

PLANNING DEVELOPMENT AND ZONING MEETING

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



NOTICE OF A MEETING MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION September 13, 2021

NOTICE IS HEREBY GIVEN 7:00 P.M.

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

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

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

Regular Session

Call to Order PDZ Board Members

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

Pledge

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

Citizen Comments: "Comment Card" Required

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

Public Hearing

PUBLIC HEARING TO HEAR COMMENTS FOR OR AGAINST A REQUEST FOR A REPLAT OF SEDONA AT KESTREL RIDGE FINAL PLAT BEING A SUBDIVISION OF 0.8465 ACRES (36,873 SQUARE FEET) OF LAND BEING LOT 21, 22, 23, 24, BLOCK 1 OF SEDONA LAKES SECTION 10, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO MAP THEREOF RECORDED UNDER FILM CODE NUMBER 201862313, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND RESTRICTED

PLANNING DEVELOPMENT AND ZONING MEETING

RESERVE A IN THE FINAL PLAT OF SEDONA LAKES SECTION 9 A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED UNDER FILM CODE NUMBER 2017003498, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

REASON FOR THE REPLAT IS TO CREATE FOUR (4) LOTS.

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

Consent PDZ

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

- A. Consideration and possible action to approve, Final Plat for Del Bello Lakes Detention Reserve No. 2;
BEING A SUBDIVISION OF 6.299 ACRES OF LAND SITUATED IN THE A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHRLMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Pursley Boulevard Phase 7;
BEING A SUBDIVISION OF 0.84 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, TEXAS.
- C. Consideration and possible action to approve and move forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve 'T' Phase 2;
BEING A SUBDIVISION OF 0.77 ACRES AND CONSISTING OF 1 BLOCK AND 1 RESERVE OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 51A;
BEING A SUBDIVISION OF 7.18 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61 A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PLANNING DEVELOPMENT AND ZONING MEETING

- E. Consideration and possible action to approve, Final Plat for Pomona Section 22;
BEING A SUBDIVISION OF 18.902 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89 ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 4, 5, AND 6 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- F. Acceptance of the meeting minutes to date.

Regular Agenda

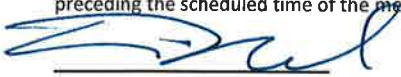
- A. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat Meridiana Elementary School Site No.2;
BEING A SUBDIVISION OF 13.00 ACRES AND CONSISTING OF 1 BLOCK AND 1 RESERVE OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve, Preliminary Plat for Pomona Section 28;
BEING A SUBDIVISION OF 74.4 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-298 & R.B. LYLE SURVEY, A-540, CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve, Replat for Sedona at Kestrel Ridge Final Plat;
BEING A SUBDIVISION OF 0.8465 ACRES (36,873 SF.) OF LAND BEING LOT 21, 22, 23, 24, BLOCK 1 OF SEDONA LAKES SECTION 10, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO MAP THEREOF RECORDED UNDER FILM CODE NUMBER 201862313, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND RESTRICTED RESERVE A IN THE FINAL PLAT OF SEDONA LAKES SECTION 9 A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO MAP THEREOF RECORDED UNDER FILM CODE NUMBER 2017003498, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-23;
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 1.03 ACRES LOCATED AT 7346 TAYLOR STREET, LOTS 1 – 6, IN BLOCK 61, OF TOWN OF MANVEL, A SUBDIVISION OF BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 139 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO LIGHT COMMERCIAL DISTRICT (LC); 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.

PLANNING DEVELOPMENT AND ZONING MEETING

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 September 10, 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



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: September 13, 2021

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

Person to Speak: Robert Booth

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

E-mail Address: rbooth@jla.com

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat for Del Bello Lakes
Detention Reserve No. 2, being a subdivision of 6.299 acres of land situated in
the A.C.H. & B.R.R. Company Survey, Section 90, also known as Kate R. Ehrmann Survey,
Abstract 459, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.09.08 17:02:51 -05'00'

SIGNATURE

September 8, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Del Bello Lakes Detention Reserve No. 2 Final Plat
Applicant	Jason Price, LJA
PD&Z Meeting Date	September 13, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

This final plat was previously heard at the July 12, 2021, Planning, Development and Zoning Commission meeting. The Commission did not approve this plat. The plat did not have approved construction plans. Since the July 12, 2021, Commission meeting, the construction plans have been approved by the City Engineer.

Staff Recommendation

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



DEVELOPMENT SERVICES DEPARTMENT

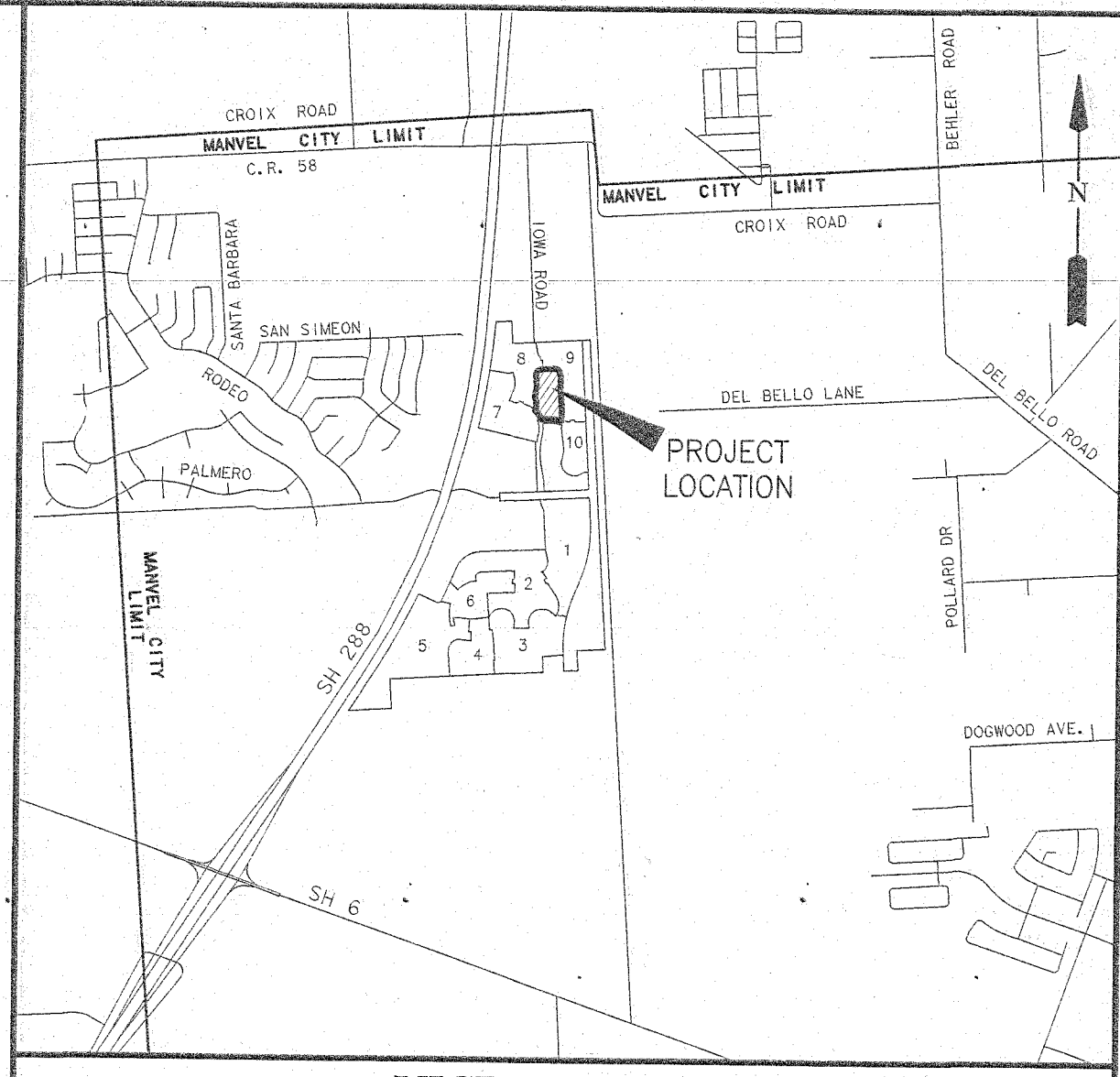
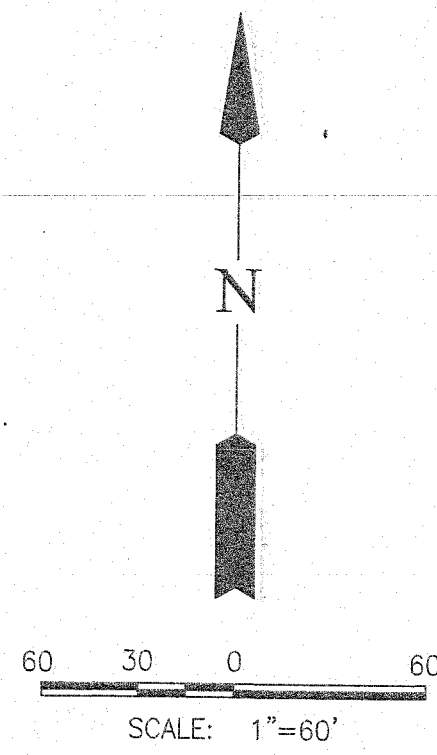
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Del Bello Lakes Master Plan



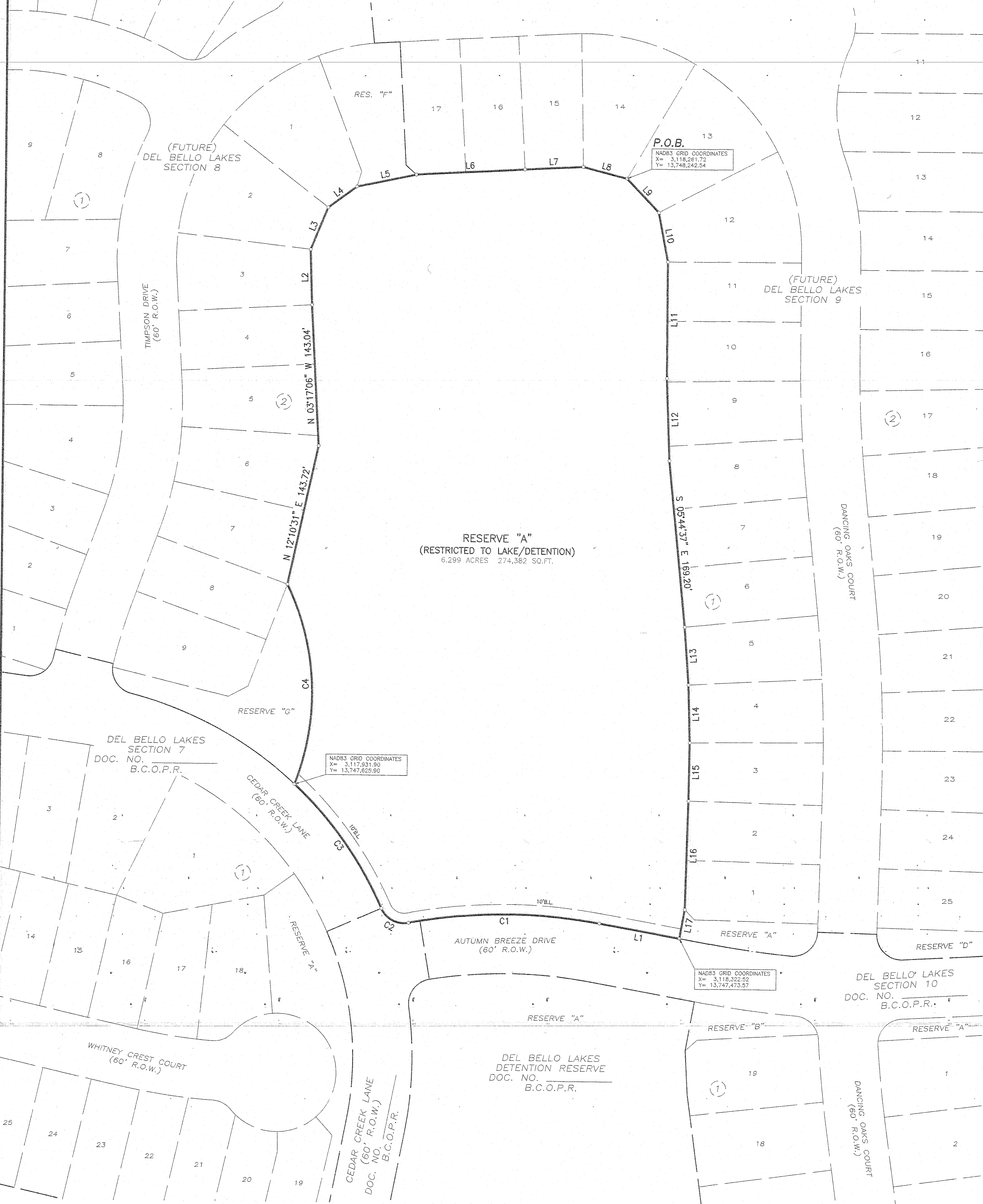
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 79°55'09" W	82.26'
L2	N 02°02'13" W	56.29'
L3	N 22°07'12" E	45.69'
L4	N 53°26'38" E	35.69'
L5	N 77°49'25" E	61.26'
L6	N 86°42'53" E	110.00'
L7	N 86°46'18" E	58.89'
L8	S 75°31'00" E	45.84'
L9	S 43°48'16" E	47.06'
L10	S 11°07'02" E	50.78'
L11	S 00°08'44" E	117.99'
L12	S 02°19'14" E	83.48'
L13	S 04°20'29" E	58.68'
L14	S 01°49'36" E	58.68'
L15	S 00°37'33" W	58.99'
L16	S 01°21'25" W	110.00'
L17	S 10°04'51" W	29.88'

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



LEGEND

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



NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0283, DATED JUNE 8, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY" THREE FEET IN LENGTH HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDEMENT OF THE ASSOCIATED SUBDIVISION PLAT.
- PROJECT BENCHMARK: "SOUTHPORT" NGS PID NO. AW5460 IS A STAINLESS STEEL ROD LOCATED 0.5 MILE WEST OF ARCOLA AT THE HOUSTON SOUTHWEST AIRPORT. THE STATION IS LOCATED 129.6 FEET NORTHWEST OF THE EASTERNMOST END OF RUNWAY 27 APPROACH LIGHT, AND 59.2 FEET FROM NORTH OF THE FIRST RUNWAY LIGHT FOR RUNWAY 27.
ELEVATION = 63.5 FEET, NOV29 (1987 ADJUSTMENT)
SUBTRACT 0.60 FEET TO CONVERT TO THE BRAZORIA DRAINAGE DISTRICT NO. 4 DATUM NAVD88 (GEOID 2003)
SITE TBM1: (CP8 RESET) IS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA CONTROL" LOCATED APPROX. 3.5 FEET EAST OF THE EDGE OF GRAVEL ON IOWA LANE (CR 58) AND APPROX. 500' NORTH OF STATE HIGHWAY 6, ALSO BEING APPROX. 36.4 FEET NORTHWEST FROM A UTILITY POLE ALONG THE EAST RIGHT-OF-WAY LINE OF IOWA LANE, AND 20 FEET SOUTH OF A CULVERT UNDER IOWA LANE FOR A DRAINAGE DITCH TO THE EAST.
ELEVATION 55.27 NOV29 (1987 ADJUSTMENT)
SITE TBM2: (CP12) IS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA CONTROL" LOCATED APPROX. 13 FEET SOUTH OF THE EDGE OF CONCRETE ON DEL BELLO BLVD. AND APPROX. 500' EAST OF THE MEDIAN NOSE AT ITS INTERSECTION WITH THE NORTHBOUND FRONTAGE ROAD OF STATE HIGHWAY 288. ALSO BEING APPROX. 22 FEET NORTHEAST FROM A CONCRETE TODOT ROW MONUMENT MARKING AN ANGLE POINT ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 288 AT THE EXIT FOR DEL BELLO BLVD.
ELEVATION 55.12 NOV29 (1987 ADJUSTMENT)
5. BDD4 BENCHMARK: A BRASS DISK STAMPED "CR58-1" SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF CR 58, IN KEY MAP 6520 NEAR CR58 WEST DETENTION.
ELEVATION = 59.14 FEET, NAVD88 (GEOID 2003)
ADD 0.60 FEET TO CONVERT TO THE PROJECT DATUM NOV29 (1987 ADJUSTMENT)
6. BY GRAPHICAL PLOTTING, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, THE SUBJECT TRACT DOES LIE WITHIN ZONE "X" (UNSHADED, ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN," AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 4803R00020K, EFFECTIVE DATE DECEMBER 30, 2020. ACCORDING TO SAID MAP, THE DEL BELLO LAKES DEVELOPMENT IS ENTIRELY OUTSIDE THE LIMITS OF THE FLOODWAY AND THE 100-YEAR FLOODPLAIN.

- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986357.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT RECOVERING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WHOLLY WITHIN PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43, THE CITY OF MANVEL AND ALVIN INDEPENDENT SCHOOL DISTRICT, AT THE TIME OF PLATING.
- NO PIPELINE OR PIPELINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.
- PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, CULITY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
- STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.E.M.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE FLOOD PLAIN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.

FINAL PLAT OF
DEL BELLO LAKES
DETENTION RESERVE NO. 2

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

0 LOTS 1 RESERVE (6.299 ACRES) 1 BLOCK

JUNE 29, 2021

JOB NO. 2660-2112

OWNERS:

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

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

3800 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042

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

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

LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



± 46.5 Acres of Detention

© 2019 META PLANNING + DESIGN, ALL RIGHTS RESERVED

MTA-09301C
AUGUST 1, 2019



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: September 13, 2021 PDZ and September 20, 2021 City Council

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

Person to Speak: Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: N/A

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to
City Council, Preliminary Plat for Meridiana Pursley Boulevard Phase 7, a Subdivision
of 0.84 acres out of the H.T. & B.R.R. Co. Survey, Section 61, A-282, City of Manvel,
Brazoria County, Texas.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

8/16/2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

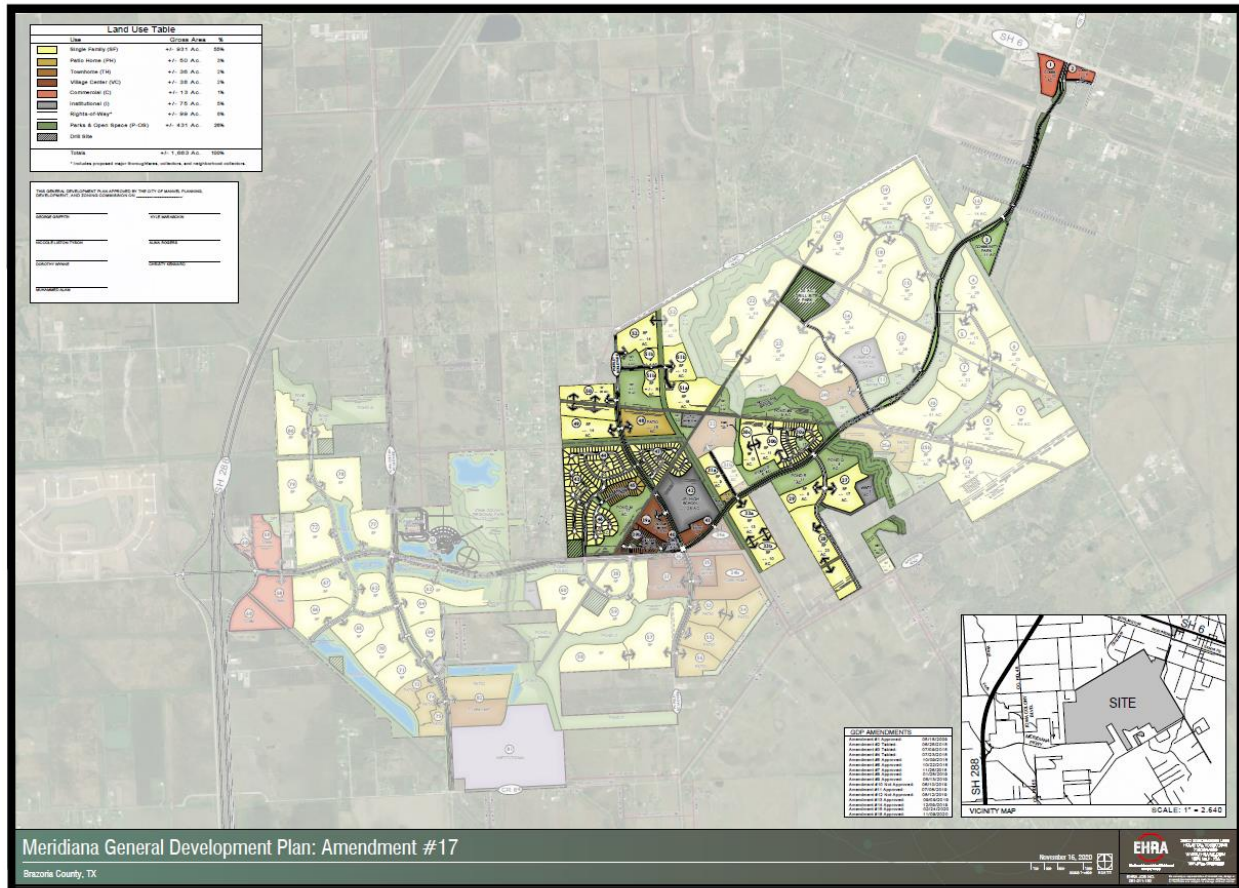
Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Pursley Boulevard Phase 7 Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	September 13, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval of the Meridiana Pursley Boulevard Phase 7 Preliminary Plat.

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



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies partially within Zone AE, partially within Shaded Zone X, and partially within Unshaded Zone X.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

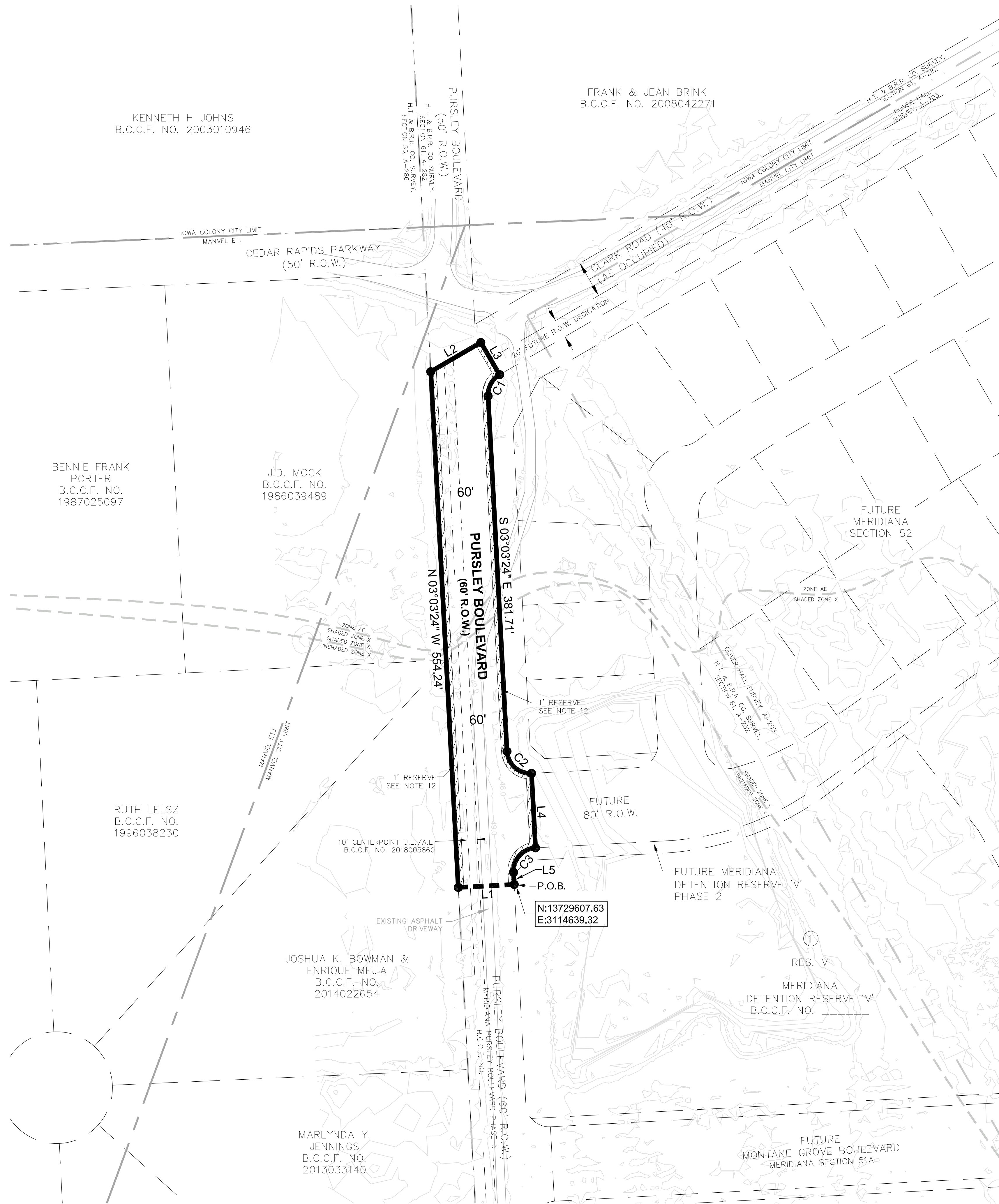
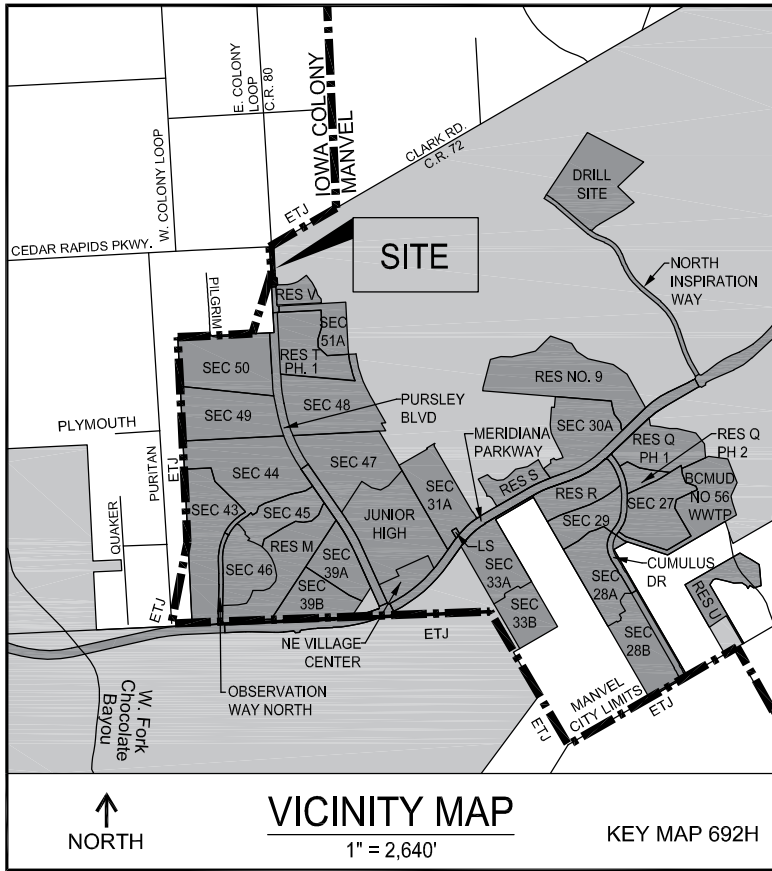
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA PURSLEY BOULEVARD PHASE 7 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 2021.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA PURSLEY BOULEVARD PHASE 7 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 2021.

CITY COUNCIL



LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 86°56'36" W	60.00'
L2	N 59°48'12" E	62.20'
L3	S 30°11'48" E	40.00'
L4	S 03°03'24" E	80.00'
L5	S 03°03'24" E	13.05'

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	25.00'	27.43'	S 28°22'24" W
C2	25.00'	39.27'	S 48°03'24" E
C3	25.00'	39.27'	S 41°56'36" W

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 36, 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



10' 30' 60' 120'
SCALE: 1"=60'

Meridiana Pursley Boulevard Phase 7 Preliminary Plat

A Subdivision of 0.84 acres out of the H.T. & B.R.R. Co. Survey, Section 61, A-282, City of Manvel, Brazoria County, Texas.

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

August 16, 2021



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

EHRA JOB NO.
801-011-127

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

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

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

GEORGE GRIFFITH

NICOLE LISTON-TYSON

DOROTHY WYNNE

MUHAMMAD ALAM

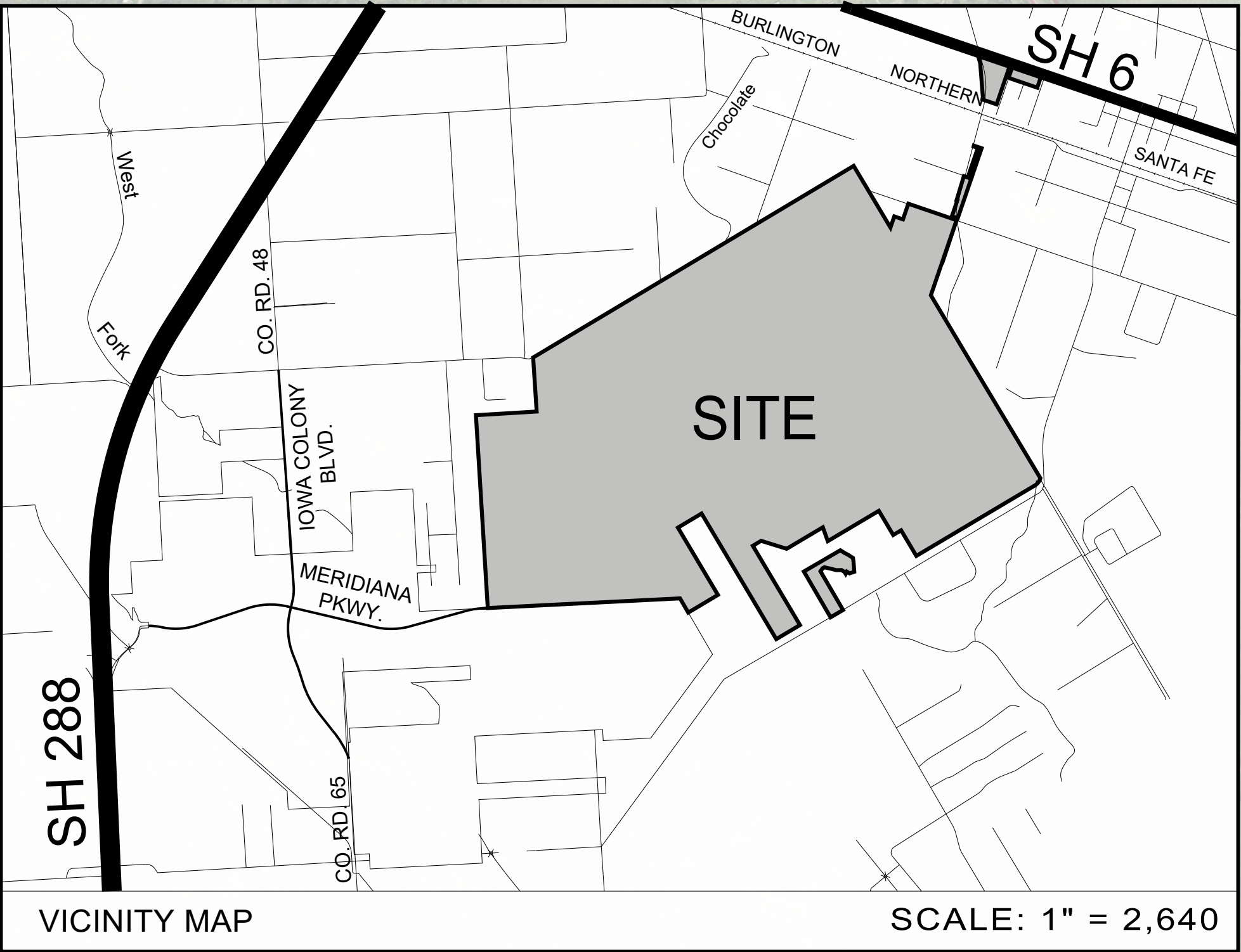
KYLE MARASCKIN

ALINA ROGERS

CHRISTY KENNARD



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



Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1"=600'



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

EHRA JOB NO. 081-011-150



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: September 13, 2021 PDZ and September 20, 2021 City Council

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

Person to Speak: Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: N/A

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and move forward with recommendation to City Council,
Preliminary Plat for Meridiana Detention Reserve 'T' Phase 2. A Subdivision of 0.77
acres and consisting of 1 Block and 1 Reserve out of the H.T. & B.R.R. Co. Survey,
Section 61, A-282, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final _____

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

Brad Sweitzer

SIGNATURE

8/16/2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve T Phase 2 Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	September 13, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

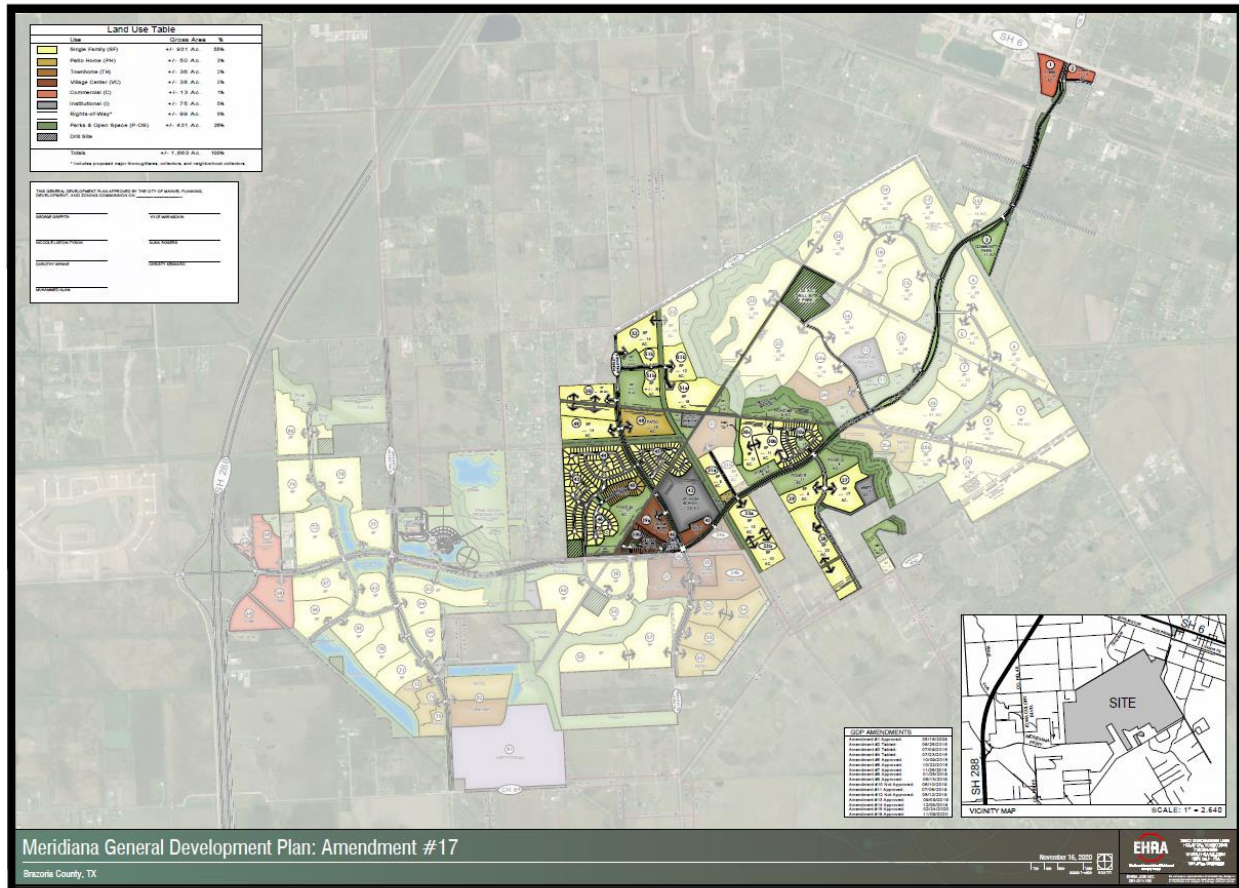
Staff Recommendation

The City staff recommends approval of the Meridiana Detention Reserve T Phase 2 Preliminary Plat.



