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

NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
January 10, 2022

NOTICE IS HEREBY GIVEN
7:00 P.M.

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

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

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

Regular Session

Call to Order and Roll

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

Pledge

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

Citizen Comments: "Comment Card" Required

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

Consent PDZ

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

A. Approve Final Plat for Kirby Drive Street Dedication Section One;
Being a subdivision of 2.132 acres of land located in the H.T. & B.R.R. Co.Survey, Section 71, Abstract No. 291, City of Manvel, Brazoria County, Texas, also being a partial replat of Lots 31, 32 & 36, Emigration Land Company Subdivision, Section 71, recorded in Vol. 2, Pg. 81-82, B.C.P.R.

B. Approve Final Plat Manvel Town Center Detention Ponds and MUD Facilities;
BEING A SUBDIVISION OF 18.06 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF LOTS 47, 48, 49 & 56, EMIGRATION LAND COMPANY SUBDIVISION, SECTION 71, RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

C. Approve and forward with recommendation to City Council, Final Plat for Meridiana Section 28B;
BEING A SUBDIVISION OF 14.35 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

D. Approve and forward with recommendation to City Council, Final Plat for Meridiana Section 51;
BEING A SUBDIVISION OF 7.176 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, AND THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Regular Agenda

A. Consideration and possible action to approve and forward with recommendation to City Council, a request for a 1 year extension for a specific use permit issued under Ordinance No. 2020-O-38 (adopted January 19, 2021).

B. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Pursley Boulevard Phase 7;
BEING A SUBDIVISION OF 0.8422 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS.

C. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve T Phase 2;
BEING A SUBDIVISION OF 0.7662 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

D. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Units 8 and 9 Open Space;
BEING A SUBDIVISION OF 73.69 ACRES, BEING A PARTIAL REPLAT OF LOTS 6-15, BLOCK 1, OF LULLING STONE SECTION 1 MAP, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

E. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Inspiration Way Phase 2;
BEING A SUBDIVISION OF 5.46 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

F. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Inspiration Way Phase 3,
BEING A SUBDIVISION OF 26.8 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF LOT 5 AND LOT 6, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

G. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 25A;
BEING A SUBDIVISION OF 19.49 ACRES, BEING A PARTIAL REPLAT OF LOTS 17 & 18, BLOCK 1, OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

H. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve W;
BEING A SUBDIVISION OF 15.53 ACRES, BEING A PARTIAL REPLAT OF LOTS 16, 17, & 18, BLOCK 1 OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

I. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve X;
BEING A SUBDIVISION OF 12.44 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF AMENDING PLAT OF LOT NO. 15 - LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 22, PAGE 165, BRAZORIA COUNTY PLAT RECORDS; ALSO BEING A PARTIAL REPLAT OF LOT 13 AND LOT 14, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

J. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 10A;
BEING A SUBDIVISION OF 12.94 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

K. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 7 East;
BEING A SUBDIVISION OF 23.36 ACRES, BEING A PARTIAL REPLAT OF LOTS 11-16, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

L. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve Y;
BEING A SUBDIVISION OF 9.98 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

M. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve Z Phase 1;
BEING A SUBDIVISION OF 11.89 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-8, BLOCK 1 OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

N. Consideration and possible action to approve, Final Plat for Pomona Lake E & H; BEING A SUBDIVISION OF 43.105 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 5, 6, 7 AND 15-20 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOL. 2, PG. 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

O. Consideration and possible action to approve and forward with recommendation to City Council, Master Plan for Valencia, being 438.4 acres of land, Manvel, Texas.

P. Consideration and possible action to approve, Preliminary Plat for Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication;
BEING A SUBDIVISION OF 33.7 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469; H.T. & B.R.R. CO. SURVEY, SEC. 72, A-460; H.T. & B.R.R. CO. SURVEY, SEC. 65, A-285; H.T. & B.R.R. CO SURVEY, SEC. 64, A-483; AND H.T. & B.R.R. CO. SURVEY, SEC. 73, A-301, BEING A PART OF OUTLOTS 174, 175, 180 AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, RECORDED IN VOL. 1, PGS. 71 & 72 AND VOL. 3, PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND PART OF LOTS 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 46 AND 47 IN THE ALLISON RICHEY GULF COAST HOME CO. PART OF SUBURBAN GARDENS SEC. 73, VOL. 2, PGS. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

Q. Consideration and possible action to approve, Preliminary Plat for Del Bello Boulevard Street Dedication;
BEING A SUBDIVISION OF 2.0 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 6 AND 12 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

R. Consideration and possible action to approve, Preliminary Plat for Valencia Lift Station;
BEING A SUBDIVISION OF 8.5 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 180 AND 195 IN THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS.

S. Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake A; BEING A SUBDIVISION OF 20.1 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 175, 180 AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

T. Consideration and possible action to approve, Preliminary Plat for Valencia Drill Site and Detention Lake B;
BEING A SUBDIVISION OF 8.5 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 180 AND 195 IN THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS.

U. Consideration and possible action to approve, Preliminary Plat for Valencia Section 1;
BEING A SUBDIVISION OF 9.7 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R).

V. Consideration and possible action to approve, Preliminary Plat for Valencia Section 2;
BEING A SUBDIVISION OF 10.2 ACRES OF LAND IN THE H.T. & B.R.R. SECTION 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 175 AND 180 OF DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

W. Consideration and possible action to approve, Preliminary Plat for Valencia Section 3;
BEING A SUBDIVISION OF 23.3 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 15, 16, 23, 24, 31 AND 32 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PGS. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND A PART OF OUTLOT 195 IN THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PGS. 71 & 72 AND VOL. 3, PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

X. Consideration and possible action to approve, Preliminary Plat for Valencia Section 4;
BEING A SUBDIVISION OF 20.4 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 14, 21, 22, 29, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

Y. Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake D; BEING A SUBDIVISION OF 11.4 ACRES OF LAND IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 14, 15, 22, 23, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92, IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

Z. Consideration and possible action to approve, Preliminary Plat for Valencia Section 9; BEING A SUBDIVISION OF 22.0 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, AND IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PGS. 71 & 72, VOL. 3, PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND BEING A PART OF LOTS 31, 32, 39, AND 40 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, VOL. 2, PGS. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

AA. Consideration and possible action to approve, Preliminary Plat for Valencia Section 8; BEING A SUBDIVISION OF 20.3 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 30, 31, 37, 38, 39, 46 AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

BB. Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake C; BEING A SUBDIVISION OF 9.5 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 31, 39, 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOL. 2, PAGES 91 & 92, BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

CC. Consideration and possible action to approve, Preliminary Plat for Valencia Section 5; BEING A SUBDIVISION OF 20.0 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING PART OF LOTS 35, 36, 37, 43, 44, AND 45 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

DD. Consideration and possible action to approve, Preliminary Plat for Valencia Lakes E and F; BEING A SUBDIVISION OF 19.4 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 35, 43, 44, 45, 46, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 IN THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

EE. Consideration and possible action to approve, Preliminary Plat for Valencia Section 6; BEING A SUBDIVISION OF 6.6 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 34, 35, AND 42 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

FF. Consideration and possible action to approve, Preliminary Plat for Valencia Section 7; BEING A SUBDIVISION OF 9.5 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 33, 34, AND 42 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

GG. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

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 January 7, 2022 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	■	City Council	☐	Both	☐

Date of Request: January 10, 2022

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: Gerald Grissom

Daytime Phone: 281-558-8700 Fax Number: 281-579-8212

E-mail Address: ggrissom@bgeinc.com / afrance@bgeinc.com

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat for Kirby Drive Street Dedication Section One, being a subdivision of 2.132 acres of land located in the H.T. & B.R.R. Co. Survey, Section 71, Abstract No. 291, City of Manvel, Brazoria County, Texas, also being a partial replat of Lots 31, 32 & 36, Emigration Land Company Subdivision, Section 71, recorded in Vol. 2, Pg. 81 -82, B.C.P.R.

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: 2021.12.30 09:10:22 -06'00' January 3, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

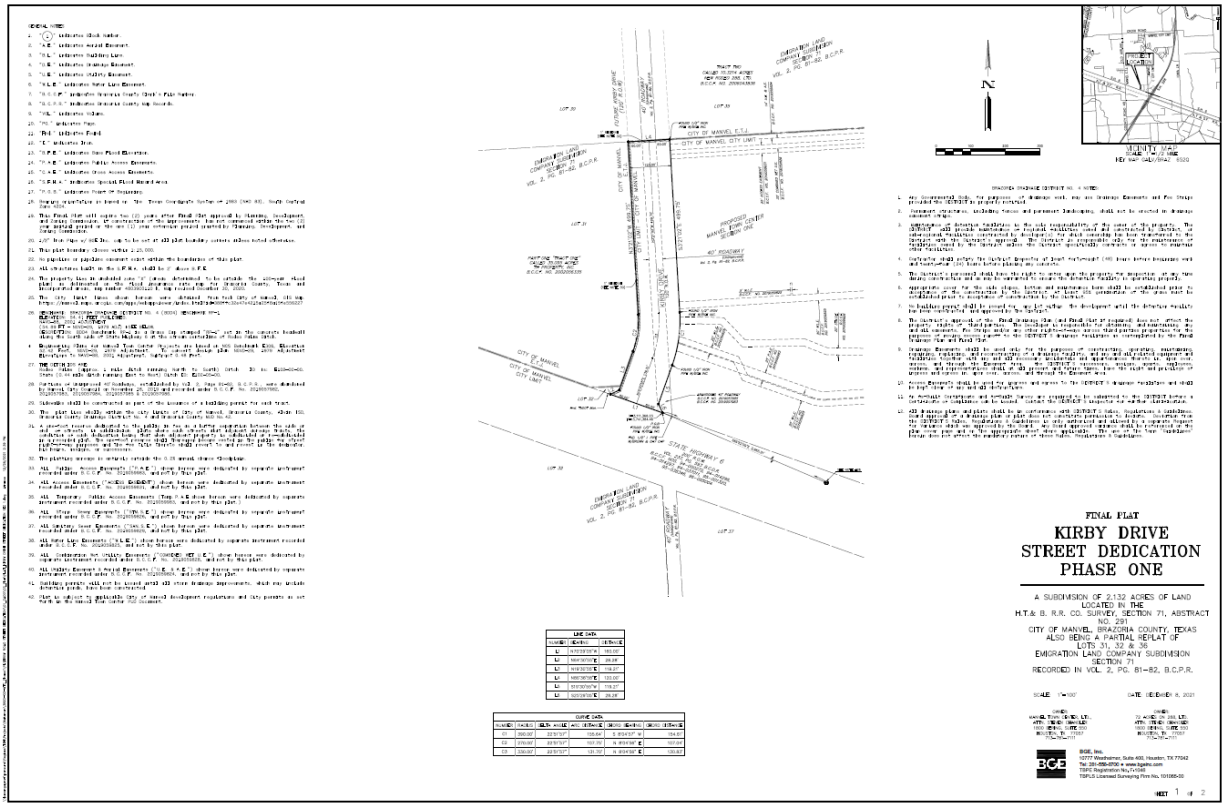
Plat Name	Kirby Drive Street Dedication Section One Final Plat
Applicant	Adam France, BGE, Inc.
PD&Z Meeting Date	January 10, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval of Kirby Drive Street Dedication Final Plat.

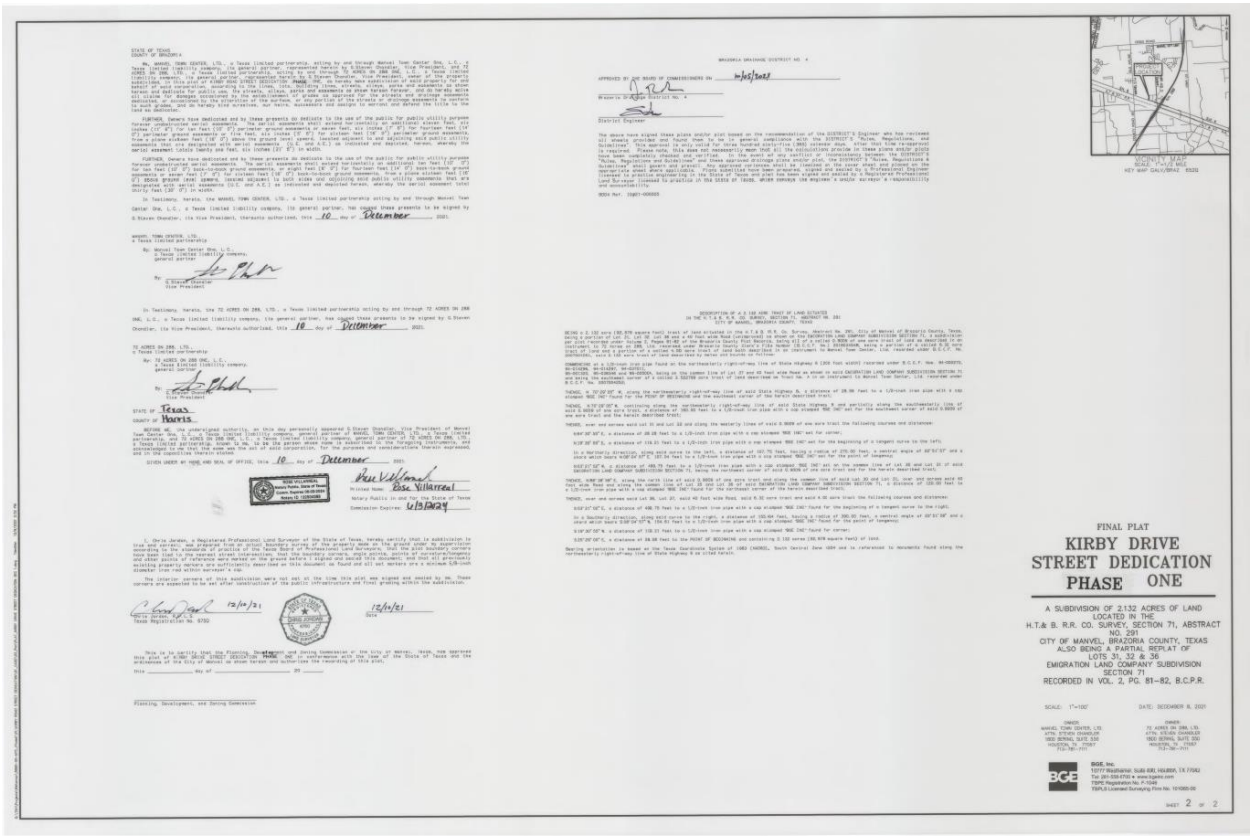
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



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

Plat Exhibit

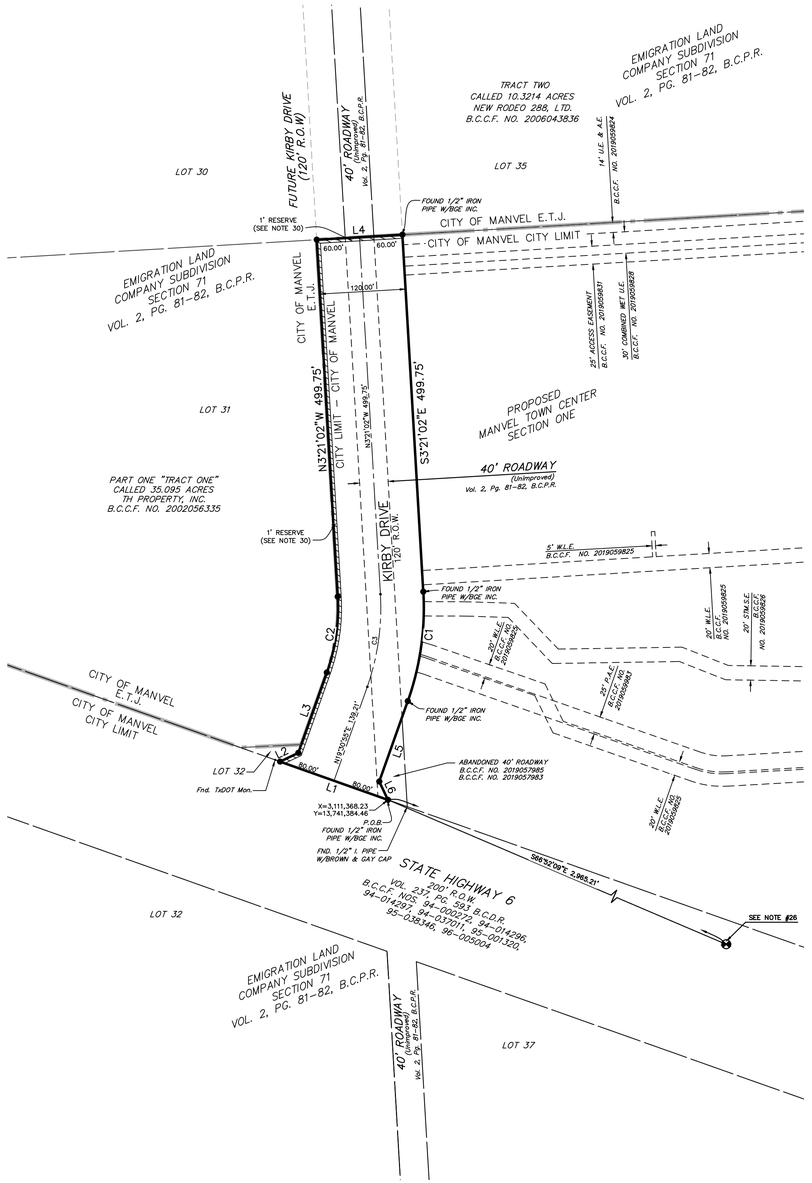


FINAL PLAT
KIRBY DRIVE
STREET DEDICATION
PHASE ONE

A SUBDIVISION OF 2.132 ACRES OF LAND
LOCATED IN THE
H.T.& B. R.R. CO. SURVEY, SECTION 71, ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 31, 32 & 36
EMIGRATION LAND COMPANY SUBDIVISION
SECTION 71
RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

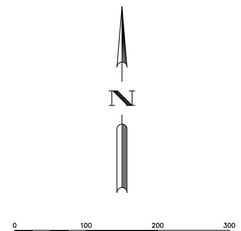
GENERAL NOTES

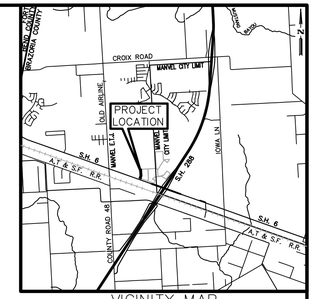
1. "(1)" indicates Block Number.
2. "A.E." indicates Aerial Easement.
3. "B.L." indicates Building Line.
4. "D.E." indicates Drainage Easement.
5. "U.E." indicates Utility Easement.
6. "W.L.E." indicates Water Line Easement.
7. "B.C.C.F." indicates Brazoria County Clerk's File Number.
8. "B.C.P.R." indicates Brazoria County Map Records.
9. "VOL." indicates Volume.
10. "PG." indicates Page.
11. "Fnd." indicates Found.
12. "I." indicates Iron.
13. "B.F.E." indicates Base Flood Elevation.
14. "P.A.E." indicates Public Access Easements.
15. "C.A.E." indicates Cross Access Easements.
16. "S.F.H.A." indicates Special Flood Hazard Area.
17. "P.O.B." indicates Point Of Beginning.
18. Bearing orientation is based on the Texas Coordinate System of 1983 (NAD 83), South Central Zone 4204.
19. This Final Plat will expire two (2) years after Final Plat approval by Planning, Development, and Zoning Commission, if construction of the improvements has not commenced within the two (2) year initial period or the one (1) year extension period granted by Planning, Development, and Zoning Commission.
20. 1/2" Iron Pipe w/ BGE Inc. cap to be set at all plat boundary corners unless noted otherwise.
21. This plat boundary closes within 1: 15,000.
22. No pipeline or pipeline easement exist within the boundaries of this plat.
23. All structures built in the S.F.H.A. shall be 2' above B.F.E.
24. The property lies in unshaded zone "X" (areas determined to be outside the 100-year flood plan) as delineated on the flood insurance rate map for Brazoria County, Texas and incorporated areas, map number 48039C0110 K, Map revised December 30, 2020.
25. The City limit lines shown hereon were obtained from tech City of Manvel, GIS Map. https: //manvel.maps.arcgis.com/apps/webappviewer/index.html?id=388ffc32e47e4215a25f8a15fe556227
26. BENCHMARK: BRAZORIA DRAINAGE DISTRICT NO. 4 (BDD4) BENCHMARK RP-1
ELEVATION: 54.41 FEET PUBLISHED.
NAVD-88, 2001 ADJUSTMENT
(54.89 FT - NGVD-29, 1979 ADJ) *SEE BELOW.
DESCRIPTION: BDD4 Benchmark RP-1 is a Brass Cap stamped "RP-1" set in the concrete headwall along the South side of State Highway 6 at the stream centerline of Rodeo Palms Ditch.
* Engineering Plans for Manvel Town Center Projects are based on NGS Benchmark E306, Elevation 52.42 Feet, NGVD-29, 1979 Adjustment. To convert design plan NGVD-29, 1979 Adjustment Elevations to NAVD-88, 2001 Adjustment, Subtract 0.48 Feet.
27. THE DITCH IDS ARE:
Rodeo Palms (approx. 1 mile ditch running North to South) Ditch ID is: E102-00-00.
State (0.44 mile ditch running East to West) Ditch ID: E102-05-00.
28. Portions of Unimproved 40' Roadways, established by Vol. 2, Page 81-82, B.C.P.R., were abandoned by Manvel City Council on November 18, 2019 and recorded under B.C.C.F. No. 2019057982, 2019057983, 2019057984, 2019057985 & 2019057986.
29. Sidewalks shall be constructed as part of the issuance of a building permit for each tract.
30. The plat lies wholly within the city limits of City of Manvel, Brazoria County, Alvin ISD, Brazoria County Drainage District No. 4 and Brazoria County MUD No. 42.
31. A one-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
32. The platting acreage is entirely outside the 0.2% annual chance floodplain.
33. All Public Access Easements ("P.A.E.") shown hereon were dedicated by separate instrument recorded under B.C.C.F. No. 2019059983, and not by this plat.
34. All Access Easements ("ACCESS EASEMENT") shown hereon were dedicated by separate instrument recorded under B.C.C.F. No. 2019059831, and not by this plat.
35. All Temporary Public Access Easements (Temp.P.A.E. shown hereon were dedicated by separate instrument recorded under B.C.C.F. No. 2019059983, and not by this plat.)
36. All Storm Sewer Easements ("STM.S.E.") shown hereon were dedicated by separate instrument recorded under B.C.C.F. No. 2019059826, and not by this plat.
37. All Sanitary Sewer Easements ("SAN.S.E.") shown hereon were dedicated by separate instrument recorded under B.C.C.F. No. 2019059829, and not by this plat.
38. All Water Line Easements ("W.L.E.") shown hereon were dedicated by separate instrument recorded under B.C.C.F. No. 2019059825, and not by this plat.
39. All Combination Wet Utility Easements ("COMBINED WET U.E.") shown hereon were dedicated by separate instrument recorded under B.C.C.F. No. 2019059828, and not by this plat.
40. All Utility Easement & Aerial Easements ("U.E. & A.E.") shown hereon were dedicated by separate instrument recorded under B.C.C.F. No. 2019059824, and not by this plat.
41. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
42. Plat is subject to applicable City of Manvel development regulations and City permits as set forth in the Manvel Town Center PUD Document.



LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N70°29'05"W	160.00'
L2	N64°30'55"E	28.28'
L3	N19°30'55"E	119.21'
L4	N86°38'58"E	120.00'
L5	S19°30'55"W	119.21'
L6	S25°29'05"E	28.28'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	390.00'	22°51'57"	155.64'	S 8°04'57" W	154.61'
C2	270.00'	22°51'57"	107.75'	N 8°04'56" E	107.04'
C3	330.00'	22°51'57"	131.70'	N 8°04'56" E	130.83'





VICINITY MAP
SCALE: 1"=1/2 MILE
KEY MAP GALV/BRAZ 652Q

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

1. Any Governmental Body, for purposes of drainage work, may use Drainage Easements and Fee Strips provided the DISTRICT is properly notified.
2. Permanent structures, including fences and permanent landscaping, shall not be erected in drainage easement strips.
3. Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by District, or sub-regional facilities constructed by developer(s) for which ownership has been transferred to the District with the District's approval. The District is responsible only for the maintenance of facilities owned by the District unless the District specifically contracts or agrees to maintain other facilities.
4. Contractor shall notify the District Inspector at least forty-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.
5. The District's personnel shall have the right to enter upon the property for inspection at any time during construction and as may be warranted to ensure the detention facility is operating properly.
6. Appropriate cover for the side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the District. At least 95% germination of the grass must be established prior to acceptance of construction by the District.
7. No building permit shall be issued for any lot within the development until the detention facility has been constructed and approved by the District.
8. The District's approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The Developer is responsible for obtaining and maintaining any and all easements, Fee Strips and/or any other rights-of-ways across third parties properties for the purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
9. Drainage Easements shall be used only for the purposes of constructing, operating, maintaining, repairing, replacing, and reconstructing of a drainage facility, and any and all related equipment and facilities together with any and all necessary incidentals and appurtenances thereto in, upon over, across, and through the Easement Area. the DISTRICT'S successors, assigns, agents, employees, workmen, and representatives shall at all present and future times, have the right and privilege of ingress and egress in, upon over, across, and through the Easement Area.
10. Access Easements shall be used for ingress and egress to the DISTRICT'S drainage facilities and shall be kept clear of any and all obstructions.
11. An As-Built Certificate and As-Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contact the DISTRICT'S inspector for further clarification.
12. All drainage plans and plats shall be in conformance with DISTRICT'S Rules, Regulations & Guidelines. Board approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICT'S Rules, Regulations & Guidelines is only authorized and allowed by a separate Request for Variance which was approved by the Board. Any Board approved variance shall be referenced on the plan cover page and on the appropriate sheet where applicable. The use of the term "Guidelines" herein does not affect the mandatory nature of these Rules, Regulations & Guidelines.

FINAL PLAT

KIRBY DRIVE STREET DEDICATION PHASE ONE

A SUBDIVISION OF 2.132 ACRES OF LAND
LOCATED IN THE
H.T.& B. R.R. CO. SURVEY, SECTION 71, ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 31, 32 & 36
EMIGRATION LAND COMPANY SUBDIVISION
SECTION 71
RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

SCALE: 1"=100' DATE: DECEMBER 8, 2021

OWNER:
MANVEL TOWN CENTER, LTD.,
ATTN. STEVEN CHANDLER
1800 BERING, SUITE 550
HOUSTON, TX 77057
713-781-7111

OWNER:
72 ACRES ON 288, LTD.
ATTN. STEVEN CHANDLER
1800 BERING, SUITE 550
HOUSTON, TX 77057
713-781-7111

BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

\\bgeengprod\gentoo\Projects\TWU\Projects\Waltman\3896-00-MTC_Phase1\PLY\KIRBY ROAD STREET DEDICATION\01-CADD\03_Plat\PLAT_KIRBY DRIVE STREET DEDICATION SEC 1.dwg Arrayce 12/28/2021 2:39 PM

STATE OF TEXAS
COUNTY OF BRAZORIA

We, MANVEL TOWN CENTER, LTD., a Texas limited partnership, acting by and through Manvel Town Center One, L.C., a Texas limited liability company, its general partner, represented herein by G.Steven Chandler, Vice President, and 72 ACRES ON 288, LTD., a Texas limited partnership, acting by and through 72 ACRES ON 288 ONE, L.C., a Texas limited liability company, its general partner, represented herein by G.Steven Chandler, Vice President, owner of the property subdivided, in this plat of KIRBY ROAD STREET DEDICATION PHASE ONE, do hereby make subdivision of said property for and behalf of said corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements as shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement total thirty feet (30' 0") in width.

In Testimony, hereto, the MANVEL TOWN CENTER, LTD., a Texas limited partnership acting by and through Manvel Town Center One, L.C., a Texas limited liability company, its general partner, has caused these presents to be signed by G.Steven Chandler, its Vice President, thereunto authorized, this 10 day of December, 2021.

MANVEL TOWN CENTER, LTD.,
a Texas limited partnership

By: Manvel Town Center One, L.C.,
a Texas limited liability company,
general partner

By: _____
G.Steven Chandler
Vice President

In Testimony, hereto, the 72 ACRES ON 288, LTD., a Texas limited partnership acting by and through 72 ACRES ON 288 ONE, L.C., a Texas limited liability company, its general partner, has caused these presents to be signed by G.Steven Chandler, its Vice President, thereunto authorized, this 10 day of December, 2021.

72 ACRES ON 288, LTD.,
a Texas limited partnership

By: 72 ACRES ON 288 ONE, L.C.,
a Texas limited liability company,
general partner

By: _____
G.Steven Chandler
Vice President

STATE OF Texas
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared G.Steven Chandler, Vice President of Manvel Town Center One, L.C., a Texas limited liability company, general partner of MANVEL TOWN CENTER, LTD., a Texas limited partnership, and 72 ACRES ON 288 ONE, L.C., a Texas limited liability company, general partner of 72 ACRES ON 288, LTD., a Texas limited partnership, known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of December, 2021.

ROSE VILLARREAL
Notary Public, State of Texas
Comm. Expires 06-03-2024
Notary ID 132504388

Printed Name: Rose Villarreal
Notary Public in and for the State of Texas
Commission Expires: 6/3/2024

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

The interior corners of this subdivision were not set at the time this plat was signed and sealed by me. These corners are expected to be set after construction of the public infrastructure and final grading within the subdivision.

12/10/21
Chris Jordan, R.P.L.S.
Texas Registration No. 6750

STATE OF TEXAS
REGISTERED
CHRIS JORDAN
6750
PROFESSIONAL
LAND SURVEYOR

12/10/21
Date

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of KIRBY DRIVE STREET DEDICATION PHASE ONE in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat,

this _____ day of _____, 20 ____.

_____
Planning, Development, and Zoning Commission

BRAZORIA DRAINAGE DISTRICT NO. 4

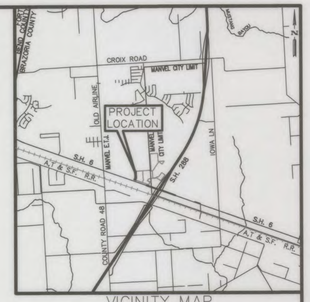
APPROVED BY THE BOARD OF COMMISSIONERS ON 10/05/2021

_____
Brazoria Drainage District No. 4

_____
District Engineer

The above have signed these plans and/or plat based on the recommendation of the DISTRICT'S Engineer who has reviewed all sheets provided and found them to be in general compliance with the DISTRICT'S "Rules, Regulations, and Guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the calculations provide in these plans and/or plats have been completely checked and verified. In the event of any conflict or inconsistency between the DISTRICT'S "Rules, Regulations and Guidelines" and these approved drainage plans and/or plat, the DISTRICT'S "Rules, Regulations & Guidelines" shall govern and prevail. Any approved variances shall be itemized on the cover sheet and placed on the appropriate sheet where applicable. Plans submitted have been prepared, signed and sealed by a Professional Engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

BDD4 Ref. ID#21-000005



VICINITY MAP
SCALE: 1"=1/2 MILE
KEY MAP GALV/BRAZ 652Q

DESCRIPTION OF A 2.132 ACRE TRACT OF LAND SITUATED
IN THE H.T.& B. R.R. CO. SURVEY, SECTION 71, ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

BEING a 2.132 acre (92,878 square foot) tract of land situated in the H.T.& B. R.R. Co. Survey, Abstract No. 291, City of Manvel of Brazoria County, Texas, being a portion of Lot 31, Lot 32, Lot 36 and a 40 foot wide Road (unimproved) as shown on the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, a subdivision per plat recorded under Volume 2, Pages 81-82 of the Brazoria County Plat Records, being all of a called 0.9009 of one acre tract of land as described in an instrument to 72 Acres on 288, Ltd. recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2018034948, being a portion of a called 6.32 acre tract of land and a portion of a called 4.00 acre tract of land both described in an instrument to Manvel Town Center, Ltd. recorded under B.C.C.F. No. 2007004251, said 2.132 acre tract of land described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe found on the northeasterly right-of-way line of State Highway 6 (200 foot width) recorded under B.C.C.F. Nos. 94-000272, 94-014296, 94-014297, 94-037011, 95-001320, 95-038346 and 96-005004, being on the common line of Lot 37 and 40 foot wide Road as shown on said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 and being the southwest corner of a called 3.522799 acre tract of land described as Tract No. A in an instrument to Manvel Town Center, Ltd. recorded under B.C.C.F. No. 2007004252;

THENCE, N 70°29'05" W, along the northeasterly right-of-way line of said State Highway 6, a distance of 28.56 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" found for the POINT OF BEGINNING and the southeast corner of the herein described tract;

THENCE, N70°29'05"W, continuing along the northeasterly right-of-way line of said State Highway 6 and partially along the southwesterly line of said 0.9009 of one acre tract, a distance of 160.00 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" set for the southwest corner of said 0.9009 of one acre tract and the herein described tract;

THENCE, over and across said Lot 31 and Lot 32 and along the westerly lines of said 0.9009 of one acre tract the following courses and distances:

N64°30'55"E, a distance of 28.28 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" set for corner;

N19°30'55"E, a distance of 119.21 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northerly direction, along said curve to the left, a distance of 107.75 feet, having a radius of 270.00 feet, a central angle of 22°51'57" and a chord which bears N08°04'57"E, 107.04 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" set for the point of tangency;

N03°21'02"W, a distance of 499.75 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" set on the common line of Lot 30 and Lot 31 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, being the northwest corner of said 0.9009 of one acre tract and for the herein described tract;

THENCE, N86°38'58"E, along the north line of said 0.9009 of one acre tract and along the common line of said Lot 30 and Lot 31, over and across said 40 foot wide Road and along the common line of Lot 35 and Lot 36 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, a distance of 120.00 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" found for the northeast corner of the herein described tract;

THENCE, over and across said Lot 36, Lot 37, said 40 foot wide Road, said 6.32 acre tract and said 4.00 acre tract the following courses and distances:

S03°21'02"E, a distance of 499.75 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" found for the beginning of a tangent curve to the right;

In a Southerly direction, along said curve to the right, a distance of 155.64 feet, having a radius of 390.00 feet, a central angle of 22°51'56" and a chord which bears S08°04'57"W, 154.61 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" found for the point of tangency;

S19°30'55"W, a distance of 119.21 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" found for corner;

S25°29'05"E, a distance of 28.28 feet to the POINT OF BEGINNING and containing 2.132 acres (92,878 square feet) of land.

Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to monuments found along the northeasterly right-of-way line of State Highway 6 as cited herein.

FINAL PLAT

KIRBY DRIVE STREET DEDICATION PHASE ONE

A SUBDIVISION OF 2.132 ACRES OF LAND
LOCATED IN THE
H.T.& B. R.R. CO. SURVEY, SECTION 71, ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 31, 32 & 36
EMIGRATION LAND COMPANY SUBDIVISION
SECTION 71
RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

SCALE: 1"=100'

DATE: DECEMBER 8, 2021

OWNER:
MANVEL TOWN CENTER, LTD.
ATTN. STEVEN CHANDLER
1800 BERING, SUITE 550
HOUSTON, TX 77057
713-781-7111

OWNER:
72 ACRES ON 288, LTD.
ATTN. STEVEN CHANDLER
1800 BERING, SUITE 550
HOUSTON, TX 77057
713-781-7111

BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

G:\TWH\Projects\Watterman\3800-05-MTC_Phase1\PLAT\KIRBY ROAD STREET DEDICATION\01_CAD\01_Plat\PLAT_KIRBY DRIVE STREET DEDICATION SEC 1.dwg, TitleBlar 12/9/2021 2:52 PM

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: January 10, 2022

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: Gerald Grissom

Daytime Phone: 281-558-8700 Fax Number: 281-579-8212

E-mail Address: ggrissom@bgeinc.com / afrance@bgeinc.com

Description of Request and Physical Address:

Consideration and possible action to approve, being a subdivision of 18.06 acres of land located in the H.T. & B.R.R. Co. Survey, Section 71, Abstract No. 291, City of Manvel, Brazoria County, Texas, also being a partial replat of Lots 47, 48, 49 & 56, Emigration Land Company Subdivision, Section 71, recorded in Vol. 2, Pg. 81 -82, B.C.P.R.

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: 2021.12.30 09:10:01 -06'00' January 3, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

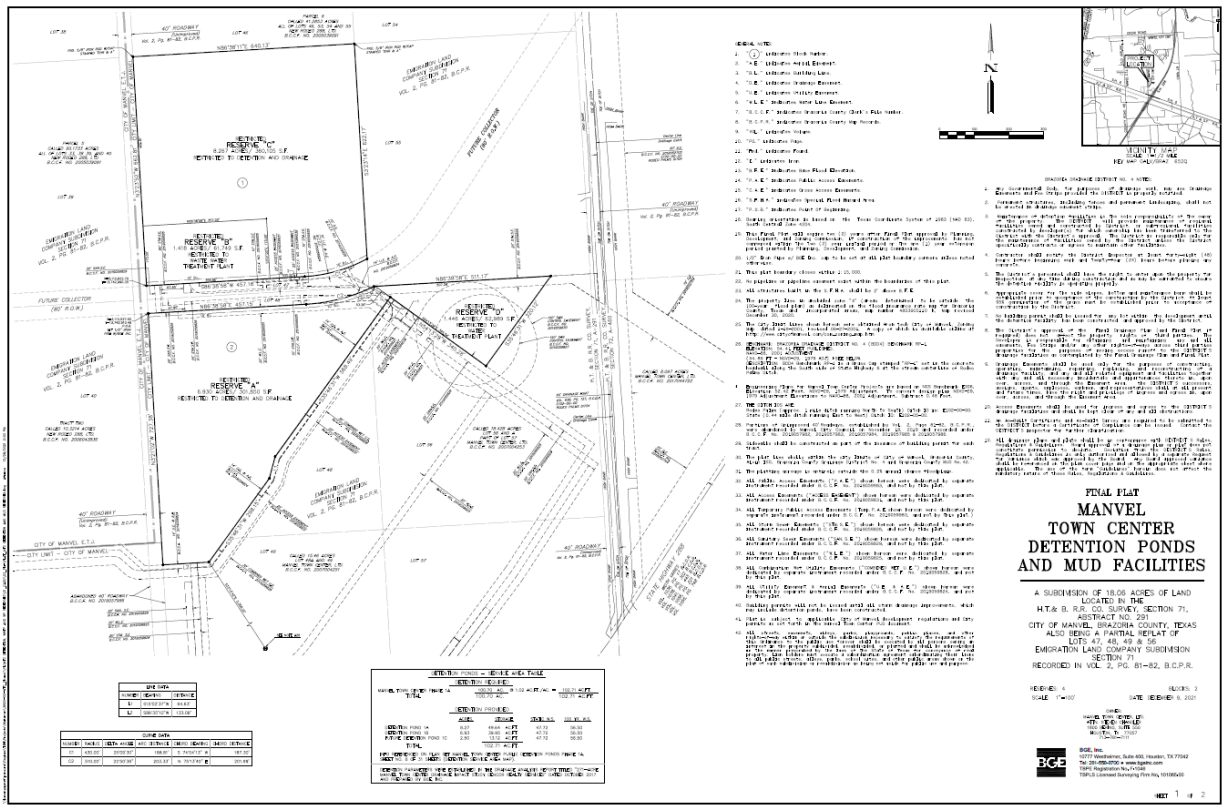
Plat Name	Manvel Town Center Ponds and MUD Facilities Final Plat
Applicant	Adam France, BGE, Inc.
PD&Z Meeting Date	January 10, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval of Manvel Town Center Detention Ponds and MUD Facilities Final Plat.

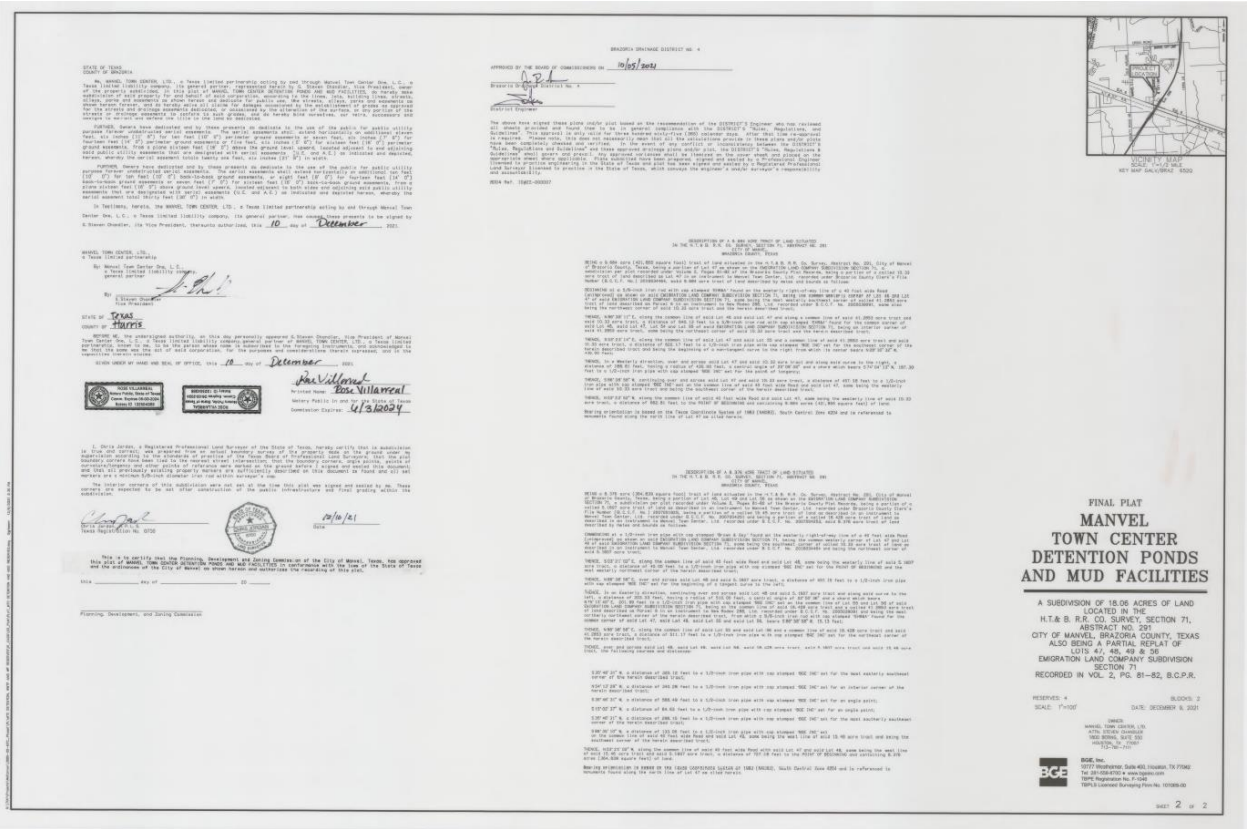
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



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

Plat Exhibit

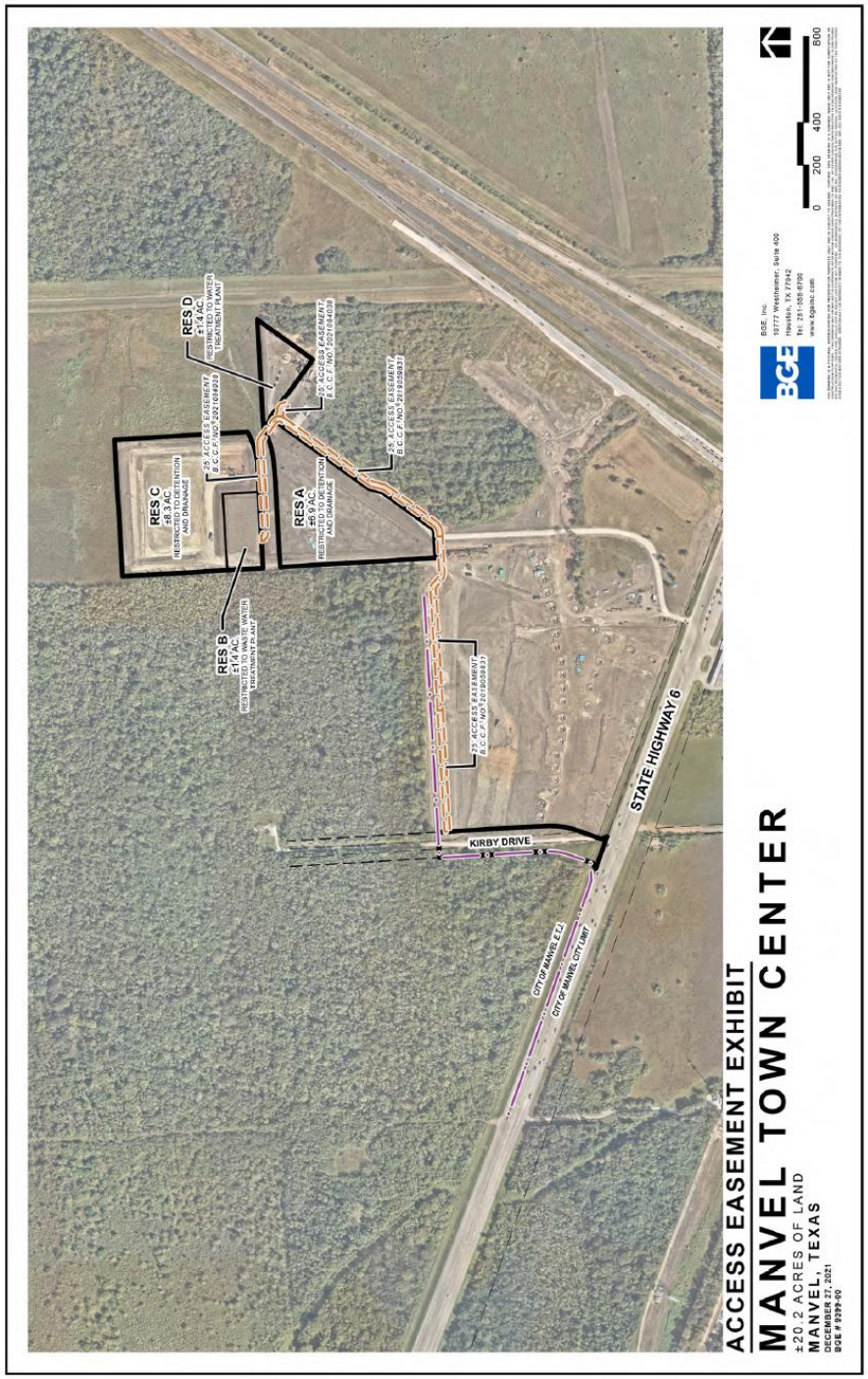


FINAL PLAT
MANVEL
TOWN CENTER
DETENTION PONDS
AND MUD FACILITIES

A SUBDIVISION OF 18.06 ACRES OF LAND
LOCATED IN THE
H.T.& B. R.R. CO. SURVEY, SECTION 71,
ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 47, 48, 49 & 56
EMIGRATION LAND COMPANY SUBDIVISION
SECTION 71
RECORDED IN VOL. 2, PG. 81–82, B.C.P.R.

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

Access Easement Exhibit



LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S15°02'37"W	64.63'
L2	S86°35'10"W	133.06'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	430.00'	25°09'30"	188.81'	S 74°04'13" W	187.30'
C2	510.00'	22°50'36"	203.33'	N 75°13'40" E	201.99'

DETENTION PONDS – SERVICE AREA TABLE

DETENTION REQUIRED

MANVEL TOWN CENTER PHASE 1A	100.70 AC.	@ 1.02 AC.FT./AC. =	102.71 AC.FT.
TOTAL	100.70 AC.		102.71 AC.FT.

DETENTION PROVIDED

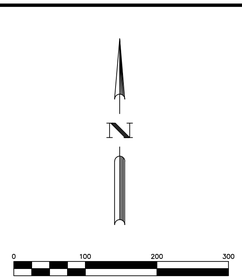
	ACRES.	STORAGE	STATIC W.S.	100 YR. W.S.
DETENTION POND 1A	8.27	49.64 AC.FT.	47.72	56.50
DETENTION POND 1B	6.93	39.95 AC.FT.	47.72	56.50
FUTURE DETENTION POND 1C	2.50	13.12 AC.FT.	47.72	56.50
TOTAL		102.71 AC.FT.		

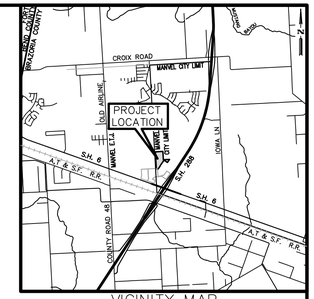
INFO REFERENCED ON PLAN SET MANVEL TOWN CENTER PUBLIC DETENTION PONDS PHASE 1A, SHEET NO. 8 OF 31 SHEETS (DETENTION SERVICE AREA MAP).

DETENTION PARAMETERS WERE ESTABLISHED IN THE DRAINAGE ANALYSIS REPORT TITLED "271–ACRE MANVEL TOWN CENTER DRAINAGE IMPACT STUDY CENCOR REALTY SERVICES" DATED OCTOBER 2017 AND PREPARED BY BGE, INC.

GENERAL NOTES

1. "(1)" indicates Block Number.
2. "A.E." indicates Aerial Easement.
3. "B.L." indicates Building Line.
4. "D.E." indicates Drainage Easement.
5. "U.E." indicates Utility Easement.
6. "W.L.E." indicates Water Line Easement.
7. "B.C.C.F." indicates Brazoria County Clerk's File Number.
8. "B.C.P.R." indicates Brazoria County Map Records.
9. "VOL." indicates Volume.
10. "PG." indicates Page.
11. "Fnd." indicates Found.
12. "I." indicates Iron.
13. "B.F.E." indicates Base Flood Elevation.
14. "P.A.E." indicates Public Access Easements.
15. "C.A.E." indicates Cross Access Easements.
16. "S.F.H.A." indicates Special Flood Hazard Area.
17. "P.O.B." indicates Point Of Beginning.
18. Bearing orientation is based on the Texas Coordinate System of 1983 (NAD 83), South Central Zone 4204.
19. This Final Plat will expire two (2) years after Final Plat approval by Planning, Development, and Zoning Commission, if construction of the improvements has not commenced within the two (2) year initial period or the one (1) year extension period granted by Planning, Development, and Zoning Commission.
20. 1/2" Iron Pipe w/ BGE Inc. cap to be set at all plat boundary corners unless noted otherwise.
21. This plat boundary closes within 1: 15, 000.
22. No pipeline or pipeline easement exist within the boundaries of this plat.
23. All structures built in the S.F.H.A. shall be 2' above B.F.E.
24. The property lies in unshaded zone "X" (areas determined to be outside the 100–year flood plan) as delineated on the flood insurance rate map for Brazoria County, Texas and incorporated areas, map number 48039C0110 K, Map revised December 30, 2020.
25. The City limit lines shown hereon were obtained from tech City of Manvel, Zoning Map dated 1–19–2001, revised 06–27–2001. A copy of which is available online at http://www.cityofmanvel.com/com_zoning_map.htm
26. BENCHMARK: BRAZORIA DRAINAGE DISTRICT NO. 4 (BDD4) BENCHMARK RP–1
ELEVATION: 54.41 FEET PUBLISHED.
NAVD–88, 2001 ADJUSTMENT
(54.89 FT – NGVD–29, 1979 ADJ) *SEE BELOW.
DESCRIPTION: BDD4 Benchmark RP–1 is a Brass Cap stamped "RP–1" set in the concrete headwall along the South side of State Highway 6 at the stream centerline of Rodeo Palms Ditch.
* Engineering Plans for Manvel Town Center Projects are based on NGS Benchmark E306, Elevation 52.42 Feet, NGVD–29, 1979 Adjustment. To convert design plan NGVD–29, 1979 Adjustment Elevations to NAVD–88, 2001 Adjustment, Subtract 0.48 Feet.
27. THE DITCH IDS ARE:
Rodeo Palms (approx. 1 mile ditch running North to South) Ditch ID is: E102–00–00.
State (0.44 mile ditch running East to West) Ditch ID: E102–05–00.
28. Portions of Unimproved 40' Roadways, established by Vol. 2, Page 81–82, B.C.P.R., were abandoned by Manvel City Council on November 18, 2019 and recorded under B.C.C.F. No. 2019057982, 2019057983, 2019057984, 2019057985 & 2019057986.
29. Sidewalks shall be constructed as part of the issuance of building permit for each tract.
30. The plat lies wholly within the city limits of City of Manvel, Brazoria County, Alvin ISD, Brazoria County Drainage District No. 4 and Brazoria County MUD No. 42.
31. The platting acreage is entirely outside the 0.2% annual chance floodplain.
32. All Public Access Easements ("P.A.E.") shown hereon were dedicated by separate instrument recorded under B.C.C.F. No. 2019059983, and not by this plat.
33. All Access Easements ("ACCESS EASEMENT") shown hereon were dedicated by separate instrument recorded under B.C.C.F. No. 2019059831, and not by this plat.
34. All Temporary Public Access Easements (Temp. P.A.E. shown hereon were dedicated by separate instrument recorded under B.C.C.F. No. 2019059983, and not by this plat.)
35. All Storm Sewer Easements ("STM.S.E.") shown hereon were dedicated by separate instrument recorded under B.C.C.F. No. 2019059826, and not by this plat.
36. All Sanitary Sewer Easements ("SAN.S.E.") shown hereon were dedicated by separate instrument recorded under B.C.C.F. No. 2019059829, and not by this plat.
37. All Water Line Easements ("W.L.E.") shown hereon were dedicated by separate instrument recorded under B.C.C.F. No. 2019059825, and not by this plat.
38. All Combination Wet Utility Easements ("COMBINED WET U.E.") shown hereon were dedicated by separate instrument recorded under B.C.C.F. No. 2019059828, and not by this plat.
39. All Utility Easement & Aerial Easements ("U.E. & A.E.") shown hereon were dedicated by separate instrument recorded under B.C.C.F. No. 2019059824, and not by this plat.
40. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
41. Plat is subject to applicable City of Manvel development regulations and City permits as set forth in the Manvel Town Center PUD document.
42. All streets, easements, alleys, parks, playgrounds, public places, and other rights–of–way within or outside the subdivision necessary to satisfy the requirements of this Ordinance to the public use forever shall be executed by all persons owning an interest in the property subdivided, resubdivided, or platted and shall be acknowledged in the manner prescribed by the laws of the State of Texas for conveyance of real property. Lien holders must execute a subordination agreement subordinating their liens to all public streets, alleys, parks, school sites, and other public areas shown on the plat of such subdivision or resubdivision as being set aside for public use and purpose.





VICINITY MAP
SCALE: 1"=1/2 MILE
KEY MAP GALV/BRAZ 652Q

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

1. Any Governmental Body, for purposes of drainage work, may use Drainage Easements and Fee Strips provided the DISTRICT is properly notified.
2. Permanent structures, including fences and permanent landscaping, shall not be erected in drainage easement strips.
3. Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by District, or sub–regional facilities constructed by developer(s) for which ownership has been transferred to the District with the District's approval. The District is responsible only for the maintenance of facilities owned by the District unless the District specifically contracts or agrees to maintain other facilities.
4. Contractor shall notify the District Inspector at least forty–eight (48) hours before beginning work and twenty–four (24) hours before placing any concrete.
5. The District's personnel shall have the right to enter upon the property for inspection at any time during construction and as may be warranted to ensure the detention facility is operating properly.
6. Appropriate cover for the side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the District. At least 95% germination of the grass must be established prior to acceptance of construction by the District.
7. No building permit shall be issued for any lot within the development until the detention facility has been constructed and approved by the District.
8. The District's approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The Developer is responsible for obtaining any and all easements, Fee Strips and/or any other rights–of–ways across third parties properties for the purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
9. Drainage Easements shall be used only for the purposes of constructing, operating, maintaining, repairing, and reconstructing of a drainage facility, and any and all related equipment and facilities together with any and all necessary incidentals and appurtenances thereto in, upon over, across, and through the Easement Area. the DISTRICT'S successors, assigns, agents, employees, workmen, and representatives shall at all present and future times, have the right and privilege of ingress and egress in, upon over, across, and through the Easement Area.
10. Access Easements shall be used for ingress and egress to the DISTRICT'S drainage facilities and shall be kept clear of any and all obstructions.
11. An As–Built Certificate and As–Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contact the DISTRICT'S inspector for further clarification.
12. All drainage plans and plats shall be in conformance with DISTRICT'S Rules, Regulations & Guidelines. Board approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICT'S Rules, Regulations & Guidelines is only authorized and allowed by a separate Request for Variance which was approved by the Board. Any Board approved variance shall be referenced on the plan cover page and on the appropriate sheet where applicable. The use of the term "Guidelines" herein does not affect the mandatory nature of these Rules, Regulations & Guidelines.

FINAL PLAT

MANVEL TOWN CENTER DETENTION PONDS AND MUD FACILITIES

A SUBDIVISION OF 18.06 ACRES OF LAND
LOCATED IN THE
H.T.& B. R.R. CO. SURVEY, SECTION 71,
ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 47, 48, 49 & 56
EMIGRATION LAND COMPANY SUBDIVISION
SECTION 71
RECORDED IN VOL. 2, PG. 81–82, B.C.P.R.

RESERVES: 4 BLOCKS: 2
SCALE: 1"=100' DATE: DECEMBER 9, 2021

OWNER:
MANVEL TOWN CENTER, LTD.
ATTN. STEVEN CHANDLER
1800 BERING, SUITE 550
HOUSTON, TX 77057
713–781–7111

BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

\\brownejpw\Synexus\Regions\TX\Projects\Wellsman\1800–00–MTC_Phase1\PLWTC DETENTION, WWTP, AND MF RESERVES\01–CAD\03_Civil\PLAT_MTC DETENTION AND MUD RESERVES.dwg Manvel 12/8/2021 2:50 PM

STATE OF TEXAS
COUNTY OF BRAZORIA

We, MANVEL TOWN CENTER, LTD., a Texas limited partnership acting by and through Manvel Town Center One, L.C., a Texas limited liability company, its general partner, represented herein by G. Steven Chandler, Vice President, owner of the property subdivided, in this plat of MANVEL TOWN CENTER DETENTION PONDS AND MUD FACILITIES, do hereby make subdivision of said property for and behalf of said corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements as shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement total thirty feet (30' 0") in width.

In Testimony, hereto, the MANVEL TOWN CENTER, LTD., a Texas limited partnership acting by and through Manvel Town Center One, L.C., a Texas limited liability company, its general partner, has caused these presents to be signed by G. Steven Chandler, its Vice President, thereunto authorized, this 10 day of December, 2021.

MANVEL TOWN CENTER, LTD.,
a Texas limited partnership

By: Manvel Town Center One, L.C.,
a Texas limited liability company,
general partner

By: _____
G. Steven Chandler
Vice President

STATE OF Texas
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared G. Steven Chandler, Vice President of Manvel Town Center One, L.C., a Texas limited liability company, general partner of MANVEL TOWN CENTER, LTD., a Texas limited partnership, known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of December 2021.

ROSE VILLARREAL
Notary Public, State of Texas
Comm. Expires 06-03-2024
Notary ID 132504388

ROSE VILLARREAL
Notary Public, State of Texas
Comm. Expires 06-03-2024
Notary ID 132504388

Printed Name: Rose Villarreal
Notary Public in and for the State of Texas
Commission Expires: 6/3/2024

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

The interior corners of this subdivision were not set at the time this plat was signed and sealed by me. These corners are expected to be set after construction of the public infrastructure and final grading within the subdivision.

Chris Jordan, R.P.L.S.
Texas Registration No. 6750

STATE OF TEXAS
REGISTERED
CHRIS JORDAN
6750
PROFESSIONAL
LAND SURVEYOR

12/10/21
Date

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of MANVEL TOWN CENTER DETENTION PONDS AND MUD FACILITIES in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat.

this _____ day of _____ 20 _____

_____
Planning, Development, and Zoning Commission

BRAZORIA DRAINAGE DISTRICT NO. 4

APPROVED BY THE BOARD OF COMMISSIONERS ON 10/05/2021

_____
Brazoria Drainage District No. 4

_____
District Engineer

The above have signed these plans and/or plat based on the recommendation of the DISTRICT'S Engineer who has reviewed all sheets provided and found them to be in general compliance with the DISTRICT'S "Rules, Regulations, and Guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the calculations provide in these plans and/or plats have been completely checked and verified. In the event of any conflict or inconsistency between the DISTRICT'S "Rules, Regulations and Guidelines" and these approved drainage plans and/or plat, the DISTRICT'S "Rules, Regulations & Guidelines" shall govern and prevail. Any approved variances shall be itemized on the cover sheet and placed on the appropriate sheet where applicable. Plans submitted have been prepared, signed and sealed by a Professional Engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

BDD4 Ref. ID#21-000007

DESCRIPTION OF A 9.684 ACRE TRACT OF LAND SITUATED
IN THE H.T.& B. R.R. CO. SURVEY, SECTION 71, ABSTRACT NO. 291
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

BEING a 9.684 acre (421,855 square foot) tract of land situated in the H.T.& B. R.R. Co. Survey, Abstract No. 291, City of Manvel of Brazoria County, Texas, being a portion of Lot 47 as shown on the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, a subdivision per plat recorded under Volume 2, Pages 81-82 of the Brazoria County Plat Records, being a portion of a called 10.33 acre tract of land described as Lot 47 in an instrument to Manvel Town Center, Ltd. recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2016034464, said 9.684 acre tract of land described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "EHR&A" found on the easterly right-of-way line of a 40 foot wide Road (unimproved) as shown on said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, being the common westerly corner of Lot 46 and Lot 47 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, same being the most westerly southwest corner of called 41.2853 acre tract of land described as Parcel 6 in an instrument to New Rodeo 288, Ltd. recorded under B.C.C.F. No. 2005039091, same also being the northwest corner of said 10.33 acre tract and the herein described tract;

THENCE, N86° 38' 11" E, along the common line of said Lot 46 and said Lot 47 and along a common line of said 41.2853 acre tract and said 10.33 acre tract, a distance of 640.13 feet to a 5/8-inch iron rod with cap stamped "EHR&A" found for the common corner of said Lot 46, said Lot 47, Lot 54 and Lot 55 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, being an interior corner of said 41.2853 acre tract, same being the northeast corner of said 10.33 acre tract and the herein described tract;

THENCE, S03° 23' 14" E, along the common line of said Lot 47 and said Lot 55 and a common line of said 41.2853 acre tract and said 10.33 acre tract, a distance of 622.17 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the southeast corner of the herein described tract and being the beginning of a non-tangent curve to the right from which its center bears N28° 30' 32" W, 430.00 feet;

THENCE, In a Westerly direction, over and across said Lot 47 and said 10.33 acre tract and along said curve to the right, a distance of 188.81 feet, having a radius of 430.00 feet, a central angle of 25° 09' 30" and a chord which bears S74° 04' 13" W, 187.30 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

THENCE, S86° 38' 58" W, continuing over and across said Lot 47 and said 10.33 acre tract, a distance of 457.18 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set on the common line of said 40 foot wide Road and said Lot 47, same being the westerly line of said 10.33 acre tract and being the southwest corner of the herein described tract;

THENCE, N03° 23' 52" W, along the common line of said 40 foot wide Road and said Lot 47, same being the westerly line of said 10.33 acre tract, a distance of 662.81 feet to the POINT OF BEGINNING and containing 9.684 acres (421,855 square feet) of land.

Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to monuments found along the north line of Lot 47 as cited herein.

DESCRIPTION OF A 8.376 ACRE TRACT OF LAND SITUATED
IN THE H.T.& B. R.R. CO. SURVEY, SECTION 71, ABSTRACT NO. 291
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

BEING a 8.376 acre (364,839 square foot) tract of land situated in the H.T.& B. R.R. Co. Survey, Abstract No. 291, City of Manvel of Brazoria County, Texas, being a portion of Lot 48, Lot 49 and Lot 56 as shown on the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, a subdivision per plat recorded under Volume 2, Pages 81-82 of the Brazoria County Plat Records, being a portion of a called 5.1607 acre tract of land as described in an instrument to Manvel Town Center, Ltd. recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2007051925, being a portion of a called 15.46 acre tract of land as described in an instrument to Manvel Town Center, Ltd. recorded under B.C.C.F. No. 2007004251 and being a portion of a called 18.428 acre tract of land as described in an instrument to Manvel Town Center, Ltd. recorded under B.C.C.F. No. 2007004253, said 8.376 acre tract of land described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found on the easterly right-of-way line of a 40 foot wide Road (unimproved) as shown on said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, being the common westerly corner of Lot 47 and Lot 48 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, same being the southwest corner of called 10.33 acre tract of land as described in an instrument to Manvel Town Center, Ltd. recorded under B.C.C.F. No. 2016034464 and being the northwest corner of said 5.1607 acre tract;

THENCE, S03° 21' 02" E, along the common line of said 40 foot wide Road and said Lot 48, same being the westerly line of said 5.1607 acre tract, a distance of 40.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the POINT OF BEGINNING and the most westerly northwest corner of the herein described tract;

THENCE, N86° 38' 58" E, over and across said Lot 48 and said 5.1607 acre tract, a distance of 457.15 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

THENCE, In an Easterly direction, continuing over and across said Lot 48 and said 5.1607 acre tract and along said curve to the left, a distance of 203.33 feet, having a radius of 510.00 feet, a central angle of 22° 50' 36" and a chord which bears N75° 13' 40" E, 201.99 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set on the common line of Lot 55 and Lot 56 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, being on the common line of said 18.428 acre tract and a called 41.2853 acre tract of land described as Parcel 6 in an instrument to New Rodeo 288, Ltd. recorded under B.C.C.F. No. 2005039091 and being the most northerly northwest corner of the herein described tract, from which a 5/8-inch iron rod with cap stamped "EHR&A" found for the common corner of said Lot 47, said Lot 48, said Lot 55 and said Lot 56, bears S86° 38' 58" W, 15.13 feet;

THENCE, N86° 38' 58" E, along the common line of said Lot 55 and said Lot 56 and a common line of said 18.428 acre tract and said 41.2853 acre tract, a distance of 511.17 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the northeast corner of the herein described tract;

THENCE, over and across said Lot 48, said Lot 49, said Lot 56, said 18.428 acre tract, said 5.1607 acre tract and said 15.46 acre tract, the following courses and distances:

S35° 46' 31" W, a distance of 320.12 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most easterly southeast corner of the herein described tract;

N54° 13' 29" W, a distance of 340.28 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S35° 46' 31" W, a distance of 568.49 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an angle point;

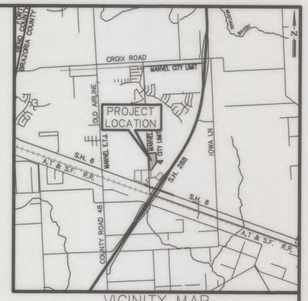
S15° 02' 37" W, a distance of 64.63 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an angle point;

S35° 46' 31" W, a distance of 298.15 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most southerly southeast corner of the herein described tract;

S86° 35' 10" W, a distance of 133.06 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set on the common line of said 40 foot wide Road and said Lot 49, same being the west line of said 15.48 acre tract and being the southwest corner of the herein described tract;

THENCE, N03° 21' 02" W, along the common line of said 40 foot wide Road with said Lot 47 and said Lot 48, same being the west line of said 15.46 acre tract and said 5.1607 acre tract, a distance of 727.38 feet to the POINT OF BEGINNING and containing 8.376 acres (364,839 square feet) of land.

Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to monuments found along the north line of Lot 47 as cited herein.



VICINITY MAP
SCALE: 1"=1/2 MILE
KEY MAP GALV/BRAZ 652Q

FINAL PLAT

MANVEL TOWN CENTER DETENTION PONDS AND MUD FACILITIES

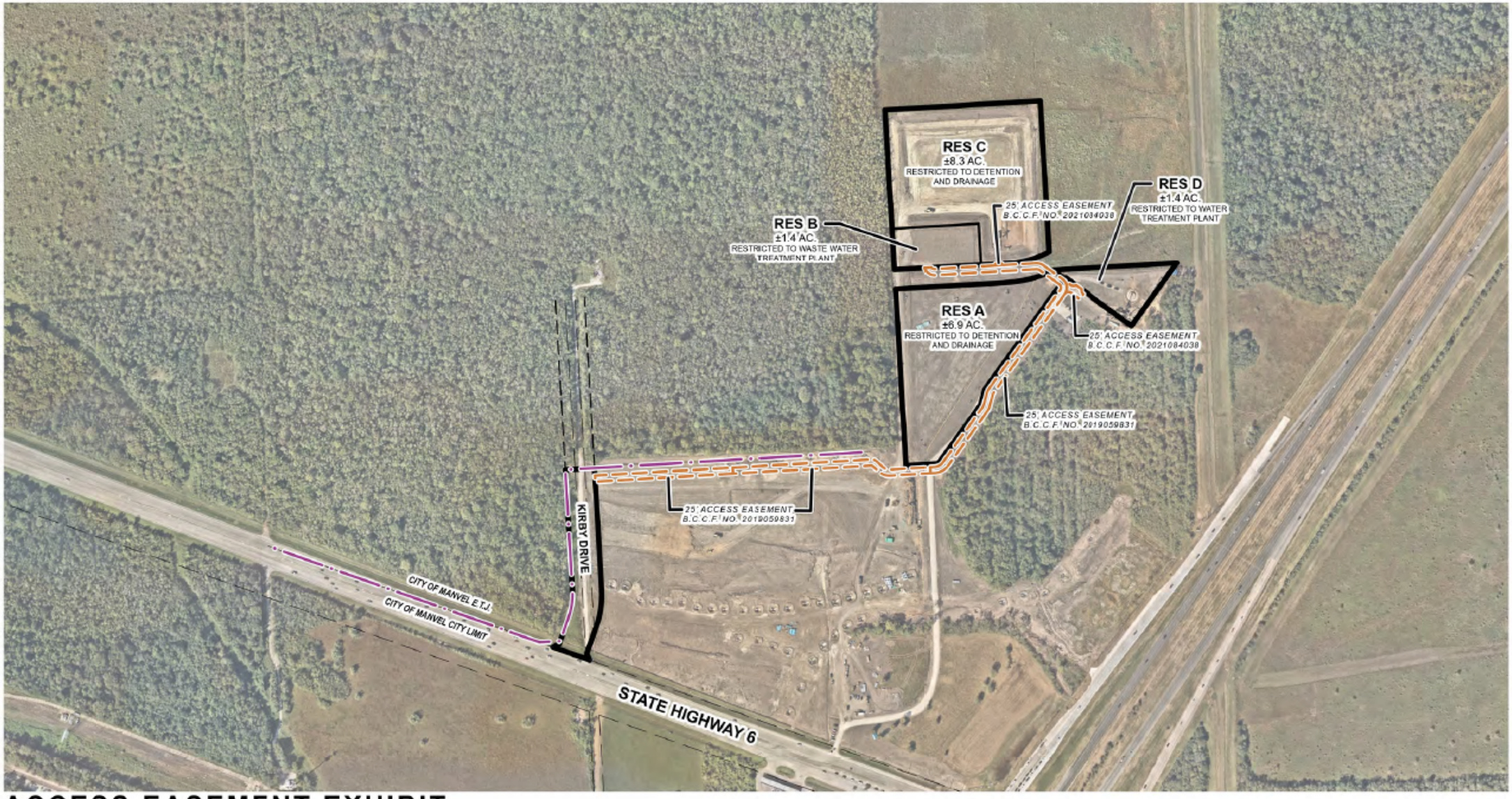
A SUBDIVISION OF 18.06 ACRES OF LAND
LOCATED IN THE
H.T.& B. R.R. CO. SURVEY, SECTION 71,
ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 47, 48, 49 & 56
EMIGRATION LAND COMPANY SUBDIVISION
SECTION 71
RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

RESERVES: 4 BLOCKS: 2
SCALE: 1"=100' DATE: DECEMBER 9, 2021

OWNER:
MANVEL TOWN CENTER, LTD.
ATTN. STEVEN CHANDLER
1800 BERING, SUITE 550
HOUSTON, TX 77057
713-781-7111

BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

G:\TWH\Projects\Wellsman\3885-00-MTC_Phase1\PLAT\MTC DETENTION, MWTP AND WP RESERVES\01_CADD\03_Plot\PLAT_MTC DETENTION AND MUD RESERVES.dwg Gpierson 12/9/2021 2:30 PM



ACCESS EASEMENT EXHIBIT

MANVEL TOWN CENTER

±20.2 ACRES OF LAND

MANVEL, TEXAS

DECEMBER 27, 2021

BGE # 9399-00

BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
Tel: 281-558-6700
www.bgeinc.com

0 200 400 800

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A GENERIC IMAGE ONLY AND IS NOT FOR CONSTRUCTION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT IS CORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE, INC. BY OTHER CONSULTANTS RELATIVE TO END HEARING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS OR CONTENT OF THIS DRAWING ARE MADE OR EXTENDED. ADDITIONALLY, BY DELIVERY OF THIS DRAWING TO YOU, BGE, INC. DOES NOT INTEND TO CREATE OR ESTABLISH ANY FIDUCIARY RELATIONSHIP WITH YOU OR ANY OTHER PARTY.

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 28B Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	January 10, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

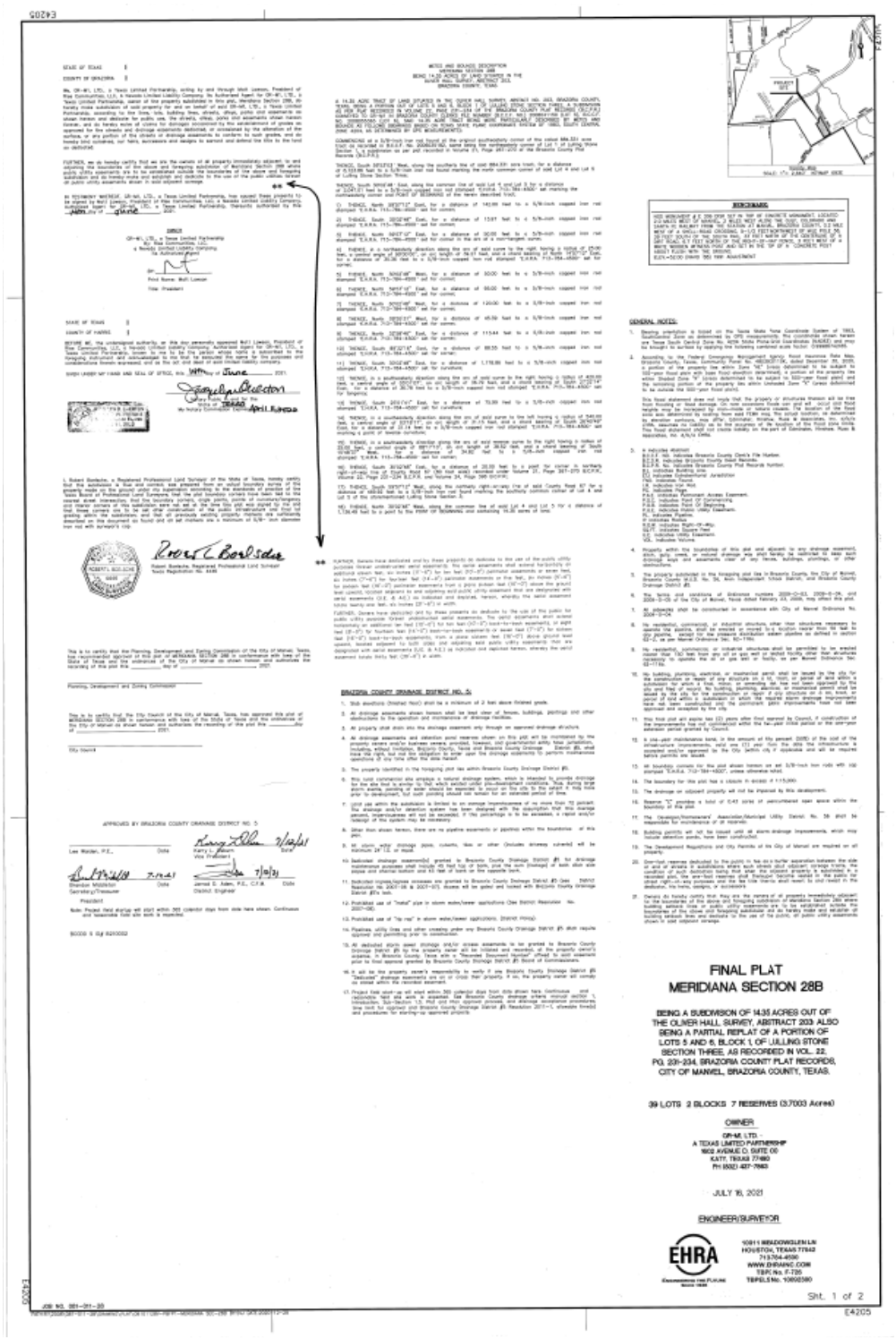
Background

The Meridiana Section 28B Final Plat was brought before to the Planning, Development and Zoning Commission on June 14, 2021. The Developer requested a 30-day plat extension. The 30-day plat extension was recommended approval by City staff to the Commission. The Commission made a recommendation of approval to the 30-day plat extension. Between the Commission meeting and the June 21, 2021, City Council meeting, the Developer requested a withdrawal of the plat. Since the plat had been heard before the Commission it had to be taken for action by City Council (per State law). At the June 21st City Council meeting, City staff did not recommend approval of the plat since it did not meet the requirements of the adopted Meridiana O-PUD and subdivision regulations. The City Council failed to approve the Meridiana Section 28B Final Plat. This plat was brought again for consideration to the Commission on July 26, 2021. The Commission did not recommend approval of this plat to the City Council. The City Council did not approve this plat at their August 2, 2021, meeting. This final plat was again brought back to the Commission at their August 9, 2021, meeting where they did not recommend approval to City Council because it did not comply with the Meridiana General Development Plan Amendment No. 17. This plat was heard again at the August 16, 2021, City Council meeting. The Council did not approve this plat. Since the August 16, 2021, City Council meeting, the Planning, Development and Zoning Commission approved the Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021) at their November 22, 2021, meeting. This final plat is now in compliance with Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021).

Staff Recommendation

The City staff recommends approval of Meridiana Section 28B Final Plat.

Plat Exhibit



FINAL PLAT
MERIDIANA SECTION 28B

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

39 LOTS 2 BLOCKS 7 RESERVES (3.7003 Acres)

OWNER
OP-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 05
KATY, TEXAS 77493
PH (832) 427-7883

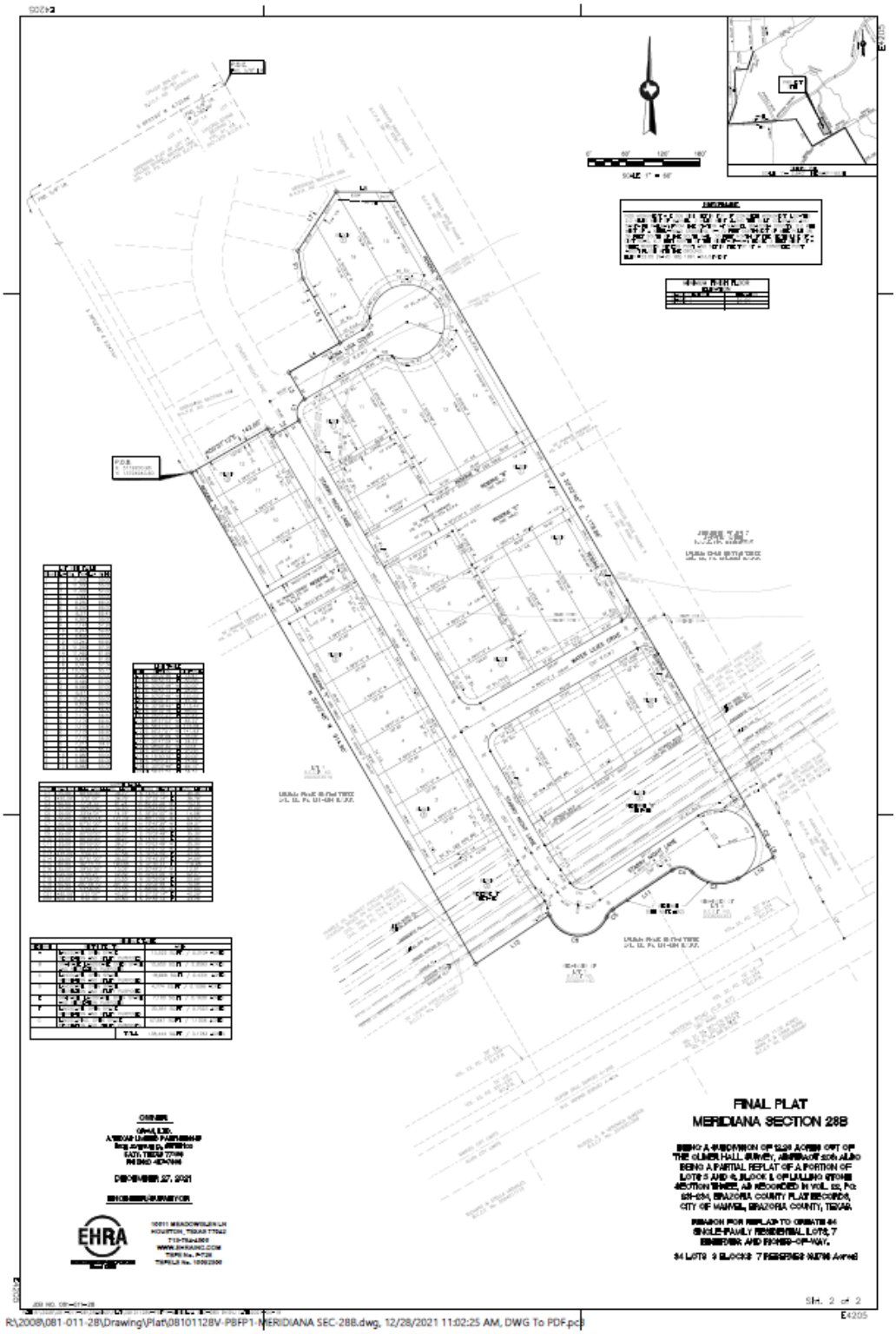
JULY 16, 2021

ENGINEER/SURVEYOR
EHRA
10811 BRADDOCKLEN LN
HOUSTON, TEXAS 77043
713-784-4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPELS No. 10092500

Sht. 1 of 2

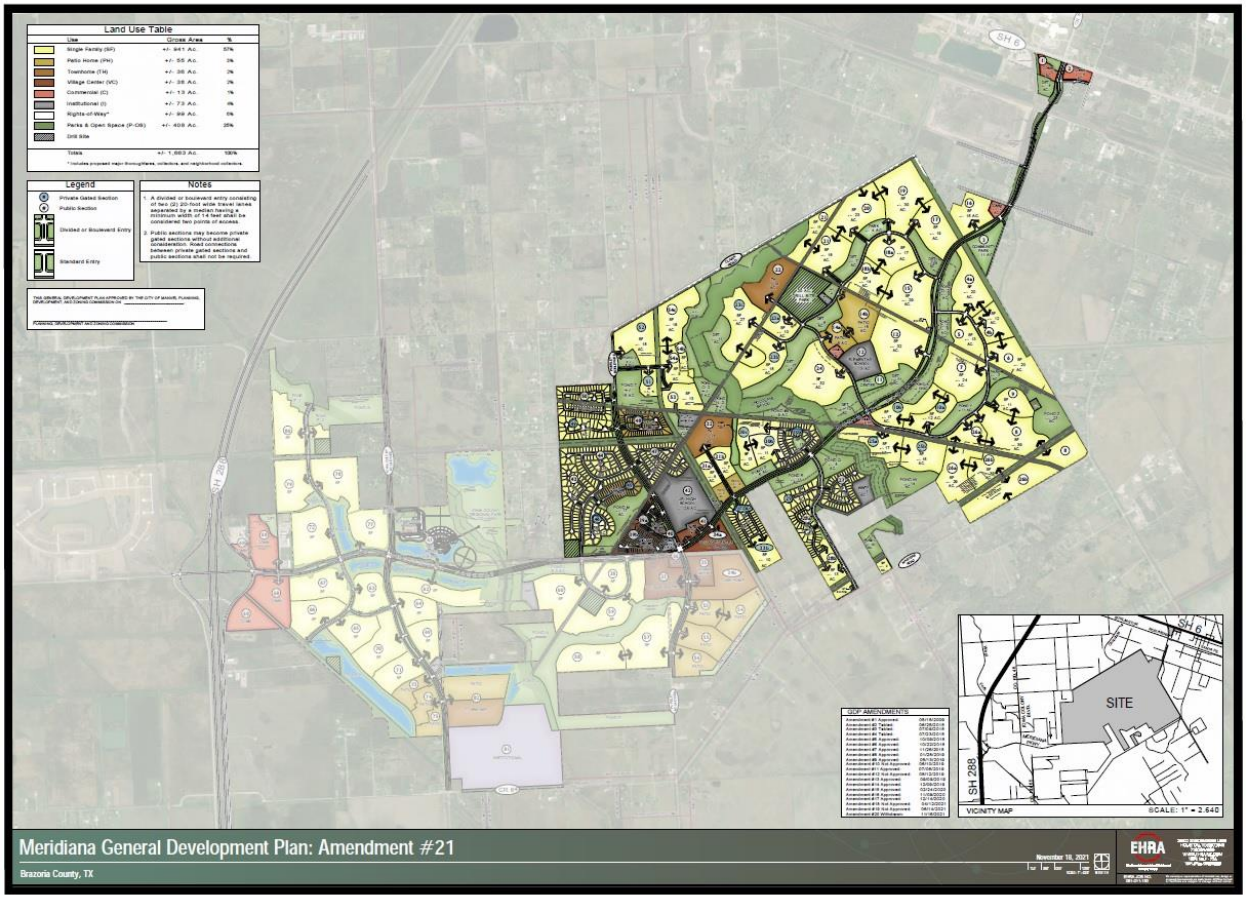
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



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

Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)



STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Section 28B, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of Meridiana Section 28B where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

**

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

OWNER

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

BY: _____

Print Name: Matt Lawson

Title: President

STATE OF TEXAS §

COUNTY OF HARRIS §

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

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

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

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

Robert L Boelsche

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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 28B in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

_____
Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA SECTION 28B in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____day of _____, 2021.

_____
City Council

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

_____ _____ 7/12/21
Lee Walden, P.E., Date — Kerry L. Osburn, Vice President — Date

_____ 7-12-21 _____ 7/12/21
Brandon Middleton, Secretary/Treasurer — Date — Jarrod D. Aden, P.E., C.F.M., District Engineer — Date

President

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

BCCDD 5 ID# B210002

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 28B
BEING 14.35 ACRES OF LAND SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 14.35 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 5 AND 6, BLOCK 1 OF LULLING STONE SECTION THREE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGE 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) CONVEYED TO GR-M1 IN BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2008041150 (LOT 5), B.C.C.F. NO. 2008055363 (LOT 6), SAID 14.35 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found at the original southeasterly corner of the called 884.331 acre tract as recorded in B.C.C.F. No. 2006035182, same being the northeasterly corner of Lot 1 of Lulling Stone Section 1, a subdivision as per plat recorded in Volume 21, Page 267-270 of the Brazoria County Plat Records (B.C.P.R.);

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract, for a distance of 6,723.86 feet to a 5/8-inch iron rod found marking the north common corner of said Lot 4 and Lot 5 of Lulling Stone Section Three;

THENCE, South 30°02'48" East, along the common line of said Lot 4 and Lot 5 for a distance of 2,047.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner and POINT OF BEGINNING of the herein described tract;

1) THENCE, North 59°57'12" East, for a distance of 142.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, South 30°02'48" East, for a distance of 13.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, North 59°57'12" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;

4) THENCE, in a northeasterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of North 14°57'12" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, North 30°02'48" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, North 59°57'12" East, for a distance of 95.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 30°02'48" West, for a distance of 120.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 09°55'31" West, for a distance of 45.39 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 32°58'46" East, for a distance of 113.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, South 89°32'16" East, for a distance of 88.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 30°02'48" East, for a distance of 1,178.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

12) THENCE, in a southeasterly direction along the arc of said curve to the right having a radius of 420.00 feet, a central angle of 05°01'07", an arc length of 36.79 feet, and a chord bearing of South 27°32'14" East, for a distance of 36.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

13) THENCE, South 25°01'41" East, for a distance of 75.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

14) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 540.00 feet, a central angle of 03°18'17", an arc length of 31.15 feet, and a chord bearing of South 26°40'49" East, for a distance of 31.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;

15) THENCE, in a southwesterly direction along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 88°17'10", an arc length of 38.52 feet, and a chord bearing of South 15°48'37" West, for a distance of 34.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

16) THENCE, South 30°02'48" East, for a distance of 20.00 feet to a point for corner in northerly right-of-way line of County Road 67 (80 foot wide) recorded under Volume 21, Page 267-270 B.C.P.R., Volume 22, Page 231-234 B.C.P.R. and Volume 24, Page 398 B.C.P.R.;

17) THENCE, South 59°57'12" West, along the northerly right-or-way line of said County Road 67 for a distance of 469.92 feet to a 5/8-inch iron rod found marking the southerly common corner of Lot 4 and Lot 5 of the aforementioned Lulling Stone Section 3;

18) THENCE, North 30°02'48" West, along the common line of said Lot 4 and Lot 5 for a distance of 1,136.49 feet to a point to the POINT OF BEGINNING and containing 14.35 acres of land.

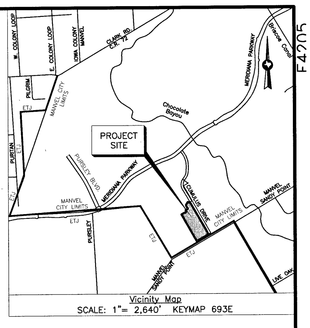
**

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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


PROJECT SITE
S. COUNTY LOOP
E. COUNTY LOOP
MANVEL PARKWAY
CROSBY MANVEL RD
MANVEL CUT OFF
CROSBY RD
MANVEL RD
SCARSDALE
SHADOW BEND
CONCRETE POST
SHELL ROAD
SHELL RD
SHELL ROAD
MANVEL
CUT OFF
SHELL RD
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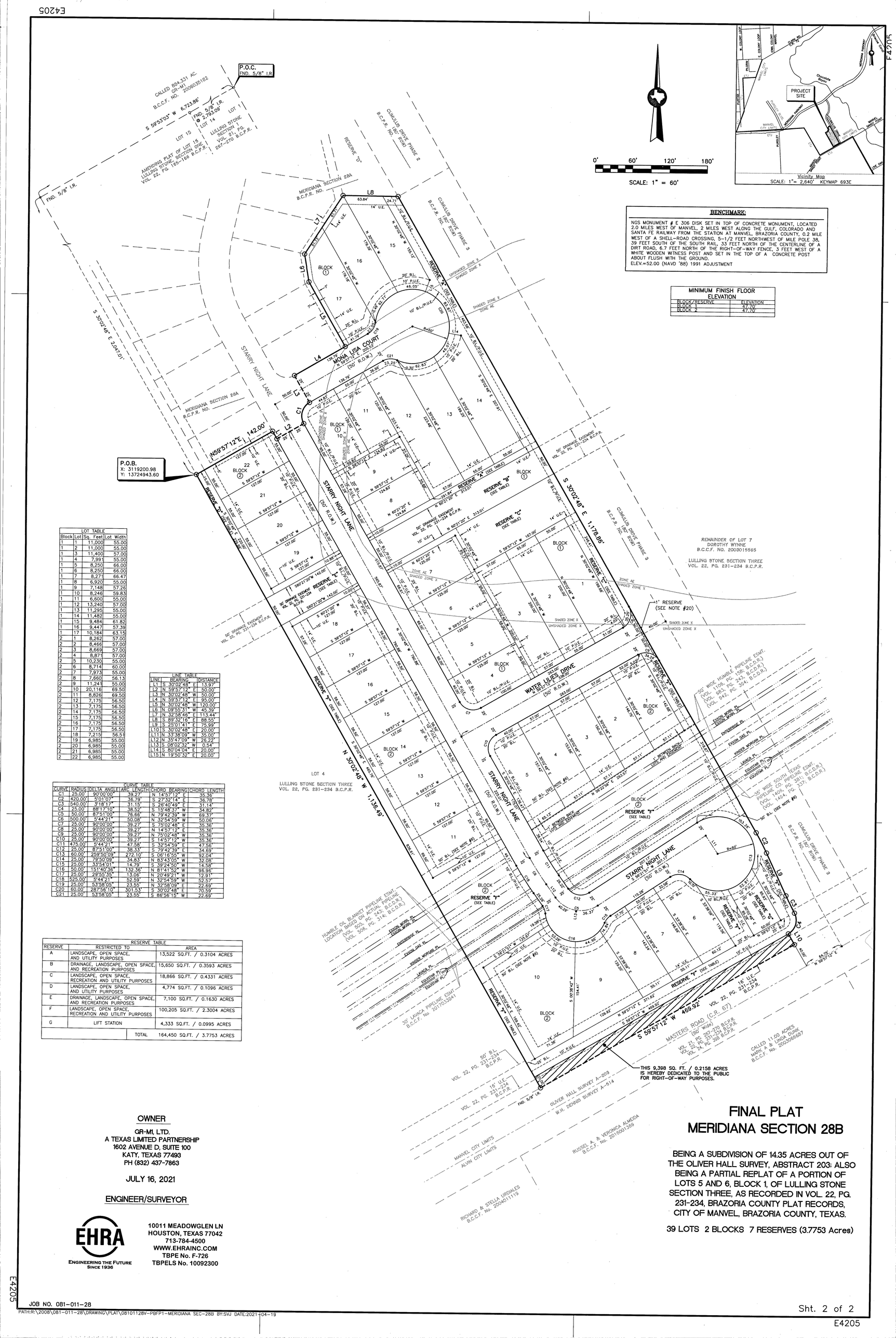


BENCHMARK:

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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	49.70
BLOCK 2	49.70

LOT TABLE			
Block	Lot	Sq. Feet	Lot Width
1	1	11,000	55.00
1	2	11,000	55.00
1	3	11,400	57.00
1	4	7,991	55.00
1	5	8,250	66.00
1	6	8,250	66.00
1	7	8,271	66.47
1	8	6,920	55.00
1	9	7,148	57.26
1	10	8,246	59.83
1	11	6,600	55.00
1	12	13,240	57.00
1	13	11,295	55.00
1	14	11,482	55.00
1	15	9,484	61.82
1	16	9,447	57.39
1	17	10,184	63.15
2	1	8,262	57.00
2	2	8,466	57.00
2	3	8,669	57.00
2	4	8,871	57.00
2	5	10,230	55.00
2	6	8,714	60.00
2	7	7,973	55.00
2	8	7,668	56.13
2	9	11,241	55.00
2	10	20,116	69.50
2	11	8,826	69.50
2	12	7,175	56.50
2	13	7,175	56.50
2	14	7,175	56.50
2	15	7,175	56.50
2	16	7,175	56.50
2	17	7,175	56.50
2	18	7,215	56.53
2	19	6,985	55.00
2	20	6,985	55.00
2	21	6,985	55.00
2	22	6,985	55.00

LINE TABLE			
LINE	BEARING		DISTANCE
L1	S 30°02'48"	E	13.97'
L2	N 59°57'12"	E	50.00'
L3	N 30°02'48"	W	50.00'
L4	N 59°57'12"	E	95.00'
L5	N 30°02'48"	W	120.00'
L6	N 09°55'31"	W	45.39'
L7	N 32°58'46"	E	113.44'
L8	S 89°32'15"	E	88.55'
L9	S 25°01'41"	E	75.99'
L10	S 30°02'48"	E	20.00'
L11	N 33°38'09"	W	55.00'
L12	N 55°47'09"	W	26.22'
L13	S 08°02'32"	W	0.54'
L14	S 89°04'04"	E	20.00'
L15	N 19°50'32"	E	20.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	LENGTH	CHORD BEARING		CHORD LENGTH
C1	25.00'	90°00'00"	39.27'	N 14°57'12"	E	35.36'
C2	420.00'	7°01'07"	35.39'	S 27°33'14"	E	36.78'
C3	540.00'	3°18'17"	31.15'	S 29°40'49"	E	31.14'
C4	25.00'	88°17'10"	38.52'	S 15°48'37"	W	34.82'
C5	50.00'	87°51'00"	76.66'	N 79°42'19"	W	69.37'
C6	500.00'	5°44'21"	50.08'	N 32°54'59"	W	50.06'
C7	25.00'	90°00'00"	39.27'	S 75°02'48"	E	35.36'
C8	25.00'	90°00'00"	39.27'	N 14°57'12"	E	35.36'
C9	25.00'	90°00'00"	39.27'	N 75°02'48"	W	35.36'
C10	25.00'	90°00'00"	39.27'	S 14°57'12"	W	35.36'
C11	475.00'	5°44'21"	47.58'	S 32°54'59"	E	47.56'
C12	25.00'	87°51'00"	38.33'	S 79°42'19"	E	34.69'
C13	60.00'	259°50'09"	272.10'	S 06°18'56"	W	91.54'
C14	25.00'	79°50'09"	34.83'	N 83°43'05"	W	32.08'
C15	25.00'	33°54'01"	14.79'	S 39°24'50"	W	14.58'
C16	50.00'	151°40'48"	132.36'	N 81°41'52"	W	96.96'
C17	25.00'	29°55'35"	13.06'	N 20°49'21"	W	12.91'
C18	525.00'	5°44'21"	52.59'	N 32°54'59"	E	52.57'
C19	25.00'	51°58'05"	22.68'	N 37°38'09"	E	22.69'
C20	60.00'	287°56'10"	301.53'	S 30°02'48"	E	70.59'
C21	25.00'	53°58'05"	23.55'	S 88°58'15"	W	22.69'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	13,522 SQ.FT. / 0.3104 ACRES
B	DRAINAGE, LANDSCAPE, OPEN SPACE, AND RECREATION PURPOSES	15,650 SQ.FT. / 0.3593 ACRES
C	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	18,866 SQ.FT. / 0.4331 ACRES
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	4,774 SQ.FT. / 0.1096 ACRES
E	DRAINAGE, LANDSCAPE, OPEN SPACE, AND RECREATION PURPOSES	7,100 SQ.FT. / 0.1630 ACRES
F	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	100,205 SQ.FT. / 2.3004 ACRES
G	LIFT STATION	4,333 SQ.FT. / 0.0995 ACRES
	TOTAL	164,450 SQ.FT. / 3.7753 ACRES

OWNER

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

JULY 16, 2021

ENGINEER/SURVEYOR

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

FINAL PLAT
MERIDIANA SECTION 28B

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

39 LOTS 2 BLOCKS 7 RESERVES (3.7753 Acres)

Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
Totals	+/- 1,663 Ac.	100%

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

Legend

- (#) Private Gated Section
- (#) Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

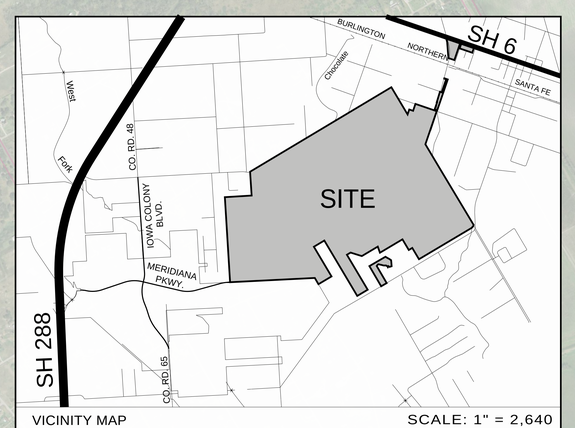
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____.

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

SH 6
SH 288
CR 64
Kruger Road
Jordan Road
CLARK ROAD
MASTERS ROAD
MERIDIANA PARKWAY
CHOCOLATE BAYOU
IOWA COLONY CITY LIMIT
IOWA COLONY REGIONAL PARK 102.1 AC.
ELEMENTARY SCHOOL 15 AC.
REC. CENTER 4.6 AC.
JR. HIGH SCHOOL 28 AC.
ELEMENTARY SCHOOL 13 AC.
20 AC. DRILL SITE/ PARK
VILLAGE CENTER 10 AC.
INSTITUTIONAL
TOWNHOME
TH
PATIO
COMM.
PARK
DET.
LIFT STATION
WWTP
POND A
POND B
POND C
POND D
POND E
POND F-1
POND F-2
POND G
POND H
POND I
POND J
POND K
POND L 8.0 AC.
POND M 17 AC.
POND N
POND O
POND P
POND Q 8 AC.
POND R 11 AC.
POND T +/- 15 AC.
POND V +/- 4 AC.
POND W 14 AC.
POND X 13 AC.
POND Y 11 AC.
POND Z 23 AC.
POND N-2 +/- 4 AC.
POND O-2 +/- 5 AC.
POND C-2 5 AC.
POND D-2 8 AC.
POND #9 9 AC.
POND S 6 AC.
MUD NO. 54 WATER PLANT +/- 2 AC.
MUD NO. 54 WATER PLANT +/- 1 AC.
SF
COMM
PATIO
TOWNHOME
INSTITUTIONAL

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
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

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: January 10, 2022 PDZ & January 18, 2022 City Council

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

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Section 28B, being a subdivision of 14.35 acres out of the Oliver Hall Survey, Abstract 203; also being a partial replat of a portion of Lots 5 and 6, Block 1, of Lulling Stone Section Three, as recorded in Vol. 22, Pg. 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:
Preliminary _____
Final X

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez Date: 2021.12.28 10:59:54 -06'00'

SIGNATURE

January 3, 2022

DATE

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: January 10, 2022 PDZ & January 18, 2022 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 51, being a subdivision of 7.176 acres out of the H.T. & B.R.R. Co. Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.

Plats:
Preliminary _____
Final X

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez Date: 2022.01.04 09:13:27 -06'00' January 3, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

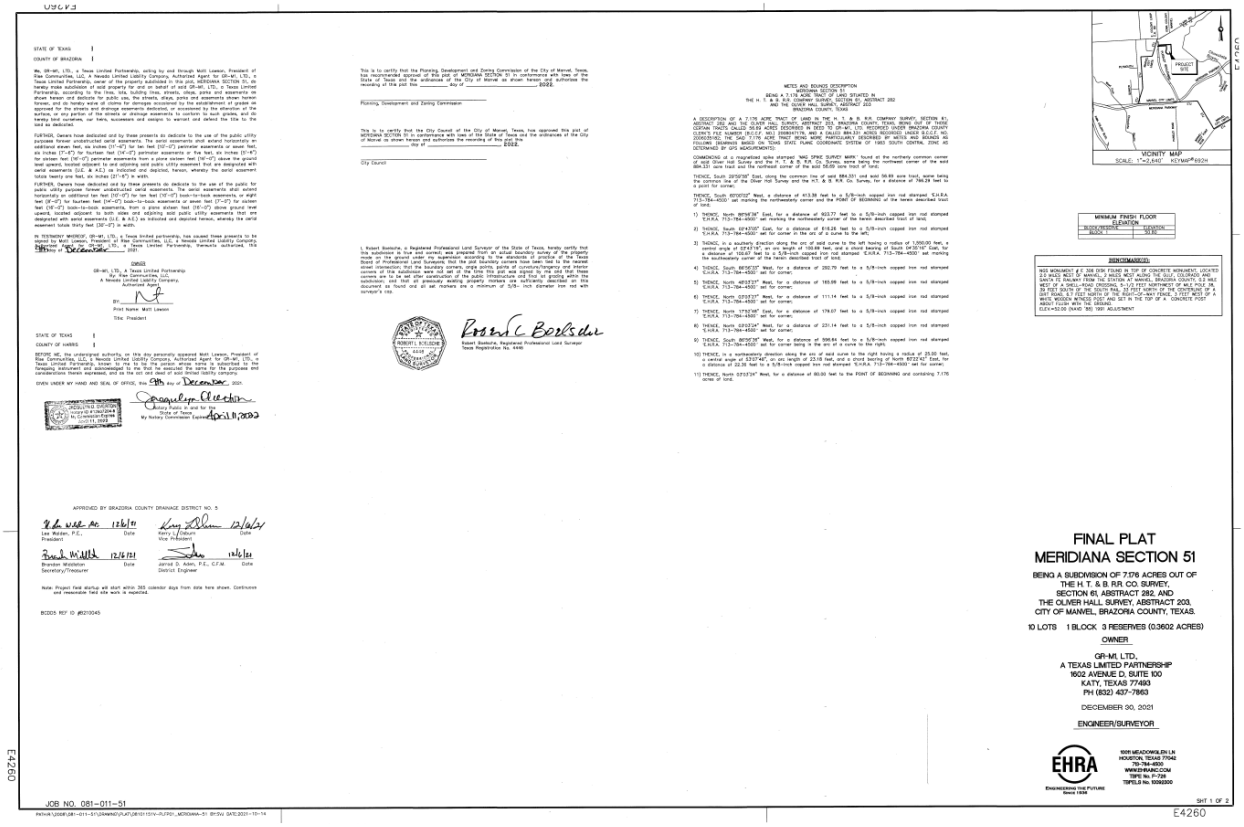
Plat Name	Meridiana Section 51 Final Plat
Applicant	Lacey Bell, EHRA
PD&Z Meeting Date	January 10, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

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

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

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 to be known as MERIDIANA SECTION 51 (the subdivision), and whose name is subscribed hereto, do hereby make subdivision of said property for and on behalf of such GR-MI, LTD., a Texas Limited Partnership, and do hereby dedicate to the use of the public, streets, alleys 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 ditches dedicated or restricted hereby and that we will not object to any ordinance or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to both sides and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

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, General Partner of GR-MI, LTD., a Texas Limited Partnership, thereunto authorized, this ____ day of _____, 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, General Partner of GR-MI, 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 9th day of December, 2021.

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 12/6/21
Kerry J. Hebert, Vice President — Date 12/6/21
Brandon Middleton, Secretary/Treasurer — Date 12/6/21
Jarrod D. Aden, P.E., C.F.M., District Engineer — Date 12/6/21

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

BCDDS REF ID #8210045

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 51 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon, hereby authorizes the recording of the plat this _____ day of _____, 2022.

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 51 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 _____, 2022.

City Council

I, Robert Boelsche, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveying; that all boundary corners, angle points, points of curve, and 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 will be set as shown hereon; that all easements and rights-of-way intersecting the boundary of this subdivision and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8- inch diameter iron rod with surveyor's cap.

ROBERT L. BOELSCHE, 4449, REGISTERED PROFESSIONAL LAND SURVEYOR

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4449

NOTES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 51
BEING A 7.176 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282
AND THE OLIVER HALL SURVEY, ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 7.176 ACRE TRACT OF LAND IN THE H. T. & B.R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282 AND THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF CERTAIN TRACTS CALLED 69.83 ACRES DESCRIBED IN DEED TO GR-MI, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2020061776, AND A CALLED 884.331 ACRES RECORDED UNDER B.C.C.F. NO. 2020025162; THE SAID 7.176 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 OBSERVANCED BY GPS MEASUREMENTS):

COMMENCING at a magnetical spike stamped "BRZ GPSC SURVEY MARK" found on the northerly common owner line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, same being the northwest corner of the said 884.331 acre tract and the northeast corner of the said 69.83 acre tract of land;

THENCE, South 28°50'58" East, along the common line of said 884.331 and said 69.83 acre land, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, for a distance of 786.29 feet to a point for corner;

THENCE, South 89°09'02" West, a distance of 413.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 89°58'38" East, for a distance of 603.77 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 of land;
2) THENCE, South 00°47'05" East, for a distance of 518.28 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner in the arc of a curve to the left;
3) THENCE, in a southerly direction along the arc of said curve to the left having a radius of 1,000.00 feet, a central angle of 09°11'27", an arc length of 160.47 feet, a chord bearing of South 04°42'48" East, and a distance of 160.30 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 of land;
4) THENCE, South 89°58'07" West, for a distance of 250.70 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
5) THENCE, North 48°58'37" West, for a distance of 165.88 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
6) THENCE, North 00°01'53" West, for a distance of 111.14 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
7) THENCE, North 11°53'48" East, for a distance of 176.07 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
8) THENCE, North 03°23'24" West, for a distance of 231.14 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
9) THENCE, South 89°58'38" West, for a distance of 396.84 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner being in the arc of a curve to the right;
10) THENCE, in a northeasterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, a chord bearing of North 45°01'22" East, and a distance of 35.36 feet to a 5/8-inch capped iron rod stamped E.H.R.A. 713-784-4500" set for corner;
11) THENCE, North 00°01'38" West, for a distance of 60.00 feet to the POINT OF BEGINNING and containing 7.176 acres of land.

MINIMUM FINISH FLOOR ELEVATION

BLOCK/LOT/SITE	ELEVATION
BLOCK 1	47.0'

BENCHMARK(S):

(NGS MONUMENT # F 338 DISK FILLED IN TOP OF CONCRETE MONUMENT, LOCATED 0.3 MILE WEST OF A SHELL-ROAD CROSSING, 0.1-MILE NORTHWEST OF MILE POST 38, 0.2 MILE NORTH OF THE INTERSECTION OF FM 2234 AND SH 6, 0.1 MILE EAST OF THE EAST ROAD, 0.1 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 PUBLISHED ELEVATION = 46.00 (NAVD '88)
ELEV=43.00 (NAVD '88) 1991 ADJUSTMENT

FINAL PLAT
MERIDIANA SECTION 51

BEING A SUBDIVISION OF 7.176 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY,
SECTION 61, ABSTRACT 282, AND
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

10 LOTS 1 BLOCK 3 RESERVES (0.3602 ACRES)

OWNER

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

DECEMBER 30, 2021

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE Since 1936
1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPLS No. 10093300

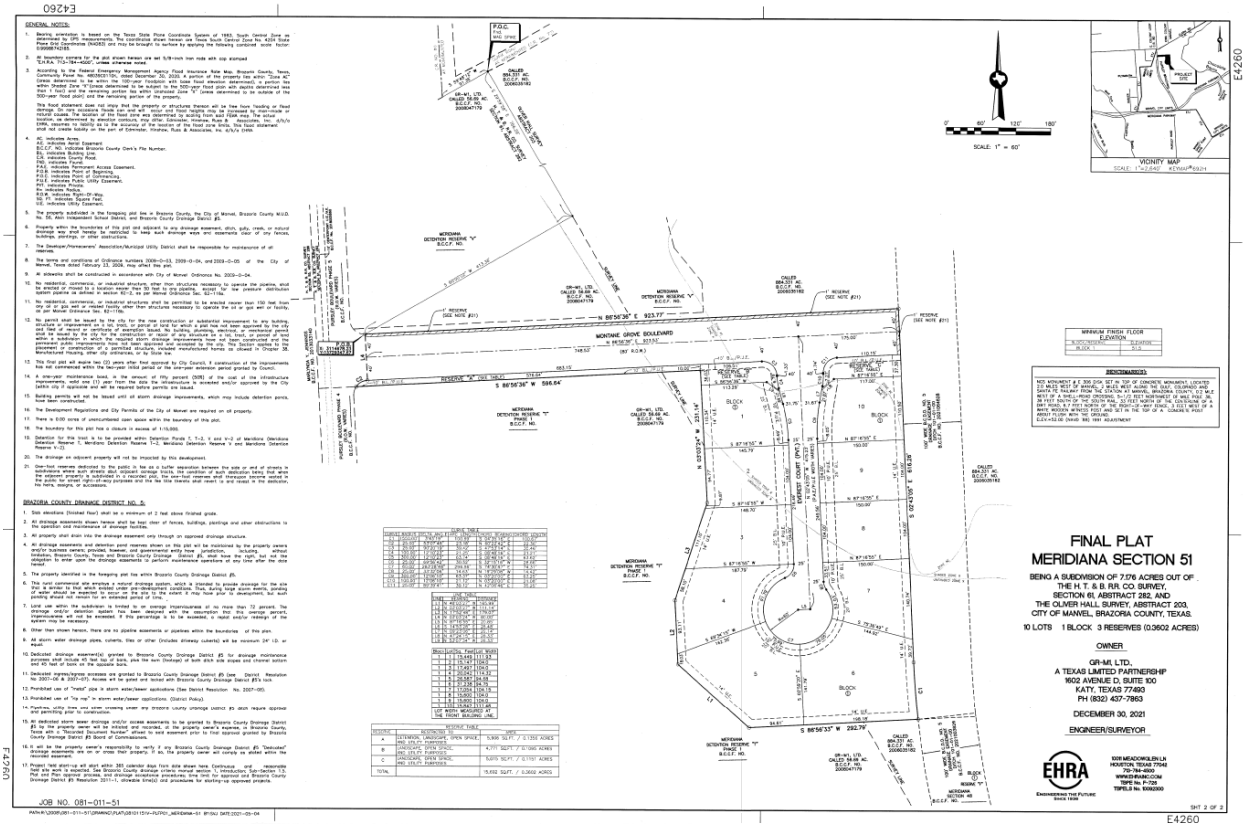
SHT. 1 OF 2

JOB NO. 081-011-51

E4260

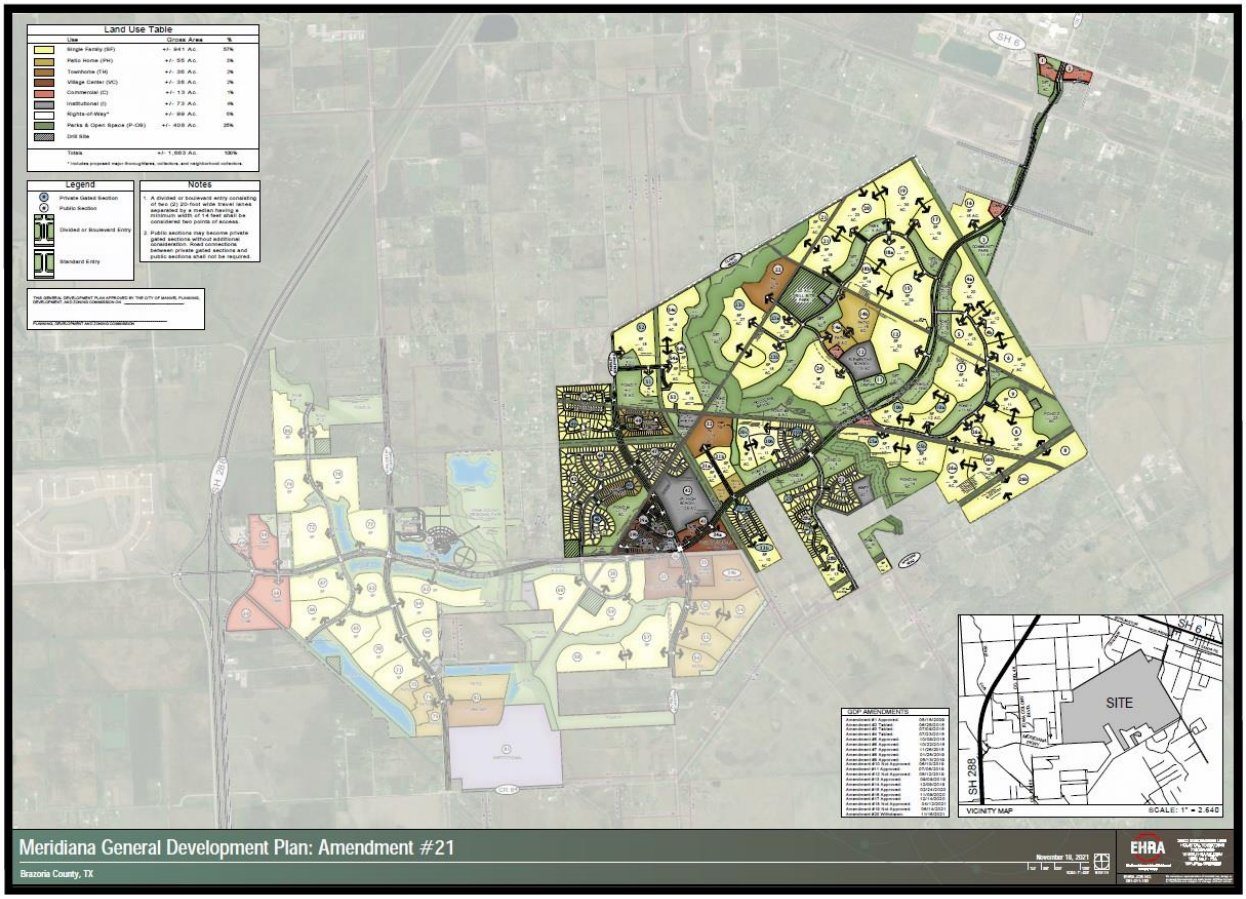
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



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

Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)



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 51, 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 have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'–6") for ten feet (10'–0") perimeter easements or seven feet, six inches (7'–6") for fourteen feet (14'–0") perimeter easements or five feet, six inches (5'–6") for sixteen feet (16'–0") perimeter easements from a plane sixteen feet (16'–0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'–6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'–0") for ten feet (10'–0") back–to–back easements, or eight feet (8'–0") for fourteen feet (14'–0") back–to–back easements or seven feet (7'–0") for sixteen feet (16'–0") back–to–back easements, from a plane sixteen feet (16'–0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'–0") in width.

