

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 27, 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

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 3.2177 ACRES LOCATED AT 6407 MASTERS ROAD, MANVEL, TEXAS, FROM HIGHWAY MIXED USE DISTRICT (HMU) TO HIGHWAY MIXED USE DISTRICT WITH SPECIFIC USE PERMIT (HMU-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE

PLANNING DEVELOPMENT AND ZONING MEETING

493110 "GENERAL WAREHOUSING AND STORAGE"; 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 forward with recommendation to City Council, Final Plat for Meridiana Pursley Boulevard Phase 6B;
BEING A SUBDIVISION OF 0.0201 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve and move forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve 'V' Phase 2;
BEING A SUBDIVISION OF 1.07 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.
- C. Consideration and possible action to approve and move forward with recommendation to City Council, Preliminary Plat for Meridiana Section 52,
BEING A SUBDIVISION OF 21.88 ACRES, CONSISTING OF 2 BLOCKS AND 3 RESERVES 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.
- D. Consideration and possible action to forward a 30-day plat extension to City Council, Preliminary Plat for Meridiana Detention Reserve M-2;
BEING A SUBDIVISION OF 4.58 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, AND THE H.T. & B.R.R. CO. SURVEY, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Possible consideration and 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.
- F. Consideration and possible action to approve, Final Plat for Rodeo Palms The Lakes Section 5;
BEING A SUBDIVISION OF 1.6700 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 75, A-299, AND THE K.R. EHRMANN SURVEY, A-459, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS; AND ALSO BEING A PARTIAL REPLAT OF ODEO PALMS SUBDIVISION SECTION ONE AS RECORDED AT VOL. 22, PG. 133-138, B.C.P.R. (BRAZORIA COUNTY M.U.D. NO. 29) (H.O.A. - RODEO PALMS HOME OWNERS' ASSOCIATION)
- G. Acceptance of the meeting minutes to date.

PLANNING DEVELOPMENT AND ZONING MEETING

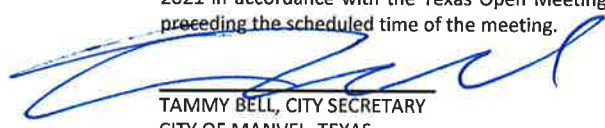
Regular Agenda

- A. Consideration and possible action to forward with recommendation 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.
- B. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-16;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 3.2177 ACRES LOCATED AT 6407 MASTERS ROAD, MANVEL, TEXAS, FROM HIGHWAY MIXED USE DISTRICT (HMU) TO HIGHWAY MIXED USE DISTRICT WITH SPECIFIC USE PERMIT (HMU-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 493110 "GENERAL WAREHOUSING AND STORAGE"; 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.

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 22, 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



Planning, Development, and Zoning Commission Specific Use Permit Request

Agenda of:	September 27, 2021	Initiated By:	Jessica Rodriguez Dir. Development Services
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

Specific Use Permit (SUP) to establish a warehouse use on 3.2177 acres located at 6407 Masters Road in the Highway Mixed Use District (HMU)

Exhibits

Zoning Vicinity Map, Staff Report, Site Photographs, Aerial Vicinity Map, Proposed Overall Site Plan, Property Survey, Applicant Letter, Application, Authorization Letter, and Public Hearing Notice

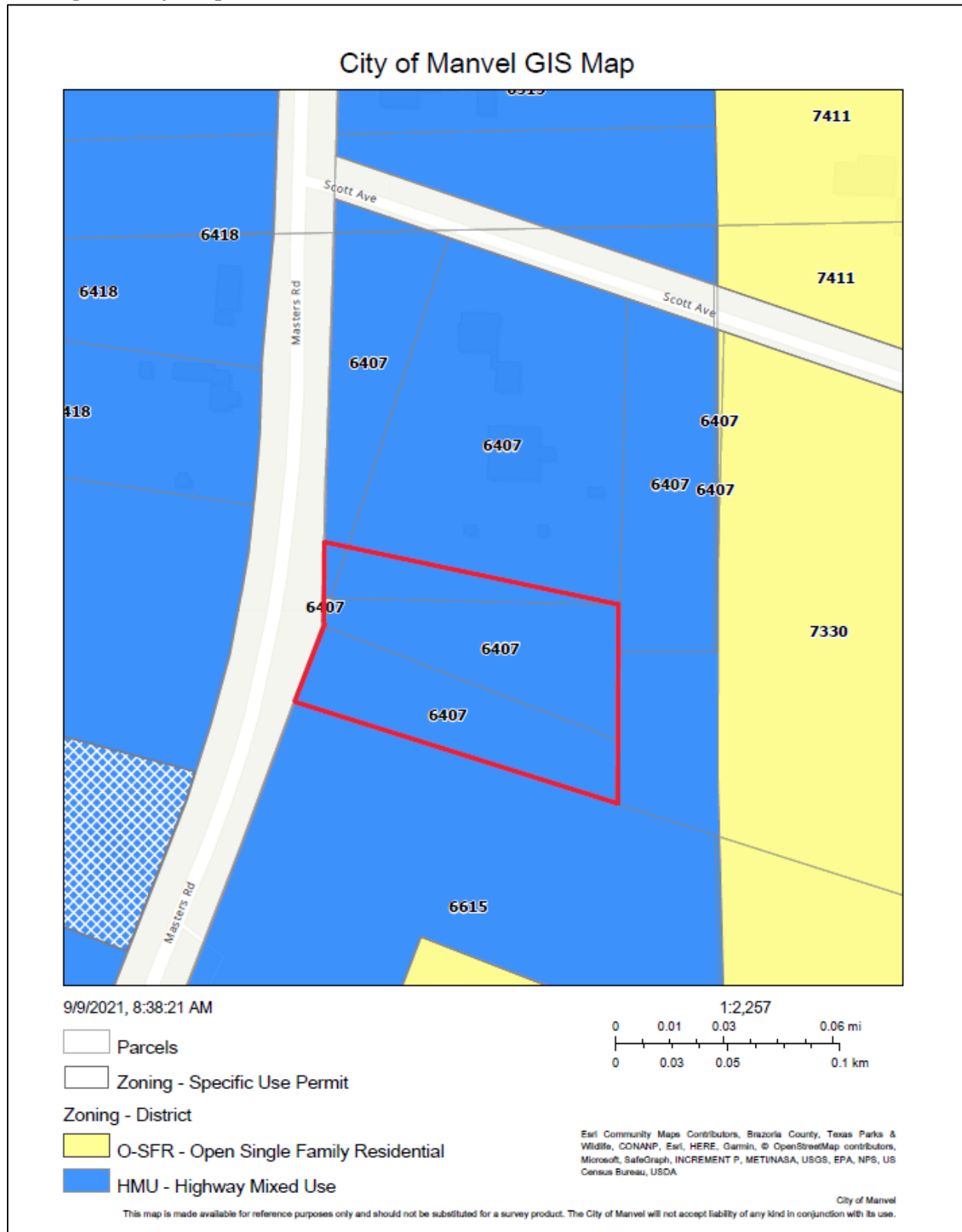
Recommended Action

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

Executive Summary

The applicant, Carson Leung, on behalf of the property owner, Qianyi Ho of the Bonison Group LLC, is requesting a Specific Use Permit for a warehouse use located at 6407 Masters Road. The property is 3.2177 acres this is currently zoned Highway Mixed Use District (HMU). According to the City's zoning ordinance, the use of a warehouse in the HMU District requires an approved SUP. The warehouse use is identified as NAICS Use No. 493110 "General Warehousing and Storage". This property was previously considered for a SUP on 2.594 acres of land at the May 10, 2021, Planning, Development and Zoning Commission meeting. The item was tabled for a traffic study. Since the May 10th meeting the applicant reconfigured the site layout and completed a traffic study. The public hearing required another notification since the acreage of the site increased since the original public hearing notice. Staff overview of the proposed SUP is contained in the attached Staff Report section.

Zoning Vicinity Map



Staff Report

Zoning Ordinance Provisions for Specific Use Permits

In Section 77-50 (a). *Uses Requiring Specific Use Permit*, of the Zoning Ordinance it states “certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district, but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides city council and planning, development and zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. Because, however, of the nature of use, the importance of the use’s relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required.”

In Section 77-50 (b) of the Zoning Ordinance it further states, “the city council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use permit uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.”

General Site Information

The following is a summary of general site information.

Surrounding Property Zoning	North: Highway Mixed Use District (HMU) South: Highway Mixed Use District (HMU) & Open-Single Family Residential District (O-SFR) East: Highway Mixed Use District (HMU) & Open-Single Family Residential District (O-SFR) West: Highway Mixed Use District (HMU)
Surrounding Land Use	North: Single-Family Residential South: Manvel Police Department, Single-Family Residential, & Future Manvel Police Station Park Site East: Single-Family Residential West: Single-Family Residential & JRH Engineering & Environmental Services Inc.

Overview

At the May 10, 2021, Planning, Development and Zoning Commission meeting, a SUP was heard for 2.594 acres of property at this location. A public hearing was held and the Commission provided discussion. During the public hearing, there were no speakers. The Commission then held a discussion regarding the warehouse use. The Commission had questions about vehicular access to Scott Avenue, on-site truck turn around, chemical storage, and a traffic study. During the discussion, staff stated that the SUP did not include property to Scott Avenue, therefore, the site could not have vehicular access to Scott Avenue. The other large topic included truck ingress and egress from the site. The Commission made a recommendation for a traffic study. Since the May meeting, staff has

been working with the applicant to provide a thorough traffic study to the Commission. Also, the applicant changed the site configuration so the SUP increased in size from 2.594 acres to 3.2177 acres. The applicant worked with the abutting property owner to move the building locations away from the eastern property line. The current proposed site plan illustrates detention near the east property line and five warehouse buildings located on the north and south side of the tract.

On August 11, 2021, the applicant submitted a traffic study to City staff. The traffic study was performed by JKnesek & Associates and stamped by Professional Engineer, Mr. Jason Knesek. The traffic study reported that a 36,000 square foot warehouse development would generate six trips per day in the AM and seven trips in the peak PM. The report states that based on the site layout and surrounding roadway system, that vehicular traffic is assumed to be traveling north bound and south bound equally. Analysis was performed for a left-turn lane, right-turn auxiliary lane, traffic signal warrant, and intersection. The traffic study found that based on the traffic conditions in the area, no traffic improvements are necessary to maintain safe and efficient traffic operations.

The property is zoned Highway Mixed Use District (HMU). According to the City's zoning ordinance, a warehouse use is permitted as an approved Specific Use Permit by NAICA Use No. 493110 "General Warehousing and Storage" in the HMU district. The site is currently vacant and undeveloped. The owner, Qianyi Ho of the Bonison Group LLC, would like to construct four 7,600 square foot buildings of warehouse and one 5,600 square foot building of warehouse. The uses will take access from one driveway located on Masters Road.

The proposed warehouse building site is abutting a single-family residence on the north and east property lines. The property also abuts the future Manvel Police Department Park site on the south side. Since the warehouse use is a more intense use in the Highway Mixed Use district and surrounding area, staff has recommended several conditions based on lighting and landscaping to protect the nearby residentially used and zoned properties and well as the future municipal recreation site. The recommendations provide maximum height of light fixtures, lighting fixture types, lighting fixture shielding, landscape buffers, fencing, and tree planting requirements. Recommendations made regarding site lighting will protect abutting properties from glare and light spill over. The recommendations made regarding the site landscaping will provide a landscape buffer (physically) that will mitigate the more intense use on-site to the abutting property owner. The tree plantings and fencing requirements will help reduce noise and visual impact to the abutting properties. Staff has made other recommendations regarding detention and fire safety to ensure the site does not create a fire or flooding hazard to abutting properties. In addition to staff's recommendation below in the "Staff Recommendation" section, the City Council may require additional land use conditions as necessary to alleviate any other negative impact on the surrounding area.

Staff Recommendation

Staff recommends approval of NAICS Use No. 493110, "General Warehousing and Storage" for a warehouse use SUP request for property located at 6407 Masters Road with the following conditions:

1. The site landscaping shall be in accordance with Section 77-35, *Highway Mixed-Use (HMU) District*, Section 77-44, *Trees, Landscaping, Fencing, and Screening*, and Section 77-51, *Plan Review, Landscaping, and Building Façade Requirements*.
2. The required 25-foot-wide open space buffer per Section 77-35, *Highway Mixed-Use (HMU) District*, shall provide a minimum of one 1.5-inch caliper tree (at time of planting and measured at the base of the tree) spaced every 30 linear feet.
3. The site shall provide a minimum 15-foot landscape buffer along the southern property line. The landscape buffer shall provide a minimum of one 1.5-inch caliper tree (at time of planting and measured at the base of the tree) every 30 linear feet. The landscape buffer shall include fencing per Condition No. 11 (below).
4. A photometric study showing all proposed exterior lighting shall be required at the time of permit review.
5. A photometric survey shall be provided prior to the issuance of the Certificate of Occupancy.
6. All freestanding lighting shall provide "cut-off" fixtures that conform with the Illuminating Engineering Society of North America, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture.
7. Any lighting fixture mounted within 15-feet of a residentially used or zoned property line, public right-of-way, and the southern boundary line shall be classified as IES Type III or Type F (asymmetric forward throw), and fitted with a "house side shielding" reflector on the side facing the residentially used or zoned property line, public right-of-way, and southern boundary line.
8. No freestanding light fixture shall be greater than 25-feet in height.
9. All outdoor lighting shall be designated so that no light spillover onto abutting property exceeds 0.3 foot-candle when measured vertically.
10. The ground-level luminance ratio shall not exceed 12 to one.
11. The site shall provide an 8-foot tall opaque fence using weather resistant wood species, wood treated with U.S. Environmental Protection Agency approved materials, painted wood, powder coated aluminum, brick, stone, or masonry where the site abuts residentially used or zoned property, and along the southern property line.
12. The height of the proposed warehouse use is limited to the maximum height in the Highway Mixed Use District (HMU) for a non-residential building.
13. The site shall use City of Manvel end of the line fire hydrants.
14. Every proposed building on-site shall be within 300-feet of a fire hydrant.
15. Only one fire hydrant shall be located on a 6-inch line. The line shall be upsized to an 8-inch if more than one is connected.
16. The fire water lines shall either be located within a 20-foot water line easement or private. If the fire water line is private, it shall have a meter.
17. The site parking spaces, parking lots, and parking drive aisles shall be in accordance with Section 77-45.
18. The minimum maintenance berm with shall be 20-feet around the pond.
19. The site shall comply with all City of Manvel Fire Codes.
20. The site shall not take driveway access from Scott Avenue for truck ingress and egress.

21. Per the HMU district where new non-residential buildings require parking to be located behind the primary building (Section 77-35).

Planning, Development and Zoning Meeting Public Hearing and Discussion

At the public hearing held on May 10, 2021, there were no speakers. Staff was not aware of support or opposition to the proposed SUP. The Commission then held a discussion regarding the warehouse use. The Commission had questions about vehicular access to Scott Avenue, on-site truck turn around, chemical storage, and a traffic study. A more detailed report can be found in the Staff Report Section of this report.

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 informational inquiries and is not aware of opposition to the request.

Site Photographs



Looking at the site from Masters Road.



Looking at the rear of the site from Scott Avenue.



Looking at abutting property (east) from Scott Avenue.



Looking at commercial development across Masters Road (west).

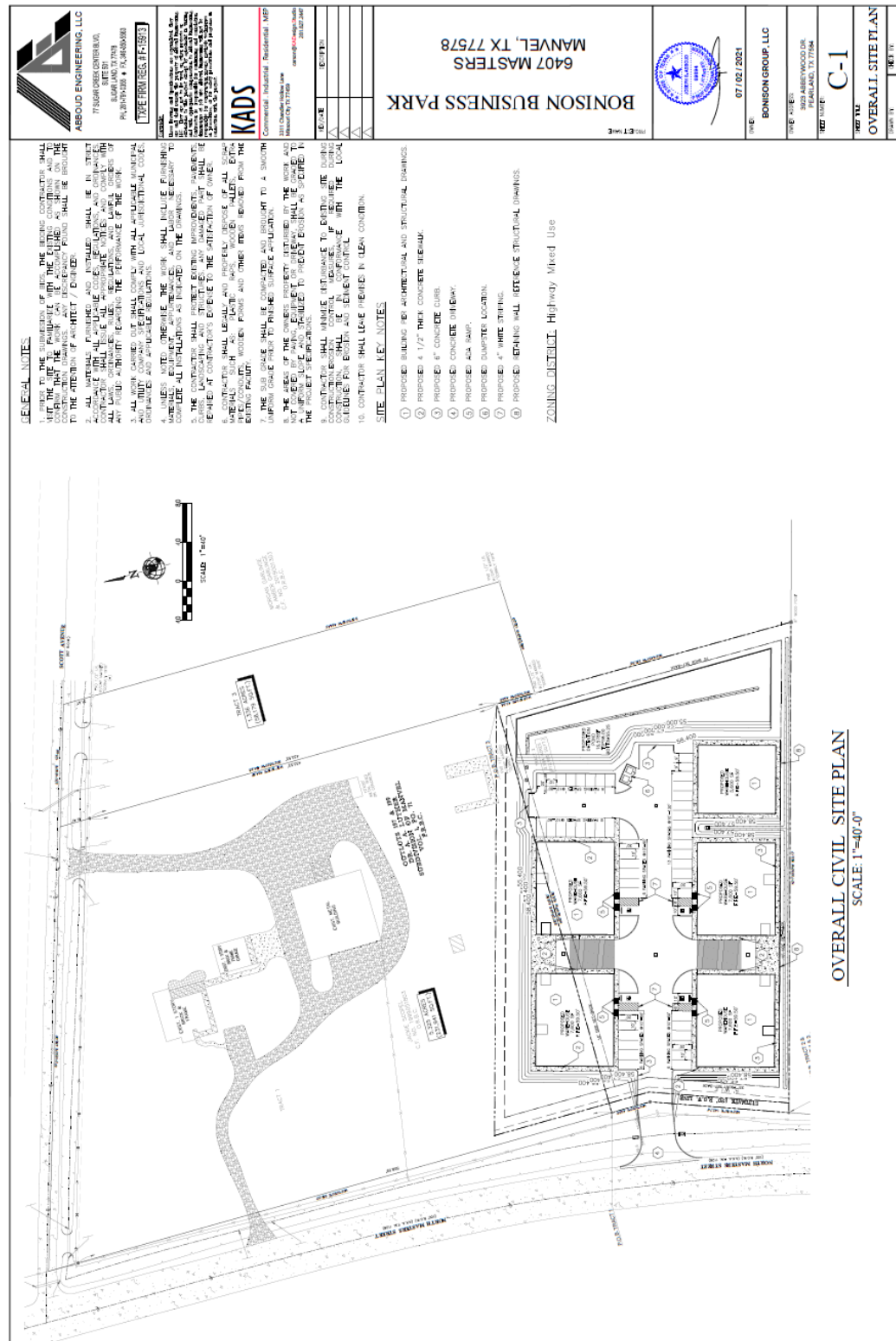


Looking south on Masters Road from the intersection with Scott Avenue.

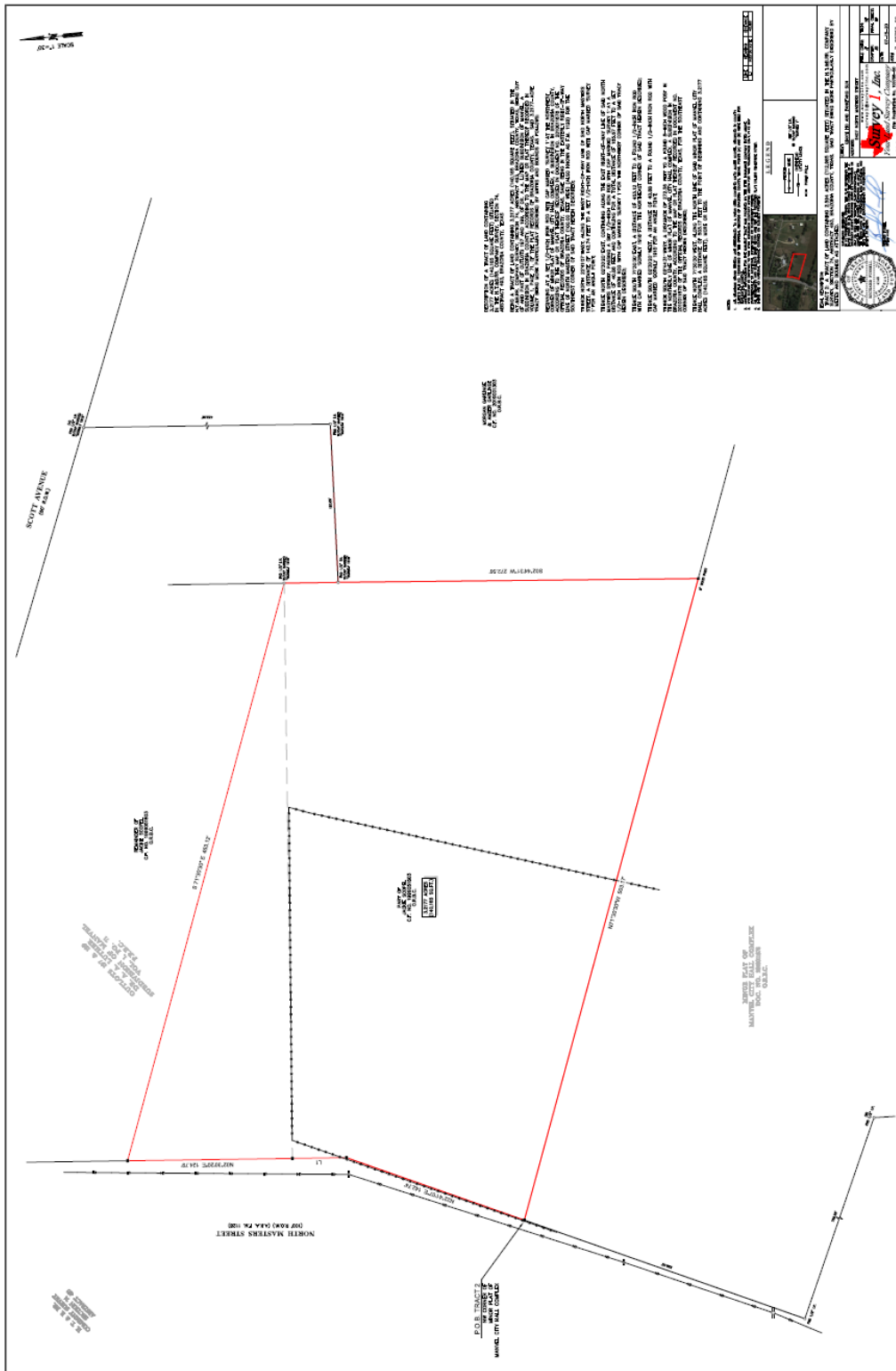
Aerial Vicinity Map



Proposed Overall Site Plan



Property Survey



Traffic Report



www.jknesek.com | main (713) 775-6490

3418 Hwy 6 South Suite B 336 | Houston, Texas 77082

August 11, 2021

City of Manvel
20031 Highway 6
Manvel, Texas 77578

RE: FM 1128 at Bonison Driveway

To whom it concerns,

JKnesek & Associates, Inc. was contracted by Abboud Engineering LLC to address the need for traffic improvements on FM 1128 at the proposed Bonison Driveway located approximately 500 feet south of Scott Avenue within the City of Manvel, Texas due to the development of the Bonison Business Park. Based on an analysis of the projected traffic operations at the proposed FM 1128 at Bonison Driveway intersection:

- A left-turn lane is not warranted.
- A right-turn acceleration lane is not warranted.
- A right-turn deceleration lane is not warranted.
- A traffic signal is not warranted.

This letter serves as a summary of the analysis.

Traffic Report

Roadways

FM 1128 is a generally north-south aligned roadway traversing north from State Highway 6 (approximately one mile south of the study area) to FM 518 (approximately six miles north of the study area). In the study site vicinity, FM 1128 is a two-lane undivided roadway with open ditch drainage. The posted speed limit on FM 1128 in the site vicinity is 55 miles per hour (mph).

Bonison Driveway is planned to be the only point of access to the Bonison Business Park

A field photograph of the southbound FM 1128 approach to the proposed Bonison Driveway is illustrated in **Figure 1**.

Figure 1: *Facing Southbound on FM 1128 at the Proposed Bonison Driveway*



Traffic Report

Development

Bonison Business Park development consists of five individual warehouses ranging from 5,600 square feet to 7,600 square feet each totaling 36,000 square feet.

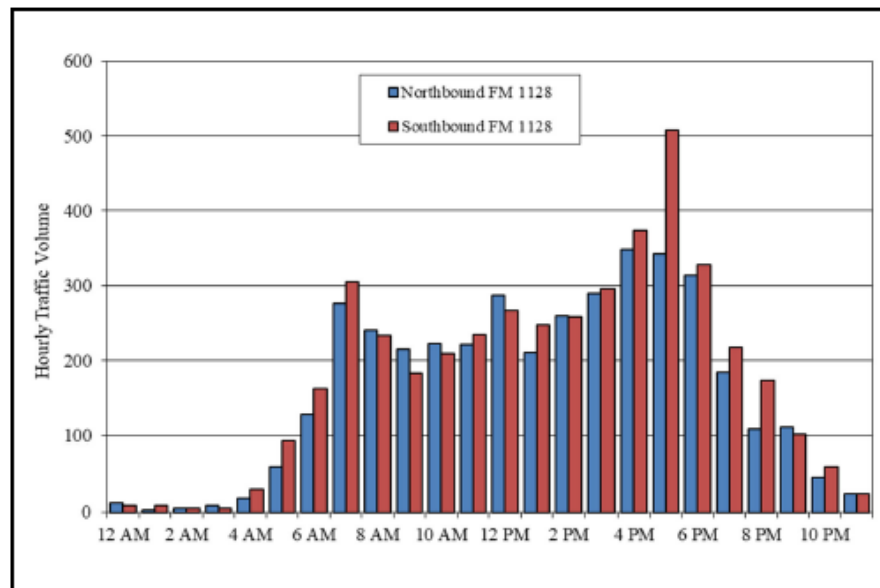
Development plans for the Bonison Business Park development are attached.

Traffic Counts

24-hour vehicular traffic counts on FM 1128 near the proposed Bonison Driveway were recorded on August 5, 2021. The traffic counts indicate that approximately 8,300 vehicles pass the location on the typical weekday. The data indicates that the vehicular traffic is split fairly evenly in the northbound and southbound directions for most hours of the day.

A graphical depiction of the FM 1128 24-hour traffic volume counts is illustrated in Figure 2. A detailed account of the 24-hour count is attached.

Figure 2: Existing 24-Hour Traffic Count – FM 1128



Traffic Report

JKnesek & Associates, Inc.
Page 4 of 9

Trip Generation / Trip Distribution

The Bonison Business Park development is a 36,000 square foot warehouse development. A development of this size is projected to generate 6 trips (5 entering, 1 exiting) in the AM Peak of adjacent street traffic and 7 trips (5 entering, 5 exiting) in the PM Peak of adjacent street traffic. Detailed calculations of the trip generation are attached.

Based on the layout of the site, the surrounding roadway system, and engineering judgement, it is assumed that vehicular traffic travelling to/from the development will be split evenly between the north and the south.

A summary of the projected turning movements generated by the proposed development is summarized in **Table 1**.

Table 1: *Site Generated Trips at FM 1128 at Bonison Driveway*

Entering / Exiting	Movement	AM Peak	PM Peak
Entering Site	Northbound Right-Turn	3	1
	Southbound Left-Turn	3	1
Exiting Site	Westbound Left-Turn	1	3
	Westbound Right-Turn	1	3

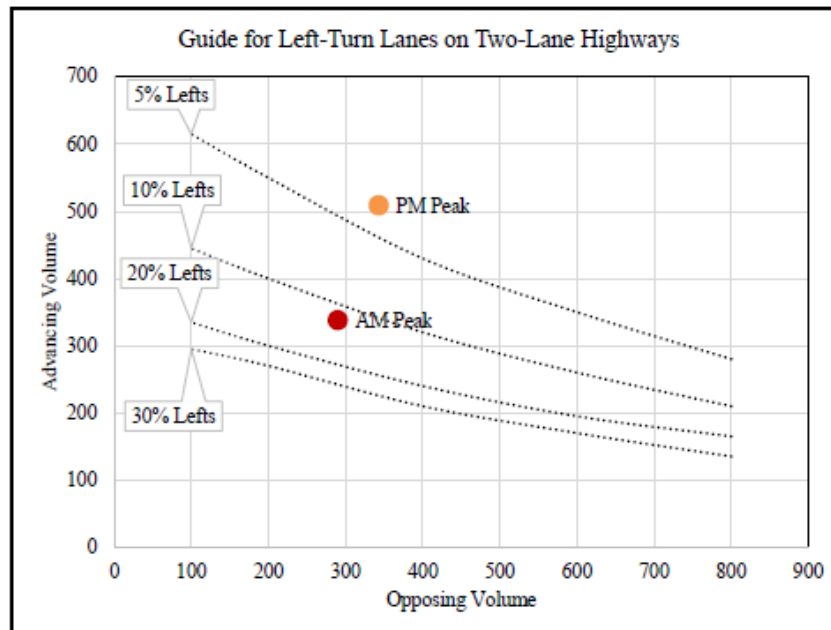
Left-Turn Lane Analysis

Table 3-11 of the Roadway Design Manual (Revised July 2020) by the Texas Department of Transportation provides guidelines for left-turn lanes on two-lane highways based on the opposing volume, advancing volume, and percentage of left-turn movements on the advancing volume. The minimum percentage of left turn advancing vehicles included in the table is 5%. A copy of the table is included in the **Appendix**.

In the Year 2022 Build Conditions, the projected volumes at the FM 1128 at Bonison Driveway intersection in the AM Peak period include and advancing volume of 338 vehicles (less than 1% left turns) and an opposing volume of 290 vehicles. In the Year 2022 Build Conditions, the projected volumes at the FM 1128 at Bonison Driveway intersection in the PM Peak period include and advancing volume of 509 vehicles (less than 1% left turns) and an opposing volume of 343 vehicles.

Given the small percentage of left-turn vehicles projected to be part of the FM 1128 advancing volume to Bonison Driveway, a left-turn lane is not warranted at the study intersection. A graphical representation of the AM Peak, PM Peak and left-turn lane guidelines for the FM 1128 at Bonison Drive intersection is illustrated in **Figure 3**.

Figure 3: Left-Turn Guidelines – FM 1128 at Bonison Driveway (Southbound)



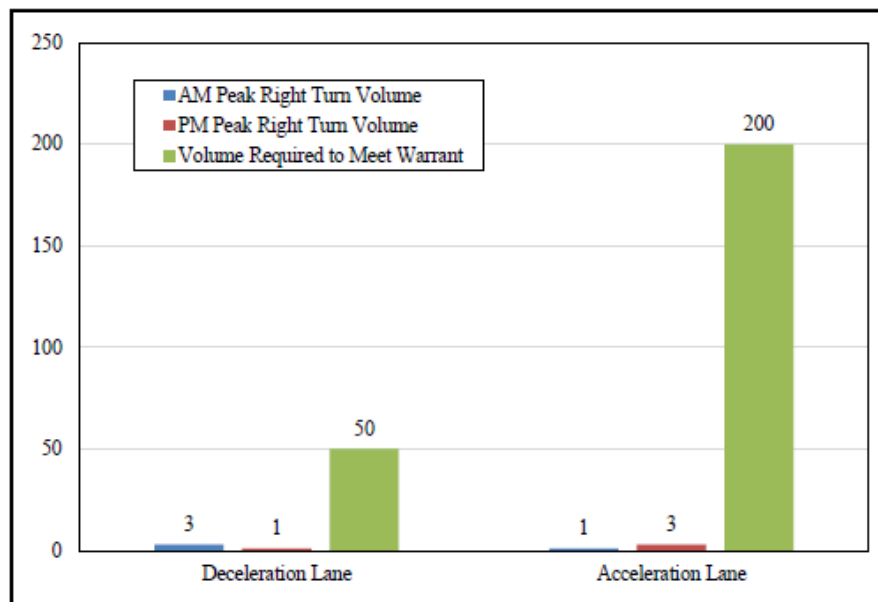
Right-Turn Auxiliary Lane Warrant Analyses

Right-turn auxiliary lanes are acceleration or deceleration lanes that reduce the conflicts associated with right turn movements at driveways or intersections. TxDOT guidelines for instances when right-turn auxiliary lanes should be considered are outlined in Chapter 2, Section 3 of the Access Management Manual (revised July 2011). According to Table 2-3 of the Access Management Manual, right-turn lanes should be considered under the following circumstances:

- Right-turn acceleration lane from the property – when right-turn exiting vehicles exceed 200 vehicles per hour.
- Right-turn deceleration lane to the property – when right-turn entering vehicles exceed 50 vehicles per hour for roadways signed at greater than 45 mph; when right-turn entering vehicles exceed 60 vehicles per hour for roadways signed at 45 mph or less.

Based on the projected traffic volumes, right-turn deceleration lanes are not warranted at the study intersection. A graphical representation of the AM Peak, PM Peak and warrant requirements for right-turn auxiliary lanes on FM 1128 at Bonison Driveway intersection (Year 2022) is illustrated in **Figure 4**.

Figure 4: *Right-Turn Auxiliary Lane Warrants – FM 1128 at Bonison Driveway*



Traffic Report

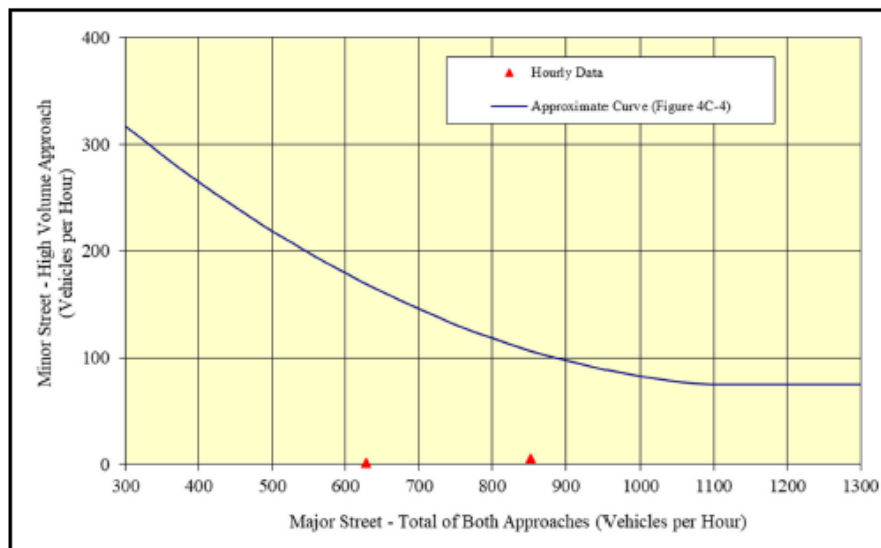
Traffic Signal Warrant Analyses

A traffic signal warrant analysis was conducted for the FM 1128 at Bonison Driveway intersection in the Year 2022 Build Conditions. The analysis was conducted according to the methodology described in the Texas Manual of Uniform Traffic Control Devices for Warrant 3B (Peak Hour Volumes).

The analysis indicates that a traffic signal is not warranted at the FM 1128 at Bonison Driveway intersection in the Year 2022.

A graphical representation of the AM Peak, PM Peak and warrant requirements for traffic signal improvement on FM 1128 at Bonison Driveway intersection (Year 2022) is illustrated in **Figure 5**. Detailed traffic signal warrant analysis sheets are included in the **Appendix**.

Figure 5. Traffic Signal Warrant Analyses – Peak Hour Warrant



Traffic Report

Intersection Analysis

The FM 1128 at Bonison Driveway intersection without a southbound left-turn lane is projected to operate at LOS A in the peak periods of operation with each approach operating at LOS B or better.

The FM 1128 at Bonison Driveway intersection with a southbound left-turn lane is projected to operate at LOS A in the peak periods of operation with each approach operating at LOS B or better.

A summary of the delay and LOS for the study intersection for with and without a southbound left-turn lane is illustrated in **Table 2**. A detailed account of the intersection capacity analysis for each alternative is attached.

Table 2: Delay / LOS Summary – Year 2022

Intersection	Approach	No-Left Turn Lane				Left-Turn Lane			
		AM Peak		PM Peak		AM Peak		PM Peak	
		Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS
FM 1128 at Bonison Driveway	NBD	0.0	A	0.0	A	0.0	A	0.0	A
	SBD	0.1	A	0.0	A	0.1	A	0.0	A
	WBD	11.9	B	13.9	B	11.9	B	13.9	B
	Overall	0.1	A	0.1	A	0.1	A	0.1	A

A comparison of the FM 1128 at Bonison Driveway intersection with and without the construction of a southbound left-turn lane reveals that the construction of a southbound left-turn lane is not projected to have a significant impact on the delay experienced by motorists travelling through the intersection.

Traffic Report

JKnesek & Associates, Inc.
Page 9 of 9

Summary

In summary, an analysis of the existing and proposed roadway system and development in the vicinity of the FM 1128 at Bonison Driveway intersection reveals the following:

- The FM 1128 at Bonison Driveway intersection does not meet TxDOT guidelines for a left-turn lane due to a projected low percentage of left-turn volume.
- The FM 1128 at Bonison Driveway intersection does not warrant right-turn auxiliary lanes due to insufficient projected traffic volumes at the intersection.
- The FM 1128 at Bonison Driveway intersection does not warrant a traffic signal due to insufficient projected traffic volumes at the intersection.
- The FM 1128 at Bonison Driveway intersection is projected to operate at LOS A in the peak periods of operation with or without a southbound left-turn lane.

Therefore, based on the projected traffic conditions in the study area, no other traffic improvements appear to be necessary to maintain safe and efficient traffic operations in the study area.

Please let me know if you have any questions or comments regarding the traffic operations in the site vicinity.

Sincerely,



Jason Knesek, P.E., PTOE
President



Applicant Letter

City of Manvel
Development Services
20025 Highway 6
Manvel, TX 77578
(281) 489 0630

Bonison Group LLC
Qianyi Ho
6407 North Master Road
Manvel TX 77578
(832) 662 3753

Re: Specific Use Permit Application for Property Development 6407 N. Master Road

To whom it may concerns,

I am writing this letter to request Specific Use Permit (SUP) for the property development at 6407 N. Master Road, Manvel TX 77578.

This property is located at Tract 1 and Tract 2, Section 74, Abstract 493 within Brazoria County. The total acreage for this development request is 3.2177 ac.

The development is including the total existing area of the Tract 2 (2.594 ac) and a portion of Tract 1 (0.6237 ac) with a combined total area of 3.2177 ac.

The current zoning for this property is Highway Mix-Use. I am proposing a Commercial Mix Use permit with 5 buildings on site. The buildings are proposed to be warehouse with 7,600 SF each. The rear building is proposed to be a warehouse as well with 5,600 SF. The total building area is 36,000 SF.

Refer to the attached site plan, the site is developed to provide a total of 53 parking spaces. In addition, an onsite storm water detention is designed for storm water running off.

I am appointing Carson Leung with the company KADS LLC to act as my representative for this project. A detail statement is provided with the attached application.

Looking forward to develop this property and the opportunity to work with city officials for a great partnership.

Please feel free to contact me or my agent if there is any question.

Your sincerely,

Qianyi Ho (owner)



Carson Leung (Agent)



Application



Development Services

20025 HIGHWAY 6

Manvel, TX 77578

P: 281-489-0630

F: 281-489-0634

SPECIFIC Use PERMIT APPLICATION

PROJECT INFORMATION

Project Name: Bonison Business Park

Project Location/Address: 6407 N. Master Road Manvel TX 77578

Legal Description: Tract 1 and Tract 2, sec 74, abstract 493, Brazoria County

Current Zoning: Mix Use Proposed Land Use: Commercial Mix Use NAICS No.:

Parcel/Tax ID# (s): 228745 Total Acreage: 3.2177

APPLICANT INFORMATION

Applicant Name: Carson Leung

Company Name: KADS LLC

Address: 3311 Chandler Hollow Lane City: Missouri City State: TX Zip: 77459

Phone #: 2818272447 Email: carson@kadesign.studio

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.

Carson Leung 09/01/2021
Applicant Signature (REQUIRED) Date

PROPERTY Owner INFORMATION

Owner(s) Name: Qianyi Ho - Bonison Group LLC

Address: 6407 N. Master Road City: Manvel State: TX Zip: 77578

Phone #: 8326823753 Email: 1@bestgift.cc

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.

Qianyi Ho 09/01/2021
Owner's Signature (REQUIRED) Date

Application



Development Services

20025 HIGHWAY 6

Manvel, TX 77578

P: 281-489-0630

F: 281-489-0634

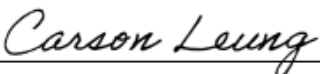
Submittal Checklist

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 specific use permit 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.

SPECIFIC Use PERMIT SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Specific Use Permit Application (with all signatures)	X
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	X
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	X
Two (2) Copies of Recorded Plat (if platted)	X
Two (2) Applicant Letters of Request	X
Traffic Impact Analysis, (if applicable)	X
Paid Application Fee	X

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.

	09/01/2021
Applicant Signature	Date

Authorization Letter



Development Services

20025 HIGHWAY 6

Manvel, TX 77578

P: 281-489-0630

F: 281-489-0634

LETTER OF AUTHORIZATION

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

Qianyi Ho - Bonison Group LLC
Owner Name

6407 N. Master Road
Owner Address

Manvel TX 77578
Owner City, State Zip

12/14/2020
Date

Building and Inspections
20025 Highway 6
Manvel, TX 77578

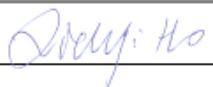
Dear City of Manvel Permits and Inspections,

I, Qianyi Ho, certify that I am the owner of the project property located at 6407 N. Master Road Manvel TX 77578 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Carson Leung with the company KADS LLC (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at 8326623753 1@bestgift.cc if you have any questions.

Sincerely,

Owner Name Qianyi Ho

Owner Signature 

Public Hearing Notice

Public Hearing Notice to run on Sunday 09/12/2021

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 7:00 P.M. ON MONDAY, SEPTEMBER 27, 2021, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 7:00 P.M. ON MONDAY, OCTOBER 4, 2021, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 3.2177 ACRES LOCATED AT 6407 MASTERS ROAD, MANVEL, TEXAS, FROM HIGHWAY MIXED USE DISTRICT (HMU) TO HIGHWAY MIXED USE DISTRICT WITH SPECIFIC USE PERMIT (HMU-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 493110 “GENERAL WAREHOUSING AND STORAGE”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.



