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

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

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

NOTICE OF A CITY COUNCIL MEETING OF THE CITY OF MANVEL
October 18, 2021

NOTICE IS HEREBY GIVEN
6:00 P.M. WORKSHOP
7:00 P.M. REGULAR SESSION

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

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

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

Workshop Session

1. Discussion on any subject addressed on the Agenda for October 18, 2021.
2. Discussion and possible direction to staff on the following items as requested by Council Member Davis;
   1) Standardizing the City Manager Update items on the regular agenda.
   2) Scheduling a special meeting to begin workshopping the 160-acre city center project.

Regular Session

Call To Order

Inspirational Reading - Council Member Dan Davis

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.*

City Manager Update

Update on current events and city issues.

Regular Agenda

1. Consideration and possible action to approve Resolution 2021-R-27;
   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, AUTHORIZING THE PURCHASE OF 57.7 ACRES OF LAND, MORE OR LESS, BEING A PART OF THE C.H. BOOTH 249 ACRE TRACT DESCRIBED IN THAT CERTAIN PARTITION DEED RECORDED IN VOLUME 591, PAGE 114, DEED RECORDED OF BRAZORIA COUNTY, TEXAS, AND BEING PART OF THE A.B.& M. SURVEY, SECTION 35, ABSTRACT 410, BRAZORIA COUNTY, TEXAS; PROVIDING THAT ALL CONTINGENCIES AND CONDITIONS FOR THE PURCHASE OF THE PROPERTY HAVE BEEN MET AND THERE IS THE PROPER APPROPRIATION IN THE BUDGET TO PURCHASE THE PROPERTY; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS ASSOCIATED WITH THE TRANSACTION.

2. Consideration and possible action to approve Resolution 2021-R-28;
   A RESOLUTION DECLARING TWO POLICE VEHICLES AS "SURPLUS" PROPERTY; AUTHORIZING THE DONATION AND CONVEYANCE OF THE SURPLUS PROPERTY TO ANOTHER GOVERNMENTAL ENTITY; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY DOCUMENTATION NEEDED TO TRANSFER THE PROPERTY; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE.

3. Consideration and possible action to approve Resolution 2021-R-29;
   A RESOLUTION DECLARING OBSOLETE TASER EQUIPMENT AS "SURPLUS" PROPERTY; AUTHORIZING THE DONATION AND CONVEYANCE OF THE SURPLUS PROPERTY TO ANOTHER GOVERNMENTAL ENTITY; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY DOCUMENTATION NEEDED TO TRANSFER THE PROPERTY; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE.

4. Consideration and possible action to direct staff on the following as requested by Council Member Hehn;
   a) Police Career Development Program, pay to compensate, and timing.
   b) Moving forward on park improvements at the Park on Masters Road.

5. Consideration and possible action to direct staff on the following as requested by Council Member Davis;
   a) Allocation of the ARPA Funds.
   b) Establishing a stand-alone department for the Fire Marshal's office.
   c) Salary Market Study and Employee Satisfaction Survey.

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

Consent Agenda

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

1. Approve Preliminary Plat for Meridiana Section 53;
   BEING A SUBDIVISION OF 14.89 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CONSISTING OF 38 LOTS, 4 BLOCKS, AND 5 RESERVES, A PLAT OR MAP THEREOF RECORDED IN BRAZORIA COUNTY. (FORWARDED WITH FAVORABLE RECOMMENDATION BY PD&Z WITH A 7-0 VOTE).

2. Approve Preliminary Plat for Meridiana Section 54A;
   BEING A SUBDIVISION OF 8.92 ACRES, CONSISTING OF 21 LOTS, 4 BLOCKS, AND 3 RESERVES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (FORWARDED WITH FAVORABLE RECOMMENDATION BY PD&Z WITH A 7-0 VOTE).

3. Approve Preliminary Plat for Brazoria County Municipal Utility District No. 56 Water Plant Replat No. 1 and Extension Preliminary Plat;
   BEING A SUBDIVISION OF 4.83 ACRES, CONSISTING OF 1 BLOCK AND 2 RESERVES OUT OF THE OLIVER HALL SURVEY, A-203, ALSO BEING A REPLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT, A PLAT RECORDED AT BRAZORIA COUNTY CLERK FILE NO. 202004954 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (FORWARDED WITH FAVORABLE RECOMMENDATION BY PD&Z WITH A 7-0 VOTE).

4. Approve 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. (FORWARDED WITH FAVORABLE RECOMMENDATION BY PD&Z WITH A 7-0 VOTE).

5. Approve 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. (FORWARDED WITH FAVORABLE RECOMMENDATION BY PD&Z WITH A 7-0 VOTE).

6. Approve the second and final reading of 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. (Forwarded with favorable recommendation by PD&Z)

7. Acceptance of infrastructure improvements to begin the One Year Maintenance Period for the following;
   a) Meridiana Section 27
   b) Meridiana Pond Q Phase 2
   c) Meridiana Ponds Q, R, S, and 9
   d) Meridiana Detention Basin SH 6 Phase 2

8. Acceptance of the Meeting Minutes to date.

Mayor and Council Comments

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

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

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel is true and correct; and that I posted such notice on the bulletin board at the Manvel City Hall. A place convenient and readily accessible to the public on October 15, 2021 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS

A quorum of the Manvel Planning Development and Zoning Committee, Manvel Parks and Recreation Board, Manvel Events Task Force, Manvel Branding Task Force, and Manvel Economic Development Corporation may be in attendance at the October 18, 2021 meeting of the Manvel City Council. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.

CITY OF MANVEL, TEXAS

Intent: Have a standardized way information is shared.

Goal: By having major projects or items listed on every agenda, it will help remind staff to provide any update while also ensuring city council receives timely and relevant information that can be shared with the community or provided when asked.

Process: As major projects are initiated or goals established, they will be listed under the City Manager Update portion of every regular agenda. On any given meeting, there might not be an update for specific items listed but there will be the avenue to provide needed updates and answer any questions. As time progresses, some items may fall off of this list and new items added, it should be a collaborative effort to establish this list and keep it to the pertinent items at hand.

Potential Standard Agenda Items:

- 117 acre regional drainage facility
- 160 acre city center
- Updates of Master Plans
- Fiber Optic installation project
- Implementation of Capital Project funding for COVID response items
- Employment updates

Workshop – City Center Discussion Item;

Discussion around the scheduling of a Thursday meeting to begin workshopping the 160-acre city center project. (I think the first thing we need to do is decide on a new name)

- Some of the items for us to consider:
  - Total cost
  - Phased approach
  - What is necessary compared to what is a nice to have
  - Where the needed $750,000 for the reserve fund will come from if we issue debt in this manner. It seems a little conspicuous that over the past two years we've set aside $750,000 exactly in the emergency response fund and it comes out that this is the amount needed for the reserve fund.
  - Financing model - very uncomfortable with tying any debt issuance to a non-voter route if it is not strictly sales tax revenue based. If we are to raise taxes on our community by 13 cents, it is an absolute necessity that this goes to the voters as these items are not emergency repair items or land acquisition

RESOLUTION NO. 2021-R-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, AUTHORIZING THE PURCHASE OF 57.7 ACRES OF LAND, MORE OR LESS, BEING A PART OF THE C.H. BOOTH 249 ACRE TRACT DESCRIBED IN THAT CERTAIN PARTITION DEED RECORDED IN VOLUME 591, PAGE 114, DEED RECORDED OF BRAZORIA COUNTY, TEXAS, AND BEING PART OF THE A.B.& M. SURVEY, SECTION 35, ABSTRACT 410, BRAZORIA COUNTY, TEXAS; PROVIDING THAT ALL CONTINGENCIES AND CONDITIONS FOR THE PURCHASE OF THE PROPERTY HAVE BEEN MET AND THERE IS THE PROPER APPROPRIATION IN THE BUDGET TO PURCHASE THE PROPERTY; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS ASSOCIATED WITH THE TRANSACTION.

* * * * * * * * *

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

WHEREAS, C.H. Booth Estate and heirs ("Seller") is willing to sell to the City ("Buyer") approximately 57.7 acres of land out of and being part of the C.H. Booth 249 acre Tract in the certain partition deed recorded in Volume 591, Page 114, Deed Records of Brazoria County, (D.R.B.C.) Texas (TX.), and being part of the A.B.& M. Survey, Section 35, Abstract 410 ("Property"); and

WHEREAS, the parties entered into an earnest money contract to purchase the property, contingent upon due diligence items, and proper appropriation in the budget; and

WHEREAS, the City of Manvel has completed all due diligence items and has appropriated the money in the budget for the transaction; and

WHEREAS, all contingencies and conditions have been met and the City Council of the City of Manvel desires to approve the purchase of the Property and authorize the Mayor to execute any and all documents needed to complete the transaction;

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

Section 1. That the City Council hereby approves the purchase of property consisting of 57.7 acres (2,512,218 square feet) of land, more or less, being part of the C.H. Booth 249 acre

Tract in the certain partition deed recorded in Volume 591, Page 114, Deed Records of Brazoria County, (D.R.B.C.) Texas (TX.), and being part of the A.B.& M. Survey, Section 35, Abstract 410, Manvel, Brazoria County, Texas. The Property is more specifically described in the survey attached hereto as Exhibit A.

Section 2. The purchase is authorized for any and all legal uses and purposes allowed by state law and the City Charter.

Section 3. The Mayor is authorized to execute, and the City Secretary is authorized to attest, any and all documents associated with the transaction.

PASSED, APPROVED, AND RESOLVED this the _____day of _____, 2021.

_____
Debra Davison, Mayor

ATTEST:

_____
Tammy Bell, City Secretary

APPROVED AS TO FORM:

_____
Robert Gervais, City Attorney

EXHIBIT A

SURVEY

57.7 ACRES OF LAND, MORE OR LESS, BEING A PART OF THE C.H. BOOTH 249 ACRE TRACT DESCRIBED IN THAT CERTAIN PARTITION DEED RECORDED IN VOLUME 591, PAGE 114, DEED RECORDED OF BRAZORIA COUNTY, TEXAS, AND BEING PART OF THE A.B.& M. SURVEY, SECTION 35, ABSTRACT 410, BRAZORIA COUNTY, TEXAS

NOTES:

1. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE GROUND DISTANCES. SCALE FACTOR = 0.999865126.

2. THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE, THERE MAY BE OTHER MATTERS WHICH APPLY THAT MAY NOT BE REFLECTED UPON THIS SURVEY.

3. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY.

4. THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AS SCALED ON FIRM No. 48039C0130K, MAP DATED DECEMBER 30, 2020. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS. FLOOD ZONES ARE SUBJECT TO CHANGE AT ANY TIME BY FEMA UPDATES.

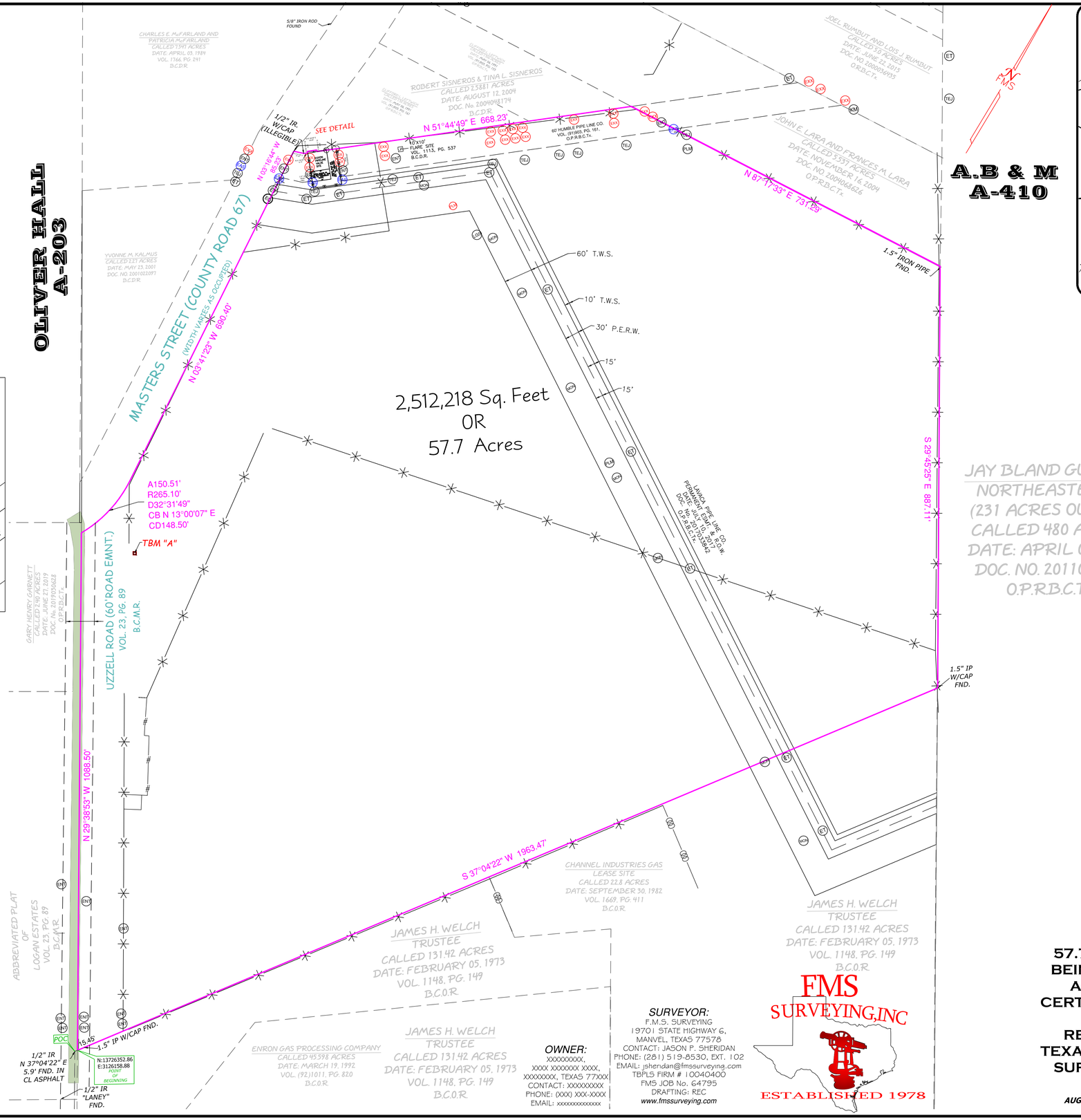
5. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENTAL REQUIREMENTS OF THE CITY OF MANVEL, TEXAS.

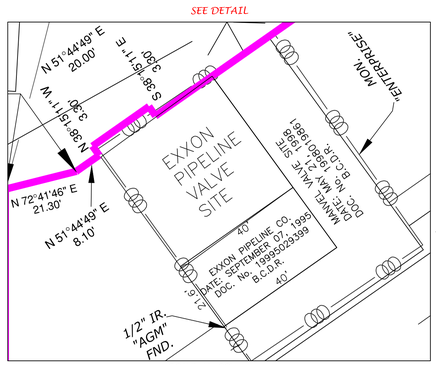
6. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, WETLAND DESIGNATIONS OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS PLAT.

7. LAVACA PIPE LINE COMPANY 60' AND 10' TEMPORARY WORKSPACE EASEMENTS WERE ABANDONED PER DOCUMENT 2017033842, OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS.

8. HOUSTON PIPE LINE COMPANY EASEMENT RECORDED UNDER VOLUME 527, PAGE 161 BRAZORIA COUNTY DEED RECORDS, UNABLE TO LOCATE BY DEED.

9. EL PASO HIGH PRESSURE GAS PIPELINE EASEMENT REFERENCE ON MAP OR PLAT VOLUME 23, PAGE 89, UNABLE TO LOCATE RECORDING INSTRUMENT.





LEGEND

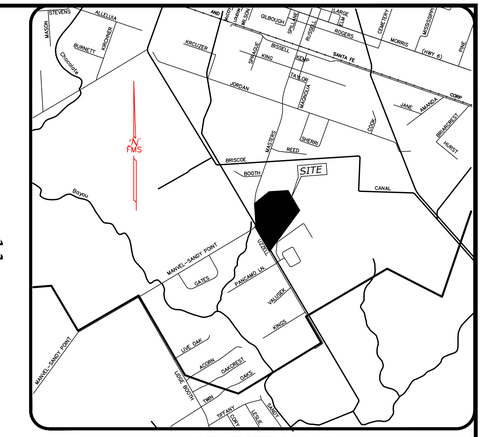
- BARBED WIRE FENCE.
- CHAIN LINK FENCE.
- METAL FENCE.
- SUBJECT BOUNDARY LINE.
- EAS ..... EASTON PIPELINE MARKER.
- ENT ..... ENTERPRISE PIPELINE MARKER.
- ET ..... ENERGY TRANSFER PIPELINE MARKER.
- EQ ..... EQUISTAR PIPELINE MARKER.
- EXX ..... EXXON PIPELINE MARKER.
- KM ..... KINDER MORGAN PIPELINE MARKER.
- LGS ..... LGS PIPELINE MARKER.
- TEJ ..... TEJAS PIPELINE MARKER.
- MON ..... MONUMENT PIPELINE MARKER.
- PLM ..... UNKNOWN PIPELINE MARKER.
- ASPHALT ROAD.

ABBREVIATIONS

AKA	ALSO KNOWN AS.
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS.
ESMT.	EASEMENT.
FND.	FOUND.
I.R.	IRON ROD.
I.P.	IRON PIPE.
No.	NUMBER.
O.P.R.B.C.Tx.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS.
P.E.R.W.	PERMANENT EASEMENT AND RIGHT-OF-WAY
PG.	PAGE.
R.O.W.	RIGHT OF WAY.
SW.	SOUTHWEST.
T.W.S.	TEMPORARY WORKSPACE.
VOL.	VOLUME.

SURVEYOR'S REPORT:

Per the deed recorded under Volume 591, Page 114 of the Deed Records of Brazoria County. C.H. Booth owned or owns the southwest half of 498.9 acres as described in a 480 acre tract out of the A. B and M Survey Section 35 (Abstract 40), Brazoria County, Texas, being all of said Section 35, exempt 160 acres described in deed dated March 10, 1896, recorded in Volume 36, Page 122 of the Deed Records of Brazoria County, Texas and also a second tract being 18.9 acres known as Manvel Out-Lot No.126 according to the Manvel Plat recorded in Volume 3, Page 139 of the Plat Records of Brazoria County, Texas. This being noted, there is no detailed description of the tract's boundary. Surveyor placed the adjoining deeds and was provided an AutoCad file of a survey produced by Steve Adams in January and May of 1994. The boundary lines as they pertain to the subject tract are generally what was found to be occupied and/or monumented on the ground.



VICINITY MAP
SCALE: 1"=2640'

PROJECT BENCHMARK: AW1082

PROJECT BENCHMARK IS DESCRIBED AS BEING 1.5 KM (0.95 MI) SOUTHEASTERLY ALONG STATE HIGHWAY 3 FROM THE JUNCTION OF NASA 1 HIGHWAY IN WEBSTER, IN TOP OF AND 2.0 M (6.6 FT) SOUTHWEST OF THE NORTHEAST END OF THE NORTHWEST CONCRETE ABUTMENT OF THE BURLINGTON NORTHERN RAILROAD BRIDGE NUMBER 22.8, 30.2 M (99.1 FT) NORTHEAST OF THE CENTER OF THE NORTHBOUND LANES OF THE HIGHWAY, 1.8 M (5.9 FT) NORTHEAST OF THE NEAR RAIL, 0.4 M (1.3 FT) BELOW THE LEVEL OF THE TRACK.
PUBLISHED ELEV: 14.89 NAVD 88

TBM "A"

TEMPORARY BENCHMARK "A" IS A 5/8" IRON ROD SET, N 80° 48'09" E, AT A DISTANCE OF 1.20' AT AN NORTHEAST CORNER OF THE SUBJECT TRACT NEAR THE INTERSECTION OF MASTERS STREET (AKA CR 67) AND UZZELL ROAD.
ELEV: 46.71 NAVD 88

0 100 200 300
SCALE: 1"=100'

SURVEYOR:
F.M.S. SURVEYING
19701 STATE HIGHWAY 6,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
EMAIL: jsheridan@fmssurveying.com
TBPLS FIRM # 10040400
FMS JOB No. 64795
DRAFTING: REC
www.fmssurveying.com

OWNER:
XXXXXXXXX,
XXXX XXXXXXX XXXX,
XXXXXXXX, TEXAS 77XXX
CONTACT: XXXXXXXXX
PHONE: (XXX) XXX-XXXX
EMAIL: xxxxxxxxxxxxxx

FMS SURVEYING,INC
ESTABLISHED 1978

BOUNDARY SURVEY

OF

57.7 ACRES OF LAND, MORE OR LESS, BEING A PART OF THE C.H. BOOTH 249 ACRE TRACT DESCRIBED IN THAT CERTAIN PARTITION DEED RECORDED IN VOLUME 591, PAGE 114, DEED RECORDED OF BRAZORIA COUNTY, TEXAS, AND BEING PART OF THE A.B.& M. SURVEY, SECTION 35, ABSTRACT 410, BRAZORIA COUNTY, TEXAS

AUGUST 17, 2021

PIPELINE NOTES:

1). EASTON ENERGY LOCATED PIPELINES PER DIG REQUEST TICKET 2170153829, DATED JULY 21, 2021.

2). ENERGY TRANSFER PIPELINES IS CLEARED FROM THE SUBJECT TRACT PER DIG REQUEST TICKET 2170153829, DATED JULY 21, 2021. PIPELINE MARKERS WERE LOCATED ON SUBJECT TRACT.

3). ENTERPRISE PRODUCT OPERATING, LLC IS CLEARED FROM THE SUBJECT TRACT PER DIG REQUEST TICKET 2170153829, DATED JULY 26, 2021. PIPELINE MARKERS WERE LOCATED ON SUBJECT TRACT.

4). EXXON MOBIL LOCATED PIPELINES PER DIG REQUEST TICKET 2170153829, DATED JULY 21, 2021.

5). KINDER MORGAN IS CLEARED FROM THE SUBJECT TRACT PER DIG REQUEST 4323708, DATED JULY 21, 2021.

6). NEXTERA ENERGY LOCATED MONUMENT PIPELINES PER DIG REQUEST TICKET 2170153829, DATED JULY 23, 2021.

7). EQUISTAR PIPELINE COMPANY DO NOT DO SURVEY TICKETS PER DIG REQUEST TICKET 2170153829, DATED JULY 21, 2021.

8). PHILLIPS 66 IS CLEARED FROM THE SUBJECT TRACT PER DIG REQUEST TICKET 2170153829, DATED JULY 21, 2021.

9). TEJAS PIPELINE COMPANY (NO RESPONSE). PIPELINE MARKERS WERE LOCATED ON SUBJECT TRACT.

METES AND BOUNDS DESCRIPTION OF

A 57.7 acre (2,512,218 square feet) tract of land out of and being part of the C.H. Booth 249 acre Tract in the certain partition deed recorded in Volume 591, Page 114, Deed Records of Brazoria County, (D.R.B.C.) Texas (TX.), and being part of the A.B.& M. Survey, Section 35, Abstract 410, with said 2,512,218 square feet tract of land being more particularly described by metes and bounds as follows:

COMMENCING: at a 1/2 inch iron rod found in the Centerline of Uzzell Road a called 60 foot wide road easement referenced in Volume 23, Page 89, Brazoria County Plat Records (B.C.P.R.) and the Northwest corner of a called 131.42 acre Tract deeded to James H. Welch recorded under Volume 1148, Page 149, Brazoria County Official Records (B.C.O.R.), N 37°04'22" E, a distance of 5.90 feet to a point for corner and to the East line of the Abbreviated Plat of Logan Estates recorded in volume 23, page 89, (B.C.P.R.) and same being the Southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: N 29°38'53" W, along and with the East line of the said Logan Estates Tract and a West line of this tract and within the Uzzell Road Easement, a distance of 1088.50 feet to a point for corner;

THENCE: following a curve to the left in a Northerly direction crossing the Uzzell Road Easement and along the East Line of Masters Street as established by the F. G. Akers 1965 survey, referenced in Document (Doc.) Number (No.) 1994027210 said curve having a Radius of 265.10 feet, Central Angle of 32°31'49", Chord bearing and distance of N 13°00'07" E, 148.50 feet, for an Arc distance of 150.51 feet to a point for corner;

THENCE: continuing along and with the East line of Masters Street and the West line of this tract, N 03°41'23" W, a distance of 690.40 feet to point for corner and angle point;

THENCE: N 03°16'44" W, a distance of 85.23 feet to a 1/2 inch iron rod with cap found at the Northeast corner of this Tract and the Southwest corner of a called 2.5881 acre tract deeded to Robert Sisneros and Tina L. Sineros recorded under Document (Doc.) number (No.) 2004048174, (D.R.B.C.);

THENCE: N 72°41'46" E, a distance of 21.30 feet (called 23.90 feet) to a 1/2" inch iron rod with cap found for corner;

THENCE: N 51°44'49" E, a distance of 8.10 feet to a angle point and point for corner;

THENCE: N 38°15'11" W, a distance of 3.30 feet to a angle point and point for corner;

THENCE: N 51°44'49" E, a distance of 20.00 feet to a angle point and point for corner;

THENCE: S 38°15'11" E, a distance of 3.30 feet to a angle point and a point for corner;

THENCE: N 51°44'49" E, along and with the South line of the Sisneros Tract and North line of a 60 foot Humble Pipe Line Company Easement referenced in deed Vol. (91)903, Pg. 161 Official Public Records Brazoria County, Texas (O.P.R.B.C.Tx.) and of said Booth Tract, a distance of 668.23 feet to a point for corner and South line of a called 5.537 acre tract deeded to John E. Lara and Frances M. Lara recorded under Doc. No. 2004068626, (O.P.R.B.C.Tx.);

THENCE: N 87°17'33" E, along and with the South line said Lara Tract and North line of this Tract and to the West line of a called 231 acre tract out of a 480 acre tract deeded to Jay Bland Gubert, recorded under Doc. No. 2011013961 (O.P.R.B.C.Tx.), a distance of 731.29 feet to a 1-1/2 inch iron pipe found, and same being the Northeast corner of the subject tract;

THENCE: S 29°45'25" E, along and with the West line of the Gubert tract, a distance 887.11 feet to a 1-1/2 inch iron pipe with cap and same being the Southeast corner of this tract and the Northeast corner of said Welch Tract;

THENCE: S 37°04'22" W, departing from the West line of the Gubert Tract and along and with the North line of the Welch Tract and South line of this Tract crossing the Uzzell Road Easement, a distance of 1948.02 feet pass a 1-1/2 inch iron with cap found, for a total distance of 1963.47 feet to the **POINT OF BEGINNING** and containing 57.7 acres of land.