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

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



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742163.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039D110K, dated December 30, 2020, The property lies within Unshaded Zone X.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

- A indicates Abstract.
A.E. indicates Aerial Easement.
B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.D. indicates Brazoria County Drainage District.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
B.E. indicates Drainage Easement.
M.H. indicates Manhole.
No. indicates Number.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County W.U.D. No. 55, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- Reserve T-2 provides a total of 0.12 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

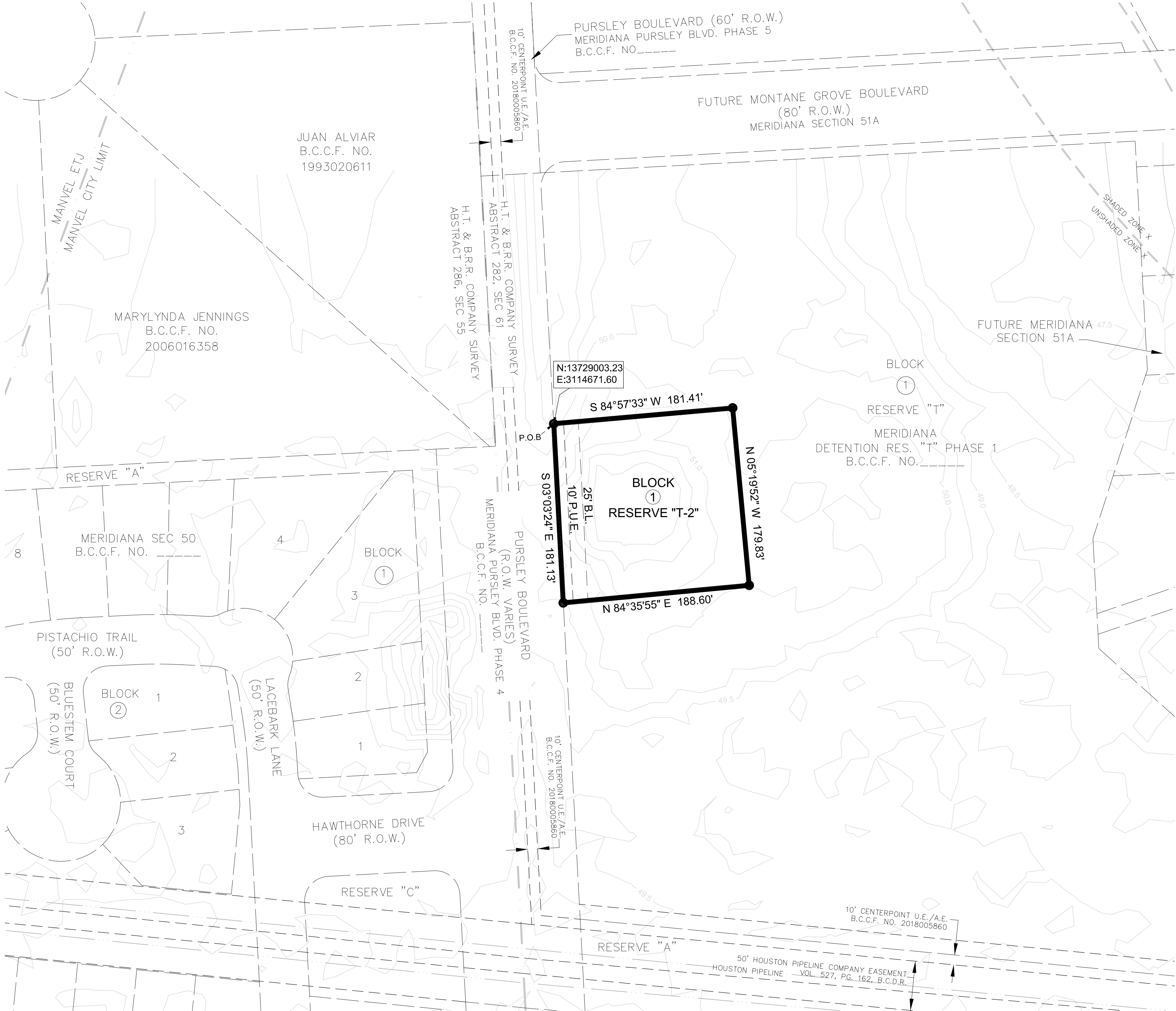
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA DETENTION RESERVE "T" PHASE 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 2021.

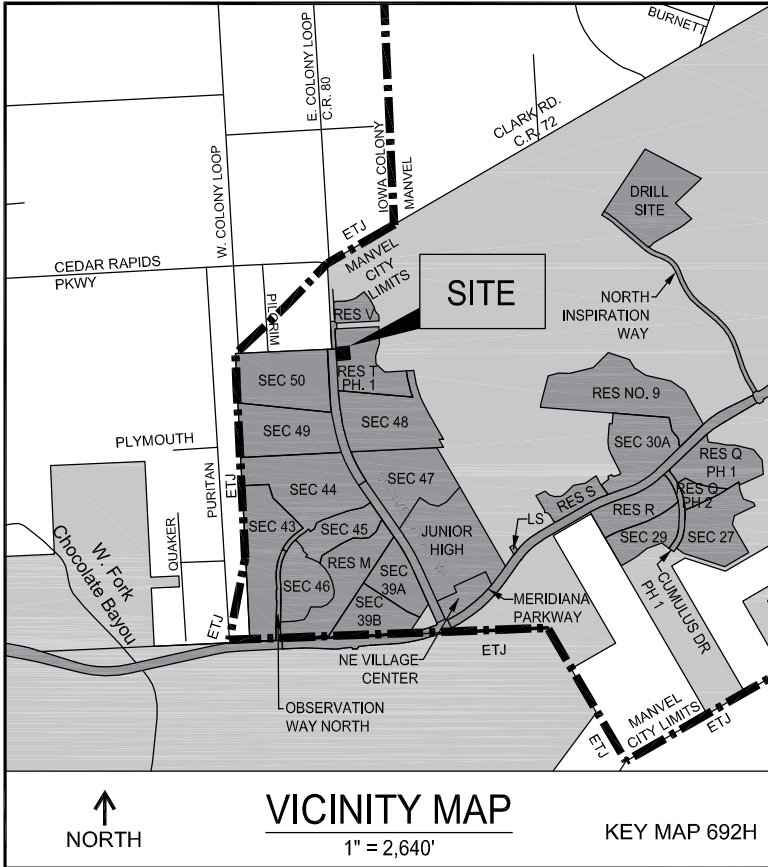
PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA DETENTION RESERVE "T" PHASE 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 2021.

CITY COUNCIL



RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
T-2	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	33,376.77	0.77



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



Meridiana Detention Reserve 'T' Phase 2 Preliminary Plat

A Subdivision of 0.77 acres out of the H.T. & B.R.R. Co. Survey, Section 61, A-282, City of Manvel, Brazoria County, Texas.

1 Block and 1 Reserve

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

August 16, 2021



ENGINEERS THE FUTURE SINCE 1936

EHRA JOB NO. 08101T1206

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
ALVIN 444300
WWW.EHRA.COM
TYPE NO. 1272
TBP/JS No. 10072300

Processing of electronic drawings and files may be subject to change without notice.

Land Use Table

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

* Includes proposed major thoroughfares, collectors, and neighborhood collectors.

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

GEORGE GRIFFITH

KYLE MARASCKIN

NICOLE LISTON-TYSON

ALINA ROGERS

DOROTHY WYNNE

CHRISTY KENNARD

MUHAMMAD ALAM



GDP AMENDMENTS

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





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: September 13, 2021 PDZ and September 20, 2021 City Council

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

Person to Speak: Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: N/A

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to
City Council, Preliminary Plat for Meridiana Section 51A, a Subdivision of 7.18 acres
out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, Section 61
A-282, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

8/16/2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 51A Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	September 13, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

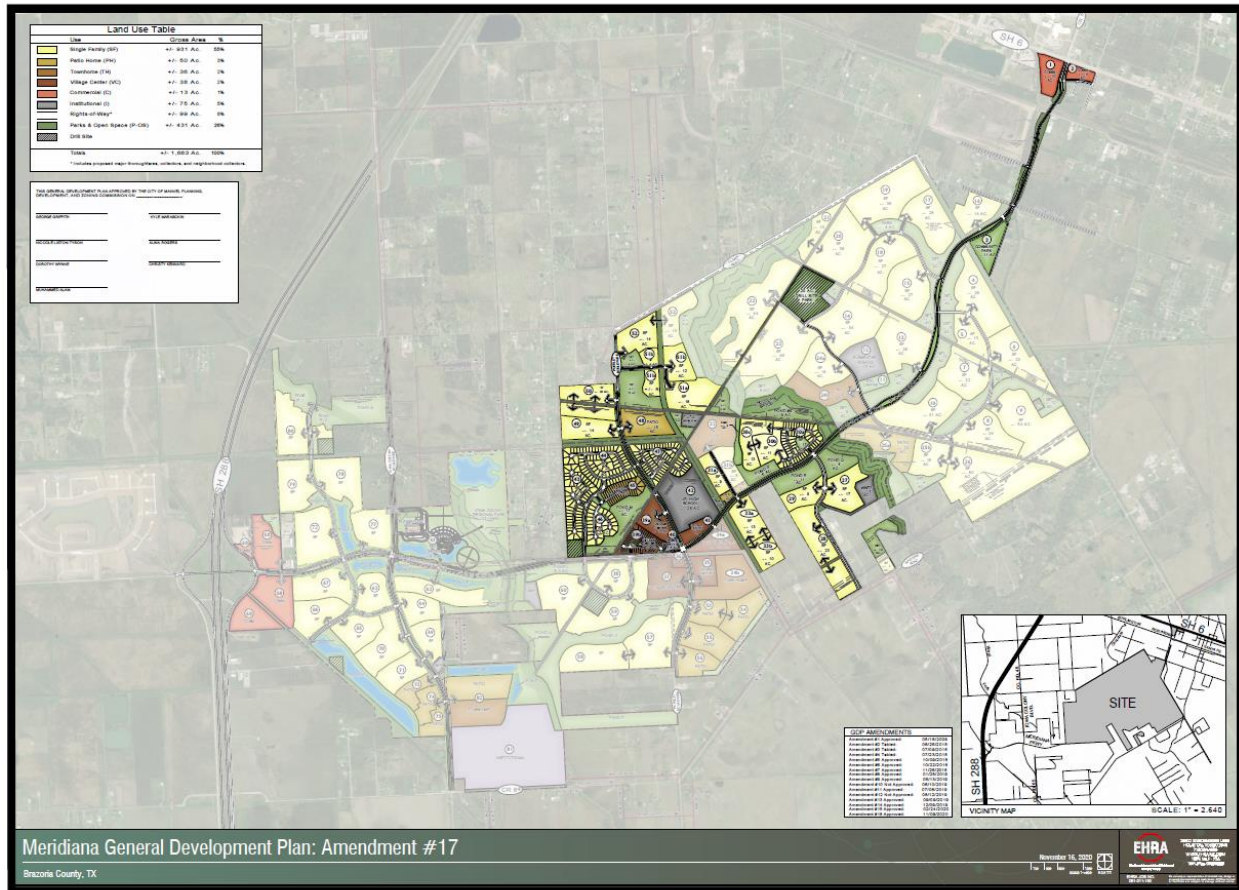
Staff Recommendation

The City staff recommends approval of the Meridiana Section 51A Preliminary Plat.



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

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



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies partially within Zone AE, partially within Shaded Zone X, and partially within Unshaded Zone X.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revert in the dedicators, his heirs, assigns, or successors.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

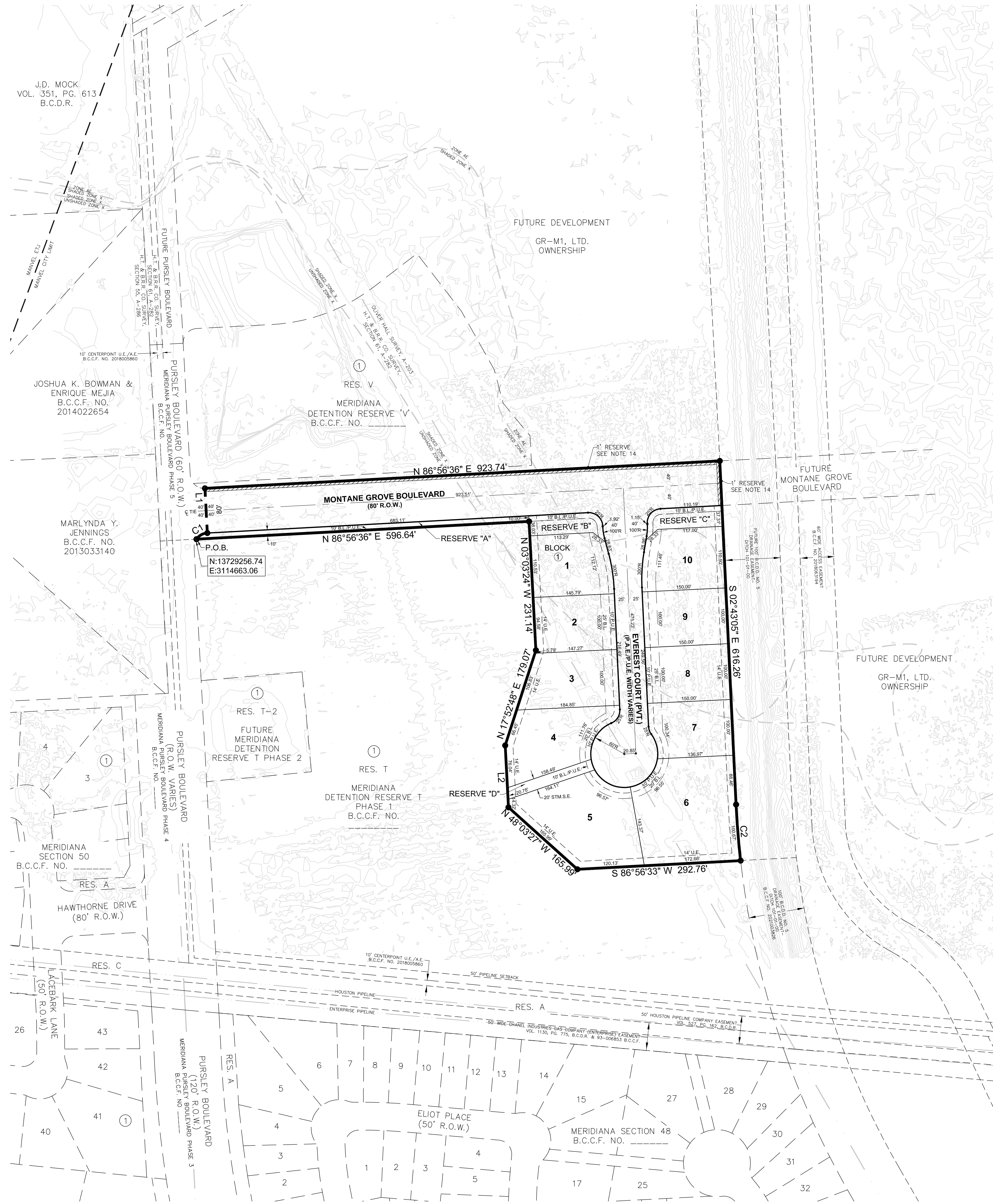
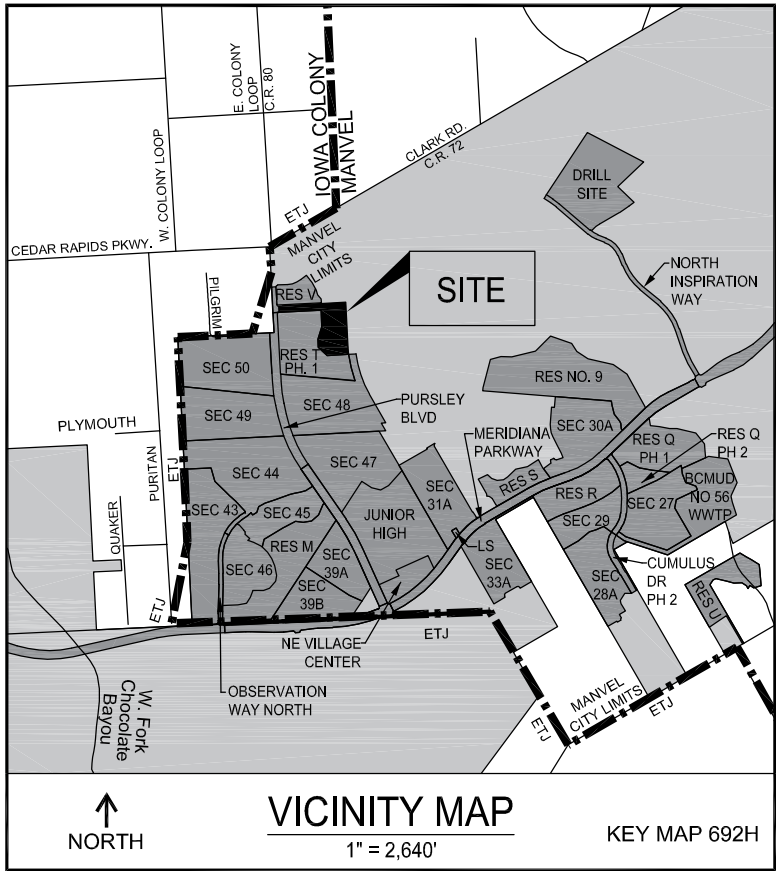
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a reprint and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plot 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 51A 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 51A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 2021.

CITY COUNCIL



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT)	*LOT WIDTH (feet)
1	1	14,475.32	112.12
	2	14,555.07	100.00
	3	16,605.91	100.00
	4	19,247.53	111.76
	5	27,971.63	96.57
	6	32,683.62	96.55
	7	14,460.11	100.34
	8	15,000.00	100.00
	9	15,000.00	100.00
	10	15,842.14	111.46
*LOT WIDTH MEASURED AT THE LESSER OF THE FRONT OR REAR BUILDING SETBACK LINE.			

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,906.14	0.14
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,769.60	0.11
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,015.60	0.12
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,214.78	0.07
TOTAL		18,906.12	0.44

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 03°03'24" W	80.00'
L2	N 03°03'27" W	111.14'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	23.18'	N 60°22'42" E	22.36'
C2	1,550.00'	100.69'	S 04°36'16" E	100.67'

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 36.39 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



10' 50' 100' 120'
SCALE: 1"=100'

Meridiana Section 51A Preliminary Plat

A Subdivision of 7.18 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, Section 61, A-282, City of Manvel, Brazoria County, Texas.

10 Lots, 1 Block and 4 Reserves

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

August 16, 2021



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

EHRA JOB NO.
801-011-51

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

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

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

GEORGE GRIFFITH

NICOLE LISTON-TYSON

DOROTHY WYNNE

MUHAMMAD ALAM

KYLE MARASCKIN

ALINA ROGERS

CHRISTY KENNARD



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





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: September 13, 2021

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

Person to Speak: Brian Edwards

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

E-mail Address: bedwards@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat for Pomona Section 22
being a subdivision of 18.902 acres of land located in the A.C.H. & B.R.R. Co. Survey, Section 89,
Abstract 417, Brazoria County, Texas, being a portion of Lots 4, 5, and 6 of Section 89
of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens, a subdivision of
record in Volume 2, Page 98, Plat Records of Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

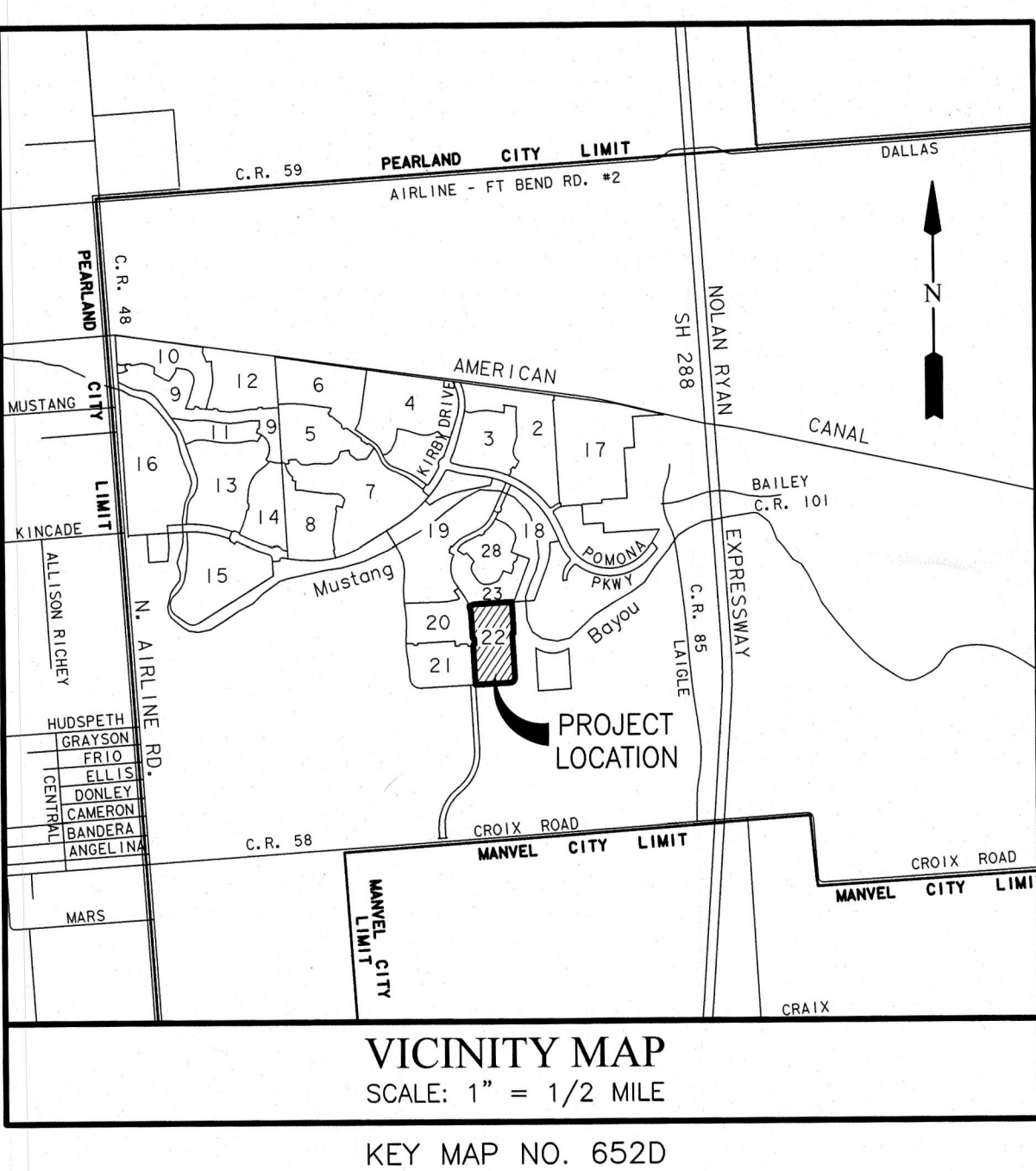
Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.09.08 16:49:50 -05'00'

SIGNATURE

September 8, 2021

DATE

POMONA DEVELOPMENT – LOT SUMMARY TABLE											
LOT SIZES	50'x110'	50'x120'	55'x120'	60'x120'	60'x125'	65'x120'	65'x125'	70'x130'	75'x130'	80'x130'	TOTAL LOTS
SECTION 1	----	----	6 LOTS	----	----	7 LOTS	----	----	5 LOTS	----	18 LOTS
SECTION 2	----	----	----	----	----	99 LOTS	----	----	----	----	99 LOTS
SECTION 3	----	----	----	----	----	----	----	----	48 LOTS	----	48 LOTS
SECTION 4	----	----	137 LOTS	----	----	----	----	----	----	----	137 LOTS
SECTION 5	----	----	55 LOTS	----	----	20 LOTS	----	----	6 LOTS	----	81 LOTS
SECTION 6	107 LOTS	----	----	----	----	----	----	----	----	----	107 LOTS
SECTION 7	----	----	----	----	----	----	----	----	49 LOTS	----	49 LOTS
SECTION 8	----	----	----	----	----	59 LOTS	----	----	----	----	59 LOTS
SECTION 9	----	----	76 LOTS	----	----	----	----	----	----	----	76 LOTS
SECTION 10	76 LOTS	----	----	----	----	----	----	----	----	----	76 LOTS
SECTION 11	----	----	----	----	----	----	36 LOTS	----	----	----	36 LOTS
SECTION 12	----	74 LOTS	10 LOTS	----	----	----	----	----	----	----	84 LOTS
SECTION 13	----	----	----	70 LOTS	----	----	----	----	----	----	70 LOTS
SECTION 14	----	----	42 LOTS	----	----	----	----	----	----	----	42 LOTS
SECTION 15	----	----	----	----	----	----	----	50 LOTS	----	34 LOTS	84 LOTS
SECTION 16	----	118 LOTS	----	----	----	----	----	----	----	----	118 LOTS
SECTION 17	----	----	----	94 LOTS	----	----	----	----	----	----	94 LOTS
SECTION 18	----	2 LOTS	2 LOTS	7 LOTS	----	----	----	----	2 LOTS	----	13 LOTS
SECTION 19	----	----	----	----	----	----	----	28 LOTS	----	36 LOTS	64 LOTS
SECTION 20	----	----	61 LOTS	----	----	----	----	----	----	----	61 LOTS
SECTION 21	----	76 LOTS	----	----	----	----	----	----	----	----	76 LOTS
SECTION 22	----	----	----	17 LOTS	53 LOTS	----	----	----	----	----	70 LOTS
SECTION 23	----	----	----	46 LOTS	----	----	----	----	----	----	46 LOTS
TOTAL LOTS	183 LOTS	270 LOTS	389 LOTS	234 LOTS	53 LOTS	185 LOTS	36 LOTS	78 LOTS	108 LOTS	72 LOTS	1,808 LOTS



- BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:
- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
 - PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
 - MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
 - CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTH-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
 - THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
 - APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
 - NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
 - THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF FROM THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
 - DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
 - ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
 - AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
 - ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE (AND ON THE APPROPRIATE SHEET WHERE APPLICABLE). THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, SENIOR VICE PRESIDENT OF POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF POMONA SECTION 22, 18.902 ACRES OUT OF THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 4, 5 AND 6 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOMES COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF POMONA SECTION 22 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN CARLOCK, ITS SENIOR VICE PRESIDENT, THIS 3 DAY OF September, 2021.

BY: POMONA PHASE 6, LLC,
A TEXAS LIMITED LIABILITY COMPANY

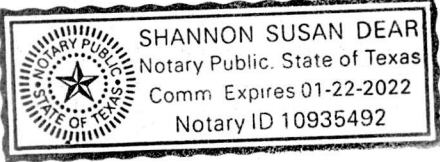
BY: Brian Carlock
BRIAN CARLOCK, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN CARLOCK, SENIOR VICE PRESIDENT OF POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3 DAY OF September, 2021.

Shannon Deard
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WE, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA SECTION 22, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2020018776 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TEXAS CAPITAL BANK,
NATIONAL ASSOCIATION

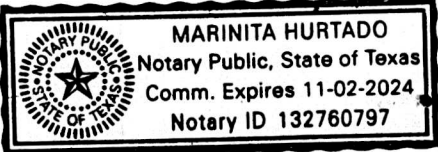
BY: Miguel V. Carrasco
PRINT NAME: Miguel V. Carrasco
TITLE: Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 7 DAY OF September, 2021.

Miguel V. Carrasco
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

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

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



APPROVED BY THE BOARD OF COMMISSIONERS ON 06/08/2021

J.R.L.
BRAZORIA DRAINAGE DISTRICT NO. 4

[Signature]
DISTRICT ENGINEER

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

BDD4 REF. ID #20138

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF POMONA SECTION 22 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

FINAL PLAT OF POMONA SECTION 22

A SUBDIVISION OF 18.902 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 4, 5 AND 6 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

70 LOTS 4 RESERVES (1.170 ACRES) 2 BLOCKS

AUGUST 30, 2021 JOB NO. 2149-4122P

OWNERS:

POMONA PHASE 6, LLC
A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219
PH: 972-201-2919

SURVEYOR:

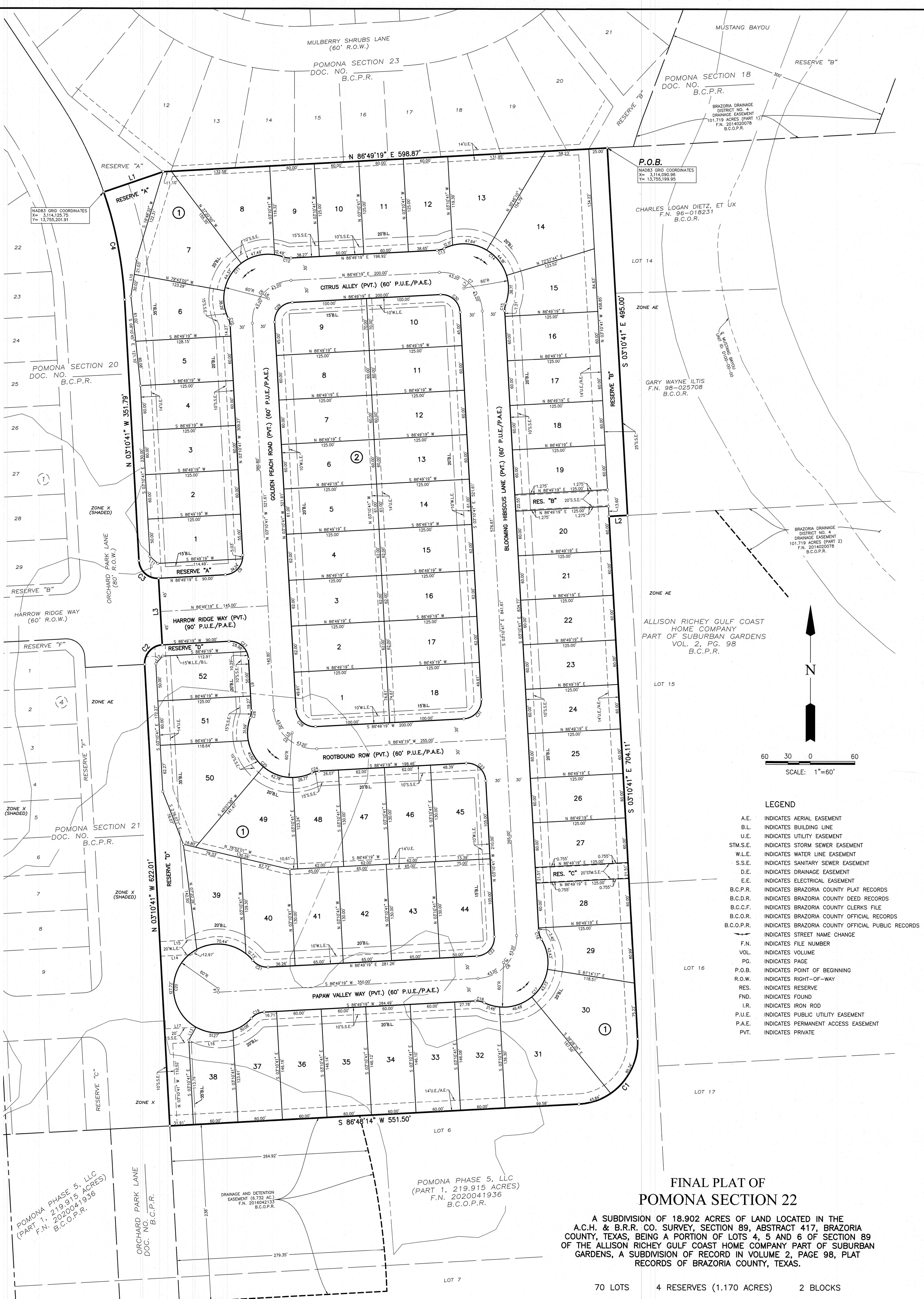
LJA Surveying, Inc.
3600 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042

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

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



P.O.B.
NAD83 GRID COORDINATES
X= 3114.090.96
Y= 13,755,199.95

CHARLES LOGAN DIETZ, ET UX
F.N. 96-018231
B.C.O.R.

GARY WAYNE ILTIS
F.N. 98-025708
B.C.O.R.

ALLISON RICHEY GULF COAST
HOME COMPANY
PART OF SUBURBAN GARDENS
VOL. 2, PG. 98
B.C.P.R.