City 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 27, 2021 PDZ & October 4, 2021 City Council

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

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward with recommendation to City Council,
Final Plat for Meridiana Pursley Boulevard Phase 6B, being a subdivision of 0.0201 acres
out of the H.T. & B.R.R. Co. Survey, Section 61, Abstract 282, in the City of Manvel,
Brazoria County, Texa.

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: 2021.09.17 12:12:04 -05'00'

SIGNATURE

September 17 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 6B Final Plat
Applicant	Lacey Bell, EHRA
PD&Z Meeting Date	September 27, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

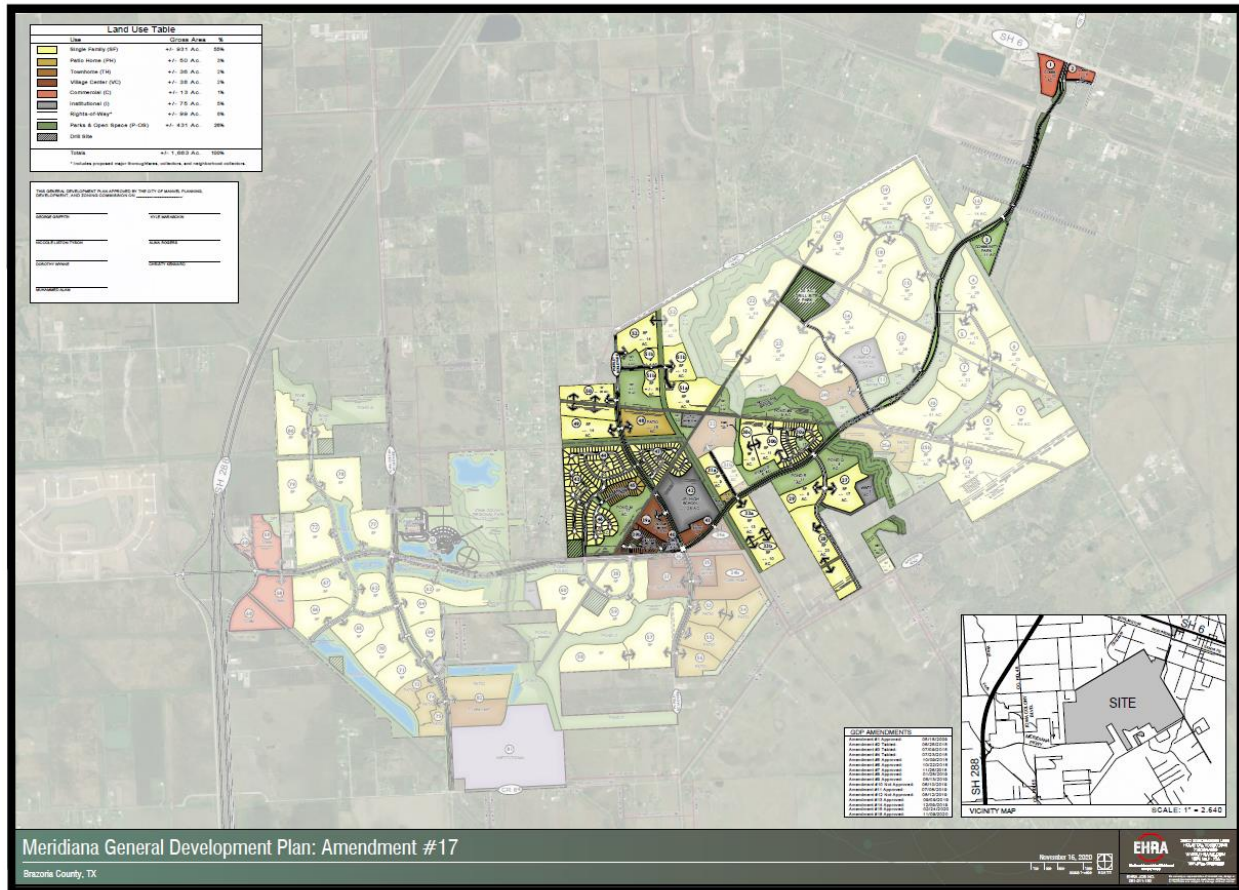
The City staff recommends approval of the Meridiana Pursley Boulevard Phase 6B Final Plat.

[illegible]



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

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



MERIDIANA
PURSLEY BOULEVARD PHASE 6B
0.0201 ACRES (874 SQUARE FEET) OF LAND IN THE
H. T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT 282
BRAZORIA COUNTY, TEXAS

A 0.0201 ACRE (874 SQUARE FOOT) TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282, BEING OUT OF THAT CERTAIN TRACT CALLED 207.892 ACRES CONVEYED TO GR-M1, LTD. AS DESCRIBED UNDER BRAZORIA COUNTY CLERK FILE NO. 2006037042; SAID 0.0201 ACRE (874 SQUARE FOOT) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the southwestern corner of the said called 207.892 acre tract being the southeasterly corner of Colony West (an unrecorded subdivision), same being the southwestern corner of Reserve "C" of Meridiana Section 43 as recorded in Brazoria County Plat Records Number (B.C.P.R. No) 2020024243;

THENCE, North 87°19'17" East, along the southerly line of the said called 207.892 acre tract for a distance of 2,693.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the easterly corner of Meridiana Parkway East Phase 3 as per plat recorded under B.C.C.F. NO. 2020044096, and the southerly corner of Meridiana Parkway Phase 4 as per plat recorded under B.C.C.F. NO. 2020024860, also being the westerly corner and POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 66°22'08" East, along the southeasterly line of said Meridiana Parkway Phase 4 for a distance of 67.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the arc of a curve in the easterly right-of-way line of Pursley Boulevard (120 foot wide) and the northeasterly corner of the herein described tract;

2) THENCE, in a southeasterly direction along the arc of said curve to the right having a radius of 2,060.00 feet, a central angle of 00°43'07", an arc length of 25.83 feet, and a chord bearing of South 23°16'18" East, for a distance of 25.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 87°19'17" West, for a distance of 72.24 feet to the POINT OF BEGINNING and containing 0.0201 acres (874 square feet) of land.

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA PURSLEY BOULEVARD PHASE 6B in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA PURSLEY BOULEVARD PHASE 6B in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

City Council

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E. 9/6/21
President Date

Kerry L. Osburn 9/8/21
Vice President Date

Brandon Middleton _____
Secretary/Treasurer Date

Jarrod D. Aden, P.E., C.F.M. 9/8/2021
District Engineer Date

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

BCDD #5 REF ID # B210024

STATE OF TEXAS:

COUNTY OF BRAZORIA:

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA PURSLEY BOULEVARD PHASE 6B, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this 30th day of August, 2021.

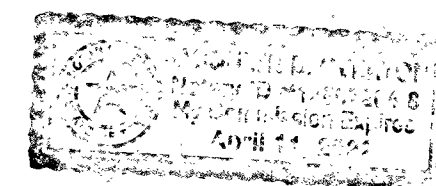
OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

BY: mt
Print Name: Matt Lawson
Title: President

STATE OF TEXAS }
COUNTY OF HARRIS }

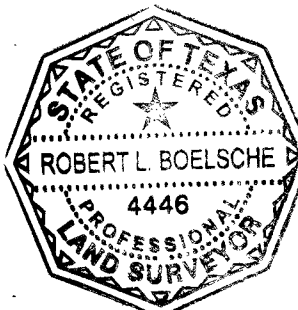
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of August, 2021.

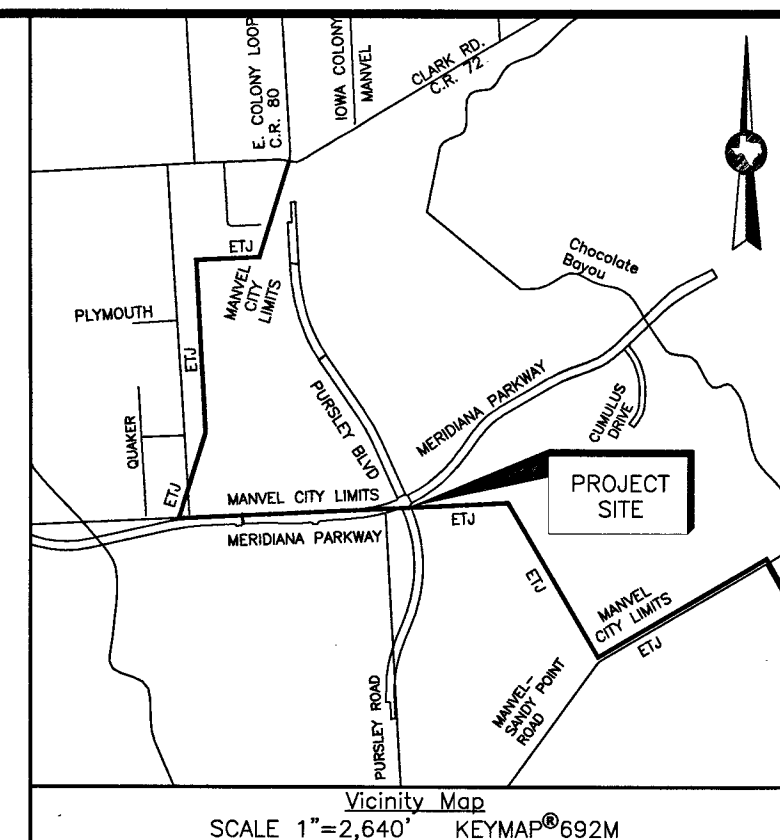
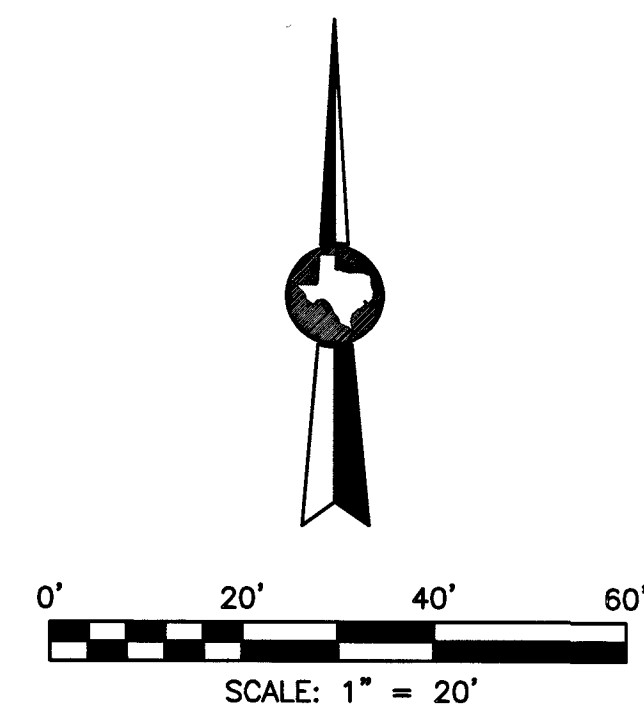


Jacqueline Queiroz
Notary Public in and for the
State of Texas
My Notary Commission Expires April 11, 2022

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



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



FINAL PLAT MERIDIANA PURSLEY BOULEVARD PHASE 6B

BEING A SUBDIVISION OF 0.0201 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT 282,
IN THE CITY OF MANVEL,
IN BRAZORIA COUNTY, TEXAS.

OWNER

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

SEPTEMBER 17, 2021

ENGINEER/SURVEYOR



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

GENERAL NOTES:

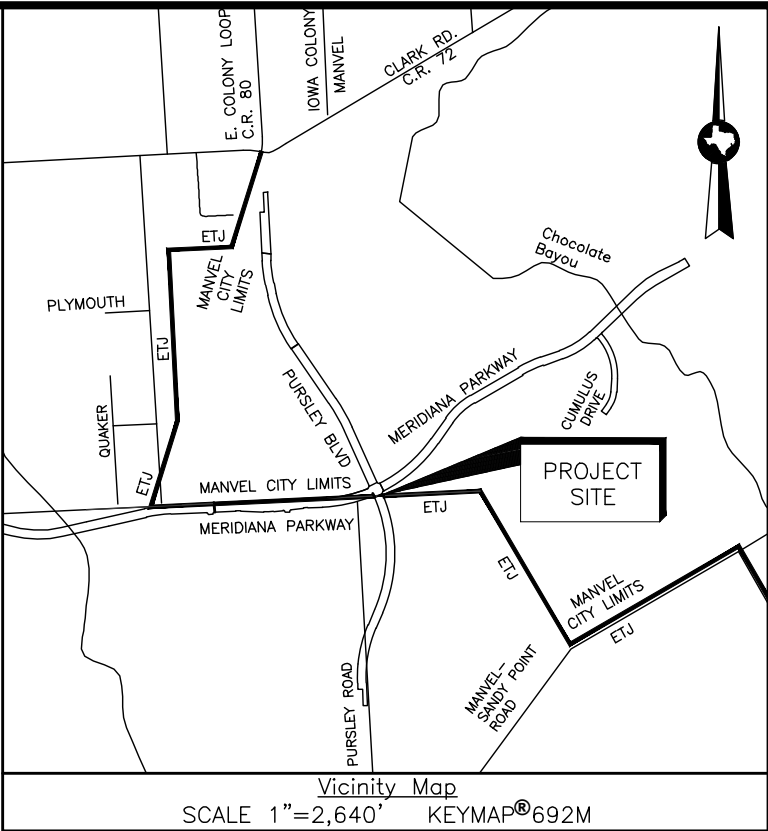
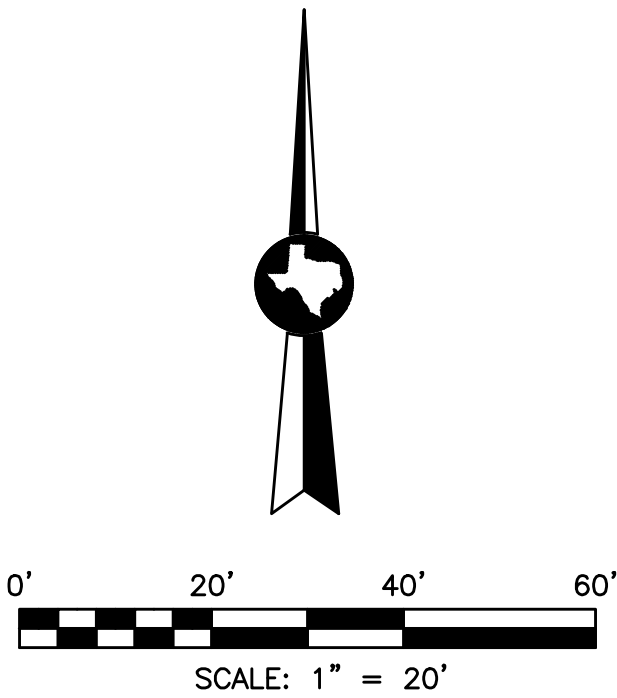
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99966742165.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A 713-784-4500", unless otherwise noted.
- A- Indicates Abstract.
AC indicates Acres
B.C.C.F. No. indicates Brazoria County Clerk's File Number.
B.C.P.R. NO. Brazoria County Plat Records Number.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
R.O.W. indicates Right-Of-Way.
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
(S) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- 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.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
- The boundary for this plat has a closure in excess of 1:15,000.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- Plan review and approval shall be the responsibility of the City of Iowa Colony. All future maintenance and repairs shall also be the responsibility of the City of Iowa Colony.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The development regulations and city permits are required on all property.

BENCHMARK(S):

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

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	2060.00'	0°43'07"	25.83'	S 23°16'18" E	25.83'	
C2	2000.00'	0°05'01"	2.92'	N 23°35'21" W	2.92'	
C3	2000.00'	0°44'30"	25.89'	N 24°00'07" W	25.89'	



BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

**FINAL PLAT
MERIDIANA
PURSLEY BOULEVARD PHASE 6B**

BEING A SUBDIVISION OF 0.0201 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT 282,
IN THE CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

OWNER

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

SEPTEMBER 17, 2021

ENGINEER/SURVEYOR



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

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

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

GEORGE GRIFFITH

NICOLE LISTON-TYSON

DOROTHY WYNNE

MUHAMMED ALAM

KYLE MARASCKIN

ALINA ROGERS

CHRISTY KENNARD



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



Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1"=600'



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

EHRA JOB NO. 081-011-150



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: September 27, 2021 PDZ and October 4, 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 'V' Phase 2. A Subdivision of 1.07
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

8/25/2021

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 V Phase 2 Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	September 27, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

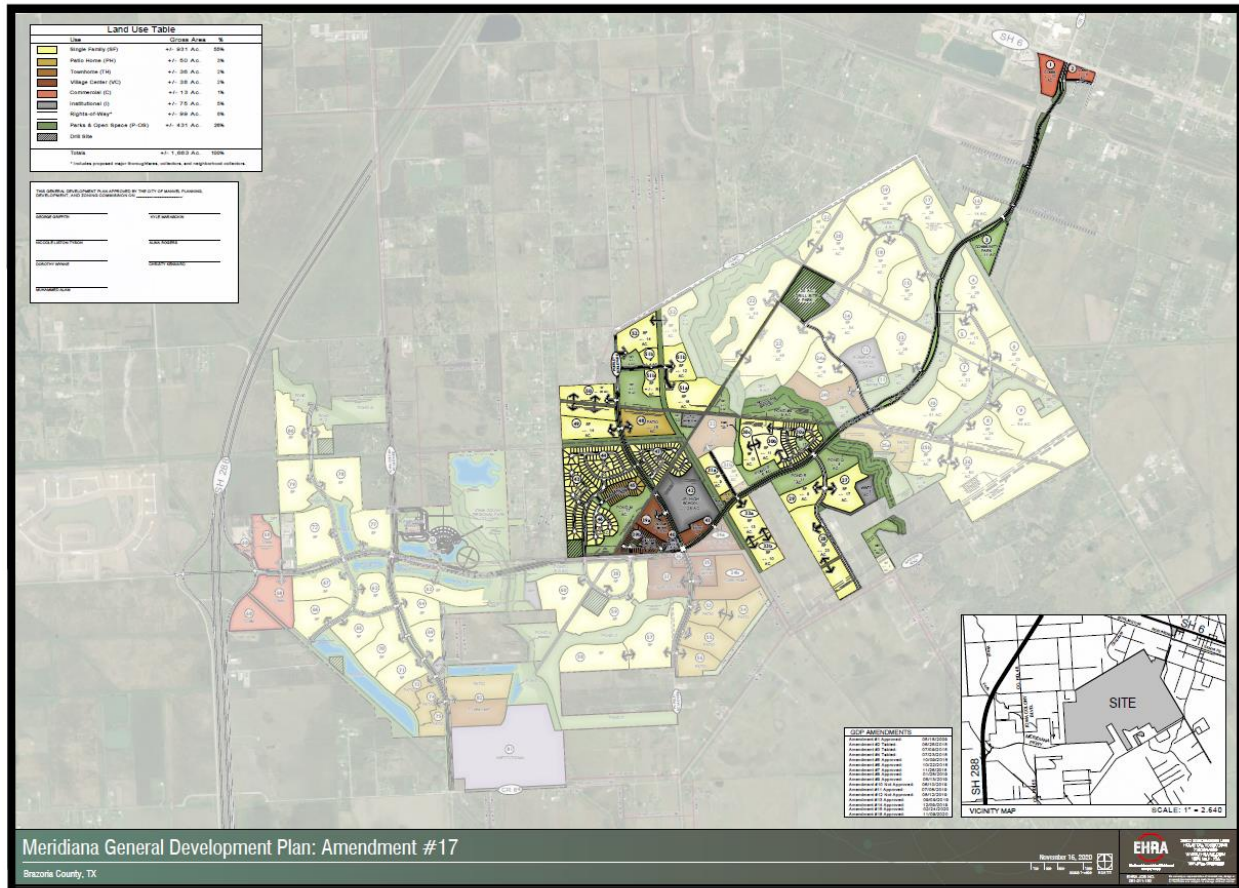
Staff Recommendation

The City staff recommends approval of the Meridiana Detention Reserve V 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 measurement.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C010K, dated December 30, 2020, the property lies partially within Unshaded Zone X, partially within Shaded Zone X, and partially within Zone AE.
- 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, Hinchey, 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, Hinchey, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.B. 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.E. indicates Sanitary Sewer Easement.
S.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.L. indicates Volume.
W.L.E. indicates Water Line Easement.
↗ 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/Municipal Utility District/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- 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 "V-2" provides a total of 0.37 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.

BENCHMARK(S):

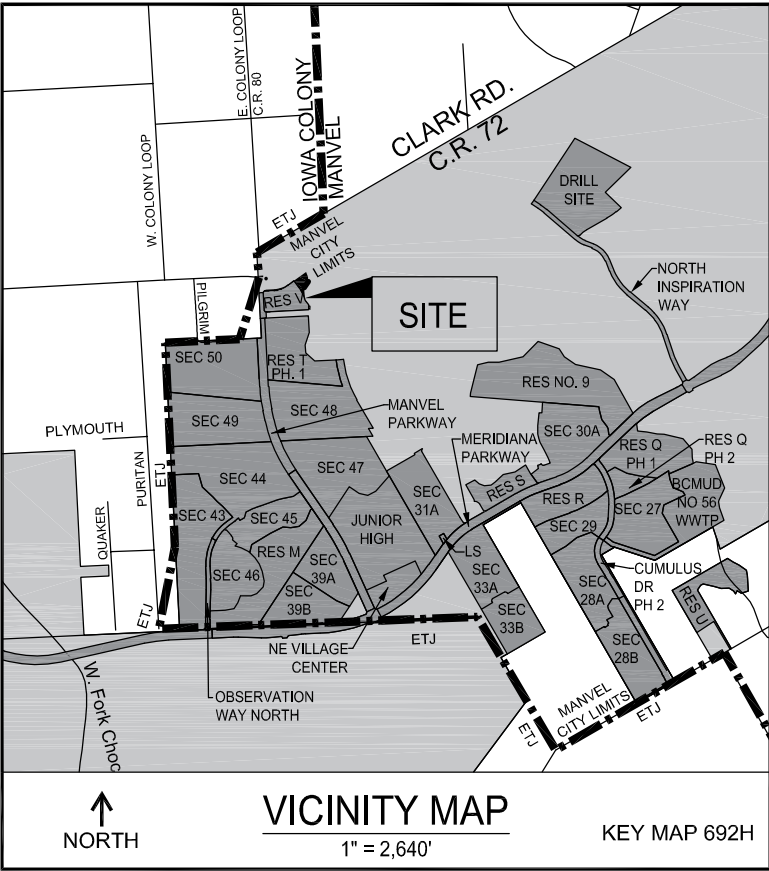
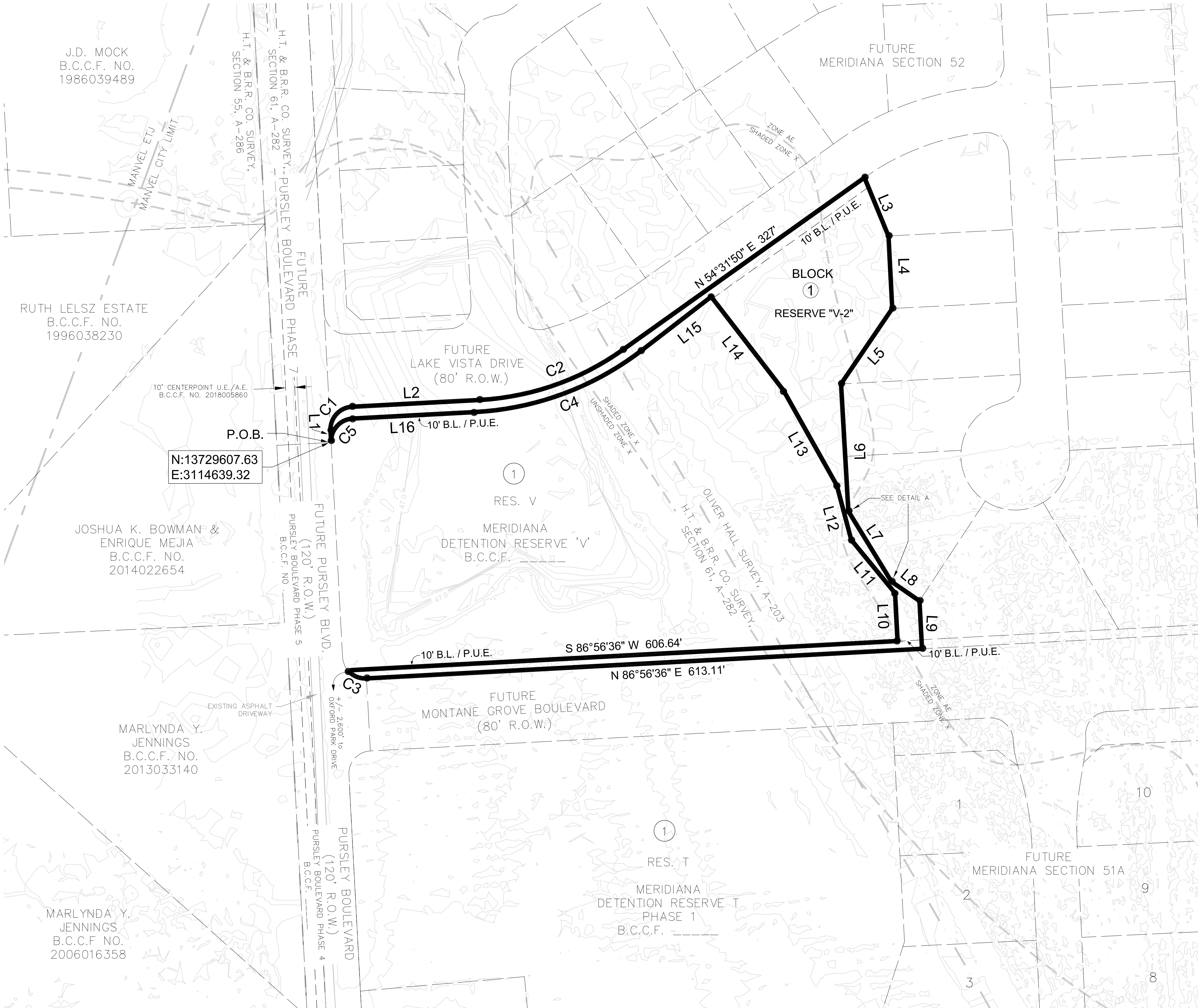
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, S-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA DETENTION RESERVE 'V' 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 'V' 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



LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 03°03'24" W	131.1'
L2	N 86°56'36" E	140.56'
L3	S 22°23'4" E	69.59'
L4	S 2°58'3" E	80'
L5	S 34°13'5" E	100.42'
L6	S 3°18'27" E	140.55'
L7	S 31°29'48" E	90.92'
L8	S 55°24'50" E	37.48'
L9	S 3°3'24" E	52.80'
L10	N 03°03'24" W	62.92'
L11	N 39°27'07" W	75.78'
L12	N 14°53'27" W	62.32'
L13	N 29°20'20" W	120.30'
L14	N 31°47'09" W	130.00'
L15	S 52°18'51" W	96.07'
L16	N 86°56'36" E	135.18'

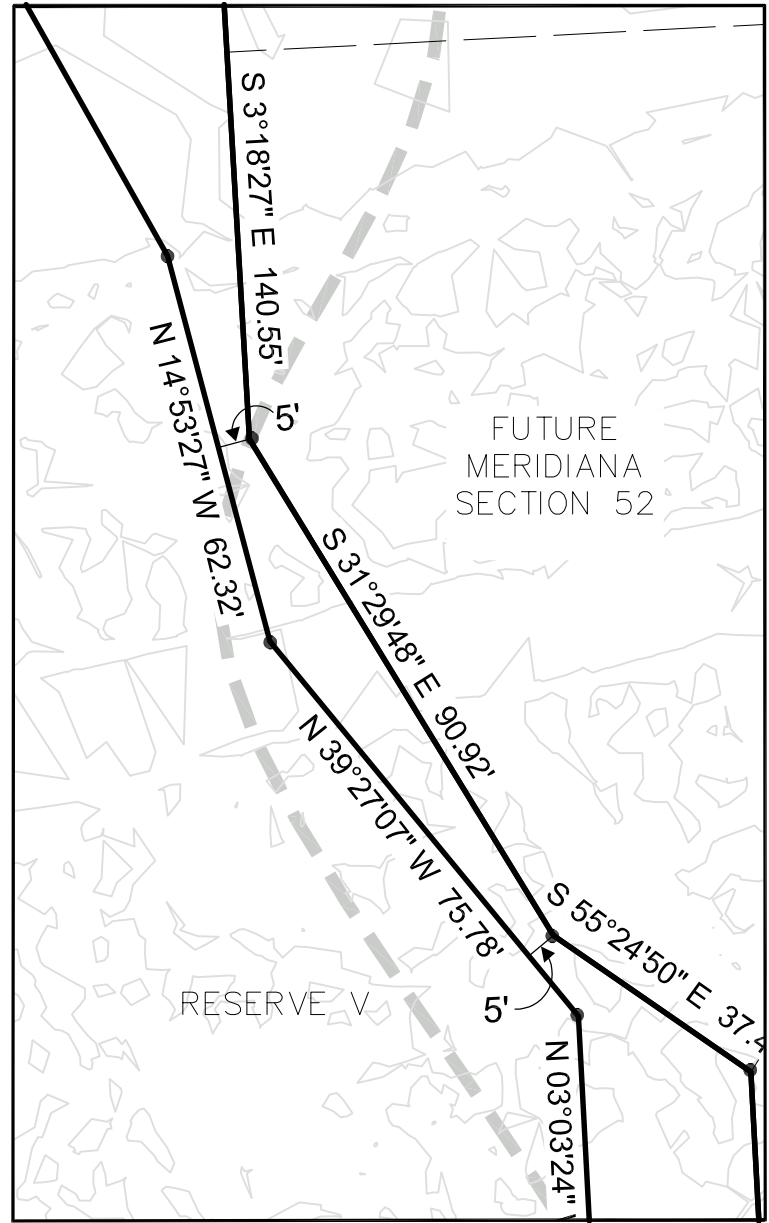
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	N 41°56'36" E	35.36'
C2	300.00'	169.71'	N 57°35'14" E	167.46'
C3	25.00'	23.18'	N 36°52'12" W	22.36'
C4	330.00'	199.45'	S 55°22'15" W	196.43'
C5	25.00'	39.27'	S 41°56'36" W	35.56'

RESERVE TABLE

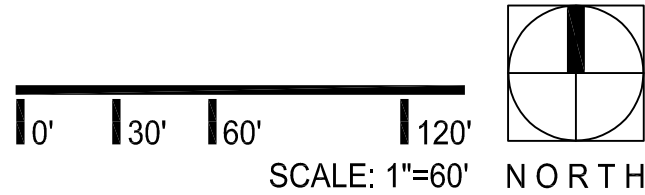
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
"V-2"	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	46,803	1.07

DETAIL A



SCALE: 1"= 30'

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

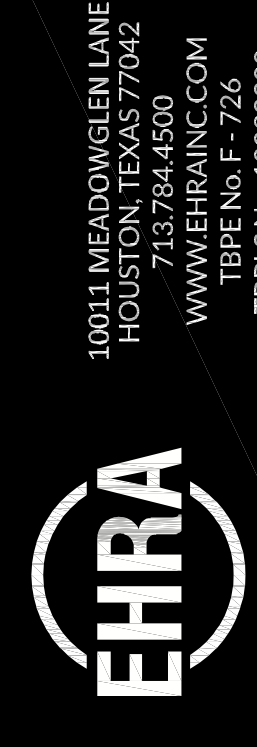


Meridiana Detention Reserve 'V' Phase 2 Preliminary Plat

A Subdivision of 1.07 acres out of the Oliver Hall Survey, A-203, and 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



EHRA JOB NO. 081-011-206

August 30, 2021

No warranty or representation of intended use, design or construction is made by EHRA. The user of this plat and/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 27, 2021 PDZ and October 4, 2021 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and move forward with recommendation to
City Council, Preliminary Plat for Meridiana Section 52, being a subdivision of 21.88
acres, consisting of 2 Blocks and 3 Reserves 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

8/30/2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 52 Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	September 27, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

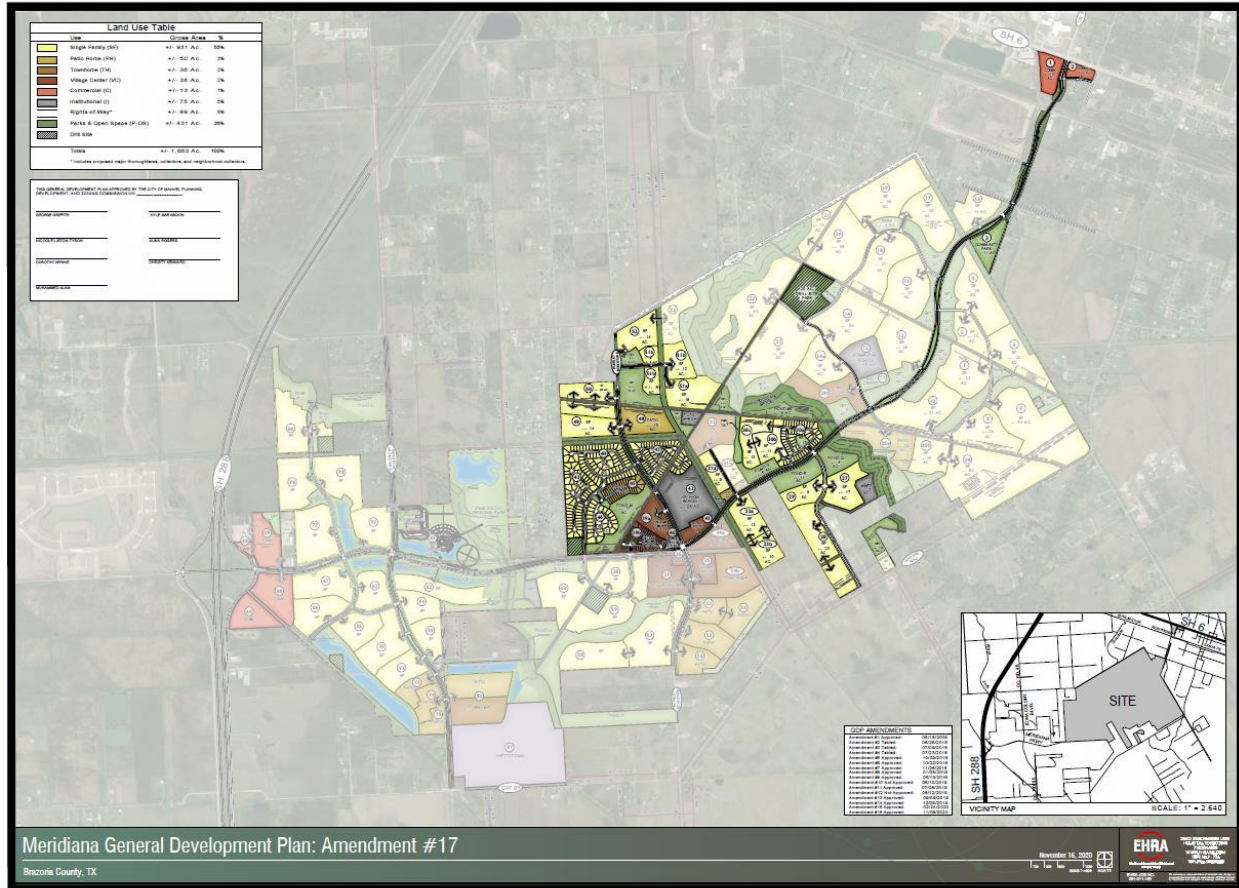
The City staff recommends approval of the Meridiana Section 52 Preliminary Plat.



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:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.4803920109, dated December 30, 2020, the flood zone 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, Hinchow, Russ & Associates, Inc. d/b/a EHRRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinchow, Russ & Associates, Inc. d/b/a EHRRA.

4. B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V. 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.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 36, Alvin Independent School District, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
8. The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
10. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
11. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.

12. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
13. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.

14. Reserve "A" provides a total of 0.90 acres of unencumbered open space within the boundary of this plat.
15. Driveway access to Lot 16, Block 1, is prohibited from Fountainhead Lane.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA SECTION 52 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 52 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

KENNETH H. JOHNS
B.C.C.F. NO. 2003010946

FRANK & JEAN BRINK
B.C.C.F. NO. 2008042271

BENNIE FRANK
PORTER
B.C.C.F. NO.
1987025097

J.D. MOCK
B.C.C.F. NO.
1986039489

RUTH LELSZ
B.C.C.F. NO.
1996038230

JOSHUA K. BOWMAN &
ENRIQUE MEJIA
B.C.C.F. NO.
2014022654

MARLYNDA Y.
JENNINGS
B.C.C.F. NO.
2013033140

MARYLYNDA JENNINGS
B.C.C.F. NO.
2006016358

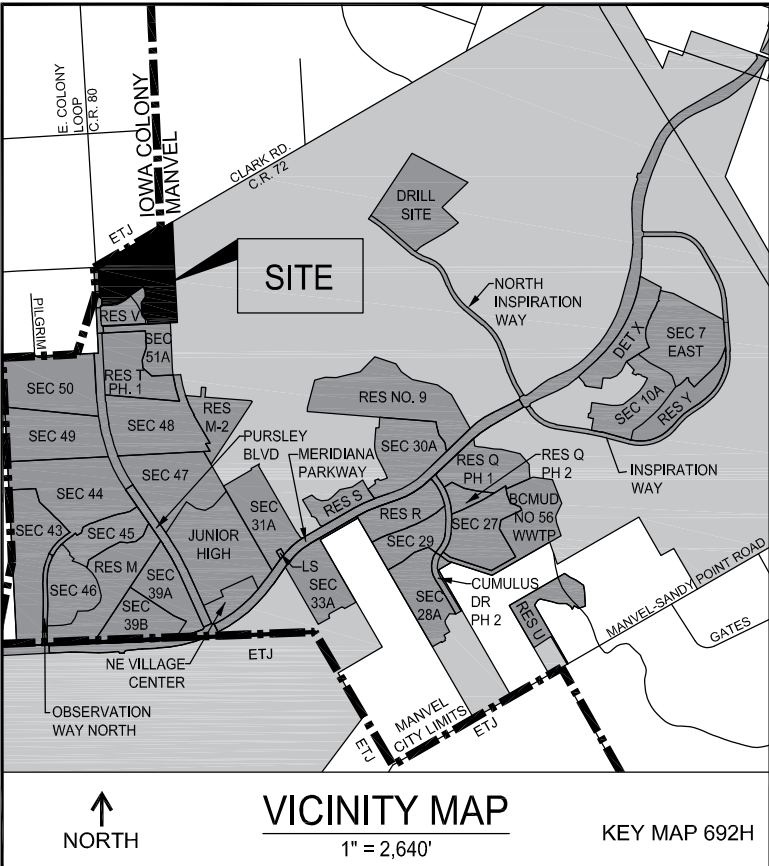
BENCHMARK(S):

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

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	39,320.14	0.90
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	131,756.90	3.02
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,106.70	0.07
TOTAL		174,183.74	3.99

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 03°03'24" W	80.00'
L2	N 30°11'48" W	40.00'
L3	N 03°03'24" W	52.80'
L4	N 55°24'50" W	37.48'
L5	N 31°29'48" W	90.92'
L6	N 34°13'05" E	100.42'
L7	N 02°58'03" W	80.00'
L8	N 22°23'04" W	69.59'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	N 48°03'24" W	35.36'
C2	25.00'	27.43'	N 28°22'24" E	26.07'
C3	300.00'	169.71'	S 70°44'13" W	167.46'



LOT SIZE TABLE			
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	* LOT WIDTH (LINEAR FT.)
1	1	11,525.66	85.00
	2	10,992.10	80.00
	3	11,736.24	80.00
	4	16,678.79	80.00
	5	13,490.43	80.00
	6	11,653.98	80.00
	7	10,960.00	80.00
	8	10,960.00	80.00
	9	10,960.00	80.00
	10	10,960.00	80.00
	11	11,168.79	80.00
	12	11,650.23	80.00
	13	11,930.20	80.46
	14	12,753.23	81.69
	15	17,514.98	97.29
	16	16,637.90	109.58
	17	10,987.01	80.00
	18	10,960.00	80.00
	19	10,960.00	80.00
	20	10,960.00	80.00
	21	10,960.00	80.00
	22	10,960.00	80.00
	23	10,960.00	80.00
	24	10,960.00	80.00
	25	26,476.95	83.51
	26	22,053.02	83.25
	27	16,755.24	83.25
	28	12,880.53	102.76
	29	13,388.91	80.00
	30	10,961.14	80.00
	31	14,458.89	77.93
2	1	16,439.88	78.82
	2	11,357.03	79.60
	3	10,456.50	80.00
	4	10,400.00	80.00
	5	12,970.28	87.72
	6	17,169.09	90.85
	7	11,050.33	85.00
	8	13,043.70	85.00
	9	14,587.71	84.75
	10	11,584.93	84.75
	11	11,824.74	84.75
	12	11,979.33	84.75
	13	16,041.91	88.12

* LOT WIDTH MEASURED AT THE LESSER OF THE FRONT OR REAR BUILDING SETBACK LINE.

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

SCALE: 1"=100' NORTH

Meridiana Section 52 Preliminary Plat
A Subdivision of 21.88 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282, City of Manvel, Brazoria County, Texas.