This is to certify that I, Scott R. Sheridan, a Registered Professional Land Surveyor for the State of Texas, Registration #6171, have platted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that permanent control points will be set at the time of plat recordation, that the boundary error of closure is less than 1:15,000 and that this plat correctly represents that survey made by me.

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.

Scott R. Sheridan
Registered Professional
Land Surveyor No. 6171

SURVEYOR:
F.M.S. SURVEYING
19701 STATE HIGHWAY 6,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
EMAIL: jsheridan@fmssurveying.com
TBPLS FIRM # 10040400
FMS JOB No. 64795
DRAFTING: REC
www.fmssurveying.com

FMS SURVEYING,INC
ESTABLISHED 1978

BOUNDARY SURVEY

OF

57.7 ACRES OF LAND, MORE OR LESS, BEING A PART OF THE C.H. BOOTH 249 ACRE TRACT DESCRIBED IN THAT CERTAIN PARTITION DEED RECORDED IN VOLUME 591, PAGE 114, DEED RECORDED OF BRAZORIA COUNTY, TEXAS, AND BEING PART OF THE A.B.& M. SURVEY, SECTION 35, ABSTRACT 410, BRAZORIA COUNTY, TEXAS

AUGUST 17, 2021

RESOLUTION NO. 2021-R-28

A RESOLUTION DECLARING TWO POLICE VEHICLES AS "SURPLUS" PROPERTY; AUTHORIZING THE DONATION AND CONVEYANCE OF THE SURPLUS PROPERTY TO ANOTHER GOVERNMENTAL ENTITY; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY DOCUMENTATION NEEDED TO TRANSFER THE PROPERTY; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE.

WHEREAS, the City of Manvel currently has two police vehicles that, due to condition, wear, and maintenance issues, are effectively no longer being used by the police department and are consuming excessive storage space; and

WHEREAS, the chief of police recommends that these vehicles be declared "surplus" and be disposed of according to law and the City of Manvel Purchasing Policy; and

WHEREAS, the City of Manvel Purchasing Policy section G 1. (b)(2) b. provides that a city department or another governmental entity may acquire surplus or salvage property of the City of Manvel, before such property is made available to sale directly to the public by public auction or sealed bid sale; and

WHEREAS, the City of Surfside Village has advised that their police department has no police vehicles due to damage caused by Hurricane Nicholas and this is causing a potential threat to public safety;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

SECTION 1: That the City Council hereby declares items listed on Exhibit "A" as "surplus property" and approves conveying the property to the City of Surfside Village for use by their police department.

SECTION 2: That the city manager or designee is hereby authorized to execute any documents necessary to convey the City of Manvel's interest in the property to the City of Surfside Village.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this _____, day of _____, 2021.

_____
Debra Davison, Mayor
City of Manvel, Texas

ATTEST:

_____
Tammy Bell
City Secretary

EXHIBIT A

Surplus property

(1) 101 Unit - 2017 Chevrolet Tahoe, VIN 1GNLCDEC1HR243815,
TX License plate 1313567, 140,522 miles.

(2) 104 Unit - 2018 Chevrolet Tahoe, VIN 1GNLCDEC8JR161988,
TX License plate 1366418, 112,483 miles.

RESOLUTION NO. 2021-R-29

A RESOLUTION DECLARING OBSOLETE TASER EQUIPMENT AS "SURPLUS" PROPERTY; AUTHORIZING THE DONATION AND CONVEYANCE OF THE SURPLUS PROPERTY TO ANOTHER GOVERNMENTAL ENTITY; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY DOCUMENTATION NEEDED TO TRANSFER THE PROPERTY; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE.

WHEREAS, the City of Manvel currently has taser equipment that is obsolete due to the City of Manvel police department now using the Taser-7; and

WHEREAS, due to the upgrading of the taser equipment, the old equipment is effectively no longer being used by the police department and is consuming excessive storage space; and

WHEREAS, the chief of police recommends that this equipment be declared "surplus" and be disposed of according to law and the City of Manvel Purchasing Policy; and

WHEREAS, the City of Manvel Purchasing Policy section G 1. (b)(2) b. provides that a city department or another governmental entity may acquire surplus or salvage property of the City of Manvel, before such property is made available to sale directly to the public by public auction or sealed bid sale; and

WHEREAS, the City of Hilcrest Village has advised that their police department has a need for taser equipment and they have indicated they could use this equipment and put it into service;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

SECTION 1: That the City Council hereby declares items listed on Exhibit "A" as "surplus property" and approves conveying the property to the City of Hilcrest Village for use by their police department.

SECTION 2: That the city manager or designee is hereby authorized to execute any documents necessary to convey the City of Manvel's interest in the property to the City of Hilcrest Village.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this _____, day of _____, 2021.

_____
Debra Davison, Mayor
City of Manvel, Texas

ATTEST:

_____
Tammy Bell
City Secretary

EXHIBIT A

Surplus property

- (15) Axon Taser X26-P holsters
- (16) Axon Taser X26-P batteries
- (57) Axon Taser X26-P 15-foot duty cartridge
- (6) Axon Taser X26-P 21-foot duty cartridge

Police Station Park Renovation

Police Park Renovation & Expansion
Investment Per Household:
$81 to $203 per year
(depending on property valuation)
Project Cost: $3,640,000 to $4,360,000
(all phases)

Concept drawing for renovation and expansion of the Police Station Park. The concept includes the additional 7 acres of land to the north of the existing park, which significantly increases the recreation opportunities on site.

Phasing of construction is the most likely scenario for renovation of the park. The pool and restroom/concession building are likely to be constructed in a second phase. Expanded parking will be primarily to address increased parking needs for the proposed pool, and is therefore shown as a phased expansion with half of the parking lot being developed in each phase.

City of Manvel - Park at Police Station Budget
Phase 1 Development

Qty.	Unit	Description	Unit Cost	Subtotal
1	Allow	Group Picnic Pavilion	$120,000.00	$120,000
5	Allow	Picnic Pavilion	$12,000.00	$60,000
25,000	sf	Existing Parking Expansion & New Parking Lot	$7.00	$175,000
2,000	lf	Decomposed Granite Trails	$20.00	$40,000
990	lf	Concrete Walks	$31.50	$31,185
1	Allow	Playgrounds	$150,000	$150,000
1	Allow	Dog Park	$14,000	$14,000
1	Allow	Landscape Improvements	$25,000	$25,000
1	Allow	Site Furniture	$25,000	$25,000
1	Allow	Site Lighting	$10,000	$10,000
1	Allow	Utilities Extension	$10,000	$10,000
		Subtotal		$660,185
		5% Contingency		$33,009
		Subtotal		$693,194
		15% GC markup		$103,979
		Total Construction Cost		$797,173
		8% Professional Design and Management Fee		$63,774
		PROBABLE COST RANGE	$860,947	$1,033,137
		Round	**$860,000**	**$1,030,000**
			Low Estimate	High Estimate

Optional Larger Pavilion
(same as proposed at Croix Park)
60' x 60', 3,600 Square Feet
Estimated Cost: $288,000

City of Manvel - Park at Police Station Budget
Phase 2 Development

Qty.	Unit	Description	Unit Cost	Subtotal
24,380	sf	Existing Parking Expansion & New Parking Lot	$7.00	$170,660
1	Allow	Restroom/Concession	$360,000	$360,000
1	Allow	Municipal Pool/Splash - high capacity filtration & chlorination & pump, gunite with plaster finish, stainless gutters	$1,600,000	$1,600,000
		Subtotal		$2,130,660
		5% Contingency		$106,533
		Subtotal		$2,237,193
		15% GC markup		$335,579
		Total Construction Cost		$2,572,772
		8% Professional Design and Management Fee		$205,822
		PROBABLE COST RANGE	$2,778,594	$3,334,312
			$2,780,000	**$3,330,000**
			Low Estimate	High Estimate

Estimated Annual Maintenance and Operation Costs:
Mowing - $4,000/yr
Landscape and Irrigation - $1,500/yr
Restrooms, Trash - $1,500/yr
Pool Operation - $12,000/yr
Total Annual Maintenance Costs - $19,000

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	X

Date of Request: October 12, 2021 PDZ and October 18, 2021 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and move forward with recommendation to City Council, Preliminary Plat for Meridiana Section 53, A Subdivision of 14.89 acres out of the Oliver Hall Survey, A-203, consisting of 38 Lots, 4 Blocks, and 5 Reserves, a plat or map thereof recorded in Brazoria County.

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

09/13/2021

DATE

Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

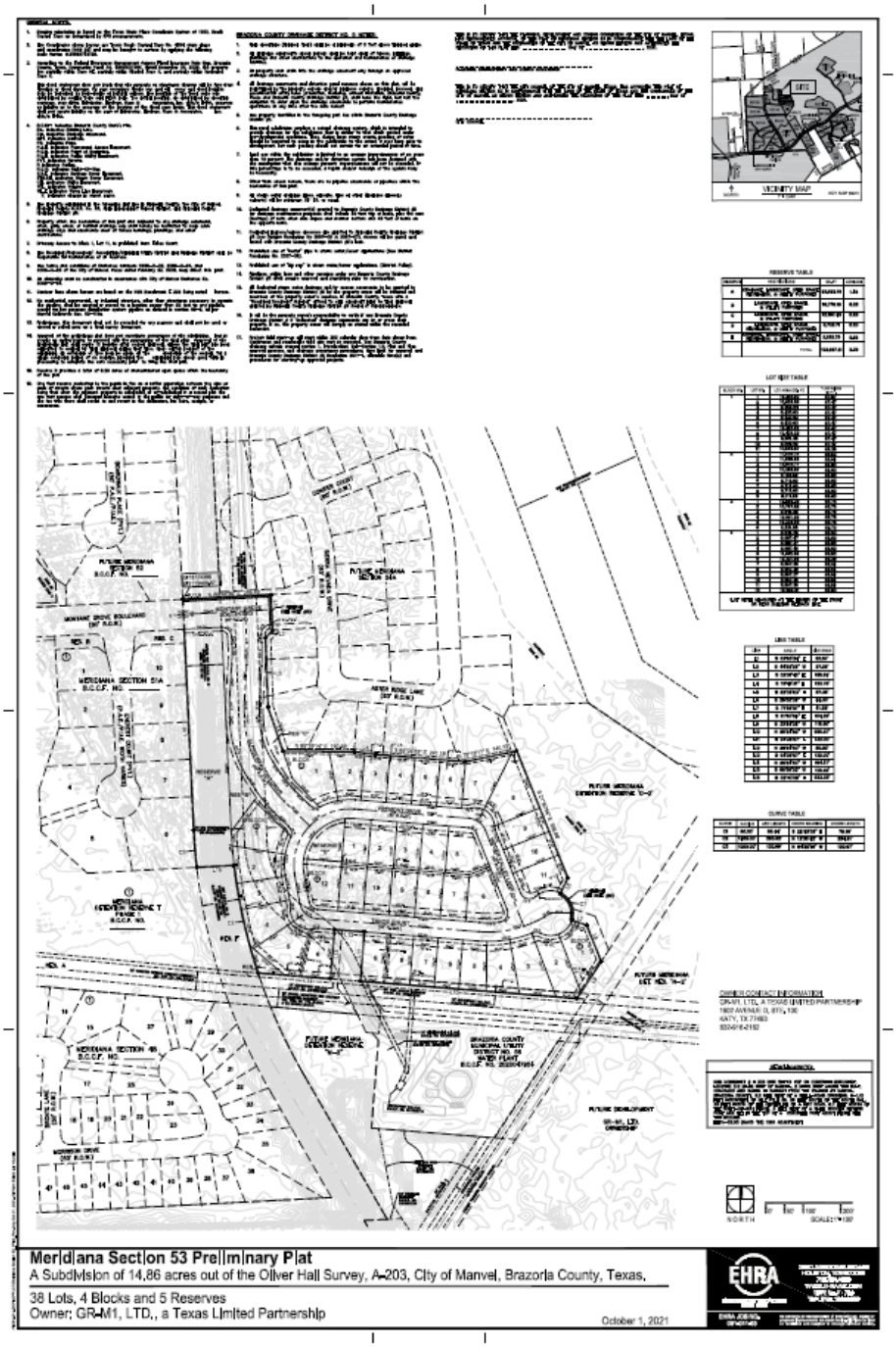
Plat Name	Meridiana Section 53 Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	October 12, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval of the Meridiana Section 53 Preliminary Plat.

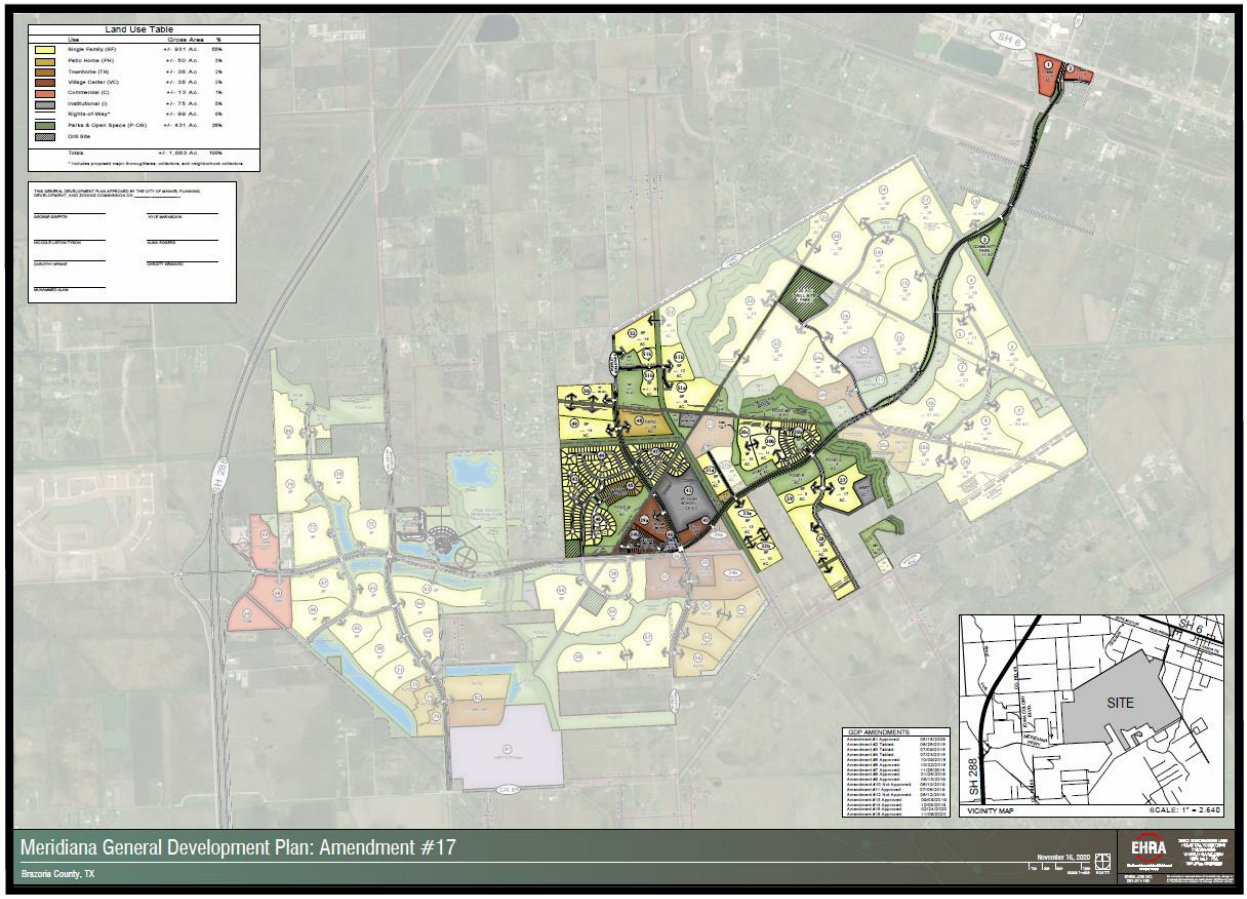
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



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

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



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies partially within Zone AE, partially within Shaded Zone X, and partially within Unshaded Zone X.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
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.
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
   PVT. indicates Private.
   R indicates Radius.
   R.O.W. indicates Right-Of-Way.
   S.S.E. indicates Sanitary Sewer Easement.
   STM.S.E. indicates Storm Sewer Easement.
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
   W.L.E indicates Water Line Easement.
   ⌇ indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. Driveway Access to Block 1, Lot 11, is prohibited from Tahoe Court.
8. The Developer/Homeowners' Association/Municipal Utility District and Drainage District shall be responsible for maintenance of all reserves.
9. The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
10. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
11. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
12. 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.
13. 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.
14. 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.
15. Reserve D provides a total of 0.20 acres of unencumbered open space within the boundary of the plat
16. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

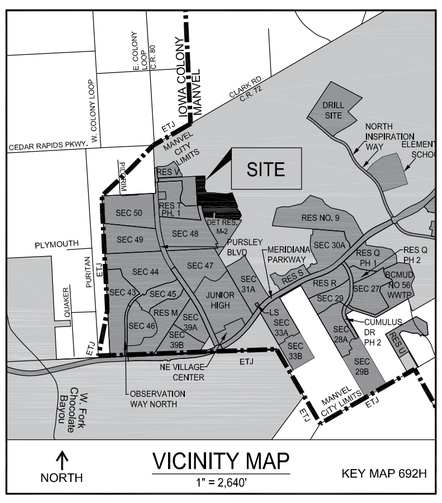
1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA SECTION 53 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 53 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



VICINITY MAP
1" = 2,640'
KEY MAP 692H

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	63,692.19	1.46
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	16,776.16	0.38
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	12,197.40	0.28
D	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	8,735.71	0.20
E	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	2,555.75	0.06
	TOTAL	103,957.21	2.39

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT)	* LOT WIDTH (LINEAR FT.)
1	1	14,312.60	67.57
	2	10,059.86	67.47
	3	8,453.54	67.47
	4	8,433.63	67.47
	5	8,433.63	67.47
	6	8,433.63	67.47
	7	12,312.22	67.47
	8	15,435.23	67.47
	9	8,901.38	67.47
	10	8,905.92	67.47
	11	10,640.57	66.35
2	1	11,539.72	68.63
	2	11,896.83	69.94
	3	12,533.77	66.00
	4	10,359.87	66.00
	5	9,108.62	66.00
	6	8,712.00	66.00
	7	8,712.00	66.00
	8	8,712.00	66.00
	9	8,711.98	66.00
3	1	13,559.30	65.75
	2	10,797.82	65.75
	3	8,944.85	65.75
	4	10,961.85	65.75
	5	15,339.90	65.75
	6	9,531.55	65.75
4	1	8,944.25	69.50
	2	8,687.47	69.50
	3	8,687.47	69.50
	4	8,687.46	69.50
	5	11,512.68	69.50
	6	12,331.96	66.29
	7	8,567.38	68.54
	8	8,567.39	68.54
	9	8,567.37	68.54
	10	8,567.36	68.54
	11	8,567.36	68.54
	12	10,566.61	69.50

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

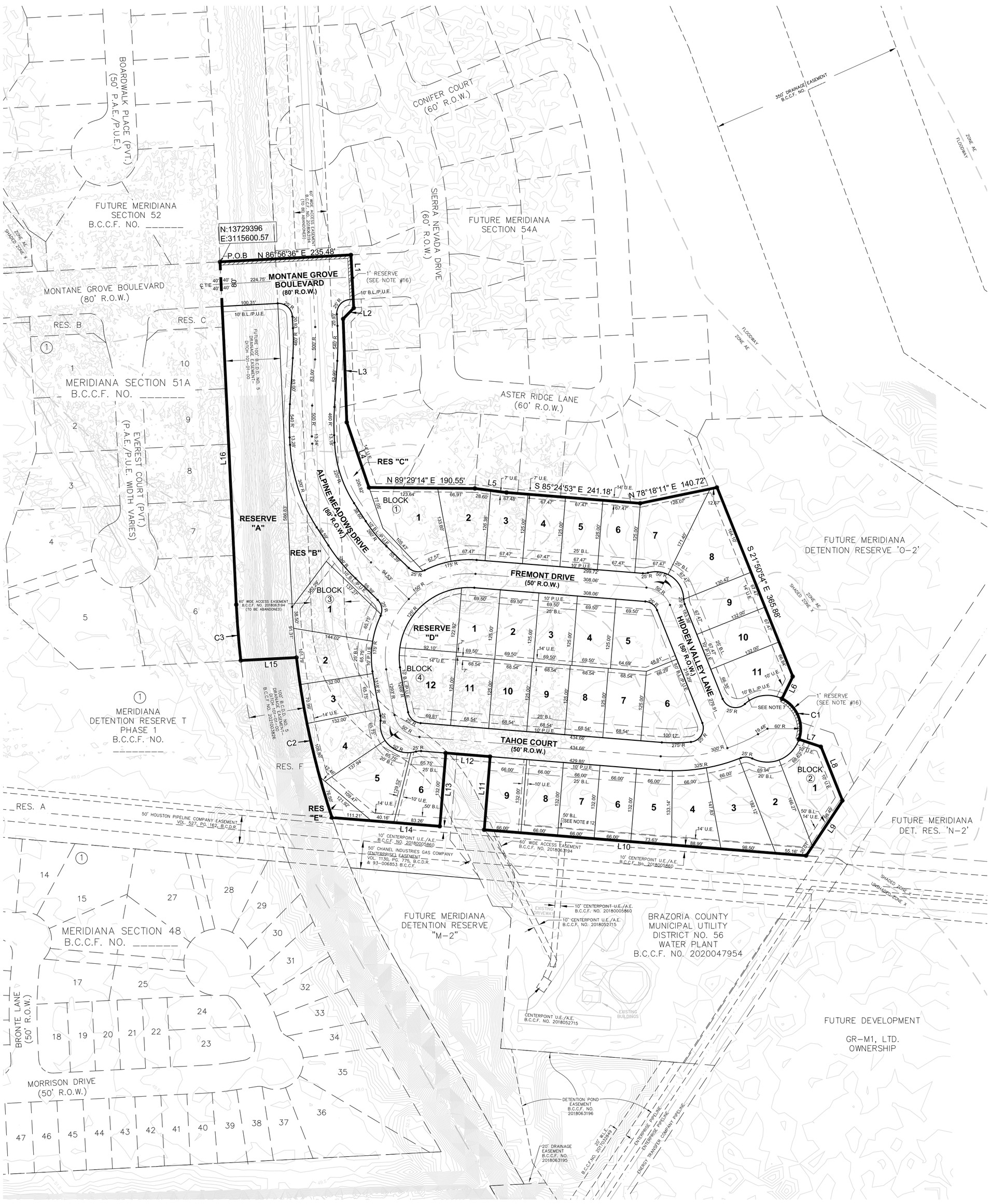
LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 03°03'24" E	95.57'
L2	S 44°22'26" W	27.29'
L3	S 02°01'40" E	185.84'
L4	S 18°49'31" E	123.76'
L5	S 82°39'03" E	57.35'
L6	S 26°00'39" W	44.33'
L7	S 71°26'51" E	41.58'
L8	S 21°50'54" E	104.26'
L9	S 33°24'32" W	118.50'
L10	N 85°24'53" W	580.27'
L11	N 04°35'07" E	132.00'
L12	N 85°24'53" W	80.00'
L13	S 04°35'07" E	132.00'
L14	N 85°24'53" W	194.47'
L15	S 86°56'33" W	100.18'
L16	N 02°43'05" E	623.25'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	86.44'	S 22°43'06" E	79.15'
C2	1450.00'	295.02'	N 12°30'42" W	294.51'
C3	1550.00'	100.69'	N 04°35'16" W	100.67'

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



BENCHMARK(S):

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

Meridiana Section 53 Preliminary Plat

A Subdivision of 14.86 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

38 Lots, 4 Blocks and 5 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

October 1, 2021

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 081-011-53

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

P:\081-011-53\Plat\PPLAT\Meridiana Section 53_PPlat_Rev.dwg Oct 01, 2021-10:19am Edited by: mturzillo

Land Use Table

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

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

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

GEORGE GRIFFITH — KYLE MARASCKIN

NICCOLE LISTON-TYSON — ALINA ROGERS

DOROTHY WYNNE — CHRISTY KENNARD

MUHAMMED ALAM

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

Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

150' 300' 600' 1200' SCALE: 1"=600' NORTH

EHRA — Engineering the Future Since 1936

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

EHRA JOB NO. 081-011-150

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

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒

Date of Request: October 12, 2021 PDZ and October 18, 2021 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and move forward with recommendation to City Council, Preliminary Plat for Meridiana Section 54A, being a subdivision of 8.92 acres, consisting of 21 Lots, 4 Blocks and 3 Reserves out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

Plats:
Preliminary X
Final

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

Brad Sweitzer

SIGNATURE

DATE 9/13/2021

Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

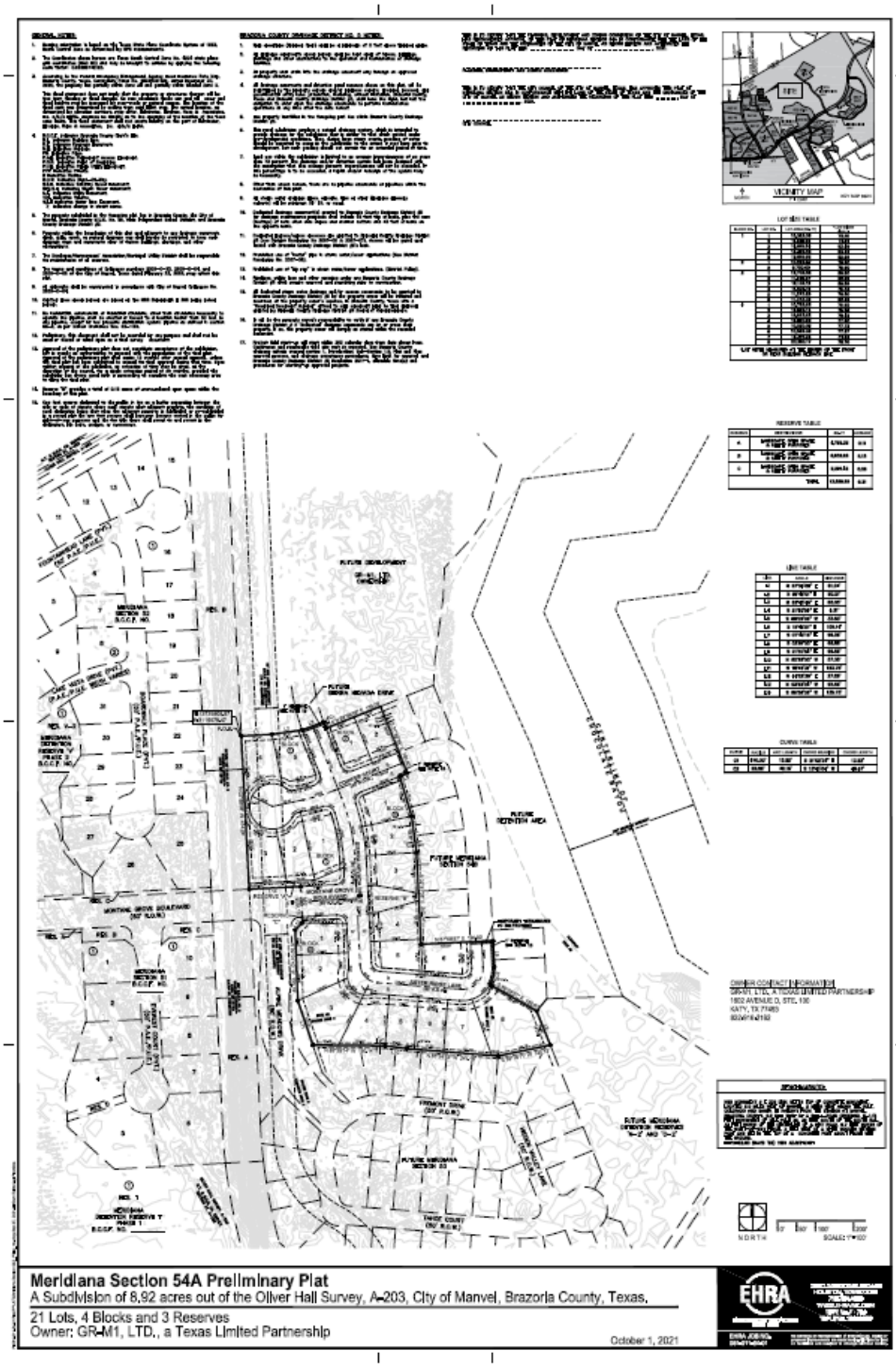
Plat Name	Meridiana Section 54A Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	October 12, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval of the Meridiana Section 54A Preliminary Plat.