SCALE: 1"=60'

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

FINAL PLAT OF POMONA SECTION 22

A SUBDIVISION OF 18.902 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 4, 5 AND 6 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

70 LOTS 4 RESERVES (1.170 ACRES) 2 BLOCKS
AUGUST 30, 2021 JOB NO. 2149-4122P

OWNERS:

POMONA PHASE 6, LLC
A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219
PH: 972-201-2919

SURVEYOR:

ENGINEER:

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

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

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0337, DATED JULY 7, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH-CENTRAL ZONE, THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986547.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY. THIS PLAT SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURV" SHALL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.

ELEV.= 71.52 FEET, NGVD-29 (1978 ADJ.)

ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ))

ELEV.= 63.64 FEET, NGVD-29 (1978 ADJ.)

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

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

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

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

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

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

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

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

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

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

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

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

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

23. THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:

DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006

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

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

3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016
4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016

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

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

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

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

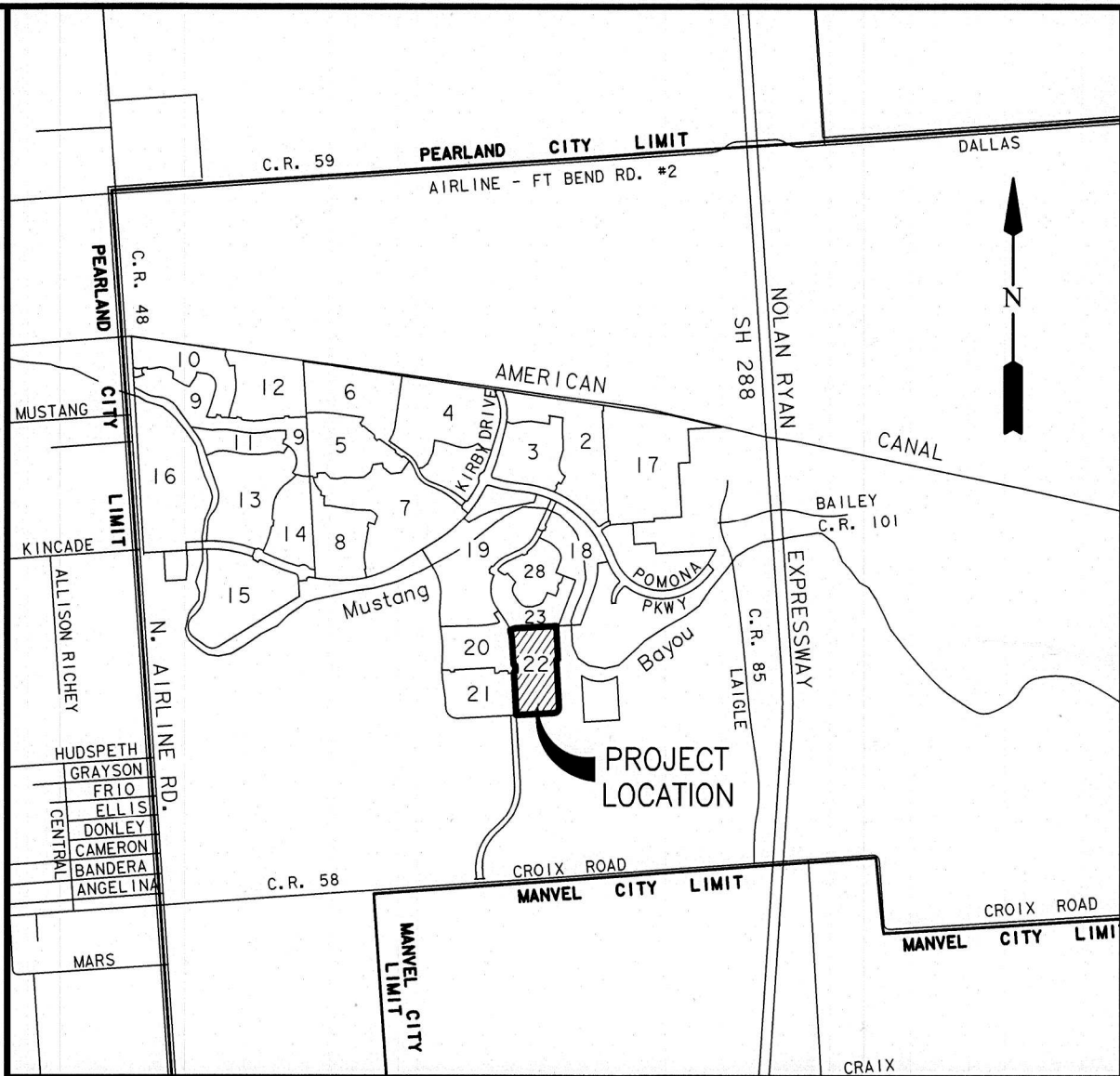
	LOT	SQ. FT.	LT. FRONT AT WIDTH 8 L.
BLOCK 1	LOT 2	7,448	60.00
	LOT 2	7,500	60.00
	LOT 3	7,500	60.00
	LOT 4	7,500	60.00
	LOT 5	7,594	60.00
	LOT 6	9,299	60.00
	LOT 7	12,089	62.01
	LOT 8	11,881	61.58
	LOT 9	7,445	60.30
	LOT 10	7,445	60.30
	LOT 11	7,500	60.00
	LOT 12	7,447	60.29
BLOCK 2	LOT 13	11,044	61.62
	LOT 14	15,820	61.73
	LOT 15	8,500	60.00
	LOT 16	7,500	60.00
	LOT 17	7,500	60.00
	LOT 18	7,500	60.00
	LOT 19	7,500	60.00
	LOT 20	7,500	60.00
	LOT 21	7,500	60.00
	LOT 22	7,500	60.00
	LOT 23	7,500	60.00
	LOT 24	7,500	60.00
	LOT 25	7,500	60.00
	LOT 26	7,500	60.00
	LOT 27	7,500	60.00
	LOT 28	7,500	60.00
	LOT 29	8,116	62.36
	LOT 30	14,306	61.04
	LOT 31	13,842	61.44
	LOT 32	8,608	60.81
LOT 33	8,767	60.00	
LOT 34	8,767	60.00	
LOT 35	8,768	60.00	
LOT 36	8,768	60.00	
LOT 37	8,329	60.46	
LOT 38	7,394	61.61	
LOT 39	9,065	68.72	
LOT 40	8,875	69.39	
LOT 41	8,450	65.00	
LOT 42	8,450	65.00	
LOT 43	8,450	65.00	
LOT 44	9,616	74.49	
LOT 45	9,407	72.89	
LOT 46	9,407	72.89	
LOT 47	8,060	62.00	
LOT 48	7,913	62.01	
LOT 49	11,221	60.77	
LOT 50	12,639	60.77	
LOT 51	12,639	60.59	
LOT 52	7,443	60.00	

LOT	SQ. FT.	LOT WIDTH AT FRONT B.L.
BLOCK 2		
LOT 1	9,192	72.10'
LOT 2	7,750	62.00'
LOT 3	7,750	62.00'
LOT 4	7,750	62.00'
LOT 5	7,625	61.00'
LOT 6	7,500	60.00'
LOT 7	7,500	60.00'
LOT 8	7,500	60.00'
LOT 9	8,616	69.49'
LOT 10	8,616	69.49'
LOT 11	7,500	60.00'
LOT 12	7,500	60.00'
LOT 13	7,500	60.00'
LOT 14	7,625	61.00'
LOT 15	7,750	62.00'
LOT 16	7,750	62.00'
LOT 17	7,750	62.00'
LOT 18	9,192	74.10'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.309	13,442	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
B	0.349	15,194	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
C	0.062	2,689	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	HOA
D	0.450	19,595	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
TOTAL	1.170	50,920		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 71°07'04" E	84.44'
L2	S 86°49'19" W	25.00'
L3	N 03°10'41" W	90.00'
L4	N 03°10'41" W	5.00'
L5	N 41°49'19" E	10.00'
L6	S 48°10'41" E	10.00'
L7	S 41°49'19" W	10.00'
L8	N 48°10'41" W	5.00'
L9	N 03°10'41" W	69.27'
L10	S 08°52'43" W	51.05'
L11	S 48°10'41" E	14.14'
L12	S 41°49'19" W	14.14'
L13	S 29°24'30" W	20.00'
L14	S 86°53'22" W	38.20'
L15	N 86°53'22" E	55.97'
L16	N 86°49'19" E	81.91'
L17	S 86°49'19" W	42.89'

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	
C1	83.53'	89°58'00"	131.18'	S 41°46'19" E	118.11'	
C2	25.00'	90°00'00"	39.27'	N 41°49'19" E	35.36'	
C3	25.00'	90°00'00"	39.27'	N 48°10'41" W	35.33'	
C4	540.00'	15°42'15"	148.01'	N 1°01'49" W	147.55'	
C5	25.00'	90°00'00"	86.39'	N 48°10'41" W	77.78'	
C6	55.00'	90°00'00"	86.39'	N 41°49'19" E	77.78'	
C7	55.00'	90°00'00"	86.39'	S 48°10'41" E	77.78'	
C8	55.00'	90°00'00"	86.39'	N 41°49'19" W	77.78'	
C9	25.00'	90°00'00"	39.27'	N 41°49'19" E	35.36'	
C10	25.00'	23°06'29"	10.08'	N 14°43'56" W	10.01'	
C11	60.00'	136°12'57"	142.64'	N 48°10'41" E	111.35'	
C12	25.00'	23°06'29"	10.08'	S 81°37'27" E	10.01'	
C13	25.00'	23°06'29"	10.08'	N 75°16'04" E	10.01'	
C14	60.00'	136°12'57"	142.64'	N 48°10'41" E	111.35'	
C15	25.00'	23°06'29"	10.08'	S 08°22'33" W	10.01'	
C16	25.00'	28°34'38"	12.47'	S 17°28'00" E	12.34'	
C17	60.00'	147°09'17"	154.10'	N 41°49'19" W	115.10'	
C18	25.00'	28°34'38"	12.47'	N 76°53'22" W	12.34'	
C19	25.00'	45°05'57"	19.68'	S 64°16'00" W	19.17'	
C20	60.00'	279°04'02"	292.24'	N 01°15'23" E	77.88'	
C21	25.00'	53°58'05"	23.55'	S 66°11'39" E	22.69'	
C22	25.00'	90°00'00"	39.27'	N 41°49'19" E	35.36'	
C23	25.00'	90°00'00"	39.27'	N 48°10'41" W	35.36'	
C24	25.00'	23°06'29"	10.08'	S 75°16'04" W	10.01'	
C25	60.00'	136°12'57"	142.64'	N 48°10'41" W	111.35'	
C26	25.00'	23°06'29"	10.08'	N 08°22'33" E	10.01'	
C27	25.00'	90°00'00"	39.27'	N 48°10'41" W	35.36'	
C28	25.00'	90°00'00"	39.27'	N 48°10'41" W	35.36'	
C29	25.00'	90°00'00"	39.27'	N 41°49'19" E	35.36'	
C30	25.00'	90°00'00"	39.27'	S 41°49'19" E	35.36'	
C31	25.00'	90°00'00"	39.27'	S 41°49'19" W	35.36'	



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652D

FINAL PLAT OF POMONA SECTION 22

A SUBDIVISION OF 18.902 ACRES OF LAND LOCATED IN THE
A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA
COUNTY, TEXAS, BEING A PORTION OF LOTS 4, 5 AND 6 OF SECTION 89
OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN
GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT
RECORDS OF BRAZORIA COUNTY, TEXAS.

70 LOTS 4 RESERVES (1.170 ACRES) 2 BLOCKS

AUGUST 30, 2021 JOB NO. 2149-4122P

OWNERS:

POMONA PHASE 6, LLC
A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219
PH: 972-201-2919

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

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

LJA Engineering, Inc.

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



Project Lot Allocation

LOT SIZES	Total	% of Total
5' x 5'	374	13.8%
50' x 120'	375	24.5%
55' x 120'	499	21.1%
60' x 120'	325	16.3%
65' x 120'	221	9.4%
70' x 130'	127	5.4%
75' x 130'	165	6.6%
80' x 130'	118	5.1%
TOTAL	2,845	100.0%

Prepared For:
HILLWOOD COMMUNITIES
 Reference Date: 02.03.2021

LJA
Planning & Landscape Architecture
 Land & Master Planning
 Land Use/Planning/Design
 Site/Design
 Landscape Architecture

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

© Copyright 2021 LJA Engineering, Inc. All rights reserved. This drawing is the property of LJA Engineering, Inc. and is not to be reproduced or used in any manner without the written consent of LJA Engineering, Inc. The information contained herein is for informational purposes only and does not constitute a contract. The information contained herein is subject to change without notice. The information contained herein is not to be used for any purpose other than that for which it was prepared. The information contained herein is not to be used for any purpose other than that for which it was prepared. The information contained herein is not to be used for any purpose other than that for which it was prepared.



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

PLANNING DEVELOPMENT AND ZONING MINUTES

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION NOTICE IS HEREBY GIVEN 7:00 P.M.

MINUTES 8/23/2021

Regular Session

Call to Order PDZ Board Members

The meeting of the Manvel Planning Development and Zoning Commission was called to order at 7:00 p.m.

Those in attendance were:

Present: Kyle Marasckin
Alina Rogers
Christy Kennard
Dorothy Wynne
Muhammed
Alam Ryan
Miller Christine
Diaz

Absent: None

Also Present:

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

There were no citizen comments.

Public Hearing

- A. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 531130 "LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A

PLANNING DEVELOPMENT AND ZONING MINUTES

PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

The public hearing was opened at 7:02 p.m.

First call for comments;

Ryan Gregory - Developer - Mr. Gregory spoke in favor of the request.

Audrey Player - 7207 Cemetery, Manvel

Would like to request a privacy wall as her property is right next to Mr. Gregory's property.

Not against the proposed zoning change but requests that the development does not cause drainage problems.

Mark Lowe - Asked about the road right-of-way

Second Call for comments;

None

Third Call for comments;

Christy Simmons

Explained her concerns about drainage

Public Hearing closed at 7:11 p.m.

Consent Agenda

- A. Consideration and possible action to recommend approval 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.
- B. Consideration and possible action to recommend approval 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.
- C. Consideration and possible action to forward a 30-day plat extension to City Council Final Plat for Meridiana Section 50;
Being a subdivision of 22.47 acres out of the H.T. & B.R.R. Co. Survey, Section 55, A-286, City of Manvel, Brazoria County, Texas.
- D. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve V;
Being a subdivision of 3.922 acres out of the H.T. & B.R.R. Company Survey, Section 61, A-282, and the Oliver Hall Survey, A-203; City of Manvel, Brazoria County, Texas.
- E. Approve the meeting minutes to date.

Kyle Marasckin made the motion to approve the Consent Agenda. Alina Rogers seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: None

Abstained: None

PLANNING DEVELOPMENT AND ZONING MINUTES

Regular Agenda

- A. Reconsideration and possible action for Meridiana General Development Plan (GDP) Amendment No. 19 (dated June 3, 2021) as requested by Rise Communities (developer).

Ryan Miller made the motion to approve. Christy Kennard seconded the motion.

The motion **FAILED** with a vote:

Vote:0-7

Yes: None

No: Kyle Marasckin, Alina Rogers, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

Absent: None

Abstained: None

- B. 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.

Ryan Miller made the motion to approve with a plat note that states, "The residential structure located outside the plat boundary of Detention Reserve T Phase 1 and located within Detention Reserve T Phase 2 will be removed by December 31, 2021. Construction for Meridiana Detention Reserve T Phase 1 will begin by December 31, 2022. Christy Kennard seconded the motion.

The motion carried with a vote:

Vote:7-0

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: None

Abstained: None

- C. Consideration and possible action to approve and forward with recommendation 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, HE 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.

Christine Diaz made the motion to approve. Alina Rogers seconded the motion.

The motion with **FAILED** with a vote:

Vote:0-7

Yes: None

No: Kyle Marasckin, Alina Rogers, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

Absent: None

Abstained: None

PLANNING DEVELOPMENT AND ZONING MINUTES

- A. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-27;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 531130 "LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS"; 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.

Ryan Miller made the motion to approve. Alina Rogers seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: None

Abstained: None

Adjourn

Alina Rogers made the motion to adjourn at 7:41 p.m. Kyle Marasckin seconded the motion.

The motion carried with a vote:

Vote: 7/0

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: None

Abstained: None

CERTIFICATION



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: September 13, PDZ and September 20, 2021 City Council

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

Person to Speak: Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: N/A

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and move forward with recommendation to City Council,
Preliminary Plat Meridiana Elementary School Site No. 2. A Subdivision of 13.00
acres and consisting of 1 Block and 1 Reserve out of the Oliver Hall Survey, A-203,
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

8/16/2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Elementary School Site No. 2 Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	September 13, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

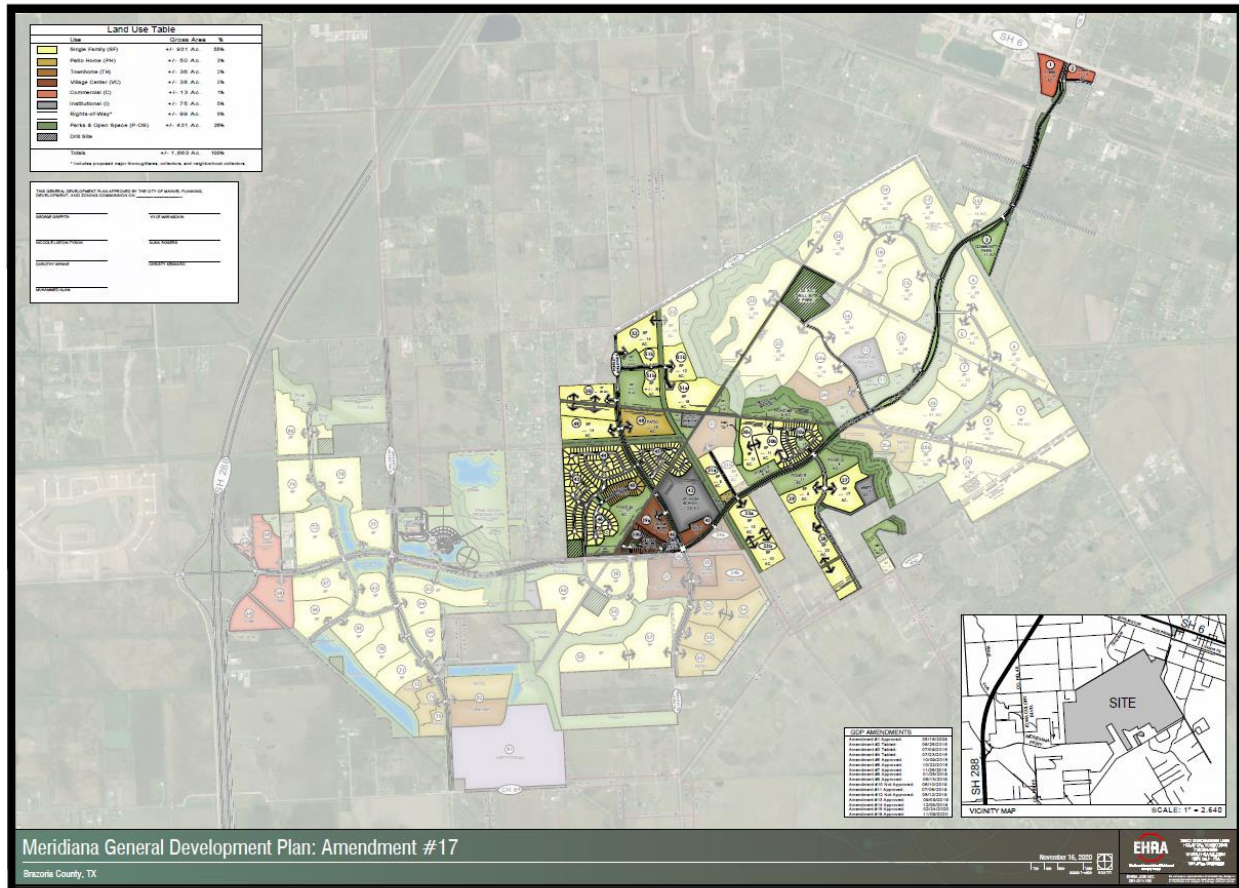
The City staff recommends denial of the Meridiana Elementary School Site No. 2 Preliminary Plat. This preliminary plat must be approved on and in compliance with the GDP (Ordinance No. 2009-O-4).

[illegible]



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

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



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone NA 4204 state plane grid coordinates (NA0 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.C. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.W.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plot lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Properly within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/School District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

BENCHMARK(S):

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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA ELEMENTARY SCHOOL SITE NO. 2 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.

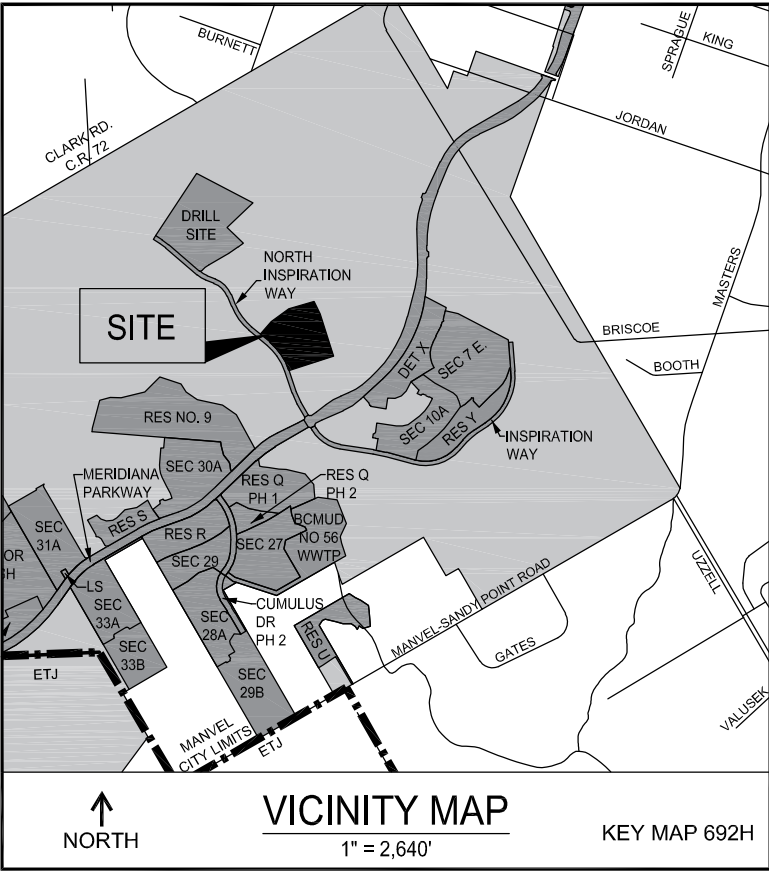
PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA ELEMENTARY SCHOOL SITE NO. 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF 2021.

CITY COUNCIL

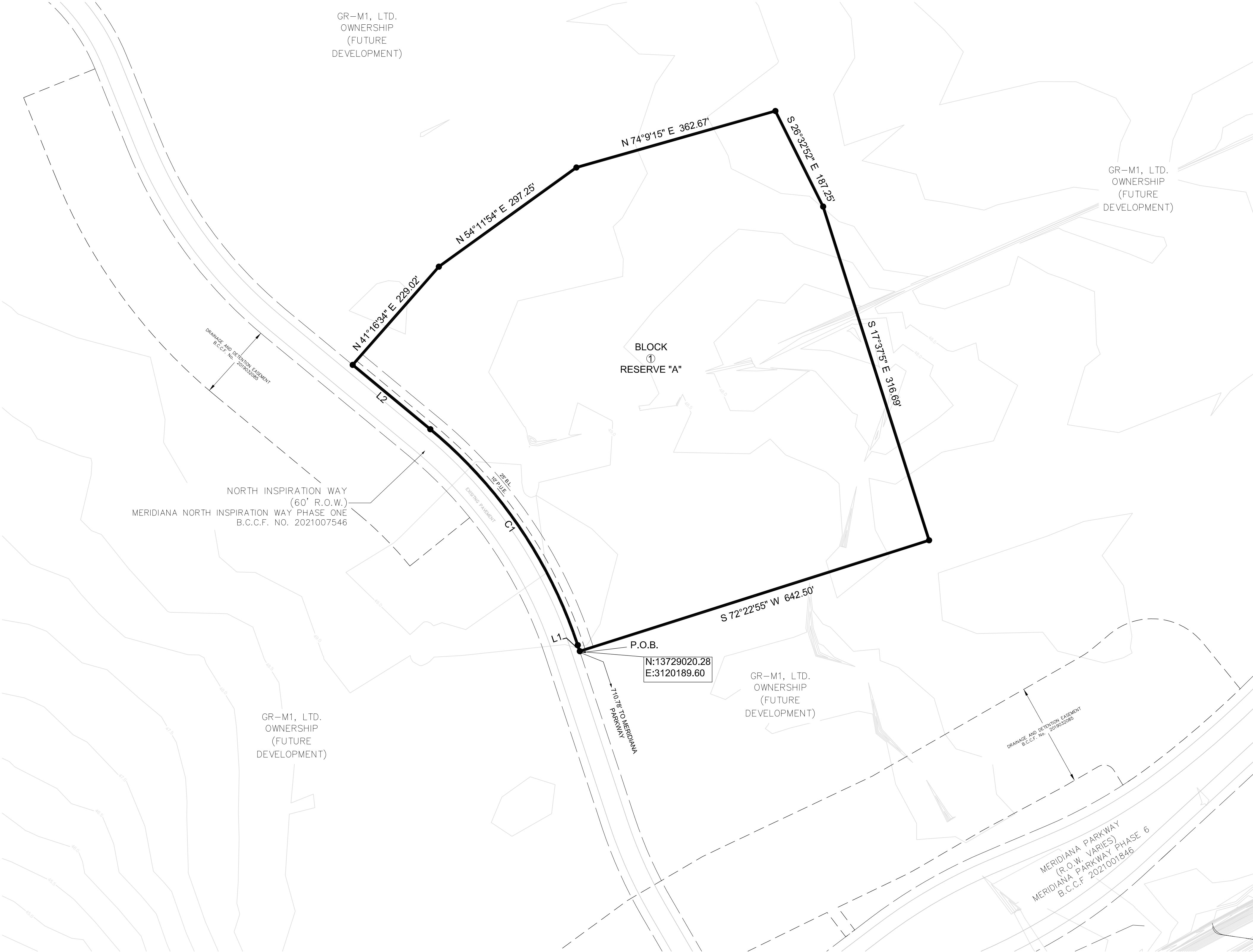
LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 18°18'52" W	11.30'
L2	N 50°21'43" W	176.75'

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	830.00'	464.25'	N 34°20'18" W

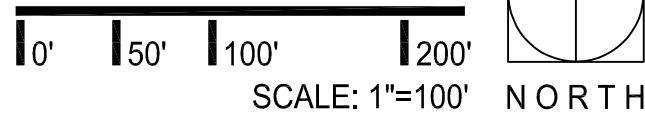


RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	SCHOOL PURPOSES	566,280	13.00



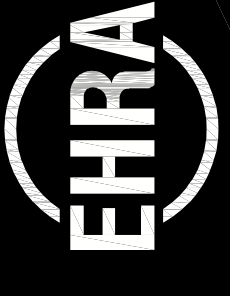
OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162



Meridiana Elementary School Site No. 2 Preliminary Plat
A Subdivision of 13.00 acres out of the Oliver Hall Survey, A-203, City of Manvel Brazoria County, Texas.

1 Block and 1 Reserve
Owner: GR-M1, LTD., a Texas Limited Partnership

August 18, 2021



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBE# NG-F-726
TBP# LS No. 10092300

No warranty or representation of intended use, design or construction is made by EHRA. The user of these drawings or facilities are subject to change without notice.

EHRA JOB NO.
081-011-128

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

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

GEORGE GRIFFITH

KYLE MARASCKIN

NICOLE LISTON-TYSON

ALINA ROGERS

DOROTHY WYNNE

CHRISTY KENNARD

MUHAMMAD ALAM



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





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: September 13, 2021

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

Person to Speak: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: _____

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Possible consideration and action to approve, Preliminary Plat for Pomona
Section 28, a subdivision of 74.4 acres out of the H.T. & B.R.R. Co. Survey, A-298
& R.B. Lyle Survey, A-540, City of Manvel ETJ, Brazoria County, Texas.

Plats:

Preliminary X

Final _____

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.09.08 16:51:17 -05'00'

SIGNATURE

September 8, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

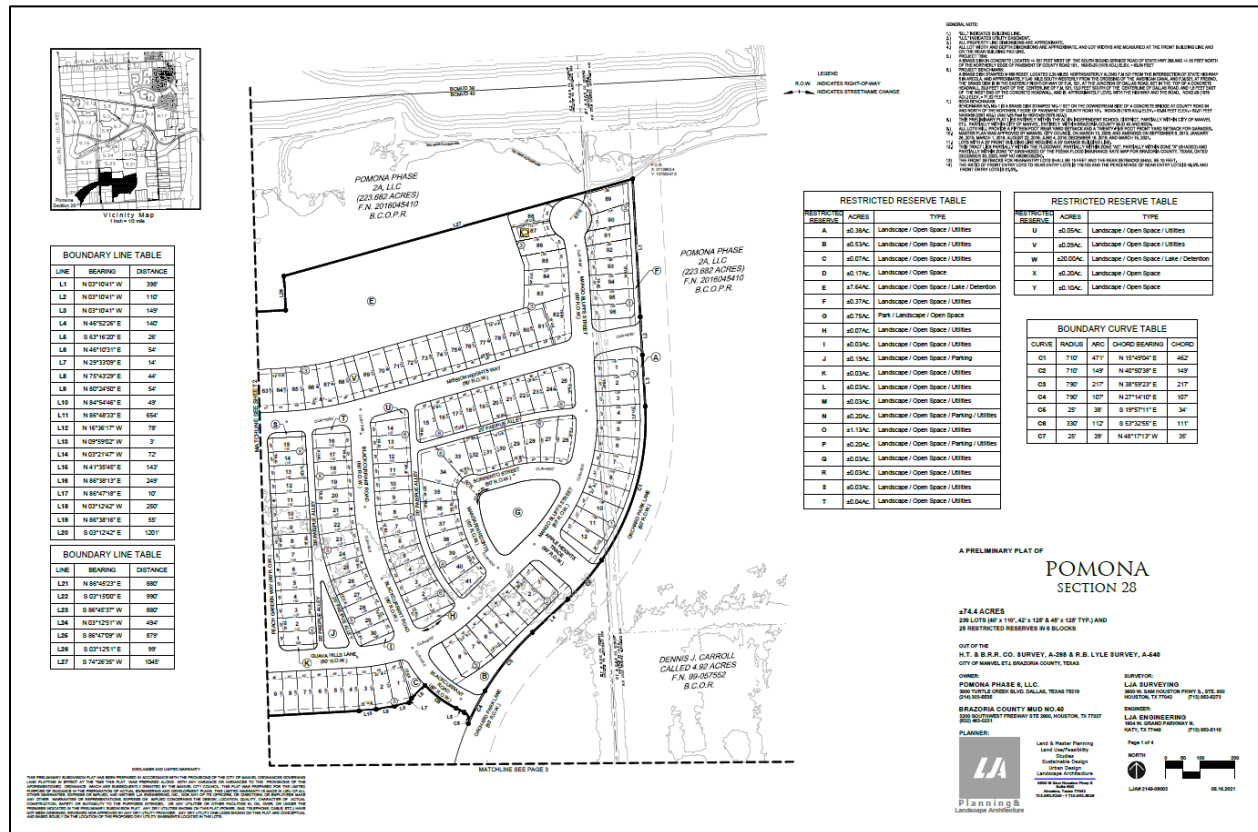
Plat Name	Pomona Section 28B Preliminary Plat
Applicant	Katy Harris, LJA
PD&Z Meeting Date	September 13, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

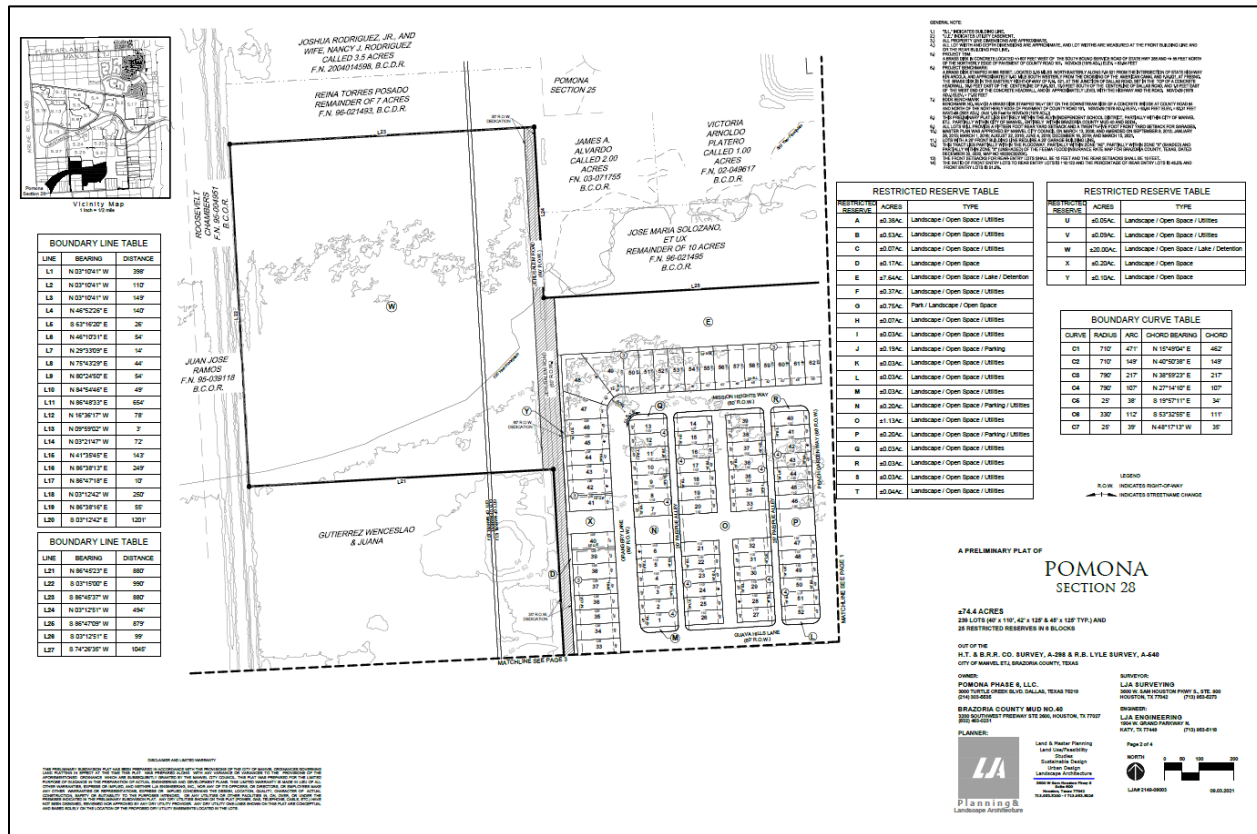
The City staff recommends denial of the Pomona Section 28B Preliminary Plat.