44 Lots, 2 Blocks and 3 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

August 30, 2021

EHRRA
ENGINEERING THE FUTURE
SINCE 1936
"EHRRA JOB NO. 081-011-52"

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRRAINC.COM
TBE# NG, F-726
TBP# LS, 10092300

No warranty or representation of intended use, design or construction is made by EHRRA. All drawings and specifications 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

MUHAMMED ALAM

KYLE MARASCKIN

ALINA ROGERS

CHRISTY KENNARD



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2010
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 27, 2021 PDZ & October 4, 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 forward a 30-day plat extension to City Council,
Preliminary Plat for Meridiana Detention Reserve M-2, being a subdivision of
4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey,
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.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.09.21 09:21:28 -05'00'

SIGNATURE

September 21, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

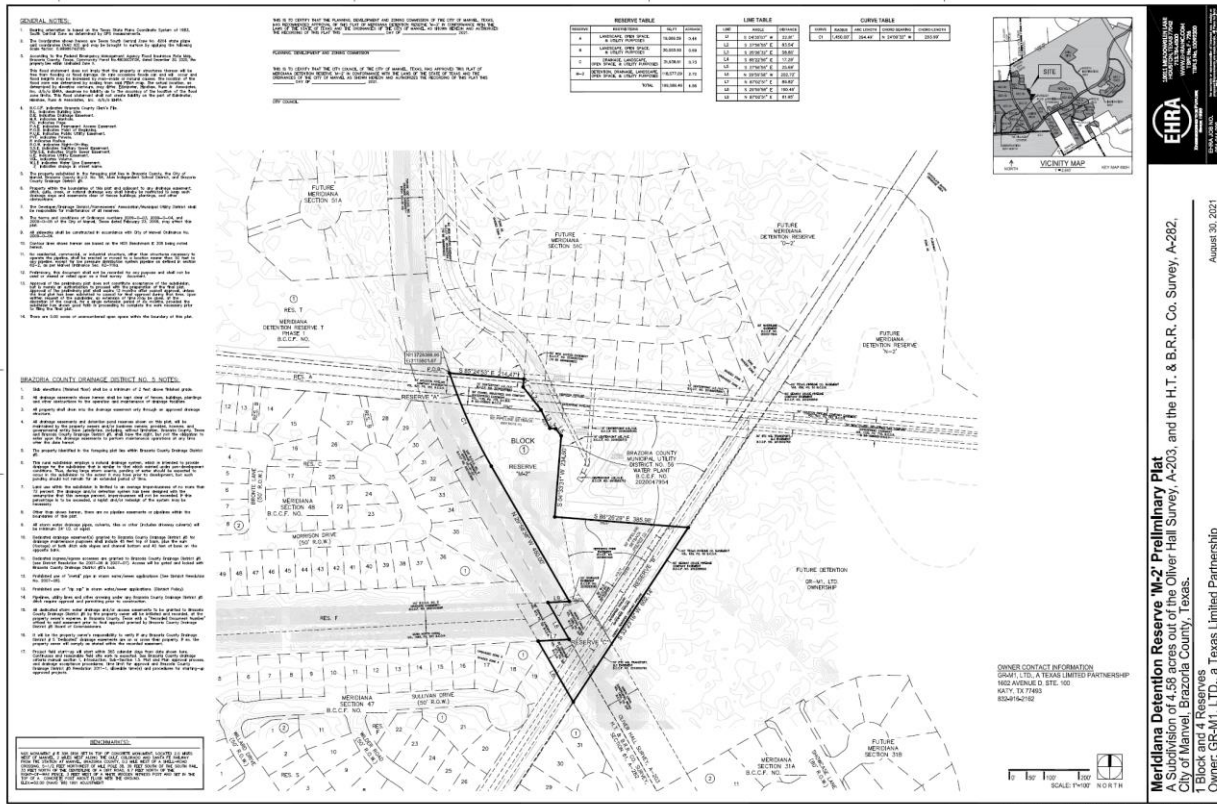
Plat Name	Meridiana Detention Reserve M-2 Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	September 27, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends a 30-day extension for Meridiana Detention Reserve M-2 Preliminary Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

The developer has requested the 30-day extension in writing in order to submit Meridiana Section 53 Preliminary Plat. This preliminary plat takes road access from Meridiana Section 53. The Meridiana Section 53 Preliminary Plat was submitted for review on September 13, 2021, and will be brought to the October 12, 2021, Planning, Development and Zoning Commission meeting and October 18, 2021, City Council meeting.

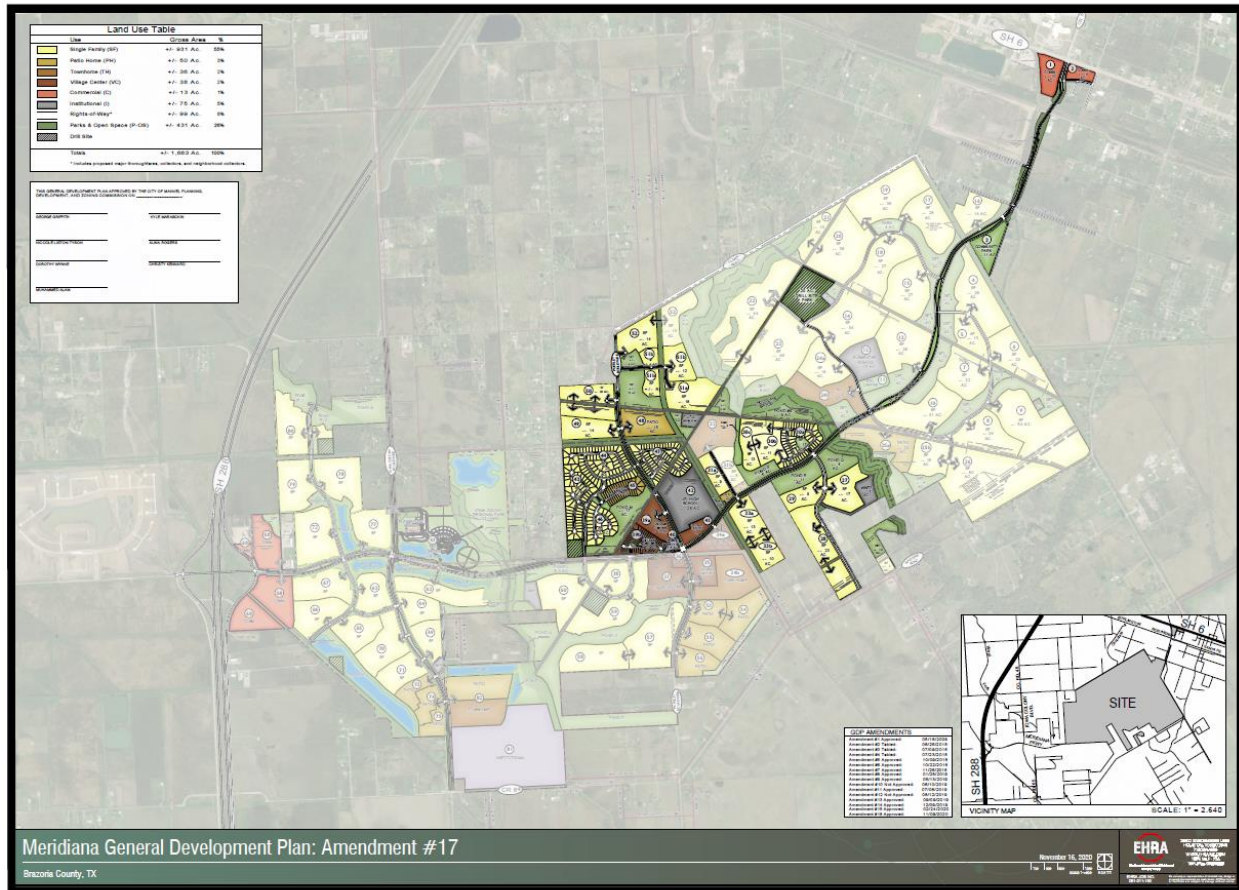
Plat Exhibit





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

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



GENERAL NOTES:

- 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 (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.48039010K, 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. 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 plot lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Avin Independent School District, and Brazoria County Drainage District #5.
- Properly within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Drainage District/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.

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. 2007-08).
- 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.

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 DETENTION RESERVE 'M-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

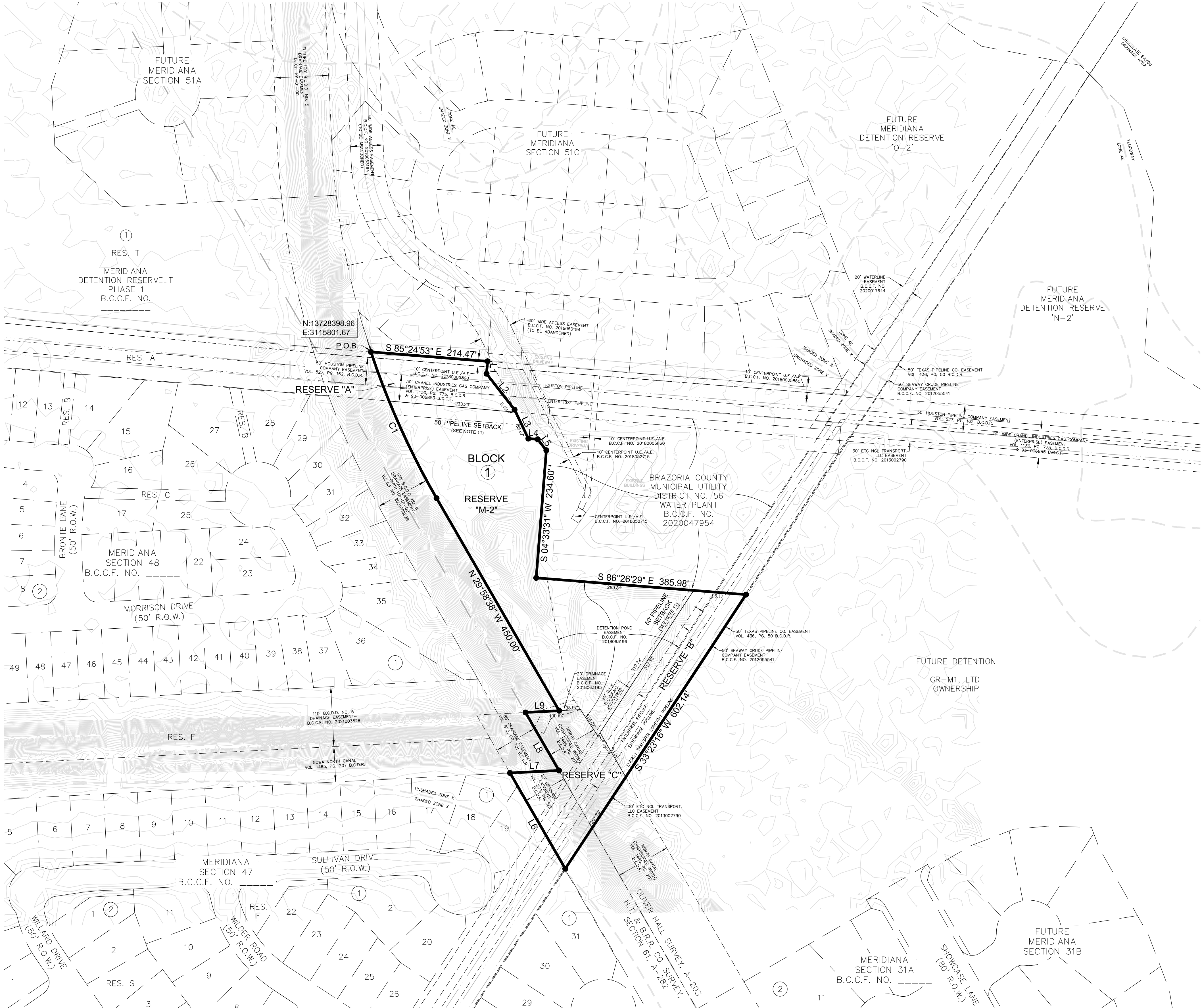
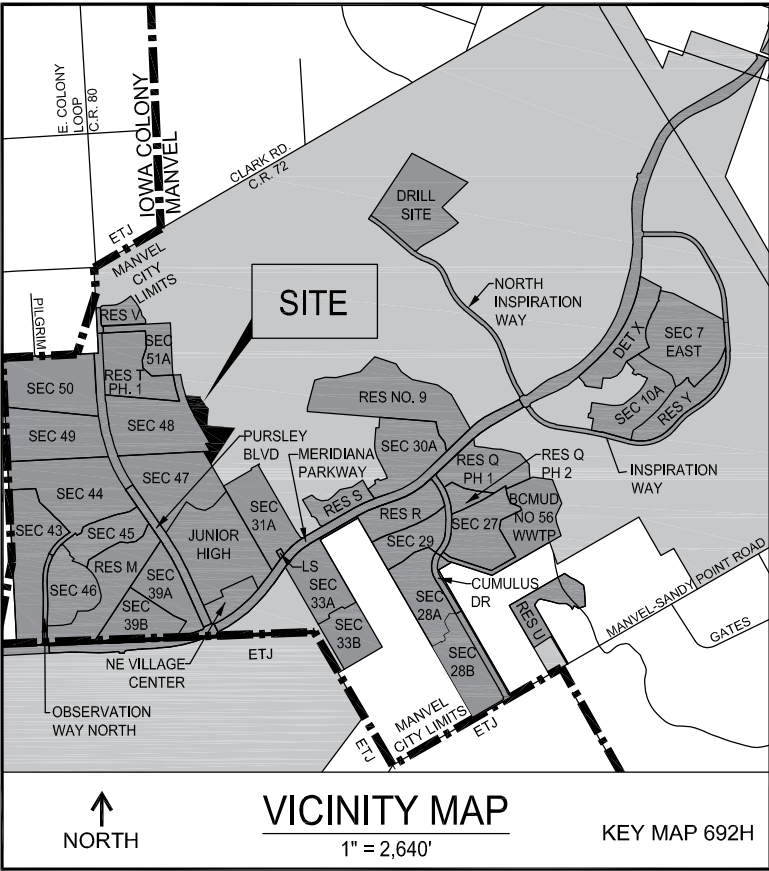
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA DETENTION RESERVE 'M-2' IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF 2021.

CITY COUNCIL

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	19,069.59	0.44
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	30,003.90	0.69
C	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	31,938.91	0.73
M-2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	118,577.09	2.72
TOTAL		199,589.49	4.58

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 04°35'07" W	22.81'
L2	S 37°56'55" E	83.54'
L3	S 25°26'32" E	58.80'
L4	S 85°22'56" E	17.29'
L5	S 37°56'55" E	25.68'
L6	N 29°59'58" W	202.72'
L7	N 87°02'51" E	89.82'
L8	S 29°59'58" E	190.46'
L9	N 87°02'51" E	61.95'

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	1,450.00'	294.49'	N 24°09'32" W
			CHORD LENGTH
			293.99'



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



Meridiana Detention Reserve 'M-2' Preliminary Plat
A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282, City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

August 30, 2021

Meridiana Detention Reserve 'M-2' Preliminary Plat

A Subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282,

City of Manvel, Brazoria County, Texas.

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

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

GEORGE GRIFFITH

NICOLE LISTON-TYSON

DOROTHY WYNNE

MUHAMMED ALAM

KYLE MARASCKIN

ALINA ROGERS

CHRISTY KENNARD



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



Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1" = 600'



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

EHRA JOB NO. 081-011-150

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: September 27, 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: N/A

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: 2021.09.21 10:53:29 -05'00'

SIGNATURE

September 21, 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 28 Preliminary Plat
Applicant	Katy Harris, LJA
PD&Z Meeting Date	September 27, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

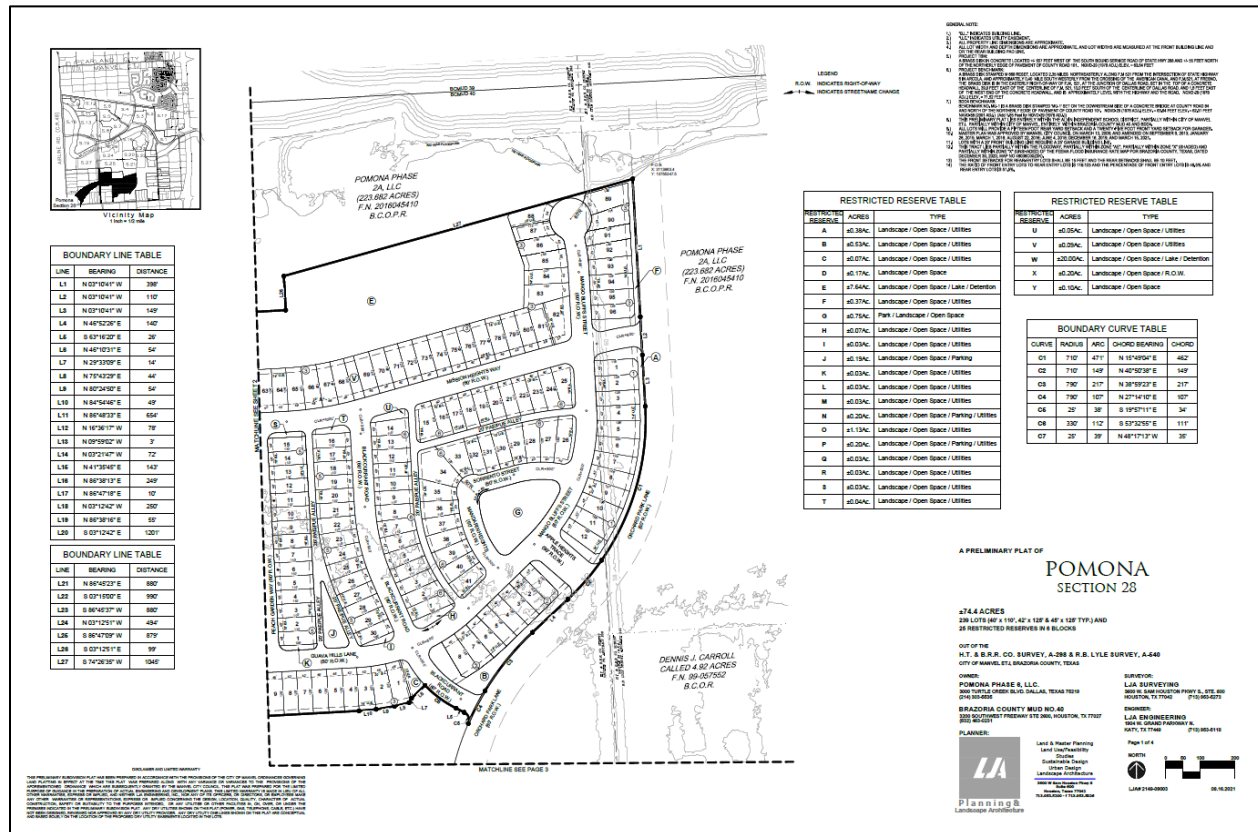
Background

This preliminary plat was previously heard at the September 13, 2021, Planning, Development and Zoning Commission meeting. The preliminary plat did not meet requirements of the subdivision ordinance and Pomona's adopted development agreement. The plat was not approved by the Commission. The preliminary plat has since been updated to address the comments and is ready for Commission consideration.

Staff Recommendation

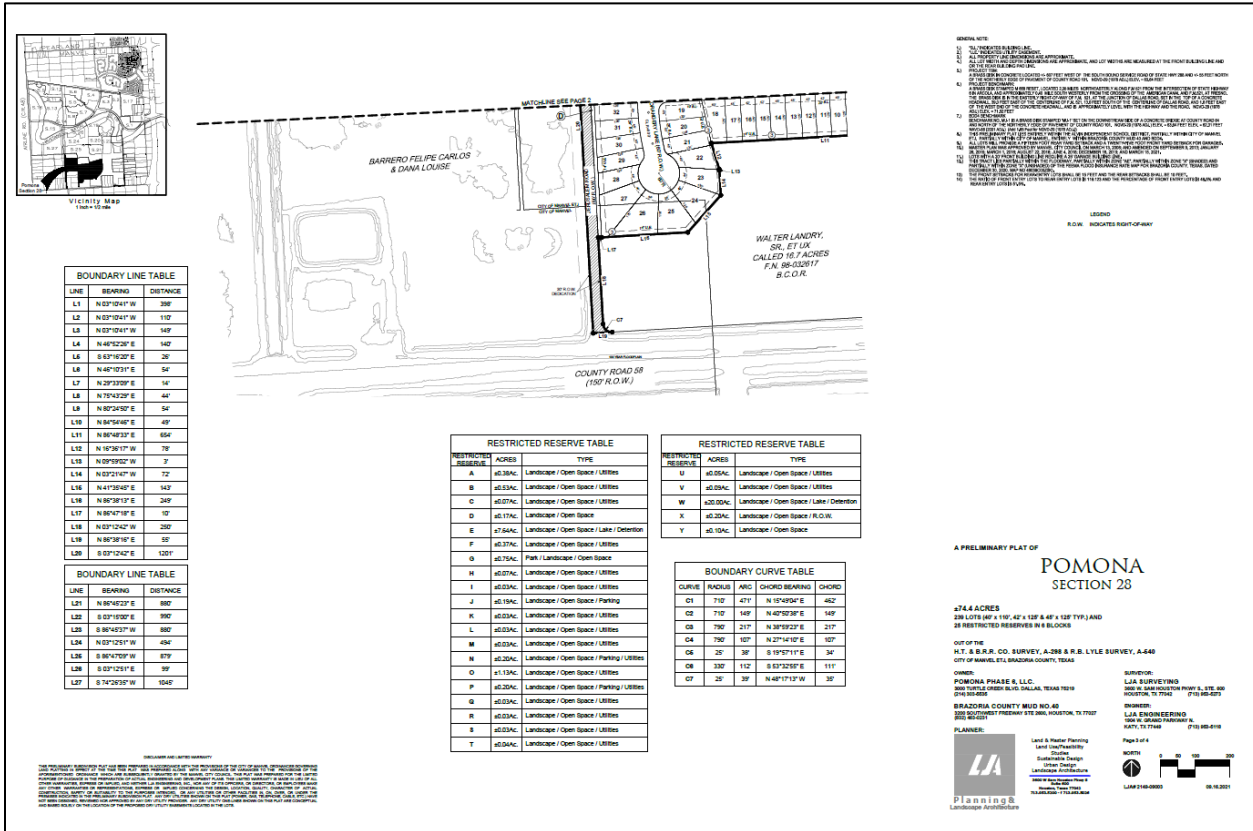
The City staff recommends approval of the Pomona Section 28 Preliminary Plat.

Plat Exhibit

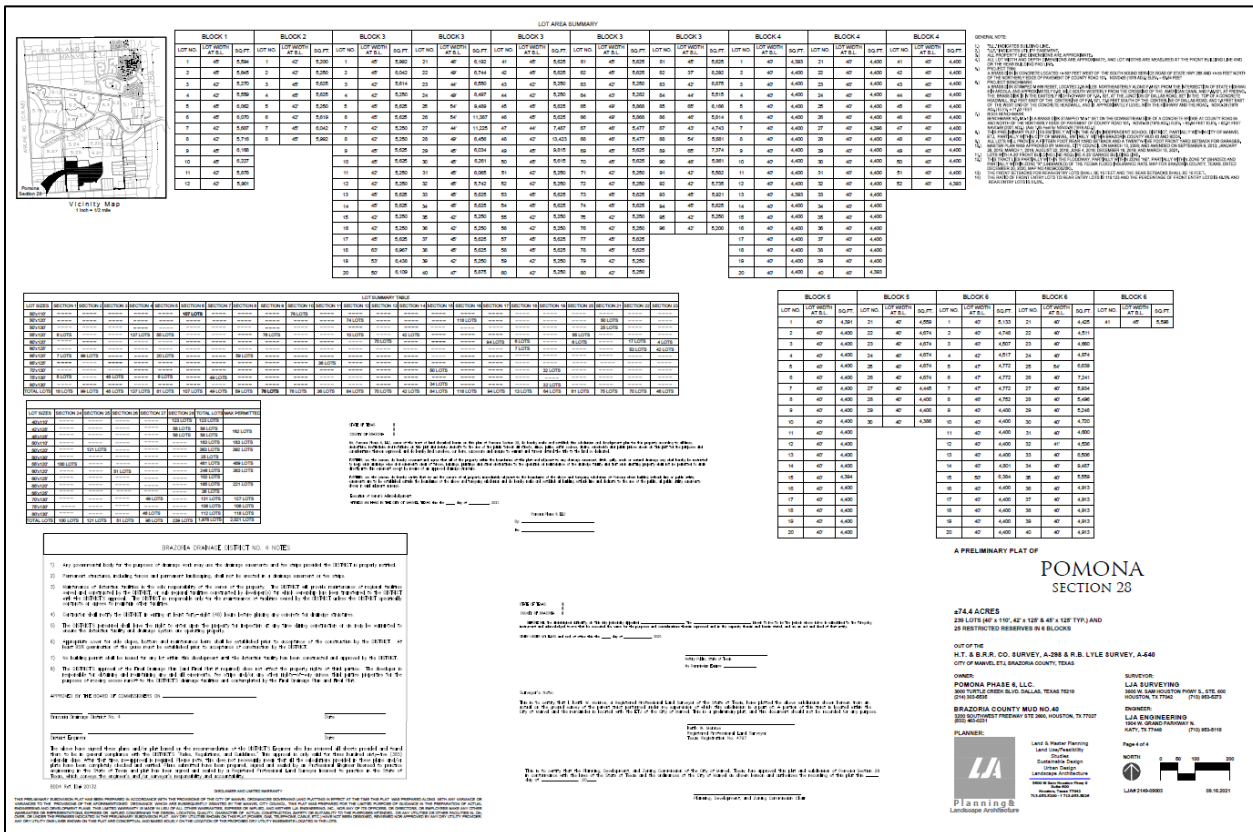


[illegible]

Plat Exhibit



Plat Exhibit



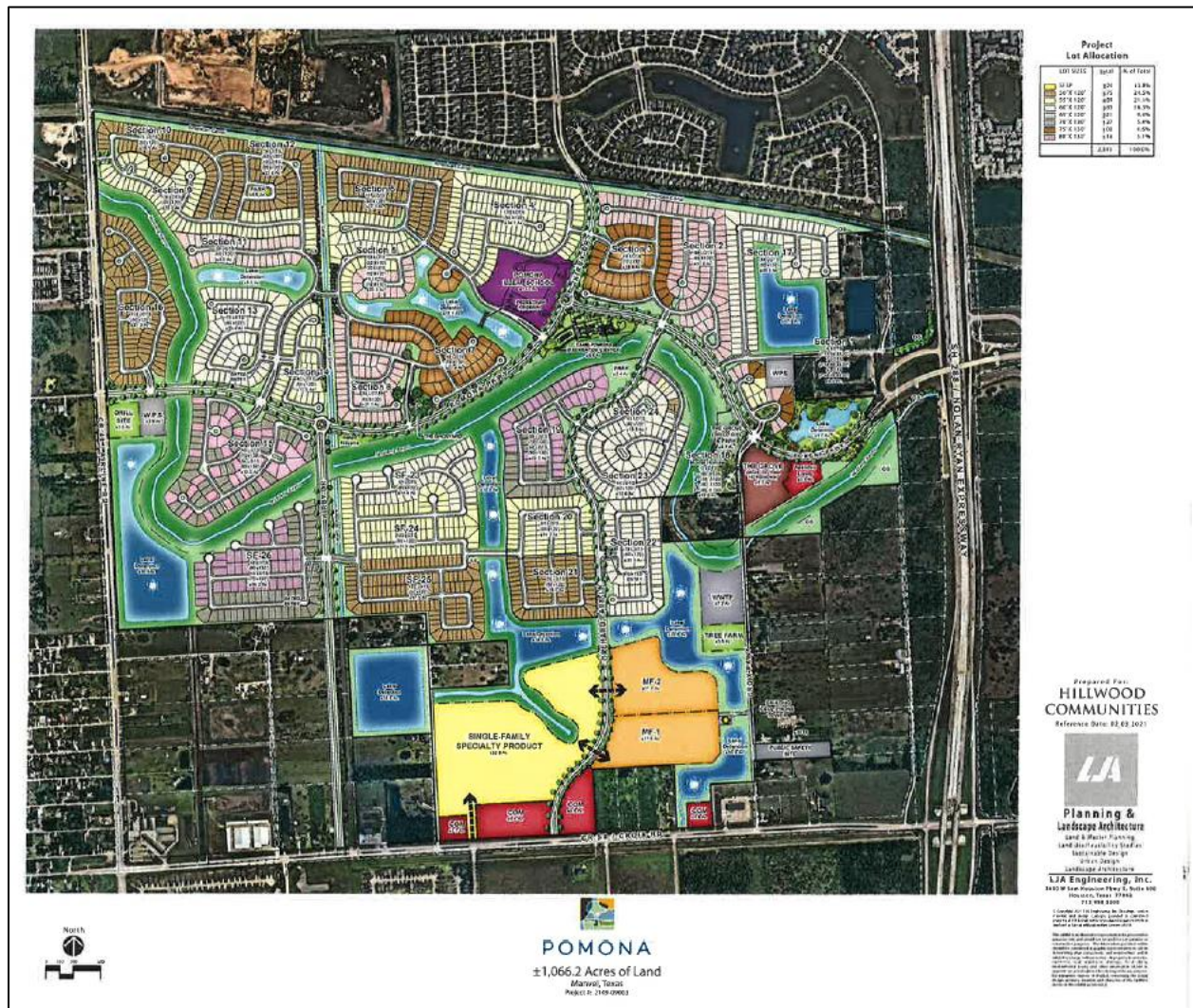


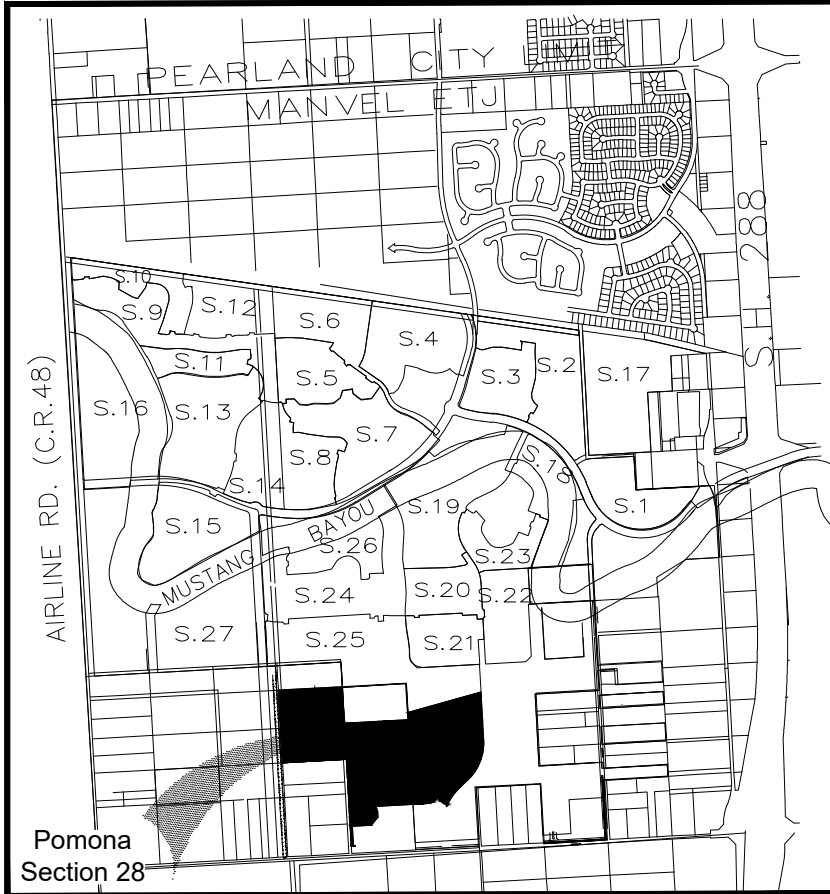
DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Pomona Section 28 Exhibit



Pomona Master Plan Amendment No. 7





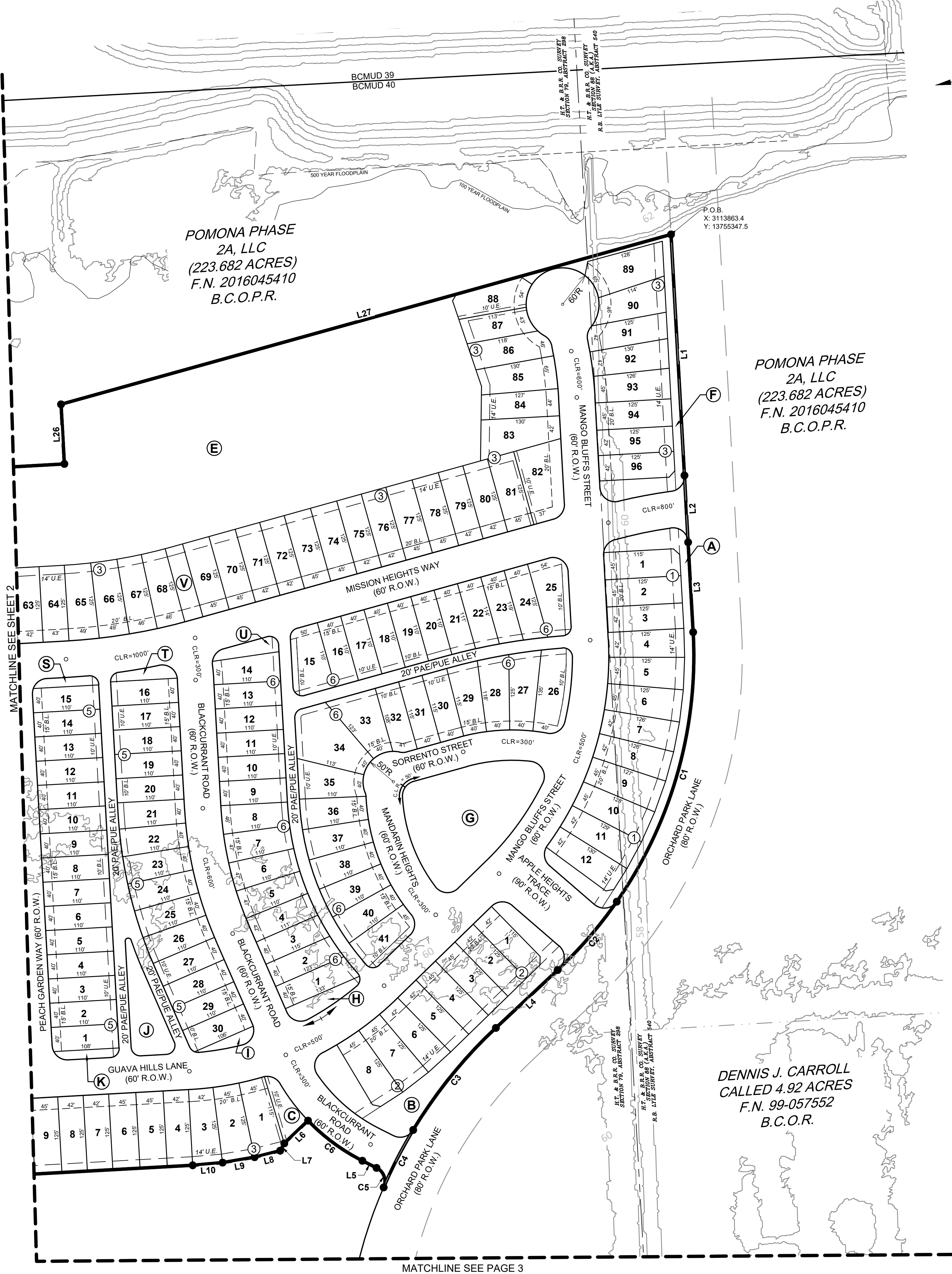
Vicinity Map
1 inch = 1/2 mile

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

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 / R.O.W.
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:



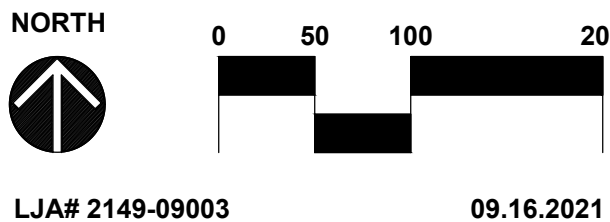
Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

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

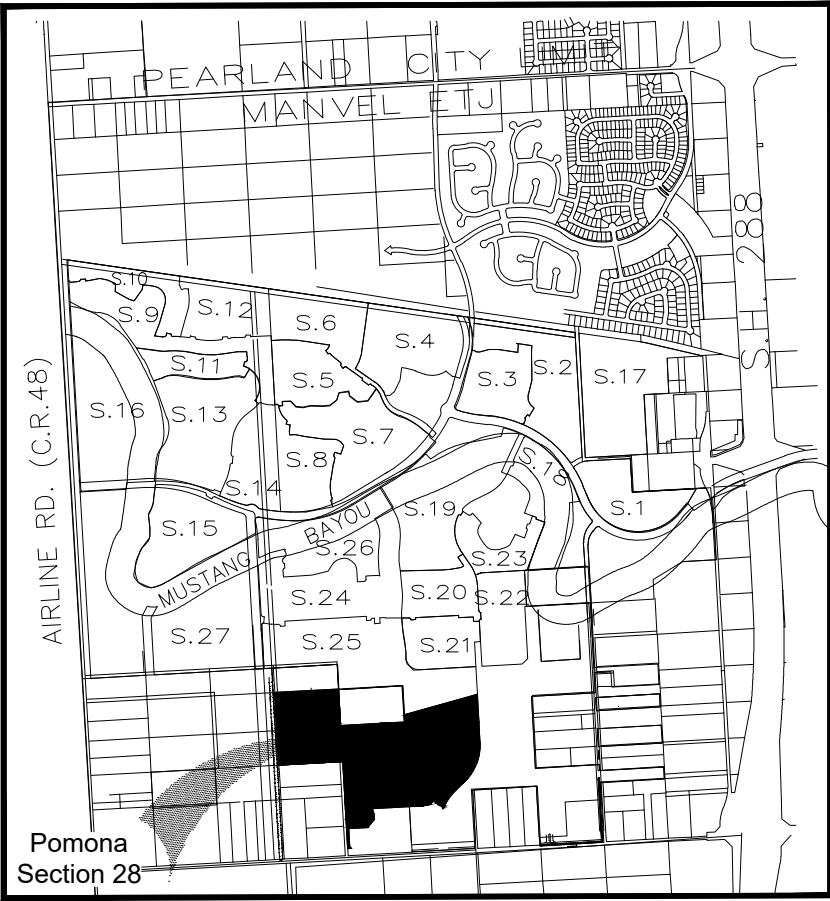
ENGINEER:
LJA ENGINEERING
1904 W. GRAND PARKWAY N.
KATY, TX 77449 (713) 953-5118

Page 1 of 4



LJA# 2149-09003

09.16.2021



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.

JOSHUA RODRIGUEZ, JR., AND
WIFE, NANCY J. RODRIGUEZ
CALLED 3.5 ACRES
F.N. 2004014598, B.C.D.R.

REINA TORRES POSADO
REMAINDER OF 7 ACRES
F.N. 96-021493, B.C.D.R.

POMONA
SECTION 25

JAMES A.
ALVARDO
CALLED 2.00
ACRES
FN. 03-071755
B.C.O.R.

VICTORIA
ARNOLDO
PLATERO
CALLED 1.00
ACRES
F.N. 02-049617
B.C.D.R.

JOSE MARIA SOLOZANO,
ET UX
REMAINDER OF 10 ACRES
F.N. 96-021495
B.C.O.R.

ROOSEVELT
CHAMBERS
F.N. 95-004951
B.C.O.R.

JUAN JOSE
RAMOS
F.N. 95-039118
B.C.O.R.