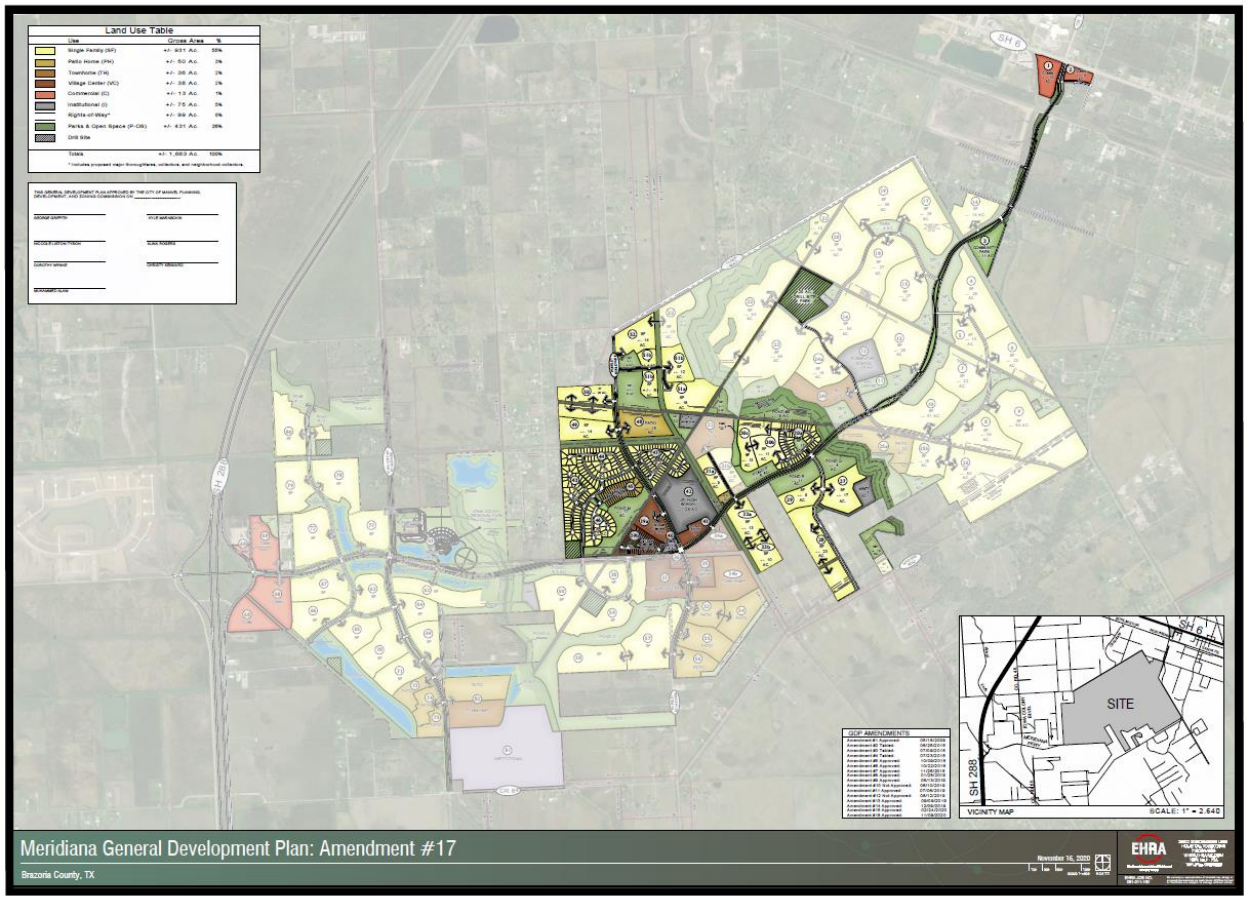
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

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



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.

2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies partially within Zone AE and partially within Shaded 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.

4. B.C.C.F. indicates Brazoria County Clerk's File.
   B.L. indicates Building Line.
   D.E. indicates Drainage Easement.
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   STM.S.E. indicates Storm Sewer Easement.
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
   W.L.E indicates Water Line Easement.
   ⦣ indicates change in street name.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.

6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.

7. The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.

8. The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.

9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.

10. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.

11. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.

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

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

14. Reserve "B" provides a total of 0.15 acres of unencumbered open space within the boundary of this plat.

15. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.

2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.

3. All property shall drain into the drainage easement only through an approved drainage structure.

4. All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.

5. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.

6. This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.

7. Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.

8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.

9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.

10. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.

11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.

12. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).

13. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).

14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.

15. All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.

16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 'Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.

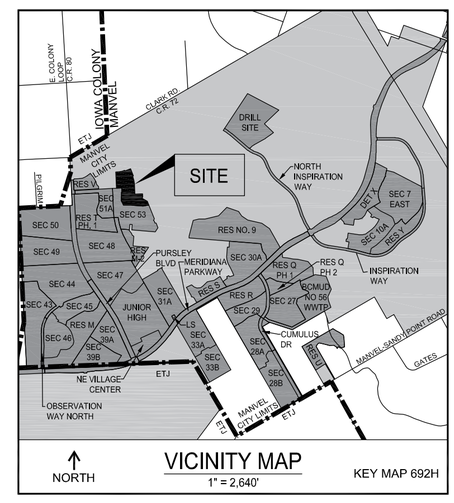
17. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA SECTION 54A 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 54A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2021.

_____
CITY COUNCIL



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT)	* LOT WIDTH (LINEAR FT.)
1	1	15,323.30	78.16
	2	11,618.56	73.91
	3	14,019.94	93.49
	4	13,399.26	83.42
	5	13,818.98	82.66
2	1	10,265.87	70.00
	2	9,750.00	75.00
3	1	12,738.05	80.50
	2	11,428.57	80.56
	3	12,139.12	80.56
	4	11,502.16	76.33
	5	11,273.25	70.00
	6	11,373.32	82.35
4	1	10,753.93	76.95
	2	12,695.14	76.98
	3	18,663.62	78.42
	4	12,820.99	77.00
	5	10,520.09	77.73
	6	10,599.30	77.37
	7	13,319.52	74.02
	8	23,293.17	78.70

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

RESERVE TABLE

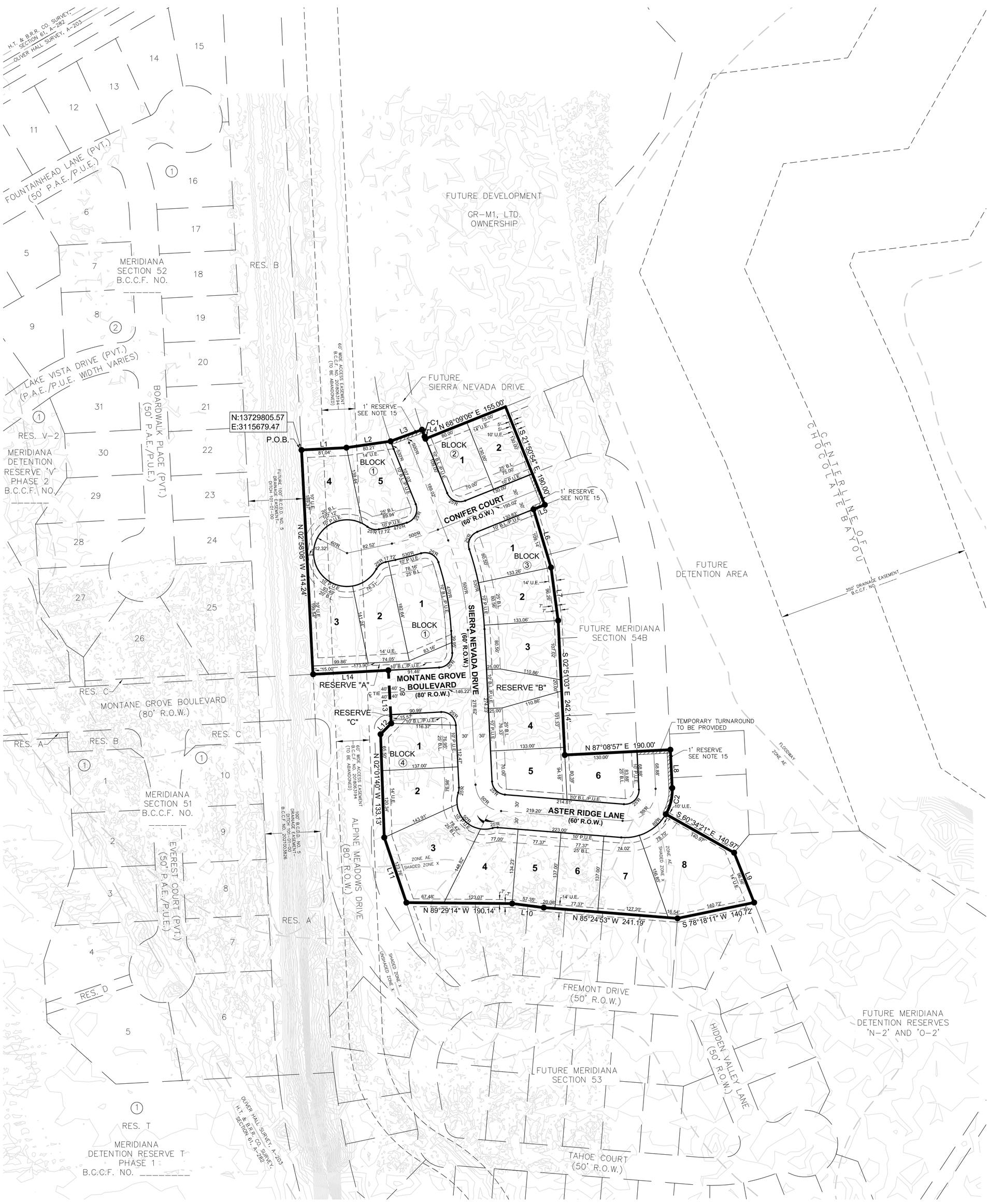
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,760.32	0.11
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	6,609.95	0.15
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,219.42	0.05
	TOTAL	13,589.69	0.31

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 87°04'08" E	81.04'
L2	N 81°42'01" E	80.21'
L3	N 69°45'46" E	60.00'
L4	S 21°50'54" E	4.31'
L5	S 68°09'06" W	33.50'
L6	S 16°42'51" E	109.14'
L7	S 07°40'16" E	96.26'
L8	S 02°51'03" E	68.88'
L9	S 21°50'54" E	96.56'
L10	N 82°39'03" W	57.35'
L11	N 18°49'31" W	123.76'
L12	N 44°22'26" E	27.29'
L13	N 03°03'24" W	95.56'
L14	S 86°56'36" W	135.75'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	470.00'	13.22'	S 21°02'34" E	13.22'
C2	85.00'	49.16'	S 13°43'04" W	48.47'



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

BENCHMARK(S):

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

Meridiana Section 54A Preliminary Plat

A Subdivision of 8.92 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

21 Lots, 4 Blocks and 3 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

October 1, 2021

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO.
081-011-54-01

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P:\081-011-54-01\Plat\PPLAT\Meridiana Section 54A_PPlat_rev.dwg Sep 27, 2021-9:30am Edited by: Plipetska

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Use	Gross Area	%
Single Family (SF)	+/- 931 Ac.	55%
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* Includes proposed major thoroughfares, collectors, and neighborhood collectors.

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GEORGE GRIFFITH

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NICCOLE LISTON-TYSON

ALINA ROGERS

DOROTHY WYNNE

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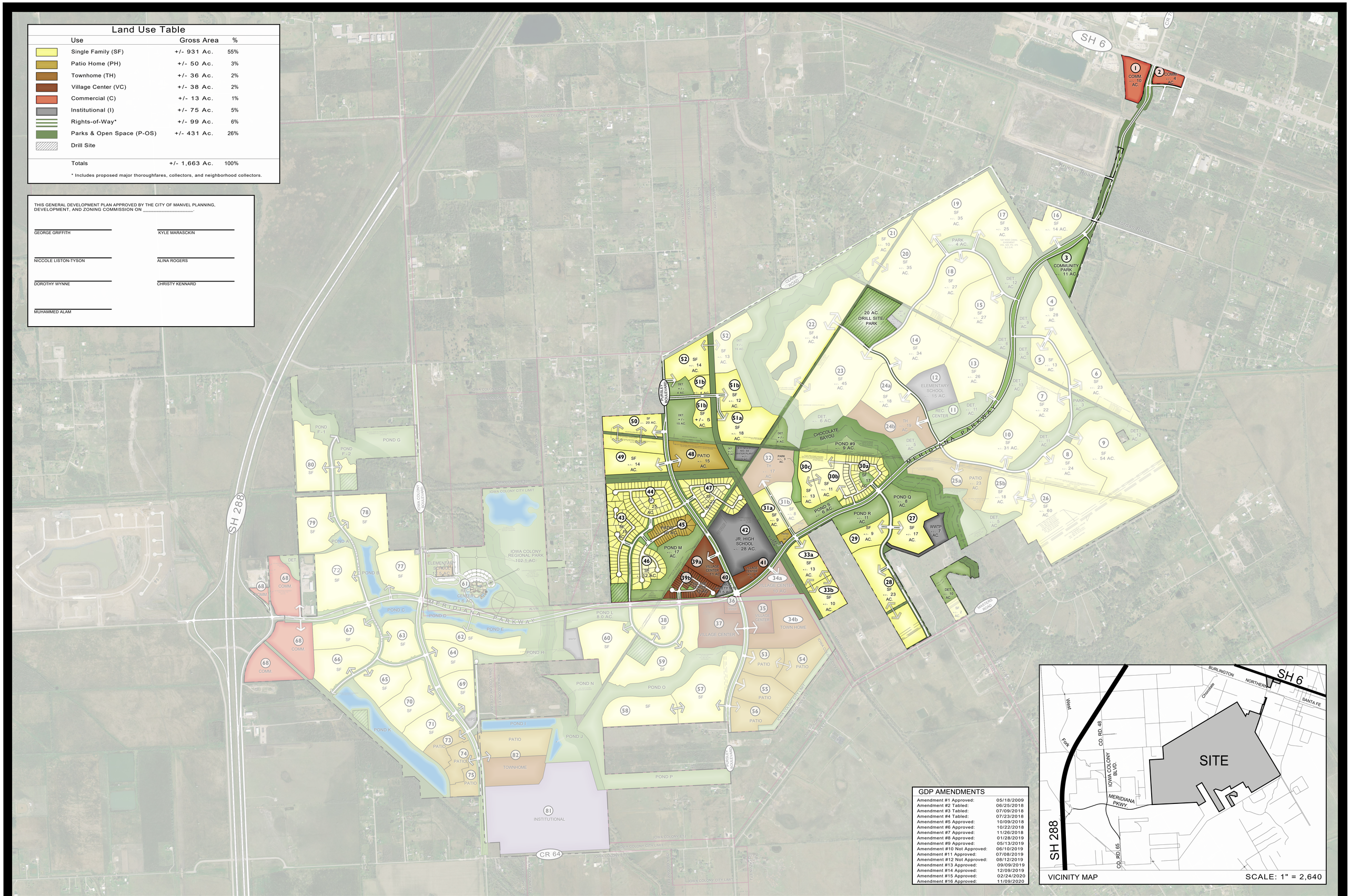
MUHAMMED ALAM


SH 6
SH 288
CR 64
MERIDIANA PARKWAY
20 AC. DRILL SITE/ PARK
ELEMENTARY SCHOOL 15 AC.
JR. HIGH SCHOOL 28 AC.
CHOCOLATE BAYOU
POND #9 9 AC.
COMMUNITY PARK 11 AC.
IOWA COLONY REGIONAL PARK 102.1 AC.
INSTITUTIONAL
TOWNHOME
VILLAGE CENTER
TOWN HOME
PATIO
WWTP
Kruezer Road
Jordan Road
Clark Road
Mastiff Road
Boulevard
Alvin
Iowa Colony City Limit
Iowa Colony Blvd
Iowa Colony Pkwy
Iowa Colony Ln
Iowa Colony Ln
Iowa Colony Ln

City of Manvel

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

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

AGENDA REQUEST

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Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒

Date of Request: October 12, 2021 PDZ and October 18, 2021 City Council

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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 Brazoria County Municipal Utility District No. 56 Water Plant Replat No. 1 and Extension, being a subdivision of 4.83 acres, consisting of 1 Block and 2 Reserves out of the Oliver Hall Survey, A-203, also being a replat of Brazoria County Municipal Utility District No. 56 Water Plant, a plat recorded at Brazoria County Clerk File No. 202004954 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

DATE 9/13/2021

Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

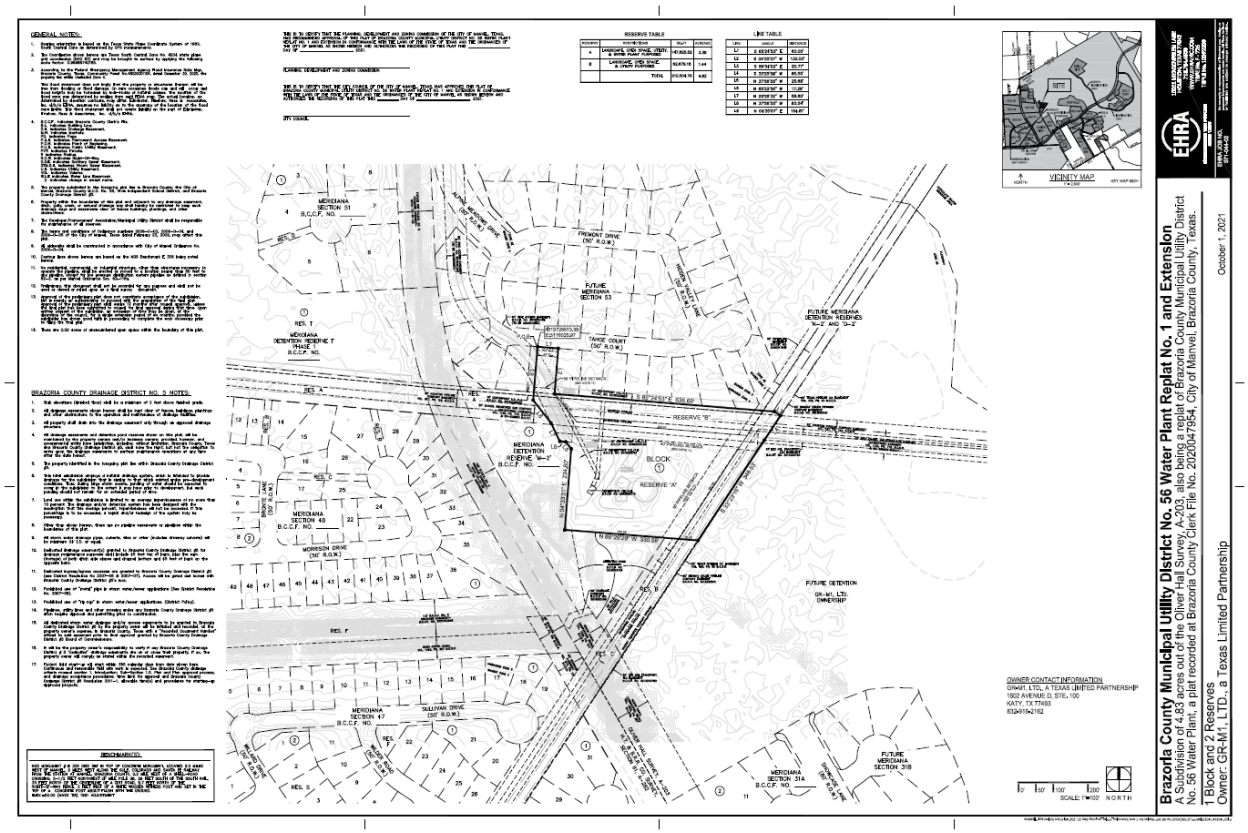
Plat Name	Brazoria County MUD No. 56 Water Plant Replat No. 1 and Extension Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	October 12, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval of the Brazoria County MUD No. 56 Water Plant Replat No. 1 and Extension Preliminary Plat.

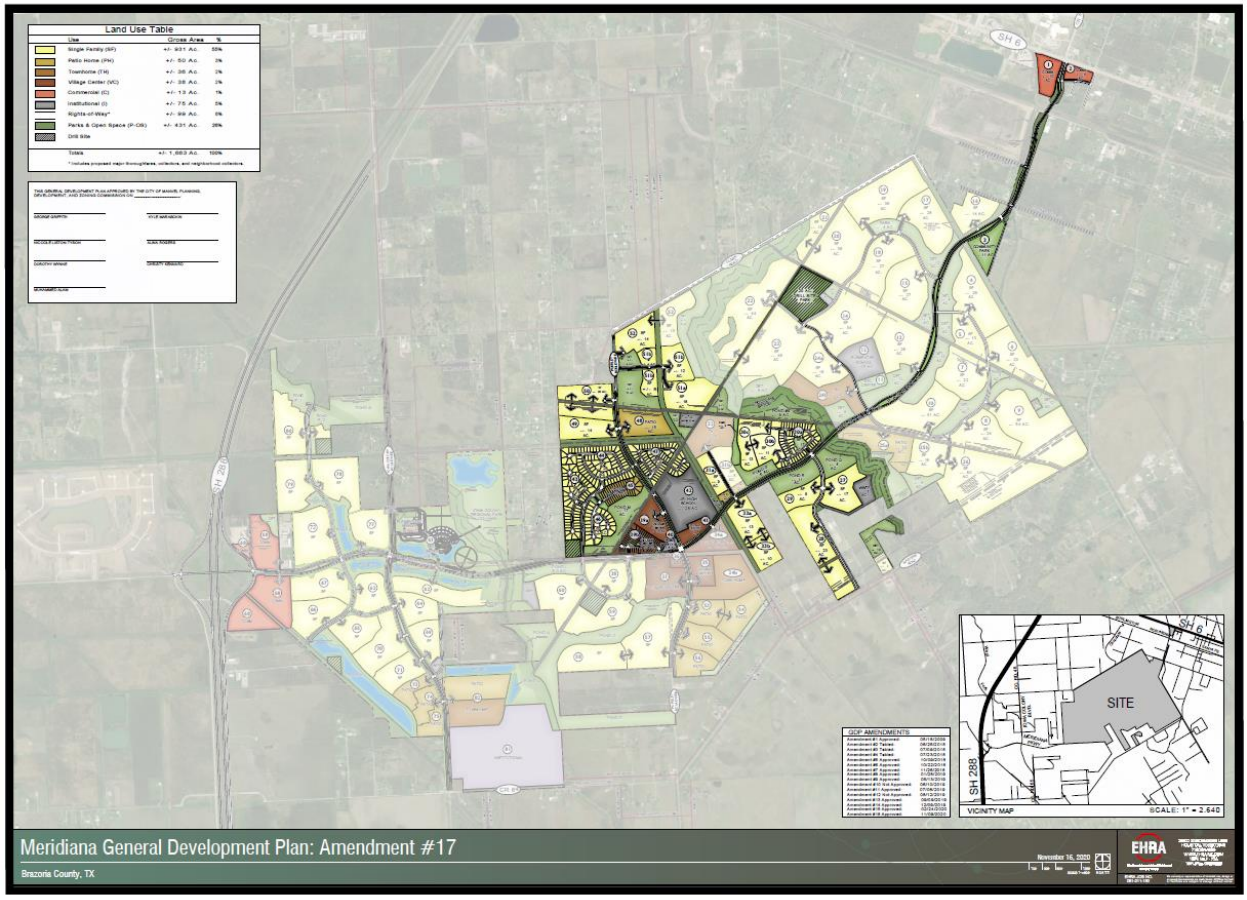
DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Plat Exhibit



Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

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



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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT REPLAT NO. 1 AND EXTENSION 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 BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT REPLAT NO. 1 AND EXTENSION 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.