1. The Pomona 7th Development Agreement allows a maximum 50% front entry lots in the Single Family Specialty Product. This plat has 51.5% front entry lots and does not meet the minimum requirements adopted in the development agreement.
2. Lot 41, Block 6 does not meet the minimum front lot width of 40-feet in the Single Family Specialty Product. The Pomona 7th Development Agreement requires a minimum lot width of 40-feet for rear entry lots. Lot 41, Block 6 has 36-feet measured at the front building line.
3. Add "right-of-way" as list of uses restricted to Reserve X. This Reserve will be used a roadway access to Jerusalem once the roadway construction is triggered according to Pomona 7th Development Agreement.

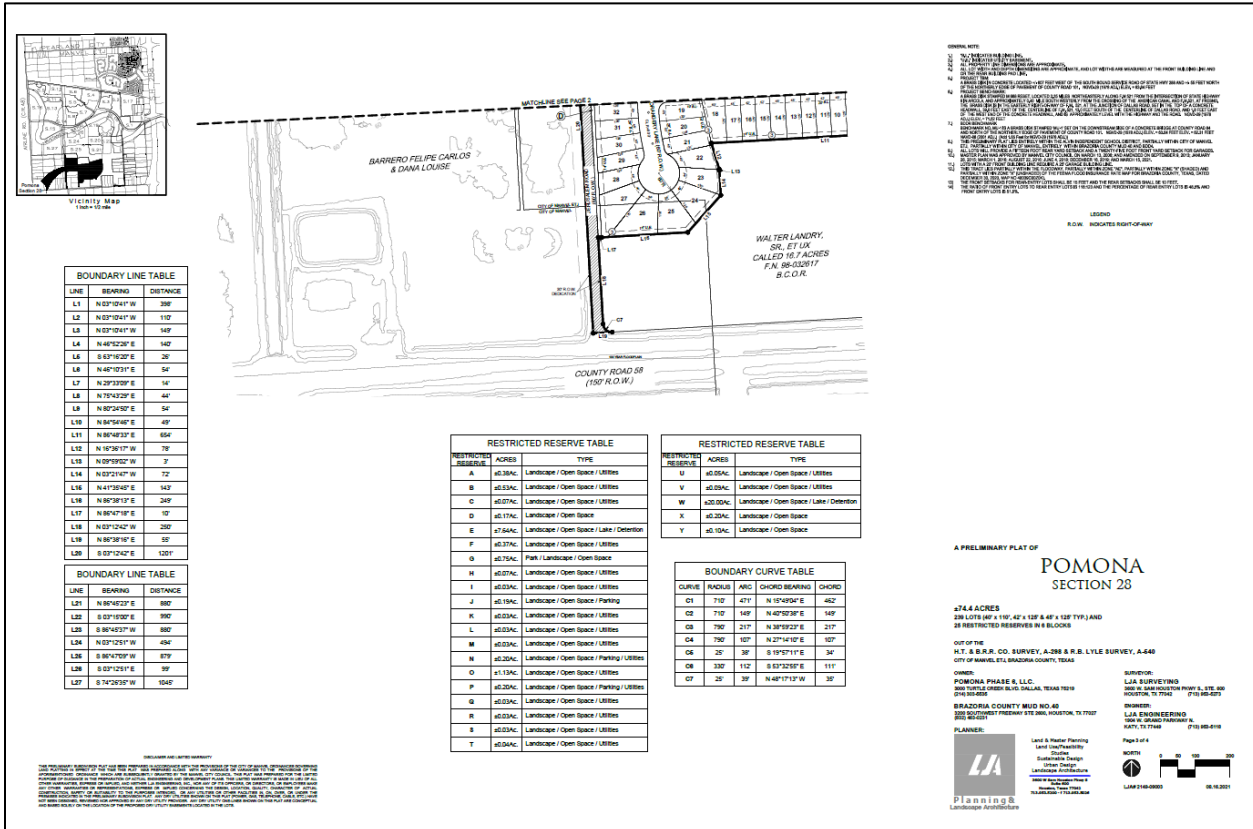
Plat Exhibit



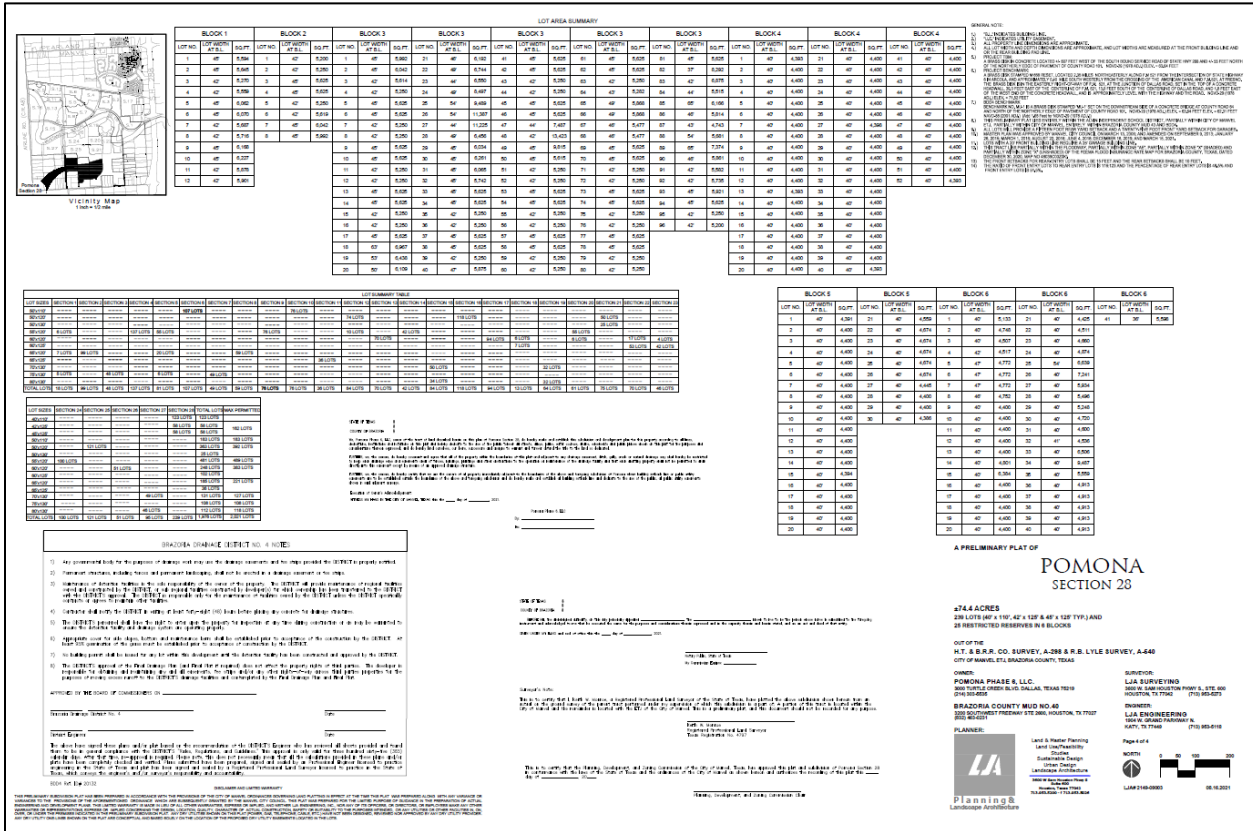
Plat Exhibit



Plat Exhibit



Plat Exhibit

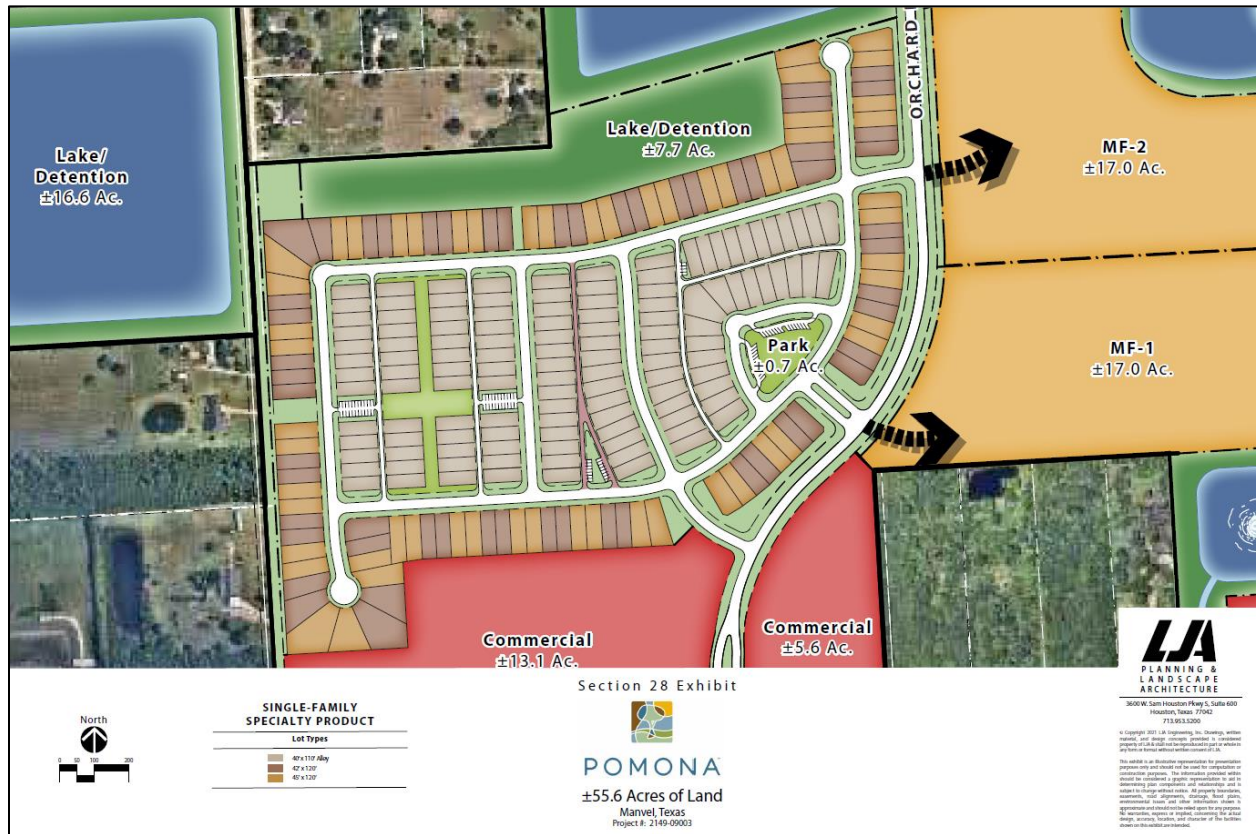




DEVELOPMENT SERVICES DEPARTMENT

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

Pomona Section 28 Exhibit

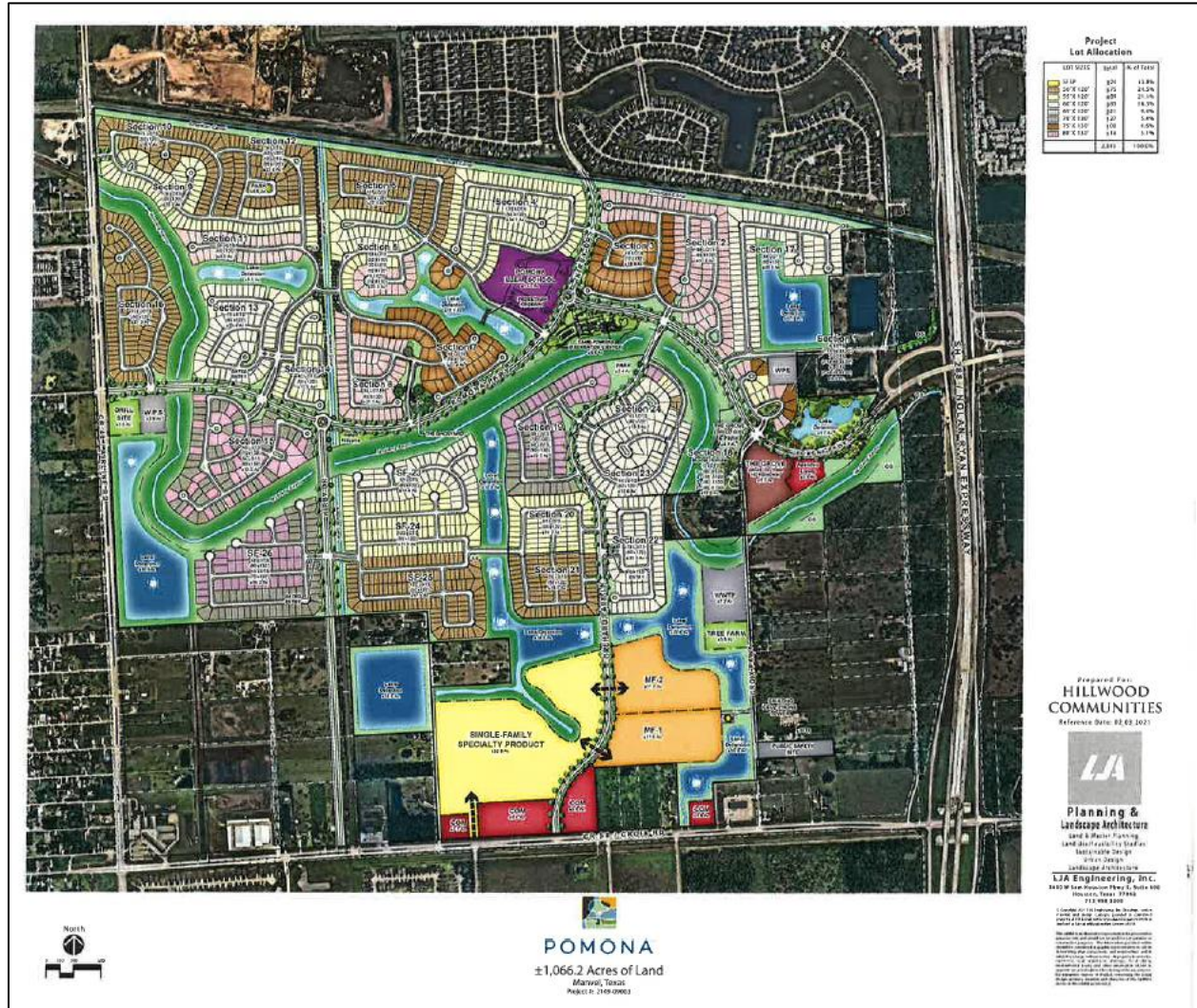


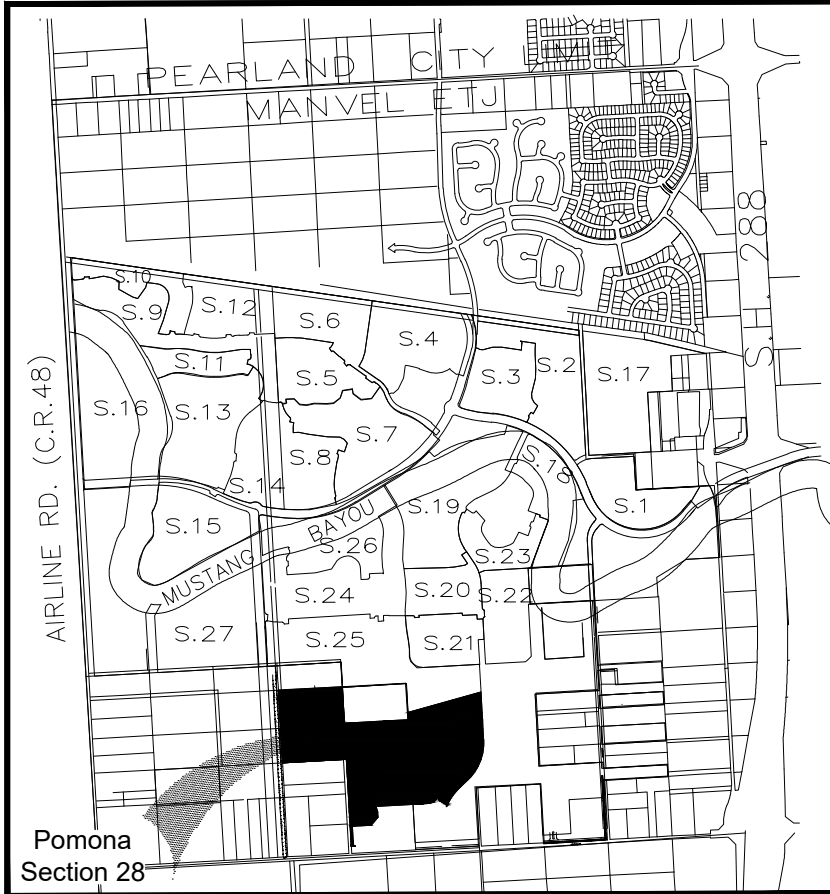


DEVELOPMENT SERVICES DEPARTMENT

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

Pomona Master Plan Amendment No. 7





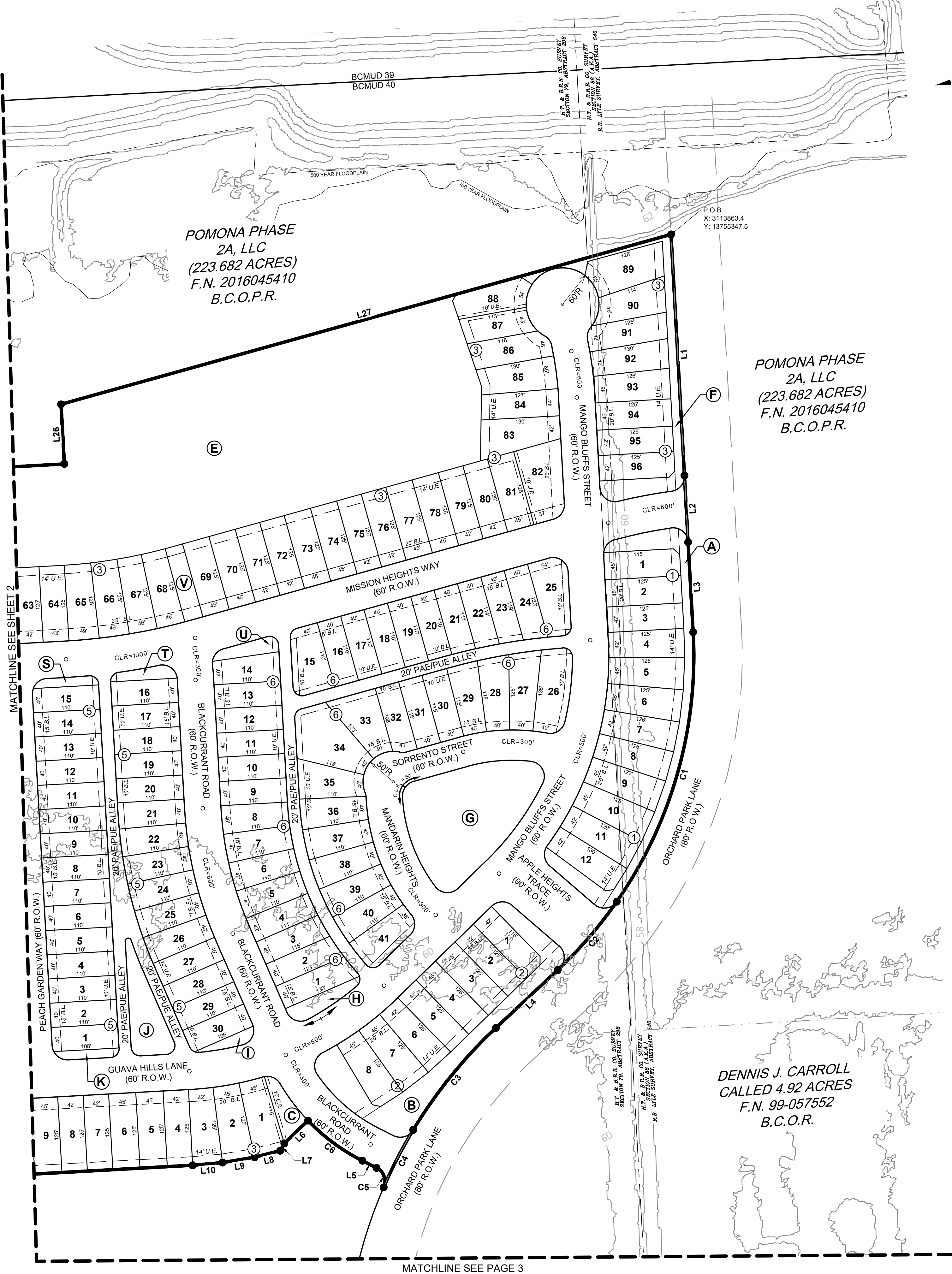
Vicinity Map
1 inch = 1/2 mile

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°10'41" W	398'
L2	N 03°10'41" W	110'
L3	N 03°10'41" W	149'
L4	N 46°52'26" E	140'
L5	S 63°16'20" E	26'
L6	N 46°10'31" E	54'
L7	N 29°33'09" E	14'
L8	N 75°43'29" E	44'
L9	N 80°24'50" E	54'
L10	N 84°54'46" E	49'
L11	N 86°48'33" E	654'
L12	N 16°36'17" W	78'
L13	N 09°59'02" W	3'
L14	N 03°21'47" W	72'
L15	N 41°35'45" E	143'
L16	N 86°38'13" E	249'
L17	N 86°47'18" E	10'
L18	N 03°12'42" W	250'
L19	N 86°38'16" E	55'
L20	S 03°12'42" E	1201'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 86°45'23" E	880'
L22	S 03°15'00" E	990'
L23	S 86°45'37" W	880'
L24	N 03°12'51" W	494'
L25	S 86°47'09" W	879'
L26	S 03°12'51" E	99'
L27	S 74°26'35" W	1045'

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



LEGEND
R.O.W. INDICATES RIGHT-OF-WAY
INDICATES STREETNAME CHANGE

POMONA PHASE
2A, LLC
(223.682 ACRES)
F.N. 2016045410
B.C.O.P.R.

DENNIS J. CARROLL
CALLED 4.92 ACRES
F.N. 99-057552
B.C.O.R.

GENERAL NOTE:

- "B.L." INDICATES BUILDING LINE.
- "U.E." INDICATES UTILITY EASEMENT.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND OR THE REAR BUILDING PAD LINE.
- PROJECT TBM:
A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET
PROJECT BENCHMARK:
A BRASS DISK STAMPED M 688 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERIN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD. NGVD-29 (1978 ADJ.) ELEV. = 71.52 FEET
- BDD4 BENCHMARK
BENCHMARK NO. MU-1 IS A BRASS DISK STAMPED "MU-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 62.31 FEET
NAVD-88 (2001 ADJ.) (Add 1.65 Feet for NGVD-29 (1978 ADJ.))
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT, PARTIALLY WITHIN CITY OF MANVEL ETJ, PARTIALLY WITHIN CITY OF MANVEL, ENTIRELY WITHIN BRAZORIA COUNTY MUD 40 AND BDD4.
- ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND A TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.
- MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON MARCH 13, 2006; AND AMENDED ON SEPTEMBER 9, 2013; JANUARY 26, 2015; MARCH 1, 2016; AUGUST 22, 2016; JUNE 4, 2018; DECEMBER 16, 2019; AND MARCH 15, 2021.
- LOTS WITH A 20' FRONT BUILDING LINE REQUIRE A 25' GARAGE BUILDING LINE.
- THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE "AE", PARTIALLY WITHIN ZONE "X" (SHADED) AND PARTIALLY WITHIN ZONE "X" (UNSHADED) OF THE FEEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020. MAP NO. 4803902020K.
- THE RATIO OF FRONT ENTRY LOTS TO REAR ENTRY LOTS IS 116:123 AND THE PERCENTAGE OF REAR ENTRY LOTS IS 48.5% AND FRONT ENTRY LOTS IS 51.5%.

RESTRICTED RESERVE TABLE		
RESTRICTED RESERVE	ACRES	TYPE
A	±0.38Ac.	Landscape / Open Space / Utilities
B	±0.53Ac.	Landscape / Open Space / Utilities
C	±0.07Ac.	Landscape / Open Space / Utilities
D	±0.17Ac.	Landscape / Open Space
E	±7.64Ac.	Landscape / Open Space / Lake / Detention
F	±0.37Ac.	Landscape / Open Space / Utilities
G	±0.75Ac.	Park / Landscape / Open Space
H	±0.07Ac.	Landscape / Open Space / Utilities
I	±0.03Ac.	Landscape / Open Space / Utilities
J	±0.19Ac.	Landscape / Open Space / Parking
K	±0.03Ac.	Landscape / Open Space / Utilities
L	±0.03Ac.	Landscape / Open Space / Utilities
M	±0.03Ac.	Landscape / Open Space / Utilities
N	±0.20Ac.	Landscape / Open Space / Parking / Utilities
O	±1.13Ac.	Landscape / Open Space / Utilities
P	±0.20Ac.	Landscape / Open Space / Parking / Utilities
Q	±0.03Ac.	Landscape / Open Space / Utilities
R	±0.03Ac.	Landscape / Open Space / Utilities
S	±0.03Ac.	Landscape / Open Space / Utilities
T	±0.04Ac.	Landscape / Open Space / Utilities

RESTRICTED RESERVE TABLE		
RESTRICTED RESERVE	ACRES	TYPE
U	±0.05Ac.	Landscape / Open Space / Utilities
V	±0.09Ac.	Landscape / Open Space / Utilities
W	±20.00Ac.	Landscape / Open Space / Lake / Detention
X	±0.20Ac.	Landscape / Open Space
Y	±0.10Ac.	Landscape / Open Space

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	710'	471'	N 15°49'04" E	462'
C2	710'	149'	N 40°50'38" E	149'
C3	790'	217'	N 38°59'23" E	217'
C4	790'	107'	N 27°14'10" E	107'
C5	25'	38'	S 19°57'11" E	34'
C6	330'	112'	S 53°32'55" E	111'
C7	25'	39'	N 48°17'13" W	35'

A PRELIMINARY PLAT OF

POMONA SECTION 28

±74.4 ACRES
239 LOTS (40' x 110', 42' x 125' & 45' x 125' TYP.) AND
25 RESTRICTED RESERVES IN 6 BLOCKS

OUT OF THE
H.T. & B.R.R. CO. SURVEY, A-298 & R.B. LYLE SURVEY, A-540
CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
POMONA PHASE 6, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219
(214) 303-5535

BRAZORIA COUNTY MUD NO.40
3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-0231

PLANNER:



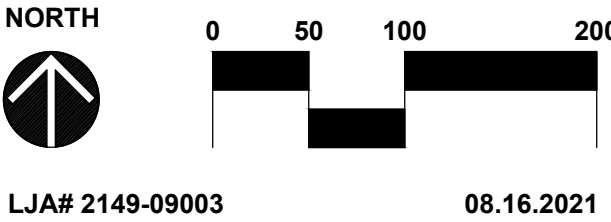
Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - F 713.953.5026

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TX 77042 (713) 953-5273

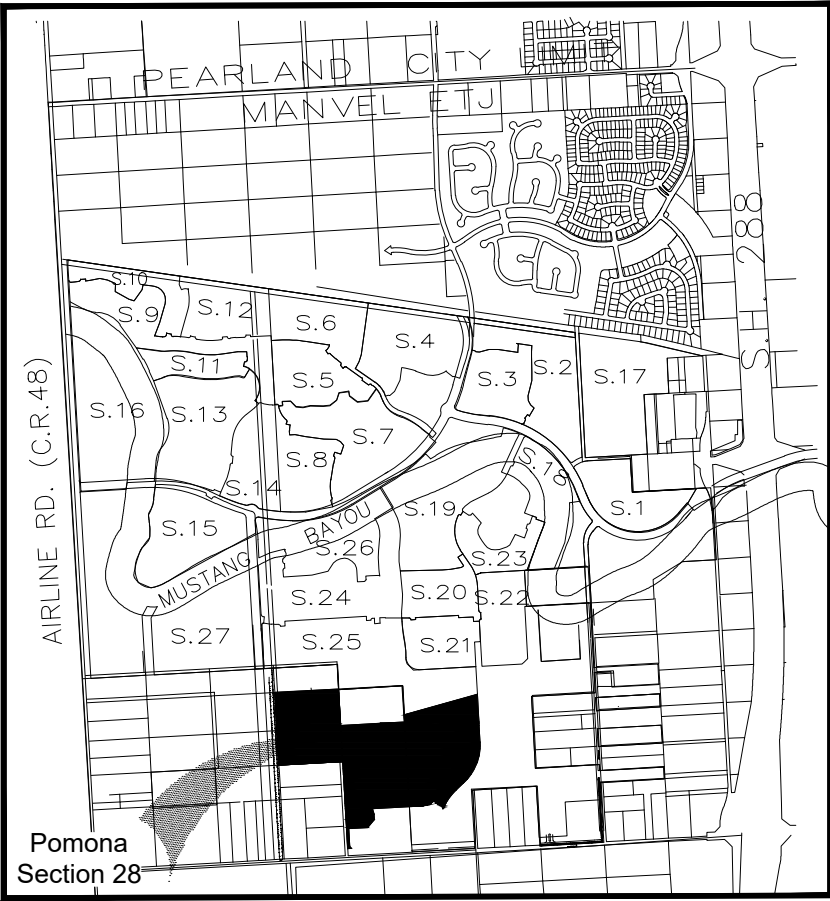
ENGINEER:
LJA ENGINEERING
1904 W. GRAND PARKWAY N.
KATY, TX 77449 (713) 953-5118

Page 1 of 4



LJA# 2149-09003

08.16.2021

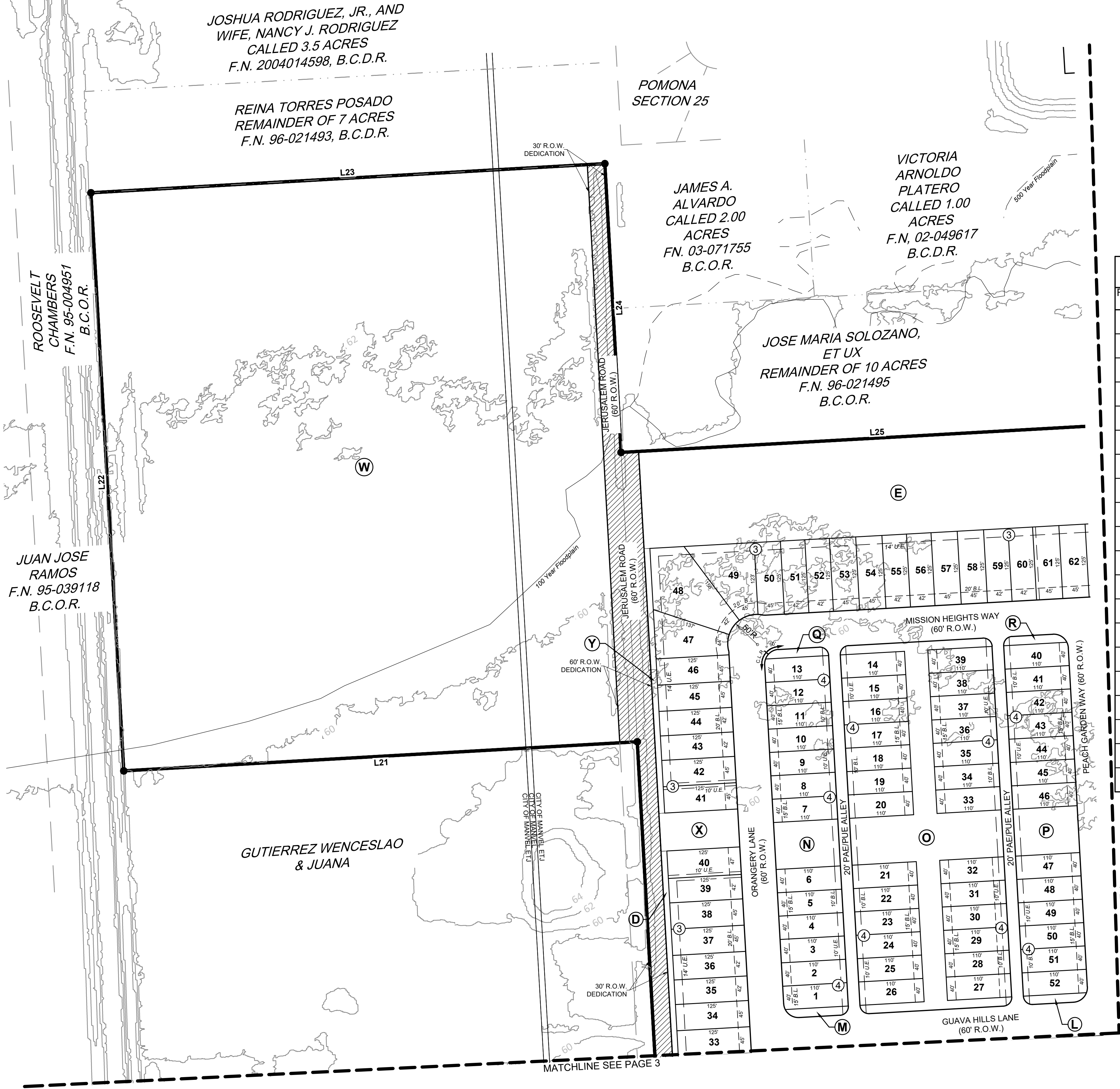


BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°10'41" W	398'
L2	N 03°10'41" W	110'
L3	N 03°10'41" W	149'
L4	N 46°52'26" E	140'
L5	S 63°16'20" E	26'
L6	N 46°10'31" E	54'
L7	N 29°33'09" E	14'
L8	N 75°43'29" E	44'
L9	N 80°24'50" E	54'
L10	N 84°54'46" E	49'
L11	N 86°48'33" E	654'
L12	N 16°36'17" W	78'
L13	N 09°59'02" W	3'
L14	N 03°21'47" W	72'
L15	N 41°35'45" E	143'
L16	N 86°38'13" E	249'
L17	N 86°47'18" E	10'
L18	N 03°12'42" W	250'
L19	N 86°38'16" E	55'
L20	S 03°12'42" E	1201'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 86°45'23" E	880'
L22	S 03°15'00" E	990'
L23	S 86°45'37" W	880'
L24	N 03°12'51" W	494'
L25	S 86°47'09" W	879'
L26	S 03°12'51" E	99'
L27	S 74°26'35" W	1045'

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



- GENERAL NOTE:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - 4.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND OR THE REAR BUILDING PAD LINE.
 - 5.) PROJECT TBM: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET
 - 6.) PROJECT BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD. NGVD-29 (1978 ADJ.) ELEV. = 71.52 FEET
 - 7.) BDD4 BENCHMARK: BENCHMARK NO. MJ-1 IS A BRASS DISK STAMPED "MJ-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET ELEV. = 62.31 FEET NAVD-88 (2001 ADJ.) (Add 1.65 Feet for NGVD-29 (1978 ADJ.))
 - 8.) THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT, PARTIALLY WITHIN CITY OF MANVEL ETJ, PARTIALLY WITHIN CITY OF MANVEL, ENTIRELY WITHIN BRAZORIA COUNTY MUD 40 AND BDD4.
 - 9.) ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND A TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.
 - 10.) MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON MARCH 13, 2006; AND AMENDED ON SEPTEMBER 9, 2013; JANUARY 26, 2015; MARCH 1, 2016; AUGUST 22, 2016; JUNE 4, 2018; DECEMBER 16, 2019; AND MARCH 15, 2021.
 - 11.) LOTS WITH A 20' FRONT BUILDING LINE REQUIRE A 25' GARAGE BUILDING LINE.
 - 12.) THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE "AE", PARTIALLY WITHIN ZONE "X" (SHADED) AND PARTIALLY WITHIN ZONE "Y" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020, MAP NO. 48039C0020(K).
 - 13.) THE FRONT SETBACKS FOR REAR-ENTRY LOTS SHALL BE 15 FEET AND THE REAR SETBACKS SHALL BE 10 FEET.
 - 14.) THE RATIO OF FRONT ENTRY LOTS TO REAR ENTRY LOTS IS 116:123 AND THE PERCENTAGE OF REAR ENTRY LOTS IS 48.5% AND FRONT ENTRY LOTS IS 51.5%.

