEY PARKWAY, SUITE ONE NINETY
HENDERSON, NEVADA 89074
PH (702) 990-2106
JULY 5, 2011
Edminster · Hinckley · Russ and associates
civil engineers · surveyors · land planners
10555 westoffice drive houston, texas 77042
t-713-784-4500 f-713-784-4577 www.ehrainc.com
SHEET 1 OF 2
JOB NO. 081-011-00 (25)
E3590
VACATED
Vicinity Map
SCALE 1"=2,640' KEYMAP® 692 D&H
PROJECT SITE
PLYMOUTH
MANVEL CITY LIMITS
MERIDIANA PARKWAY
MORNINGSIDE PARKWAY
CHAMBERS CREEK
DIXIE FARM ROAD
ETJ
E3590
GENERAL NOTES:
1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Brazoria County, Texas, map no. 48039C0185 K, dated June 18, 2007, this property is located within Shaded Zone "AE" defined as Zone X Special Flood Hazard Area inundated by 100-Year Flood with No Base Flood Elevation determined. This flood statement does not imply that the property and/or the structure will be free from flooding or damage. This flood statement shall not create liability on the part of Edminster, Hinckley, Russ and associates, Inc.
3. All boundary corners and angle points shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.&A. 713-784-4500, unless otherwise noted.
4. B.C.C.F. Indicates Brazoria County Clerk's File
B.C.D.R. Indicates Brazoria County Deed Records
B.C.P.R. Indicates Brazoria County Plat Records
B.L. Indicates Building Line
D.E. Indicates Drainage Easement
P.V.E. Indicates Private Access Easement
P.U.E. Indicates Public Utility Easement (Water,San. Sewer,St. Sewer only).
S.S.E. Indicates Sanitary Sewer Easement
U.E. Indicates Utility Easement
(S) =Indicates set 5/8-inch iron rod with cap stamped "E.H.R.&A.
V.C.T. Indicates Vitrified Clay Pipe
O.P.R.R.P.R. Indicates Official Public Records of Real Property.
R.O.W. Indicates Right-Of-Way.
P.O.C. Indicates Point of Commencement
P.O.B. Indicates Point of Beginning (see metes and bounds description)
5. The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5 (B.D.D.#5).
6. The boundary for this plat has a closure in excess of 1:15,000.
7. Building permits will not be issued until all storm drainage improvements, which may include retention ponds, have been constructed.
CITY OF MANVEL:
1. The terms and conditions of Ordinance numbers 2006-0-03, 2006-0-04, 2006-0-05, 2006-0-06 of the City of Manvel, Texas dated February 25, 2006, may affect this plat.
2. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2006-0-06.
3. This final plat will expire two (2) years after final approval by Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
4. No residential, commercial, industrial and/or other structure necessary to operate the property shall be started or moved to a permanent location on this plat, and no water, sewer or electrical connection shall be made to any structure, until a Certificate of Occupancy has been issued in accordance with the City of Manvel Ordinance Sec. 82-119(e).
5. This plat is subject to that certain letter dated September 15, 2010 and signed October 27, 2010 by Delores Martin acting in her capacity as Director of Public Works for the City of Manvel, Texas, granting her approval of variances to the requirements not applying to internal lot lines.
BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:
1. Note No. 1 is not applicable.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions to the operation and maintenance of drainage facilities. (if applicable)
3. Note No. 3 is not applicable.