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 9th day of December, 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 9th day of December, 2021.

JACQULYN D. OVERTON
Notary ID #12807204-8
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 12/6/21

Kerry L. Osburn, Vice President — Date 12/6/21

Brandon Middleton, Secretary/Treasurer — Date 12/6/21

Jarrod D. Aden, P.E., C.F.M., District Engineer — Date 12/6/21

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

BCDD5 REF ID #B210045

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 51 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 _____, 2022.

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 51 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 _____, 2022.

City Council

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

STATE OF TEXAS — REGISTERED — ROBERT L. BOELSCHE — 4446 — PROFESSIONAL LAND SURVEYOR

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

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 51
BEING A 7.176 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282
AND THE OLIVER HALL SURVEY, ABSTRACT 203
BRAZORIA COUNTY, TEXAS

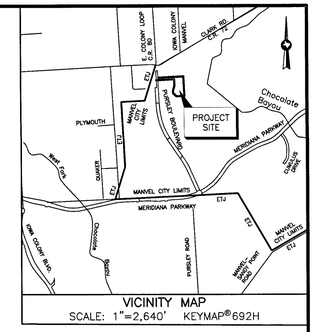
A DESCRIPTION OF A 7.176 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282 AND THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF THOSE CERTAIN TRACTS CALLED 56.69 ACRES DESCRIBED IN DEED TO GR–M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179, AND A CALLED 884.331 ACRES RECORDED UNDER B.C.C.F. NO. 2006035182; THE SAID 7.176 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, same being the northwest corner of the said 884.331 acre tract and the northeast corner of the said 56.69 acre tract of land;

THENCE, South 29°59'58" East, along the common line of said 884.331 and said 56.69 acre tract, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, for a distance of 766.29 feet to a point for corner;

THENCE, South 60°00'02" West, a distance of 413.38 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set marking the northwesterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 86°56'36" East, for a distance of 923.77 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 of land;
2) THENCE, South 02°43'05" East, for a distance of 616.26 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner in the arc of a curve to the left;
3) THENCE, in a southerly direction along the arc of said curve to the left having a radius of 1,550.00 feet, a central angle of 02°43'19", an arc length of 100.69 feet, and a chord bearing of South 04°35'16" East, for a distance of 100.67 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 of land;
4) THENCE, South 86°56'33" West, for a distance of 292.79 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
5) THENCE, North 48°03'27" West, for a distance of 165.99 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
6) THENCE, North 03°03'27" West, for a distance of 111.14 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
7) THENCE, North 17°52'48" East, for a distance of 179.07 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
8) THENCE, North 03°03'24" West, for a distance of 231.14 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
9) THENCE, South 86°56'36" West, for a distance of 596.64 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner being in the arc of a curve to the right;
10) THENCE, in a northeasterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 53°07'48", an arc length of 23.18 feet, and a chord bearing of North 60°22'42" East, for a distance of 22.36 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;
11) THENCE, North 03°03'24" West, for a distance of 80.00 feet to the POINT OF BEGINNING and containing 7.176 acres of land.



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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	50.80

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 51

BEING A SUBDIVISION OF 7.176 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY,
SECTION 61, ABSTRACT 282, AND
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

10 LOTS 1 BLOCK 3 RESERVES (0.3602 ACRES)

OWNER

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

DECEMBER 30, 2021

ENGINEER/SURVEYOR

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

JOB NO. 081–011–51

PATH:R:\2008\081–011–51\DRAWING\PLAT\08101151V–PLFP01_MERIDIANA–51 BY:SVJ DATE:2021–10–14

E4260

E4260

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 "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined), a portion lies within Shaded Zone "X"(areas determined to be subject to the 500-year flood plain with depths determined less than 1 foot) and the remaining portion lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain) and the remaining portion of the property.

   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 wcs 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. AC. indicates Acres.
   A.E. indicates Aerial Easement
   B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
   B.L. indicates Building Line.
   C.R. indicates County Road.
   FND. indicates Found.
   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point of Beginning.
   P.O.C. indicates Point of Commencing.
   P.U.E. indicates Public Utility Easement.
   PVT. indicates Private.
   R= indicates Radius.
   R.O.W. indicates Right-Of-Way.
   SQ. FT. indicates Square Feet.
   U.E. indicates Utility Easement.

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/Municipal Utility District shall be responsible for maintenance of all reserves.

8. The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plot.

9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.

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

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

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

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

14. A one-year maintenance bond, in the amount of 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.

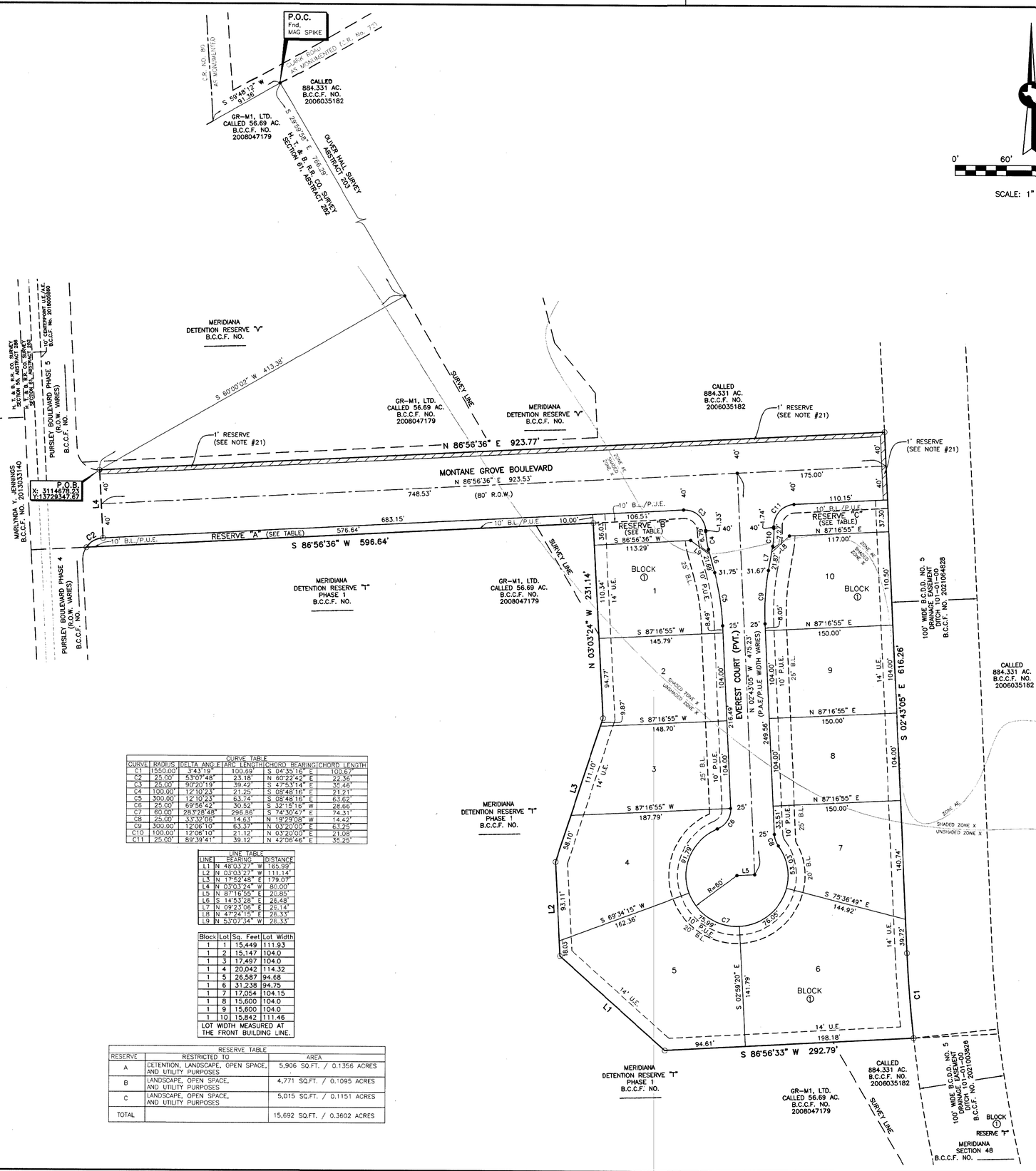
19. Detention for this tract is to be provided within Detention Ponds T, T-2, V and V-2 of Meridiana (Meridiana Detention Reserve T, Meridiana Detention Reserve T-2, Meridiana Detention Reserve V and Meridiana Detention Reserve V-2).

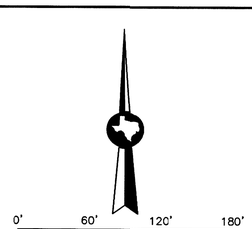
20. The drainage on adjacent property will not be impacted by this development.

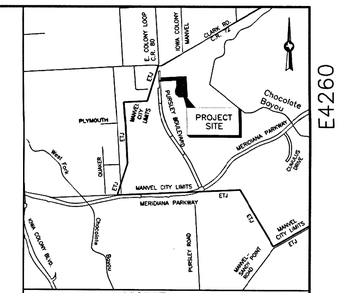
21. One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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







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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	51.5

BENCHMARK(S):

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

CURVE TABLE					
CURVE	RADIUS	DELTA ANG.	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1550.00'	3°43'19"	100.39'	S 04°35'16" E	100.67'
C2	25.00'	53°07'48"	23.18'	N 60°22'42" E	22.36'
C3	25.00'	90°20'19"	39.42'	S 47°53'14" E	35.46'
C4	100.00'	12°10'23"	21.25'	S 08°48'16" E	21.21'
C5	300.00'	12°10'23"	63.74'	S 08°48'16" E	63.62'
C6	25.00'	69°56'42"	30.52'	S 32°15'16" W	28.66'
C7	60.00'	283°28'48"	296.86'	S 74°30'47" E	74.31'
C8	25.00'	33°32'06"	14.63'	N 19°29'08" W	14.42'
C9	300.00'	12°06'10"	63.37'	N 03°20'05" E	63.25'
C10	100.00'	12°06'10"	21.12'	N 03°20'05" E	21.08'
C11	25.00'	89°39'41"	39.12'	N 42°06'46" E	35.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 48°03'27" W	165.99'
L2	N 03°03'27" W	111.14'
L3	N 17°52'26" E	179.07'
L4	N 03°03'24" W	80.00'
L5	N 87°16'55" E	20.85'
L6	S 14°53'28" E	26.48'
L7	N 09°23'06" E	25.14'
L8	N 47°24'15" E	28.33'
L9	N 53°07'34" W	28.33'

Block	Lot	Sq. Feet	Lot Width
1	1	15,449	111.93
1	2	15,147	104.0
1	3	17,497	104.0
1	4	20,042	114.32
1	5	26,587	94.68
1	6	31,238	94.75
1	7	17,054	104.15
1	8	15,600	104.0
1	9	15,600	104.0
1	10	15,842	111.46

LOT WIDTH MEASURED AT THE FRONT BUILDING LINE.

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	DETENTION, LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	5,906 SQ.FT. / 0.1356 ACRES
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	4,771 SQ.FT. / 0.1095 ACRES
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	5,015 SQ.FT. / 0.1151 ACRES
TOTAL		15,692 SQ.FT. / 0.3602 ACRES

FINAL PLAT
MERIDIANA SECTION 51

BEING A SUBDIVISION OF 7.176 ACRES OUT OF THE H. T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, AND THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

10 LOTS 1 BLOCK 3 RESERVES (0.3602 ACRES)

OWNER

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

DECEMBER 30, 2021

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE
SINCE 1936

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

JOB NO. 081-011-51

PATH:R:\2008\081-011-51\DRAWING\PLAT\081011S1V-PLFP01_MERIDIANA-51 BY:SVJ DATE:2021-05-04

SHT 2 OF 2

E4260

Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
Totals	+/- 1,663 Ac.	100%

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

Legend

- (#) Private Gated Section
- (#) Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

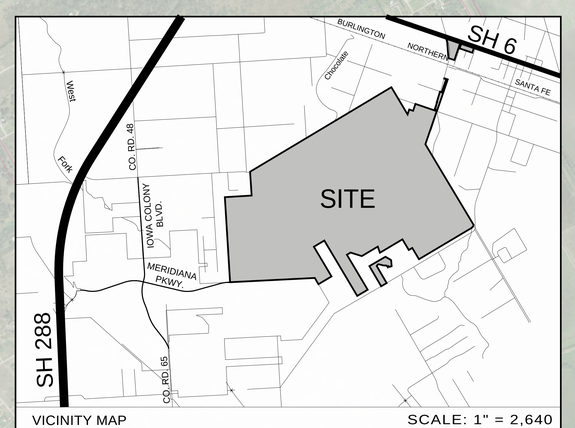
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____.

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

SH 6
SH 288
CR 64
Kruger Road
Jordan Road
CLARK ROAD
MASTERS ROAD
MERIDIANA PARKWAY
CHOCOLATE BAYOU
IOWA COLONY CITY LIMIT
IOWA COLONY REGIONAL PARK 102.1 AC.
ELEMENTARY SCHOOL 15 AC.
REC. CENTER 4.6 AC.
JR. HIGH SCHOOL 28 AC.
ELEMENTARY SCHOOL 13 AC.
20 AC. DRILL SITE/ PARK
VILLAGE CENTER 10 AC.
INSTITUTIONAL
TOWNHOME
TH
PATIO
COMM.
PARK
DET.
LIFT STATION
WWTP
POND A
POND B
POND C
POND D
POND E
POND F-1
POND F-2
POND G
POND H
POND I
POND J
POND K
POND L 8.0 AC.
POND M 17 AC.
POND N
POND O
POND P
POND Q 8 AC.
POND R 11 AC.
POND T +/- 15 AC.
POND V +/- 4 AC.
POND W 14 AC.
POND X 13 AC.
POND Y 11 AC.
POND Z 23 AC.
POND N-2 +/- 4 AC.
POND O-2 +/- 5 AC.
POND C-2 5 AC.
POND D-2 8 AC.
POND #9 9 AC.
POND S 6 AC.
MUD NO. 54 WATER PLANT +/- 2 AC.
MUD NO. 54 WATER PLANT +/- 1 AC.
SF
COMM
PATIO
TOWNHOME
INSTITUTIONAL

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
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

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.

MANVEL PD&Z
DATA SHEET

MEETING DATE: January 10, 2022

TOPIC: Consideration and possible action to approve and forward with recommendation to City Council, a request for a 1 year extension for a specific use permit issued under Ordinance No. 2020-O-38 (adopted January 19, 2021).

BACKGROUND: On January 19, 2021, City Council approved a SUP for 6.3272 acres of land located in the southwest corner of SH6 and Iowa Lane, Manvel, Texas. The SUP was granted with 17 conditions for NAICS use 721 "Accommodations" by Ordinance No. 2020-O-38. The Planning, Development and Zoning Commission recommended Ordinance No. 2020-O-38 with 17 conditions at their December 14, 2020, meeting. According to Ordinance No. 2020-O-38, Section 5, the SUP will 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. The property owner has not begun construction or established said use on the property. The property owner has requested a one-year extension to Ordinance No. 2020-O-38.

STAFF RECOMMENDATION: City staff recommends approval of a one-year extension of Ordinance No. 2020-O-38.

ATTACHMENTS: Ordinance No. 2020-O-38 and Extension Request Letter

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** _____

PARAGAN SOLUTIONS, LLC

PARAGAN SOLUTIONS, LLC
ARCHITECTURE / ENGINEERING DESIGN CONSULTANTS

14022 Hempstead Rd
Houston, TX. 77040
Tel: (713) 446-7810 / Fax: (281) 667-3505

December 23, 2021
City of Manvel
20025 Highway 6
Manvel, TX 77578

Re: Letter of Request for Extension-Specific Use Permit

To Development Department,

Please accept this letter as a formal request for an Extension of Specific Use Permit for our proposed Holiday Inn Express. The project is located at the intersection of Iowa Lane and Highway 6.

Should you have any questions, please contact our office at (713)446-7810.

Lokesh Khosla
Lokesh Khosla
Paragan Solutions, LLC
Managing Partner

14022 Heampstead Rd
Houston, TX 77040

ORDINANCE NO. 2020-O-38

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 6.3272 ACRES LOCATED ON THE SOUTHWEST CORNER OF STATE HIGHWAY 6 AND IOWA LANE, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 721 "ACCOMMODATIONS"; 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, Meldi Hospitality LP is the current owner of a certain 6.3272-acre tract of land located on the southwest corner of State Highway 6 and Iowa Lane, Manvel, Texas, being 6.3272 acres (275,613 sq. ft.) of land, out of and being part of Tract 203 of the Emigration Land Company Survey, Abstract 285, Brazoria County, Texas, a map and description of which is attached hereto as Exhibit "A"; and

WHEREAS, the 6.3272-acre tract is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6); and

WHEREAS, the Owner has filed an application to change the zoning classification of the 6.3272-acre tract to Light Commercial District/State Highway 6 Overlay District, with a Specific Use Permit (LC/SH6-SUP) allowing use of the Property for NAICS Use 721 "Accommodations"; 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 6.3272 acre tract of land located on the southwest corner of State Highway 6 and Iowa Lane, Manvel, Texas, being 6.3272 acres (275,613 sq. ft.) of land out of and being part of Tract 203 of the Emigration Land Company Survey, Abstract 285, Brazoria County, Texas, as more particularly described in Exhibit "A" attached hereto, shall be changed from Light Commercial District/State Highway 6 Overlay District (LC/SH6) to Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Accommodations - (NAICS 721)

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 4 day of January, 2021.

PASSED, APPROVED, AND ADOPTED on second and final reading this 19 ~~21st~~ day of JAN, 2021.

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

CITY OF HAVEN, TEXAS CORPORATE SEAL

Exhibit A

Being 6.3272 acres (275,613 sq. ft.) of land out of and being part of Tract 203 of the Emigration Land Company Survey, Abstract 285, Brazoria County, Texas.

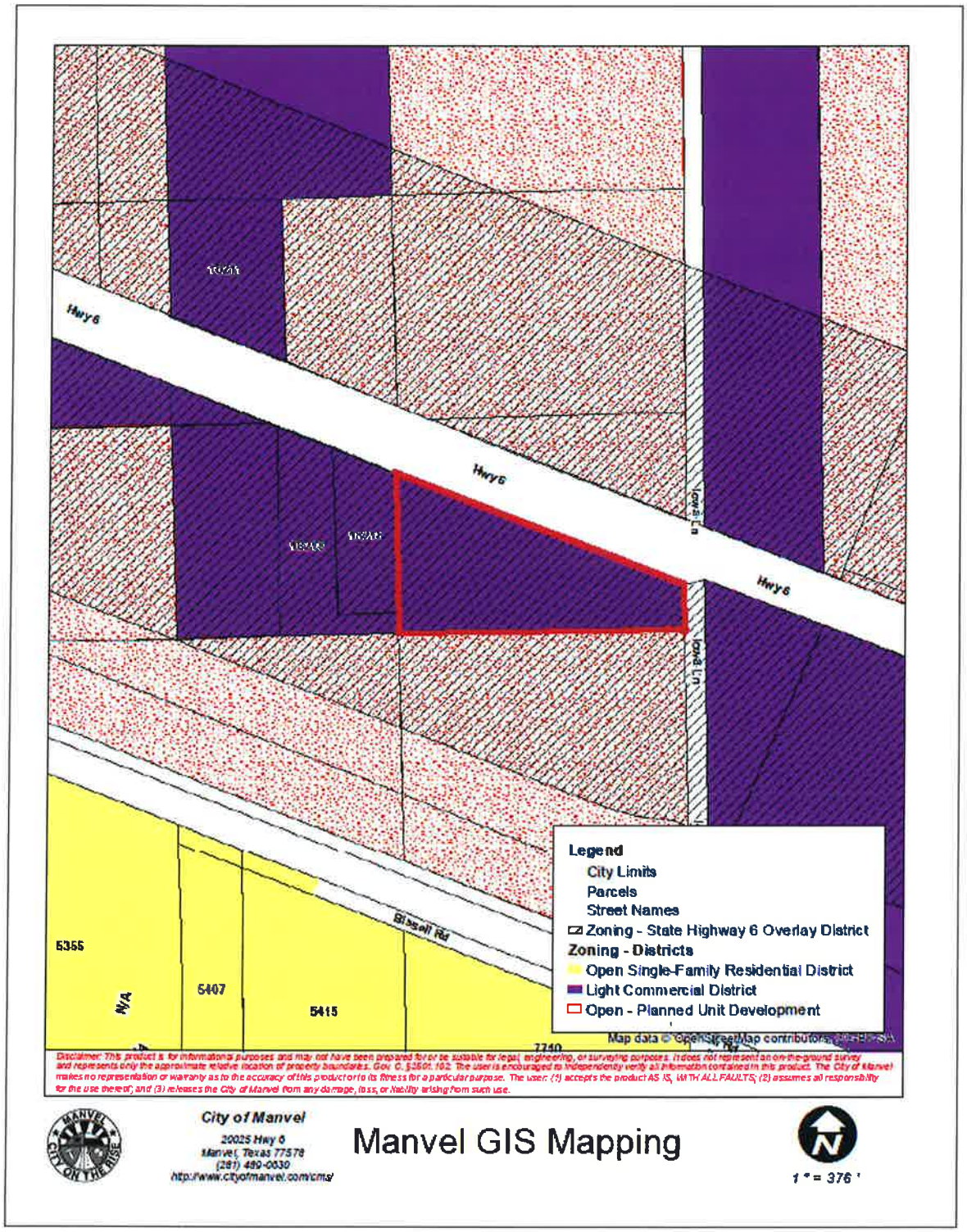


Exhibit B

CONDITIONS FOR ACCOMMODATION (HOTEL) USE

GENERAL:

(1)All guest rooms are accessed via interior hallway.

(2)All interior hallways accessed from a central lobby.

(3)A minimum 1,000 square feet dedicated to meeting and event space.

(4)The use of a kitchenette is not permitted.

(5)Maintain a copy of guest registration information for a minimum of 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s).

(6)Install and maintain security cameras in each interior hallway, lobby, parking lots, and exterior doors.

(7)Require all guests to enter through a central lobby after 11:00 p.m.

(8)A hotel owner, operator, or manager must be present and accessible in person on a 24-hour basis.

(9)The site shall provide a 25-foot public access easement (PAE) per Section 77-36 of the zoning ordinance. The site's 25-foot PAE shall connect to the Redeemer Church's site (west) PAE.

(10) The driveway access to State Highway 6 will be allowed per City regulations and TxDOT approvals (proposed site plan attached is conceptual).

(11) The site landscaping shall be in accordance with Sections 77-44 and 77-51 of the zoning ordinance. The proposed landscaping plan submitted with the SUP application is for conceptual purposes only. The minimum tree caliper requirement in Section 77-44 shall not use multi-trunk trees to achieve minimum caliper size.

(12) The height of the proposed hotel is limited to the maximum height in the Light Commercial District (LC).

(13) A photometric study showing all proposed exterior lighting shall be required at the time of permit review.

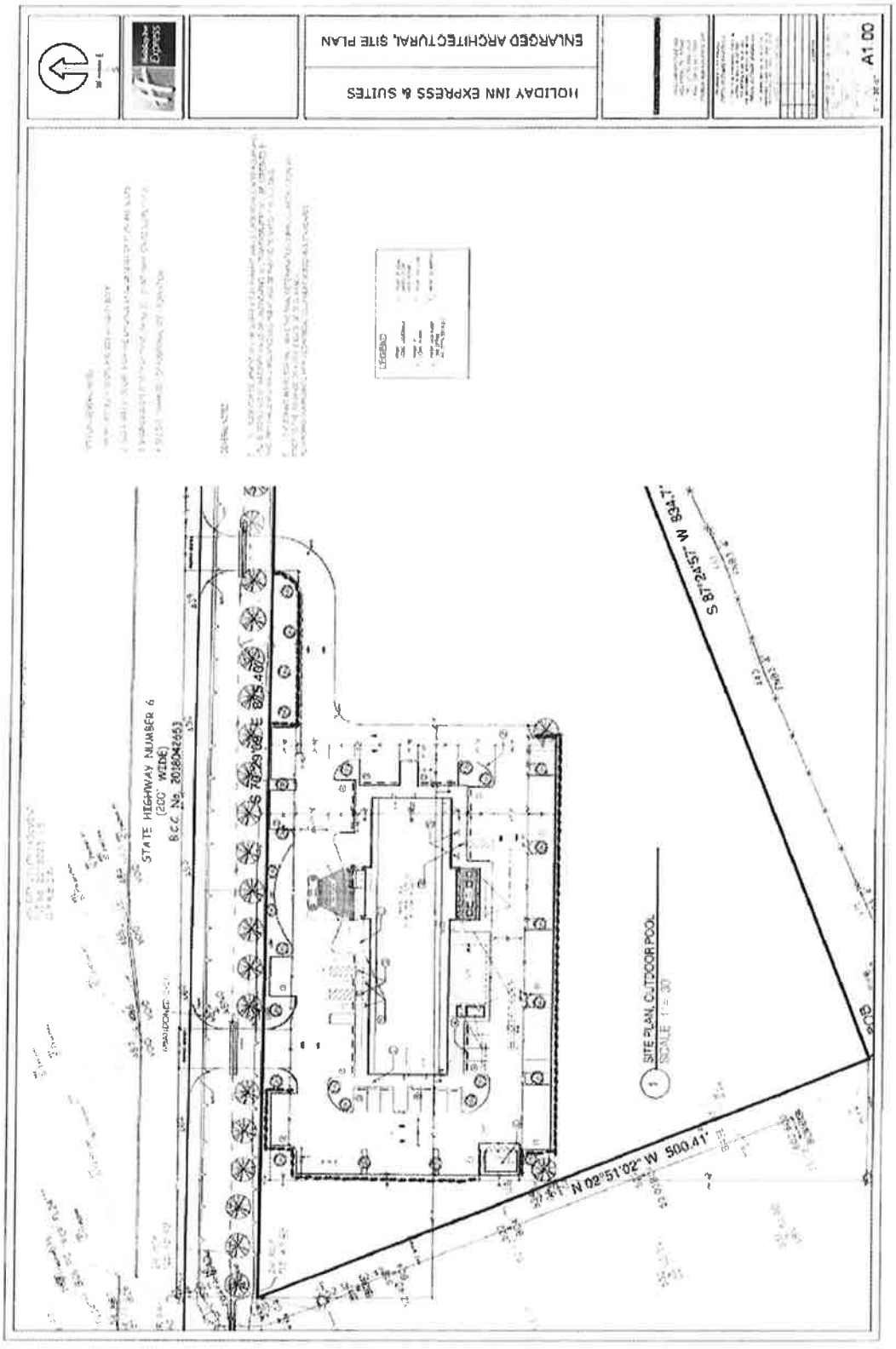
(14) A photometric survey shall be provided prior to the Certificate of Occupancy.

(15) 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.

(16) No freestanding light fixture shall be greater than 25-feet in height.

(17) All outdoor lighting shall be designated so that no light spillover onto abutting property exceeds 0.3 foot-candle when measured vertically.

Exhibit C


HOLIDAY INN EXPRESS & SUITES
ENLARGED ARCHITECTURAL SITE PLAN
A1.00
STATE HIGHWAY NUMBER 6
(200' WIDE)
S 87°24'57" W 934.7'
N 02°51'02" W 500.41'
SITE PLAN, OUTDOOR POOL
SCALE: 1" = 30'

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: January 10, 2022 PDZ & January 18, 2022 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 Pursley Boulevard Phase 7, being a subdivision of 0.8422 acres out of the H.T. & B.R.R. Co. Survey, Section 61, Abstract 282, in the City of Manvel, in Brazoria County, Texas.

Plats:
Preliminary _____
Final X

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez Date: 2022.01.04 08:52:23 -06'00'

SIGNATURE

January 3, 2022

DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Pursley Boulevard Phase 7 Final Plat
Applicant	Lacey Bell, EHRA
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

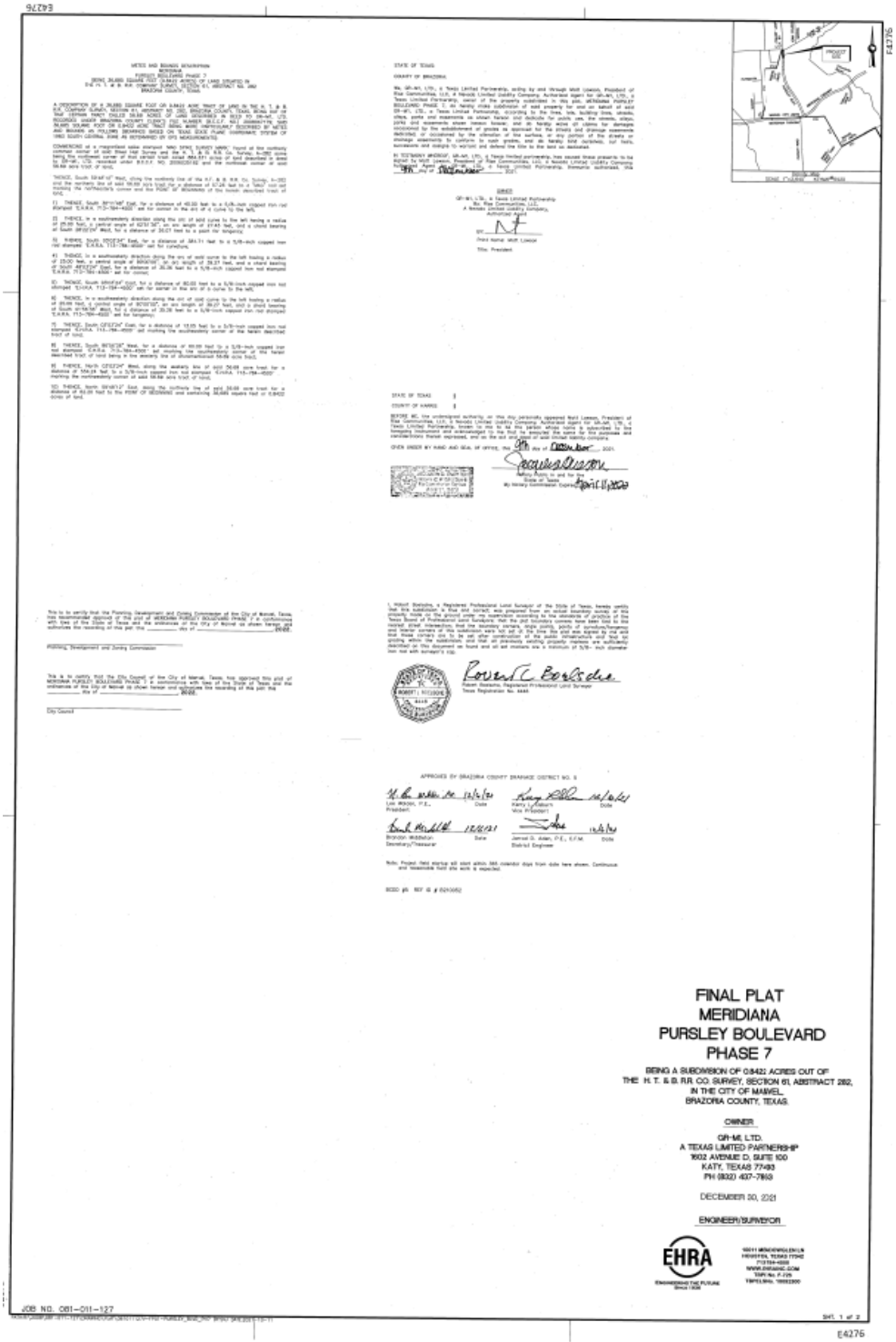
Staff Recommendation

The City staff recommends denial of the Meridiana Pursley Boulevard Phase 7 Final Plat. This final plat does not meet the following regulation:

1. Approved construction plans by the City Engineer (Section 62-41 (a), Section 62-41 (b) (27), and Section 62-40).

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

Plat Exhibit



FINAL PLAT
MERIDIANA
PURSLEY BOULEVARD
PHASE 7

BEING A SUBDIVISION OF 0.8422 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT 282,
IN THE CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

OWNER

GR-ML LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7893

DECEMBER 30, 2021

ENGINEER/SURVEYOR

EHRA

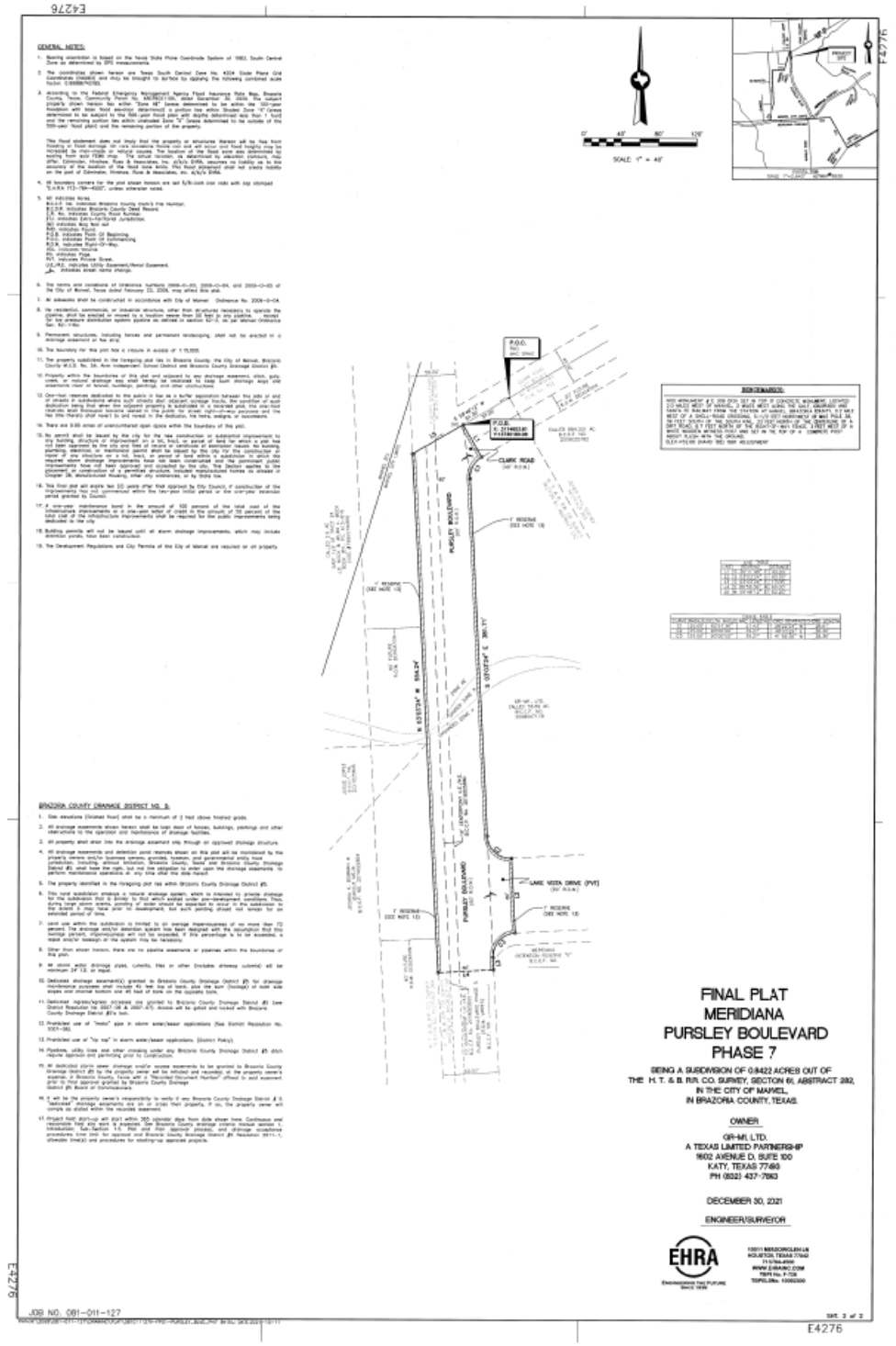
JOB NO. 081-011-127

SHT. 1 of 2

E4276

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

Plat Exhibit



FINAL PLAT
MERIDIANA
PURSLEY BOULEVARD
PHASE 7

BEING A SUBDIVISION OF 0.8422 ACRES OUT OF THE H. T. & B. R.R. CO. SURVEY, SECTION 69, ABSTRACT 282, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS.

OWNER
GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7693

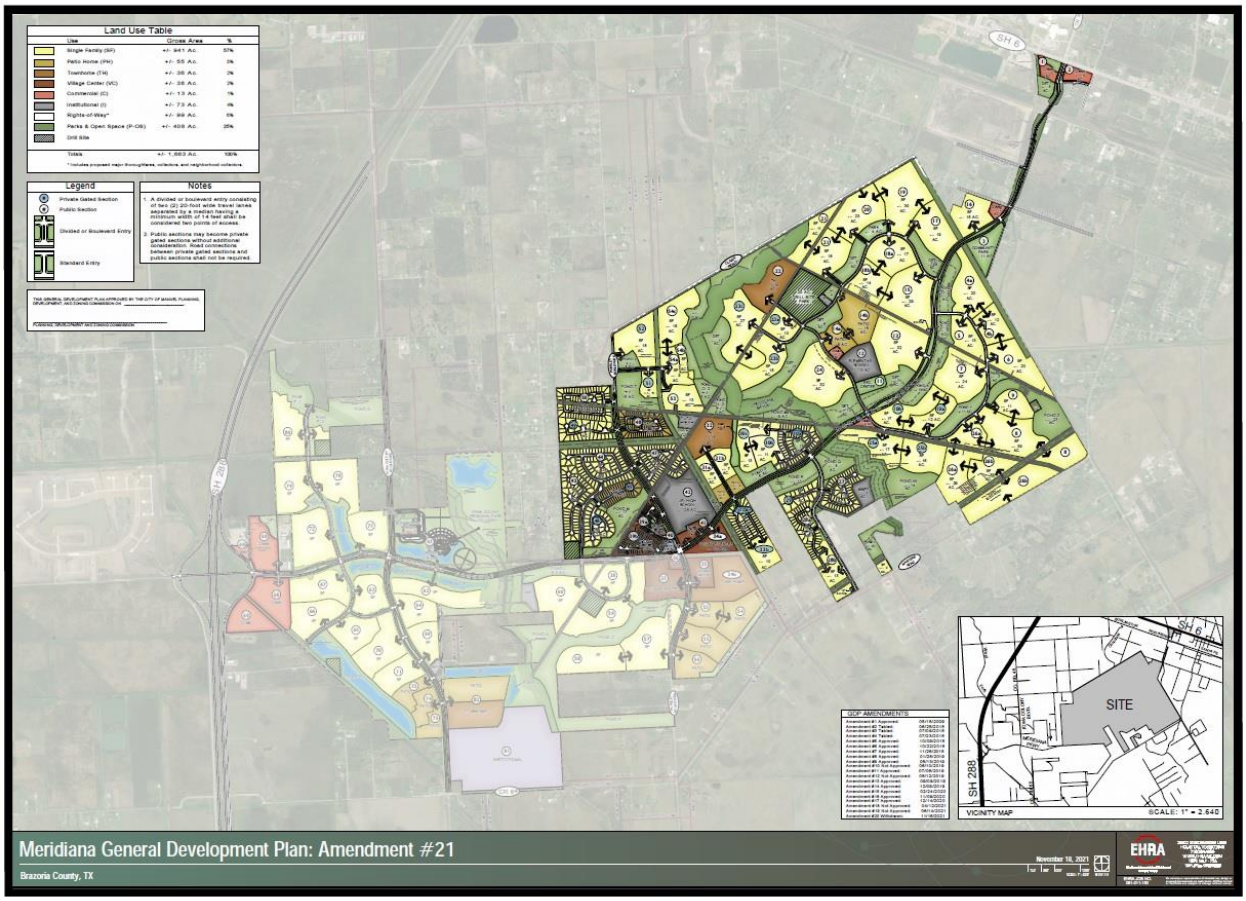
DECEMBER 30, 2021

ENGINEER/SURVEYOR

EHRA

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

Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)



E4276

METES AND BOUNDS DESCRIPTION
MERIDIANA
PURSLEY BOULEVARD PHASE 7
BEING 36,685 SQUARE FEET (0.8422 ACRES) OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 36,685 SQUARE FOOT OR 0.8422 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT CALLED 56.69 ACRES OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179; SAID 36,685 SQUARE FOOT OR 0.8422 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, A-282 same being the northwest corner of that certain tract called 884.331 acres of land described in deed to GR-M1, LTD. recorded under B.C.C.F. NO. 2006035182 and the northeast corner of said 56.69 acre tract of land;

THENCE, South 59°48'12" West, along the northerly line of the H.T. & B. R.R. Co. Survey, A-282 and the northerly line of said 56.69 acre tract for a distance of 57.26 feet to a "MAG" nail set marking the northeasterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 30°11'48" East, for a distance of 40.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a curve to the left;

2) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 62°51'36", an arc length of 27.43 feet, and a chord bearing of South 28°22'24" West, for a distance of 26.07 feet to a point for tangency;

3) THENCE, South 03°03'24" East, for a distance of 381.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

4) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of South 48°03'24" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, South 03°03'24" East, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a curve to the left;

6) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of South 41°56'36" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

7) THENCE, South 03°03'24" East, for a distance of 13.05 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 of land;

8) THENCE, South 86°56'36" West, for a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner of the herein described tract of land being in the westerly line of aforementioned 56.69 acre tract;

9) THENCE, North 03°03'24" West, along the westerly line of said 56.69 acre tract for a distance of 554.24 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" marking the northwesterly corner of said 56.69 acre tract of land;

10) THENCE, North 59°48'12" East, along the northerly line of said 56.69 acre tract for a distance of 62.20 feet to the POINT OF BEGINNING and containing 36,685 square feet or 0.8422 acres of land.

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA PURSLEY BOULEVARD PHASE 7 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 _____, 2022.

_____
Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA PURSLEY BOULEVARD PHASE 7 in conformance with 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 _____, 2022.

_____
City Council

STATE OF TEXAS:

COUNTY OF BRAZORIA:

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA PURSLEY BOULEVARD PHASE 7, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this 9th day of December, 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 9th day of December, 2021.

JACQUELYN D. OVERTON
Notary ID #132072048
My Commission Expires
April 11, 2022

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

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

STATE OF TEXAS
ROBERT L. BOELSCHE
4446
PROFESSIONAL
LAND SURVEYOR

Robert C Boelsche

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

M. Lee Walden, P.E. 12/6/21
Lee Walden, P.E., Date
President

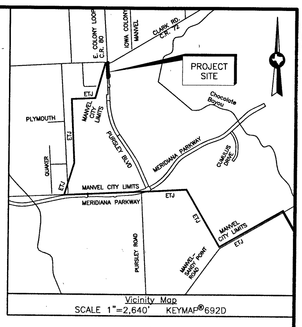
Kerry L. Osburn 12/6/21
Kerry L. Osburn Date
Vice President

Brandon Middleton 12/6/21
Brandon Middleton Date
Secretary/Treasurer

Jarrod D. Aden 12/6/21
Jarrod D. Aden, P.E., C.F.M. Date
District Engineer

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

BCDD #5 REF ID # B210052



Vicinity Map
SCALE 1"=2,640' KEYMAP® 692D

FINAL PLAT
MERIDIANA
PURSLEY BOULEVARD
PHASE 7

BEING A SUBDIVISION OF 0.8422 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT 282,
IN THE CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

OWNER

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

DECEMBER 30, 2021

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936

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

JOB NO. 081-011-127

PATH:R:\2008\081-011-127\DRAWING\PLAT\081011127V-FP01-PURSLEY_BLVD_PH7 BY:SVJ DATE:2021-10-11

E4276

E4276

F4276

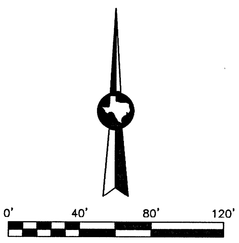
GENERAL NOTES:

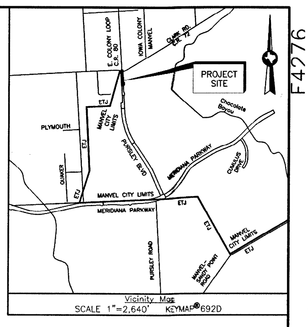
1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020. The subject property shown hereon lies within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined) a portion lies within Shaded Zone "X" (areas determined to be subject to the 500-year flood plain with depths determined less than 1 foot) and the remaining portion lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain) and the remaining portion of the property.

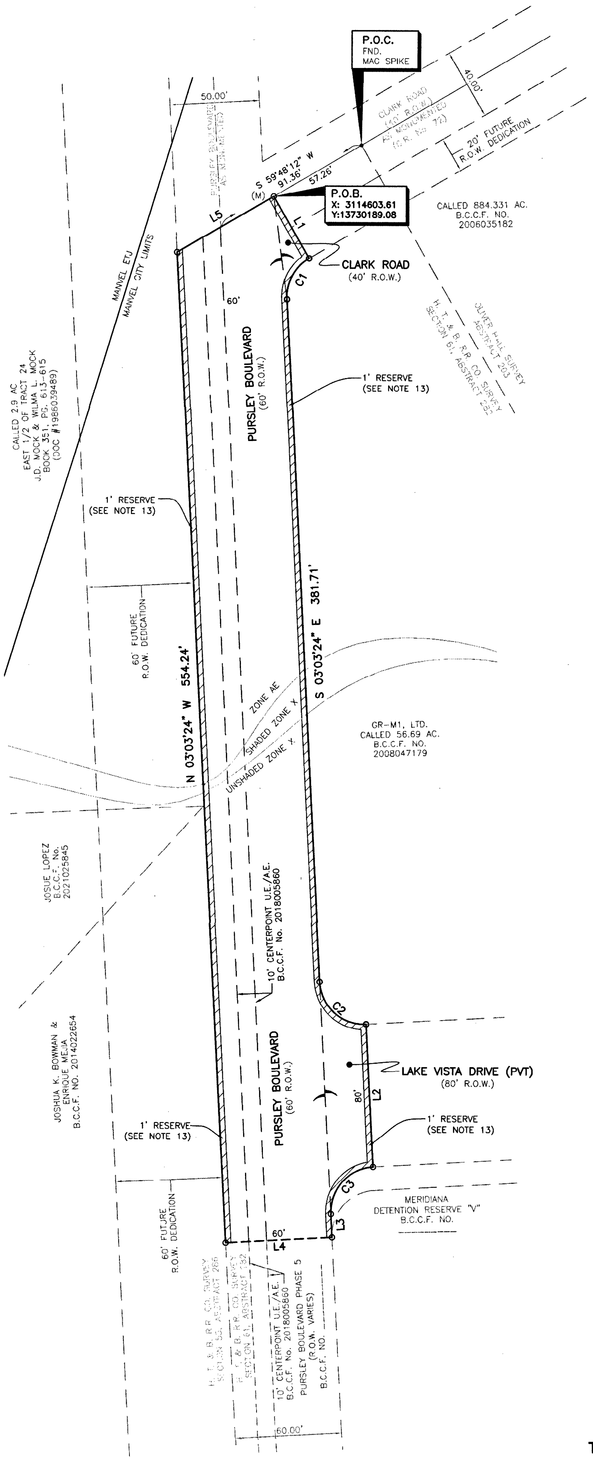
   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A 713-784-4500", unless otherwise noted.
5. AC indicates Acres.
   B.C.C.F. No. indicates Brazoria County Clerk's File Number.
   B.C.D.R. indicates Brazoria County Deed Record.
   C.R. No. indicates County Road Number.
   ETJ. indicates Extra-Territorial Jurisdiction.
   (M) indicates Mag Nail set
   FND. indicates Found.
   P.O.B. indicates Point Of Beginning.
   P.O.C. indicates Point Of Commencing.
   R.O.W. indicates Right-Of-Way.
   VOL. indicates Volume.
   PG. indicates Page.
   PVT. indicates Private Street.
   U.E./A.E. indicates Utility Easement/Aerial Easement.
   indicates street name change.
6. The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
8. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
9. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
10. The boundary for this plat has a closure in excess of 1:15,000.
11. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District and Brazoria County Drainage District #5.
12. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
13. One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
14. There are 0.00 acres of unencumbered open space within the boundary of this plat.
15. No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
16. This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
17. A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
18. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
19. The Development Regulations and City Permits of the City of Manvel are required on all property.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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







BENCHMARK(S):

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

LINE TABLE

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

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	62°51'36"	27.43'	S 28°22'24" W	26.07'
C2	25.00'	90°00'00"	39.27'	S 48°03'24" E	35.36'
C3	25.00'	90°00'00"	39.27'	S 41°56'36" W	35.36'

FINAL PLAT
MERIDIANA
PURSLEY BOULEVARD
PHASE 7

BEING A SUBDIVISION OF 0.8422 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT 282,
IN THE CITY OF MANVEL,
IN BRAZORIA COUNTY, TEXAS.

OWNER

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

DECEMBER 30, 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

E4276

JOB NO. 081-011-127

SHT. 2 of 2

PATH:R:\2008\081-011-127\DRAWING\PLAT\081011127V-FP01-PURSLEY_BLVD_PH7 BY:SVJ DATE:2021-10-11

E4276

Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
Totals	+/- 1,663 Ac.	100%

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

Legend

- (#) Private Gated Section
- (#) Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

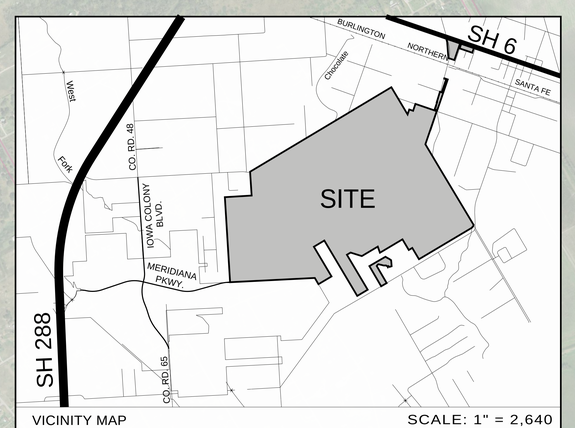
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____.

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

SH 6
SH 288
CR 64
Kruger Road
Jordan Road
CLARK ROAD
MASTERS ROAD
MERIDIANA PARKWAY
CHOCOLATE BAYOU
IOWA COLONY CITY LIMIT
IOWA COLONY REGIONAL PARK 102.1 AC.
ELEMENTARY SCHOOL 15 AC.
REC. CENTER 4.6 AC.
JR. HIGH SCHOOL 28 AC.
ELEMENTARY SCHOOL 13 AC.
20 AC. DRILL SITE/ PARK
VILLAGE CENTER 10 AC.
INSTITUTIONAL
TOWNHOME
TH
PATIO
COMM.
PARK
DET.
LIFT STATION
WWTP
POND A
POND B
POND C
POND D
POND E
POND F-1
POND F-2
POND G
POND H
POND I
POND J
POND K
POND L 8.0 AC.
POND M 17 AC.
POND N
POND O
POND P
POND Q 8 AC.
POND R 11 AC.
POND T +/- 15 AC.
POND V +/- 4 AC.
POND W 14 AC.
POND X 13 AC.
POND Y 11 AC.
POND Z 23 AC.
POND N-2 +/- 4 AC.
POND O-2 +/- 5 AC.
POND C-2 5 AC.
POND D-2 8 AC.
POND #9 9 AC.
POND S 6 AC.
MUD NO. 54 WATER PLANT +/- 2 AC.
MUD NO. 54 WATER PLANT +/- 1 AC.
SF
COMM
PATIO
TOWNHOME
INSTITUTIONAL

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
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

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

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10011 MEADOWGLEN LANE
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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.

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POND D
POND E
POND F-1
POND F-2
POND G
POND H
POND I
POND J
POND K
POND L 8.0 AC.
POND M 17 AC.
POND N
POND O
POND P
POND Q 8 AC.
POND R 11 AC.
POND T +/- 15 AC.
POND V +/- 4 AC.
POND W 14 AC.
POND X 13 AC.
POND Y 11 AC.
POND Z 23 AC.
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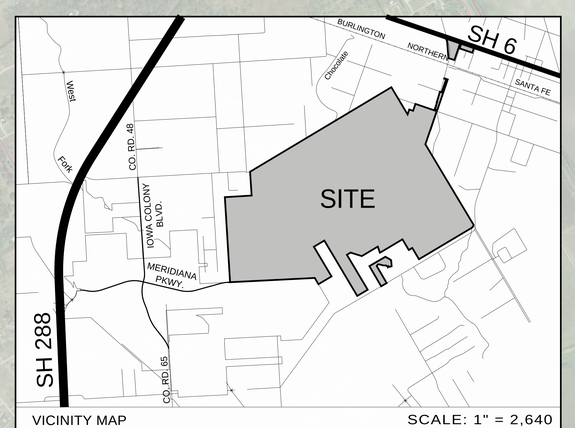

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Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

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

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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: January 10, 2022 PDZ & January 18, 2022 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 Detention Reserve T Phase 2, being a subdivision of 0.7662 acre out of the H.T. & B.R.R. Co. Survey, Section 61, Abstract 282, 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: 2022.01.04 11:47:27 -06'00' January 3, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve T Phase 2 Final Plat
Applicant	Lacey Bell, EHRA
PD&Z Meeting Date	January 10, 2022
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Background

The City Council approved the Meridiana Detention Reserve T Phase 1 Final Plat with one condition at their August 16, 2021, meeting. The condition was to provide a plat note stating "The structure located on Meridiana Detention Reserve T Phase 2 (remaining balance of "Detention Reserve T") will be removed by January 31, 2022. Since August, the developer has been unable to remove the structure before the January 31, 2022, conditional deadline. The Developer has stated the structure will be removed by March 31, 2022.

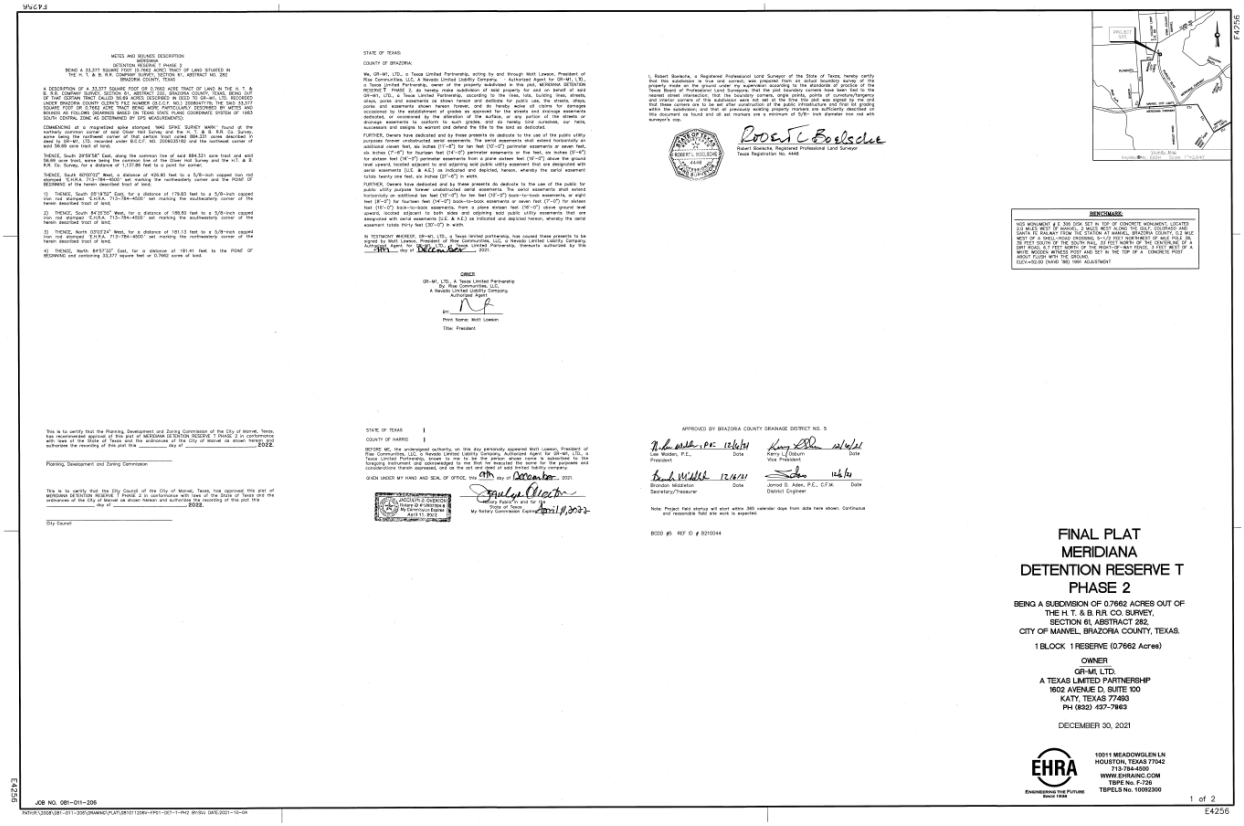
Staff Recommendation

The City staff recommends approval with one condition for the Meridiana Detention Reserve T Phase 2 Final Plat. The condition is:

1. Add a plat note stating the existing structure located on Meridiana Detention Reserve T Phase 2 Final Plat will be removed by March 31, 2022.

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

Plat Exhibit



NOTES AND BOUNDS DESCRIPTION
MERIDIANA
DETENTION RESERVE T PHASE 2
BEING A 33,377 SQUARE FOOT (0.7662 ACRE) TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 33,377 SQUARE FOOT OR 0.7662 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT CALLED 50.69 ACRES DESCRIBED IN EXHIBIT "D" TO GR-MV, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2020043778; THE SAID 33,377 SQUARE FOOT OR 0.7662 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped, "MAG SPIKE SURVEY MARK", found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, same being the common line of said Oliver Hall Survey and the A.T. and S.F. Railroad Co. Survey, same being the southerly line of a called 1,137.86 acre tract of land described in deed to GR-MV, LTD. recorded under B.C.C.F. NO. 2020043778 and the northeast corner of said 50.69 acre tract of land;

THENCE, South 29°26'54" East, along the common line of said 884.531 acre tract and said 50.69 acre tract, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, for a distance of 1,137.86 feet to a point for corner;

THENCE, South 60°33'07" West, a distance of 409.90 feet to a 5/8-inch capped iron rod stamped "E.H.RA. 713-784-4500" set marking the northeasterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 29°19'57" East, for a distance of 179.83 feet to a 5/8-inch capped iron rod stamped "E.H.RA. 713-784-4500" set marking the southeasterly corner of the herein described tract of land;

2) THENCE, South 60°39'56" West, for a distance of 186.50 feet to a 5/8-inch capped iron rod stamped "E.H.RA. 713-784-4500" set marking the southwesterly corner of the herein described tract of land;

3) THENCE, North 03°03'24" West, for a distance of 181.13 feet to a 5/8-inch capped iron rod stamped "E.H.RA. 713-784-4500" set marking the northwesterly corner of the herein described tract of land;

4) THENCE, North 64°57'10" East, for a distance of 181.41 feet to the POINT OF BEGINNING and containing 33,377 square feet or 0.7662 acres of land.

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA DETENTION RESERVE T PHASE 2 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 _____, 20XX.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA DETENTION RESERVE T PHASE 2 in conformance with 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 _____, 20XX.

City Council

STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-MV, 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-MV, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA DETENTION RESERVE T PHASE 2, do hereby make subdivision of said property for and on behalf of said GR-MV, LTD. and do hereby dedicate to the use of the public forever, all 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 have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to both streets and public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty feet (20'-0") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, GR-MV, 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-MV, LTD., a Texas Limited Partnership, thereunto authorized by this _____ day of _____, 2021.

GR-MV, 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-MV, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

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

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

I, Robert Boelsche, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the property shown on this plat was surveyed by me or under my supervision and that the corner monuments shown thereon were properly placed 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 survey corner; that the boundary corners, lot corners, and the beginning and ending points and interior corners of this subdivision were not set, or in the time this plat was signed by me shall that these corners to be set when construction of the public infrastructure and final lot grading within the subdivision; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8"- inch diameter iron rod with surveyor's cap.

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Worden, P.E., President — Date 12/6/21
Kerry L. Osburn, Vice President — Date 12/6/21
Brandon Middleton, Secretary/Treasurer — Date 12/6/21
Jarod D. Alden, P.E., C.F.M., District Engineer — Date 11/6/21

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

B030 @5 REF ID # B210044

BENCHMARK:
NGS MONUMENT # F 306 DOK SET IN TOP OF CONCRETE MONUMENT, LOCATED 3.4 MILES NORTHEAST OF ALVIN, 1.5 MILES WEST OF ALVIN MUNICIPAL AIRPORT, 0.3 MILE SOUTH OF FM 1462, 0.2 MILE WEST OF A SMALL ROAD CROSSING, 9+1/2 FEET NORTHWEST OF MILE POLE 36, 28 FEET SOUTH OF THE SOUTH RAIL, 22 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 4 FEET EAST OF A WITNESS POST, 3 FEET WEST OF A WITNESS POST, A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV=40.00 (NAVD 1988) 1991 ADJUSTMENT

FINAL PLAT
MERIDIANA
DETENTION RESERVE T
PHASE 2

BEING A SUBDIVISION OF 0.7662 ACRES OUT OF THE H. T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE (0.7662 Acres)

OWNER
GR-MV, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7963

DECEMBER 30, 2021

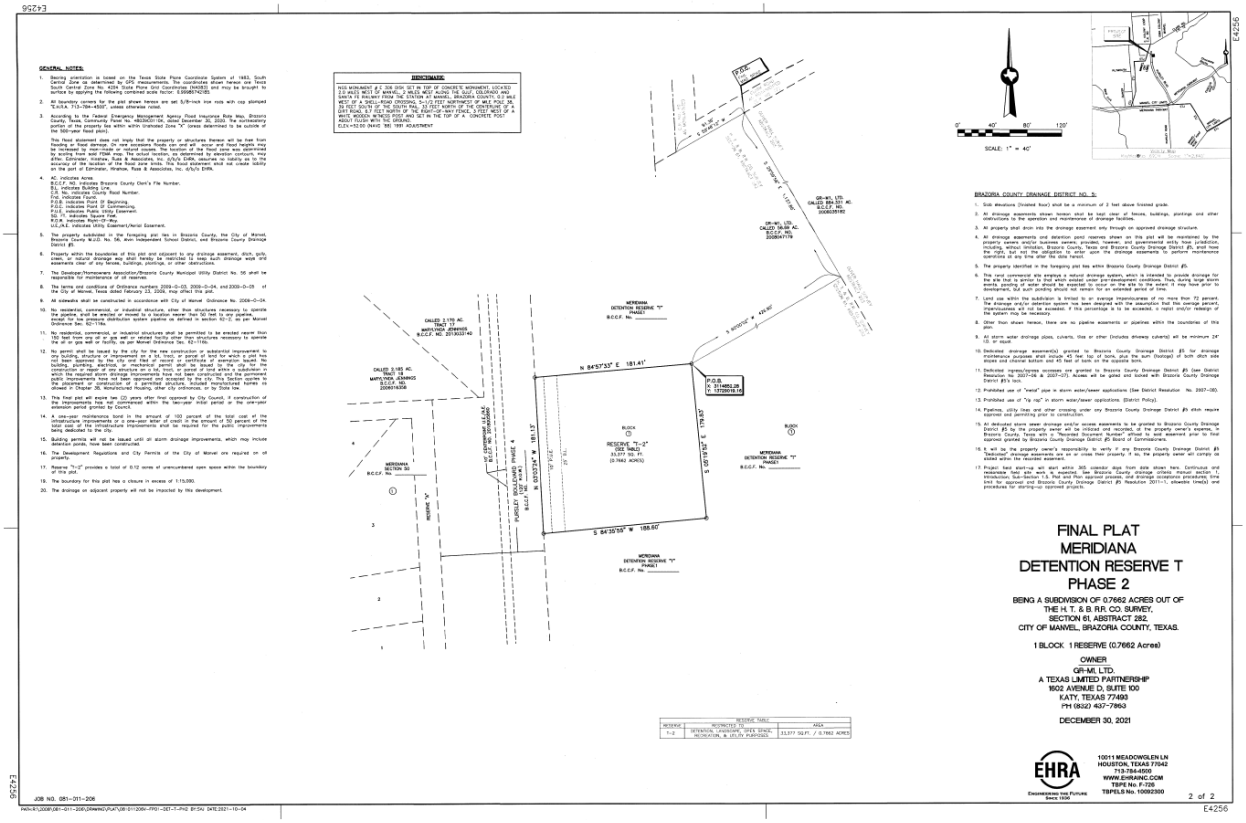
EHRA
ENGINEERING THE FUTURE Since 1956
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPELS No. 10092300

JOB NO. 081-011-206

1 of 2

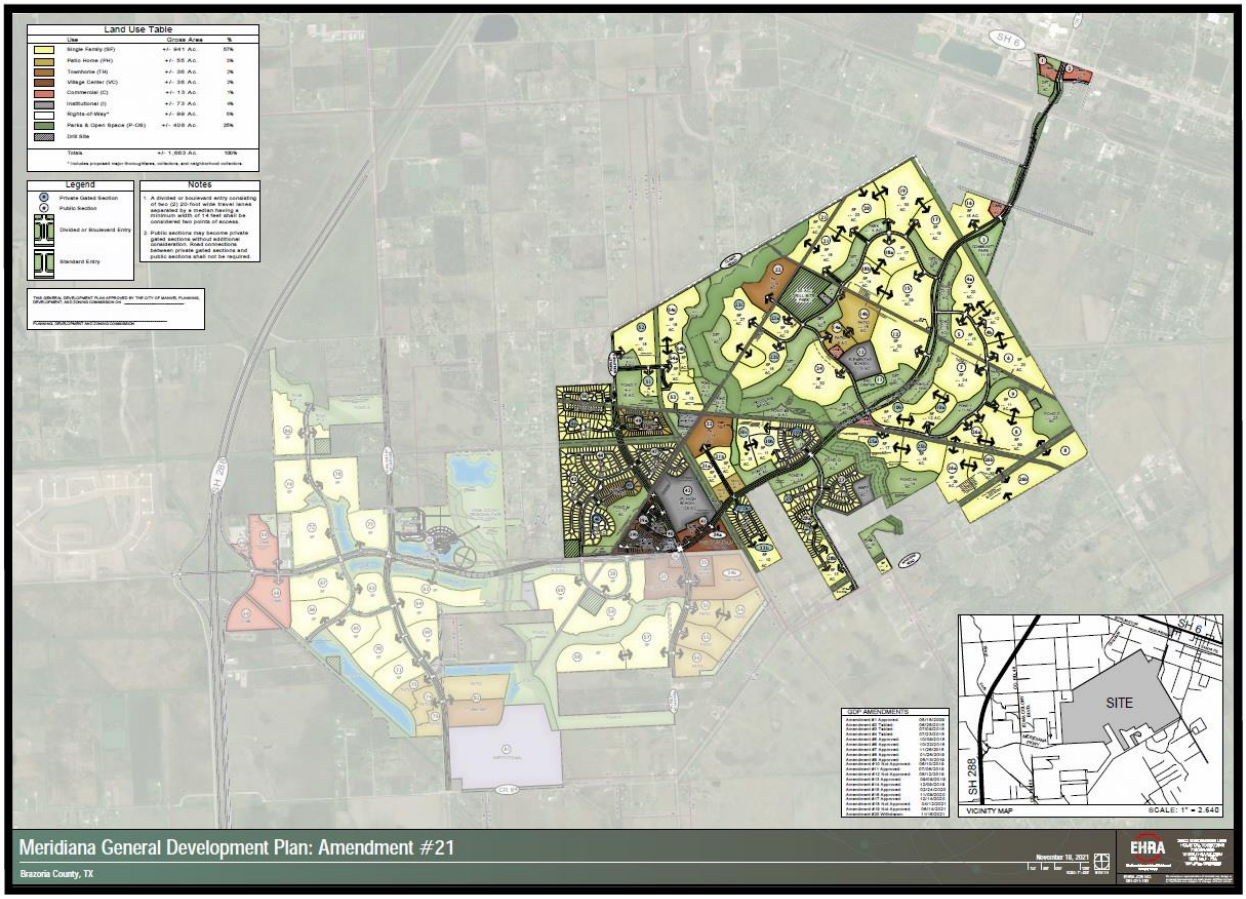
DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Plat Exhibit



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

Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)



F4256

METES AND BOUNDS DESCRIPTION
MERIDIANA
DETENTION RESERVE T PHASE 2
BEING A 33,377 SQUARE FOOT (0.7662 ACRE) TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 33,377 SQUARE FOOT OR 0.7662 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 232, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT CALLED 56.69 ACRES DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179; THE SAID 33,377 SQUARE FOOT OR 0.7662 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, same being the northwest corner of that certain tract called 884.331 acres described in deed to GR-M1, LTD. recorded under B.C.C.F. NO. 2006035182 and the northeast corner of said 56.69 acre tract of land;

THENCE, South 29°59'58" East, along the common line of said 884.331 acre tract and said 56.69 acre tract, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, for a distance of 1,137.86 feet to a point for corner;

THENCE, South 60°00'02" West, a distance of 426.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeasterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 05°19'52" East, for a distance of 179.83 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 of land;

2) THENCE, South 84°35'55" West, for a distance of 188.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner of the herein described tract of land;

3) THENCE, North 03°03'24" West, for a distance of 181.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner of the herein described tract of land;

4) THENCE, North 84°57'33" East, for a distance of 181.41 feet to the POINT OF BEGINNING and containing 33,377 square feet or 0.7662 acres of land.

STATE OF TEXAS:

COUNTY OF BRAZORIA:

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA DETENTION RESERVE T PHASE 2, 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 have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this 9th day of December, 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

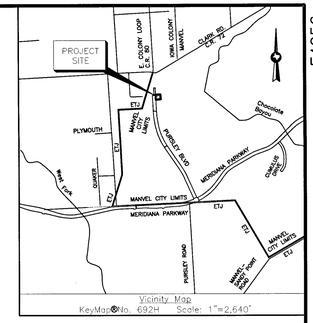
Title: President

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

STATE OF TEXAS
REGISTERED
ROBERT L BOELSCHE
4446
PROFESSIONAL
LAND SURVEYOR

Robert L Boelsche

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



BENCHMARK:

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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA DETENTION RESERVE T PHASE 2 in conformance with 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 _____, 2022.

_____
Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA DETENTION RESERVE T PHASE 2 in conformance with 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 _____, 2022.

_____
City Council

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 9th day of December 2021.

JACQUILYN D. OVERTON
Notary ID #12807204-8
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., Date — President
Kerry L. Osburn Date — Vice President
Brandon Middleton Date — Secretary/Treasurer
Jarrod D. Aden, P.E., C.F.M. Date — District Engineer

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

BCDD #5 REF ID # B210044

FINAL PLAT
MERIDIANA
DETENTION RESERVE T
PHASE 2

BEING A SUBDIVISION OF 0.7662 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY,
SECTION 61, ABSTRACT 282,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE (0.7662 Acres)

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

DECEMBER 30, 2021

EHRA
ENGINEERING THE FUTURE
SINCE 1936

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

JOB NO. 081-011-206

PATH:R:\2008\081-011-206\DRAWING\PLAT\081011206V-FP01-DET-T-PH2 BY:SVJ DATE:2021-10-04

E4256

F4256

GENERAL NOTES:

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

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

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

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

4. AC. indicates Acres.
   B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
   B.L. indicates Building Line.
   C.R. No. indicates County Road Number.
   Fnd. indicates Found.
   P.O.B. indicates Point Of Beginning.
   P.O.C. indicates Point Of Commencing.
   P.U.E. indicates Public Utility Easement.
   SQ. FT. indicates Square Feet.
   R.O.W. indicates Right-Of-Way.
   U.E./A.E. indicates Utility Easement/Aerial Easement.

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

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

7. The Developer/Homeowners Association/Brazoria County Municipal Utility District No. 56 shall be responsible for maintenance of all reserves.

8. The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.

9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.

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

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

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

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

14. A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.

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

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

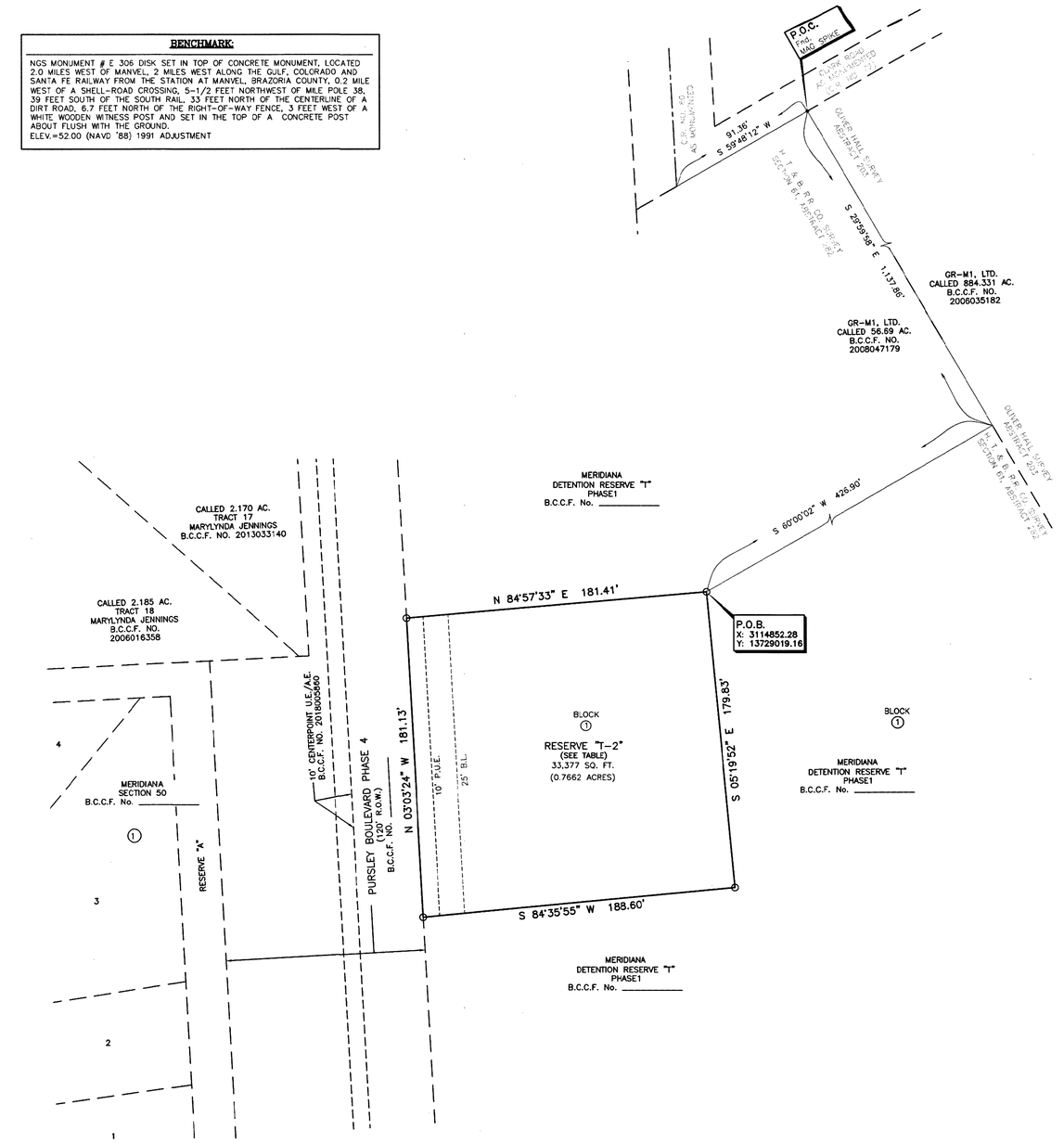
17. Reserve "T-2" provides a total of 0.12 acres of unencumbered open space within the boundary of this plat.

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

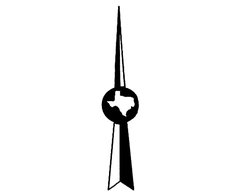
20. The drainage on adjacent property will not be impacted by this development.

BENCHMARK:

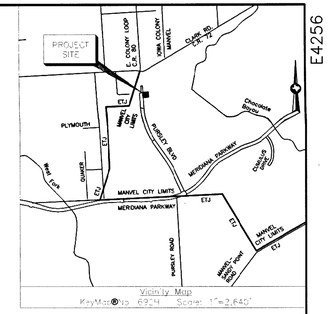
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH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



RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
T-2	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	33,377 SQ.FT. / 0.7662 ACRES



SCALE: 1" = 40'



Vicinity Map
KeyMap® No. 693H Scale: 1"=2,640'

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

FINAL PLAT
MERIDIANA
DETENTION RESERVE T
PHASE 2

BEING A SUBDIVISION OF 0.7662 ACRES OUT OF THE H. T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE (0.7662 Acres)

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

DECEMBER 30, 2021

EHRA
ENGINEERING THE FUTURE
SINCE 1936

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

JOB NO. 081-011-206

PATH:R:\2008\081-011-206\DRAWING\PLAT\081011206V-FP01-DET-T-PH2 BY:SVJ DATE:2021-10-04

E4256

Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
Totals	+/- 1,663 Ac.	100%

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

Legend

- (#) Private Gated Section
- (#) Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

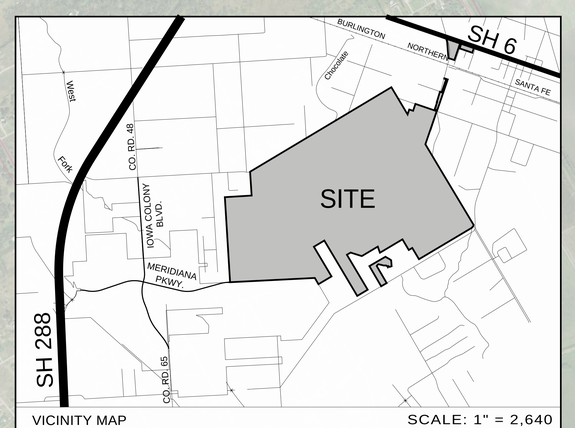
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____.

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

SH 6
SH 288
CR 64
Kruger Road
Jordan Road
CLARK ROAD
MASTERS ROAD
MERIDIANA PARKWAY
CHOCOLATE BAYOU
IOWA COLONY CITY LIMIT
IOWA COLONY REGIONAL PARK 102.1 AC.
ELEMENTARY SCHOOL 15 AC.
REC. CENTER 4.6 AC.
JR. HIGH SCHOOL 28 AC.
ELEMENTARY SCHOOL 13 AC.
20 AC. DRILL SITE/ PARK
VILLAGE CENTER 10 AC.
INSTITUTIONAL
TOWNHOME
TH
PATIO
COMM.
PARK
DET.
LIFT STATION
WWTP
POND A
POND B
POND C
POND D
POND E
POND F-1
POND F-2
POND G
POND H
POND I
POND J
POND K
POND L 8.0 AC.
POND M 17 AC.
POND N
POND O
POND P
POND Q 8 AC.
POND R 11 AC.
POND T +/- 15 AC.
POND V +/- 4 AC.
POND W 14 AC.
POND X 13 AC.
POND Y 11 AC.
POND Z 23 AC.
POND N-2 +/- 4 AC.
POND O-2 +/- 5 AC.
POND C-2 5 AC.
POND D-2 8 AC.
POND #9 9 AC.
POND S 6 AC.
MUD NO. 54 WATER PLANT +/- 2 AC.
MUD NO. 54 WATER PLANT +/- 1 AC.
SF
COMM
PATIO
TOWNHOME
INSTITUTIONAL

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
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

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: January 10, 2022 PDZ & January 18, 2022 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: 713-784-4577

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Units 8 and 9 Open Space, subdivision of 73.69 acres, being a partial replat of lots 6-15, block 1, of Lulling Stone Section 1 Map, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, 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: 2021.12.28 11:32:38 -06'00' January 3, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Units 8 and 9 Open Space Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	January 10, 2022
Recommendation	Approval with Two Conditions
Submitted By	Jessica Rodriguez, Director of Development Services

Background

This preliminary plat was not recommended for approved to the City Council at the June 21, 2021, Planning, Development and Zoning Commission meeting. The City Council did not approve this plat at their July 6, 2021, meeting because it did not meet the requirements of the subdivision ordinance and Meridiana PUD.

1. Label the ROW width for Inspiration Way. Sheet 2 of 2 has not been provided (Section 62-38 (a) (8)).
2. Label the 80-ft ROW width for Uzzell Road (Section 62-38 (a) (8)).
3. This preliminary plat must be approved on and in compliance with the GDP. GDP Amendment No. 17 shows Open Space Units 8 and 9 as single family residential, not open space (Ordinance No. 2009-O-4).
4. Dedicate the full 120-foot ROW of the C12 (Section 62-38 (a) (9) (10 and (11)).
5. This preliminary plat landlocks property owned by Mr. Ismael Castillo (Section 62-108).
6. Flag shaped lots are not permitted (Section 62-108).

This plat was re-submitted on December 27, 2021, and has addressed the items as stated above.

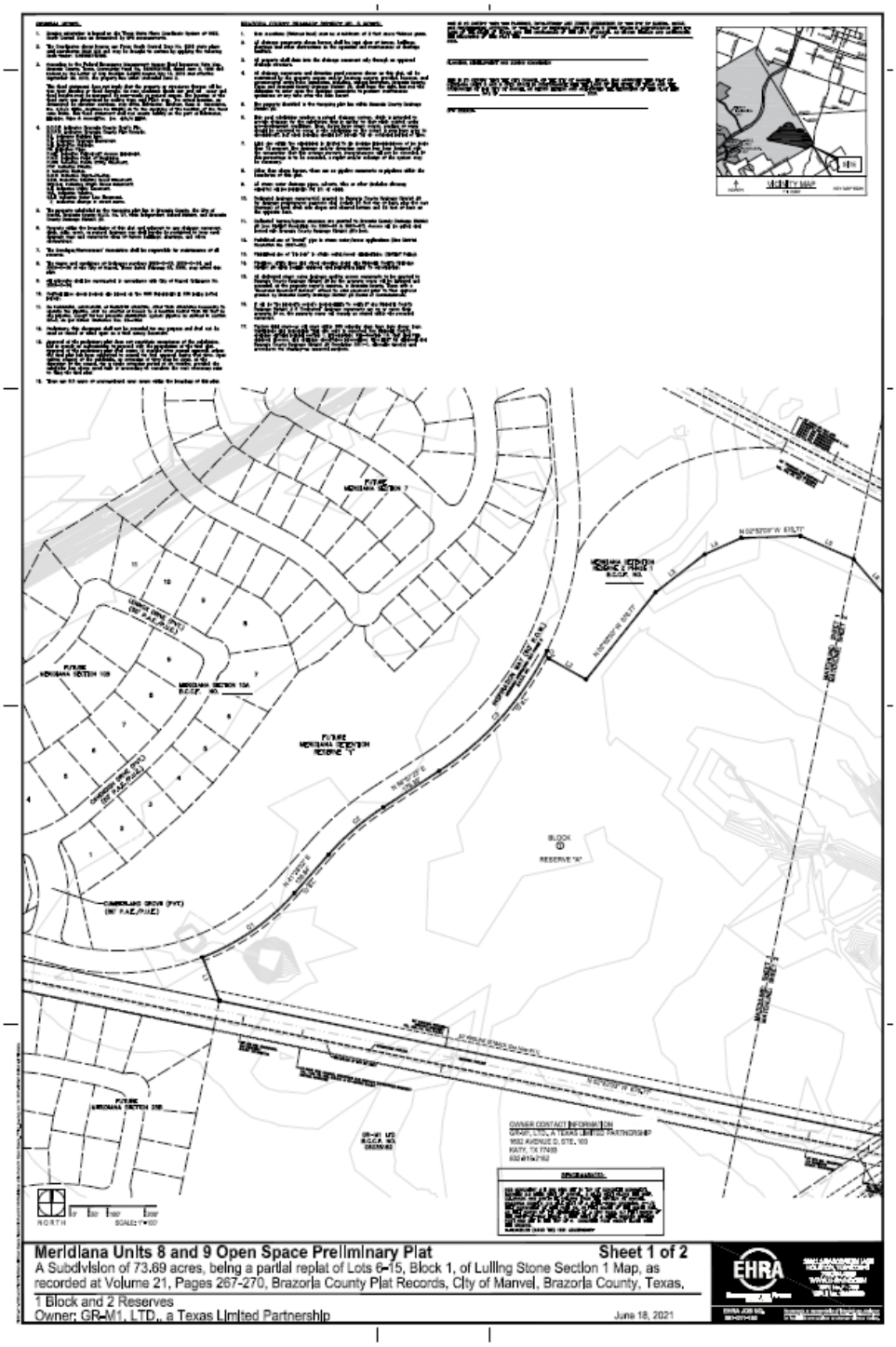
Staff Recommendation

The City staff recommends approval with two conditions for the Meridiana Units 8 and 9 Open Space Preliminary Plat. The conditions are:

1. Update the date in the Title Block to the current date (Section 62-38 (a) (2)).
2. Label Uzzell Road as a 80-foot right-of-way (Section 62-38 (a) (7)).

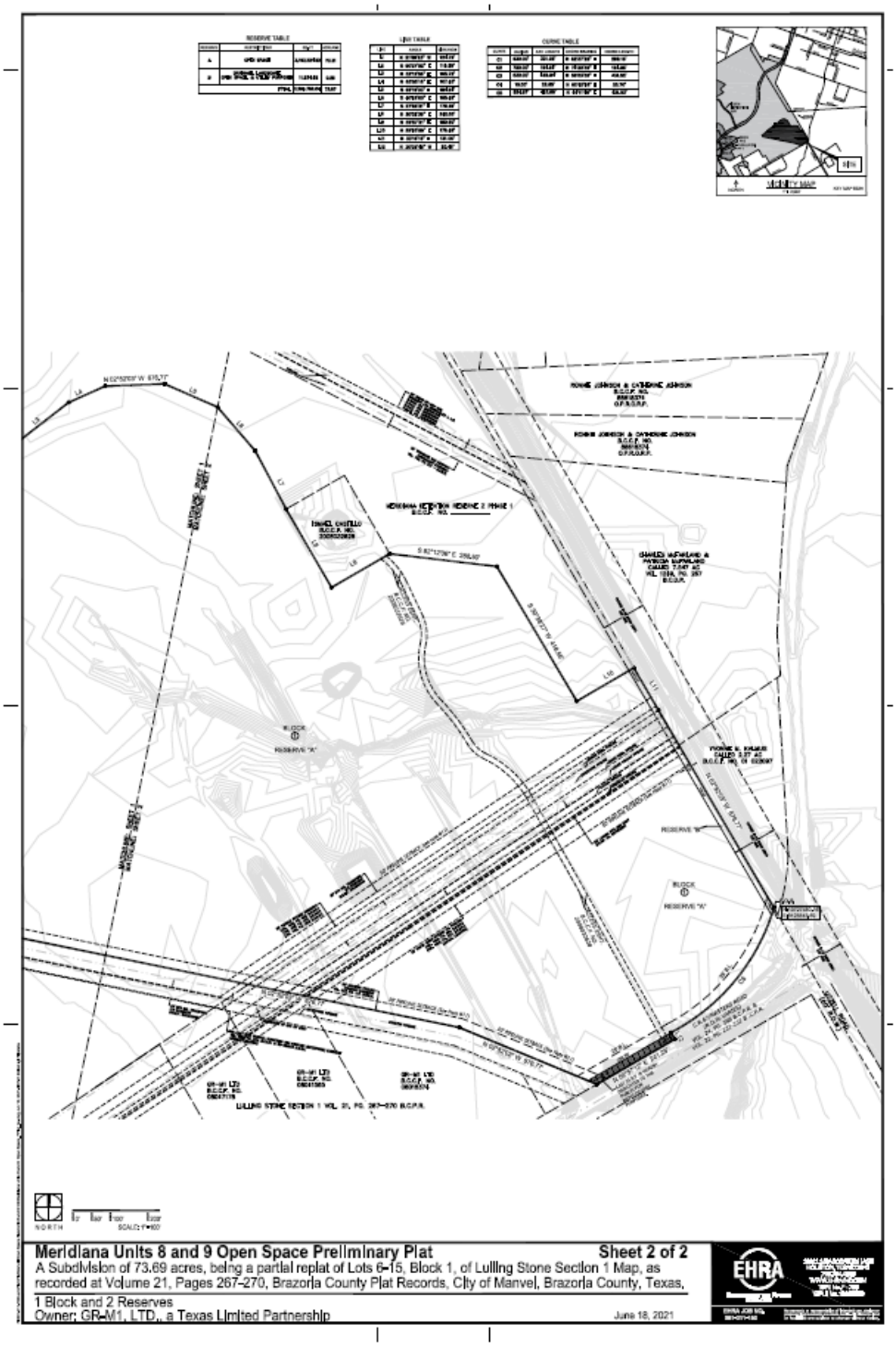
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



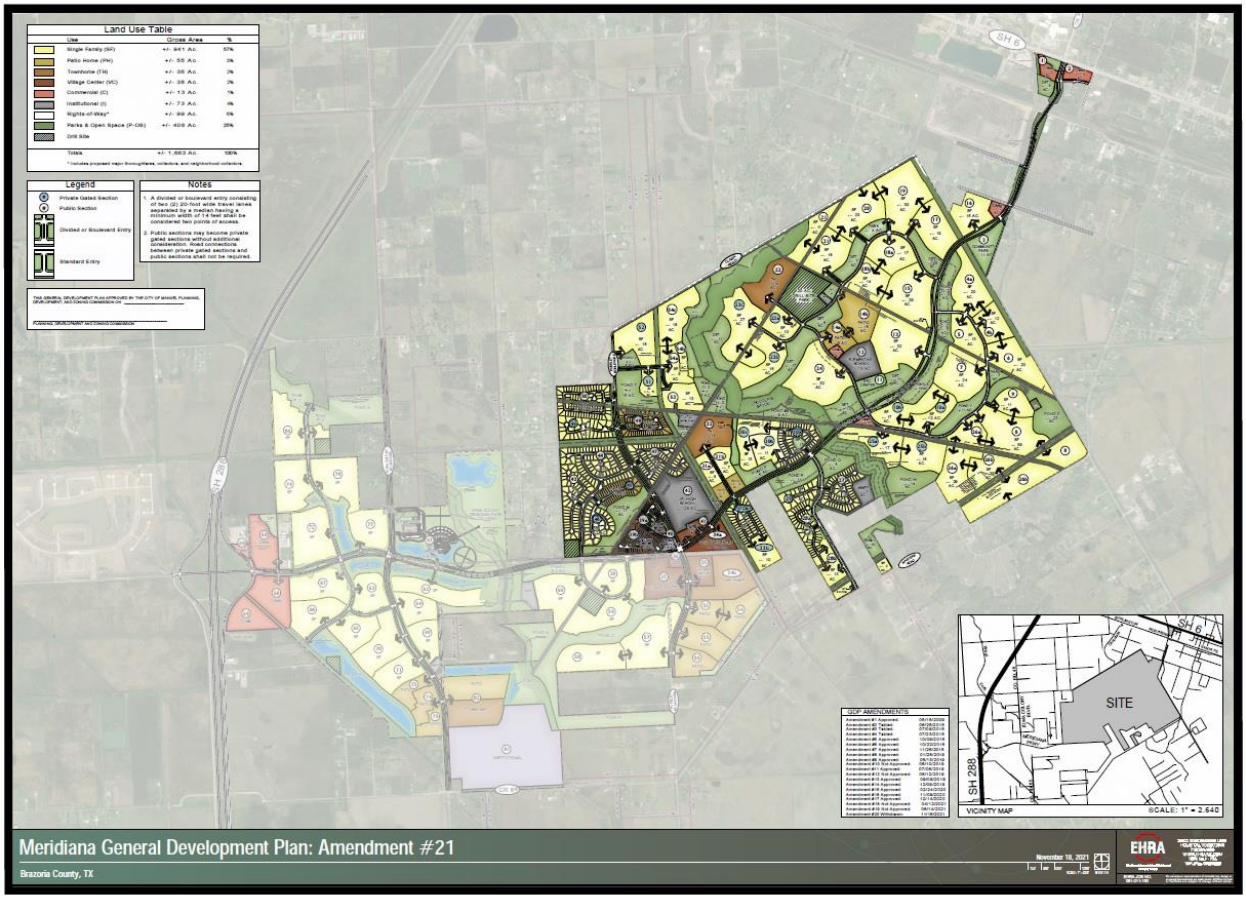
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



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

Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)



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. 48039C0110H, dated June 5, 1989 and revised by the Letter of Map Revision (LOMR) issued May 13, 2015 and effective September 28, 2015, 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.C.P.R. indicates Brazoria County Plat Records.
   B.L. indicates Building Line.
   D.E. indicates Drainage Easement.
   M.H. indicates Manhole.
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
   PVT. indicates Private.
   R indicates Radius.
   R.O.W. indicates Right-Of-Way.
   S.S.E. indicates Sanitary Sewer Easement.
   STM.S.E. indicates Storm Sewer Easement.
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
   W.L.E indicates Water Line Easement.
   ⌇ indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
8. The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
10. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
11. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
12. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
13. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
14. There are 0.0 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
5. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
6. This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
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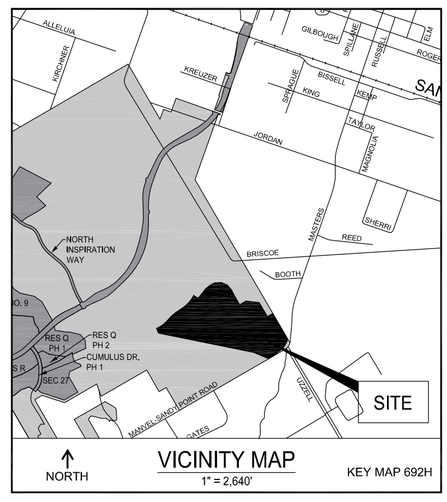
13. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. All dedicated storm water drainage and/or access easements 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.

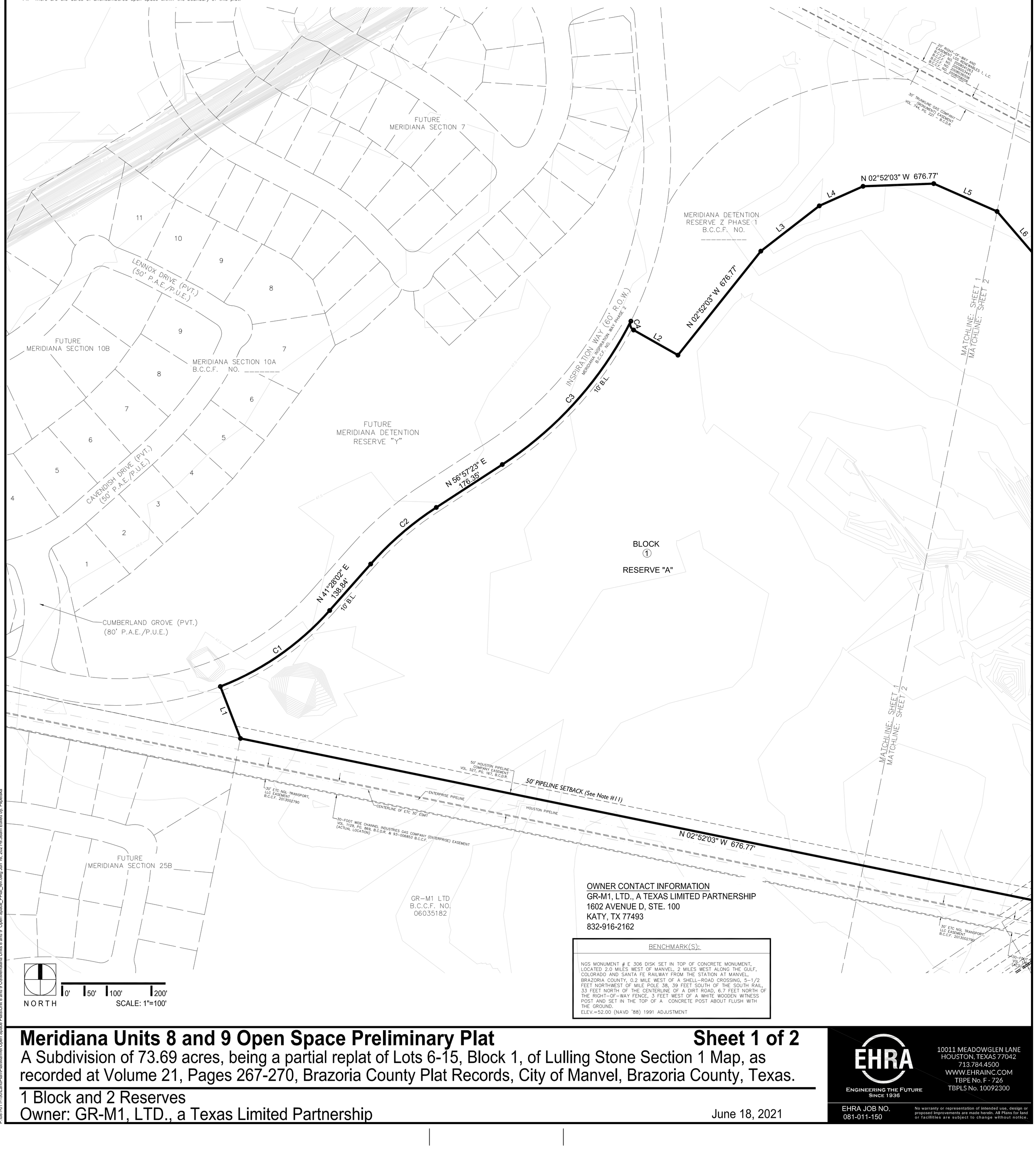
THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA UNITS 8 AND 9 OPEN SPACE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES 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 UNITS 8 AND 9 OPEN SPACE 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





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 Units 8 and 9 Open Space Preliminary Plat

Sheet 1 of 2

A Subdivision of 73.69 acres, being a partial replat of Lots 6-15, Block 1, of Lulling Stone Section 1 Map, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

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

June 18, 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. 081-011-150

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.

P:\081-011-150\Land\Plat\Manvel Open Space Plats\Unit 8 and 9 OS\Meridiana Units 8 and 9 Open Space_PPlat_rev.dwg Jun 16, 2021-9:36am Edited by: Plipetska

RESERVE TABLE

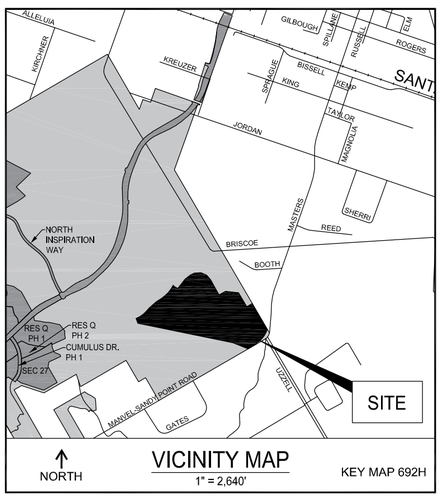
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	OPEN SPACE	3,193,524.62	73.31
B	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	11,234.42	0.26
	TOTAL	3,204,759.04	73.57

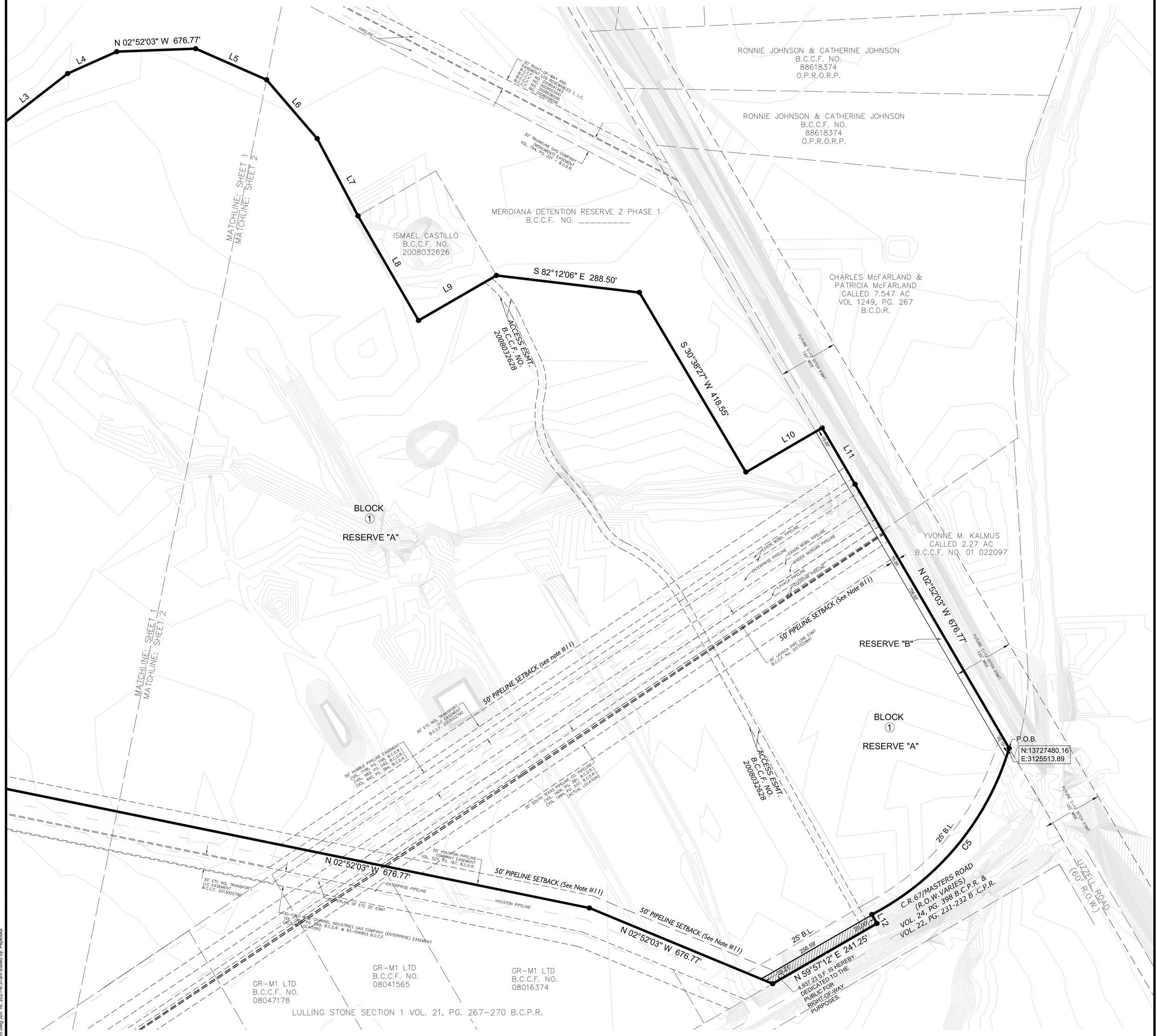
LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 21°09'23" W	124.72'
L2	S 60°27'52" E	114.29'
L3	N 52°12'56" E	165.72'
L4	N 65°55'16" E	107.43'
L5	S 66°19'03" E	154.94'
L6	S 40°42'03" E	155.42'
L7	S 27°52'21" E	176.18'
L8	S 30°02'39" E	242.00'
L9	N 59°57'21" E	180.00'
L10	N 59°43'55" E	176.48'
L11	N 30°16'19" E	131.00'
L12	N 30°02'46" W	20.46'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	630.00'	301.02'	N 62°37'25" E	298.16'
C2	720.00'	194.64'	N 74°30'39" E	194.05'
C3	830.00'	436.04'	N 59°53'59" E	431.52'
C4	15.00'	22.85'	N 02°42'48" E	20.70'
C5	554.97'	443.65'	N 44°11'49" E	431.93'





NORTH

0' 50' 100' 200'

SCALE: 1"=100'

Meridiana Units 8 and 9 Open Space Preliminary Plat

Sheet 2 of 2

A Subdivision of 73.69 acres, being a partial replat of Lots 6-15, Block 1, of Lulling Stone Section 1 Map, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

1 Block and 2 Reserves

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

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P:\081-011-150\Land Plan\Plat\Manvel Open Space Plats\Unit 8 and 9 OS\Meridiana Units 8 and 9 Open Space_PRlat_rev.dwg Jun 16, 2021-9:37am Edited by: Plipetska

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Inspiration Way Phase 2 Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	January 10, 2022
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Background

On April 26, 2021, the Planning, Development and Zoning Commission recommended approval of a 30-day plat extension per Texas Local Government Code Section 212.009 to City Council. The City Council approved the 30-day plat extension at their May 3, 2021, meeting. This plat was brought back to the Commission at their May 10, 2021, meeting. The Commission did not recommend approval of this plat to City Council because it did not conform to the Meridiana General Development Plan Amendment No. 17 (dated November 16, 2020). The City Council did not approve this plat at their May 17, 2021, because it did not conform to the Meridiana General Development Plan Amendment No. 17 (dated November 16, 2020). The Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021) has since been approved by the Commission; therefore, this plat is now in conformance with the approved GDP.