RESTRICTED RESERVE TABLE		
RESTRICTED RESERVE	ACRES	TYPE
A	±0.38Ac.	Landscape / Open Space / Utilities
B	±0.53Ac.	Landscape / Open Space / Utilities
C	±0.07Ac.	Landscape / Open Space / Utilities
D	±0.17Ac.	Landscape / Open Space
E	±7.64Ac.	Landscape / Open Space / Lake / Detention
F	±0.37Ac.	Landscape / Open Space / Utilities
G	±0.75Ac.	Park / Landscape / Open Space
H	±0.07Ac.	Landscape / Open Space / Utilities
I	±0.03Ac.	Landscape / Open Space / Utilities
J	±0.19Ac.	Landscape / Open Space / Parking
K	±0.03Ac.	Landscape / Open Space / Utilities
L	±0.03Ac.	Landscape / Open Space / Utilities
M	±0.03Ac.	Landscape / Open Space / Utilities
N	±0.20Ac.	Landscape / Open Space / Parking / Utilities
O	±1.13Ac.	Landscape / Open Space / Utilities
P	±0.20Ac.	Landscape / Open Space / Parking / Utilities
Q	±0.03Ac.	Landscape / Open Space / Utilities
R	±0.03Ac.	Landscape / Open Space / Utilities
S	±0.03Ac.	Landscape / Open Space / Utilities
T	±0.04Ac.	Landscape / Open Space / Utilities

RESTRICTED RESERVE TABLE		
RESTRICTED RESERVE	ACRES	TYPE
U	±0.05Ac.	Landscape / Open Space / Utilities
V	±0.09Ac.	Landscape / Open Space / Utilities
W	±20.00Ac.	Landscape / Open Space / Lake / Detention
X	±0.20Ac.	Landscape / Open Space
Y	±0.10Ac.	Landscape / Open Space

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	710'	471'	N 15°49'04" E	462'
C2	710'	149'	N 40°50'38" E	149'
C3	790'	217'	N 38°59'23" E	217'
C4	790'	107'	N 27°14'10" E	107'
C5	25'	38'	S 19°57'11" E	34'
C6	330'	112'	S 53°32'55" E	111'
C7	25'	39'	N 48°17'13" W	35'

LEGEND
R.O.W. INDICATES RIGHT-OF-WAY
INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF

POMONA SECTION 28

±74.4 ACRES
239 LOTS (40' x 110', 42' x 125' & 45' x 125' TYP.) AND
25 RESTRICTED RESERVES IN 6 BLOCKS

OUT OF THE
H.T. & B.R.R. CO. SURVEY, A-298 & R.B. LYLE SURVEY, A-540
CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
POMONA PHASE 6, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219
(214) 303-5535

BRAZORIA COUNTY MUD NO.40
3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-0231

PLANNER:



Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - F 713.953.5026

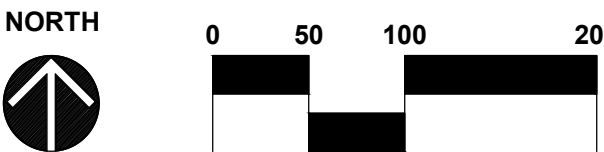
SURVEYOR:

LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TX 77042 (713) 953-5273

ENGINEER:

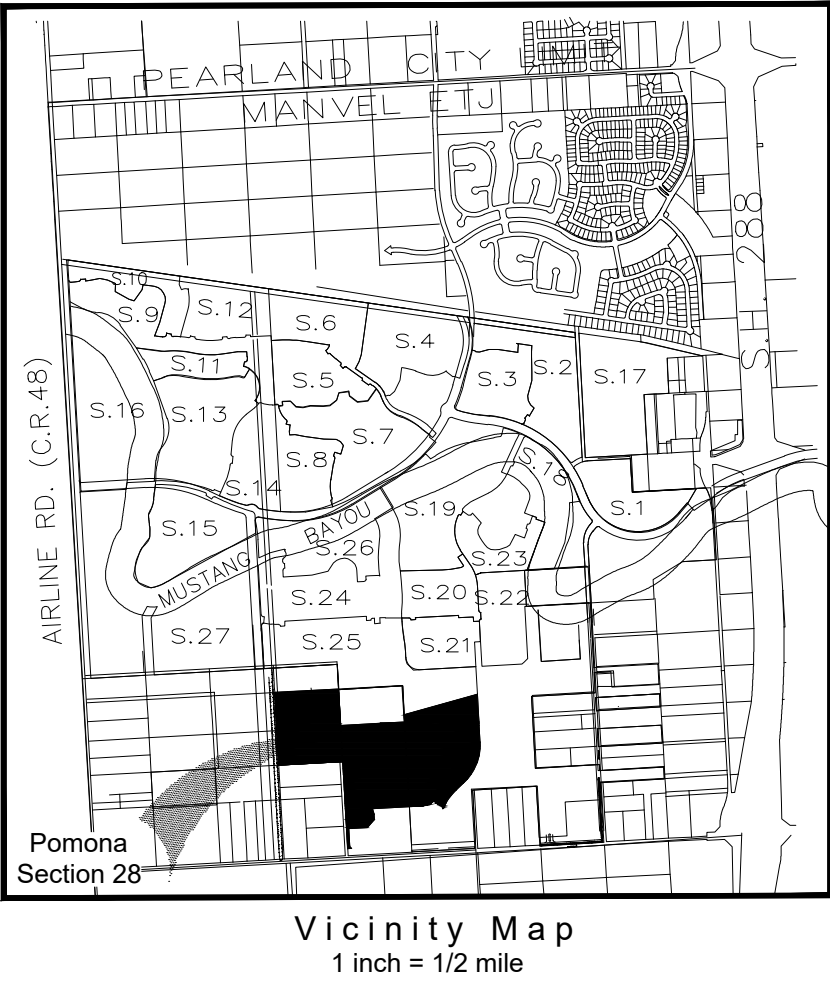
LJA ENGINEERING
1904 W. GRAND PARKWAY N.
KATY, TX 77449 (713) 953-5118

Page 2 of 4



LJA# 2149-09003

09.03.2021



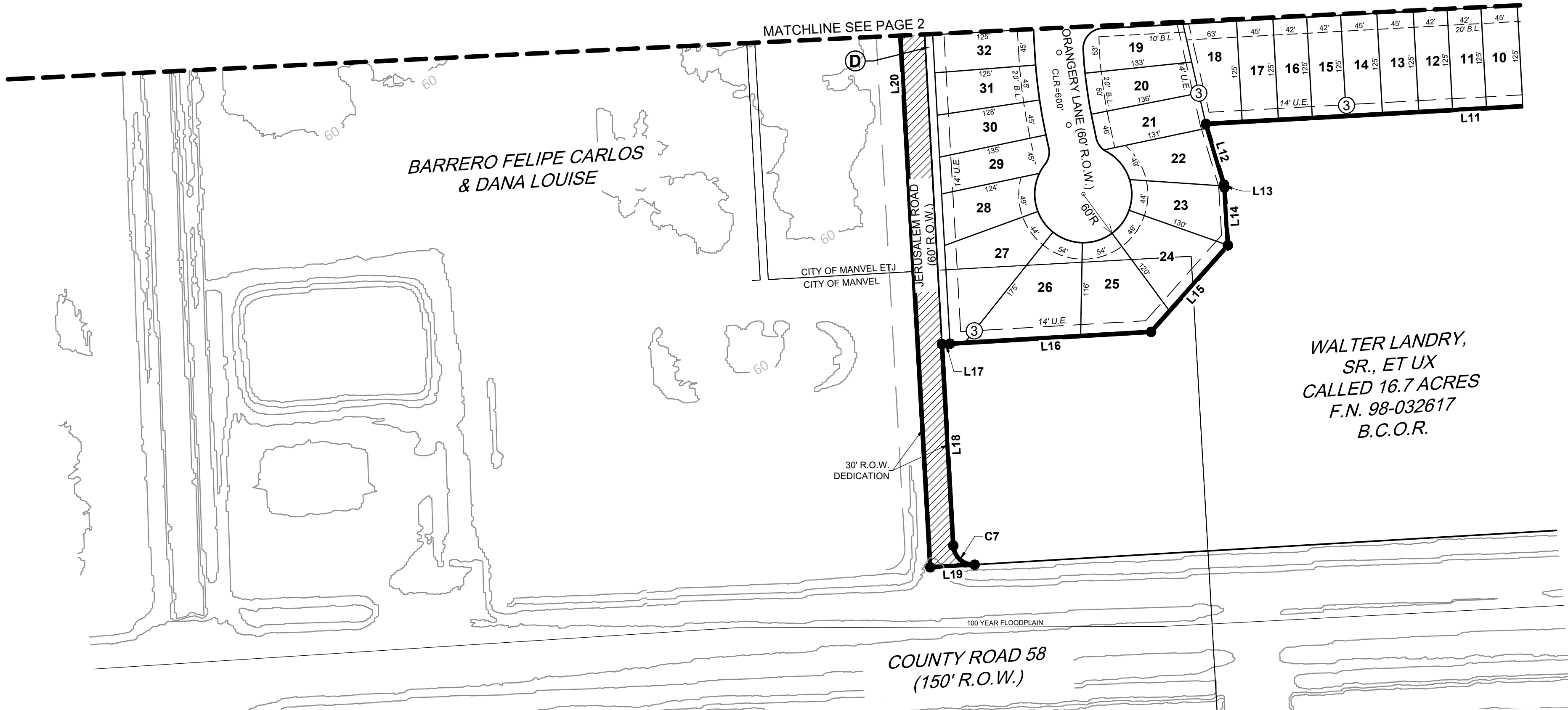
Vicinity Map
1 inch = 1/2 mile

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°10'41" W	398'
L2	N 03°10'41" W	110'
L3	N 03°10'41" W	149'
L4	N 46°52'26" E	140'
L5	S 63°16'20" E	26'
L6	N 46°10'31" E	54'
L7	N 29°33'09" E	14'
L8	N 75°43'29" E	44'
L9	N 80°24'50" E	54'
L10	N 84°54'46" E	49'
L11	N 86°48'33" E	654'
L12	N 16°36'17" W	78'
L13	N 09°59'02" W	3'
L14	N 03°21'47" W	72'
L15	N 41°35'45" E	143'
L16	N 86°38'13" E	249'
L17	N 86°47'18" E	10'
L18	N 03°12'42" W	250'
L19	N 86°38'16" E	55'
L20	S 03°12'42" E	1201'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 86°45'23" E	880'
L22	S 03°15'00" E	990'
L23	S 86°45'37" W	880'
L24	N 03°12'51" W	494'
L25	S 86°47'09" W	879'
L26	S 03°12'51" E	99'
L27	S 74°26'35" W	1045'

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



RESTRICTED RESERVE TABLE		
RESTRICTED RESERVE	ACRES	TYPE
A	±0.38Ac.	Landscape / Open Space / Utilities
B	±0.53Ac.	Landscape / Open Space / Utilities
C	±0.07Ac.	Landscape / Open Space / Utilities
D	±0.17Ac.	Landscape / Open Space
E	±7.64Ac.	Landscape / Open Space / Lake / Detention
F	±0.37Ac.	Landscape / Open Space / Utilities
G	±0.75Ac.	Park / Landscape / Open Space
H	±0.07Ac.	Landscape / Open Space / Utilities
I	±0.03Ac.	Landscape / Open Space / Utilities
J	±0.19Ac.	Landscape / Open Space / Parking
K	±0.03Ac.	Landscape / Open Space / Utilities
L	±0.03Ac.	Landscape / Open Space / Utilities
M	±0.03Ac.	Landscape / Open Space / Utilities
N	±0.20Ac.	Landscape / Open Space / Parking / Utilities
O	±1.13Ac.	Landscape / Open Space / Utilities
P	±0.20Ac.	Landscape / Open Space / Parking / Utilities
Q	±0.03Ac.	Landscape / Open Space / Utilities
R	±0.03Ac.	Landscape / Open Space / Utilities
S	±0.03Ac.	Landscape / Open Space / Utilities
T	±0.04Ac.	Landscape / Open Space / Utilities

RESTRICTED RESERVE TABLE		
RESTRICTED RESERVE	ACRES	TYPE
U	±0.05Ac.	Landscape / Open Space / Utilities
V	±0.09Ac.	Landscape / Open Space / Utilities
W	±20.00Ac.	Landscape / Open Space / Lake / Detention
X	±0.20Ac.	Landscape / Open Space
Y	±0.10Ac.	Landscape / Open Space

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	710'	471'	N 15°49'04" E	462'
C2	710'	149'	N 40°50'38" E	149'
C3	790'	217'	N 38°59'23" E	217'
C4	790'	107'	N 27°14'10" E	107'
C5	25'	38'	S 19°57'11" E	34'
C6	330'	112'	S 53°32'55" E	111'
C7	25'	39'	N 48°17'13" W	35'

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 4.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND OR THE REAR BUILDING PAD LINE.
- 5.) PROJECT TBM: A BRASS DISK IN CONCRETE LOCATED +/- 807 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET
- 6.) PROJECT BENCHMARK: A BRASS DISK STAMPED M 688 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 38.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD. NGVD-29 (1978 ADJ.) ELEV. = 71.52 FEET
- 7.) BDD4 BENCHMARK: BENCHMARK NO. MU-1 IS A BRASS DISK STAMPED "MU-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET ELEV. = 62.31 FEET NAVD-88 (2001 ADJ.) (Add 1.65 Feet for NGVD-29 (1978 ADJ.))
- 8.) THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT, PARTIALLY WITHIN CITY OF MANVEL ETJ, PARTIALLY WITHIN CITY OF MANVEL, ENTIRELY WITHIN BRAZORIA COUNTY MUD 40 AND BDD4.
- 9.) ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND A TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.
- 10.) MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON MARCH 13, 2006; AND AMENDED ON SEPTEMBER 9, 2013; JANUARY 28, 2015; MARCH 1, 2016; AUGUST 22, 2016; JUNE 4, 2018; DECEMBER 16, 2019; AND MARCH 15, 2021.
- 11.) LOTS WITH A 20' FRONT BUILDING LINE REQUIRE A 25' GARAGE BUILDING LINE.
- 12.) THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE "AE", PARTIALLY WITHIN ZONE "X" (SHADED) AND PARTIALLY WITHIN ZONE "X" (UNSHADED) OF THE FEEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020, MAP NO. 48039C0020K.
- 13.) THE FRONT SETBACKS FOR REAR-ENTRY LOTS SHALL BE 15 FEET AND THE REAR SETBACKS SHALL BE 10 FEET.
- 14.) THE RATIO OF FRONT ENTRY LOTS TO REAR ENTRY LOTS IS 116:123 AND THE PERCENTAGE OF REAR ENTRY LOTS IS 48.5% AND FRONT ENTRY LOTS IS 51.5%.

LEGEND
R.O.W. INDICATES RIGHT-OF-WAY

A PRELIMINARY PLAT OF

POMONA SECTION 28

±74.4 ACRES
239 LOTS (40' x 110', 42' x 125' & 45' x 125' TYP.) AND
25 RESTRICTED RESERVES IN 6 BLOCKS

OUT OF THE
H.T. & B.R.R. CO. SURVEY, A-298 & R.B. LYLE SURVEY, A-540
CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
POMONA PHASE 6, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219
(214) 303-5535

BRAZORIA COUNTY MUD NO.40
3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027
(832) 463-0231

PLANNER:

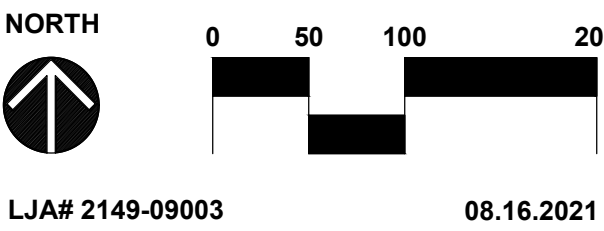


Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - F 713.953.5026

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TX 77042 (713) 953-5273

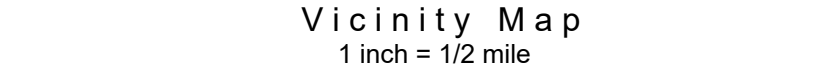
ENGINEER:
LJA ENGINEERING
1904 W. GRAND PARKWAY N.
KATY, TX 77449 (713) 953-5118

Page 3 of 4



LJA# 2149-09003

08.16.2021

[illegible]

LOT SIZES	SECTION 24	SECTION 25	SECTION 26	SECTION 27	SECTION 28	TOTAL LOTS	MAX PERMITTED
40'x110'	----	----	----	----	123 LOTS	123 LOTS	162 LOTS
42'x125'	----	----	----	----	58 LOTS	58 LOTS	
45'x125'	----	----	----	----	58 LOTS	58 LOTS	
50'x110'	----	----	----	----	183 LOTS	183 LOTS	
50'x120'	----	121 LOTS	----	----	363 LOTS	363 LOTS	392 LOTS
50'x130'	----	----	----	----	----	25 LOTS	
55'x120'	100 LOTS	----	----	----	----	481 LOTS	489 LOTS
60'x120'	----	----	51 LOTS	----	----	248 LOTS	383 LOTS
60'x125'	----	----	----	----	----	102 LOTS	
65'x120'	----	----	----	----	----	185 LOTS	221 LOTS
65'x125'	----	----	----	----	----	36 LOTS	
70'x130'	----	----	----	49 LOTS	----	131 LOTS	127 LOTS
75'x130'	----	----	----	----	----	108 LOTS	108 LOTS
80'x130'	----	----	----	46 LOTS	----	112 LOTS	118 LOTS
TOTAL LOTS	100 LOTS	121 LOTS	51 LOTS	95 LOTS	239 LOTS	1,976 LOTS	2,021 LOTS

We, Pomona Phase 6, LLC, owner of the tract of land described herein on this plan of Pomona Section 28, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Pomona where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2021.

Pomona Phase 6, LLC

By: _____

Its: _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2021.

Notary Public, State of Texas
My Commission Expires: _____

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of. A portion of this tract is located within the City of Marvel and the remainder is located with the ETJ of the City of Marvel. This is a preliminary plot, and this document should not be recorded for any purpose.

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Pomona Section 28 in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 20____.

Planning, Development, and Zoning Commission Chair

BLOCK 5			BLOCK 5			BLOCK 6			BLOCK 6			BLOCK 6		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	40'	4,391	21	40'	4,559	1	40'	5,133	21	40'	4,425	41	36'	5,598
2	40'	4,400	22	40'	4,674	2	40'	4,748	22	40'	4,511			
3	40'	4,400	23	40'	4,674	3	40'	4,507	23	40'	4,660			
4	40'	4,400	24	40'	4,674	4	42'	4,517	24	40'	4,874			
5	40'	4,400	25	40'	4,674	5	47'	4,772	25	54'	6,639			
6	40'	4,400	26	40'	4,674	6	47'	4,772	26	40'	7,241			
7	40'	4,400	27	40'	4,445	7	47'	4,772	27	40'	5,934			
8	40'	4,400	28	40'	4,400	8	46'	4,752	28	40'	5,496			
9	40'	4,400	29	40'	4,400	9	40'	4,400	29	40'	5,248			
10	40'	4,400	30	40'	4,386	10	40'	4,400	30	40'	4,720			
11	40'	4,400				11	40'	4,400	31	40'	4,600			
12	40'	4,400				12	40'	4,400	32	41'	4,536			
13	40'	4,400				13	40'	4,400	33	40'	6,506			
14	40'	4,400				14	40'	4,801	34	40'	9,487			
15	40'	4,394				15	40'	6,384	35	40'	5,559			
16	40'	4,400				16	40'	4,400	36	40'	4,913			
17	40'	4,400				17	40'	4,400	37	40'	4,913			
18	40'	4,400				18	40'	4,400	38	40'	4,913			
19	40'	4,400				19	40'	4,400	39	40'	4,913			
20	40'	4,400				20	40'	4,400	40	40'	4,913			

1) "B.L." INDICATES BUILDING LINE.
2) "U.E." INDICATES UTILITY EASEMENT.
3) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
4) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND OR THE REAR BUILDING PAD LINE.
5) PROJECT TBM:
A BRASS DISK IN CONCRETE LOCATED +.607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +.55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET
6) PROJECT BENCHMARK:
A BRASS DISK STAMPED M 868 RESET. LOCATED 2.36 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 288 AND APPROXIMATELY 40 FEET WESTERLY FROM THE CROSSING OF THE AMERICAN CANYON AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD. NGVD-29 (1978 ADJ.) ELEV. = 71.92 FEET
7) BDD4 BENCHMARK
BENCHMARK NO. MU-1 IS A BRASS DISK STAMPED MU-1 SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AT THE NORTH END OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET ELEV. = 62.31 FEET NGVD-2011 ADJ.) (Add 1.65 Feet for NGVD-29 (1978 ADJ.)
8) THIS PRELIMINARY PLAN LIES ENTIRELY WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT, PARTIALLY WITHIN CITY OF MANVEL, ETJ, PARTIALLY WITHIN CITY OF MANVEL, ENTIRELY WITHIN BRAZORIA COUNTY MUD 40 AND BDD4.
9) THE PROJECT PROVIDES A 12' FRONT FOOT REAR SETBACK AND A TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.
10) MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON MARCH 13, 2006; AND AMENDED ON SEPTEMBER 9, 2013, JANUARY 26, 2015; MARCH 1, 2016; AUGUST 22, 2016; JUNE 4, 2018; DECEMBER 16, 2019; AND MARCH 15, 2021.

LOTS WITH A 20' FRONT BUILDING LINE REQUIRE A 25' GARAGE BUILDING LINE. THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE "AE", PARTIALLY WITHIN ZONE "X" (SHADED) AND PARTIALLY WITHIN ZONE "X" (UNSHADED) OF THE FEEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED 05/01/2012. THE FRONT SETBACKS FOR REAR ENTRY LOTS SHALL BE 15 FEET AND THE REAR SETBACKS SHALL BE 10 FEET. THE RATIO OF FRONT ENTRY LOTS TO REAR ENTRY LOTS IS 116:123 AND THE PERCENTAGE OF REAR ENTRY LOTS IS 48.5% AND FRONT ENTRY LOTS IS 51.5%.

POMONA

SECTION 28



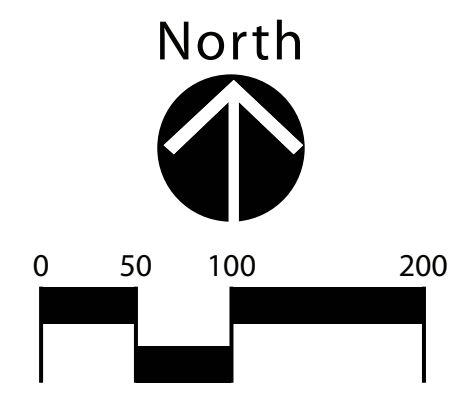
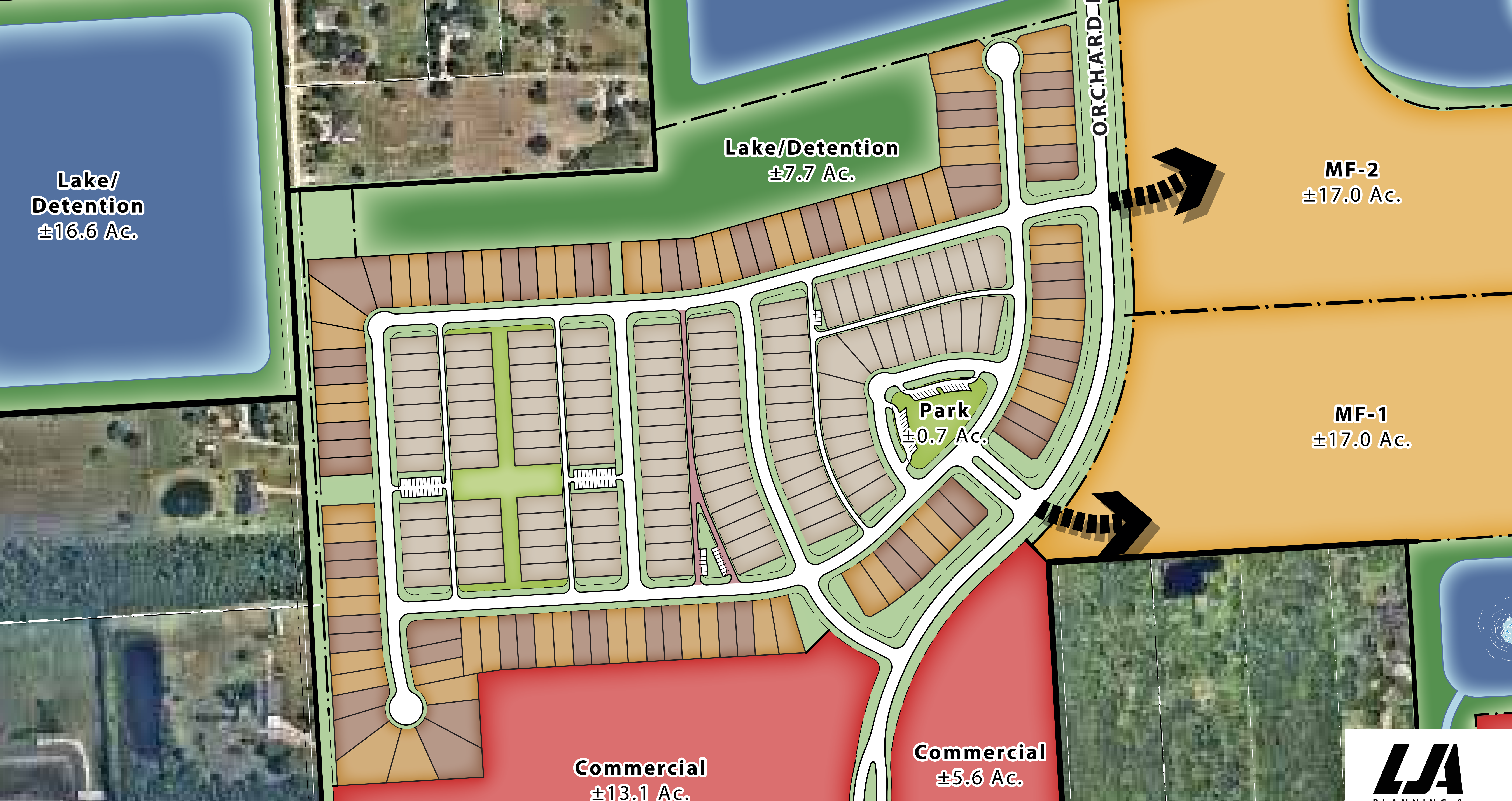
Page 4 of 4

LJA# 2149-09003

08.16.2021

DISCLAIMER AND LIMITED WARRANTY

BDD4 Ref. ID# 20132



SINGLE-FAMILY SPECIALTY PRODUCT	
Lot Types	
	40' x 110' Alley
	42' x 120'
	45' x 120'

Section 28 Exhibit



POMONA™

±55.6 Acres of Land
Manvel, Texas
Project #: 2149-09003



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

© Copyright 2021 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

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.



Project Lot Allocation

LOT SIZES	Total	% of Total
51' x 120'	374	13.8%
55' x 120'	375	13.9%
60' x 120'	489	18.1%
65' x 120'	321	11.9%
70' x 130'	127	4.7%
75' x 130'	165	6.1%
80' x 130'	118	4.4%
Total	2,849	100.0%

Prepared For:
HILLWOOD COMMUNITIES
 Reference Date: 02.03.2021

LJA
Planning & Landscape Architecture
 Land & Master Planning
 Land Use/Planning/Design
 Site/Design
 Landscape Architecture

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

© Copyright 2021 LJA Engineering, Inc. All rights reserved. This drawing is the property of LJA Engineering, Inc. and is not to be reproduced or used in any manner without the written consent of LJA Engineering, Inc. The information contained herein is for informational purposes only and does not constitute a contract. The information contained herein is subject to change without notice. The information contained herein is not to be used for any purpose other than that for which it was prepared. The information contained herein is not to be used for any purpose other than that for which it was prepared. The information contained herein is not to be used for any purpose other than that for which it was prepared.



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



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: September 13, 2021

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

Person to Speak: Jose Jaramillo

Daytime Phone: 346-867-3031 Fax Number: _____

E-mail Address: jose@rsgcompanies.com

Description of Request and Physical Address:

Consideration and possible action to approve, Replat for Sedona at Kestrel Ridge Final Plat, a subdivision of 0.8465 acres (36,873 sf.) of land being

Lot 21, 22, 23, 24, Block 1 of Sedona Lakes Section 10, a subdivision in Brazoria County, Texas according to map thereof recorded

under film code number 201862313, Official Records of Brazoria County, Texas and Restricted Reserve A in the

Final Plat of Sedona Lakes Section 9 a subdivision in Brazoria County, Texas according to map thereof

recorded under film code number 2017003498, Official Records of Brazoria County, Texas.

Plats:

Preliminary _____

Final x _____

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.09.08 17:15:26 -05'00'

SIGNATURE

September 8, 2021

DATE



Planning, Development and Zoning Commission Plat Report

Plat Name	Sedona at Kestrel Ridge Replat
Applicant	Jose Jaramilo – RSG Engineering
PD&Z Meeting Date	September 13, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends denial of the Sedona at Kestrel Ridge Replat.

1. Include “Replat” in the Title Block (Section 62-41 (b) (1)).
2. Update to current date in the Title Block (Section 62-41 (b) (9)).
3. Provide a Vicinity Map drawn to a scale where 1” = 2,640’ (Section 62-41 (b) (2)).
4. Provide the Sedona Lakes HOA phone number (Section 62-41 (b) (3)).
5. Provide land surveyor’s signature upon final submittal (Section 62-41 (b) (4)).
6. Provide the land surveyor’s phone number (Section 62-41 (b) (4)).
7. Remove references to “preliminary” in land surveyor’s signature block (Section 62-41 (b) (4)).
8. Provide a field note description (Section 62-41 (b) (7)).
9. Label the block number inside the plat boundary (Section 62-41 (b) (13)).
10. Label the Point of Beginning with N, E (Section 62-41 (b) (13)).
11. Provide boundary closure calculations where the minimum shall be 1:15,000 (Section 62-41 (b) (14)).
12. Provide an approval signature block for Manvel Planning, Development and Zoning Commission (Section 62-41 (b) (19)).
13. Provide drainage district’s signatures (Section 62-41 (b) (19)).
14. Provide a note stating that “sidewalks shall be constructed as part of the issuance of a building permit for each tract” (Section 62-41 (b) (22)).
15. Provide a note stating “building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed” (Section 62-41 (b) (23)).
16. Provide a note stating “development regulations and City permits are required on all property” (Section 62-41 (b) (29)).

continued on next page



DEVELOPMENT SERVICES DEPARTMENT

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

17. Provide a note stating "the final plat will expire in two (2) years after final approval by PD&Z, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by PD&Z" (Section 62-41 (b) (24)).
18. Provide lienholder's signature for each property where applicable (Section 62-41 (b) (6) and (21)).
19. Provide an owner's signature block for "William A Robbins" (Section 62-41 (b) (8)).
20. Provide an owner's signature block for "Norma Lizet Garia" (Section 62-41 (b) (8)).
21. Provide documentation from the Sedona Lakes HOA giving Mr. Williams permission to sign on behalf of the HOA (Section 62-41 (b) (8)).
22. Provide a paid, certified tax certificate for Reserve A (Section 62-41 (b) (17)).
23. Provide a current City Planning Letter for each property owner (Section 62-41 (b) (5)).
24. Add "replat" to the plat name in the owner's certification block (Section 62-41 (b) (8)).
25. Plat Note No. 2 needs to include Lots 3 and 4. Remove reference to "City of Houston" (Section 62-41).
26. Remove all references to "City of Houston" (Section 62-41).
27. Remove all references to "Harris County" (Section 62-41).
28. Plat Note No. 11 remove "Park Section 10" (Section 62-41).
29. Provide a no objection letter from Brazoria County (Section 62-41).
30. Provide a no objection letter from Sedona Lakes MUD 1 (Section 62-41).
31. Revise naming of "Kestrel Ridge Court" verses "Kestrel Ridge Circle" (Section 62-41).
32. Remove all unapplicable notes (Section 62-41).
33. Remove "Lot Coverage Table" (Section 62-41).