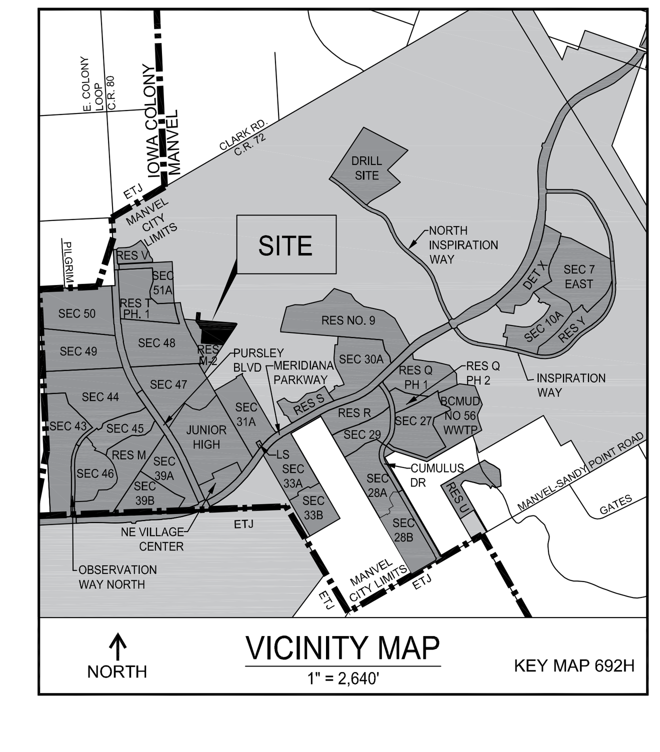
____
CITY COUNCIL

RESERVE TABLE

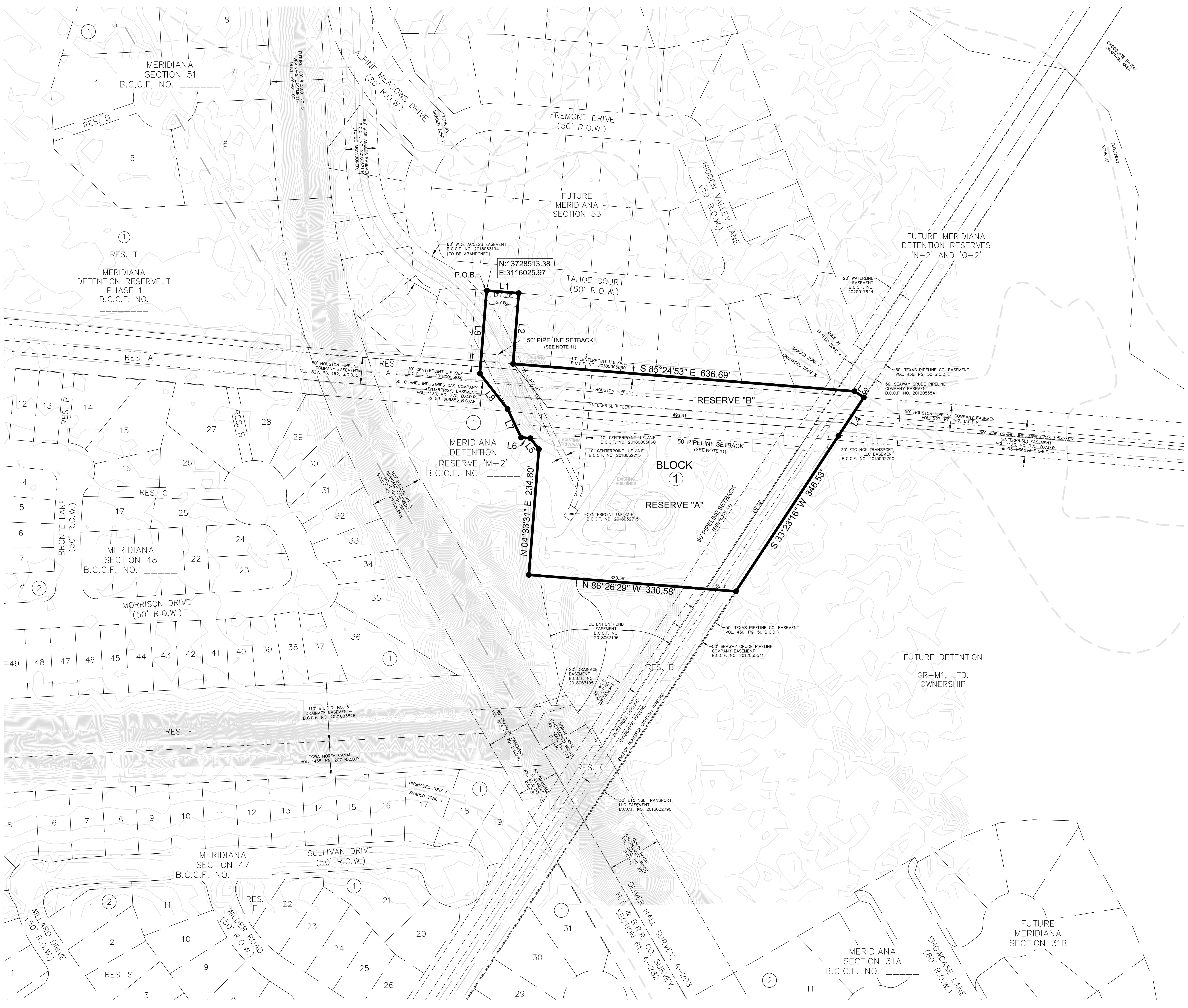
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	LANDSCAPE, OPEN SPACE, UTILITY, & WATER PLANT PURPOSES	147,825.52	3.39
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	62,679.18	1.44
	TOTAL	210,504.70	4.83

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 85°24'53" E	60.00'
L2	S 04°35'07" W	132.00'
L3	S 56°34'02" E	20.77'
L4	S 33°25'58" W	85.55'
L5	N 37°56'55" W	25.68'
L6	N 85°22'56" W	17.29'
L7	N 25°26'32" W	58.80'
L8	N 37°56'55" W	83.54'
L9	N 04°35'07" E	154.81'



VICINITY MAP
1" = 2,640'
NORTH
KEY MAP 692H



BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

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

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

0' 50' 100' 200'
SCALE: 1"=100'
NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

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

EHRA JOB NO. 071-044-02

Brazoria County Municipal Utility District No. 56 Water Plant Replat No. 1 and Extension

A Subdivision of 4.83 acres out of the Oliver Hall Survey, A-203, also being a replat of Brazoria County Municipal Utility District No. 56 Water Plant, a plat recorded at Brazoria County Clerk File No. 2020047954, City of Manvel, Brazoria County, Texas.

1 Block and 2 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

October 1, 2021

Land Use Table

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

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

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

GEORGE GRIFFITH

KYLE MARASCKIN

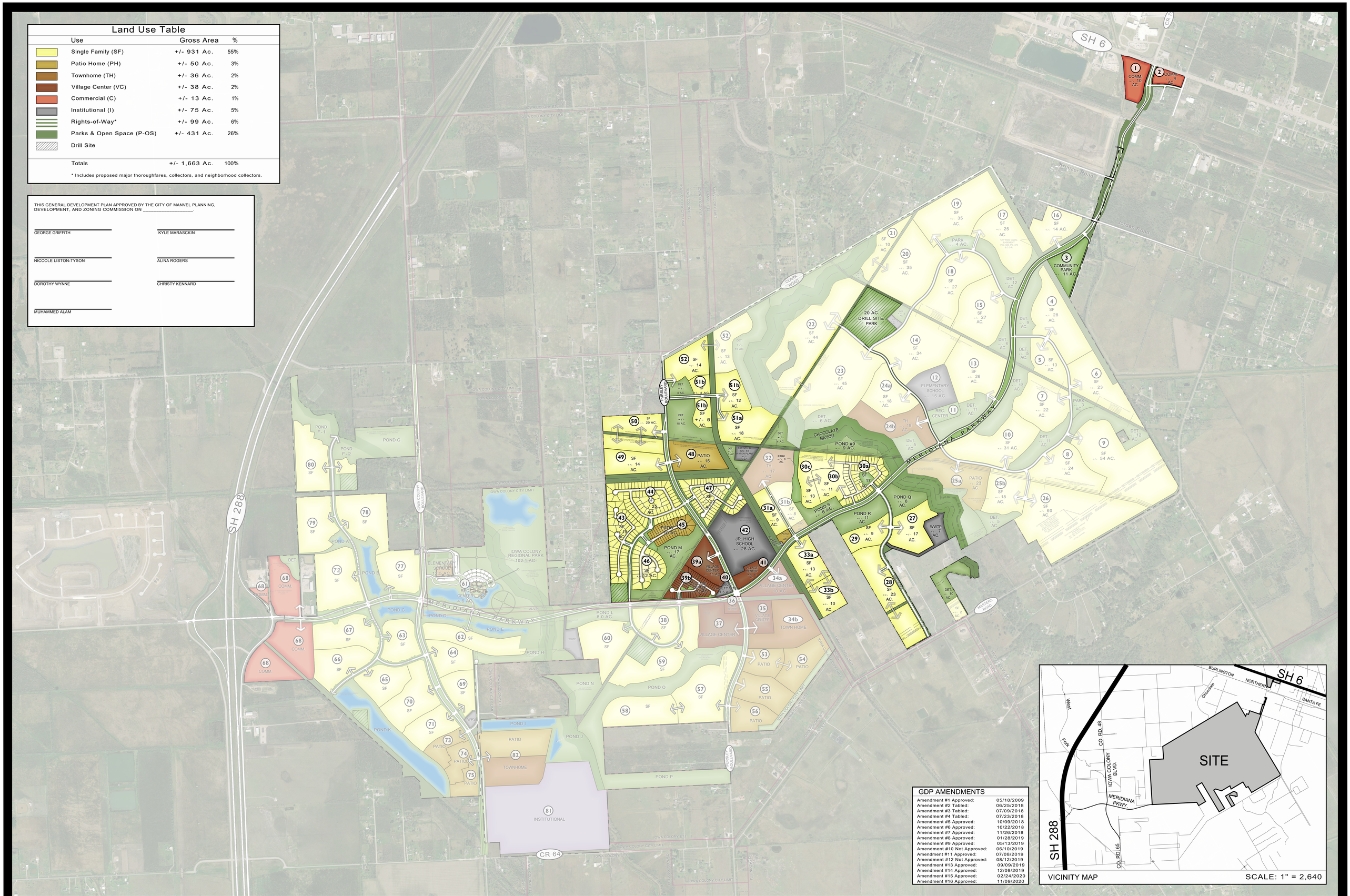
NICCOLE LISTON-TYSON

ALINA ROGERS

DOROTHY WYNNE

CHRISTY KENNARD

MUHAMMED ALAM


SH 6
SH 288
CR 64
MERIDIANA PARKWAY
20 AC. DRILL SITE/ PARK
ELEMENTARY SCHOOL 15 AC.
JR. HIGH SCHOOL 28 AC.
CHOCOLATE BAYOU
POND #9 9 AC.
COMMUNITY PARK 11 AC.
IOWA COLONY REGIONAL PARK 102.1 AC.
INSTITUTIONAL
TOWNHOME
VILLAGE CENTER
TOWN HOME
PATIO
WWTP
Kruezer Road
Jordan Road
Clark Road
Mastiff Road
Boulevard
Alvin
Iowa Colony City Limit
Iowa Colony Blvd
Iowa Colony Pkwy
Iowa Colony Ln
Iowa Colony Ln
Iowa Colony Ln

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	x

Date of Request: October 12, 2021 PDZ & October 18, 2021 City Council

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

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward 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: 2021.10.05 08:06:23 -05'00'

SIGNATURE

October 4, 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	October 12, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

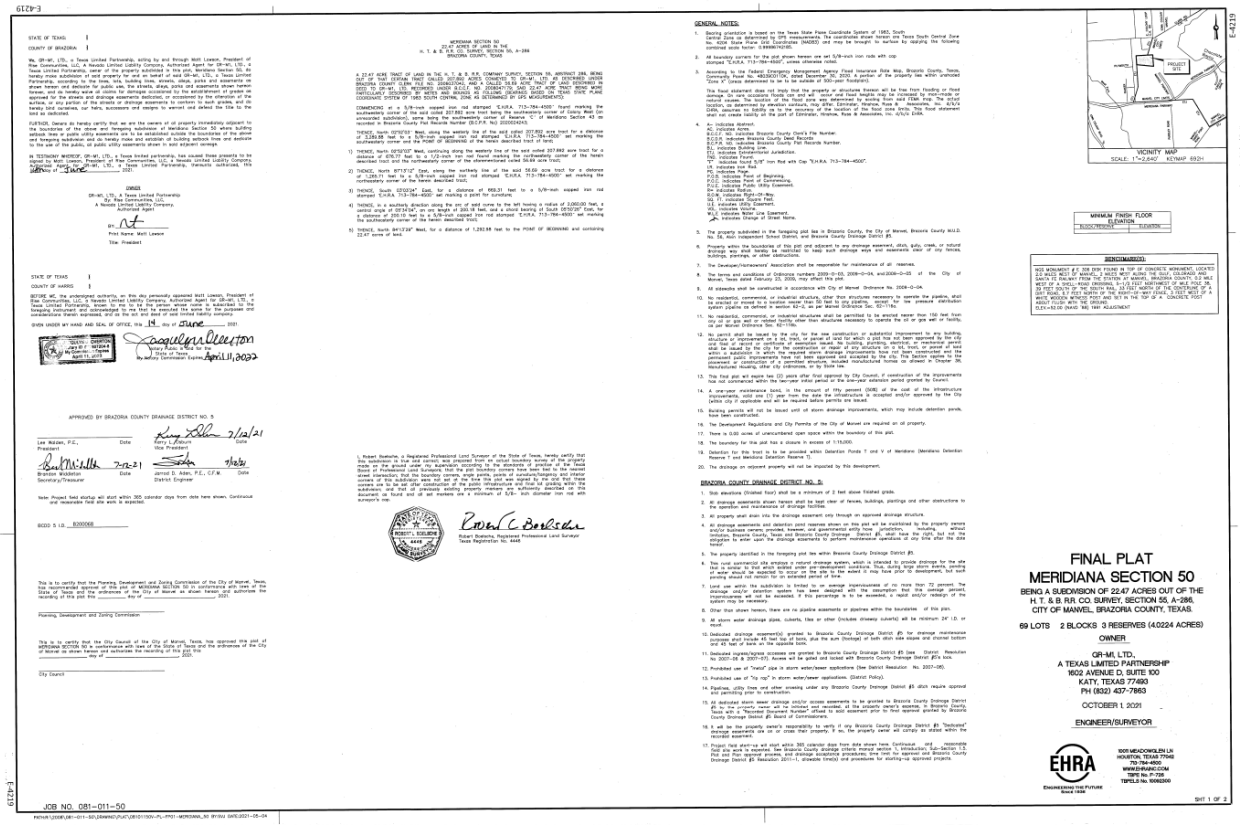
Background

On September 7, 2021, City Council approved a 30-day extension for Meridiana Section 50 Final Plat per Texas Local Government Code Section 212.009. Since the 30-day plat extension was going to expire on October 7, 2021, this preliminary plat was brought back to City Council. This plat was not approved by City Council on October 4, 2021. The applicant has since addressed all outstanding comments.

Staff Recommendation

The City staff recommends approval of the Meridiana Section 50 Final Plat.

Plat Exhibit



STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-MI, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Section 50, do hereby make subdivision of said property for and on behalf of said GR-MI, LTD., a Texas Limited Partnership, and designate the land as shown on this plat, and dedicate to the public use forever the streets 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 themselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 50 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-MI, 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-MI, LTD., a Texas Limited Partnership, thereunto authorized, this day of June 2021.

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

BY: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

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

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

Notary Public, State of Texas
My Commission Expires April 11, 2022

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Reisner, P.E., President — Date
Kerry L. Osburn, Vice President — 7/2/21 Date
Brandon Middleton, Secretary/Treasurer — 7-12-21 Date
Jarrod D. Aiken, P.E., C.F.M., District Engineer — 7/8/21 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 I.D. B200008

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 50 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorize 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 50 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

MERIDIANA SECTION 50
FINAL PLAT
BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 55, A-286,
BRAZORIA COUNTY, TEXAS

A 22.47 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 55, ABSTRACT 286, BEING PART OF A 1000.0 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED TO GR-MI, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK FILE NO. 2018067042, AND A CALLED 19.63 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-MI, LTD. RECORDED UNDER B.C.C.F. NO. 2018067170. SAID 22.47 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE 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 southwesterly corner of the said called 207.882 acre tract being the southeasterly corner of Colony West (an unrecorded subdivision), same being the southwesterly corner of Reserve "C" of Meridiana Section 43 as recorded in Brazoria County Plat Records Number (B.C.P.R. No) 2020024243;

THENCE, North 02°50'10" West, along the westerly line of the said called 207.882 acre tract for a distance of 1,269.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 02°50'10" West, continuing along the westerly line of the said called 207.882 acre tract for a distance of 839.37 feet to a 1/2-inch iron rod found marking the northwesterly corner of the herein described tract and the northwesterly corner of the aforementioned called 56.69 acre tract;

2) THENCE, North 87°13'12" East, along the northerly line of the said 56.69 acre tract for a distance of 1,269.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeasterly corner of the herein described tract;

3) THENCE, South 02°50'14" East, for a distance of 668.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature;

4) THENCE, in a southerly direction along the arc of said curve to the left having a radius of 2,000.00 feet, a central angle of 03°34'34", an arc length of 200.18 feet, and a chord bearing of South 05°32'31" East, for a distance of 200.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeasterly corner of the herein described tract;

5) THENCE, North 84°12'39" West, for a distance of 1,292.98 feet to the POINT OF BEGINNING and containing 22.47 acres of land.

I, Robert Bodeche, 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 and specifications of the Texas Board of Professional Land Surveying; that all 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; only that those corners shown as being monumented have been monumented with iron rods or pipes; that the streets of this subdivision and that of previously existing property markers are sufficiently described on this document on hand and all set markers are a minimum of 5/8- inch diameter iron rod with surveyor's cap.

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

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone. Distances are surface values expressed in U.S. Survey Feet based on the Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99999762185.
2. All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0170K, dated December 30, 2020. A portion of the property lies within unmoded "Zone X" (areas determined to be to be outside of 500-year floodplain).

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions greater floods can occur or 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, Rose & Associates, Inc. d/b/a EHRA, assumes no liability to the owners of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Rose & Associates, Inc. d/b/a EHRA.
4. An indicates Abbreviation
   AC. indicates Acres
   B.C.C.F. indicates Brazoria County Clerk's File Number
   B.C.D.R. indicates Brazoria County Deed Records
   B.C.P.R. indicates Brazoria County Plat Records Number
   ETJ. indicates Extraterritorial Jurisdiction
   FND. indicates Found
   IPC. indicates Iron Pipe 5/8" Iron Rod with Cap "E.H.R.A. 713-784-4500".
   I.R. indicates Iron Rod
   PC. indicates Place
   P.O.B. indicates Point of Beginning
   P.C.C. indicates Point of Commencing
   P.U.E. indicates Public Utility Easement
   R. indicates Radius
   R.O.W. indicates Right-of-Way
   SQ. FT. indicates Square Feet
   STA. indicates Station
   VOL. indicates Volume
   W.L.E. indicates Water Line Easement
   ▲ indicates Change of Street Name
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alief Independent School District, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
7. The Developer/Homeowner's Association shall be responsible for maintenance of all reserves.
8. The terms and conditions of Ordinance numbers 2009-01-03, 2008-0-04, and 2008-0-05 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. 2008-0-04.
10. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected nearer than 150 feet from any oil or gas well or related facility, nor shall any residential, commercial, or industrial structure be erected nearer than 50 feet from a low pressure distribution system pipeline as defined in section 82-2, as per Manvel Ordinance Sec. 82-1146.
11. No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 82-1146.
12. No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on any lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record in the county of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the City for the construction of any building, structure or improvement to land or property within a subdivision for which plat, drainage improvements have not been constructed and the public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permanent structure including manufactured homes as defined in Chapter 36, Manufactured Housing, other City ordinances, or by State Law.
13. This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
14. A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within City if applicable and will be required before permits are issued.
15. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
16. The Development Regulations and City Permits of the City of Manvel are required on all property.
17. There is 0.00 acres of unencumbered open space within the boundary of this plat.
18. The boundary for this plat has a closure in excess of 1:15,000.
19. Detention for this tract is to be provided within Detention Ponds T and V of Meridiana (Meridiana Detention Reserve T and Meridiana Detention Reserve T).
20. The drainage on adjacent property will not be impacted by this development.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners provided that Brazoria County Drainage District #5 and Brazoria County, Texas and/or its assigns, 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 road commercial site employs a natural drainage system, which is intended to provide drainage for the site in accordance to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site and 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 impervious area of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent impervious area will not be exceeded. If this percentage is to be exceeded, a repair and/or redesign of the system may be necessary.
8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or round.
10. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall be 20 feet wide for open ditches plus the sum (footage) of both slope side slopes and internal bottom and 40 feet of back on the opposite bank.
11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2001-08 & 2001-07). 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. 2007-06).
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14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 for the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document" attached 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 startup will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.2, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, (drawable timeline) and procedures for starting-up approved projects.

VICINITY MAP
SCALE: 1"=2,640' KEYMAP 692H

MINIMUM FINISH FLOOR ELEVATION

BLDG/TRACTS	ELEVATION

BENCHMARKS:

NGS MONUMENT # F 336 2001 FOUND IN TOP OF CONCRETE MONUMENT, LOCATED 0.5 MILE WEST OF FM 521, 0.5 MILE NORTH OF ALVIN, THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POST 36, 1.0 FEET SOUTH OF THE NORTH-OF-WAY FENCE, 0.7 FEET EAST OF THE EAST EDGE, 0.7 FEET NORTH OF THE NORTH-OF-WAY FENCE, 0.7FEET WEST OF A WHITE WOODEN WITNESS POST AND 10.7 IN THE TOP OF A CONCRETE POST STAMPED "F 336 2001" ELEV. 52.00
ELEV=52.00 (NAVD 88) 1991 ADJUSTMENT

FINAL PLAT
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.

69 LOTS 2 BLOCKS 3 RESERVES (4.0224 ACRES)

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

OCTOBER 1, 2021

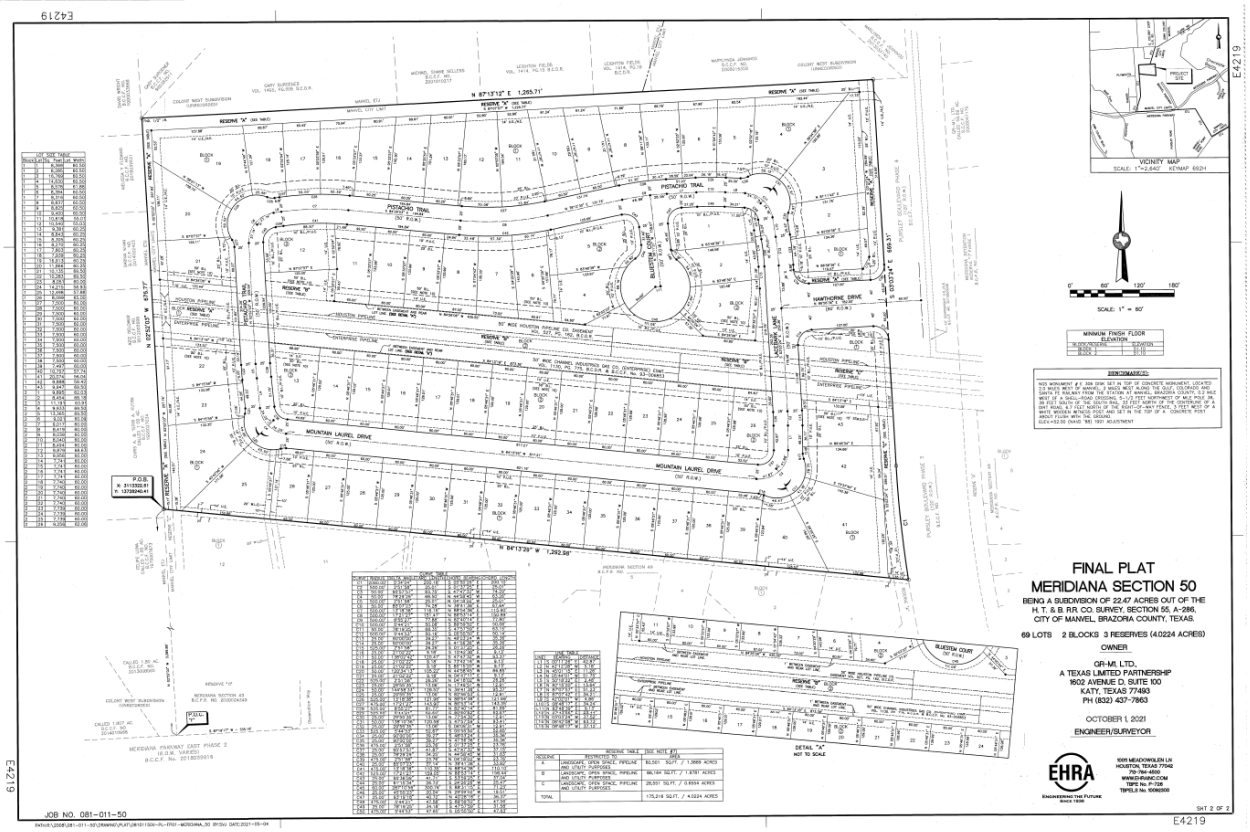
ENGINEER/SURVEYOR
EHRA
ENGINEERING THE FUTURE Since 1956
1001 MEADOWGLEN LN
HOUSTON, TEXAS 77043
713-784-4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPLS No. 10064300

JOB NO. 081-011-50

SHT 1 OF 2

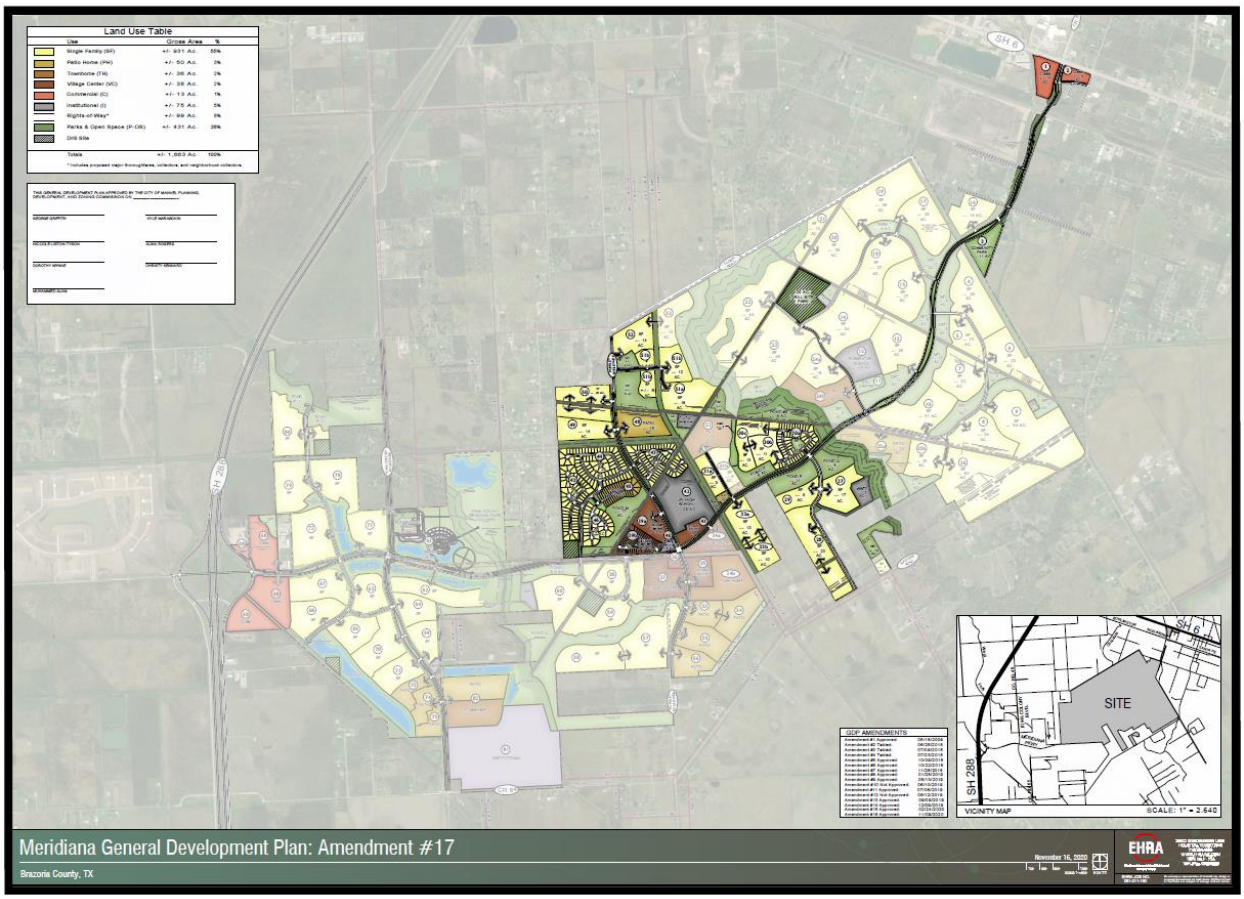
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Meridiana General Development Plan Amendment No. 17



E-4219

STATE OF TEXAS: §

COUNTY OF BRAZORIA: §

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Section 50, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 50 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent, for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this 14th day of June, 2021.