4. All drainage easements shown on this plat will be maintained by Brazoria County Drainage District #5 (B.D.D.#5) or by a homeowners' association or entity which has jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation, to enter upon any of the drainage easements for the purpose of maintenance operations at any time after the plat has met (if applicable)
5. Note No. 5 see General Note No. 5 above.
6. This subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed before the subdivision was developed. Therefore, the rate of runoff from the subdivision after development should not be substantially greater than the rate of runoff from the subdivision in its undeveloped state. It may have since its 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 35% per lot or 65% per acre. Any increase in imperviousness must be approved in writing by Developer and the developer shall file evidence with the developer that the drainage system improvements will not be exceeded. If this percentage is to be exceeded, a report and/or redesign of the system may be required by Developer.
8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
9. All storm water drainage pipes, culverts, tiles or other Drainage driveway pipes shall be reinforced concrete pipe (R.C.P.) Unless otherwise approved.
10. Note No. 10 is not applicable.
11. Note No. 11 is not applicable.
12. Prohibited use of "metal" pipe in storm water/sewer applications (See B.D.D.#5 Resolution No. 2007-08).
13. Prohibited use of "rip rap" in storm water/sewer applications. (See B.D.D.#5 Policy).
SURVEYOR'S DESCRIPTION "A"
RESIDUE OF A CALLED 20.00 ACRES TRACT
PARKS AND RECREATIONAL SPACE, LANDSCAPE AND RECREATIONAL USES
20.000 ACRES
SURVEYOR'S DESCRIPTION "B"
RESIDUE OF A CALLED 20.00 ACRES TRACT
PARKS AND RECREATIONAL SPACE, LANDSCAPE AND RECREATIONAL USES
20.000 ACRES
LINE TABLE
LINE | BEARING | DISTANCE
L1 | N89°58'56"E | 1,314.91'
L2 | S89°58'56"W | 1,314.91'
L3 | S89°58'56"W | 1,314.91'
L4 | N89°58'56"E | 1,314.91'
CURVE TABLE
CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH
C1 | 1,950.00' | 4°43'23.51" | 160.80' | N87°37'14.85"E | 160.75'
BENCHMARK NOTES
SCALE: 1" = 100'
Doc# 2011032948
MINOR PLAT
MANVEL INTERIM
PARK SITE
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-M1 LTD
A TEXAS LIMITED PARTNERSHIP
901 NORTH GREEN VALLEY PARKWAY, SUITE ONE NINETY
HENDERSON, NEVADA 89074
PH (702) 990-2106
JULY 5, 2011
Edminster · Hinckley · Russ and associates
civil engineers · surveyors · land planners
10555 westoffice drive houston, texas 77042
t-713-784-4500 f-713-784-4577 www.ehrainc.com
SHEET 2 OF 2
JOB NO. 081-011-00 (25)
E3590
VACATED
PROJECT SITE
POC
MAG SPIKE SURVEY MARK
POB
MAG SPIKE SURVEY MARK
C.R. No. 57
50' R.O.W.
40+/-EST TO BE DEDICATED TO THE PUBLIC FOR R.O.W. PURPOSES B.C.P. W.U.D. NO. 56 WATER PLANT
CALLED 3.9 ACRE LOT 1 OF TRACT 24 J.D. WICK & WILMA J. WICK VOL. 351, PG. 813 (LOT 1) B.C.D.R. (DOC #1998039486)
CALLED 2.222 ACRES RUSH CLLC B.C.C.F. No. 05-038230 O.P.R.R.P.R.
CALLED 2.222 ACRES RUSH CLLC VOL. 742, PG. 844 B.C.D.R.
COUNTY WEST SUBDIVISION (UNRECORDED)
CALLED 2.179 ACRES TRACT 17 MARYLAND JOHANES B.C.C.F. NO. 1995010268 O.P.R.R.P.R.
CALLED 2.285 ACRES MARYLAND JOHANES B.C.C.F. NO. 1995010268 O.P.R.R.P.R.
RESIDUE OF A CALLED 58.66 ACRES TRACT 17 B.C.C.F. NO. 2000041179 O.P.R.R.P.R.
RESIDUE OF A CALLED 1.000 ACRE TRACT OF LAND GR-M1, LTD. B.C.C.F. NO. 2006036182 O.P.R.R.P.R.
RESIDUE OF A CALLED 884.521 ACRES TRACT 17 B.C.C.F. NO. 2000041182 O.P.R.R.P.R.
S89°58'56"W 1,314.91'
N89°58'56"E 1,314.91'