Plat Exhibit

[illegible]

STATE OF TEXAS
COUNTY OF HARRIS
WE, SEDONA LAKES HOA ACTING BY AND THROUGH JUNIOUS WILLIAMS, BEING OFFICER OF SEDONA LAKES HOA, CHELSEA SONPON-WHITE, TINA ZAHANI-ROBBINS, TRISTAN MONTRALE WASHINGTON, MANUEL ALBERTO GARCIA, OWNERS
HEREINAFTER, REFERRED TO AS "OWNERS" OF THE 0.5 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SEDONA AT KESTREL RIDGE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS 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.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15'-0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE 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, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, SEDONA LAKES HOA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JUNIOUS WILLIAMS , ITS MANAGING MEMBER, THEREUNTO AUTHORIZED THIS _____ DAY OF _____ 202 .

CHELSEA SONPON-WHITE MANUEL ALBERTO GARCIA TINA ZAHANI-ROBBINS

CHELSEA SONPON-WHITE MANUEL ALBERTO GARCIA TINA ZAHANI-ROBBINS

TRISTAN MONTRALE WASHINGTON SEDONA LAKES HOA.

TRISTAN MONTRALE WASHINGTON BY: JUNIOUS WILLIAMS, OFFICER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUNIOUS WILLIAMS , KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2021.

X: NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS,
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TRISTAN MONTRALE WASHINGTON , KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2021.

X: NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS,
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TINA ZAHANI-ROBBINS , KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2021.

X: NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS,
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANUEL ALBERTO GARCIA, KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2021.

X: NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS,
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHELSEA SONPON-WHITE, KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2021.

X: NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS,
MY COMMISSION EXPIRES: _____

I, DANIEL W. GOODALE, 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 ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS 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 TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

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



X: DANIEL W. GOODALE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4919

BRAZORIA DRAINAGE DISTRICT # 4 NOTES:

SECTION 5.H – SPECIAL NOTES

- 1) ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- 2) PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
- 3) MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICTS APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- 4) CONTRACTOR SHALL NOTIFY THE DISTRICTS INSPECTOR AT LEAST FORTH-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
- 5) THE DISTRICTS PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- 6) APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- 7) NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- 8) THE DISTRICTS APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICTS DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- 9) DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICTS SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
- 10) ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICTS DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
- 11) AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICTS INSPECTOR FOR FURTHER CLARIFICATION.
- 12) ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICTS RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICTS RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM 'GUIDELINES' HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

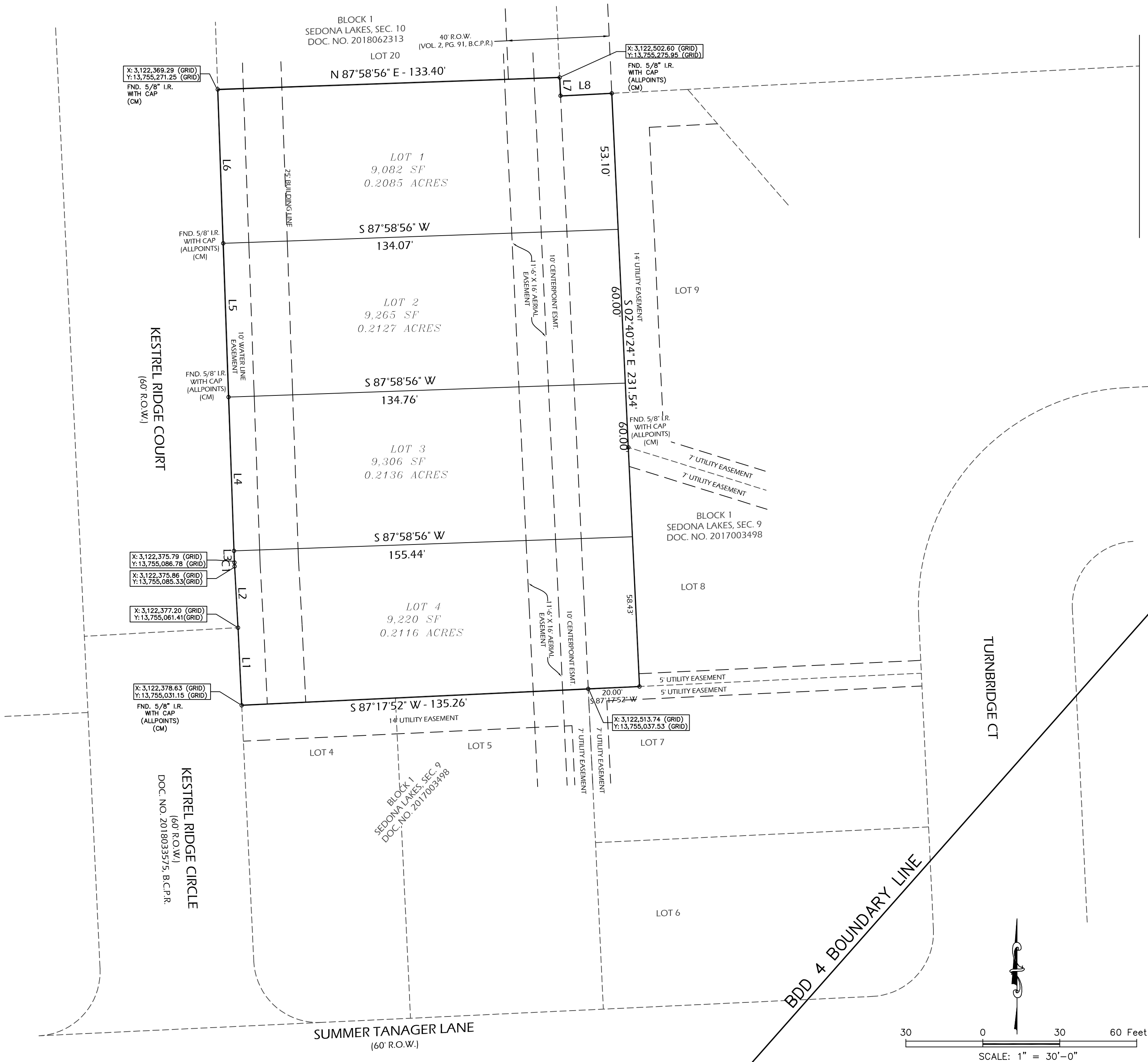
APPROVED BY THE BOARD OF COMMISSIONERS ON _____

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICTS "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICTS "RULES, REGULATIONS AND GUIDELINES" AND THESE APPROVED DRAINAGE PLANS AND/OR PLAT, THE DISTRICTS "RULES, REGULATIONS & GUIDELINES" SHALL GOVERN AND PREVAIL. ANY APPROVED VARIANCES SHALL BE ITEMIZED ON THE COVER SHEET AND PLACED ON THE APPROPRIATE SHEET WHERE APPLICABLE. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.
NOTE: THIS SIGNATURE BLOCK IS FOR FINAL DRAINAGE PLAN AND FINAL PLATS ONLY.
THE SIGNATURE BLOCK SHALL INCLUDE THE NOTES SHOWN ABOVE. FOR FINAL DRAINAGE PLANS, PLEASE PUT THE SIGNATURE BLOCK ON THE COVER SHEET ONLY.
BDD4.REF. ID #: 21159

THE SIGNATURES ABOVE ARE EVIDENCE OF APPROVAL ONLY FOR THE PORTION OF THE PROPOSED PROJECT THAT ARE WITHIN THE JURISDICTION OF BRAZORIA DRAINAGE DISTRICT NO. 4



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT OF SEDONA AT KESTREL RIDGE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED BY THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 202 .

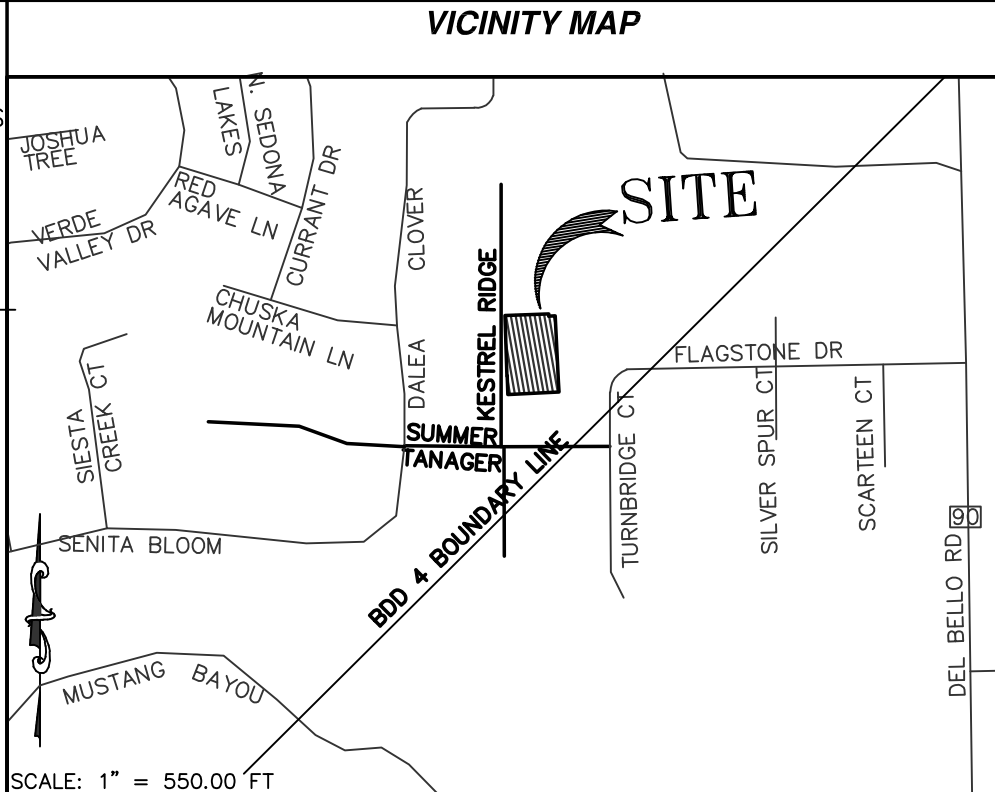
MARTHA L. STEIN, CHAIR OR BY: M. SONNY GARZA, VICE CHAIRMAN
AND
BY: MARGARET WALLACE BROWN, AICP, CNU-A

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ 2020, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____ 2020, AT _____ O'CLOCK _____ M., AND AT FILM CODE NUMBER NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHIA HUSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: DEPUTY



GENERAL NOTES:

- 1.) "B.L." INDICATES BUILDING LINE
- 2.) "U.E." INDICATES UTILITY EASEMENT
- 3.) "H.C.M.R." INDICATED HARRIS COUNTY MAP RECORDS
- 4.) "H.C.C.F." INDICATES HARRIS COUNTY CLERKS FILE
- 5.) "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS
- 6.) "R.O.W." INDICATES RIGHT OF WAY
- 7.) "ESMT." INDICATES EASEMENT
- 8.) "(XXX / XXX)" INDICATES RECORDED VOLUME / PAGE
- 9.) "H.L.& P." INDICATES HOUSTON LIGHTING & POWER COMPANY
- 10.) "O " INDICATES IRON ROD SET
- 11.) "••" INDICATES IRON ROD FOUND
- 12.) "E.A.E." INDICATES EMERGENCY ACCESS EASEMENT

NO PARK LAND OR PRIVATE PARK DEDICATION

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE	
B NUMBER OF EXISTING DWELLING UNITS (DU)	4
C NUMBER OF PROPOSED DU	4
D NET NUMBER OF DU (C-B)	0

NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.

LOT COVERAGE TABLE

LOT NO.	LOT SIZE (SQUARE FEET)	% COVERAGE NOT TO EXCEED	MAX BUILDING PAD COVERAGE NOT TO EXCEED (SQ FOOT)
1	9,082	60% MAX	5,449
2	9,265	60% MAX	5,559
3	9,306	60% MAX	5,583
4	9,220	60% MAX	5,532

DENSITY TABLE

TOTAL NO. OF DWELLING UNITS	TOTAL GROSS ACREAGE	TOTAL PROJ. DENSITY (UNITS PER AC.)
4	0.85 ACRES	4.7

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	70.00'	111°15'	1.45'	N 02°36'40" W	1.45'

LINE	BEARING	DISTANCE
L1	N 02°42'08" W	30.29'
L2	N 03°12'18" W	23.96'
L3	N 02°01'04" W	4.59'
L4	N 02°01'04" W	60.00'
L5	N 02°01'04" W	60.00'
L6	N 02°01'04" W	60.00'
L7	S 02°38'30" E	7.21'
L8	N 87°01'53" E	20.00'

OWNERS

SEDONA LAKES HOA
4319 SPRING BROOK CT
HOUSTON, TEXAS 77041

CHELSEA SONPON-WHITE AND SHANE WHITE
4235 KESTREL RIDGE CT
MANVEL, TEXAS 77578
PHONE NO. 713-329-7100

TINA ZAHABI-ROBBINS AND WILLIAM A. ROBBINS
4239 KESTREL RIDGE CT
MANVEL, TEXAS 77578
PHONE NO. 713-329-7100

TRISTAN MONTRALE WASHINGTON
4243 KESTREL RIDGE CT
MANVEL, TEXAS 77578
PHONE NO. 713-329-7100

MANUEL ALBERTO GARCIA AND NORMA LIZET GARCIA
4247 KESTREL RIDGE CT
MANVEL, TEXAS 77578
PHONE NO. 713-329-7100

RSG ENGINEERING

2825 WILCREST DRIVE
SUITE 678
HOUSTON, TEXAS 77042
PH. 713-783-7777

PROJECT # 2084.12

SEDONA AT KESTREL RIDGE FINAL PLAT

A SUBDIVISION OF 0.8465 ACRES (36,873 SQUARE FEET) OF LAND BEING LOT 21, 22, 23, 24 BLOCK 1 OF SEDONA LAKES SECTION 10, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO MAP THEREOF RECORDED UNDER FILM CODE NUMBER 201862313, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND RESTRICTED RESERVE A IN THE FINAL PLAT OF SEDONA LAKES SECTION 9 A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO MAP THEREOF RECORDED UNDER FILM CODE NUMBER 2017003498, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS .

REASON FOR REPLAT: TO CREATE 4 LOTS

4 LOTS, 1 BLOCK
JULY 22, 2021

SURVEYOR

GREENLEAF LAND SURVEYING, LLC
10900 NORTHWEST FREEWAY STE. 129
HOUSTON, TEXAS 77092
FIRM NUMBER: 10193977

LA:MSO:04115.009 SEDONA LAKES SECTION 9B (CAO) PLAT 04115-009, NOV. 16, 2016--1:17 PM TROY NIXON

SYMBOL	DESCRIPTION	RESERVE USE	AREA
A	RESTRICTED RESERVE "A"	RESTRICTED TO RIGHT-OF-WAY USE	0.1063 AC. - 4,630 S.F.
B	RESTRICTED RESERVE "B"	RESTRICTED TO OPEN SPACE USE	0.1105 AC. - 4,815 S.F.
C	RESTRICTED RESERVE "C"	RESTRICTED TO OPEN SPACE USE	0.1371 AC. - 5,972 S.F.
D	RESTRICTED RESERVE "D"	RESTRICTED TO DRAINAGE USE	2.0884 AC. - 90,972 S.F.
E	RESTRICTED RESERVE "E"	RESTRICTED TO DETENTION/DRAINAGE USE	18.6107 AC. - 810,682 S.F.
F	RESTRICTED RESERVE "F"	RESTRICTED TO WATER PLANT USE	0.9379 AC. - 40,855 S.F.
G	RESTRICTED RESERVE "G"	RESTRICTED TO OPEN SPACE USE	0.3808 AC. - 16,590 S.F.
H	RESTRICTED RESERVE "H"	RESTRICTED TO OPEN SPACE USE	0.0457 AC. - 1,991 S.F.
I	RESTRICTED RESERVE "I"	RESTRICTED TO RIGHT-OF-WAY USE	0.1194 AC. - 5,200 S.F.
TOTAL			22.5388 AC. - 981,707 S.F.

LINE	BEARING	LENGTH
L1	N3°33'20"W	124.78
L2	N87°17'52"E	126.71
L3	N2°42'08"W	29.76
L4	N86°47'42"E	60.00
L5	S2°42'08"E	30.29
L6	N87°17'52"E	135.26
L7	N2°42'08"W	31.45
L8	S87°08'16"W	30.00
L9	N2°42'08"W	31.44
L10	N2°40'08"W	200.10
L11	N87°15'40"E	15.00
L12	S6°57'20"W	20.00
L13	N2°58'07"W	13.60
L14	N2°58'07"W	13.73
L15	S2°58'07"E	130.00
L16	N87°01'53"E	67.49

BRAZORIA DRAINAGE DISTRICT No. 4 NOTES:

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

CALLLED 10.01 ACRES
DONALD L. LAWSON, II AND WIFE SUZANNE
LAWSON
B.C.C.F. No. 201109078

CALLLED 108.285 ACRES
CITY OF MANVEL, TEXAS
B.C.C.F. No. 201302190

CALLLED TRACT 50
S&E PORTION OF MUSTANG BAYOU
SAM ROSSI, JR. AND WIFE,
DORIS LEE ROSSI
B.C.C.F. No. 201004819

THIS 101,123 SQ. FT. / 2,321.5 AC.
IS HEREBY DEDICATED TO THE
PUBLIC FOR RIGHT-OF-WAY
PURPOSES.

CALLLED 5.547 ACRES
M2A CONSULTING, LLC
B.C.C.F. No. 201048185

CALLLED 2 ACRES
JAMIE CANO PADILLA AND WIFE,
MARIA THERESA PADILLA
B.C.C.F. No. 200003552

CALLLED 2,000 ACRES
DOANH HOANG
B.C.C.F. No. 2014049638

CALLLED 6 ACRES
RONALD LARRY BLACKWELL
AND JANICE SCHILLING
BLACKWELL
B.C.C.F. No. 2015031307

CALLLED SOUTH 1/2 LOT 5
STANLEY R. MAYES AND PHYLLIS
PIETRUCHA-MAYES
B.C.C.F. No. 2002027548

CALLLED 2 ACRES
LEONEL GOROSTIETA SOLIS
AND MARITZA SUAZO SOLIS
B.C.C.F. No. 2008010924

CALLLED TRACT "I" & "II"
JERRY L. KENNEDY
AND SHIRLEY J. KENNEDY
B.C.C.F. No. 2000045888

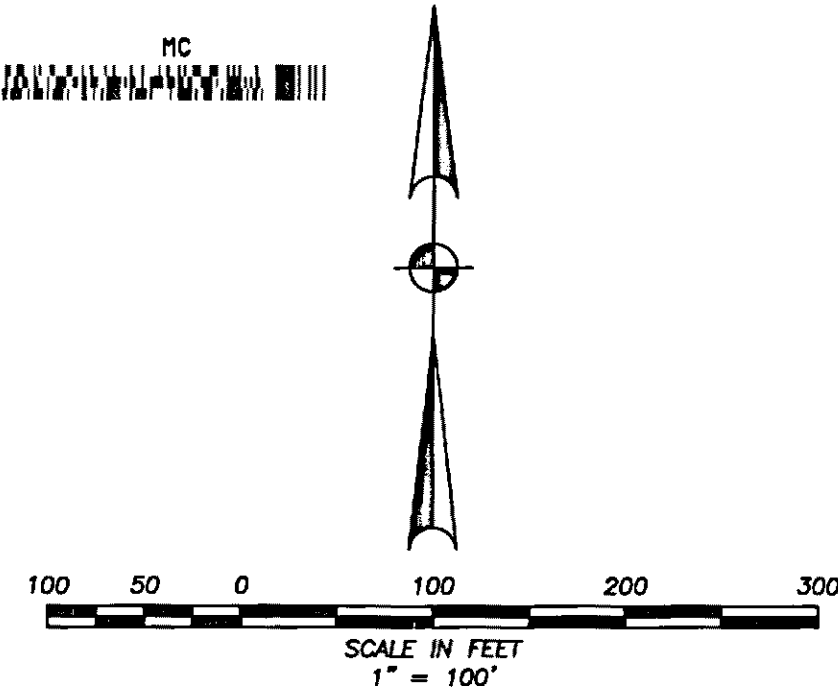
CALLLED 4.00 ACRES
ORIEL L. BAUTISTA AND
LORENA T. LOPEZ
B.C.C.F. No. 2008010922

CALLLED 10 ACRES
JAMES MARION GRAY AND WIFE,
MARTHA M. GRAY
VOL. 769, PG. 661 B.C.D.R.

2017003498 PLAT

Total Pages: 1

MC



LEGEND

- A.E. = AERIAL EASEMENT
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.L. = BUILDING LINE
- No. = NUMBER
- P. = PAGE
- R. = RADIUS
- R.O.W. = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- X = EASTING
- Y = NORTHING
- ② = STREET NAME CHANGE
- = SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
- ⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1030.00	1°13'52"	22.13	S87°54'48"W	22.13
C2	55.00	89°44'01"	86.14	S42°09'52"W	77.60
C3	25.00	90°00'00"	39.27	N42°17'52"E	35.36
C4	85.00	89°44'01"	133.12	S42°09'52"W	119.93
C5	25.00	90°00'00"	39.27	N42°01'53"E	35.36
C6	25.00	90°00'00"	39.27	S47°58'07"E	35.36
C7	30.00	89°46'13"	47.00	N42°08'46"E	42.34
C8	30.00	90°13'47"	47.24	N47°51'14"W	42.51
C9	25.00	90°00'00"	39.27	S42°01'53"W	35.36
C10	25.00	49°40'47"	21.68	S27°48'31"E	21.00
C11	60.00	27°21'34"	292.54	N87°01'53"E	77.65
C12	25.00	49°40'47"	21.68	N21°52'16"E	21.00
C13	25.00	90°00'00"	39.27	N47°58'07"W	35.36
C14	25.00	90°00'00"	39.27	S42°01'53"W	35.36
C15	25.00	49°40'47"	21.68	S27°48'31"E	21.00
C16	60.00	27°21'34"	292.54	N87°01'53"E	77.65
C17	25.00	49°40'47"	21.68	N21°52'16"E	21.00
C18	25.00	90°00'00"	39.27	N47°58'07"W	35.36
C19	25.00	89°44'01"	39.15	S42°09'52"W	35.27
C20	25.00	72°53'43"	31.81	S39°09'00"E	29.70
C21	60.00	162°44'07"	170.42	N5°48'12"E	118.64
C22	25.00	90°00'00"	39.27	N47°42'08"W	35.36
C23	60.00	125°55'24"	131.87	S65°52'11"E	106.88

FINAL PLAT SEDONA LAKES SECTION 9

A SUBDIVISION OF 38.61 ACRES OF LAND LOCATED
IN R.B. LYLE, SECTION 92 SURVEY, A-541 AND
THE ERASTUS LITTLE SURVEY, A-320
BRAZORIA COUNTY, TEXAS

50 LOTS 5 BLOCKS 9 RESERVES

DATE: NOVEMBER 14, 2016

SCALE: 1" = 100'

OWNER:
WSLD SEDONA LAKES VI, L.P.
14502 NORTH DALE MARRY HIGHWAY
SUITE 2327
TAMPA, FLORIDA 33618
813-981-3025

OWNER:
WSLD SEDONA RV VI, L.P.
14502 NORTH DALE MARRY HIGHWAY
SUITE 2327
TAMPA, FLORIDA 33618
813-981-3025

OWNER / MUD DISTRICT:
SEDONA LAKES MUNICIPAL
UTILITY DISTRICT No. 1
C/O SANFORD KUHL HANAN
KUHLE PARKER KAHN, LLP
1980 POST OAK BLVD., SUITE 1380
HOUSTON, TEXAS 77056
713-860-9909

BRAZORIA COUNTY CLERK

16340 Park Ten Place - Suite 350
Houston, Texas 77064
(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944

CAROLYN J. QUINN, R.P.L.S.

SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, WSLD SEDONA LAKES VI, L.P., A DELAWARE LIMITED PARTNERSHIP AND WSLD SEDONA RV VI, L.P., A DELAWARE LIMITED PARTNERSHIP AND SEDONA LAKES MUNICIPAL UTILITY DISTRICT NO. 1, OWNERS OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF SEDONA LAKES SECTION 9, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND BEHALF OF SAID CORPORATION, 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 AS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE 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 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 GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK TO BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY, HERETO, THE WSLD SEDONA LAKES VI, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY R.E. "BUCK" DRIGGERS, ITS AUTHORIZED REPRESENTATIVE, THEREUNTO AUTHORIZED, THIS 17th DAY OF November, 2016.

WSLD SEDONA LAKES VI, L.P.,
A DELAWARE LIMITED PARTNERSHIPBY: R.E. "BUCK" DRIGGERS, AUTHORIZED REPRESENTATIVESTATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R.E. "BUCK" DRIGGERS, AUTHORIZED REPRESENTATIVE OF WSLD SEDONA LAKES VI, L.P., A DELAWARE LIMITED PARTNERSHIP, 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 17th DAY OF November, 2016.

Janna A. Chambers
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME:

MY COMMISSION EXPIRES: 6/30/19

IN TESTIMONY, HERETO, THE WSLD SEDONA RV VI, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY R.E. "BUCK" DRIGGERS, ITS AUTHORIZED REPRESENTATIVE, THEREUNTO AUTHORIZED, THIS 17th DAY OF November, 2016.

WSLD SEDONA RV VI, L.P.,
A DELAWARE LIMITED PARTNERSHIPBY: R.E. "BUCK" DRIGGERS, AUTHORIZED REPRESENTATIVESTATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R.E. "BUCK" DRIGGERS, AUTHORIZED REPRESENTATIVE OF WSLD SEDONA RV VI, L.P., A DELAWARE LIMITED PARTNERSHIP, 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 17th DAY OF November, 2016.

Janna A. Chambers
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME:

MY COMMISSION EXPIRES: 6/30/19

IN TESTIMONY, HERETO, THE SEDONA LAKES MUNICIPAL UTILITY DISTRICT NO. 1, HAS CAUSED THESE PRESENTS TO BE SIGNED BY Jim Forrester, ITS AUTHORIZED REPRESENTATIVE, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO APPEARS, THIS 17th DAY OF November, 2016.

SEDONA LAKES MUNICIPAL UTILITY DISTRICT NO. 1

BY: Jim ForresterATTEST: John R. HattSTATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jim Forrester, KNOWN TO ME, TO BE THE PERSONS WHOSE NAME 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 17th DAY OF November, 2016.

Janna A. Chambers
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME:

MY COMMISSION EXPIRES: 6/30/19

THIS IS TO CERTIFY THAT I, CAROLYN J. QUINN, A REGISTERED PUBLIC LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

Carolyn J. Quinn
CAROLYN J. QUINN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6033



APPROVED BY THE BOARD OF COMMISSIONERS ON

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

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

CITY OF MANVEL APPROVALS

Delores M. Martin
DELORES M. MARTIN
MAYOR

JOHN COX
MAYOR PRO-TEMADRIAN GASPAR
COUNCIL MEMBERLORRAINE HEHN
COUNCIL MEMBERJESSICA LUYENTES
COUNCIL MEMBERLARRY LERY
COUNCIL MEMBERJEROME HUDSON
COUNCIL MEMBERBRYAN WILMER
PLANNING, ZONING & DEVELOPMENT COMMISSIONKYLE KARASCHIN
PLANNING, ZONING & DEVELOPMENT COMMISSIONJASON RAINS (SECRETARY)
PLANNING, ZONING & DEVELOPMENT COMMISSIONSTEPHEN DIVISON
PLANNING, ZONING & DEVELOPMENT COMMISSIONDEBBIE HARRISON (CHAIR)
PLANNING, ZONING & DEVELOPMENT COMMISSIONDOBBY WAYNE (CHAIR)
PLANNING, ZONING & DEVELOPMENT COMMISSIONDEVIN JONES
PLANNING, ZONING & DEVELOPMENT COMMISSION

FIELD NOTES FOR A 38.61 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 38.61 ACRES (1,681,762 SQUARE FEET), LOCATED IN THE R.B. LYLE, SECTION 92 SURVEY, A-541 AND THE ERASTUS LITTLE SURVEY, ABSTRACT-320 IN BRAZORIA COUNTY, TEXAS; SAID 38.61 ACRE TRACT BEING OUT OF A CALLED 37.647 ACRE TRACT, RECORDED IN THE NAME OF WSLD SEDONA RV VI, L.P., UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2013023259 AND A PORTION OF A CALLED 166.43 ACRE TRACT RECORDED IN THE NAME OF WSLD SEDONA LAKE VI, L.P. UNDER B.C.C.F. NO. 2013023258; SAID 38.61 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, PER GPS OBSERVATIONS.):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP FOUND AT THE NORTHWEST CORNER OF SAID 37.647 ACRE TRACT, BEING ON THE EAST LINE OF A CALLED 5 ACRE TRACT, RECORDED IN THE NAME OF DONALD L. LAWSON, UNDER B.C.C.F. NO. 2009053314 AND MARKING THE SOUTHWEST CORNER OF A CALLED 14.28 ACRE TRACT, RECORDED IN THE NAME OF MICHAEL C. ORLANDO AND WIFE, SARA L. ORLANDO, RECORDED UNDER B.C.C.F. NO. 2009021766;

THENCE, WITH THE LINE COMMON TO SAID 14.28 ACRE TRACT AND SAID 37.647 ACRE TRACT, NORTH 87 DEGREES 01 MINUTES 53 SECONDS EAST, A DISTANCE OF 1242.40 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY GROUP (M.S.G.) CAP SET FOR CORNER ON THE CENTERLINE OF DEL BELLO ROAD (COUNTY ROAD 90) (R.O.W. VARIES AS OCCUPIED, RECORDED UNDER VOLUME 2, PAGE 91, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.)) AND BEING ON THE EAST LINE OF SAID 37.647 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST LINE OF SAID 37.647 ACRE TRACT, SOUTH 02 DEGREES 44 MINUTES 20 SECONDS EAST, A DISTANCE OF 1889.17 FEET TO A POINT FOR CORNER AT THE NORTHEAST CORNER OF A CALLED TRACT 50 S&E PORTION OF MUSTANG BAYOU, RECORDED IN THE NAME OF SAM ROSSI, JR. AND WIFE, DORIS LEE ROSSI, RECORDED IN B.C.C.F. NO. 2010048819, BEING ON THE SOUTH LINE OF SAID 37.647 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINE COMMON TO SAID TRACT 50 S&E PORTION OF MUSTANG BAYOU AND SAID 37.647 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. NORTH 65 DEGREES 32 MINUTES 27 SECONDS WEST, A DISTANCE OF 428.97 FEET, TO A POINT FOR CORNER AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
2. NORTH 78 DEGREES 58 MINUTES 08 SECONDS WEST, A DISTANCE OF 247.44 FEET, TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF SAID 37.647 ACRE TRACT FOR SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY SOUTHEAST LINE OF SAID 37.647 ACRE TRACT, NORTH 02 DEGREES 45 MINUTES 42 SECONDS WEST, AT A DISTANCE OF 325.7 FEET PASS A 3/4-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF A CALLED 10.01 ACRE TRACT, RECORDED IN THE NAME OF DONALD L. LAWSON, II AND WIFE, SUZANNE LAWSON, RECORDED IN B.C.C.F. NO. 2011009078, CONTINUING A TOTAL DISTANCE OF 733.62 FEET TO A 5/8-INCH IRON ROD FOUND, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT AND BEING THE NORTHEAST CORNER OF SAID 10.01 ACRE TRACT;

THENCE, WITH THE NORTH LINE OF SAID 10.01 ACRE TRACT, BEING A SOUTH LINE OF SAID 37.647 ACRE TRACT, SOUTH 87 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 620.92 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 10.01 ACRE TRACT, AND BEING AN ANGLE POINT ON THE EAST LINE OF RESTRICTED RESERVE "A" OF SEDONA LAKES WASTEWATER TREATMENT PLANT, A PLAT OF RECORD UNDER DOCUMENT NO. 2009030784, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.R.B.C.) FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST LINE OF SAID RESTRICTED RESERVE "A" AND THE EAST LINE OF SEDONA LAKES SECTION 8, A PLAT OF RECORD UNDER DOCUMENT NO. 2015039584, O.P.R.B.C., BEING A WEST LINE OF SAID 37.647 ACRE TRACT, NORTH 02 DEGREES 42 MINUTES 08 SECONDS WEST, AT A DISTANCE OF 480.50 FEET PASS A 1/2-INCH IRON ROD FOUND, MARKING THE SOUTH END OF THE EAST TERMINUS LINE OF SUMMER TANGER LANE (CALLED 60 FOOT R.O.W., DOCUMENT NO. 2015039584, O.P.R.B.C.), CONTINUING A TOTAL DISTANCE OF 540.50 FEET, TO A 5/8-INCH IRON ROD SET WITH M.S.G. CAP FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTH END OF SAID TERMINUS LINE;

THENCE, WITH THE NORTH R.O.W. LINE OF SAID SUMMER TANGER LANE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 87 DEGREES 17 MINUTES 52 SECONDS WEST, A DISTANCE OF 297.98 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;
2. 22.13 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 01 DEGREE 13 MINUTES 52 SECONDS AND A CHORD THAT BEARS SOUTH 87 DEGREES 54 MINUTES 48 SECONDS WEST, A DISTANCE OF 22.13 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 4 OF SAID SEDONA LAKES SECTION 8 AND THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST LINE OF SAID SEDONA LAKES SECTION 8, NORTH 03 DEGREES 33 MINUTES 20 SECONDS WEST, A DISTANCE OF 124.78 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 166.43 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. NORTH 87 DEGREES 17 MINUTES 52 SECONDS EAST, A DISTANCE OF 126.71 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
2. NORTH 02 DEGREES 42 MINUTES 08 SECONDS WEST, A DISTANCE OF 29.76 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE SOUTH LINE OF SAID 5 ACRE TRACT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTH LINE OF SAID 5 ACRE TRACT, NORTH 86 DEGREES 47 MINUTES 42 SECONDS EAST, A DISTANCE OF 60.00 FEET, TO A 5/8-INCH IRON ROD WITH M.S.G. SET FOR ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

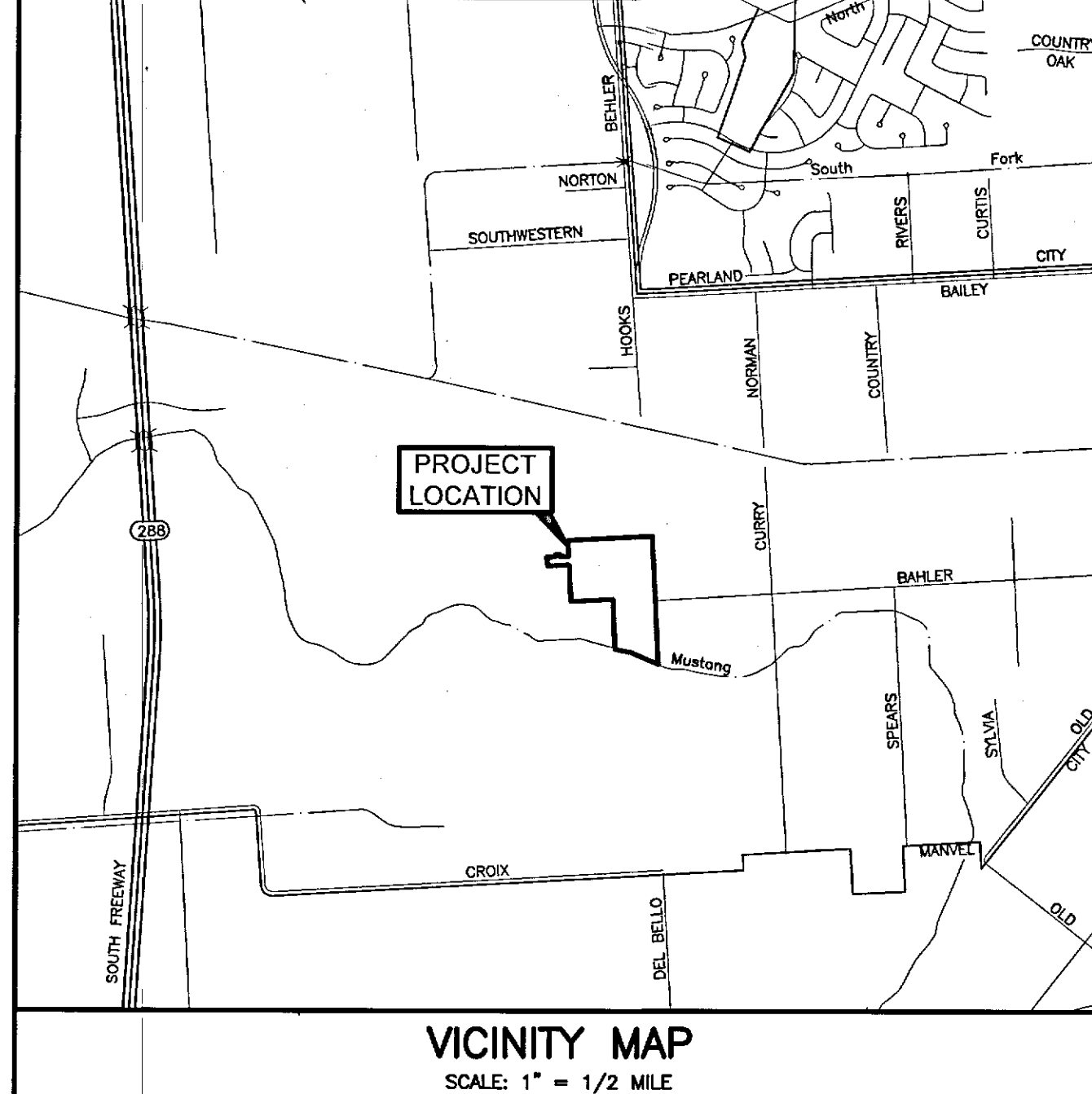
THENCE, THROUGH AND ACROSS SAID 166.43 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. SOUTH 02 DEGREES 42 MINUTES 08 SECONDS EAST, A DISTANCE OF 30.29 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
2. NORTH 87 DEGREES 17 MINUTES 52 SECONDS EAST, A DISTANCE OF 135.26 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR ANGLE POINT OF THE HEREIN DESCRIBED TRACT, BEING ON THE WEST LINE OF SAID 37.647 ACRE TRACT;

THENCE, WITH THE WEST LINE OF SAID 37.647 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

NORTH 02 DEGREES 42 MINUTES 08 SECONDS WEST, A DISTANCE OF 31.45 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND, MARKING THE SOUTHEAST CORNER OF SAID 5 ACRE TRACT AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

NORTH 02 DEGREES 40 MINUTES 08 SECONDS WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.61 ACRES OF LAND.