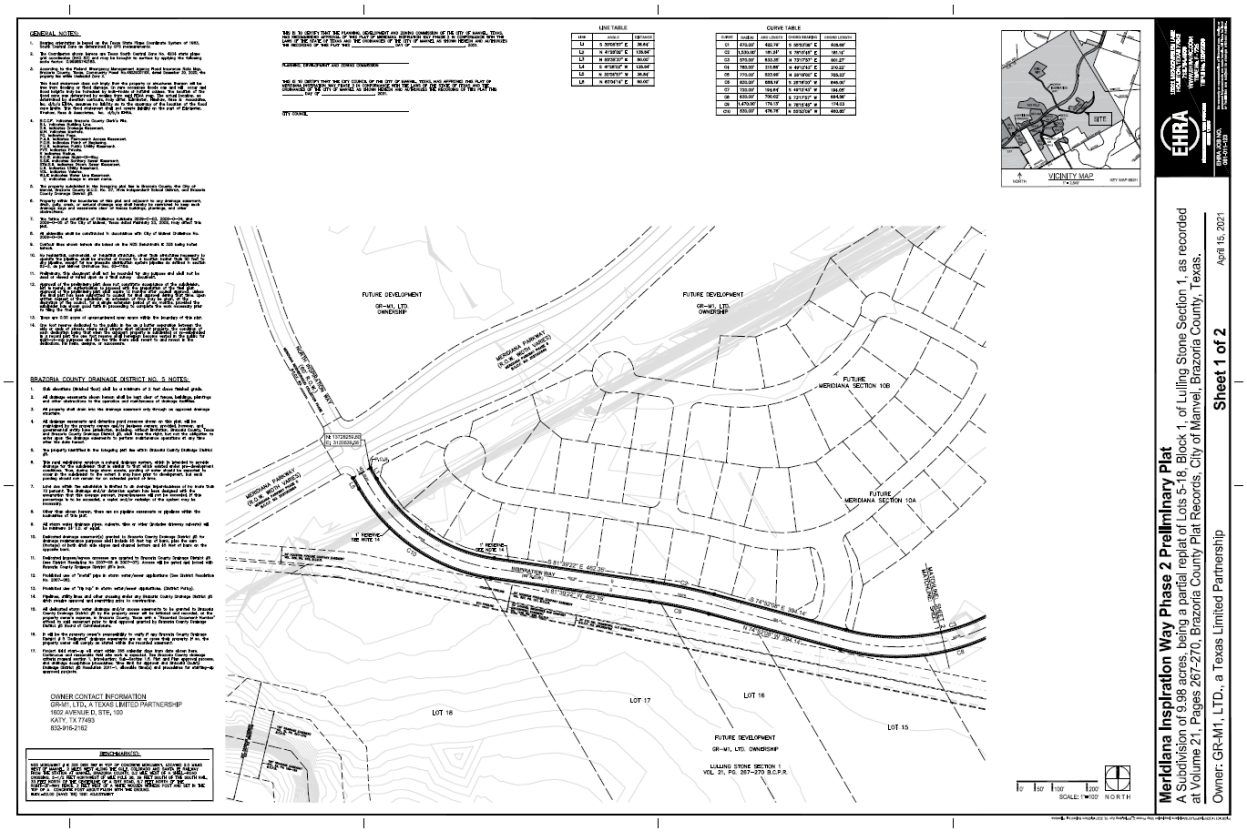
Staff Recommendation

The City staff recommends approval with one condition for the Meridiana Inspiration Way Phase 2 Preliminary Plat. The condition is:

1. Update the date in the Title Block to the current date (Section 62-38 (a) (2)).

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

Plat Exhibit



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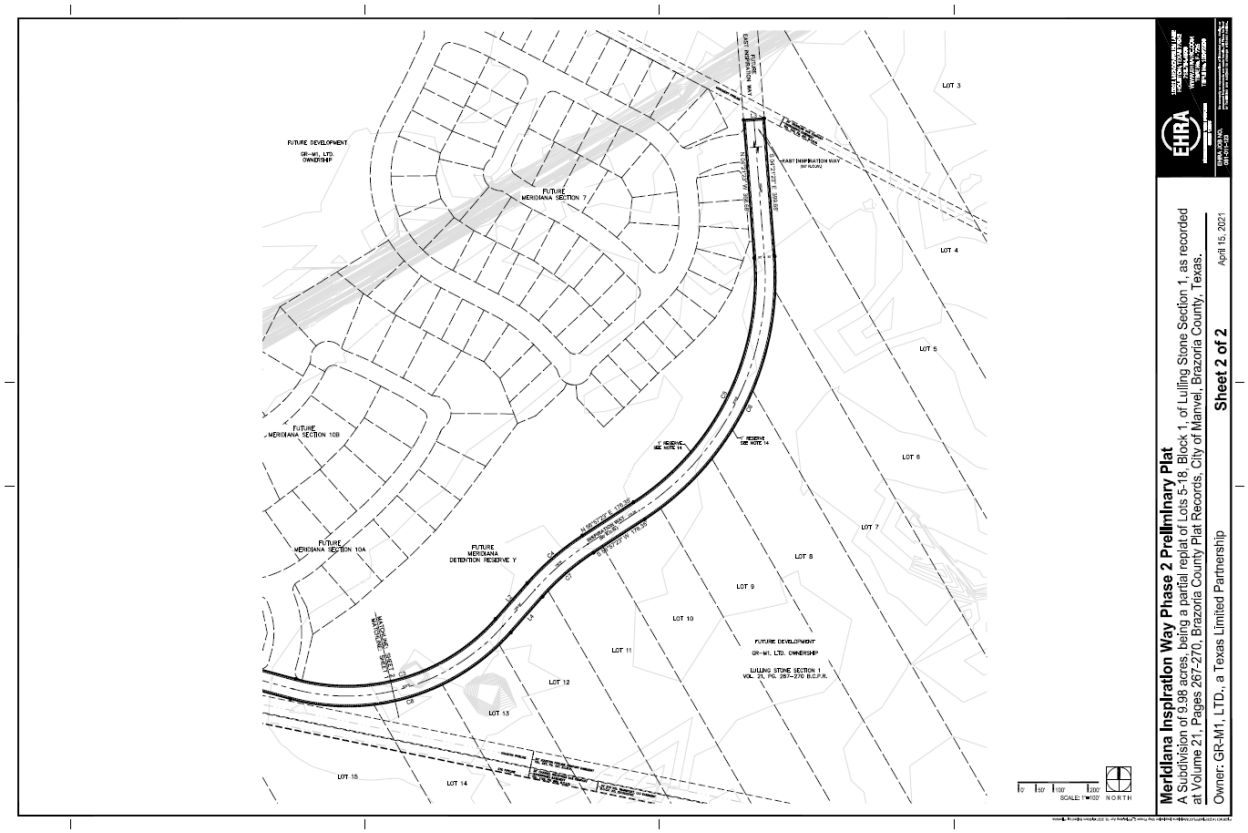
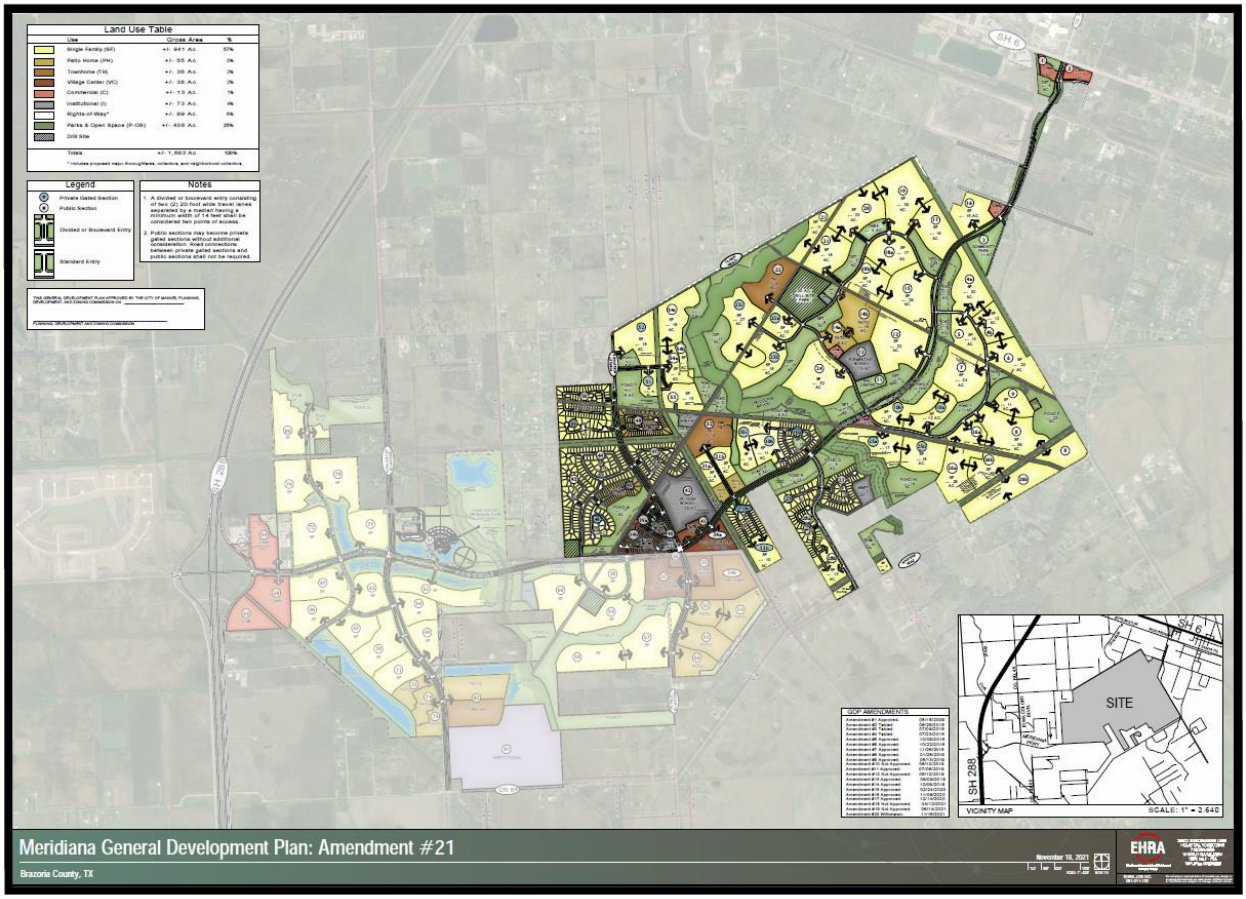


DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)



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: January 10, 2022 PDZ & January 18, 2022 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 a recommendation to City Council, Preliminary Plat for Meridiana Inspiration Way Phase 2, being a subdivision of 5.46 acres 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.

SIGNATURE

January 3, 2022
DATE

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

Planning, Development and Zoning Commission Plat Report

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Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	January 10, 2022
Recommendation	Approval with One Condition
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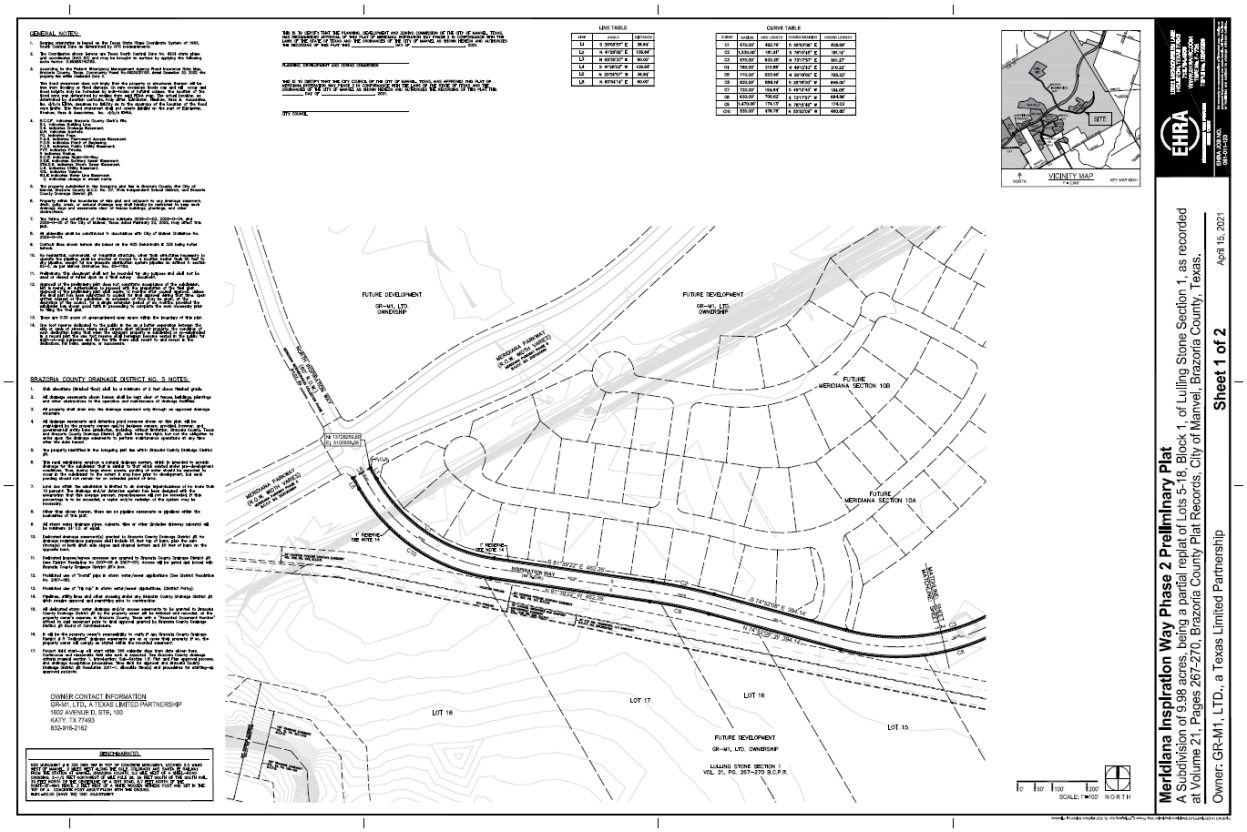
Plat Exhibit



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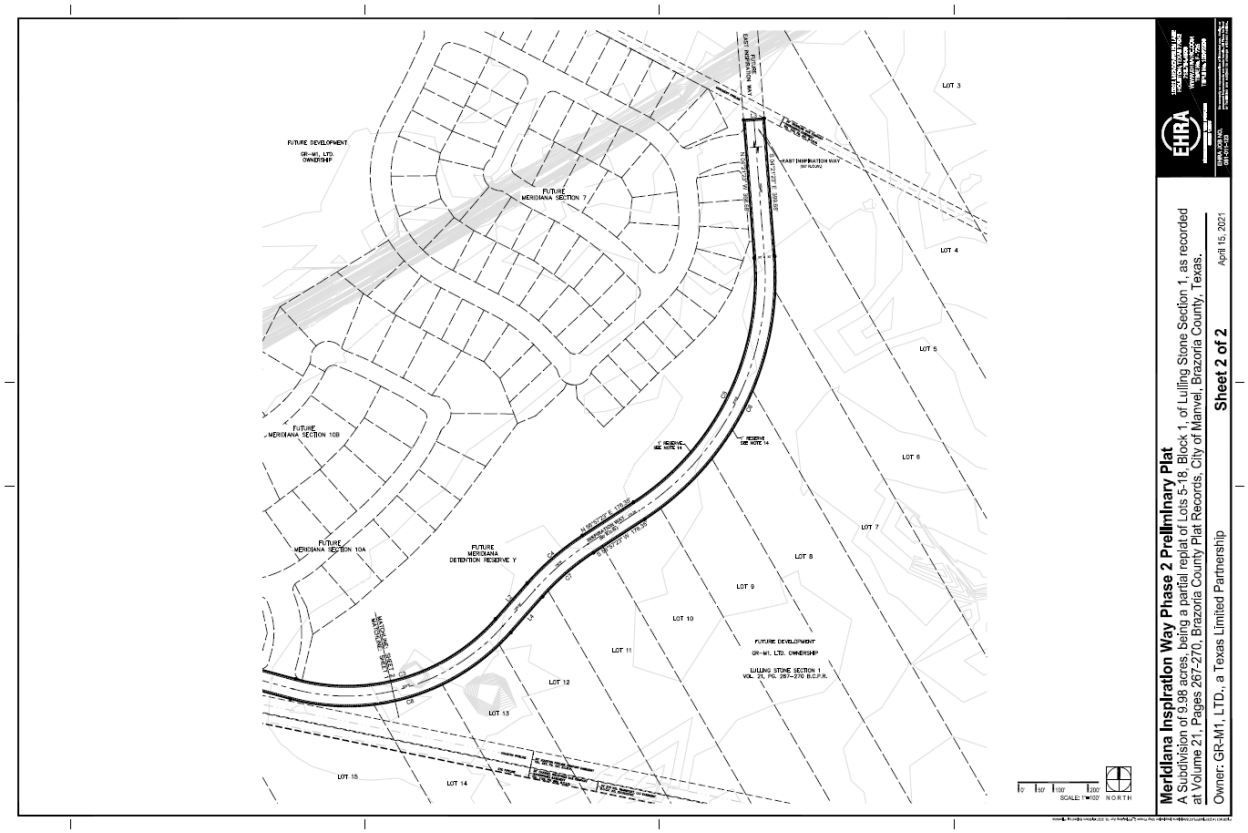

DEVELOPMENT SERVICES DEPARTMENT
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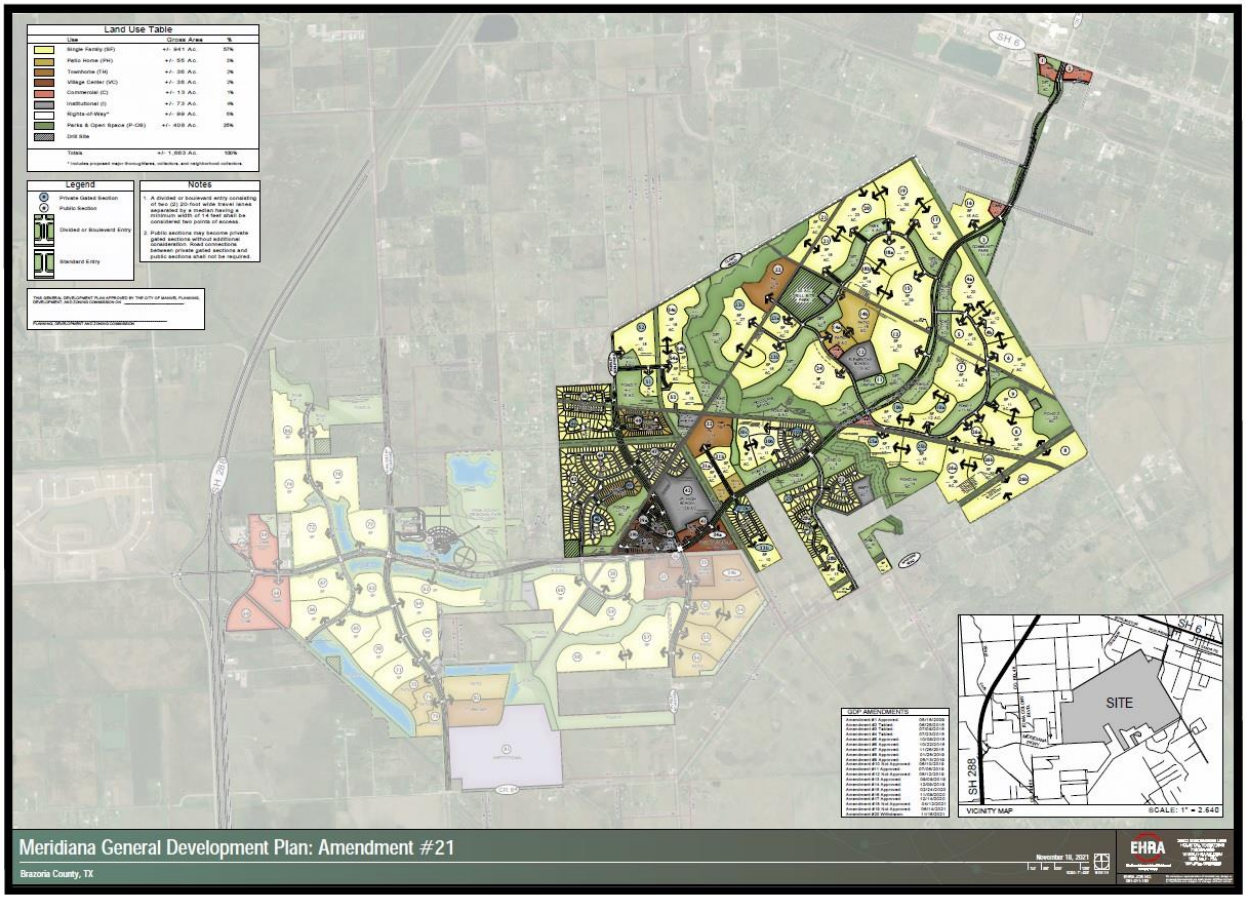
Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)



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. 57, 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 terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
8. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
9. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
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. 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.
12. 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.
13. There are 0.00 acres of unencumbered open space within the boundary of this plat.
14. 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.

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

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 INSPIRATION WAY PHASE 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2021.

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

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

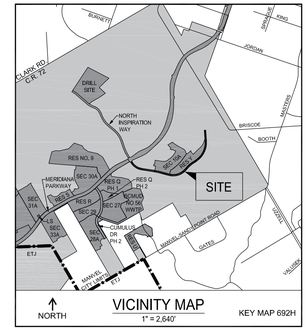
_____
CITY COUNCIL

LINE TABLE

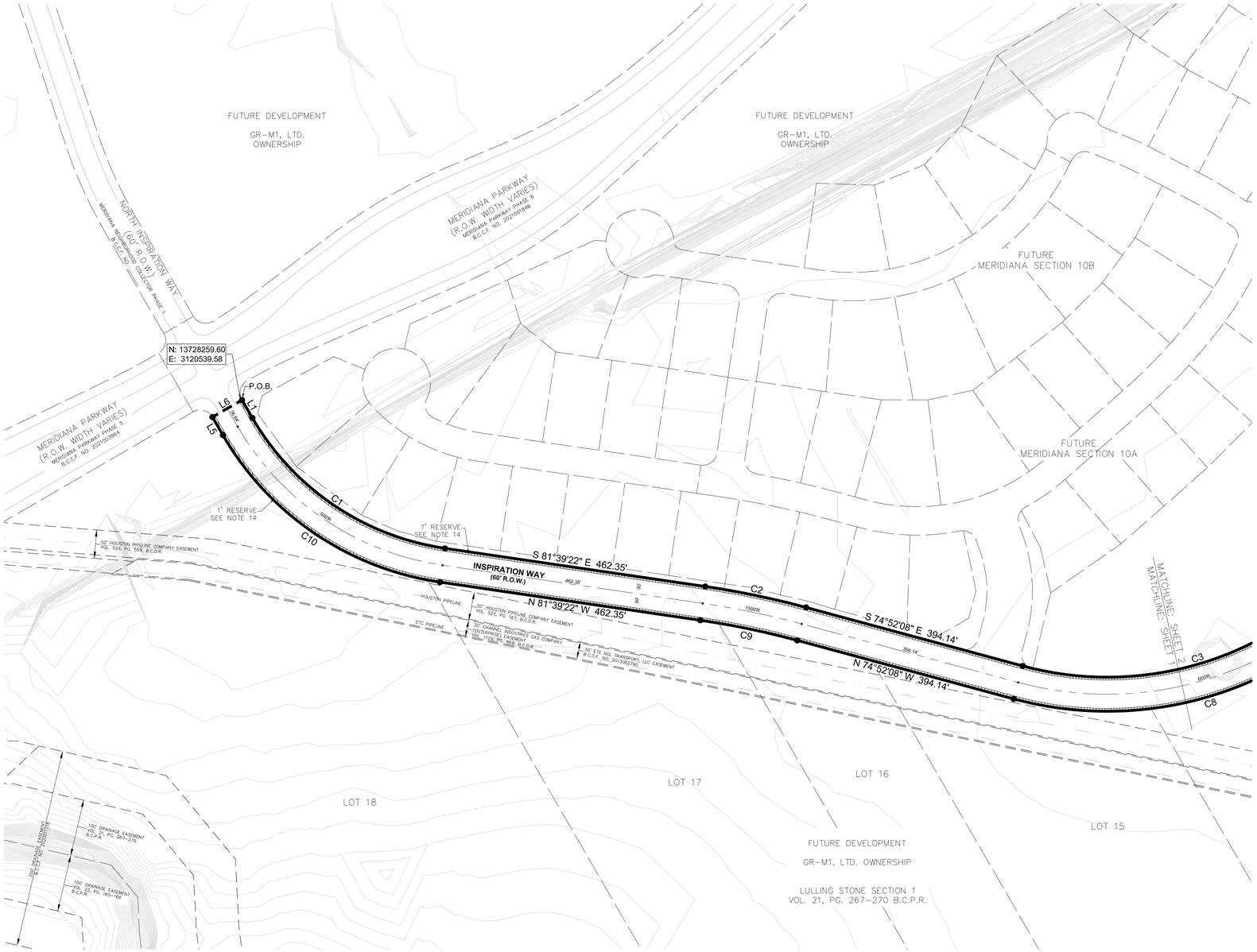
LINE	ANGLE	DISTANCE
L1	S 30°06'57" E	36.64'
L2	N 41°28'02" E	138.84'
L3	N 85°38'37" E	60.00'
L4	S 41°28'02" W	138.84'
L5	N 30°06'57" W	36.84'
L6	N 60°04'14" E	60.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	470.00'	422.79'	S 55°53'09" E	408.68'
C2	1,530.00'	181.24'	S 78°15'45" E	181.14'
C3	570.00'	633.35'	N 73°17'57" E	601.27'
C4	780.00'	210.86'	N 49°12'43" E	210.22'
C5	770.00'	823.98'	N 26°18'00" E	785.23'
C6	830.00'	888.19'	S 26°18'00" W	846.00'
C7	720.00'	194.64'	S 49°12'43" W	194.05'
C8	630.00'	700.02'	S 73°17'57" W	664.56'
C9	1,470.00'	174.13'	N 78°15'45" W	174.03
C10	530.00'	476.76'	N 55°53'09" W	460.85'



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



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

EHRA
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TBPE No. F-726
TBPLS No. 10092300

No warranty or representation of intended use, design or proposed improvements are made hereon. All Plan to bind or prohibitions of any kind are hereby disclaimed.

EHRA JOB NO.
081-011-123

Meridiana Inspiration Way Phase 2 Preliminary Plat

A Subdivision of 9.98 acres, being a partial replat of Lots 5-18, Block 1, of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

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

April 15, 2021

Sheet 1 of 2

P:\081-011-123\Plat\PPLAT\Meridiana Inspiration Way Phase 2_PPlat.dwg Apr 15, 2021-9:43am Edited by: PBolstad

Meridiana Inspiration Way Phase 2 Preliminary Plat

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Sheet 2 of 2

April 15, 2021

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P:\081-011-123\Plat\PLAT\Meridiana Inspiration Way Phase 2_Plat Any Any Any 2021-04-15 at 2:25:15 PM.dwg 4/15/2021 2:25:15 PM Adam Edmiston

Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
Totals	+/- 1,663 Ac.	100%

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

Legend

- (#) Private Gated Section
- (#) Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

SH 6
SH 288
CR 64
Kruger Road
Jordan Road
CLARK ROAD
MASTERS ROAD
MERIDIANA PARKWAY
CHOCOLATE BAYOU
IOWA COLONY CITY LIMIT
IOWA COLONY REGIONAL PARK 102.1 AC.
ELEMENTARY SCHOOL 15 AC.
REC. CENTER 4.6 AC.
JR. HIGH SCHOOL 28 AC.
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20 AC. DRILL SITE/ PARK
VILLAGE CENTER 10 AC.
INSTITUTIONAL
TOWNHOME
TH
PATIO
COMM.
PARK
DET.
LIFT STATION
WWTP
POND A
POND B
POND C
POND D
POND E
POND F-1
POND F-2
POND G
POND H
POND I
POND J
POND K
POND L 8.0 AC.
POND M 17 AC.
POND N
POND O
POND P
POND Q 8 AC.
POND R 11 AC.
POND T +/- 15 AC.
POND V +/- 4 AC.
POND W 14 AC.
POND X 13 AC.
POND Y 11 AC.
POND Z 23 AC.
POND N-2 +/- 4 AC.
POND O-2 +/- 5 AC.
POND C-2 5 AC.
POND D-2 8 AC.
POND #9 9 AC.
POND S 6 AC.
MUD NO. 54 WATER PLANT +/- 2 AC.
MUD NO. 54 WATER PLANT +/- 1 AC.
SF
COMM
PATIO
TOWNHOME
INSTITUTIONAL

GDP AMENDMENTS

Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
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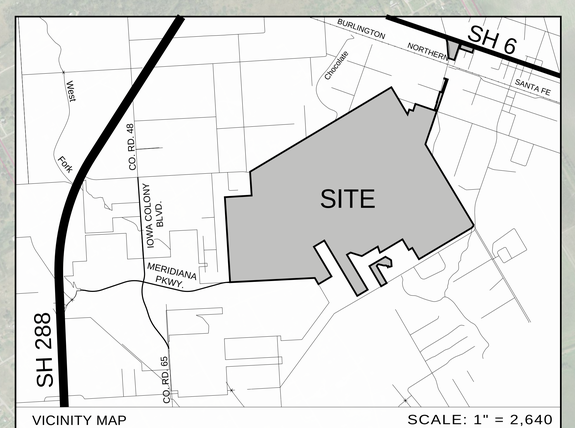
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

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.

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Inspiration Way Phase 3 Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	January 10, 2022
Recommendation	Approval with Two Conditions
Submitted By	Jessica Rodriguez, Director of Development Services

Background

This plat was heard by the Planning, Development and Zoning Commission at their July 12, 2021, meeting. The Commission did not recommend approval of the plat to the City Council because:

1. Provide Drainage District approval of the Preliminary Drainage Plan (Section 62-38 (a) (14)).
2. Provide a Preliminary Drainage Plan per Section 62-38 (a) (14) The plans shall include:
   a. Overall layout of lots or parcel;
   b. Contours;
   c. Any existing waterways on or adjacent to the site;
   d. Drainage area map showing on-site and offsite areas draining across or adjacent to the site with preliminary calculations of flows;
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   f. Proposed drainage improvements, including detention areas and depths with preliminary calculations; and
   g. Proposed easements, including all drainage and maintenance easements.
3. Clarify the road name as either “Inspiration Way” or “East Inspiration Way (Section 62-38 (a) (10)).
4. This preliminary plat must be approved on and in compliance with the GDP (Ordinance No. 2009-O-4).

This plat was heard by the City Council on July 19, 2021. The City Council did not approve this plat for the same reasons as mentioned by the Commission.

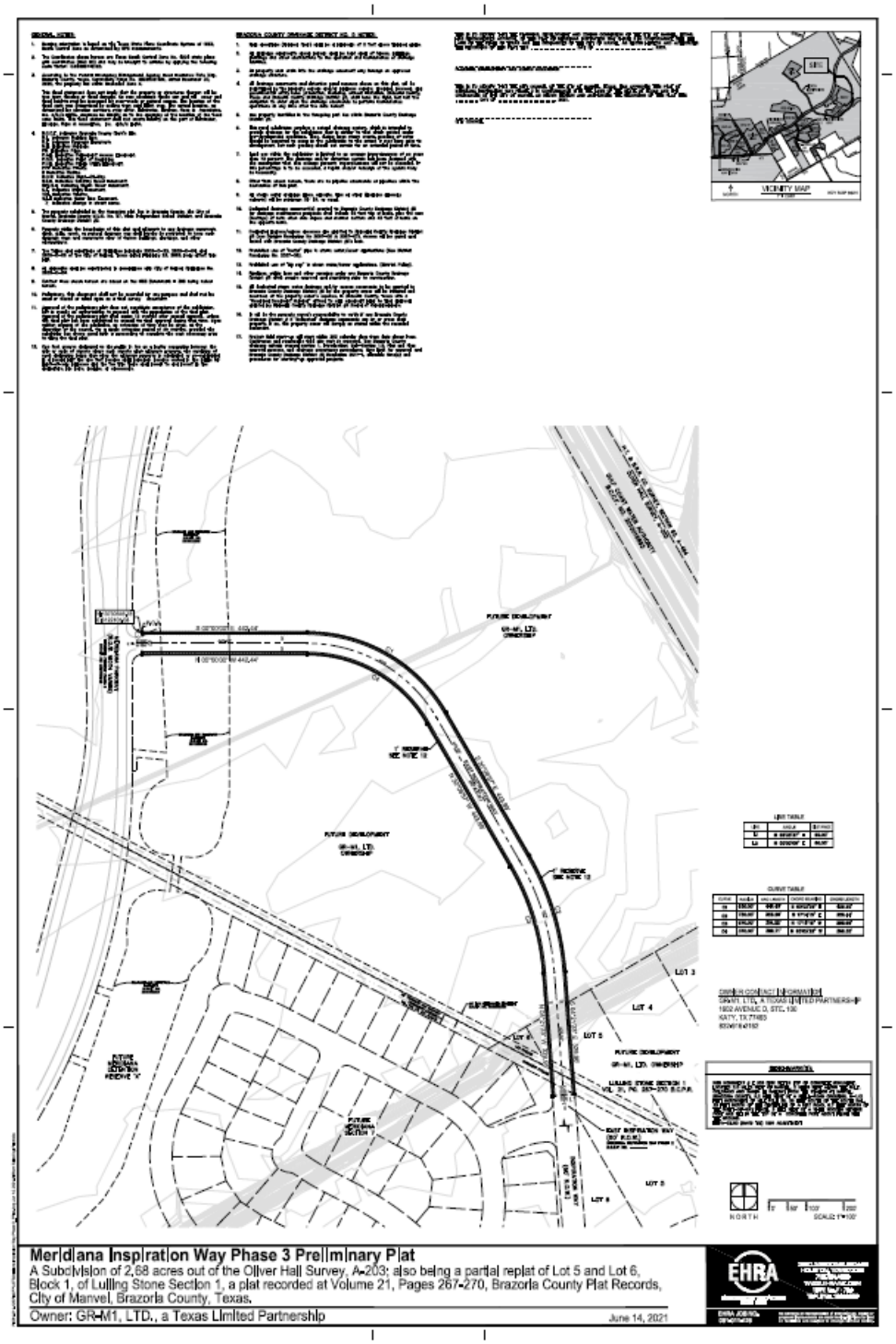
Staff Recommendation

The City staff recommends approval with two conditions for the Meridiana Inspiration Way Phase 3 Preliminary Plat. The conditions are:

1. Update the date in the Title Block to the current date (Section 62-38 (a) (2)).
2. Change the street name from “East Inspiration Way” to “South Inspiration Way” (Section 62-38 (a) (10)).

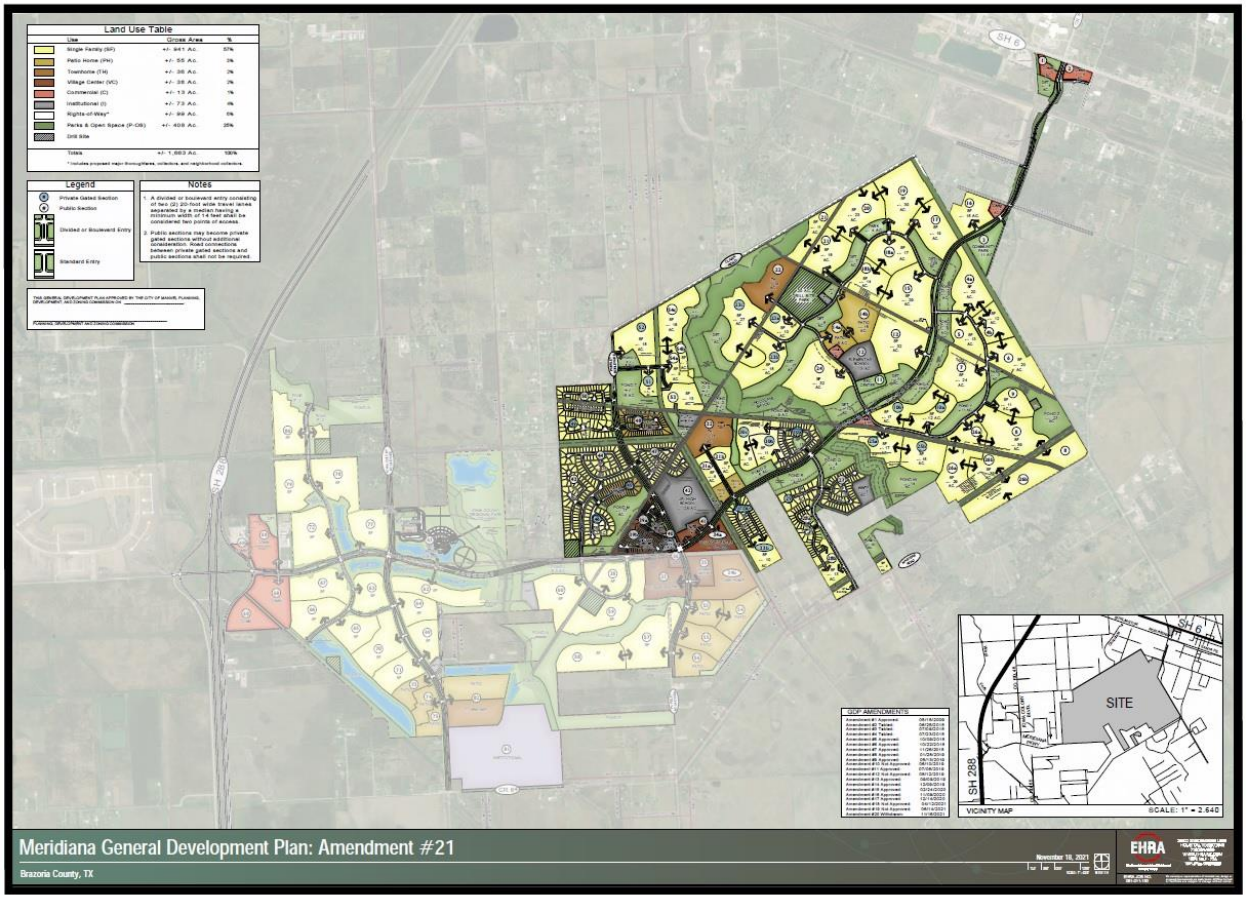
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



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

Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)



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: January 10, 2022 PDZ & January 18, 2022 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 Inspiration Way Phase 3, being a subdivision of 26.8 acres out of the Oliver Hall Survey, A-203; also being a partial replat of Lot 5 and Lot 6, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, 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: 2022.01.05 12:11:24 -06'00' January 5, 2022

SIGNATURE DATE

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

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Development Services Department
20025 Highway 6
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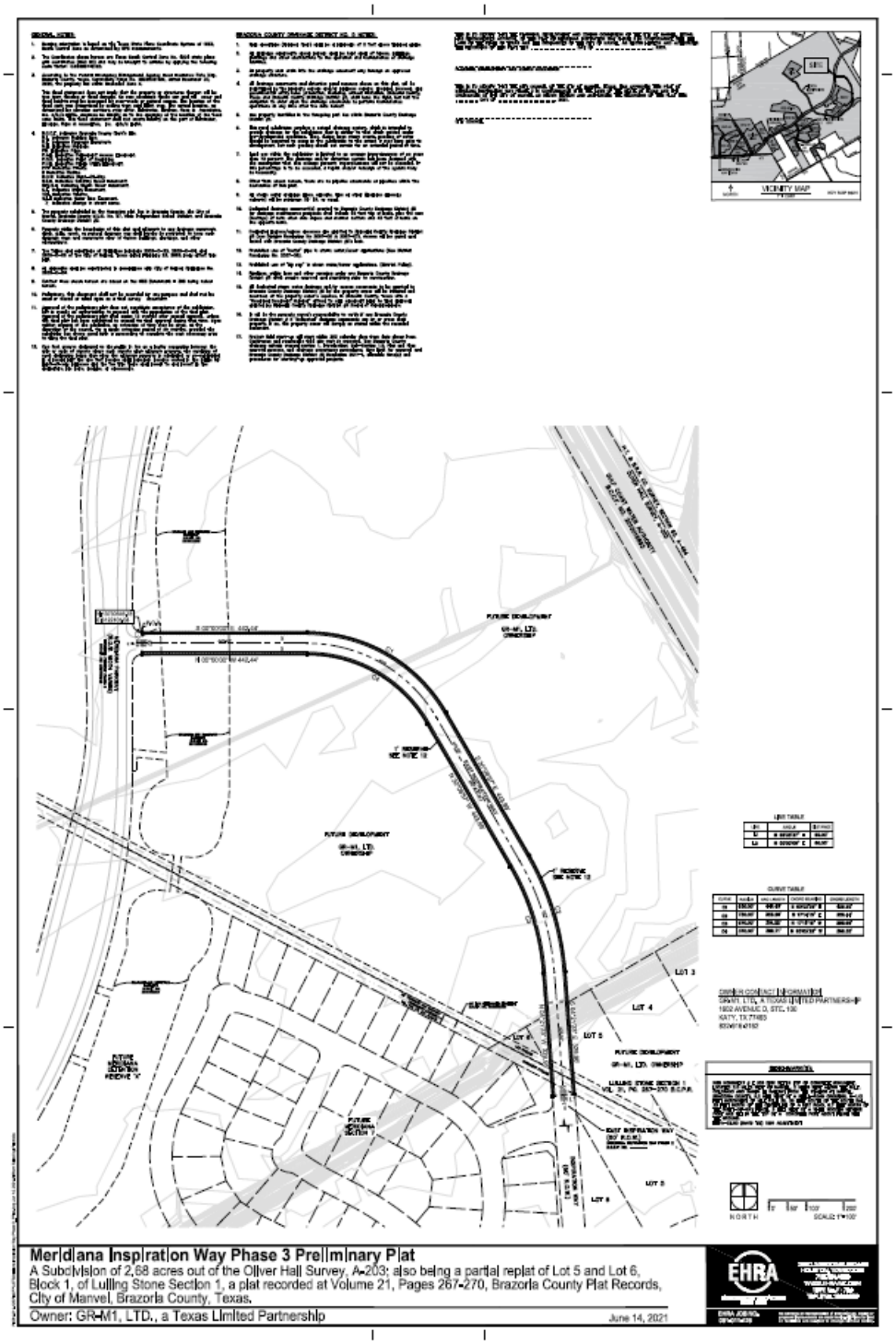

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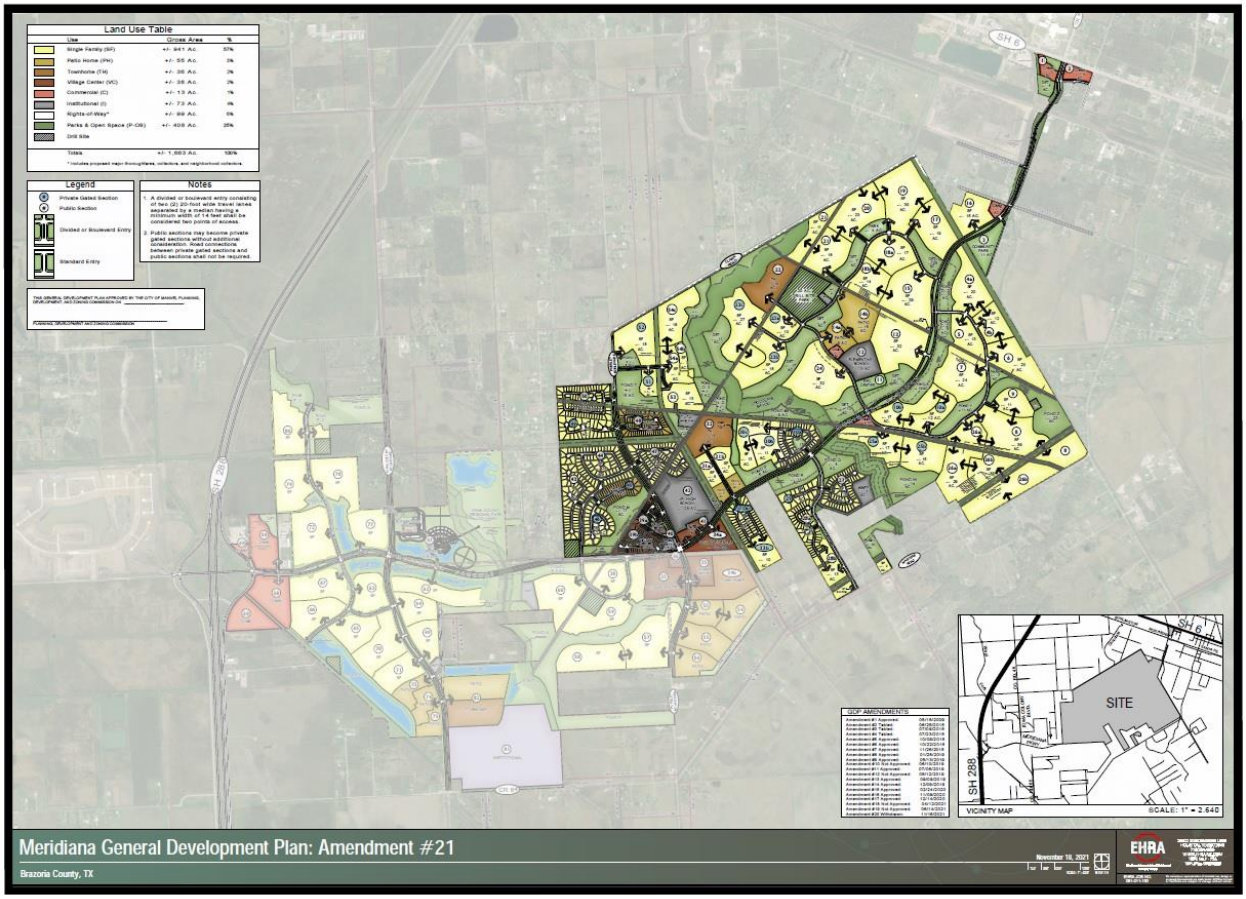


GENERAL NOTES:

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. 57, 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 terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
8. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
9. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
10. 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.
11. 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.
12. 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:

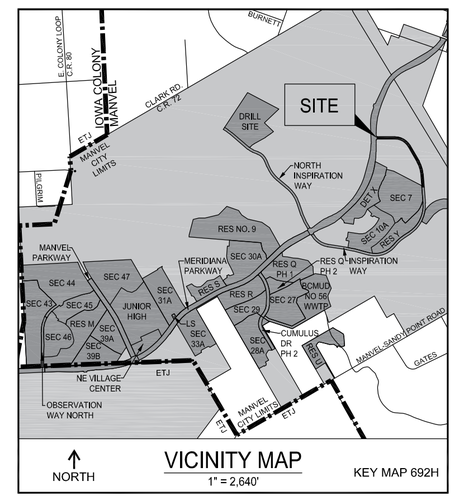
1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage 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.

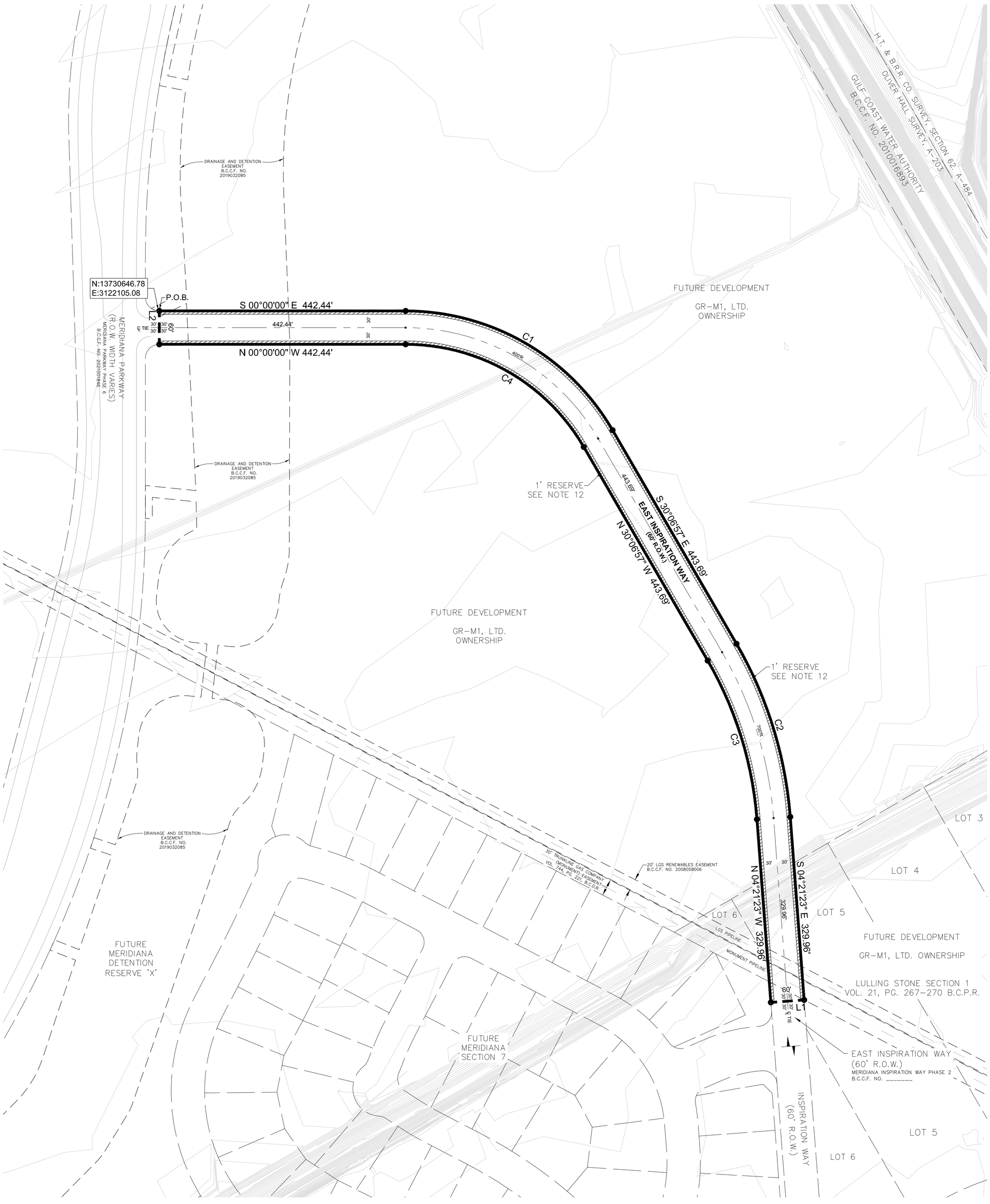
THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA INSPIRATION WAY PHASE 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE 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 INSPIRATION WAY PHASE 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2021.

_____
CITY COUNCIL





LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 85°38'37" E	60.00'
L2	N 00°00'00" E	60.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	430.00'	449.43'	S 60°03'29" E	429.25'
C2	730.00'	328.20'	S 17°14'10" E	325.44'
C3	670.00'	301.22'	N 17°14'10" W	298.69'
C4	370.00'	386.71'	N 60°03'29" W	369.35'

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

NORTH

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

Meridiana Inspiration Way Phase 3 Preliminary Plat

A Subdivision of 2.68 acres out of the Oliver Hall Survey, A-203; also being a partial replat of Lot 5 and Lot 6, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

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

June 14, 2021

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

EHRA JOB NO.
081-011-126

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P:\081-011-126\Plat\PPLAT\Meridiana Inspiration Way Phase 3_PPlat.dwg Jun 14, 2021-8:36am Edited by: Plipeteka

Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
Totals	+/- 1,663 Ac.	100%

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

Legend

- (#) Private Gated Section
- (#) Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
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PLANNING, DEVELOPMENT AND ZONING COMMISSION

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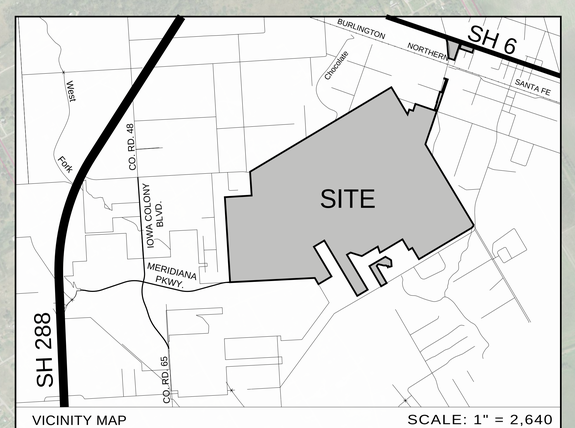
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

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.

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 25A Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	January 10, 2022
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Background

On May 24, 2021, the Planning, Development and Zoning Commission did not recommend approval of this preliminary plat to the City Council. This preliminary plat did not have a preliminary drainage plan approved by Brazoria County Drainage District No. 5 and did not conform to the Meridiana General Development Plan Amendment No. 17. On June 7, 2021, the City Council did not approve this preliminary plat for the same reason given by the Commission. The Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021) was approved by the Planning, Development, and Zoning Commission at their November 22, 2021, meeting. This preliminary plat is in compliance with the Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021).

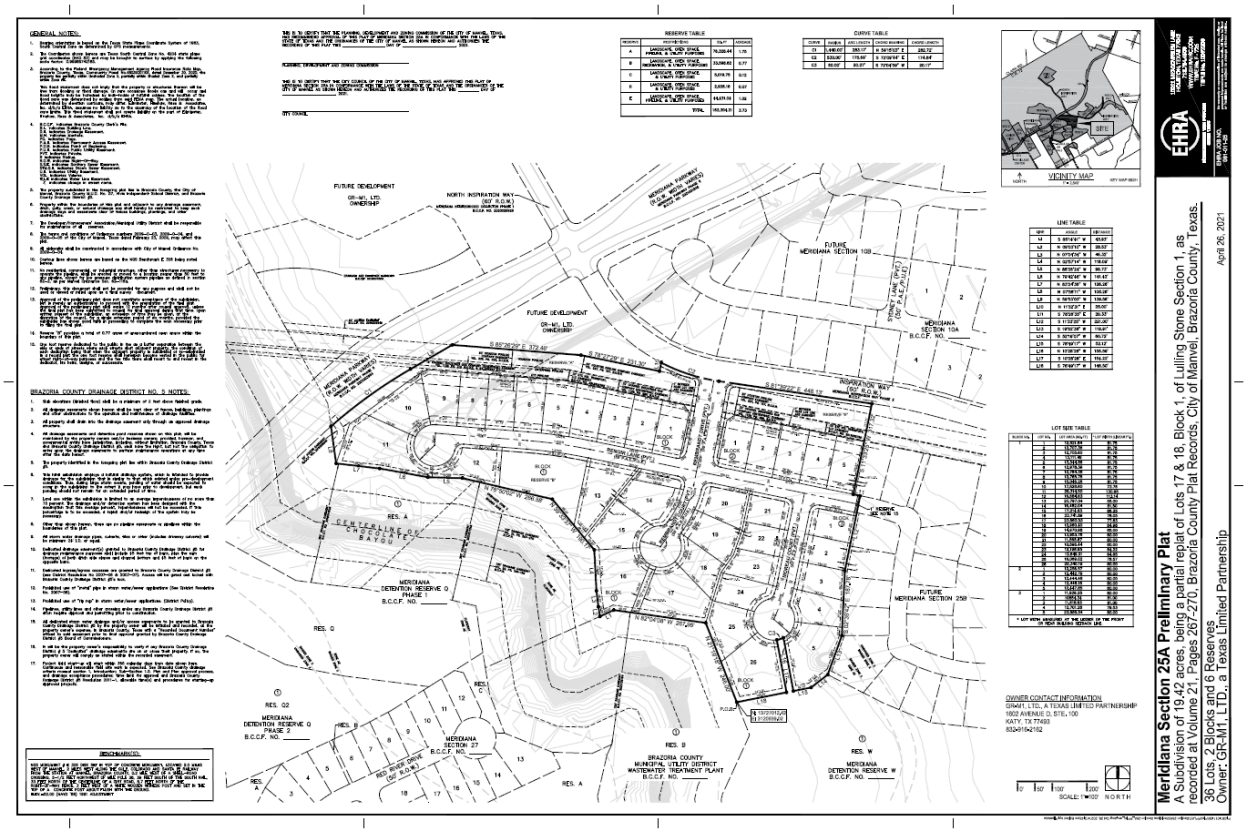
Staff Recommendation

The City staff recommends approval with one condition of the Meridiana Section 25A Preliminary Plat. The condition is:

1. Update the date in the Title Block to the current date (Section 62-38 (a) (2)).

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

Plat Exhibit



DEVELOPMENT SERVICES DEPARTMENT
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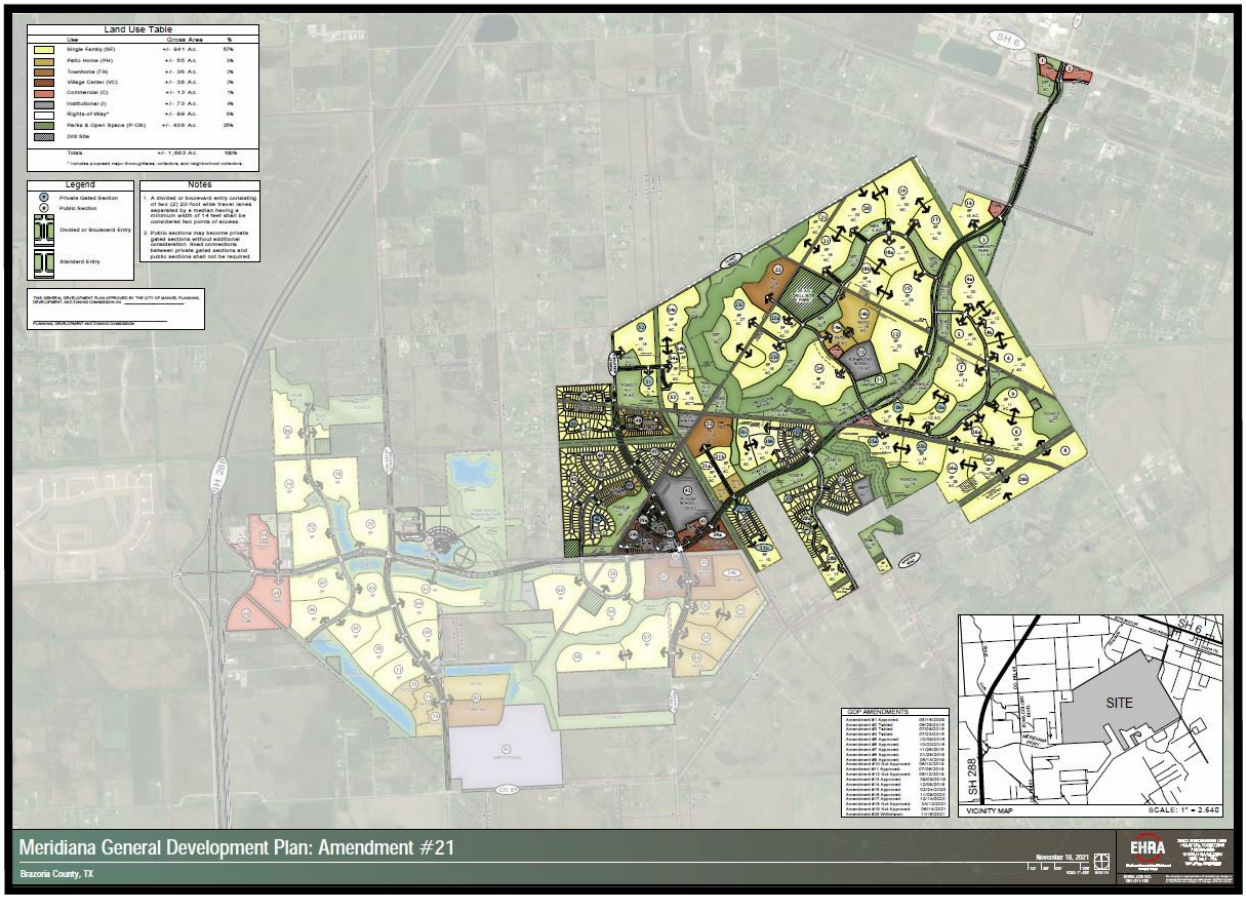
Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)



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: January 10, 2022 PDZ & January 18, 2022 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 Section 25A, being a subdivision of 19.49 acres, being a partial replat of Lots 17 & 18, Block 1, of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, 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: 2022.01.05 14:11:48 -06'00' January 3, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 25A Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	January 10, 2022
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

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Staff Recommendation

The City staff recommends approval with one condition of the Meridiana Section 25A Preliminary Plat. The condition is:

1. Update the date in the Title Block to the current date (Section 62-38 (a) (2)).

Development Services Department
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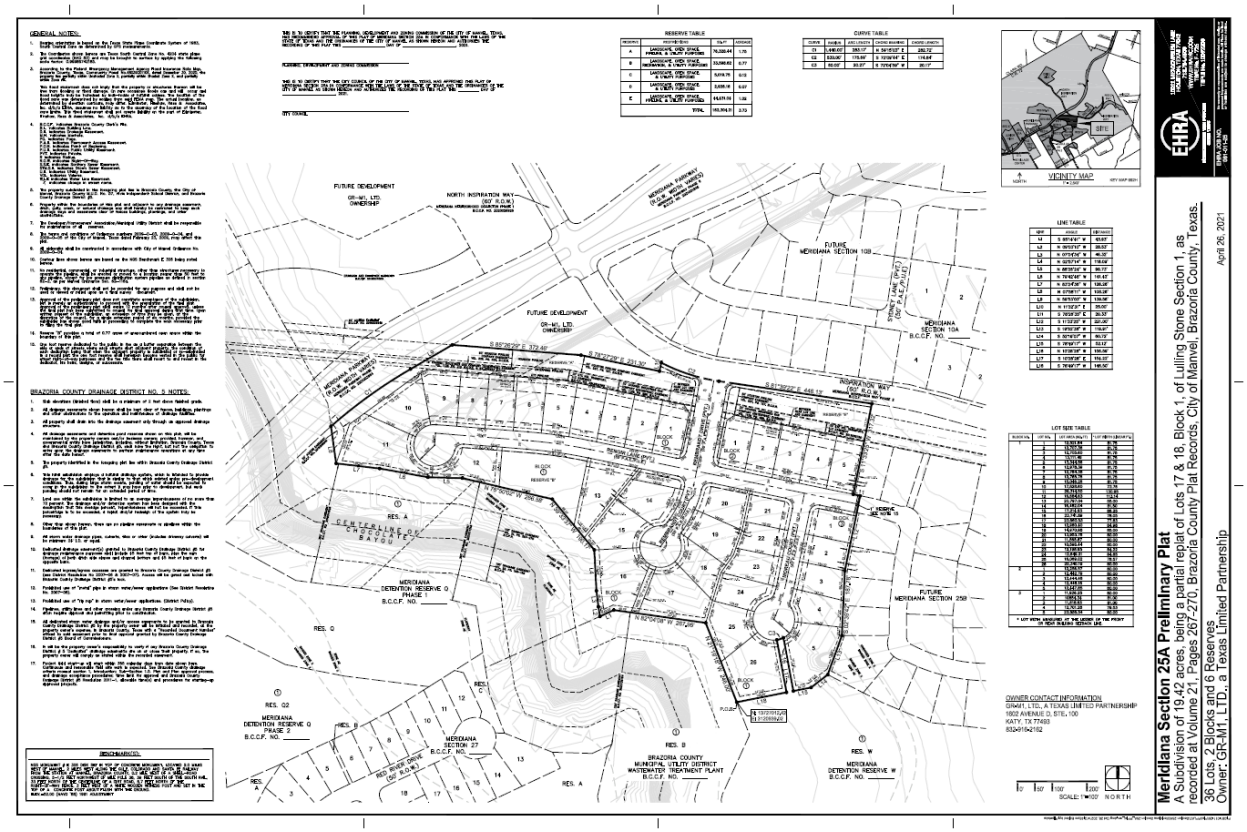
Plat Exhibit



DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
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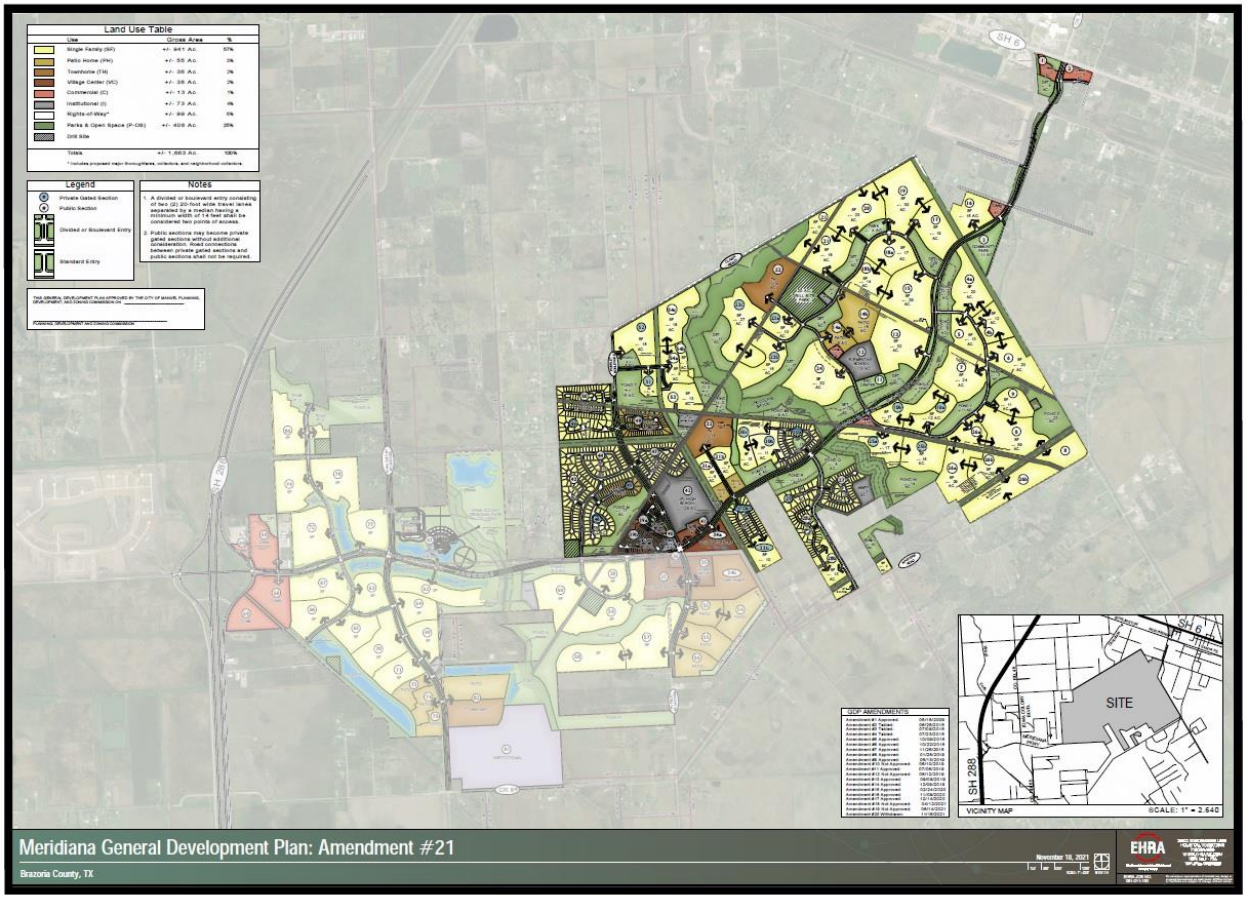
Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)



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 Unshaded Zone X, partially within Shaded Zone X, and partially within Zone AE.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, 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. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
8. The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
10. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
11. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
12. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
13. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
14. Reserve "B" provides a total of 0.77 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 street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, 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.

BENCHMARK(S):

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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA SECTION 25A 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 25A 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.

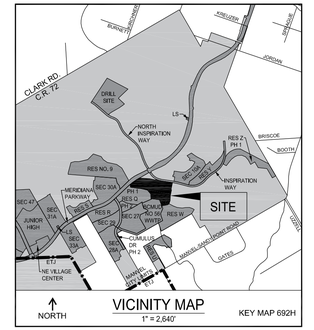
_____
CITY COUNCIL

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	LANDSCAPE, OPEN SPACE, PIPELINE, & UTILITY PURPOSES	76,328.44	1.75
B	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	33,598.82	0.77
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,019.75	0.12
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,926.16	0.07
E	LANDSCAPE, OPEN SPACE, PIPELINE, & UTILITY PURPOSES	44,431.04	1.02
	TOTAL	162,304.21	3.73

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,440.00'	283.17'	N 54°15'03" E	282.72'
C2	530.00'	175.64'	S 72°09'44" E	174.84'
C3	60.00'	20.27'	S 72°04'59" W	20.17'



Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
Totals	+/- 1,663 Ac.	100%

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

Legend

- (#) Private Gated Section
- (#) Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

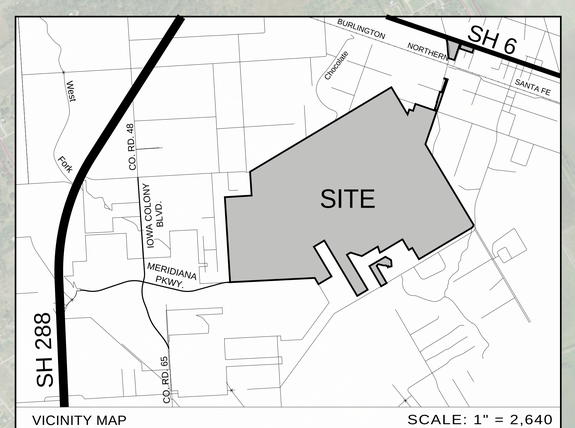
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____.

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

SH 6
SH 288
CR 64
Kruger Road
Jordan Road
CLARK ROAD
MASTERS ROAD
MERIDIANA PARKWAY
CHOCOLATE BAYOU
IOWA COLONY CITY LIMIT
IOWA COLONY REGIONAL PARK 102.1 AC.
ELEMENTARY SCHOOL 15 AC.
REC. CENTER 4.6 AC.
JR. HIGH SCHOOL 28 AC.
ELEMENTARY SCHOOL 13 AC.
20 AC. DRILL SITE/ PARK
VILLAGE CENTER 10 AC.
INSTITUTIONAL
TOWNHOME
TH
PATIO
COMM.
PARK
DET.
LIFT STATION
WWTP
POND A
POND B
POND C
POND D
POND E
POND F-1
POND F-2
POND G
POND H
POND I
POND J
POND K
POND L 8.0 AC.
POND M 17 AC.
POND N
POND O
POND P
POND Q 8 AC.
POND R 11 AC.
POND T +/- 15 AC.
POND V +/- 4 AC.
POND W 14 AC.
POND X 13 AC.
POND Y 11 AC.
POND Z 23 AC.
POND N-2 +/- 4 AC.
POND O-2 +/- 5 AC.
POND C-2 5 AC.
POND D-2 8 AC.
POND #9 9 AC.
POND S 6 AC.
MUD NO. 54 WATER PLANT +/- 2 AC.
MUD NO. 54 WATER PLANT +/- 1 AC.
SF
COMM
PATIO
TOWNHOME
INSTITUTIONAL

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
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

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

EHRA
ENGINEERING THE FUTURE SINCE 1936
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EHRA JOB NO. 081-011-150

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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: January 10, 2022 PDZ & January 18, 2022 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 W, being a subdivision of 15.53 acres, being a partial replat of Lots 16, 17, & 18, Block 1 of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, 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: 2022.01.05 14:21:04 -06'00' January 5, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve W Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	January 10, 2022
Recommendation	Approval with Two Conditions
Submitted By	Jessica Rodriguez, Director of Development Services

Background

This plat was heard at the May 10, 2021, Planning, Development and Zoning commission meeting. The Commission did not recommend approval of this plat to the City Council. This plat did not meet the following:

1. This plat has not been approved on the most recently approved Meridiana General Development Plan Amendment No. 17 (dated November 16, 2020) which is required according to page 61 of the adopted Meridiana O-PUD (Ordinance No. 2009-O-04).
2. This plat takes access from Reserve D in Meridiana Section 25A. Reserve D is a 20-foot-wide reserve restricted to landscape, open space, and utility purposes. Reserve D in Meridiana Section 25A should also be restricted to access. This plat cannot be approved until Meridiana Section 25A is approved per (Section 62-38 (a) (11), Section 62-38 (a) (10)). Meridiana Section 25A Preliminary Plat is scheduled for the May 24, 2021, Planning, Development and Zoning Commission meeting.

The City Council heard this plat at their May 17, 2021, meeting. The City Council did not approve this plat for the same reasons mentioned above by the Commission.

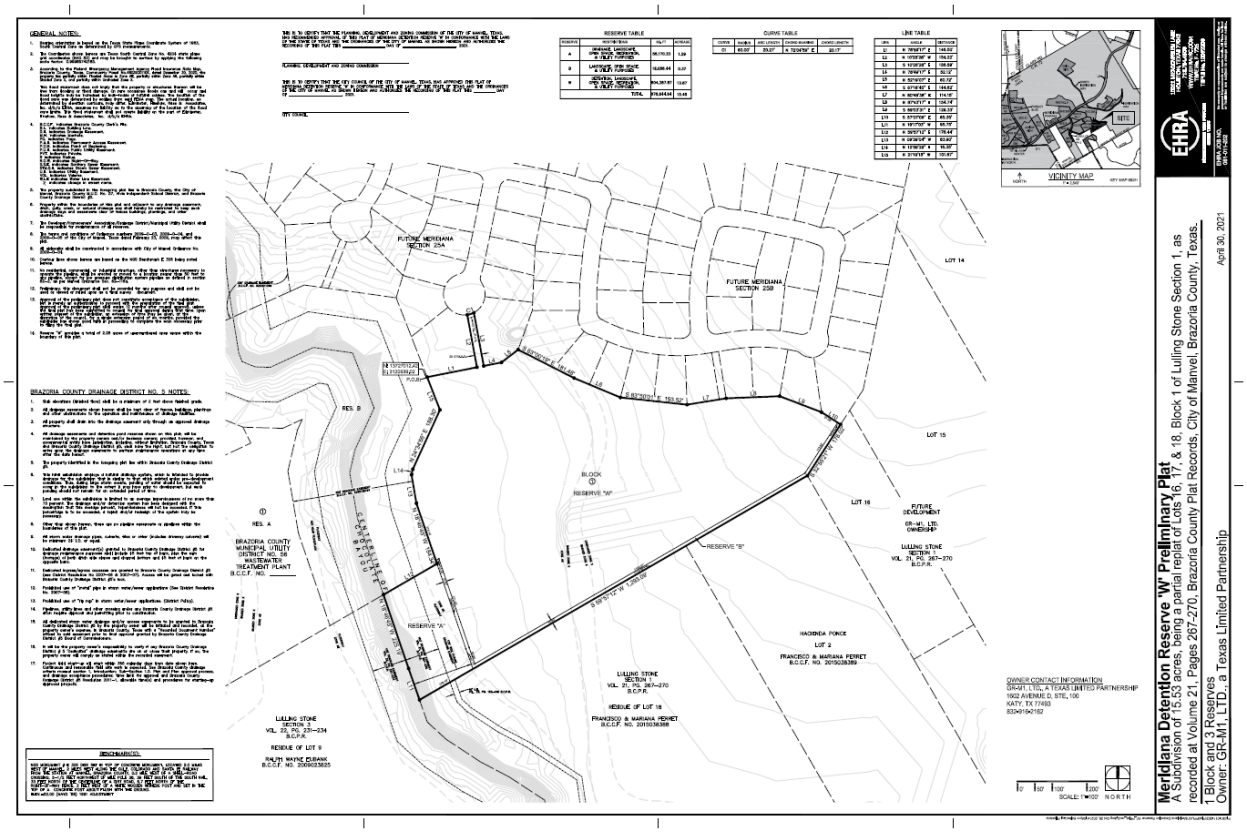
Staff Recommendation

The City staff recommends approval with two conditions for the Meridiana Detention Reserve W Preliminary Plat. The conditions are:

1. Update the date in the Title Block to the current date (Section 62-38 (a) (2)).
2. Include “access” to Reserve W use restriction in the Reserve Table (Section (a) (9)).

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

Plat Exhibit



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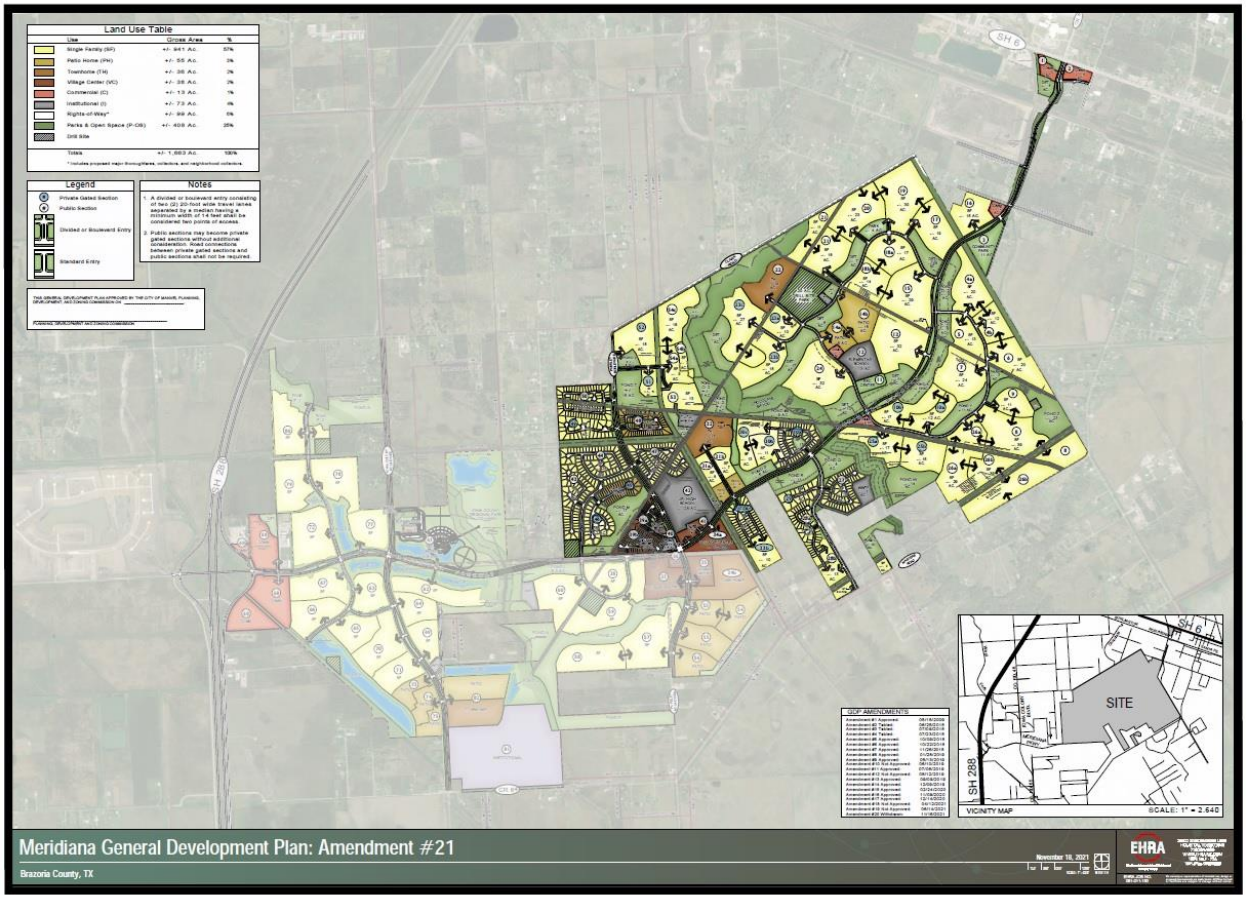
MANVEL, TX 77578
281-489-0630

Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)



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   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.
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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. 57, 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.
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14. Reserve "W" provides a total of 2.26 acres of unencumbered open space within the boundary of this plat.

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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.
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BENCHMARK(S):

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

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

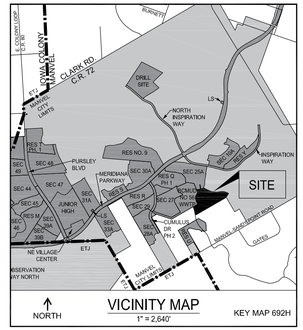
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	56,170.33	1.29
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	16,086.44	0.37
W	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	604,387.87	13.87
	TOTAL	676,644.64	15.46

CURVE TABLE

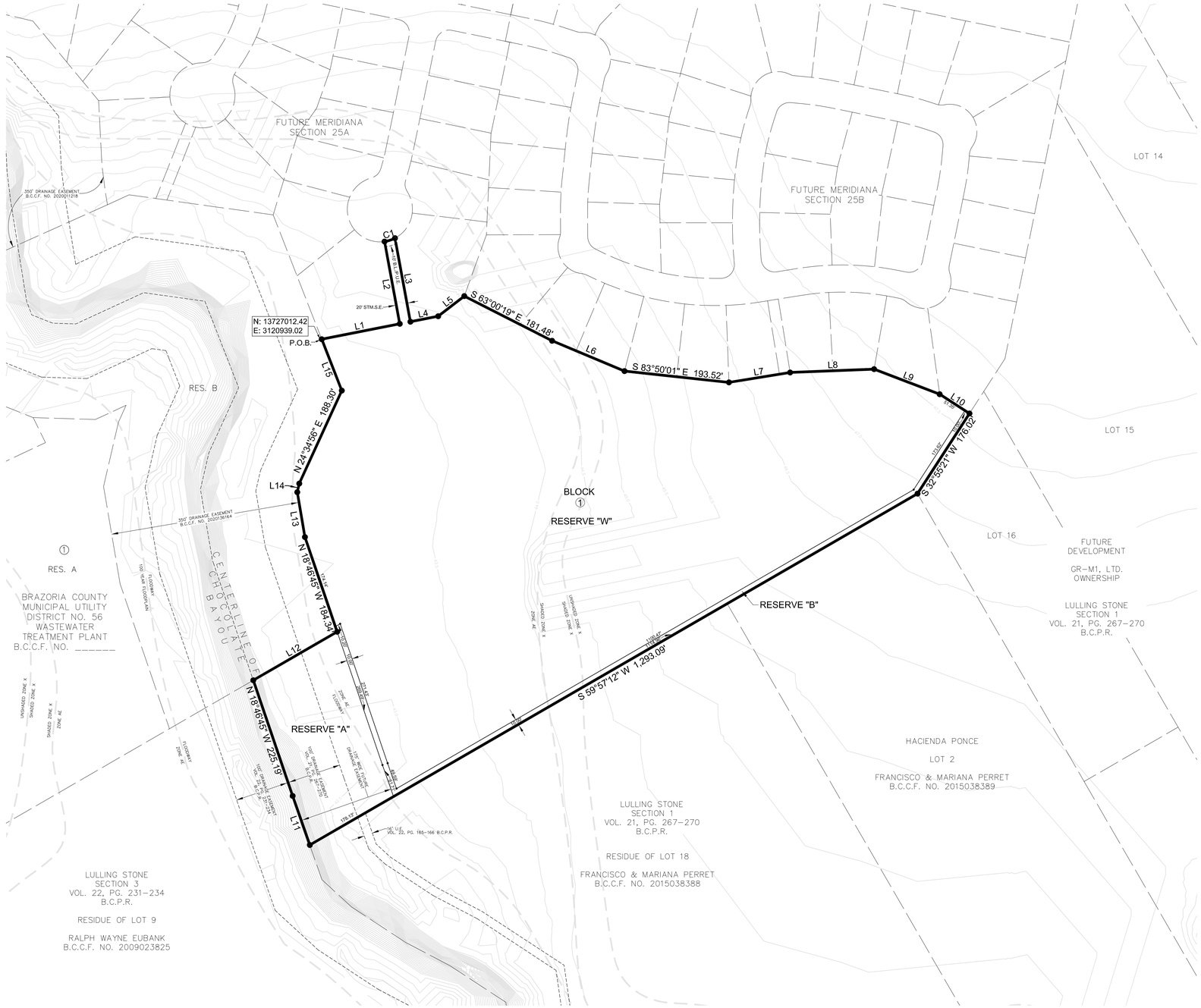
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	20.27'	N 72°04'59" E	20.17'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 78°49'17" E	146.50'
L2	N 10°28'28" W	154.22'
L3	S 10°28'28" E	156.59'
L4	N 78°49'17" E	52.12'
L5	N 52°19'07" E	60.72'
L6	S 67°16'45" E	144.62'
L7	N 80°48'38" E	114.15'
L8	N 87°43'17" E	154.74'
L9	S 69°03'31" E	129.33'
L10	S 57°07'06" E	65.35'
L11	N 19°17'03" W	95.75'
L12	N 59°57'12" E	178.44'
L13	N 09°39'04" W	83.90'
L14	N 12°59'29" E	16.35'
L15	N 21°19'18" W	101.67'



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


FUTURE MERIDIANA SECTION 25A
FUTURE MERIDIANA SECTION 25B
LOT 14
LOT 15
LOT 16
350' DRAINAGE EASEMENT B.C.C.F. NO. 2020013218
C1
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
L14
L15
20' STM.S.E.
N: 13727012.42
E: 3120939.02
P.O.B.
S 63°00'19" E 181.48'
S 83°50'01" E 193.52'
N 24°34'56" E 188.30'
S 32°55'21" W 176.02'
N 18°46'45" W 194.34'
N 18°46'45" W 225.19'
S 59°57'12" W 1,293.09'
RESERVE "A"
RESERVE "B"
RESERVE "W"
BLOCK 1
RES. A
RES. B
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WASTEWATER TREATMENT PLANT B.C.C.F. NO. _____
CENTERLINE OF CHOCOLATE BAYOU
350' DRAINAGE EASEMENT B.C.C.F. NO. 2020013614
100 YEAR FLOODPLAIN
FLOODWAY
UNSHADED ZONE X
SHADED ZONE X
ZONE AE
ZONE AH
1316' AH FLOODWAY
1316' AE FLOODWAY
1316' AE FLOODWAY
1316' AH FLOODWAY
1316' AE FLOODWAY
1316' AH FLOODWAY
1316' AE FLOODWAY
1316' AH

Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
Totals	+/- 1,663 Ac.	100%

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

Legend

- (#) Private Gated Section
- (#) Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

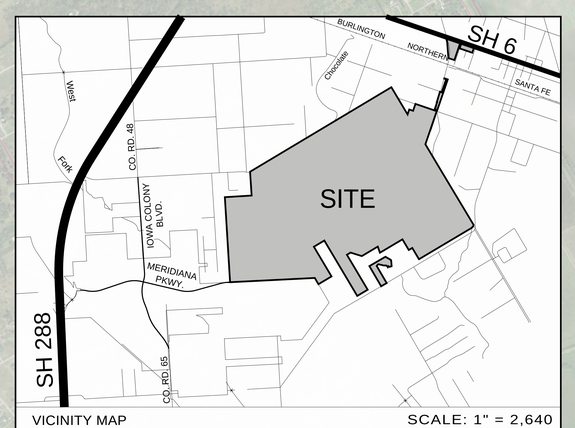
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____.

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

SH 6
SH 288
CR 64
Kruger Road
Jordan Road
CLARK ROAD
MASTERS ROAD
MERIDIANA PARKWAY
CHOCOLATE BAYOU
IOWA COLONY CITY LIMIT
IOWA COLONY REGIONAL PARK 102.1 AC.
ELEMENTARY SCHOOL 15 AC.
REC. CENTER 4.6 AC.
JR. HIGH SCHOOL 28 AC.
ELEMENTARY SCHOOL 13 AC.
20 AC. DRILL SITE/ PARK
VILLAGE CENTER 10 AC.
INSTITUTIONAL
TOWNHOME
TH
PATIO
COMM.
PARK
DET.
LIFT STATION
WWTP
POND A
POND B
POND C
POND D
POND E
POND F-1
POND F-2
POND G
POND H
POND I
POND J
POND K
POND L 8.0 AC.
POND M 17 AC.
POND N
POND O
POND P
POND Q 8 AC.
POND R 11 AC.
POND T +/- 15 AC.
POND V +/- 4 AC.
POND W 14 AC.
POND X 13 AC.
POND Y 11 AC.
POND Z 23 AC.
POND N-2 +/- 4 AC.
POND O-2 +/- 5 AC.
POND C-2 5 AC.
POND D-2 8 AC.
POND #9 9 AC.
POND S 6 AC.
MUD NO. 54 WATER PLANT +/- 2 AC.
MUD NO. 54 WATER PLANT +/- 1 AC.
SF
COMM
PATIO
TOWNHOME
INSTITUTIONAL

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
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

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.

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve X Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	January 10, 2022
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Background

On July 12, 2021, the Planning, Development and Zoning Commission did not recommend approval of this preliminary plat to the City Council. This preliminary plat did not have a preliminary drainage plan approved by Brazoria County Drainage District No. 5 and did not conform to the Meridiana General Development Plan Amendment No. 17. On July 19, 2021, the City Council did not approve this preliminary plat for the same reason given by the Commission. The Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021) was approved by the Planning, Development, and Zoning Commission at their November 22, 2021, meeting. This preliminary plat is in compliance with the Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021).

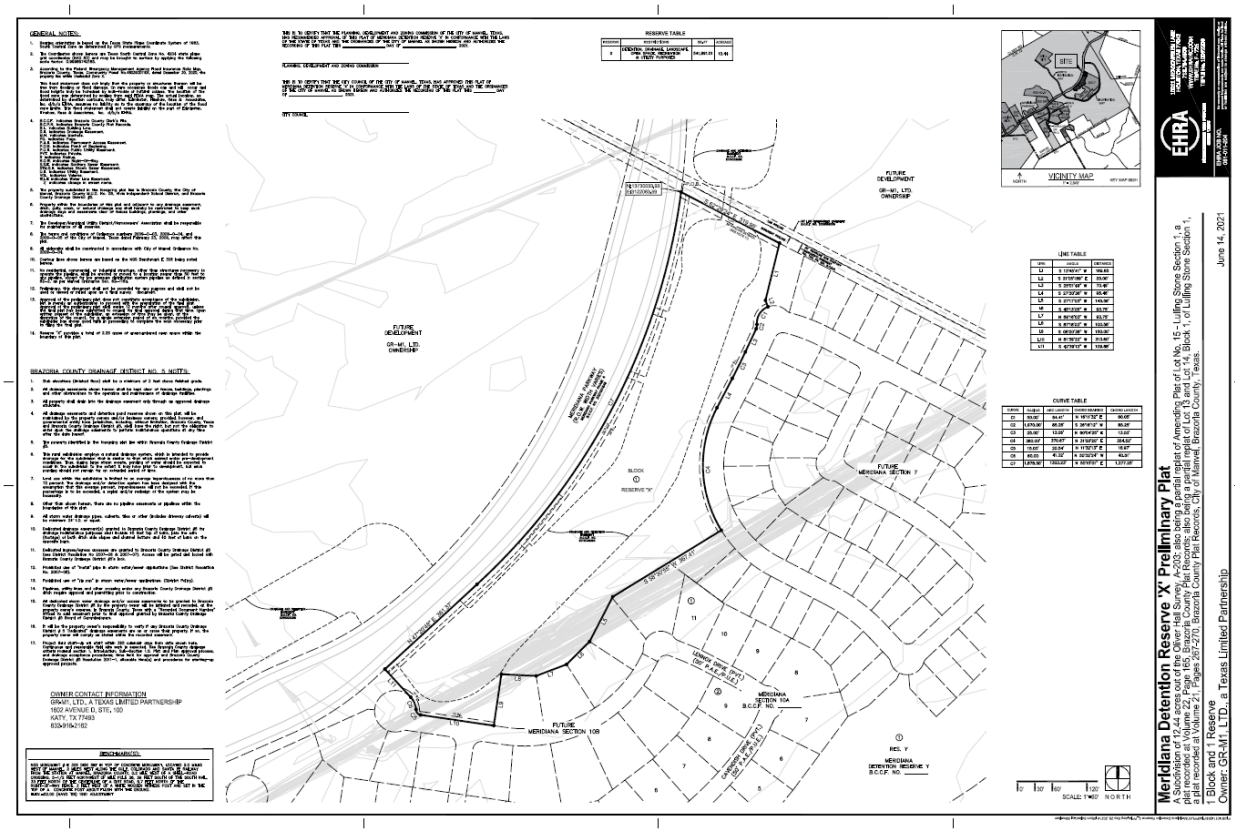
Staff Recommendation

The City staff recommends approval with one condition for the Meridiana Detention Reserve X Preliminary Plat. The condition is:

1. Update the date in the Title Block to the current date (Section 62-38 (a) (2)).

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

Plat Exhibit



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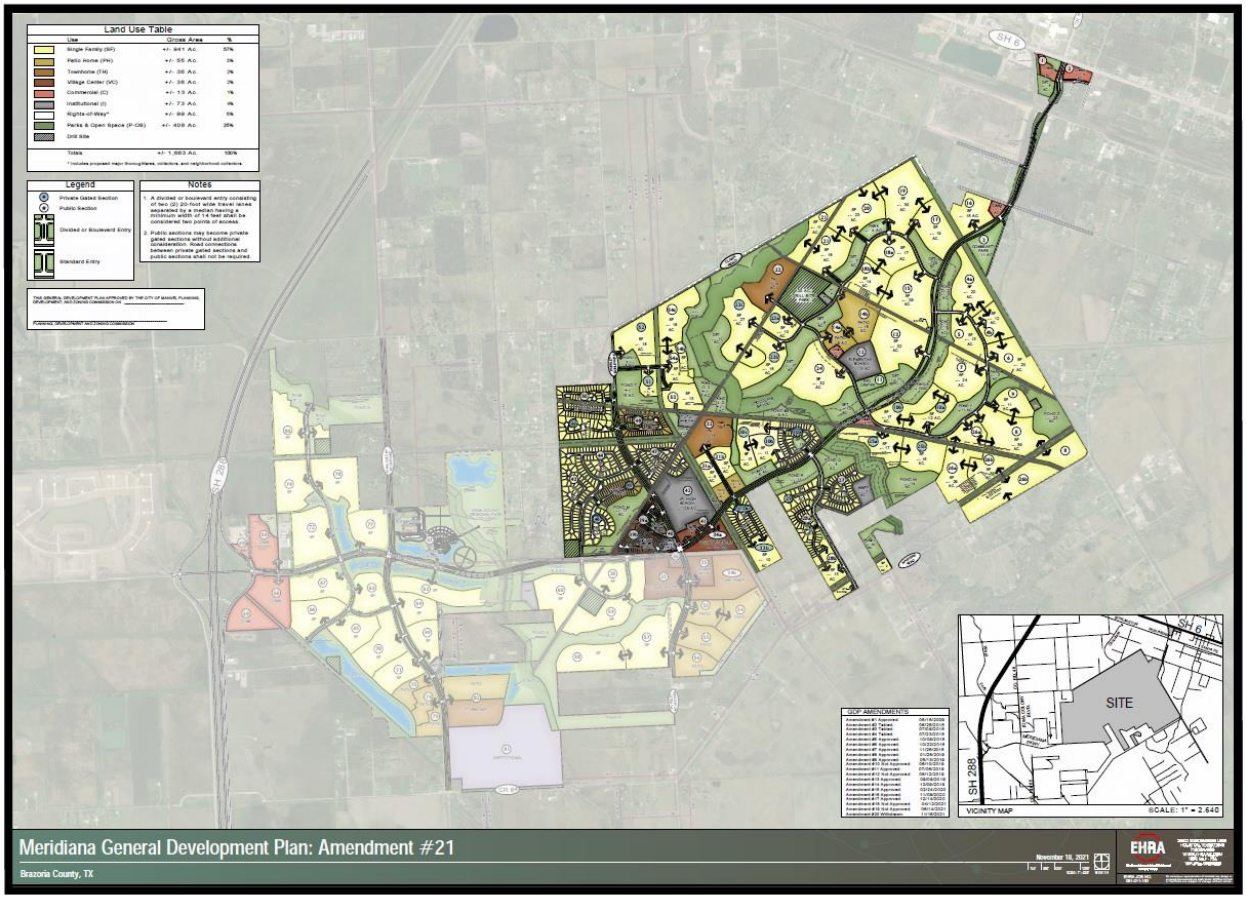

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OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

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

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 "X" 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.

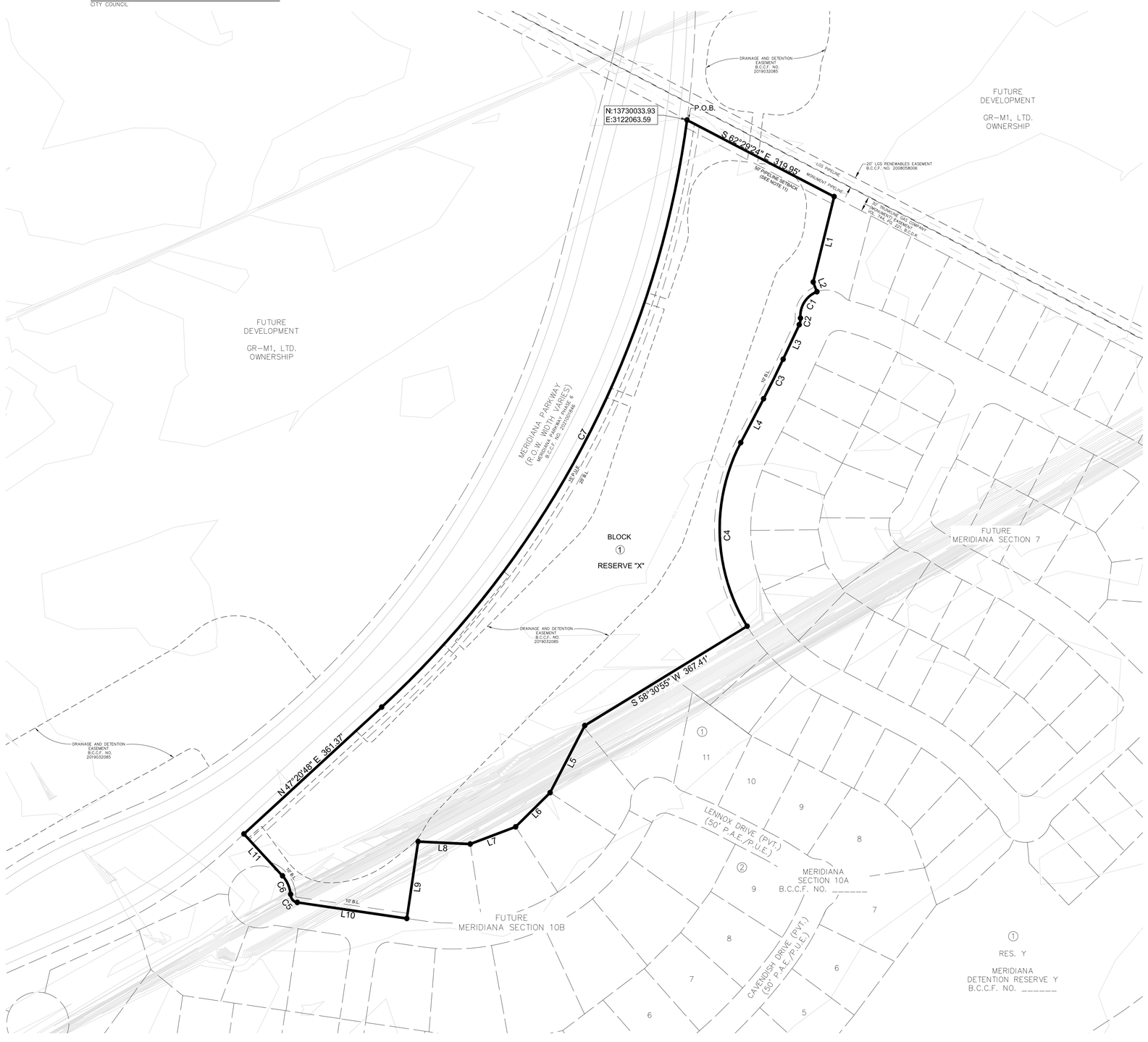
_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA DETENTION RESERVE "X" 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
X	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	541,991.01	12.44

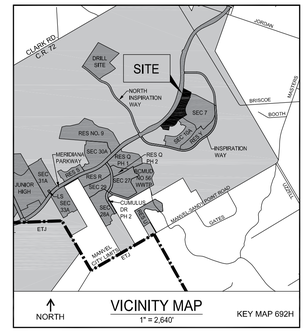


LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 13°45'41" W	169.85'
L2	S 21°05'189" E	20.00'
L3	S 25°01'49" W	73.49'
L4	S 27°30'36" W	95.46'
L5	S 27°17'03" W	145.56'
L6	S 45°13'05" W	93.75'
L7	N 69°16'03" W	93.75'
L8	S 87°18'03" W	100.56'
L9	S 08°20'38" W	150.00'
L10	N 81°39'22" W	213.60'
L11	S 42°39'12" W	109.88'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	64.41'	N 16°11'32" E	60.05'
C2	1,970.00'	85.26'	S 26°16'12" W	85.25'
C3	25.00'	13.06'	N 60°04'25" E	13.00'
C4	360.00'	370.67'	N 31°00'20" E	354.52'
C5	15.00'	20.54'	N 11°32'13" E	18.97'
C6	60.00	41.32'	N 50°32'24" W	40.51'
C7	1,878.50'	1303.23'	N 50°15'01" E	1,277.25'



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. 081-011-204

No warranty or representation of intended use, design or proposed improvements are made herein. All Plan is filed of record in the real property records of Brazoria County.

Meridiana Detention Reserve 'X' Preliminary Plat

A Subdivision of 12.44 acres out of the Oliver Hall Survey, A-203; also being a partial replat of Amending Plat of Lot No. 15 - Lulling Stone Section 1, a plat recorded at Volume 22, Page 165, Brazoria County Plat Records; also being a partial replat of Lot 13 and Lot 14, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

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

June 14, 2021

P:\081-011-20\Plan\PPL\MAT\Meridiana Detention Reserve X_PPlat.dwg Sep 29, 2021-1:06pm Edited by: BSwarter

Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
Totals	+/- 1,663 Ac.	100%

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

Legend

- (#) Private Gated Section
- (#) Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

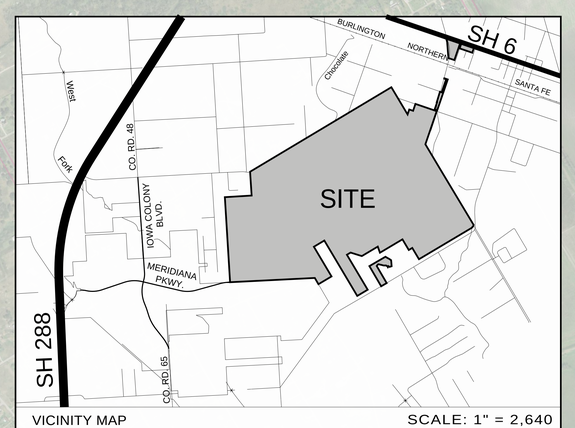
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____.

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

SH 6
SH 288
CR 64
Kruger Road
Jordan Road
CLARK ROAD
MASTERS ROAD
MERIDIANA PARKWAY
CHOCOLATE BAYOU
IOWA COLONY CITY LIMIT
IOWA COLONY REGIONAL PARK 102.1 AC.
ELEMENTARY SCHOOL 15 AC.
REC. CENTER 4.6 AC.
JR. HIGH SCHOOL 28 AC.
ELEMENTARY SCHOOL 13 AC.
20 AC. DRILL SITE/ PARK
VILLAGE CENTER 10 AC.
INSTITUTIONAL
TOWNHOME
TH
PATIO
COMM.
PARK
DET.
LIFT STATION
WWTP
POND A
POND B
POND C
POND D
POND E
POND F-1
POND F-2
POND G
POND H
POND I
POND J
POND K
POND L 8.0 AC.
POND M 17 AC.
POND N
POND O
POND P
POND Q 8 AC.
POND R 11 AC.
POND T +/- 15 AC.
POND V +/- 4 AC.
POND W 14 AC.
POND X 13 AC.
POND Y 11 AC.
POND Z 23 AC.
POND N-2 +/- 4 AC.
POND O-2 +/- 5 AC.
POND C-2 5 AC.
POND D-2 8 AC.
POND #9 9 AC.
POND S 6 AC.
MUD NO. 54 WATER PLANT +/- 2 AC.
MUD NO. 54 WATER PLANT +/- 1 AC.
SF
COMM
PATIO
TOWNHOME
INSTITUTIONAL

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
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

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

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HOUSTON, TEXAS 77042
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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: January 10, 2022 PDZ & January 18, 2022 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 X, being a subdivision of 12.44 acres out of the Oliver Hall Survey, A-203; also being a partial replat of Amending Plat of Lot No. 15 - Lulling Stone Section 1, a plat recorded at Volume 22, Page 165, Brazoria County Plat Records; also being a partial replat of Lot 13 and Lot 14, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, 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: 2022.01.05 15:03:52 -06'00' January 5, 2022

SIGNATURE DATE

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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Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a recommendation to City Council, Preliminary Plat for Meridiana Section 10A, being a subdivision of 12.94 acres 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.

Jessica Rodriguez Digitally signed by Jessica Rodriguez Date: 2022.01.05 15:11:39 -06'00'

SIGNATURE

January 5, 2022

DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 10A Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	January 10, 2022
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Background

On April 26, 2021, the Planning, Development and Zoning Commission recommended approval of a 30-day plat extension per Texas Local Government Code Section 212.009 to City Council. The City Council approved the 30-day plat extension at their May 3, 2021, meeting. This plat was heard by the Commission on May 10, 2021. The Commission did not recommend approval of this plat because it did not conform to the Meridiana General Development Plan Amendment No. 17. This plat was heard at the May 17, 2021, City Council meeting. The City Council did not approve this plat because it did not conform to the Meridiana General Development Plan Amendment No. 17. The Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021) was approved by the Planning, Development, and Zoning Commission at their November 22, 2021, meeting. This preliminary plat is in compliance with the Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021).

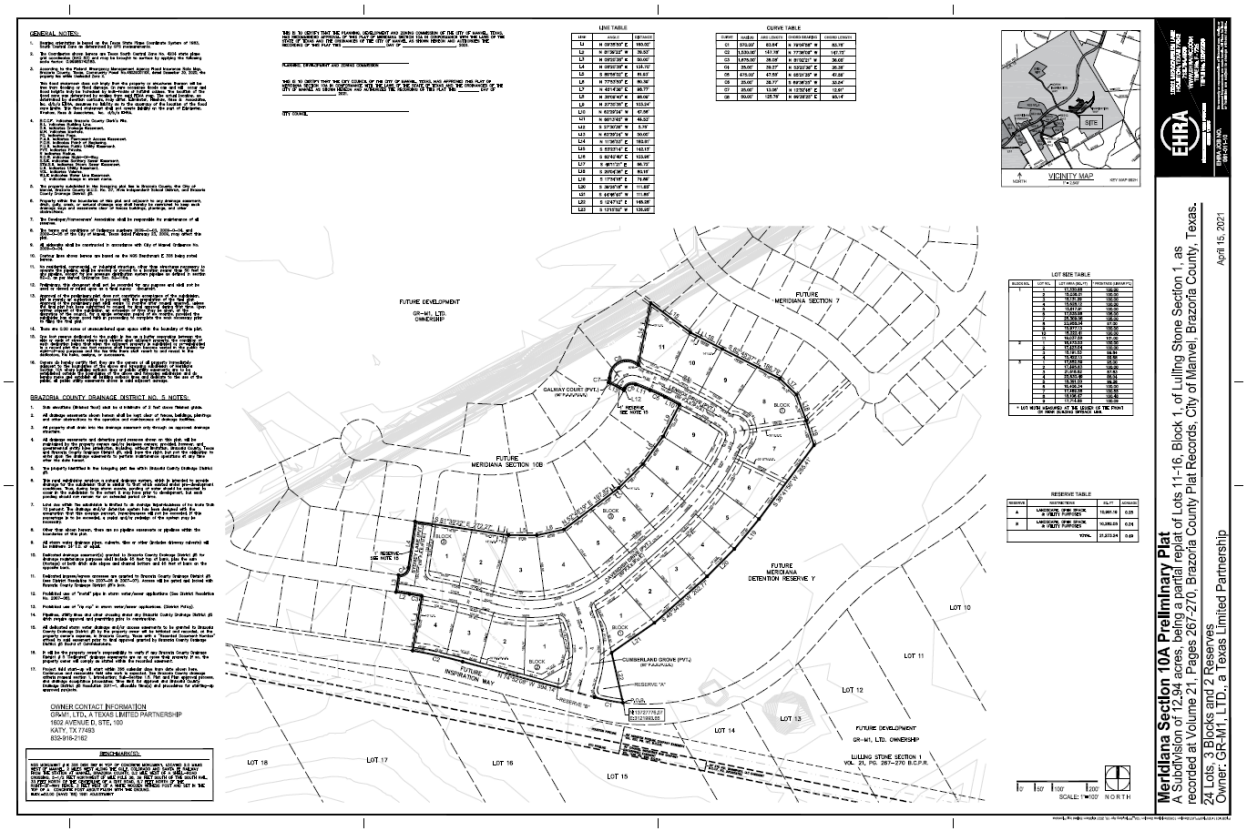
Staff Recommendation

The City staff recommends approval with one condition for the Meridiana Section 10A Preliminary Plat. The condition is:

1. Update the date in the Title Block to the current date (Section 62-38 (a) (2)).

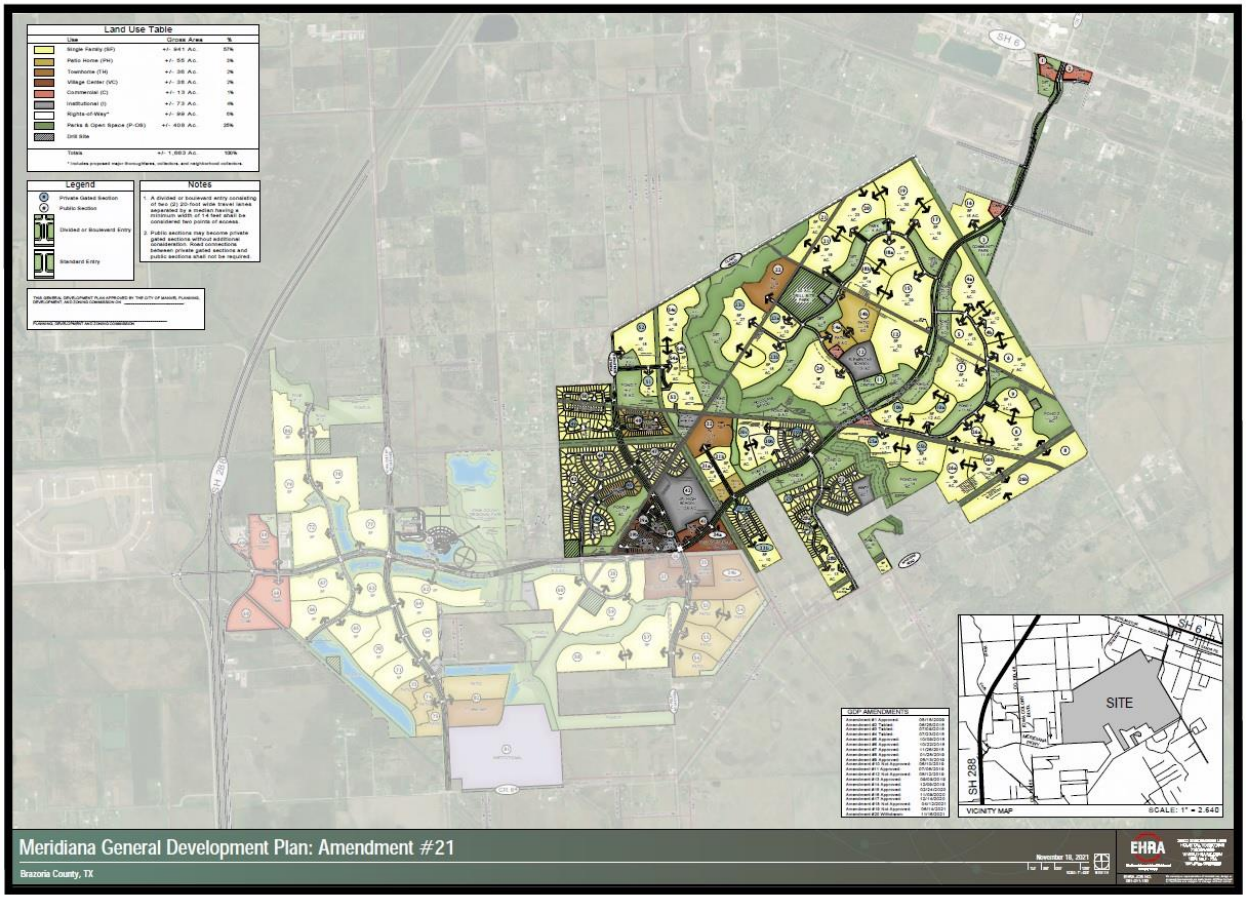
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



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

Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)



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

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 10A 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 10A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2021.

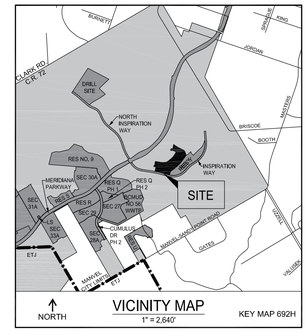
_____
CITY COUNCIL

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 09°35'50" E	160.02'
L2	N 81°39'22" W	39.53'
L3	N 08°20'38" E	50.00'
L4	N 08°20'38" E	134.70'
L5	S 89°56'02" E	81.93'
L6	N 77°53'50" E	80.39'
L7	N 45°14'38" E	98.77'
L8	N 36°09'40" E	98.09'
L9	N 27°30'36" E	103.24'
L10	N 62°29'24" W	47.56'
L11	N 68°13'45" W	44.53'
L12	S 27°30'36" W	5.76'
L13	N 62°29'24" W	50.00'
L14	N 11°36'53" E	180.61'
L15	S 53°23'14" E	142.13'
L16	S 62°40'40" E	103.96'
L17	S 46°11'21" E	66.72'
L18	S 20°04'36" E	80.16'
L19	S 17°34'18" E	74.89'
L20	S 39°26'18" W	111.85'
L21	S 44°46'40" W	111.86'
L22	S 12°47'12" E	148.28'
L23	S 13°15'52" W	136.95'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	570.00'	83.84'	N 79°04'58" W	83.76'
C2	1,530.00'	147.78'	N 77°38'09" W	147.72'
C3	1,675.00'	36.08'	N 81°02'21" W	36.08'
C4	25.00'	39.27'	N 53°20'38" E	35.36'
C5	475.00'	47.58'	N 65°21'35" W	47.56'
C6	25.00'	36.77'	S 69°38'25" W	33.54'
C7	25.00'	13.06'	N 12°32'48" E	12.91'
C8	50.00'	125.76'	N 69°38'25" E	95.14'



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

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT)	* FRONTAGE (LINEAR FT.)
1	1	17,330.88	100.00
	2	15,036.01	100.00
	3	15,131.29	100.00
	4	15,628.12	100.00
	5	15,617.91	100.00
	6	17,635.96	105.00
	7	25,309.08	105.00
	8	23,958.04	97.00
	9	15,977.13	100.00
	10	15,222.41	100.00
	11	19,037.58	101.00
2	1	18,473.53	100.00
	2	17,423.04	100.00
	3	15,191.53	99.84
	4	15,422.13	99.68
3	1	17,652.59	95.00
	2	17,495.83	100.00
	3	21,618.82	87.83
	4	22,630.49	88.04
	5	18,391.00	99.26
	6	16,406.34	100.00
	7	17,469.56	100.55
	8	18,106.47	100.48
	9	17,714.86	100.09

* 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	10,991.19	0.25
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	10,282.05	0.24
	TOTAL	21,273.24	0.49

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

ENGINEERING THE FUTURE SINCE 1936
EHRA
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 hereon. All Plan to be prepared by a licensed professional engineer.

EHRA JOB NO. 081-011-10

Meridiana Section 10A Preliminary Plat

A Subdivision of 12.94 acres, being a partial replat of Lots 11-16, Block 1, of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

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

April 15, 2021

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

P:\081-011-10\Plan\PPLAT\Section 10A\Meridiana Section 10A_PPlat.dwg Apr 15, 2021-9:35am Edited by: rfigueroa

Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
Totals	+/- 1,663 Ac.	100%

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

Legend

- (#) Private Gated Section
- (#) Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

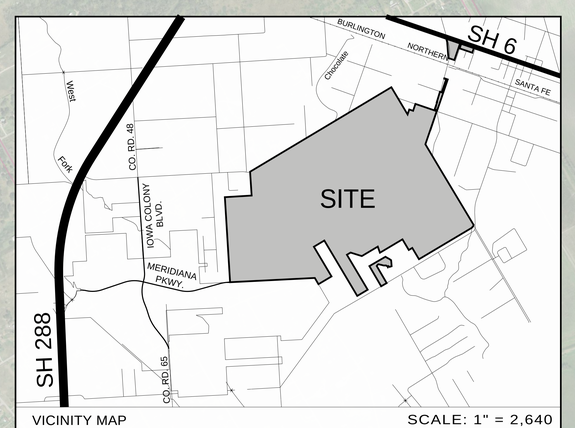
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____.

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

SH 6
SH 288
CR 64
Kruger Road
Jordan Road
CLARK ROAD
MASTERS ROAD
MERIDIANA PARKWAY
CHOCOLATE BAYOU
IOWA COLONY CITY LIMIT
IOWA COLONY REGIONAL PARK 102.1 AC.
ELEMENTARY SCHOOL 15 AC.
REC. CENTER 4.6 AC.
JR. HIGH SCHOOL 28 AC.
ELEMENTARY SCHOOL 13 AC.
20 AC. DRILL SITE/ PARK
VILLAGE CENTER 10 AC.
INSTITUTIONAL
TOWNHOME
TH
PATIO
COMM.
PARK
DET.
LIFT STATION
WWTP
POND A
POND B
POND C
POND D
POND E
POND F-1
POND F-2
POND G
POND H
POND I
POND J
POND K
POND L 8.0 AC.
POND M 17 AC.
POND N
POND O
POND P
POND Q 8 AC.
POND R 11 AC.
POND T +/- 15 AC.
POND V +/- 4 AC.
POND W 14 AC.
POND X 13 AC.
POND Y 11 AC.
POND Z 23 AC.
POND N-2 +/- 4 AC.
POND O-2 +/- 5 AC.
POND C-2 5 AC.
POND D-2 8 AC.
POND #9 9 AC.
POND S 6 AC.
MUD NO. 54 WATER PLANT +/- 2 AC.
MUD NO. 54 WATER PLANT +/- 1 AC.
SF
COMM
PATIO
TOWNHOME
INSTITUTIONAL

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
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

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.