STATE OF TEXAS

COUNTY OF BRAZORIA:

We, GR-MI, LTD., a Texas Limited Partnership, acting by and through Dan Noef, Sr. Vice-President and Matt Lawson, Vice-President, of American Nevada Company, LLC, a Texas Limited Liability Company and Manager of ANH TEXAS GP, LLC, a Texas Limited Liability Company, Managing General Partner of GR-MI, LTD., the owners of the 20.00 acre tract of land whose name is described thereto and in person or through a duly authorized agent dedicates to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and consideration therein expressed. The owners 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, the creation of ponding areas within the easements or adjacent to the streets. We do hereby bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, GR-MI, LTD., a Texas limited partnership has caused these presents to be signed by Dan Noef, Sr. Vice-President and Matt Lawson, Vice-President, of American Nevada Company, LLC, a Texas limited liability company, Manager of ANH TEXAS GP, LLC, a Texas Limited Liability Company, Managing General Partner of GR-MI, LTD., thereunto authorized, attested by this 30th day of June 2011.

OWNER

GR-MI, LTD., A Texas Limited Partnership
By: ANH TEXAS GP, LLC,
A Texas Limited Liability Company,
Managing General Partner

By: AMERICAN NEVADA COMPANY, LLC,
A Texas Limited Liability Company,
Manager

ATTEST: _____ By: _____

Print Name: Matt Lawson Print Name: Dan Noef

Title: Vice-President Title: Senior Vice-President

STATE OF NEVADA }

COUNTY OF CLARK }

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson and Dan Noef of American Nevada Company, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 30th day of June 2011.

KRISTIN M. TARLOW
Notary Public, State of Nevada
No. 99-57383-1
My appt. exp. Aug. 5, 2011

Notary Public in and for the
State of N E V A D A
My Notary Commission Expires 08/05/2011

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

STATE OF TEXAS
ROBERT L. BOETSCHE
4443
REGISTERED PROFESSIONAL LAND SURVEYOR

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

CITY OF MANVEL APPROVAL

Delores M. Martin, Mayor

Wendy Arnold, Chairperson
Planning, Development & Zoning Commission

Marian Hanson, Mayor Pro-Tem

Kyle Marcelle
Planning, Development & Zoning Commission

Bob Lang, Council Member

Debbie Harrison
Planning, Development & Zoning Commission

Lew Shuffler, Council Member

Ladoris Sanders
Planning, Development & Zoning Commission

John Eaw, Council Member

Dorthy Wynne
Planning, Development & Zoning Commission

Mack Ivy, Council Member

Larry Mixon, Council Member

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Wolden, P.E., President

Mark Roller, Secretary/Treasurer

Buddy Moore,
Vice President/Assistant Secretary

Gary Struzick, P.E.
District Engineer

7/6/11
Date

METES AND BOUNDS DESCRIPTION
SOLID WORKS
LOCATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203 AND
THE H.T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT NO. 282
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 20.00-ACRE TRACT OF LAND IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203 AND THE H.T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT NO. 282, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 56.69-ACRE TRACT AS DESCRIBED TO GR-MI, LTD. IN DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 2008031182 AND OUT OF A CALLED 56.69-ACRE TRACT AS DESCRIBED TO GR-MI, LTD. IN DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 2008047179, BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY; SAID 20.00 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" set for the northeasterly corner of the said Oliver Hall Survey and said 884.331 acre tract, the common northeasterly corner of the said 884.331 acre tract and the said 56.69 acre tract, being the northeasterly corner of the said Oliver Hall Survey and an interior corner of the said H.T. and B.R.R. Company Survey, Section 61, Abstract No. 282;

THENCE, North 59°48'12" East, along the northerly line of said Oliver Hall Survey and said 884.331 acre tract and generally along Clark Road, a distance of 17.61 feet to a magnetized spike stamped "MAG SPIKE SURVEY MARK" set for the northwesterly corner and POINT OF BEGINNING of the herein described tract of land;

(1) THENCE, North 59°48'12" East, continuing along the northerly line of said Oliver Hall Survey and said 884.331 acre tract and generally along Clark Road, a distance of 1008.48 feet to a magnetized spike stamped "MAG SPIKE SURVEY MARK" set for corner;

(2) THENCE, South 03°03'24" East, a distance of 1,314.91 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for corner;

(3) THENCE, South 59°48'12" West, a distance of 430.30 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for corner;

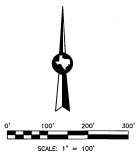
(4) THENCE, North 29°59'58" West, a distance of 840.80 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for corner;

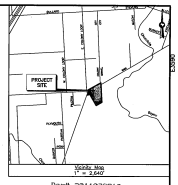
(5) THENCE, South 77°40'16" West, a distance of 176.93 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for corner;

(6) THENCE, North 19°00'28" East, a distance of 85.75 feet to 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for the beginning of a curve to the left;

(7) THENCE, in a northerly direction along the arc of said curve to the left having a radius of 260.00 feet, a central angle of 27°07'37", an arc length of 123.09 feet, and a chord bearing North 06°28'58" East, 130.87 feet to 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set for the point of tangency;

(8) THENCE, North 08°02'30" West, a distance of 121.30 feet to the POINT OF BEGINNING containing 20.00 acres of land.