VICINITY MAP
SCALE: 1" = 1/2 MILE

FINAL PLAT SEDONA LAKES SECTION 9

A SUBDIVISION OF 38.61 ACRES OF LAND LOCATED
IN R.B. LYLE, SECTION 92 SURVEY, A-541 AND
THE ERASTUS LITTLE SURVEY, A-320
BRAZORIA COUNTY, TEXAS

50 LOTS 5 BLOCKS 9 RESERVES

DATE: NOVEMBER 14, 2016 SCALE: 1" = 100'

OWNER:
WSLD SEDONA LAKES VI, L.P.
14502 NORTH DALE MARRY HIGHWAY
SUITE 2327
TAMPA, FLORIDA 33618
813-961-3025

OWNER:
WSLD SEDONA RV VI, L.P.
14502 NORTH DALE MARRY HIGHWAY
SUITE 2327
TAMPA, FLORIDA 33618
813-961-3025

OWNER / MUD DISTRICT:
SEDONA LAKES MUNICIPAL
UTILITY DISTRICT NO. 1
C/O SANFORD KUH, HADAN
KUHLE PARKER KAHN, L.P.
1980 POST OAK BLVD., SUITE 1380
HOUSTON, TEXAS 77058
713-850-9000

ENGINEER
r.g.miller
engineers

16340 Park Ten Place - Suite 350
Houston, Texas 77084
(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.

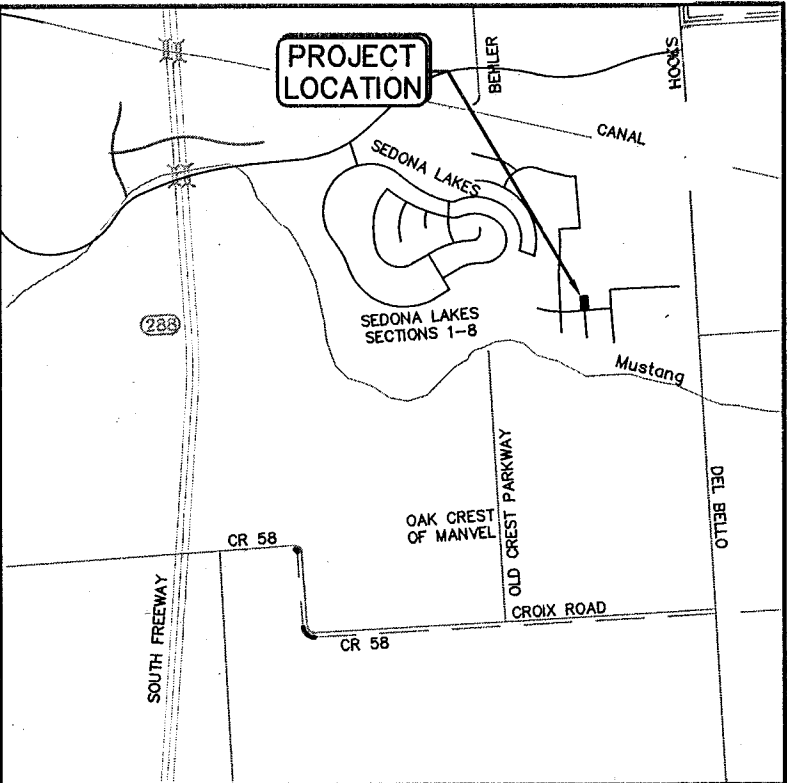
SURVEYOR
MILLER
SURVEY GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944

CAROLYN J. QUINN, R.P.L.S.

2017003498
Brazoria County - Joyce Hudman, County Clerk
01/24/2017 01:38 PM
Total Pages: 1
Page: 2 of 2

SHEET 2 OF 2



VICINITY MAP
SCALE: 1" = 1/2 MI.

ABBREVIATIONS

AC. = ACRE
A.E. = AERIAL EASEMENT
B.L. = BUILDING LINE
ESMT. = EASEMENT
B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
No. = NUMBER
PG. = PAGE
R.O.W. = RIGHT OF WAY
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
W.L.E. = WATER LINE EASEMENT
FND. = FOUND
I.R. = IRON ROD
C.I.R. = CAPPED IRON ROD
H.L.&P. = IRON PIPE
TBM = TEMPORARY BENCHMARK
● = SET 5/8" IRON ROD WITH "CIVIL-SURV". CAP UNLESS OTHERWISE NOTED
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING

REPLAT OF LOT 2, 3, AND 4 BLOCK 1 SEDONA LAKES SECTION 9

A SUBDIVISION OF 0.2197 ACRE OF LAND
BEING ALL OF LOT 3, AND A PORTION OF LOTS 2
AND 4 BLOCK 1 SEDONA LAKES SECTION 9 A
SUBDIVISION RECORDED IN DOC. NO. 2017003498 OF
THE BRAZORIA COUNTY PLAT RECORDS
LOCATED IN THE
ERASTUS LITTLE SURVEY, ABSTRACT No. 320
AND THE
R.B. LYLE SURVEY SECTION 92, ABSTRACT No 541
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

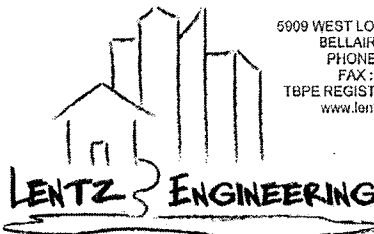
OWNERS: WESTIN HOMES AND PROPERTIES, L.P.
ONE SUGAR CREEK CENTER BLVD., SUITE 600
SUGARLAND, TEXAS 77478
(281)201-8405

REASON FOR REPLAT
TO DEDICATE LOT 3 AND PORTIONS OF LOTS 2 AND
4 TO THE
PUBLIC AS STREET RIGHT-OF-WAY

MAY 23, 2018
0 BLOCK 0 LOTS 0 RESERVES

0 20 40 80 120
SCALE IN FEET
1" = 40'

ENGINEER



5909 WEST LOOP SOUTH, SUITE 200
BELLAIRE, TEXAS 77401
PHONE: (713) 839-8899
FAX: (713) 839-9200
TOLL FREE: 1-800-441-4411
www.lentz-engineering.net

SURVEYOR

5909 WEST LOOP SOUTH, SUITE #200
BELLAIRE, TEXAS 77401
OFFICE: (713) 839-9181
FAX: (713) 839-9020



TBPLS No. 10143800
Email: michael@civil-surv.net

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

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

NOTES:

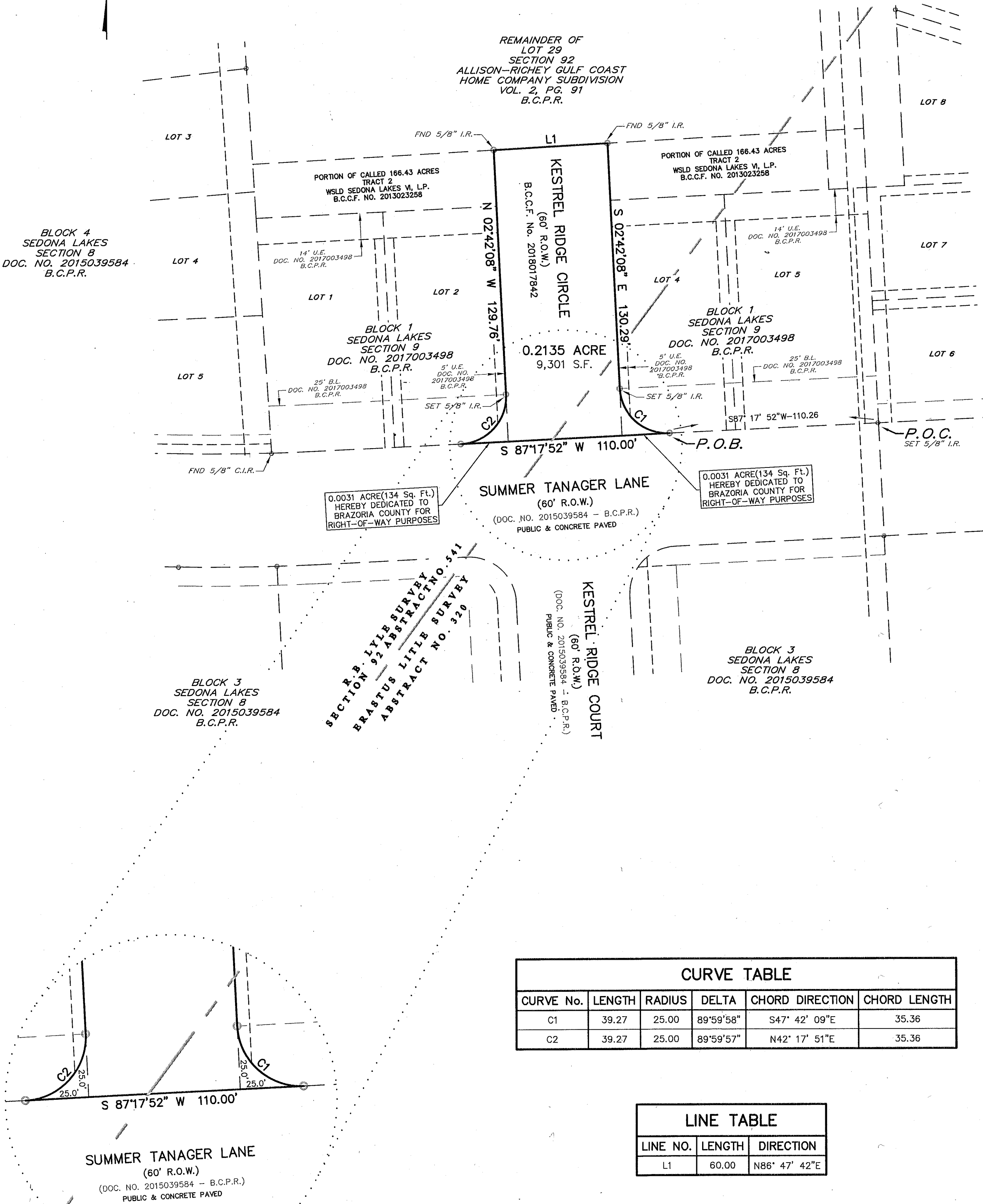
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ALL BEARINGS REFERENCED ARE THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.
- FIVE-EIGHTS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "CIVIL-SURV." THREE FEET IN LENGTH HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- BENCHMARK: USGS MONUMENT, DESIGNATION M456 BEING A BRASS DISK IN A CONCRETE POST LOCATED NEAR THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF THE G.C. S.F. R.R. AND THE NORTH RIGHT-OF-WAY LINE OF HALIK ROAD.
ELEV. = 47.77 FEET, NGVD-1929 (1978 ADJ.)
(TO CONVERT TO NAVD 1988, 2001 ADJUSTMENT, BASED UPON BRAZORIA COUNTY DRAINAGE DISTRICT NUMBER 4 BENCHMARK MU-1, SUBTRACT 1.47' FROM ALL ELEVATIONS SHOWN HEREON)
- THIS TRACT LIES IN UNSHADED ZONE "X" OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 5, 1989, MAP NO. 48039C0040I. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROJECT IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39, AT THE TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO YEARS AFTER FINAL APPROVAL BY COUNCIL, IF NOT RECORDED.
- THERE ARE NO PROPOSED STREET LIGHTS ON THIS PLAT.
- THE DESIGN FOR KESTREL RIDGE CIRCLE IS INCLUDED IN THE SEDONA LAKES SECTION 10 CONSTRUCTION PLANS.

CURVE TABLE

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	39.27	25.00	89°59'58"	S47° 42' 09"E	35.36
C2	39.27	25.00	89°59'57"	N42° 17' 51"E	35.36

LINE TABLE

LINE NO.	LENGTH	DIRECTION
L1	60.00	N86° 47' 42"E



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, WESTIN HOMES AND PROPERTIES, L.P., A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH _____, AUTHORIZED REPRESENTATIVE OF WESTIN HOMES AND PROPERTIES, L.P., OWNERS OF THE PROPERTY SUBDIVIDED, IN THE REPLAT OF ALL OF LOT 3 AND A PORTION OF LOTS 2 AND 4 BLOCK 1 SEDONA LAKES SECTION 9, 0.2197 ACRE OF LAND LOCATED IN THE ERASTUS LITTLE SURVEY, ABSTRACT No 320 AND THE R.B. LYLE SECTION 92 SURVEY, ABSTRACT 541, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

IN TESTIMONY HERETO, WESTIN HOMES AND PROPERTIES, L.P., A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAUL SIMS, AUTHORIZED REPRESENTATIVE OF ASHTON HOUSTON RESIDENTIAL L.L.C., LLC, THIS 29 DAY OF MAY 2018.

BY: WESTIN HOMES AND PROPERTIES, L.P.

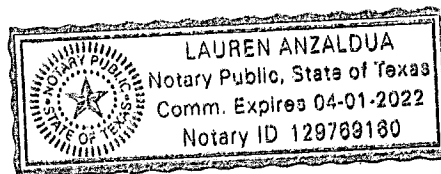
BY: _____, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jason Golan, AUTHORIZED REPRESENTATIVE OF WESTIN HOMES AND PROPERTIES, L.P., TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

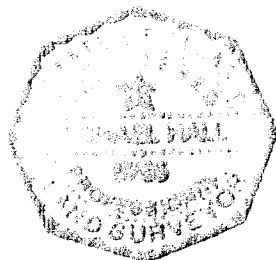
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29 DAY OF May 2018.

Lauren Anzaldúa
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, MICHAEL HALL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT. (SEE NOTE NO. 4)

MICHAEL HALL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5765



THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF LOT 2, 3, AND 4 BLOCK 1 SEDONA LAKES SECTION 9 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL, AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 4th DAY OF June 2018.

Debra Davison
MAYOR DEBRA DAVISON

Larry Akery
LARRY AKERY

Brian Wilmer
BRIAN WILMER

Jason Albert
JASON ALBERT

Melissa Sifuentes
MELISSA SIFUENTES

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT, AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS RECOMMEND FOR APPROVAL THIS REPLAT SUBDIVISION OF LOT 2, 3, AND 4 BLOCK 1 SEDONA LAKES SECTION 9 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 4th DAY OF May 2018.

George Griffin
GEORGE GRIFFIN

Debbie Harrison
DEBBIE HARRISON

Kyle Marasckin
KYLE MARASCKIN

Dorothy Wynne
DOROTHY WYNNE

Jason Rains
JASON RAINS

Muhammed Alam
MUHAMMED ALAM

Stephen Davison
STEPHEN DAVISON

APPROVED BY THE BOARD OF COMMISSIONERS ON 4/3/2018

M. G. S.
BRAZORIA DRAINAGE DISTRICT NO. 4

District Engineer

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

METES AND BOUNDS DESCRIPTION OF 0.2197 ACRE

Being a tract of land containing 0.2197 acre (9,569 square feet), located in the Erastus Little Survey, Abstract Number 320, and the R.B. Lyle Survey, Abstract Number 541, in Brazoria County, Texas; Said 0.2197 acres being all of Lot 3 and portions of Lots 2 and 4, Block 1, of Sedona Lakes Section 9, a subdivision of record in Document Number (Doc. No.) 2017003498 of the Brazoria County Plat Records (B.C.P.R.); Said 0.2197 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

COMMENCING, at a 5/8-inch capped iron rod found at the southeast corner of Lot 5 of said Block 1 and the southwest corner of Lot 6 of said Block 1, on the north Right-of-Way (R.O.W.) line of Summer Tanager Lane (sixty feet wide per Doc. No. 2015039584 of the B.C.P.R.);

THENCE, with the south line of said Block 1 and the north R.O.W. line of said Summer Tanager Lane, the following two (2) courses:

1. South 87° 17' 52" West, a distance of 110.26 feet to a 5/8-inch capped iron rod set for the southeast corner and POINT OF BEGINNING of the herein described tract;
2. South 87° 17' 52" West, a distance of 110.00 feet to a 5/8-inch capped iron rod set for the southwest corner of the herein described tract;

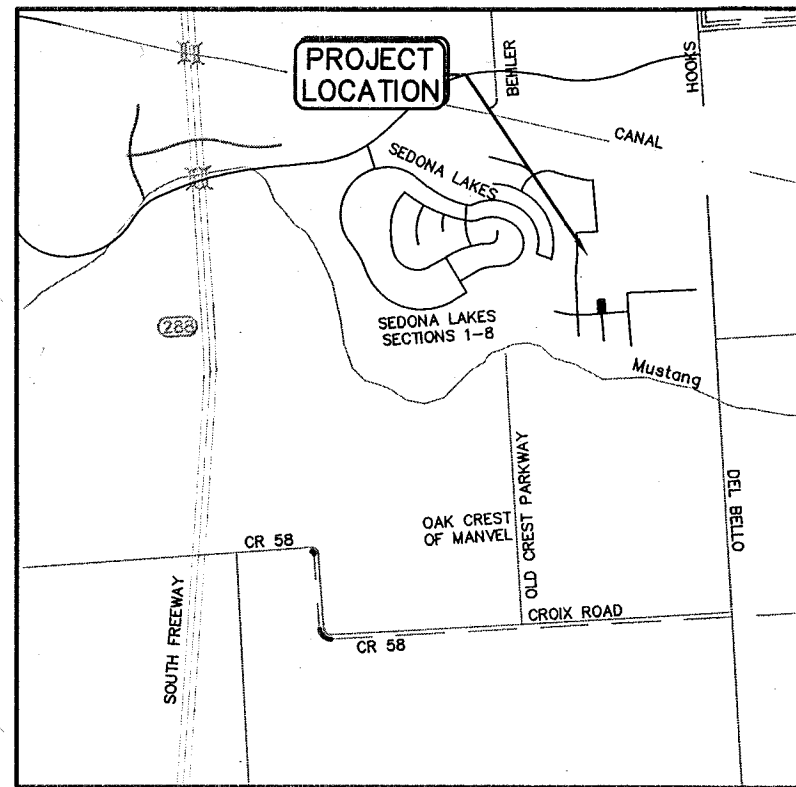
THENCE, through and across said Lot 2, 39.27 feet along the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 89° 59' 57", and a chord that bears North 42° 17' 51" East, a distance of 35.36 feet to a 5/8-inch capped iron rod set for a point of tangency on the east line of said Lot 2 and the west line of said Lot 3;

THENCE, North 02° 42' 08" West, with the east line of Lot 2 and the west line of said Lot 3, a distance of 129.76 feet to a 5/8-inch iron rod found at the northwest corner of said Lot 3;

THENCE, North 86° 47' 42" East, with the north line of said Lot 3, a distance of 60.00 feet to a 5/8-inch iron rod found at the northeast corner of said Lot 3;

THENCE, South 02° 42' 08" East, with the east line of said Lot 3 and the west line of said Lot 4, a distance of 130.29 feet to a 5/8-inch capped iron rod set for the beginning of a curve to the left;

THENCE, through and across said Lot 4, 39.27 feet along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 89° 59' 58", and a chord that bears South 47° 42' 09" East, a distance of 35.36 feet to the POINT OF BEGINNING and containing 0.2197 acre (9,569 square feet) of land.



VICINITY MAP
SCALE: 1" = 1/2 MI.

FINAL PLAT REPLAT OF LOT 2, 3, AND 4 BLOCK 1 SEDONA LAKES SECTION 9

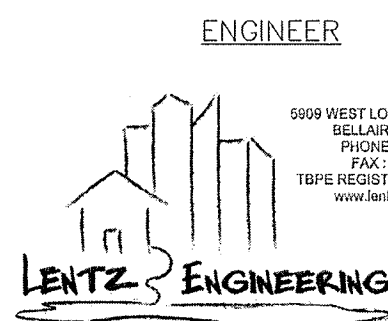
A SUBDIVISION OF 0.2197 ACRE OF LAND BEING ALL OF LOT 3, AND A PORTION OF LOTS 2 AND 4 BLOCK 1 SEDONA LAKES SECTION 9 A SUBDIVISION RECORDED IN DOC. No. 2017003498 OF THE BRAZORIA COUNTY PLAT RECORDS LOCATED IN THE ERASTUS LITTLE SURVEY, ABSTRACT No. 320 AND THE R.B. LYLE SURVEY SECTION 92, ABSTRACT No 541 CITY OF MANVEL BRAZORIA COUNTY, TEXAS

OWNERS: WESTIN HOMES AND PROPERTIES, L.P.
ONE SUGAR CREEK CENTER BLVD., SUITE 600
SUGARLAND, TEXAS 77478
(281)201-8405

REASON FOR REPLAT
TO DEDICATE LOT 3 AND PORTIONS OF LOTS 2 AND 4 TO THE PUBLIC AS STREET RIGHT-OF-WAY

MAY 23, 2018
0 BLOCK 0 LOTS 0 RESERVES

0 60 120 180 240
SCALE IN FEET
1" = 60'



ENGINEER
5909 WEST LOOP SOUTH, SUITE 200
BELLAIRE, TEXAS 77401
PHONE: (713) 839-9000
FAX: (713) 839-9000
TBP# REGISTRATION No. F-001319
www.lentzengr.com



SURVEYOR
5909 WEST LOOP SOUTH, SUITE #200
BELLAIRE, TEXAS 77401
OFFICE: (713) 839-9181
FAX: (713) 839-9020

TBPLS No. 10143800
Email: michael@civil-surv.net

2018033575
Brazoria County - Joyce Hudman, County Clerk
07/03/2018 10:31 AM
Total Pages: 2
Fee: 221.00

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photocopy, discolored paper, etc. All block-outs, additions and changes were present at the time the instrument was filed and recorded.

RESERVE TABULATION

NAME	USE	SQ. FT.	ACREAGE
RESERVE A	LANDSCAPE	1,713	0.039

BLOCK 1
SEDONA LAKES
SECTION 9
DOC. NO. 2015034375
B.C.P.R.

LOT 37
SECTION 92
ALLISON-RICHEY GULF COAST
HOME COMPANY SUBDIVISION
VOL. 2, PG. 91
B.C.P.R.

JARED E. CMAIDAKA AND
KELLY CMAIDAKA
B.C.C.F. No. 2016.044985

CURVE TABLE

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	1.45'	70.00'	1°11'15"	S2° 36' 41"E	1.45'
C2	2.69'	130.00'	1°11'15"	S2° 36' 41"E	2.69'
C3	21.68'	25.00'	49°40'47"	N26° 51' 27"W	21.00'
C4	292.54'	60.00'	279°21'34"	S87° 58' 56"W	77.65'
C5	21.68'	25.00'	49°40'47"	S22° 49' 20"W	21.00'
C6	2.07'	100.00'	1°11'15"	S2° 36' 41"E	2.07'

LOT TABULATION

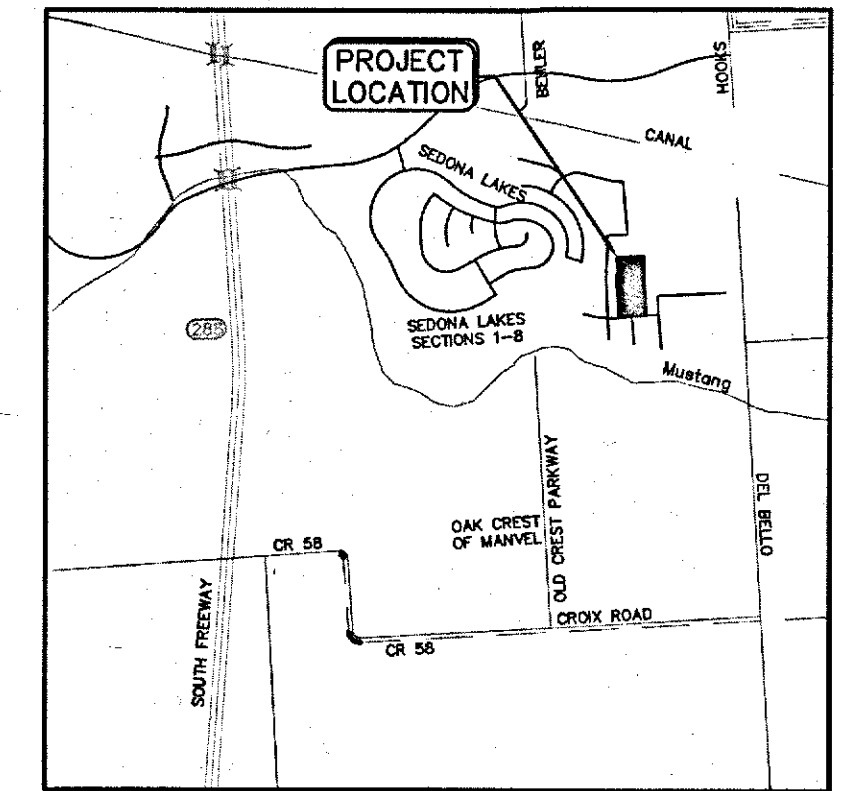
LOT No.	B.L. FRONTAGE	SQ. FT.	ACREAGE
1	60.30'	7,723	0.177
2	60.00'	7,697	0.177
3	60.00'	7,793	0.179
4	60.00'	7,881	0.181
5	60.00'	7,929	0.182
6	60.00'	7,971	0.183
7	60.00'	8,007	0.184
8	60.00'	7,948	0.182
9	60.00'	7,800	0.179
10	63.85'	7,192	0.165
11	68.24'	6,265	0.144
12	71.53'	7,231	0.166
13	74.07'	8,141	0.187
14	68.10'	6,720	0.154
15	64.01'	7,735	0.178
16	60.00'	7,828	0.180
17	60.00'	7,867	0.181
18	60.00'	7,906	0.182
19	60.00'	7,945	0.182
20	60.00'	7,984	0.183
21	60.00'	8,024	0.184
22	60.00'	8,065	0.185
23	60.00'	8,106	0.186
24	60.00'	8,050	0.185

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ALL BEARINGS REFERENCED ARE THE TEXAS STATE PLANE COORDINATE SYSTEM SO CENTRAL ZONE.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPE ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.
- FIVE-EIGHTS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "CIVIL-SURV." TH FEET IN LENGTH HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNL OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT B MONUMENTED.
- BENCHMARK: USGS MONUMENT, DESIGNATION M456 BEING A BRASS DISK IN CONCRETE POST LOCATED NEAR THE INTERSECTION OF THE EAST RIGHT-OF-WAY THE G.C. S.F. R.R. AND THE NORTH RIGHT-OF-WAY LINE OF HALIK ROAD. ELEV. = 47.77 FEET, NGVD-1929 (1978 ADJ.) (TO CONVERT TO NAVD 1988, 2001 ADJUSTMENT, BASED UPON BRAZORIA COU DRAINAGE DISTRICT NUMBER 4 BENCHMARK MU-1, SUBTRACT 1.47' FROM ELEVATIONS SHOWN HEREON)
- THIS TRACT LIES IN ZONE "X" OF THE F.I.R.M. FLOOD INSURANCE RATE MAP BRAZORIA COUNTY, TEXAS, DATED SEPTEMBER 22, 1999, MAP NO. 48039C00401. CONT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT V PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE S PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCAT WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDAR OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF C ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN W SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 Y FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO M THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO.
- THE SUBJECT TRACT LIES ENTIRELY WITHIN THE JURISDICTION OF SEDONA LAKES M
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SH CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS F MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERM FOR EACH TRACT OR LOT. THE DEVELOPER, PRIOR TO THE FINAL ONE-YEAR ACCEPTA OF THE INFRASTRUCTURE, MUST INSTALL SIDEWALKS ALONG RESERVES AND R.O.W.
- THE FINAL PLAT WILL EXPIRE TWO YEARS AFTER FINAL APPROVAL BY COUNCIL, IF N RECORDED.
- THERE ARE NO PROPOSED STREET LIGHTS ON THIS PLAT.
- THE DESIGN OF THE INTERSECTION OF KESTREL RIDGE CIRCLE AND SUMMER TANER LANE IS INCLUDED IN THE SEDONA LAKES SECTION 10 CONSTRUCTION PLANS.
- PRIOR TO THE ISSUANCE OF THE PERMIT, A MAINTENANCE BOND IN THE AMOUNT OF OF THE COST OF THE INFRASTRUCTURE IMPROVEMENTS WILL BE REQUIRED. THE MAINTENANCE BOND SHALL BE VALID FOR ONE YEAR FROM THE DATE THAT THE INFRASTRUCTURE IS ACCEPTED AND OR APPROVED BY THE CITY.

LINE TABLE

LINE No.	LENGTH	DIRECTION
L1	10.04'	S85° 18' 25"E
L2	31.48'	S2° 42' 08"E
L3	135.26'	S87° 17' 52"W
L4	30.29'	N2° 42' 08"W
L5	60.00'	S86° 47' 42"W
L6	29.76'	S2° 42' 08"E
L7	126.71'	S87° 17' 52"W
L8	207.83'	N3° 33' 20"W
L9	196.95'	N2° 41' 12"W
L10	23.96'	S3° 12' 18"E
L11	23.96'	S3° 12' 18"E
L12	33.08'	S27° 14' 15"E
L13	33.08'	N20° 51' 41"E
L14	23.96'	S3° 12' 18"E



VICINITY MAP

SCALE: 1" = 1/2 MI.