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 7 East Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	January 10, 2022
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Background

On July 12, 2021, the Planning, Development and Zoning Commission did not recommend approval of this preliminary plat to the City Council. This preliminary plat did not did not conform to the Meridiana General Development Plan Amendment No. 17. On July 19, 2021, the City Council did not approve this preliminary plat for the same reason given by the Commission. The Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021) was approved by the Planning, Development, and Zoning Commission at their November 22, 2021, meeting. This preliminary plat is in compliance with the Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021).

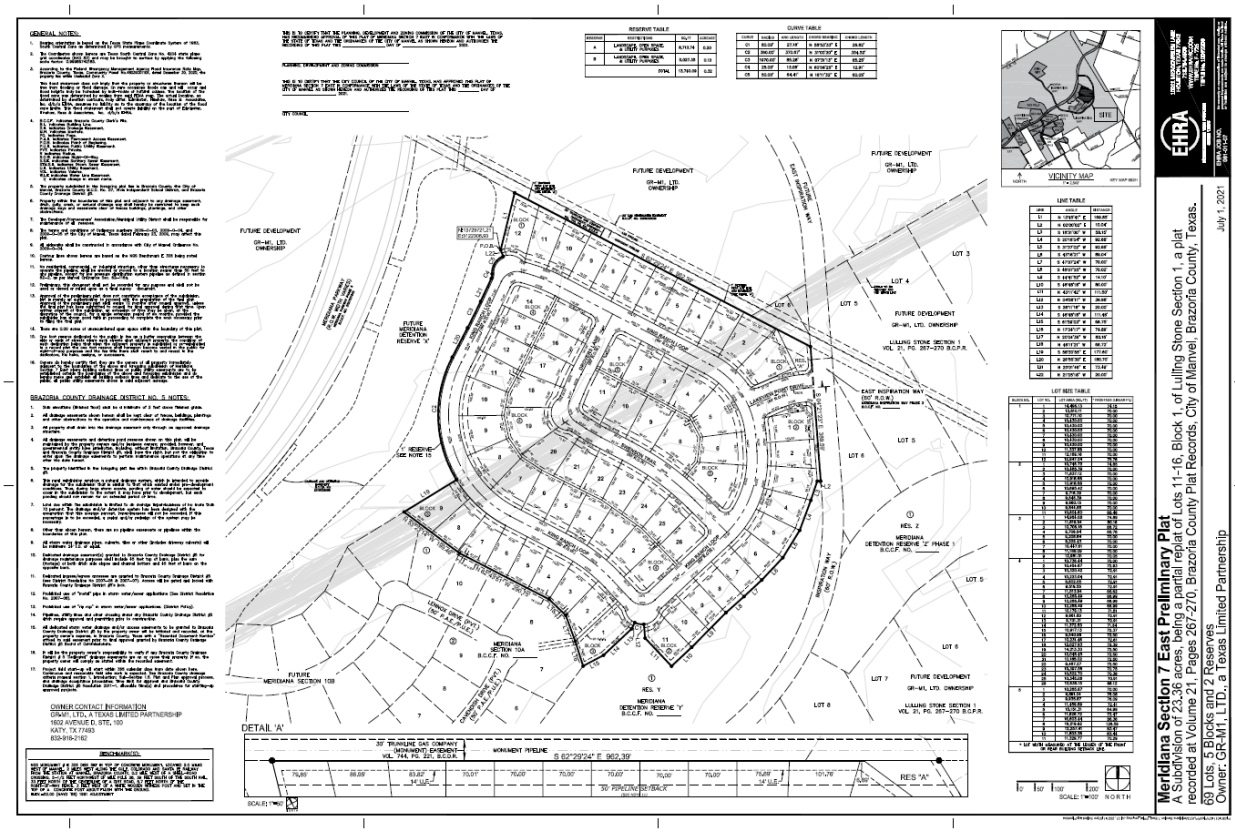
Staff Recommendation

The City staff recommends approval with one condition for the Meridiana Section 7 East Preliminary Plat. The condition is:

1. Update the date in the Title Block to the current date (Section 62-38 (a) (2)).

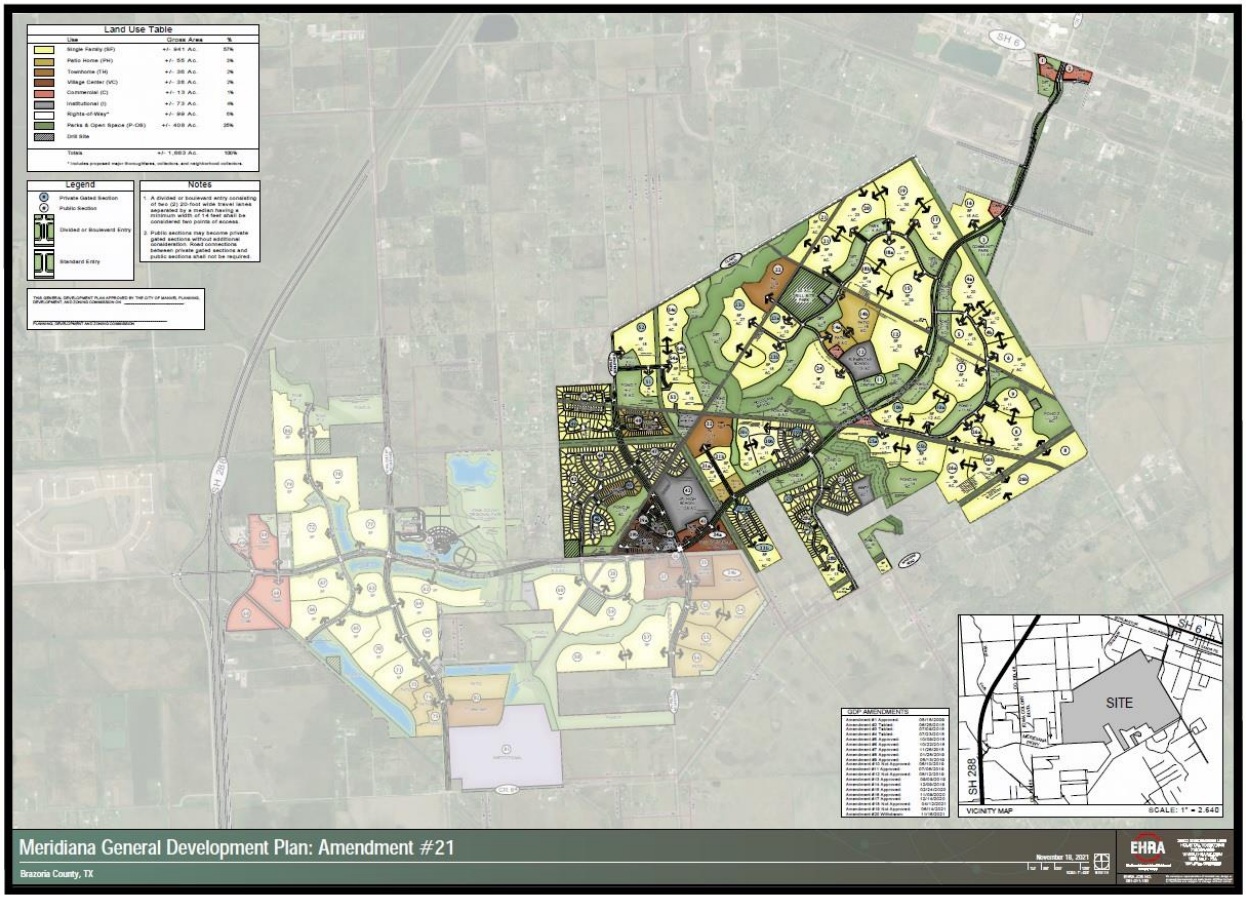
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



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

Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)



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. 57, 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 Distrct 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.
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.
16. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 7 East 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.

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.

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

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 7 EAST 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 7 EAST 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.

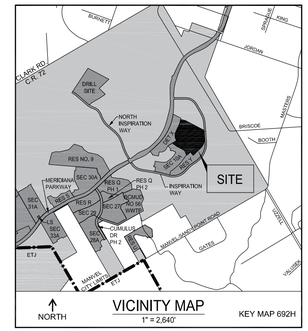
_____
CITY COUNCIL

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,712.74	0.20
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,027.35	0.12
	TOTAL	13,740.09	0.32

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	27.16'	N 58°53'33" E	26.82'
C2	360.00'	370.67'	N 31°00'20" E	354.52'
C3	1970.00'	85.26'	N 87°31'13" E	85.25'
C4	25.00'	13.06'	N 60°04'25" E	12.91'
C5	50.00'	64.41'	N 16°11'32" E	60.05'



LINE TABLE

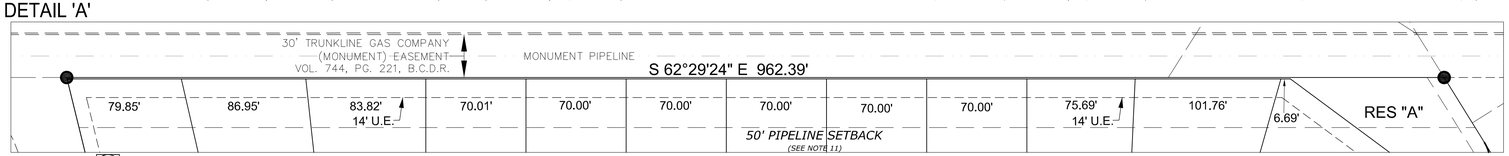
LINE	ANGLE	DISTANCE
L1	N 13°45'41" E	169.85'
L2	N 00°00'00" E	10.04'
L3	S 18°31'00" W	58.15'
L4	S 20°18'04" W	92.68'
L5	S 31°37'02" W	92.68'
L6	S 43°16'21" W	89.04'
L7	S 47°07'24" W	70.00'
L8	S 48°07'25" W	70.02'
L9	S 44°41'52" W	14.10'
L10	S 46°48'18" W	80.00'
L11	N 43°11'42" W	111.50'
L12	N 04°56'11" W	39.98'
L13	S 26°11'16" W	20.00'
L14	S 46°48'18" W	111.48'
L15	S 61°59'03" W	66.75'
L16	N 17°34'17" W	74.89'
L17	N 20°04'36" W	80.16'
L18	N 46°11'21" W	66.72'
L19	S 58°30'55" E	177.60'
L20	N 26°55'30" E	180.70'
L21	N 25°01'49" E	73.49'
L22	N 21°05'18" W	20.00'

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT)	* FRONTAGE (LINEAR FT.)
1	1	14,496.13	74.15
	2	12,810.11	70.00
	3	10,771.10	70.00
	4	10,430.00	70.00
	5	10,430.00	70.00
	6	10,430.00	70.00
	7	10,430.00	70.00
	8	10,430.00	70.00
	9	10,430.00	70.00
	10	11,337.88	70.00
	11	12,189.16	70.00
	12	12,947.24	75.76
2	1	10,746.72	74.85
	2	10,485.39	70.00
	3	11,837.12	70.00
	4	10,918.68	70.00
	5	10,918.68	70.00
	6	10,695.42	70.00
	7	9,716.39	70.00
	8	9,646.39	70.00
	9	9,680.15	70.00
	10	9,844.66	70.00
	11	10,604.60	68.46
3	1	14,984.08	74.89
	2	11,819.54	80.16
	3	10,706.16	66.72
	4	9,706.94	68.78
	5	9,208.84	70.00
	6	9,229.43	70.00
	7	10,447.61	70.00
	8	11,188.09	70.00
	9	12,981.01	70.05
4	1	10,736.44	70.00
	2	10,454.67	72.93
	3	10,320.42	72.91
	4	10,223.04	72.91
	5	9,602.05	72.91
	6	9,519.55	72.91
	7	11,513.94	68.62
	8	12,268.49	66.99
	9	12,268.49	66.99
	10	12,268.49	66.99
	11	10,179.13	71.51
	12	9,661.80	72.91
	13	9,731.31	72.91
	14	11,372.53	71.64
	15	10,917.13	72.37
	16	9,640.96	72.50
	17	10,231.46	72.61
	18	12,027.93	72.39
	19	14,213.30	72.50
	20	12,048.45	72.50
	21	10,185.02	72.50
	22	9,467.27	72.50
	23	10,397.56	70.75
	24	10,522.70	70.36
	25	10,346.06	70.91
	26	10,636.15	66.12
5	1	10,265.87	70.00
	2	9,891.04	76.08
	3	9,935.87	76.09
	4	11,459.89	72.41
	5	15,151.31	64.99
	6	11,626.72	72.47
	7	16,603.44	56.36
	8	16,219.92	126.59
	9	12,257.41	83.47
	10	11,803.38	83.44
	11	11,329.77	70.29

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

DETAIL 'A'



SCALE: 1"=50'

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 Plan to feed or provide utilities are subject to availability and capacity.

EHRA JOB NO.
081-011-07

July 1, 2021

Meridiana Section 7 East Preliminary Plat

A Subdivision of 23.36 acres, being a partial replat of Lots 11-16, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

69 Lots, 5 Blocks and 2 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

P:\081-011-07\Plat\PLAT\Meridiana Section 7 East_PPlat_rev.dwg Jul 01, 2021-1:37pm Edited by: PRamirez

Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
Totals	+/- 1,663 Ac.	100%

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

Legend

- (#) Private Gated Section
- (#) Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

SH 6
SH 288
CR 64
Kruger Road
Jordan Road
CLARK ROAD
MASTERS ROAD
MERIDIANA PARKWAY
CHOCOLATE BAYOU
IOWA COLONY CITY LIMIT
IOWA COLONY REGIONAL PARK 102.1 AC.
ELEMENTARY SCHOOL 15 AC.
REC. CENTER 4.6 AC.
JR. HIGH SCHOOL 28 AC.
ELEMENTARY SCHOOL 13 AC.
20 AC. DRILL SITE/ PARK
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INSTITUTIONAL
TOWNHOME
TH
PATIO
COMM.
PARK
DET.
LIFT STATION
WWTP
POND A
POND B
POND C
POND D
POND E
POND F-1
POND F-2
POND G
POND H
POND I
POND J
POND K
POND L 8.0 AC.
POND M 17 AC.
POND N
POND O
POND P
POND Q 8 AC.
POND R 11 AC.
POND T +/- 15 AC.
POND V +/- 4 AC.
POND W 14 AC.
POND X 13 AC.
POND Y 11 AC.
POND Z 23 AC.
POND N-2 +/- 4 AC.
POND O-2 +/- 5 AC.
POND C-2 5 AC.
POND D-2 8 AC.
POND #9 9 AC.
POND S 6 AC.
MUD NO. 54 WATER PLANT +/- 2 AC.
MUD NO. 54 WATER PLANT +/- 1 AC.
SF
COMM
PATIO
TOWNHOME
INSTITUTIONAL

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
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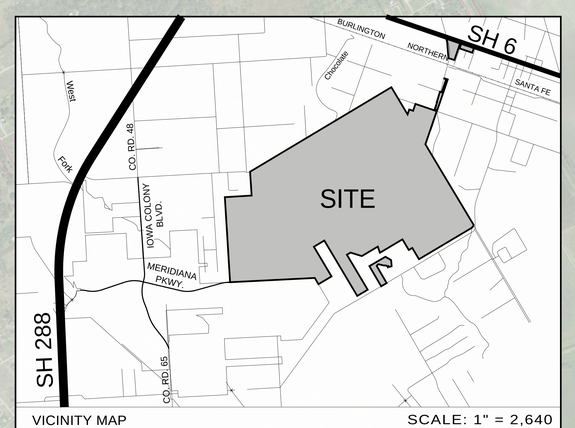
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

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

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EHRA JOB NO. 081-011-150

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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: January 10, 2022 PDZ & January 18, 2022 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 Section 7 East, being a subdivision of 23.36 acres, being a partial replat of Lots 11-16, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, 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: 2022.01.05 15:36:00 -06'00' January 5, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve Y Preliminary Plat
Applicant	Brad Sweitzer, EHRA
PD&Z Meeting Date	January 10, 2022
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Background

On April 26, 2021, the Planning, Development and Zoning Commission recommended approval of a 30-day plat extension per Texas Local Government Code Section 212.009 to City Council. On May 10, 2021, the Planning, Development and Zoning Commission did not recommend approval of this preliminary plat to the City Council. This preliminary plat did not conform to the Meridiana General Development Plan Amendment No. 17. On May 17, 2021, the City Council did not approve this preliminary plat for the same reason given by the Commission. The Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021) was approved by the Planning, Development, and Zoning Commission at their November 22, 2021, meeting. This preliminary plat is in compliance with the Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021). This preliminary plat is in compliance with the Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021).

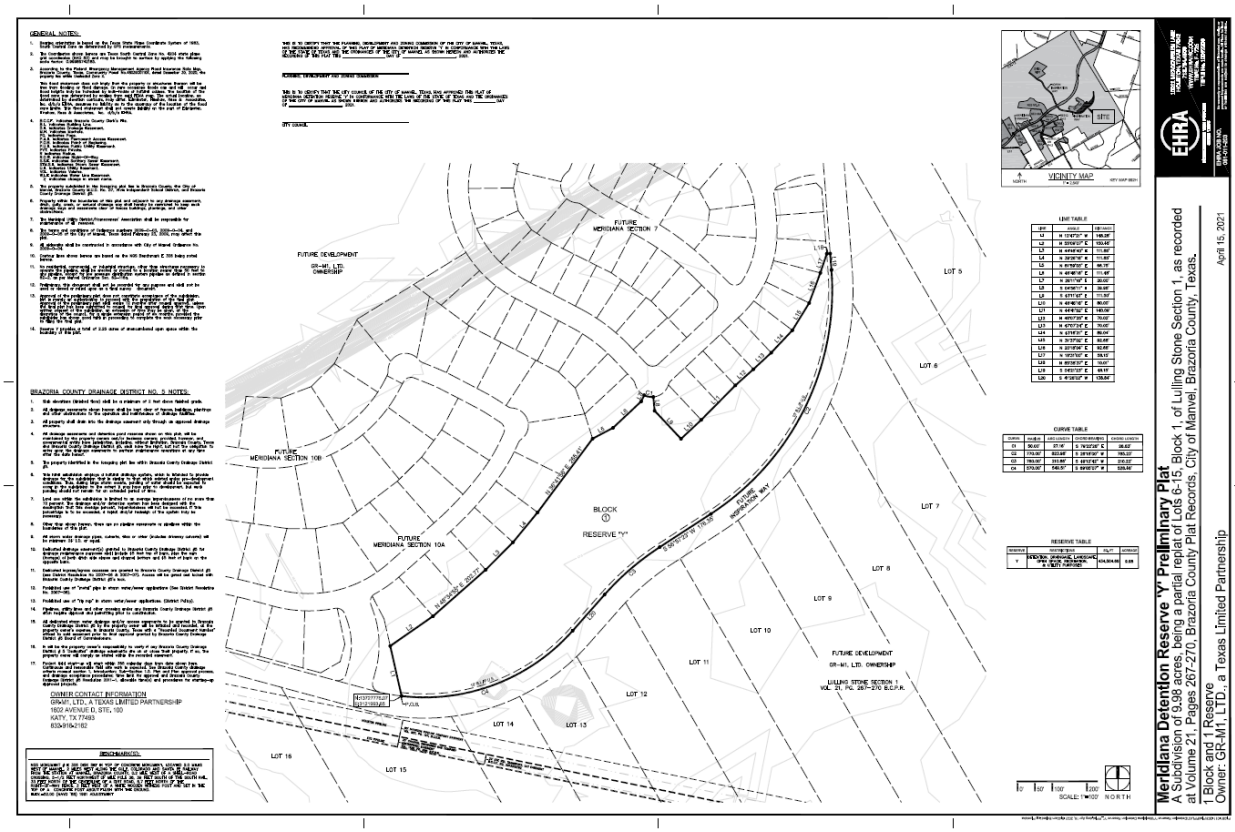
Staff Recommendation

The City staff recommends approval with one condition for the Meridiana Detention Reserve Y Preliminary Plat. The condition is:

1. Update the date in the Title Block to the current date (Section 62-38 (a) (2)).

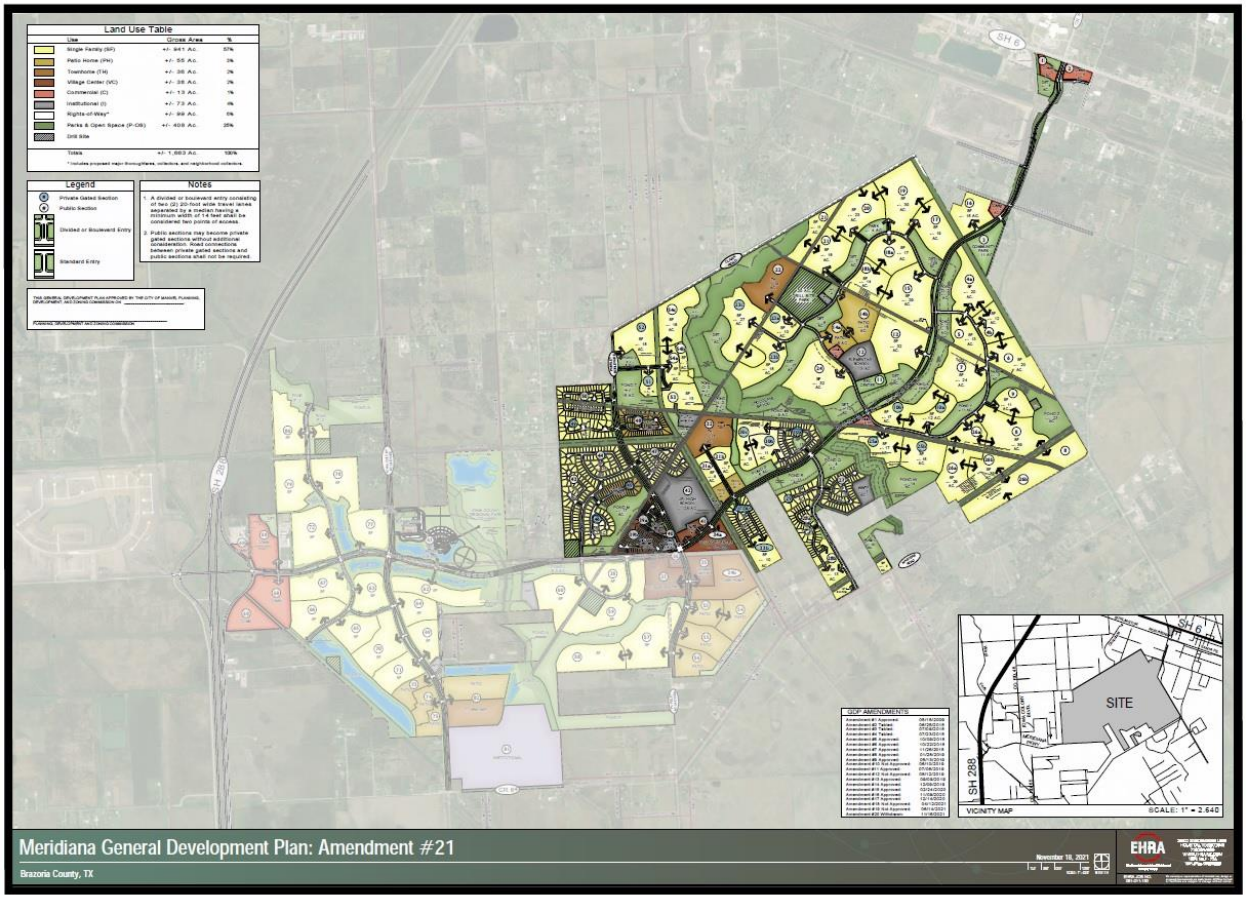
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



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

Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)



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. 57, 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 Municipal Utility District/Homeowners' Association shall be responsible for maintenance of all reserves.
8. The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
10. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
11. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
12. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
13. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
14. Reserve Y provides a total of 2.25 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

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

BENCHMARK(S):

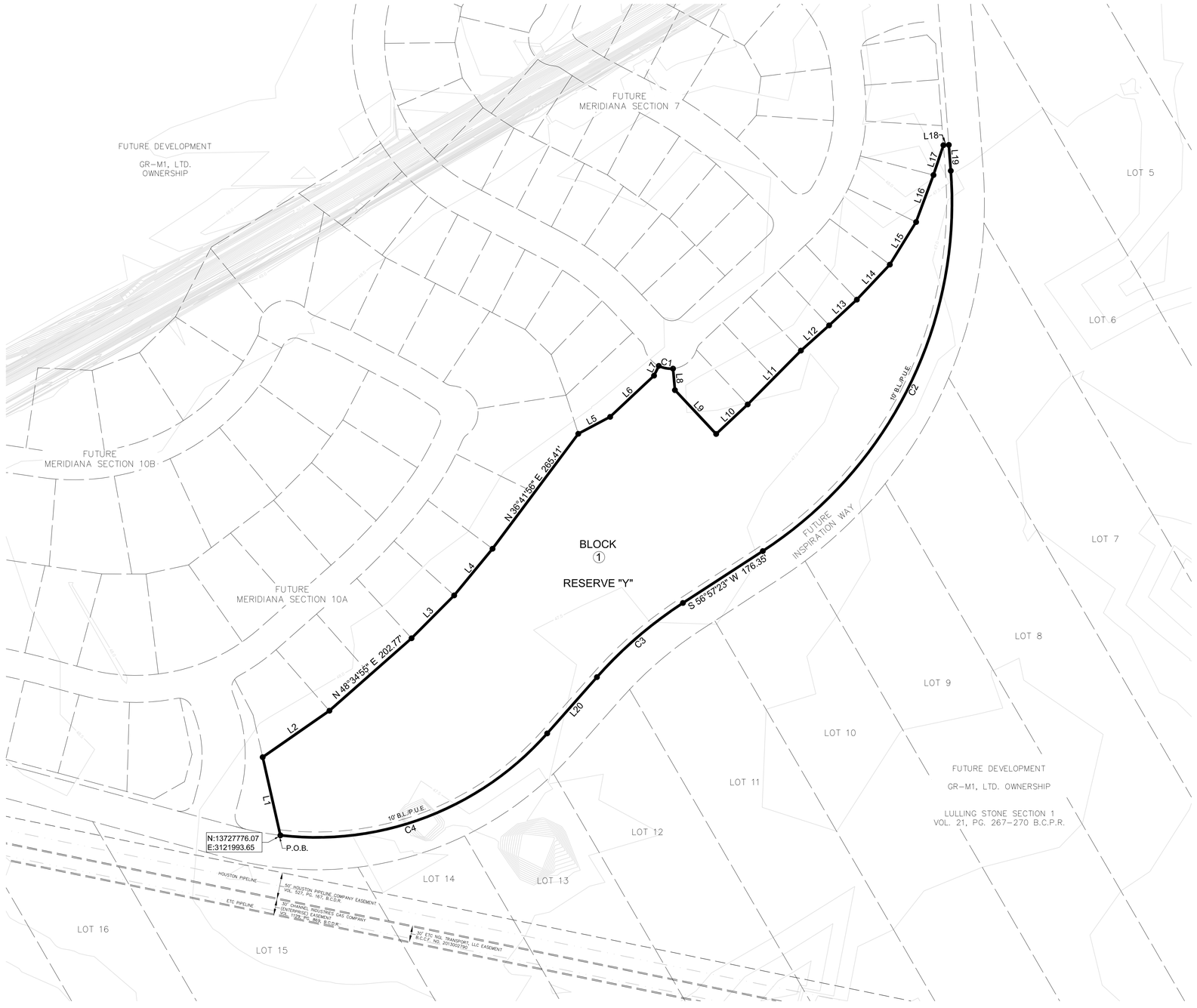
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH 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

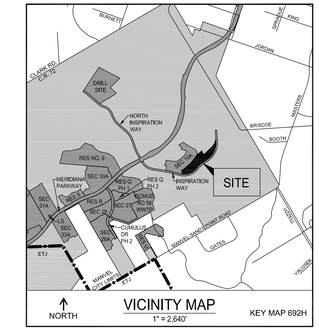
THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA DETENTION RESERVE 'Y' IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE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

_____
CITY COUNCIL





LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 12°47'21" W	148.28'
L2	N 55°09'07" E	150.48'
L3	N 44°46'40" E	111.86'
L4	N 39°26'18" E	111.85'
L5	N 61°59'03" E	66.75'
L6	N 46°48'18" E	111.48'
L7	N 26°11'16" E	20.00'
L8	S 04°56'11" E	39.98'
L9	S 43°11'42" E	111.50'
L10	N 46°48'18" E	80.00'
L11	N 44°41'52" E	140.09'
L12	N 48°07'25" E	70.02'
L13	N 47°07'24" E	70.00'
L14	N 43°16'21" E	89.04'
L15	N 31°37'02" E	92.68'
L16	N 20°18'04" E	92.68'
L17	N 18°31'00" E	58.15'
L18	N 85°38'37" E	10.01'
L19	S 04°21'23" E	48.15'
L20	S 41°28'02" W	138.84'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	27.16'	S 79°22'28" E	26.83'
C2	770.00'	823.98'	S 26°18'00" W	785.23'
C3	780.00'	210.86'	S 49°12'42" W	210.22'
C4	570.00'	549.51'	S 69°05'07" W	528.48'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
Y	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	434,504.69	9.98

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

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No warranty or representation of intended use, design or proposed improvements are made herein. All Plans to bear professional seal of a licensed engineer or registered surveyor as required by law.

EHRA JOB NO.
081-011-203

April 15, 2021

Meridiana Detention Reserve 'Y' Preliminary Plat

A Subdivision of 9.98 acres, being a partial replat of Lots 6-15, Block 1, of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

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

P:\081-011-203\PLAT\PPLAT\Detention Reserve 'Y'\Meridiana Detention Reserve 'Y'_PPlat.dwg Apr 15, 2021-9:40am Edited by: PSpinola

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POND F-2
POND G
POND H
POND I
POND J
POND K
POND L 8.0 AC.
POND M 17 AC.
POND N
POND O
POND P
POND Q 8 AC.
POND R 11 AC.
POND T +/- 15 AC.
POND V +/- 4 AC.
POND W 14 AC.
POND X 13 AC.
POND Y 11 AC.
POND Z 23 AC.
POND N-2 +/- 4 AC.
POND O-2 +/- 5 AC.
POND C-2 5 AC.
POND D-2 8 AC.
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MUD NO. 54 WATER PLANT +/- 2 AC.
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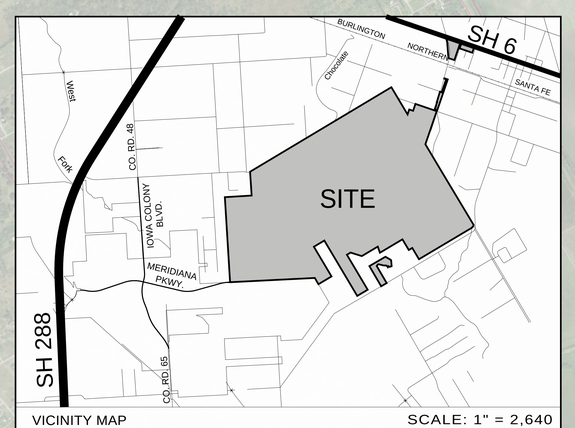


VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

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: January 10, 2022 PDZ & January 18, 2022 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 a recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve Y, being a subdivision of 9.98 acres 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.

Jessica Rodriguez Digitally signed by Jessica Rodriguez Date: 2022.01.05 15:42:34 -06'00' January 5, 2022

SIGNATURE DATE

Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
Totals	+/- 1,663 Ac.	100%

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

Legend

- (#) Private Gated Section
- (#) Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

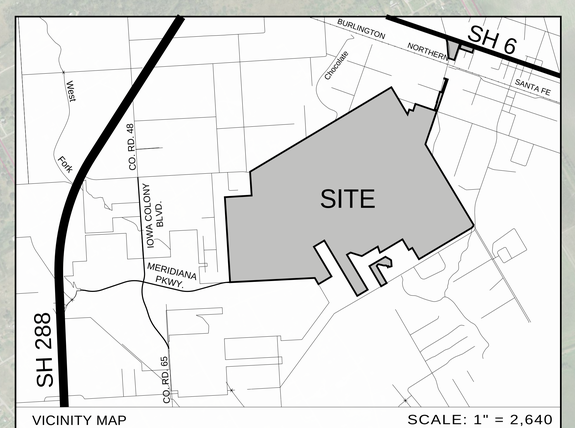
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____.

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

SH 6
SH 288
CR 64
Kruger Road
Jordan Road
CLARK ROAD
MASTERS ROAD
MERIDIANA PARKWAY
CHOCOLATE BAYOU
IOWA COLONY CITY LIMIT
IOWA COLONY REGIONAL PARK 102.1 AC.
ELEMENTARY SCHOOL 15 AC.
REC. CENTER 4.6 AC.
JR. HIGH SCHOOL 28 AC.
ELEMENTARY SCHOOL 13 AC.
20 AC. DRILL SITE/ PARK
VILLAGE CENTER 10 AC.
INSTITUTIONAL
TOWNHOME
TH
PATIO
COMM.
PARK
DET.
LIFT STATION
WWTP
POND A
POND B
POND C
POND D
POND E
POND F-1
POND F-2
POND G
POND H
POND I
POND J
POND K
POND L 8.0 AC.
POND M 17 AC.
POND N
POND O
POND P
POND Q 8 AC.
POND R 11 AC.
POND T +/- 15 AC.
POND V +/- 4 AC.
POND W 14 AC.
POND X 13 AC.
POND Y 11 AC.
POND Z 23 AC.
POND N-2 +/- 4 AC.
POND O-2 +/- 5 AC.
POND C-2 5 AC.
POND D-2 8 AC.
POND #9 9 AC.
POND S 6 AC.
MUD NO. 54 WATER PLANT +/- 2 AC.
MUD NO. 54 WATER PLANT +/- 1 AC.
SF
COMM
PATIO
TOWNHOME
INSTITUTIONAL

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
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



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Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

150' 300' 600' 1200'
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City of Manvel

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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: January 10, 2022 PDZ & January 18, 2022 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 forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve Z Phase 1, being a subdivision of 11.89 acres, being a partial replat of Lots 1-8, Block 1 of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:
Preliminary X
Final

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Jessica Rodriguez Digitally signed by Jessica Rodriguez Date: 2022.01.05 15:49:07 -06'00' January 5, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve Z Phase 1 Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	January 10, 2022
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Background

This plat was not recommended for approved to the City Council by the Planning, Development and Zoning Commission at their May 10, 2021, meeting. The plat did not meet the following:

1. This plat has not been approved on the most recently approved Meridiana General Development Plan Amendment No. 17 (dated November 16, 2020) which is required according to page 61 of the adopted Meridiana O-PUD (Ordinance No. 2009-O-04).
2. Correct the Reserve Table so that Reserve A is restricted to drainage (Section 62-38 (a) (11)).

This plat was not approved by the City Council at their May 17, 2021, meeting for the same reasons the Commission stated above. This plat was heard again at the June 14, 2021, Commission meeting. The Commission did not recommend approval of this plat because it did not meet the following:

1. Dedicate a 60-foot right-of-way for the C-12 ditch. The ultimate right-of-way width for the C-12 ditch is 120-feet at this location (Section 62-38 (a) (9) and O-PUD Page 48 “Storm Drainage & Detention System”).
2. This plat requires approval of the Meridiana General Development Plan Amendment No. 19 (dated June 3, 2021).

This plat was not approved by the City Council at their June 21, 2021, meeting for the same reasons the Commission gave (mentioned above).

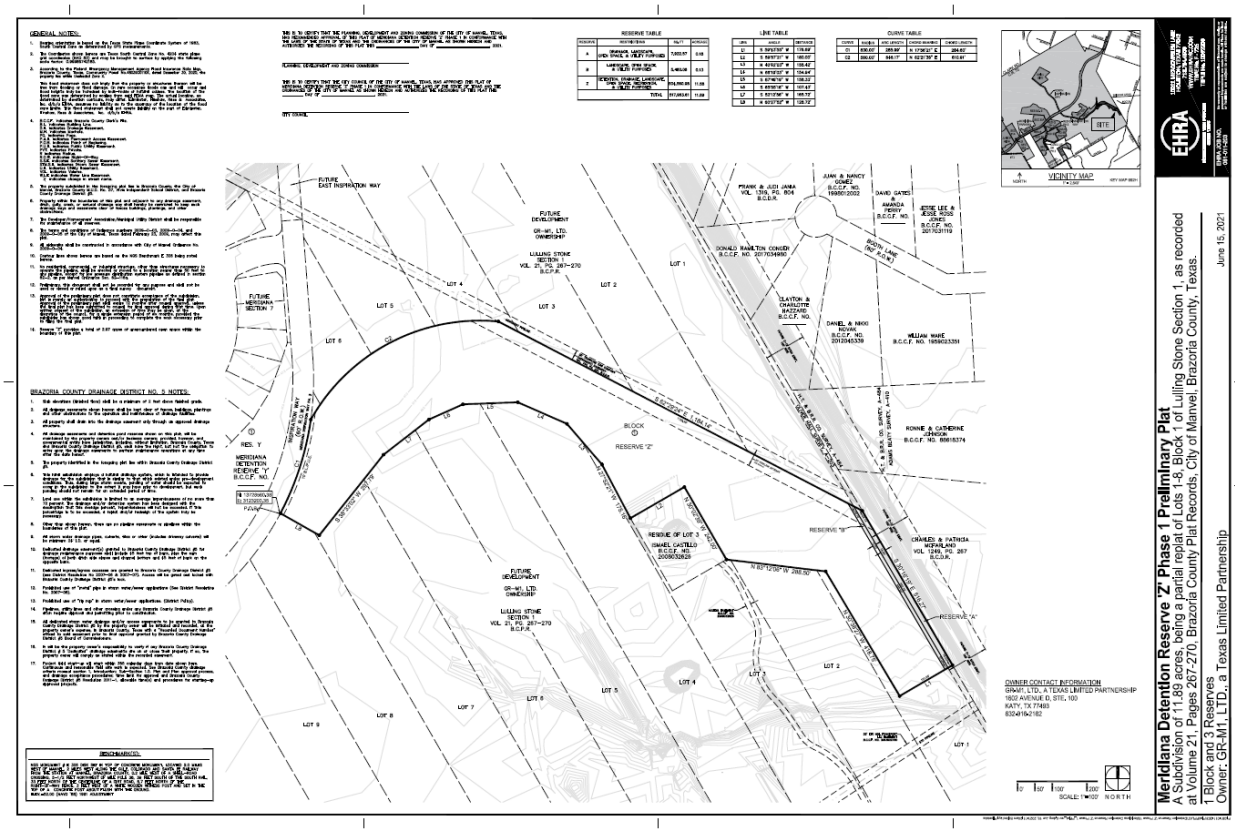
Staff Recommendation

The City staff recommends approval with one condition for the Meridiana Detention Reserve Z Phase 1 Preliminary Plat. The condition is:

1. Update the date in the Title Block to the current date (Section 62-38 (a) (2)).

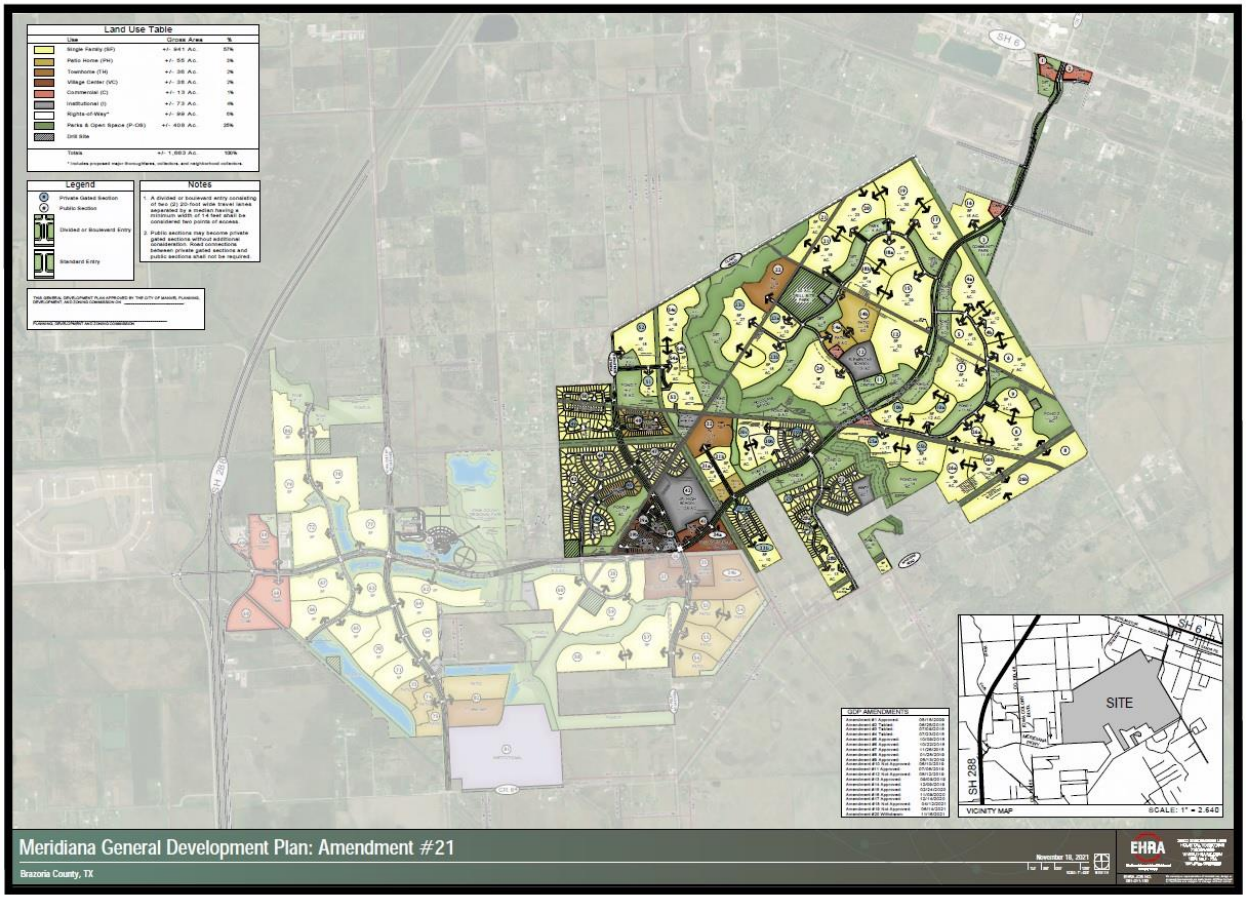
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



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

Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)



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. 57, 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 "Z" provides a total of 2.97 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

BENCHMARK(S):

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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA DETENTION RESERVE "Z" PHASE 1 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 "Z" PHASE 1 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

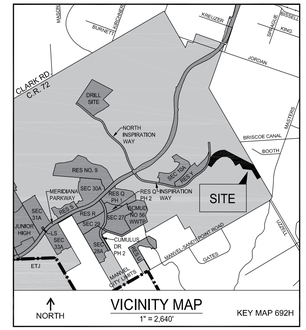
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,922.57	0.18
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,480.06	0.13
Z	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	504,560.98	11.58
	TOTAL	517,963.61	11.89

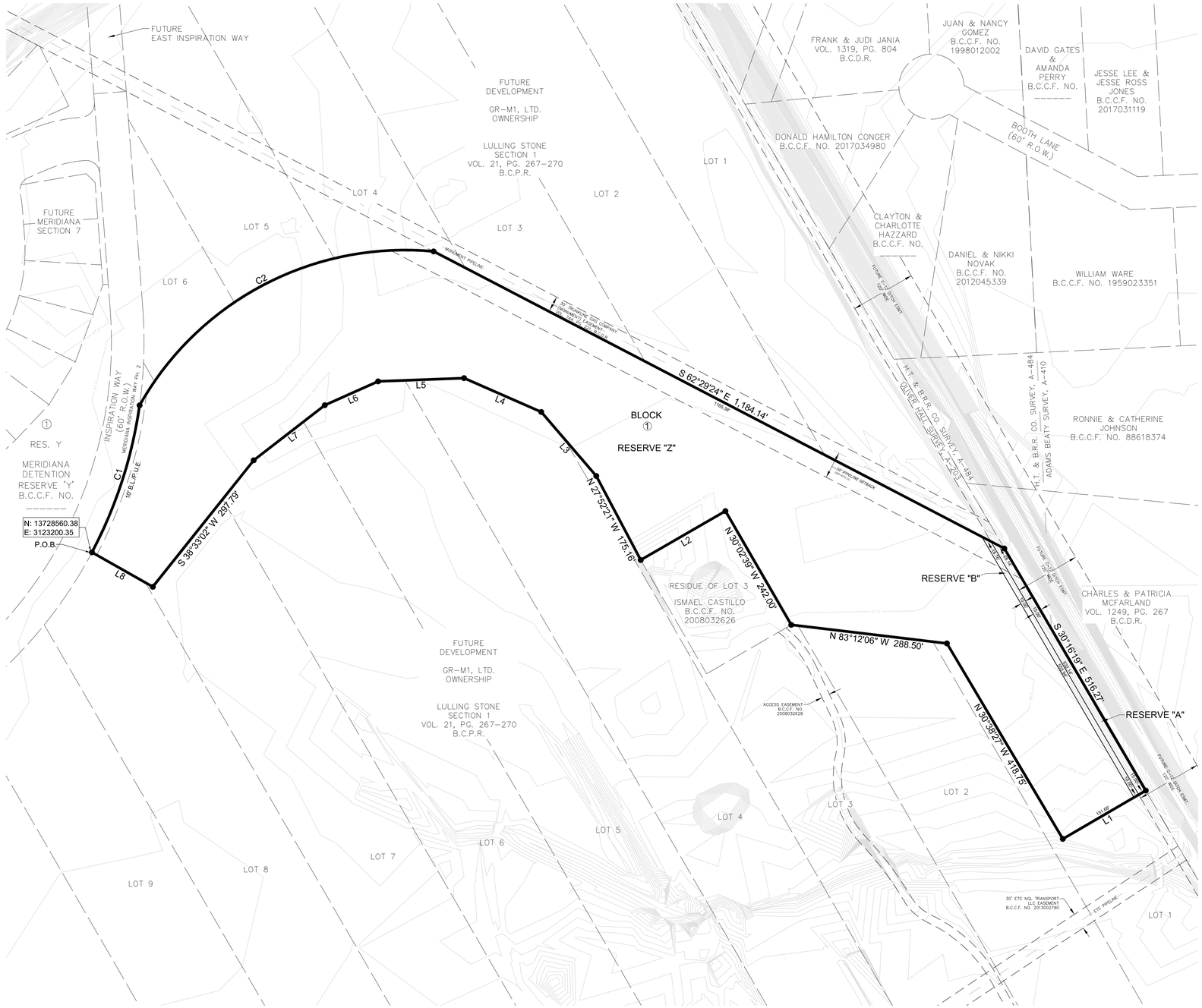
LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 59°43'55" W	176.69'
L2	S 59°57'21" W	180.00'
L3	N 40°42'03" W	155.42'
L4	N 66°19'03" W	154.94'
L5	S 87°49'19" W	158.33'
L6	S 65°55'16" W	107.43'
L7	S 52°12'56" W	165.72'
L8	N 60°27'52" W	128.72'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	830.00'	285.99'	N 17°56'21" E	284.60'
C2	560.00'	646.17'	N 62°21'36" E	610.91'





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

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 Plan to bind properties are the sole responsibility of the owner or authorized agent.

EHRA JOB NO. 081-011-203

Meridiana Detention Reserve 'Z' Phase 1 Preliminary Plat

A Subdivision of 11.89 acres, being a partial replat of Lots 1-8, Block 1 of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

1 Block and 3 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

June 15, 2021

P:\081-011-203\Plat\PP\ATXDetention Reserve 'Z' Phase 1\Meridiana Detention Reserve 'Z' Phase 1_PPlat_rev 4.dwg Jun 15, 2021-11:24am Edited by: PPapelas

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: January 10, 2022

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Person to Speak: Jason Price

Daytime Phone: 832-315-0877 Fax Number: N/A

E-mail Address: jprice@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat for Pomona Lake E & H, being a subdivision of 43.105 acres of land located in the A.C.H. & B.R.R. Co. Survey, Section 89, Abstract 417, Brazoria County, Texas, being a portion of Lots 5, 6, 7 and 15-20 of Section 89 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens, a subdivision of record in Vol. 2, Pg. 98, plat records of Brazoria County, Texas.

Plats:
Preliminary _____
Final X

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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: 2021.12.30 09:11:30 -06'00' January 10, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Pomona Lake E & H Final Plat
Applicant	Jason Price, LJA
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends denial of the Pomona Lake E & H Final Plat because it does not meet the following Subsections of the subdivision ordinance and Pomona Development Agreement:

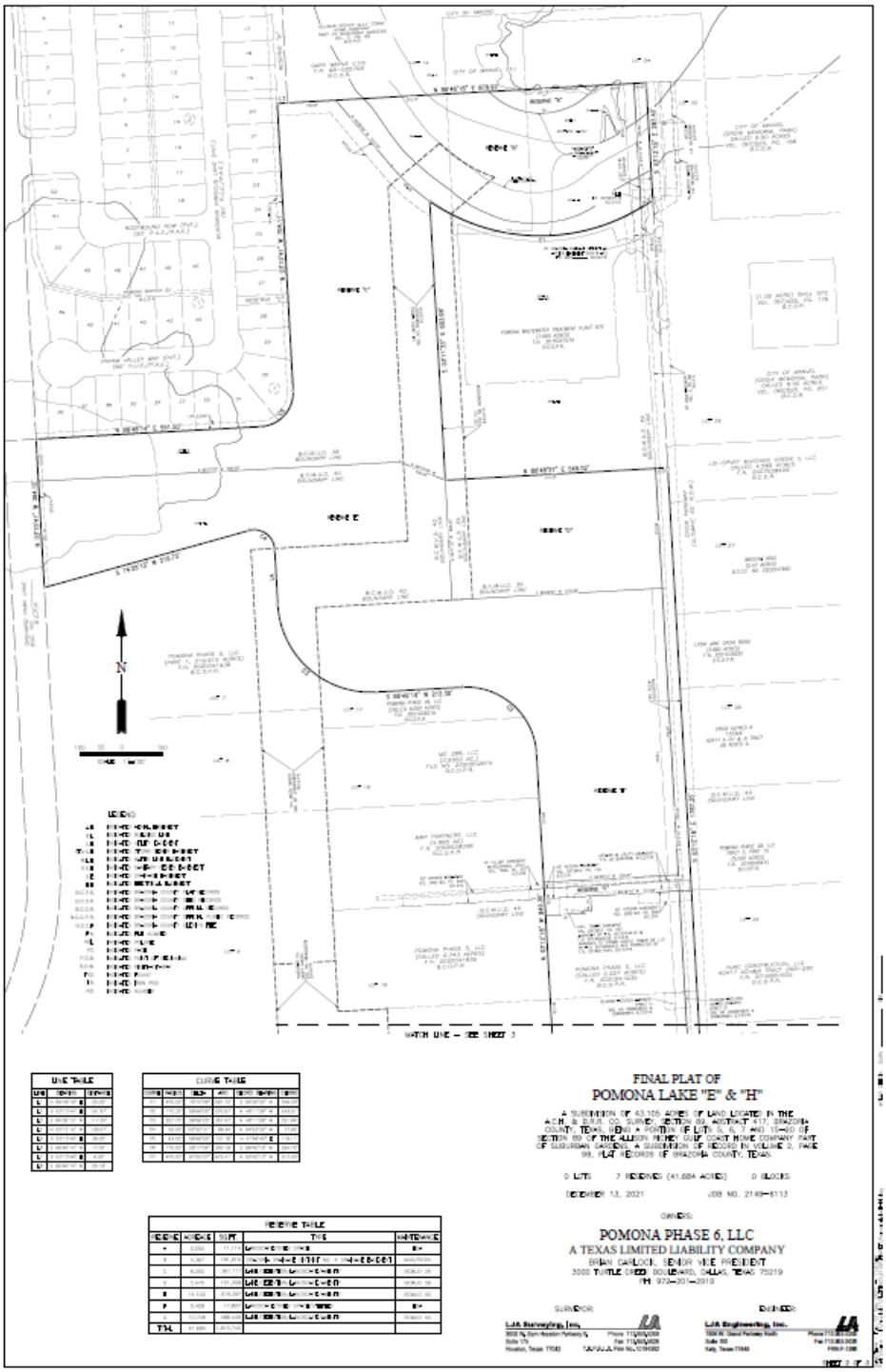
1. Provide land surveyor's signature (Section 62-41 (b) (4)).
2. Label "Croix Memorial Park" located outside the plat boundary as "Croix Park Place Minor Plat" recorded under file no. 2019052428 (Section 62-41 (b) (11)).
3. Label the POB with N, E (Section 62-41 (b) (13)).
4. Label Croix Parkway (Section 62-41 (b) (13)).
5. Label the front building line for Reserves B, D, E, F, and G (Section 62-41 (b) (13)).
6. Add the Pomona 8th Development Agreement to General Note No. 20 (Pomona Eight Amendment to Development Agreement approved on December 6, 2021).
7. Provide approved construction plans (Section 62-41 (b) (25)).
8. Provide DD4 signature upon final submittal (Section 62-41 (b) (19)).

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

Plat Exhibit

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

Plat Exhibit



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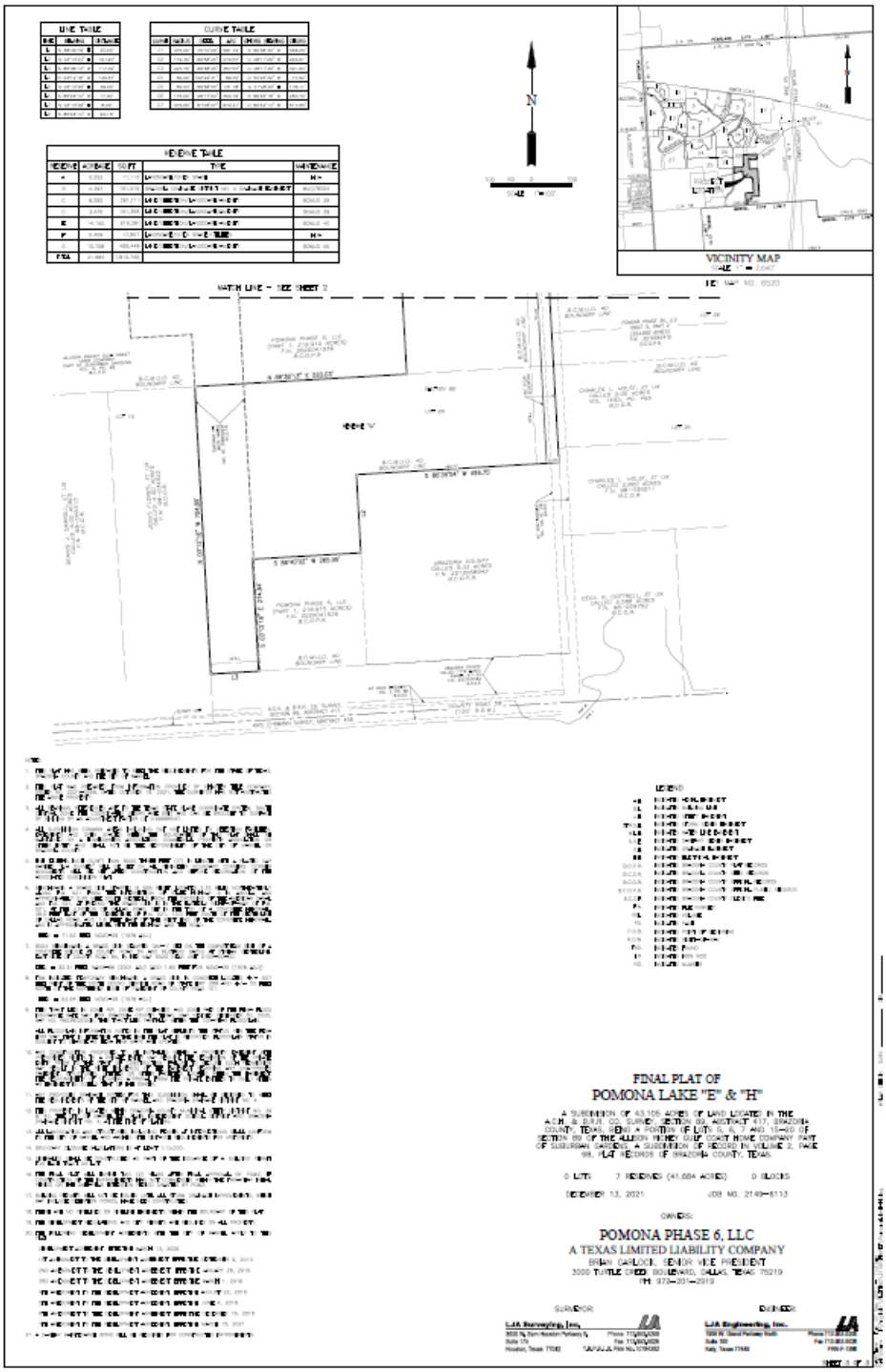
Plat Exhibit



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

Pomona Land Use Plan

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, SENIOR VICE PRESIDENT OF POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF POMONA LAKE "E" & "H", 43.105 ACRES OUT OF THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 4, 5 AND 6 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOMES COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

IN TESTIMONY HERETO, POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN CARLOCK, ITS SENIOR VICE PRESIDENT,

THIS _____ DAY OF _____, 2022.

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

BY: _____
BRIAN CARLOCK, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

APPROVED BY THE BOARD OF COMMISSIONERS ON _____.

_____
BRAZORIA DRAINAGE DISTRICT NO. 4

_____
DISTRICT ENGINEER

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

BDD4 REF. ID #21-000017

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF POMONA LAKE "E" & "H" IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT
THIS _____ DAY OF _____, 20____.

_____
PLANNING, DEVELOPMENT, AND ZONING COMMISSION

BEING 43.105 ACRES OF LAND LOCATED IN THE A.C.H. AND B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 5, 6, 7, 15, 16, 17, 18, 19, AND 20, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORD OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), SAID 43.105 ACRES ALSO BEING A PORTION OF THAT CERTAIN CALLED 219.915 ACRE TRACT (DESCRIBED AS PART 1) CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041936, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 5.000 ACRE TRACT (DESCRIBED AS PART 2), CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041935. B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 4.995 ACRE TRACT CONVEYED TO MMY PARTNERS, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2009028008, B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 3.9902 ACRE TRACT CONVEYED TO MC 288, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020052816, B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 6.020 ACRE TRACT CONVEYED TO POMONA PHASE 2A, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021039218, B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 971.956 ACRE TRACT CONVEYED TO MC 288, LLC (DESCRIBED AS PART 1), BY INSTRUMENT OF RECORD IN FILE NUMBER 2013052984, B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 0.255 ACRE TRACT (DESCRIBED AS TRACT 5, PART 5) CONVEYED TO POMONA PHASE 2A, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2016045410, B.C.O.P.R., ALL OF THOSE CERTAIN CALLED 0.092 ACRE TRACTS CONVEYED TO MC 288, LLC, BY INSTRUMENT OF RECORDS IN FILE NUMBER'S 2020071434 (DIRECTOR'S LOT A), 2020032860 (DIRECTOR'S LOT B), 2020071437 (DIRECTOR'S LOT D), 2018028933 (DIRECTOR'S LOT E), B.C.O.P.R., AND ALL OF THAT CERTAIN CALLED 0.092 ACRE TRACT CONVEYED TO TERRY REEVES, BY INSTRUMENT OF RECORD IN FILE NUMBER 2017014485 (DIRECTOR'S LOT C), B.C.O.P.R., SAID 43.105 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT));

BEGINNING AT A 5/8-INCH IRON ROD, PREVIOUSLY FOUND MARKING A SOUTHERLY CORNER OF SAID 219.915 ACRES, SAME BEING THE COMMON CORNER OF LOT 9, LOT 10, LOT 19 AND LOT 20, OF SAID SECTION 89;

THENCE, NORTH 86° 38' 13" EAST, ALONG THE COMMON LINE OF SAID LOT 19 AND LOT 20, 520.03 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 12' 16" WEST, DEPARTING SAID COMMON LINE, 849.39 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 270.57 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 172.30 FEET, A CENTRAL ANGLE OF 89° 58' 25", AND A CHORD WHICH BEARS NORTH 48° 11' 29" WEST, 243.61 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 49' 19" WEST, 212.30 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 357.57 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 227.70 FEET, A CENTRAL ANGLE OF 89° 58' 25", AND A CHORD WHICH BEARS NORTH 48° 11' 29" WEST, 321.94 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 12' 16" WEST, 135.57 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 89.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 102° 22' 31", AND A CHORD WHICH BEARS NORTH 54° 23' 32" WEST, 77.92 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 74° 25' 13" WEST, 519.73 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 10' 41" WEST, 364.10 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 48' 14" EAST, 551.50 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 131.18 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 83.53 FEET, A CENTRAL ANGLE OF 89° 58' 55", AND A CHORD WHICH BEARS NORTH 41° 48' 46" EAST, 118.11 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 10' 41" WEST, 704.11 FEET TO A POINT FOR CORNER, SAME BEING ON THE COMMON LINE OF LOT 4, AND LOT 5, OF AFOREMENTIONED SECTION 89;

THENCE, NORTH 86° 49' 19" EAST, ALONG SAID COMMON LINE, 25.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG", MARKING AN ANGLE POINT ON THE EASTERLY LINE OF AFOREMENTIONED 219.915 ACRES, SAME BEING THE COMMON CORNER OF LOT 4, LOT 5, LOT 14, AND LOT 15, OF SAID SECTION 89;

THENCE, NORTH 86° 46' 18" EAST, ALONG THE COMMON LINE OF SAID LOT 14 AND LOT 15, PASSING AT 494.23 FEET THE SOUTHWEST CORNER OF THE AFOREMENTIONED 0.255 ACRE TRACT, PASSING AT 758.95 FEET THE SOUTHEAST CORNER OF SAID 0.255 ACRE TRACT, AND CONTINUING IN ALL, 879.92 FEET TO THE COMMON CORNER OF LOT 14, LOT 15, LOT 24 AND LOT 25, OF SAID SECTION 89, SAME BEING IN THE CENTERLINE OF CROIX PARKWAY;

THENCE, SOUTH 03° 12' 16" EAST, ALONG THE COMMON LINE OF SAID LOT 15, LOT 25, AND SAID CENTERLINE, 287.40 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE, SAME BEING THE NORTHEAST CORNER OF POMONA WASTEWATER TREATMENT PLANT SITE, A SUBDIVISION OF RECORD IN FILE NUMBER 2016051579, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY (B.C.P.R.);

THENCE, DEPARTING SAID COMMON LINE, WITH THE NORTHERLY LINE OF SAID POMONA WASTEWATER TREATMENT PLANT SITE, 581.72 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 70° 10' 09", AND A CHORD WHICH BEARS SOUTH 89° 38' 30" WEST, 546.05 FEET TO THE NORTHWEST CORNER OF SAID POMONA WASTEWATER TREATMENT PLANT SITE, SAME BEING AN ANGLE POINT ON THE EASTERLY LINE OF THE AFOREMENTIONED 219.915 ACRES;

THENCE, SOUTH 03° 11' 33" EAST, ALONG THE COMMON LINE OF SAID POMONA WASTEWATER TREATMENT PLANT SITE, AND SAID 219.915 ACRES, 683.98 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 5485", PREVIOUSLY FOUND FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID POMONA WASTE WATER TREATMENT PLANT;

THENCE, NORTH 86° 48' 27" EAST, CONTINUING ALONG SAID COMMON LINE, 545.52 FEET TO A MAG NAIL IN THE CENTERLINE OF AFOREMENTIONED CROIX PARKWAY, PREVIOUSLY FOUND FOR THE SOUTHEAST CORNER OF SAID POMONA WASTEWATER TREATMENT PLANT SITE, SAME BEING AN ANGLE POINT OF SAID 219.915 ACRES, AND ON THE COMMON LINE OF LOT 16 AND LOT 27, OF AFOREMENTIONED SECTION 89;

THENCE, SOUTH 03° 12' 16" EAST, ALONG THE CENTERLINE OF SAID CROIX PARKWAY, 1767.35 FEET TO A MAG NAIL, PREVIOUSLY FOUND FOR A SOUTHEASTERLY CORNER OF SAID 219.915 ACRES, SAME BEING ON THE COMMON LINE OF LOT 20 AND LOT 30, OF SAID SECTION 89;

THENCE, SOUTH 86° 38' 54" WEST, DEPARTING THE CENTERLINE OF SAID CROIX PARKWAY, AND THE COMMON LINE OF SAID LOT 20 AND LOT 30, ALONG A SOUTHERLY LINE OF SAID 219.915 ACRES, 496.75 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PIN-POINT RPLS 6086", PREVIOUSLY FOUND FOR CORNER;

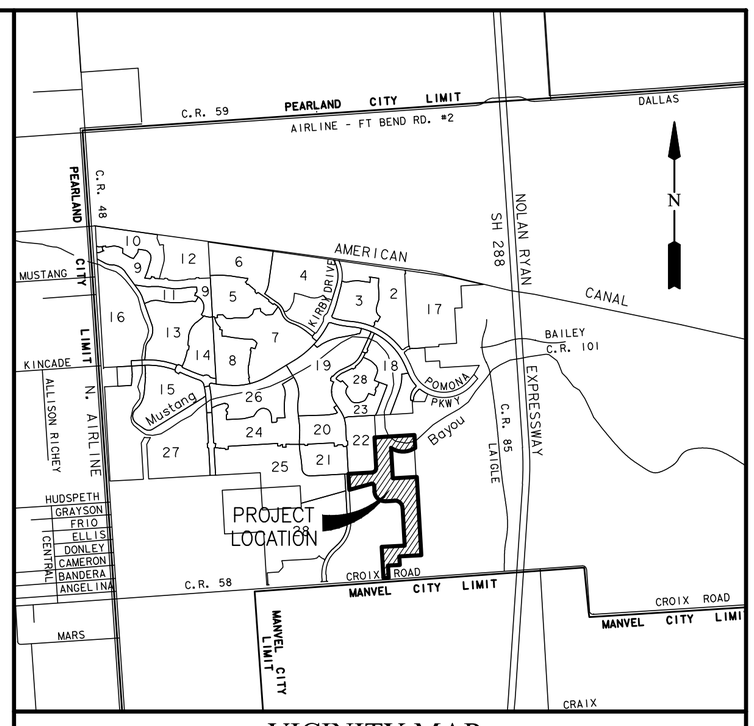
THENCE, SOUTH 03° 13' 44" EAST, CONTINUING ALONG THE BOUNDARY LINE OF SAID 219.915 ACRES, 191.97 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 40' 02" WEST, DEPARTING THE BOUNDARY LINE OF SAID 219.915 ACRES, 265.95 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 12' 16" EAST, 274.94 FEET TO A POINT FOR CORNER, SAME BEING ON THE SOUTHERLY LINE OF SAID 219.915 ACRES, AND ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 58;

THENCE, SOUTH 86° 38' 13" WEST, ALONG THE COMMON LINE OF SAID 219.915 ACRES AND SAID COUNTY ROAD 58, 117.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

THENCE, NORTH 03° 12' 16" WEST, DEPARTING SAID COMMON LINE, ALONG THE BOUNDARY LINE OF SAID 219.915 ACRES, 704.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.105 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 2,640'

KEY MAP NO. 652D

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

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

WE, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA LAKE "E" & "H", SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2021061699 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TEXAS CAPITAL BANK,
NATIONAL ASSOCIATION

BY: _____

PRINT NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FINAL PLAT OF
POMONA LAKE "E" & "H"

A SUBDIVISION OF 43.105 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 5, 6, 7 AND 15-20 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

0 LOTS 7 RESERVES (41.684 ACRES) 0 BLOCKS

DECEMBER 13, 2021 JOB NO. 2149-6113

OWNERS:

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

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

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

MYLAR CHECK: SURV. _____ DIR. _____

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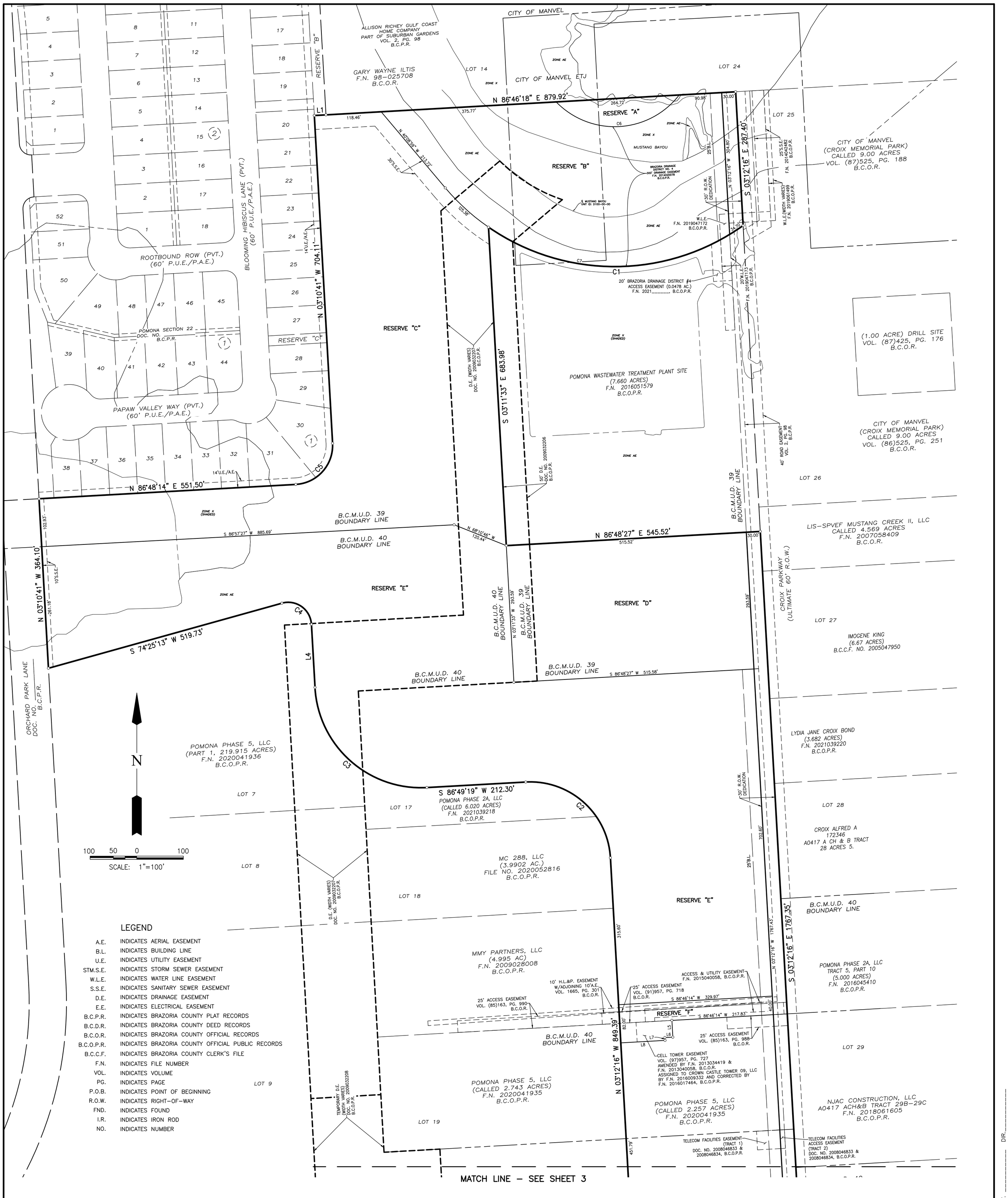

LEGEND

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S.S.E.	INDICATES SANITARY SEWER EASEMENT
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NO.	INDICATES NUMBER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°49'19" E	25.00'
L2	S 03°13'44" E	191.97'
L3	S 86°38'13" W	117.39'
L4	N 03°12'16" W	135.57'
L5	S 03°13'46" E	36.00'
L6	S 86°46'14" W	17.00'
L7	S 03°13'46" E	6.00'
L8	S 86°46'14" W	95.16'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	475.00'	70°10'09"	581.72'	S 89°38'30" W	546.05'
C2	172.30'	89°58'25"	270.57'	N 48°11'29" W	243.61'
C3	227.70'	89°58'25"	357.57'	N 48°11'29" W	321.94'
C4	50.00'	102°22'31"	89.34'	N 54°23'32" W	77.92'
C5	83.53'	89°58'55"	131.18'	N 41°48'46" E	118.11'
C6	175.00'	98°17'04"	300.19'	S 86°46'18" W	264.72'
C7	475.00'	81°06'27"	672.41'	N 80°42'13" W	617.65'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.255	11,114	LANDSCAPE/OPEN SPACE	HOA
B	4.397	191,515	BRAZORIA DRAINAGE DISTRICT NO. 4 DRAINAGE EASEMENT	MUD/BDD4
C	8.290	361,111	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 39
D	3.475	151,358	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 39
E	14.150	616,391	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 40
F	0.409	17,807	LANDSCAPE/OPEN SPACE/UTILITIES	HOA
G	10.708	466,449	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 40
TOTAL	41.684	1,815,745		

FINAL PLAT OF
POMONA LAKE "E" & "H"

A SUBDIVISION OF 43.105 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 5, 6, 7 AND 15-20 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

0 LOTS 7 RESERVES (41.684 ACRES) 0 BLOCKS

DECEMBER 13, 2021 JOB NO. 2149-6113

OWNERS:

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

SURVEYOR:
LJA Surveying, Inc.
3600 W. Sam Houston Parkway S.
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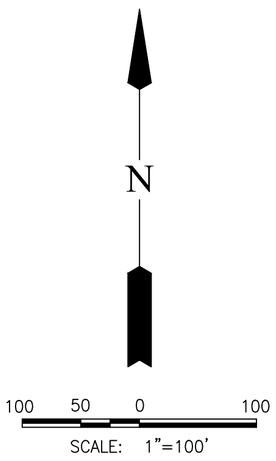
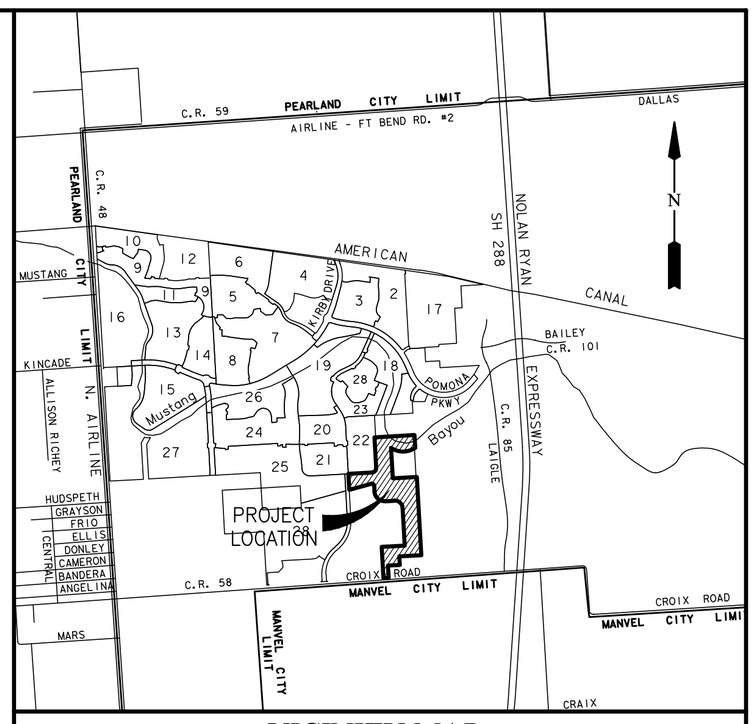
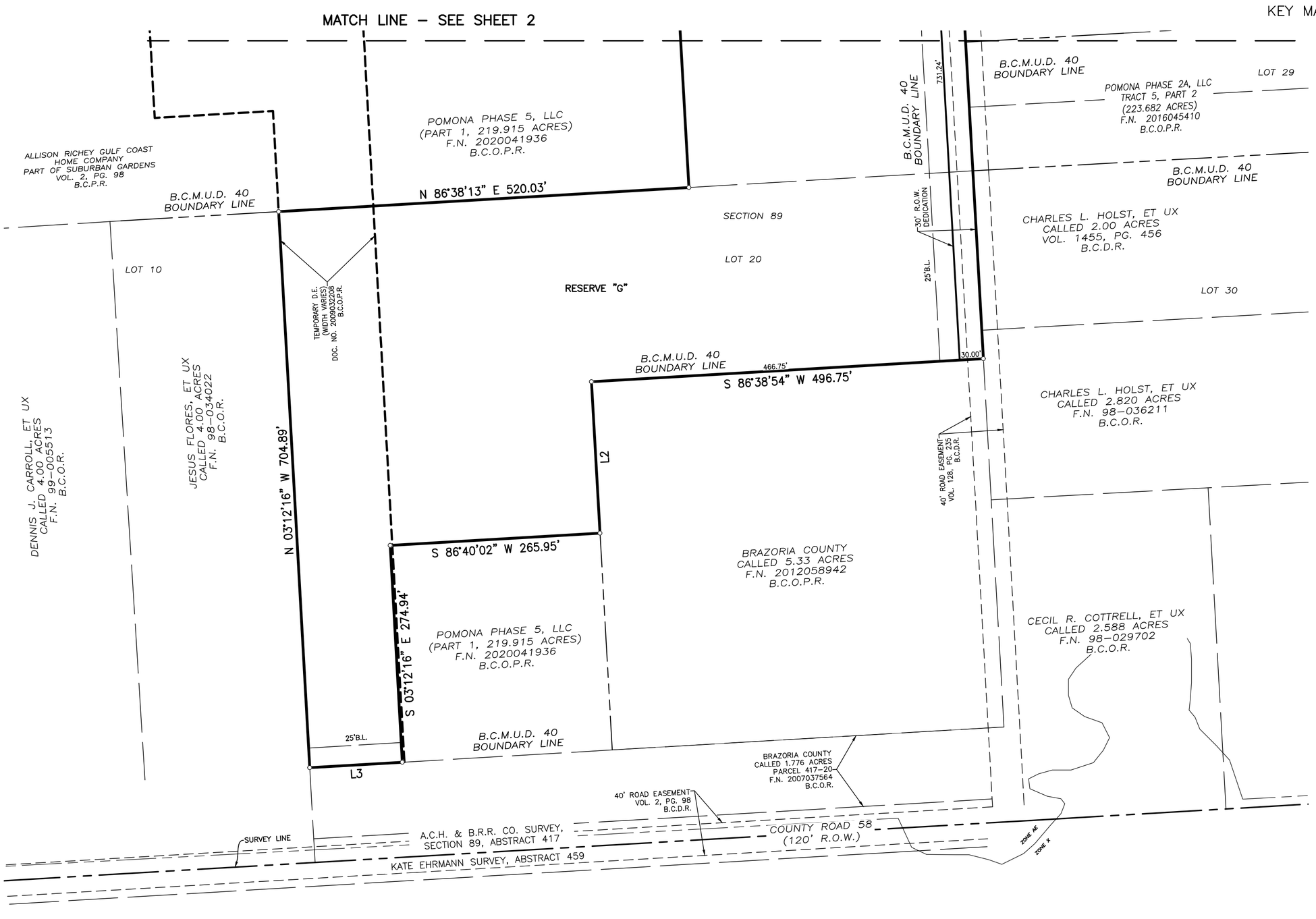




VICINITY MAP
SCALE: 1" = 2,640'

KEY MAP NO. 652D



NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0558, DATED OCTOBER 19, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986547.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
6. BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.

   ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
7. BDD4 BENCHMARK: A BRASS DISK STAMPED 'MU-1' SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100-00-00.

   ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ))
8. TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.

   ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
9. THIS TRACT LIES IN ZONE "X", ZONE "X" (SHADED) AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0020K. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.

   ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
12. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39 & 40, THE CITY OF MANVEL ETJ, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.
13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
14. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
15. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
16. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
17. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
18. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
19. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
20. THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:

    DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006

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

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

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

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

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

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

    7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021
21. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

LEGEND

A.E.	INDICATES AERIAL EASEMENT
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
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DECEMBER 13, 2021 JOB NO. 2149-6113

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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: January 10, 2022 PDZ & January 24, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to forward with recommendation to City Council, Master Plan for Valencia, being 438.4 acres of land, Manvel, Texas.

Plats:
Preliminary _____
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: 2022.01.03 13:36:00 -06'00'

SIGNATURE

January 3, 2022

DATE

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

Planning, Development and Zoning Commission Report

Plat Name	Valencia Master Plan (dated December 23, 2021)
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

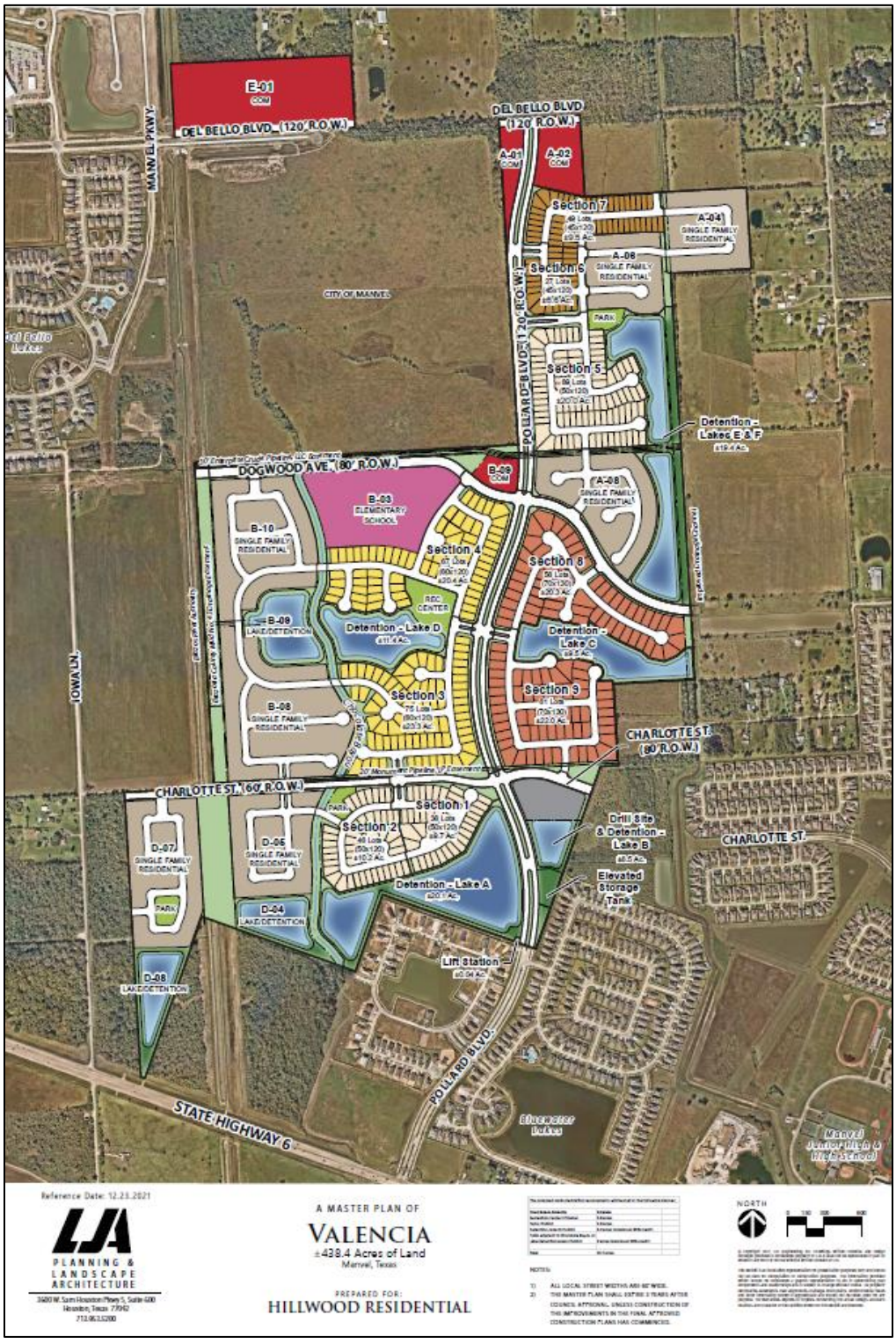
Staff Recommendation

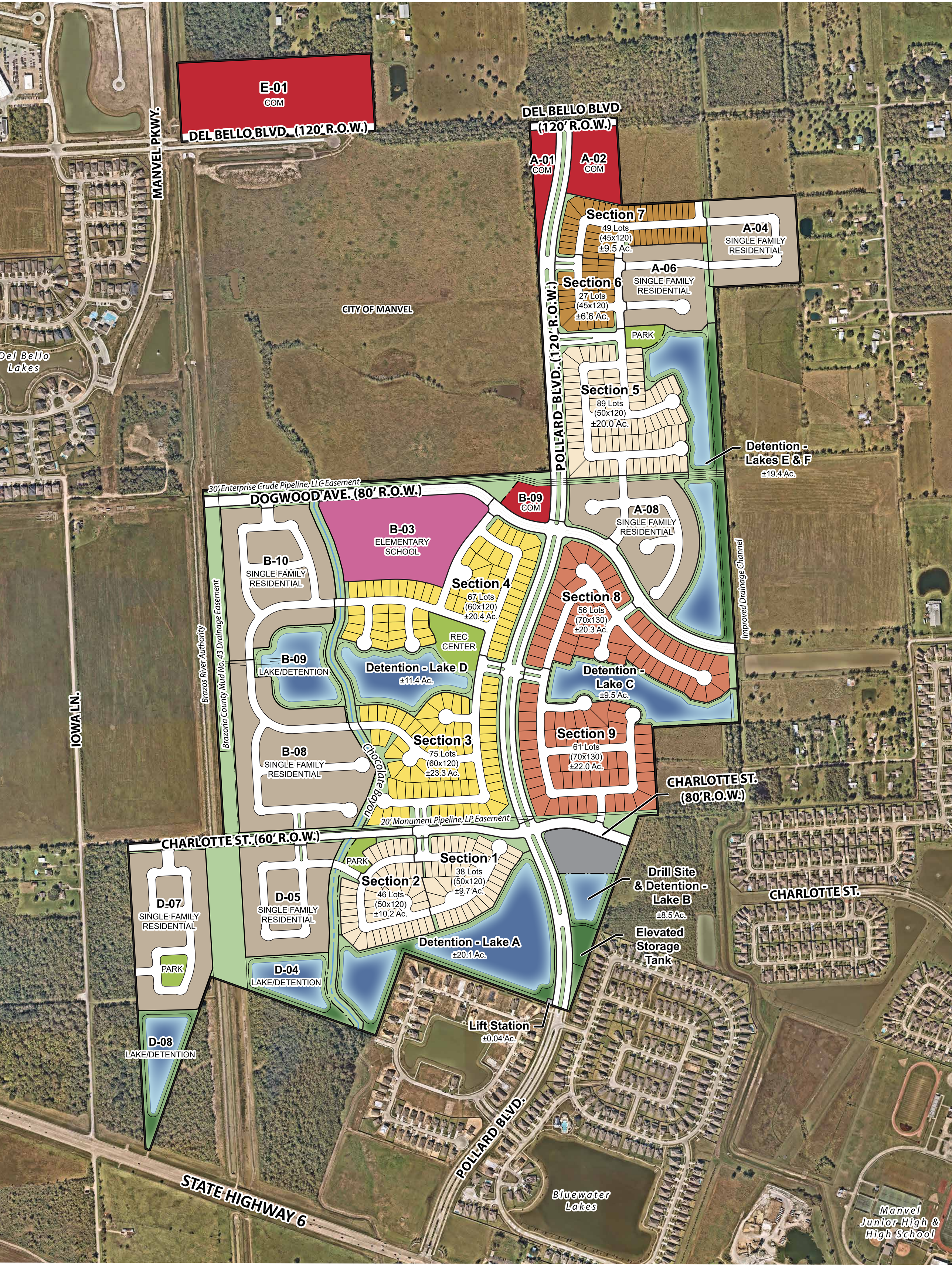
City staff recommends denial of the Valencia Master Plan (dated December 23, 2021) because it does not conform to the subdivision ordinance, Design Criteria Manual, adopted Valencia PUD (Ordinance No. 2021-O-18, adopted August 16, 2021), and Valencia Interlocal and Development Agreement (Resolution No. 2021-R-18, approved August 16, 2021). The Valencia Master Plan does not meet the following:

1. All lands must be dedicated in the first phase of development for public right-of-way, public park land, public use, trails, or school site purposes (Section 62-39)
2. Developments of 100 acres or more shall provide a Water Regionalization Plan, including interconnection(s) with adjacent properties are subject to review and approval by the City (Design Criteria Manual Section 3).
3. Developments with more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS, HEC-RAS Flood Hydrograph method will be required (Design Criteria Manual Section 5 and Section 62-38 (a) (12)).
4. Provide a Traffic Study (Section 62-38 (a) (13)).
5. Label the Valencia Development in the Vicinity Map (Section 62-38 (a) (2)).
6. Label Master Plan with “Sheet 1 of 2” and “Sheet 2 of 2”.
7. Provide all signatures on Sheet 2 of the Valencia Master Plan.
8. State the correct name in the PD&Z signature block. It should state, “Valencia Master Plan” rather than “Valencia” (Section 62-39).
9. PD&Z makes a recommendation on a master plan. Revise the statement in the PD&Z signature block (Section 62-39).
10. Provide a City Council signature block for one signature (Section 62-39).

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

Valencia Master Plan





Reference Date: 12.23.2021

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

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

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:

HILLWOOD RESIDENTIAL

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	**Acreage**	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

NOTES:

1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

NORTH

0 150 300 600

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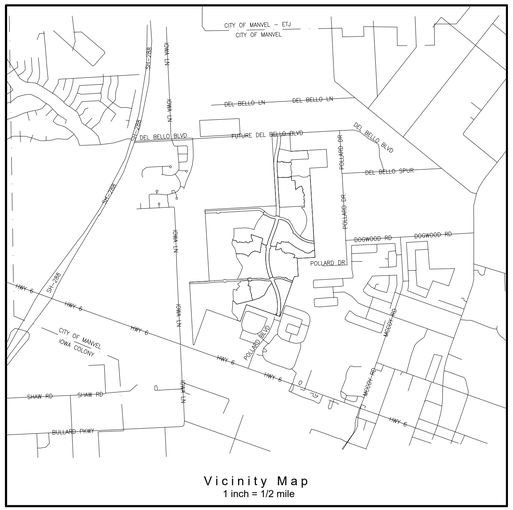
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU- Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

_____
MAYOR DEBRA DAVISON

_____
DAN DAVIS

_____
NICCOLE TYSON

_____
LARRY AKERY

_____
LORRAINE HEHN

_____
JEROME HUDSON

_____
JASON ALBERT

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: January 10, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication, being a subdivision of 33.7 acres of land located in the Mary V. O'Donnell Survey, A-469; H.T. & B.R.R. Co. Survey, Sec. 72, A-460; H.T. & B.R.R. Co. Survey, Sec. 65, A-285; H.T. & B.R.R. Co Survey, Sec. 64, A-483; and H.T. & B.R.R. Co. Survey, Sec. 73, A-301, being a part of Outlots 174, 175, 180 and 195 of the Dr. A.A. Luther Subdivision of the Town of Manvel and surrounding acreage property, recorded in Vol. 1, Pgs. 71 & 72 and Vol. 3, Pgs. 139 & 140 of the Brazoria County Public Records (B.C.P.R.) and part of Lots 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 46 and 47 in the Allison Richey Gulf Coast Home Co. part of Suburban Gardens Sec. 73, Vol. 2, Pgs. 91 & 92 of the Brazoria County Public Records (B.C.P.R.)/

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: 2022.01.04 17:32:12 -06'00'

SIGNATURE

January 4, 2022

DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Pollard Boulevard, Charlotte Street and Dogwood Avenue Street Dedication Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

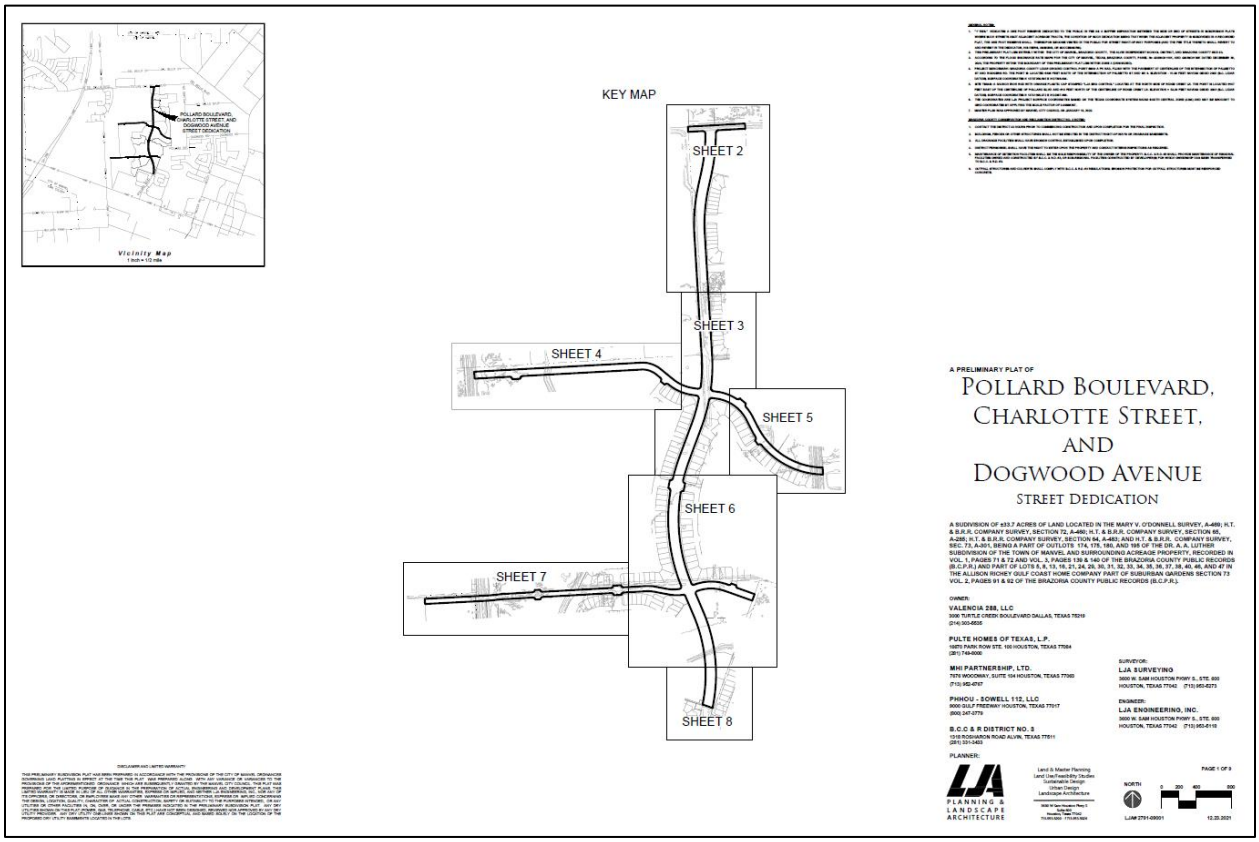
The City staff recommends denial of the Pollard Boulevard, Charlotte Street and Dogwood Avenue Street Dedication Preliminary Plat. This preliminary plat does not meet the following criteria:

1. Submit a Preliminary Drainage Plan (Section 62-38 (b) (12)).
2. Provide drainage district approval of Preliminary Drainage Plan Section 62-38 (b) (12)).
3. Provide an approved Master Plan by City Council (Section 62-39).
4. Developments with more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS, HEC-RAS Flood Hydrograph method will be required (Design Criteria Manual Section 5 and Section 62-38 (a) (12)).
5. The 40-foot road easement must be expanded to a 60-foot right-of-way and one-half improved per Section 62-111 and Section 62-104 (11). The road must be constructed or abandoned.
6. The 40-foot County roadway must be expanded to a 60-foot right-of-way and improved per Section 62-111 and Section 62-104 (11). The road must be constructed or abandoned.
7. The 20-foot roadway and drainage easement must be expanded to a 60-foot right-of-way and improved per Section 62-111 and Section 62-104 (11). The road must be constructed or abandoned.
8. Provide a Letter of No Objection for the 20-foot drainage easement (Section 62-106 (b), Section 62-115, Section 62-7, and Section 62-38 (b) (8)).
9. Provide a Letter of No Objection from GCWA for the 60-ft. wide canal easement American Canal Co. (Section 62-106 (b), Section 62-115, Section 62-7, and Section 62-38 (b) (8)).
10. Provide a Letter of No Objection for the Drainage Easement Brazoria County MUD No. 43 (Section 62-106 (b), Section 62-115, Section 62-7, and Section 62-38 (b) (8)).
11. Provide a Letter of No Objection for the 20-foot pipeline easement Monument Pipeline, LP (Section 62-38 (a) (14)).
12. Provide a Letter of No Objection for the Brazos River Authority 125-foot-wide easement (Section 62-106 (b), Section 62-115, Section 62-7, and Section 62-38 (b) (8)).

see comments on next page

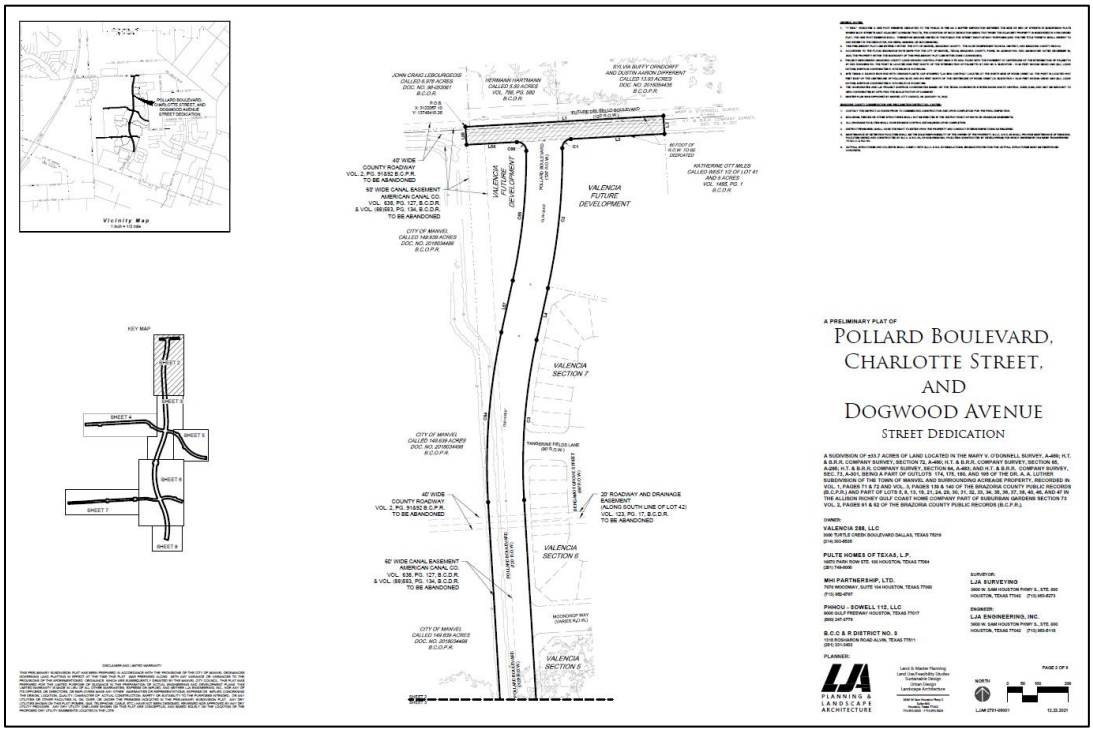
13. Provide connection on Dogwood Ave to Manvel City Center for property owned by the City of Manvel. The connection is in line with the section identified as "B-10" on the Master Plan. Provide the ROW on the developer's property to connect to City of Manvel property Section 62-38 (a) (9).