Doc# 2011032948

BENCHMARK(S):

NGS MONUMENT # Z 308 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 3 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE SOUTH OF THE CENTERLINE OF STATE HIGHWAY 6, 0.1 MILE EAST OF A DIRT ROAD, 55 FEET SOUTH 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

MINOR PLAT
MANVEL INTERIM PARK SITE

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
HENDERSON, NEVADA 89074
PH (702) 990-2106

JULY 5, 2011

Edminster · Hinshaw · Russ and associates
civil engineers · surveyors · land planners
10555 westoffice drive · houston, texas 77042
1-713-784-4500 1-713-784-4577 www.ehrainc.com

SHEET 1 OF 2

E3590

JOB NO. 081-011-00 (25)

R:\2008\081-011-00\PLAT\081011-00-PLAT MANVELPARK.dgn-----

E3590

GENERAL NOTES:

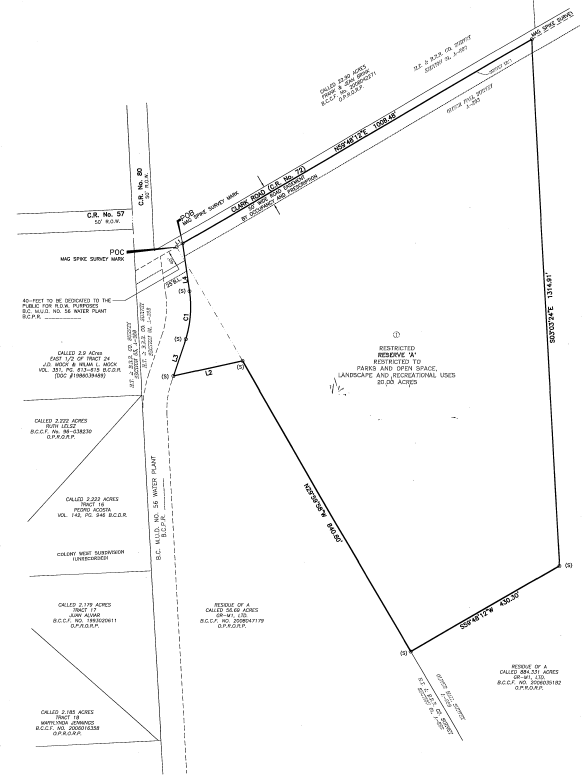
1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Brazoria County, Texas, Map No. 48039C0215 J, dated December 30, 2008, this property is located within Shaded Zone "AE", defined as being in a Special Flood Hazard Area inundated by 100-Year Flood with the Base Flood Elevation Determined. Edminster, Hinshaw, Russ and Associates, Inc. assumes no liability as to the accuracy of the location of the flood zone limits. This statement shall not create liability on the part of Edminster, Hinshaw, Russ and Associates, Inc.
3. 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.
4. B.C.C.F. indicates Brazoria County Clerk's File
   B.C.D.R. indicates Brazoria County Deed Records
   B.C.P.R. indicates Brazoria County Plat Records
   B.L. indicates Building Line
   Esmt. indicates Easement.
   P.A.E. indicates Private Access Easement.
   P.U.E. indicates Public Utility Easement (Water,San. Sewer,St. Sewer only).
   D.E. indicates Drainage Easement.
   (S) indicates set 5/8 inch iron rod with cap stamped "E.H.R.&A. 713-784-4500"
   O.P.R.O.R.P. indicates Official Public Records of Real Property.
   R.O.W. indicates Right-Of-Way.
   Ac. indicates Acres
   Pg. indicates Page
   P.O.B. indicates Point of Beginning (see metes and bounds description)
5. The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5 (B.D.D.#5).
6. The boundary for this plat has a closure in excess of 1:15,000.
7. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.