GUTIERREZ WENCESLAO
& JUANA

MATCHLINE SEE PAGE 3

MATCHLINE SEE PAGE 1

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 BENCHMARK
A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET
- 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
- BOD4 BENCHMARK
BENCHMARK NO. ML-1 IS A BRASS DISK STAMPED "ML-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.))
- 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 BOD4.
- 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 48039C0020K).
- 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 FRONT ENTRY LOTS IS 48.5% AND REAR 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 / R.O.W.
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:



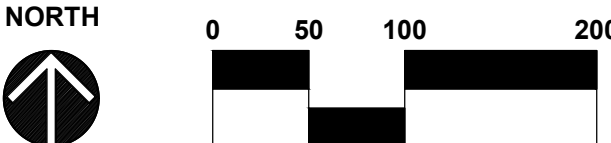
Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

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

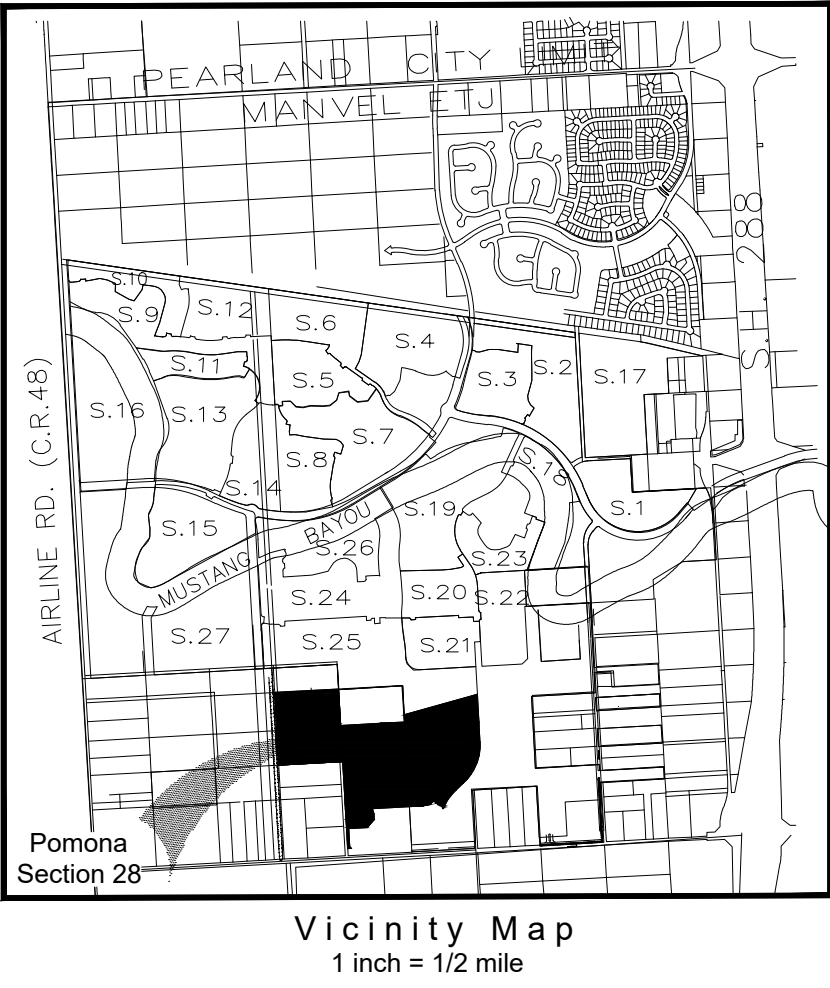
ENGINEER:
LJA ENGINEERING
1904 W. GRAND PARKWAY N.
KATY, TX 77449 (713) 953-5118

Page 2 of 4



LJA# 2149-09003

09.16.2021



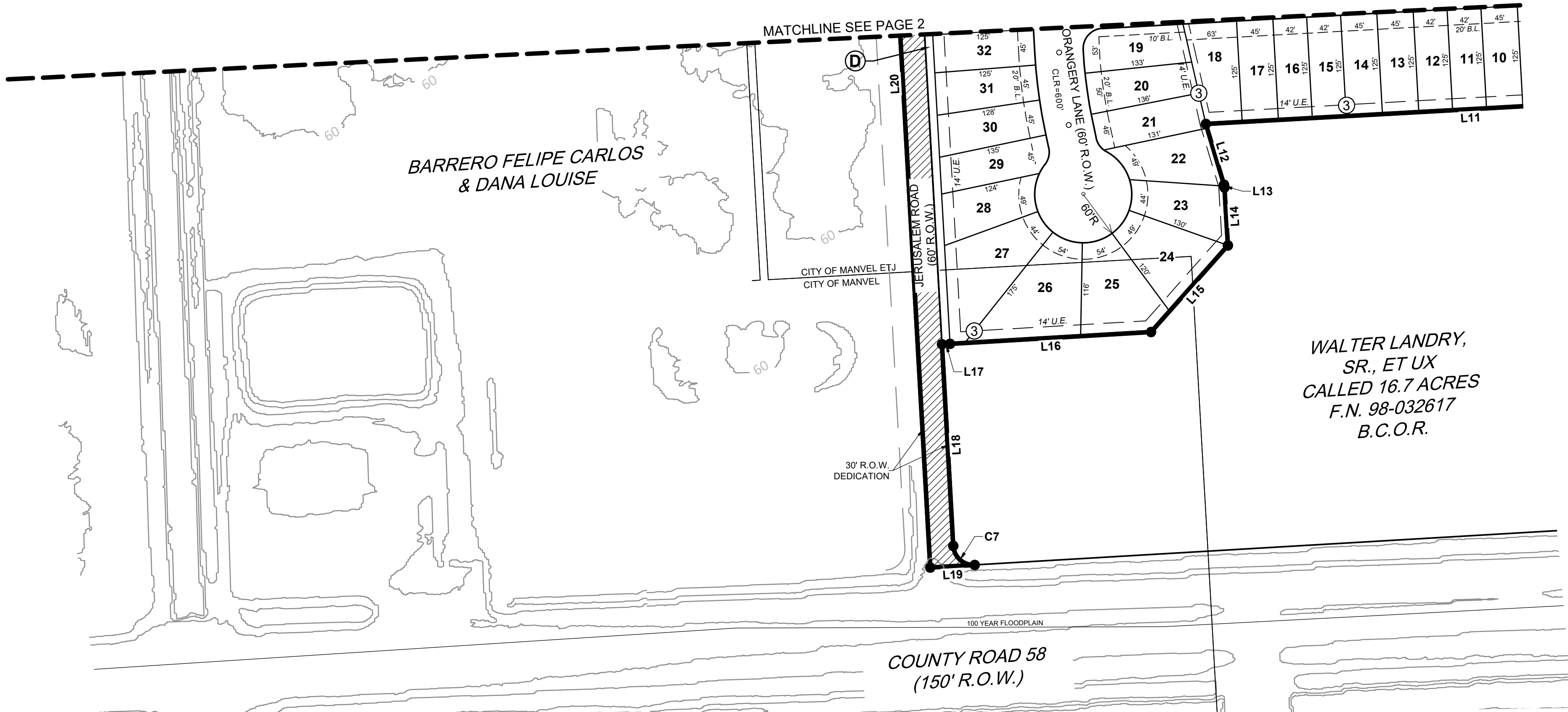
Vicinity Map
1 inch = 1/2 mile

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 / R.O.W.
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:

- "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 H 868 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
- 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.))
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT, PARTIALLY WITHIN CITY OF MANVEL, ET J, 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 29, 2015; MARCH 1, 2016; AUGUST 22, 2016; JUNE 4, 2018; DECEMBER 16, 2018; 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 FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED DECEMBER 30, 2020, MAP NO 48039C00Z0K.
- 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 FRONT ENTRY LOTS IS 48.5% AND REAR 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 ET J, 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:

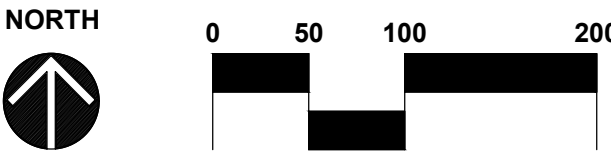


Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - F 713.953.5026

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

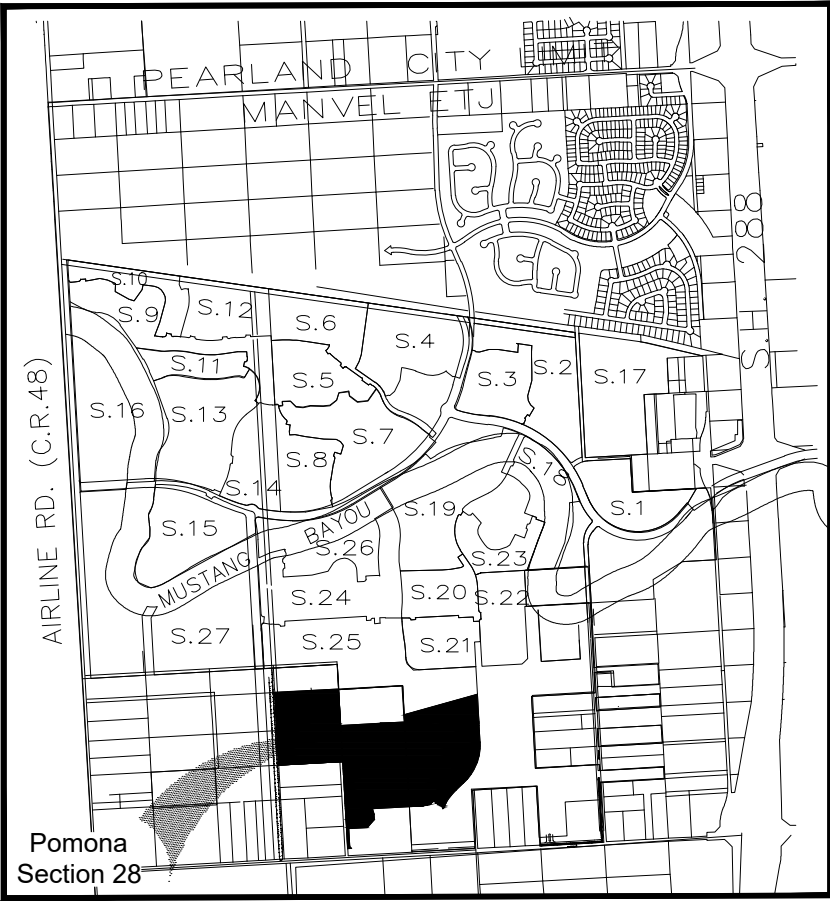
Page 3 of 4



LJA# 2149-09003

09.16.2021

Planning &
Landscape Architecture



Vicinity Map
1 inch = 1/2 mile

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 3			BLOCK 3			BLOCK 3			BLOCK 3			BLOCK 4			BLOCK 4			BLOCK 4											
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.	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	45'	5,594	1	42'	5,200	1	45'	5,992	21	46'	6,192	41	45'	5,625	61	45'	5,625	81	45'	5,625	1	40'	4,393	21	40'	4,400	41	40'	4,400									
2	45'	5,645	2	42'	5,250	2	45'	6,042	22	49'	6,744	42	45'	5,625	62	45'	5,625	82	37'	8,292	2	40'	4,400	22	40'	4,400	42	40'	4,400									
3	42'	5,270	3	45'	5,625	3	42'	5,614	23	44'	6,550	43	42'	5,250	63	42'	5,250	83	42'	6,875	3	40'	4,400	23	40'	4,400	43	40'	4,400									
4	42'	5,559	4	45'	5,625	4	42'	5,250	24	49'	8,497	44	42'	5,250	64	43'	5,282	84	44'	5,515	4	40'	4,400	24	40'	4,400	44	40'	4,400									
5	45'	6,062	5	42'	5,250	5	45'	5,625	25	54'	9,489	45	45'	5,625	65	49'	5,868	85	65'	6,166	5	40'	4,400	25	40'	4,400	45	40'	4,400									
6	45'	6,070	6	42'	5,619	6	45'	5,625	26	54'	11,387	46	45'	5,625	66	49'	5,868	86	46'	5,814	6	40'	4,400	26	40'	4,400	46	40'	4,400									
7	42'	5,687	7	45'	6,042	7	42'	5,250	27	44'	11,225	47	44'	7,487	67	46'	5,477	87	43'	4,743	7	40'	4,400	27	40'	4,398	47	40'	4,400									
8	42'	5,716	8	45'	5,992	8	42'	5,250	28	49'	6,456	48	42'	13,423	68	46'	5,477	88	54'	5,681	8	40'	4,400	28	40'	4,400	48	40'	4,400									
9	45'	6,168				9	45'	5,625	29	45'	6,034	49	45'	9,815	69	45'	5,625	89	65'	7,374	9	40'	4,400	29	40'	4,400	49	40'	4,400									
10	45'	6,227				10	45'	5,625	30	45'	6,261	50	45'	5,615	70	45'	5,625	90	46'	5,861	10	40'	4,400	30	40'	4,400	50	40'	4,400									
11	42'	5,878				11	42'	5,250	31	45'	6,065	51	42'	5,250	71	42'	5,250	91	42'	5,582	11	40'	4,400	31	40'	4,400	51	40'	4,400									
12	42'	5,901				12	42'	5,250	32	45'	5,742	52	42'	5,250	72	42'	5,250	92	42'	5,735	12	40'	4,400	32	40'	4,400	52	40'	4,393									
						13	45'	5,625	33	45'	5,625	53	45'	5,625	73	45'	5,625	93	45'	5,921	13	40'	4,393	33	40'	4,400												
						14	45'	5,625	34	45'	5,625	54	45'	5,625	74	45'	5,625	94	45'	5,625	14	40'	4,400	34	40'	4,400												
						15	42'	5,250	35	42'	5,250	55	42'	5,250	75	42'	5,250	95	42'	5,250	15	40'	4,400	35	40'	4,400												
						16	42'	5,250	36	42'	5,250	56	42'	5,250	76	42'	5,250	96	42'	5,200	16	40'	4,400	36	40'	4,400												
						17	45'	5,625	37	45'	5,625	57	45'	5,625	77	45'	5,625		17	40'	4,400	37	40'	4,400	4,400													
						18	63'	6,967	38	45'	5,625	58	45'	5,625	78	45'	5,625		18	40'	4,400	38	40'	4,400	4,400													
						19	53'	6,438	39	42'	5,250	59	42'	5,250	79	42'	5,250		19	40'	4,400	39	40'	4,400	4,400													
						20	50'	6,109	40	47'	5,875	60	42'	5,250	80	42'	5,250		20	40'	4,400	40	40'	4,393	4,400													

- 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 DOWD 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 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. = 71.62 FEET
 - BDDA 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
 - 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 BDDA.
 - 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, 2016, DECEMBER 16, 2016, 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. 48038-00020K.
 - 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 FRONT ENTRY LOTS IS 48.5% AND REAR ENTRY LOTS IS 51.5%.

LOT SUMMARY TABLE																							
LOT SIZES	SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10	SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15	SECTION 16	SECTION 17	SECTION 18	SECTION 19	SECTION 20	SECTION 21	SECTION 22	SECTION 23
50'x110'	-----	-----	-----	-----	-----	107 LOTS	-----	-----	-----	76 LOTS	-----	-----	-----	-----	-----	118 LOTS	-----	-----	-----	-----	50 LOTS	-----	-----
50'x120'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	74 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	25 LOTS	-----	-----
50'x130'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
55'x120'	6 LOTS	-----	-----	137 LOTS	55 LOTS	-----	-----	-----	76 LOTS	-----	-----	10 LOTS	-----	42 LOTS	-----	-----	-----	-----	-----	55 LOTS	-----	-----	-----
60'x120'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	70 LOTS	-----	-----	-----	94 LOTS	6 LOTS	-----	6 LOTS	-----	17 LOTS	4 LOTS
60'x125'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	7 LOTS	-----	-----	-----	53 LOTS	42 LOTS
65'x120'	7 LOTS	99 LOTS	-----	-----	20 LOTS	-----	-----	59 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
65'x125'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
70'x130'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
75'x130'	5 LOTS	-----	48 LOTS	-----	6 LOTS	-----	49 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	50 LOTS	-----	-----	-----	-----	-----	-----	-----
80'x130'	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
TOTAL LOTS	18 LOTS	99 LOTS	48 LOTS	137 LOTS	81 LOTS	107 LOTS	49 LOTS	59 LOTS	76 LOTS	76 LOTS	36 LOTS	84 LOTS	70 LOTS	42 LOTS	84 LOTS	118 LOTS	94 LOTS	13 LOTS	64 LOTS	61 LOTS	75 LOTS	70 LOTS	46 LOTS

LOT SIZES	SECTION 24	SECTION 25	SECTION 26	SECTION 27	SECTION 28	TOTAL LOTS	MAX PERMITTED
40'x110'	-----	-----	-----	-----	123 LOTS	123 LOTS	-----
42'x125'	-----	-----	-----	-----	58 LOTS	58 LOTS	162 LOTS
45'x125'	-----	-----	-----	-----	58 LOTS	58 LOTS	-----
50'x110'	-----	-----	-----	-----	-----	183 LOTS	183 LOTS
50'x120'	-----	121 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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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 laws, dedications, restrictions and notations on this plot and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plot 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 covenant and agree that all of the property within the boundaries of this plot 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 to the operation or 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, 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 orange.

Execution of Owner's Acknowledgement:

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

Pomona Phase 6, LLC
By: _____
Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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: _____

Surveyor's Note:

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 Manvel and the remainder is located with the ETJ of the City of Manvel. This is a preliminary plat, 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____.



Project Lot Allocation

LOT SIZES	Total	% of Total
51' x 120'	374	13.8%
55' x 120'	375	24.5%
60' x 120'	383	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	2,843	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 document is the property of LJA Engineering, Inc. and is not to be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from LJA Engineering, Inc. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information contained herein is not to be used for any purpose other than that for which it was intended. The information contained herein is not to be used for any purpose other than that for which it was intended.

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 27, 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: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-457

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat for Rodeo Palms The Lakes Section 5,
being a subdivision of 1.6700 acres out of the H.T. & B.R.R. Co. Survey, Section 75, A-299, and the K.R.
Ehrmann Survey, A-459, in the City of Manvel, in Brazoria County, Texas; and also being a partial replat of
Rodeo Palms Subdivision Section One as recorded at Vol. 22, Pg. 133-138, B.C.P.R. (Brazoria County
M.U.D. No. 29) (H.O.A. - Rodeo Palms Home Owners' Association)

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: 2021.09.21 09:28:20 -05'00'

SIGNATURE

September 21, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Rodeo Palms The Lakes Section 5 Final Plat
Applicant	Jared Bowlin, EHRA, Inc.
PD&Z Meeting Date	September 27, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval of Rodeo Palms The Lakes Section 5 Final Plat.



E4217

[illegible]

CINDER,
 New Riders 200, LTD.,
 a Texas limited partnership
 By
 New RP, Inc., a Texas corporation
 its general partner
 BY 
 Clinton F. Wang, President

BEFORE ME, the undersigned authority, on this day personally appeared Cirilan F. Wong, President of New RP, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4TH day of AUGUST, 2021

Kelly Craban
Notary Public in and for the
State of TEXAS
My Notary Commission Expires: 01-16-2022

I, Charles Ramsey, Jr., a Registered Public Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct as prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards and practice of the Texas Board of Professional Land Surveyors; that the said boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/surveying and other points of reference were marked on the ground and where I signed and sealed this document as Surveyor and of said system are a minimum 3/8" (three eighths) diameter iron rod with Surveyor's cap.

DATE: 7-28-21

This is to certify that the Planning, Development and Zoning Commission of the City of Mesquite, Texas, has approved this plat of Reddy Payne The Lakes Section 5 in conformance with the laws of the State of Texas and the ordinances of the City of Mesquite as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

Fixing, Developing, and Tying Connections

APPROVED BY THE BOARD OF COMMISSIONERS ON 7/13/2021

Brazoria Drainage District No. 4

District Engineer

EEO-4 Rev. 10g 2/1/82

The above have signed these plans and/or plot 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 Terms, Regulations, and Guidelines. This approval is only valid for three hundred sixty (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 plots have been completely checked and verified. Plans submitted have been prepared and reviewed by a Professional Engineer licensed to practice engineering in the State of Texas and plot 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.

DB NO. 201-085-00

PATH: \\2020\\201-081-00\\DRAWING\\PLAN\\201-081-00_BCCED FROM THE LAKES 5_FWS-PLAN_5-10-21.dwg DATE: 02/18/2023

GENERAL NOTES

2. Boating information is posted on the Texas State Parks Coordinator's Office of 1963, Staff Directory
 3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for
Brewster County, Texas, Map No. 48363CA02B dated November 30, 1989, the subject tract lies within the
100-year flood zone. The subject tract is not within the 500 year flood zone. The subject tract is not
entirely located in the 100-year flood zone. Therefore, the subject tract is not in the 100-year flood zone
and is not in the 500-year flood zone. The subject tract is not in the 100-year flood zone and is not in the
500-year flood zone. The subject tract is not in the 100-year flood zone and is not in the 500-year flood zone
and is not in the 100-year flood zone and is not in the 500-year flood zone.
4. B.C.F. indicates Brewster County (County)
 5. B.C.F. indicates Brewster County (County)
 6. B.C.F. indicates Brewster County (County)
 7. B.C.F. indicates Brewster County (County)
 8. B.C.F. indicates Brewster County (County)
 9. B.C.F. indicates Brewster County (County)
 10. B.C.F. indicates Brewster County (County)
 11. B.C.F. indicates Brewster County (County)
 12. B.C.F. indicates Brewster County (County)
 13. B.C.F. indicates Brewster County (County)
 14. B.C.F. indicates Brewster County (County)
 15. B.C.F. indicates Brewster County (County)
 16. B.C.F. indicates Brewster County (County)
 17. B.C.F. indicates Brewster County (County)
 18. B.C.F. indicates Brewster County (County)
 19. B.C.F. indicates Brewster County (County)
 20. B.C.F. indicates Brewster County (County)
 21. B.C.F. indicates Brewster County (County)
 22. B.C.F. indicates Brewster County (County)
 23. B.C.F. indicates Brewster County (County)
 24. B.C.F. indicates Brewster County (County)
 25. B.C.F. indicates Brewster County (County)
 26. B.C.F. indicates Brewster County (County)
 27. B.C.F. indicates Brewster County (County)
 28. B.C.F. indicates Brewster County (County)
 29. B.C.F. indicates Brewster County (County)
 30. B.C.F. indicates Brewster County (County)
 31. B.C.F. indicates Brewster County (County)
 32. B.C.F. indicates Brewster County (County)
 33. B.C.F. indicates Brewster County (County)
 34. B.C.F. indicates Brewster County (County)
 35. B.C.F. indicates Brewster County (County)
 36. B.C.F. indicates Brewster County (County)
 37. B.C.F. indicates Brewster County (County)
 38. B.C.F. indicates Brewster County (County)
 39. B.C.F. indicates Brewster County (County)
 40. B.C.F. indicates Brewster County (County)
 41. B.C.F. indicates Brewster County (County)
 42. B.C.F. indicates Brewster County (County)
 43. B.C.F. indicates Brewster County (County)
 44. B.C.F. indicates Brewster County (County)
 45. B.C.F. indicates Brewster County (County)
 46. B.C.F. indicates Brewster County (County)
 47. B.C.F. indicates Brewster County (County)
 48. B.C.F. indicates Brewster County (County)
 49. B.C.F. indicates Brewster County (County)
 50. B.C.F. indicates Brewster County (County)
 51. B.C.F. indicates Brewster County (County)
 52. B.C.F. indicates Brewster County (County)
 53. B.C.F. indicates Brewster County (County)
 54. B.C.F. indicates Brewster County (County)
 55. B.C.F. indicates Brewster County (County)
 56. B.C.F. indicates Brewster County (County)
 57. B.C.F. indicates Brewster County (County)
 58. B.C.F. indicates Brewster County (County)
 59. B.C.F. indicates Brewster County (County)
 60. B.C.F. indicates Brewster County (County)
 61. B.C.F. indicates Brewster County (County)
 62. B.C.F. indicates Brewster County (County)
 63. B.C.F. indicates Brewster County (County)
 64. B.C.F. indicates Brewster County (County)
 65. B.C.F. indicates Brewster County (County)
 66. B.C.F. indicates Brewster County (County)
 67. B.C.F. indicates Brewster County (County)
 68. B.C.F. indicates Brewster County (County)
 69. B.C.F. indicates Brewster County (County)
 70. B.C.F. indicates Brewster County (County)
 71. B.C.F. indicates Brewster County (County)
 72. B.C.F. indicates Brewster County (County)
 73. B.C.F. indicates Brewster County (County)
 74. B.C.F. indicates Brewster County (County)
 75. B.C.F. indicates Brewster County (County)
 76. B.C.F. indicates Brewster County (County)
 77. B.C.F. indicates Brewster County (County)
 78. B.C.F. indicates Brewster County (County)
 79. B.C.F. indicates Brewster County (County)
 80. B.C.F. indicates Brewster County (County)
 81. B.C.F. indicates Brewster County (County)
 82. B.C.F. indicates Brewster County (County)
 83. B.C.F. indicates Brewster County (County)
 84. B.C.F. indicates Brewster County (County)
 85. B.C.F. indicates Brewster County (County)
 86. B.C.F. indicates Brewster County (County)
 87. B.C.F. indicates Brewster County (County)
 88. B.C.F. indicates Brewster County (County)
 89. B.C.F. indicates Brewster County (County)
 90. B.C.F. indicates Brewster County (County)
 91. B.C.F. indicates Brewster County (County)
 92. B.C.F. indicates Brewster County (County)
 93. B.C.F. indicates Brewster County (County)
 94. B.C.F. indicates Brewster County (County)
 95. B.C.F. indicates Brewster County (County)
 96. B.C.F. indicates Brewster County (County)
 97. B.C.F. indicates Brewster County (County)
 98. B.C.F. indicates Brewster County (County)
 99. B.C.F. indicates Brewster County (County)
 100. B.C.F. indicates Brewster County (County)

↗ indicates street name change.

1. All use of land is either agricultural or related to forest harvesting or other otherwise rural.
 2. The property is included in the trapping and fish and wildlife resource database (A-2023, No. 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862

CITY OF MARVELL

- [illegible]

NETES AND BOUNDS DESCRIPTION
RODDED FILMS, THE LAKES SECTION
BEING 1,6700 ACRES
SITUATED IN THE N.T. & B. R.R. CO. SURREY, SECTION
AND THE N.R. DORRAN SURVEY, ABBOTTS
BRADSHAW COUNTY, TEXAS

BEING A 1.6700 ACRE TRACT OF LAND SITUATED IN THE N.T. & B. R.R. Co. SURVEY, SECTION 75, ABSTRACT 266, BRAWLEY COUNTY, TEXAS, AND THE N.T. CHRYSLER SURVEY, ABSTRACT 458, BRAWLEY COUNTY, TEXAS, BEING ALL OF LOTS 11, 12 AND 14, BLOCK 7 OF RODEO PALMS SUBDIVISION SECTION ONE RECORDED UNDER VOLUME 22, PAGES 133-138 OF THE RECORDS OF BRAWLEY COUNTY, TEXAS (B.C.P.A.); SAID 1.6700 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED METES AND BOUND AS FOLLOWS, (DEANIES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, AS DETERMINED BY GPS MEASUREMENTS):

DECREASE of a 5/8-inch in rad with stop stamped "H.R.A. 713-784-4500" found for the Westernmost corner of lot of land, the Eastern corner of Lot 13, Block 3 of Indian Wells The Lakes Sub. 2 as occurred under Plat 200200084205 of the S.C.P.R., and being in the Northwestern right-of-way line of Indian Wells Drive (50' Private Road of said The Lakes 2.

THENCE N 51°46'42" E with the Southeast line of said Lot 13, a distance of 142.88 feet to a 5/8-inch iron rod stop stamped "H.R.A. 713-784-4500" found for the Eastern corner of said Lot 13, and being in the Southeast line

THENCE with the Southeast line of said drainage easement and said non-terrestrial curve to the left having a radius 1,554.68 feet, a central angle of 17°02'33", a length of 470.48 feet, and a chord bearing and distance of S 48°50' E, 468.88 feet to a 5/8"-radius iron rod with one winged PLAIN, 713-784-6600 found for the Northeast corner of 1/4 Block 4 of said the Lot 24.

THENCE by 3054.70' N with the Northwest line of said Lot 1, a distance of 148.21 feet to a 5/8-inch iron rod with stamped "JARA, 713-754-4500" found for the Southwest corner of said Lot 1 and being in the Northeast right-of-way line of said Indian Wells Drive, said point being the beginning of a non-tangent curve to the right;

BRADSHIRE DRAINAGE DISTRICT NO. 4

4. Contractor shall satisfy the DMR

- The DISTRICT's personnel shall have the right to enter upon the property for inspection of any tree during construction. The DISTRICT shall be responsible to adjust the detection facility and drainage upon any opening property.
- Approximate cover for the side slopes, ditches and maintenance berm shall be established prior to acceptance of construction by the DISTRICT. All loose rock generation 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 instrument until the detection facility has been constructed and approved by the DISTRICT.
- The DISTRICT's approval of the First Drainage Plan (and First Plan if required) does not affect the property rights. Third parties, the designer is responsible for obtaining and maintaining any and all easements, the legal right of utility companies and other parties to their project, permission for placement of existing easements owned by the DISTRICT's jurisdiction, as contemplated by the First Drainage Plan and First Plan.

	PRODUCT BENCHMARK
--	-------------------

NO. 2 MONUMENT # 2, 300' DIAM. SET IN TOP OF CONCRETE MONUMENT, LOCATED 3.5 MILES WEST OF STATION, 3 MILES WEST BEHIND THE GULF, CO. GRADE AND SANTA FE RAILWAY FROM THE STATION AT WHEELABRAZORIA COUNTY, 0.2 MILE SOUTH OF A SHALE-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MALE POLE 35, 30 FEET SOUTH OF THE SOUTH RAIL, 35 FEET WEST OF THE CENTERLINE OF A DRAINAGE, 8.7 FEET WEST OF THE NORTH-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN MONUMENT, AND SET IN THE TOP OF A CONCRETE POST AND FLUSH WITH THE GROUND.

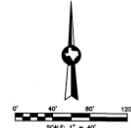
NAID 80 ELEV=52.00 JULY 1980

800-44-BENCHOVER

BRADORA DRAINAGE DISTRICT NO. 4 BRANCHING NO. 0158-1 IS A BRASS CAP
STAMPED "CR50-1" SET IN CONCRETE HEADWALL AT THE INTERSECTION OF
OUTFALL AND THE NORTH SIDE OF COUNTY ROAD 58, IN KEYMAN EGGS NEAR
CR50 WEST DETENTION
NAHD 88 ELEV=58.14' ADJ. 2001

SITE BENCHMARK

SITE BENCHMARK: A PK NAIL IN THE CENTERLINE INTERSECTION OF PALM DESERT DRIVE
GARDEN GROVE DRIVE



FINAL PLAT
RODÉO PALMS
THE LAKES
SECTION 5

BEING A SUBDIVISION OF 16700 ACRES OUT OF THE
H.T. & B.R. RQ. SURVEY, SECTION 75, A-299, AND THE
K.R. EHRHMAN SURVEY, A-459,
IN THE CITY OF MANVEL,
IN BRAZORIA COUNTY,
TEXAS, AND ALSO BEING A REPLAT OF
LOTS 11, 12, 13 AND 14, BLOCK 7 OF
RODDEO PALMS SUBDIVISION SECTION ONE
AS RECORDED AT VOL. 22, PG. 183-188, B.C.P.R.
BRAZORIA COUNTY CLERK'S OFFICE, No. 29,
(H.O.A. - RODDEO PALMS HOME OWNERS' ASSOCIATION)

REASON FOR REPLAT:
TO INCREASE NUMBER OF LOTS FROM 4 TO 8,
TO CHANGE LOT FRONTS FROM 90' MINIMUM TO
90' MINIMUM TO 80' MINIMUM, AND
TO CHANGE EASEMENT DEEDS AND LOCATIONS.

CIAMETI

NEW RODEO 288 LTD.
CONTACT NAME: ERIC UNGAR
1116 S. VOSS RD. # 618

SEPTEMBER 12, 2001

SEPTEMBER 17, 2021



ENGINEERING THE FUTURE
SINCE 1938

TBPE No. F-725
TBPLS No. 10092300

SHEET 1



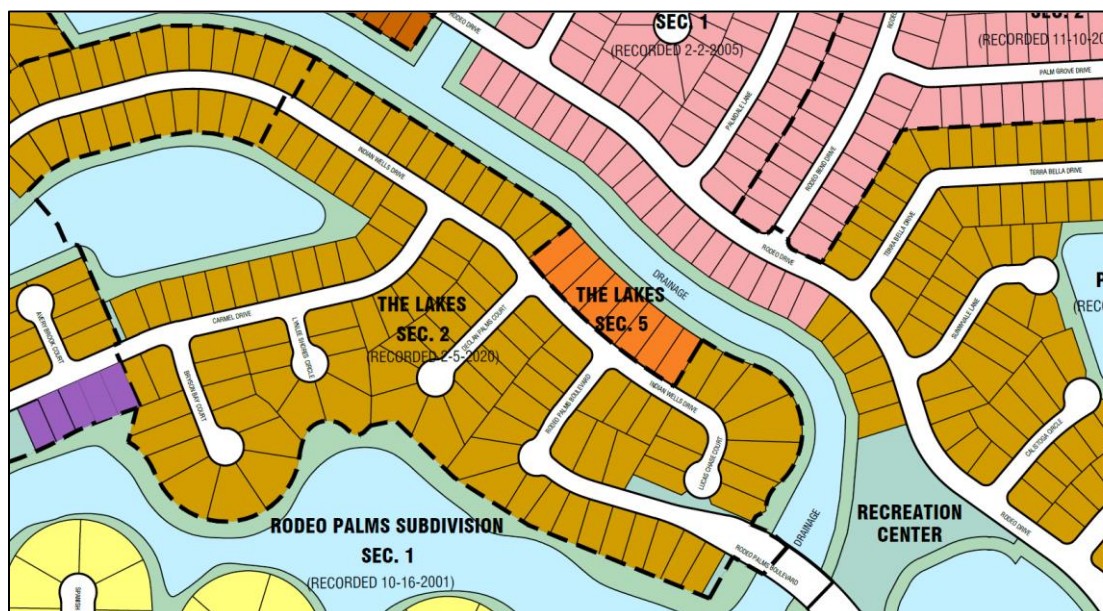
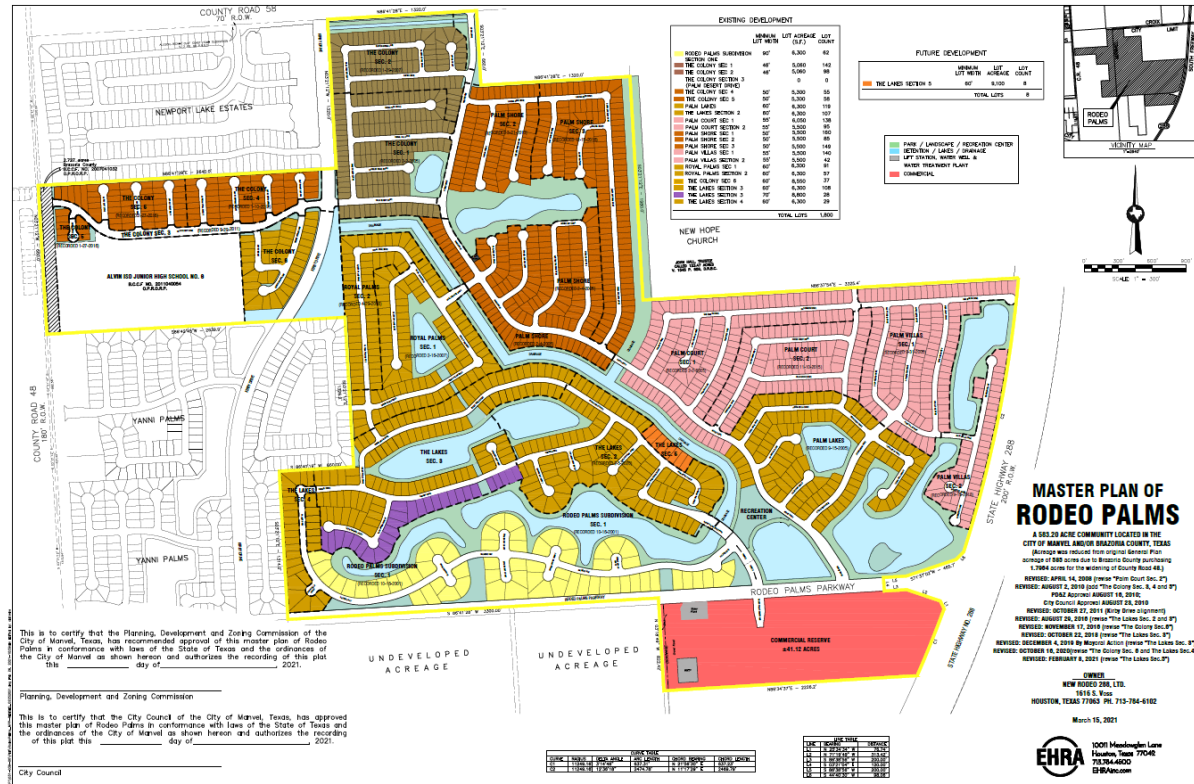
DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6

MANVEL, TX 77578

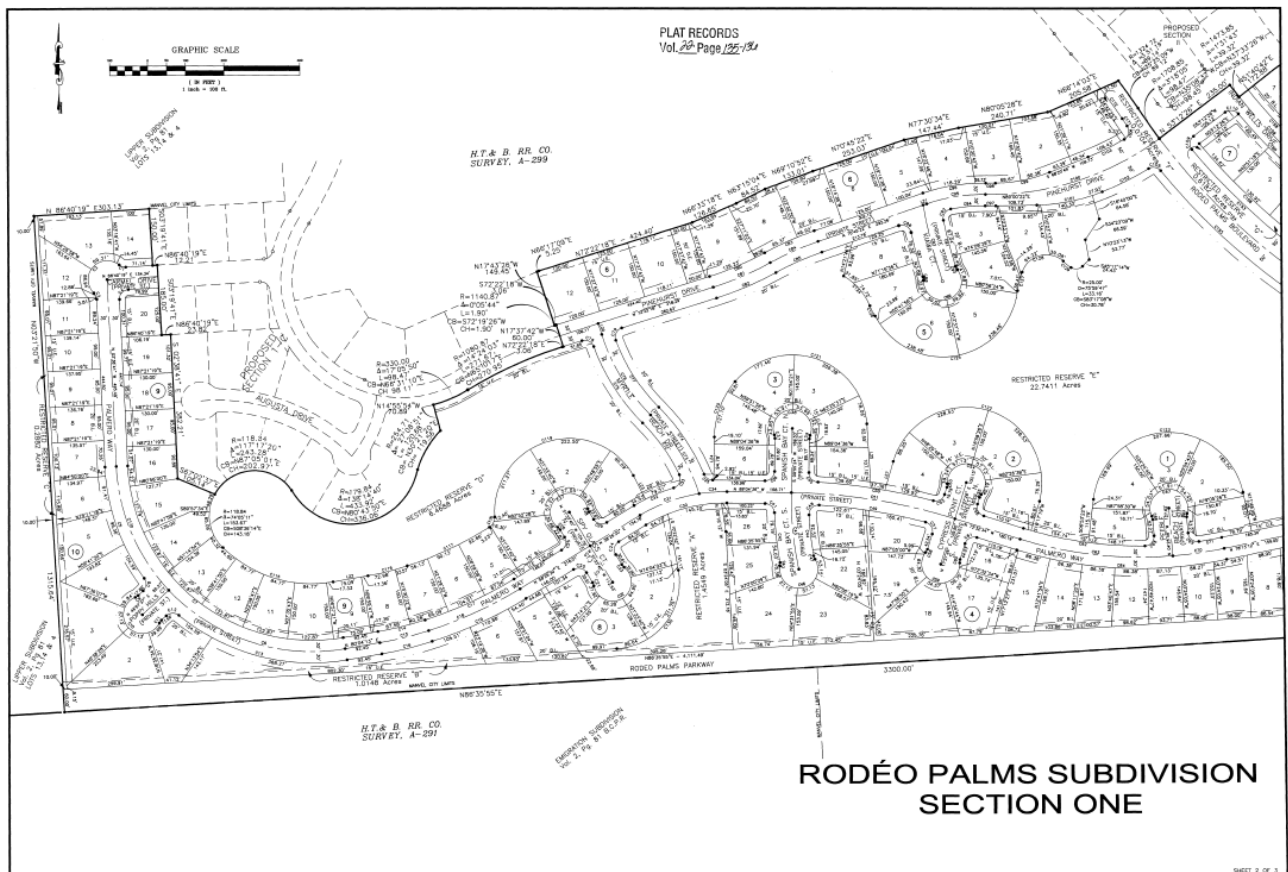
281-489-0630

Rodeo Palms Master Plan (adopted March 15, 2021)



[illegible]

Rodeo Palms Subdivision Section One



STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, New Rodeo 288, LTD., a Texas limited partnership, owner of the property subdivided in this plot, Rodeo Palms The Lakes Section 5, do hereby make subdivision of said property for and on behalf of said limited partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigned to warrant and defend the title to the land so dedicated.

In Testimony, hereto, the New Rodeo 288, LTD., has caused these presents to be signed by Clinton F. Wong, President of New RP, Inc., a Texas corporation, general partner of New Rodeo 288, LTD., a Texas limited partnership, this 4TH day of AUGUST, 2021.

OWNER:
New Rodeo 288, LTD.,
a Texas limited partnership
By:
New RP, Inc., a Texas corporation,
its general partner
BY: Clinton F. Wong, President

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Clinton F. Wong, President of New RP, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4TH day of AUGUST, 2021.

Kelly Graham
Notary Public in and for the
State of T E X A S
My Notary Commission Expires 01-16-2022

I, Charles Kennedy, Jr., a Registered Public Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct, was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and other points of reference were marked on the ground before I signed and sealed this document as found and all set markers are a minimum 5/8-inch diameter iron rod within surveyor's cap.

The interior corners of this subdivision were not set at the time this plot 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.

Charles Kennedy, Jr.
Charles Kennedy, Jr.,
Registered Professional Land Surveyor
Texas Registration No. 5708
Date: 7-28-21

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plot of Rodeo Palms The Lakes Section 5 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 plot this ____ day of _____, 2021.

Planning, Development, and Zoning Commission

APPROVED BY THE BOARD OF COMMISSIONERS ON 7/13/2021

Brazoria Drainage District No. 4

District Engineer

BDD4 Ref. ID# 21152

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.

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Brazoria County, Texas, Map No. 48039C0020H dated December 30, 2020, the subject tract appears to be within Unshaded Zone "X"; defined as areas outside the 500 year floodplain (the subject tract lies entirely outside the 100-year floodplain). Edminster, Hinshaw, Russ and Associates, Inc. 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 and Associates, Inc. (EHRA).
- B.C.C.F. indicates Brazoria County Clerk's File
B.C.D.R. indicates Brazoria County Deed Records
B.C.P.R. indicates Brazoria County Plat Records
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
O.P.R.B.C. indicates Official Public Records Brazoria County.
P.G. indicates Page.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R.O.W. indicates Right-Of-Way.
S.M.S.E. indicates Storm Sewer Easement.
S.S.E. indicates Sanitary Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. indicates Volume.
W.L.E. indicates Water Line Easement.

indicates street name change.

- All easements extend equidistant from either side of the property lines unless otherwise noted.
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- The property subdivided in the foregoing plat lies within Brazoria Drainage District No. 4 (B.D.D. No. 4), City of Manvel, Alvin Independent School District and Brazoria County M.U.D. No. 29.
- The boundary for this plot has a closure in excess of 1:15,000.
- All plot corners are Set 5/8" Iron Rod with cap stamped "E.H.R.A. 713-784-4500".
- Tract subject to an agreement for the installation, operation and maintenance of an underground/overhead electrical service distribution system, as set forth in instrument recorded in/under Clerk's File No. 02 006139 pf the Official Records of Brazoria County, Texas.
- Tract may be subject to an agreement for the installation, operation and maintenance of an underground/overhead electrical service distribution system, as set forth in instrument recorded in/under Clerk's File No. 02 010958 of the Official Records of Brazoria County, Texas.
- Tract may be subject to an agreement for the installation, operation and maintenance of an underground/overhead electrical service distribution system, as set forth in instrument recorded in/under Clerk's File No. 02 050173 of the Official Records of Brazoria County, Texas.
- Tract subject to an agreement for the installation, operation and maintenance of an underground/overhead electrical service distribution system, as set forth in instrument recorded in/under Clerk's File No. 2007063057 of the Official Records of Brazoria County, Texas.
- Tract may be subject to a conveyance of easements as recorded in Volume 638, Page 127 of the Deed Records of Brazoria County, Texas.
- Tract subject to 15' Utility Easement dated September 4, 2001 and recorded in Volume 22, Page 133-138 of the Map Records of Brazoria County, Texas. EASEMENT TO BE ABANDONED BY THIS PLAT.