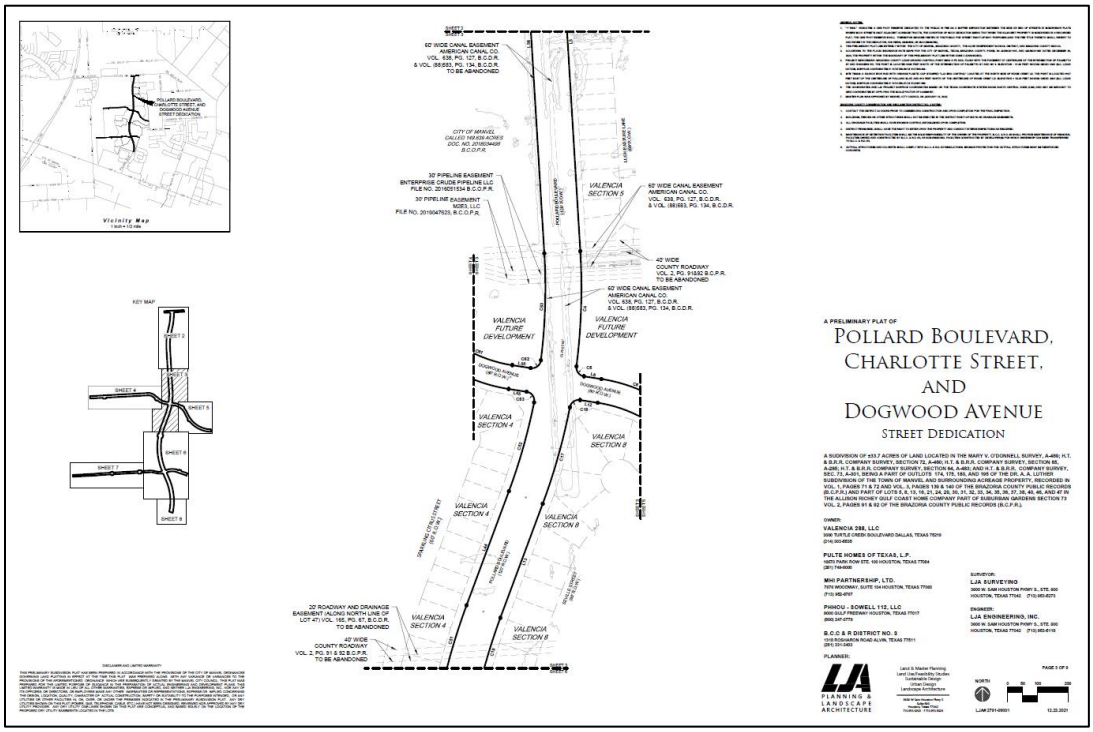
Plat Exhibit



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

Plat Exhibit





Development Services Department
20025 Highway 6
Manvel, TX 77578
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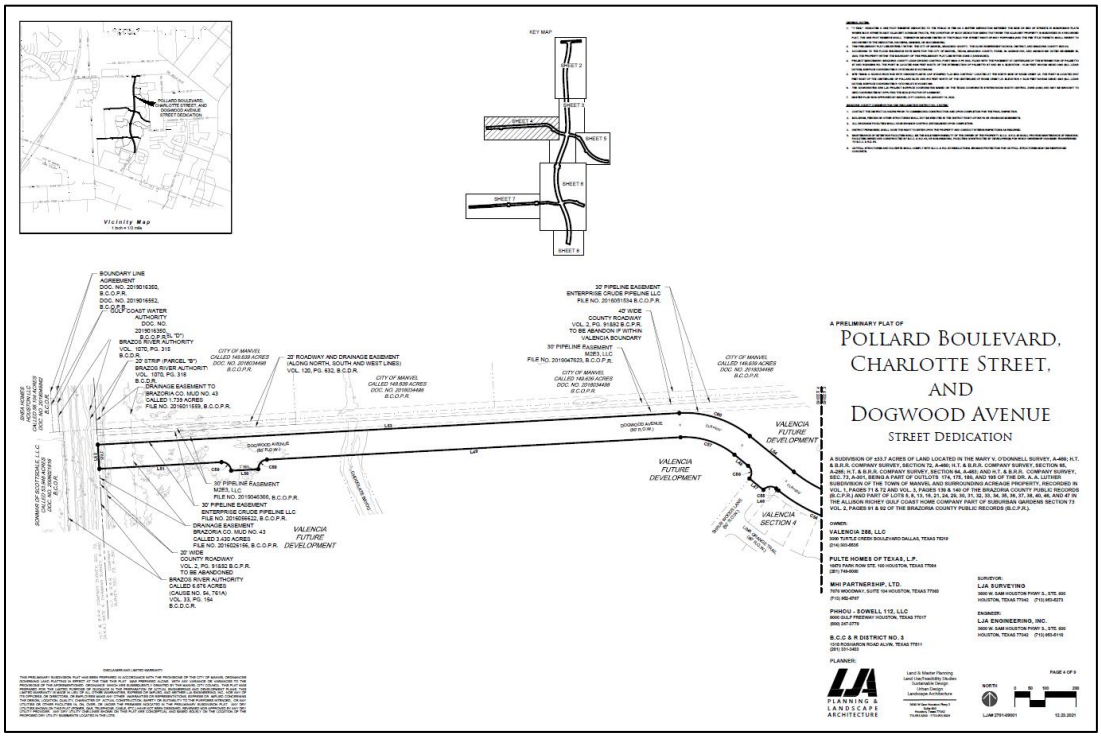
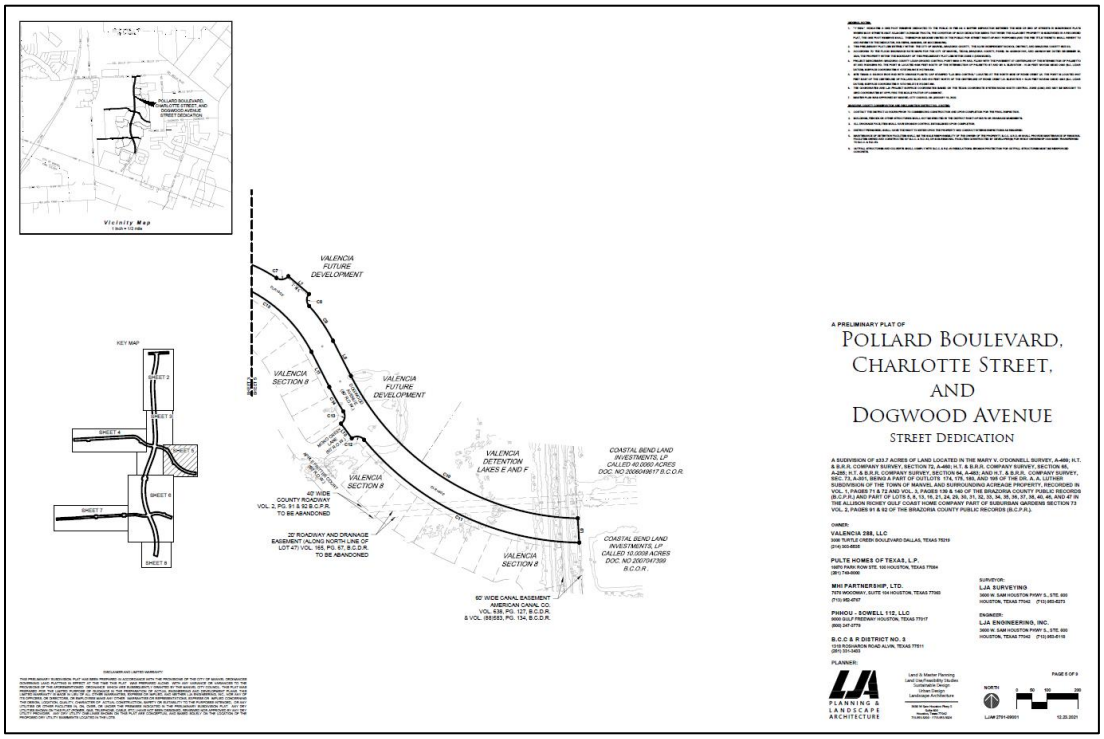
Plat Exhibit





Development Services Department
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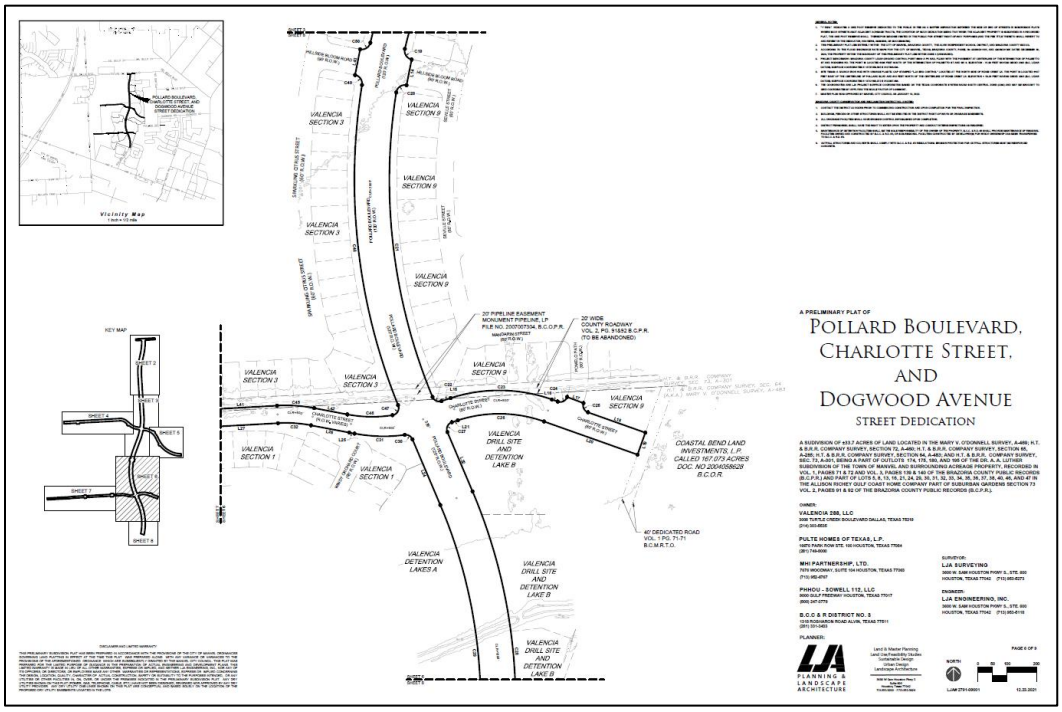
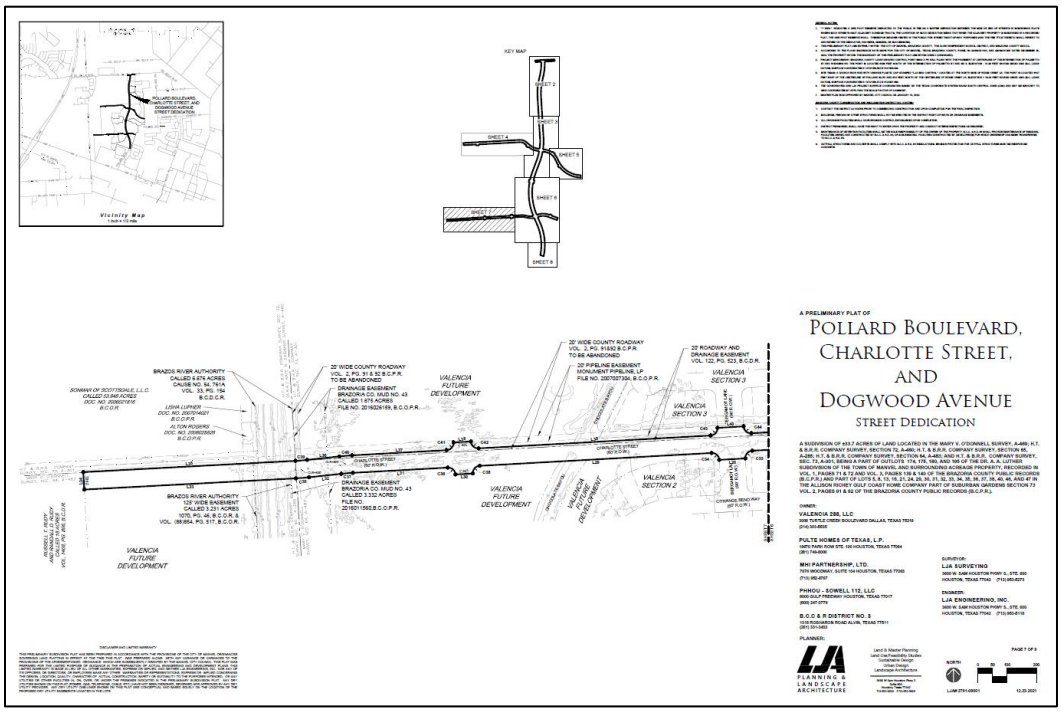
Plat Exhibit





Development Services Department
20025 Highway 6
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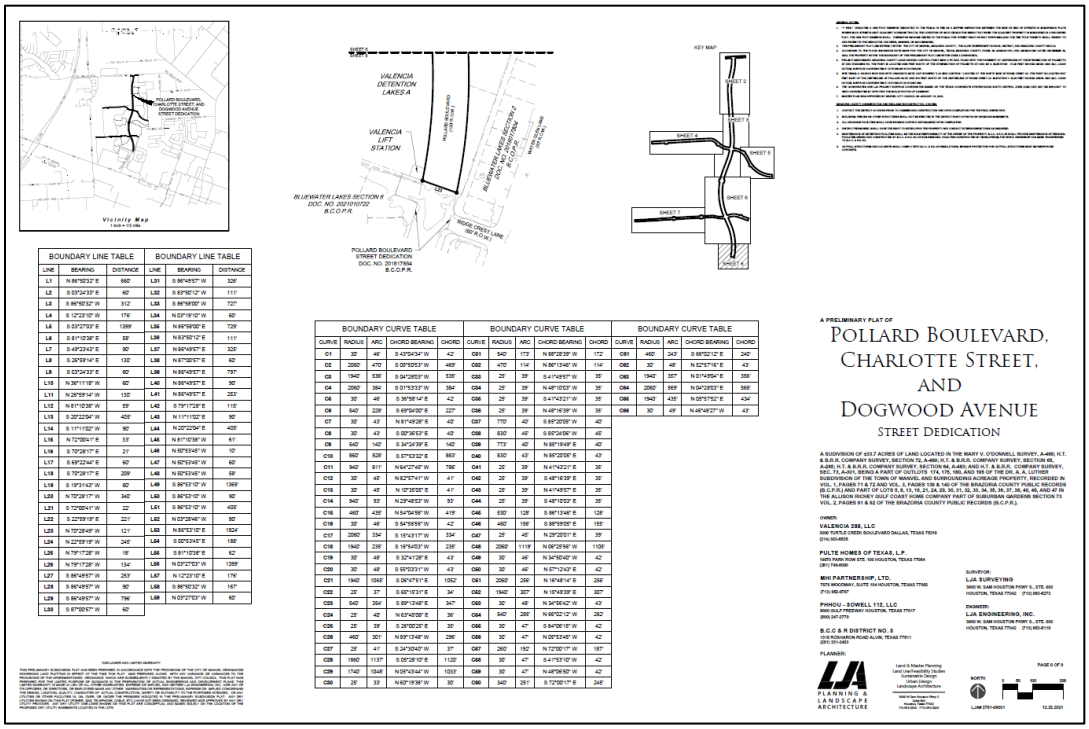
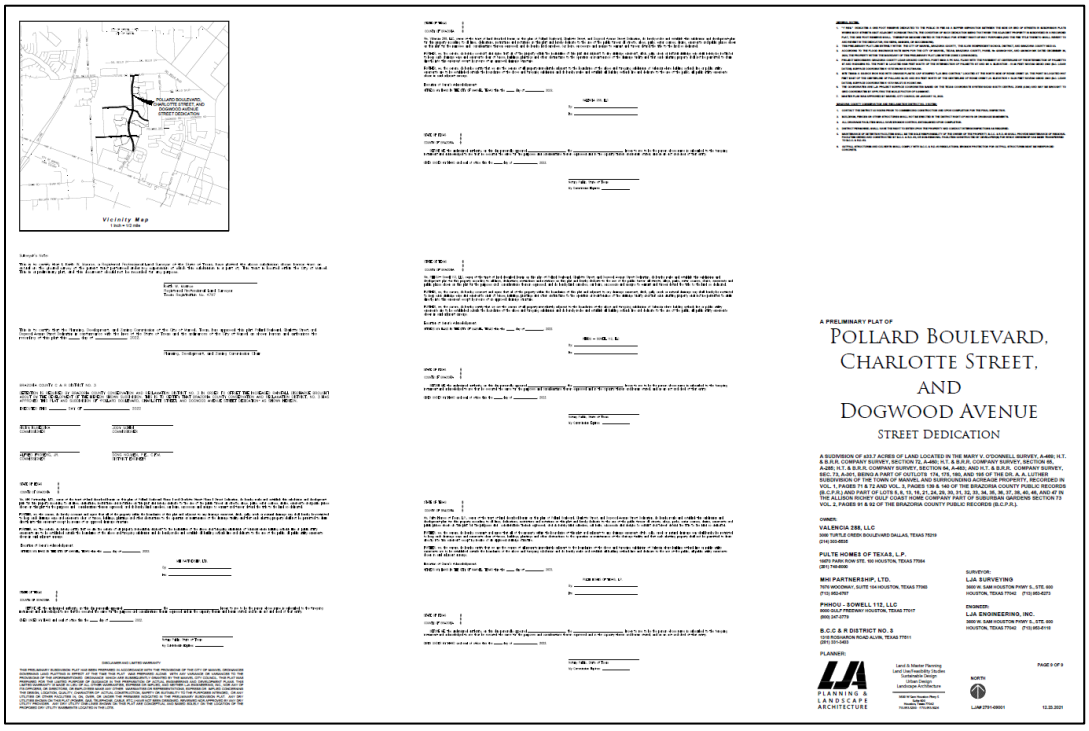
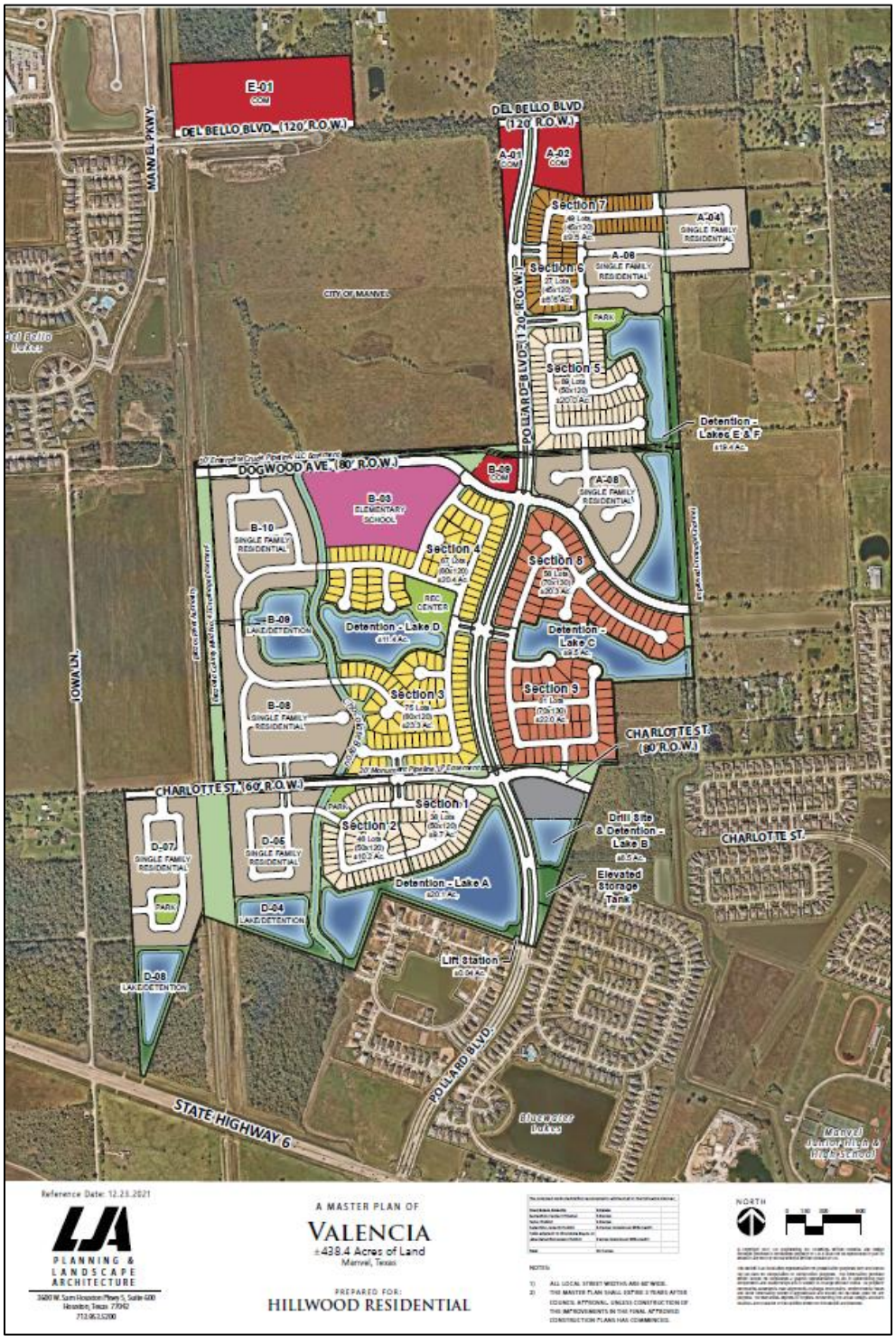
Plat Exhibit

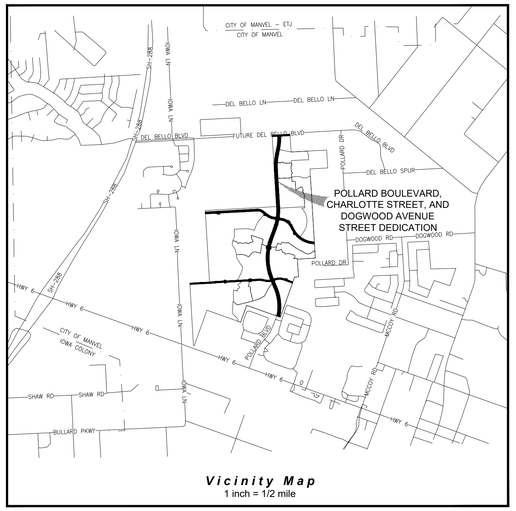




DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

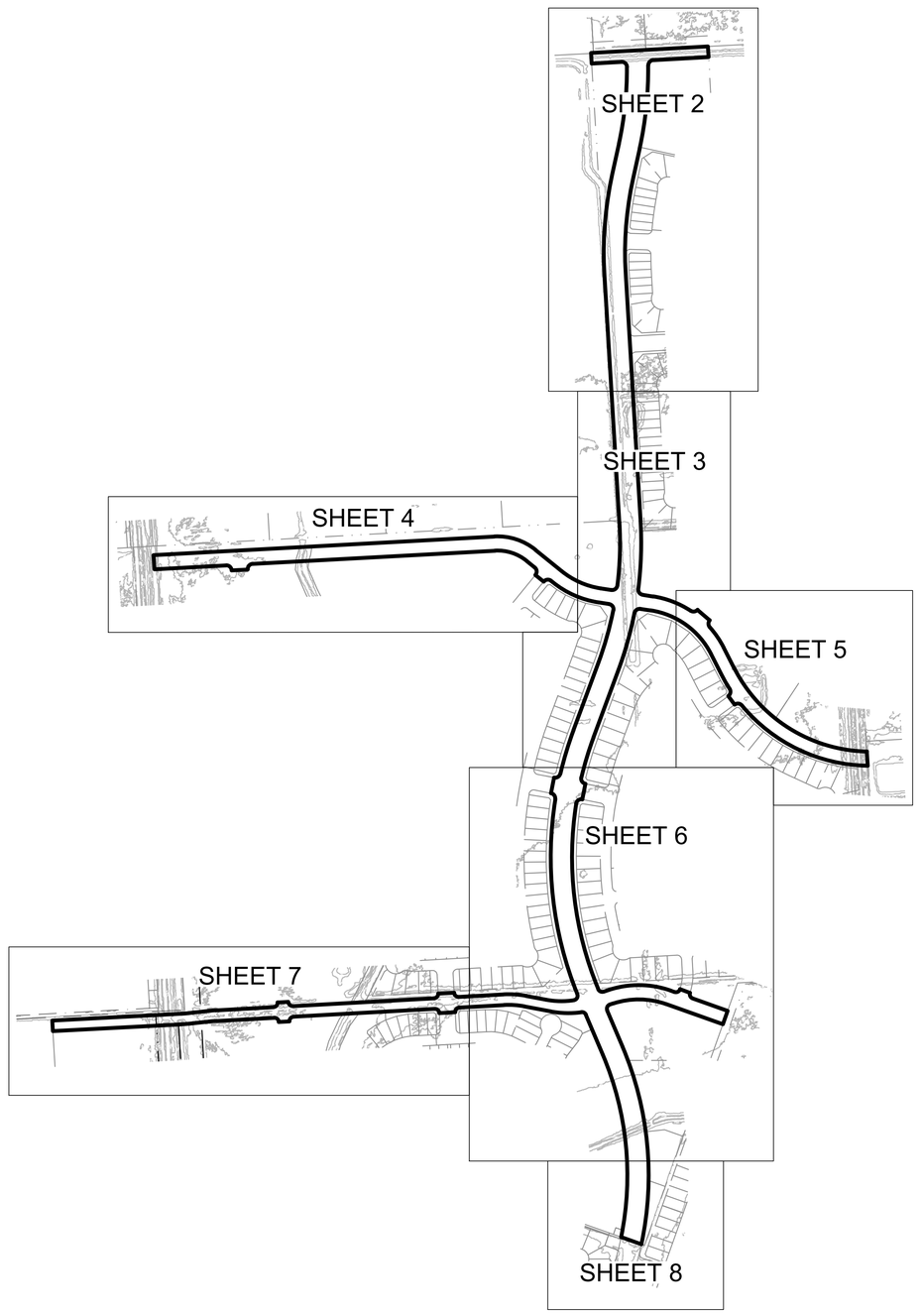
Proposed Valencia Master Plan (dated December 23, 2021)





Vicinity Map
1 inch = 1/2 mile

KEY MAP



GENERAL NOTES:

1. **"1' RES." INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES (AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS).**
2. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.**
3. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0110K, AND 48039C0130K DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
4. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.095 E 3127396.634.**
5. **SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.**
6. **THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.**
7. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
2. **BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.**
3. **ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.**
4. **DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.**
5. **MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.**
6. **OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.**

A PRELIMINARY PLAT OF

Pollard Boulevard, Charlotte Street, and Dogwood Avenue

Street Dedication

A SUDIVISION OF ±33.7 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469; H.T. & B.R.R. COMPANY SURVEY, SECTION 72, A-460; H.T. & B.R.R. COMPANY SURVEY, SECTION 65, A-285; H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483; AND H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BEING A PART OF OUTLOTS 174, 175, 180, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND PART OF LOTS 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 46, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

OWNER:

VALENCIA 288, LLC
3000 TURTLE CREEK BOULEVARD DALLAS, TEXAS 75219
(214) 303-5535

PULTE HOMES OF TEXAS, L.P.
16670 PARK ROW STE. 100 HOUSTON, TEXAS 77084
(281) 749-8000

MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

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

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

LJA PLANNING & LANDSCAPE ARCHITECTURE

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

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

NORTH

0 200 400 800

LJA# 2791-09001 **12.23.2021**

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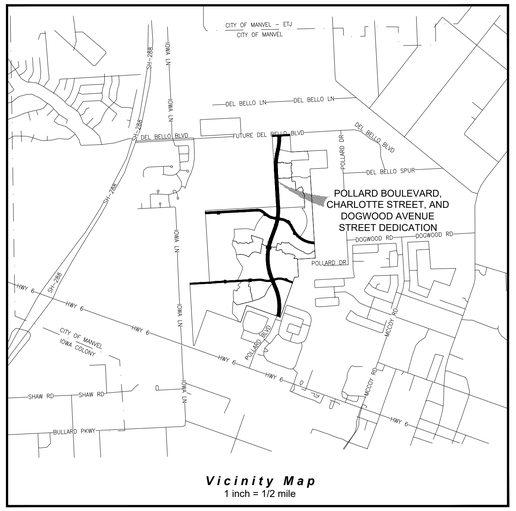

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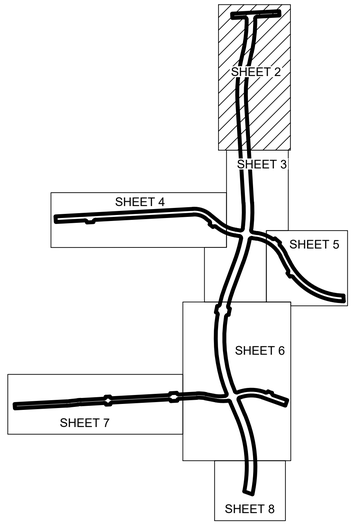

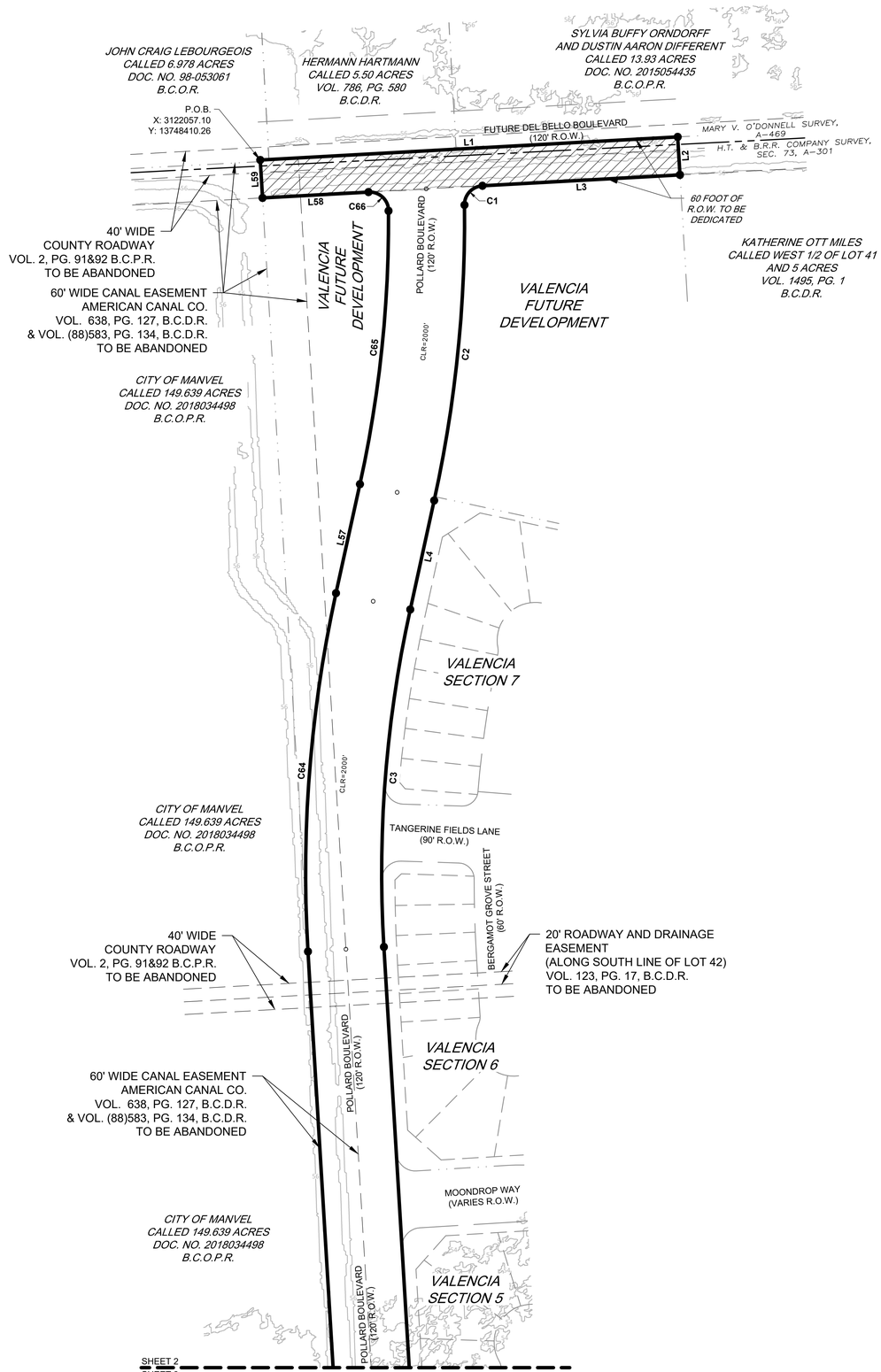

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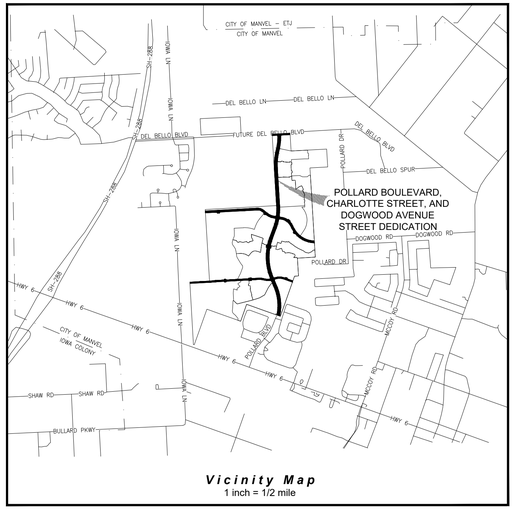

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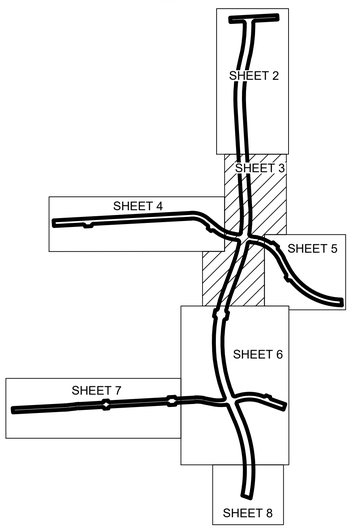

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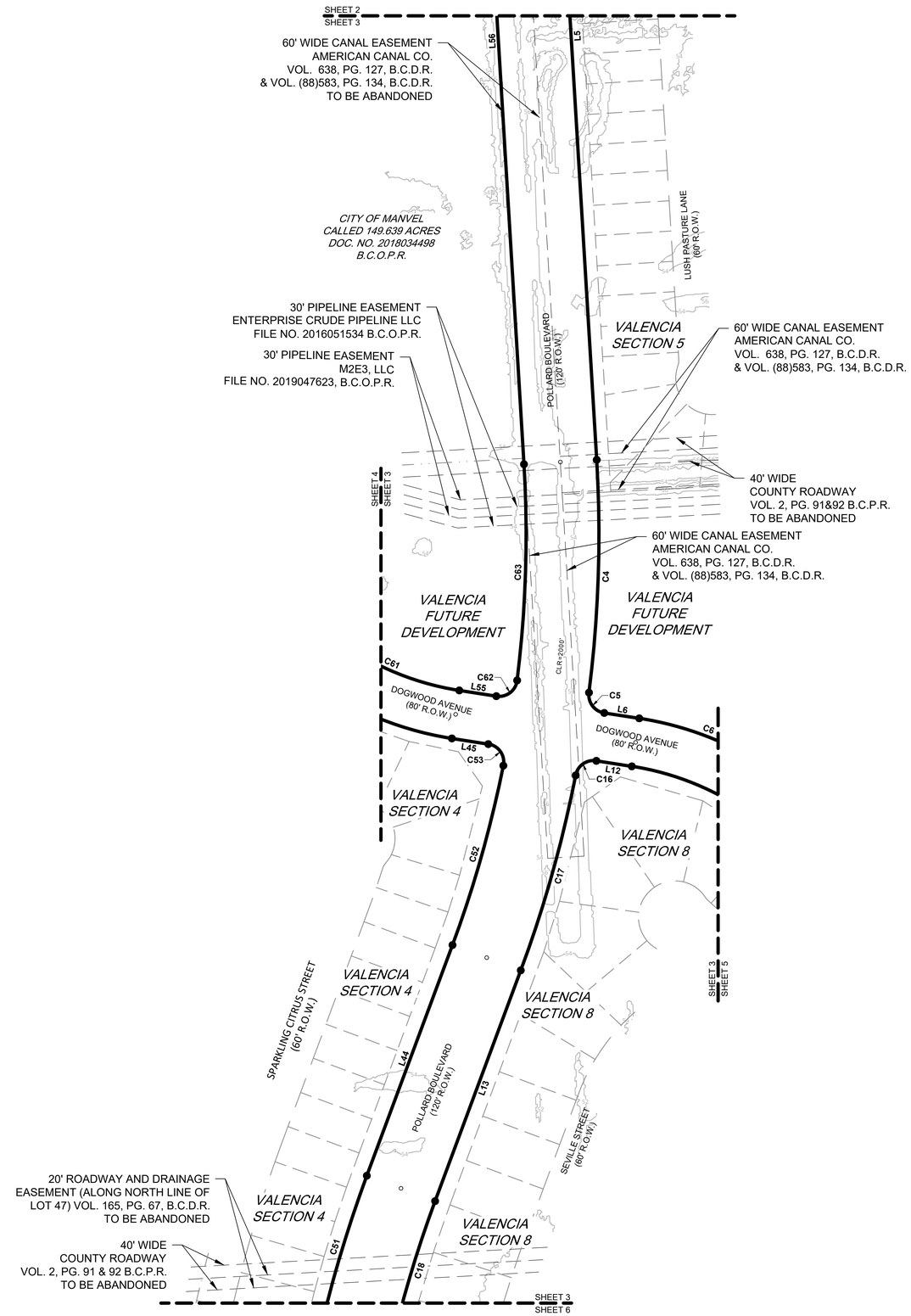

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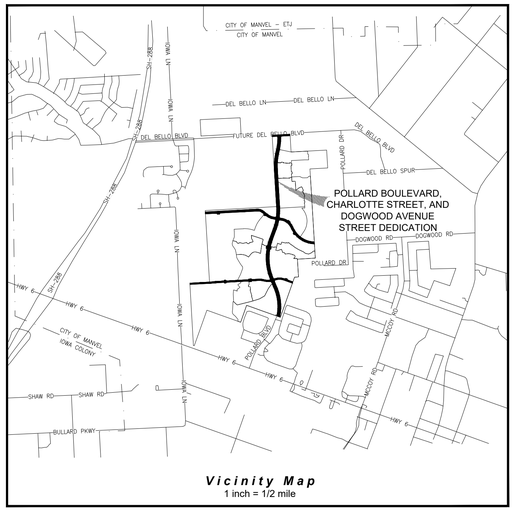

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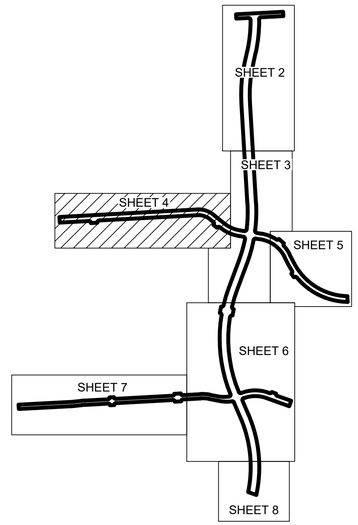

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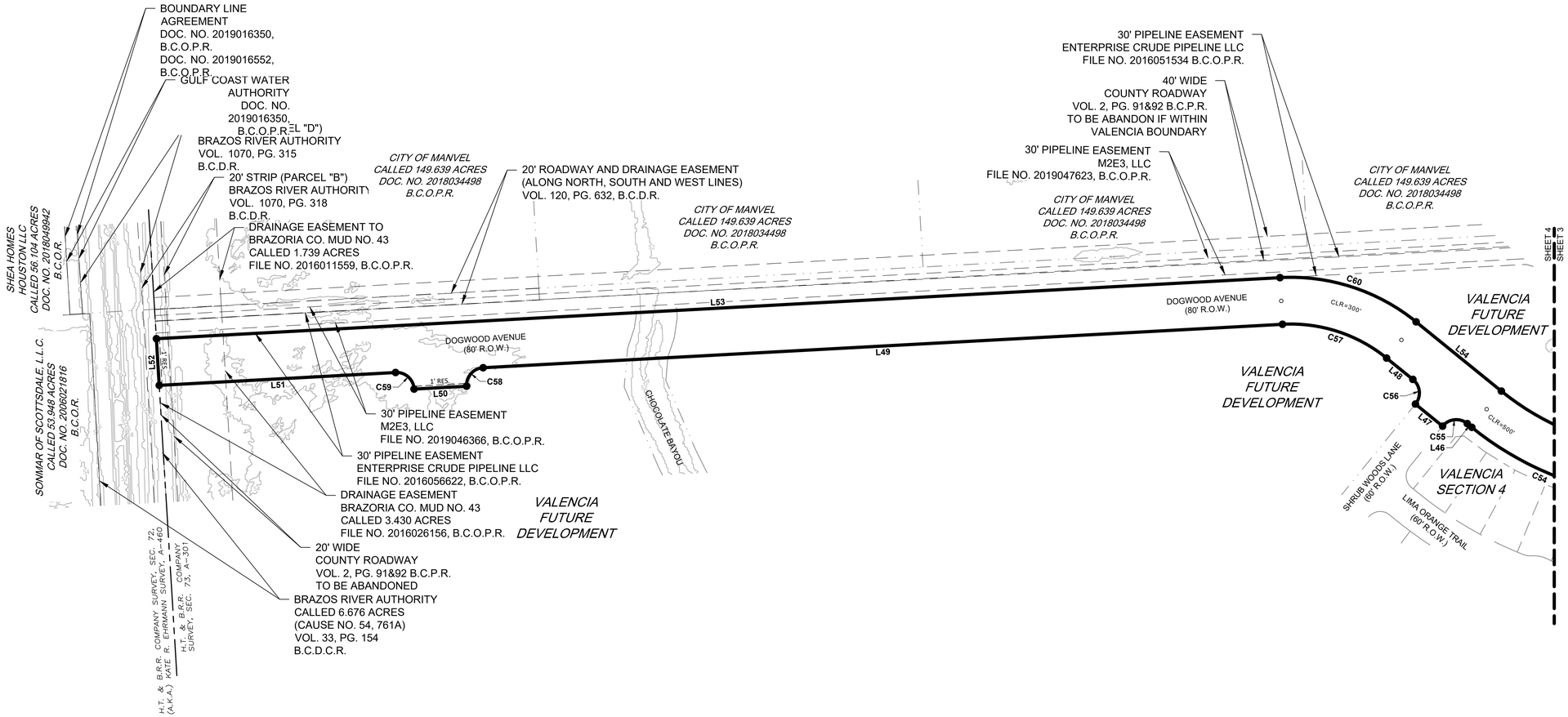

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LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNING & LANDSCAPE ARCHITECTURE

Land & Master Planning
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Suite 600
Houston, Texas 77042
713.953.5200 - f 713.953.5026

NORTH
0 50 100 200

LJA# 2791-09001 **12.23.2021**

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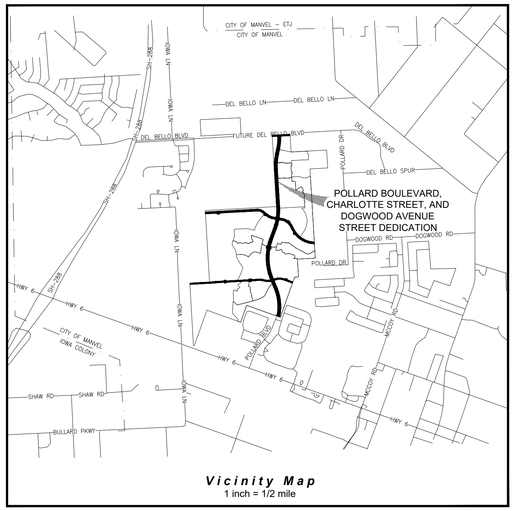

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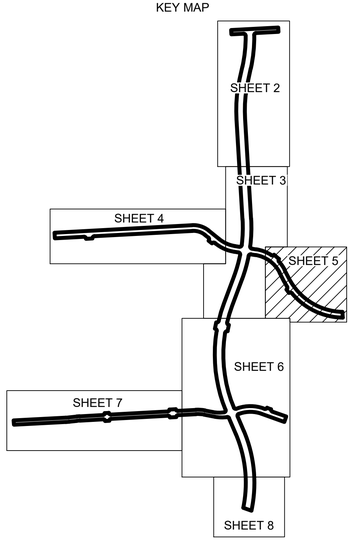

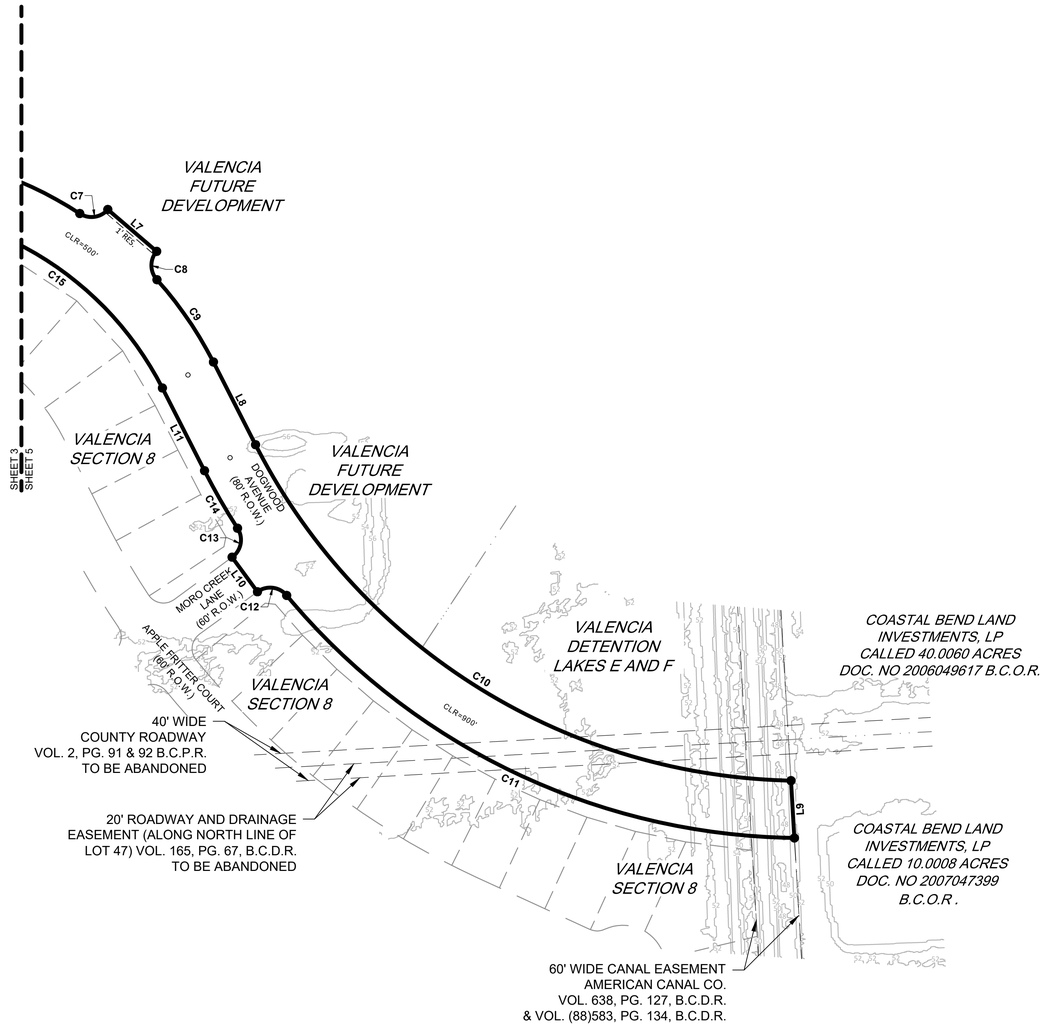

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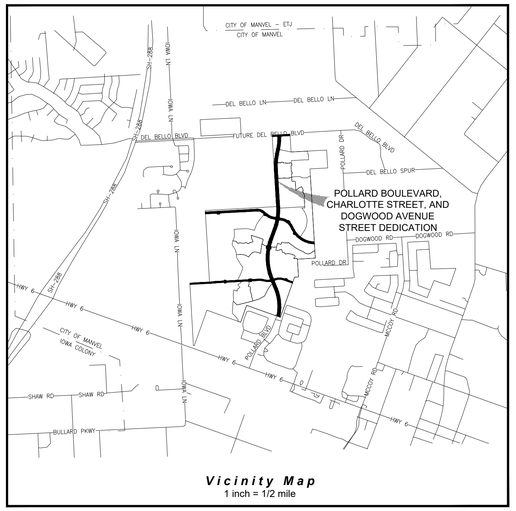

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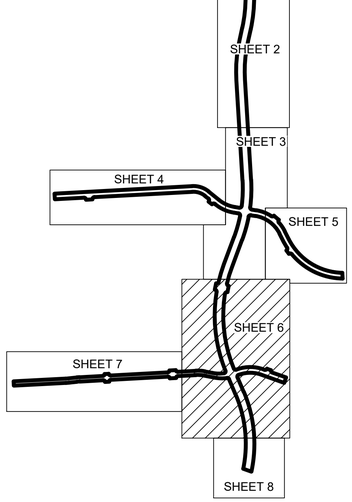

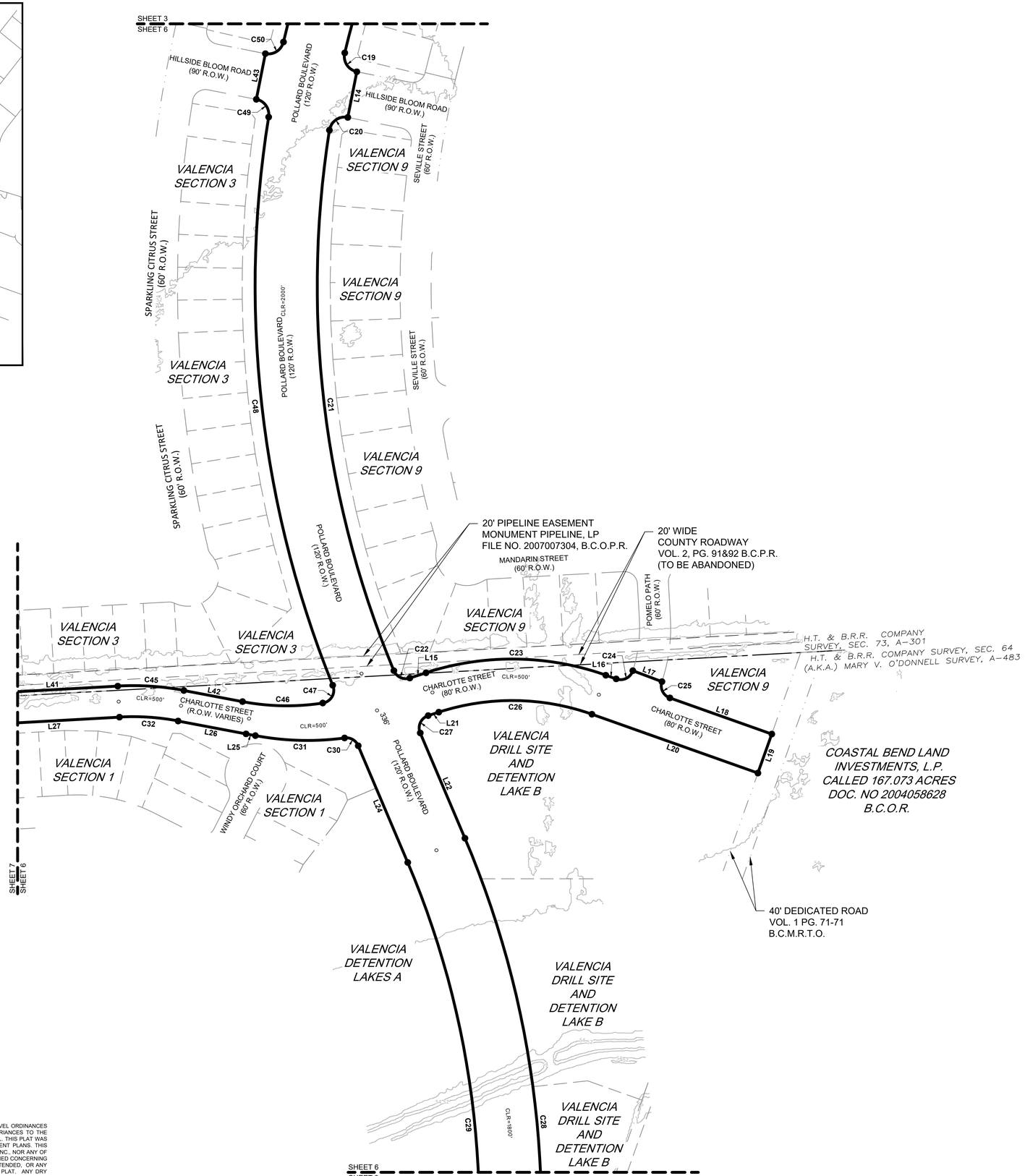

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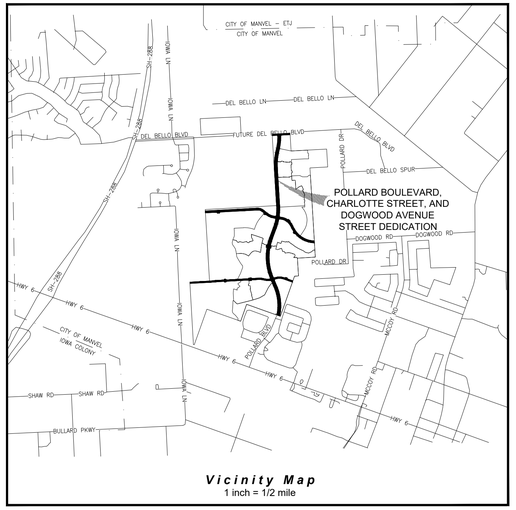

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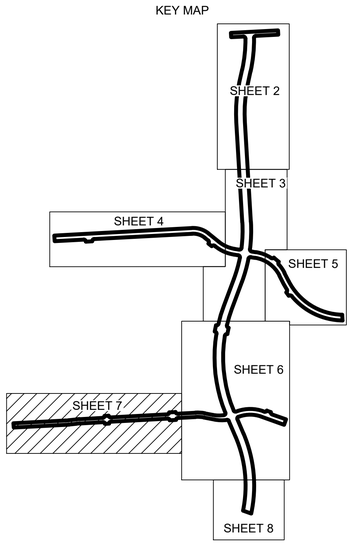

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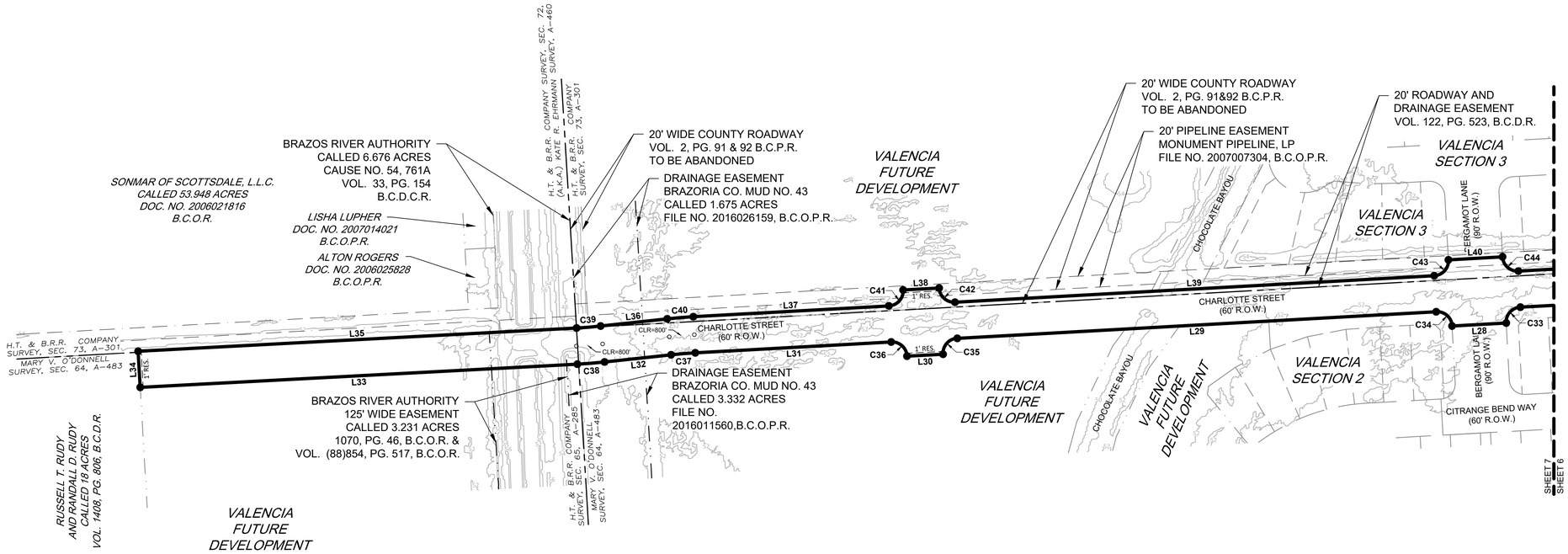

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B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

SURVEYOR:

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

ENGINEER:

LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNING & LANDSCAPE ARCHITECTURE

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

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

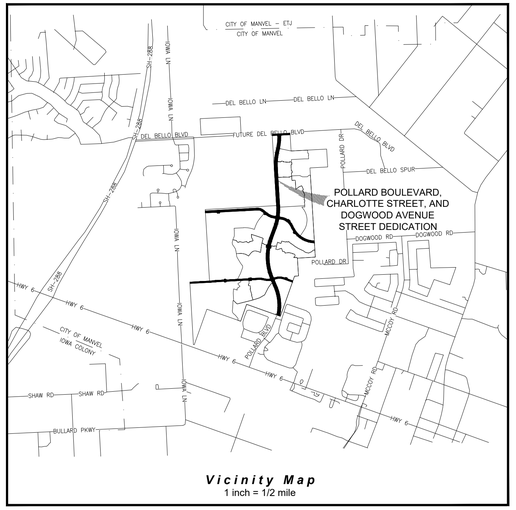
NORTH

0 50 100 200

LJA# 2791-09001 **12.23.2021**

DISCLAIMER AND LIMITED WARRANTY

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



Vicinity Map
1 inch = 1/2 mile

BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 86°50'32" E	660'	**L31**	S 86°49'57" W	326'
L2	S 03°24'33" E	60'	**L32**	S 83°50'12" W	111'
L3	S 86°50'32" W	312'	**L33**	S 86°58'00" W	727'
L4	S 12°23'10" W	176'	**L34**	N 03°19'10" W	60'
L5	S 03°27'03" E	1399'	**L35**	N 86°58'00" E	729'
L6	S 81°10'38" E	58'	**L36**	N 83°50'12" E	111'
L7	S 49°23'43" E	90'	**L37**	N 86°49'57" E	325'
L8	S 26°59'14" E	130'	**L38**	N 87°00'57" E	60'
L9	S 03°24'33" E	80'	**L39**	N 86°49'57" E	797'
L10	N 36°11'18" W	60'	**L40**	N 86°49'57" E	90'
L11	N 26°59'14" W	130'	**L41**	N 86°49'57" E	253'
L12	N 81°10'38" W	59'	**L42**	S 79°17'28" E	115'
L13	S 20°22'04" W	405'	**L43**	N 11°11'02" E	90'
L14	S 11°11'02" W	90'	**L44**	N 20°22'04" E	405'
L15	N 72°00'41" E	33'	**L45**	N 81°10'38" W	61'
L16	S 70°28'17" E	21'	**L46**	N 50°53'45" W	10'
L17	S 69°22'44" E	60'	**L47**	N 50°53'45" W	60'
L18	S 70°28'17" E	209'	**L48**	N 50°53'45" W	58'
L19	S 19°31'43" W	80'	**L49**	S 86°53'10" W	1369'
L20	N 70°28'17" W	340'	**L50**	S 86°53'10" W	90'
L21	S 72°00'41" W	22'	**L51**	S 86°53'10" W	405'
L22	S 22°59'19" E	221'	**L52**	N 03°28'46" W	80'
L23	N 70°28'49" W	121'	**L53**	N 86°53'10" E	1924'
L24	N 22°59'19" W	245'	**L54**	S 50°53'45" E	188'
L25	N 79°17'28" W	18'	**L55**	S 81°10'38" E	62'
L26	N 79°17'28" W	134'	**L56**	N 03°27'03" W	1399'
L27	S 86°49'57" W	253'	**L57**	N 12°23'10" E	176'
L28	S 86°49'57" W	90'	**L58**	S 86°50'32" W	167'
L29	S 86°49'57" W	796'	**L59**	N 03°27'03" W	60'
L30	S 87°00'57" W	60'			

DISCLAIMER AND LIMITED WARRANTY

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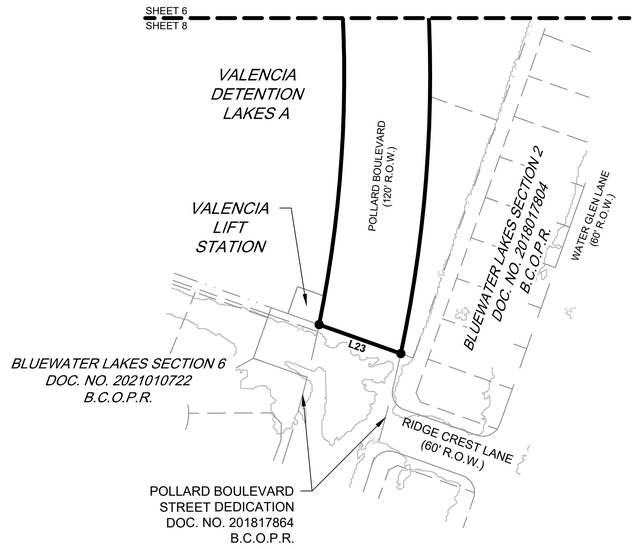
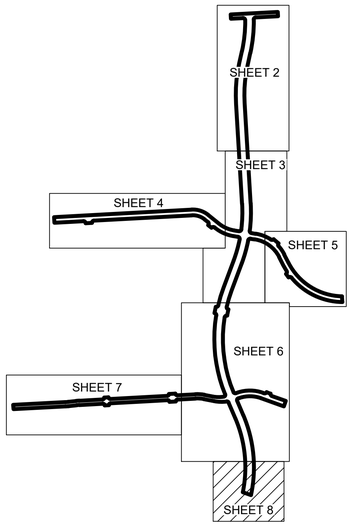


BOUNDARY CURVE TABLE					BOUNDARY CURVE TABLE					BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD	CURVE	RADIUS	ARC	CHORD BEARING	CHORD	CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	30'	46'	S 43°04'34" W	42'	**C31**	540'	173'	N 88°28'39" W	172'	**C61**	460'	243'	S 66°02'12" E	240'
C2	2060'	470'	S 05°50'53" W	469'	**C32**	470'	114'	N 86°13'46" W	114'	**C62**	30'	48'	N 52°57'16" E	43'
C3	1940'	536'	S 04°28'03" W	535'	**C33**	25'	39'	S 41°49'57" W	35'	**C63**	1940'	357'	N 01°49'04" E	356'
C4	2060'	384'	S 01°53'33" W	384'	**C34**	25'	39'	N 48°10'03" W	35'	**C64**	2060'	569'	N 04°28'03" E	568'
C5	30'	46'	S 36°58'14" E	42'	**C35**	25'	39'	S 41°43'21" W	35'	**C65**	1940'	435'	N 05°57'52" E	434'
C6	540'	228'	S 69°04'00" E	227'	**C36**	25'	39'	N 48°16'39" W	35'	**C66**	30'	49'	N 46°48'27" W	43'
C7	30'	43'	N 81°49'28" E	40'	**C37**	770'	40'	S 85°20'05" W	40'					
C8	30'	43'	S 00°36'53" E	40'	**C38**	830'	45'	S 85°24'06" W	45'					
C9	540'	140'	S 34°24'39" E	140'	**C39**	773'	40'	N 85°19'49" E	40'					
C10	860'	928'	S 57°53'32" E	883'	**C40**	830'	43'	N 85°20'05" E	43'					
C11	940'	811'	N 64°27'45" W	786'	**C41**	25'	39'	N 41°43'21" E	35'					
C12	30'	45'	N 82°57'41" W	41'	**C42**	25'	39'	S 48°16'39" E	35'					
C13	30'	45'	N 10°35'05" E	41'	**C43**	25'	39'	N 41°49'57" E	35'					
C14	940'	93'	N 29°48'53" W	93'	**C44**	25'	39'	S 48°10'03" E	35'					
C15	460'	435'	N 54°04'56" W	419'	**C45**	530'	128'	S 86°13'46" E	128'					
C16	30'	46'	S 54°56'56" W	42'	**C46**	460'	156'	S 88°59'05" E	155'					
C17	2060'	334'	S 15°43'17" W	334'	**C47**	25'	45'	N 29°20'01" E	39'					
C18	1940'	235'	S 16°54'03" W	235'	**C48**	2060'	1119'	N 06°25'56" W	1105'					
C19	30'	48'	S 32°41'28" E	43'	**C49**	30'	46'	N 34°50'40" W	42'					
C20	30'	48'	S 55°03'31" W	43'	**C50**	30'	46'	N 57°12'43" E	42'					
C21	1940'	1065'	S 06°47'51" E	1052'	**C51**	2060'	256'	N 16°48'14" E	256'					
C22	25'	37'	S 65°15'31" E	34'	**C52**	1940'	307'	N 15°49'39" E	307'					
C23	540'	354'	S 89°13'48" E	347'	**C53**	30'	48'	N 34°56'42" W	43'					
C24	25'	40'	N 63°45'08" E	36'	**C54**	540'	285'	N 66°02'12" W	282'					
C25	25'	39'	S 26°00'25" E	35'	**C55**	30'	47'	S 84°06'15" W	42'					
C26	460'	301'	N 89°13'48" W	296'	**C56**	30'	47'	N 05°53'45" W	42'					
C27	25'	41'	S 24°30'40" W	37'	**C57**	260'	192'	N 72°00'17" W	187'					
C28	1860'	1137'	S 05°28'10" E	1120'	**C58**	30'	47'	S 41°53'10" W	42'					
C29	1740'	1048'	N 05°43'44" W	1033'	**C59**	30'	47'	N 48°06'50" W	42'					
C30	25'	33'	N 60°19'36" W	30'	**C60**	340'	251'	S 72°00'17" E	245'					

KEY MAP



GENERAL NOTES:

1. **"1' RES." INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES (AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS).**
2. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.**
3. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0110K, AND 48039C0130K DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
4. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.095 E 3127396.634.**
5. **SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.**
6. **THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.**
7. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
2. **BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.**
3. **ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.**
4. **DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.**
5. **MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.**
6. **OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.**

A PRELIMINARY PLAT OF

POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE

STREET DEDICATION

A SUDIVISION OF ±33.7 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469; H.T. & B.R.R. COMPANY SURVEY, SECTION 72, A-460; H.T. & B.R.R. COMPANY SURVEY, SECTION 65, A-285; H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483; AND H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BEING A PART OF OUTLOTS 174, 175, 180, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND PART OF LOTS 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 46, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

OWNER:

VALENCIA 288, LLC
3000 TURTLE CREEK BOULEVARD DALLAS, TEXAS 75219
(214) 303-5535

PULTE HOMES OF TEXAS, L.P.
16670 PARK ROW STE. 100 HOUSTON, TEXAS 77084
(281) 749-8000

MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

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

ENGINEER:
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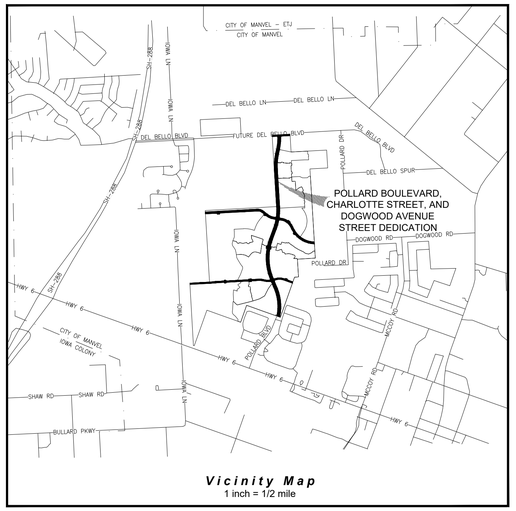
LJA# 2791-09001 12.23.2021



Vicinity Map
1 inch = 1/2 mile

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022

_____	_____
RICKY KUBECZKA COMMISSIONER	JODY SCHIBI COMMISSIONER
_____	_____
ALFRED FROBERG, JR. COMMISSIONER	DONG NGUYEN, P.E., C.F.M. DISTRICT ENGINEER

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

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STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU– Sowell 112, LLC, owner of the tract of land described herein on this plan of Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

GENERAL NOTES:

1. **"1' RES." INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES (AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS).**
2. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.**
3. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0110K, AND 48039C0130K DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
4. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.095 E 3127396.634.**
5. **SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.**
6. **THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.**
7. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
2. **BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.**
3. **ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.**
4. **DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.**
5. **MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.**
6. **OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.**

A PRELIMINARY PLAT OF

POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE

STREET DEDICATION

A SUDIVISION OF ±33.7 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469; H.T. & B.R.R. COMPANY SURVEY, SECTION 72, A-460; H.T. & B.R.R. COMPANY SURVEY, SECTION 65, A-285; H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483; AND H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BEING A PART OF OUTLOTS 174, 175, 180, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND PART OF LOTS 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 46, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

OWNER:

VALENCIA 288, LLC
3000 TURTLE CREEK BOULEVARD DALLAS, TEXAS 75219
(214) 303-5535

PULTE HOMES OF TEXAS, L.P.
16670 PARK ROW STE. 100 HOUSTON, TEXAS 77084
(281) 749-8000

MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

SURVEYOR:

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

ENGINEER:

LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNER:

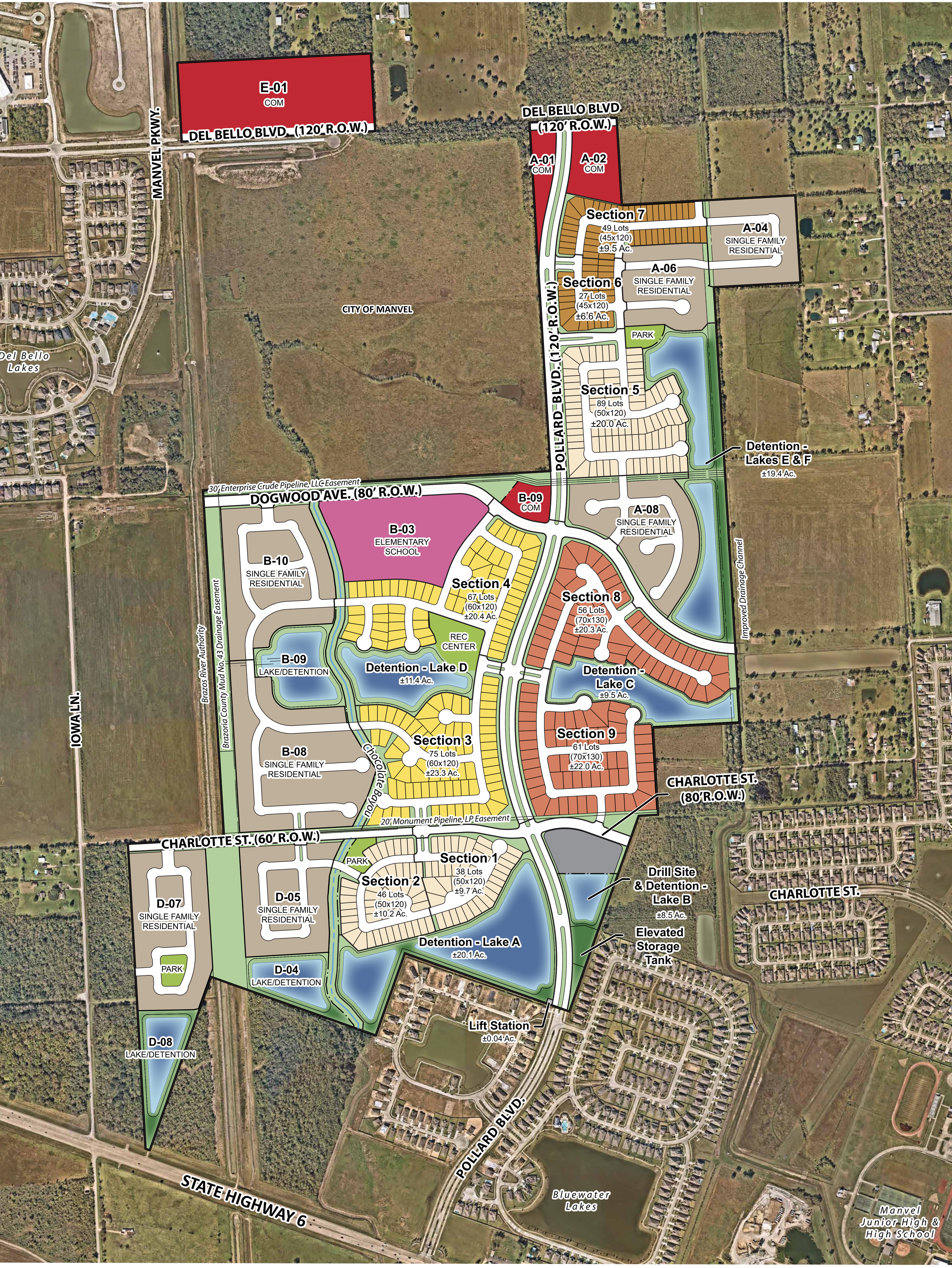
PLANNING & LANDSCAPE ARCHITECTURE

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

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

NORTH

LJA# 2791-09001 **12.23.2021**



Reference Date: 12.23.2021

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

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

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:

HILLWOOD RESIDENTIAL

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	**Acreage**	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

NOTES:

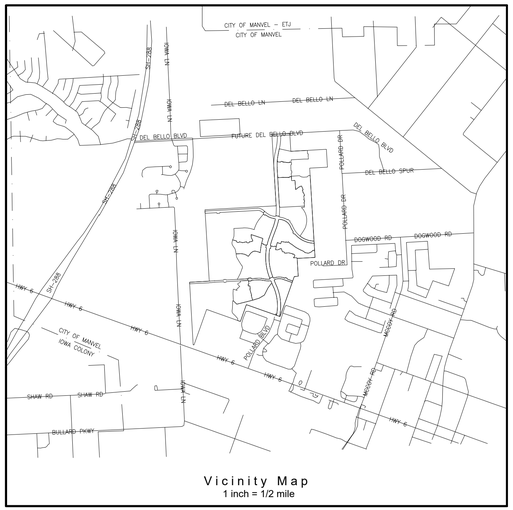
1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

NORTH

0 150 300 600

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

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU- Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

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Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

_____
MAYOR DEBRA DAVISON

_____
DAN DAVIS

_____
NICCOLE TYSON

_____
LARRY AKERY

_____
LORRAINE HEHN

_____
JEROME HUDSON

_____
JASON ALBERT

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: January 10, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Del Bello Boulevard Street Dedication, being a subdivision of 2.0 acres of land located in the Mary V. O'Donnell Survey, A-469, Brazoria County, Texas, being a part of Lots 6 and 12 in the Allison Richey Gulf Coast Home Company part of Suburban Gardens Section 73, Vol. 2, Page 91 & 92 of the Brazoria County Public Records (B.C.P.R.).

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: 2022.01.04 18:05:43 -06'00'

SIGNATURE

January 4, 2022

DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Del Bello Boulevard Street Dedication Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

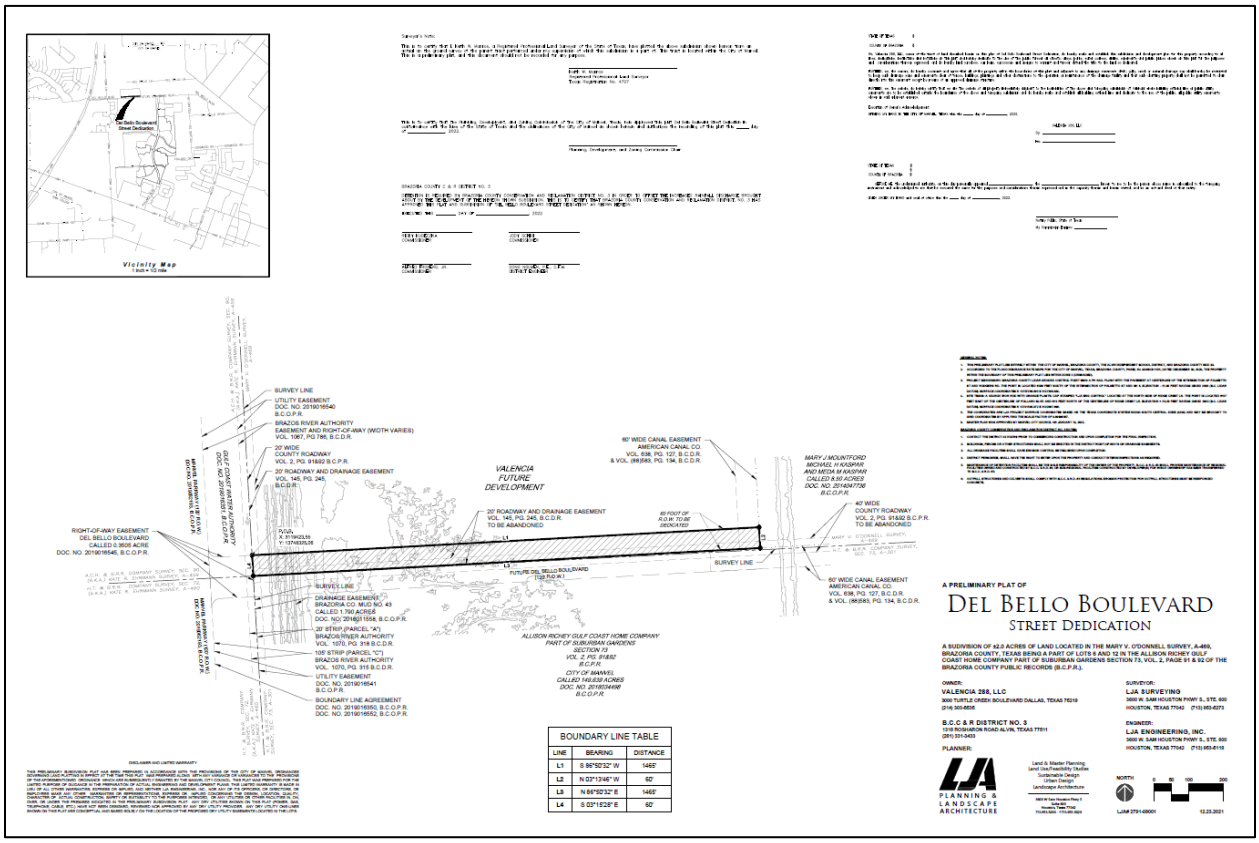
Staff Recommendation

The City staff recommends denial of the Del Bello Boulevard Street Dedication Preliminary Plat. This preliminary plat does not meet the following criteria:

1. Submit a Preliminary Drainage Plan (Section 62-38 (b) (12)).
2. Provide drainage district approval of Preliminary Drainage Plan Section 62-38 (b) (12)).
3. Provide an approved Master Plan by City Council (Section 62-39).
4. Developments with more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS, HEC-RAS Flood Hydrograph method will be required (Design Criteria Manual Section 5 and Section 62-38 (a) (12)).
5. The 40-foot County roadway must be expanded to a 60-foot right-of-way and improved per Section 62-111 and Section 62-104 (11). The road must be constructed or abandoned.
6. The 20-foot roadway and drainage easement must be expanded to a 60-foot right-of-way and improved per Section 62-111 and Section 62-104 (11). The road must be constructed or abandoned.
7. Provide a Letter of No Objection for the 20-foot drainage easement (Section 62-106 (b), Section 62-115, Section 62-7, and Section 62-38 (b) (8)).
8. Provide a Letter of No Objection from GCWA for the 60-ft. wide canal easement American Canal Co. (Section 62-106 (b), Section 62-115, Section 62-7, and Section 62-38 (b) (8)).
9. Provide a Letter of No Objection for the Drainage Easement Brazoria County MUD No. 43 (Section 62-106 (b), Section 62-115, Section 62-7, and Section 62-38 (b) (8)).
10. Provide a Letter of No Objection for the Brazos River Authority 105-foot strip (Section 62-106 (b), Section 62-115, Section 62-7, and Section 62-38 (b) (8)).
11. Change the plat name. A “Del Bello Boulevard Street Dedication” final plat has been constructed and recorded for the Del Bello Lakes development (Section 62-38 (a) (1).
12. A portion of Del Bello Boulevard has been platted and constructed as “Del Bello Boulevard Extension”. Label on the plat accordingly (Section 62-38 (a) (5), Section 62-38 (a) (6), and Section 62-38 (a) (7).
13. Provide utility availability letters (Section 62-38 (a) (14).
14. Provide a preliminary utility plan (Section 62-38 (a) (14).

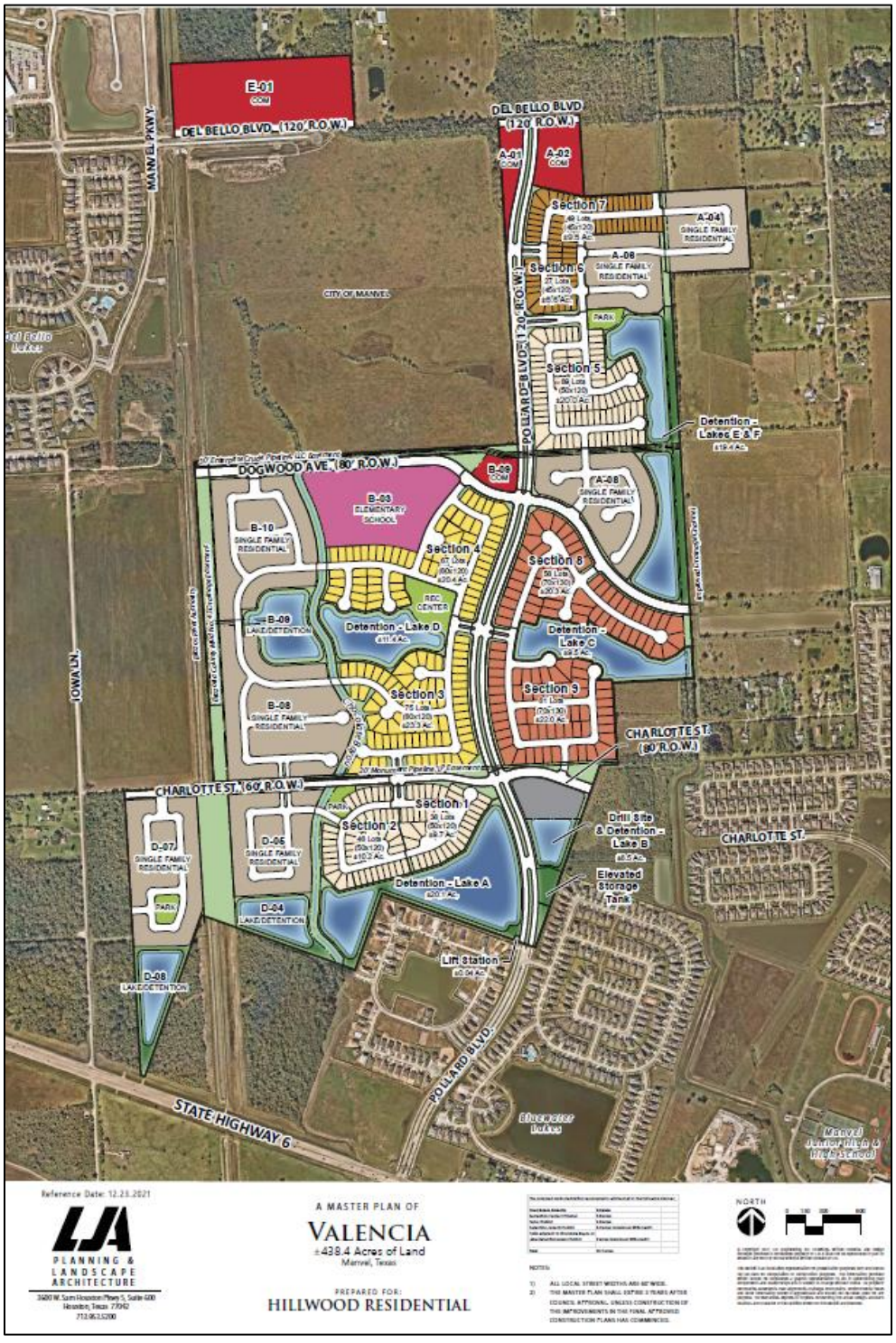
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

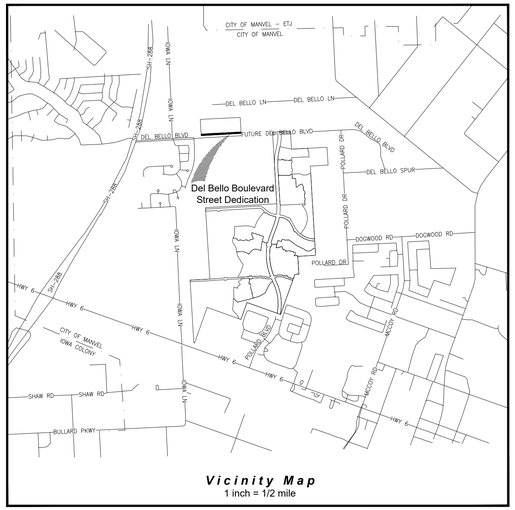
Plat Exhibit



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

Proposed Valencia Master Plan (dated December 23, 2021)





Vicinity Map
1 inch = 1/2 mile

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat Del Bello Boulevard Street Dedication 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "DEL BELLO BOULEVARD STREET DEDICATION" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Del Bello Boulevard Street Dedication, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

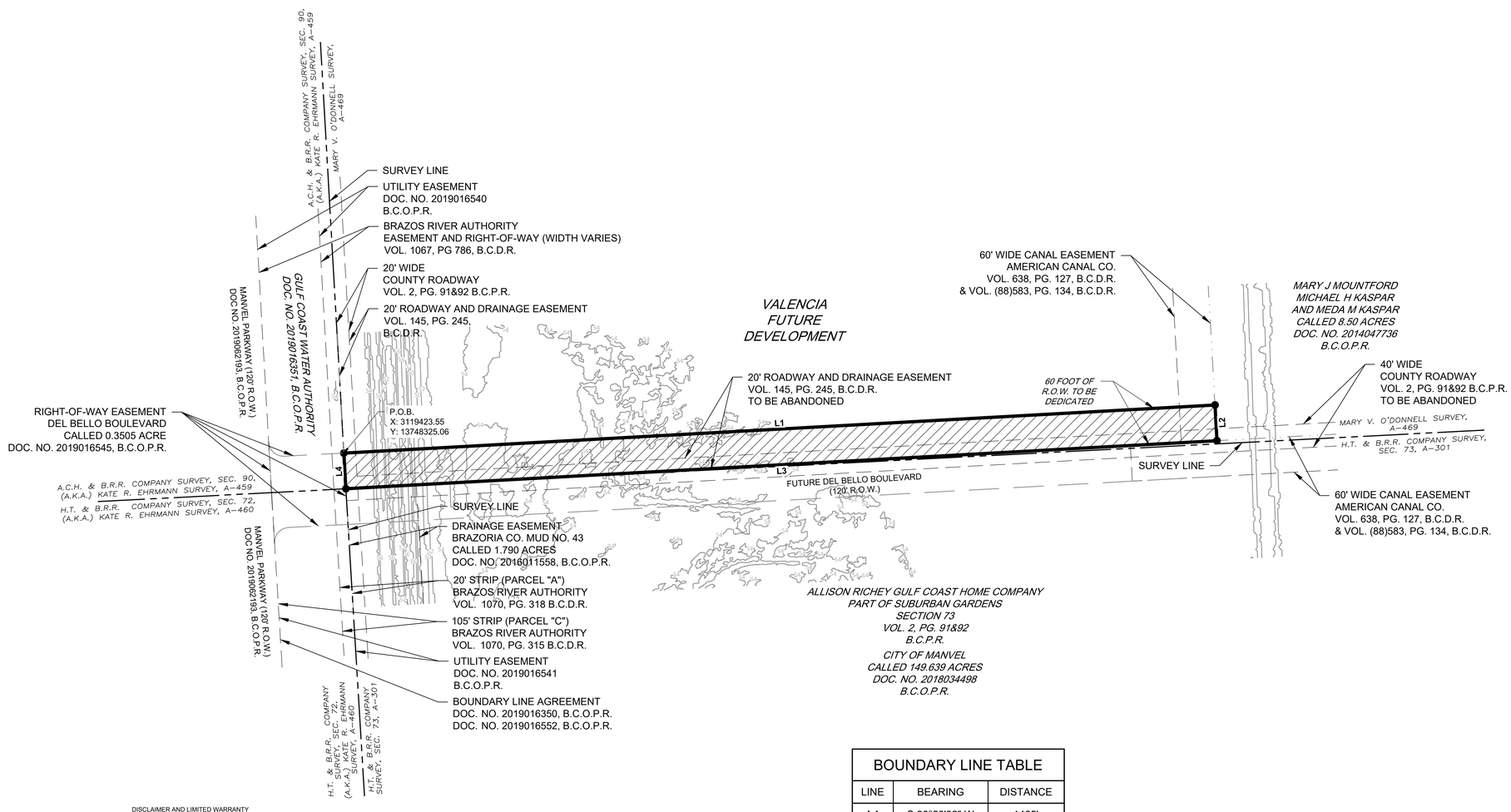
_____
Notary Public, State of Texas
My Commission Expires: _____

GENERAL NOTES:

1. THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0110K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
3. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.
4. SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.
5. THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.
6. MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
3. ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
4. DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
5. MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.
6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.



BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°50'32" W	1465'
L2	N 03°13'46" W	60'
L3	N 86°50'32" E	1465'
L4	S 03°15'28" E	60'

DISCLAIMER AND LIMITED WARRANTY

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

A PRELIMINARY PLAT OF

DEL BELLO BOULEVARD
STREET DEDICATION

A SUDIVISION OF ±2.0 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 6 AND 12 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

OWNER:
VALENCIA 288, LLC
3000 TURTLE CREEK BOULEVARD DALLAS, TEXAS 75219
(214) 303-5535

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

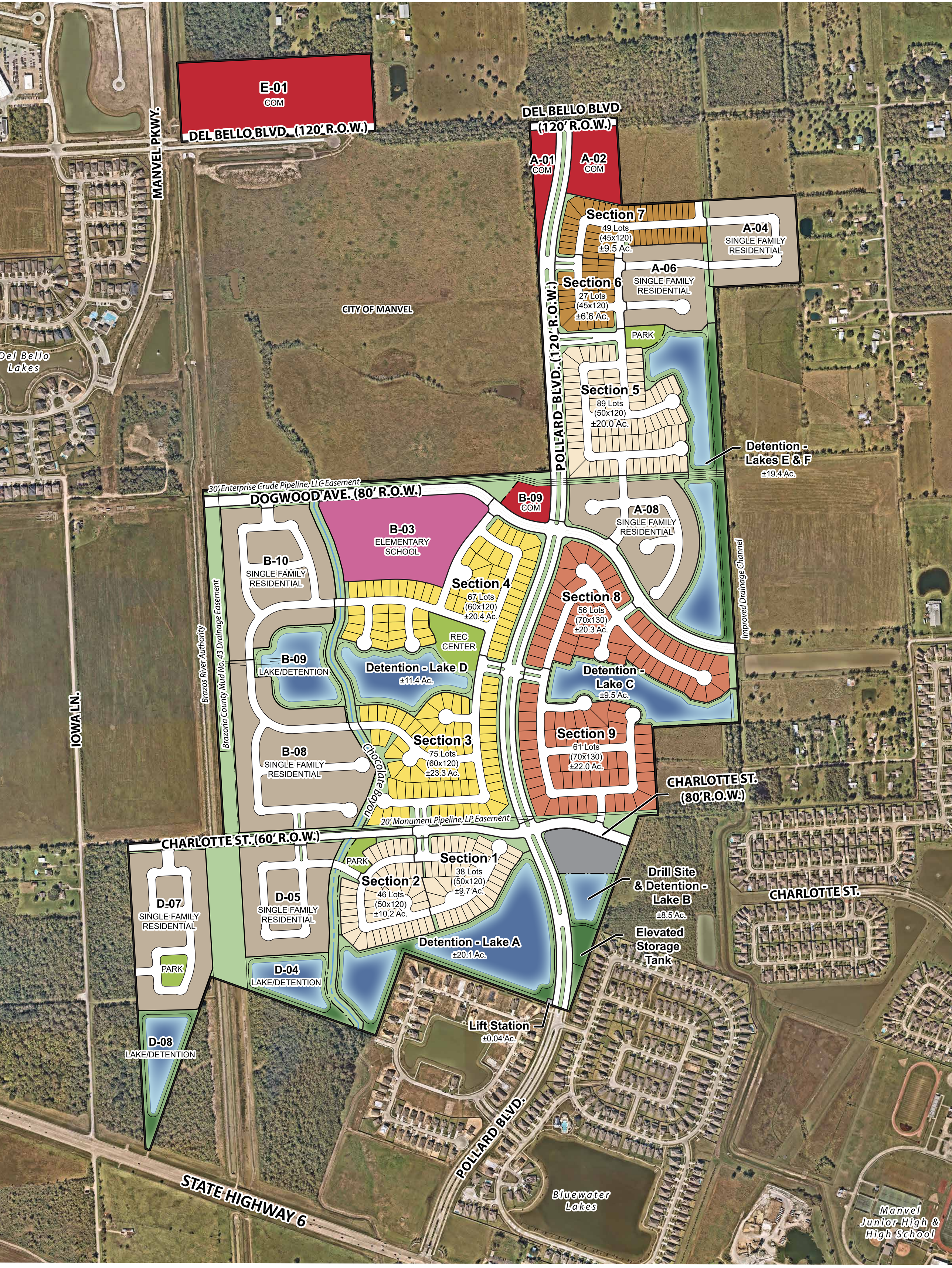
PLANNER:
PLANNING & LANDSCAPE ARCHITECTURE
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - f 713.953.5026

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

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

NORTH
0 50 100 200

LJA# 2791-09001 **12.23.2021**



Reference Date: 12.23.2021

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

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

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:

HILLWOOD RESIDENTIAL

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	**Acreage**	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

NOTES:

1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

NORTH

0 150 300 600

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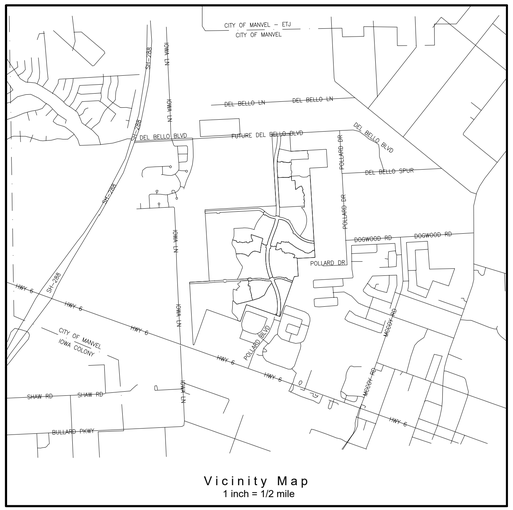
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU- Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

_____
MAYOR DEBRA DAVISON

_____
DAN DAVIS

_____
NICCOLE TYSON

_____
LARRY AKERY

_____
LORRAINE HEHN

_____
JEROME HUDSON

_____
JASON ALBERT

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: January 10, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Lift Station, being a subdivision of 8.5 acres of land located in the H.T. & B.R.R. Company Survey, Sec. 64, A-483, Brazoria County, Texas, being a part of Outlots 180 and 195 in the Dr. A.A. Luther Subdivision of the Town of Manvel and surrounding acreage property Vol. 1, Pages 71 & 72 and Vol. 3, Pages 139 & 140 of the Brazoria County Public Records.

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: 2021.12.29 15:47:15 -06'00' January 3, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Lift Station Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

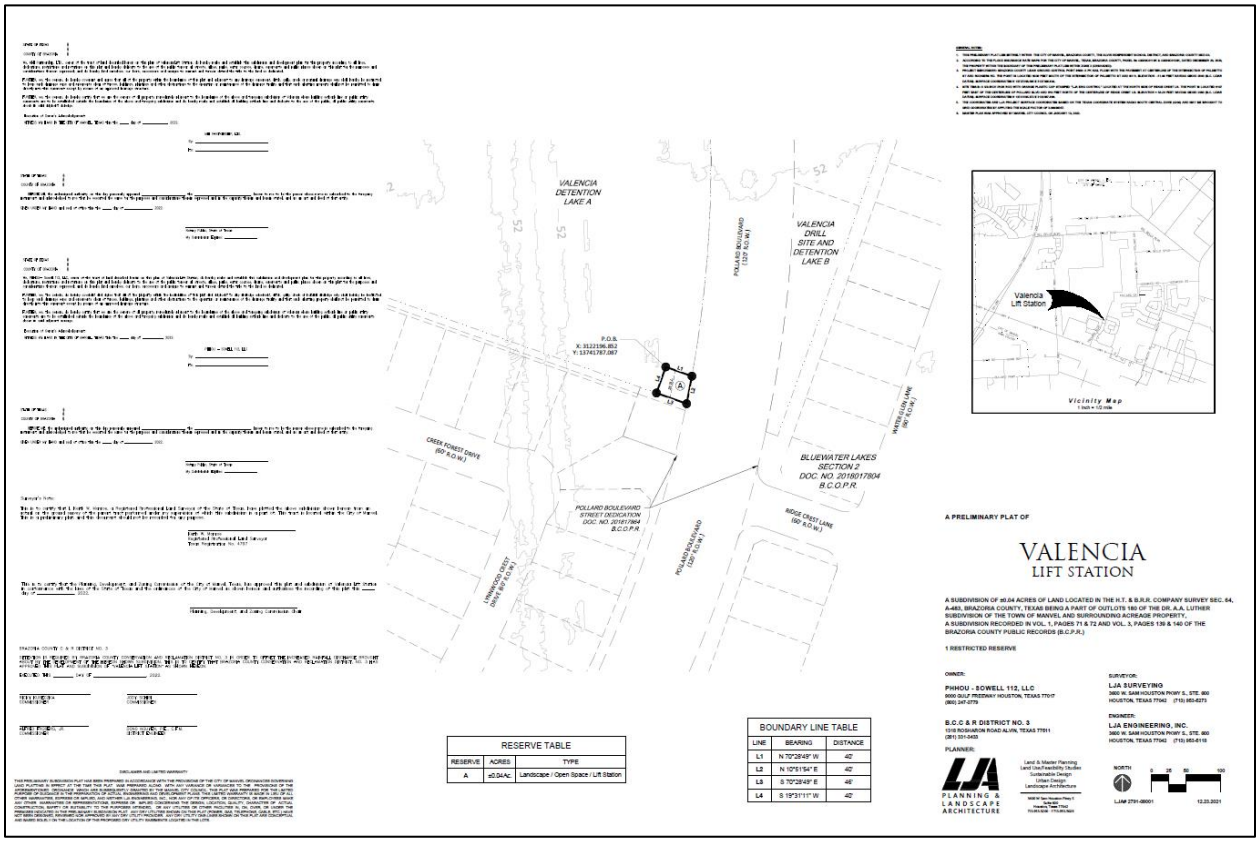
Staff Recommendation

The City staff recommends denial of the Valencia Lift Station Preliminary Plat. This preliminary plat does not meet the following criteria:

1. Submit a Preliminary Drainage Plan Section 62-38 (b) (12)).
2. Provide drainage district approval of Preliminary Drainage Plan Section 62-38 (b) (12)).
3. Provide a Traffic Study. This property is located on Pollard Boulevard which is a Major Thoroughfare (Section 62-38 (b) (13)).
4. Provide an approved Master Plan by City Council (Section 62-39).
5. Developments with more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS, HEC-RAS Flood Hydrograph method will be required (Design Criteria Manual Section 5 and Section 62-38 (a) (12)).
6. Modify L1 and L3 to correspond and adjoin to the Bluewater Lakes Lift Station measurement of 72-feet Section 62-38 (a) (10).

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

Plat Exhibit



RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±0.04 Ac	Landscape / Open Space / Lift Station

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 70°28'49" W	40'
L2	N 10°51'54" E	40'
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L4	S 19°31'11" W	40'

Development Services Department
20025 Highway 6
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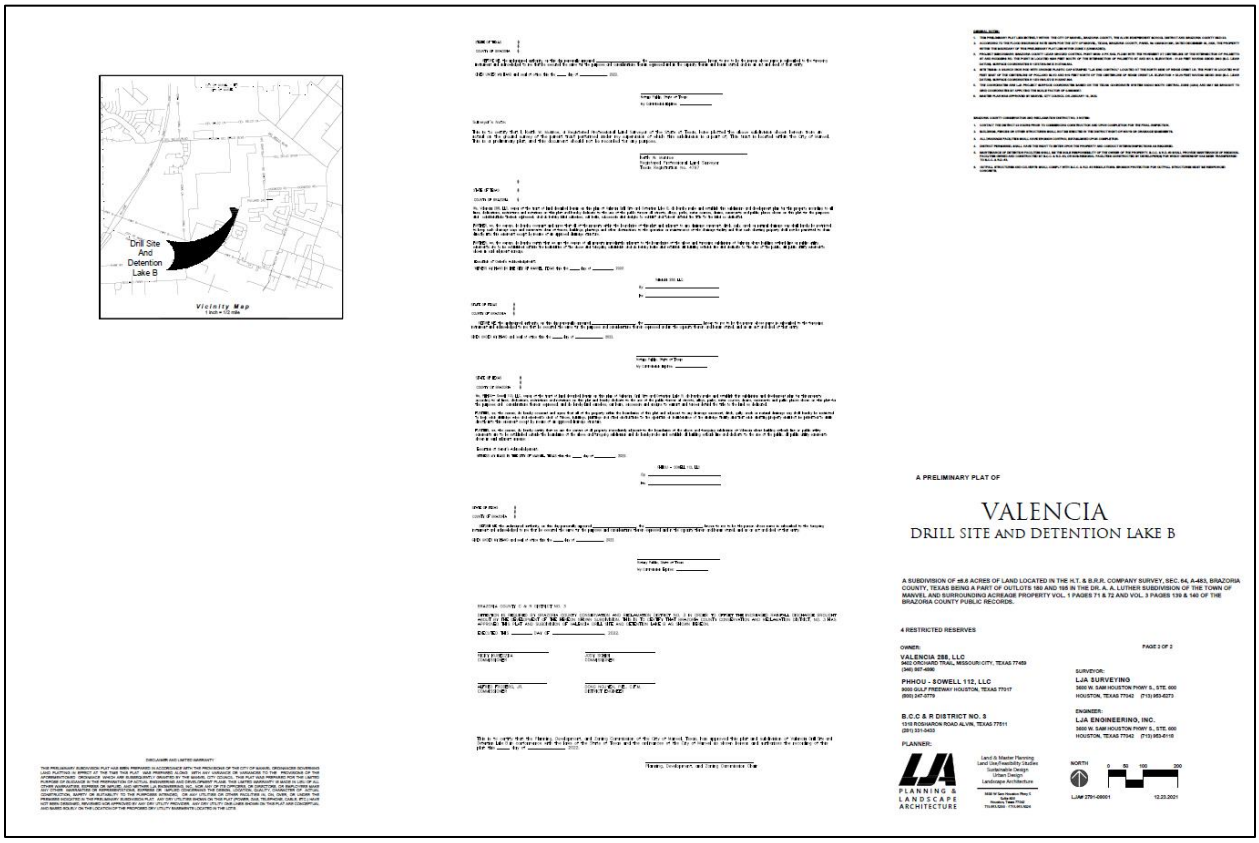
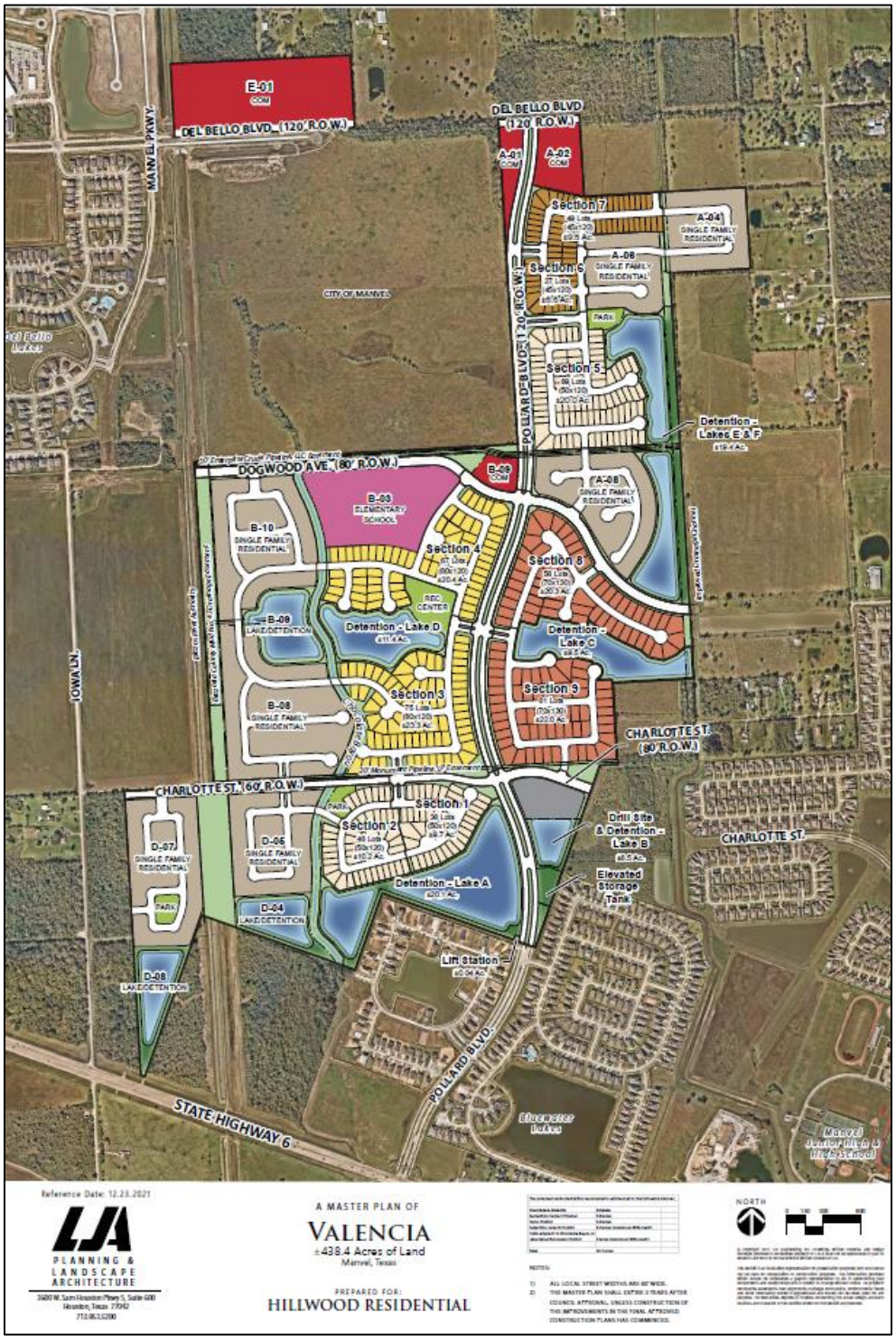
Plat Exhibit



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

Proposed Valencia Master Plan (dated December 23, 2021)



STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
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COUNTY OF BRAZORIA §

We, PHHOU– Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Lift Station, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Lift Station 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION; THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA LIFT STATION" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

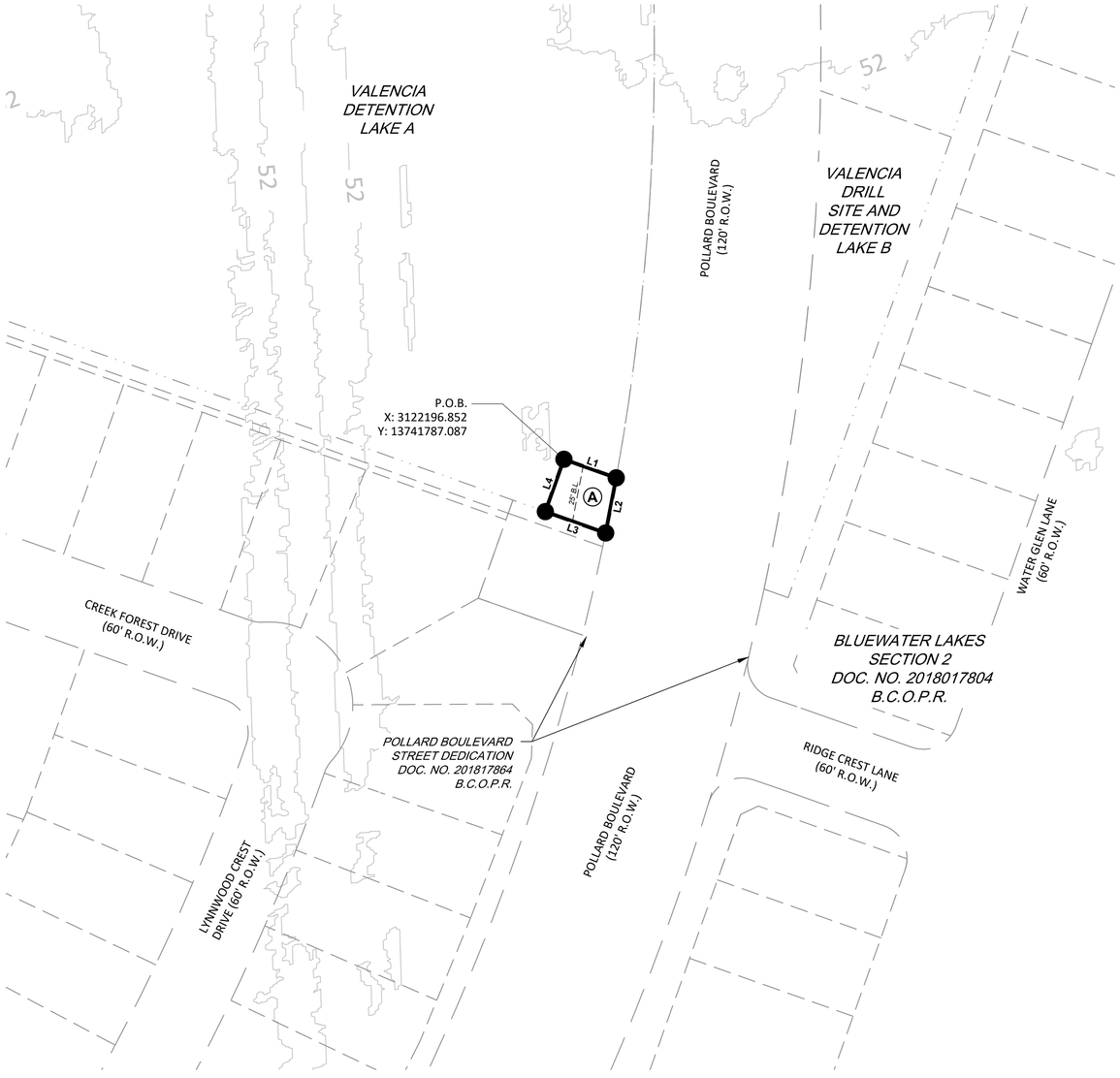
_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

DISCLAIMER AND LIMITED WARRANTY

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



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RESERVE	ACRES	TYPE
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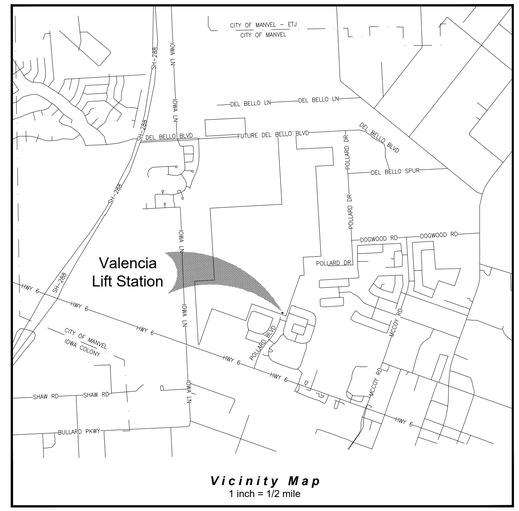
BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 70°28'49" W	40'
L2	N 10°51'54" E	40'
L3	S 70°28'49" E	46'
L4	S 19°31'11" W	40'

GENERAL NOTES:

1. THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0110K & 48039C0130K, DATED DECEMBER 20, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
3. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.
4. SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.
5. THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.
6. MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.



Vicinity Map
1 inch = 1/2 mile

A PRELIMINARY PLAT OF

VALENCIA
LIFT STATION

A SUBDIVISION OF ±0.04 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 180 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

1 RESTRICTED RESERVE

OWNER:

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

PLANNING & LANDSCAPE ARCHITECTURE

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

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

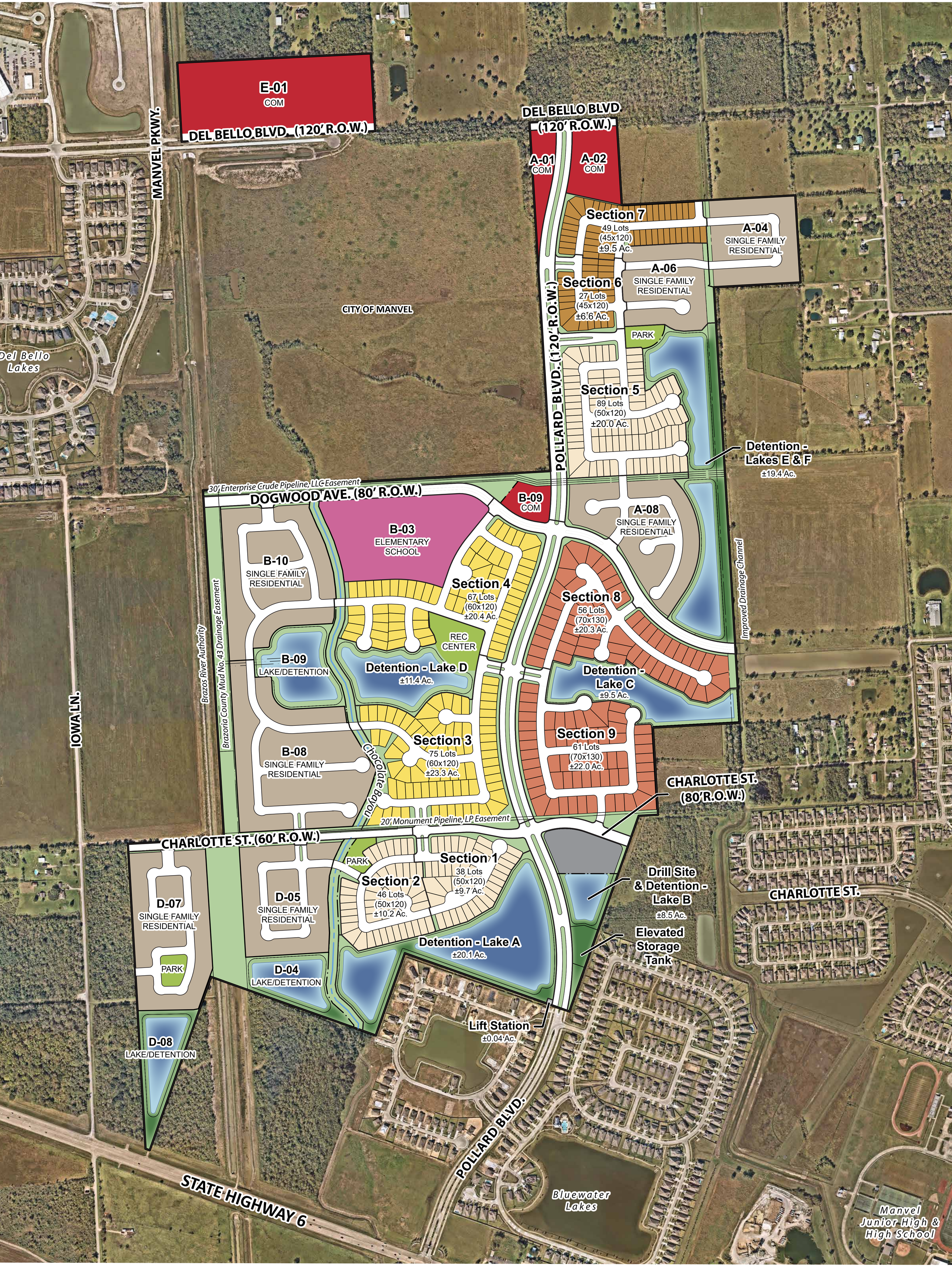
SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

NORTH

0 25 50 100

LJA# 2791-09001 12.23.2021



Reference Date: 12.23.2021

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

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

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:

HILLWOOD RESIDENTIAL

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	**Acreage**	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

NOTES:

1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

NORTH

0 150 300 600

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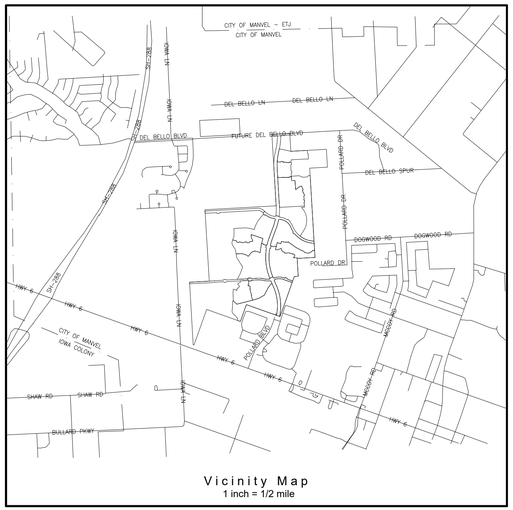
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Vicinity Map
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STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
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COUNTY OF BRAZORIA §

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Notary Public, State of Texas

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STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

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_____
Notary Public, State of Texas

My Commission Expires: _____

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By: _____

Its: _____

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

_____
MAYOR DEBRA DAVISON

_____
DAN DAVIS

_____
NICCOLE TYSON

_____
LARRY AKERY

_____
LORRAINE HEHN

_____
JEROME HUDSON

_____
JASON ALBERT

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: January 10, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake A, being a subdivision of 20.1 acres of land located in the H.T. & B.R.R. Company Survey, Sec. 64, A-483, Brazoria County, Texas, being a part of Outlots 175, 180 and 195 of the Dr. A.A. Luther Subdivision of the Town of Manvel and surrounding acreage property, a subdivision recorded in Vol. 1, Pages 71 & 72 and Vol. 3, Pages 139 & 140 of the Brazoria County Public Records (B.C.P.R.)

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: 2021.12.29 16:44:49 -06'00'

SIGNATURE

January 3, 2022

DATE

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

Planning, Development and Zoning Commission Plat Report

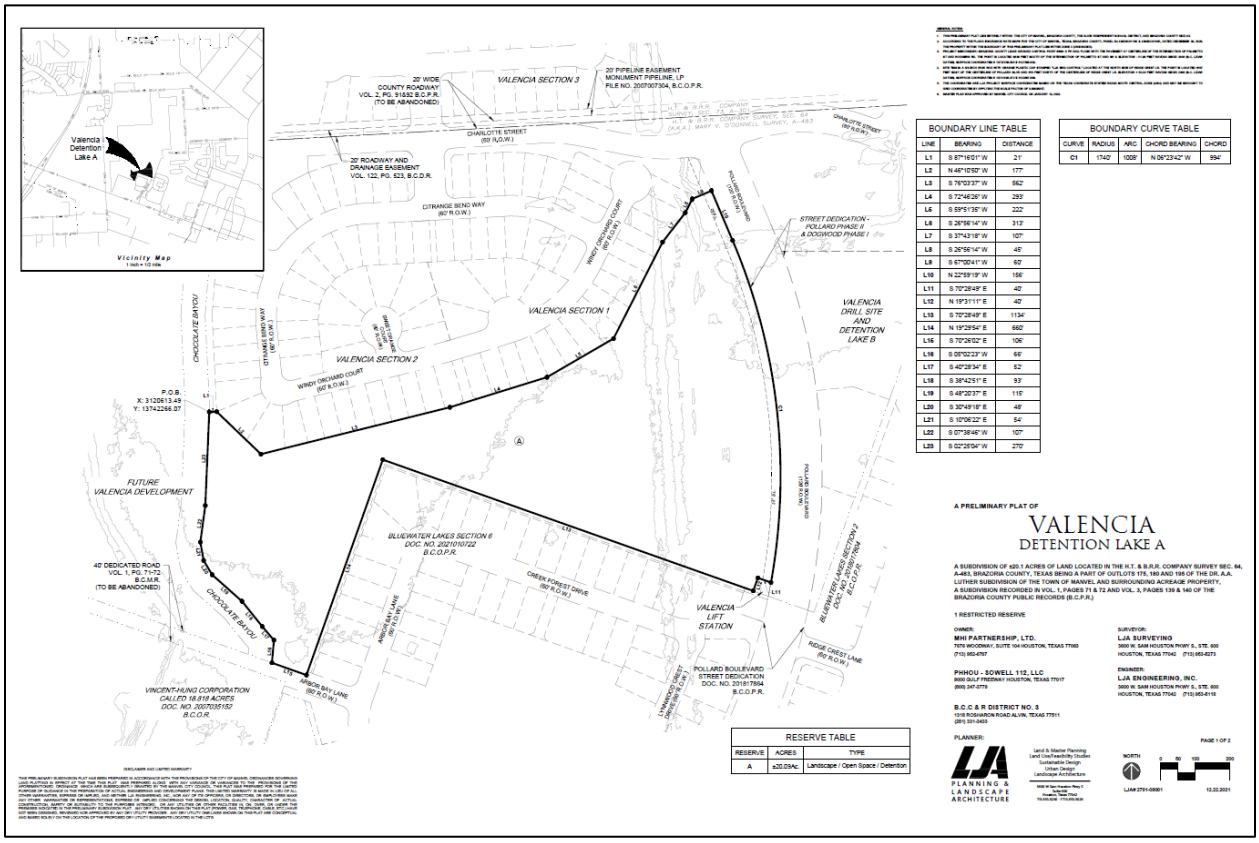
Plat Name	Valencia Detention Lake A Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends denial of the Valencia Detention Lake A Preliminary Plat. This preliminary plat does not meet the following criteria:

1. Dedicate the 100-foot right-of-way for Chocolate Bayou (Section 62-38 (b) (12) and Section 62-38 (b) (8)).
2. Submit a Preliminary Drainage Plan (Section 62-38 (b) (12)).
3. Provide drainage district approval of Preliminary Drainage Plan Section 62-38 (b) (12)).
4. Provide a Traffic Study. This property is located on Pollard Boulevard which is a Major Thoroughfare (Section 62-38 (b) (13)).
5. Provide an approved Master Plan by City Council (Section 62-39).
6. Developments with more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS, HEC-RAS Flood Hydrograph method will be required (Design Criteria Manual Section 5 and Section 62-38 (a) (12)).
7. Abandon Arbor Bay Lane per note on plat through separate right-of-way abandonment procedure with City Council (Section 62-38 (b) (6) and Section 62-38 (b) (9)).