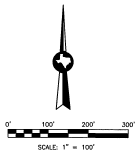
CITY OF MANVEL:

1. The terms and conditions of Ordinance numbers 2008-0-03, 2008-0-04, 2008-0-05, 2008-0-06 of the City of Manvel, Texas dated February 23, 2008, may affect this plat.
2. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2008-0-04.
3. This final plat will expire two (2) years after final approval by Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
4. 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. 62-116e.
5. This plat is subject to that certain letter dated September 16, 2010 and signed October 20, 2010 by Debora Hamlin acting in her capacity as mayor and designated Planning Official concerning the request and approval of setback line requirements not applying to interior lot lines.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

1. Note No. 1 is not applicable.
2. All drainage easements shown hereon shall be kept clear of fences, buildings and other obstructions to the operation and maintenance of drainage facilities. (If applicable)
3. Note No. 3 is not applicable.
4. All drainage easements shown on this plat will be maintained by Brazoria County Municipal Utility District No. 57, provided, however, any governmental entity which has 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 easement to perform maintenance operations at any time after the date hereof. (If applicable)
5. Note 5; see General Note No. 5 above.
6. This subdivision employs a natural drainage system, which is intended to function as set forth in the drainage report for the area which exhibits under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent that the natural system is inadequate, 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 90 percent. The drainage and/or detention system has been designed on the basis that this percentage of average imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary. (If applicable)
8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. (inside diameter) or equal.
10. Note No. 10 is not applicable.
11. Note No. 11 is not applicable.
12. Prohibited use of "metal" pipe in storm water/sewer applications (See B.C.D.#5 Resolution No. 2007-08).
13. Prohibited use of "rip rap" in storm water/sewer applications. (See B.C.D.#5 Policy).





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°48'13"E	17.61'
L2	S27°45'19"E	178.62'
L3	N13°00'38"E	85.75'
L4	N59°01'35"W	121.26'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	280.00'	27°01'03"	132.02'	N03°28'56"E	130.79'

BENCHMARK(S):

NGS MONUMENT # E 308 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES SOUTHWEST OF MANVEL, 8 MILES WEST OF ALVIN, BRAZORIA COUNTY, ON THE S.P.R.R. RAILWAY FROM THE CITY OF MANVEL, BRAZORIA COUNTY, 0.1 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, 8.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WITNESS POST, STAMPED E 308 AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

MINOR PLAT
MANVEL INTERIM PARK SITE

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
HENDERSON, NEVADA 89074
PH (702) 990-2106

JULY 5, 2011

Deed 2011103294 B
OF 2
OFFICIAL RECORDS
Official Public Records of
BRAZORIA COUNTY
JOYCE HUDMAN
COUNTY CLERK
Fees $25.00

Edminster · Hinshaw · Russ and associates
civil engineers · surveyors · land planners
10555 westoffice drive houston, texas 77042
t-713-784-4500 f-713-784-4577 www.ehrinc.com

SHEET 2 OF 2

JOB NO. 081-011-00 (25)

PATHER:\2008\081-011-00\PLAT\081101100V-PLPT MANVELPARK BY:---- DATE:2011-06-27

E3590

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

NICCOLE LISTON-TYSON

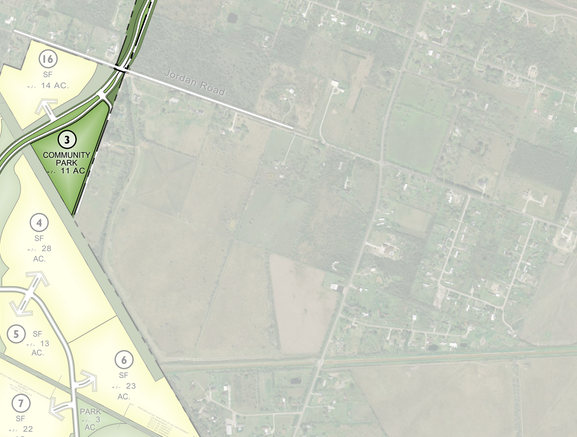
ALINA ROGERS

DOROTHY WYNNE

CHRISTY KENNARD

MUHAMMED ALAM

GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 08-011-150

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.