CITY OF MANVEL:

- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
- The plot of Rodeo Palms The Lakes Section 5 conforms to the variances approved by Manvel Planning, Development and Zoning Commission on May 5, 2008 and Manvel City Council action on May 12, 2008, and to the approved Master Plan dated October 11, 2011, including the allowance of 50 foot and 55 foot wide lots, 5,500 square foot lots and 20 foot front building lines with 15 foot corner lot building lines per Ordinance 2003-0-07, and the allowance of a 50 foot right of way per the meeting minutes from the May 5, 2008 and May 12, 2008 meetings. Master Plan updated October 16, 2020 and approved by City Council action on November 2, 2020.
- No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed for record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.
- This final plat will expire two (2) years after final approval by Planning Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Planning Development and Zoning Commission.
- Sidewalks shall be constructed as part of the issuance of a building permit for each tract.
- NOTICE: THE LOTS WITHIN THIS SUBDIVISION ARE GOVERNED BY A HOMEOWNERS ASSOCIATION REQUIRING THE PAYMENTS OF FEES. FAILURE TO PAY SUCH FEES SUBJECTS YOU TO ATTACHMENT OF A LIEN ON YOUR PROPERTY BY THE ASSOCIATION OR THE CITY OF MANVEL.
- The homeowners association, as owner of the private streets and appurtenances, agrees to release, indemnify, defend and hold harmless the city, any governmental entity and public utility for damages to the private street occasioned by the reasonable use of the private street by the city, governmental entity or public utility; for damages and injury (including death) arising from the condition of the private streets on the plat; for damages and injury (including death) arising out of the use by the city, governmental entity or public utility of any restricted access gate or entrance; and for damages and injury (including death) arising out of any use of the subdivision by the city, governmental entity or public utility.
- The following note shall apply to all lot owners:
THE INDEMNIFICATION CONTAINED IN THIS PARAGRAPH SHALL APPLY REGARDLESS OF WHETHER OR NOT SUCH DAMAGES AND INJURY (INCLUDING DEATH) ARE CAUSED SOLELY BY THE NEGLIGENT ACT OR OMISSION OF THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY, OR THEIR REPRESENTATIVE OFFICERS, EMPLOYEES OR AGENTS.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- Upon approval of final plat, compliance with all conditions, and submission of all required documentation, the Council will consider the acceptance of the improvements. A two-year maintenance bond in the amount of 100% of the total cost of the infrastructure improvements OR a one-year letter of credit in the amount of 50% of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the City. Additionally, an updated original certificate obtained from the appropriate County taxing authority showing that all taxes have been paid on the tract to be subdivided and that there are no outstanding delinquent taxes against the property shall be provided before the plat can be filed with the County. Once such paperwork is submitted, and the improvements approved by the City Engineer and accepted by the Council, the City shall file the plat with the County.

METES AND BOUNDS DESCRIPTION
RODEO PALMS, THE LAKES SECTION 5
BEING 1.6700 ACRES
SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 75, ABSTRACT 299
AND THE K.R. EHRLMANN SURVEY, ABSTRACT 459
BRAZORIA COUNTY, TEXAS

BEING A 1.6700 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. R.R. Co. SURVEY, SECTION 75, ABSTRACT 299, BRAZORIA COUNTY, TEXAS, AND THE K.R. EHRLMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 11, 12, 13 AND 14, BLOCK 7 OF RODEO PALMS SUBDIVISION SECTION ONE RECORDED UNDER VOLUME 22, PAGES 133-138 OF PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.); SAID 1.6700 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the Westernmost corner of this tract of land, the Easterly corner of Lot 13, Block 3 of Rodeo Palms The Lakes Sec 2 as recorded under Plat No. 2020006425 of the B.C.P.R., and being in the Northeasterly right-of-way line of Indian Wells Drive (50' Private Roadway) of said The Lakes 2.

THENCE N 51°40'42" E with the Southeast line of said Lot 13, a distance of 142.88 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the Easterly corner of said Lot 13, and being in the Southwest line of a called 11.9405 acre drainage easement as conveyed to Brazoria County Municipal Utility District No. 4 and recorded under Brazoria County Clerk's File No. (B.C.C.F. No.) 2010011980 of the Official Public Records of Real Property (O.P.R.O.R.P.); said point being the beginning of a non-tangent curve to the left.

THENCE with the Southwest line of said drainage easement and said non-tangent curve to the left having a radius of 1,554.48 feet, a central angle of 172°23", a length of 470.44 feet, and a chord bearing and distance of S 48°59'14" E, 458.64 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the Northwest corner of Lot 1, Block 4 of said The Lakes 2.

THENCE S 30°54'28" W with the Northwest line of said Lot 1, a distance of 145.21 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the Southwest corner of said Lot 1 and being in the Northeasterly right-of-way line of said Indian Wells Drive; said point being the beginning of a non-tangent curve to the right.

THENCE with the Northeasterly right of way line of said Indian Wells Drive and said non-tangent curve to the right having a radius of 1,443.85 feet, a central angle of 20°46'16", a length of 523.43 feet, and a chord bearing and distance of N 48°42'24" W, 520.57 feet to the POINT OF BEGINNING having an area of 1.6700 acres (72,747 square feet) of land.

BRAZORIA DRAINAGE DISTRICT NO. 4

- Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strips.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICT in writing at least forty-eight (48) hours before placing any concrete for drainage structures.
- The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for the side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.

PROJECT BENCHMARK:

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

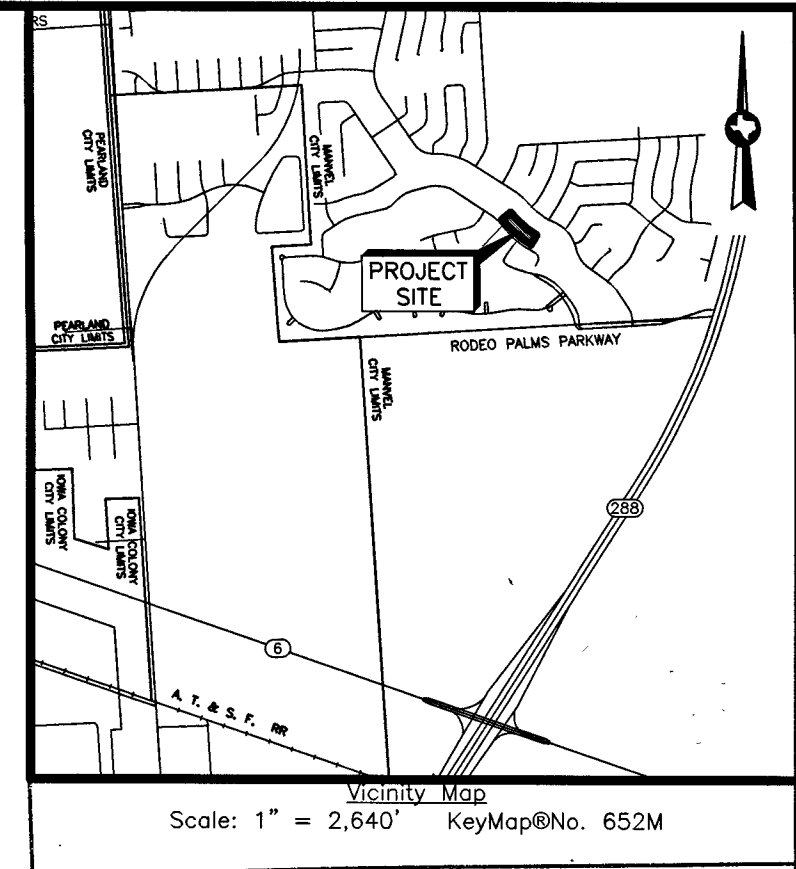
BDD#4 BENCHMARK:

BRAZORIA DRAINAGE DISTRICT NO. 4 BENCHMARK NO. CR58-1 IS A BRASS CAP STAMPED "CR58-1" SET IN CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL AND THE NORTH SIDE OF COUNTY ROAD 58, IN KEYMAP 652G NEAR CR58 WEST DETENTION.
NAVD 88 ELEV.=59.14' ADJ. 2001

TO CONVERT FROM NAVD88, 1991 ADJUSTMENT TO NAVD88, 2001 ADJUSTMENT ADD 0.61 FEET.

SITE BENCHMARK:

SITE BENCHMARK A PK NAIL IN THE CENTERLINE INTERSECTION OF PALM DESERT DRIVE AND GARDEN GROVE DRIVE.
NAVD 88 ELEV.=59.01 ADJ. 1991



FINAL PLAT RODEO PALMS THE LAKES SECTION 5

BEING A SUBDIVISION OF 1.6700 ACRES OUT OF THE
H.T. & B. R.R. CO. SURVEY, SECTION 75, A-299, AND THE
K.R. EHRLMANN SURVEY, A-459,
IN THE CITY OF MANVEL,
IN BRAZORIA COUNTY, TEXAS;
AND ALSO BEING A REPLAT OF
LOTS 11, 12, 13 AND 14, BLOCK 7 OF
RODEO PALMS SUBDIVISION SECTION ONE
AS RECORDED AT VOL. 22, PG. 133-138, B.C.P.R.
(BRAZORIA COUNTY M.U.D. No. 29)
(H.O.A. - RODÉO PALMS HOME OWNERS' ASSOCIATION)

REASON FOR REPLAT:
TO INCREASE NUMBER OF LOTS FROM 4 TO 8,
TO CHANGE LOT FRONTAGE FROM
90' MINIMUM TO 60' MINIMUM, AND
TO CHANGE EASEMENT DEPTHS AND LOCATIONS.

8 LOTS 1 BLOCK

OWNER

NEW RODEO 288 LTD.
CONTACT NAME: ERIC UNGAR
1616 S. VOSS RD., # 618
HOUSTON, TX 77057-2620
PH. 713-978-5900

SEPTEMBER 17, 2021

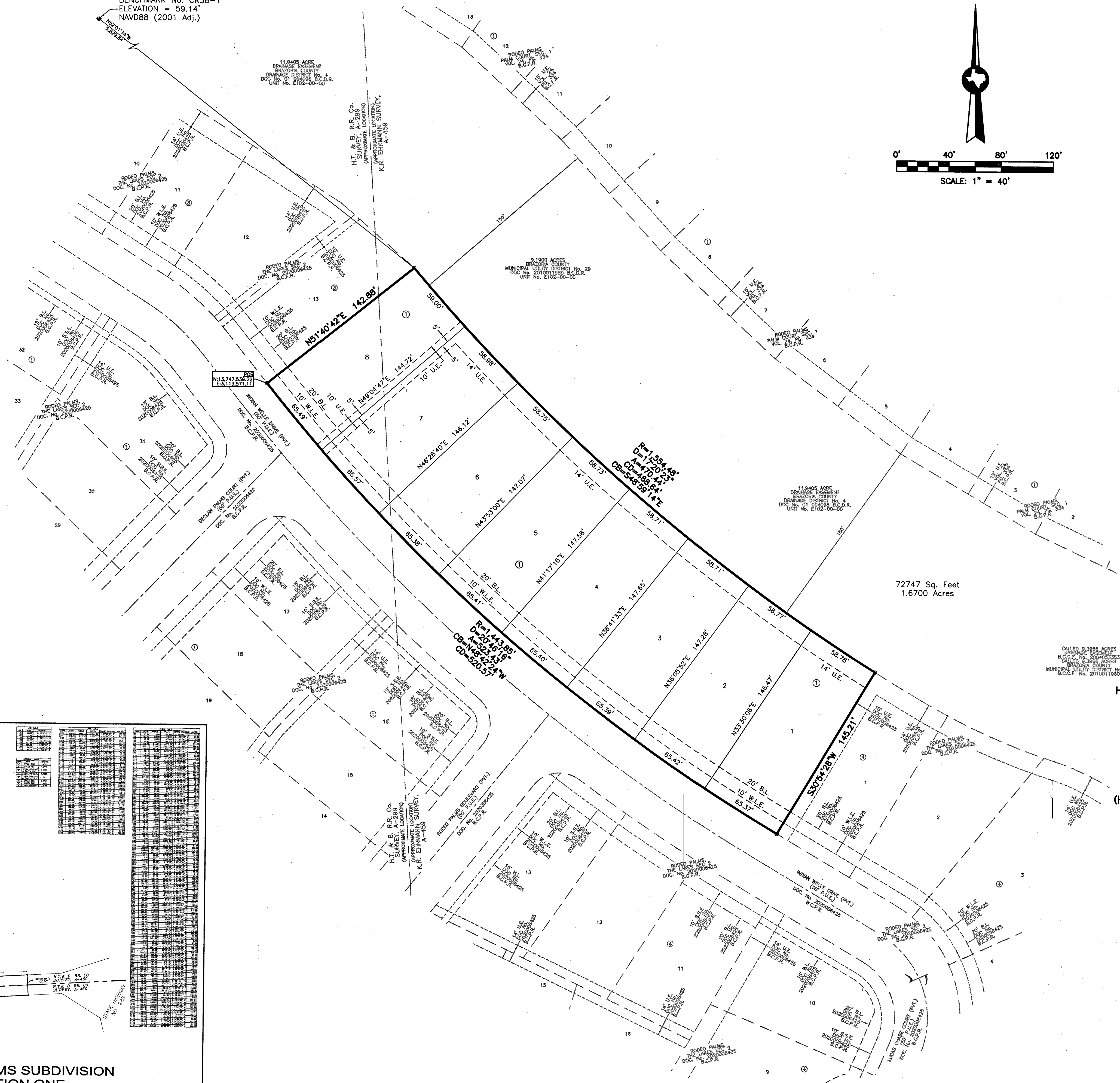
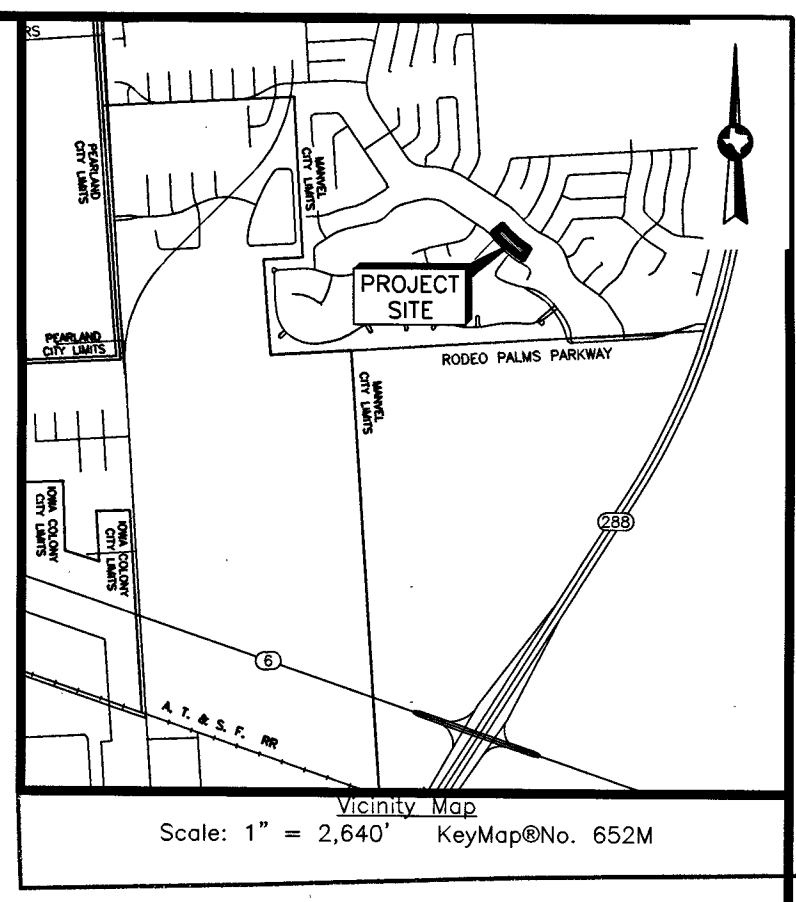
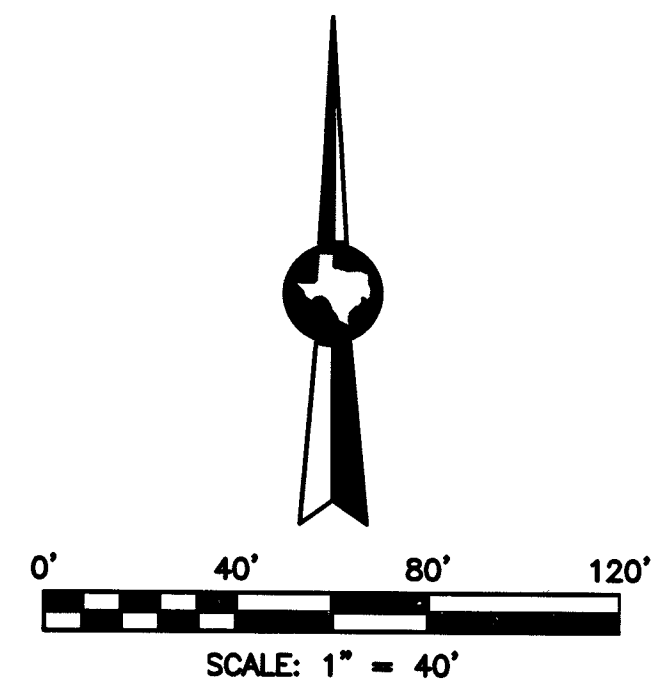
ENGINEER / SURVEYOR



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

BLOCK	LOT	LOT WIDTH			AREA (SQ. FT.)
		AT R.O.W.	AT B.L.	AT REAR	
1	1	65.37'	64.46'	58.78'	9,054
	2	65.42'	64.51'	58.77'	9,122
	3	65.39'	64.49'	58.71'	9,153
	4	65.40'	64.49'	58.71'	9,162
	5	65.41'	64.50'	58.73'	9,147
	6	65.38'	64.47'	58.75'	9,099
	7	65.57'	64.67'	58.98'	9,057
	8	65.49'	64.59'	59.00'	8,952

BRAZORIA COUNTY
DRAINAGE DISTRICT No. 4
BENCHMARK No. CR58-1
ELEVATION = 59.14'
NAVD88 (2001 Adj.)



FINAL PLAT RODÉO PALMS THE LAKES SECTION 5

BEING A SUBDIVISION OF 16700 ACRES OUT OF THE
H.T. & B. R.R. CO. SURVEY, SECTION 75, A-299, AND THE
K.R. EHRMANN SURVEY, A-459,
IN THE CITY OF MANVEL,
IN BRAZORIA COUNTY, TEXAS;
AND ALSO BEING A REPLAT OF
LOTS 11, 12, 13 AND 14, BLOCK 7 OF
RODÉO PALMS SUBDIVISION SECTION ONE
AS RECORDED AT VOL. 22, PG. 133-138, B.C.P.R.
(BRAZORIA COUNTY M.U.D. No. 29)
(H.O.A. - RODÉO PALMS HOME OWNERS' ASSOCIATION)

REASON FOR REPLAT:
TO INCREASE NUMBER OF LOTS FROM 4 TO 8,
TO CHANGE LOT FRONTAGE FROM
90' MINIMUM TO 60' MINIMUM, AND
TO CHANGE EASEMENT DEPTHS AND LOCATIONS.

8 LOTS 1 BLOCK

OWNER

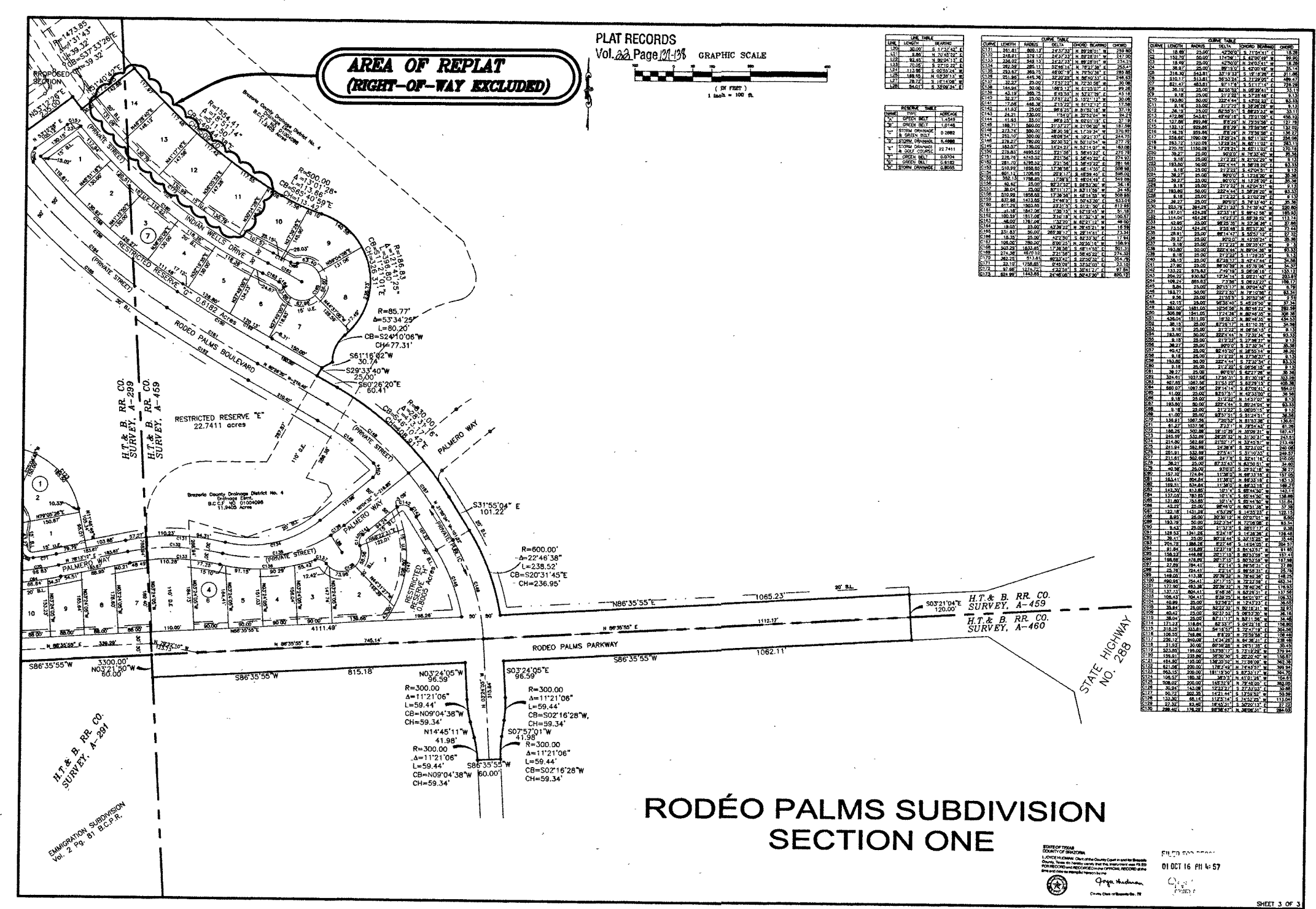
NEW RODÉO 288 LTD.
CONTACT NAME: ERIC UNGAR
1616 S. VOSS RD., # 618
HOUSTON, TX 77057-2620
PH. 713-978-5900

SEPTEMBER 17, 2021

ENGINEER / SURVEYOR

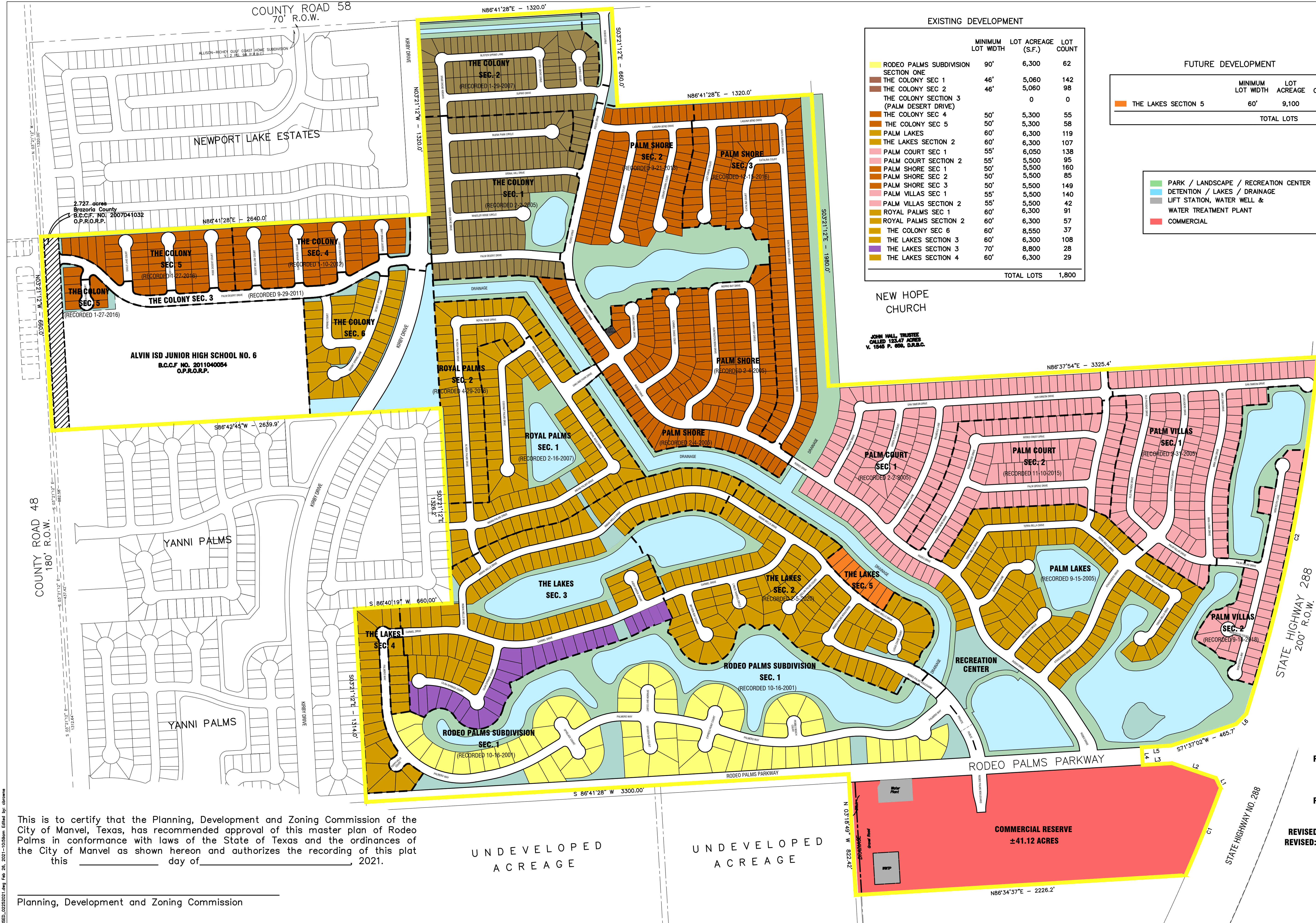


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300



RODÉO PALMS SUBDIVISION
SECTION ONE

P:\031-039-001\Plan\Roads\Roads.mxd REVISED 02/25/2021 Aug Feb 26, 2021-10:58am Edited by: dave



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

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this master plan of Rodeo Palms in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

City Council

MASTER PLAN OF RODEO PALMS

A 583.20 ACRE COMMUNITY LOCATED IN THE CITY OF MANVEL AND/OR BRAZORIA COUNTY, TEXAS
(Acreage was reduced from original General Plan acreage of 585 acres due to Brazoria County purchasing 1.7964 acres for the widening of County Road 48.)

REVISED: APRIL 14, 2008 (revise "Palm Court Sec. 2")
REVISED: AUGUST 2, 2010 (add "The Colony Sec. 3, 4 and 5")
PD&Z Approval AUGUST 16, 2010;

City Council Approval AUGUST 23, 2010
REVISED: OCTOBER 27, 2011 (Kirby Drive alignment)

REVISED: AUGUST 29, 2016 (revise "The Lakes Sec. 2 and 3")
REVISED: NOVEMBER 17, 2016 (revise "The Colony Sec. 6")

REVISED: OCTOBER 22, 2018 (revise "The Lakes Sec. 3")
REVISED: DECEMBER 4, 2019 By Mayor Action (revise "The Lakes Sec. 3")

REVISED: OCTOBER 16, 2020 (revise "The Colony Sec. 6 and The Lakes Sec. 4")
REVISED: FEBRUARY 8, 2021 (revise "The Lakes Sec. 5")

OWNER
NEW RODEO 288, LTD.
1616 S. Voss
HOUSTON, TEXAS 77063 PH. 713-784-6102

March 15, 2021

EHRA 10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500
EHRAinc.com

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11249.16'	31°44'48"	637.31'	N 21°56'30" E	637.23'
C2	11249.16'	12°36'18"	2474.78'	N 11°17'29" E	2468.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 25°34'54" W	76.74'
L2	N 71°19'49" W	313.42'
L3	S 86°38'56" W	200.00'
L4	S 03°21'04" E	120.00'
L5	S 86°38'56" W	200.00'
L6	S 44°40'30" W	98.06'

01 046952 BENCHMARK

NGS BENCHMARK NO. E 306
BRASS DISK IN CONC. STAMPED E 306 ON SOUTH
SIDE OF AT&SF RR TRACK APPROX. 800' WEST OF
IOWA LANE, NERVEN DATUM ELEVATION= 52.00'

TBM

BOX CUT IN NORTHWEST CORNER OF HD. WALL
SOUTH SIDE ASPHALT RD. WEST SIDE HWY. 288
AND COUNTY ROAD 405. ELEVATION= 55.31'

GENERAL NOTES:

There are no pipelines within the boundaries of the property.

All of this property lies in the following:

ZONE "Y" - "Areas determined to be outside 500-year
flood-plain."

As per F.E.M.A. Flood Insurance Rate Map No. 80076 &
48039CD110H & 48039CD20H, Community Nos.
48545B, Panel Nos. 110 & 020 respectively, Suffix "H"
& dated June 5, 1989.

Mets and Bounds Descriptions on the 125,000 Ac. Tr.
& the 280,4381 Ac. Tr. of even date were prepared by
the undersigned in conjunction with this survey plat.

PRIVATE STREETS - PUBLIC UTILITIES

All streets on this plat to be private streets within public
utilities and storm sewer easements. Street and paving
remain private, but sewer and water lines within such
streets are public.

To the best of the surveyor's knowledge there are no
pipelines located within the boundary lines of this plat
property.

The boundary limits of this plat property is located
entirely within the Alvin Independent School District.

I, GLENN FISHER, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY
THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION
AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
THERE ARE NO ENCROACHMENTS OR IMPROVEMENTS, VISIBLE EASEMENTS OVER OR
ACROSS NOR CONFLICTS OF BOUNDARY LINES OTHER THAN SHOWN, AND THAT ALL LOT
CORNERS, POINTS OF CURVATURES AND ANGLE POINTS ARE PROPERLY MARKED WITH 5/8"
36" IRON RODS UNLESS OTHERWISE NOTED.

Glenn Fisher
GLENN FISHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4146



CITY OF MANVEL APPROVAL

Delores M. Martin
DELORES MARTIN, MAYOR

Steve Schenfeldt
STEVE SCHENFELDT, CHAIRPERSON, PLANNING AND DEVELOPMENT COMMISSION

Larry Abery
LARRY ABERY, COUNCIL MEMBER

Dwight Harrison
DWIGHT HARRISON, PLANNING AND DEVELOPMENT COMMISSION

Maurine Del Bello
MAURINE DEL BELLO, COUNCIL MEMBER

Larry Hoffman
LARRY HOFFMAN, PLANNING AND DEVELOPMENT COMMISSION

Paul Doggett
PAUL DOGETT, COUNCIL MEMBER

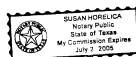
Tommy Pollard
TOMMY POLLARD, PLANNING AND DEVELOPMENT COMMISSION

Larry Forbich
LARRY FORBICH, COUNCIL MEMBER

Jackie Silva
JACKIE SILVA, PLANNING AND DEVELOPMENT COMMISSION

Jari Thompson
JARI THOMPSON, COUNCIL MEMBER

Billie Williams
BILLIE WILLIAMS, PLANNING AND DEVELOPMENT COMMISSION



PLAT RECORDS Vol. 22 Page 133-134

DRAINAGE EASEMENTS AND FEE STRIPS MAY BE USED BY ANY GOVERNMENTAL BODY FOR
PURPOSES OF DRAINAGE WORK, PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.

PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE
ERECTED IN A DRAINAGE EASEMENT WHICH INHIBIT THE FREE FLOW OF WATER OR ACCESS TO
THE EASEMENT OR FEE STRIP BY DRAINAGE CREWS AND EQUIPMENT.

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 THIRTY-SIX (36) HOURS BEFORE
PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.

THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN AND FINAL PLAT (IF REQUIRED)
DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE
FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER
RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS
RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE
PLAN AND FINAL PLAT.

APPROVED BY BRAZORIA DRAINAGE DISTRICT NO. 4

Benjamin Enamoun
BENJAMIN ENAMOUN
CHAIRMAN

Jeffrey H. Brennan
JEFFREY H. BRENNAN
SECRETARY

Roger P. Davis
ROGER P. DAVIS
COMMISSIONER

Alfred E. Gentz
ALFRED E. GENTZ, P.E., R.P.L.S.
DISTRICT ENGINEER

10-04-01
DATE

STATE OF TEXAS
COUNTY OF HARRIS

RODÉO PALMS L.P., A TEXAS LIMITED PARTNERSHIP OWNERS OF THE PROPERTY SHOWN ON
THIS PLAT HEREBY PLATS 109,000 ACRES OF LAND, AS DESCRIBED HEREON, ACCORDING
TO THE LINES, RESERVES AND EASEMENTS HEREON SHOWN AND HEREBY BIND OURSELVES
OR HEIRS, OR SUCCESSORS AND ASSIGNS TO DEFEND THE TITLE TO THE LAND SO DEDICATED.

RODÉO PALMS L.P., A TEXAS LIMITED PARTNERSHIP, OWNER
BY: PALMS GOLF DEVELOPMENT LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS SOLE GENERAL PARTNER

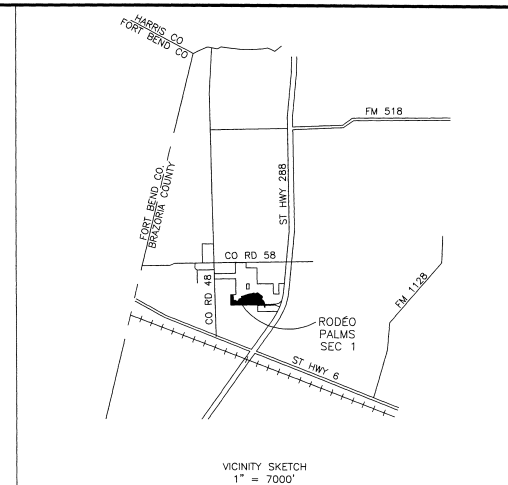
BY: *Barron P. Jacobson*
BARRON P. JACOBSON, MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED BARRON P. JACOBSON KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE EXECUTE THE SAME FOR THE PURPOSE
AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN
STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS *27th* DAY OF
September, 2001.

Susan Horvath
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



REVISIONS	
1	05/01/01 MISC. REVISIONS
2	07/11/01 LOT REVISIONS
3	08/21/01 CITY REMARKS

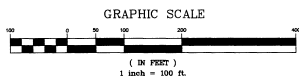


RODÉO PALMS SUBDIVISION SECTION ONE AN AMENDING PLAT OF RODÉO PALMS GOLF CLUB SECTION 1 RECORDED IN VOL. 21, PGS. 309-310 P.R.B.C.T.

A SUBDIVISION OF 109.3843 ACRES OF LAND OUT OF THE H.T. & B. RR. CO. SECTION 75
SURVEY, A-299; THE H.T. & B. RR. CO. SECTION 90 SURVEY, A-459; & THE H.T. & B. RR. CO.
SECTION 72 SURVEY, A-460 & BEING A PARTIAL REPLAT OF LOTS 5-13 OF THE LIPPER SUBDIVISION,
RECORDED IN VOLUME 2, PAGE 18 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
CITY OF MANVEL, TEXAS
BRAZORIA COUNTY, TEXAS

OWNER:
RODÉO PALMS L.P.
BY: BARRON P. JACOBSON, MANAGER
AUTHORIZED REPRESENTATIVE
2200 SOUTHWEST FWY, SUITE 444
HOUSTON, TEXAS 77098
(713) 522-7256
ENGINEER & SURVEYOR:
RATNALA & BAHL, INC.
11767 KATY FREETWAY, SUITE 510
HOUSTON, TEXAS 77079
(281) 759-6400

115 LOTS 8 RESERVES 10 BLOCKS

PLAT RECORDS
Vol. 22 Page 135-136

H.T. & B. RR. CO.
SURVEY, A-299

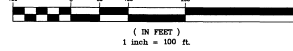
H.T. & B. RR. CO.
SURVEY, A-291

EMIGRATION SUBDIVISION
Vol. 2, Pg. 81 B.C.P.R.

RODÉO PALMS SUBDIVISION SECTION ONE

PLAT RECORDS Vol. 22, Page 11-13

GRAPHIC SCALE

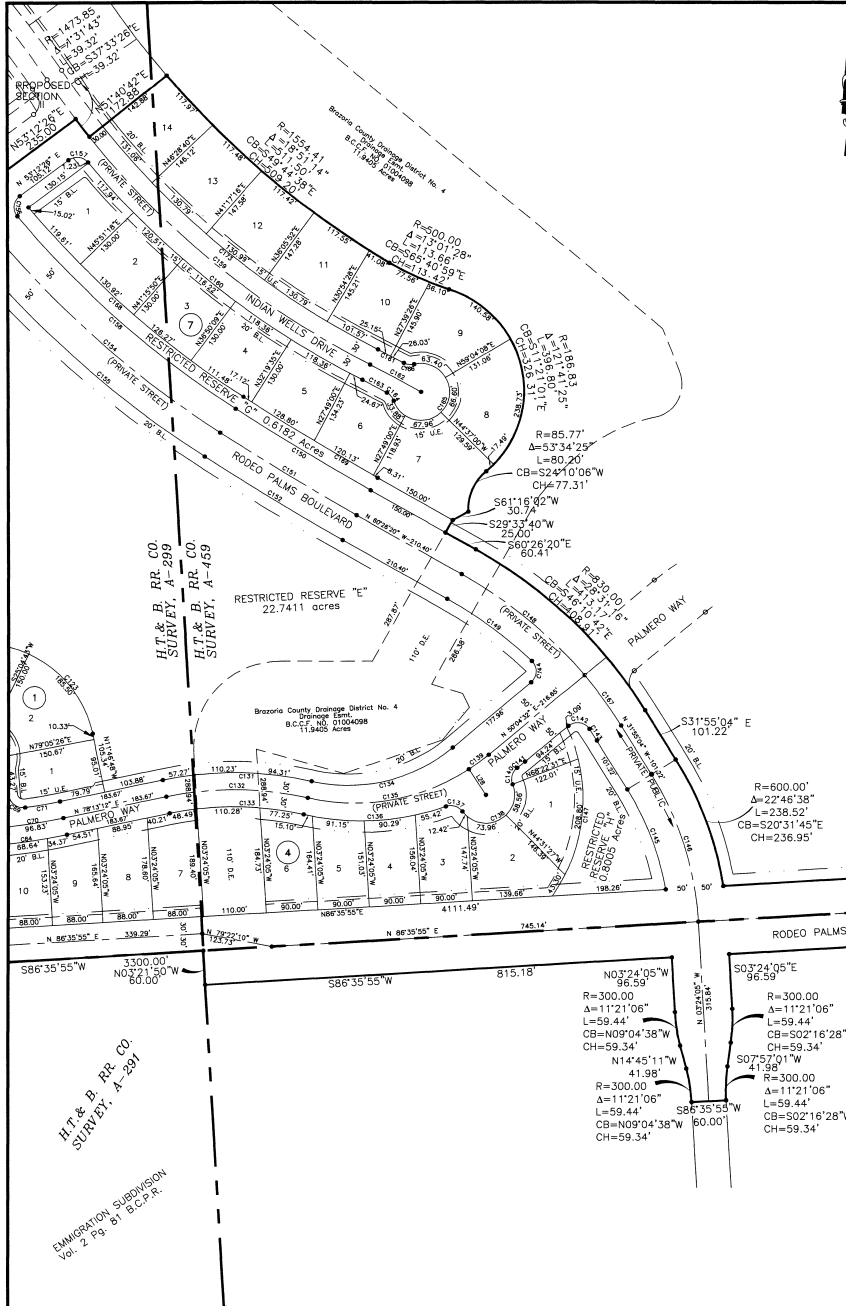


LINE	LENGTH	BEARING
L101	30.00	S 17°27'42" E
L102	8.80	N 70°45'22" E
L103	34.40	N 80°04'12" E
L104	10.00	S 27°10'22" E
L105	11.80	S 60°03'42" E
L106	188.80	S 02°38'12" W
L107	78.72	S 18°14'38" W
L108	24.81	S 33°28'24" E

NAME	TYPE	ACRES
"A"	GREEN BELT	1.4509
"B"	GREEN BELT	1.0148
"C"	STORM DRAINAGE	0.2889
"D"	STORM DRAINAGE	0.4688
"E"	STORM DRAINAGE	22.7411
"F"	GREEN BELT	0.6182
"G"	STORM DRAINAGE	0.8092

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C101	181.81	808.13	47°31'33"	N 88°28'01" W	219.80
C102	248.81	578.13	47°31'33"	N 88°28'01" W	247.00
C103	248.81	578.13	47°31'33"	N 88°28'01" W	247.00
C104	248.81	578.13	47°31'33"	N 88°28'01" W	247.00
C105	248.81	578.13	47°31'33"	N 88°28'01" W	247.00
C106	248.81	578.13	47°31'33"	N 88°28'01" W	247.00
C107	248.81	578.13	47°31'33"	N 88°28'01" W	247.00
C108	248.81	578.13	47°31'33"	N 88°28'01" W	247.00
C109	248.81	578.13	47°31'33"	N 88°28'01" W	247.00
C110	248.81	578.13	47°31'33"	N 88°28'01" W	247.00

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C111	181.81	808.13	47°31'33"	N 88°28'01" W	219.80
C112	248.81	578.13	47°31'33"	N 88°28'01" W	247.00
C113	248.81	578.13	47°31'33"	N 88°28'01" W	247.00
C114	248.81	578.13	47°31'33"	N 88°28'01" W	247.00
C115	248.81	578.13	47°31'33"	N 88°28'01" W	247.00
C116	248.81	578.13	47°31'33"	N 88°28'01" W	247.00
C117	248.81	578.13	47°31'33"	N 88°28'01" W	247.00
C118	248.81	578.13	47°31'33"	N 88°28'01" W	247.00
C119	248.81	578.13	47°31'33"	N 88°28'01" W	247.00
C120	248.81	578.13	47°31'33"	N 88°28'01" W	247.00



RODÉO PALMS SUBDIVISION SECTION ONE

STATE OF TEXAS
COUNTY OF BRAZORIA
LANCE HUBBARD, Clerk of the County Court and for Brazoria County, Texas, do hereby certify that the enclosed map was filed and is on file in the official records of the County Clerk of Brazoria County, Texas.