Plat Exhibit



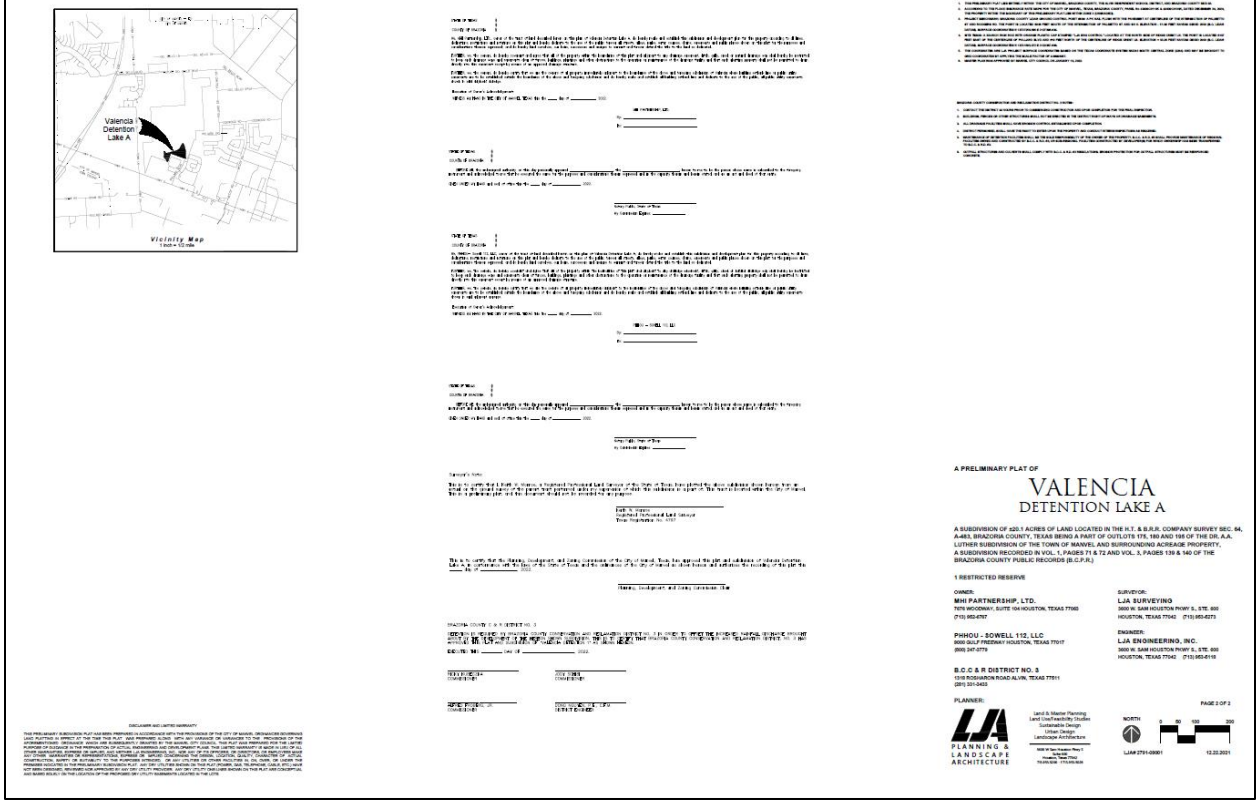
BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°16'01" W	21'
L2	N 46°10'50" W	177'
L3	S 76°03'37" W	562'
L4	S 72°46'26" W	293'
L5	S 59°51'35" W	222'
L6	S 26°56'14" W	313'
L7	S 37°43'18" W	107'
L8	S 26°56'14" W	45'
L9	S 67°00'41" W	50'
L10	N 22°59'19" W	156'
L11	S 70°28'49" E	42'
L12	N 19°31'11" E	40'
L13	S 70°28'49" E	1134'
L14	N 19°29'54" E	660'
L15	S 70°26'02" E	106'
L16	S 06°02'23" W	66'
L17	S 40°28'34" E	62'
L18	S 38°42'51" E	93'
L19	S 48°20'37" E	115'
L20	S 30°49'18" E	48'
L21	S 10°06'22" E	54'
L22	S 07°36'48" W	107'
L23	S 02°26'04" W	270'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	1740'	1008'	N 06°23'42" W	994'

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±20.09AC	Landscape / Open Space / Detention

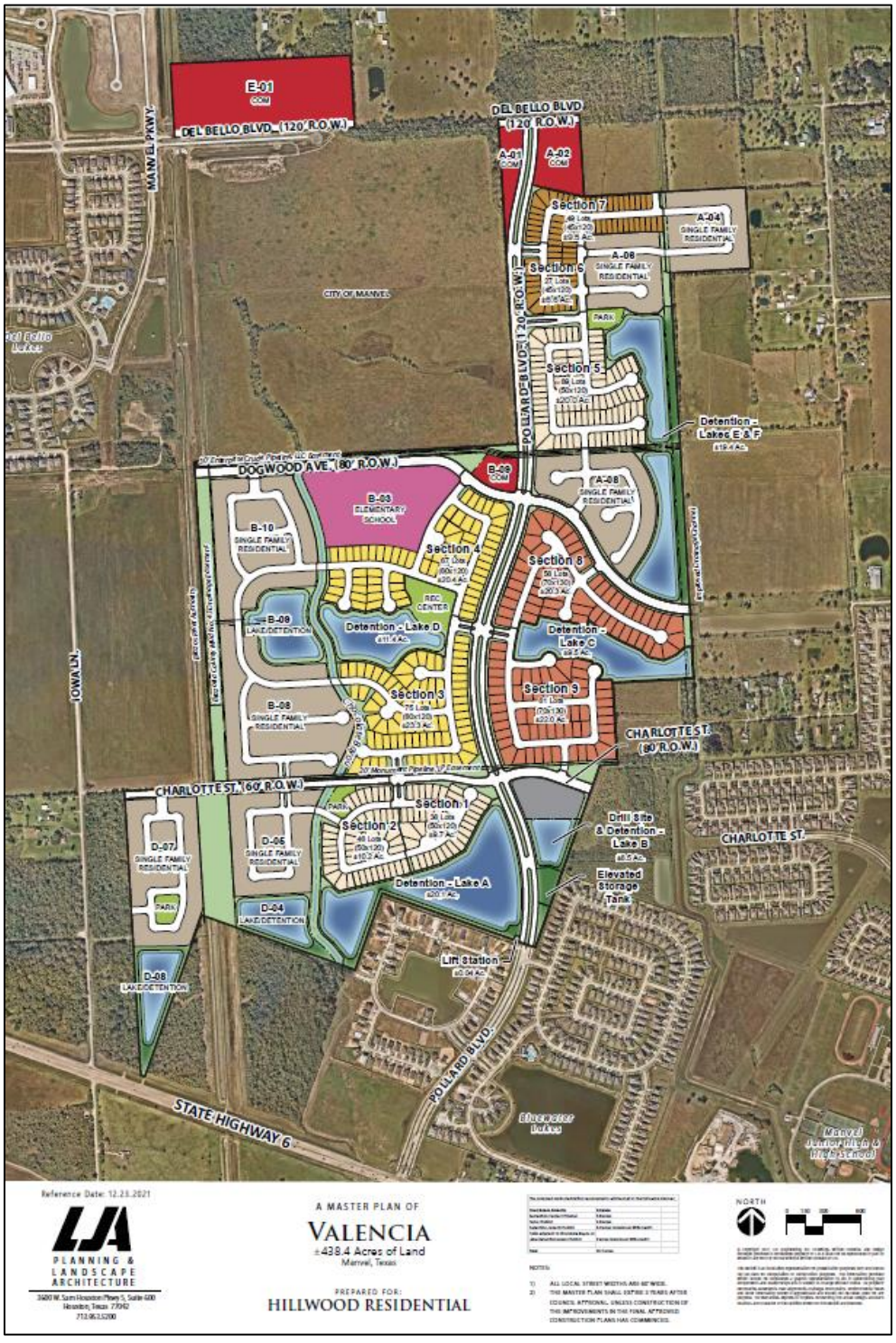
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

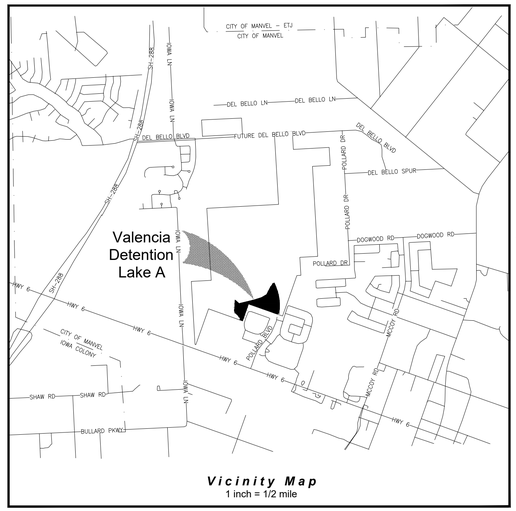
Plat Exhibit



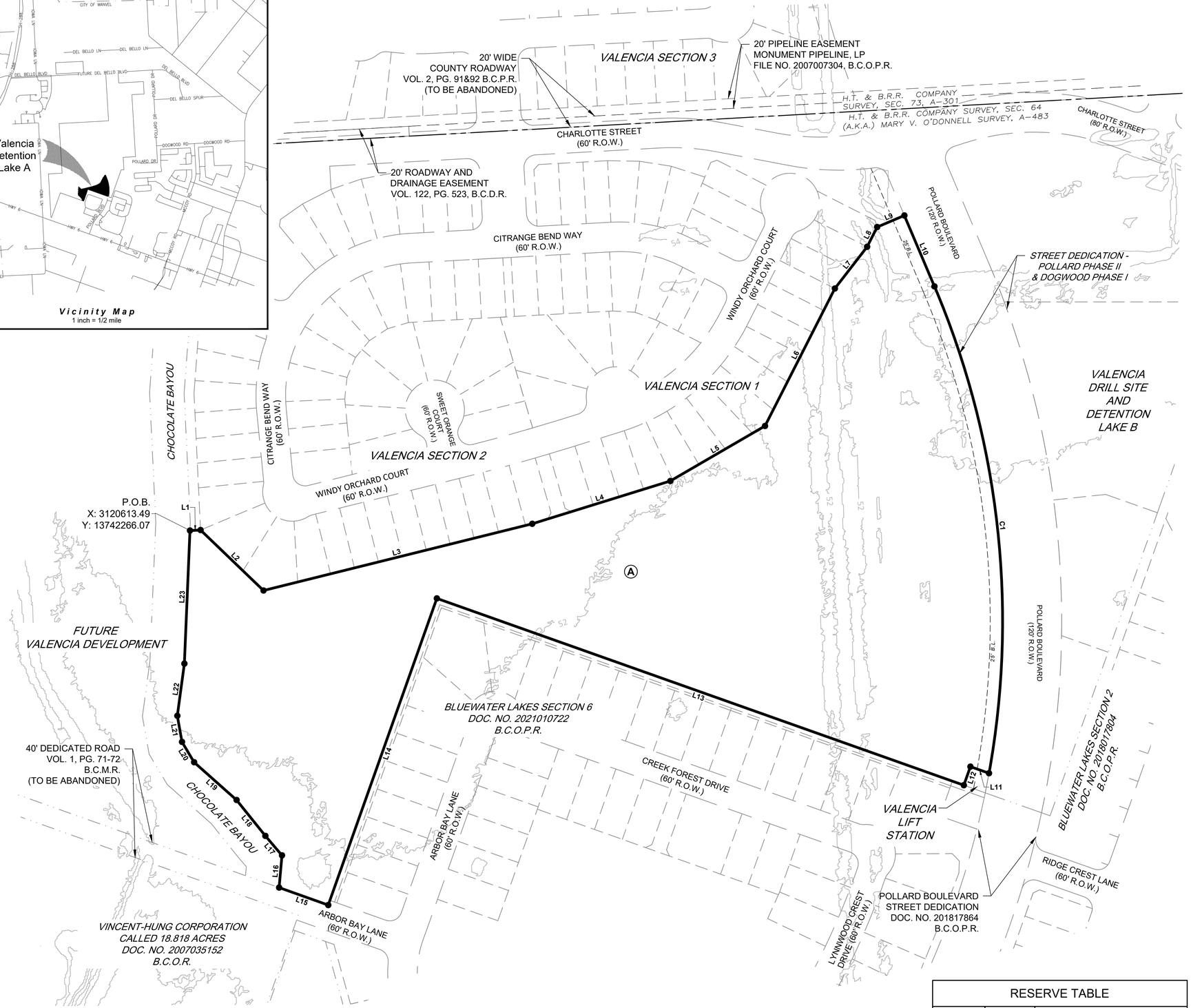
DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Proposed Valencia Master Plan (dated December 23, 2021)





Vicinity Map
1 inch = 1/2 mile



GENERAL NOTES:

1. THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0110K & 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
3. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.
4. SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.
5. THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.
6. MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.

BOUNDARY LINE TABLE		
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RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±20.09Ac.	Landscape / Open Space / Detention

DISCLAIMER AND LIMITED WARRANTY

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

A PRELIMINARY PLAT OF

VALENCIA
DETENTION LAKE A

A SUBDIVISION OF ±20.1 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 175, 180 AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

1 RESTRICTED RESERVE

OWNER:
MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

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

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNER:

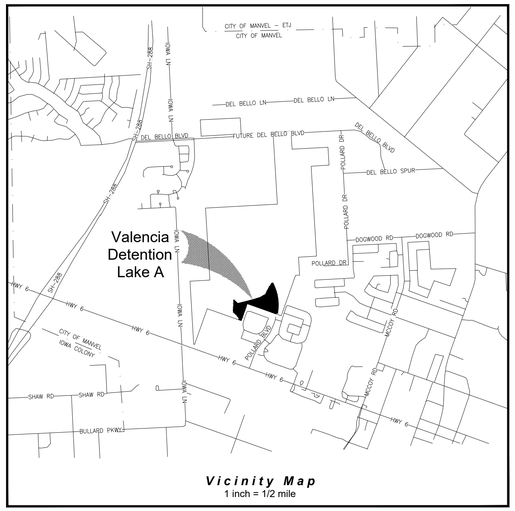
PLANNING & LANDSCAPE ARCHITECTURE

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

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

NORTH
0 50 100 200

LJA# 2791-09001 12.22.2021



Vicinity Map
1 inch = 1/2 mile

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU– Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Detention Lake A, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Detention Lake A, 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA DETENTION 1" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

GENERAL NOTES:

1. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.**
2. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0110K & 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
3. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.**
4. **SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.**
5. **THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99996357.**
6. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
2. **BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.**
3. **ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.**
4. **DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.**
5. **MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.**
6. **OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.**

A PRELIMINARY PLAT OF

VALENCIA
DETENTION LAKE A

A SUBDIVISION OF ±20.1 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 175, 180 AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

1 RESTRICTED RESERVE

OWNER:
MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:
PLANNING & LANDSCAPE ARCHITECTURE

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

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

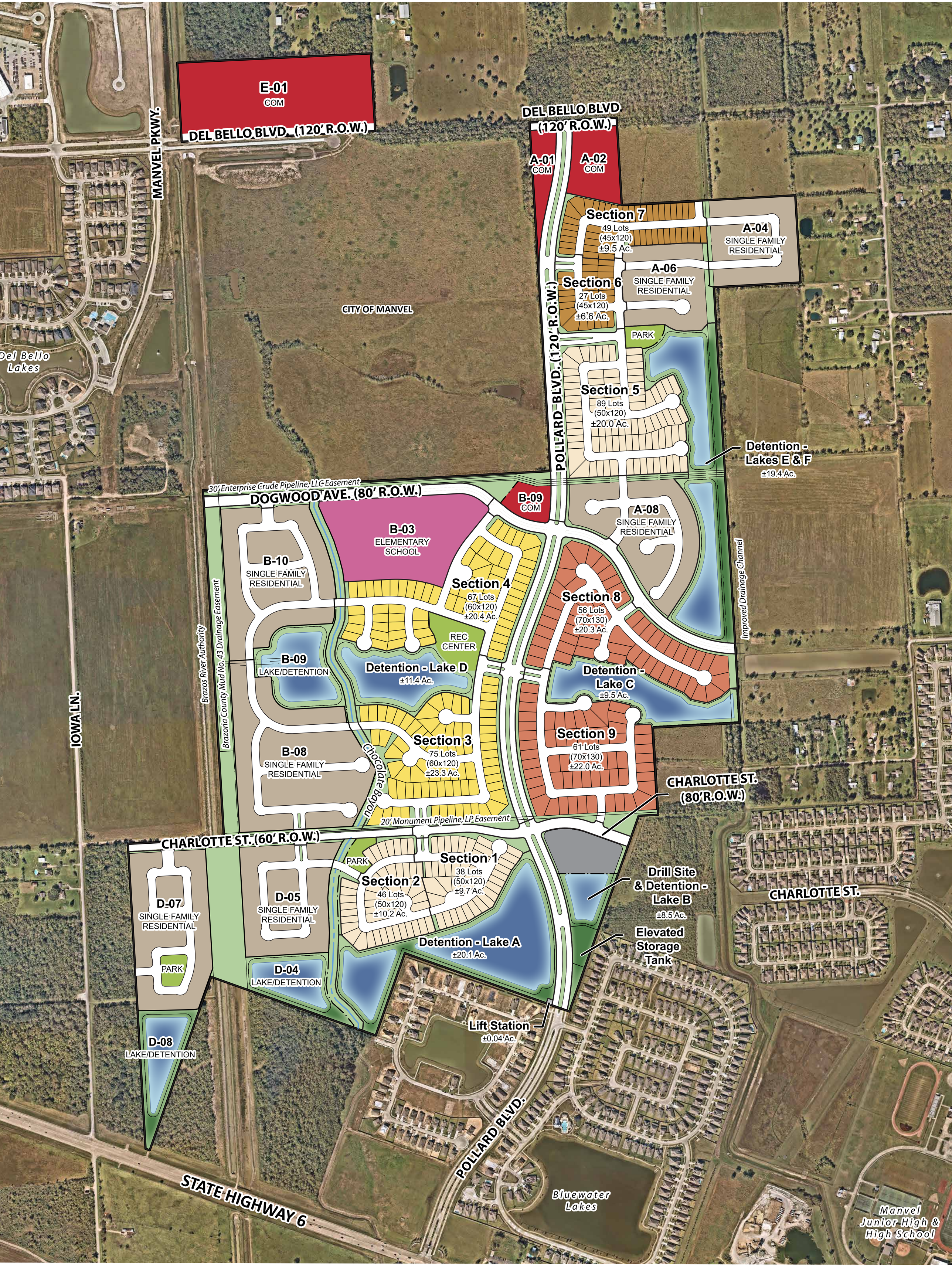
SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

NORTH

0 50 100 200

LJA# 2791-09001 **12.22.2021**



Reference Date: 12.23.2021

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

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

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:

HILLWOOD RESIDENTIAL

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	**Acreage**	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

NOTES:

1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

NORTH

0 150 300 600

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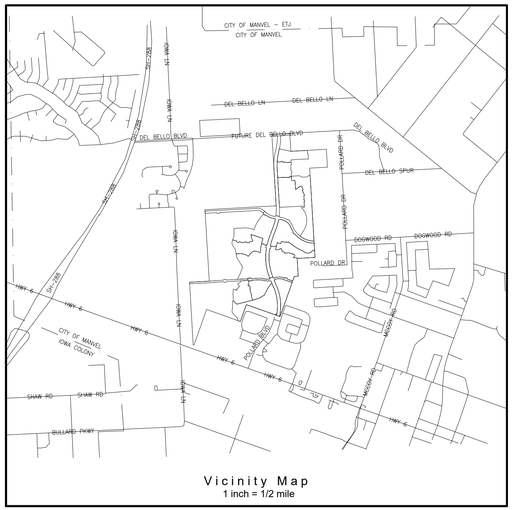
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU- Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

_____
MAYOR DEBRA DAVISON

_____
DAN DAVIS

_____
NICCOLE TYSON

_____
LARRY AKERY

_____
LORRAINE HEHN

_____
JEROME HUDSON

_____
JASON ALBERT

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: January 10, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Drill Site and Detention Lake B, being a subdivision of 8.5 acres of land located in the H.T. & B.R.R. Company Survey, Sec. 64, A-483, Brazoria County, Texas, being a part of Outlots 180 and 195 in the Dr. A.A. Luther Subdivision of the Town of Manvel and surrounding acreage property Vol. 1, Pages 71 & 72 and Vol. 3, Pages 139 & 140 of the Brazoria County Public Records.

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: 2021.12.29 16:38:52 -06'00'

SIGNATURE

January 3, 2022

DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Drill Site and Detention Lake B Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

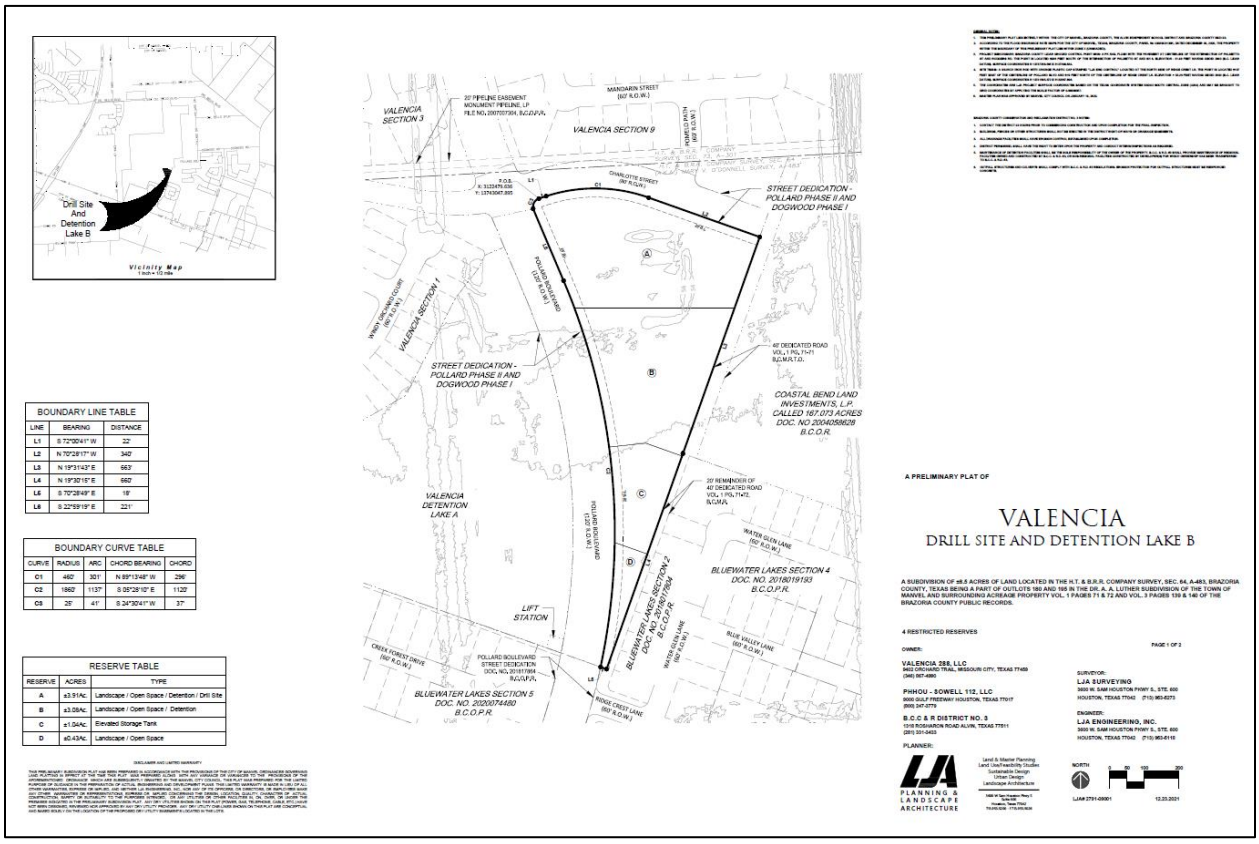
Staff Recommendation

The City staff recommends denial of the Valencia Drill Site and Detention Lake B Preliminary Plat. This preliminary plat does not meet the following criteria:

1. Submit a Preliminary Drainage Plan (Section 62-38 (b) (12)).
2. Provide drainage district approval of Preliminary Drainage Plan Section 62-38 (b) (12)).
3. Provide a Traffic Study. This property is located on Pollard Boulevard and Charlotte Street which are Major Thoroughfares (Section 62-38 (b) (13)).
4. Provide an approved Master Plan by City Council (Section 62-39).
5. Developments with more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS, HEC-RAS Flood Hydrograph method will be required (Design Criteria Manual Section 5 and Section 62-38 (a) (12)).
6. The 40-foot dedicated right-of-way located outside the plat boundary must be expanded to a 60-foot right-of-way and one-half of the road must be improved per Section 62-111 and Section 62-104 (11). The road must be constructed or abandoned.

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

Plat Exhibit



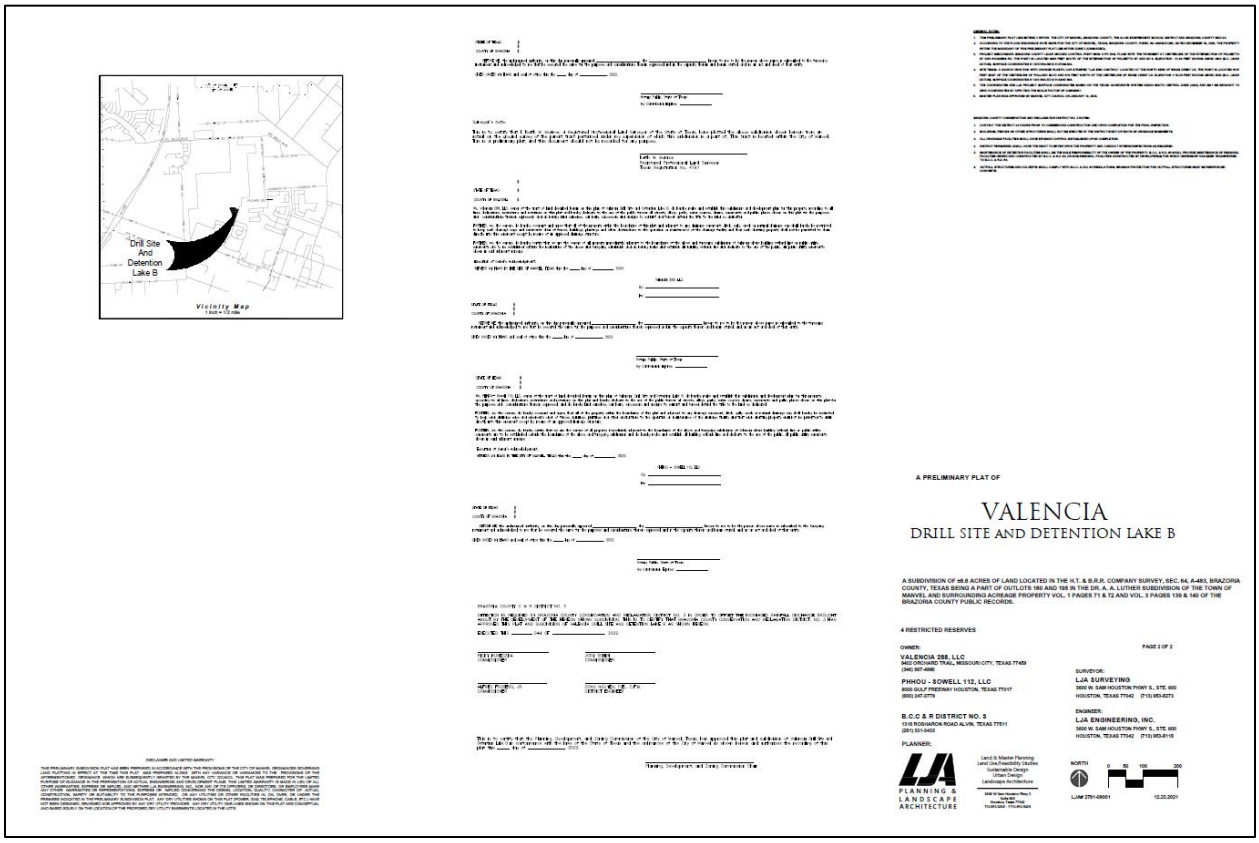
BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 72°09'41" W	32'
L2	N 70°28'17" W	340'
L3	N 19°31'43" E	663'
L4	N 19°35'15" E	660'
L5	S 70°28'49" E	19'
L6	S 22°59'19" E	221'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	460'	301'	N 89°13'48" W	296'
C2	1860'	1137'	S 05°29'10" E	1120'
C3	25'	41'	S 24°30'41" W	37'

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±3.91AC.	Landscape / Open Space / Detention / Drill Site
B	±3.08AC.	Landscape / Open Space / Detention
C	±1.04AC.	Elevated Storage Tank
D	±0.43AC.	Landscape / Open Space

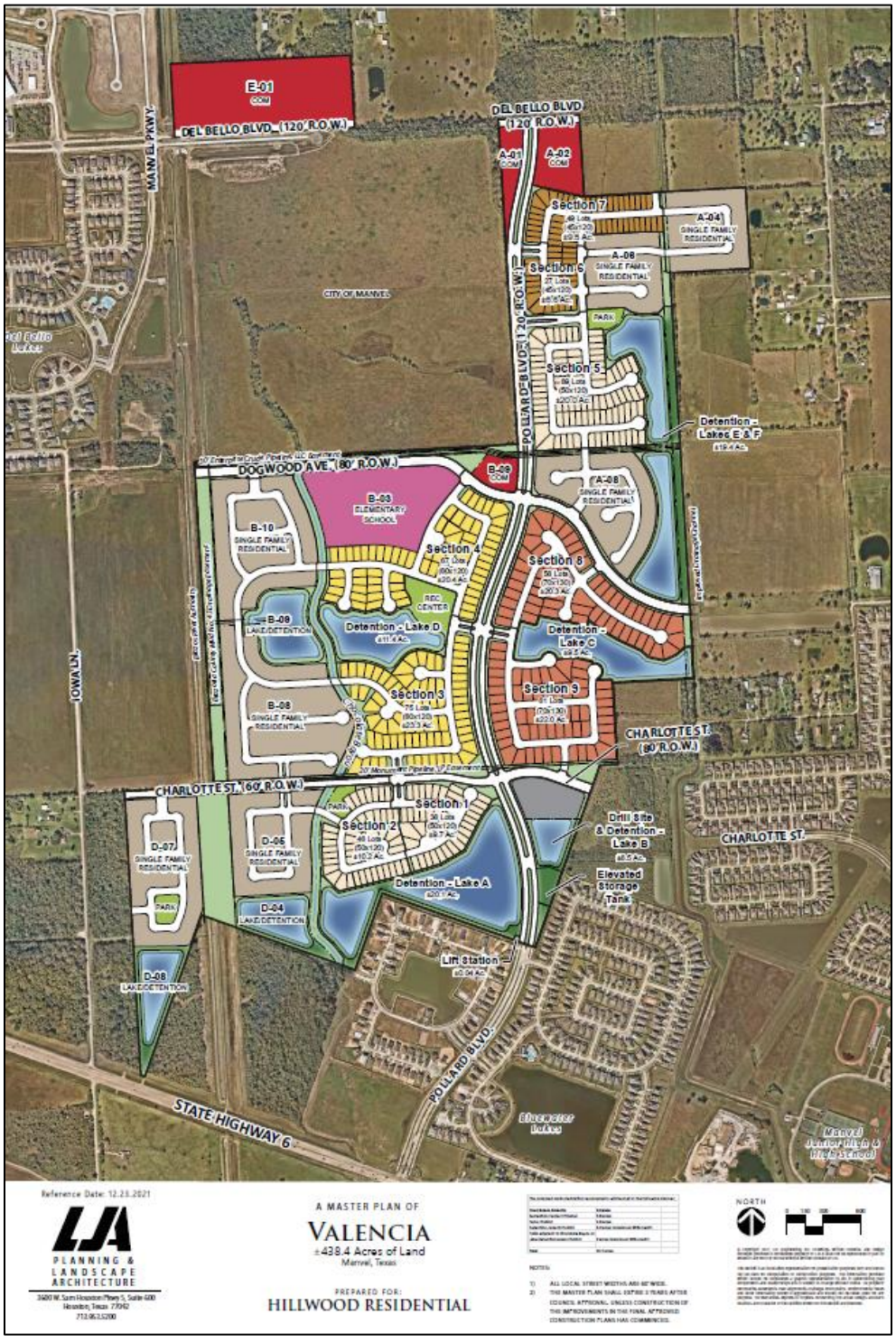
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

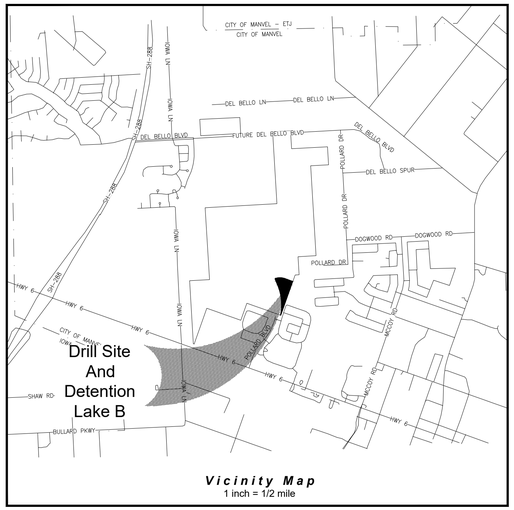
Plat Exhibit



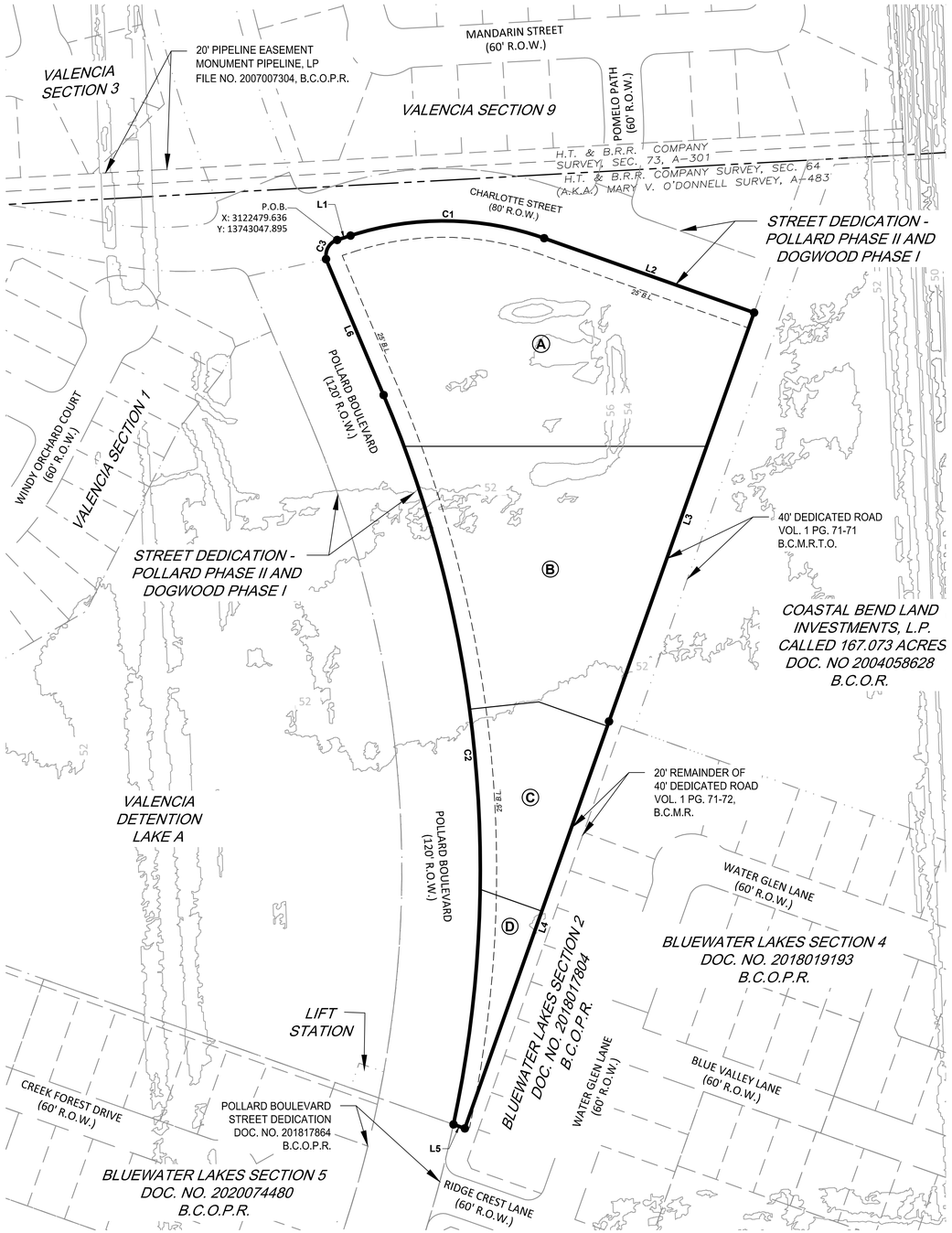
DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Proposed Valencia Master Plan (dated December 23, 2021)





Vicinity Map
1 inch = 1/2 mile



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B	±3.08Ac.	Landscape / Open Space / Detention
C	±1.04Ac.	Elevated Storage Tank
D	±0.43Ac.	Landscape / Open Space

DISCLAIMER AND LIMITED WARRANTY

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GENERAL NOTES:

1. THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD 83.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
3. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 13737256.595 E 3127396.634.
4. SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 13741595.372 E 3122367.696.
5. THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.
6. MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
3. ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
4. DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
5. MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.
6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

A PRELIMINARY PLAT OF

VALENCIA
DRILL SITE AND DETENTION LAKE B

A SUBDIVISION OF ±8.5 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 180 AND 195 IN THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1 PAGES 71 & 72 AND VOL. 3 PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS.

4 RESTRICTED RESERVES

OWNER:

VALENCIA 288, LLC
9402 ORCHARD TRAIL, MISSOURI CITY, TEXAS 77459
(346) 867-4990

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

PLANNING & LANDSCAPE ARCHITECTURE

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

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

SURVEYOR:

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

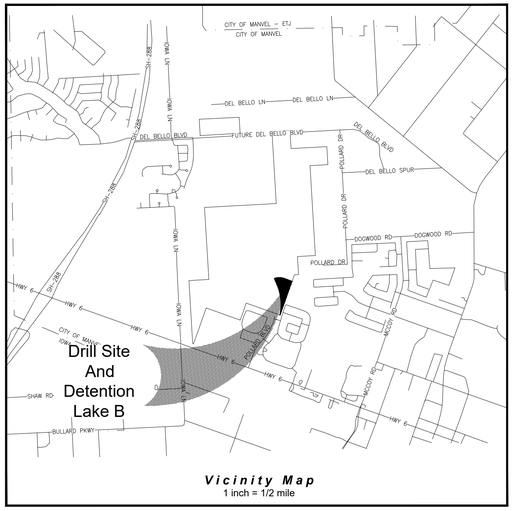
ENGINEER:

LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

NORTH

0 50 100 200

LJA# 2791-09001 **12.23.2021**



Vicinity Map
1 inch = 1/2 mile

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

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

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

§
STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Drill Site and Detention Lake B, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

Valencia 288, LLC.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU– Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Drill Site and Detention Lake B, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA DRILL SITE AND DETENTION LAKE B AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Drill Site and Detention Lake B 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

GENERAL NOTES:

1. THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD 83.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
3. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.
4. SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.
5. THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.
6. MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
3. ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
4. DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
5. MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.
6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

A PRELIMINARY PLAT OF

VALENCIA
DRILL SITE AND DETENTION LAKE B

A SUBDIVISION OF ±8.6 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 180 AND 195 IN THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1 PAGES 71 & 72 AND VOL. 3 PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS.

4 RESTRICTED RESERVES

OWNER:
VALENCIA 288, LLC
9402 ORCHARD TRAIL, MISSOURI CITY, TEXAS 77459
(346) 867-4990

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

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

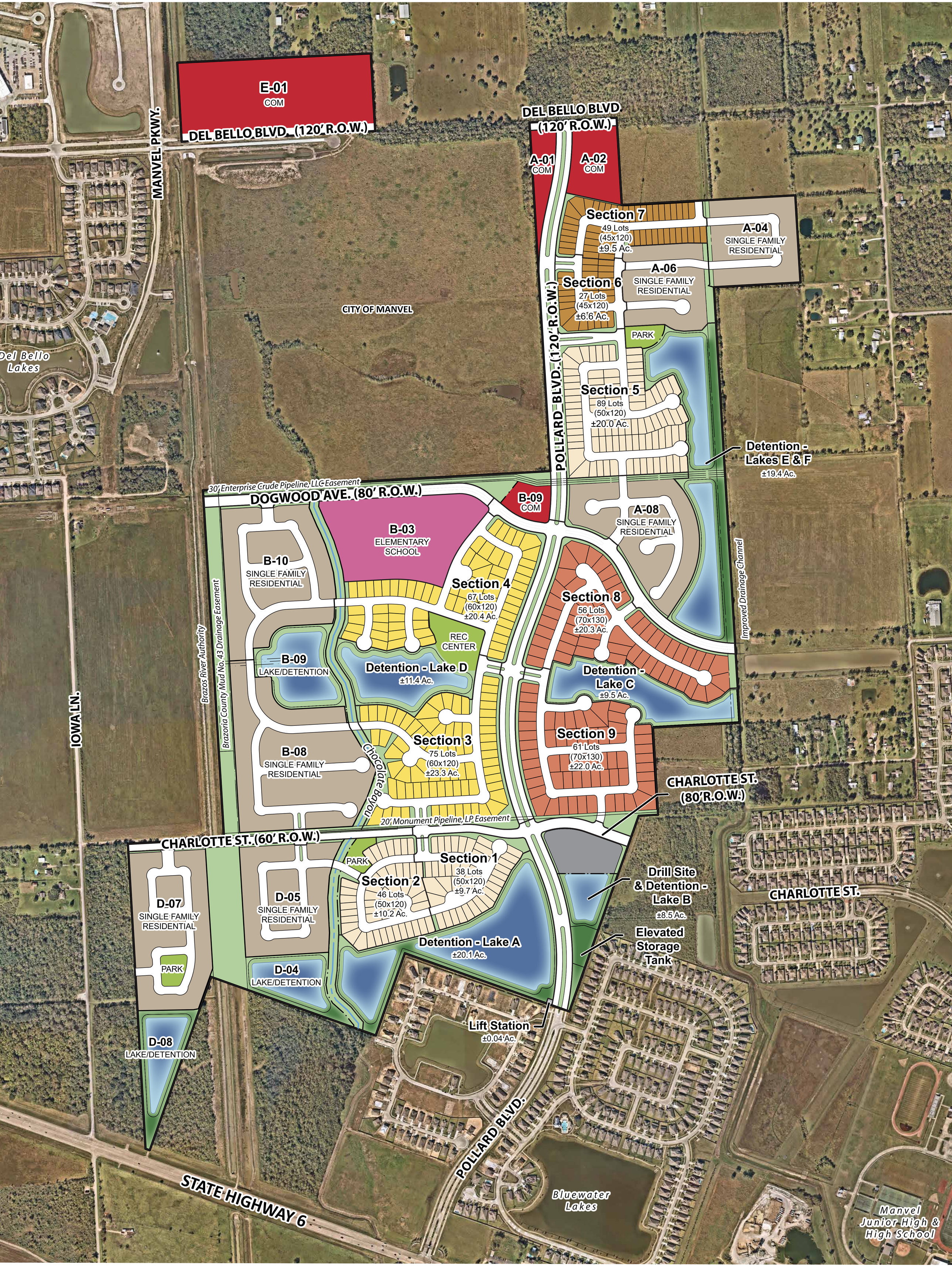
SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

NORTH

0 50 100 200

LJA# 2791-09001 12.23.2021



Reference Date: 12.23.2021

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

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

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:

HILLWOOD RESIDENTIAL

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	**Acreage**	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

NOTES:

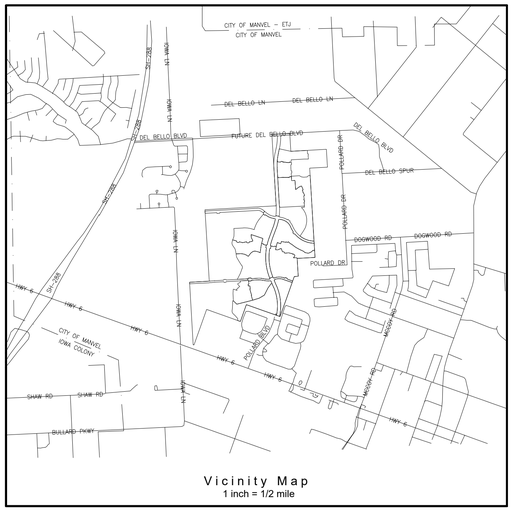
1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

NORTH

0 150 300 600

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

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU- Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

_____
MAYOR DEBRA DAVISON

_____
DAN DAVIS

_____
NICCOLE TYSON

_____
LARRY AKERY

_____
LORRAINE HEHN

_____
JEROME HUDSON

_____
JASON ALBERT

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: January 10, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Section 1, being a subdivision of 9.7 acres of land located in the H.T. & B.R.R. Company Survey, Section 64, A-483, Brazoria County, Texas, being a part of Outlots 175, 180, and 195 of the Dr. A.A. Luther Subdivision of the Manvel and surrounding acreage property, a subdivision recorded in Vol. 1, Pages 71 & 72 and Vol. 3, Pages 139 & 140 of the Brazoria County Public Records (B.C.P.R>).

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: 2021.12.29 16:48:31 -06'00' January 3, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Section 1 Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

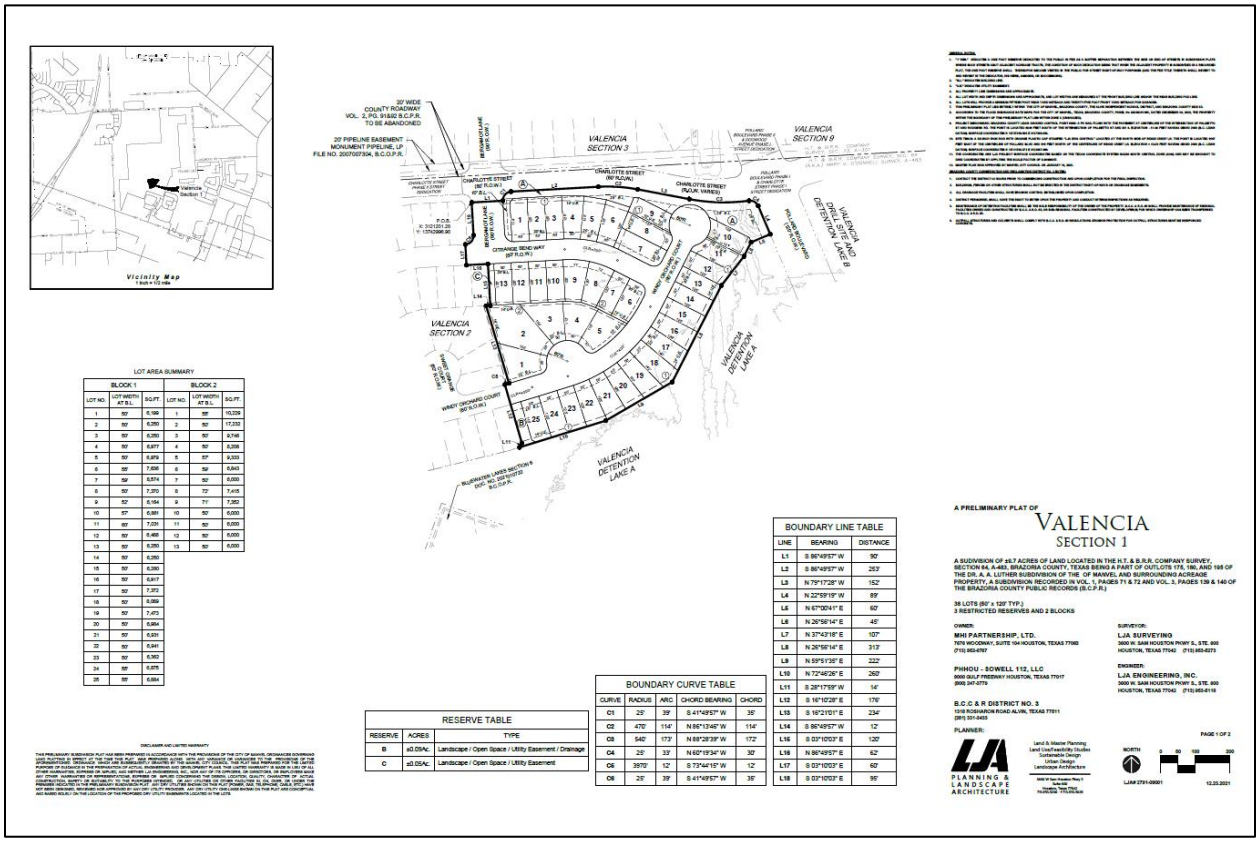
Staff Recommendation

The City staff recommends denial of the Valencia Section 1 Preliminary Plat. This preliminary plat does not meet the following criteria:

1. Submit a Preliminary Drainage Plan (Section 62-38 (b) (12)).
2. Provide drainage district approval of Preliminary Drainage Plan Section 62-38 (b) (12)).
3. Provide an approved Master Plan by City Council (Section 62-39).
4. Provide a Traffic Study. This property is located on Charlotte Street and Pollard Boulevard which are Major Thoroughfares (Section 62-38 (b) (13)).
5. Developments with more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS, HEC-RAS Flood Hydrograph method will be required (Design Criteria Manual Section 5 and Section 62-38 (a) (12)).

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

Plat Exhibit



LOT AREA SUMMARY

BLOCK 1			BLOCK 2		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	50'	6,199	1	55'	10,239
2	50'	6,250	2	50'	17,333
3	50'	6,250	3	50'	9,746
4	50'	6,977	4	50'	8,208
5	50'	6,979	5	57'	8,333
6	59'	7,656	6	59'	6,843
7	59'	6,574	7	50'	6,000
8	50'	7,370	8	72'	7,415
9	57'	6,164	9	71'	7,383
10	57'	6,881	10	50'	6,000
11	50'	7,031	11	50'	6,000
12	50'	6,466	12	50'	6,000
13	50'	6,250	13	50'	6,000
14	50'	6,250			
15	50'	6,390			
16	50'	6,917			
17	50'	7,372			
18	50'	6,359			
19	50'	7,473			
20	50'	6,984			
21	50'	6,631			
22	50'	6,541			
23	50'	6,362			
24	50'	6,875			
25	59'	6,664			

RESERVE TABLE

RESERVE	ACRES	TYPE
B	±0.05AC.	Landscape / Open Space / Utility Easement / Drainage
C	±0.05AC.	Landscape / Open Space / Utility Easement

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	25'	39'	S 41°49'57" W	35'
C2	470'	114'	N 86°13'46" W	114'
C3	540'	173'	N 88°28'39" W	172'
C4	25'	33'	N 62°19'34" W	30'
C5	3970'	12'	S 73°44'15" W	12'
C6	25'	39'	S 41°49'57" W	35'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°49'57" W	90'
L2	S 86°49'57" W	263'
L3	N 79°17'28" W	152'
L4	N 22°59'19" W	89'
L5	N 67°00'41" E	60'
L6	N 26°56'14" E	45'
L7	N 37°43'18" E	107'
L8	N 26°56'14" E	313'
L9	N 59°51'35" E	222'
L10	N 72°46'26" E	260'
L11	S 28°17'59" W	14'
L12	S 16°10'28" E	176'
L13	S 16°21'07" E	234'
L14	S 86°49'57" W	13'
L15	S 03°10'03" E	120'
L16	N 86°49'57" E	62'
L17	S 03°10'03" E	60'
L18	S 03°10'03" E	96'

A PRELIMINARY PLAT OF
VALENCIA
SECTION 1

A SUBDIVISION OF ±9.7 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 84, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 175, 196, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

39 LOTS (60' x 120' TYP.)
3 RESTRICTED RESERVES AND 2 BLOCKS

OWNER:
MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 953-0787

PIHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(832) 247-2779

B.C.C & R DISTRICT NO. 3
1215 ROBINSON ROAD ALVIN, TEXAS 77511
(281) 331-3403

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

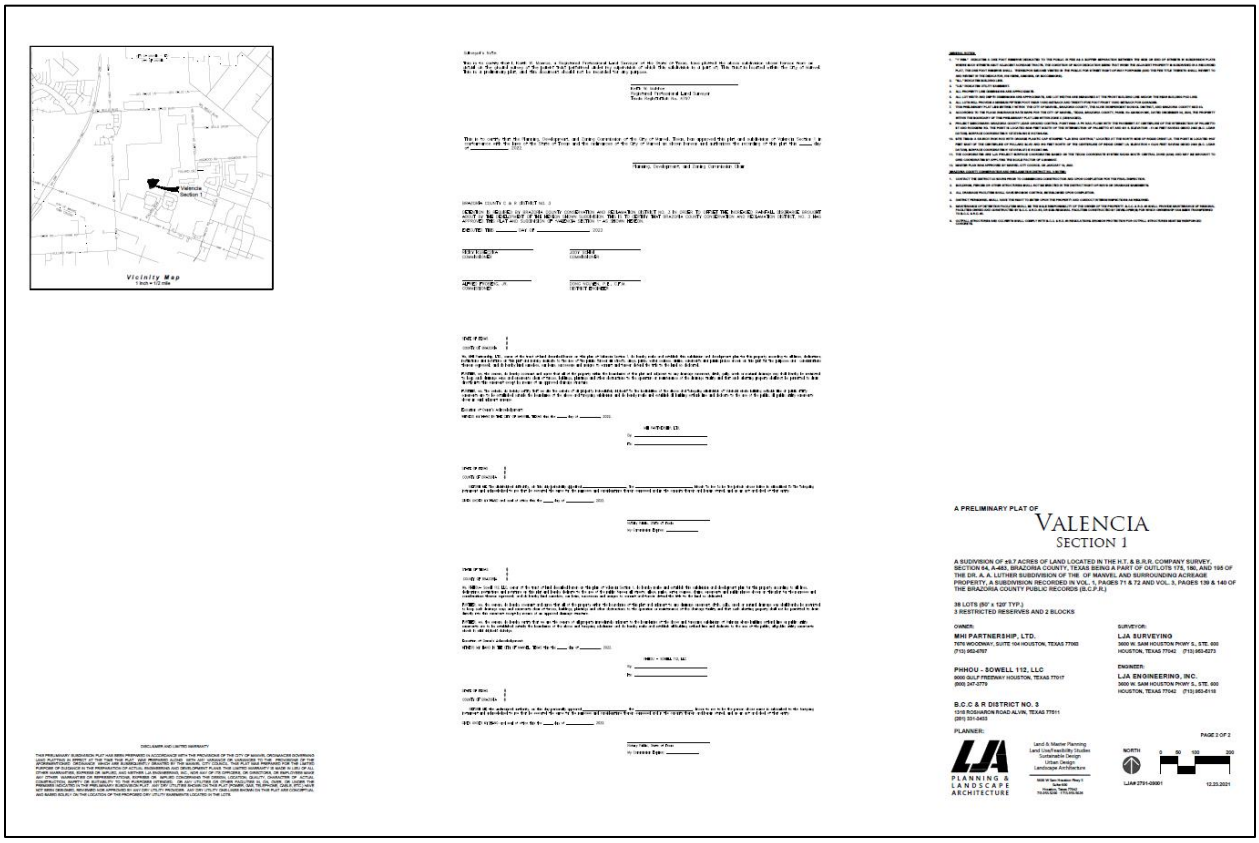
ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5115

PLANNER:
LJA PLANNING & LANDSCAPE ARCHITECTURE

PAGE 1 OF 2
LJAM 2701-00001
12.23.2021

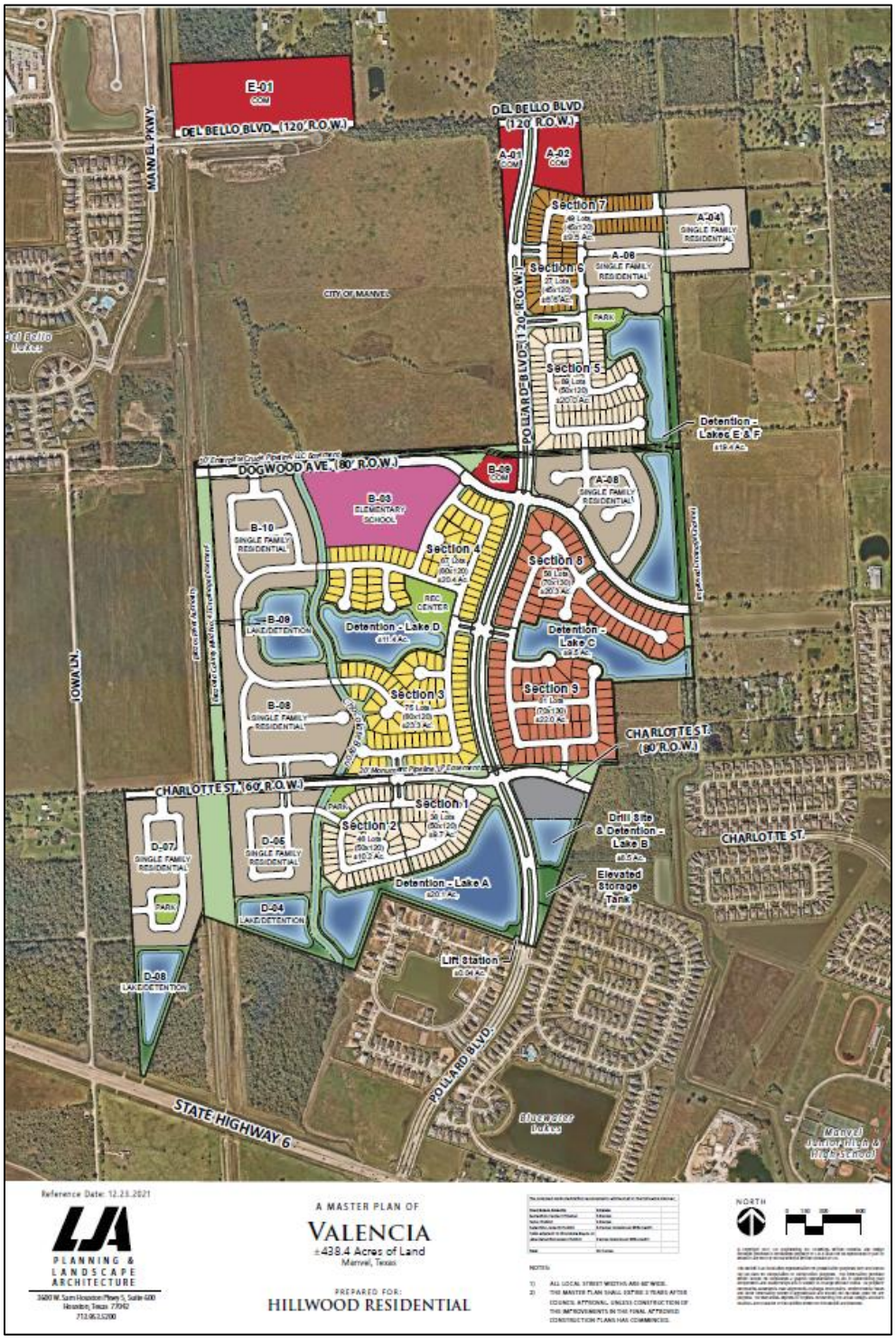
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

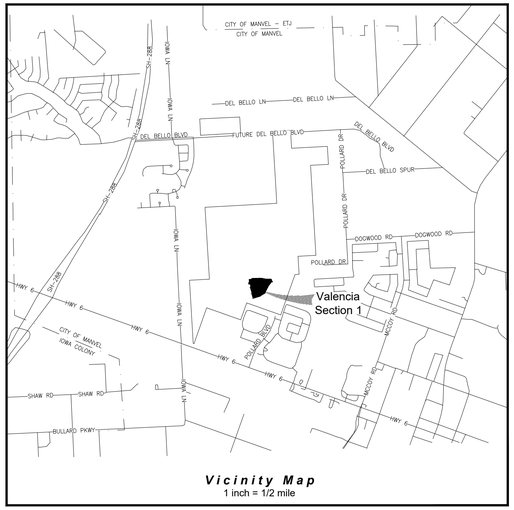
Plat Exhibit



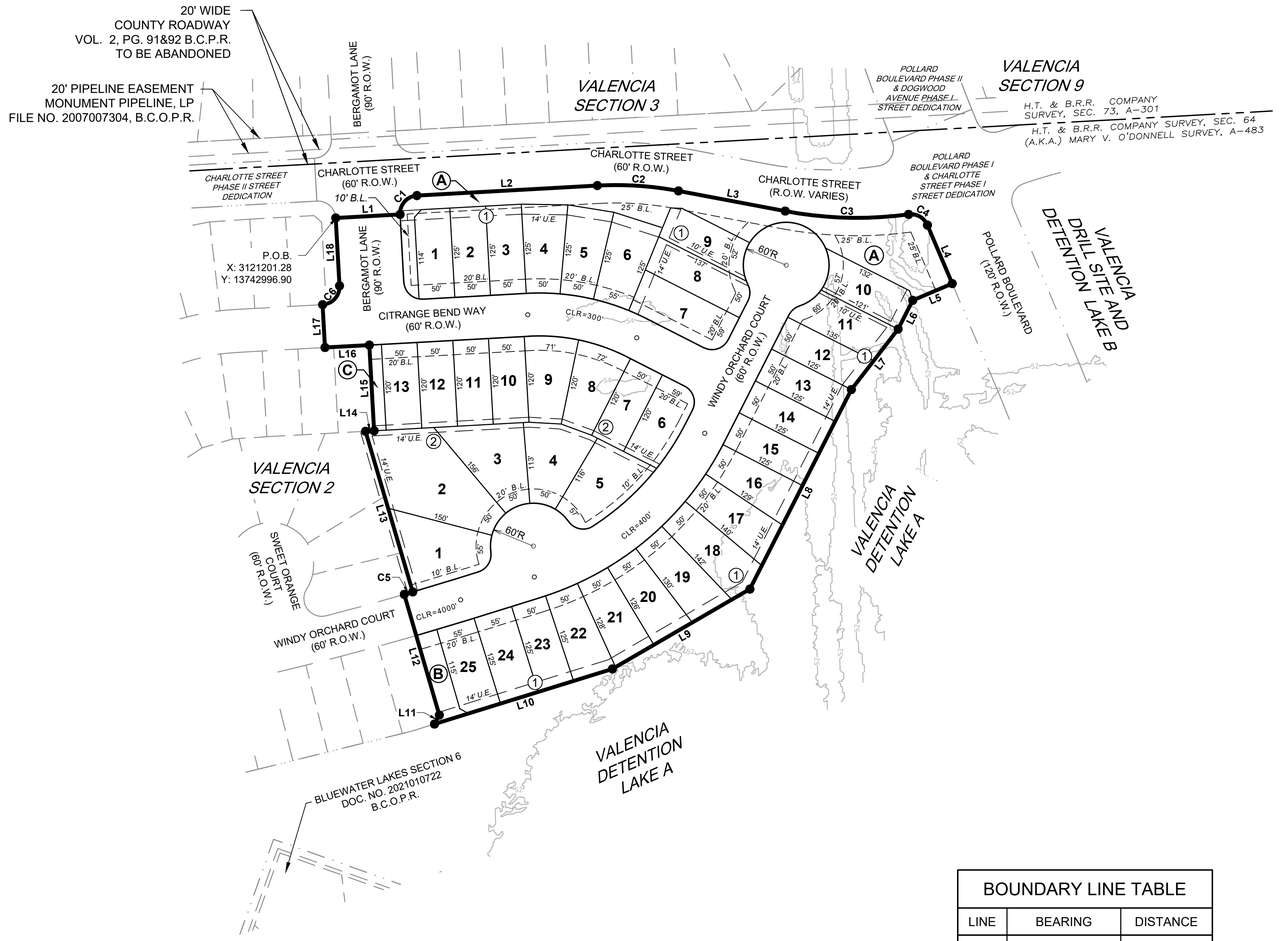
DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Proposed Valencia Master Plan (dated December 23, 2021)





Vicinity Map
1 inch = 1/2 mile



GENERAL NOTES:

1. **"1' RES." INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES (AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS).**
2. **"B.L." INDICATES BUILDING LINE.**
3. **"U.E." INDICATES UTILITY EASEMENT.**
4. **ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.**
5. **ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.**
6. **ALL LOTS WILL PROVIDE A MINIMUM FIFTEEN FOOT REAR YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.**
7. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.**
8. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
9. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.**
10. **SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.**
11. **THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.**
12. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
2. **BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.**
3. **ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.**
4. **DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.**
5. **MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.**
6. **OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.**

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L16	N 86°49'57" E	62'
L17	S 03°10'03" E	60'
L18	S 03°10'03" E	95'

DISCLAIMER AND LIMITED WARRANTY

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

A PRELIMINARY PLAT OF

VALENCIA
SECTION 1

A SUDIVISION OF ±9.7 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 175, 180, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

38 LOTS (50' x 120' TYP.)
3 RESTRICTED RESERVES AND 2 BLOCKS

OWNER:
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7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

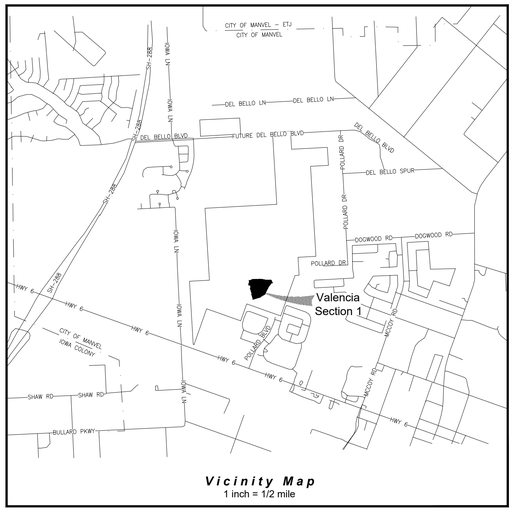
PLANNER:
PLANNING & LANDSCAPE ARCHITECTURE
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - f 713.953.5026

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

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

NORTH 0 50 100 200

LJA# 2791-09001 **12.23.2021**



Vicinity Map
1 inch = 1/2 mile

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Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Section 1 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA SECTION 1" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, MHI Partnership, LTD., owner of the tract of land described herein on this plan of Valencia Section 1, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU– Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Section 1, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

GENERAL NOTES:

1. **"1' RES." INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES (AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS).**
2. **"B.L." INDICATES BUILDING LINE.**
3. **"U.E." INDICATES UTILITY EASEMENT.**
4. **ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.**
5. **ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.**
6. **ALL LOTS WILL PROVIDE A MINIMUM FIFTEEN FOOT REAR YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.**
7. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.**
8. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
9. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 13737256.595 E 3127396.634.**
10. **SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.**
11. **THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.**
12. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
2. **BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.**
3. **ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.**
4. **DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.**
5. **MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.**
6. **OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.**

A PRELIMINARY PLAT OF

VALENCIA
SECTION 1

A SUDIVISION OF ±9.7 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 175, 180, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

38 LOTS (50' x 120' TYP.)
3 RESTRICTED RESERVES AND 2 BLOCKS

OWNER:
MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

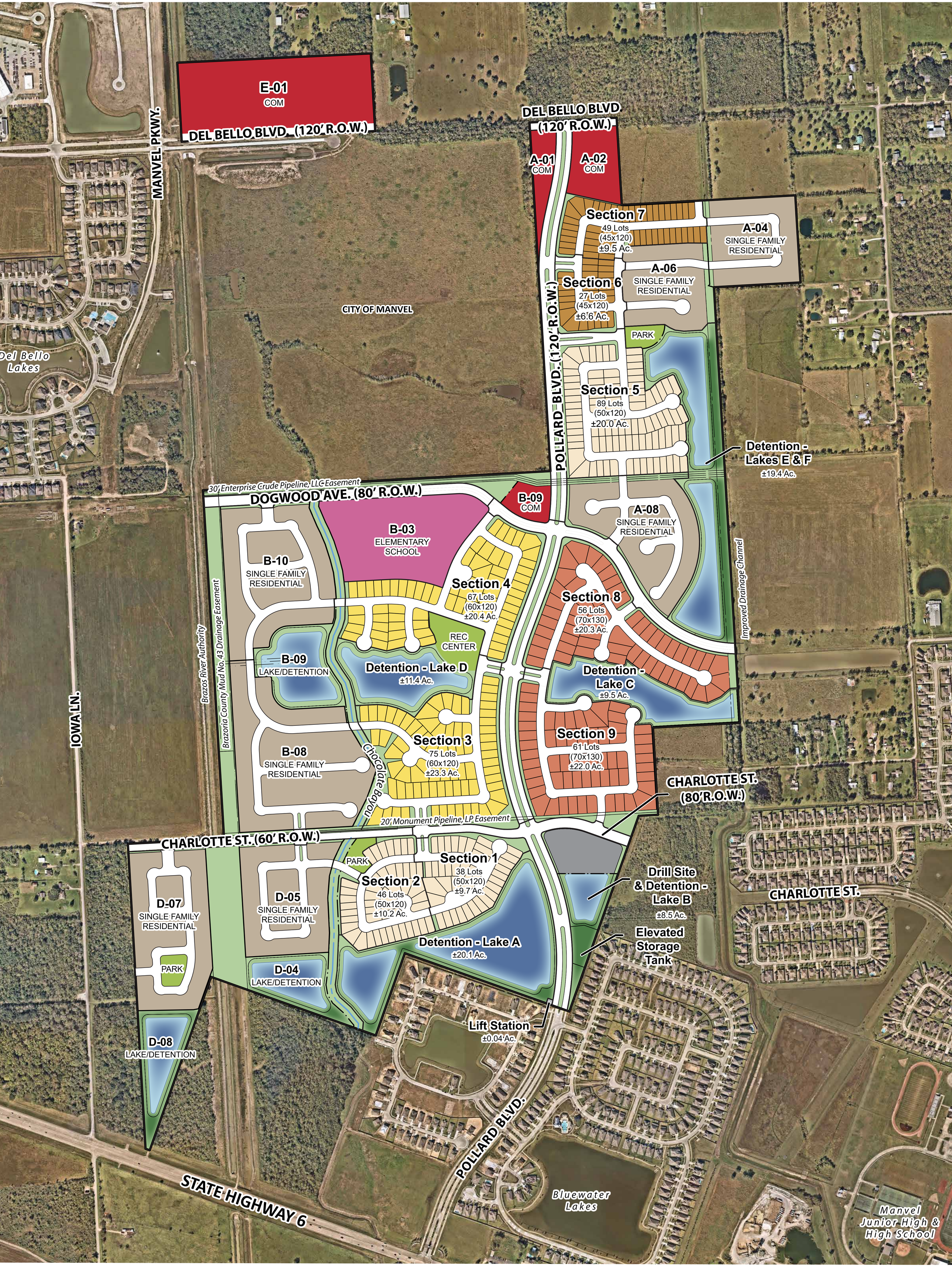
PLANNER:
PLANNING & LANDSCAPE ARCHITECTURE
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - f 713.953.5026

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

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

NORTH
0 50 100 200

LJA# 2791-09001 **12.23.2021**



Reference Date: 12.23.2021

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

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

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:

HILLWOOD RESIDENTIAL

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	**Acreage**	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

NOTES:

1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

NORTH

0 150 300 600

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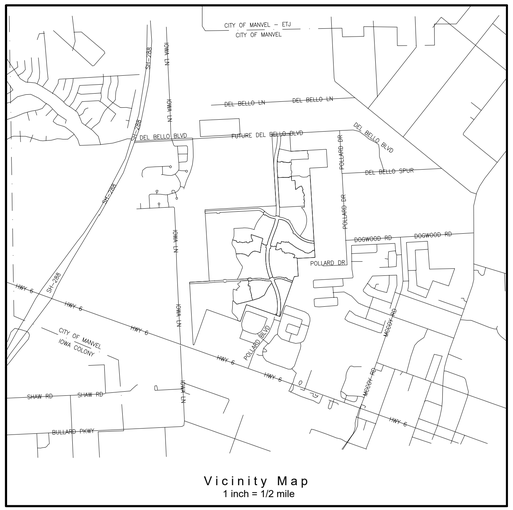
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU- Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

_____
MAYOR DEBRA DAVISON

_____
DAN DAVIS

_____
NICCOLE TYSON

_____
LARRY AKERY

_____
LORRAINE HEHN

_____
JEROME HUDSON

_____
JASON ALBERT

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: January 10, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Section 2, being a subdivision of 10.2 acres of land in the H.T. & B.R.R. Section 64, A-483, Brazoria County, Texas, being a part of Outlots 175 and 180 of Dr. A.A. Luther Subdivision of the Town of Manvel and surrounding acreage property, a subdivision recorded in Vol. 1, Pages 71 & 72 and Vol. 3, Pages 139 & 140 of the Brazoria County Public Records (B.C.P.R.).

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: 2021.12.29 16:51:45 -06'00' January 3, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Section 2 Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

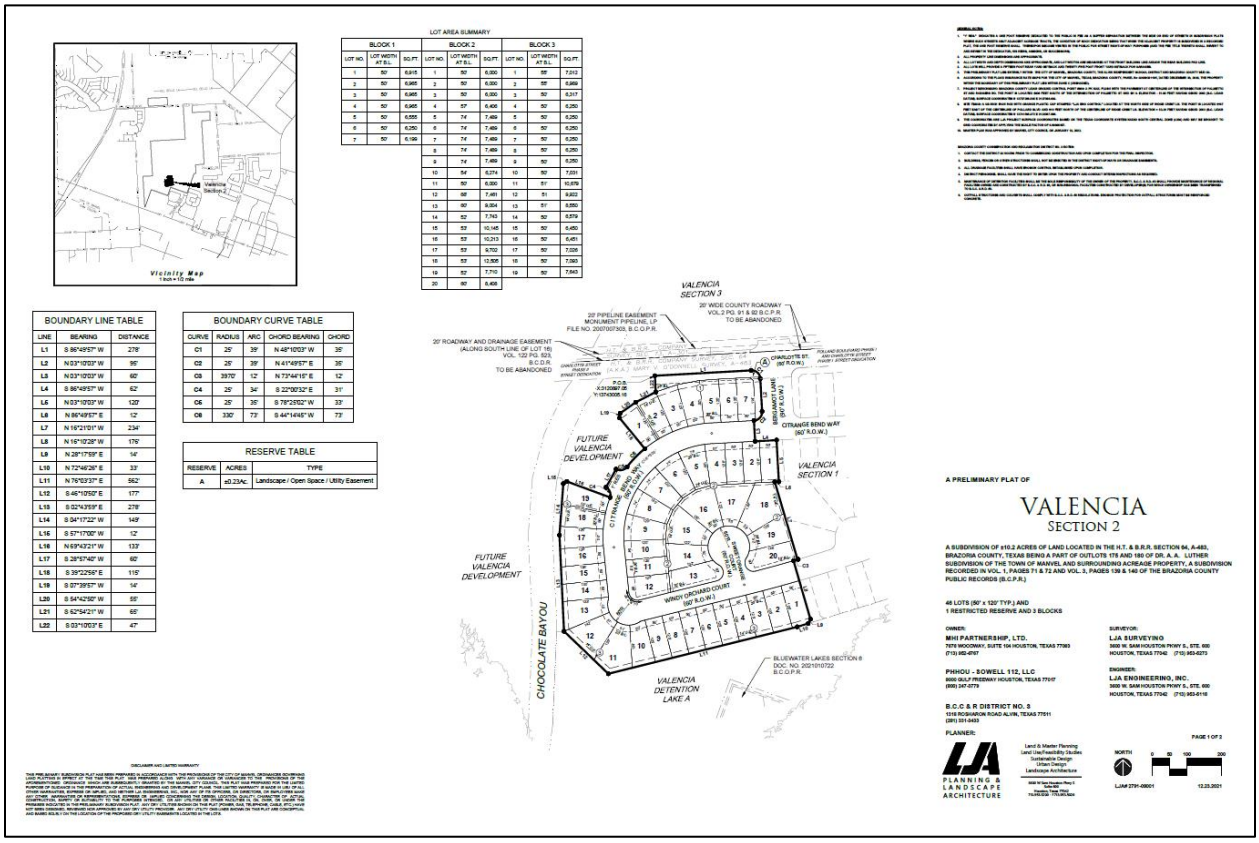
Staff Recommendation

The City staff recommends denial of the Valencia Section 2 Preliminary Plat. This preliminary plat does not meet the following criteria:

1. Dedicate the ultimate 100-foot right-of-way width for Chocolate Bayou (Section 50-53, Section 62-38 (b) (12), and Section 62-38 (b) (8)).
2. Submit a Preliminary Drainage Plan (Section 62-38 (b) (12)).
3. Provide drainage district approval of Preliminary Drainage Plan Section 62-38 (b) (12)).
4. Provide an approved Master Plan by City Council (Section 62-39).
5. Provide a Traffic Study. This property is located on Charlotte Street which is a Major Thoroughfare (Section 62-38 (b) (13)).
6. Developments with more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS, HEC-RAS Flood Hydrograph method will be required (Design Criteria Manual Section 5 and Section 62-38 (a) (12)).

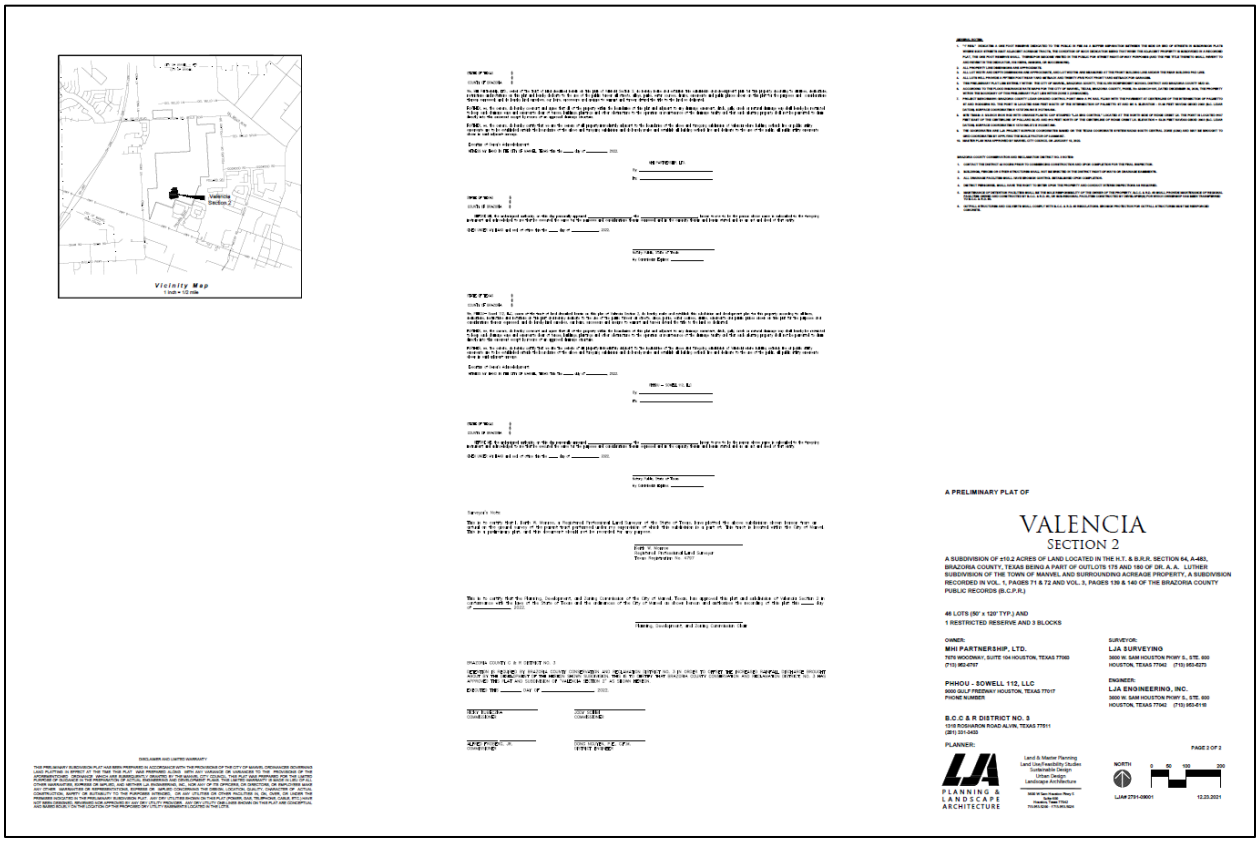
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



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

Plat Exhibit



Vicinity Map

A PRELIMINARY PLAT OF

VALENCIA

SECTION 2

A SUBDIVISION OF ±10.2 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. SECTION 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 175 AND 180 OF DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

46 LOTS (50' x 120' TYP.) AND
1 RESTRICTED RESERVE AND 3 BLOCKS

OWNER:
MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-4747

PIHOU - SOWELL 112, LLC
9990 GULF FREEWAY HOUSTON, TEXAS 77017
PHONE NUMBER

B.C.C & R DISTRICT NO. 3
1310 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-0403

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

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5115

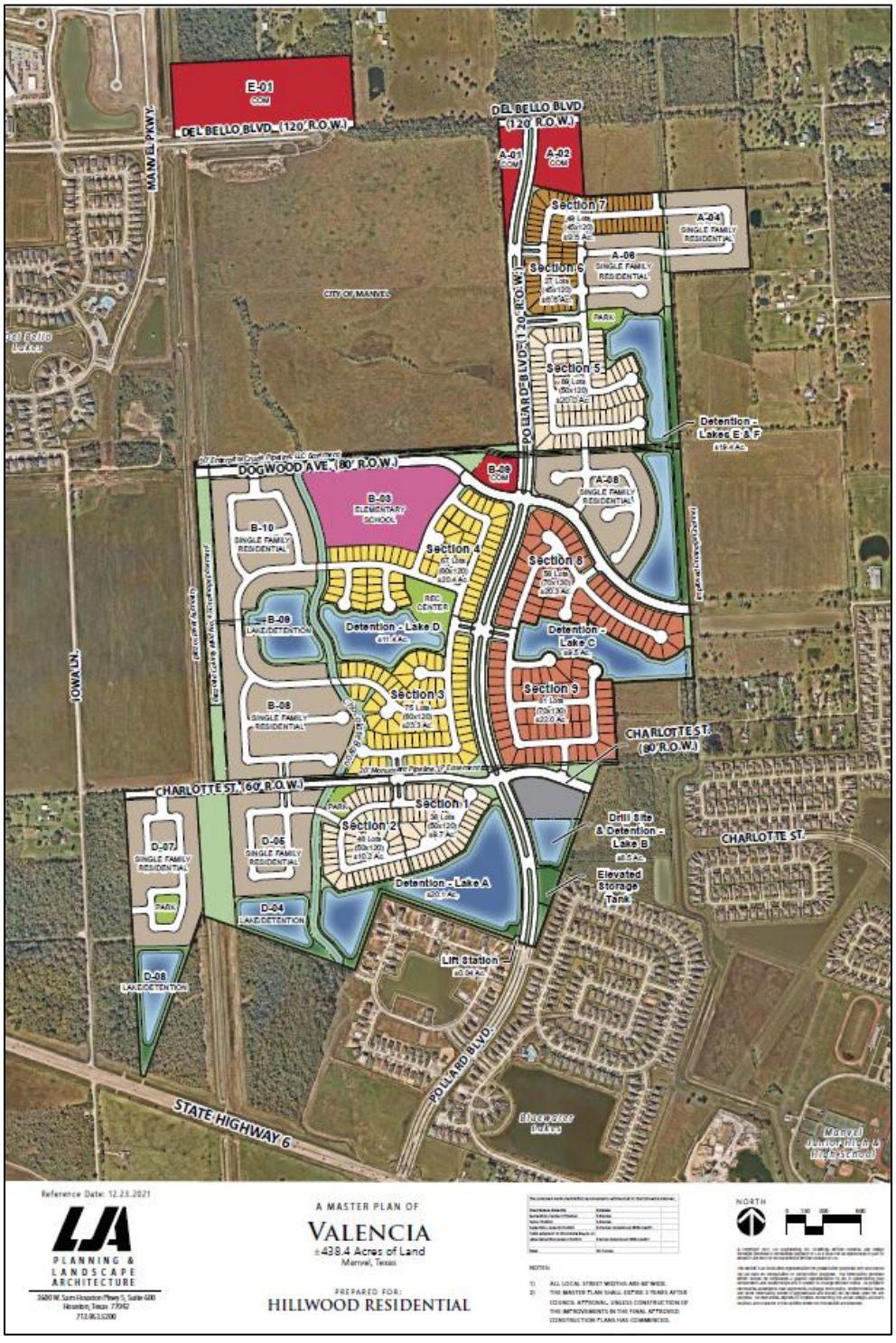
PLANNER:

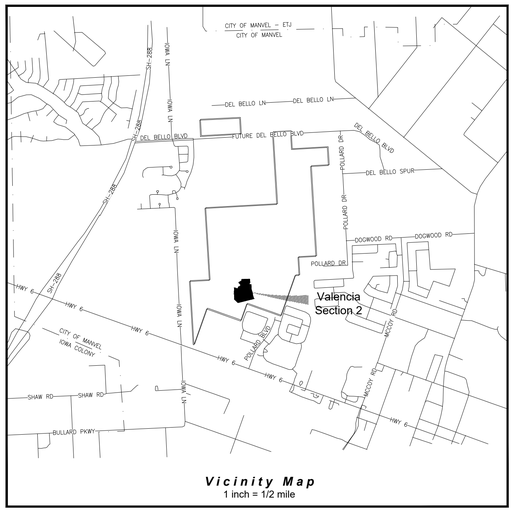
PAGE 2 OF 2

LJA# 2751-09001 12.23.2021

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

Proposed Valencia Master Plan (dated December 23, 2021)





Vicinity Map
1 inch = 1/2 mile

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	50'	6,915	1	50'	6,000	1	55'	7,012
2	50'	6,965	2	50'	6,000	2	55'	6,989
3	50'	6,965	3	50'	6,000	3	50'	6,317
4	50'	6,965	4	57'	6,406	4	50'	6,250
5	50'	6,555	5	74'	7,489	5	50'	6,250
6	50'	6,250	6	74'	7,489	6	50'	6,250
7	50'	6,199	7	74'	7,489	7	50'	6,250
			8	74'	7,489	8	50'	6,250
			9	74'	7,489	9	50'	6,250
			10	54'	6,274	10	50'	7,031
			11	50'	6,000	11	51'	10,679
			12	68'	7,461	12	51	9,922
			13	60'	9,004	13	51'	8,550
			14	52'	7,743	14	50'	6,579
			15	53'	10,145	15	50'	6,450
			16	53'	10,213	16	50'	6,451
			17	53'	9,702	17	50'	7,026
			18	53'	12,505	18	50'	7,093
			19	52'	7,710	19	50'	7,643
			20	60'	8,408			

GENERAL NOTES:

1. **"1' RES." INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES (AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS).**
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5. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD 83.**
6. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0110K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
7. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.**
8. **SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.**
9. **THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.**
10. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
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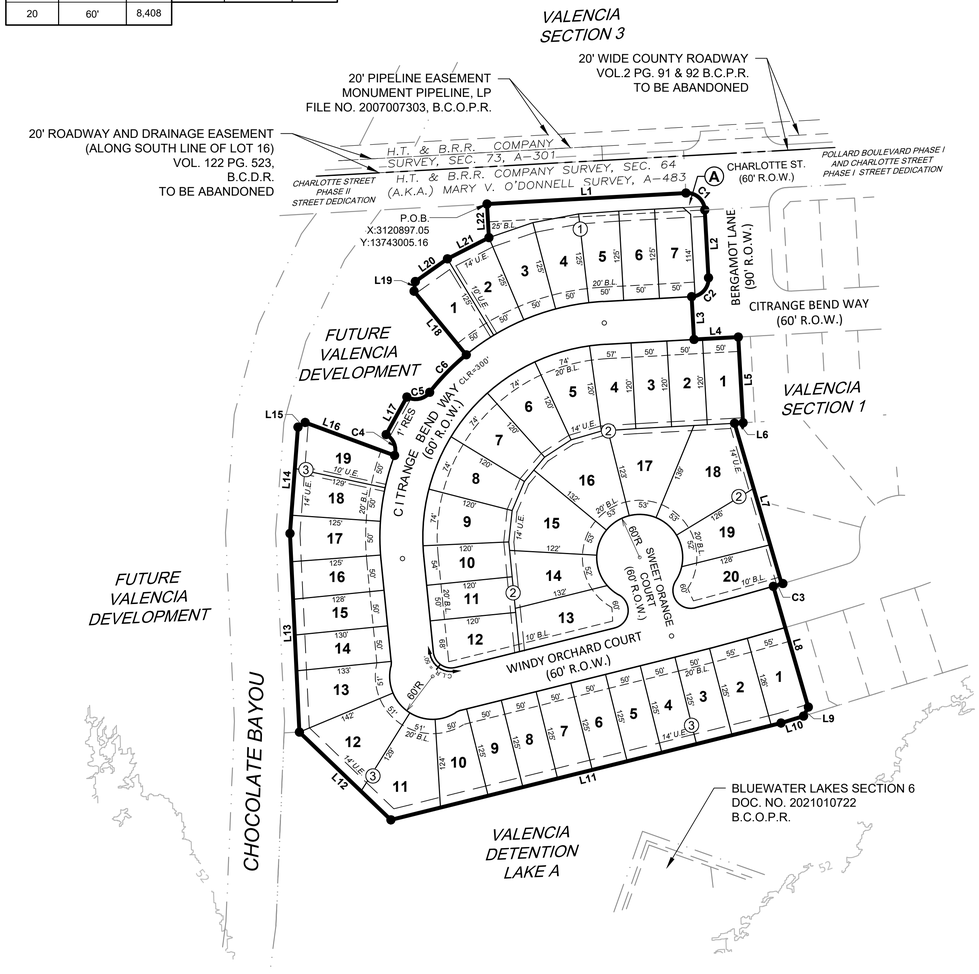
6. **OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.**

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°49'57" W	278'
L2	N 03°10'03" W	95'
L3	N 03°10'03" W	60'
L4	S 86°49'57" W	62'
L5	N 03°10'03" W	120'
L6	N 86°49'57" E	12'
L7	N 16°21'01" W	234'
L8	N 16°10'28" W	176'
L9	N 28°17'59" E	14'
L10	N 72°46'26" E	33'
L11	N 76°03'37" E	562'
L12	S 46°10'50" E	177'
L13	S 02°43'59" E	278'
L14	S 04°17'22" W	149'
L15	S 57°17'00" W	12'
L16	N 69°43'21" W	133'
L17	S 28°57'40" W	60'
L18	S 39°22'56" E	115'
L19	S 07°39'57" W	14'
L20	S 54°42'50" W	55'
L21	S 62°54'21" W	65'
L22	S 03°10'03" E	47'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	25'	39'	N 48°10'03" W	35'
C2	25'	39'	N 41°49'57" E	35'
C3	3970'	12'	N 73°44'15" E	12'
C4	25'	34'	S 22°00'32" E	31'
C5	25'	35'	S 78°25'02" W	33'
C6	330'	73'	S 44°14'45" W	73'

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±0.23Ac.	Landscape / Open Space / Utility Easement



DISCLAIMER AND LIMITED WARRANTY

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

A PRELIMINARY PLAT OF

VALENCIA
SECTION 2

A SUBDIVISION OF ±10.2 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. SECTION 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 175 AND 180 OF DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

46 LOTS (50' x 120' TYP.) AND
1 RESTRICTED RESERVE AND 3 BLOCKS

OWNER:
MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

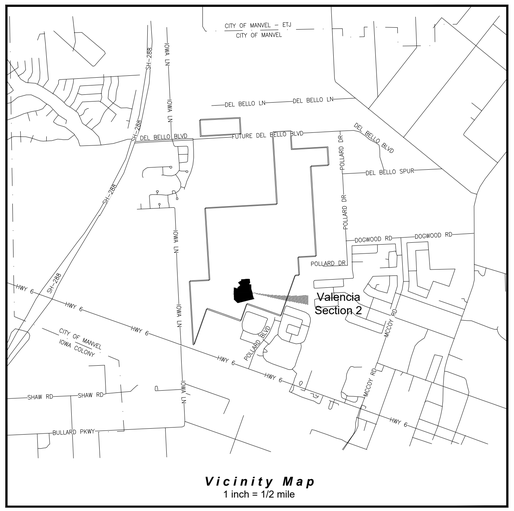
PLANNER:
PLANNING & LANDSCAPE ARCHITECTURE
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - f 713.953.5026

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

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

NORTH
0 50 100 200

LJA# 2791-09001 12.23.2021



Vicinity Map
1 inch = 1/2 mile

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STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, MHI Partnership, LTD., owner of the tract of land described herein on this plan of Valencia Section 2, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

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By: _____

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COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Section 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA SECTION 2" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

GENERAL NOTES:

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PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
PHONE NUMBER

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

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

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNING & LANDSCAPE ARCHITECTURE

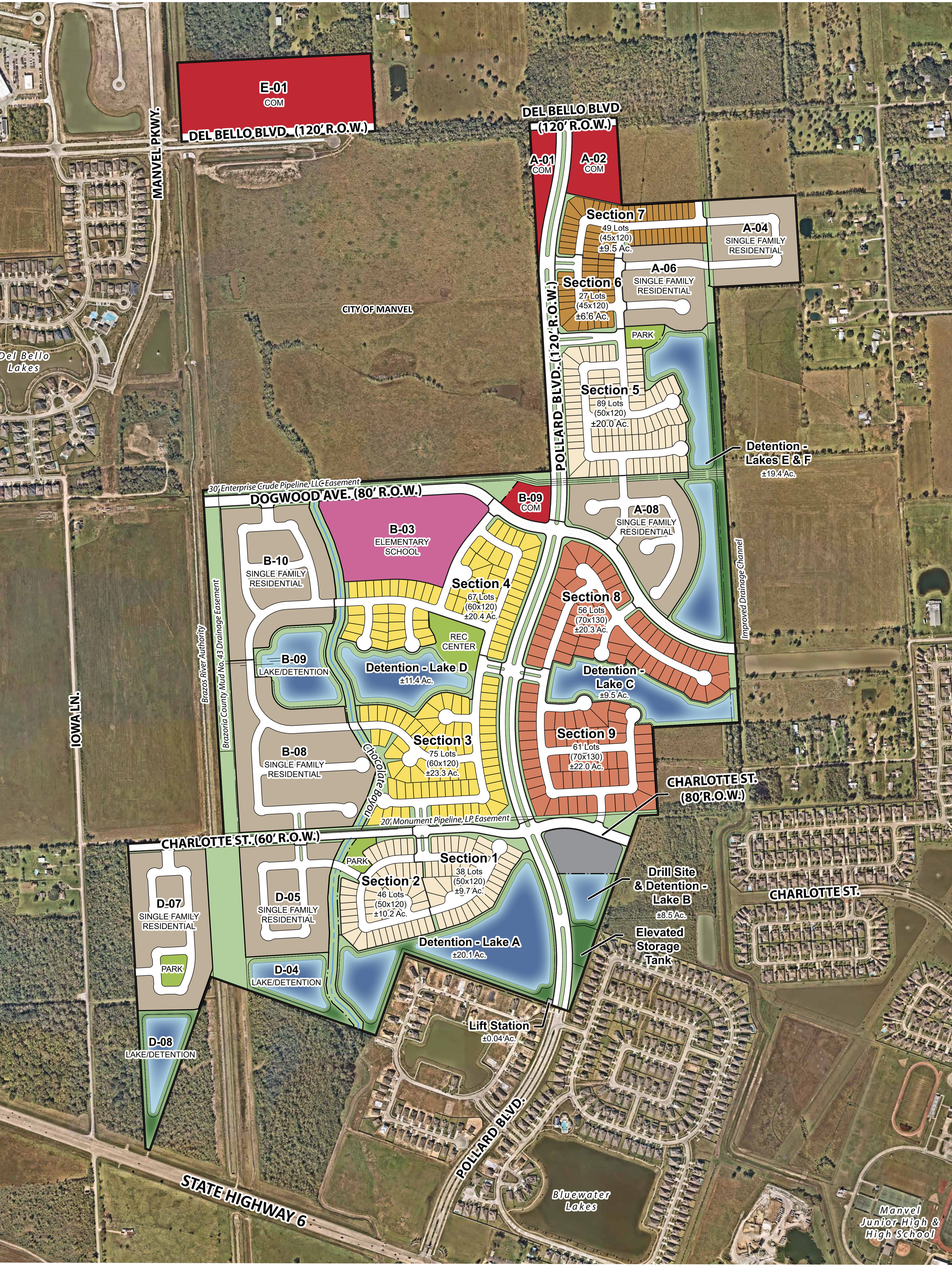
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

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

NORTH

0 50 100 200

LJA# 2791-09001 **12.23.2021**



Reference Date: 12.23.2021

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

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

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:

HILLWOOD RESIDENTIAL

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	**Acreage**	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

NOTES:

1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

NORTH

0 150 300 600

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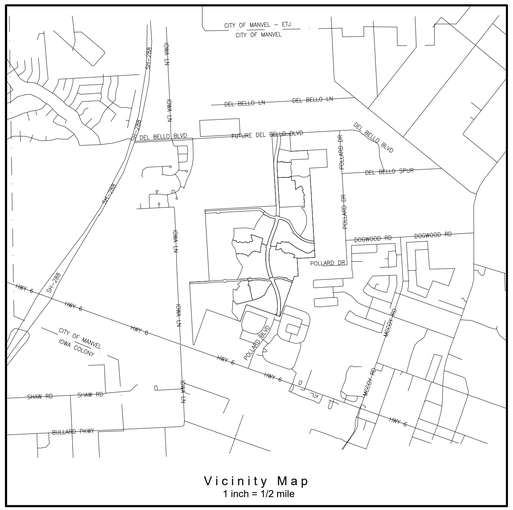
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU- Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

_____
MAYOR DEBRA DAVISON

_____
DAN DAVIS

_____
NICCOLE TYSON

_____
LARRY AKERY

_____
LORRAINE HEHN

_____
JEROME HUDSON

_____
JASON ALBERT

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: January 10, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Section 3, being a subdivision of 23.3 acres of land located in the H.T. & B.R.R. Company Survey, Sec. 73, A-301, and the H.T. & B.R.R. Company Survey, Sec. 64, A-483, Brazoria County, Texas, being a part of Lots 15, 16, 23, 24, 31 and 32 in the Allison Richey Gulf Coast Home Company part of Suburban Gardens Sec. 73, a subdivision recorded in Vol. 2, Pgs. 91 & 92 of the Brazoria County Public Records (B.C.P.R.) and a part of Outlot 195 in the Dr. A.A. Luther Subdivision of the Town of Manvel and surrounding acreage property Vol. 1, Pgs. 71 & 72 and Vol. 3, Pgs. 139 & 140 of the Brazoria County Public Records (B.C.P.R.).

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: 2021.12.29 16:59:49 -06'00' January 3, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Section 3 Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

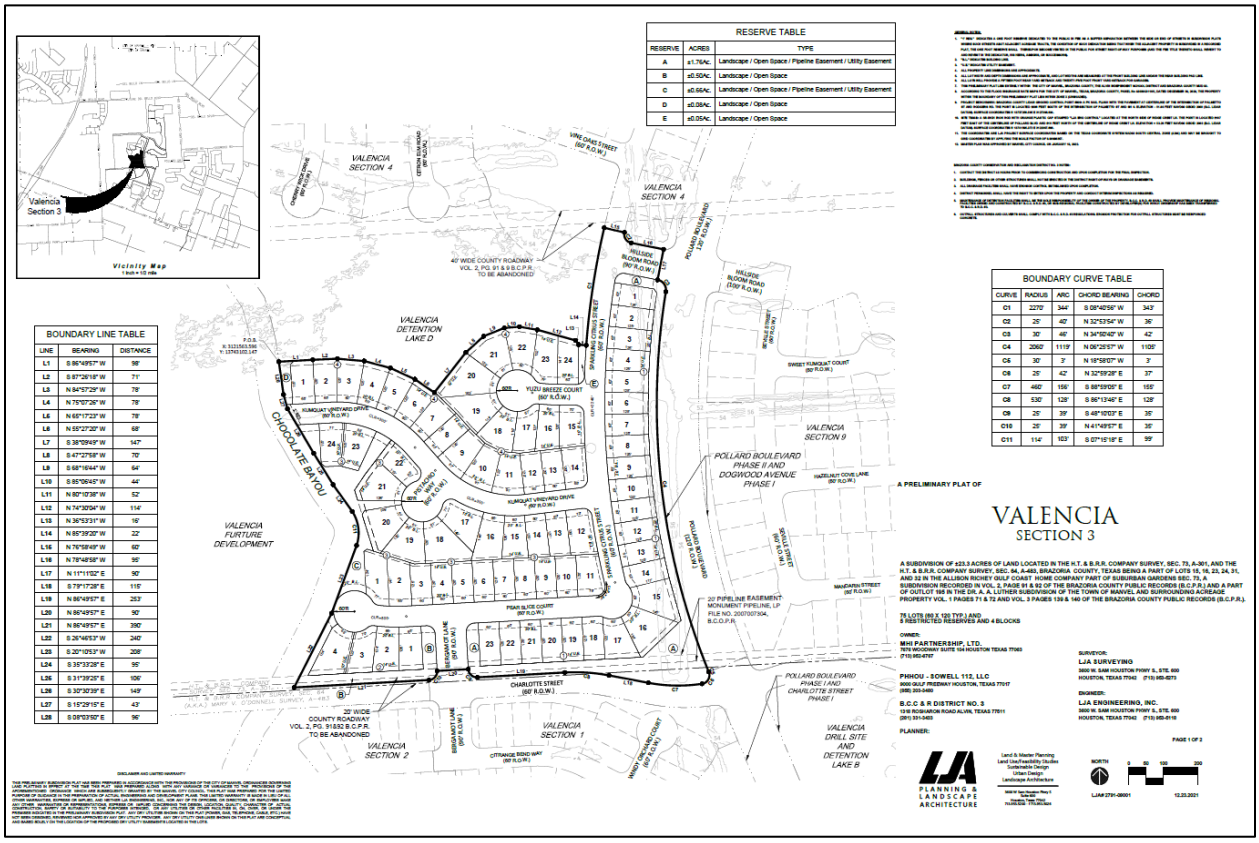
Staff Recommendation

The City staff recommends denial of the Valencia Section 3 Preliminary Plat. This preliminary plat does not meet the following criteria:

1. Dedicate the ultimate 100-foot right-of-way width for Chocolate Bayou (Section 50-53, Section 62-38 (b) (12), and Section 62-38 (b) (8)).
2. Submit a Preliminary Drainage Plan (Section 62-38 (b) (12)).
3. Provide drainage district approval of Preliminary Drainage Plan Section 62-38 (b) (12)).
4. Provide an approved Master Plan by City Council (Section 62-39).
5. Provide a Traffic Study. This property is located on Charlotte Street and Pollard Boulevard which are Major Thoroughfares (Section 62-38 (b) (13)).
6. Developments with more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS, HEC-RAS Flood Hydrograph method will be required (Design Criteria Manual Section 5 and Section 62-38 (a) (12)).
7. The 20-foot County Road must be expanded to a 60-foot right-of-way and one-half must be improved per Section 62-111 and Section 62-104 (11). The road must be constructed or abandoned

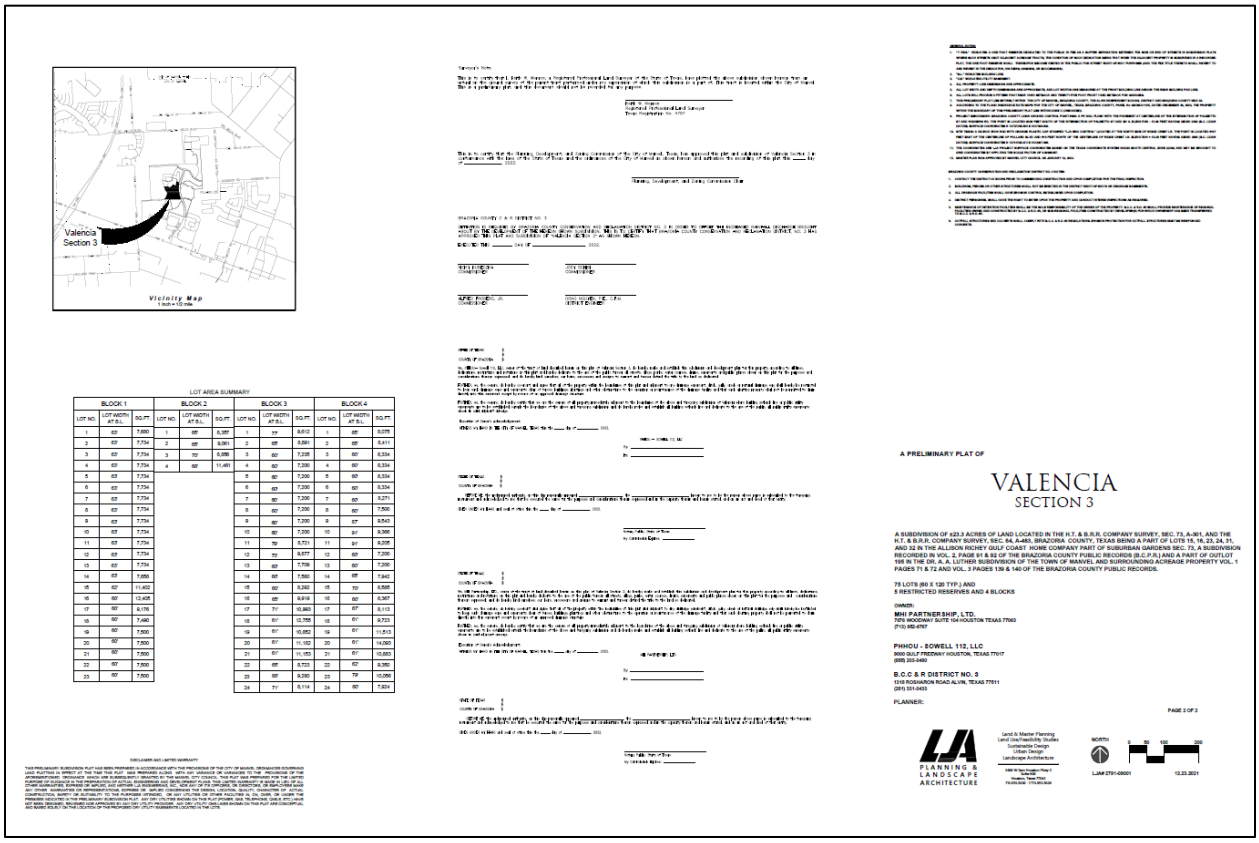
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



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

Plat Exhibit



Valencia Section 3

Vicinity Map

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	63'	7,880	1	68'	8,387	1	77'	9,812	1	68'	8,076
2	63'	7,734	2	68'	8,061	2	68'	8,891	2	68'	8,411
3	63'	7,734	3	70'	8,886	3	60'	7,235	3	60'	8,334
4	63'	7,734	4	68'	11,481	4	60'	7,200	4	60'	8,334
5	63'	7,734				5	60'	7,200	5	60'	8,334
6	63'	7,734				6	60'	7,200	6	60'	8,334
7	63'	7,734				7	60'	7,200	7	60'	8,271
8	63'	7,734				8	60'	7,200	8	60'	7,500
9	63'	7,734				9	60'	7,200	9	67'	8,543
10	63'	7,734				10	80'	7,200	10	91'	9,366
11	63'	7,734				11	79'	9,721	11	91'	9,305
12	63'	7,734				12	79'	9,877	12	69'	7,200
13	63'	7,734				13	68'	7,709	13	60'	7,200
14	63'	7,689				14	60'	7,560	14	65'	7,642
15	62'	11,402				15	60'	8,242	15	70'	8,595
16	60'	12,406				16	65'	8,918	16	60'	8,367
17	60'	9,178				17	71'	10,965	17	67'	8,113
18	60'	7,440				18	61'	12,755	18	61'	8,723
19	60'	7,500				19	61'	10,852	19	61'	11,810
20	60'	7,500				20	61'	11,182	20	61'	14,065
21	60'	7,500				21	61'	11,153	21	61'	10,660
22	60'	7,500				22	65'	8,723	22	62'	8,580
23	60'	7,500				23	66'	8,280	23	79'	10,056
						24	71'	8,114	24	66'	7,904

A PRELIMINARY PLAT OF

VALENCIA
SECTION 3

A SUBDIVISION OF ±23.3 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-361, AND THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-460, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 15, 16, 23, 24, 31, AND 32 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND A PART OF OUTLOT 108 IN THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1 PAGES 71 & 72 AND VOL. 3 PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS.

78 LOTS (60 X 120 TYP.) AND
5 RESTRICTED RESERVES AND 4 BLOCKS

OWNER:
MHI PARTNERSHIP, LTD.
7979 BROADWAY SUITE 104 HOUSTON TEXAS 77063
(713) 785-4787

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(888) 333-0480

B.C.C.& R DISTRICT NO. 3
1310 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-5403

PLANNER:

PAGE 2 OF 2

PLANNING & LANDSCAPE ARCHITECTURE

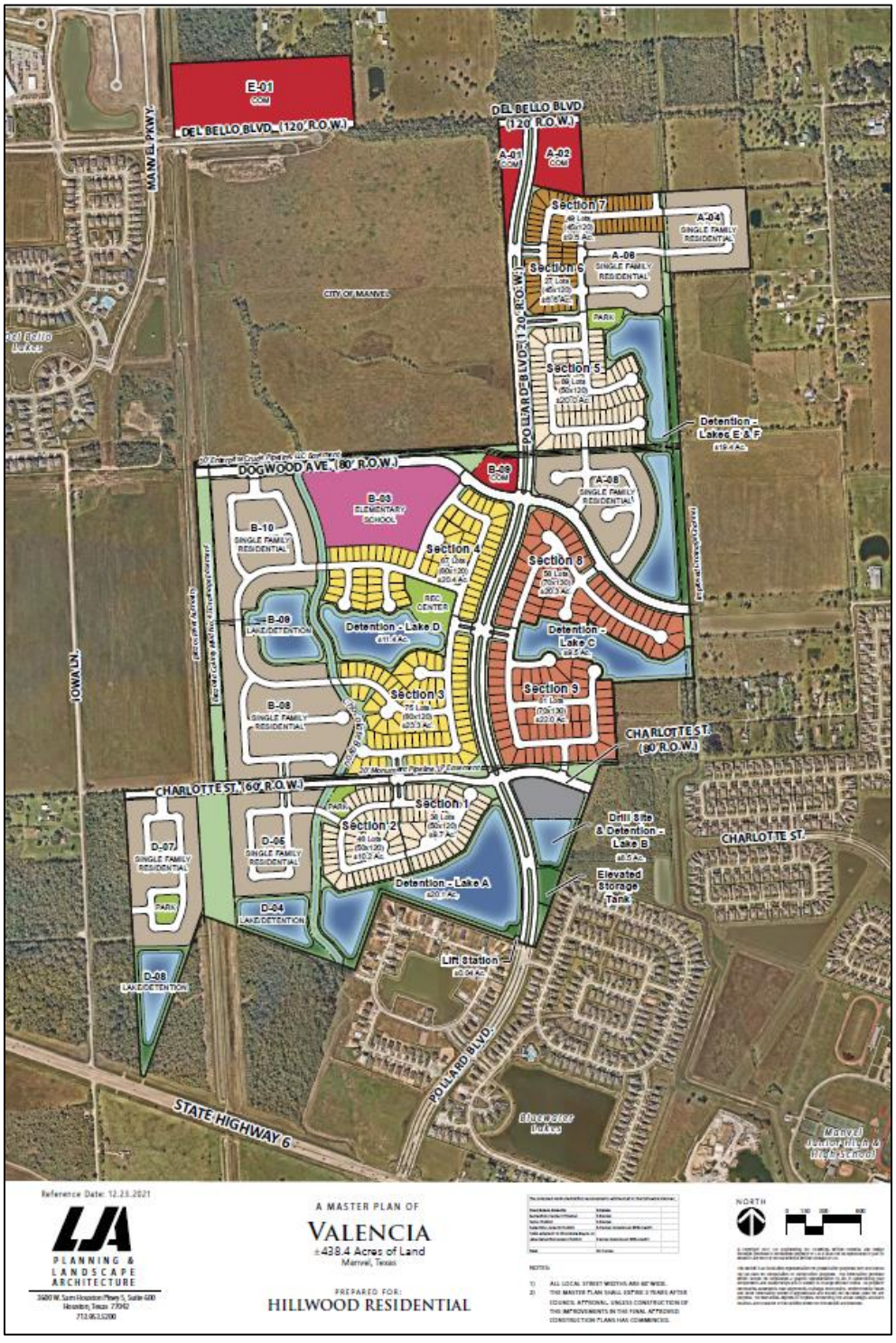
Land & Master Planning
Land Use/Feasibility Studies
Subdivision Design
Urban Design
Landscape Architecture

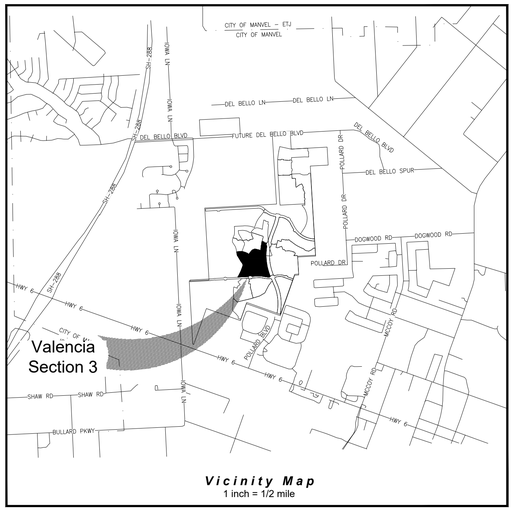
NORTH 0 50 100 200

LJA#2791-00001 12.23.2021

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

Proposed Valencia Master Plan (dated December 23, 2021)





Vicinity Map
1 inch = 1/2 mile

RESERVE TABLE

RESERVE	ACRES	TYPE
A	±1.76Ac.	Landscape / Open Space / Pipeline Easement / Utility Easement
B	±0.50Ac.	Landscape / Open Space
C	±0.66Ac.	Landscape / Open Space / Pipeline Easement / Utility Easement
D	±0.08Ac.	Landscape / Open Space
E	±0.05Ac.	Landscape / Open Space

GENERAL NOTES:

1. **"1' RES." INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES (AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS).**
2. **"B.L." INDICATES BUILDING LINE.**
3. **"U.E." INDICATES UTILITY EASEMENT.**
4. **ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.**
5. **ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.**
6. **ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.**
7. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD 83.**
8. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0115K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
9. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.**
10. **SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.**
11. **THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99996357.**
12. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
2. **BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.**
3. **ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.**
4. **DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.**
5. **MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.**
6. **OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.**

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	2270'	344'	S 08°40'56" W	343'
C2	25'	40'	N 32°53'54" W	36'
C3	30'	46'	N 34°50'40" W	42'
C4	2060'	1119'	N 06°25'57" W	1105'
C5	30'	3'	N 18°58'07" W	3'
C6	25'	42'	N 32°59'28" E	37'
C7	460'	156'	S 88°59'05" E	155'
C8	530'	128'	S 86°13'46" E	128'
C9	25'	39'	S 48°10'03" E	35'
C10	25'	39'	N 41°49'57" E	35'
C11	114'	103'	S 07°15'18" E	99'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°49'57" W	98'
L2	S 87°26'18" W	71'
L3	N 84°57'29" W	78'
L4	N 75°07'26" W	78'
L5	N 65°17'23" W	78'
L6	N 55°27'20" W	68'
L7	S 38°09'49" W	147'
L8	S 47°27'58" W	70'
L9	S 68°16'44" W	64'
L10	S 85°06'45" W	44'
L11	N 80°10'38" W	52'
L12	N 74°30'04" W	114'
L13	N 36°53'31" W	16'
L14	N 85°39'20" W	22'
L15	N 76°58'49" W	60'
L16	N 78°48'58" W	95'
L17	N 11°11'02" E	90'
L18	S 79°17'28" E	115'
L19	N 86°49'57" E	253'
L20	N 86°49'57" E	90'
L21	N 86°49'57" E	390'
L22	S 26°46'53" W	240'
L23	S 20°10'53" W	208'
L24	S 35°33'28" E	95'
L25	S 31°39'25" E	106'
L26	S 30°30'39" E	149'
L27	S 15°29'15" E	43'
L28	S 08°03'50" E	96'

A PRELIMINARY PLAT OF

VALENCIA
SECTION 3

A SUBDIVISION OF ±23.3 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 15, 16, 23, 24, 31, AND 32 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND A PART OF OUTLOT 195 IN THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1 PAGES 71 & 72 AND VOL. 3 PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

75 LOTS (60 X 120 TYP.) AND
5 RESTRICTED RESERVES AND 4 BLOCKS

OWNER:
MHI PARTNERSHIP, LTD.
7676 WOODWAY SUITE 104 HOUSTON TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(855) 203-3480

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

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

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNING & LANDSCAPE ARCHITECTURE

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

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

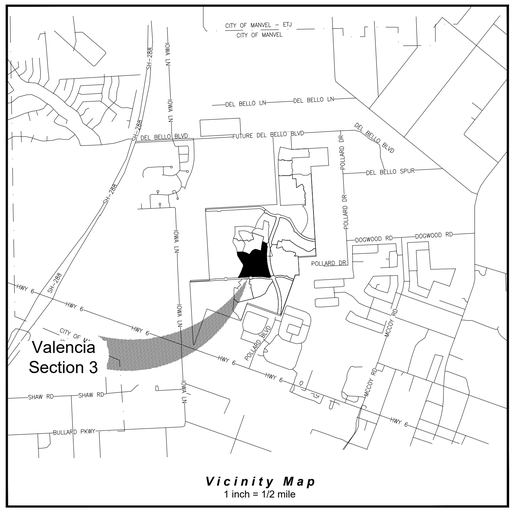
NORTH

0 50 100 200

LJA# 2791-09001 **12.23.2021**

DISCLAIMER AND LIMITED WARRANTY

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



Vicinity Map
1 inch = 1/2 mile

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	63'	7,680	1	65'	8,357	1	77'	9,612	1	65'	8,075
2	63'	7,734	2	65'	9,061	2	65'	8,891	2	65'	8,411
3	63'	7,734	3	70'	8,856	3	60'	7,235	3	60'	8,334
4	63'	7,734	4	68'	11,461	4	60'	7,200	4	60'	8,334
5	63'	7,734				5	60'	7,200	5	60'	8,334
6	63'	7,734				6	60'	7,200	6	60'	8,334
7	63'	7,734				7	60'	7,200	7	60'	8,271
8	63'	7,734				8	60'	7,200	8	60'	7,500
9	63'	7,734				9	60'	7,200	9	87'	9,543
10	63'	7,734				10	60'	7,200	10	91'	9,366
11	63'	7,734				11	79'	8,721	11	91'	9,205
12	63'	7,734				12	73'	9,877	12	60'	7,200
13	63'	7,734				13	60'	7,709	13	60'	7,200
14	63'	7,658				14	60'	7,580	14	65'	7,942
15	62'	11,402				15	60'	8,292	15	70'	8,585
16	60'	12,405				16	65'	9,919	16	60'	8,367
17	60'	9,176				17	71'	10,993	17	67'	8,113
18	60'	7,490				18	61'	12,755	18	61'	9,723
19	60'	7,500				19	61'	10,852	19	61'	11,513
20	60'	7,500				20	61'	11,182	20	61'	14,093
21	60'	7,500				21	61'	11,153	21	61'	10,883
22	60'	7,500				22	65'	8,723	22	62'	9,350
23	60'	7,500				23	88'	9,280	23	79'	10,056
						24	71'	8,114	24	60'	7,924

DISCLAIMER AND LIMITED WARRANTY

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

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Section 3 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA SECTION 3" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU– Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Section 3, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, MHI Partnership, LTD., owner of the tract of land described herein on this plan of Valencia Section 3, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

GENERAL NOTES:

1. **"1' RES." INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES (AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS).**
2. **"B.L." INDICATES BUILDING LINE.**
3. **"U.E." INDICATES UTILITY EASEMENT.**
4. **ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.**
5. **ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.**
6. **ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.**
7. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD 83.**
8. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0110K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
9. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.90 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127356.634.**
10. **SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.**
11. **THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99996357.**
12. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
2. **BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.**
3. **ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.**
4. **DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.**
5. **MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.**
6. **OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.**

A PRELIMINARY PLAT OF

VALENCIA
SECTION 3

A SUBDIVISION OF ±23.3 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 15, 16, 23, 24, 31, AND 32 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND A PART OF OUTLOT 195 IN THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1 PAGES 71 & 72 AND VOL. 3 PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS.