OWNER

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

BY: _____

Print Name: Matt Lawson

Title: President

STATE OF TEXAS §

COUNTY OF HARRIS §

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

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

JAQUELYN OVERTON
Notary ID # 907204-8
My Commission Expires
April 11, 2022

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., President	Date	Kerry L. Osburn, Vice President	7/12/21 Date
Brandon Middleton, Secretary/Treasurer	7-12-21 Date	Jarrod D. Aden, P.E., C.F.M., District Engineer	7/12/21 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 I.D. B200068

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 50 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

_____
Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA SECTION 50 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

MERIDIANA SECTION 50
22.47 ACRES OF LAND IN THE
H. T. & B. R.R. CO. SURVEY, SECTION 55, A-286
BRAZORIA COUNTY, TEXAS

A 22.47 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 55, ABSTRACT 286, BEING OUT OF THAT CERTAIN TRACT CALLED 207.892 ACRES CONVEYED TO GR-M1, LTD. AS DESCRIBED UNDER BRAZORIA COUNTY CLERK FILE NO. 2006037042, AND A CALLED 56.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER B.C.C.F. NO. 2008047179; SAID 22.47 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

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

THENCE, North 02°52'03" West, along the westerly line of the said called 207.892 acre tract for a distance of 3,289.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 02°52'03" West, continuing along the westerly line of the said called 207.892 acre tract for a distance of 676.77 feet to a 1/2-inch iron rod found marking the northwesterly corner of the herein described tract and the northwesterly corner of the aforementioned called 56.69 acre tract;

2) THENCE, North 87°13'12" East, along the northerly line of the said 56.69 acre tract for a distance of 1,265.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeasterly corner of the herein described tract;

3) THENCE, South 03°03'24" East, for a distance of 669.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature;

4) THENCE, in a southerly direction along the arc of said curve to the left having a radius of 2,060.00 feet, a central angle of 05°34'04", an arc length of 200.18 feet, and a chord bearing of South 05°50'26" East, for a distance of 200.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeasterly corner of the herein described tract;

5) THENCE, North 84°13'29" West, for a distance of 1,292.98 feet to the POINT OF BEGINNING and containing 22.47 acres of land.

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

STATE OF TEXAS REGISTERED ROBERT L BOELSCHE 4446 PROFESSIONAL LAND SURVEYOR

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

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.

2. All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020. A portion of the property lies within unshaded "Zone X" (areas determined to be to be outside of 500-year floodplain).

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

4. A- indicates Abstract.
   AC. indicates Acres.
   B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
   B.C.D.R. indicates Brazoria County Deed Records
   B.C.P.R. NO. indicates Brazoria County Plat Records Number.
   B.L. indicates Building Line.
   ETJ. indicates Extraterritorial Jurisdiction.
   FND. indicates Found.
   "F" Indicates found 5/8" Iron Rod with Cap "E.H.R.A. 713-784-4500".
   I.R. indicates Iron Rod.
   PG. indicates Page.
   P.O.B. indicates Point of Beginning.
   P.O.C. indicates Point of Commencing.
   P.U.E. indicates Public Utility Easement.
   R= indicates Radius.
   R.O.W. indicates Right-Of-Way.
   SQ. FT. indicates Square Feet.
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
   W.L.E indicates Water Line Easement.
   indicates Change of Street Name.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.

6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.

7. The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.

8. The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.

9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.

10. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.

11. No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.

12. No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.

13. This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.

14. A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued.

15. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.

16. The Development Regulations and City Permits of the City of Manvel are required on all property.

17. There is 0.00 acres of unencumbered open space within the boundary of this plat.

18. The boundary for this plat has a closure in excess of 1:15,000.

19. Detention for this tract is to be provided within Detention Ponds T and V of Meridiana (Meridiana Detention Reserve T and Meridiana Detention Reserve T).

20. The drainage on adjacent property will not be impacted by this development.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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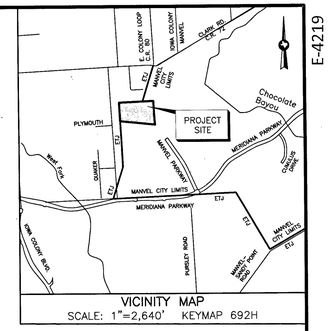
16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
17. Project field start-up will start within 365 calendar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



VICINITY MAP
SCALE: 1"=2,640' KEYMAP 692H

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION

BENCHMARK(S):

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

FINAL PLAT
MERIDIANA 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.

69 LOTS 2 BLOCKS 3 RESERVES (4.0224 ACRES)

OWNER

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

OCTOBER 1, 2021

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
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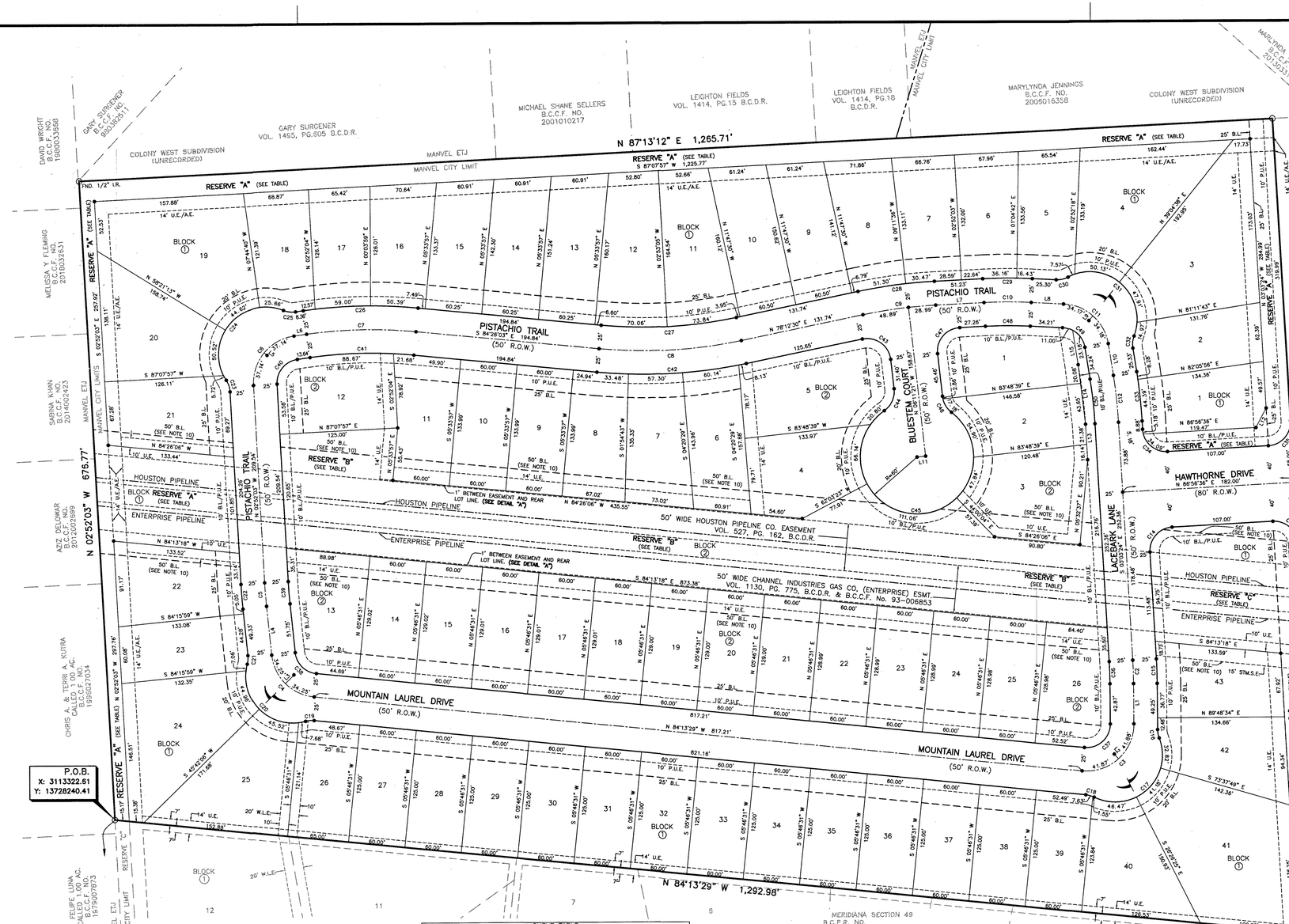
TBPE No. F-726
TBPELS No. 10092300

SHT 1 OF 2

E-4219

JOB NO. 081-011-50

PATH:R:\2008\081-011-50\DRAWING\PLAT\08101150V-PL-FP01-MERIDIANA_50 BY:SVJ DATE:2021-05-04

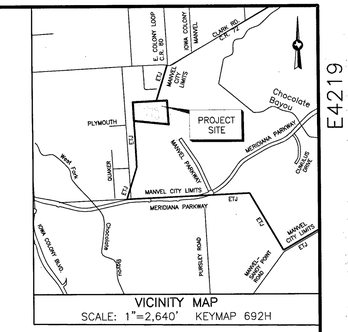


LOT SIZE TABLE			
Block	Lot	Sq. Feet	Lot Width
1	1	8,369	60.50
1	2	8,285	60.50
1	3	16,769	60.50
1	4	14,630	60.50
1	5	8,578	61.88
1	6	8,384	60.50
1	7	8,316	60.50
1	8	8,837	60.50
1	9	8,825	60.50
1	10	9,400	60.50
1	11	10,618	55.01
1	12	10,540	55.03
1	13	9,381	60.25
1	14	8,843	60.25
1	15	8,305	60.25
1	16	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	56.93
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

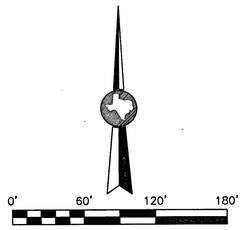
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2060.00'	5°34'04"	200.18'	S 05°50'26" E	200.10'
C2	500.00'	2°51'58"	25.01'	S 01°37'25" E	25.01'
C3	50.00'	95°57'57"	83.75'	S 47°47'32" W	74.29'
C4	50.00'	78°29'29"	68.50'	N 44°58'45" W	63.26'
C5	500.00'	2°51'58"	25.01'	N 04°18'02" W	25.01'
C6	50.00'	85°07'23"	74.28'	N 39°41'38" E	67.64'
C7	500.00'	13°18'38"	116.16'	N 88°54'38" E	115.90'
C8	500.00'	17°21'27"	151.47'	N 86°53'14" E	150.89'
C9	500.00'	8°55'27"	77.88'	N 82°40'14" E	77.80'
C10	500.00'	5°44'21"	50.08'	S 89°59'52" E	50.06'
C11	50.00'	78°19'25"	68.35'	S 47°57'59" E	63.13'
C12	500.00'	5°44'53"	50.16'	S 05°55'50" E	50.14'
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	525.00'	2°51'58"	26.26'	S 01°37'25" E	26.26'
C16	25.00'	21°02'22"	9.18'	S 10°42'38" 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	26.26'
C23	25.00'	29°55'35"	13.06'	N 17°49'51" W	12.91'
C24	50.00'	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"	121.98'	N 88°54'38" E	121.69'
C27	475.00'	17°21'27"	143.90'	N 86°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 77°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'	5°44'53"	52.67'	S 05°55'50" E	52.65'
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"	41.87'	S 47°47'32" W	37.15'
C38	25.00'	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°21'27"	159.05'	N 86°53'14" E	158.44'
C43	25.00'	95°36'09"	41.71'	S 53°59'25" E	37.04'
C44	25.00'	61°15'34"	26.73'	S 24°26'26" W	25.47'
C45	60.00'	287°10'56"	300.74'	S 88°31'15" E	71.23'
C46	25.00'	45°55'23"	20.04'	N 29°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'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°11'26" E	42.87'
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 50°18'22" E	2.48'
L6	N 82°15'20" E	13.64'
L7	N 87°07'57" E	51.23'
L8	S 87°07'42" E	34.21'
L9	S 42°02'01" W	4.86'
L10	S 08°48'17" E	34.24'
L11	N 83°48'39" E	9.13'
L12	N 27°43'55" E	23.44'
L13	N 03°03'24" W	37.52'
L14	N 06°42'08" W	63.73'
L15	N 08°48'17" W	37.12'

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



VICINITY MAP
SCALE: 1"=2,640' KEYMAP 692H

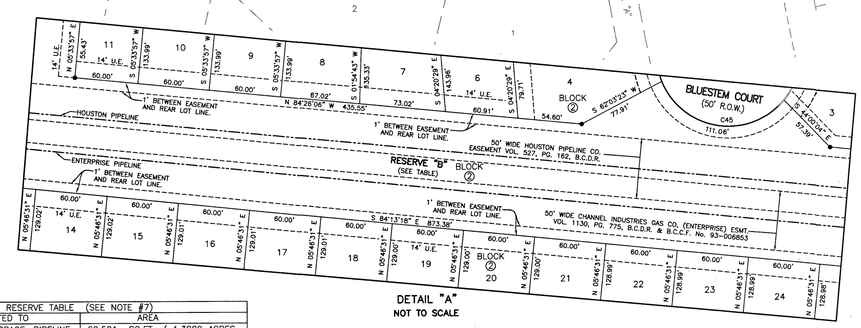


SCALE: 1" = 60'

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	51.10
BLOCK 2	51.10

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



DETAIL "A"
NOT TO SCALE

FINAL PLAT
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.

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

OCTOBER 1, 2021

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE
SINCE 1936

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

SHT 2 OF 2

JOB NO. 081-011-50

PATH:R:\2008\081-011-50\DRAWING\PLAT\08101150V-PL-FP01-MERIDIANA_50 BY:SVJ DATE:2021-05-04

Meridiana General Development Plan: Amendment #17

Brazoria County, TX

Land Use Table

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

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

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

GEORGE GRIFFITH

KYLE MARASCKIN

NICCOLE LISTON-TYSON

ALINA ROGERS

DOROTHY WYNNE

CHRISTY KENNARD

MUHAMMED ALAM

GDP AMENDMENTS

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

November 16, 2020

150' 300' 600' 1200'
SCALE: 1"=600'
NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 081-011-150

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

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒

Date of Request: October 12, 2021 PDZ & October 18, 2021 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward with recommendation 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: 2021.10.04 14:54:40 -05'00'

SIGNATURE

October 4, 2021

DATE

Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

City Council Plat Report

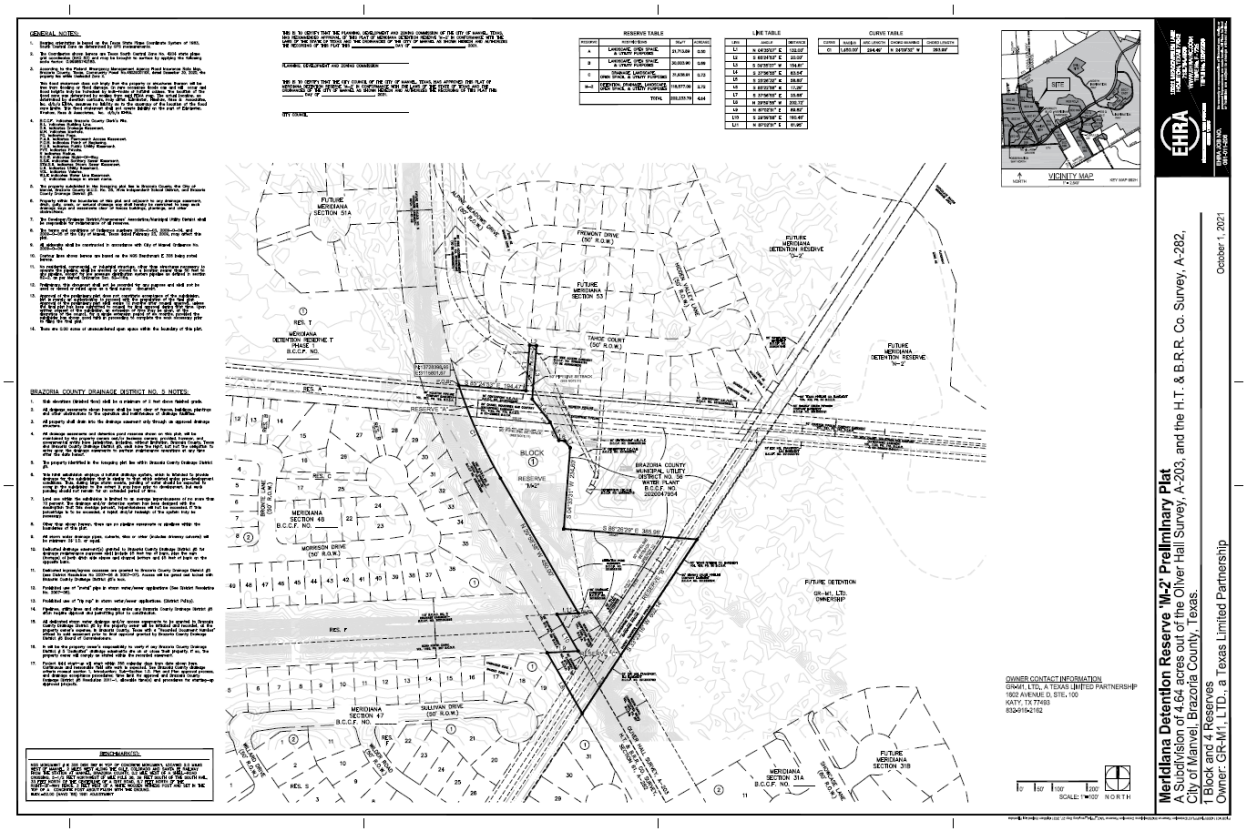
Plat Name	Meridiana Detention Reserve M-2 Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	October 18, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval of the Meridiana Detention Reserve M-2 Preliminary Plat.

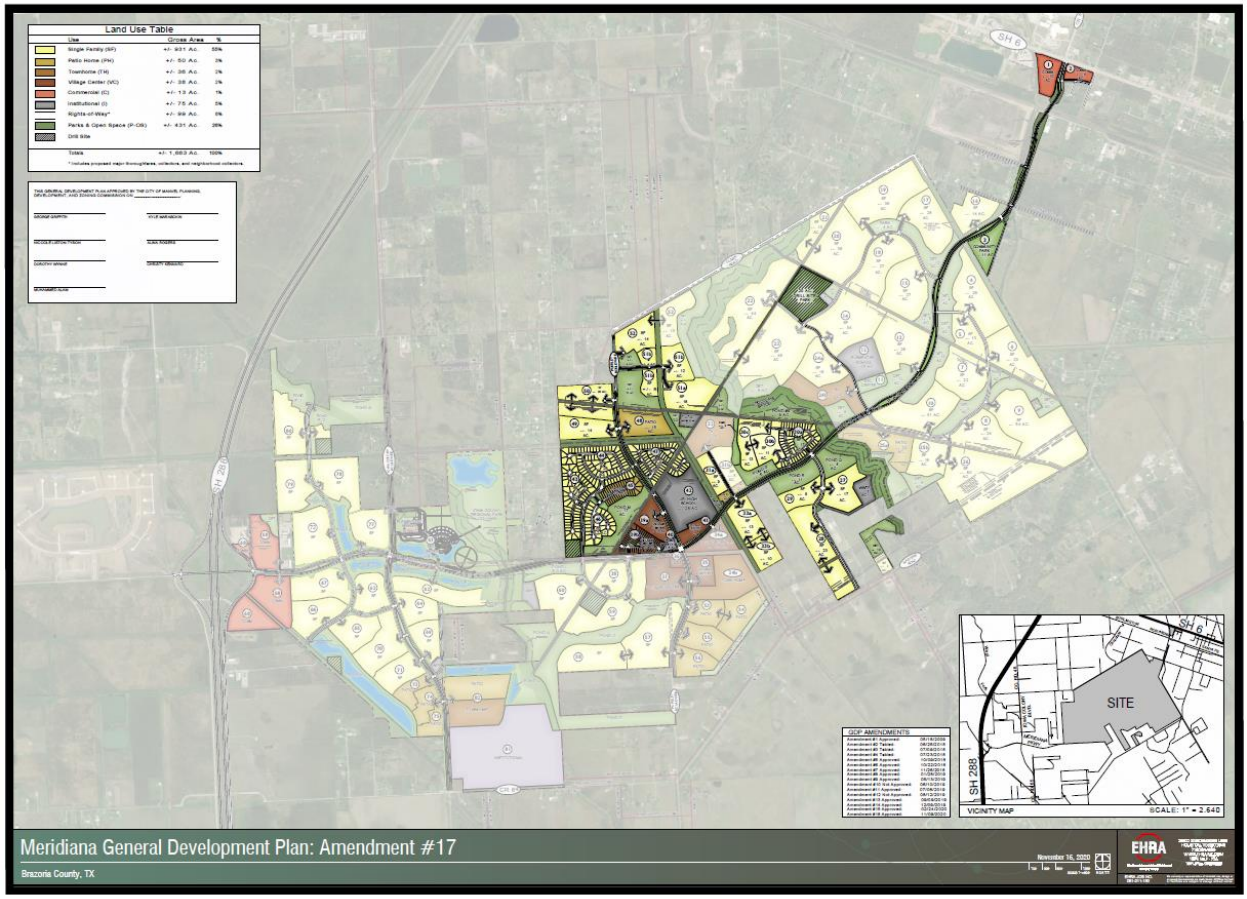
DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Plat Exhibit



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

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



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. B.C.C.F. indicates Brazoria County Clerk's File.
   B.L. indicates Building Line.
   D.E. indicates Drainage Easement.
   M.H. indicates Manhole.
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
   PVT. indicates Private.
   R indicates Radius.
   R.O.W. indicates Right-Of-Way.
   S.S.E. indicates Sanitary Sewer Easement.
   STM.S.E. indicates Storm Sewer Easement.
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
   W.L.E indicates Water Line Easement.
   ⦔ indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. The Developer/Drainage District/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
8. The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
10. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
11. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
12. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
13. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
14. There are 0.00 acres of unencumbered open space within the boundary of this plat.