FILED FOR RECORD
01 OCT 16 PM 4:57
COUNTY CLERK OF BRAZORIA COUNTY, TEXAS

PLANNING DEVELOPMENT AND ZONING MINUTES

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION September 13, 2021

NOTICE IS HEREBY GIVEN
7:00 P.M.

MINUTES 9/13/2021

Regular Session

Call to Order PDZ Board Members

The meeting of the Manvel PD&Z was called to order at 7:00 p.m.
Those in attendance were:

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

Absent: Christy Kennard

Also Present: City Manager, Kyle Jung
Assistant City Manager, Dan Johnson
Director of Development Services, Jessica Rodriguez
City Secretary, Tammy Bell

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.*

Adrian Gaspar spoke in favor of the proposed rezone of the property at 7346 Taylor Street.

David Lanz spoke in favor of the proposed rezone at 7346 Taylor Street.

PLANNING DEVELOPMENT AND ZONING MINUTES

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 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.

The public Hearing Opened at 7:13

p.m. 1st call for comments - None

2nd call for comments -

None 3rd call for comments

- None

The public Hearing closed at 7:14 p.m.

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.

The Public Hearing opened at 7:14

p.m. 1st call for comments -

Kelly Clawson

Emailed in favor of the proposed rezone. Would like to see time requirements put in place.

Carolyn Bowen - property owner at 7311 and 7319 Taylor

Spoke in favor of the proposed rezone. Used to be a hotel, grocery store and feed store in that area. The area should be commercial. This is not the only historic building in the city. The property she owns is the original school house. This is Manvel's history. In hopes of one day preserving it. The building is right across the street from the church. This area is a beautiful part of Manvel. It would be a true shame for the city not to take advantage of what this could bring to the city. Requests that drainage is such that it does not flood her property. Would like to see this as a SUP.

Brian Wilmer - 7824 Jordan Road

In years past it wasn't the government that ran the city, it was hard work on the farm and local churches. The building being discussed this evening has been renovated beautifully. The restoration was done to preserve the natural beauty of the church.

Dan Davis - 6818 Powell Lane

Spoke in favor of the proposed rezone. Was surprised that staff was not recommending approval of this item. It speaks volume to see all the people that have showed up in support of this request. There is a lot of considerations that would need to be discussed to make this workable for both the property owner and the city. Instead of doing a permanent zoning change it is suggested to do this as an SUP.

Zack Beagler - 7514 Jordan

Spoke in favor of the proposed rezone.

PLANNING DEVELOPMENT AND ZONING MINUTES

Lindsay Dow -Born and raised in Manvel

Used to frequent the old Manvel Library, feels that it is important that the city support the endeavors of the old buildings.

Alyssa Weekly - 7210 King Street

Loves history, her own house is about 100 years old moved here from a historic district. This church was brought back to life a few years ago. Prior to it being restored, she took her senior pictures there. Would love for her children to be able to marry at a venue in her hometown that she grew up in. Location is key when looking for a location for a business. This location would be perfect for this request. Would love to see that area brought back to life as a historical area of Manvel.

Amy - 8103 Magnolia daughter of the Bolducks.

It was her mother's dream to have a church as a wedding venue. This is not intended to be a reception location.

2nd call for comments - None

3rd call for comments - None

The Public Hearing closed at 7:14 p.m.

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. Ehrmann 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.
- 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,

PLANNING DEVELOPMENT AND ZONING MINUTES

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.

Ryan Miller made the motion to approve consent agenda items A through E, and to approve item F contingent on the minutes being corrected to reflect the date on the regular agenda item B as January 31, 2022. Kyle Marasckin seconded the motion.

The motion carried with a vote:

Vote: 6/0

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

No: None

Absent: Christy Kennard

Abstained: None

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.

Kyle Marasckin made the motion to approve. Ryan Miller seconded the motion.

The motion FAILED with a vote:

Vote: 0/6

Yes: None

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

Absent: Christy Kennard

Abstained: None

- 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.

Ryan Miller made the motion to approve. Kyle Marasckin seconded the motion.

The motion FAILED with a vote:

Vote: 0/6

Yes: None

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

Absent: Christy Kennard

Abstained: None

PLANNING DEVELOPMENT AND ZONING MINUTES

- 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.

Christine Diaz made the motion to approve. Mohammad Alam seconded the motion.

The motion FAILED with a vote:

Vote: 0/6

Yes: None

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

Absent: Christy Kennard

Abstained: None

- 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.

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. A staff overview of the proposed rezoning is contained in the Staff Report Section of this document.

Request is not permitted as a use in OSFR. If the request would be to use this location as a church, this could be republished and reworked for that purpose. If there were not any active commercial uses in this area when zoning was implemented, it would not have been suggested to zone this property as something different than a residential use. If the application were submitted as an application for a Specific Use Permit to use the church as a church and wedding venue.

One of the residents in the audience made mention that there were other businesses that could be in the area that would fit the land use.

Renovations done to the building were not done in line with pulling city permits. The property has no parking, and no restroom currently.

An SUP would only work for this to be used as a church, not as a wedding venue.

Dorothy Wynne asked how this can be done to help the land owner achieve this? It is clear the adjoining neighbors

PLANNING DEVELOPMENT AND ZONING MINUTES

want this to happen. Staff is only here to provide a recommendation based off the tools provided as adopted by the City Council. It is up to the PD&Z Board and the Council to determine if they want to approve the request. The City Council has the authority to rezone the property but understand that once it is rezoned, other light commercial uses can be used in this area.

The council can amend the zoning ordinance to allow event centers with an SUP. This takes a little longer but would address concerns of just a light commercial rezone status.

Kyle Marasckin made the motion to approve. Christine Diaz seconded the motion.

The motion FAILED with a vote:

Vote: 2/4

Yes: Dorothy Wynne, Ryan Miller

No: Kyle Marasckin, Alina Rogers, Muhammed Alam, Christine Diaz

Absent: Christy Kennard

Abstained: None

Adjourn

Kyle Marasckin made the motion to adjourn. Ryan Miller seconded the motion.

The motion carried with a vote:

Vote: 6/0

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

No: None

Absent: Christy Kennard

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 27, 2021 PDZ & October 4, 2021 City Council

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

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward with recommendation 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.

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: 2021.09.21 10:15:08 -05'00'

SIGNATURE

September 21, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 50 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	September 27, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Background

At the August 23, 2021, Planning, Development and Zoning Commission meeting, a 30-day plat extension per Texas Local Government Code Section 212.009 was recommended to City Council for Meridiana Section 50 Final Plat. The City Council approved the 30-day plat extension for Meridiana Section 50 Final Plat at their September 7, 2021, meeting. The 30-day plat extension will expire and the plat will be approved by October 7, 2021, if not acted upon at the October 4, 2021, City Council meeting.

Staff Recommendation

Staff recommends denial of the Meridiana Section 50 Final Plat.

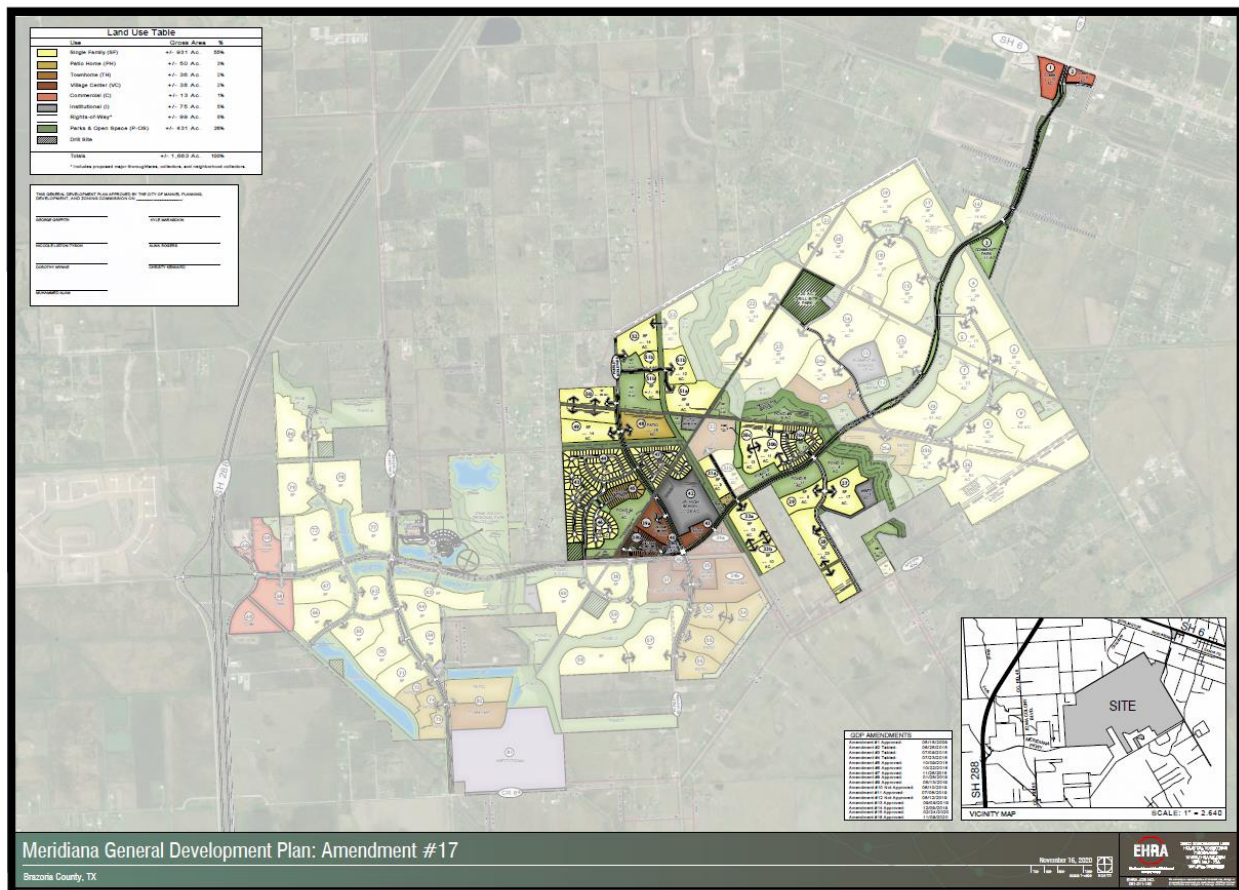
1. Provide the land surveyor's signature (Section 62-41 (b) (5)).
2. Provide Drainage District approval (Section 62-41 (b) (20)).
3. Provide a PDF of the approved construction plans (Section 62-41 (b) (27)).
4. Label the right-of-way width for "Meridiana Parkway East Phase 2" located outside the plat boundary Section 62-41 (b) (11)).
5. Provide a signed and notarized lienholder subordination document (Section 62-41 (b) (7)).

Plat Exhibit

[illegible]

[illegible]

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



XXXX3

LOT SIZE TABLE			
Block	Lot	Sq. Feet	Lot Width
1	1	8,369	60.50
1	2	8,285	60.50
1	3	16,769	60.50
1	4	14,630	60.50
1	5	8,578	61.88
1	6	8,384	60.50
1	7	8,316	60.50
1	8	8,637	60.50
1	9	8,825	60.50
1	10	9,400	60.50
1	11	10,618	55.01
1	12	10,540	55.03
1	13	9,361	60.25
1	14	8,843	60.25
1	15	8,305	60.25
1	16	8,270	60.25
1	17	7,803	60.25
1	18	7,939	60.25
1	19	16,913	60.25
1	20	11,866	60.25
1	21	10,135	69.50
1	22	10,283	69.50
1	23	8,051	60.00
1	24	14,215	58.93
1	25	12,498	57.88
1	26	8,099	65.00
1	27	7,500	60.00
1	28	7,500	60.00
1	29	7,500	60.00
1	30	7,500	60.00
1	31	7,500	60.00
1	32	7,500	60.00
1	33	7,500	60.00
1	34	7,500	60.00
1	35	7,500	60.00
1	36	7,500	60.00
1	37	7,500	60.00
1	38	7,500	60.00
1	39	7,497	60.00
1	40	10,757	57.74
1	41	20,074	56.04
1	42	9,888	59.42
1	43	9,947	69.50
2	1	9,895	62.03
2	2	8,454	68.18
2	3	11,191	63.91
2	4	9,933	69.50
2	5	13,365	69.50
2	6	9,021	60.09
2	7	9,017	60.00
2	8	8,419	60.00
2	9	8,039	60.00
2	10	8,040	60.00
2	11	8,494	60.00
2	12	9,879	68.63
2	13	9,956	60.00
2	14	7,741	60.00
2	15	7,741	60.00
2	16	7,741	60.00
2	17	7,741	60.00
2	18	7,740	60.00
2	19	7,740	60.00
2	20	7,740	60.00
2	21	7,740	60.00
2	22	7,740	60.00
2	23	7,739	60.00
2	24	7,739	60.00
2	25	7,739	60.00
2	26	9,256	62.06

P.O.B.
X: 3113322.61
Y: 13728240.41

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00	2°51'58"	25.01	S 01°37'25" E	25.01
C2	500.00	95°57'57"	83.75	S 47°47'32" W	74.29
C3	500.00	78°23'23"	68.50	N 44°58'45" W	61.26
C4	500.00	2°51'58"	25.01	N 04°18'02" W	25.01
C5	500.00	85°07'23"	74.28	N 39°41'38" E	67.64
C6	500.00	13°18'38"	116.16	N 88°54'38" E	115.90
C7	500.00	17°21'22"	151.47	N 80°53'14" E	150.89
C8	500.00	8°55'27"	77.88	N 82°40'14" E	77.80
C9	500.00	5°44'21"	50.08	S 89°59'52" E	50.06
C10	500.00	78°19'25"	68.35	S 47°52'59" E	63.15
C11	500.00	2°51'58"	25.01	S 01°37'25" E	25.01
C12	500.00	95°57'57"	83.75	S 47°47'32" W	74.29
C13	25.00	90°00'00"	39.27	N 48°03'24" W	35.36
C14	25.00	90°00'00"	39.27	S 41°56'36" W	35.36
C15	25.00	2°51'58"	25.01	S 01°37'25" E	25.01
C16	25.00	21°02'22"	9.18	S 10°42'58" E	9.13
C17	50.00	138°02'42"	120.47	S 47°47'32" W	93.37
C18	25.00	21°02'22"	9.18	N 73°42'18" W	9.13
C19	25.00	21°02'22"	9.18	S 85°15'20" W	9.13
C20	50.00	120°34'13"	105.22	N 44°58'45" W	86.85
C21	25.00	21°02'22"	9.18	N 04°47'11" E	9.13
C22	525.00	2°51'58"	26.26	N 04°18'02" W	25.26
C23	25.00	29°55'35"	13.06	N 17°49'51" W	12.91
C24	500.00	144°58'33"	126.52	N 39°41'38" E	95.37
C25	25.00	29°55'35"	13.06	S 82°46'53" E	12.91
C26	525.00	13°18'38"	121.96	N 88°54'38" E	121.69
C27	475.00	17°21'22"	143.90	N 80°53'14" E	143.35
C28	525.00	8°55'27"	81.77	N 82°40'14" E	81.69
C29	525.00	5°44'21"	52.59	S 89°59'52" E	52.57
C30	25.00	29°55'35"	13.06	N 7°54'30" E	12.91
C31	50.00	138°10'36"	120.58	S 47°57'59" E	93.41
C32	25.00	29°55'35"	13.06	S 06°09'31" W	12.91
C33	525.00	8°55'27"	81.77	S 82°46'53" E	81.69
C34	25.00	90°00'00"	39.27	S 48°03'24" E	35.36
C35	25.00	90°00'00"	39.27	N 41°56'36" E	35.36
C36	475.00	2°51'58"	23.76	S 01°37'25" E	23.76
C37	25.00	95°57'57"	41.81	S 47°47'32" W	37.15
C38	475.00	78°29'29"	34.25	N 44°58'45" W	31.63
C39	475.00	2°51'58"	23.76	N 04°18'02" W	23.76
C40	25.00	85°07'23"	37.14	N 39°41'38" E	33.82
C41	475.00	13°18'38"	110.35	N 88°54'38" E	110.10
C42	525.00	17°21'22"	159.05	N 80°53'14" E	158.44
C43	25.00	95°36'09"	41.71	S 53°59'25" E	37.04
C44	25.00	6°11'54"	26.73	S 24°26'20" W	25.47
C45	60.00	28°10'56"	300.74	S 88°31'15" E	71.23
C46	25.00	45°55'23"	20.04	N 23°09'02" W	19.51
C47	25.00	93°19'18"	40.72	N 40°28'18" E	36.37
C48	475.00	5°44'21"	47.58	S 89°59'52" E	47.56
C49	25.00	78°19'25"	34.18	S 47°57'59" E	31.58
C50	475.00	5°44'53"	47.65	S 05°55'50" E	47.63

RESERVE TABLE (SEE NOTE #7)		
RESERVE	RESTRICTED TO AREA	
A	LANDSCAPE, OPEN SPACE, PIPELINE AND UTILITY PURPOSES	60,501 SQ.FT. / 1.3889 ACRES
B	LANDSCAPE, OPEN SPACE, PIPELINE AND UTILITY PURPOSES	86,164 SQ.FT. / 1.9781 ACRES
C	LANDSCAPE, OPEN SPACE, PIPELINE AND UTILITY PURPOSES	28,551 SQ.FT. / 0.6554 ACRES
TOTAL		175,216 SQ.FT. / 4.0224 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°11'26" E	42.67
L2	N 42°12'28" W	5.18
L3	N 45°01'15" E	11.26
L4	N 05°44'01" W	51.75
L5	S 01°18'22" E	2.48
L6	N 82°15'20" E	13.64
L7	N 87°07'57" E	51.23
L8	S 37°07'42" E	34.21
L9	S 42°02'01" W	4.86
L10	S 08°48'17" E	34.24
L11	N 83°48'50" E	6.13
L12	N 27°43'55" E	23.44
L13	N 03°03'24" W	37.52
L14	N 08°42'08" W	63.73
L15	N 08°48'17" W	37.12

DETAIL "A"
NOT TO SCALE

FINAL PLAT MERIDIANA SECTION 50

BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE
H. T. & B. RR. CO. SURVEY, SECTION 55, A-286,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

69 LOTS 2 BLOCKS 3 RESERVES (4.0224 ACRES)

OWNER

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

JULY 12, 2021

ENGINEER/SURVEYOR



1001 MEADOWCLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCCOM
TBP No. F-726
TBP No. 10092300



MANVEL PD&Z DATA SHEET

MEETING DATE: September 27, 2021

TOPIC: Consideration and possible action to forward with recommendation to City Council, amending the zoning ordinance by changing the zoning classification of 3.2177 acres of land located at 6407 Masters Road, Manvel, Texas, from Highway Mixed Use District (HMU) to Highway Mixed Use District with Specific Use Permit (HMU-SUP) authorizing NAICS use 493110 "General Warehousing and Storage".

BACKGROUND: Subject property is vacant and undeveloped. The owners, Qianyi Ho and Fangfang Sun, would like to construct five warehouse buildings on the site. This SUP was previously heard at the May 10, 2021, Commission meeting. The Commission tabled the item until a traffic study could be submitted. A traffic study has been completed in August 2021, whereby the Professional Engineer found no impact from this site on the surrounding area. This SUP was re-advertised for a public hearing because the site configuration changed and increased from 2.594 acres to 3.2177 acres.

RECOMMENDATION: City staff recommends approval with 21 conditions recommended proposed by staff as listed in the Staff Report.

ATTACHMENTS: Staff Report and Ordinance No. 2021-O-16

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 Specific Use Permit Request

Agenda of:	September 27, 2021	Initiated By:	Jessica Rodriguez Dir. Development Services
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

Specific Use Permit (SUP) to establish a warehouse use on 3.2177 acres located at 6407 Masters Road in the Highway Mixed Use District (HMU)

Exhibits

Zoning Vicinity Map, Staff Report, Site Photographs, Aerial Vicinity Map, Proposed Overall Site Plan, Property Survey, Applicant Letter, Application, Authorization Letter, and Public Hearing Notice

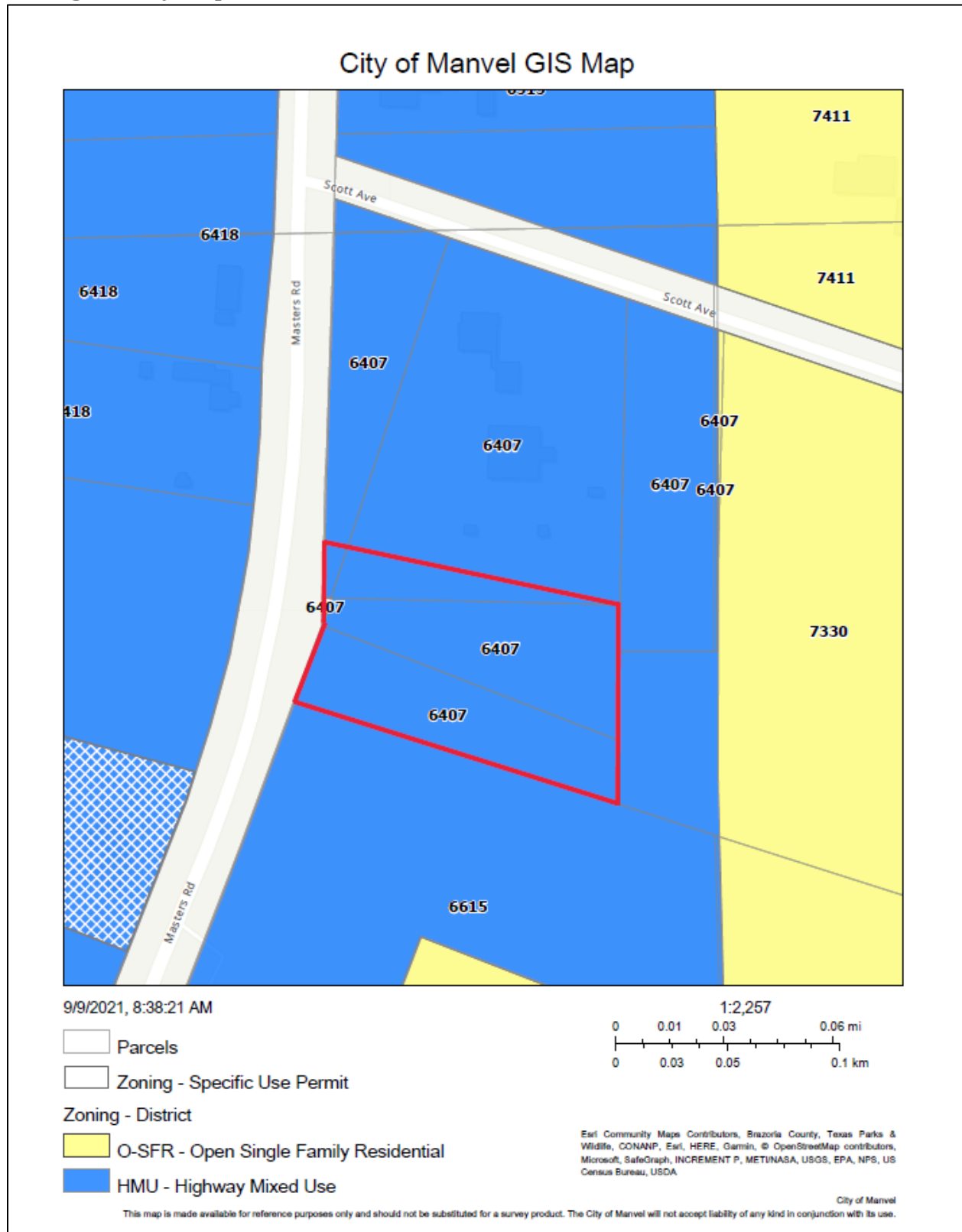
Recommended Action

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

Executive Summary

The applicant, Carson Leung, on behalf of the property owner, Qianyi Ho of the Bonison Group LLC, is requesting a Specific Use Permit for a warehouse use located at 6407 Masters Road. The property is 3.2177 acres this is currently zoned Highway Mixed Use District (HMU). According to the City's zoning ordinance, the use of a warehouse in the HMU District requires an approved SUP. The warehouse use is identified as NAICS Use No. 493110 "General Warehousing and Storage". This property was previously considered for a SUP on 2.594 acres of land at the May 10, 2021, Planning, Development and Zoning Commission meeting. The item was tabled for a traffic study. Since the May 10th meeting the applicant reconfigured the site layout and completed a traffic study. The public hearing required another notification since the acreage of the site increased since the original public hearing notice. Staff overview of the proposed SUP is contained in the attached Staff Report section.

Zoning Vicinity Map



Staff Report

Zoning Ordinance Provisions for Specific Use Permits

In Section 77-50 (a). *Uses Requiring Specific Use Permit*, of the Zoning Ordinance it states “certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district, but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides city council and planning, development and zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. Because, however, of the nature of use, the importance of the use’s relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required.”

In Section 77-50 (b) of the Zoning Ordinance it further states, “the city council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use permit uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.”

General Site Information

The following is a summary of general site information.

Surrounding Property Zoning	North: Highway Mixed Use District (HMU) South: Highway Mixed Use District (HMU) & Open-Single Family Residential District (O-SFR) East: Highway Mixed Use District (HMU) & Open-Single Family Residential District (O-SFR) West: Highway Mixed Use District (HMU)
Surrounding Land Use	North: Single-Family Residential South: Manvel Police Department, Single-Family Residential, & Future Manvel Police Station Park Site East: Single-Family Residential West: Single-Family Residential & JRH Engineering & Environmental Services Inc.

Overview

At the May 10, 2021, Planning, Development and Zoning Commission meeting, a SUP was heard for 2.594 acres of property at this location. A public hearing was held and the Commission provided discussion. During the public hearing, there were no speakers. The Commission then held a discussion regarding the warehouse use. The Commission had questions about vehicular access to Scott Avenue, on-site truck turn around, chemical storage, and a traffic study. During the discussion, staff stated that the SUP did not include property to Scott Avenue, therefore, the site could not have vehicular access to Scott Avenue. The other large topic included truck ingress and egress from the site. The Commission made a recommendation for a traffic study. Since the May meeting, staff has

been working with the applicant to provide a thorough traffic study to the Commission. Also, the applicant changed the site configuration so the SUP increased in size from 2.594 acres to 3.2177 acres. The applicant worked with the abutting property owner to move the building locations away from the eastern property line. The current proposed site plan illustrates detention near the east property line and five warehouse buildings located on the north and south side of the tract.

On August 11, 2021, the applicant submitted a traffic study to City staff. The traffic study was performed by JKnesek & Associates and stamped by Professional Engineer, Mr. Jason Knesek. The traffic study reported that a 36,000 square foot warehouse development would generate six trips per day in the AM and seven trips in the peak PM. The report states that based on the site layout and surrounding roadway system, that vehicular traffic is assumed to be traveling north bound and south bound equally. Analysis was performed for a left-turn lane, right-turn auxiliary lane, traffic signal warrant, and intersection. The traffic study found that based on the traffic conditions in the area, no traffic improvements are necessary to maintain safe and efficient traffic operations.

The property is zoned Highway Mixed Use District (HMU). According to the City's zoning ordinance, a warehouse use is permitted as an approved Specific Use Permit by NAICA Use No. 493110 "General Warehousing and Storage" in the HMU district. The site is currently vacant and undeveloped. The owner, Qianyi Ho of the Bonison Group LLC, would like to construct four 7,600 square foot buildings of warehouse and one 5,600 square foot building of warehouse. The uses will take access from one driveway located on Masters Road.

The proposed warehouse building site is abutting a single-family residence on the north and east property lines. The property also abuts the future Manvel Police Department Park site on the south side. Since the warehouse use is a more intense use in the Highway Mixed Use district and surrounding area, staff has recommended several conditions based on lighting and landscaping to protect the nearby residentially used and zoned properties and well as the future municipal recreation site. The recommendations provide maximum height of light fixtures, lighting fixture types, lighting fixture shielding, landscape buffers, fencing, and tree planting requirements. Recommendations made regarding site lighting will protect abutting properties from glare and light spill over. The recommendations made regarding the site landscaping will provide a landscape buffer (physically) that will mitigate the more intense use on-site to the abutting property owner. The tree plantings and fencing requirements will help reduce noise and visual impact to the abutting properties. Staff has made other recommendations regarding detention and fire safety to ensure the site does not create a fire or flooding hazard to abutting properties. In addition to staff's recommendation below in the "Staff Recommendation" section, the City Council may require additional land use conditions as necessary to alleviate any other negative impact on the surrounding area.

Staff Recommendation

Staff recommends approval of NAICS Use No. 493110, “General Warehousing and Storage” for a warehouse use SUP request for property located at 6407 Masters Road with the following conditions:

1. The site landscaping shall be in accordance with Section 77-35, *Highway Mixed-Use (HMU) District*, Section 77-44, *Trees, Landscaping, Fencing, and Screening*, and Section 77-51, *Plan Review, Landscaping, and Building Façade Requirements*.
2. The required 25-foot-wide open space buffer per Section 77-35, *Highway Mixed-Use (HMU) District*, shall provide a minimum of one 1.5-inch caliper tree (at time of planting and measured at the base of the tree) spaced every 30 linear feet.
3. The site shall provide a minimum 15-foot landscape buffer along the southern property line. The landscape buffer shall provide a minimum of one 1.5-inch caliper tree (at time of planting and measured at the base of the tree) every 30 linear feet. The landscape buffer shall include fencing per Condition No. 11 (below).
4. A photometric study showing all proposed exterior lighting shall be required at the time of permit review.
5. A photometric survey shall be provided prior to the issuance of the Certificate of Occupancy.
6. All freestanding lighting shall provide “cut-off” fixtures that conform with the Illuminating Engineering Society of North America, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture.
7. Any lighting fixture mounted within 15-feet of a residentially used or zoned property line, public right-of-way, and the southern boundary line shall be classified as IES Type III or Type F (asymmetric forward throw), and fitted with a “house side shielding” reflector on the side facing the residentially used or zoned property line, public right-of-way, and southern boundary line.
8. No freestanding light fixture shall be greater than 25-feet in height.
9. All outdoor lighting shall be designated so that no light spillover onto abutting property exceeds 0.3 foot-candle when measured vertically.
10. The ground-level luminance ratio shall not exceed 12 to one.
11. The site shall provide an 8-foot tall opaque fence using weather resistant wood species, wood treated with U.S. Environmental Protection Agency approved materials, painted wood, powder coated aluminum, brick, stone, or masonry where the site abuts residentially used or zoned property, and along the southern property line.
12. The height of the proposed warehouse use is limited to the maximum height in the Highway Mixed Use District (HMU) for a non-residential building.
13. The site shall use City of Manvel end of the line fire hydrants.
14. Every proposed building on-site shall be within 300-feet of a fire hydrant.
15. Only one fire hydrant shall be located on a 6-inch line. The line shall be upsized to an 8-inch if more than one is connected.
16. The fire water lines shall either be located within a 20-foot water line easement or private. If the fire water line is private, it shall have a meter.
17. The site parking spaces, parking lots, and parking drive aisles shall be in accordance with Section 77-45.
18. The minimum maintenance berm with shall be 20-feet around the pond.
19. The site shall comply with all City of Manvel Fire Codes.
20. The site shall not take driveway access from Scott Avenue for truck ingress and egress.

21. Per the HMU district where new non-residential buildings require parking to be located behind the primary building (Section 77-35).

Planning, Development and Zoning Meeting Public Hearing and Discussion

At the public hearing held on May 10, 2021, there were no speakers. Staff was not aware of support or opposition to the proposed SUP. The Commission then held a discussion regarding the warehouse use. The Commission had questions about vehicular access to Scott Avenue, on-site truck turn around, chemical storage, and a traffic study. A more detailed report can be found in the Staff Report Section of this report.

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 informational inquiries and is not aware of opposition to the request.

Site Photographs



Looking at the site from Masters Road.



Looking at the rear of the site from Scott Avenue.



Looking at abutting property (east) from Scott Avenue.



Looking at commercial development across Masters Road (west).

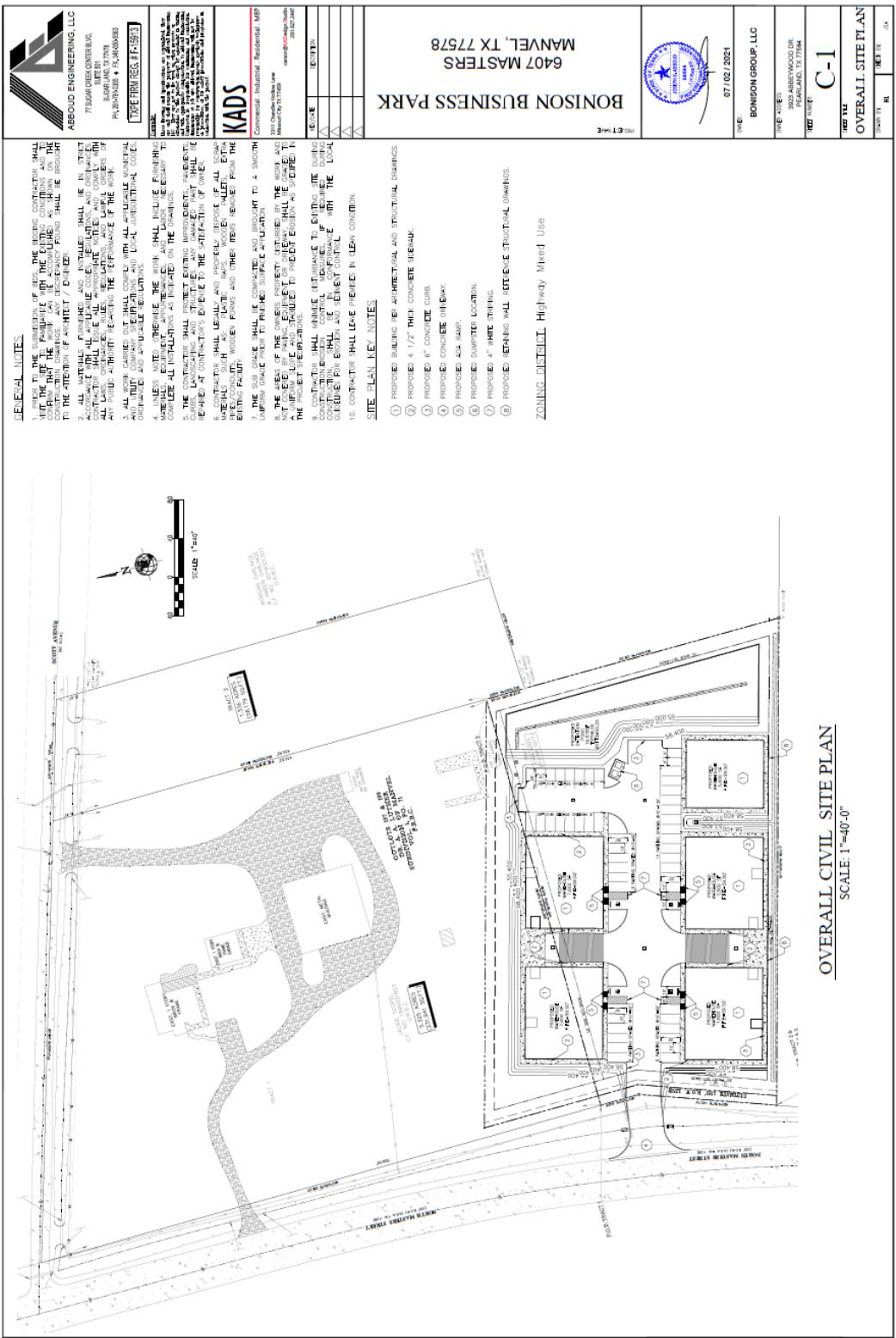


Looking south on Masters Road from the intersection with Scott Avenue.

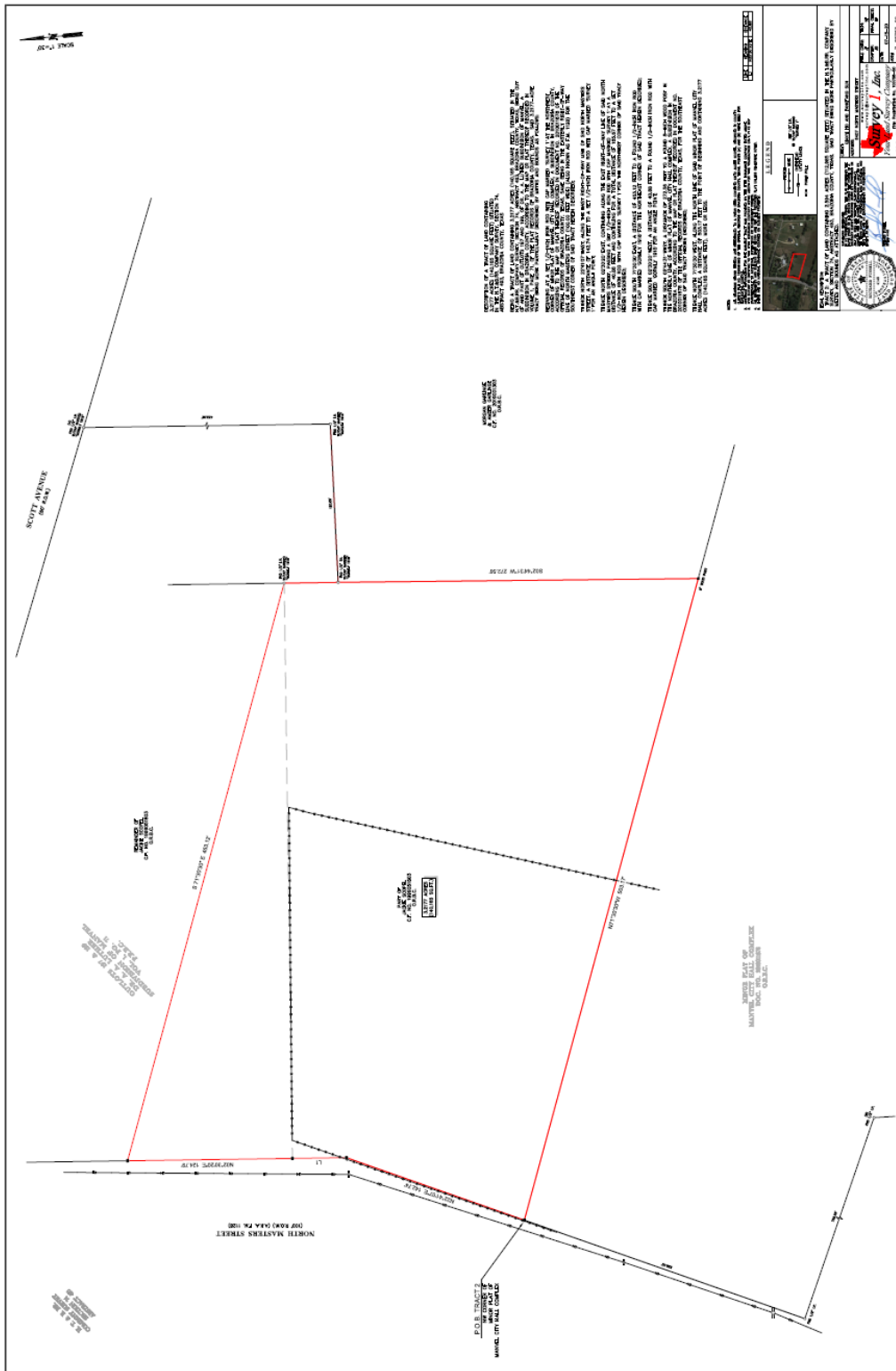
Aerial Vicinity Map



Proposed Overall Site Plan



Property Survey



Traffic Report



www.jknesek.com | main (713) 775-6490

3418 Hwy 6 South Suite B 336 | Houston, Texas 77082

August 11, 2021

City of Manvel
20031 Highway 6
Manvel, Texas 77578

RE: FM 1128 at Bonison Driveway

To whom it concerns,

JKnesek & Associates, Inc. was contracted by Abboud Engineering LLC to address the need for traffic improvements on FM 1128 at the proposed Bonison Driveway located approximately 500 feet south of Scott Avenue within the City of Manvel, Texas due to the development of the Bonison Business Park. Based on an analysis of the projected traffic operations at the proposed FM 1128 at Bonison Driveway intersection:

- A left-turn lane is not warranted.
- A right-turn acceleration lane is not warranted.
- A right-turn deceleration lane is not warranted.
- A traffic signal is not warranted.

This letter serves as a summary of the analysis.

Traffic Report

Roadways

FM 1128 is a generally north-south aligned roadway traversing north from State Highway 6 (approximately one mile south of the study area) to FM 518 (approximately six miles north of the study area). In the study site vicinity, FM 1128 is a two-lane undivided roadway with open ditch drainage. The posted speed limit on FM 1128 in the site vicinity is 55 miles per hour (mph).

Bonison Driveway is planned to be the only point of access to the Bonison Business Park

A field photograph of the southbound FM 1128 approach to the proposed Bonison Driveway is illustrated in **Figure 1**.

Figure 1: *Facing Southbound on FM 1128 at the Proposed Bonison Driveway*



Traffic Report

Development

Bonison Business Park development consists of five individual warehouses ranging from 5,600 square feet to 7,600 square feet each totaling 36,000 square feet.

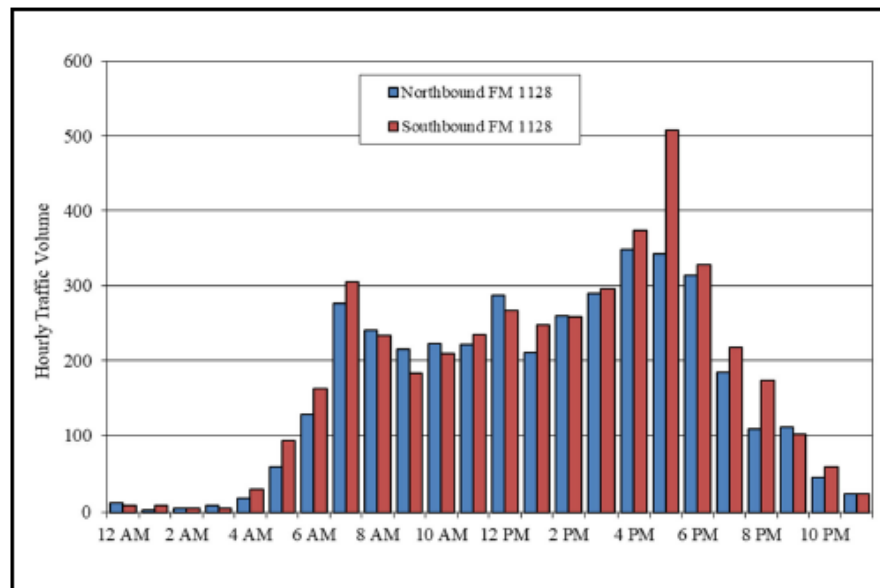
Development plans for the Bonison Business Park development are attached.