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

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

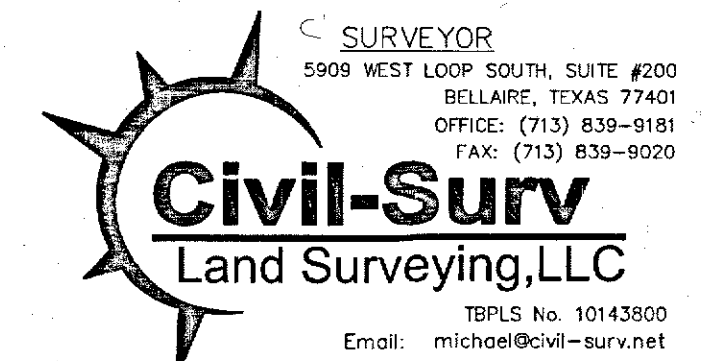
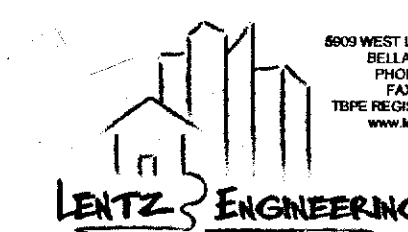
SEDONA LAKES SECTION 10

A SUBDIVISION OF 5.335 ACRES OF LAND
OUT OF LOT 29, SECTION 92, ALLISON-RICHEY
GULF COAST HOME COMPANY SUBDIVISION, A
SUBDIVISION RECORDED IN VOLUME 2, PAGE 91
BRAZORIA COUNTY MAP RECORDS
LOCATED IN THE
ERASTUS LITTLE SURVEY, ABSTRACT NO. 320
AND THE
R.B. LYLE SURVEY SECTION 92, ABSTRACT No 541
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS
OWNERS: WSLD SEDONA LAKES VI, L.P.
14502 DALE MABRY HWY., SUITE 327
TAMPA, FLORIDA 33618
281-413-7218

NOVEMBER 27, 2018
1 BLOCK 24 LOTS 1 RESERVE

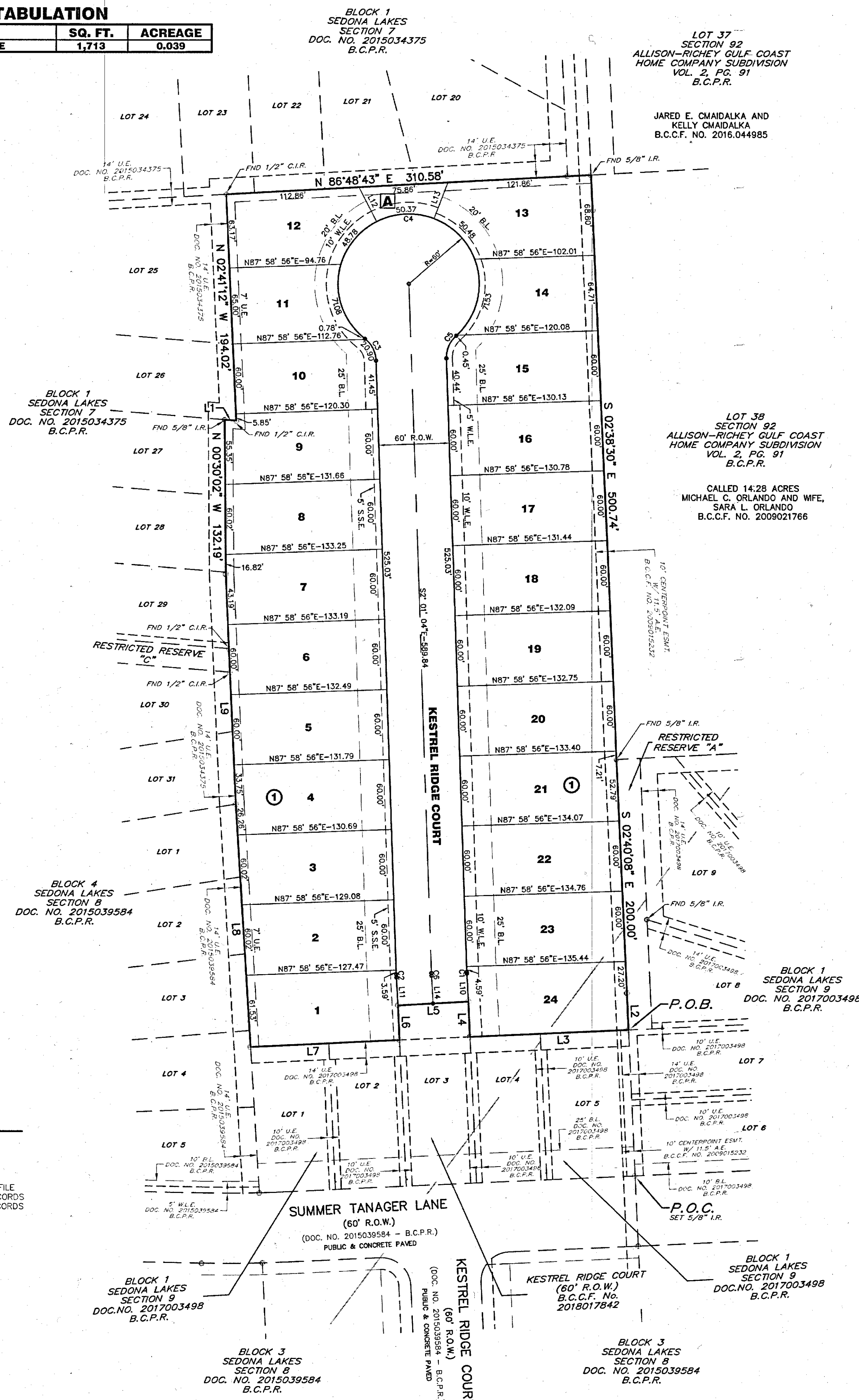
0 30 60 120 180
SCALE IN FEET
1" = 60'

ENGINEER



ABBREVIATIONS

- AC. = ACRE
A.E. = AERIAL EASEMENT
B.L. = BUILDING LINE
ESMT. = EASEMENT
B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
No. = NUMBER
PG. = PAGE
R.O.W. = RIGHT OF WAY
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
W.L.E. = WATER LINE EASEMENT
FND. = FOUND
I.R. = IRON ROD
C.I.R. = CAPPED IRON ROD
H.L.P. = IRON PIPE
TBM = TEMPORARY BENCHMARK
① = BLOCK NUMBER
② = SET 5/8" IRON ROD WITH "CIVIL-SURV" CAP UNLESS OTHERWISE NOTED
A = RESERVE NAME



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, WSLD SEDONA LAKES VI, L.P., A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BUCK DRIGGERS, AUTHORIZED REPRESENTATIVE OF WSLD SEDONA LAKES VI, L.P., OWNERS OF THE PROPERTY SUBDIVIDED, IN THE PLAT OF SEDONA LAKES SECTION 10, 5.335 ACRES OF LAND LOCATED IN THE ERASTUS LITTLE SURVEY, ABSTRACT 320 AND THE R.B. LYLE SECTION 92 SURVEY, ABSTRACT 541, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

IN TESTIMONY HERETO, ASHTON HOUSTON RESIDENTIAL L.L.C., A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAUL SIMS, AUTHORIZED REPRESENTATIVE OF WSLD SEDONA LAKES VI, L.P., THIS 24th DAY OF May, 2018.

BY: WSLD SEDONA LAKES VI, L.P.

BY: BUCK DRIGGERS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL SIMS, AUTHORIZED REPRESENTATIVE OF WSLD SEDONA LAKES VI, L.P., TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24th DAY OF May, 2018.

CLAUDE GRATHAM
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, MICHAEL HALL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT. (SEE NOTE NO. 4)

MICHAEL HALL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5765

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SEDONA LAKES SECTION 10 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 4th DAY OF June, 2018.

MAYOR DEBRA DAVISON
BRADLEY MEHR
MELISSA SIFUNTES

LARRY AKERY
JASON ALBERT
JEROME HODSON

THIS IS TO CERTIFY THAT THE CITY PLANNING, DEVELOPMENT, AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS HAS RECOMMENDED FOR APPROVAL THIS PLAT AND SUBDIVISION OF SEDONA LAKES SECTION 10 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 24th DAY OF May, 2018.

GEORGE GRIFFITH

KYLE MARASKIN

JASON RAB

STEPHEN DAVISON

DEBBIE HARRISON

DOROTHY WYNNE

MUHAMMED ALAM

APPROVED BY THE BOARD OF COMMISSIONERS ON 4/3/18

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

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

METES AND BOUNDS DESCRIPTION OF 5.335 ACRES

Being a tract of land containing 5.335 acres, located in the Erastus Little Survey, Abstract Number 320, and the R.B. Lyle Survey, Abstract Number 541, in Brazoria County, Texas; Said 5.335 acres being out of Lot 29, Section 92, of the Allison-Richey Gulf Coast Home Company Subdivision, a subdivision of record in Volume 2, Page 91, of the Brazoria County Plat Records (B.C.P.R.); Said 5.335 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the subdivision plat of Sedona Lakes Section 7 as recorded in Document Number (Doc. No.) 2015034375 of the B.C.P.R.):

COMMENCING, at a 5/8-inch capped iron rod found at the southeast corner of Lot 5, Block 1, of Sedona Lakes Section 9, a subdivision of record in Doc. No. 2017003498 of the B.C.P.R. and the southwest corner of Lot 6 of said Block 1, on the north Right-of-Way (R.O.W.) line of Summer Tanager Lane (sixty feet wide per Doc. No. 2015039584 of the B.C.P.R.);

THENCE, North 02° 42' 07" West, with the east line of said Lot 5 and the west lines of Lots 6 and 7 of said Block 1, a distance of 125.00 feet to a 5/8-inch capped iron rod set at the northeast corner of said Lot 5, the northwest corner of said Lot 7 and the southwest corner of Lot 8 of said Block 1, for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the westerly north line of said Block 1, the following five (5) courses:

- South 87° 17' 52" West, a distance of 135.26 feet to a 5/8-inch capped iron rod set for the northwest corner of Lot 4 of said Block 1;
- North 02° 42' 08" West, a distance of 30.29 feet to a 5/8-inch capped iron rod set for the northeast corner of Lot 3 of said Block 1;
- South 86° 47' 42" West, a distance of 60.00 feet to a 5/8-inch capped iron rod set for the northwest corner of said Lot 3;
- South 02° 42' 08" East, a distance of 29.76 feet to a 5/8-inch capped iron rod set for the northeast corner of Lot 2 of said Block 1;
- South 87° 17' 52" West, a distance of 126.71 feet to a 5/8-inch capped iron rod set at the northwest corner of Lot 1 of said Block 1, on the east line of Lot 4, Block 4, of Sedona Lakes Section 8, a subdivision of record in Doc. No. 2015039584 of the B.C.P.R., for the southwest corner of the herein described tract;

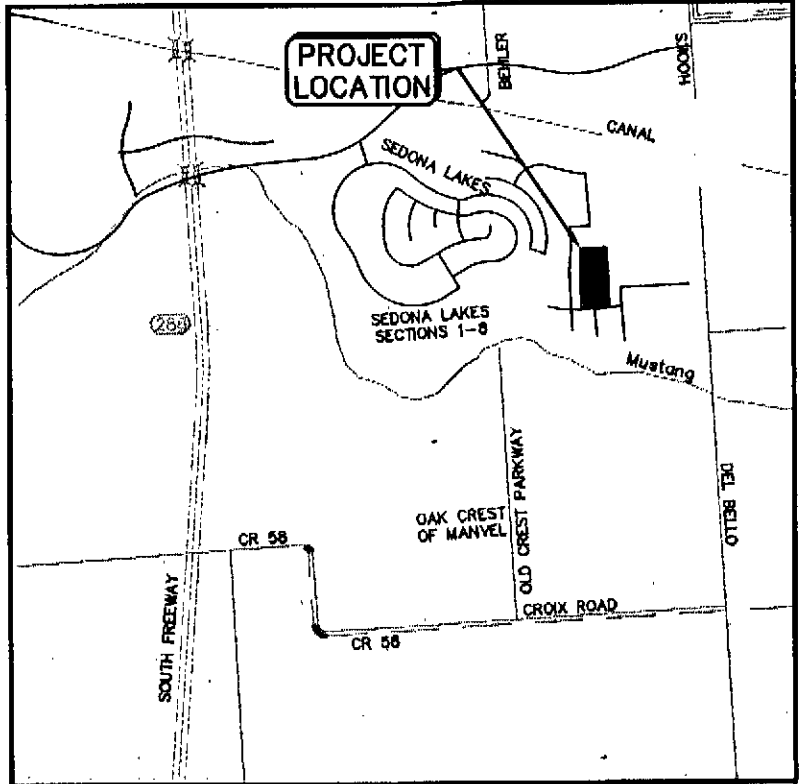
THENCE, with the east lines of said Block 4 and Block 1 of Sedona Lakes Section 7, a subdivision of record in Doc. No. 2015034375, the following five (5) courses:

- North 03° 33' 20" West, a distance of 207.83 feet to a 5/8-inch capped iron rod set for the northeast corner of Lot 1 of said Block 4 and the southeast corner of Lot 31 of Block 1 of said Section 7;
- North 02° 41' 12" West, a distance of 196.95 feet to a 5/8-inch capped iron rod set for an angle point;
- North 00° 30' 02" West, a distance of 132.19 feet to a 5/8-inch iron rod found at the northeast corner of Lot 27 of Block 1 of said Section 7;
- South 85° 18' 25" East, a distance of 10.04 feet to a 1/2-inch iron rod found at the southeast corner of Lot 26 of Block 1 of said Section 7;
- North 02° 41' 12" West, a distance of 194.02 feet to a 1/2-inch capped iron rod found at the northeast corner of Lot 25 of Block 1 of said Section 7, on the south line of Lot 23, Block 1, of said Section 7 and the north line of Lot 29 of said Section 92, for the northwest corner of the herein described tract;

THENCE, North 86° 48' 43" East, with the easterly south line of Block 1 of said Section 7 and the north line of Lot 29 of said Section 92, a distance of 310.58 feet to a 5/8-inch iron rod found at the northeast corner of Lot 29 of said Section 92, the southwest corner of Lot 37 of said Section 92, and the northwest corner of Lot 38 of said Section 92, for the northeast corner of the herein described tract;

THENCE, with the east line of Lot 29 of said Section 92 and with the west lines of Lot 38 of said Section 92 and Block 1 of said Section 9, the following three (3) courses:

- South 02° 38' 30" East, a distance of 500.74 feet to a 5/8-inch iron rod found at the northwest corner of Restricted Reserve "A" of said Section 9;
- South 02° 40' 08" East, a distance of 200.00 feet to a 5/8-inch capped iron rod set for an angle point;
- South 02° 42' 08" East, a distance of 31.45 feet to the POINT OF BEGINNING and containing 5.335 acres of land.



VICINITY MAP
SCALE: 1" = 1/2 MI.

SEDONA LAKES SECTION 10

A SUBDIVISION OF 5.335 ACRES OF LAND
OUT OF LOT 29, SECTION 92, ALLISON-RICHEY
GULF COAST HOME COMPANY SUBDIVISION, A
SUBDIVISION RECORDED IN VOLUME 2, PAGE 91
BRAZORIA COUNTY MAP RECORDS

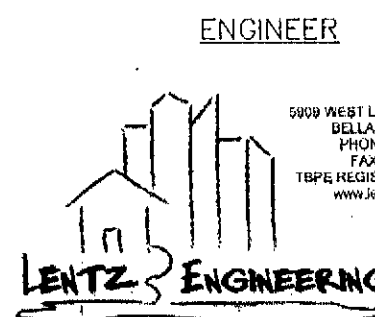
LOCATED IN THE
ERASTUS LITTLE SURVEY, ABSTRACT NO. 320
AND THE

R.B. LYLE SURVEY SECTION 92, ABSTRACT No 541
CITY OF MANVEL

BRAZORIA COUNTY, TEXAS
OWNERS: WSLD SEDONA LAKES VI, L.P.
14502 DALE MABRY HWY., SUITE 327
TAMPA, FLORIDA 33618
281-413-7218

APRIL 13, 2018
1 BLOCK 24 LOTS 1 RESERVE

0 30 60 120 180
SCALE IN FEET
1" = 60'



ENGINEER

5009 WEST LOOP SOUTH, SUITE 200
DALLAS, TEXAS 75241
PHONE: (713) 839-9181
FAX: (713) 839-9020
TIFP REGISTRATION NO. F-001218
www.lentzeng.com



SURVEYOR

5009 WEST LOOP SOUTH, SUITE #200
DALLAS, TEXAS 75241
OFFICE: (713) 839-9181
FAX: (713) 839-9020

TIFP'S No. 10143800
Email: michael@civil-surv.net

2018062313
Brazoria County - Joyce Hudman, County Clerk
12/12/2018 03:15 PM
Total Pages: 2
Fee: 221.00

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photo-copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



MANVEL PD & Z

DATA SHEET

MEETING DATE: September 13, 2021

TOPIC: A Public Hearing regarding amending the zoning ordinance by changing the zoning classification of 1.03 acres of land located at 7346 Taylor Street, from Open-Single Family Residential District (O-SFR) to Light Commercial District (LC).

BACKGROUND: The owner, Bolduc Family Living Trust, on behalf of the applicant, Mrs. Nancy Bolduc, is requesting a rezoning from Open-Single Family Residential District (O-SFR) to Light Commercial District (LC) in order to convert an existing building to a wedding venue. The use of a wedding venue is classified as NAICS use number 531120 "Lessors of Nonresidential Buildings (except Miniwarehouses)". Prior to 2014, a portion of the site was used as a church and housed the Disciples of Christ Church of Manvel under a previous owner. The current property owner has left the site undeveloped with the church structure since 2014. According to the property owner, construction work has been performed on the building, however, no building permits were applied for nor issued with the Permits Department. Only one permit has been issued for this address. The permit was issued for new electrical service in 2016. The property owner has stated the building is the oldest building in Manvel and is historical. The Texas Historical Commission does not recognize this building to have historical significance since a historical marker has not been awarded to the site. The surrounding property is developed with single-family residences and is zoned O-SFR. The *Manvel 2015 Comprehensive Plan* focuses on preserving rural character. The O-SFR property zoning and surrounding O-SFR zoned properties upholds the goals of the Comprehensive Plan. Lastly, rezoning the property from O-SFR to LC would allow the encroachment of commercial use into a rural residential neighborhood. This could result in nuisance and noise complaints from the surrounding neighbors. City staff does not recommend rezoning the property to LC since it is not compatible with the *Manvel 2015 Comprehensive Plan* or the surrounding residentially zoned or used properties.

RECOMMENDATION: City staff does not recommend reclassifying subject property from Open-Single Family Residential District (O-SFR) to Light Commercial District (LC).

ATTACHMENTS: Staff Report and Ordinance

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



Planning, Development, and Zoning Commission Rezoning Request

Agenda of:	September 13, 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 District (O-SFR) to Light Commercial District (LC) for 1.03 acres located at 7346 Taylor Street

Exhibits

Zoning Vicinity Map, Staff Report, Site Photographs, Aerial Vicinity Map, Survey, Application, and Public Hearing Notice

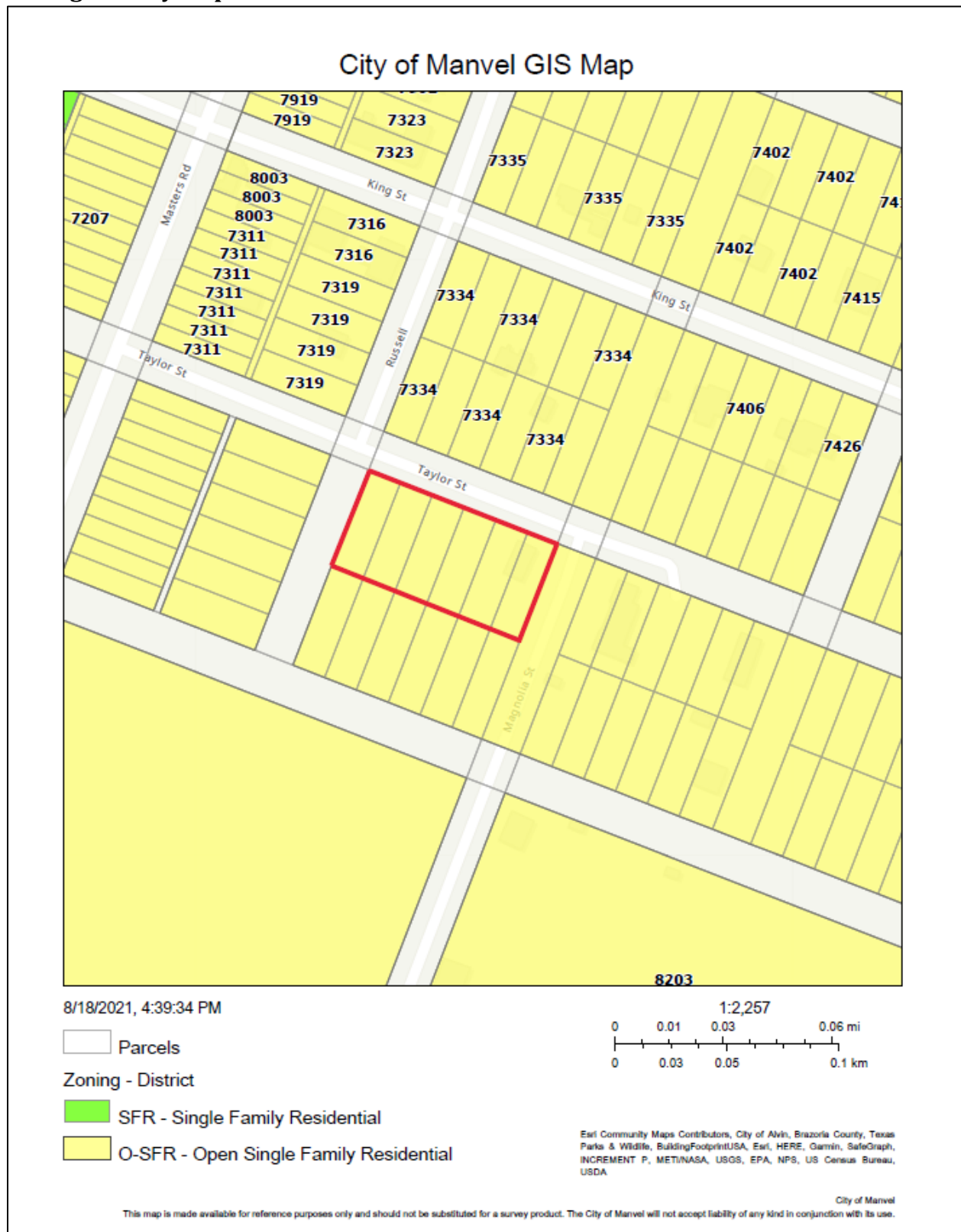
Recommended Action

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

Executive Summary

The proposed rezoning is for 1.03 acres of land located at 7346 Taylor Street. The property is zoned Open-Single Family Residential District (O-SFR). The property currently has an unoccupied church on the eastern portion of the site with the remaining being pasture land. The applicant, Mrs. Nancy Bolduc, on behalf of the property owner, Bolduc Family Living Trust, would like to rezone the property to Light Commercial District (LC) in order to use the existing church for a wedding venue. The use of a rented reception/wedding venue is classified as NAICS use number 531120, and is permitted in the LC zoning district. Staff overview of the proposed rezoning is contained in the Staff Report Section of this document.

Zoning Vicinity Map



Staff Report

Overview

The property owner, Bolduc Family Living Trust, on behalf of the applicant, Mrs. Nancy Bolduc, has requested to rezone the property from Open-Single Family Residential District (O-SFR) to Light Commercial District (LC). The site is 1.03 acres of land located at 7346 Taylor Street. The site currently has an unoccupied church. The property owner would like to rezone the property to LC zoning district in order to establish a wedding venue. The use of a wedding venue is classified as NAICS use number 531120 “Lessors of Nonresidential Buildings (except Miniwarehouses)”. This use is permitted in the LC zoning district.

The property owner purchased a portion of the property in June 2012 from John and Billie Williams. The remaining portion of the property where the church sits was purchased in March 2014 from the Disciples of Christ Church of Manvel (Lots 1 and 2). According to the property owner, the church is one of the oldest buildings in Manvel. Staff has been unable to obtain structural information from Brazoria County CAD to determine the year the structure was built. Also, the City permitting system has only one record of a permit located at 7346 Taylor Street. A new electrical service permit was issued in 2016 (Permit No. 16-1266) for the church. Despite the structure being ‘historic’, the property owner has stated new interior stairs have been replaced and a new church steeple placed on the building despite no permits being obtained for the work. The current property owner or previous property owners have not taken the initiative to have the structure recognized with a Texas Historical Commission marker. However, with renovations made without permits and construction taken place without attention to its historical reference, it is unlikely the Texas Historical Commission could issue a historical marker.

The surrounding area of the property is developed with single-family houses and zoned Open-Single Family Residential (O-SFR). The O-SFR zoning district maintains a minimum lot size of one acre and 120-feet of lot width, and allows single-family residences. This district recognizes the rural character of Manvel with acreage size lots. The property and surrounding properties have been zoned O-SFR zoning district since City-wide zoning was established in 2001. The *Manvel 2015 Comprehensive Plan* focused on preserving rural character in the City, and the O-SFR zoning district corresponds to the recommendations made. Further, the Manvel 2015 Comprehensive Plan stated smaller-scaled commercial development should be concentrated at the intersection of SH 6 and FM 1158. The City’s Official Zoning Map supports the *Manvel 2015 Comprehensive Plan* because properties along SH 6 and FM 1128 are zoned Light Commercial District (LC) with the State Highway 6 Overlay District (SH6). The surrounding LC District zoned properties have been zoned as such when City-wide zoning was established, and properties were overlaid with the State Highway 6 Overlay District (SH6) in 2010 by Ordinance No. 200-O-32.

Rezoning the property to LC zoning district would also allow uses included in Section 77-26., *Permitted Uses*, and listed below:

1. retail bakeries;
2. printing and related support activities;
3. furniture and home furnishing stores;
4. electronic and appliance stores;
5. building material, garden equipment and supplies dealers;

6. food and beverage stores;
7. health and personal care stores;
8. clothing and clothing accessory stores;
9. sporting goods, hobby, book and music stores;
10. miscellaneous store retailers;
11. postal service;
12. finance and insurance;
13. real estate;
14. consumer good rental;
15. professional, scientific, and technical services;
16. accounting, tax preparation, bookkeeping and payroll;
17. veterinary services;
18. management of companies and enterprises;
19. administrative and support services;
20. educational support services;
21. social assistance;
22. child day care services;
23. arts, entertainment, and recreation;
24. fitness and sports centers;
25. food services and drinking places;
26. automotive glass replacement shop;
27. electronic and precision equipment repair and maintenance;
28. personal and laundry services; and
29. public administration.

For example, a child day care facility or restaurant could be used at this site if the property is rezoned to LC zoning district since it is a permitted use. Rezoning the site from O-SFR to LC would allow the encroachment of commercial uses in a predominantly used residentially used and zoned area. A rezoning could result in noise and nuisance complaints from single-family residences in the surrounding area.

General Site Information

Surrounding Property Zoning	North: Open-Single Family Residential District (O-SFR) South: Open-Single Family Residential District (O-SFR) East: Open-Single Family Residential District (O-SFR) West: Open-Single Family Residential District (O-SFR)
Surrounding Land Use	North: Single Family Residential & Undeveloped South: Single Family Residential & Undeveloped East: Single Family Residential West: Undeveloped

Staff Recommendation

City Staff does not recommend reclassifying subject property from Open-Single Family Residential District (O-SFR) to Light Commercial (LC) District to the Planning, Development, and Zoning Commission. The proposed rezoning is not compatible with the *Manvel 2015 Comprehensive Plan* and will encroach upon the residential neighborhood.

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 has not received an informational inquiry and is not aware of support or opposition to this request.

Points for Consideration

- The *Manvel 2015 Comprehensive Plan* focuses on preserving rural character in the City. The O-SFR zoning district corresponds to the recommendations made in the Comprehensive Plan.
- The *Manvel 2015 Comprehensive Plan* identifies the area around SH 6 and FM 1128 to be developed with mixed-use smaller-scale urban development. This site is not within the area zoned or identified in the Comprehensive Plan for commercial development.
- The property and surrounding area have been zoned Open-Single Family Residential District (O-SFR) since City-wide zoning was established in 2001.
- The surrounding property is developed rural single-family residential.
- A commercial use would encroach upon an existing rural residential neighborhood that is zoned O-SFR.

Site Photographs



Looking at 7346 Taylor Street (south).



Looking at 7346 Taylor Street (south).

Site Photographs



Looking north to 7346 Taylor Street from Magnolia Street.



Looking east across the street from the site at a single-family residence on Magnolia St.

Site Photographs



Looking north on Taylor St at nearby single-family residential.

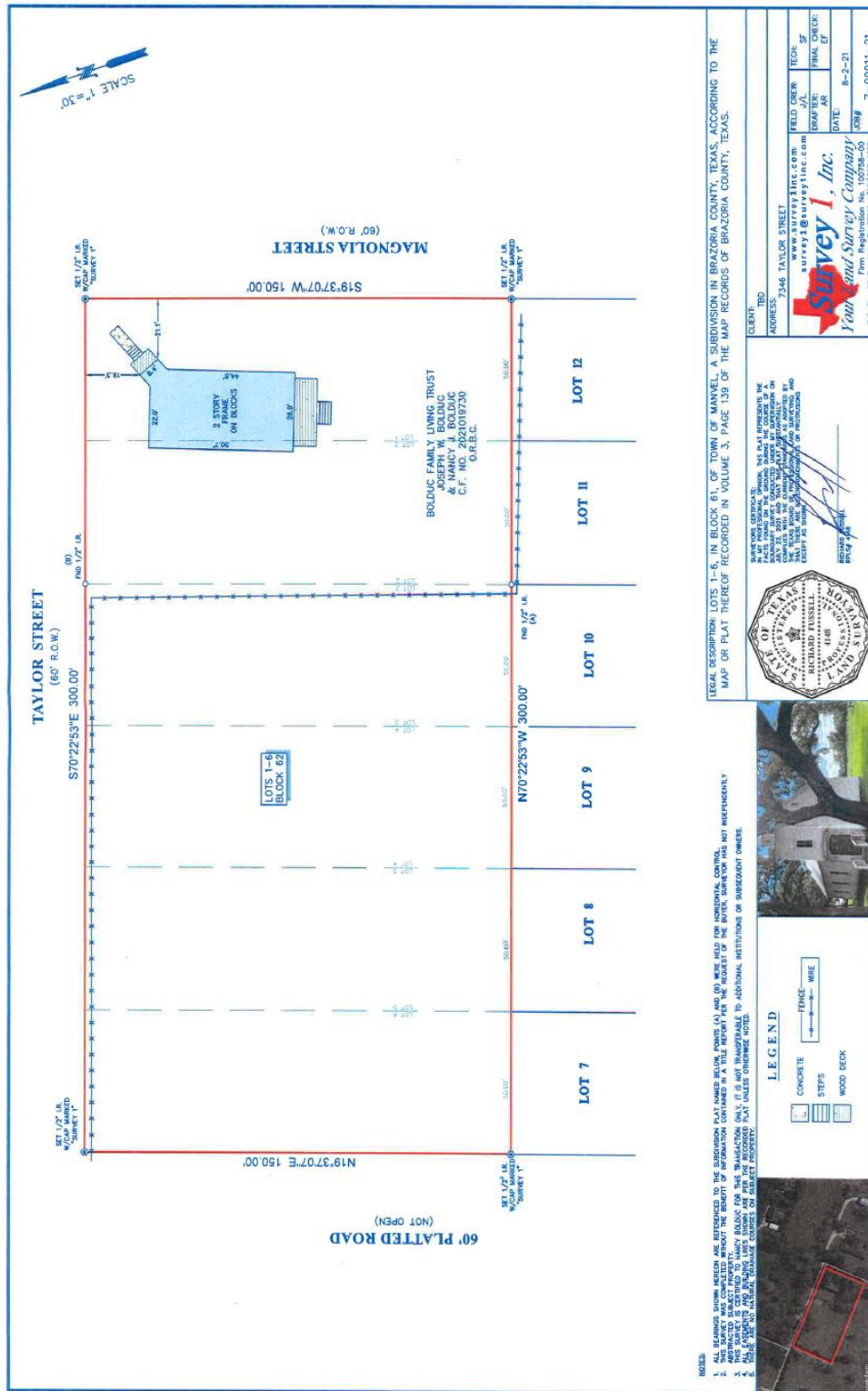


Looking west on Taylor St to South Masters Rd.

Aerial Vicinity Map



Survey



Application



2C 210616-1376

DEVELOPMENT SERVICES DEPARTMENT

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

REZONING APPLICATION

PROJECT INFORMATION

Project Name: 2Hearts Wedding Chapel
Project Location/Address: 7346 Taulor St., Manvel, TX 77578
Legal Description: 6 lots - see attached PLAT
Current Zoning: OSFR Proposed Zoning: Light Commercial NO. 531120
Parcel/Tax ID# (s): 228140 Total Acreage: ? Proposed Land Use: Wedding chapel

APPLICANT INFORMATION

Applicant Name: Nancy J. Bolduc / Bolduc Family Living Trust
Company Name: _____
Address: 8203 Magnolia St City: Manvel State: TX Zip: 77578
Phone #: 281.468.3627 Email: njb4019@comcast.net

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.

Nancy J. Bolduc
Applicant Signature (REQUIRED)

6/16/21
Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Nancy J. Bolduc
Address: 8203 Magnolia St City: Manvel State: TX Zip: 77578
Phone #: 281.468.3627 Email: njb4019@comcast.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.

Nancy J. Bolduc
Owner's Signature (REQUIRED)

6/16/21
Date

Application



DEVELOPMENT SERVICES DEPARTMENT

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

SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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

Nancy J. Baldue
Applicant Signature

6/16/21
Date

Public Hearing Notice

Public Hearing Notice to run on Sunday 08/29/2021

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 7:00 P.M. ON MONDAY, SEPTEMBER 13, 2021, BEFORE THE MANVEL PLANNING, DEVELOPMENT AND ZONING COMMISSION AND AT 7:00 P.M. ON MONDAY, SEPTEMBER 20, 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 1.03 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. /S/ TAMMY BELL, CITY SECRETARY.

ORDINANCE NO. 2021-O-23

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 1.03 ACRES LOCATED AT 7346 TAYLOR STREET, LOTS 1 – 6, IN BLOCK 61, OF TOWN OF MANVEL, A SUBDIVISION OF BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 139 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO LIGHT COMMERCIAL DISTRICT (LC); 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, Bolduc Family Living Trust is the owner (the “Owner”) of a certain tract of land 1.03 acres located at 7346 Taylor Street, Lots 1 – 6, in Block 61, of Town of Manvel, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 3, Page 139 of the map records of Brazoria County, Texas, as shown on said 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 1.03 acres located at 7346 Taylor Street, Lots 1 – 6, in Block 61, of Town of Manvel, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 3, Page 139 of the map records of Brazoria County, Texas, as shown on a map and description of which is attached hereto as Exhibit “A” attached hereto and for all things made a part hereof, shall be changed from the Open-Single Family Residential District (O-SFR) to Light Commercial District (LC) to 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 1.03 tract of land, Lots 1 – 6, in Block 61, of Town of Manvel, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 3, Page 139 of the map records of Brazoria County, Texas.