75 LOTS (60 X 120 TYP.) AND
5 RESTRICTED RESERVES AND 4 BLOCKS

OWNER:

MHI PARTNERSHIP, LTD.
7676 WOODWAY SUITE 104 HOUSTON TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(855) 203-3480

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

PLANNING & LANDSCAPE ARCHITECTURE

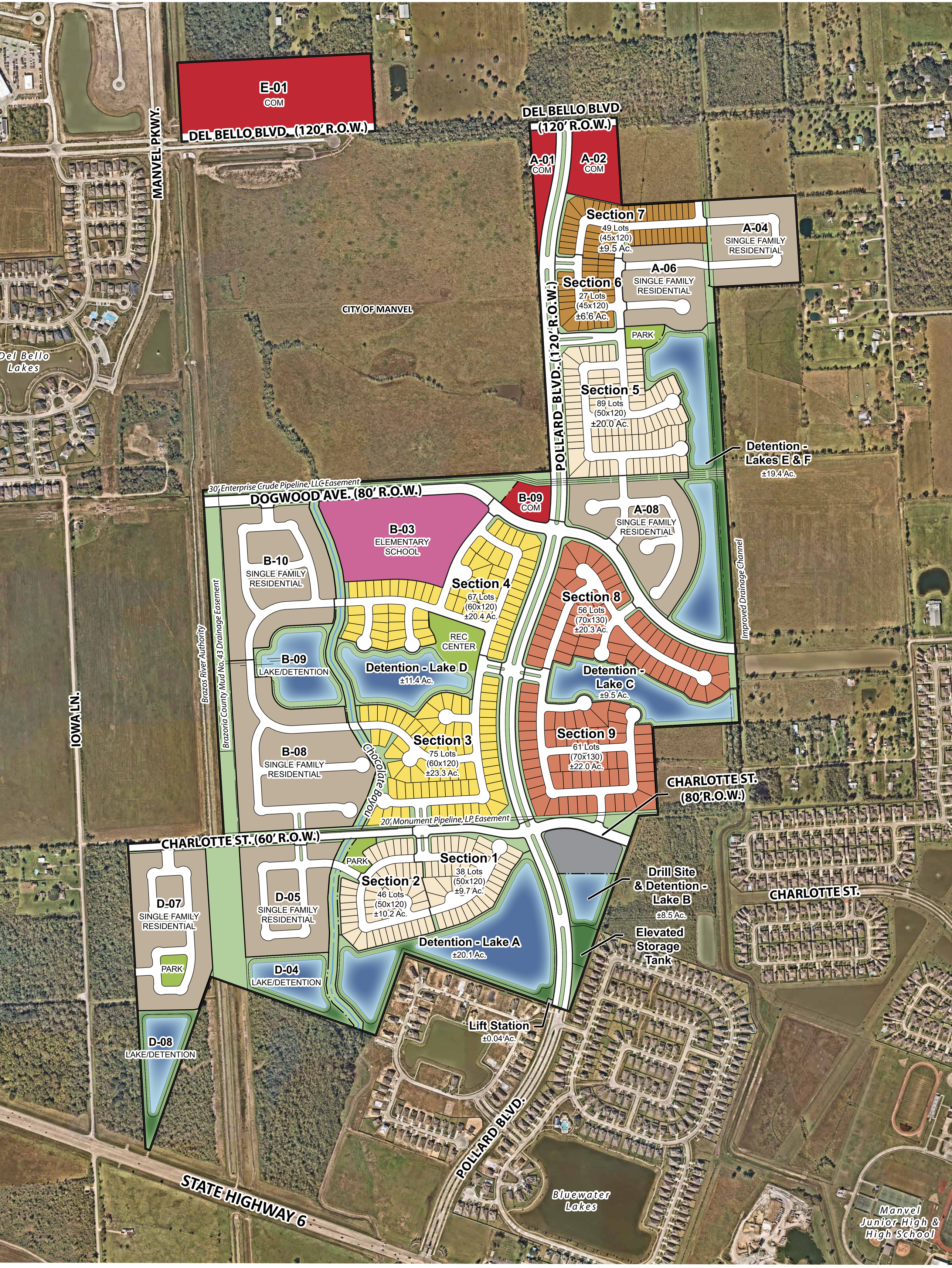
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

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

NORTH

0 50 100 200

LJA# 2791-09001 **12.23.2021**



Reference Date: 12.23.2021

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

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

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:

HILLWOOD RESIDENTIAL

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	**Acreage**	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

NOTES:

1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

NORTH

0 150 300 600

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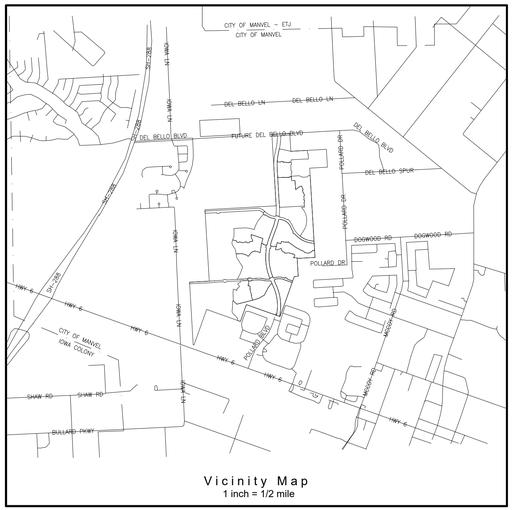
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU- Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

_____
MAYOR DEBRA DAVISON

_____
DAN DAVIS

_____
NICCOLE TYSON

_____
LARRY AKERY

_____
LORRAINE HEHN

_____
JEROME HUDSON

_____
JASON ALBERT

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: January 10, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Section 4, being a subdivision of 20.4 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, A-301, Brazoria County, Texas, being a part of Lots 14, 21, 22, 29, 30, and 31 in the Allison Richey Gulf Coast Home Company part of Suburban Gardens Section 73, a subdivision recorded in Vol. 2, Pages 91 & 92 of the Brazoria County Public Records (B.C.P.R.).

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: 2021.12.29 17:03:31 -06'00'

SIGNATURE

January 3, 2022

DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Section 4 Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

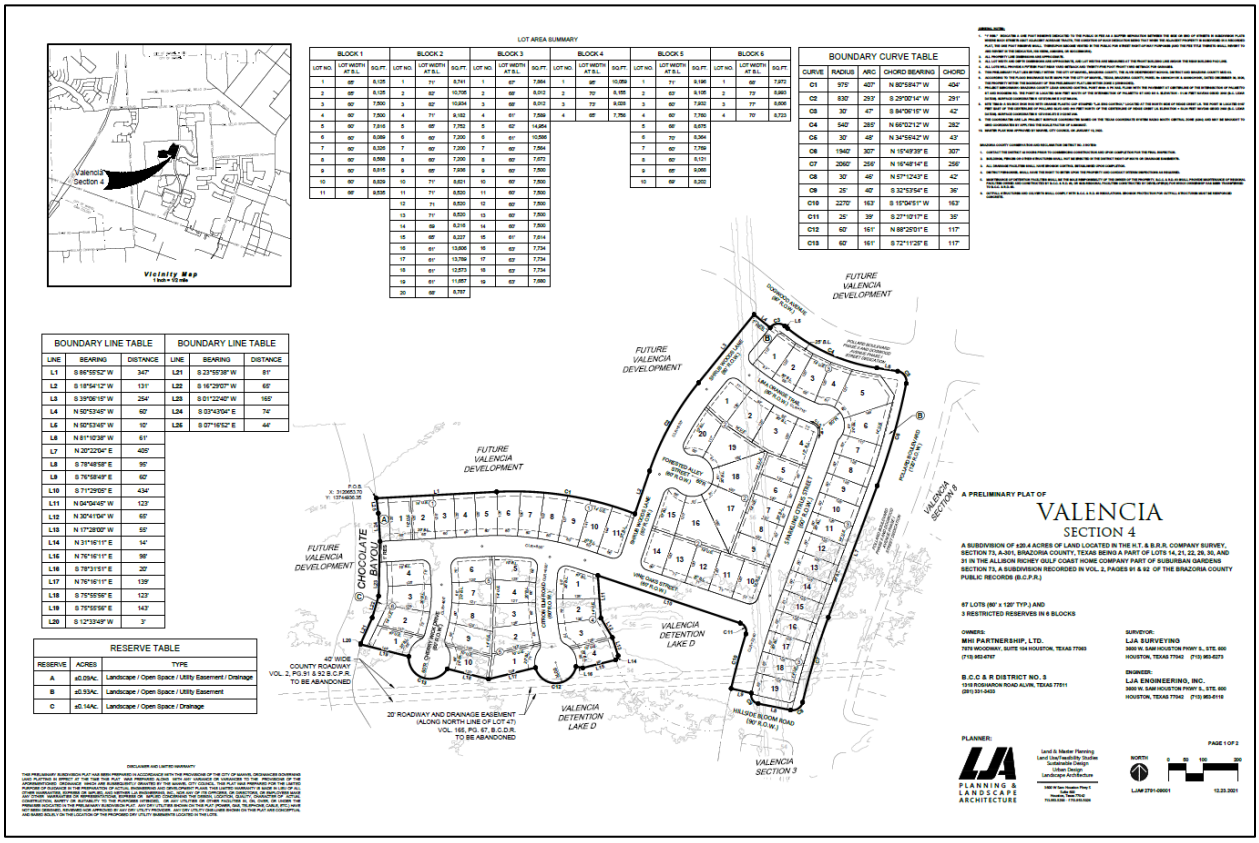
Staff Recommendation

The City staff recommends denial of the Valencia Section 4 Preliminary Plat. This preliminary plat does not meet the following criteria:

1. Dedicate the ultimate 100-foot right-of-way width for Chocolate Bayou (Section 50-53, Section 62-38 (b) (12), and Section 62-38 (b) (8)).
2. Submit a Preliminary Drainage Plan (Section 62-38 (b) (12)).
3. Provide drainage district approval of Preliminary Drainage Plan Section 62-38 (b) (12)).
4. Provide an approved Master Plan by City Council (Section 62-39).
5. Provide a Traffic Study. This property is located on Dogwood Avenue and Pollard Boulevard which are Major Thoroughfares (Section 62-38 (b) (13)).
6. Developments with more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS, HEC-RAS Flood Hydrograph method will be required (Design Criteria Manual Section 5 and Section 62-38 (a) (12)).
7. The 40-foot County road must be expanded to a 60-foot right-of-way and one-half must be improved per Section 62-111 and Section 62-104 (11). The road must be constructed or abandoned.

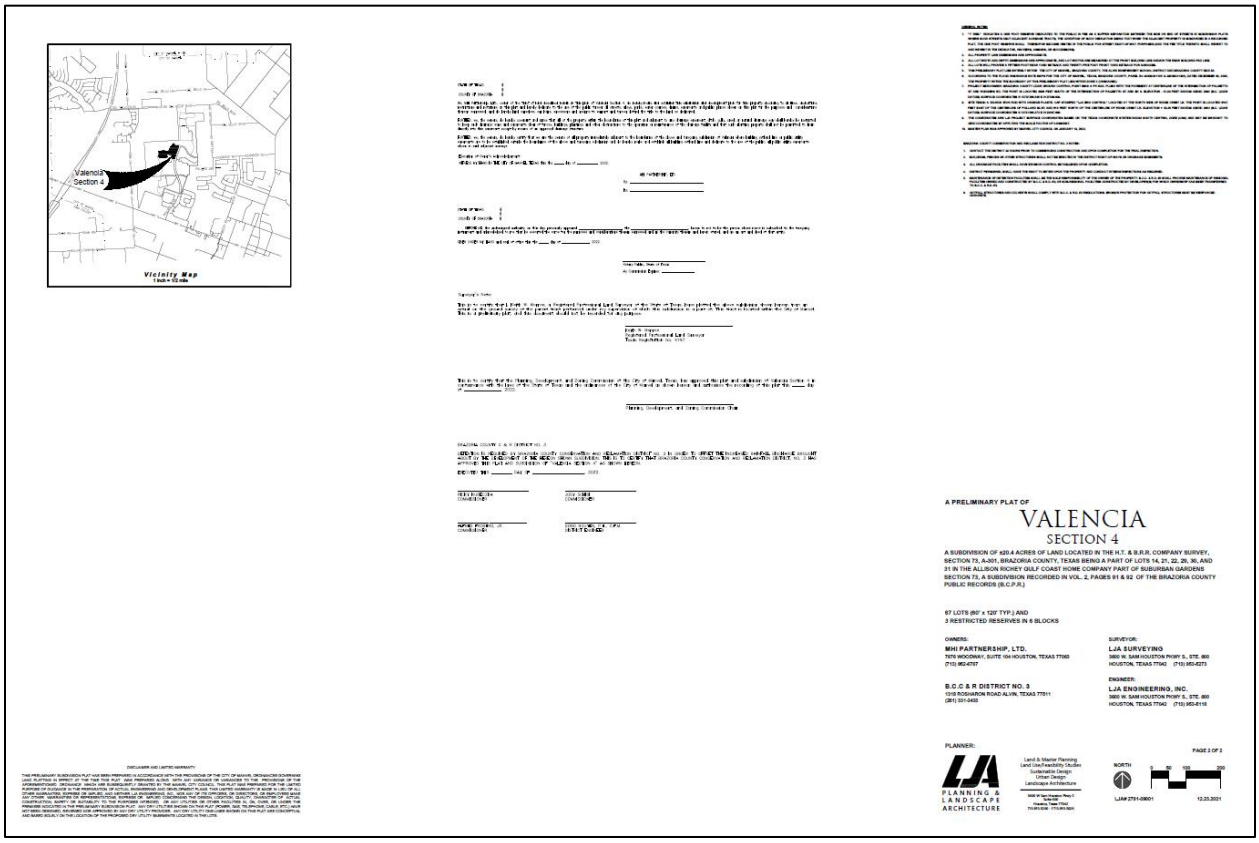
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



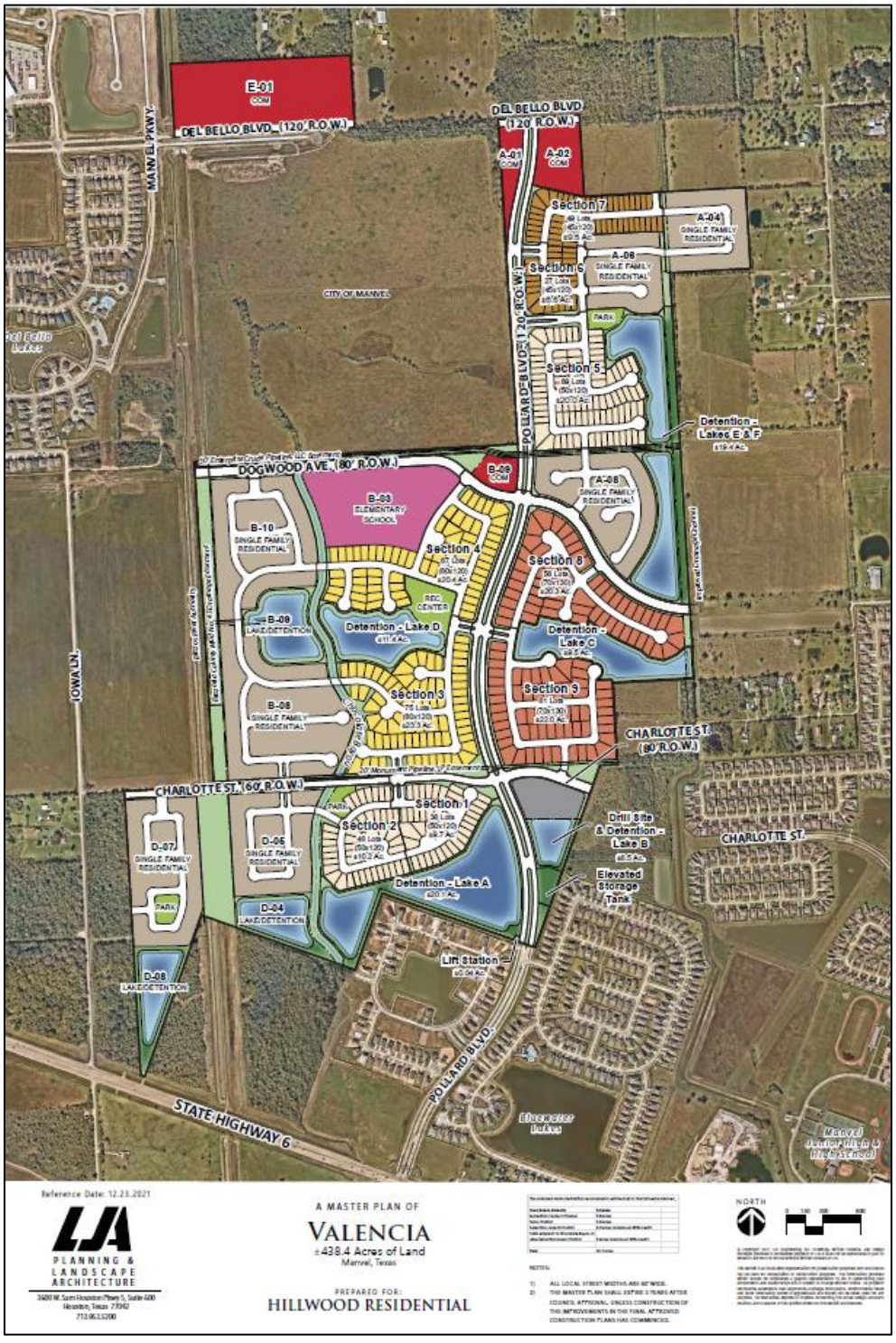
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

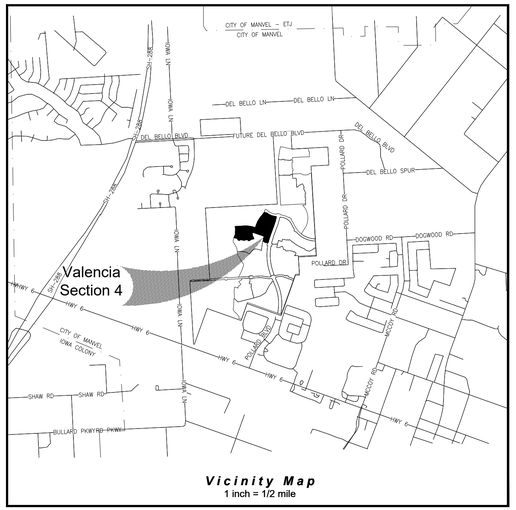
Plat Exhibit



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

Proposed Valencia Master Plan (dated December 23, 2021)





Vicinity Map
1 inch = 1/2 mile

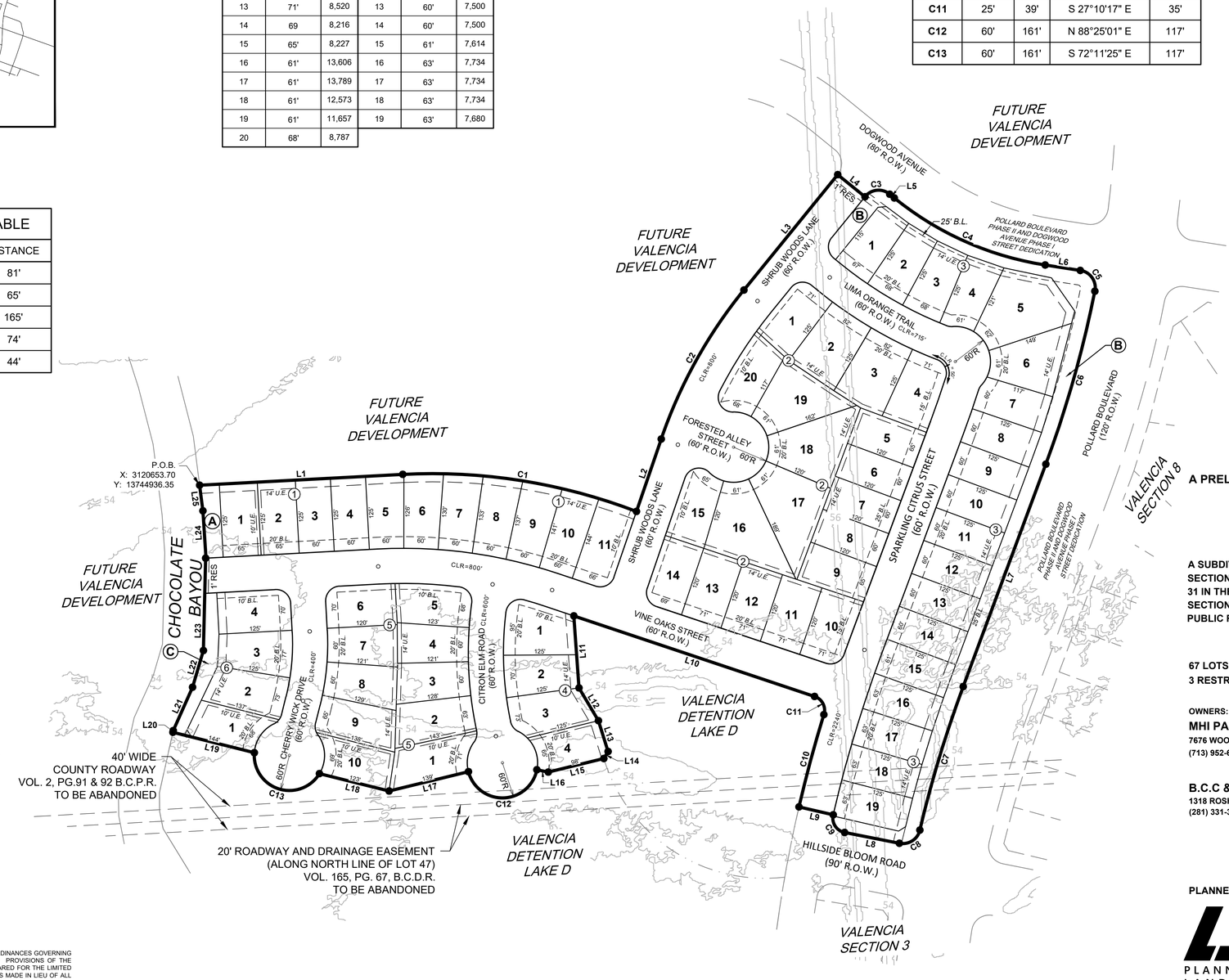
LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4			BLOCK 5			BLOCK 6		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	65'	8,125	1	71'	8,741	1	67'	7,864	1	95'	10,059	1	71'	9,196	1	68'	7,972
2	65'	8,125	2	82'	10,705	2	68'	8,012	2	70'	8,155	2	63'	9,105	2	73'	8,993
3	60'	7,500	3	82'	10,934	3	68'	8,012	3	73'	9,028	3	60'	7,932	3	77'	8,606
4	60'	7,500	4	71'	9,182	4	61'	7,589	4	65'	7,756	4	60'	7,760	4	70'	8,723
5	60'	7,816	5	65'	7,752	5	62'	14,954				5	68'	8,675			
6	60'	8,089	6	60'	7,200	6	61'	10,586				6	70'	8,364			
7	60'	8,326	7	60'	7,200	7	60'	7,564				7	60'	7,769			
8	60'	8,568	8	60'	7,200	8	60'	7,672				8	60'	8,121			
9	60'	8,815	9	65'	7,936	9	60'	7,500				9	65'	9,068			
10	60'	8,829	10	71'	8,621	10	60'	7,500				10	69'	8,202			
11	66'	9,535	11	71'	8,520	11	60'	7,500									
			12	71	8,520	12	60'	7,500									
			13	71'	8,520	13	60'	7,500									
			14	69	8,216	14	60'	7,500									
			15	65'	8,227	15	61'	7,614									
			16	61'	13,606	16	63'	7,734									
			17	61'	13,789	17	63'	7,734									
			18	61'	12,573	18	63'	7,734									
			19	61'	11,657	19	63'	7,680									
			20	68'	8,787												

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	975'	407'	N 80°58'47" W	404'
C2	830'	293'	S 29°00'14" W	291'
C3	30'	47'	S 84°06'15" W	42'
C4	540'	285'	N 66°02'12" W	282'
C5	30'	48'	N 34°56'42" W	43'
C6	1940'	307'	N 15°49'39" E	307'
C7	2060'	256'	N 16°48'14" E	256'
C8	30'	46'	N 57°12'43" E	42'
C9	25'	40'	S 32°53'54" E	36'
C10	2270'	163'	S 15°04'51" W	163'
C11	25'	39'	S 27°10'17" E	35'
C12	60'	161'	N 88°25'01" E	117'
C13	60'	161'	S 72°11'25" E	117'

BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 86°55'52" W	347'	**L21**	S 23°55'38" W	81'
L2	S 18°54'12" W	131'	**L22**	S 16°29'07" W	65'
L3	S 39°06'15" W	254'	**L23**	S 01°22'40" W	165'
L4	N 50°53'45" W	60'	**L24**	S 03°43'04" E	74'
L5	N 50°53'45" W	10'	**L25**	S 07°16'52" E	44'
L6	N 81°10'38" W	61'			
L7	N 20°22'04" E	405'			
L8	S 78°48'58" E	95'			
L9	S 76°58'49" E	60'			
L10	S 71°29'05" E	434'			
L11	N 04°04'45" W	123'			
L12	N 30°41'04" W	65'			
L13	N 17°28'00" W	55'			
L14	N 31°16'11" E	14'			
L15	N 76°16'11" E	98'			
L16	S 78°31'51" E	20'			
L17	N 76°16'11" E	139'			
L18	S 75°55'56" E	123'			
L19	S 75°55'56" E	143'			
L20	S 12°33'49" W	3'			

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±0.09Ac.	Landscape / Open Space / Utility Easement / Drainage
B	±0.93Ac.	Landscape / Open Space / Utility Easement
C	±0.14Ac.	Landscape / Open Space / Drainage



GENERAL NOTES:

1. **"1' RES." INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES (AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS).**
2. **ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.**
3. **ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.**
4. **ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.**
5. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD 83.**
6. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0110K & 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
7. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND ROGGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.**
8. **SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122387.696.**
9. **THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.**
10. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
2. **BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.**
3. **ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.**
4. **DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERM INSPECTIONS AS REQUIRED.**
5. **MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.**
6. **OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.**

A PRELIMINARY PLAT OF

VALENCIA
SECTION 4

A SUBDIVISION OF ±20.4 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 14, 21, 22, 29, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

67 LOTS (60' x 120' TYP.) AND
3 RESTRICTED RESERVES IN 6 BLOCKS

OWNERS:
MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

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

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

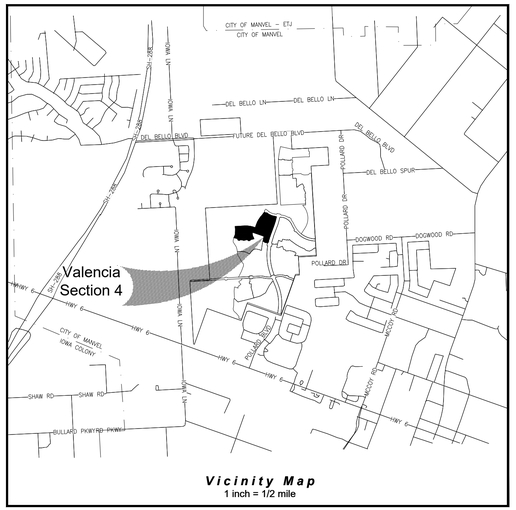
PLANNER:
PLANNING & LANDSCAPE ARCHITECTURE
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - f 713.953.5026

DISCLAIMER AND LIMITED WARRANTY

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

NORTH
0 50 100 200

LJA# 2791-09001 12.23.2021



Vicinity Map
1 inch = 1/2 mile

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, MHI Partnership, LTD., owner of the tract of land described herein on this plan of Valencia Section 4, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Section 4 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA SECTION 4" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

GENERAL NOTES:

1. **"1' RES." INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES (AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS).**
2. **ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.**
3. **ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.**
4. **ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.**
5. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD 83.**
6. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0510K & 48039C0530K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
7. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.**
8. **SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3123587.696.**
9. **THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.**
10. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
2. **BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.**
3. **ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.**
4. **DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.**
5. **MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.**
6. **OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.**

A PRELIMINARY PLAT OF

VALENCIA
SECTION 4

A SUBDIVISION OF ±20.4 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 14, 21, 22, 29, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

67 LOTS (60' x 120' TYP.) AND
3 RESTRICTED RESERVES IN 6 BLOCKS

OWNERS:
MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

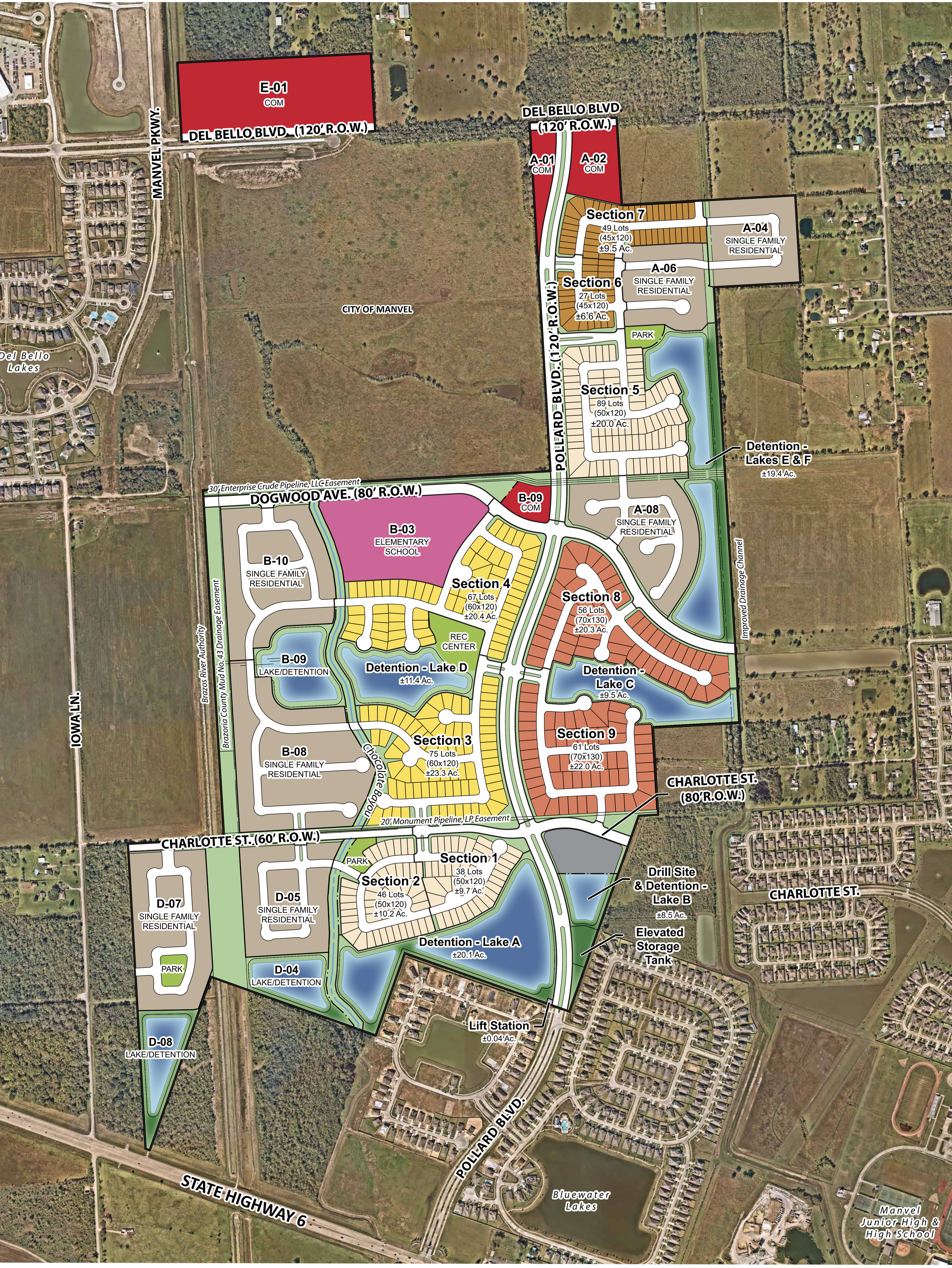
SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNER:
PLANNING & LANDSCAPE ARCHITECTURE
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - f 713.953.5026

NORTH
0 50 100 200

LJA# 2791-09001 **12.23.2021**



Reference Date: 12.23.2021

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

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

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:

HILLWOOD RESIDENTIAL

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	**Acreage**	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

NOTES:

1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

NORTH

0 150 300 600

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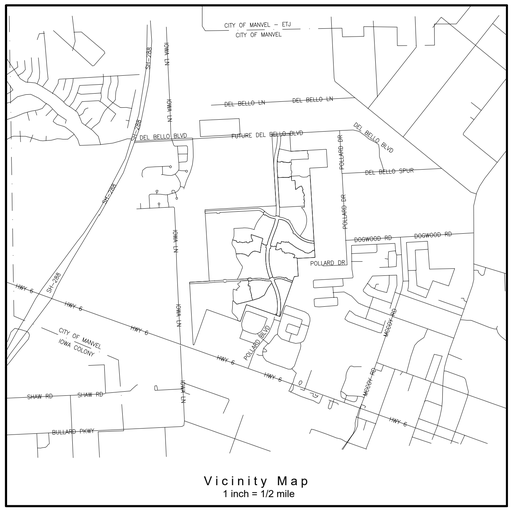
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU- Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

_____
MAYOR DEBRA DAVISON

_____
DAN DAVIS

_____
NICCOLE TYSON

_____
LARRY AKERY

_____
LORRAINE HEHN

_____
JEROME HUDSON

_____
JASON ALBERT

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: January 10, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake D, being a subdivision of 11.4 acres of land in the H.T. & B.R.R. Company Survey, Section 73, A-301, Brazoria County, Texas, being a part of Lots 14, 15, 22, 23, 30, and 31 in the Allison Richey Gulf Coast Home Company part of the Suburban Gardens Sec. 73, a subdivision recorded in Vol. 2, Pages 91 & 92, in Brazoria County Public Records (B.C.P.R.).

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: 2021.12.29 16:05:00 -06'00' January 3, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Detention Lake D Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

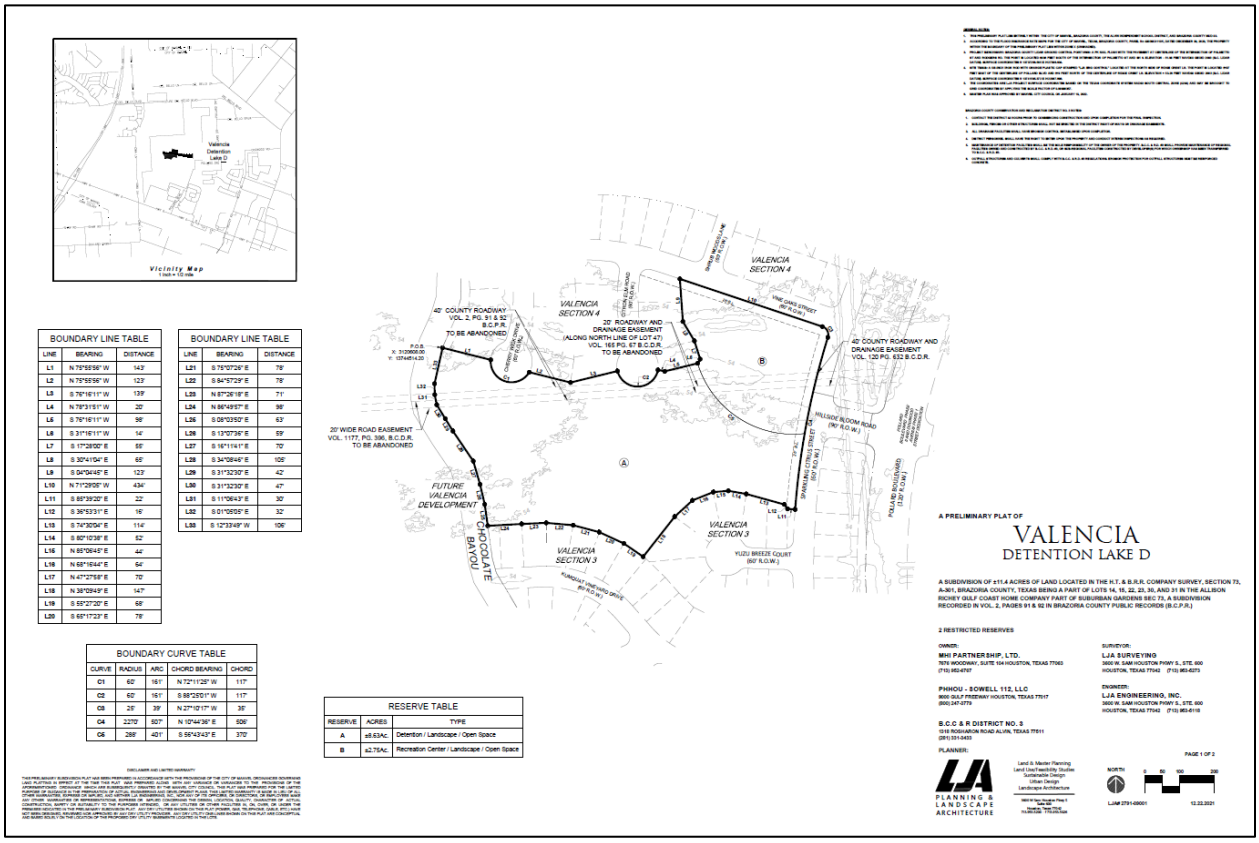
Staff Recommendation

The City staff recommends denial of the Valencia Detention Lake D Preliminary Plat. This preliminary plat does not meet the following criteria:

1. Dedicate the ultimate 100-foot right-of-way width for Chocolate Bayou (Section 50-53, Section 62-38 (b) (12), and Section 62-38 (b) (8)).
2. Submit a Preliminary Drainage Plan (Section 62-38 (b) (12)).
3. Provide drainage district approval of Preliminary Drainage Plan Section 62-38 (b) (12)).
4. Provide an approved Master Plan by City Council (Section 62-39).
5. Developments with more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS, HEC-RAS Flood Hydrograph method will be required (Design Criteria Manual Section 5 and Section 62-38 (a) (12)).
6. The 40-foot County roadway must be expanded to a 60-foot right-of-way and improved per Section 62-111 and Section 62-104 (11). The road must be constructed or abandoned.
7. The 20-foot road easement must be expanded to a 60-foot right-of-way and one-half must be improved per Section 62-111 and Section 62-104 (11). The road must be constructed or abandoned.

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

Plat Exhibit



BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 75°55'56" W	143'
L2	N 75°55'56" W	123'
L3	S 76°16'11" W	139'
L4	N 78°31'51" W	20'
L5	S 76°16'11" W	99'
L6	S 31°16'11" W	14'
L7	S 17°28'00" E	68'
L8	S 30°41'04" E	68'
L9	S 04°04'45" E	123'
L10	N 71°29'05" W	434'
L11	S 85°39'20" E	22'
L12	S 36°53'31" E	16'
L13	S 74°30'04" E	114'
L14	S 80°10'38" E	52'
L15	N 85°08'45" E	44'
L16	N 68°16'44" E	64'
L17	N 47°27'58" E	70'
L18	N 38°08'45" E	147'
L19	S 65°27'20" E	68'
L20	S 65°17'23" E	78'

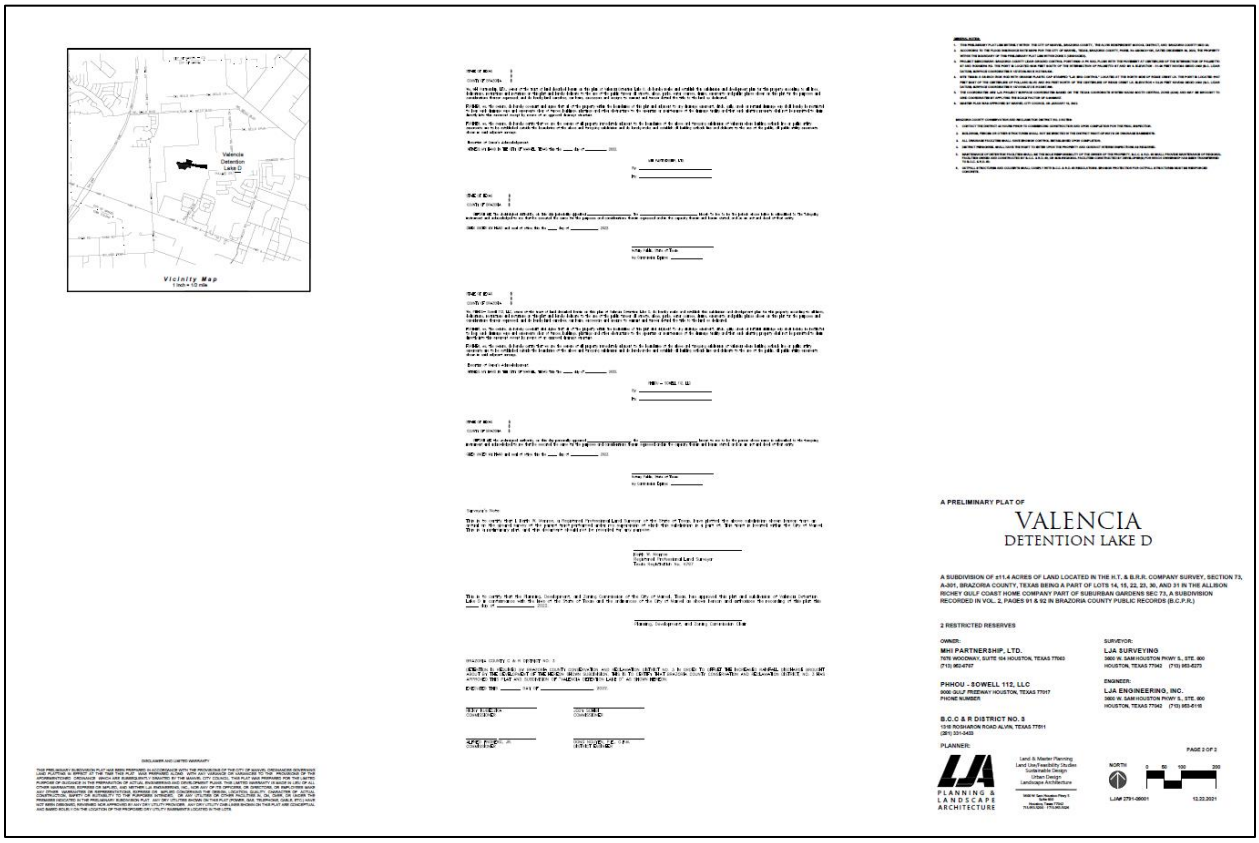
BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L21	S 75°07'26" E	78'
L22	S 84°57'29" E	78'
L23	N 87°26'18" E	71'
L24	N 86°49'57" E	98'
L25	S 06°03'50" E	63'
L26	S 13°07'39" E	59'
L27	S 16°11'41" E	70'
L28	S 34°08'46" E	105'
L29	S 31°32'30" E	42'
L30	S 31°32'30" E	47'
L31	S 11°06'43" E	30'
L32	S 01°09'05" E	32'
L33	S 12°33'49" W	106'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	60'	161'	N 72°11'25" W	117'
C2	60'	161'	S 88°25'01" W	117'
C3	25'	39'	N 27°10'17" W	35'
C4	2270'	507'	N 10°44'36" E	506'
C5	288'	401'	S 56°43'43" E	370'

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±8.63AC.	Detention / Landscape / Open Space
B	±2.75AC.	Recreation Center / Landscape / Open Space

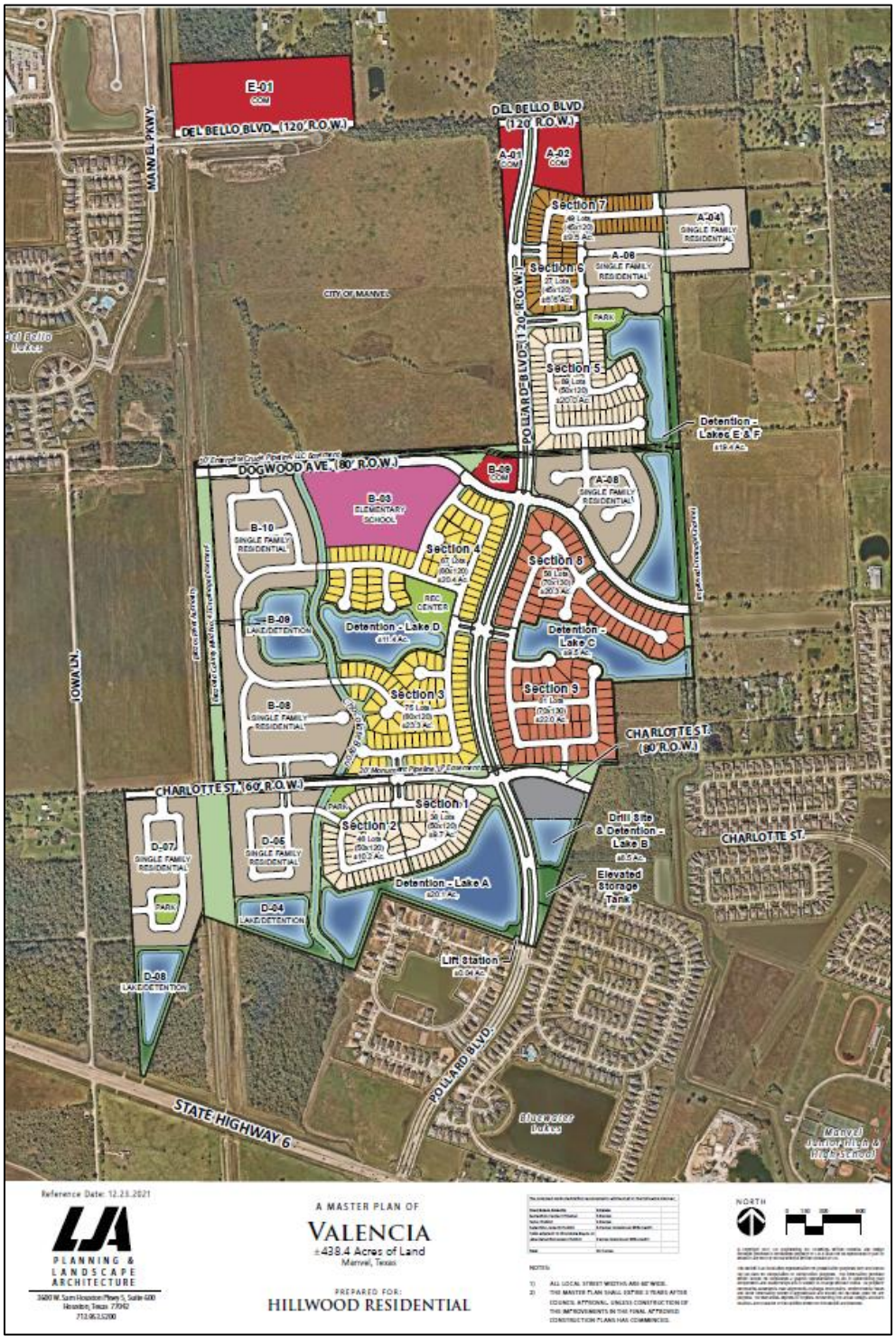
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

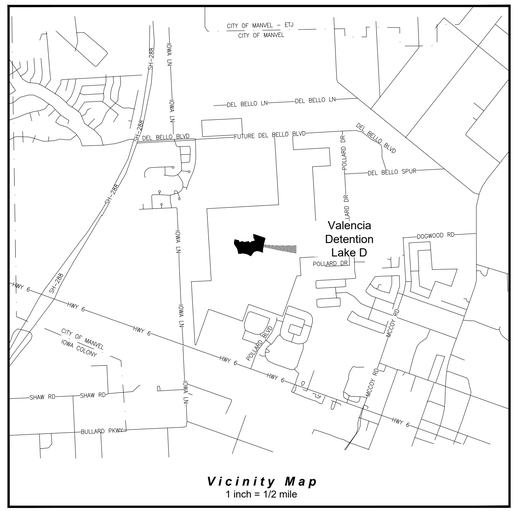
Plat Exhibit



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

Proposed Valencia Master Plan (dated December 23, 2021)





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1 inch = 1/2 mile

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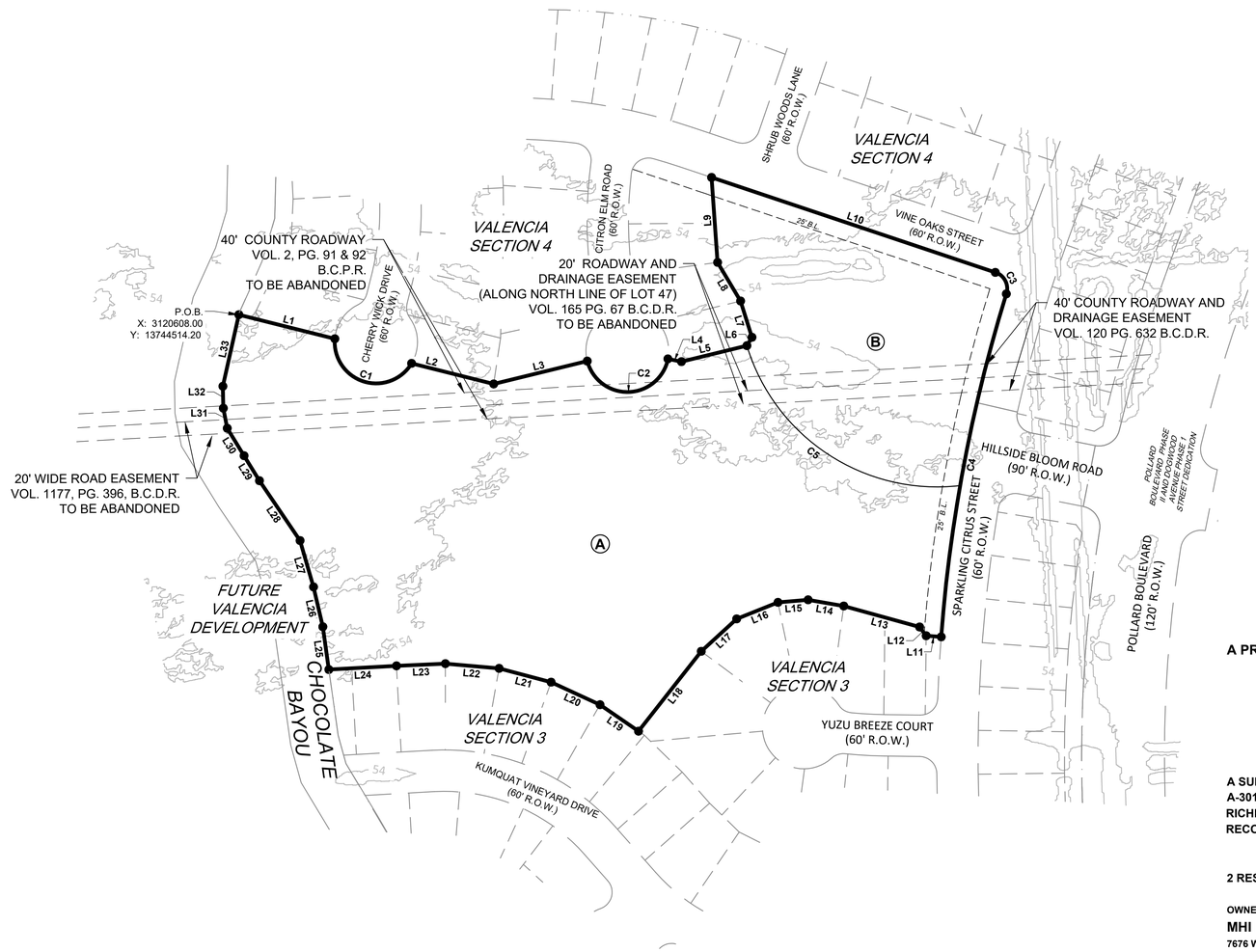


RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±8.63Ac.	Detention / Landscape / Open Space
B	±2.75Ac.	Recreation Center / Landscape / Open Space

DISCLAIMER AND LIMITED WARRANTY

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

GENERAL NOTES:

1. THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0110K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
3. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.
4. SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.
5. THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.
6. MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
3. ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
4. DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
5. MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.
6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

A PRELIMINARY PLAT OF

VALENCIA
DETENTION LAKE D

A SUBDIVISION OF ±11.4 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 14, 15, 22, 23, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

2 RESTRICTED RESERVES

OWNER:
MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

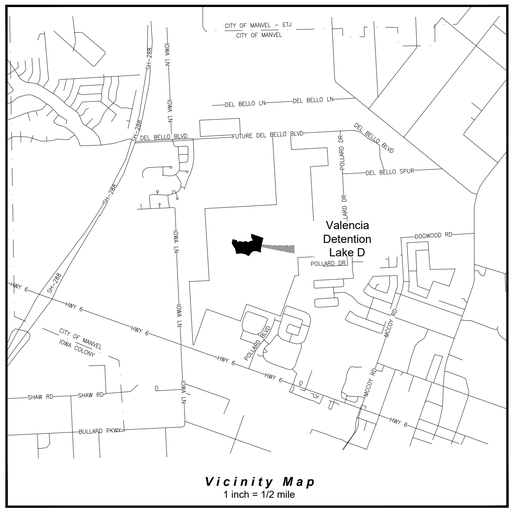
SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNER:
PLANNING & LANDSCAPE ARCHITECTURE
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - f 713.953.5026

NORTH
0 50 100 200

LJA# 2791-09001 12.22.2021



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STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU– Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Detention Lake D, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Detention Lake D 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA DETENTION LAKE D" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

GENERAL NOTES:

1. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.**
2. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0115K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
3. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.**
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A PRELIMINARY PLAT OF

VALENCIA
DETENTION LAKE D

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2 RESTRICTED RESERVES

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MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
PHONE NUMBER

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

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

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNING & LANDSCAPE ARCHITECTURE

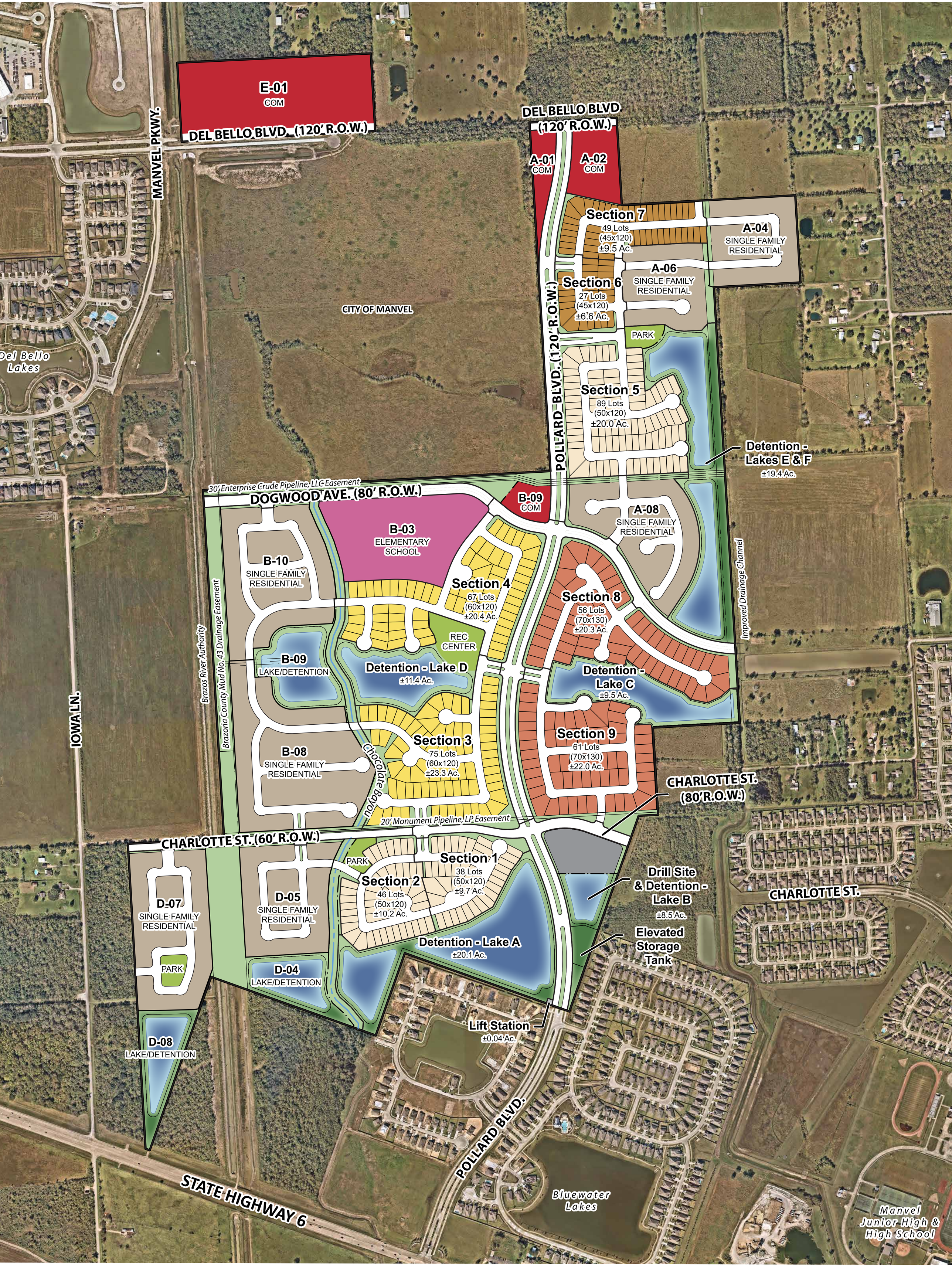
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

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

NORTH

0 50 100 200

LJA# 2791-09001 **12.22.2021**



Reference Date: 12.23.2021

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

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

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:

HILLWOOD RESIDENTIAL

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	**Acreage**	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

NOTES:

1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

NORTH

0 150 300 600

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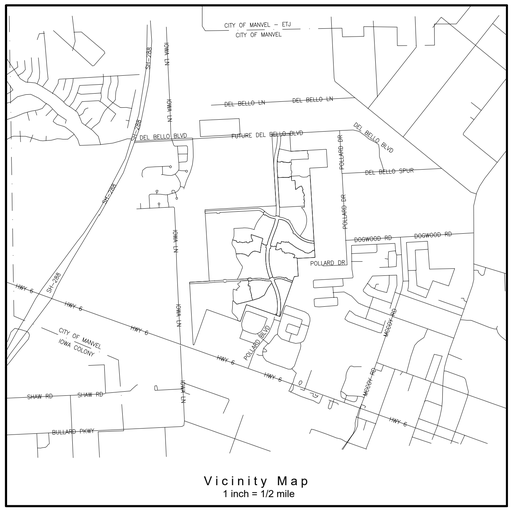
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU- Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

_____
MAYOR DEBRA DAVISON

_____
DAN DAVIS

_____
NICCOLE TYSON

_____
LARRY AKERY

_____
LORRAINE HEHN

_____
JEROME HUDSON

_____
JASON ALBERT

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: January 10, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Section 9, being a subdivision of 22.0 acres of land located in the H.T. & B.R.R. Company Survey, Sec. 64, A-483, and in the H.T. & B.R.R. Company Survey, Sec. 73, A-301, Brazoria County, Texas, being a part of Outlots 195 of the Dr. A.A. Luther Subdivision of the Manvel and surrounding acreage property, a subdivision recorded in Vol. 1, Pgs. 71 & 72, Vol. 3, Pgs. 139 & 140 of the Brazoria County Public Records (B.C.P.R.) and being a part of Lots 31, 32, 39, and 40 in the Allison Richey Gulf Coast Home Company part of Suburban Gardens Sec. 73, Vol. 2, Pgs. 91 & 92 of the Brazoria County Public Records (B.C.P.R.).

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: 2021.12.30 09:04:24 -06'00'

SIGNATURE

January 3, 2022

DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Section 9 Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

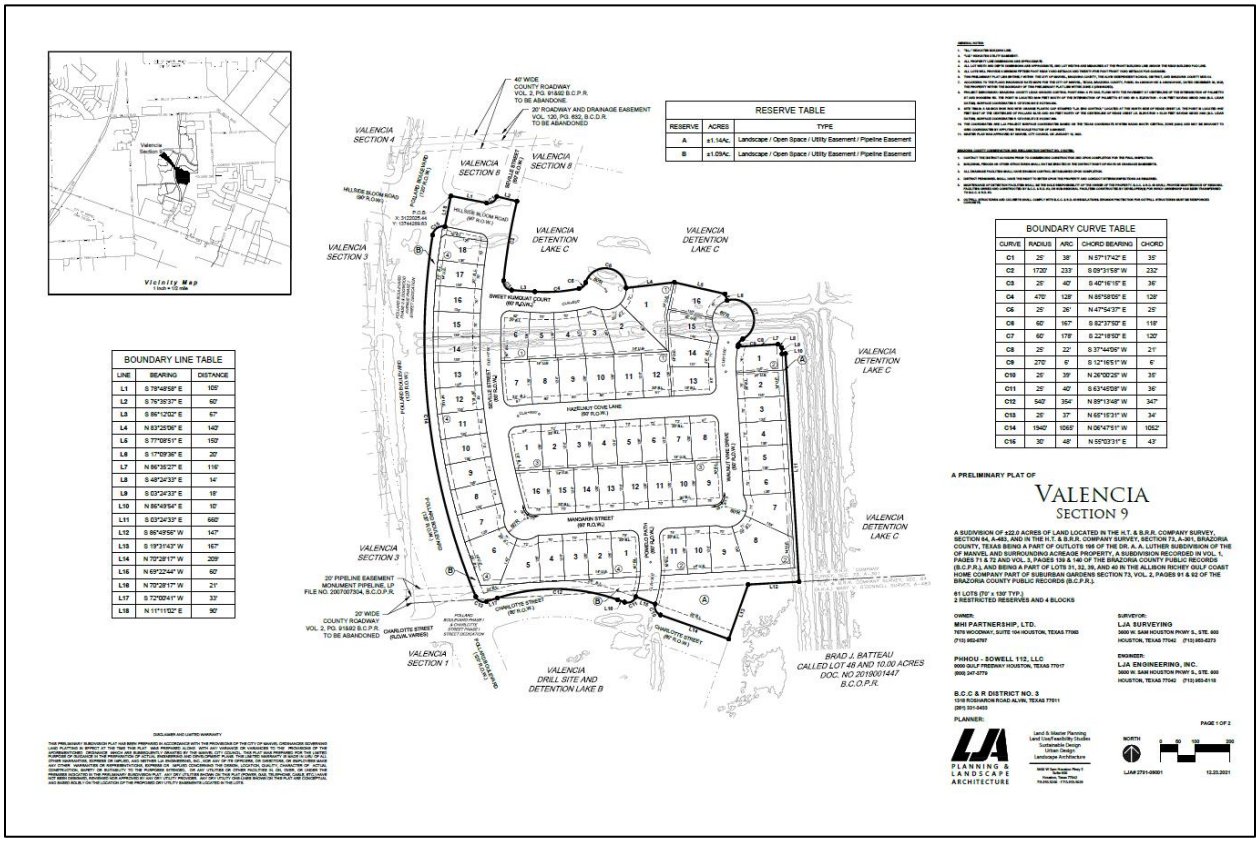
Staff Recommendation

The City staff recommends denial of the Valencia Section 9 Preliminary Plat. This preliminary plat does not meet the following criteria:

1. Submit a Preliminary Drainage Plan (Section 62-38 (b) (12)).
2. Provide drainage district approval of Preliminary Drainage Plan Section 62-38 (b) (12)).
3. Provide an approved Master Plan by City Council (Section 62-39).
4. Provide a Traffic Study. This property is located on Pollard Boulevard and Charlotte Street which are Major Thoroughfares (Section 62-38 (b) (13)).
5. Developments with more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS, HEC-RAS Flood Hydrograph method will be required (Design Criteria Manual Section 5 and Section 62-38 (a) (12)).
6. The 20-foot road easement must be expanded to a 60-foot right-of-way and improved per Section 62-111 and Section 62-104 (11). The road must be constructed or abandoned.
7. The Development Agreement only reserved 410 connections in the first phase of development (Resolution No. 2021-R-18, approved August 16, 2021).
8. Label the 50-foot pipeline setback or the abandonment documentation on the face of the plat (Section 62-38 (b) (10) and Section 62-38 (b) (5)).

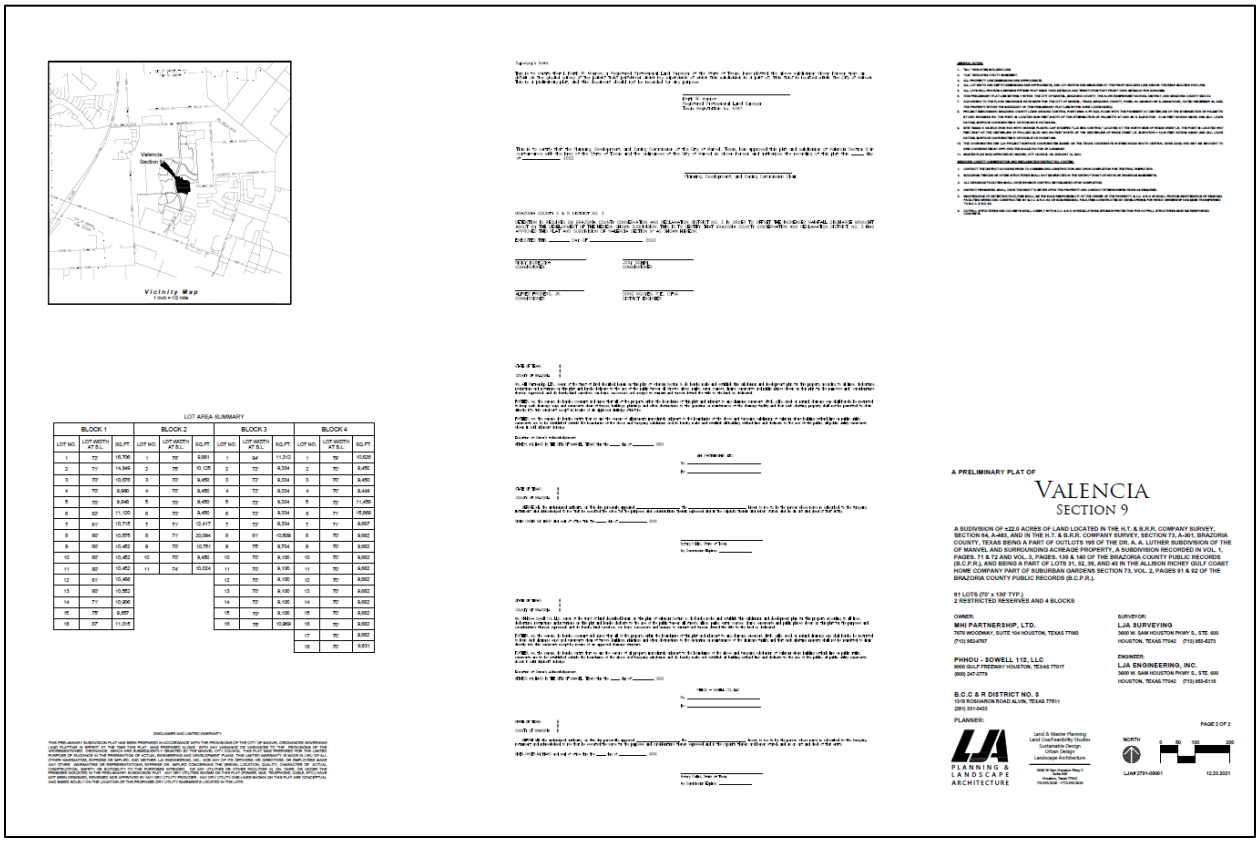
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Plat Exhibit



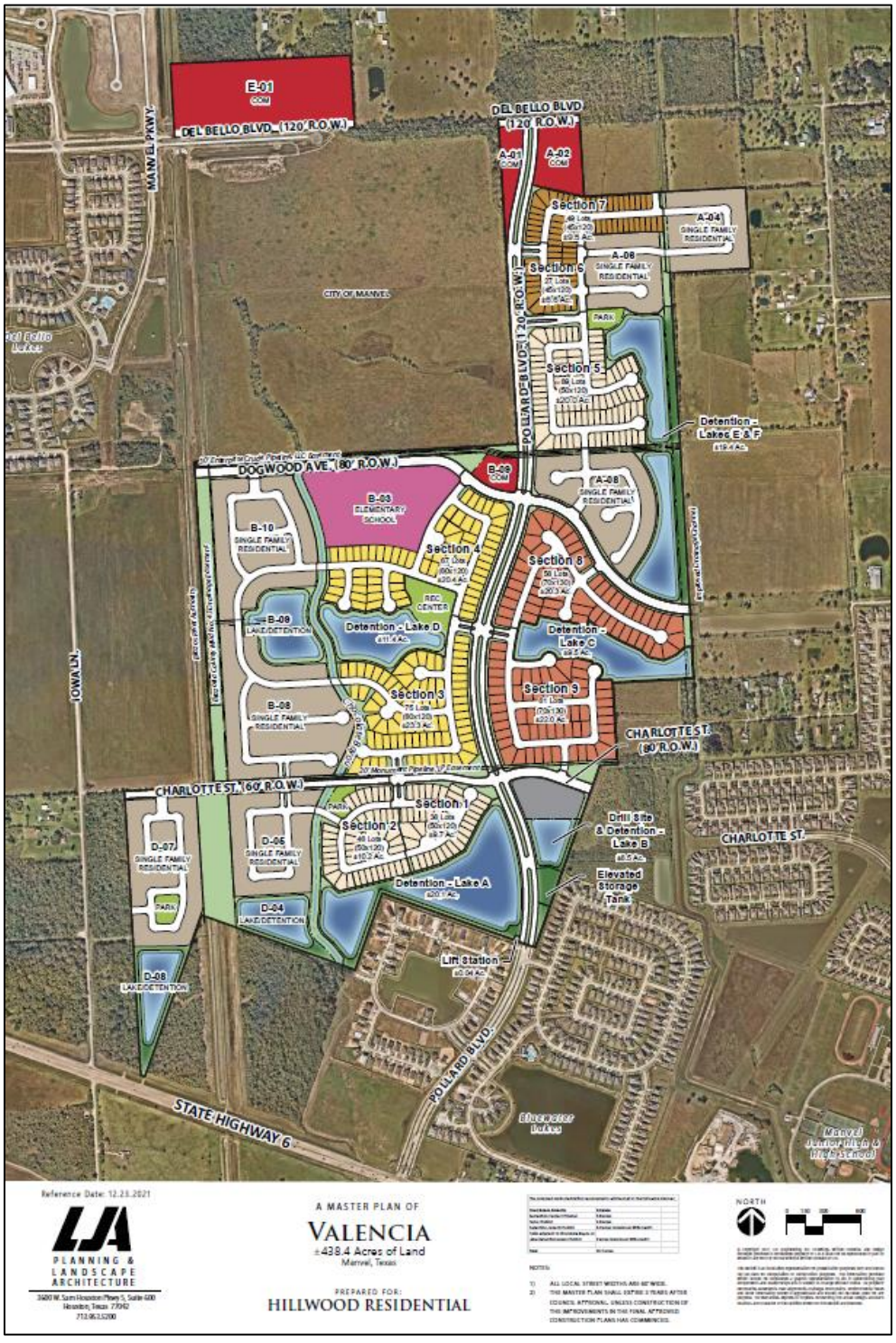
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

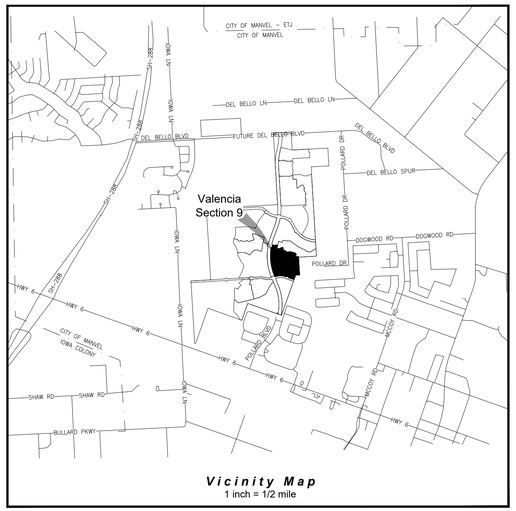
Plat Exhibit



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

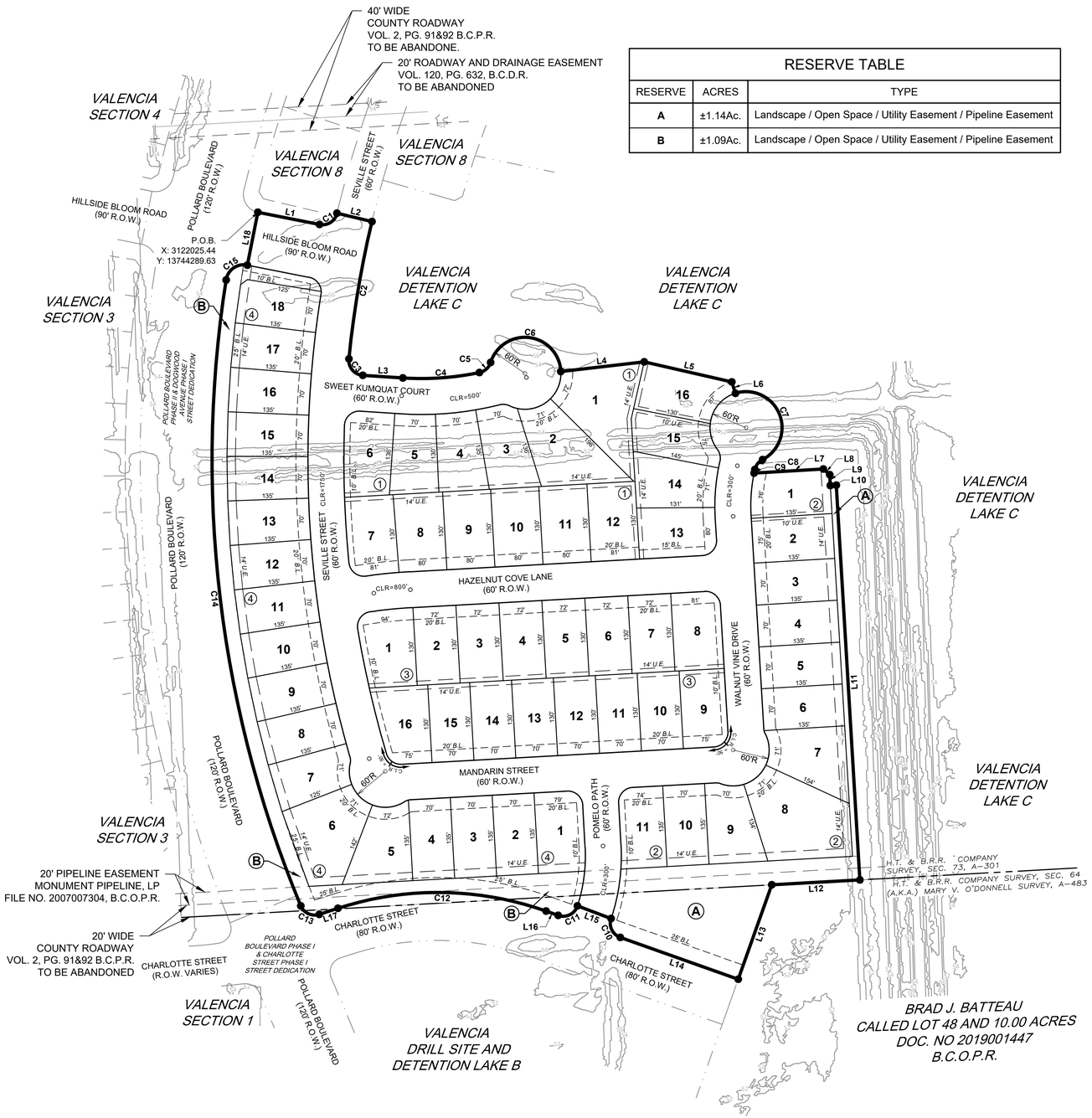
Proposed Valencia Master Plan (dated December 23, 2021)





Vicinity Map
1 inch = 1/2 mile

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 78°48'58" E	105'
L2	S 76°35'37" E	60'
L3	S 86°12'02" E	67'
L4	N 83°25'06" E	140'
L5	S 77°08'51" E	150'
L6	S 17°09'36" E	20'
L7	N 86°35'27" E	116'
L8	S 48°24'33" E	14'
L9	S 03°24'33" E	18'
L10	N 86°49'54" E	10'
L11	S 03°24'33" E	660'
L12	S 86°49'56" W	147'
L13	S 19°31'43" W	167'
L14	N 70°28'17" W	209'
L15	N 69°22'44" W	60'
L16	N 70°28'17" W	21'
L17	S 72°00'41" W	33'
L18	N 11°11'02" E	90'



RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±1.14Ac.	Landscape / Open Space / Utility Easement / Pipeline Easement
B	±1.09Ac.	Landscape / Open Space / Utility Easement / Pipeline Easement

GENERAL NOTES:

1. **"B.L." INDICATES BUILDING LINE.**
2. **"U.E." INDICATES UTILITY EASEMENT.**
3. **ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.**
4. **ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.**
5. **ALL LOTS WILL PROVIDE A MINIMUM FIFTEEN FOOT REAR YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.**
6. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.**
7. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0110K & 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
8. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.**
9. **SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.**
10. **THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.**
11. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
2. **BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.**
3. **ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.**
4. **DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.**
5. **MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.**
6. **OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.**

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	25'	38'	N 57°17'42" E	35'
C2	1720'	233'	S 09°31'58" W	232'
C3	25'	40'	S 40°16'15" E	36'
C4	470'	128'	N 85°58'05" E	128'
C5	25'	26'	N 47°54'37" E	25'
C6	60'	167'	S 82°37'50" E	118'
C7	60'	178'	S 22°18'50" E	120'
C8	25'	22'	S 37°44'06" W	21'
C9	270'	6'	S 12°16'51" W	6'
C10	25'	39'	N 26°00'25" W	35'
C11	25'	40'	S 63°45'08" W	36'
C12	540'	354'	N 89°13'48" W	347'
C13	25'	37'	N 65°15'31" W	34'
C14	1940'	1065'	N 06°47'51" W	1052'
C15	30'	48'	N 55°03'31" E	43'

A PRELIMINARY PLAT OF

VALENCIA
SECTION 9

A SUDIVISION OF ±22.0 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483, AND IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.), AND BEING A PART OF LOTS 31, 32, 39, AND 40 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

61 LOTS (70' x 130' TYP.)
2 RESTRICTED RESERVES AND 4 BLOCKS

OWNER:
MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

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

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNING & LANDSCAPE ARCHITECTURE

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

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

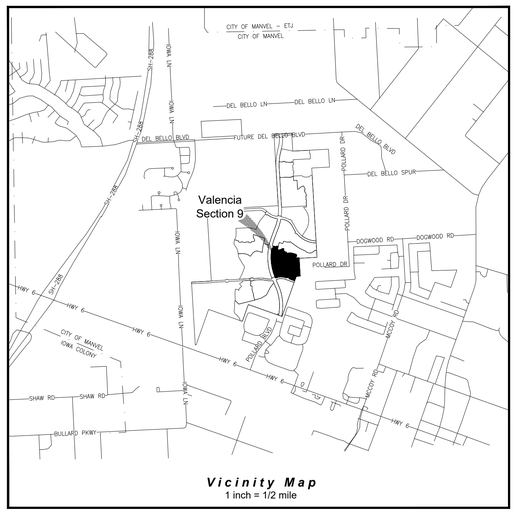
NORTH

0 50 100 200

LJA# 2791-09001 **12.23.2021**

DISCLAIMER AND LIMITED WARRANTY

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



Vicinity Map
1 inch = 1/2 mile

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	72'	16,706	1	76'	9,861	1	94'	11,312	1	79'	10,626
2	71'	14,849	2	75'	10,125	2	72'	9,334	2	70'	9,450
3	70'	10,676	3	70'	9,450	3	72'	9,334	3	70'	9,450
4	70'	9,980	4	70'	9,450	4	72'	9,334	4	70'	9,449
5	70'	9,948	5	70'	9,450	5	72'	9,334	5	72'	11,458
6	82'	11,120	6	70'	9,450	6	72'	9,334	6	71'	15,869
7	81'	10,715	7	71'	12,417	7	72'	9,334	7	71'	9,687
8	80'	10,575	8	71'	20,094	8	81'	10,509	8	70'	9,682
9	80'	10,452	9	70'	10,751	9	75'	9,704	9	70'	9,682
10	80'	10,452	10	70'	9,450	10	70'	9,100	10	70'	9,682
11	80'	10,452	11	74'	10,024	11	70'	9,100	11	70'	9,682
12	81'	10,488				12	70'	9,100	12	70'	9,682
13	80'	10,552				13	70'	9,100	13	70'	9,682
14	71'	10,906				14	70'	9,100	14	70'	9,682
15	75'	9,857				15	70'	9,100	15	70'	9,682
16	87'	11,015				16	75'	10,969	16	70'	9,682
									17	70'	9,682
									18	70'	9,631

DISCLAIMER AND LIMITED WARRANTY

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

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Section 9 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA SECTION 9" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, MHI Partnership, LTD., owner of the tract of land described herein on this plan of Valencia Section 9, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU– Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Section 9, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

GENERAL NOTES:

1. **"B.L." INDICATES BUILDING LINE.**
2. **"U.E." INDICATES UTILITY EASEMENT.**
3. **ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.**
4. **ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.**
5. **ALL LOTS WILL PROVIDE A MINIMUM FIFTEEN FOOT REAR YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.**
6. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.**
7. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0110K & 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
8. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.**
9. **SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.**
10. **THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.**
11. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
2. **BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.**
3. **ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.**
4. **DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.**
5. **MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.**
6. **OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.**

A PRELIMINARY PLAT OF

VALENCIA
SECTION 9

A SUDIVISION OF ±22.0 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483, AND IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES. 71 & 72 AND VOL. 3, PAGES. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.), AND BEING A PART OF LOTS 31, 32, 39, AND 40 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

61 LOTS (70' x 130' TYP.)
2 RESTRICTED RESERVES AND 4 BLOCKS

OWNER:
MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

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

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNER:
PLANNING & LANDSCAPE ARCHITECTURE

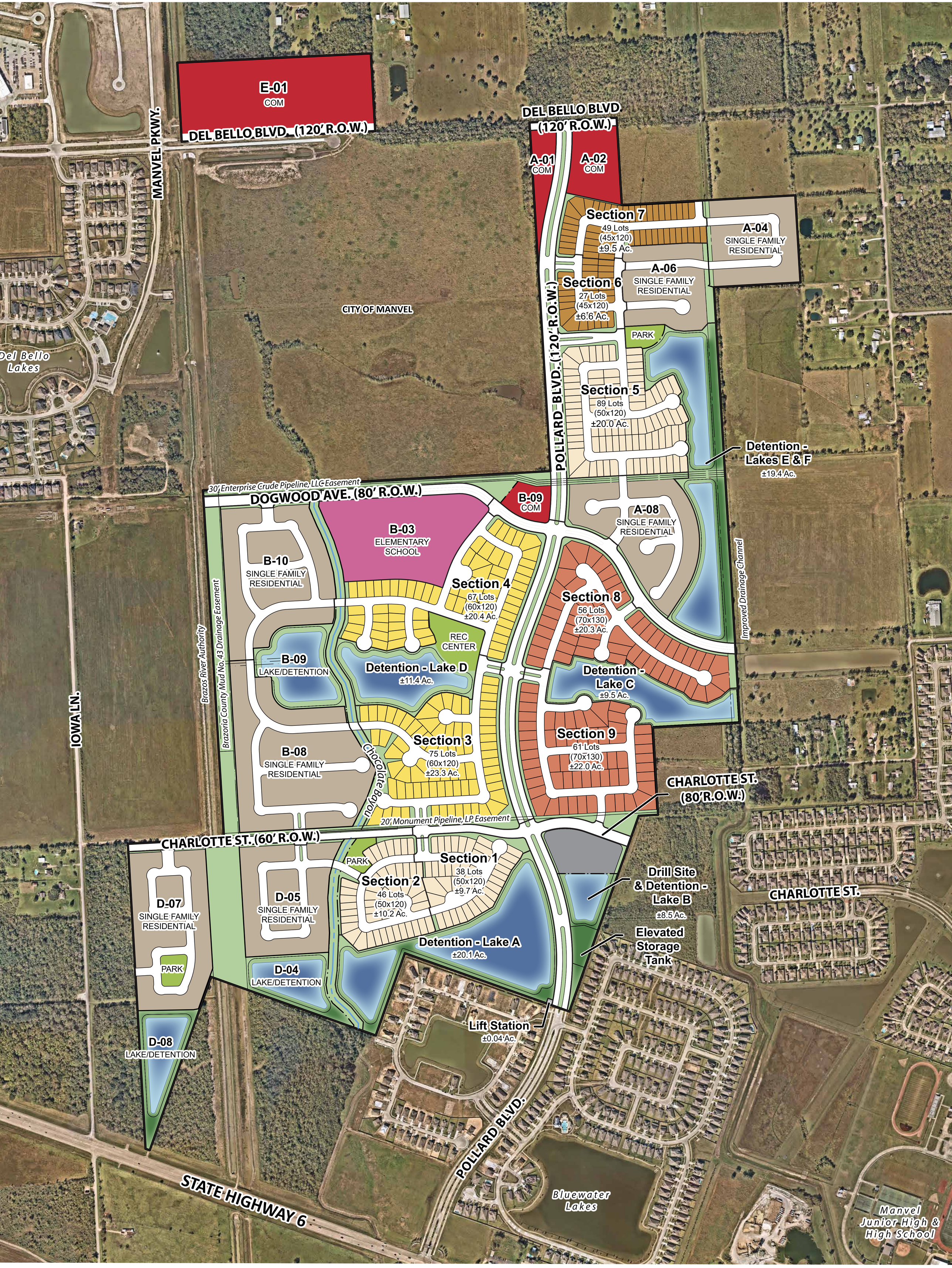
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

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

NORTH

0 50 100 200

LJA# 2791-09001 **12.23.2021**



Reference Date: 12.23.2021

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

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

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:

HILLWOOD RESIDENTIAL

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	**Acreage**	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

NOTES:

1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

NORTH

0 150 300 600

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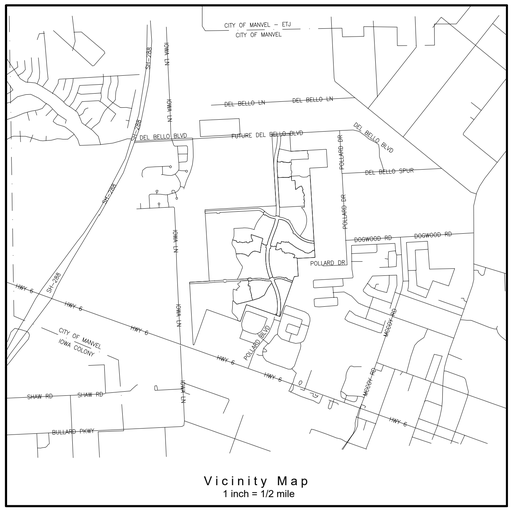
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU- Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

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Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

_____
MAYOR DEBRA DAVISON

_____
DAN DAVIS

_____
NICCOLE TYSON

_____
LARRY AKERY

_____
LORRAINE HEHN

_____
JEROME HUDSON

_____
JASON ALBERT

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: January 10, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Section 8, being a subdivision of 20.3 acres of land located in the H.T. & B.R.R. Company Survey, A-301, Brazoria County, Texas, being a part of Lots 30, 31, 37, 38, 39, 46 and 47 in the Allison Richey Gulf Coast Home Company part of Suburban Gardens Section 73, a subdivision recorded in Vol. 2, Pages 91 & 92 of the Brazoria County Public Records (B.C.P.R.).

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: 2021.12.30 08:54:19 -06'00' January 3, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Section 8 Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

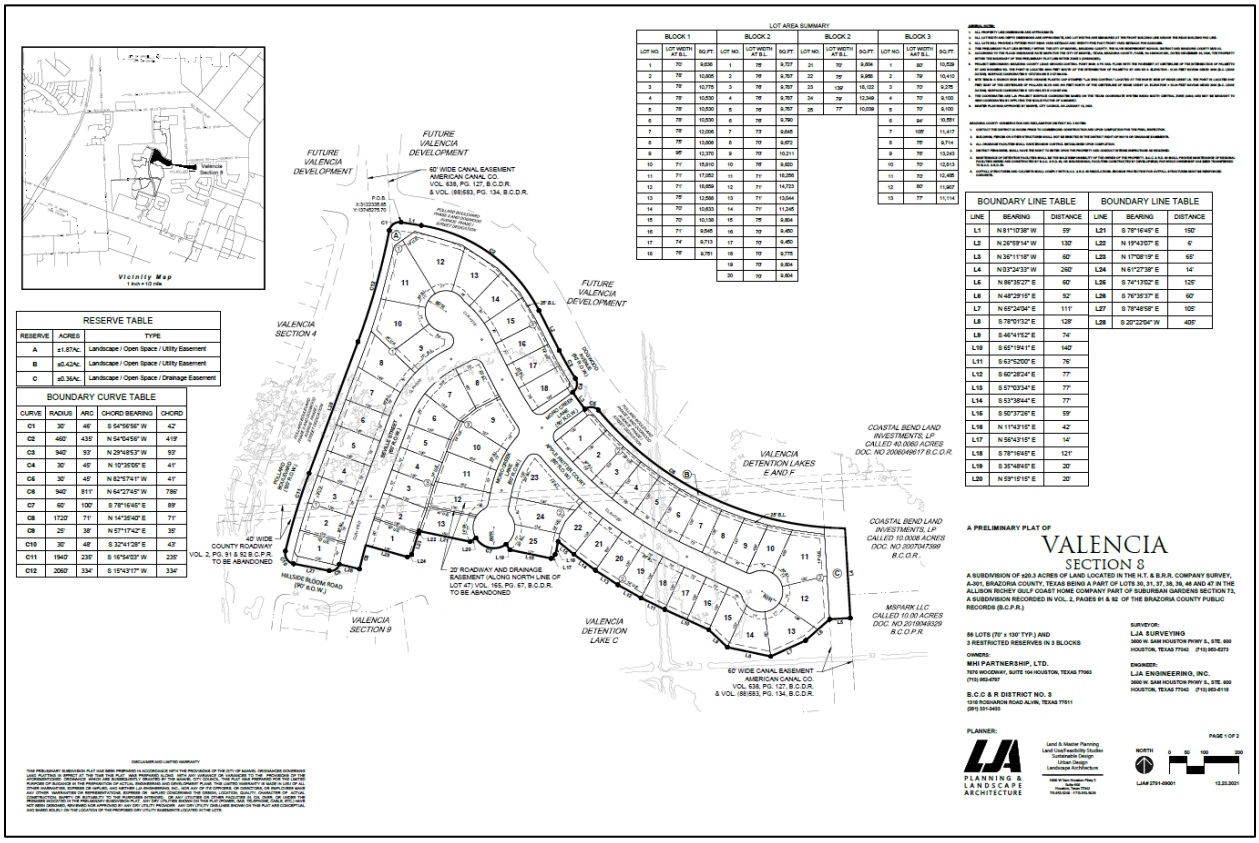
Staff Recommendation

The City staff recommends denial of the Valencia Section 8 Preliminary Plat. This preliminary plat does not meet the following criteria:

1. Dedicate the ultimate 100-foot right-of-way width for Chocolate Bayou (Section 50-53, Section 62-38 (b) (12), and Section 62-38 (b) (8))
2. Submit a Preliminary Drainage Plan (Section 62-38 (b) (12)).
3. Provide drainage district approval of Preliminary Drainage Plan Section 62-38 (b) (12)).
4. Provide an approved Master Plan by City Council (Section 62-39).
5. Provide a Traffic Study. This property is located on Pollard Boulevard and Dogwood Avenue which are Major Thoroughfares (Section 62-38 (b) (13)).
6. Developments with more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS, HEC-RAS Flood Hydrograph method will be required (Design Criteria Manual Section 5 and Section 62-38 (a) (12)).
7. The 40-foot County roadway must be expanded to a 60-foot right-of-way and improved per Section 62-111 and Section 62-104 (11). The road must be constructed or abandoned.
8. The 20-foot road easement must be expanded to a 60-foot right-of-way and improved per Section 62-111 and Section 62-104 (11). The road must be constructed or abandoned.
9. Provide a LONO from GCWA regarding 60-foot American Canal easement (Section 62-106 (b), Section 62-115, Section 62-7, and Section 62-38 (b) (8)).
10. Provide the GCWA abandonment documentation on the face of the plat (Section 62-106 (b), Section 62-115, Section 62-7, and Section 62-38 (b) (8)).
11. The Development Agreement only reserved 410 connections in the first phase of development (Resolution No. 2021-R-18, approved August 16, 2021).

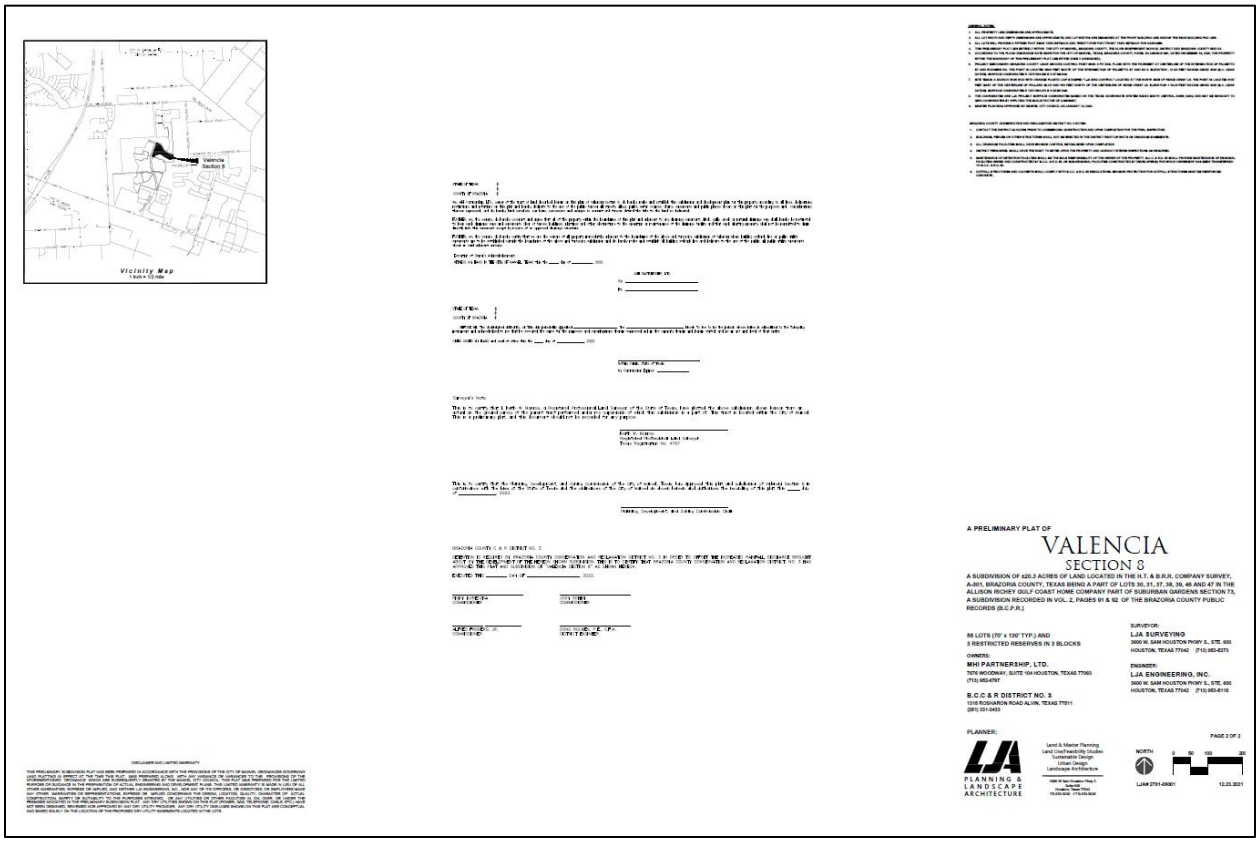
DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Plat Exhibit



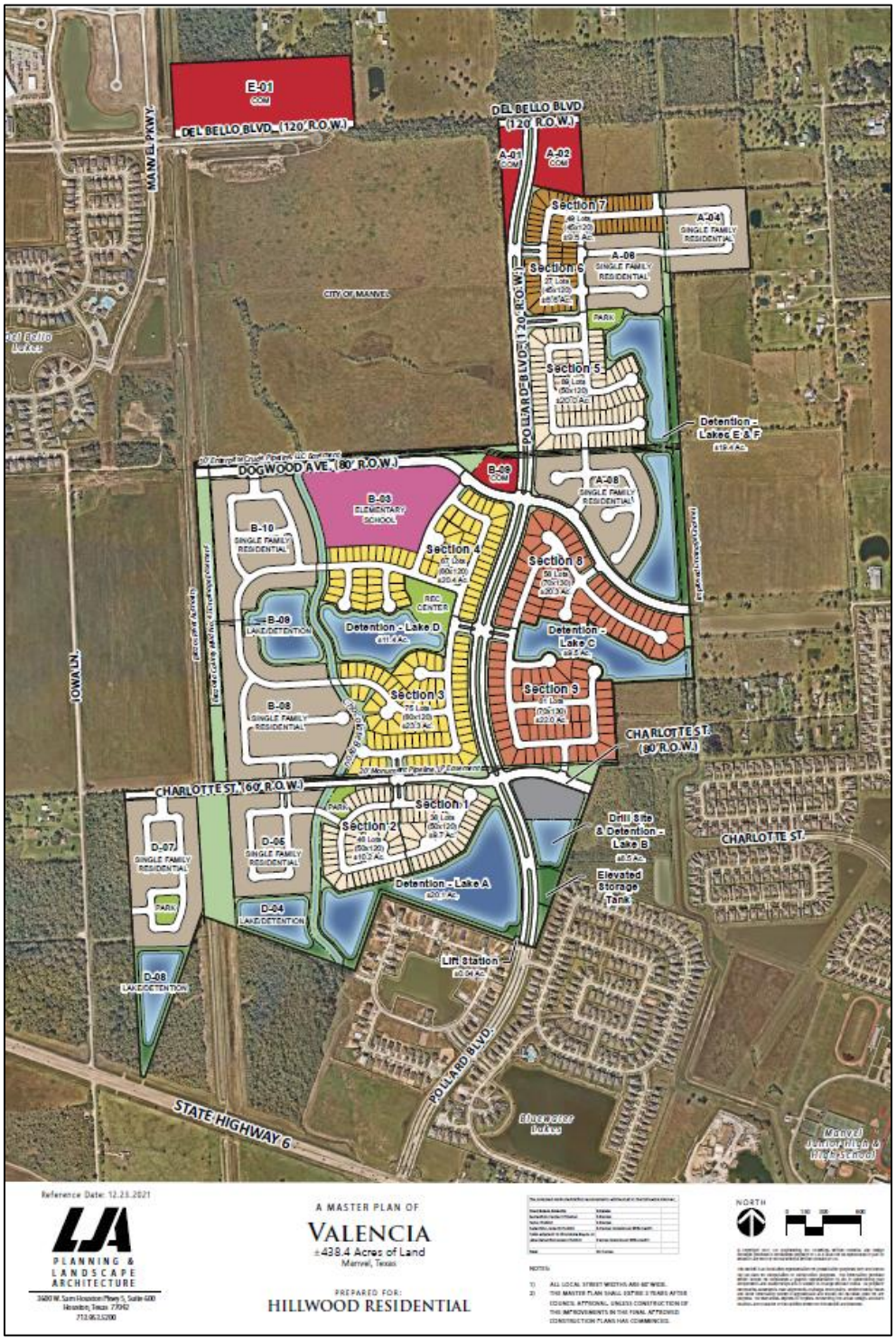
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

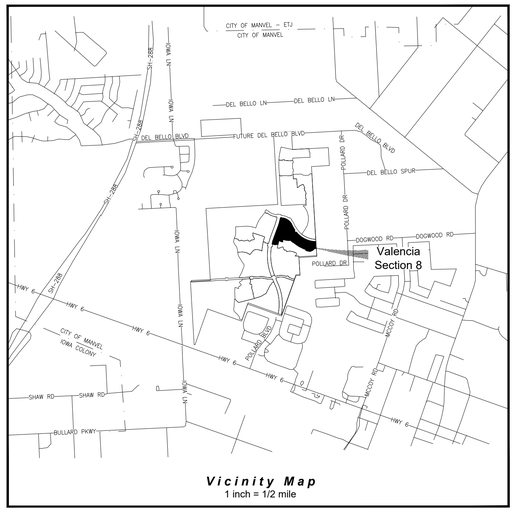
Plat Exhibit



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

Proposed Valencia Master Plan (dated December 23, 2021)





Vicinity Map
1 inch = 1/2 mile

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±1.87Ac.	Landscape / Open Space / Utility Easement
B	±0.42Ac.	Landscape / Open Space / Utility Easement
C	±0.36Ac.	Landscape / Open Space / Drainage Easement

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	30'	46'	S 54°56'56" W	42'
C2	460'	435'	N 54°04'56" W	419'
C3	940'	93'	N 29°48'53" W	93'
C4	30'	45'	N 10°35'05" E	41'
C5	30'	45'	N 82°57'41" W	41'
C6	940'	811'	N 64°27'45" W	786'
C7	60'	100'	S 78°16'45" E	89'
C8	1720'	71'	N 14°35'40" E	71'
C9	25'	38'	N 57°17'42" E	35'
C10	30'	48'	S 32°41'28" E	43'
C11	1940'	235'	S 16°54'03" W	235'
C12	2060'	334'	S 15°43'17" W	334'

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 2			BLOCK 3		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AAT B.L.	SQ.FT.
1	70'	9,638	1	75'	9,727	21	70'	9,804	1	80'	10,529
2	78'	10,805	2	76'	9,787	22	75'	9,956	2	79'	10,410
3	78'	10,775	3	76'	9,787	23	139'	18,122	3	70'	9,275
4	78'	10,530	4	76'	9,787	24	79'	12,349	4	70'	9,100
5	78'	10,530	5	76'	9,787	25	77'	10,039	5	70'	9,100
6	78'	10,530	6	76'	9,790				6	94'	10,551
7	78'	12,006	7	73'	9,645				7	105'	11,417
8	75'	13,808	8	70'	9,672				8	75'	9,714
9	95'	12,370	9	70'	10,211				9	76'	13,243
10	71'	15,810	10	76'	9,820				10	70'	12,813
11	71'	17,052	11	71'	18,256				11	70'	12,485
12	71'	18,659	12	71'	14,723				12	80'	11,907
13	75'	12,588	13	71'	13,044				13	77'	11,114
14	70'	10,633	14	71'	11,245						
15	70'	10,138	15	75'	9,804						
16	71'	9,545	16	70'	9,450						
17	74'	9,713	17	70'	9,450						
18	76'	9,751	18	70'	9,775						
			19	70'	9,804						
			20	70'	9,804						

GENERAL NOTES:

1. **ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.**
2. **ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.**
3. **ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.**
4. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD 83.**
5. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
6. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #6039: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.**
7. **SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.**
8. **THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.**
9. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
2. **BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.**
3. **ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.**
4. **DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.**
5. **MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.**
6. **OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.**

BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 81°10'38" W	59'	**L21**	S 78°16'45" E	150'
L2	N 26°59'14" W	130'	**L22**	N 19°43'07" E	6'
L3	N 36°11'18" W	60'	**L23**	N 17°08'19" E	65'
L4	N 03°24'33" W	260'	**L24**	N 61°27'38" E	14'
L5	N 86°35'27" E	60'	**L25**	S 74°13'02" E	125'
L6	N 48°29'15" E	92'	**L26**	S 76°35'37" E	60'
L7	N 65°24'04" E	111'	**L27**	S 78°48'58" E	105'
L8	S 78°01'32" E	128'	**L28**	S 20°22'04" W	405'
L9	S 46°41'52" E	74'			
L10	S 65°19'41" E	140'			
L11	S 63°52'00" E	76'			
L12	S 60°28'24" E	77'			
L13	S 57°03'34" E	77'			
L14	S 53°38'44" E	77'			
L15	S 50°37'26" E	59'			
L16	N 11°43'15" E	42'			
L17	N 56°43'15" E	14'			
L18	S 78°16'45" E	121'			
L19	S 35°48'45" E	20'			
L20	N 59°15'15" E	20'			

A PRELIMINARY PLAT OF

VALENCIA
SECTION 8

A SUBDIVISION OF ±20.3 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 30, 31, 37, 38, 39, 46 AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

56 LOTS (70' x 130' TYP.) AND
3 RESTRICTED RESERVES IN 3 BLOCKS

OWNERS:
MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

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

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNER:

PLANNING & LANDSCAPE ARCHITECTURE

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

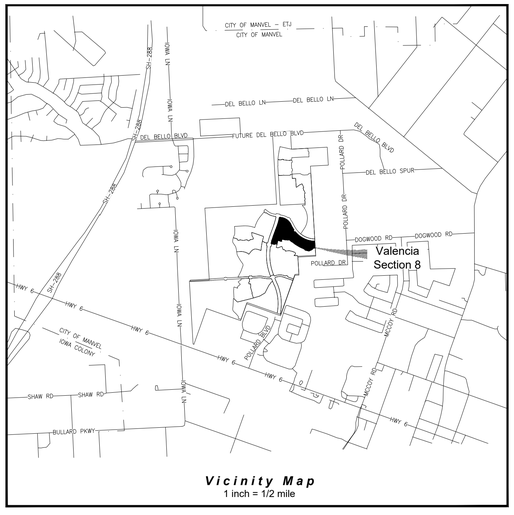
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - f 713.953.5026

NORTH
0 50 100 200

LJA# 2791-09001 **12.23.2021**

DISCLAIMER AND LIMITED WARRANTY

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



Vicinity Map
1 inch = 1/2 mile

GENERAL NOTES:

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2. ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.
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6. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.
7. SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.
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9. MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
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6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, MHI Partnership, LTD., owner of the tract of land described herein on this plan of Valencia Section 8, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Section 8 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA SECTION 8" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

DISCLAIMER AND LIMITED WARRANTY

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

A PRELIMINARY PLAT OF

VALENCIA
SECTION 8

A SUBDIVISION OF ±20.3 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 30, 31, 37, 38, 39, 46 AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

56 LOTS (70' x 130' TYP.) AND
3 RESTRICTED RESERVES IN 3 BLOCKS

OWNERS:
MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:
PLANNING & LANDSCAPE ARCHITECTURE

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

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

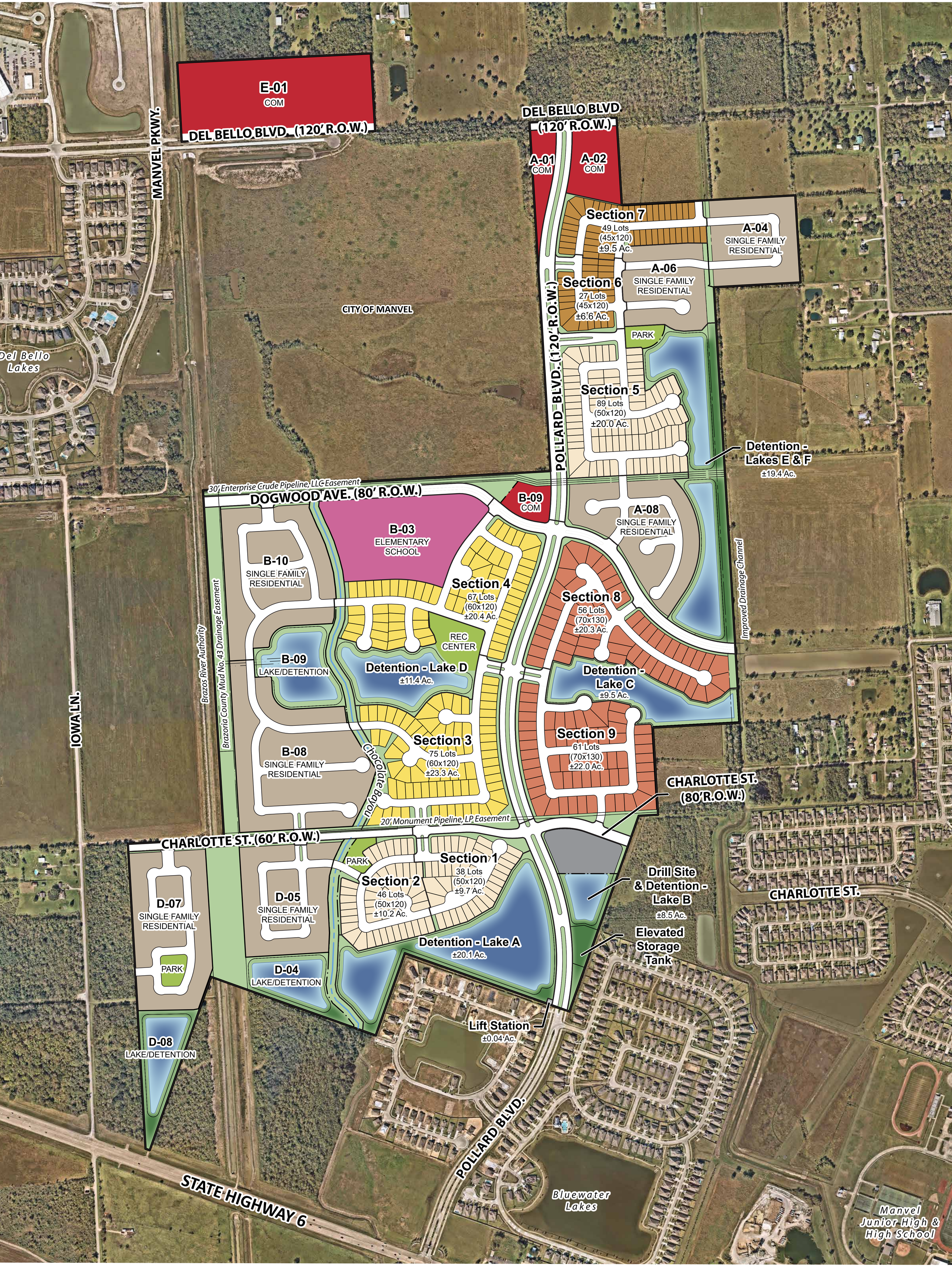
SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

NORTH

0 50 100 200

LJA# 2791-09001 12.23.2021



Reference Date: 12.23.2021

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

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

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:

HILLWOOD RESIDENTIAL

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	**Acreage**	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

NOTES:

1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

NORTH

0 150 300 600

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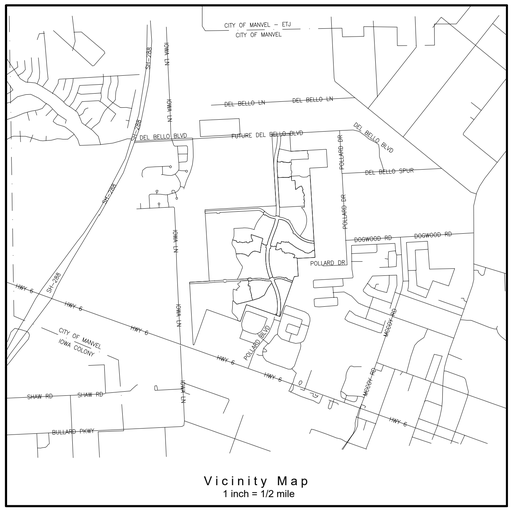
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU- Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

_____
MAYOR DEBRA DAVISON

_____
DAN DAVIS

_____
NICCOLE TYSON

_____
LARRY AKERY

_____
LORRAINE HEHN

_____
JEROME HUDSON

_____
JASON ALBERT

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: January 10, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake C, a subdivision of 9.5 acres of land located in the H.T. & B.R.R. Company Survey Sec. 73, A-301, Brazoria County, Texas, being a part of Lots 31, 39, 47 of the Allison Richey Gulf Coast Home Company part of the Suburban Gardens Sec. 73, Vol. 2, Pages 91 & 92, Brazoria County Public Records (B.C.P.R.).