Traffic Counts

24-hour vehicular traffic counts on FM 1128 near the proposed Bonison Driveway were recorded on August 5, 2021. The traffic counts indicate that approximately 8,300 vehicles pass the location on the typical weekday. The data indicates that the vehicular traffic is split fairly evenly in the northbound and southbound directions for most hours of the day.

A graphical depiction of the FM 1128 24-hour traffic volume counts is illustrated in Figure 2. A detailed account of the 24-hour count is attached.

Figure 2: Existing 24-Hour Traffic Count – FM 1128



Traffic Report

JKnesek & Associates, Inc.
Page 4 of 9

Trip Generation / Trip Distribution

The Bonison Business Park development is a 36,000 square foot warehouse development. A development of this size is projected to generate 6 trips (5 entering, 1 exiting) in the AM Peak of adjacent street traffic and 7 trips (5 entering, 5 exiting) in the PM Peak of adjacent street traffic. Detailed calculations of the trip generation are attached.

Based on the layout of the site, the surrounding roadway system, and engineering judgement, it is assumed that vehicular traffic travelling to/from the development will be split evenly between the north and the south.

A summary of the projected turning movements generated by the proposed development is summarized in **Table 1**.

Table 1: *Site Generated Trips at FM 1128 at Bonison Driveway*

Entering / Exiting	Movement	AM Peak	PM Peak
Entering Site	Northbound Right-Turn	3	1
	Southbound Left-Turn	3	1
Exiting Site	Westbound Left-Turn	1	3
	Westbound Right-Turn	1	3

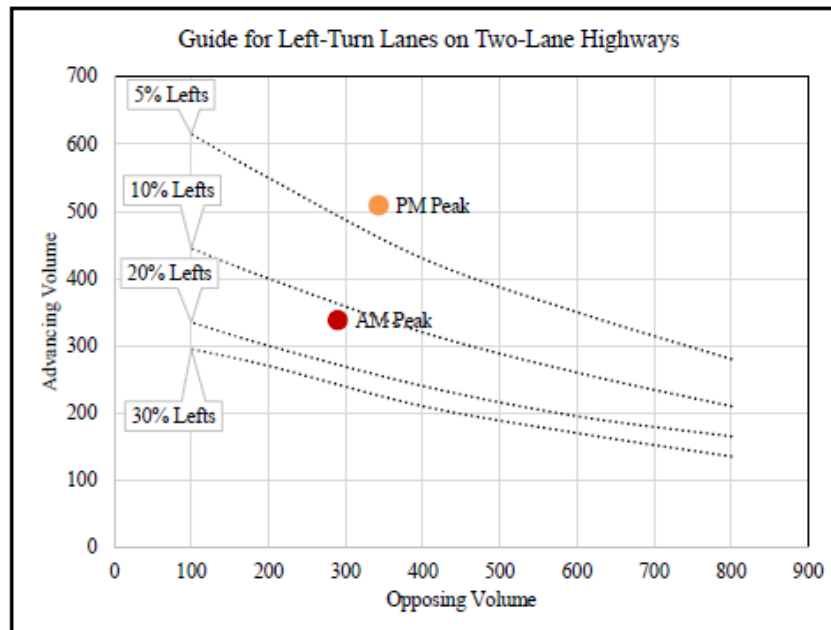
Left-Turn Lane Analysis

Table 3-11 of the Roadway Design Manual (Revised July 2020) by the Texas Department of Transportation provides guidelines for left-turn lanes on two-lane highways based on the opposing volume, advancing volume, and percentage of left-turn movements on the advancing volume. The minimum percentage of left turn advancing vehicles included in the table is 5%. A copy of the table is included in the **Appendix**.

In the Year 2022 Build Conditions, the projected volumes at the FM 1128 at Bonison Driveway intersection in the AM Peak period include and advancing volume of 338 vehicles (less than 1% left turns) and an opposing volume of 290 vehicles. In the Year 2022 Build Conditions, the projected volumes at the FM 1128 at Bonison Driveway intersection in the PM Peak period include and advancing volume of 509 vehicles (less than 1% left turns) and an opposing volume of 343 vehicles.

Given the small percentage of left-turn vehicles projected to be part of the FM 1128 advancing volume to Bonison Driveway, a left-turn lane is not warranted at the study intersection. A graphical representation of the AM Peak, PM Peak and left-turn lane guidelines for the FM 1128 at Bonison Drive intersection is illustrated in **Figure 3**.

Figure 3: Left-Turn Guidelines – FM 1128 at Bonison Driveway (Southbound)



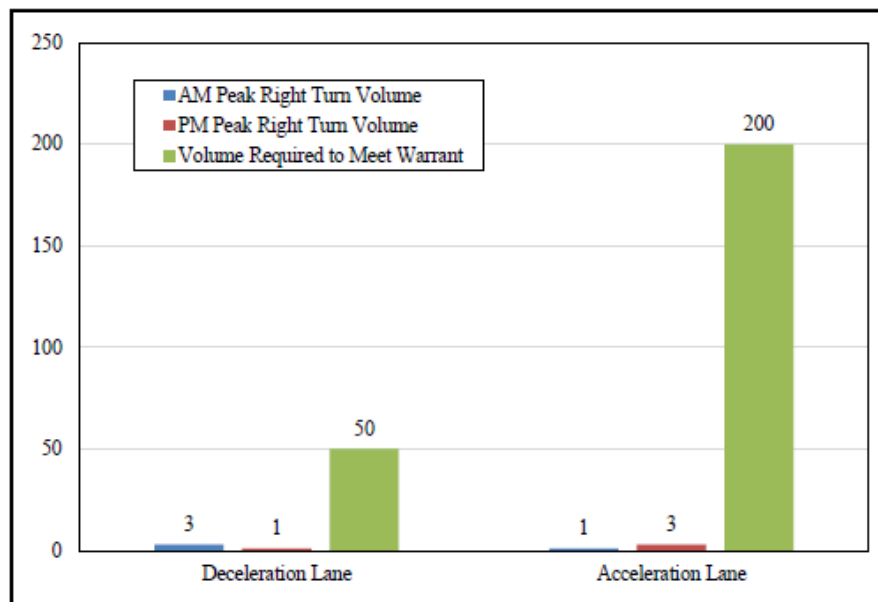
Right-Turn Auxiliary Lane Warrant Analyses

Right-turn auxiliary lanes are acceleration or deceleration lanes that reduce the conflicts associated with right turn movements at driveways or intersections. TxDOT guidelines for instances when right-turn auxiliary lanes should be considered are outlined in Chapter 2, Section 3 of the Access Management Manual (revised July 2011). According to Table 2-3 of the Access Management Manual, right-turn lanes should be considered under the following circumstances:

- Right-turn acceleration lane from the property – when right-turn exiting vehicles exceed 200 vehicles per hour.
- Right-turn deceleration lane to the property – when right-turn entering vehicles exceed 50 vehicles per hour for roadways signed at greater than 45 mph; when right-turn entering vehicles exceed 60 vehicles per hour for roadways signed at 45 mph or less.

Based on the projected traffic volumes, right-turn deceleration lanes are not warranted at the study intersection. A graphical representation of the AM Peak, PM Peak and warrant requirements for right-turn auxiliary lanes on FM 1128 at Bonison Driveway intersection (Year 2022) is illustrated in **Figure 4**.

Figure 4: *Right-Turn Auxiliary Lane Warrants – FM 1128 at Bonison Driveway*



Traffic Report

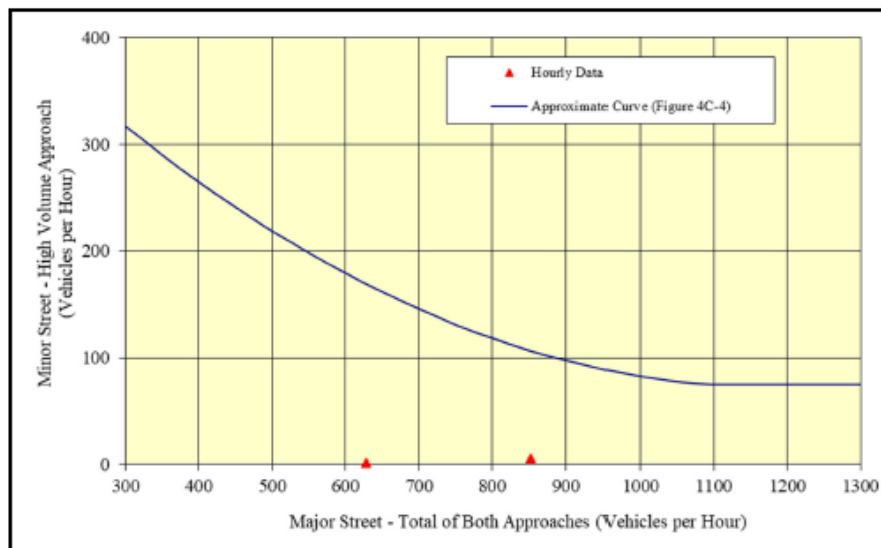
Traffic Signal Warrant Analyses

A traffic signal warrant analysis was conducted for the FM 1128 at Bonison Driveway intersection in the Year 2022 Build Conditions. The analysis was conducted according to the methodology described in the Texas Manual of Uniform Traffic Control Devices for Warrant 3B (Peak Hour Volumes).

The analysis indicates that a traffic signal is not warranted at the FM 1128 at Bonison Driveway intersection in the Year 2022.

A graphical representation of the AM Peak, PM Peak and warrant requirements for traffic signal improvement on FM 1128 at Bonison Driveway intersection (Year 2022) is illustrated in **Figure 5**. Detailed traffic signal warrant analysis sheets are included in the **Appendix**.

Figure 5. Traffic Signal Warrant Analyses – Peak Hour Warrant



Traffic Report

JKnesek & Associates, Inc.
Page 8 of 9

Intersection Analysis

The FM 1128 at Bonison Driveway intersection without a southbound left-turn lane is projected to operate at LOS A in the peak periods of operation with each approach operating at LOS B or better.

The FM 1128 at Bonison Driveway intersection with a southbound left-turn lane is projected to operate at LOS A in the peak periods of operation with each approach operating at LOS B or better.

A summary of the delay and LOS for the study intersection for with and without a southbound left-turn lane is illustrated in **Table 2**. A detailed account of the intersection capacity analysis for each alternative is attached.

Table 2: Delay / LOS Summary – Year 2022

Intersection	Approach	No-Left Turn Lane				Left-Turn Lane			
		AM Peak		PM Peak		AM Peak		PM Peak	
		Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS
FM 1128 at Bonison Driveway	NBD	0.0	A	0.0	A	0.0	A	0.0	A
	SBD	0.1	A	0.0	A	0.1	A	0.0	A
	WBD	11.9	B	13.9	B	11.9	B	13.9	B
	Overall	0.1	A	0.1	A	0.1	A	0.1	A

A comparison of the FM 1128 at Bonison Driveway intersection with and without the construction of a southbound left-turn lane reveals that the construction of a southbound left-turn lane is not projected to have a significant impact on the delay experienced by motorists travelling through the intersection.

Traffic Report

JKnesek & Associates, Inc.
Page 9 of 9

Summary

In summary, an analysis of the existing and proposed roadway system and development in the vicinity of the FM 1128 at Bonison Driveway intersection reveals the following:

- The FM 1128 at Bonison Driveway intersection does not meet TxDOT guidelines for a left-turn lane due to a projected low percentage of left-turn volume.
- The FM 1128 at Bonison Driveway intersection does not warrant right-turn auxiliary lanes due to insufficient projected traffic volumes at the intersection.
- The FM 1128 at Bonison Driveway intersection does not warrant a traffic signal due to insufficient projected traffic volumes at the intersection.
- The FM 1128 at Bonison Driveway intersection is projected to operate at LOS A in the peak periods of operation with or without a southbound left-turn lane.

Therefore, based on the projected traffic conditions in the study area, no other traffic improvements appear to be necessary to maintain safe and efficient traffic operations in the study area.

Please let me know if you have any questions or comments regarding the traffic operations in the site vicinity.

Sincerely,



Jason Knesek, P.E., PTOE
President



Applicant Letter

City of Manvel
Development Services
20025 Highway 6
Manvel, TX 77578
(281) 489 0630

Bonison Group LLC
Qianyi Ho
6407 North Master Road
Manvel TX 77578
(832) 662 3753

Re: Specific Use Permit Application for Property Development 6407 N. Master Road

To whom it may concerns,

I am writing this letter to request Specific Use Permit (SUP) for the property development at 6407 N. Master Road, Manvel TX 77578.

This property is located at Tract 1 and Tract 2, Section 74, Abstract 493 within Brazoria County. The total acreage for this development request is 3.2177 ac.

The development is including the total existing area of the Tract 2 (2.594 ac) and a portion of Tract 1 (0.6237 ac) with a combined total area of 3.2177 ac.

The current zoning for this property is Highway Mix-Use. I am proposing a Commercial Mix Use permit with 5 buildings on site. The buildings are proposed to be warehouse with 7,600 SF each. The rear building is proposed to be a warehouse as well with 5,600 SF. The total building area is 36,000 SF.

Refer to the attached site plan, the site is developed to provide a total of 53 parking spaces. In addition, an onsite storm water detention is designed for storm water running off.

I am appointing Carson Leung with the company KADS LLC to act as my representative for this project. A detail statement is provided with the attached application.

Looking forward to develop this property and the opportunity to work with city officials for a great partnership.

Please feel free to contact me or my agent if there is any question.

Your sincerely,

Qianyi Ho (owner)



Carson Leung (Agent)



Application



Development Services

20025 HIGHWAY 6

Manvel, TX 77578

P: 281-489-0630

F: 281-489-0634

SPECIFIC Use PERMIT APPLICATION

PROJECT INFORMATION

Project Name: Bonison Business Park

Project Location/Address: 6407 N. Master Road Manvel TX 77578

Legal Description: Tract 1 and Tract 2, sec 74, abstract 493, Brazoria County

Current Zoning: Mix Use Proposed Land Use: Commercial Mix Use NAICS No.:

Parcel/Tax ID# (s): 228745 Total Acreage: 3.2177

APPLICANT INFORMATION

Applicant Name: Carson Leung

Company Name: KADS LLC

Address: 3311 Chandler Hollow Lane City: Missouri City State: TX Zip: 77459

Phone #: 2818272447 Email: carson@kadesign.studio

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.

Carson Leung 09/01/2021
Applicant Signature (REQUIRED) Date

PROPERTY Owner INFORMATION

Owner(s) Name: Qianyi Ho - Bonison Group LLC

Address: 6407 N. Master Road City: Manvel State: TX Zip: 77578

Phone #: 8326823753 Email: 1@bestgift.cc

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.

Qianyi Ho 09/01/2021
Owner's Signature (REQUIRED) Date

Application



Development Services

20025 HIGHWAY 6

Manvel, TX 77578

P: 281-489-0630

F: 281-489-0634

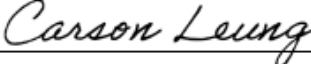
Submittal Checklist

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 specific use permit 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.

SPECIFIC Use PERMIT SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Specific Use Permit Application (with all signatures)	X
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	X
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	X
Two (2) Copies of Recorded Plat (if platted)	X
Two (2) Applicant Letters of Request	X
Traffic Impact Analysis, (if applicable)	X
Paid Application Fee	X

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.

	09/01/2021
Applicant Signature	Date

Authorization Letter



Development Services

20025 HIGHWAY 6

Manvel, TX 77578

P: 281-489-0630

F: 281-489-0634

LETTER OF AUTHORIZATION

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

Qianyi Ho - Bonison Group LLC
Owner Name

6407 N. Master Road
Owner Address

Manvel TX 77578
Owner City, State Zip

12/14/2020
Date

Building and Inspections
20025 Highway 6
Manvel, TX 77578

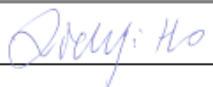
Dear City of Manvel Permits and Inspections,

I, Qianyi Ho, certify that I am the owner of the project property located at 6407 N. Master Road Manvel TX 77578 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Carson Leung with the company KADS LLC (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at 8326623753 1@bestgift.cc if you have any questions.

Sincerely,

Owner Name Qianyi Ho

Owner Signature 

Public Hearing Notice

Public Hearing Notice to run on Sunday 09/12/2021

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 7:00 P.M. ON MONDAY, SEPTEMBER 27, 2021, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 7:00 P.M. ON MONDAY, OCTOBER 4, 2021, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 3.2177 ACRES LOCATED AT 6407 MASTERS ROAD, MANVEL, TEXAS, FROM HIGHWAY MIXED USE DISTRICT (HMU) TO HIGHWAY MIXED USE DISTRICT WITH SPECIFIC USE PERMIT (HMU-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 493110 “GENERAL WAREHOUSING AND STORAGE”; 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.

ORDINANCE NO. 2021-O-16

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 3.2177 ACRES LOCATED AT 6407 MASTERS ROAD, MANVEL, TEXAS, FROM HIGHWAY MIXED USE DISTRICT (HMU) TO HIGHWAY MIXED USE DISTRICT WITH SPECIFIC USE PERMIT (HMU-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 493110 “GENERAL WAREHOUSING AND STORAGE”; 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, Qianyi Ho and Fangfang Sun are the current owners of a certain 3.2177 tract of land located at 6407 Masters Road, Manvel, Texas, being a tract of land containing 3.2177 acres (140,165 square feet) situated in the H.T. & B.R.R. Company Survey, Section 74, Abstract 493, Brazoria County, Texas, a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 3.2177 acre tract is currently zoned Highway Mixed Use District (HMU); and

WHEREAS, the Owners have filed an application to change the zoning classification of the 3.2177 acre tract to Highway Mixed Use District, with a Specific Use Permit (HMU-SUP) allowing use of the Property for NAICS Use 493110 “General Warehousing and Storage”; 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 in its report the approval of such request, and the City Council deems it appropriate to approve said amendment to the rezoning and specific use permit; 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 a certain 3.2177 acre tract of land located at 6407 Masters Road, Manvel, Texas, being a tract of land containing 3.2177 acres (140,165 square feet) situated in the H.T. & B.R.R. Company Survey, Section 74, Abstract 493, Brazoria County, Texas, as more particularly described in Exhibit “A” attached hereto, shall be changed from Highway Mixed Use District (HMU) to Highway Mixed Use District with Specific Use Permit (HMU-SUP), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. General Warehousing and Storage - (NAICS 493110)

Section 3. The request meets the criteria set forth in Section 77-50 of the City of Manvel Zoning Ordinance for a Specific Use Permit. The City of Manvel Zoning Ordinance is hereby further amended by granting an amended Specific Use Permit

authorizing use of the Property for the additional NAICS use listed in Section 2, above.

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit “B”, attached hereto and incorporated herein as if set out in full. Use and Development of the Property shall comply with the conditions and with the site plan as shown in Exhibit “C”, attached hereto. The use and site may not be changed or expanded except by amendment of this Specific Use Permit.

Section 5. The Specific Use Permit issued under this ordinance, or a specific use listed herein, shall expire one year after its date of issuance if construction or if the listed use authorized hereunder is not substantially under way or in use prior to the expiration of said one-year period. If, prior to the expiration of such one-year period, the owner of the property to which the Specific Use Permit applies in writing, for an extension, the City Council may, after recommendation from the Planning, Development, and Zoning Commission, grant such extension for one additional year.

Section 6. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said multiple 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 7. 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 8. 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 9. 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.

Section 10. Revocation. This Specific Use Permit may be revoked or modified by the City Council, in whole or in part, after notice and hearing, for either of the following reasons:

(1) The Specific Use Permit was obtained or extended by misrepresentation, fraud or deception: or

(2) That one of more of the conditions imposed by the permit has not been met or has been violated.

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

Being a tract of land containing 3.2177 (140,165 square feet) situated in the H.T. & B.R.R. Company Survey, Section 74, Abstract 493, Brazoria County Texas.

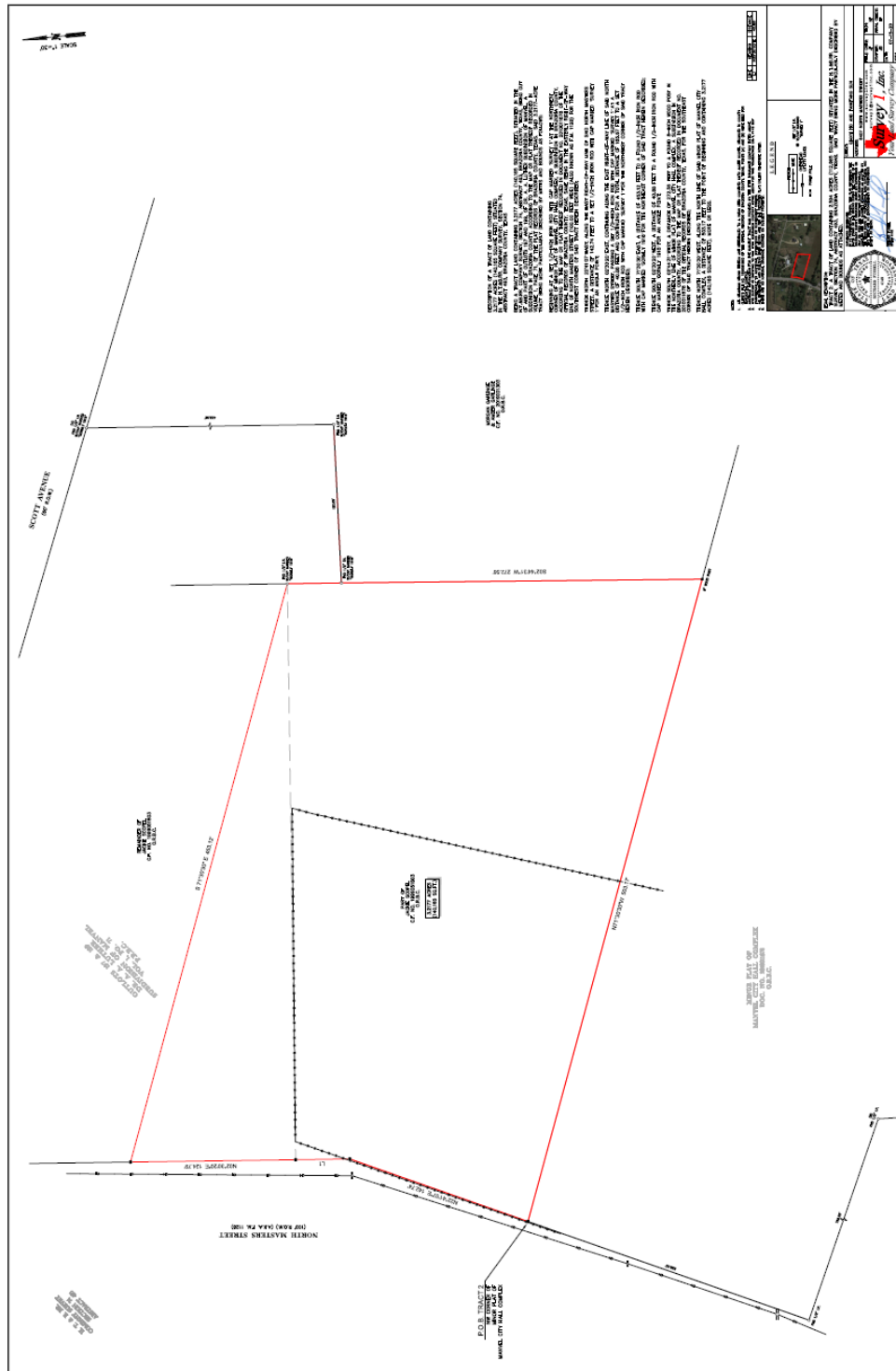


Exhibit B

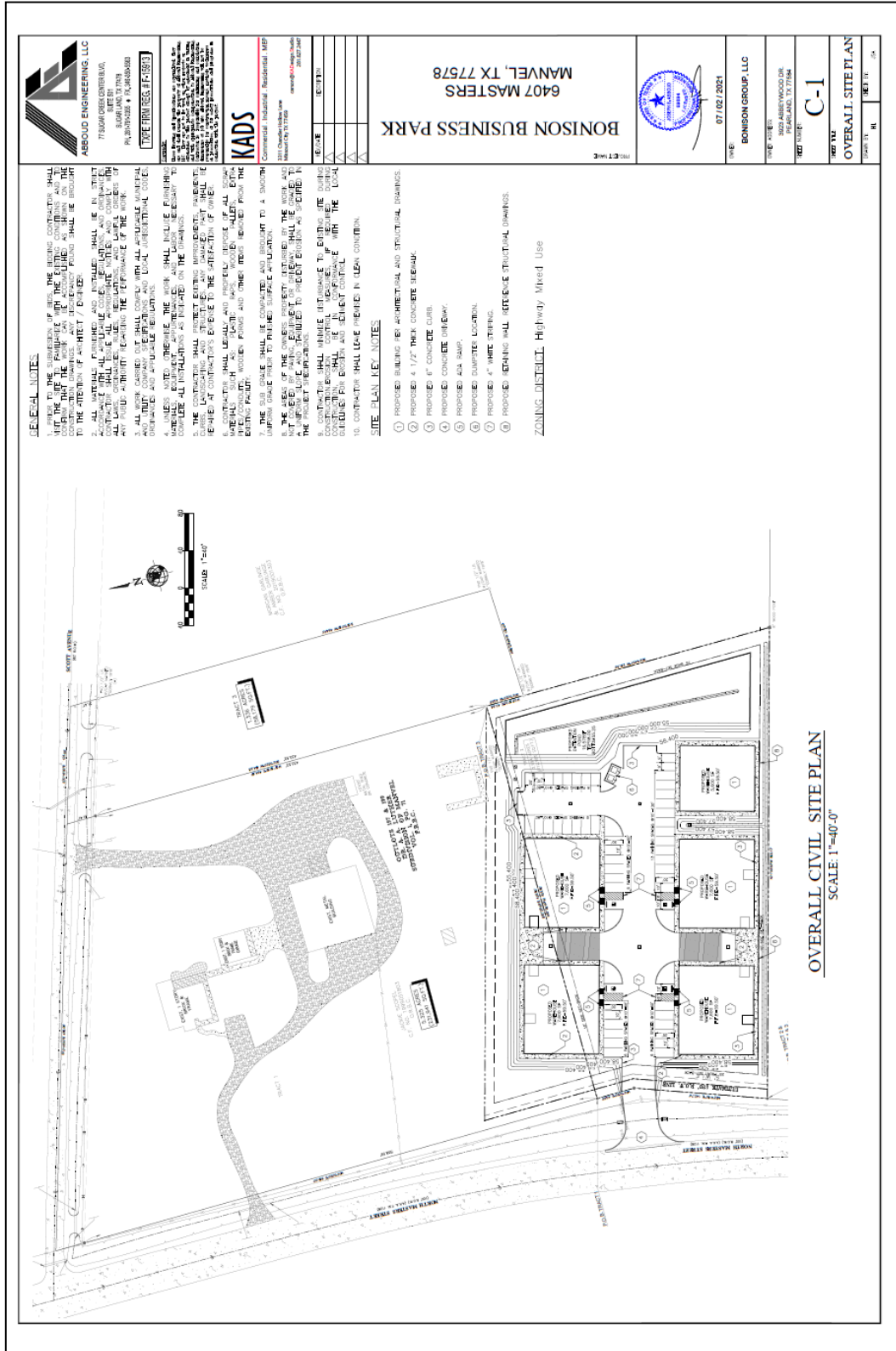
CONDITIONS FOR GENERAL WAREHOUSING AND STORAGE USE

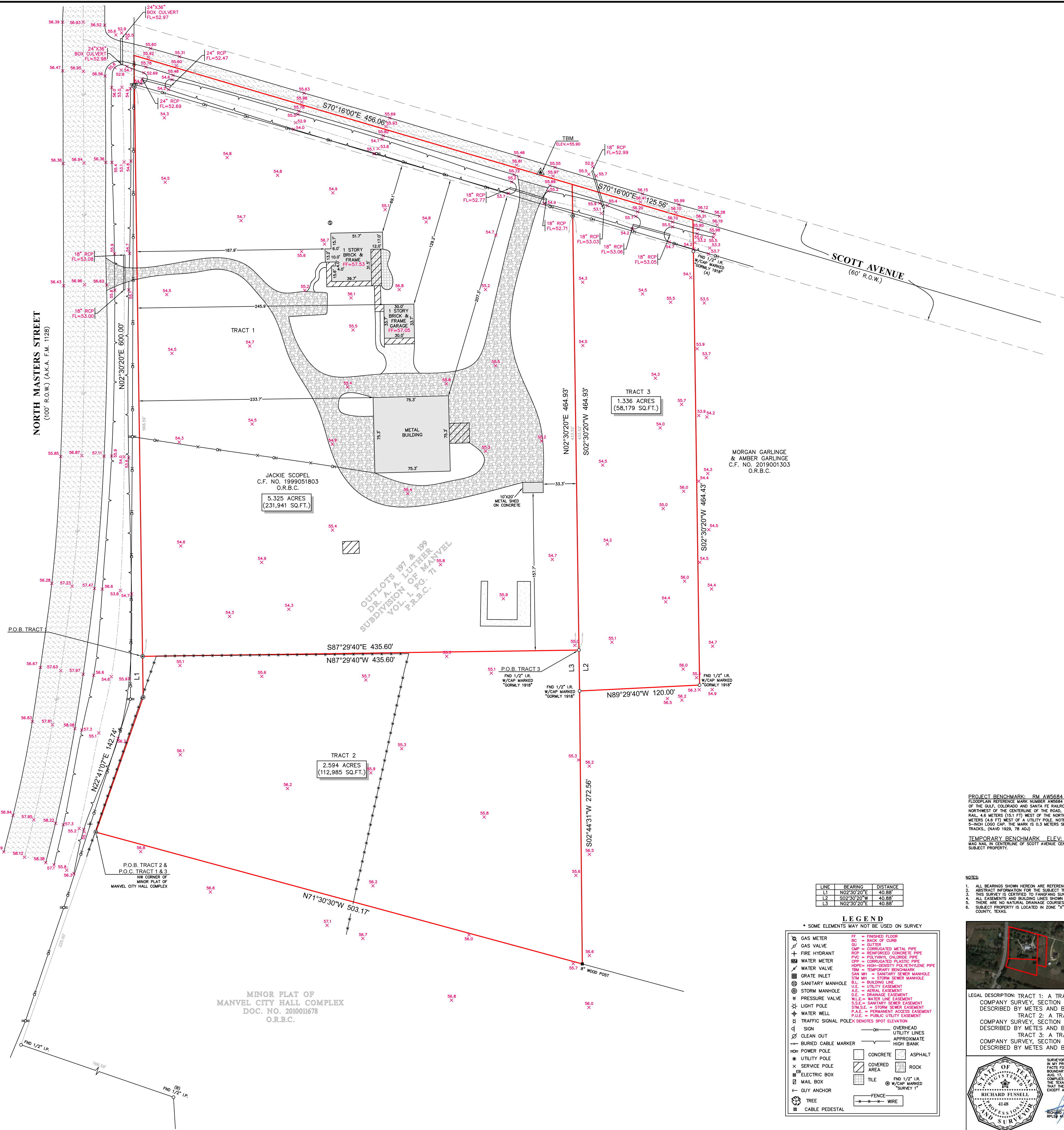
GENERAL:

- (1) The site landscaping shall be in accordance with Section 77-35, *Highway Mixed-Use (HMU) District*, Section 77-44, *Trees, Landscaping, Fencing, and Screening*, and Section 77-51, *Plan Review, Landscaping, and Building Façade Requirements*.
- (2) The required 25-foot-wide open space buffer per Section 77-35, *Highway Mixed-Use (HMU) District*, shall provide a minimum of one 1.5-inch caliper tree (at time of planting and measured at the base of the tree) spaced every 30 linear feet.
- (3) The site shall provide a minimum 15-foot landscape buffer along the southern property line. The landscape buffer shall provide a minimum of one 1.5-inch caliper tree (at time of planting and measured at the base of the tree) every 30 linear feet. The landscape buffer shall include fencing per Condition No. 11 (below).
- (4) A photometric study showing all proposed exterior lighting shall be required at the time of permit review.
- (5) A photometric survey shall be provided prior to the issuance of the Certificate of Occupancy.
- (6) All freestanding lighting shall provide “cut-off” fixtures that conform with the Illuminating Engineering Society of North America, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture.
- (7) Any lighting fixture mounted within 15-feet of a residentially used or zoned property line, public right-of-way, and the southern boundary line shall be classified as IES Type III or Type F (asymmetric forward throw), and fitted with a “house side shielding” reflector on the side facing the residentially used or zoned property line, public right-of-way, and southern boundary line.
- (8) No freestanding light fixture shall be greater than 25-feet in height.
- (9) All outdoor lighting shall be designated so that no light spillover onto abutting property exceeds 0.3 foot-candle when measured vertically.
- (10) The ground-level luminance ratio shall not exceed 12 to one.
- (11) The site shall provide an 8-foot tall opaque fence using weather resistant wood species, wood treated with U.S. Environmental Protection Agency approved materials, painted wood, powder coated aluminum, brick, stone, or masonry where the site abuts residentially used or zoned property, and along the southern property line.

- (12) The height of the proposed warehouse use is limited to the maximum height in the Highway Mixed Use District (HMU) for a non-residential building.
- (13) The site shall use City of Manvel end of the line fire hydrants.
- (14) Every proposed building on-site shall be within 300-feet of a fire hydrant.
- (15) Only one fire hydrant shall be located on a 6-inch line. The line shall be upsized to an 8-inch if more than one is connected.
- (16) The fire water lines shall either be located within a 20-foot water line easement or private. If the fire water line is private, it shall have a meter.
- (17) The site parking spaces, parking lots, and parking drive aisles shall be in accordance with Section 77-45.
- (18) The minimum maintenance berm with shall be 20-feet around the pond.
- (19) The site shall comply with all City of Manvel Fire Codes.
- (20) The site shall not take driveway access from Scott Avenue for truck ingress and egress.
- (21) Per the HMU district where new non-residential buildings require parking to be located behind the primary building (Section 77-35).

Exhibit C





H.T. & B.R.
COMPANY SURVEY
SECTION 74
ABSTRACT 493

OUTLOTS 197 & 199
DR. A. A. LUTHER
SUBDIVISION OF MANVEL
VOL. 1, PG. 71
P.R.B.C.

REMAINDER OF
JACKIE SCOPEL
C.F. NO. 1999051803
O.R.B.C.

PART OF
JACKIE SCOPEL
C.F. NO. 1999051803
O.R.B.C.
3.2177 ACRES
(140,165 SQ.FT.)

MORGAN GARLUNGE
& AMBER GARLUNGE
C.F. NO. 2019001303
O.R.B.C.

MINOR PLAT OF
MANVEL CITY HALL COMPLEX
DOC. NO. 2010011678
O.R.B.C.

SCOTT AVENUE
(60' R.O.W.)

NORTH MASTERS STREET
(100' R.O.W.) (A.K.A. F.M. 1128)

P.O.B. TRACT 2
NW CORNER OF
MINOR PLAT OF
MANVEL CITY HALL COMPLEX

DESCRIPTION OF A TRACT OF LAND CONTAINING
3.2177 ACRES (140,165 SQUARE FEET) SITUATED
IN THE H.T.&B.R. COMPANY SURVEY, SECTION 74,
ABSTRACT 493, BRAZORIA COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 3.2177 ACRES (140,165 SQUARE FEET), SITUATED IN THE
H.T.&B.R. COMPANY SURVEY, SECTION 74, ABSTRACT 493, BRAZORIA COUNTY, TEXAS, BEING OUT
OF AND PART OF OUTLOTS 197 AND 199, OF DR. A. A. LUTHER SUBDIVISION OF MANVEL, A
SUBDIVISION IN BRAZORIA COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 1, PAGE 71, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. SAID 3.2177-ACRE
TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH IRON ROD WITH CAP MARKED 'SURVEY 1' AT THE NORTHWEST
CORNER OF MINOR PLAT OF MANVEL CITY HALL COMPLEX, A SUBDIVISION IN BRAZORIA COUNTY,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2010011678 OF THE
OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, SAME BEING IN THE EASTERLY RIGHT-OF-WAY
LINE OF NORTH MASTERS STREET (100.00 FEET WIDE) (ALSO KNOWN AS F.M. 1128) FOR THE
SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 22°41'07" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH MASTERS
STREET, A DISTANCE OF 142.74 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED 'SURVEY
1' FOR AN ANGLE POINT;

THENCE NORTH 02°30'20" EAST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH
MASTERS STREET, PASSING A SET 1/2-INCH IRON ROD WITH CAP MARKED 'SURVEY 1' AT A
DISTANCE OF 40.88 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 165.67 FEET TO A SET
1/2-INCH IRON ROD WITH CAP MARKED 'SURVEY 1' FOR THE NORTHWEST CORNER OF SAID TRACT
HEREIN DESCRIBED;

THENCE SOUTH 71°30'30" EAST, A DISTANCE OF 453.12 FEET TO A FOUND 1/2-INCH IRON ROD
WITH CAP MARKED 'GORMLY 1918' FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 02°30'20" WEST, A DISTANCE OF 40.88 FEET TO A FOUND 1/2-INCH IRON ROD WITH
CAP MARKED 'GORMLY 1918' FOR AN ANGLE POINT;

THENCE SOUTH 02°44'31" WEST, A DISTANCE OF 272.56 FEET TO A FOUND 8-INCH WOOD POST IN
THE NORTHERLY LINE OF MINOR PLAT OF MANVEL CITY HALL COMPLEX, A SUBDIVISION IN
BRAZORIA COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO.
2010011678 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, FOR THE SOUTHEAST
CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 71°30'30" WEST, ALONG THE NORTH LINE OF SAID MINOR PLAT OF MANVEL CITY
HALL COMPLEX, A DISTANCE OF 503.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.2177
ACRES (140,165 SQUARE FEET), MORE OR LESS.

NOTES

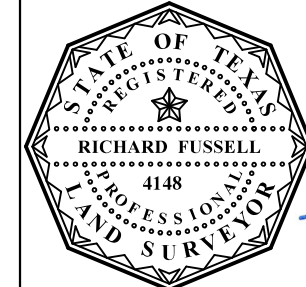
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO JACKIE SCOPEL RECORDED IN COUNTY
CLERK'S FILE NO. 1999051803 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR
HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY. IT IS NOT
TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND EASEMENT LINES SHOWN ARE FOR THE RECORDS OF THE PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LINE	BEARING	DISTANCE
LT	N02°30'20"E	40.88'

LEGEND

FENCE
WIRE
OVERHEAD
UTILITY LINES
POWER POLE
SET 1/2" I.R.
W/CAP MARKED
'SURVEY 1'

LEGAL DESCRIPTION:
TRACT 2: A TRACT OF LAND CONTAINING 2.594 ACRES (112,985 SQUARE FEET) SITUATED IN THE H.T.&B.R. COMPANY
SURVEY, SECTION 74, ABSTRACT 493, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY
METES AND BOUNDS AS ATTACHED.



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
FACTS FOUND ON THE GROUND DURING THE COURSE OF A
BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON
07/15/2024. I HAVE REVIEWED THE PLAT AND IT COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND
I HAVE NO AWARENESS OF ANY VIOLATIONS OF THE
EFFECT OF THIS PLAT.

CLIENT:
GUANYI HO AND FANGFANG SUN
ADDRESS:
6407 NORTH MASTERS STREET
www.survey1inc.com
survey1@survey1inc.com
FIELD CREW: JF
TECH: SF
DRAFTER: JS
FINAL CHECK: EF
DATE: 07-15-20
JOB# 7-85753-20

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Allen, TX 75012 | (281)393-1382

August 11, 2021

City of Manvel
20031 Highway 6
Manvel, Texas 77578

RE: FM 1128 at Bonison Driveway

To whom it concerns,

JKnesek & Associates, Inc. was contracted by Abboud Engineering LLC to address the need for traffic improvements on FM 1128 at the proposed Bonison Driveway located approximately 500 feet south of Scott Avenue within the City of Manvel, Texas due to the development of the Bonison Business Park. Based on an analysis of the projected traffic operations at the proposed FM 1128 at Bonison Driveway intersection:

- A left-turn lane **is not** warranted.
- A right-turn acceleration lane **is not** warranted.
- A right-turn deceleration lane **is not** warranted.
- A traffic signal **is not** warranted.

This letter serves as a summary of the analysis.

Roadways

FM 1128 is a generally north-south aligned roadway traversing north from State Highway 6 (approximately one mile south of the study area) to FM 518 (approximately six miles north of the study area). In the study site vicinity, FM 1128 is a two-lane undivided roadway with open ditch drainage. The posted speed limit on FM 1128 in the site vicinity is 55 miles per hour (mph).

Bonison Driveway is planned to be the only point of access to the Bonison Business Park

A field photograph of the southbound FM 1128 approach to the proposed Bonison Driveway is illustrated in **Figure 1**.

Figure 1: *Facing Southbound on FM 1128 at the Proposed Bonison Driveway*



Development

Bonison Business Park development consists of five individual warehouses ranging from 5,600 square feet to 7,600 square feet each totaling 36,000 square feet.