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

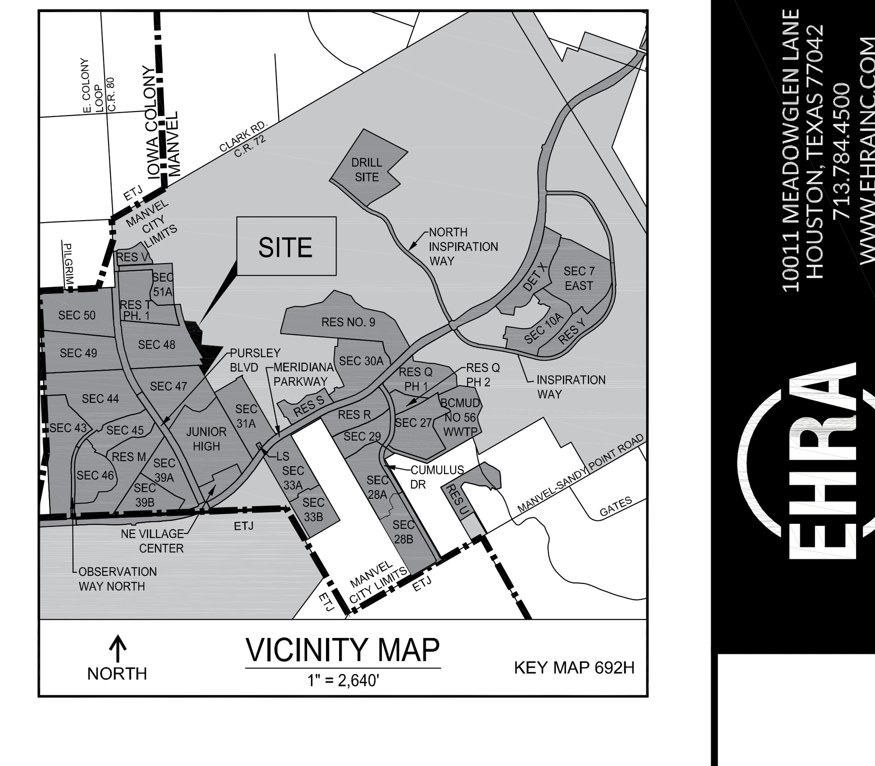
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	21,713.89	0.50
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	30,003.90	0.69
C	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	31,938.91	0.73
M-2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	118,577.09	2.72
	TOTAL	202,233.79	4.64

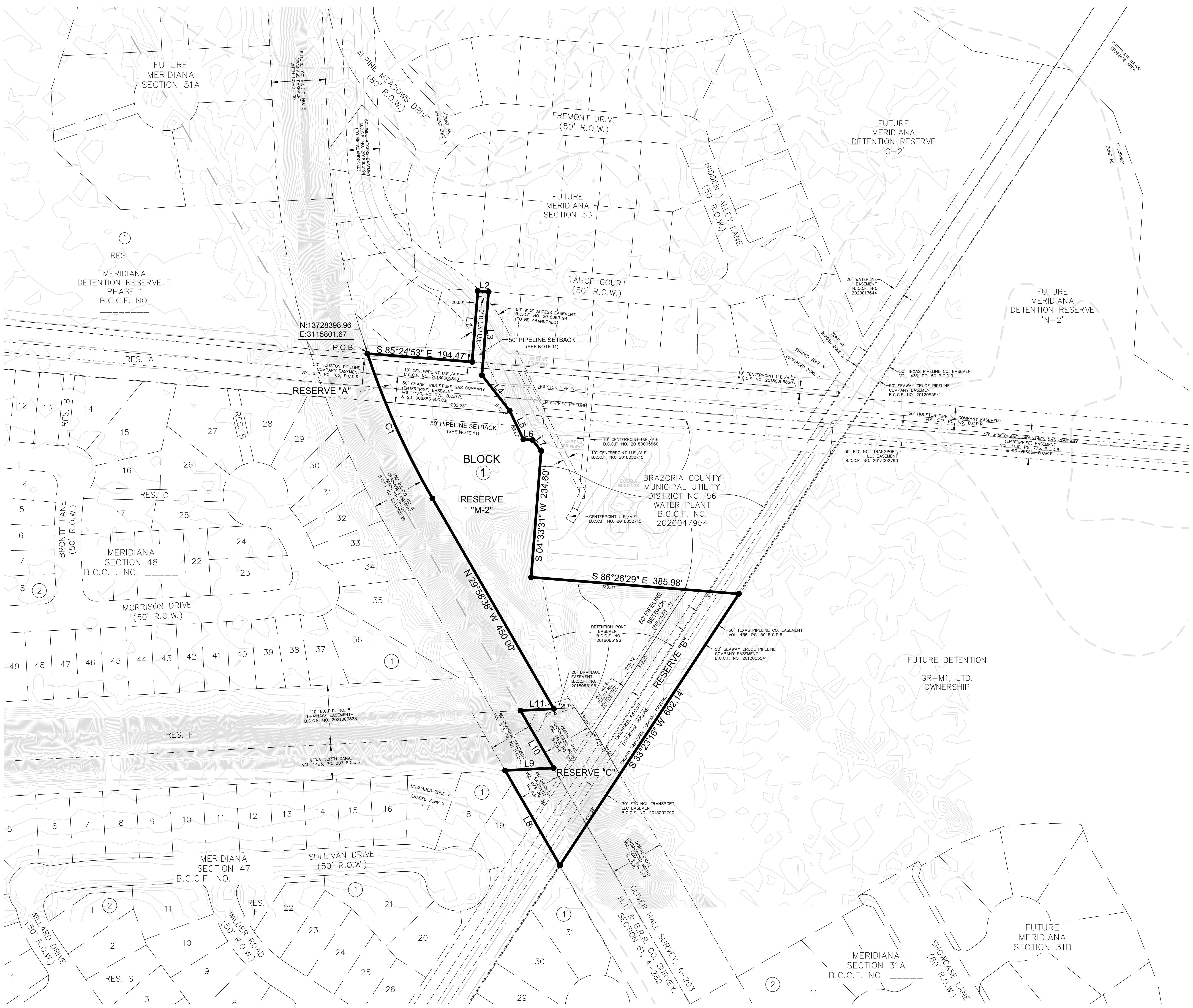
LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 04°35'07" E	132.00'
L2	S 85°24'53" E	20.00'
L3	S 04°35'07" W	154.81'
L4	S 37°56'55" E	83.54'
L5	S 25°26'32" E	58.80'
L6	S 85°22'56" E	17.29'
L7	S 37°56'55" E	25.68'
L8	N 29°59'58" W	202.72'
L9	N 87°02'51" E	89.82'
L10	S 29°59'58" E	190.46'
L11	N 87°02'51" E	61.95'

CURVE TABLE

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





BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

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

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 4.64 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

October 1, 2021

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 081-011-206

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

Land Use Table

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

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

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

GEORGE GRIFFITH

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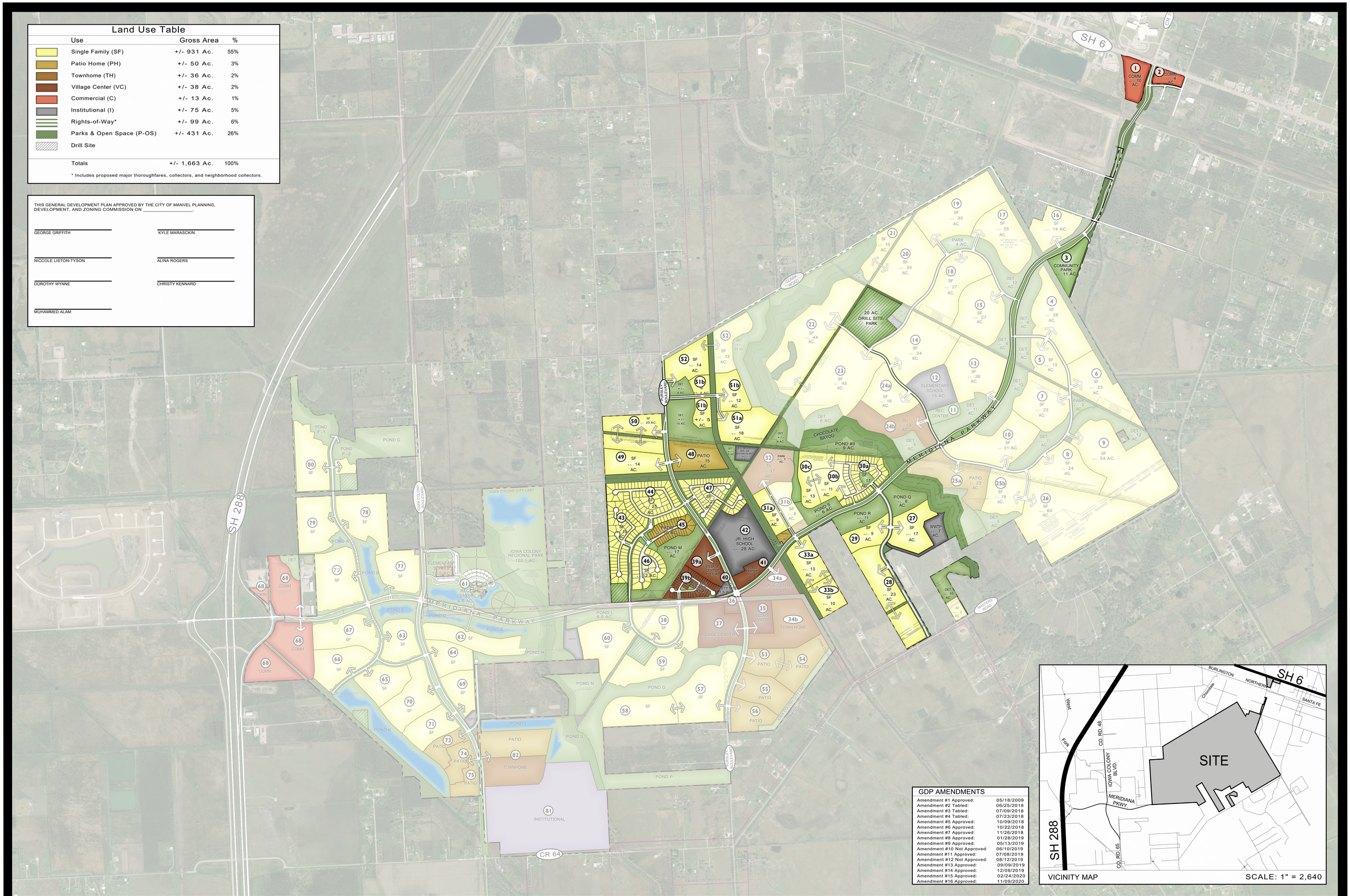
NICCOLE LISTON-TYSON

ALINA ROGERS

DOROTHY WYNNE

CHRISTY KENNARD

MUHAMMED ALAM


SH 6
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MERIDIANA PARKWAY
20 AC. DRILL SITE/ PARK
ELEMENTARY SCHOOL 15 AC.
JR. HIGH SCHOOL 28 AC.
CHOCOLATE BAYOU
POND #9 9 AC.
COMMUNITY PARK 11 AC.
IOWA COLONY REGIONAL PARK 102.1 AC.
INSTITUTIONAL
TOWNHOME
VILLAGE CENTER
TOWN HOME
PATIO
WWTP
Kruezer Road
Jordan Road
Clark Road
Mastiff Road
Boulevard
Alvin
Iowa Colony City Limit
Iowa Colony Blvd
Iowa Colony Pkwy
Iowa Colony Ln
Iowa Colony Ln
Iowa Colony Ln

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

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

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

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

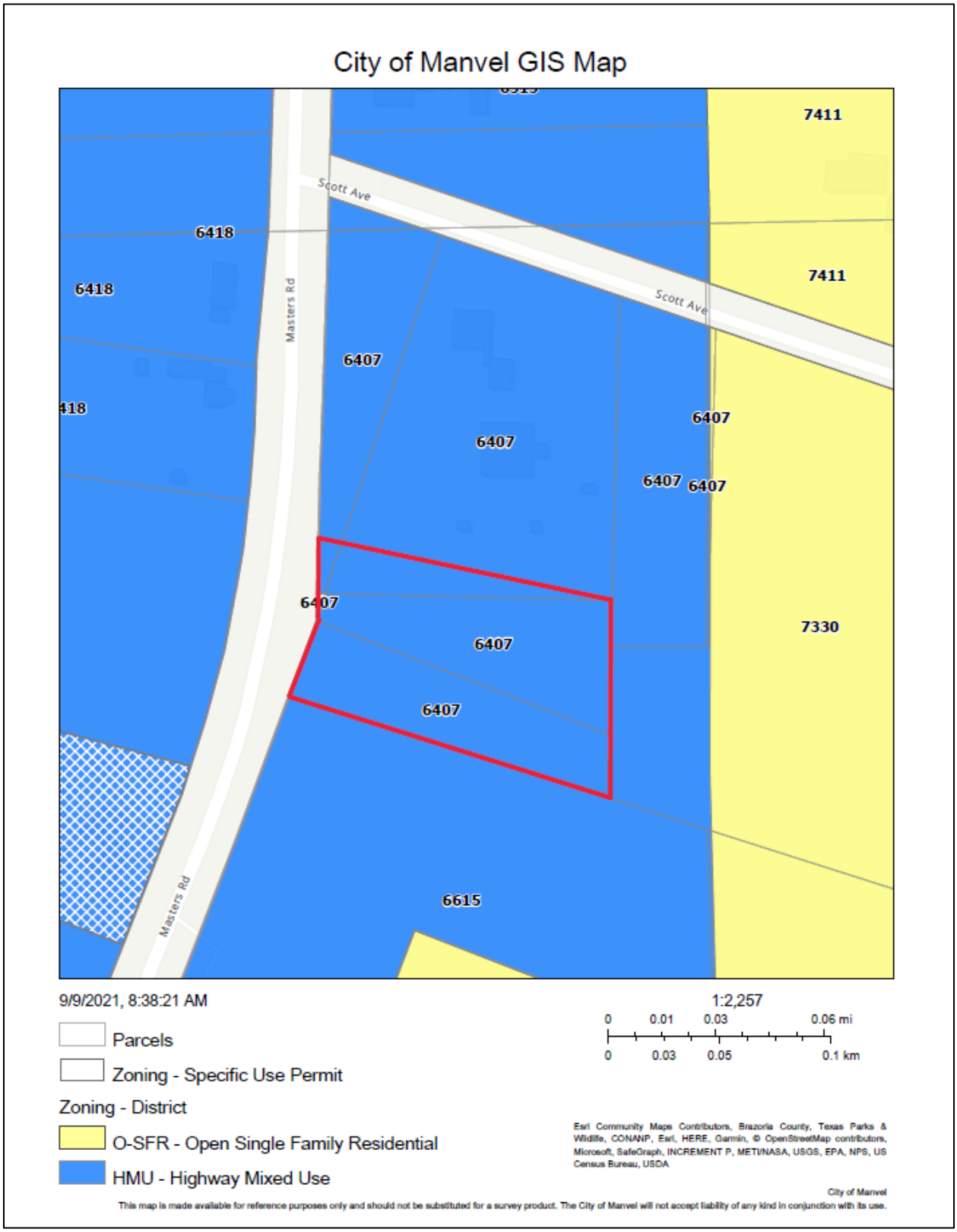
Subject/Proceeding
Specific Use Permit (SUP) to establish a warehouse use on 3.2177 acres located at 6407 Masters Road in the Highway Mixed Use District (HMU)

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 be 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 inquires 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.

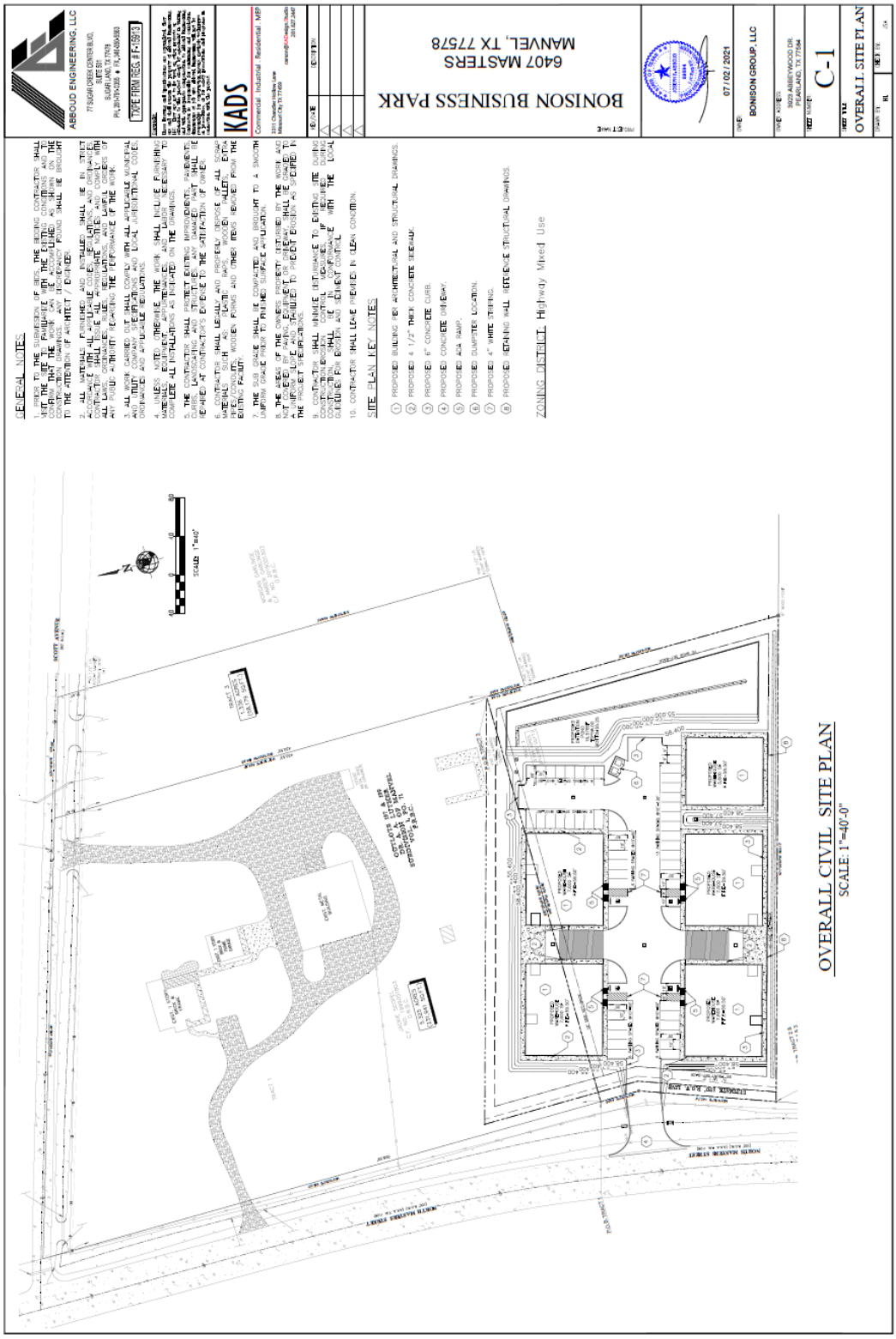
Looking at abutting property (east) from Scott Avenue.

Looking at commercial development across Masters Road (west).

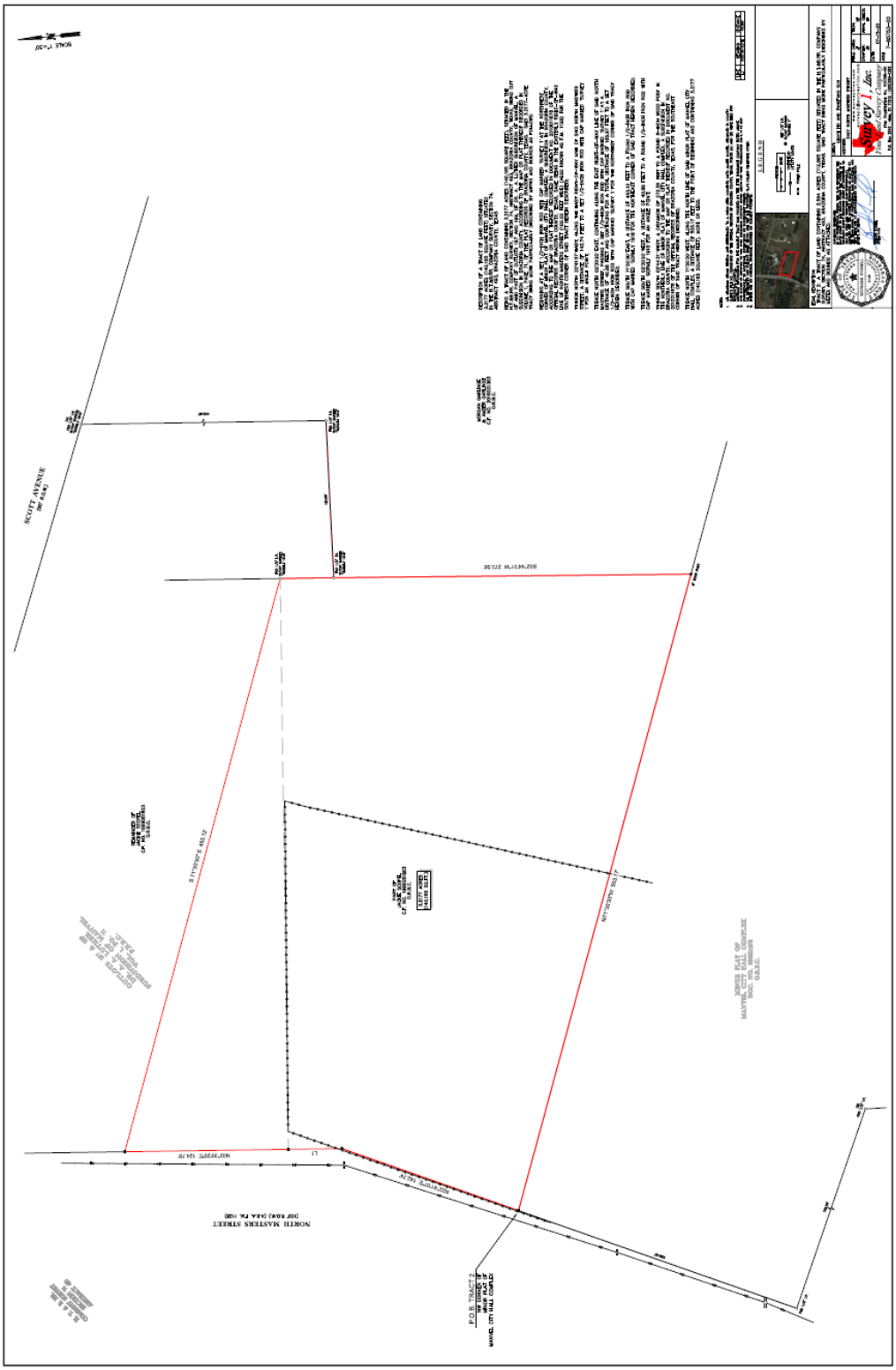
Looking south on Masters Road from the intersection with Scott Avenue.

Aerial Vicinity Map

Proposed Overall Site Plan



Property Survey



Traffic Report

Knesek & associates

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.

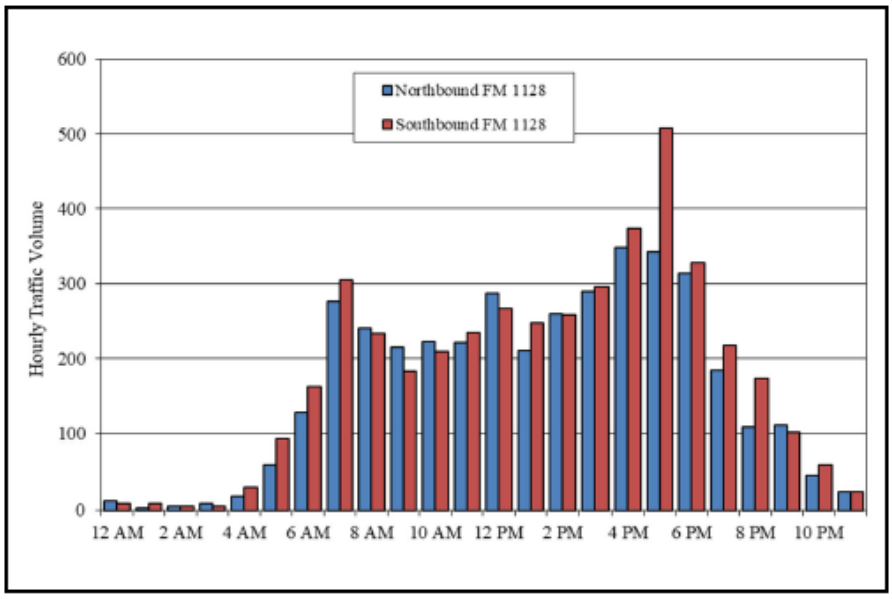
Development plans for the Bonison Business Park development are attached.

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*



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

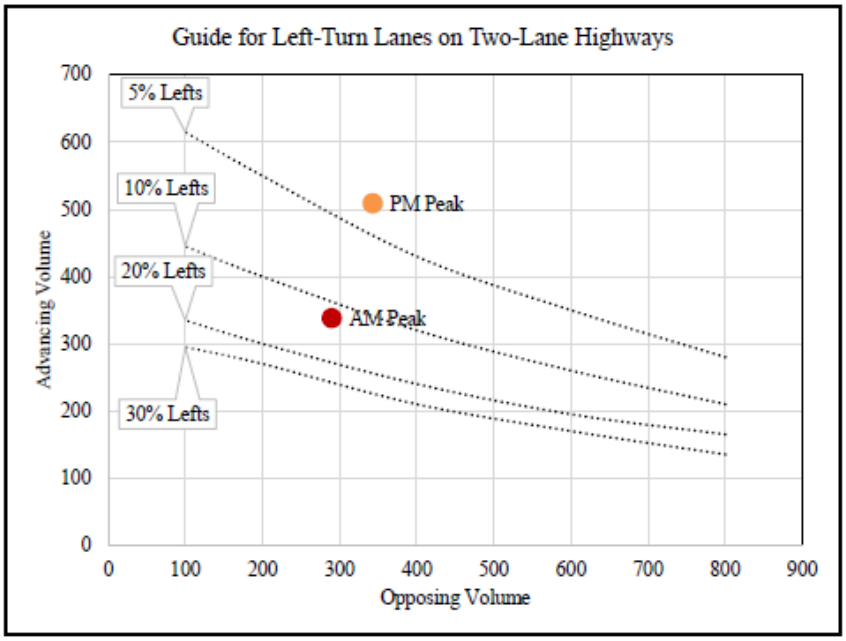
Left-Turn Lane Analysis

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)*



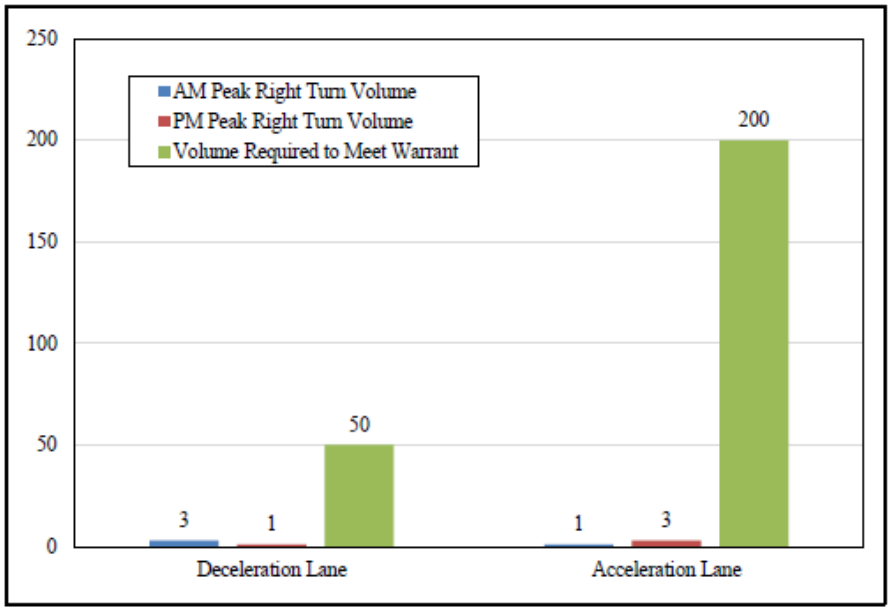
Right-Turn Auxiliary Lane Warrant Analyses

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*



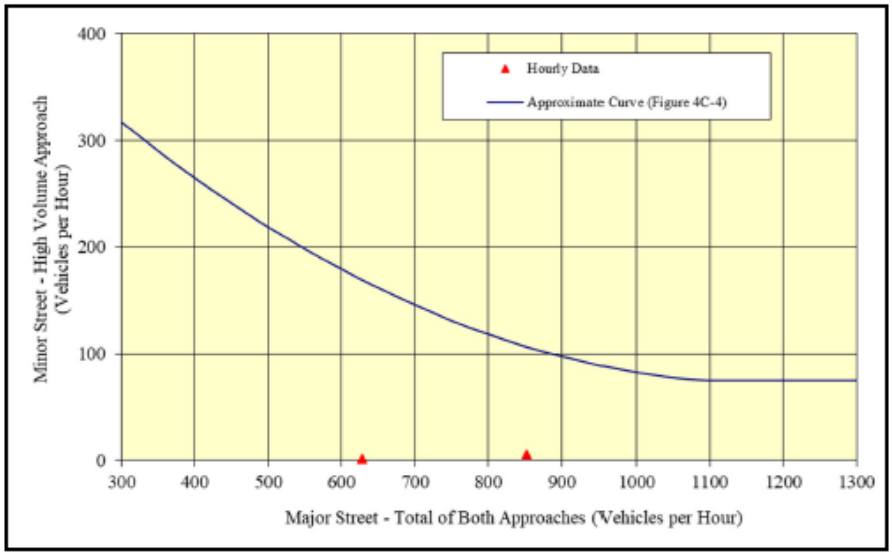
Traffic Signal Warrant Analyses

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

STATE OF TEXAS
JASON R. KNESEK
96460
LICENSED
PROFESSIONAL ENGINEER
8-11-2021

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 Brazonia 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) Qianyi Ho

Carson Leung (Agent) Carson Leung

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, Brazonia County

Current Zoning: Mix Use Proposed Land Use: Commerial 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 #: 8326623753 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

1

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.

Carson Leung 09/01/2021

Applicant Signature Date

2

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 Qianyi Ho

3

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.

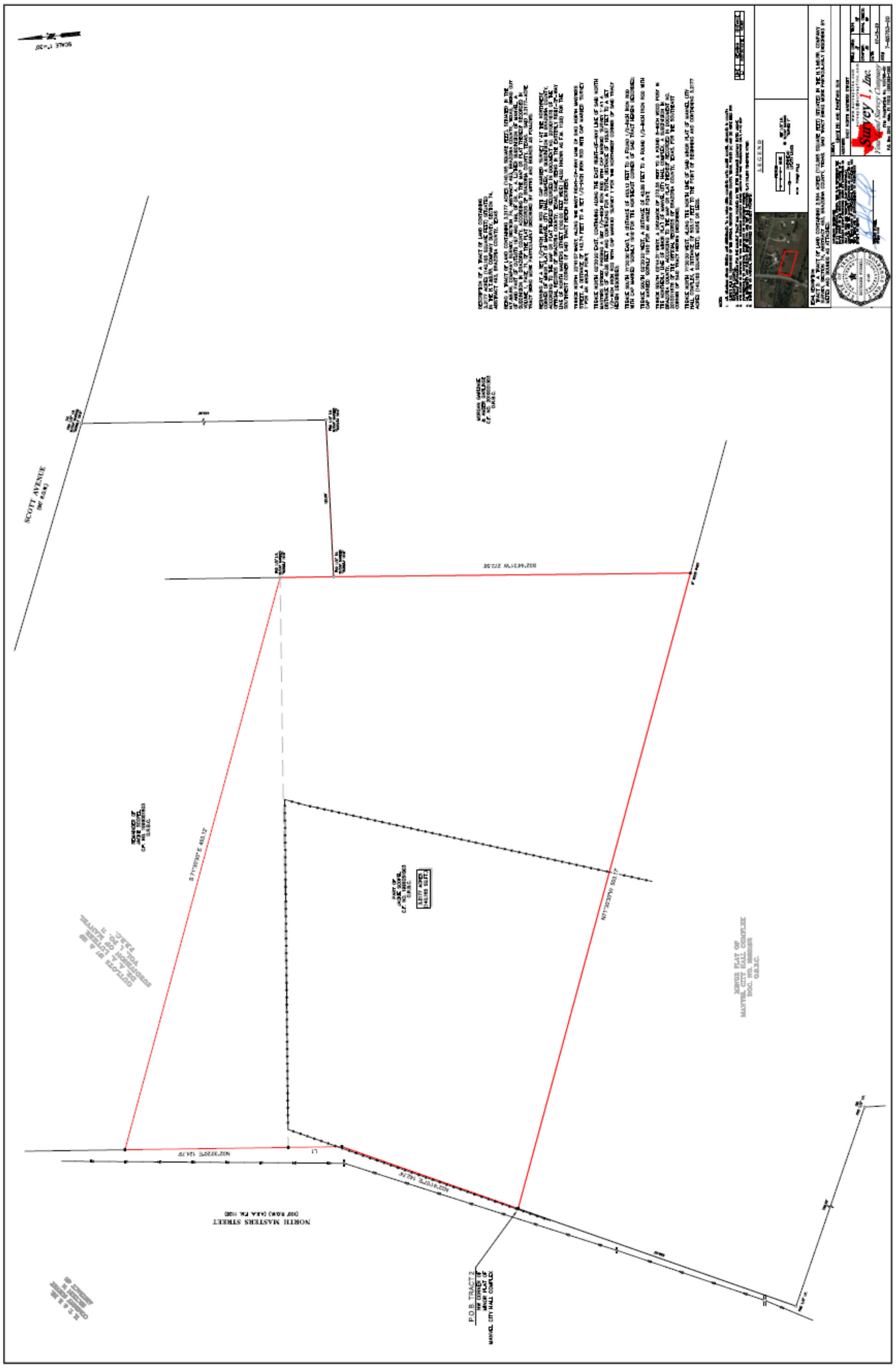


Exhibit B

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.

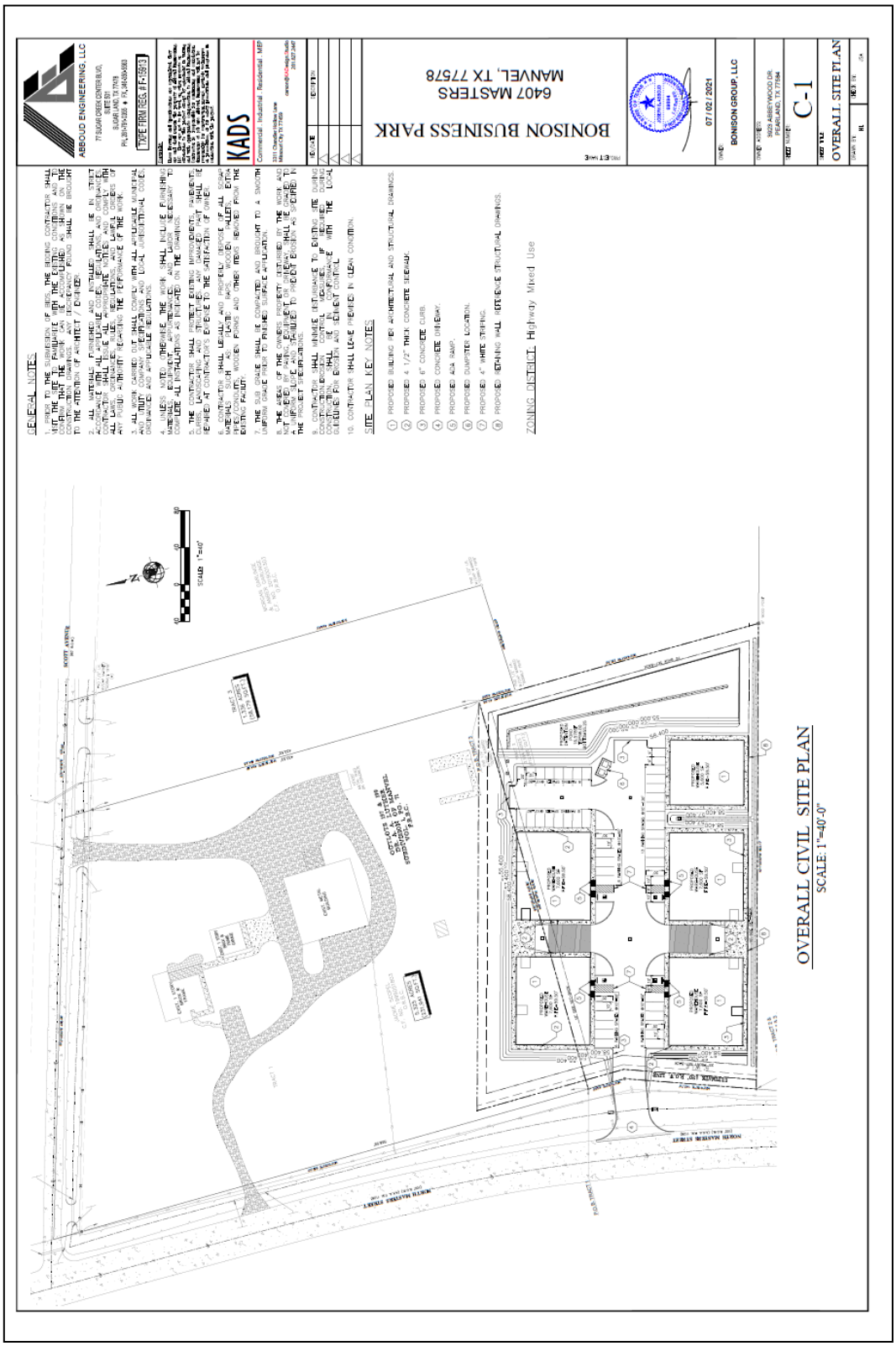
(19) The site shall comply with all City of Manvel Fire Codes.

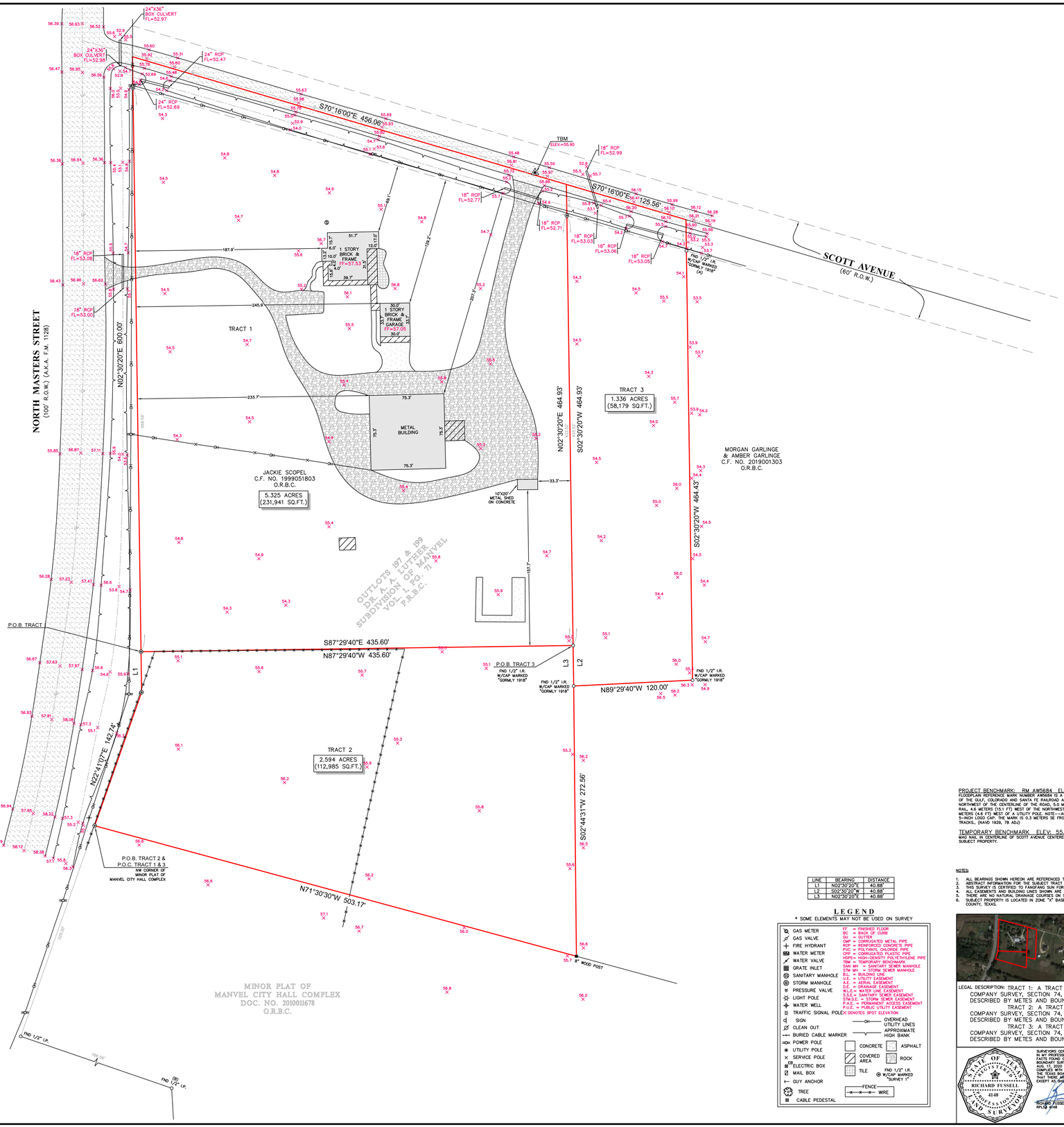
(20) The site shall not take driveway access from Scott Avenue for truck ingress and egress.

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

(22) A bicycle crossing sign(s) shall be placed at site driveway with Masters Road. The sign shall not interfere with the sight distance triangle.

Exhibit C


ABBOUD ENGINEERING, LLC
77SUGAR CREEK CENTER BLVD.
SUITE 501
SUGAR LAND, TX 77478
PH.281-313-2300 # FL-24-00-0583
TBPE FIRM REG. # F-15913
GENERAL NOTES:
SITE PLAN KEY NOTES:
ZONING DISTRICT: Highway Mixed Use
KADS
Commercial, Industrial, Residential, MEP
2311 Chandler Hollow Lane
Missouri City, TX 77459
281-837-3487
BONISON BUSINESS PARK
6407 MASTERS
MANVEL, TX 77578
07/02/2021
BONISON GROUP, LLC
3923 ABBEYWOOD DR.
PEARLAND, TX 77584
C-1
OVERALL SITE PLAN
OVERALL CIVIL SITE PLAN
SCALE: 1"=40'-0"
NORTH MASTERS STREET
SCALE 1"=40'



LINE	BEARING	DISTANCE
L1	N02°30'20"E	40.88'
L2	S02°30'20"W	40.88'
L3	N02°30'20"E	40.88'

LEGEND

* SOME ELEMENTS MAY NOT BE USED ON SURVEY

- GAS METER
- GAS VALVE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GRATE INLET
- SANITARY MANHOLE
- STORM MANHOLE
- PRESSURE VALVE
- LIGHT POLE
- WATER WELL
- TRAFFIC SIGNAL POLE
- SIGN
- CLEAN OUT
- BURIED CABLE MARKER
- POWER POLE
- UTILITY POLE
- SERVICE POLE
- ELECTRIC BOX
- MAIL BOX
- GUY ANCHOR
- TREE
- CABLE PEDESTAL

FF = FINISHED FLOOR
BC = BACK OF CURB
FL = FLOWLINE
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE PIPE
CPP = CORRUGATED PLASTIC PIPE
HDPE= HIGH-DENSITY POLYETHYLENE PIPE
TBM = TEMPORARY BENCHMARK
SAN MH = SANITARY SEWER MANHOLE
STM MH = STORM SEWER MANHOLE
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
D.E. = DRAINAGE EASEMENT
I.E. = INGRESS/EGRESS EASEMENT
S.S.E.= SANITARY SEWER EASEMENT
STM.S.E. = STORM SEWER EASEMENT
P.A.E. = PERMANENT ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
x DENOTES SPOT ELEVATION

OVERHEAD UTILITY LINES
APPROXIMATE HIGH BANK
CONCRETE
ASPHALT
COVERED AREA
ROCK
TILE
FND 1/2" I.R. W/CAP MARKED "SURVEY 1"
FENCE
WIRE

PROJECT BENCHMARK: RM AW5684 ELEV: 54.36 (NAVD 1988, 2001 ADJ)
FLOODPLAIN REFERENCE MARK NUMBER AW5684 IS A BRASS DISK LOCATEDIN MANVEL AT THE JUNCTION OF THE GULF, COLORADO AND SANTA FE RAILROAD AND FARM ROAD 1128, 17.2 METERS (56.4 FT) NORTHWEST OF THE CENTERLINE OF THE ROAD, 5.0 METERS (16.4 FT) SOUTHWEST OF THE SOUTHWEST RAIL, 4.6 METERS (15.1 FT) WEST OF THE NORTHWEST CORNER OF A 6 BY 6-FOOT METAL BUILDING, 1.4 METERS (4.6 FT) WEST OF A UTILITY POLE. NOTE---ACCESS TO DATUM POINT IS HAD THROUGH A 5-INCH LOGO CAP. THE MARK IS 0.3 METERS SE FROM A WITNESS POST THE MARK IS 0.2 M BELOW TRACKS.. (NAVD 1929, 78 ADJ)

TEMPORARY BENCHMARK ELEV: 55.90 (NAVD 1988, 2001 ADJ)
MAG NAIL IN CENTERLINE OF SCOTT AVENUE CENTERED WITH THE NORTH PROPERTY LINE OF THE SUBJECT PROPERTY.

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. THIS SURVEY IS CERTIFIED TO FANGFANG SUN FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT PROPERTY IS LOCATED IN ZONE "X" BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 48039C 0130H, DATED 6-5-89 FOR BRAZORIA COUNTY, TEXAS.

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION: TRACT 1: A TRACT OF LAND CONTAINING 5.325 ACRES (231,941 SQUARE FEET) SITUATED IN THE H.T.&B.RR. COMPANY SURVEY, SECTION 74, ABSTRACT 493, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

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

TRACT 3: A TRACT OF LAND CONTAINING 1.336 ACRES (58,179 SQUARE FEET) SITUATED IN THE H.T.&B.RR. COMPANY SURVEY, SECTION 74, ABSTRACT 493, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
PROFESSIONAL LAND SURVEYOR

SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE RESULTS OF AN ON-THE-GROUND SURVEY COMPLETED UNDER MY BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON AUG. 17, 2020 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS EXCEPT AS SHOWN.

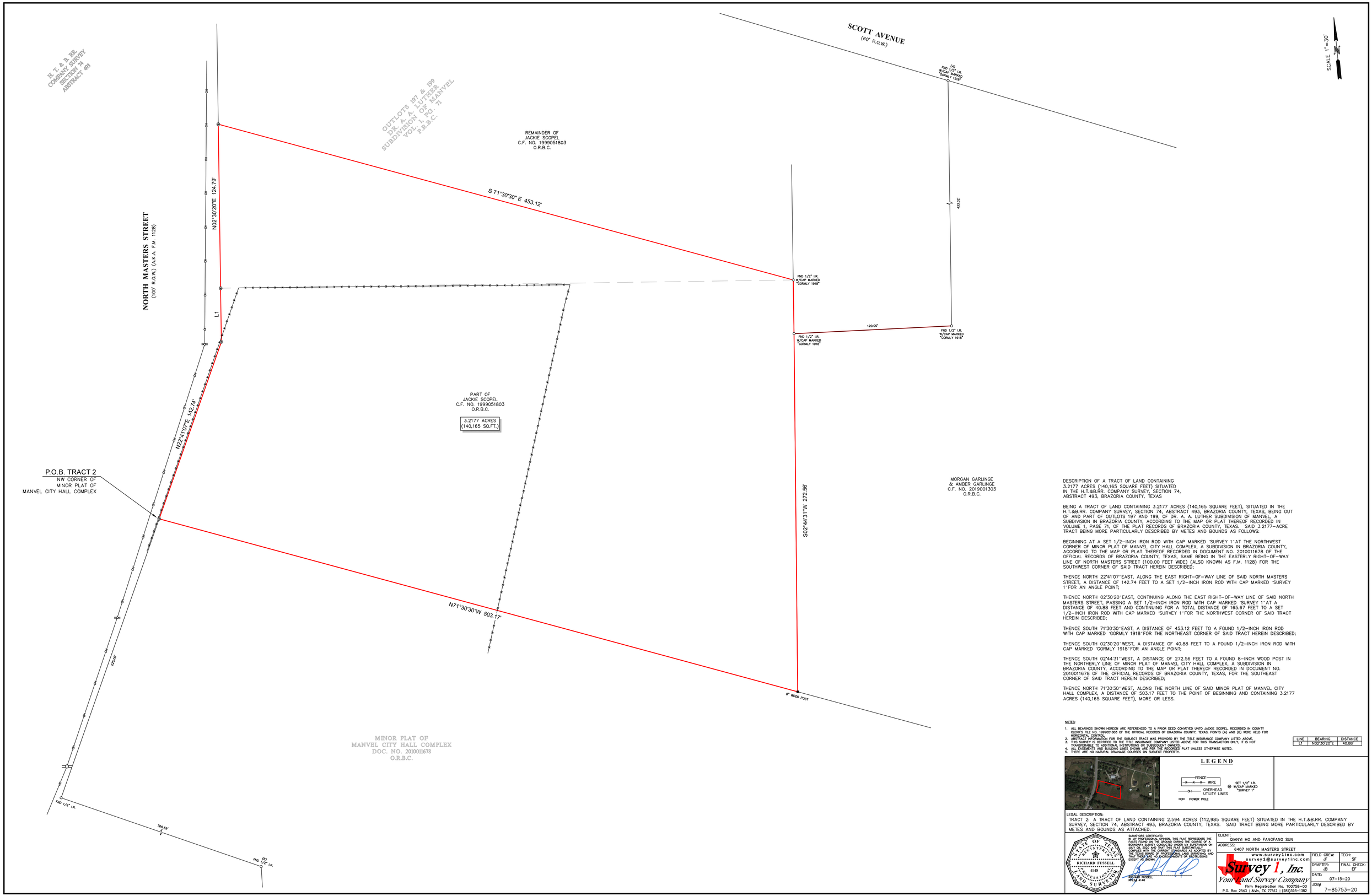
RICHARD FUSSELL
RPLS# 4148

CLIENT: FANGFANG SUN
ADDRESS: 6407 NORTH MASTERS STREET

www.surveyinc.com
survey1@surveyinc.com

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: CM	TECH: RK
DRAFTER: RK	FINAL CHECK: SB
DATE: AUG. 18, 2020	
JOB# 8-87282-20	



DESCRIPTION OF A TRACT OF LAND CONTAINING 3.2177 ACRES (140,165 SQUARE FEET) SITUATED IN THE H.T.&B.RR. 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.RR. 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:

1. 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.
2. SURVEY INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
3. 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.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LINE	BEARING	DISTANCE
L1	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.RR. COMPANY SURVEY, SECTION 74, ABSTRACT 493, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

STATE OF TEXAS — RICHARD FUSSELL — 4148 — REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYORS 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 JUNE 25, 2020 AND THAT THE SURVEY WAS MADE IN COMPLIANCE WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR OBSTRUCTIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

CLIENT: QIANYI HO AND FANGFANG SUN

ADDRESS: 6407 NORTH MASTERS STREET

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: JF	TECH: SF
DRAFTER: JB	FINAL CHECK: EF
DATE: 07-15-20	
JOB# 7-85753-20	

JKnesek & associates
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.

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.

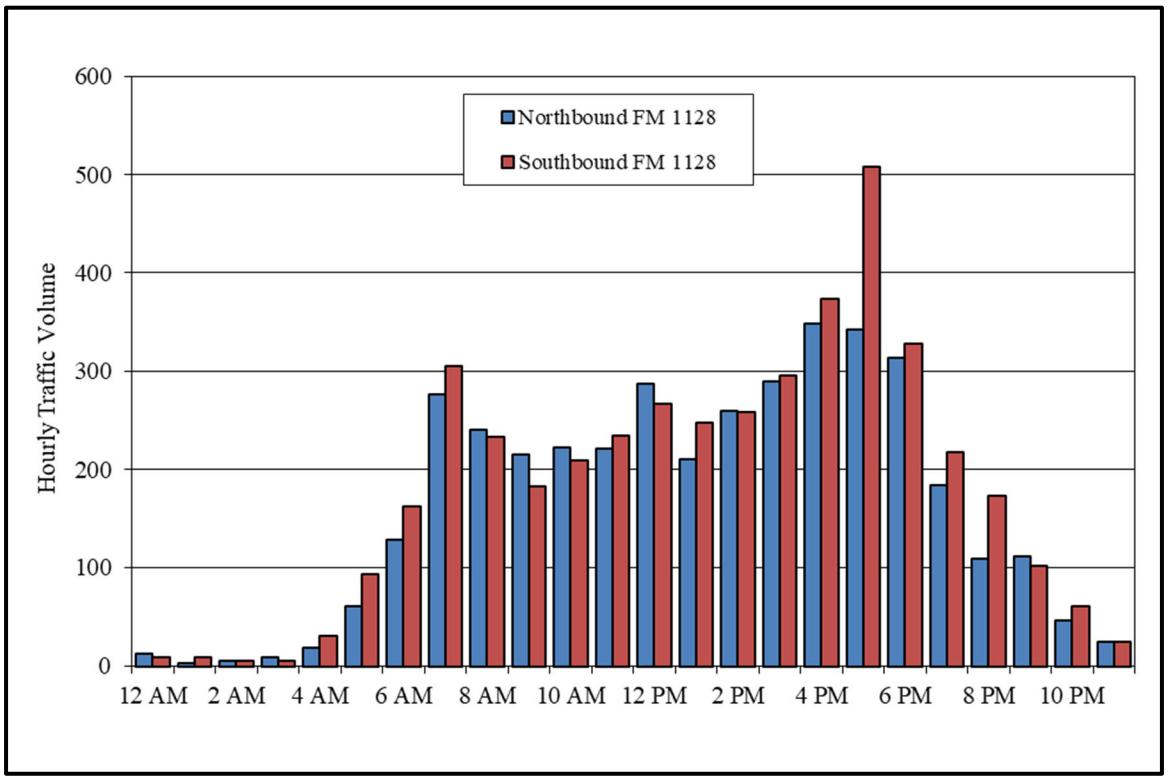
Development plans for the Bonison Business Park development are attached.