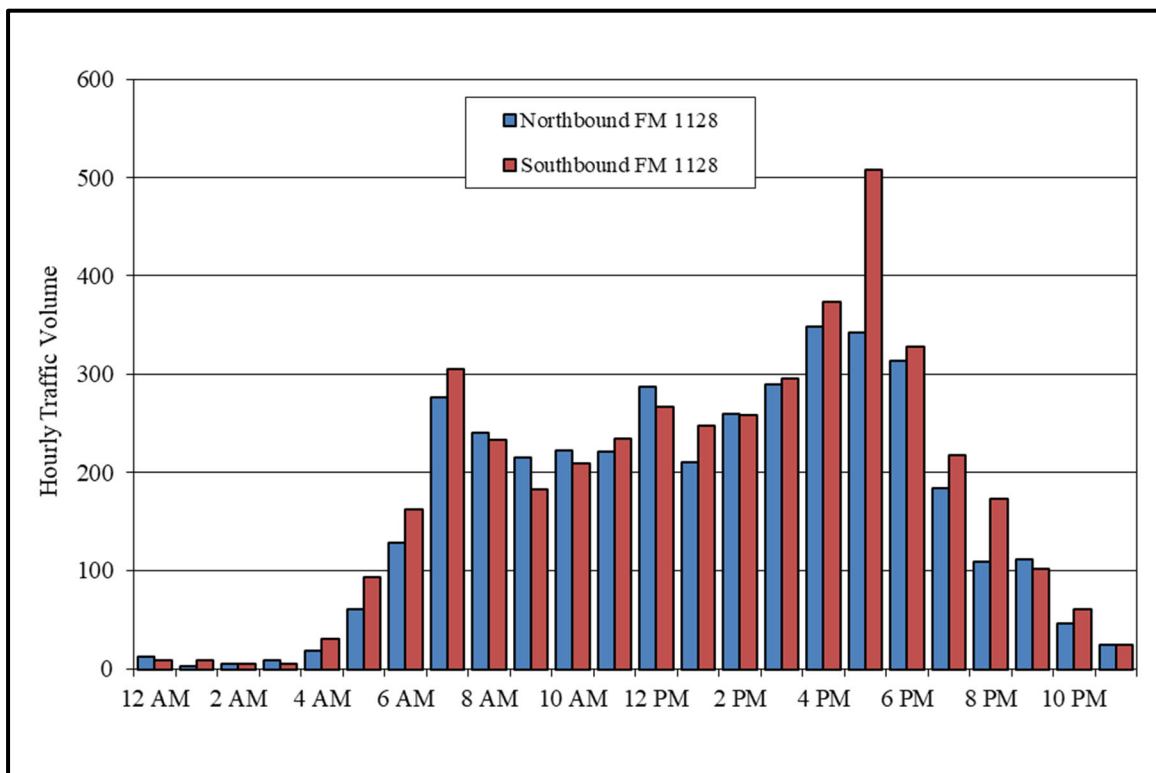
Development plans for the Bonison Business Park development are attached.

Traffic Counts

24-hour vehicular traffic counts on FM 1128 near the proposed Bonison Driveway were recorded on August 5, 2021. The traffic counts indicate that approximately 8,300 vehicles pass the location on the typical weekday. The data indicates that the vehicular traffic is split fairly evenly in the northbound and southbound directions for most hours of the day.

A graphical depiction of the FM 1128 24-hour traffic volume counts is illustrated in **Figure 2**. A detailed account of the 24-hour count is attached.

Figure 2: *Existing 24-Hour Traffic Count – FM 1128*



Trip Generation / Trip Distribution

The Bonison Business Park development is a 36,000 square foot warehouse development. A development of this size is projected to generate 6 trips (5 entering, 1 exiting) in the AM Peak of adjacent street traffic and 7 trips (5 entering, 5 exiting) in the PM Peak of adjacent street traffic. Detailed calculations of the trip generation are attached.

Based on the layout of the site, the surrounding roadway system, and engineering judgement, it is assumed that vehicular traffic travelling to/from the development will be split evenly between the north and the south.

A summary of the projected turning movements generated by the proposed development is summarized in **Table 1**.

Table 1: *Site Generated Trips at FM 1128 at Bonison Driveway*

Entering / Exiting	Movement	AM Peak	PM Peak
Entering Site	Northbound Right-Turn	3	1
	Southbound Left-Turn	3	1
Exiting Site	Westbound Left-Turn	1	3
	Westbound Right-Turn	1	3

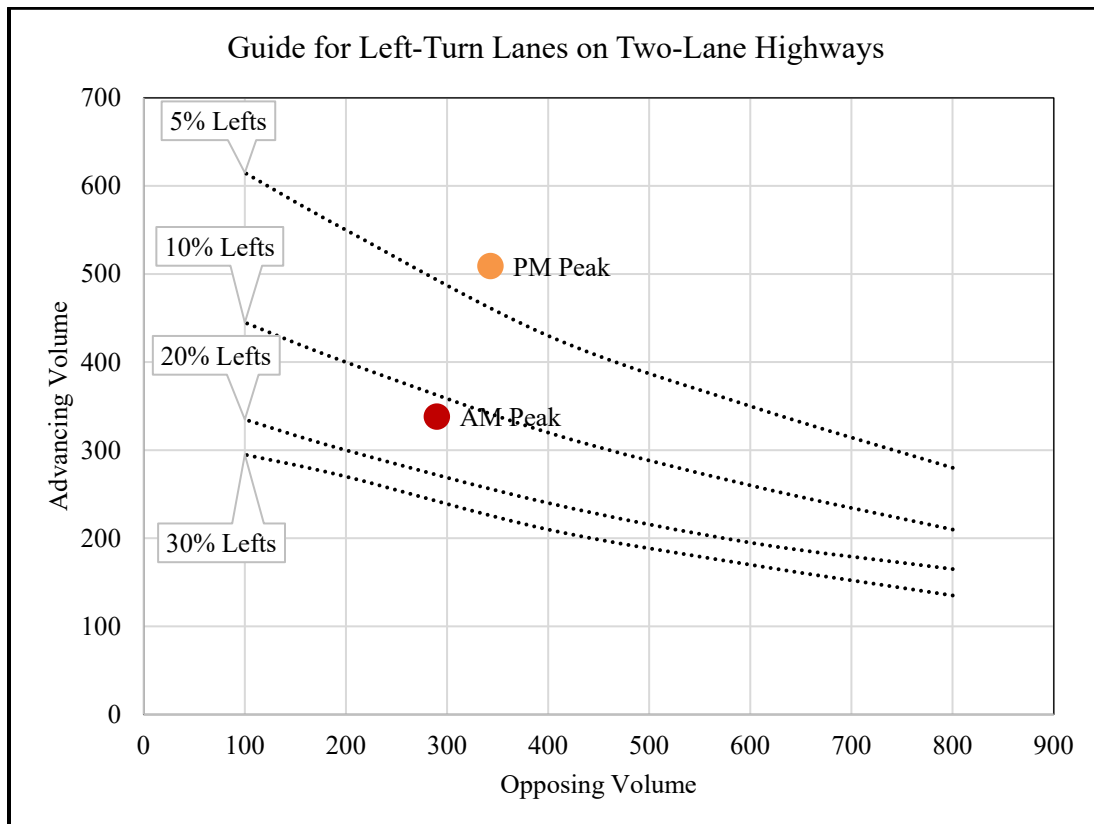
Left-Turn Lane Analysis

Table 3-11 of the Roadway Design Manual (Revised July 2020) by the Texas Department of Transportation provides guidelines for left-turn lanes on two-lane highways based on the opposing volume, advancing volume, and percentage of left-turn movements on the advancing volume. The minimum percentage of left turn advancing vehicles included in the table is 5%. A copy of the table is included in the **Appendix**.

In the Year 2022 Build Conditions, the projected volumes at the FM 1128 at Bonison Driveway intersection in the AM Peak period include and advancing volume of 338 vehicles (less than 1% left turns) and an opposing volume of 290 vehicles. In the Year 2022 Build Conditions, the projected volumes at the FM 1128 at Bonison Driveway intersection in the PM Peak period include and advancing volume of 509 vehicles (less than 1% left turns) and an opposing volume of 343 vehicles.

Given the small percentage of left-turn vehicles projected to be part of the FM 1128 advancing volume to Bonison Driveway, a left-turn lane is not warranted at the study intersection. A graphical representation of the AM Peak, PM Peak and left-turn lane guidelines for the FM 1128 at Bonison Drive intersection is illustrated in **Figure 3**.

Figure 3: *Left-Turn Guidelines – FM 1128 at Bonison Driveway (Southbound)*



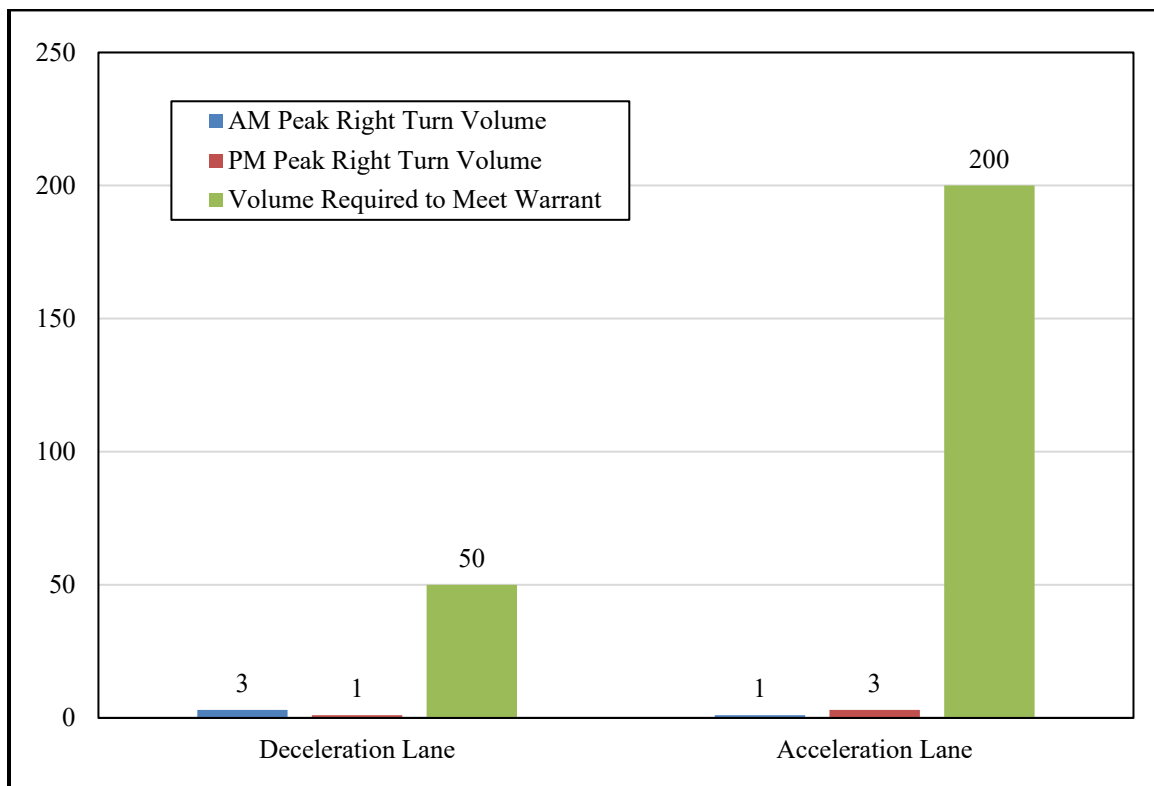
Right-Turn Auxiliary Lane Warrant Analyses

Right-turn auxiliary lanes are acceleration or deceleration lanes that reduce the conflicts associated with right turn movements at driveways or intersections. TxDOT guidelines for instances when right-turn auxiliary lanes should be considered are outlined in Chapter 2, Section 3 of the Access Management Manual (revised July 2011). According to Table 2-3 of the Access Management Manual, right-turn lanes should be considered under the following circumstances:

- Right-turn acceleration lane from the property – when right-turn exiting vehicles exceed 200 vehicles per hour.
- Right-turn deceleration lane to the property – when right-turn entering vehicles exceed 50 vehicles per hour for roadways signed at greater than 45 mph; when right-turn entering vehicles exceed 60 vehicles per hour for roadways signed at 45 mph or less.

Based on the projected traffic volumes, right-turn deceleration lanes are not warranted at the study intersection. A graphical representation of the AM Peak, PM Peak and warrant requirements for right-turn auxiliary lanes on FM 1128 at Bonison Driveway intersection (Year 2022) is illustrated in **Figure 4**.

Figure 4: *Right-Turn Auxiliary Lane Warrants – FM 1128 at Bonison Driveway*



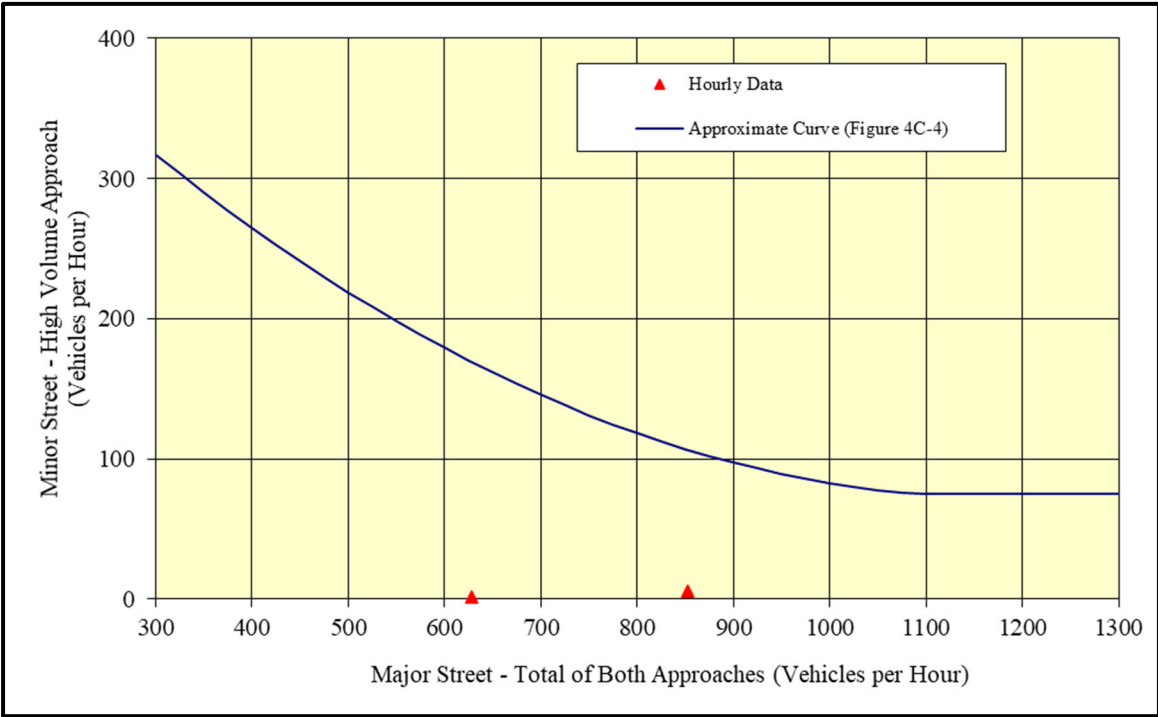
Traffic Signal Warrant Analyses

A traffic signal warrant analysis was conducted for the FM 1128 at Bonison Driveway intersection in the Year 2022 Build Conditions. The analysis was conducted according to the methodology described in the Texas Manual of Uniform Traffic Control Devices for Warrant 3B (Peak Hour Volumes).

The analysis indicates that a traffic signal is not warranted at the FM 1128 at Bonison Driveway intersection in the Year 2022.

A graphical representation of the AM Peak, PM Peak and warrant requirements for traffic signal improvement on FM 1128 at Bonison Driveway intersection (Year 2022) is illustrated in **Figure 5**. Detailed traffic signal warrant analysis sheets are included in the **Appendix**.

Figure 5. *Traffic Signal Warrant Analyses – Peak Hour Warrant*



Intersection Analysis

The FM 1128 at Bonison Driveway intersection without a southbound left-turn lane is projected to operate at LOS A in the peak periods of operation with each approach operating at LOS B or better.

The FM 1128 at Bonison Driveway intersection with a southbound left-turn lane is projected to operate at LOS A in the peak periods of operation with each approach operating at LOS B or better.

A summary of the delay and LOS for the study intersection for with and without a southbound left-turn lane is illustrated in **Table 2**. A detailed account of the intersection capacity analysis for each alternative is attached.

Table 2: Delay / LOS Summary – Year 2022

Intersection	Approach	No-Left Turn Lane				Left-Turn Lane			
		AM Peak		PM Peak		AM Peak		PM Peak	
		Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS
FM 1128 at Bonison Driveway	NBD	0.0	A	0.0	A	0.0	A	0.0	A
	SBD	0.1	A	0.0	A	0.1	A	0.0	A
	WBD	11.9	B	13.9	B	11.9	B	13.9	B
	Overall	0.1	A	0.1	A	0.1	A	0.1	A

A comparison of the FM 1128 at Bonison Driveway intersection with and without the construction of a southbound left-turn lane reveals that the construction of a southbound left-turn lane is not projected to have a significant impact on the delay experienced by motorists travelling through the intersection.

Summary

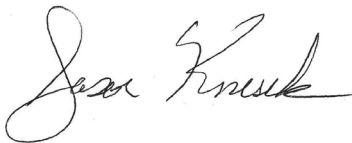
In summary, an analysis of the existing and proposed roadway system and development in the vicinity of the FM 1128 at Bonison Driveway intersection reveals the following:

- The FM 1128 at Bonison Driveway intersection does not meet TxDOT guidelines for a left-turn lane due to a projected low percentage of left-turn volume.
- The FM 1128 at Bonison Driveway intersection does not warrant right-turn auxiliary lanes due to insufficient projected traffic volumes at the intersection.
- The FM 1128 at Bonison Driveway intersection does not warrant a traffic signal due to insufficient projected traffic volumes at the intersection.
- The FM 1128 at Bonison Driveway intersection is projected to operate at LOS A in the peak periods of operation with or without a southbound left-turn lane.

Therefore, based on the projected traffic conditions in the study area, no other traffic improvements appear to be necessary to maintain safe and efficient traffic operations in the study area.

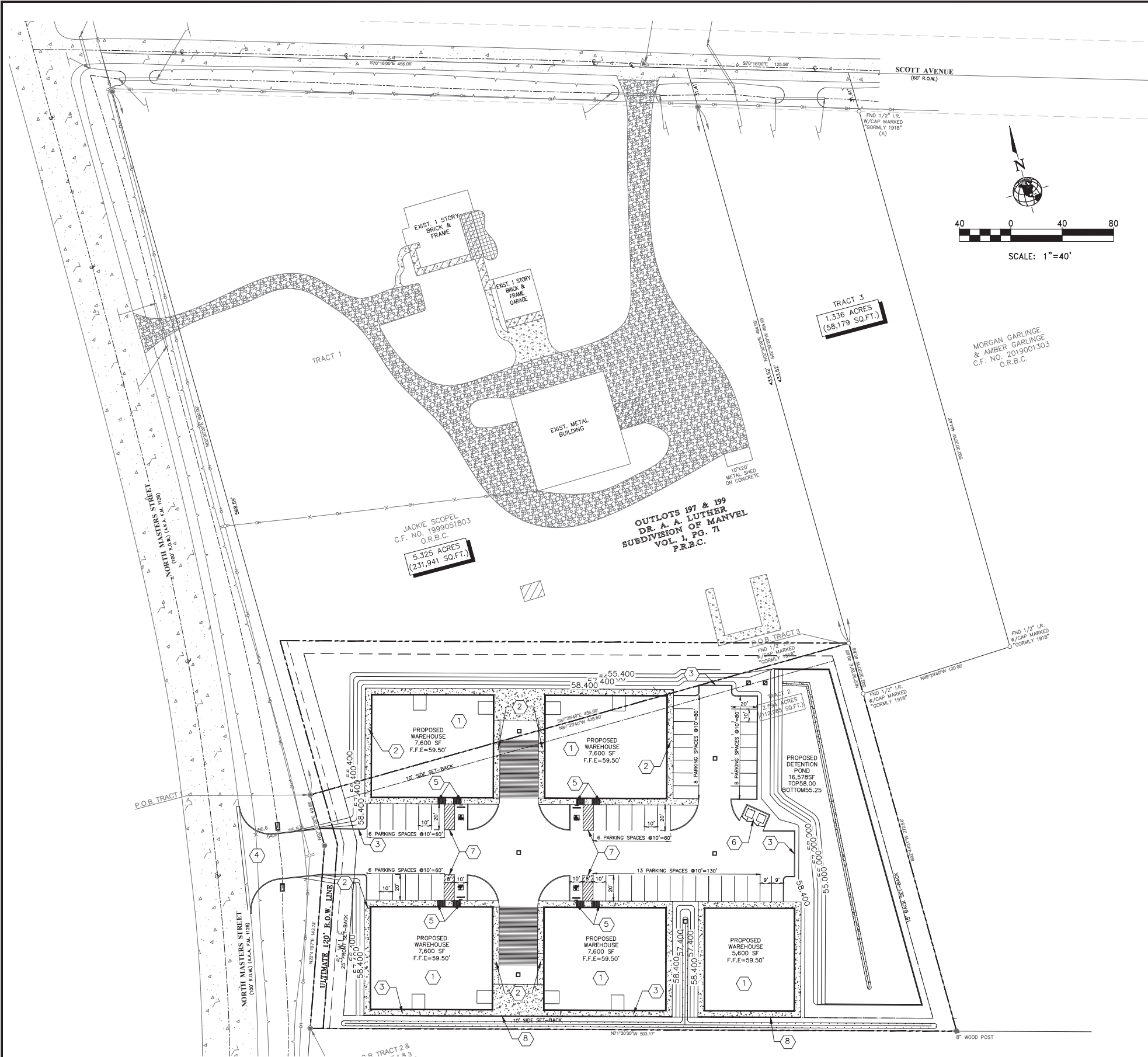
Please let me know if you have any questions or comments regarding the traffic operations in the site vicinity.

Sincerely,



Jason Knesek, P.E., PTOE
President





OVERALL CIVIL SITE PLAN
SCALE: 1"=40'-0"

GENERAL NOTES

1. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT / ENGINEER.
2. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
3. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
5. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
6. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS: PLASTIC RAPS, WOODEN PALLETS, EXTRA PIPES/CONDUITS, WOODEN FORMS AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.
7. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
8. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY PAVING, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
9. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
10. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.

SITE PLAN KEY NOTES

- ① PROPOSED BUILDING PER ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- ② PROPOSED 4 1/2" THICK CONCRETE SIDEWALK.
- ③ PROPOSED 6" CONCRETE CURB.
- ④ PROPOSED CONCRETE DRIVEWAY.
- ⑤ PROPOSED ADA RAMP.
- ⑥ PROPOSED DUMPSTER LOCATION.
- ⑦ PROPOSED 4" WHITE STRIPING.
- ⑧ PROPOSED RETAINING WALL. REFERENCE STRUCTURAL DRAWINGS.

ZONING DISTRICT: Highway Mixed Use

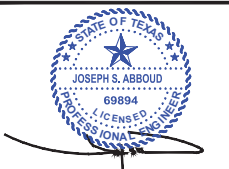

ABBOUD ENGINEERING, LLC
77 SUGAR CREEK CENTER BLVD,
SUITE 501
SUGAR LAND, TX 77478
PH. 281-791-0355 ♦ FX. 346-350-5563
TXPE FIRM REG. # F-15913

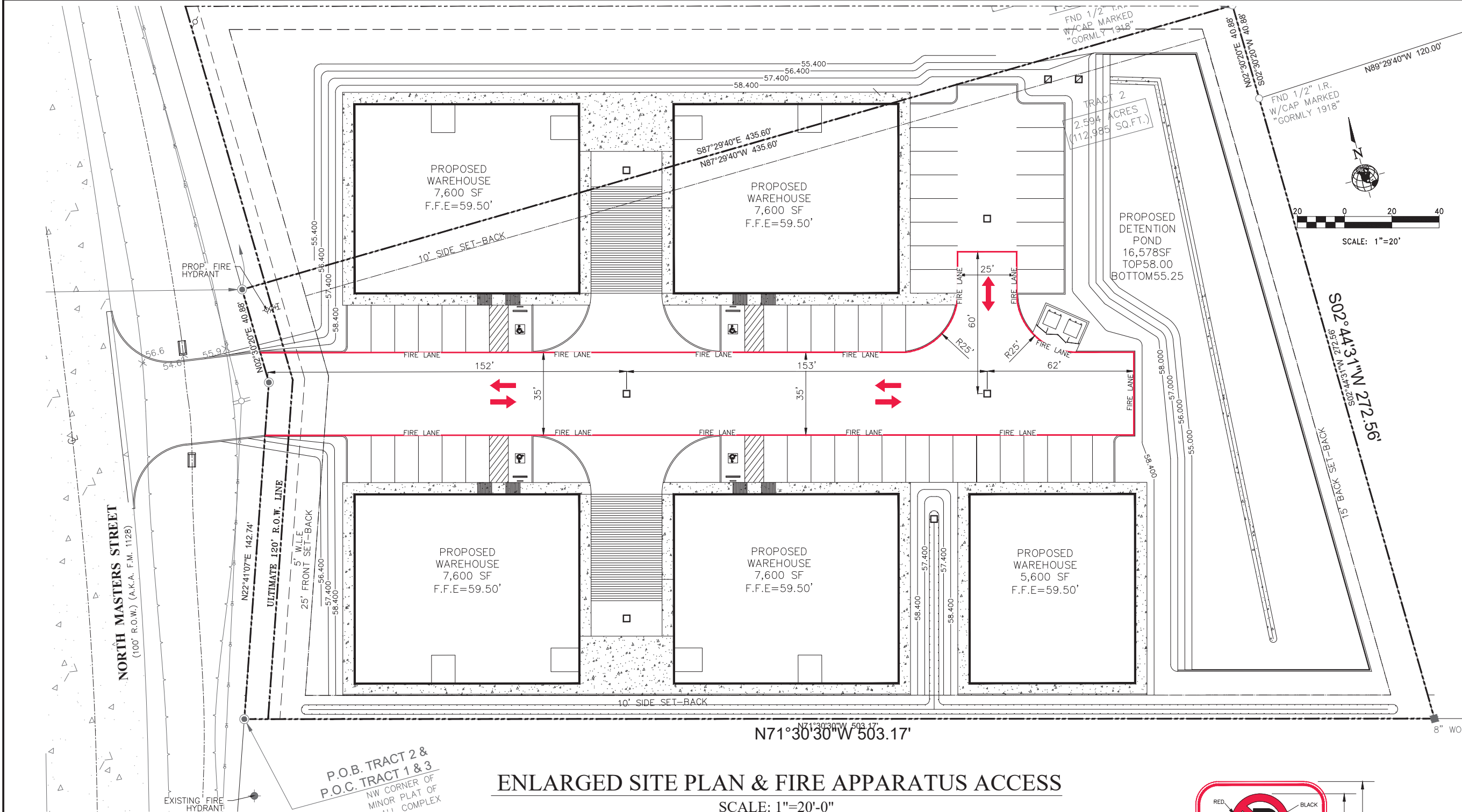
Copyright:
These Drawing and Specifications are copyrighted: they are and shall remain the property of Aboud Engineering, LLC. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to Aboud Engineering. Contractor is responsible for confirming and correlation dimensions at job site. Aboud Engineering will not be responsible for construction means, methods techniques or procedures, or for safety precautions and programs in connection with the project.

KADS
Commercial . Industrial . Residential . MEP
3311 Chandler Hollow Lane
Missouri City TX 77459
carson@KADesignStudio
281.827.2447

REV/DATE	DESCRIPTION
△	
△	
△	
△	

PROJECT NAME:
BONISON BUSINESS PARK
6407 MASTERS
MANVEL, TX 77578


07/02/2021
OWNER:
BONISON GROUP, LLC
OWNER ADDRESS:
3923 ABBEYWOOD DR.
PEARLAND, TX 77584
SHEET NUMBER:
C-1
SHEET TITLE:
OVERALL SITE PLAN
DRAWN BY: HL
CHECK BY: JSA



ENLARGED SITE PLAN & FIRE APPARATUS ACCESS

SCALE: 1"=20'-0"

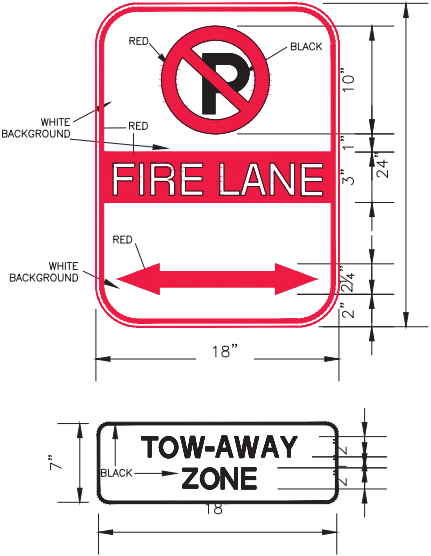
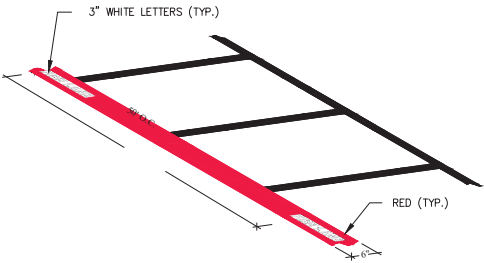
FIRE LANE STRIPING & SIGN REQUIREMENTS:

CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. WHERE A FIRE LANE PASSES BETWEEN HEAD-IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE. PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING TWENTY (20) FEET. WHERE FIRE LANES ARE CLEARLY DEFINED BY CURB/PAVEMENT STRIPING, FIRE LANE SIGNS ARE NOT REQUIRED. FIRE LANE SIGNS SHOULD BE PLACED EVERY (75) FEET ALONG ANY FIRE LANE WHERE PAVEMENT OR CURB STRIPING IS NOT PRACTICAL.

ANY COLOR OTHER THAN RED IN "NO PARKING" AREA THAT ARE NOT APPROVED FIRE LANES. RED COLORED CURBS, PAVEMENT STRIPING OR WHEEL STOPS SHALL BE USED ONLY TO DESIGNATE APPROVED FIRE LANES

FIRE EXTINGUISHERS WILL BE PROVIDED DURING CONSTRUCTION OF SHELL BUILDING. FINAL LOCATIONS TO BE DETERMINED BY FUTURE TENANTS UNDER SEPARATE PERMIT REVIEW/ APPROVAL.

LEGEND :	
	FIRE TRUCK ACCESS ROUTE
	PROP. FIRE HYDRANT
	FIRE LANE MARKING
	NO PARKING SIGN





ABBOUD ENGINEERING, LLC

77 SUGAR CREEK CENTER BLVD,
SUITE 501
SUGAR LAND, TX 77478
PH. 281-791-0355 ♦ FX. 346-350-5563

TXPE FIRM REG. # F-15913

Copyright:
These Drawing and Specifications are copyrighted: they are and shall remain the property of Aboud Engineering, LLC. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to Aboud Engineering. Contractor is responsible for confirming and correlation dimensions at job site. Aboud Engineering will not be responsible for construction means, methods techniques or procedures, or for safety precautions and programs in connection with the project.



Commercial . Industrial . Residential . MEP

3311 Chandler Hollow Lane
Missouri City TX 77459
carson@KADesignStudio
281.827.2447

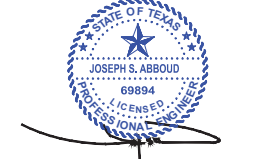
REV/DATE	DESCRIPTION
△	
△	
△	
△	

PROJECT NAME:

BONISON BUSINESS PARK

6407 MASTERS

MANVEL, TX 77578



07 / 02 / 2021

OWNER:

BONISON GROUP, LLC

OWNER ADDRESS:

3923 ABBEYWOOD DR.
PEARLAND, TX 77584

SHEET NUMBER:

C-2

SHEET TITLE:

ENLARGED SITE & FIRE APPARATUS ACCESS

DRAWN BY: HL CHECK BY: JSA

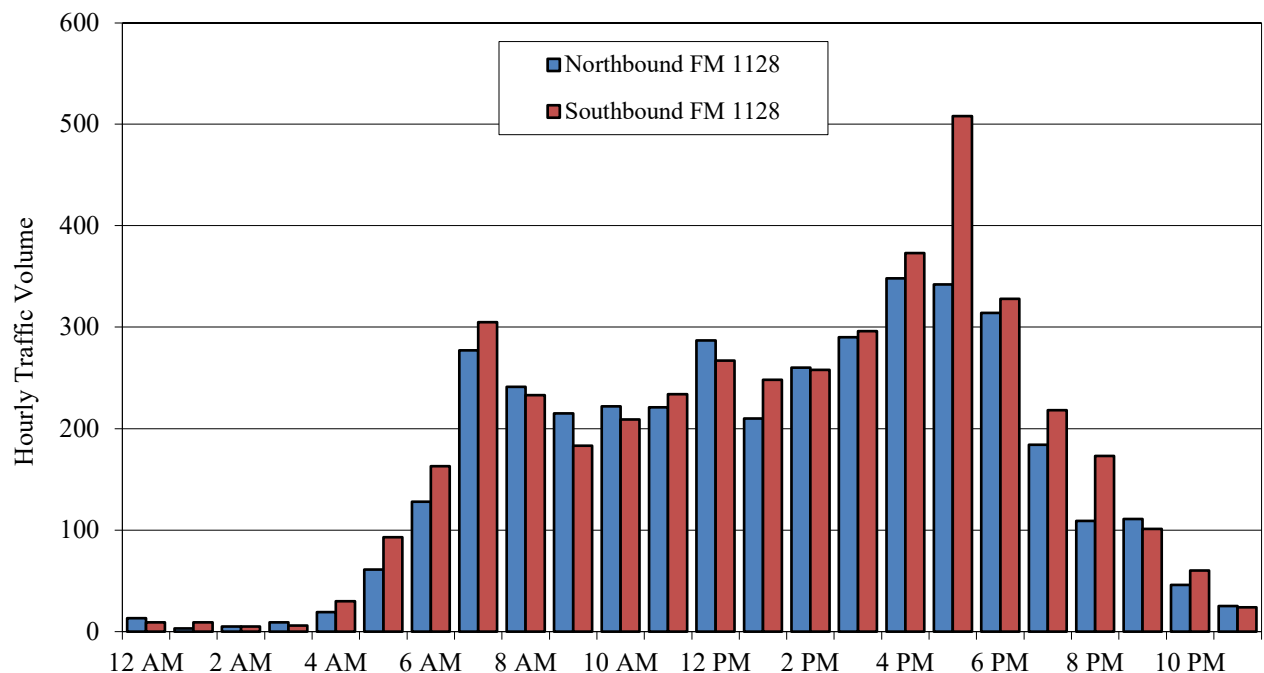
FM 1128 SOUTH OF SCOTT STREET

24-Hour Traffic Counts - August 5, 2021

Time Start	Northbound FM 1128					Southbound FM 1128				
	:00	:15	:30	:45	Ttl.	:00	:15	:30	:45	Ttl.
12 AM	7	4	1	1	13	1	5	1	2	9
1 AM	0	1	1	1	3	5	0	2	2	9
2 AM	2	1	0	2	5	0	2	1	2	5
3 AM	0	3	0	6	9	1	1	3	1	6
4 AM	2	5	6	6	19	3	12	4	11	30
5 AM	12	14	21	14	61	14	19	30	30	93
6 AM	14	26	38	50	128	28	34	39	62	163
7 AM	62	62	67	86	277	46	67	96	96	305
8 AM	72	63	56	50	241	76	56	49	52	233
9 AM	55	52	54	54	215	48	37	46	52	183
10 AM	66	50	58	48	222	53	52	48	56	209
11 AM	46	63	62	50	221	60	40	70	64	234
12 PM	65	78	84	60	287	70	79	67	51	267
1 PM	52	50	54	54	210	66	66	62	54	248
2 PM	68	59	62	71	260	64	66	72	56	258
3 PM	67	76	74	73	290	54	70	86	86	296
4 PM	85	88	82	93	348	82	68	122	101	373
5 PM	78	102	87	75	342	123	126	139	120	508
6 PM	100	69	76	69	314	90	94	78	66	328
7 PM	51	48	45	40	184	60	54	58	46	218
8 PM	22	24	23	40	109	51	56	36	30	173
9 PM	30	32	28	21	111	44	30	13	14	101
10 PM	15	14	13	4	46	21	15	17	7	60
11 PM	7	7	5	6	25	5	5	8	6	24
24 Hour	3,940					4,333				

AM Peak Hour: 622 7:15 AM to 8:15 AM

PM Peak Hour: 850 5:00 PM to 6:00 PM



Trip Generation - ITE 10th Edition

Type of Generator	ITE Code	Units	Quantity	Weekday																	
				24-Hour						A.M. Peak Adjacent Street Traffic						P.M. Peak Adjacent Street Traffic					
				Rate	Total	Entering		Exiting		Rate	Total	Entering		Exiting		Rate	Total	Entering		Exiting	
Warehousing	150	sq. ft.	36,000	0.00174	63	50%	31	50%	31	0.00017	6	77%	5	23%	1	0.00019	7	27%	2	73%	5

Table 3-11: Guide for Left-Turn Lanes on Two-Lane Highways

Opposing Volume (vph)	Advancing Volume (vph)			
	5 % Left Turns	10 % Left Turns	20 % Left Turns	30 % Left Turns
40 mph [60 km/h] Design Speed				
800	330	240	180	160
600	410	305	225	200
400	510	380	275	245
200	640	470	350	305
100	720	515	390	340
50 mph [80 km/h] Design Speed				
800	280	210	165	135
600	350	260	195	170
400	430	320	240	210
200	550	400	300	270
100	615	445	335	295
60 mph [100 km/h] Design Speed				
800	230	170	125	115
600	290	210	160	140
400	365	270	200	175
200	450	330	250	215
100	505	370	275	240

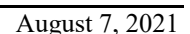
Right-Turn Deceleration Lanes. Shoulders 10 ft [3.0 m] wide alongside the traffic lanes generally provide sufficient area for acceleration or deceleration of right-turning vehicles. Where the right turn lane is being constructed in addition to the through lanes and shoulders, the minimum right turn lane width is 10 ft [3.0 m] with a 2 ft [0.6 m] surfaced shoulder. Where speed change lanes are used, they should be provided symmetrically along both sides of the highway for both directions of traffic, thus presenting drivers with a balanced section.

A deceleration-acceleration lane on one side of a two-lane highway, such as at a “tee” intersection, results in the appearance of a three-lane highway and may result in driver confusion. In this regard, right-turn speed change lanes are generally inappropriate for “tee” intersection design except where a four lane (2 through, 1 median left turn, 1 right acceleration/deceleration) section is provided.

FM 1128 at Bonison Driveway

Yes	Is the 85th percentile speed on the major street greater than 40 mph?
No	Does the intersection lie within a built-up area of an isolated community having a population less than 10,000?
1	Number of major street approach lanes.
1	Number of minor street approach lanes.

Based on the above data, the intersection of FM 1128 at Bonison Driveway does not meet the minimum requirements of Warrant 3B.



HCM 6th TWSC
1: FM 1128 & Bonison Driveway

No Left Turn - AM Peak
08/07/2021

Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	1	287	3	3	335
Future Vol, veh/h	1	1	287	3	3	335
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	1	312	3	3	364
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	684	314	0	0	315	0
Stage 1	314	-	-	-	-	-
Stage 2	370	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	414	726	-	-	1245	-
Stage 1	741	-	-	-	-	-
Stage 2	699	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	413	726	-	-	1245	-
Mov Cap-2 Maneuver	413	-	-	-	-	-
Stage 1	741	-	-	-	-	-
Stage 2	697	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	11.9	0	0.1			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	526	1245	-	
HCM Lane V/C Ratio	-	-	0.004	0.003	-	
HCM Control Delay (s)	-	-	11.9	7.9	0	
HCM Lane LOS	-	-	B	A	A	
HCM 95th %tile Q(veh)	-	-	0	0	-	

HCM 6th TWSC
1: FM 1128 & Bonison Driveway

No Left Turn - PM Peak
08/07/2021

Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	3	3	342	1	1	508
Future Vol, veh/h	3	3	342	1	1	508
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	3	372	1	1	552
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	927	373	0	0	373	0
Stage 1	373	-	-	-	-	-
Stage 2	554	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	298	673	-	-	1185	-
Stage 1	696	-	-	-	-	-
Stage 2	575	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	298	673	-	-	1185	-
Mov Cap-2 Maneuver	298	-	-	-	-	-
Stage 1	696	-	-	-	-	-
Stage 2	574	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	13.9	0	0			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	413	1185	-	
HCM Lane V/C Ratio	-	-	0.016	0.001	-	
HCM Control Delay (s)	-	-	13.9	8	0	
HCM Lane LOS	-	-	B	A	A	
HCM 95th %tile Q(veh)	-	-	0	0	-	

HCM 6th TWSC
1: FM 1128 & Bonison Driveway

Left Turn - AM Peak
08/07/2021

Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	1	287	3	3	335
Future Vol, veh/h	1	1	287	3	3	335
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	200	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	1	312	3	3	364
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	684	314	0	0	315	0
Stage 1	314	-	-	-	-	-
Stage 2	370	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	414	726	-	-	1245	-
Stage 1	741	-	-	-	-	-
Stage 2	699	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	413	726	-	-	1245	-
Mov Cap-2 Maneuver	413	-	-	-	-	-
Stage 1	741	-	-	-	-	-
Stage 2	698	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	11.9	0	0.1			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	526	1245	-	
HCM Lane V/C Ratio	-	-	0.004	0.003	-	
HCM Control Delay (s)	-	-	11.9	7.9	-	
HCM Lane LOS	-	-	B	A	-	
HCM 95th %tile Q(veh)	-	-	0	0	-	

HCM 6th TWSC
1: FM 1128 & Bonison Driveway

Left Turn - PM Peak
08/07/2021

Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	3	3	342	1	1	508
Future Vol, veh/h	3	3	342	1	1	508
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	200	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	3	372	1	1	552
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	927	373	0	0	373	0
Stage 1	373	-	-	-	-	-
Stage 2	554	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	298	673	-	-	1185	-
Stage 1	696	-	-	-	-	-
Stage 2	575	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	298	673	-	-	1185	-
Mov Cap-2 Maneuver	298	-	-	-	-	-
Stage 1	696	-	-	-	-	-
Stage 2	574	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	13.9	0	0			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	413	1185	-	
HCM Lane V/C Ratio	-	-	0.016	0.001	-	
HCM Control Delay (s)	-	-	13.9	8	-	
HCM Lane LOS	-	-	B	A	-	
HCM 95th %tile Q(veh)	-	-	0	0	-	