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

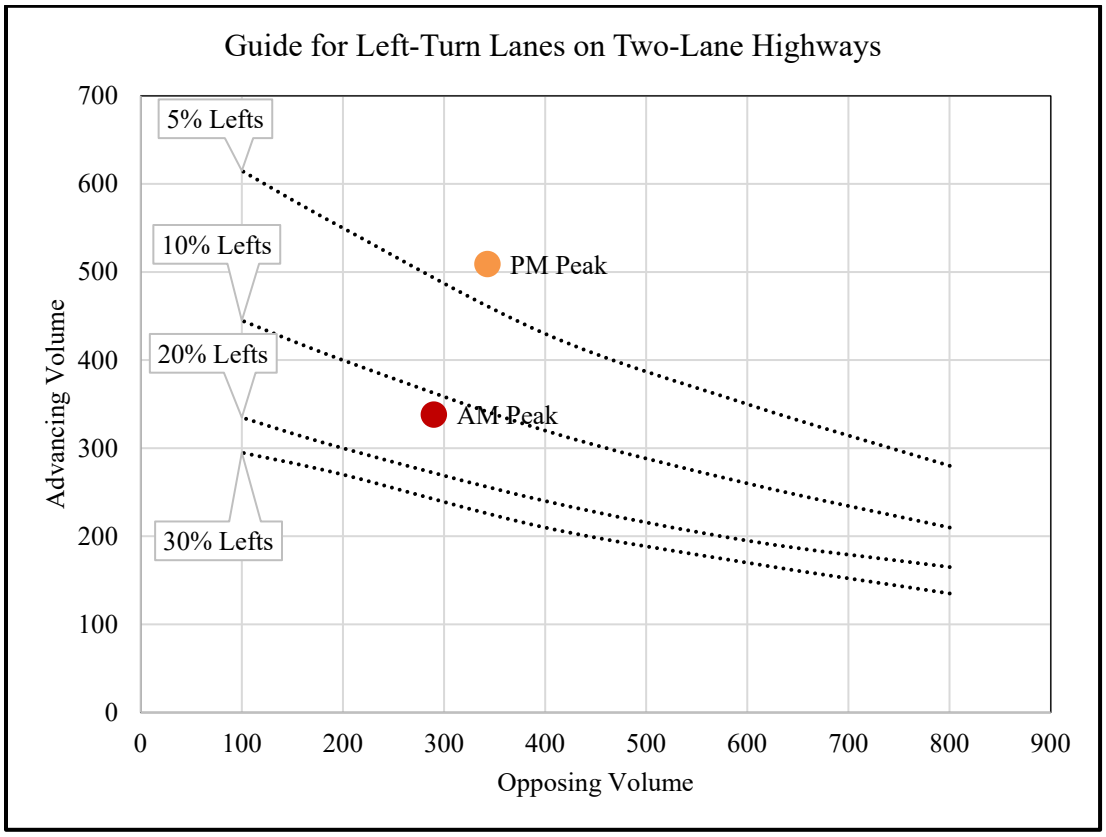
Left-Turn Lane Analysis

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)*



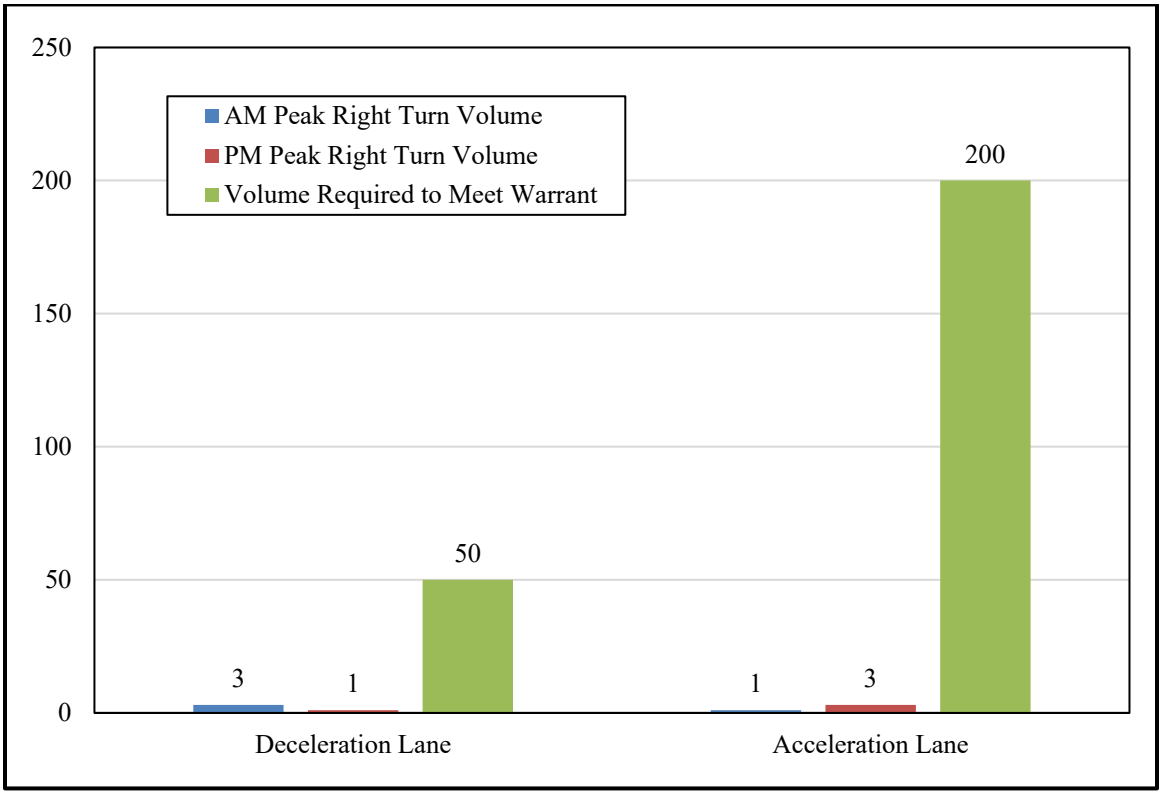
Right-Turn Auxiliary Lane Warrant Analyses

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*



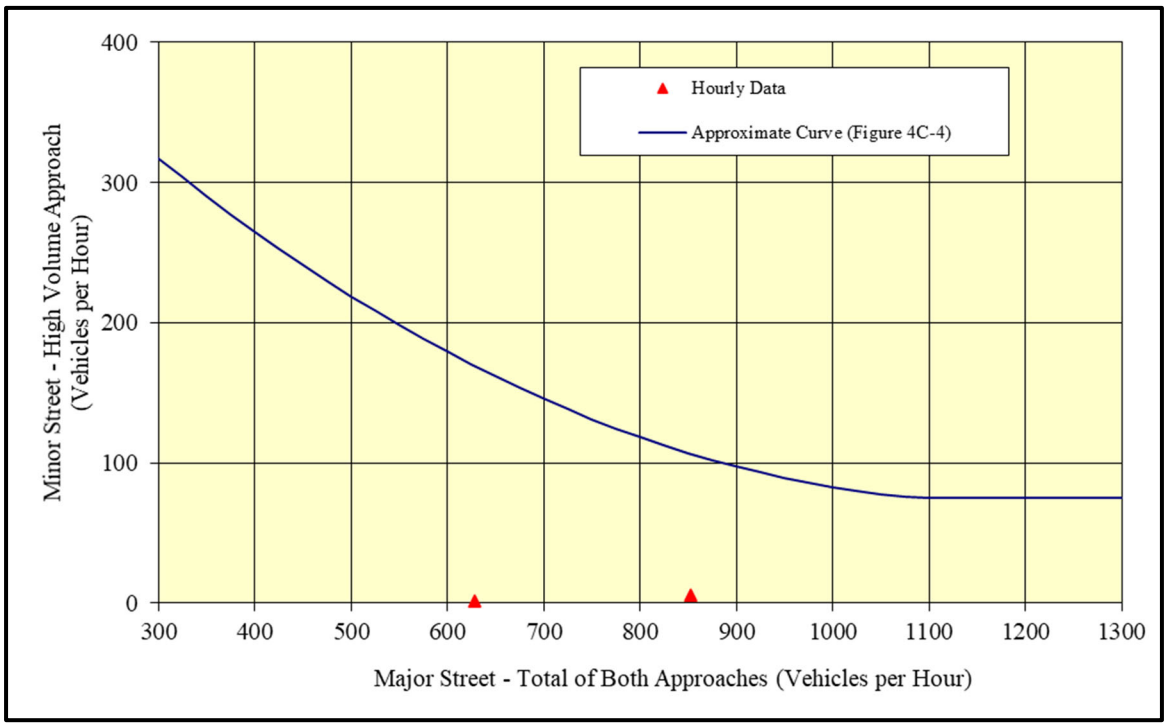
Traffic Signal Warrant Analyses

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.

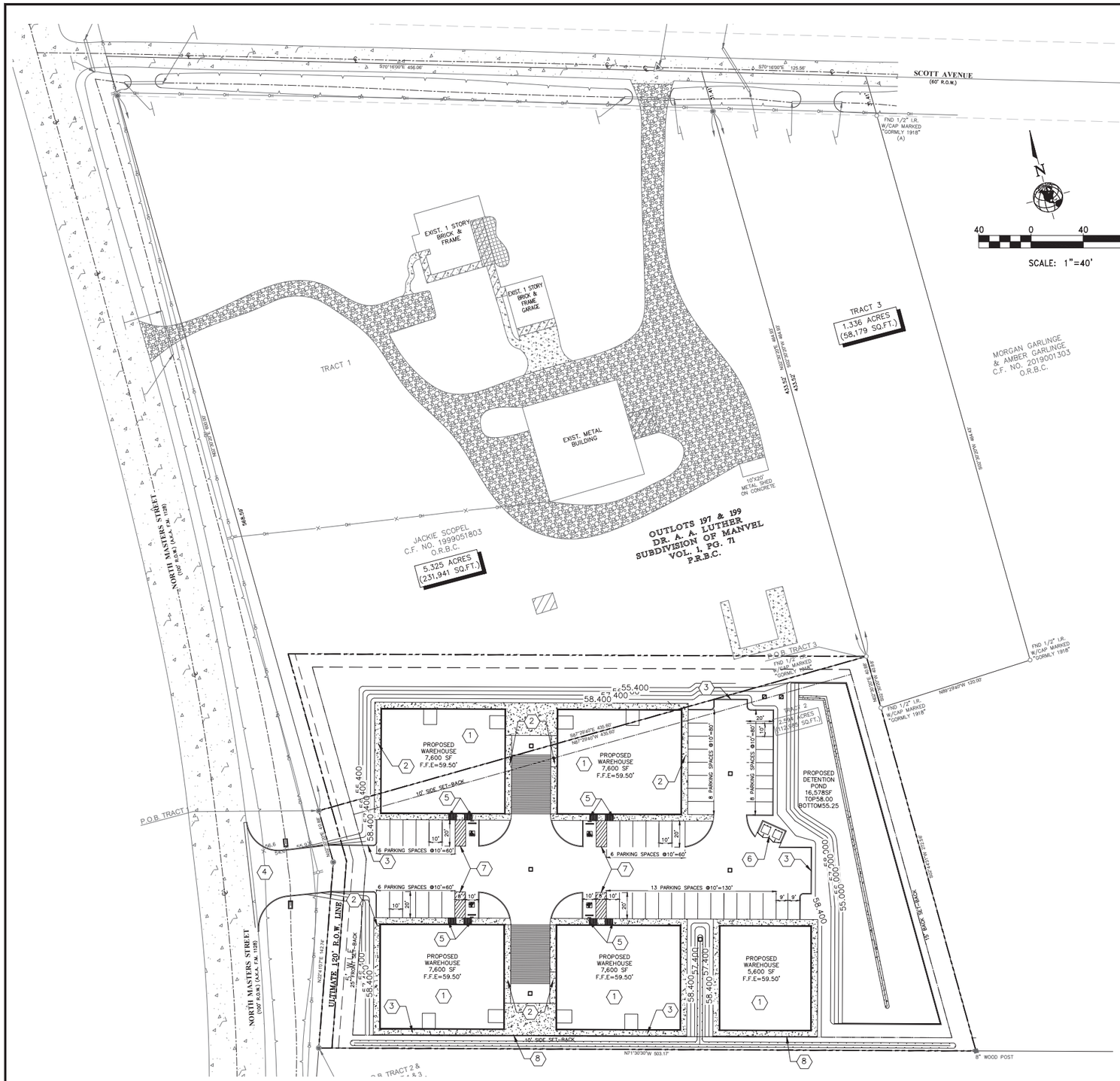
Therefore, based on the projected traffic conditions in the study area, no other traffic improvements appear to be necessary to maintain safe and efficient traffic operations in the study area.

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

STATE OF TEXAS
JASON R. KNESEK
96460
LICENSED
PROFESSIONAL ENGINEER
8-11-2021



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

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

REV/DATE	DESCRIPTION
△	
△	
△	
△	

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

STATE OF TEXAS
JOSEPH S. ABBOUD
69894
LICENSED
PROFESSIONAL ENGINEER

07 / 02 / 2021

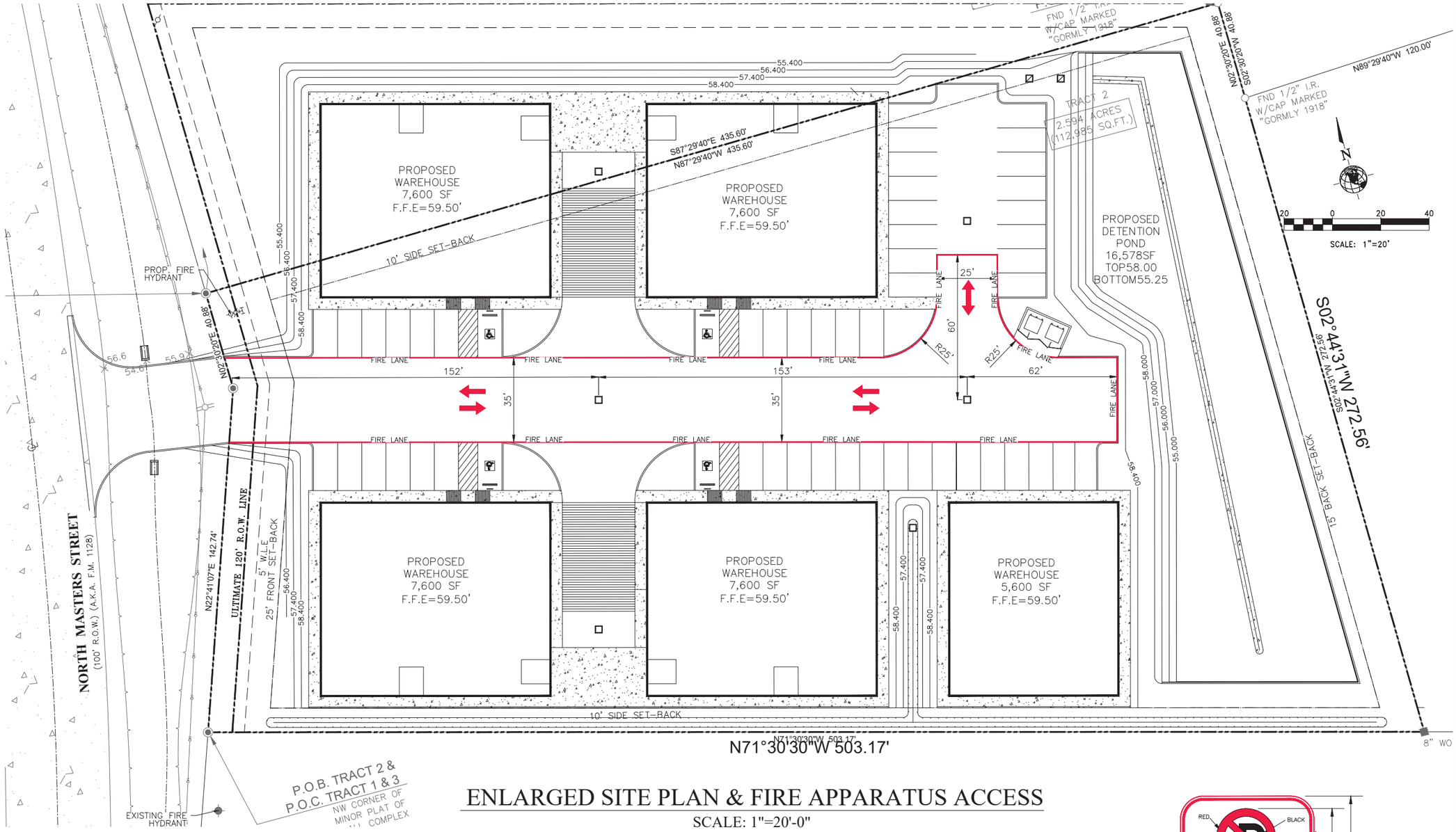
OWNER:
BONISON GROUP, LLC

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 & SIDN REQUIREMENTS:

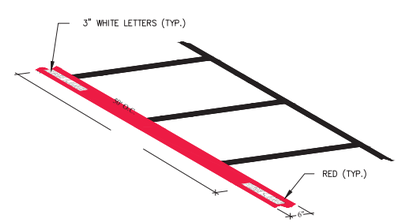
CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. WHERE A FIRE LANE PASSES BETWEEN HEAD-IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE. PAINTED CURBS 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 (50) 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 STRIPPING IS NOT PRACTICAL.

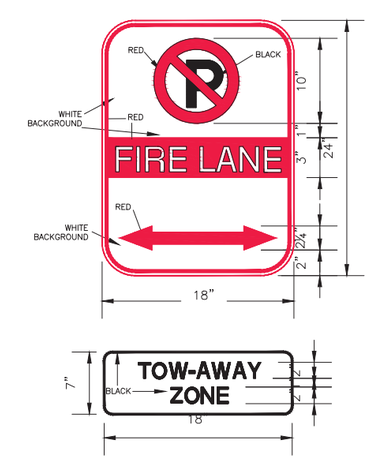
ANY COLOR OTHER THAN RED IN "NO PARKING" AREA THAT ARE NOT APPROVED FIRE LANES. RED COLORED CURBS, PAVEMENT STRIPING OR WHEEL STOPS SHALL BE USED ONLY TO DESIGNATE APPROVED FIRE LANES

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 — FIRE LANE MARKING
- NO PARKING SIGN





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STATE OF TEXAS — JOSEPH S. ABBOUD — 69894 — LICENSED PROFESSIONAL ENGINEER

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3923 ABBEYWOOD DR.
PEARLAND, TX 77584

SHEET NUMBER:
C-2

SHEET TITLE:
ENLARGED SITE & FIRE APPARATUS ACCESS

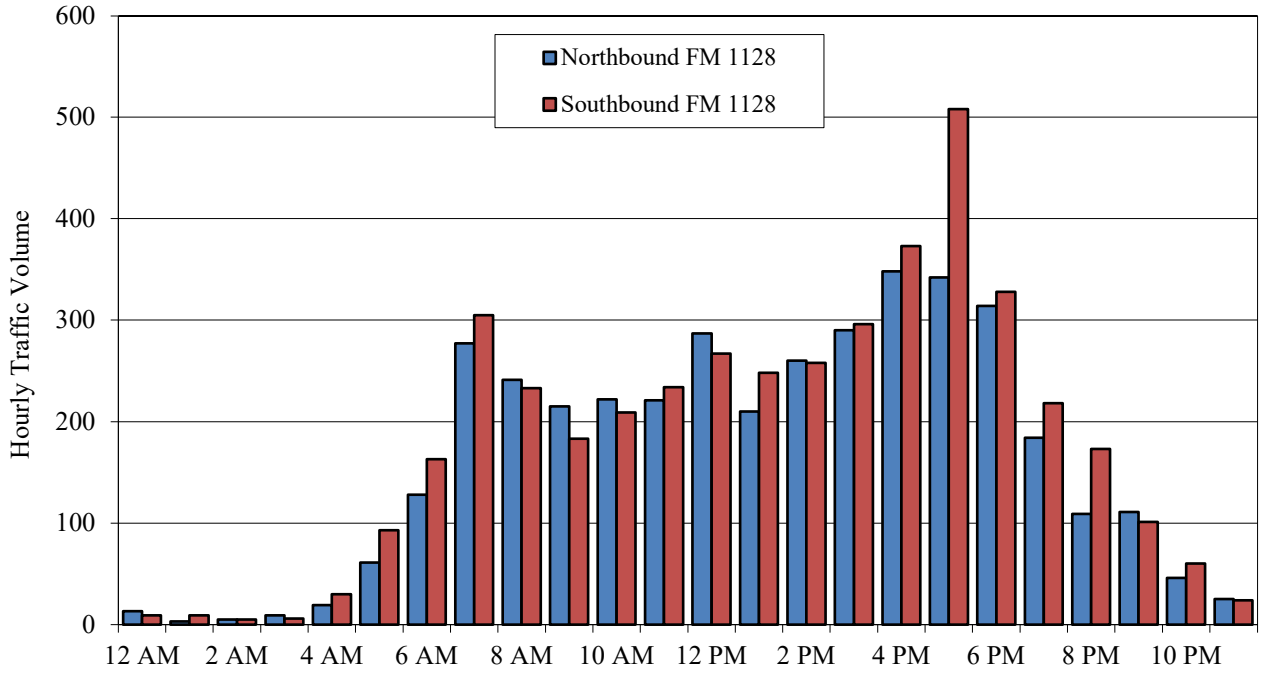
DRAWN BY: HL
CHECK BY: JSA

FM 1128 SOUTH OF SCOTT STREET

24-Hour Traffic Counts - August 5, 2021

Time	Northbound FM 1128					Southbound FM 1128				
Start	: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.

TRAFFIC SIGNAL WARRANT 3B - PEAK HOUR (70% Factor)

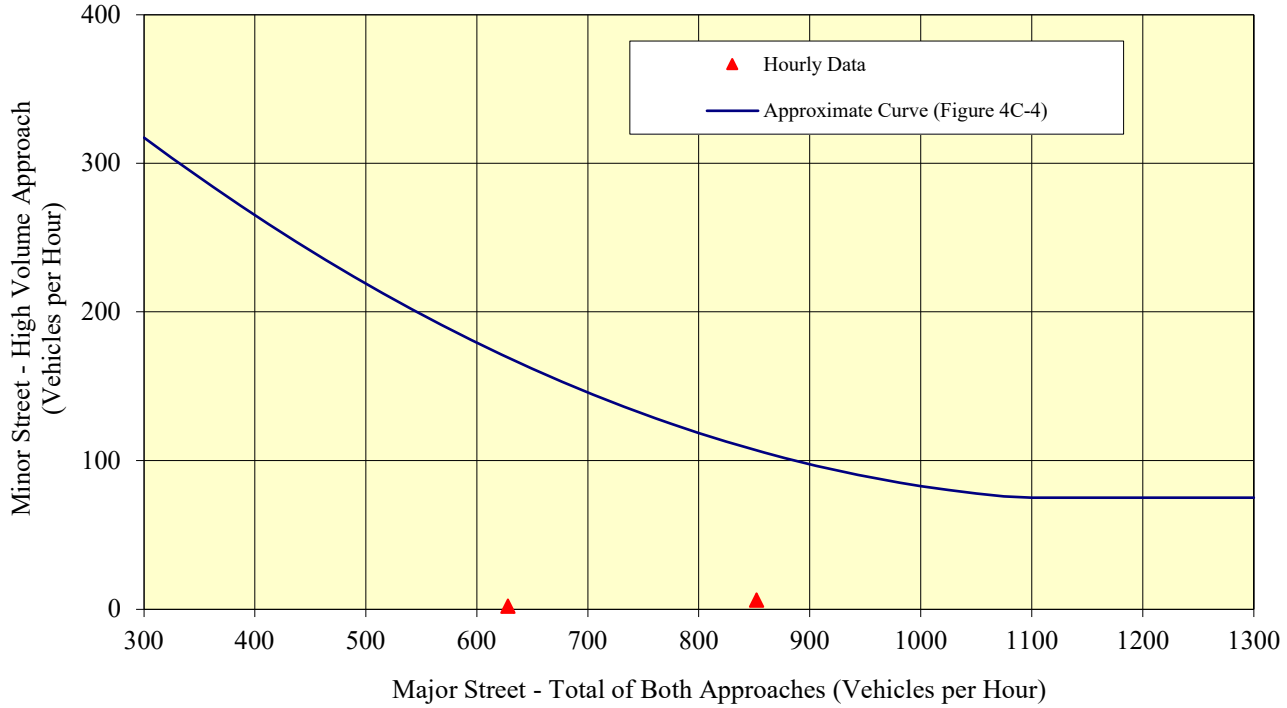
FM 1128 at Bonison Driveway

The Peak Hour signal warrant is intended for use at a location where traffic conditions are such that for a minimum of 1 hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street. This signal warrant shall be applied only in unusual cases in which traffic generators attract or discharge large numbers of vehicles over a short time. The need for a traffic control signal shall be considered when the plotted point representing the major street (both approaches) and minor street (high volume approach) traffic volumes for 1 hour fall above the applicable curve.

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.

Start Hour	Major Street Total	High Volume Minor Street	Meets Requirement	Start Hour	Major Street Total	High Volume Minor Street	Meets Requirement
AM Peak	628	2	No				
PM Peak	852	6	No				

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



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	NBR	WBLn1	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	-

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	NBR	WBLn1	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	-

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	NBR	WBLn1	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	-

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	NBR	WBLn1	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	-

Tammy Bell

From:	Dan Johnson
Sent:	Wednesday, October 13, 2021 2:01 PM
To:	Tammy Bell; Kyle Jung
Cc:	Gilbert Salas; Elaine Graham; Jessica Rodriguez
Subject:	10/18 City Council Agenda

Kyle and Tammy,

In order to begin the one-year maintenance period, final inspection walk-throughs have been conducted for:

1. Meridiana Section 27
2. Meridiana Pond Q Phase 2
3. Meridiana Ponds Q, R, S, and 9
4. Meridiana Detention Basin SH6 Phase 2

The Maintenance Bonds have been submitted to the City Secretary's Office, and the As-Built Construction Plans have been submitted to the Development Coordinator's Office.

In short, we recommend that City Council accept the infrastructure improvements for these projects to begin the One Year Maintenance Period.

Please let me know if you need any further information.
~Dan

Daniel S. Johnson, P.E., CFM
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City Engineer
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