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: 2021.12.29 16:34:38 -06'00'

SIGNATURE

January 3, 2022

DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Detention Lake C Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

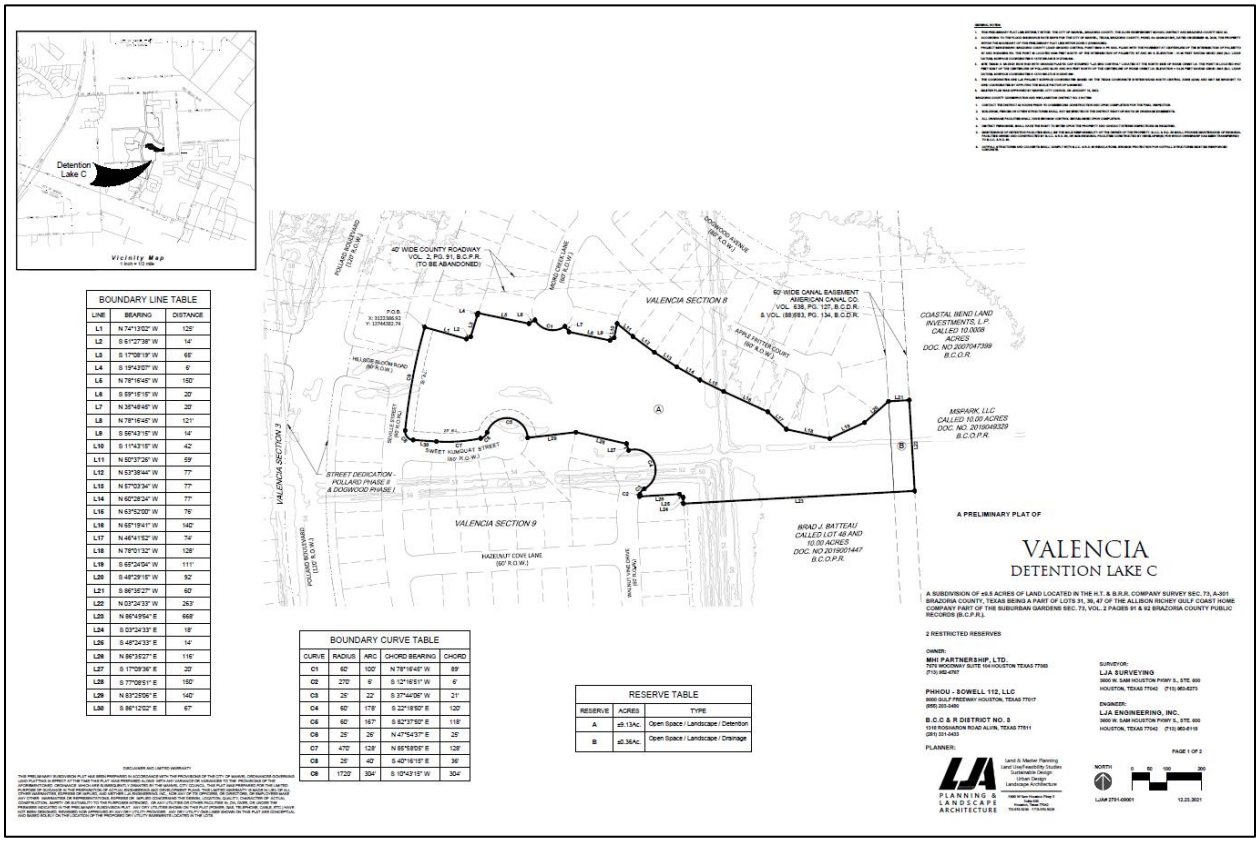
Staff Recommendation

The City staff recommends denial of the Valencia Detention Lake C Preliminary Plat. This preliminary plat does not meet the following criteria:

1. Dedicate the ultimate 90-foot right-of-way width for the American Canal (Section 62-38 (b) (12) and Section 62-38 (b) (8)).
2. Submit a Preliminary Drainage Plan (Section 62-38 (b) (12)).
3. Provide drainage district approval of Preliminary Drainage Plan Section 62-38 (b) (12)).
4. Provide an approved Master Plan by City Council (Section 62-39).
5. Developments with more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS, HEC-RAS Flood Hydrograph method will be required (Design Criteria Manual Section 5 and Section 62-38 (a) (12)).
6. Provide a LONO from GCWA regarding Reserve B restrictions to “landscaping” and “open space” (Section 62-106 (b), Section 62-115, Section 62-7, and Section 62-38 (b) (8)).

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

Plat Exhibit



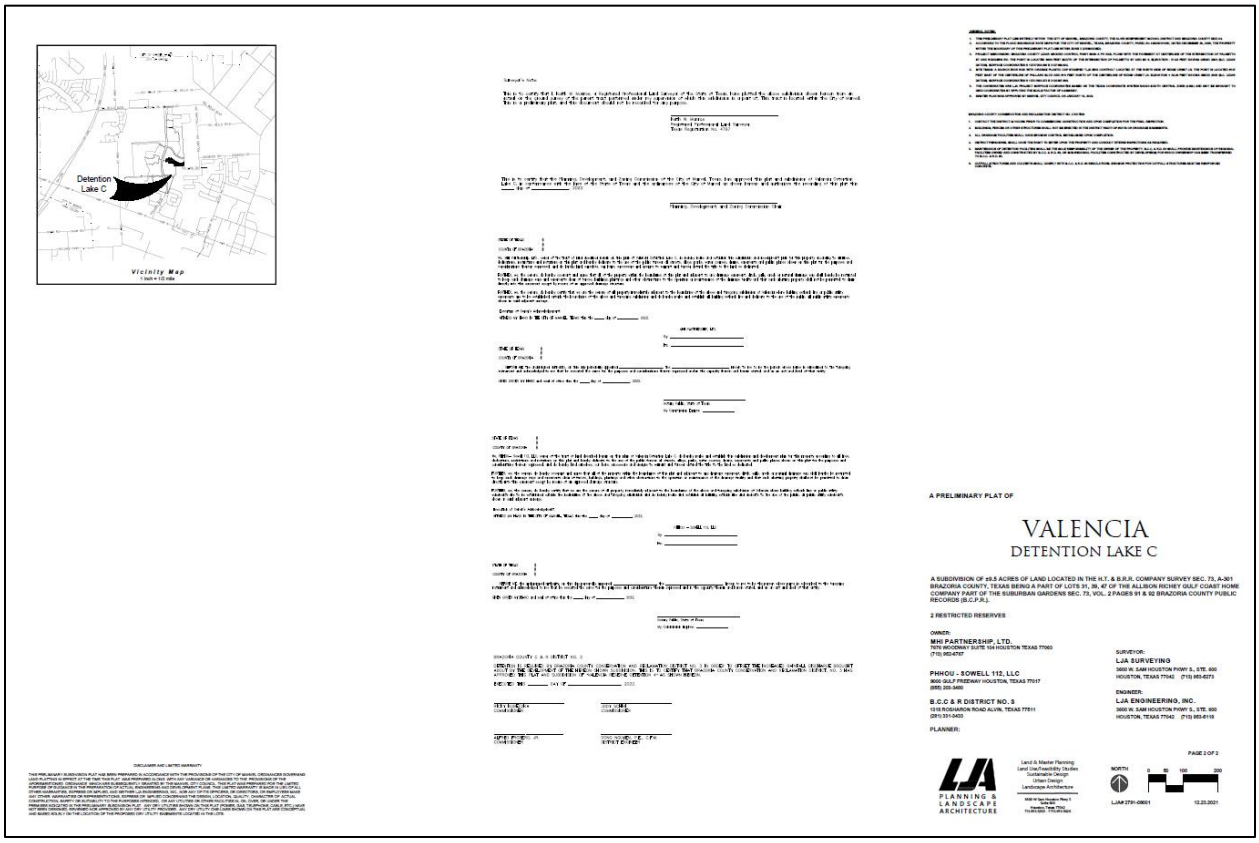
BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°13'02" W	125'
L2	S 61°27'39" W	14'
L3	S 17°08'19" W	68'
L4	S 19°43'07" W	9'
L5	N 78°16'48" W	150'
L6	S 59°16'18" W	20'
L7	N 36°48'48" W	20'
L8	N 78°16'48" W	121'
L9	S 56°43'18" W	14'
L10	S 11°43'18" W	42'
L11	N 50°37'26" W	59'
L12	N 53°38'44" W	77'
L13	N 57°03'34" W	77'
L14	N 60°28'24" W	77'
L15	N 63°52'00" W	76'
L16	N 66°19'41" W	140'
L17	N 46°41'52" W	74'
L18	N 78°01'32" W	128'
L19	S 66°24'04" W	111'
L20	S 48°29'15" W	92'
L21	S 86°36'27" W	60'
L22	N 03°24'33" W	263'
L23	N 86°49'54" E	668'
L24	S 03°24'33" E	18'
L25	S 48°24'33" E	14'
L26	N 86°36'27" E	116'
L27	S 17°09'36" E	20'
L28	S 77°08'51" E	150'
L29	N 83°28'06" E	140'
L30	S 86°12'02" E	67'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	60'	100'	N 78°16'48" W	89'
C2	270'	9'	S 12°16'51" W	9'
C3	25'	22'	S 37°44'06" W	21'
C4	60'	178'	S 22°16'52" E	120'
C5	60'	167'	S 82°37'52" E	118'
C6	25'	26'	N 47°54'37" E	25'
C7	470'	128'	N 85°59'06" E	128'
C8	25'	40'	S 40°16'18" E	36'
C9	1720'	304'	S 10°43'15" W	304'

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±9.13Ac.	Open Space / Landscape / Detention
B	±0.36Ac.	Open Space / Landscape / Drainage

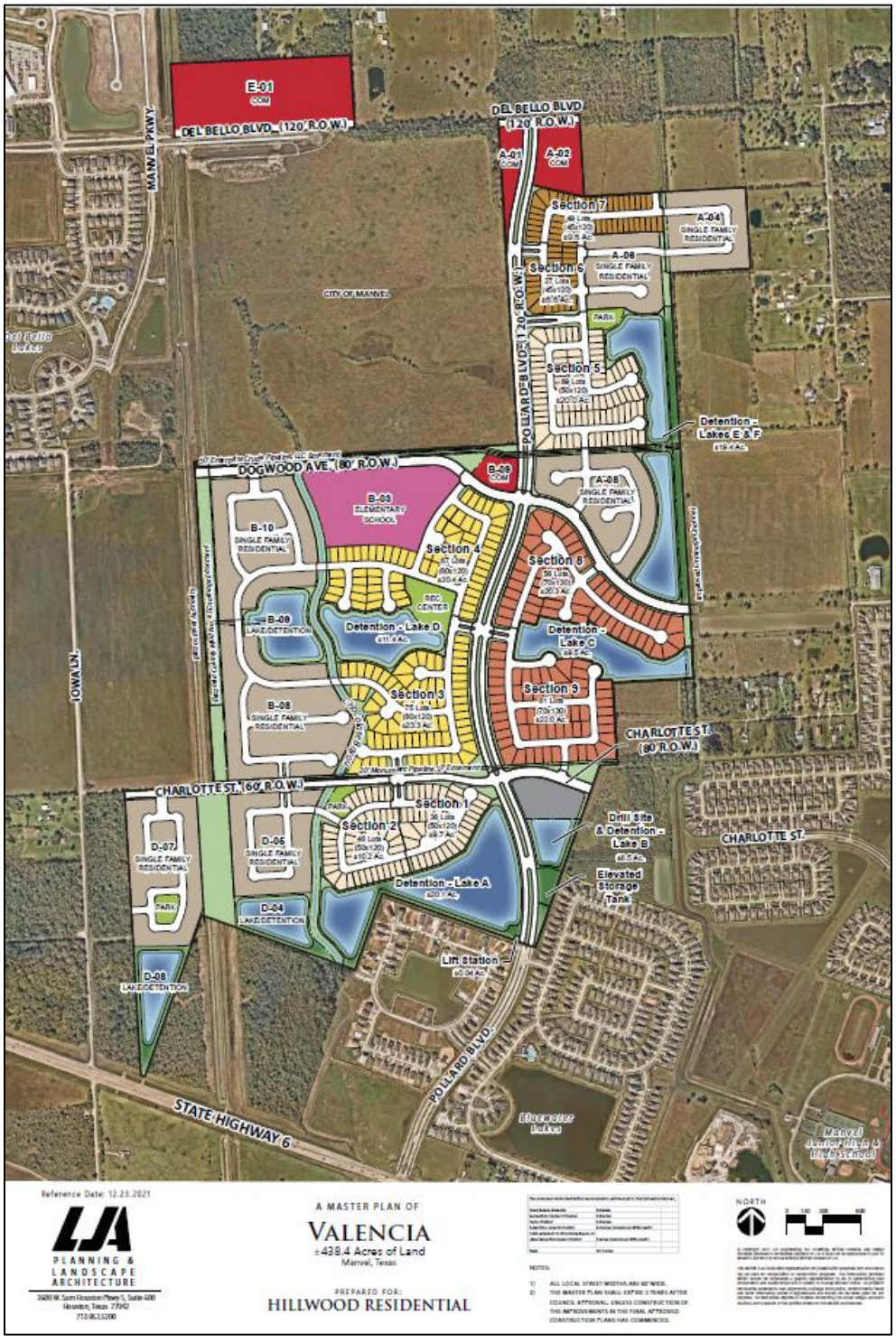
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

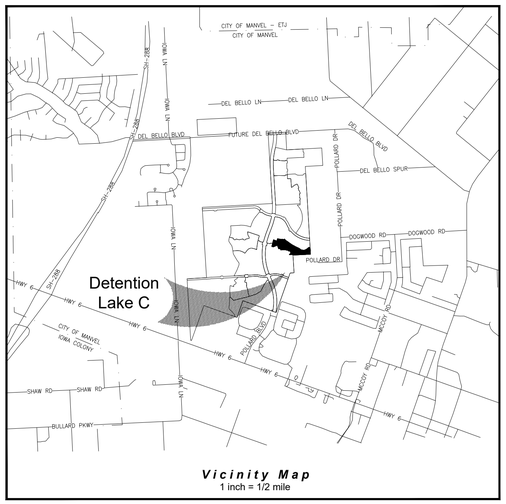
Plat Exhibit



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

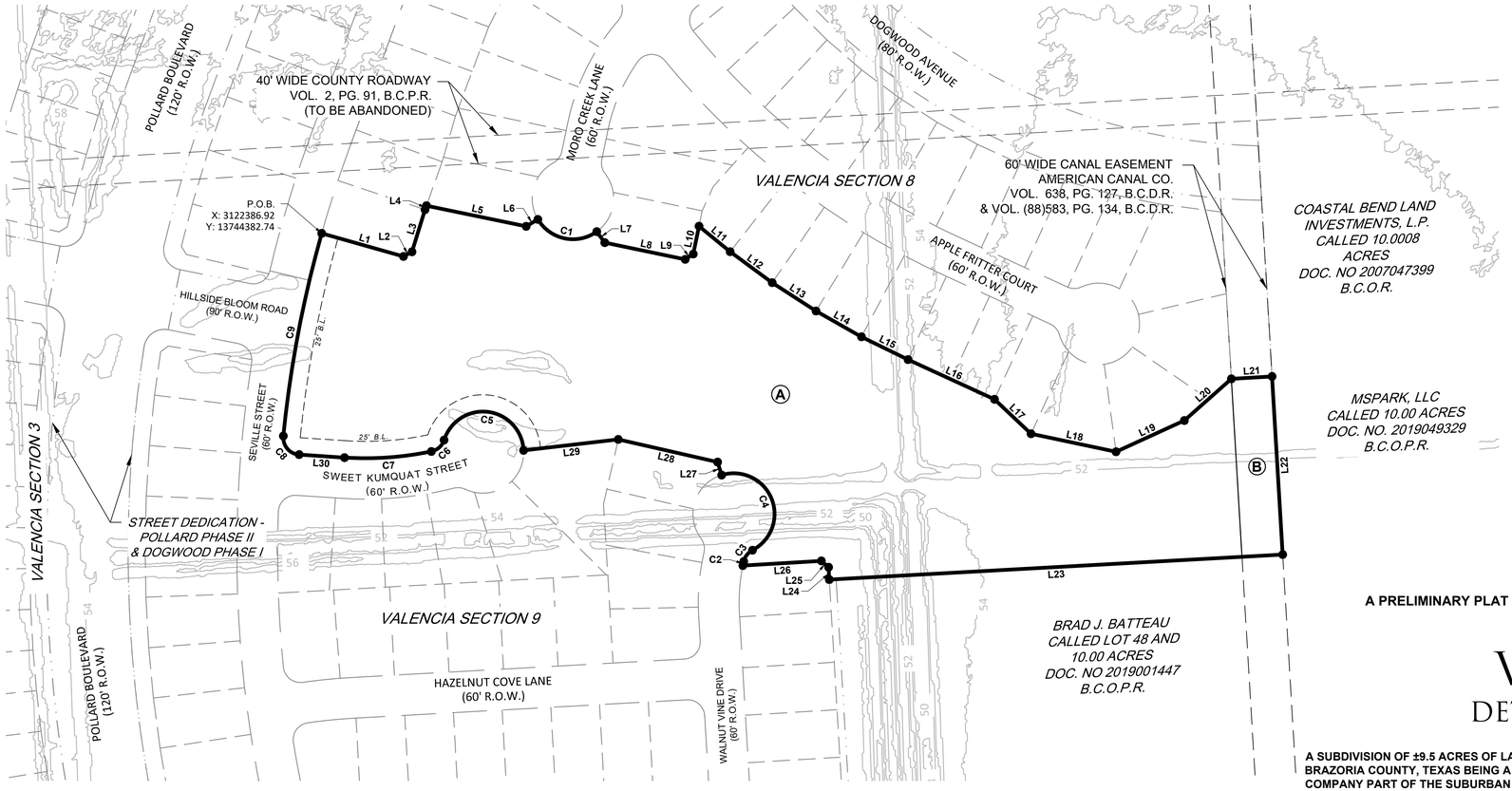
Proposed Valencia Master Plan (dated December 23, 2021)





Vicinity Map
1 inch = 1/2 mile

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°13'02" W	125'
L2	S 61°27'38" W	14'
L3	S 17°08'19" W	65'
L4	S 19°43'07" W	6'
L5	N 78°16'45" W	150'
L6	S 59°15'15" W	20'
L7	N 35°48'45" W	20'
L8	N 78°16'45" W	121'
L9	S 56°43'15" W	14'
L10	S 11°43'15" W	42'
L11	N 50°37'26" W	59'
L12	N 53°38'44" W	77'
L13	N 57°03'34" W	77'
L14	N 60°28'24" W	77'
L15	N 63°52'00" W	76'
L16	N 65°19'41" W	140'
L17	N 46°41'52" W	74'
L18	N 78°01'32" W	128'
L19	S 65°24'04" W	111'
L20	S 48°29'15" W	92'
L21	S 86°35'27" W	60'
L22	N 03°24'33" W	263'
L23	N 86°49'54" E	668'
L24	S 03°24'33" E	18'
L25	S 48°24'33" E	14'
L26	N 86°35'27" E	116'
L27	S 17°09'36" E	20'
L28	S 77°08'51" E	150'
L29	N 83°25'06" E	140'
L30	S 86°12'02" E	67'



BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	60'	100'	N 78°16'45" W	89'
C2	270'	6'	S 12°16'51" W	6'
C3	25'	22'	S 37°44'06" W	21'
C4	60'	178'	S 22°18'50" E	120'
C5	60'	167'	S 82°37'50" E	118'
C6	25'	26'	N 47°54'37" E	25'
C7	470'	128'	N 85°58'05" E	128'
C8	25'	40'	S 40°16'15" E	36'
C9	1720'	304'	S 10°43'15" W	304'

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±9.13Ac.	Open Space / Landscape / Detention
B	±0.36Ac.	Open Space / Landscape / Drainage

DISCLAIMER AND LIMITED WARRANTY

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

GENERAL NOTES:

1. THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD 83.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
3. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #6039: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.
4. SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741695.372 E 3122367.696.
5. THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.
6. MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
3. ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
4. DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
5. MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.
6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

A PRELIMINARY PLAT OF

VALENCIA
DETENTION LAKE C

A SUBDIVISION OF ±9.5 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301 BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 31, 39, 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOL. 2 PAGES 91 & 92 BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

2 RESTRICTED RESERVES

OWNER:
MHI PARTNERSHIP, LTD.
7676 WOODWAY SUITE 104 HOUSTON TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(855) 203-3480

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

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

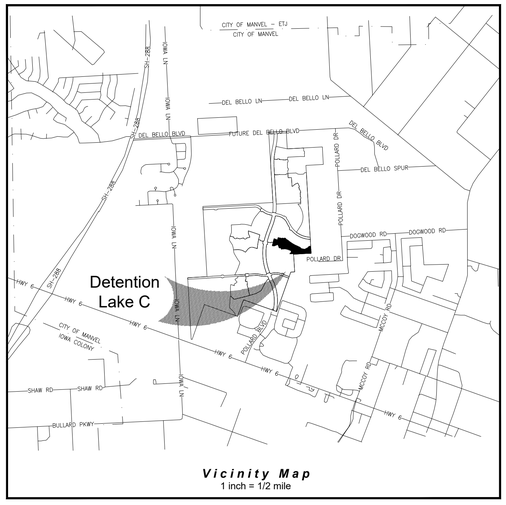
SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

NORTH
0 50 100 200

LJA# 2791-09001

12.23.2021



Vicinity Map
1 inch = 1/2 mile

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Detention Lake C, 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the ____ day of _____ 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU– Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Detention Lake C, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the ____ day of _____ 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA RESERVE DETENTION 4" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____ RICKY KUBECZKA COMMISSIONER	_____ JODY SCHIBI COMMISSIONER
_____ ALFRED FROBERG, JR. COMMISSIONER	_____ DONG NGUYEN, P.E., C.F.M. DISTRICT ENGINEER

DISCLAIMER AND LIMITED WARRANTY

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

GENERAL NOTES:

1. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD 83.**
2. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
3. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.**
4. **SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.**
5. **THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.**
6. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
2. **BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.**
3. **ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.**
4. **DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.**
5. **MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.**
6. **OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.**

A PRELIMINARY PLAT OF

VALENCIA
DETENTION LAKE C

A SUBDIVISION OF ±9.5 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301 BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 31, 39, 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOL. 2 PAGES 91 & 92 BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

2 RESTRICTED RESERVES

OWNER:

MHI PARTNERSHIP, LTD.
7676 WOODWAY SUITE 104 HOUSTON TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(855) 203-3480

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

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

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNING & LANDSCAPE ARCHITECTURE

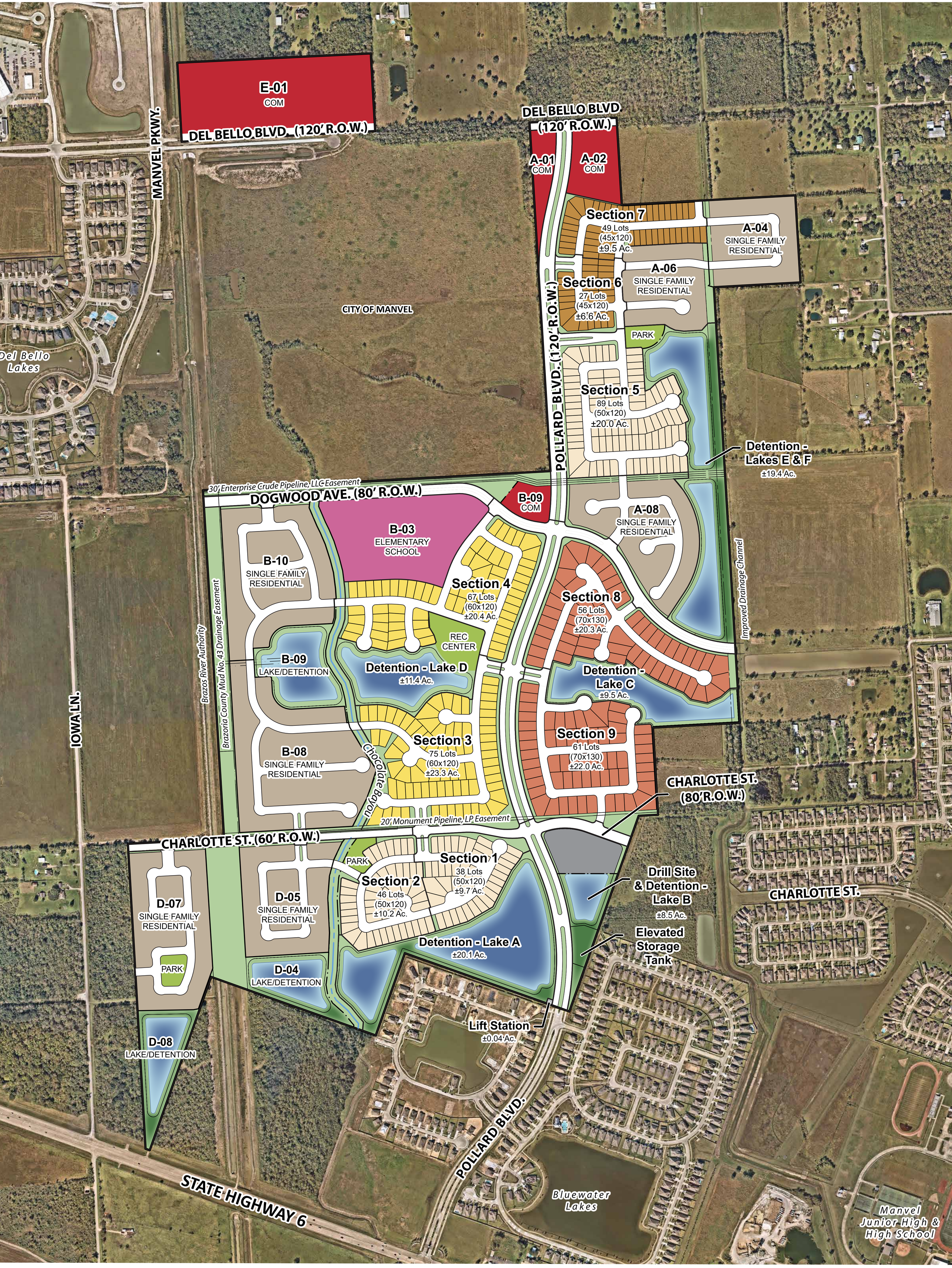
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

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

NORTH

0 50 100 200

LJA# 2791-09001 **12.23.2021**



Reference Date: 12.23.2021

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

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

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:

HILLWOOD RESIDENTIAL

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	**Acreage**	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

NOTES:

1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

NORTH

0 150 300 600

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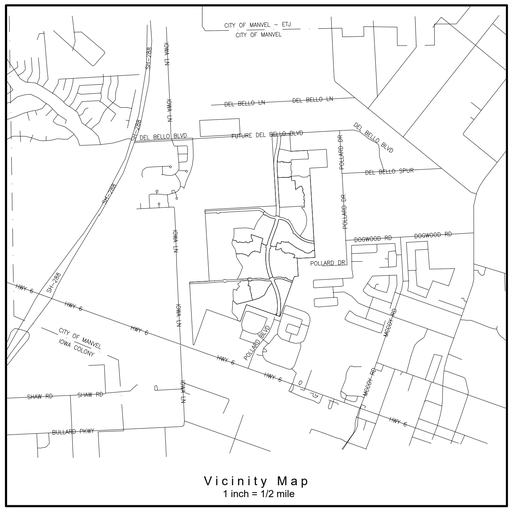
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU- Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

_____
MAYOR DEBRA DAVISON

_____
DAN DAVIS

_____
NICCOLE TYSON

_____
LARRY AKERY

_____
LORRAINE HEHN

_____
JEROME HUDSON

_____
JASON ALBERT

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: January 10, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Section 5, being a subdivision of 20.0 acres of land located in the H.T. & B.R.R. Company Survey, Sec. 73, A-301, and the H.T. & B.R.R. Company Survey, Sec. 64, A-483, Brazoria County, Texas, being part of Lots 35, 36, 37, 43, 44, and 45 in the Allison Richey Gulf Coast Home Company part of Suburban Gardens Sec. 73, a subdivision recorded in Vol. 2, Page 91 & 92 of the Brazoria County Public Records (B.C.P.R.)

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: 2021.12.29 17:07:41 -06'00' January 3, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Section 5 Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

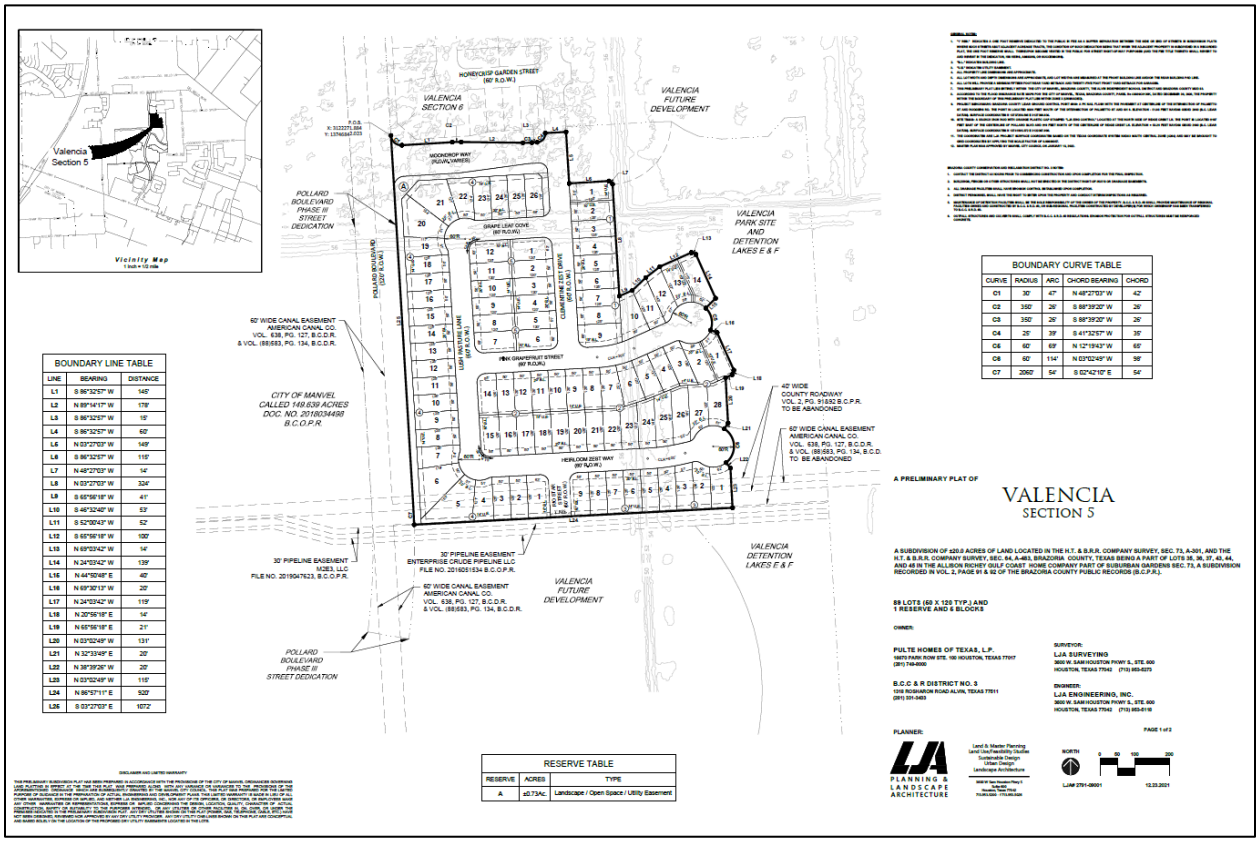
Staff Recommendation

The City staff recommends denial of the Valencia Section 5 Preliminary Plat. This preliminary plat does not meet the following criteria:

1. Dedicate the ultimate 100-foot right-of-way width for Chocolate Bayou (Section 50-53, Section 62-38 (b) (12), and Section 62-38 (b) (8)).
2. Submit a Preliminary Drainage Plan (Section 62-38 (b) (12)).
3. Provide drainage district approval of Preliminary Drainage Plan Section 62-38 (b) (12)).
4. Provide an approved Master Plan by City Council (Section 62-39).
5. Provide a Traffic Study. This property is located on Pollard Boulevard which is a Major Thoroughfare (Section 62-38 (b) (13)).
6. Developments with more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS, HEC-RAS Flood Hydrograph method will be required (Design Criteria Manual Section 5 and Section 62-38 (a) (12)).
7. The 40-foot County road must be expanded to a 60-foot right-of-way and improved per Section 62-111 and Section 62-104 (11). The road must be constructed or abandoned.
8. Provide LONO from GCWA for the 60-ft. American Canal easement (Section 62-38 (a) (6)).
9. Provide GCWA abandonment documentation on the face of the plat (Section 62-38 (a) (6)).

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

Plat Exhibit



BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°32'57" W	145'
L2	N 89°14'17" W	179'
L3	S 86°32'57" W	15'
L4	S 86°32'57" W	60'
L5	N 03°27'03" W	149'
L6	S 86°32'57" W	115'
L7	N 48°27'03" W	14'
L8	N 03°27'03" W	324'
L9	S 65°56'18" W	41'
L10	S 46°32'40" W	53'
L11	S 52°09'43" W	52'
L12	S 65°56'18" W	100'
L13	N 69°03'42" W	14'
L14	N 24°03'42" W	139'
L15	N 44°50'48" E	40'
L16	N 69°36'13" W	20'
L17	N 24°03'42" W	119'
L18	N 20°56'18" E	14'
L19	N 65°56'18" E	21'
L20	N 03°02'49" W	131'
L21	N 32°33'49" E	20'
L22	N 38°39'26" W	20'
L23	N 03°02'49" W	115'
L24	N 86°57'11" E	520'
L26	S 03°27'03" E	1072'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	30'	47'	N 48°27'03" W	42'
C2	350'	26'	S 88°39'20" W	26'
C3	350'	26'	S 88°39'20" W	26'
C4	25'	39'	S 41°32'57" W	35'
C5	60'	69'	N 12°19'43" W	65'
C6	60'	114'	N 03°02'49" W	98'
C7	2062'	54'	S 02°42'10" E	54'

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±0.73AC.	Landscape / Open Space / Utility Easement

A PRELIMINARY PLAT OF

VALENCIA
SECTION 5

A SUBDIVISION OF ±20.0 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-481, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 38, 39, 37, 43, 44, AND 45 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

89 LOTS (60 X 125 TYP.) AND
1 RESERVE AND 6 BLOCKS

OWNER:
PULTE HOMES OF TEXAS, L.P.
1807S PARK ROW STE. 100 HOUSTON, TEXAS 77077
(281) 749-8000

B.C.C & R DISTRICT NO. 3
1310 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3403

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5070

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5100

PLANNER:
LJA PLANNING & LANDSCAPE ARCHITECTURE

PAGE 1 of 2

NORTH 0 50 100 200

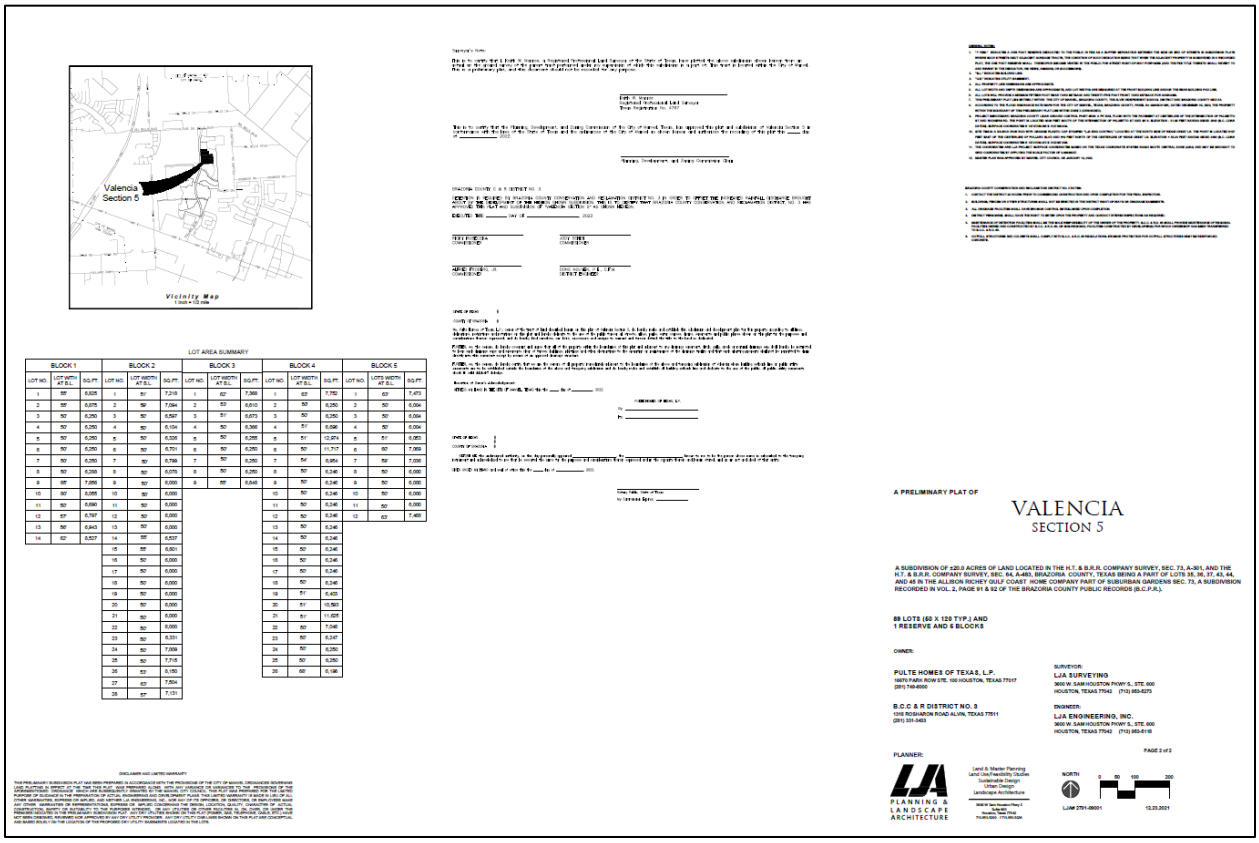
LJA# 2791-39001 12.23.2021

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR EXPRESSED TO THE INTERPRETATION OF THE ORDINANCES GRANTED BY THE CITY OF MANVEL. THIS PRELIMINARY PLAT IS NOT TO BE RECORDED AND IS PROVIDED FOR THE SOLE PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES, EXPRESS OR IMPLIED, AS TO THE MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PRELIMINARY PLAT FOR CONSTRUCTION, SUITABILITY OR SUITABILITY TO THE PURCHASER INTENDED. IN ANY EVENT, EITHER OR OTHER SHOWN ON THIS PLAT ARE CONCEPTUAL AND HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY CITY / UTILITY PROVIDER. ANY CITY / UTILITY CHARGES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED CITY / UTILITY EASEMENTS LOCATED ON THIS LOTS.

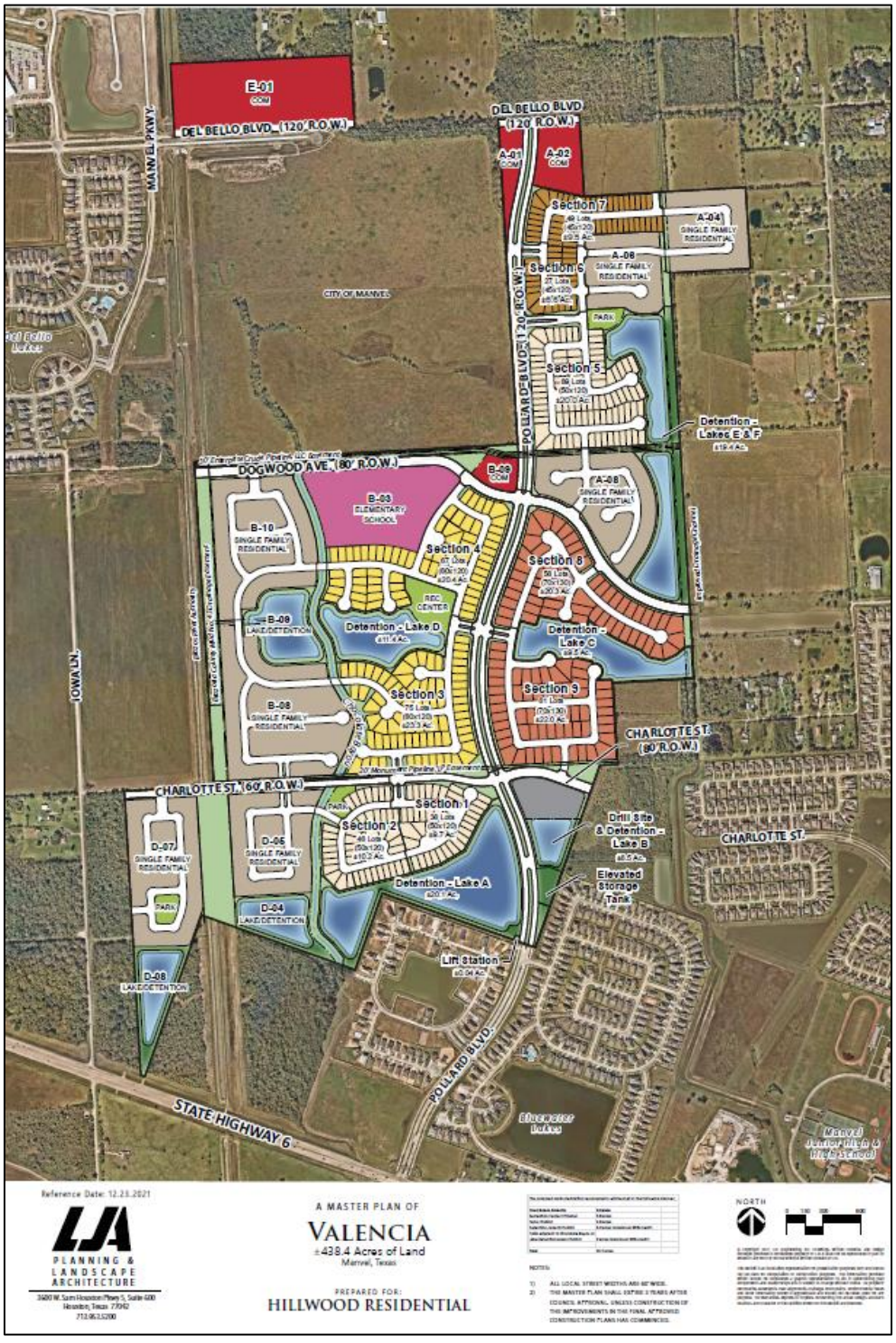
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

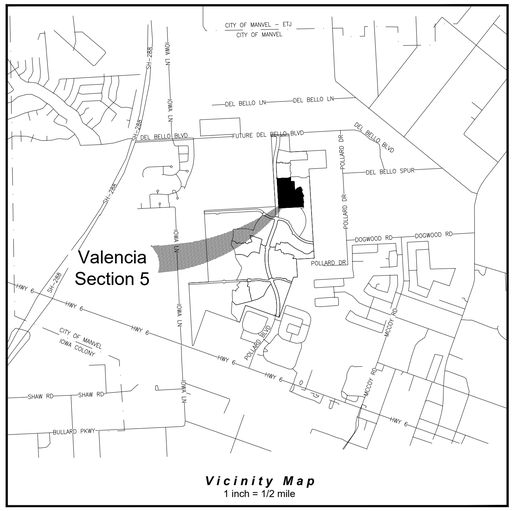
Plat Exhibit



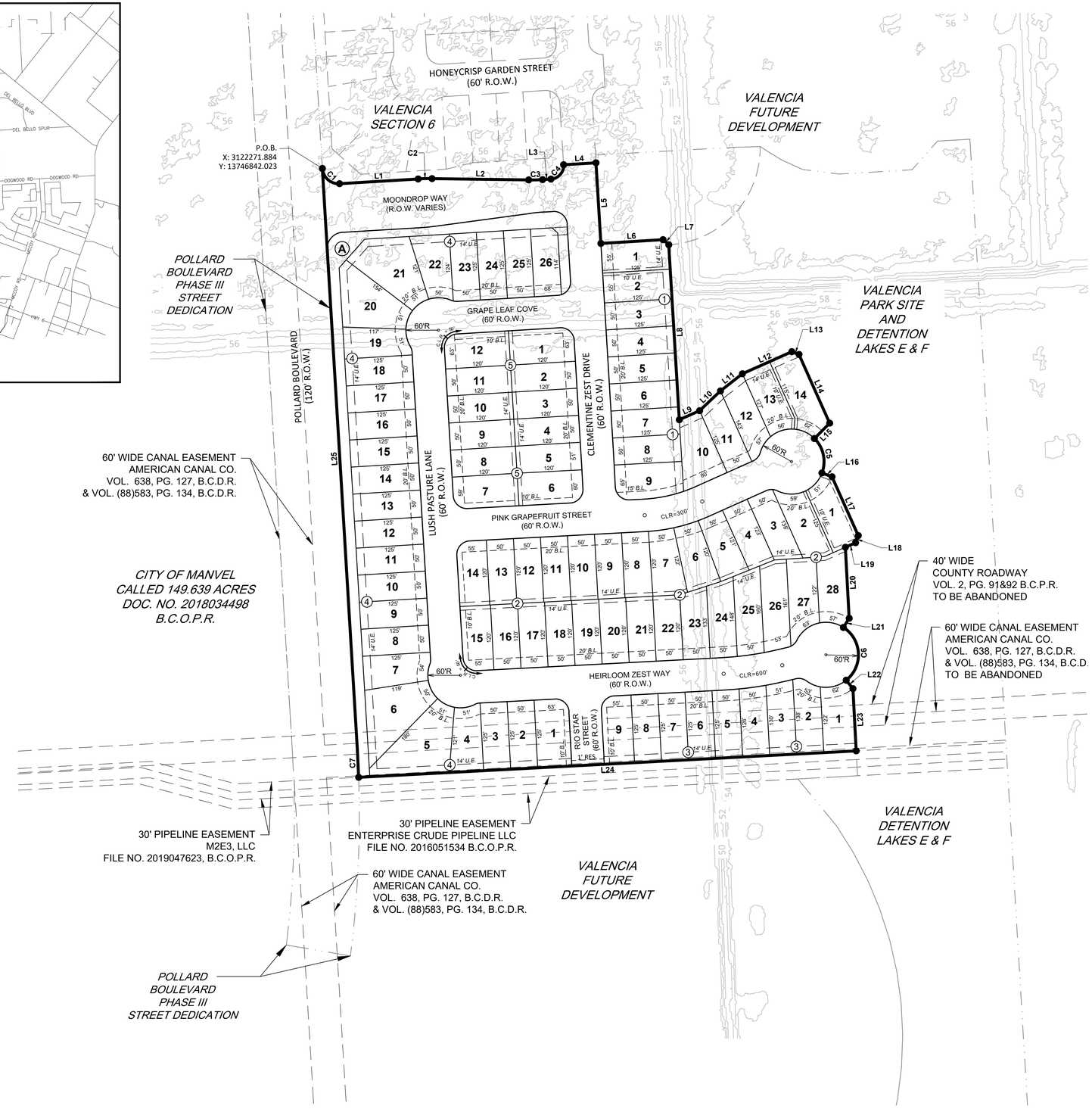
DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Proposed Valencia Master Plan (dated December 23, 2021)





Vicinity Map
1 inch = 1/2 mile



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GENERAL NOTES:

1. **"1' RES." INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES (AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS).**
2. **"B.L." INDICATES BUILDING LINE.**
3. **"U.E." INDICATES UTILITY EASEMENT.**
4. **ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.**
5. **ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.**
6. **ALL LOTS WILL PROVIDE A MINIMUM FIFTEEN FOOT REAR YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.**
7. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD 83.**
8. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
9. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND ROGGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.**
10. **SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.**
11. **THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99996357.**
12. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
2. **BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.**
3. **ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.**
4. **DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.**
5. **MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.**
6. **OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.**

A PRELIMINARY PLAT OF

VALENCIA
SECTION 5

A SUBDIVISION OF ±20.0 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 35, 36, 37, 43, 44, AND 45 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

89 LOTS (50 X 120 TYP.) AND
1 RESERVE AND 5 BLOCKS

OWNER:

PULTE HOMES OF TEXAS, L.P.
16670 PARK ROW STE. 100 HOUSTON, TEXAS 77017
(281) 749-8000

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

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

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNER:

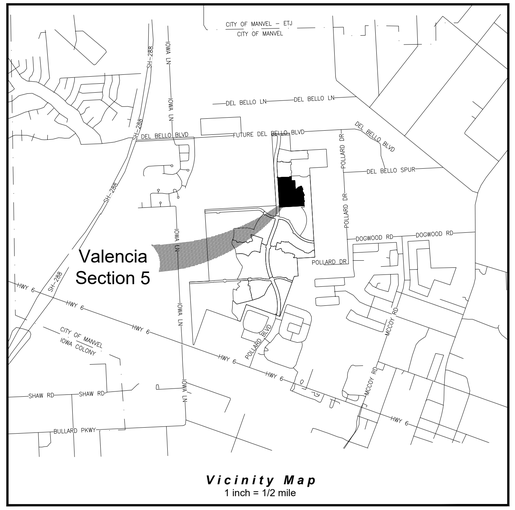
PLANNING & LANDSCAPE ARCHITECTURE

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

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

NORTH
0 50 100 200

LJA# 2791-09001 **12.23.2021**



Vicinity Map
1 inch = 1/2 mile

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4			BLOCK 5		
LOT NO.	LOT WITH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOTS WIDTH AT B.L.	SQ.FT.
1	55'	6,825	1	51'	7,218	1	62'	7,368	1	63'	7,752	1	63'	7,473
2	55'	6,875	2	59'	7,094	2	53'	6,610	2	50'	6,250	2	50'	6,004
3	50'	6,250	3	50'	6,597	3	51'	6,673	3	50'	6,250	3	50'	6,004
4	50'	6,250	4	50'	6,104	4	50'	6,366	4	51'	6,696	4	50'	6,004
5	50'	6,250	5	50'	6,326	5	50'	6,255	5	51'	12,974	5	51'	6,053
6	50'	6,250	6	50'	6,701	6	50'	6,250	6	50'	11,717	6	60'	7,069
7	50'	6,250	7	50'	6,799	7	50'	6,250	7	54'	6,954	7	59'	7,036
8	50'	6,288	8	50'	6,078	8	50'	6,250	8	50'	6,246	8	50'	6,000
9	65'	7,856	9	50'	6,000	9	55'	6,848	9	50'	6,246	9	50'	6,000
10	80'	8,055	10	50'	6,000				10	50'	6,246	10	50'	6,000
11	50'	6,690	11	50'	6,000				11	50'	6,246	11	50'	6,000
12	57'	6,797	12	50'	6,000				12	50'	6,246	12	63'	7,468
13	56'	6,943	13	50'	6,000				13	50'	6,246			
14	62'	8,527	14	55'	6,537				14	50'	6,246			
			15	55'	6,601				15	50'	6,246			
			16	50'	6,000				16	50'	6,246			
			17	50'	6,000				17	50'	6,246			
			18	50'	6,000				18	50'	6,246			
			19	50'	6,000				19	51'	6,403			
			20	50'	6,000				20	51'	10,593			
			21	50'	6,000				21	51'	11,625			
			22	50'	6,000				22	50'	7,048			
			23	50'	6,331				23	50'	6,247			
			24	50'	7,009				24	50'	6,250			
			25	50'	7,715				25	50'	6,250			
			26	53'	8,150				26	68'	6,198			
			27	63'	7,504									
			28	57'	7,131									

DISCLAIMER AND LIMITED WARRANTY

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

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Section 5 in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA SECTION 5" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022

_____	_____
RICKY KUBECZKA COMMISSIONER	JODY SCHIBI COMMISSIONER
_____	_____
ALFRED FROBERG, JR. COMMISSIONER	DONG NGUYEN, P.E., C.F.M. DISTRICT ENGINEER

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Section 5, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

GENERAL NOTES:

1. **"1' RES." INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES (AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS).**
2. **"B.L." INDICATES BUILDING LINE.**
3. **"U.E." INDICATES UTILITY EASEMENT.**
4. **ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.**
5. **ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.**
6. **ALL LOTS WILL PROVIDE A MINIMUM FIFTEEN FOOT REAR YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.**
7. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD 83.**
8. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
9. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±236 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.695 E 3127396.634.**
10. **SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.**
11. **THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.**
12. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
2. **BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.**
3. **ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.**
4. **DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.**
5. **MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.**
6. **OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.**

A PRELIMINARY PLAT OF

VALENCIA
SECTION 5

A SUBDIVISION OF ±20.0 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 35, 36, 37, 43, 44, AND 45 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

89 LOTS (50 X 120 TYP.) AND
1 RESERVE AND 5 BLOCKS

OWNER:

PULTE HOMES OF TEXAS, L.P.
16670 PARK ROW STE. 100 HOUSTON, TEXAS 77017
(281) 749-8000

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

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

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNER:

PLANNING & LANDSCAPE ARCHITECTURE

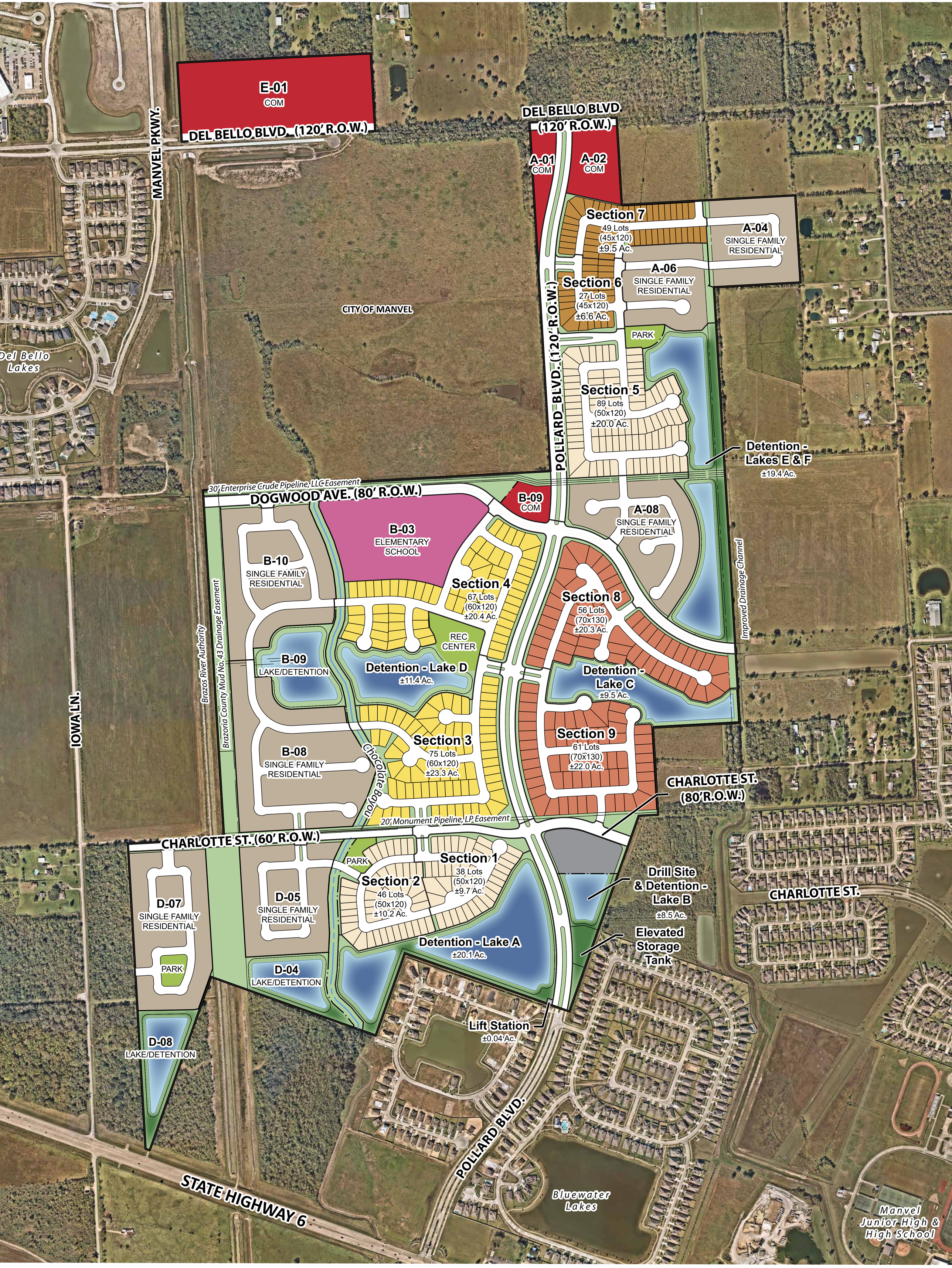
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

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

NORTH

0 50 100 200

LJA# 2791-09001 **12.23.2021**



Reference Date: 12.23.2021

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

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

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:

HILLWOOD RESIDENTIAL

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	**Acreage**	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

NOTES:

1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

NORTH

0 150 300 600

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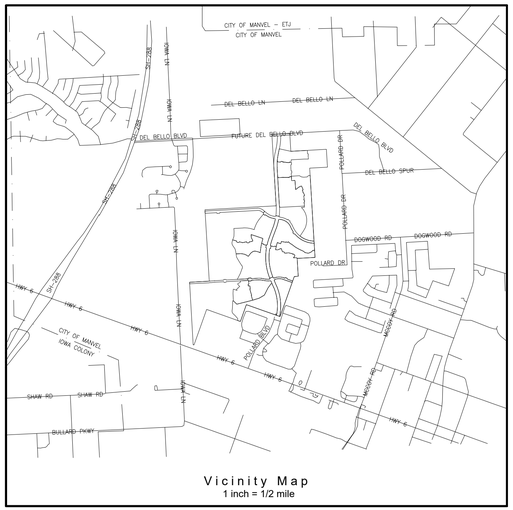
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU- Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

_____
MAYOR DEBRA DAVISON

_____
DAN DAVIS

_____
NICCOLE TYSON

_____
LARRY AKERY

_____
LORRAINE HEHN

_____
JEROME HUDSON

_____
JASON ALBERT

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: January 10, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Lakes E and F, being a subdivision of 19.4 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, A-301, Brazoria County, Texas, being a part of Lots 35, 43, 44, 45, 46, and 47 in the Allison Richey Gulf Coast Home Company part of the Suburban Gardens Sec. 73, a subdivision recorded in Vol. 2, Pages 91 & 92 in the Brazoria County Public Records (B.C.P.R.).

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: 2021.12.29 15:52:45 -06'00' January 10, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Detention Lakes E and F Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

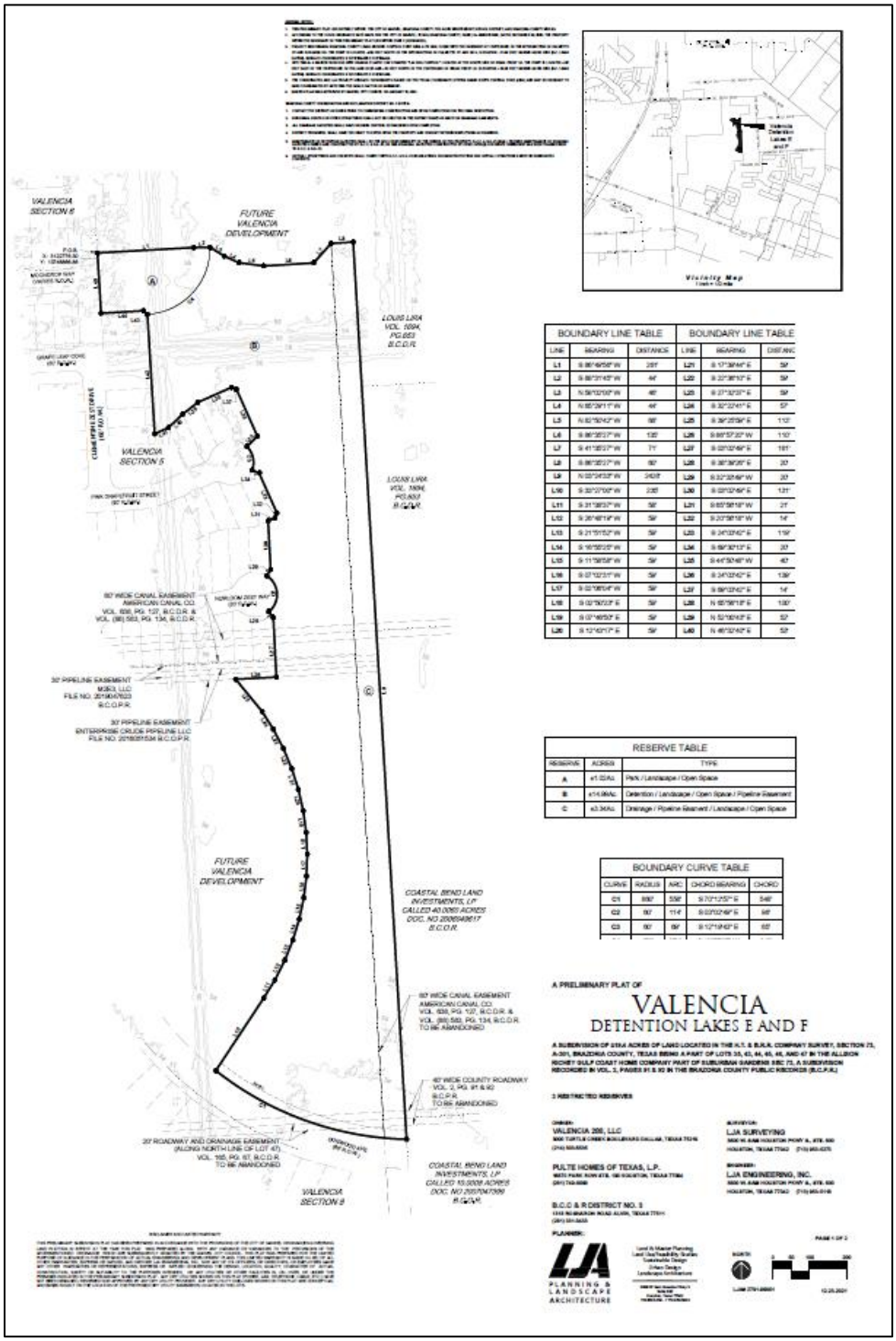
Staff Recommendation

The City staff recommends denial of the Valencia Detention Lakes E and F Preliminary Plat. This preliminary plat does not meet the following criteria:

1. Dedicate the ultimate 90-foot right-of-way width for the American Canal (Section 50-53, Section 62-38 (b) (12), and Section 62-38 (b) (8)).
2. Submit a Preliminary Drainage Plan (Section 62-38 (b) (12)).
3. Provide drainage district approval of Preliminary Drainage Plan Section 62-38 (b) (12)).
4. Provide an approved Master Plan by City Council (Section 62-39).
5. Provide a Traffic Study. This property is located on Dogwood Avenue which is a Major Thoroughfare (Section 62-38 (b) (13)).
6. Developments with more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS, HEC-RAS Flood Hydrograph method will be required (Design Criteria Manual Section 5 and Section 62-38 (a) (12)).
7. The 40-foot County roadway must be expanded to a 60-foot right-of-way and improved per Section 62-111 and Section 62-104 (11). The road must be constructed or abandoned.
8. The 20-foot road easement must be expanded to a 60-foot right-of-way and one-half must be improved per Section 62-111 and Section 62-104 (11). The road must be constructed or abandoned.
9. Provide a LONO from GCWA regarding Reserve C restrictions as “Drainage/Pipeline Easement/Landscape/Open Space” (Section 62-106 (b), Section 62-115, Section 62-7, and Section 62-38 (b) (8)).

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

Plat Exhibit



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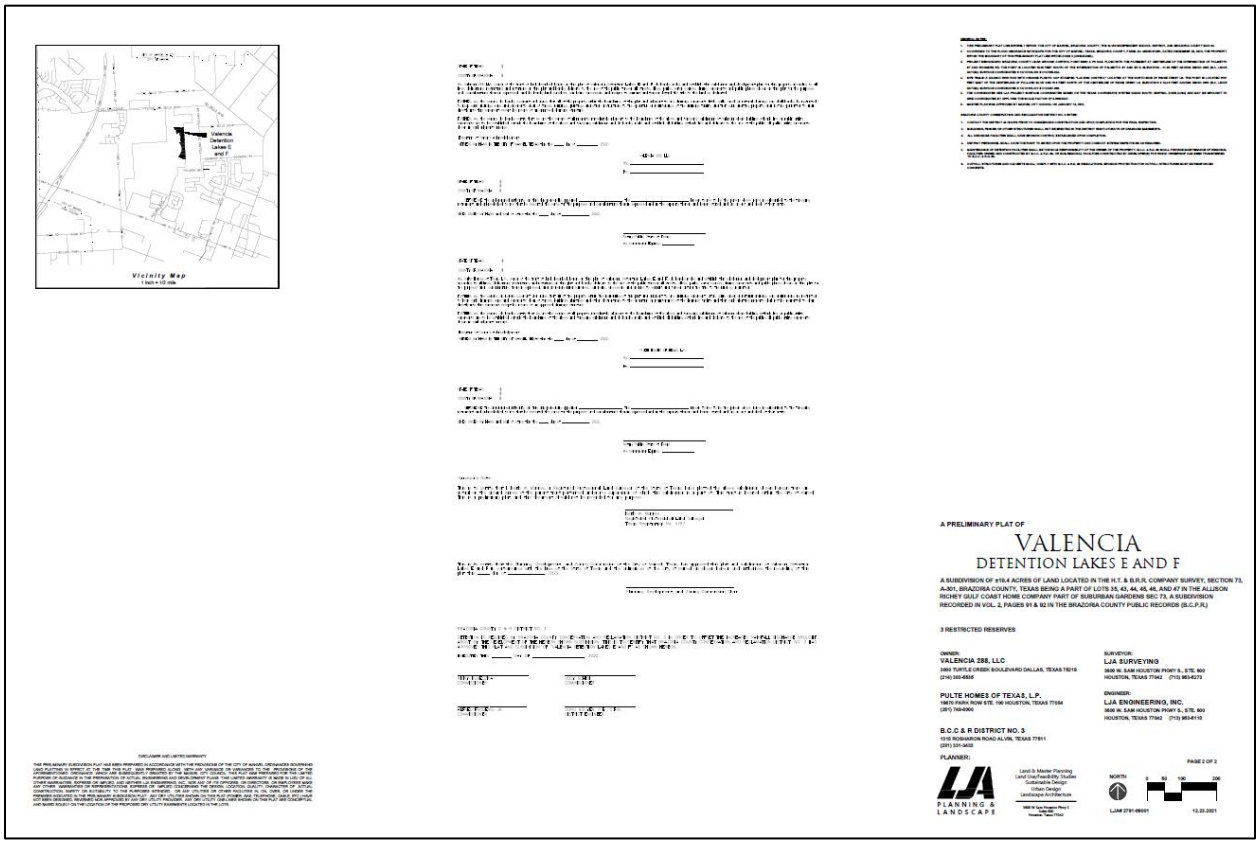
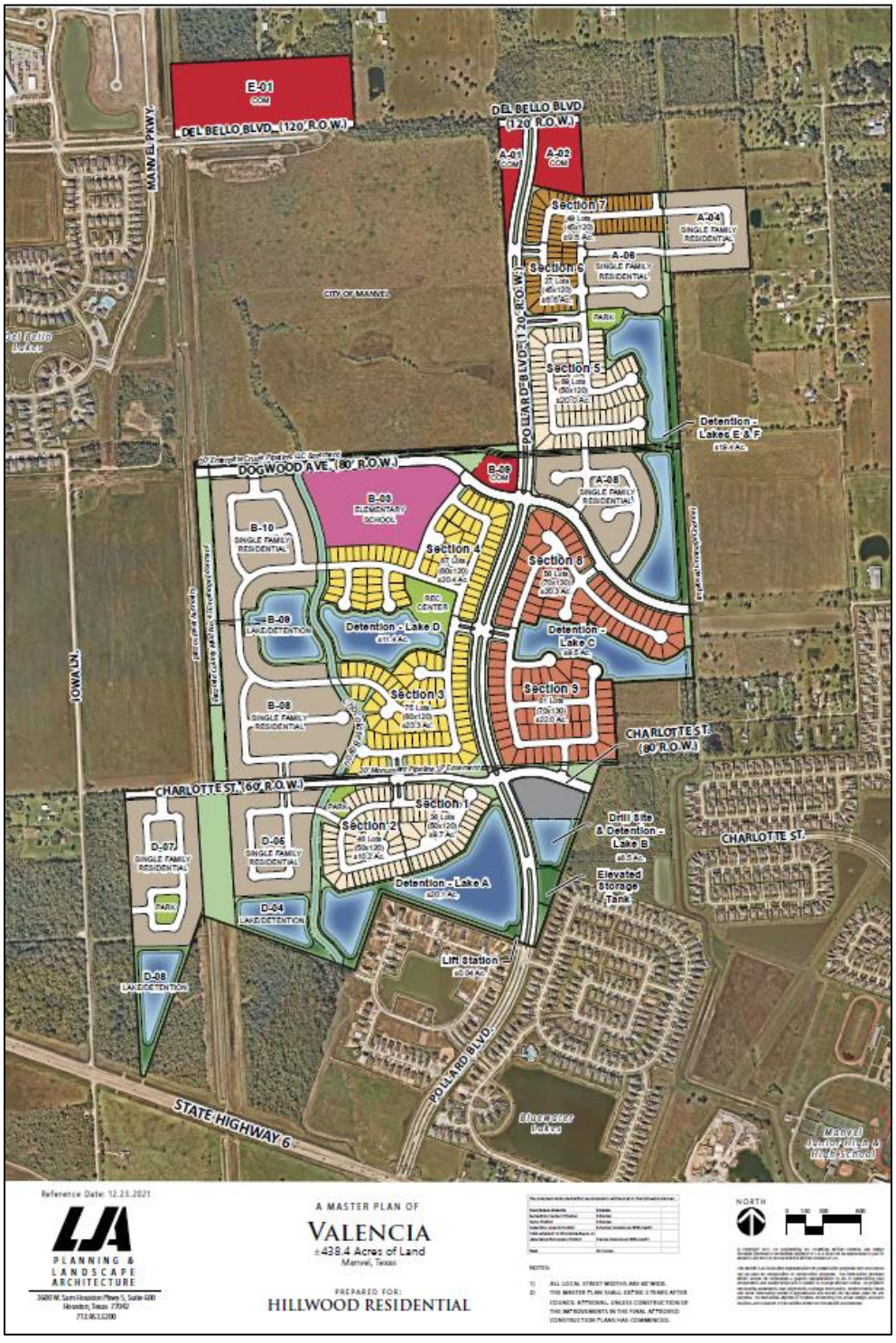


DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Proposed Valencia Master Plan (dated December 23, 2021)



GENERAL NOTES:

1. THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
3. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.
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6. MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
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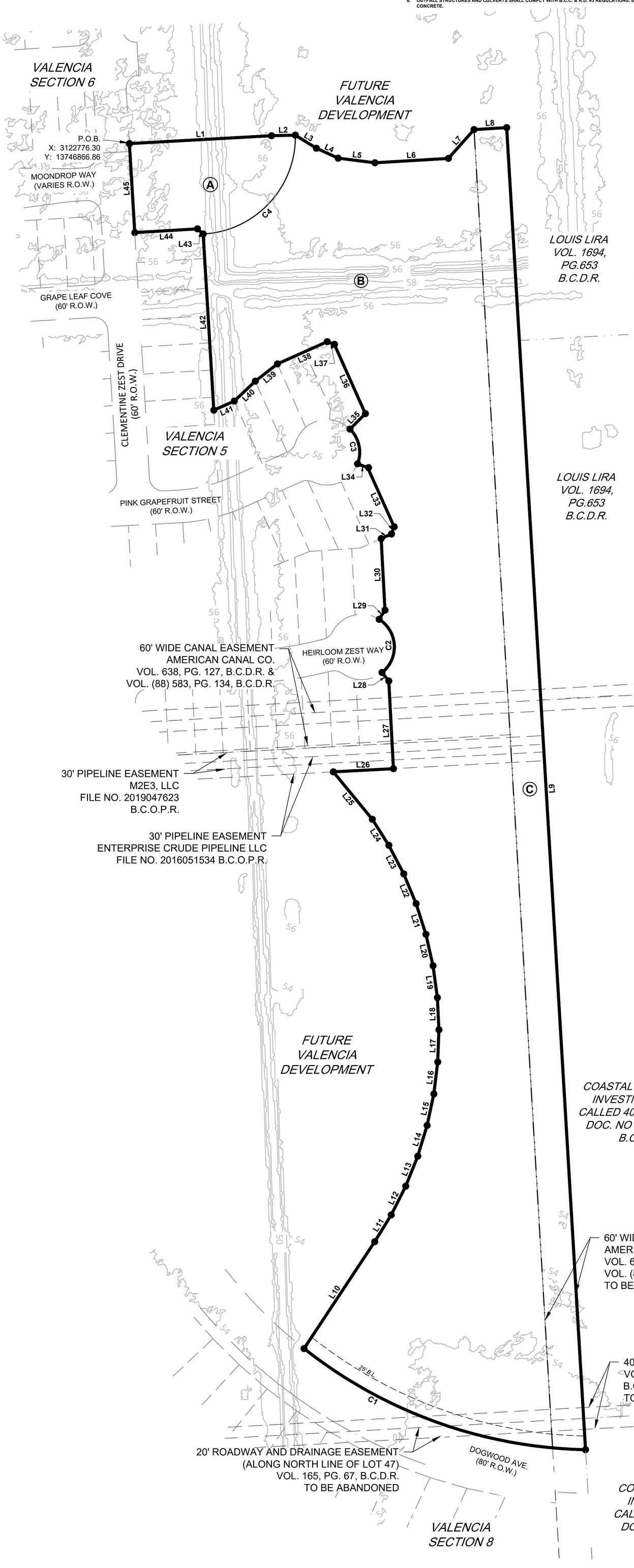
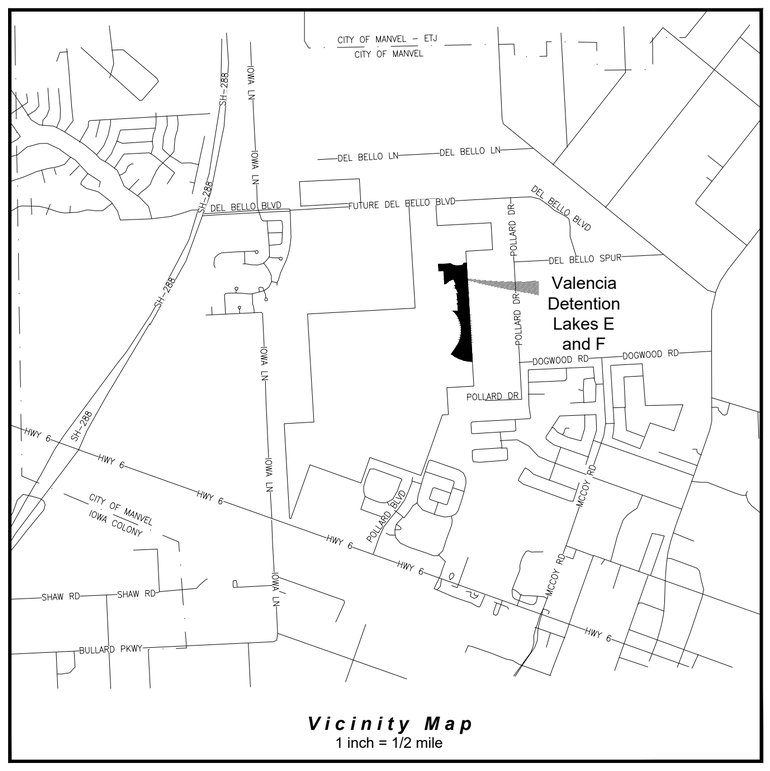
6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.





Vicinity Map
1 inch = 1/2 mile

BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANC
L1	S 86°49'56" W	261'	**L21**	S 17°39'44" E	59'
L2	S 88°31'45" W	44'	**L22**	S 22°36'10" E	59'
L3	N 58°02'00" W	46'	**L23**	S 27°32'37" E	59'
L4	N 65°29'11" W	44'	**L24**	S 32°22'41" E	57'
L5	N 82°50'42" W	68'	**L25**	S 39°25'59" E	113'
L6	S 86°35'27" W	135'	**L26**	S 86°57'20" W	110'
L7	S 41°35'27" W	71'	**L27**	S 03°02'49" E	161'
L8	S 86°35'27" W	60'	**L28**	S 38°39'26" E	20'
L9	N 03°24'33" W	2428'	**L29**	S 32°33'49" W	20'
L10	S 33°27'00" W	235'	**L30**	S 03°02'49" E	131'
L11	S 31°38'37" W	58'	**L31**	S 65°56'18" W	21'
L12	S 26°48'19" W	59'	**L32**	S 20°56'18" W	14'
L13	S 21°51'52" W	59'	**L33**	S 24°03'42" E	119'
L14	S 16°55'25" W	59'	**L34**	S 69°30'13" E	20'
L15	S 11°58'58" W	59'	**L35**	S 44°50'48" W	40'
L16	S 07°02'31" W	59'	**L36**	S 24°03'42" E	139'
L17	S 02°06'04" W	59'	**L37**	S 69°03'42" E	14'
L18	S 02°50'23" E	59'	**L38**	N 65°56'18" E	100'
L19	S 07°46'50" E	59'	**L39**	N 52°00'43" E	52'
L20	S 12°43'17" E	59'	**L40**	N 46°32'40" E	53'

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±1.02Ac.	Park / Landscape / Open Space
B	±14.99Ac.	Detention / Landscape / Open Space / Pipeline Easement
C	±3.34Ac.	Drainage / Pipeline Easment / Landscape / Open Space

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	860'	558'	S 70°12'57" E	548'
C2	60'	114'	S 03°02'49" E	98'
C3	60'	69'	S 12°19'43" E	65'

A PRELIMINARY PLAT OF

VALENCIA
DETENTION LAKES E AND F

A SUBDIVISION OF ±19.4 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 35, 43, 44, 45, 46, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 IN THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

3 RESTRICTED RESERVES

OWNER:
VALENCIA 288, LLC
3000 TURTLE CREEK BOULEVARD DALLAS, TEXAS 75219
(214) 303-5535

PULTE HOMES OF TEXAS, L.P.
16670 PARK ROW STE. 100 HOUSTON, TEXAS 77084
(281) 749-8000

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:
PLANNING & LANDSCAPE ARCHITECTURE
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - f 713.953.5026

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

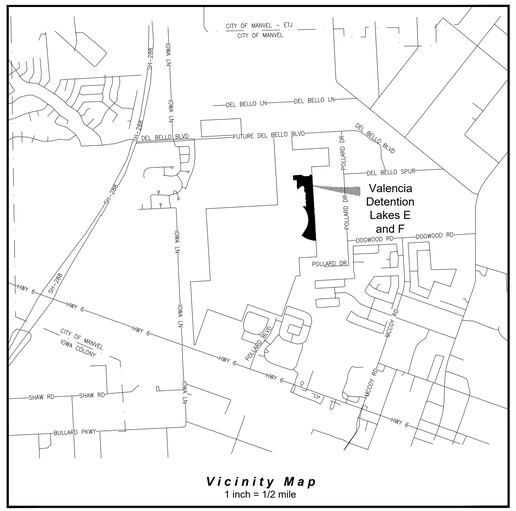
ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

NORTH
0 50 100 200

LJA# 2791-09001 12.23.2021

DISCLAIMER AND LIMITED WARRANTY

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



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Detention Lakes E and F, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Detention Lakes E and F, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Detention Lakes E and F 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA DETENTION LAKES E AND F" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

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DETENTION LAKES E AND F

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3 RESTRICTED RESERVES

OWNER:
VALENCIA 288, LLC
3000 TURTLE CREEK BOULEVARD DALLAS, TEXAS 75219
(214) 303-5535

PULTE HOMES OF TEXAS, L.P.
16670 PARK ROW STE. 100 HOUSTON, TEXAS 77084
(281) 749-8000

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

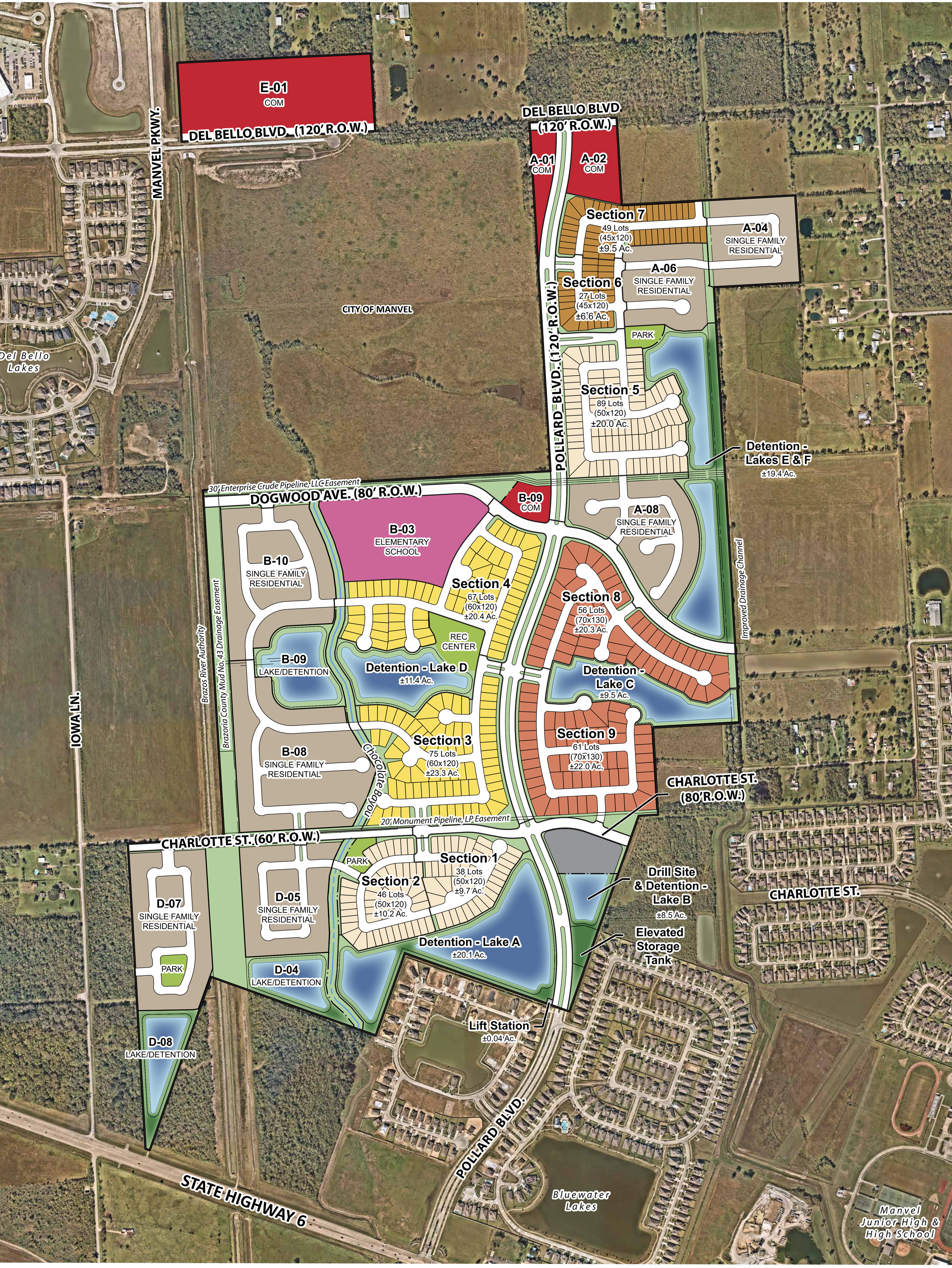
SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNER:
PLANNING & LANDSCAPE
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042

NORTH
0 50 100 200

LJA# 2791-09001 12.23.2021



Reference Date: 12.23.2021

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

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

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:

HILLWOOD RESIDENTIAL

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	**Acreage**	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

NOTES:

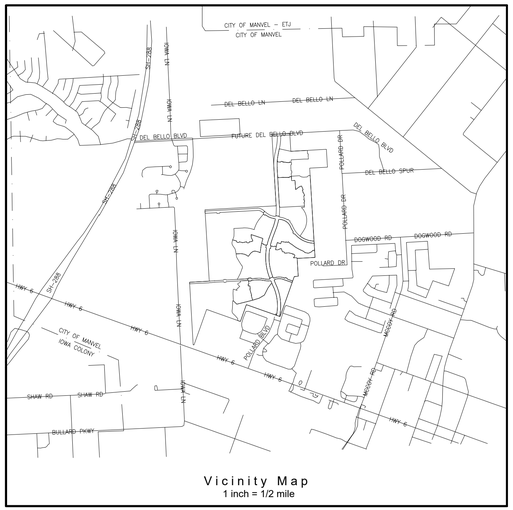
1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

NORTH

0 150 300 600

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

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU- Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

_____
MAYOR DEBRA DAVISON

_____
DAN DAVIS

_____
NICCOLE TYSON

_____
LARRY AKERY

_____
LORRAINE HEHN

_____
JEROME HUDSON

_____
JASON ALBERT

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: January 10, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Section 6, being a subdivision of 6.6 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, A-301, Brazoria County, Texas, being a part of Lots 34, 35, and 42 in the Allison Richey Gulf Coast Home Company part of Suburban Gardens Section 73, Vol. 2, Pages 91 & 92 of the Brazoria County Public Records (B.C.P.R.).

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: 2021.12.30 08:47:52 -06'00'

SIGNATURE

January 3, 2022

DATE

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

Planning, Development and Zoning Commission Plat Report

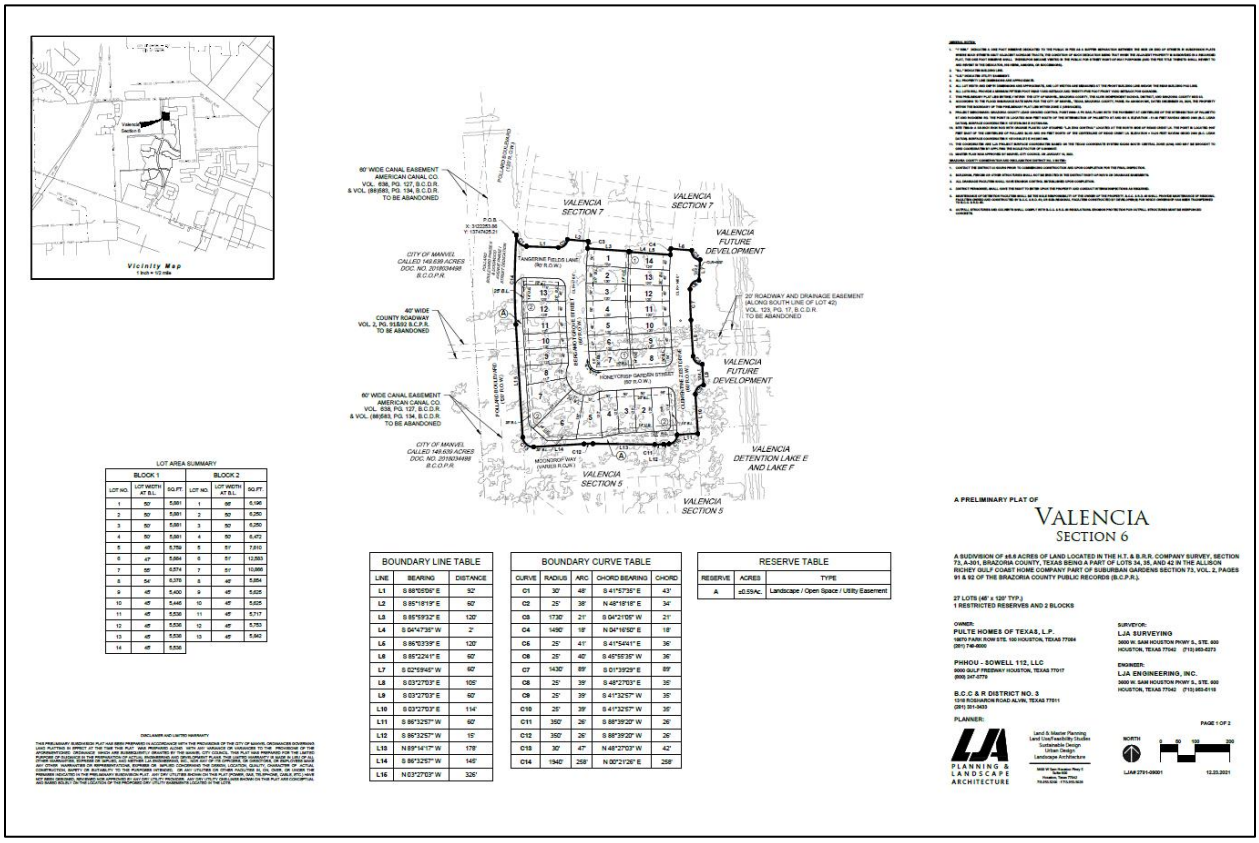
Plat Name	Valencia Section 6 Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends denial of the Valencia Section 6 Preliminary Plat. This preliminary plat does not meet the following criteria:

1. Submit a Preliminary Drainage Plan (Section 62-38 (b) (12)).
2. Provide drainage district approval of Preliminary Drainage Plan Section 62-38 (b) (12)).
3. Provide an approved Master Plan by City Council (Section 62-39).
4. Provide a Traffic Study. This property is located on Pollard Boulevard which is a Major Thoroughfare (Section 62-38 (b) (13)).
5. Developments with more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS, HEC-RAS Flood Hydrograph method will be required (Design Criteria Manual Section 5 and Section 62-38 (a) (12)).
6. The 40-foot County road must be expanded to a 60-foot right-of-way and improved per Section 62-111 and Section 62-104 (11). The road must be constructed or abandoned.
7. The 20-foot roadway easement must be expanded to a 60-foot right-of-way and improved per Section 62-111 and Section 62-104 (11). The road must be constructed or abandoned.

Plat Exhibit



LOT AREA SUMMARY

BLOCK 1			BLOCK 2		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	50'	5,991	1	66'	6,196
2	50'	5,991	2	50'	6,250
3	50'	5,991	3	50'	6,250
4	50'	5,991	4	50'	6,472
5	49'	5,759	5	51'	7,510
6	47'	5,664	6	51'	13,563
7	50'	5,974	7	51'	10,988
8	54'	6,376	8	49'	5,884
9	48'	5,400	9	48'	5,625
10	48'	5,445	10	48'	5,625
11	48'	5,536	11	48'	5,717
12	48'	5,536	12	48'	5,783
13	48'	5,536	13	48'	5,940
14	48'	5,536			

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING PLATS AND SUBDIVISIONS OF LAND WITHIN THE CITY LIMITS AND IS SUBJECT TO ANY AND ALL REGULATIONS OF SAID ORDINANCES, AS AMENDED. ORDINANCE 140421-005 AND SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF ASSISTANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DRAFTSMANSHIP PLANS. THE LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND ANY OTHER WARRANTIES OR REPRESENTATIONS EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, DIMENSIONS OF ACTUAL IMPROVEMENTS OR ANY OTHER MATTERS. THE ENGINEER SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES ARISING FROM THE USE OF THE PREMISES INDICATED ON THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN VERIFIED, REVIEWED OR APPROVED BY ANY DRY UTILITY ENGINEER, AND CAN ONLY BE FIELD VERIFIED WHEN THEIR PLAT HAS BEEN CONCEPTUALLY APPROVED BY THE APPLICABLE DRY UTILITY ENGINEER. LOCATIONS ON THE FIELD WERE SHOWN ON THIS PLAT ARE CONCEPTUAL AND SUBJECT TO FIELD ADJUSTMENTS DURING THE PRELIMINARY AND FINAL PLAT APPROVAL PROCESS.

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°59'09" E	92'
L2	S 85°18'19" E	60'
L3	S 86°59'52" E	120'
L4	S 04°47'35" W	2'
L5	S 85°53'39" E	120'
L6	S 85°33'41" E	60'
L7	S 82°59'46" W	60'
L8	S 03°27'03" E	105'
L9	S 03°27'03" E	60'
L10	S 03°27'03" E	114'
L11	S 86°32'57" W	60'
L12	S 86°32'57" W	15'
L13	N 89°14'17" W	178'
L14	S 86°32'57" W	146'
L15	N 03°27'03" W	326'

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	30'	48'	S 41°57'36" E	43'
C2	25'	38'	N 48°18'18" E	34'
C3	1730'	21'	S 04°21'06" W	21'
C4	1490'	18'	N 04°16'50" E	18'
C5	25'	41'	S 41°56'41" E	36'
C6	25'	40'	S 45°56'36" W	36'
C7	1430'	89'	S 01°39'28" E	89'
C8	25'	39'	S 48°27'03" E	35'
C9	25'	39'	S 41°32'57" W	35'
C10	25'	39'	S 41°32'57" W	35'
C11	350'	26'	S 88°39'20" W	26'
C12	350'	26'	S 88°39'20" W	26'
C13	30'	47'	N 48°27'03" W	42'
C14	1940'	259'	N 00°21'26" E	258'

RESERVE TABLE

RESERVE	ACRES	TYPE
A	±0.55AC	Landscape / Open Space / Utility Easement

A PRELIMINARY PLAT OF

VALENCIA
SECTION 6

A SUBDIVISION OF ±8.6 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 34, 35, AND 42 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

27 LOTS (45' x 120' TYP.)
1 RESTRICTED RESERVES AND 2 BLOCKS

OWNER:
PULTE HOMES OF TEXAS, L.P.
1950 PARK ROW STE. 100 HOUSTON, TEXAS 77084
(281) 749-8000

PIHOU - SOWELL 112, LLC
9990 GULF FREEWAY HOUSTON, TEXAS 77017
(999) 247-3779

B.C.C & R DISTRICT NO. 3
1216 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3403

PLANNER:
LJA
PLANNING & LANDSCAPE ARCHITECTURE
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

SURVEYOR:
LJA SURVEYING
2929 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
2929 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5116

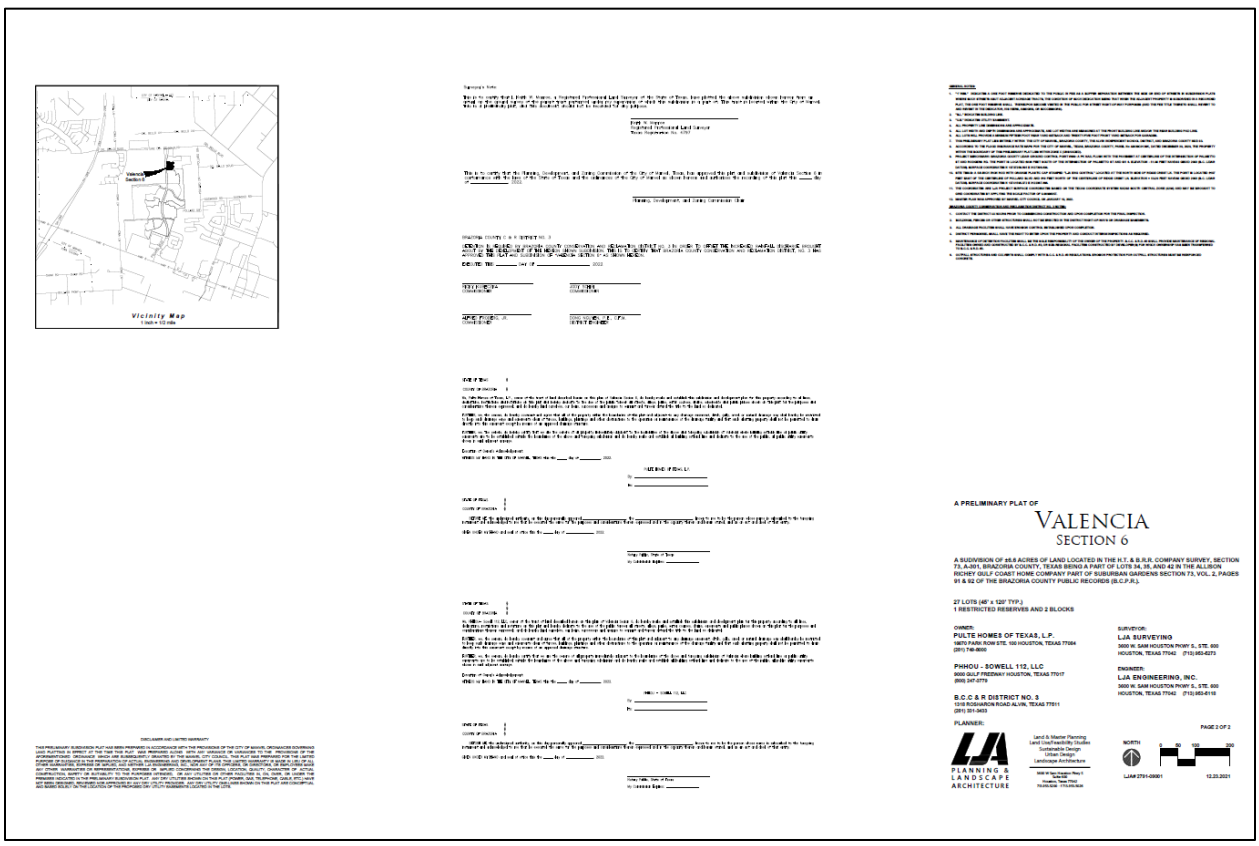
PAGE 1 OF 2

NORTH 0 60 120 240

LJA# 2701-09001 12.23.2021

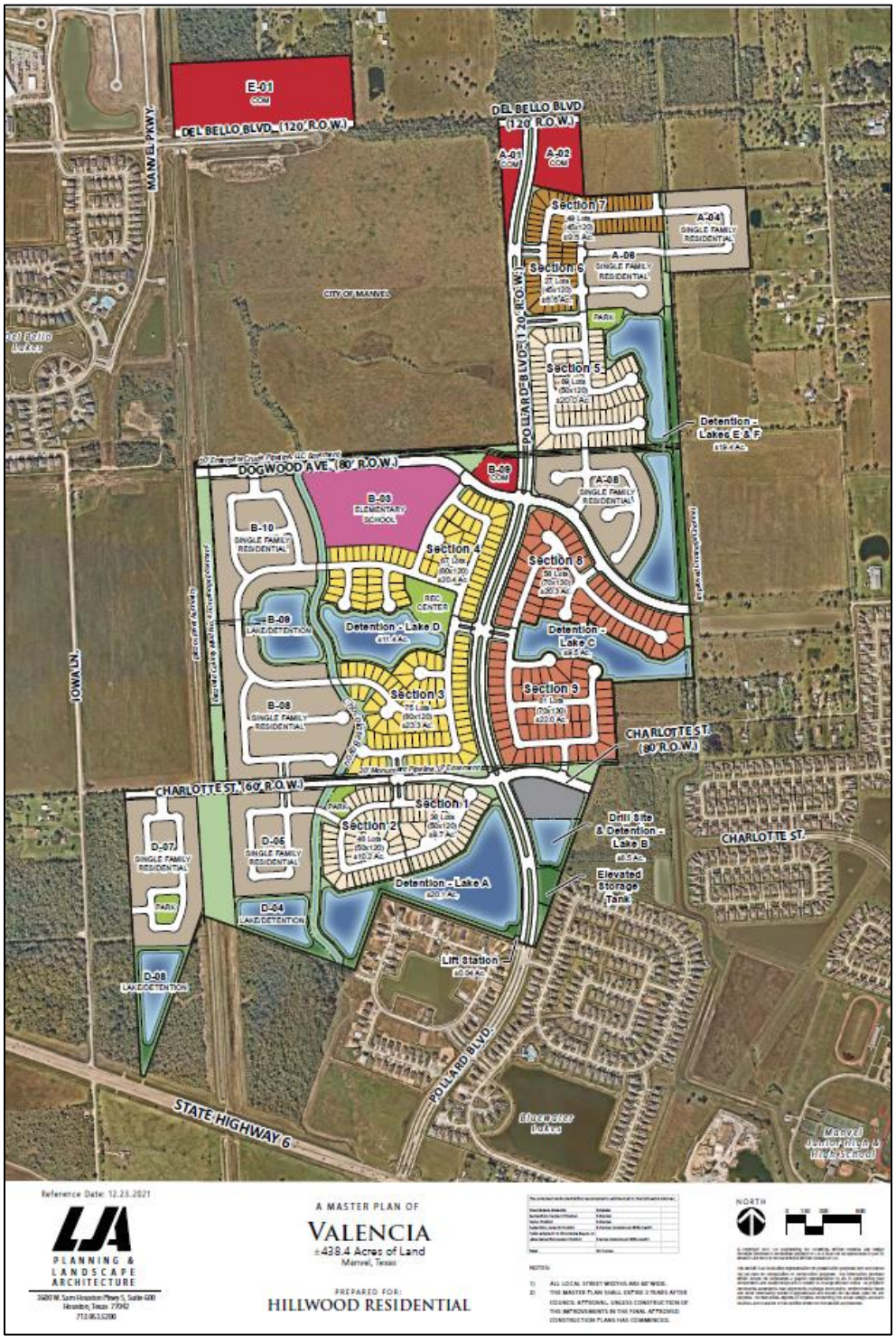
Development Services Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

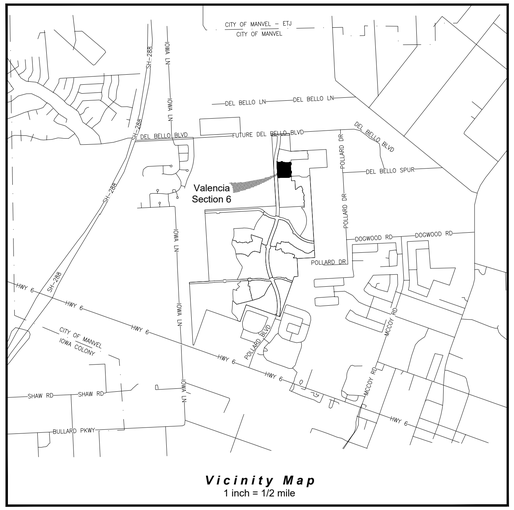
Plat Exhibit



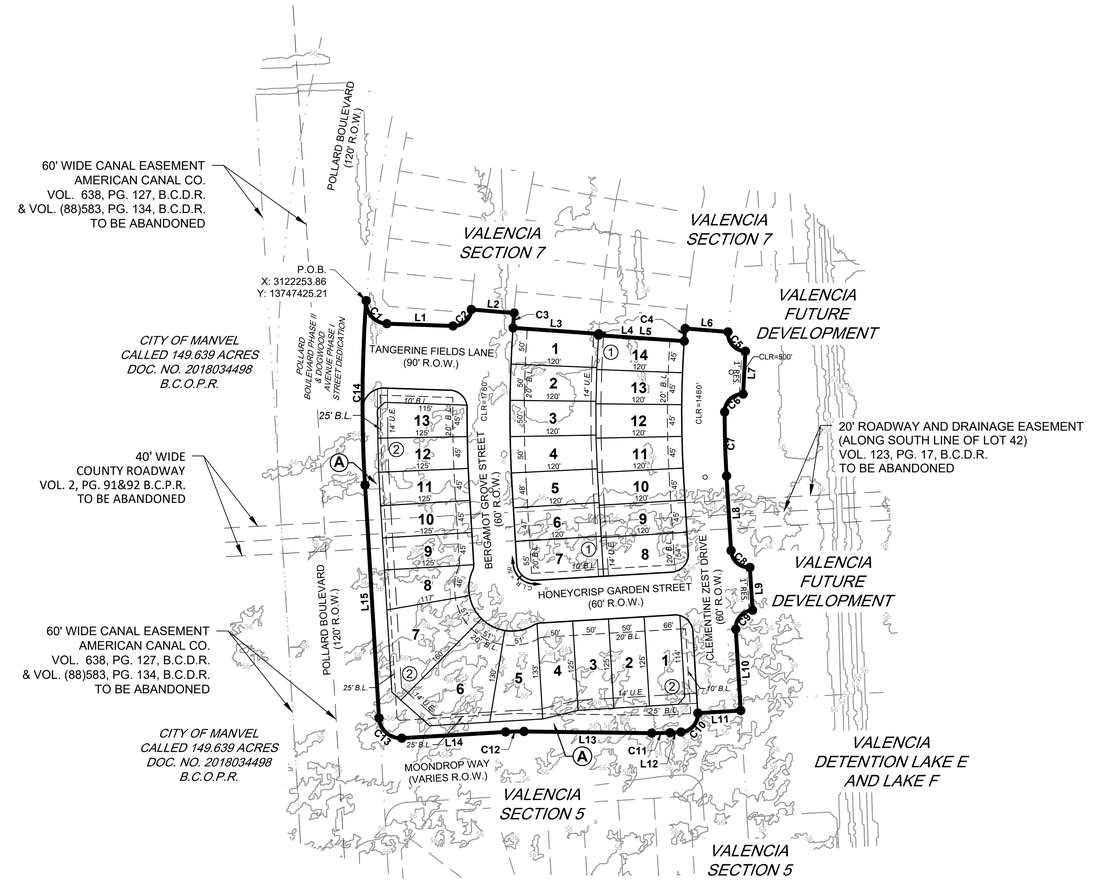
DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Proposed Valencia Master Plan (dated December 23, 2021)





Vicinity Map
1 inch = 1/2 mile



LOT AREA SUMMARY

BLOCK 1			BLOCK 2		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	50'	5,881	1	66'	6,196
2	50'	5,881	2	50'	6,250
3	50'	5,881	3	50'	6,250
4	50'	5,881	4	50'	6,472
5	48'	5,759	5	51'	7,610
6	47'	5,664	6	51'	12,583
7	55'	6,574	7	51'	10,866
8	54'	6,378	8	46'	5,854
9	45'	5,400	9	45'	5,625
10	45'	5,446	10	45'	5,625
11	45'	5,538	11	45'	5,717
12	45'	5,538	12	45'	5,753
13	45'	5,538	13	45'	5,842
14	45'	5,538			

DISCLAIMER AND LIMITED WARRANTY

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

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°05'06" E	92'
L2	S 85°18'19" E	60'
L3	S 85°59'32" E	120'
L4	S 04°47'35" W	2'
L5	S 86°03'39" E	120'
L6	S 85°22'41" E	60'
L7	S 02°59'45" W	60'
L8	S 03°27'03" E	105'
L9	S 03°27'03" E	60'
L10	S 03°27'03" E	114'
L11	S 86°32'57" W	60'
L12	S 86°32'57" W	15'
L13	N 89°14'17" W	178'
L14	S 86°32'57" W	145'
L15	N 03°27'03" W	326'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	30'	48'	S 41°57'35" E	43'
C2	25'	38'	N 48°18'18" E	34'
C3	1730'	21'	S 04°21'05" W	21'
C4	1490'	18'	N 04°16'50" E	18'
C5	25'	41'	S 41°54'41" E	36'
C6	25'	40'	S 45°55'35" W	36'
C7	1430'	89'	S 01°39'29" E	89'
C8	25'	39'	S 48°27'03" E	35'
C9	25'	39'	S 41°32'57" W	35'
C10	25'	39'	S 41°32'57" W	35'
C11	350'	26'	S 88°39'20" W	26'
C12	350'	26'	S 88°39'20" W	26'
C13	30'	47'	N 48°27'03" W	42'
C14	1940'	258'	N 00°21'26" E	258'

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±0.59Ac.	Landscape / Open Space / Utility Easement

GENERAL NOTES:

1. **"1' RES." INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES (AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS).**
2. **"B.L." INDICATES BUILDING LINE.**
3. **"U.E." INDICATES UTILITY EASEMENT.**
4. **ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.**
5. **ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.**
6. **ALL LOTS WILL PROVIDE A MINIMUM FIFTEEN FOOT REAR YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.**
7. **THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.**
8. **ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).**
9. **PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #6039: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED ±336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.**
10. **SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.696.**
11. **THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986307.**
12. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
2. **BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.**
3. **ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.**
4. **DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.**
5. **MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.**
6. **OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.**

A PRELIMINARY PLAT OF

VALENCIA
SECTION 6

A SUDIVISION OF ±6.6 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 34, 35, AND 42 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

27 LOTS (45' x 120' TYP.)
1 RESTRICTED RESERVES AND 2 BLOCKS

OWNER:
PULTE HOMES OF TEXAS, L.P.
16670 PARK ROW STE. 100 HOUSTON, TEXAS 77084
(281) 749-8000

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

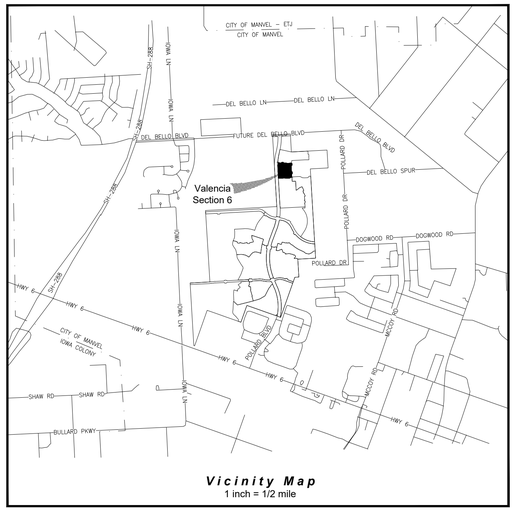
PLANNER:
PLANNING & LANDSCAPE ARCHITECTURE
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - f 713.953.5026

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

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

NORTH
0 50 100 200

LJA# 2791-09001 **12.23.2021**



Vicinity Map
1 inch = 1/2 mile

DISCLAIMER AND LIMITED WARRANTY

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Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Section 6 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA SECTION 6" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU– Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Secion 6, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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Notary Public, State of Texas

My Commission Expires: _____

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12. **MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.**

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. **CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.**
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A PRELIMINARY PLAT OF

VALENCIA
SECTION 6

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27 LOTS (45' x 120' TYP.)
1 RESTRICTED RESERVES AND 2 BLOCKS

OWNER:
PULTE HOMES OF TEXAS, L.P.
16670 PARK ROW STE. 100 HOUSTON, TEXAS 77084
(281) 749-8000

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:
PLANNING & LANDSCAPE ARCHITECTURE
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - f 713.953.5026

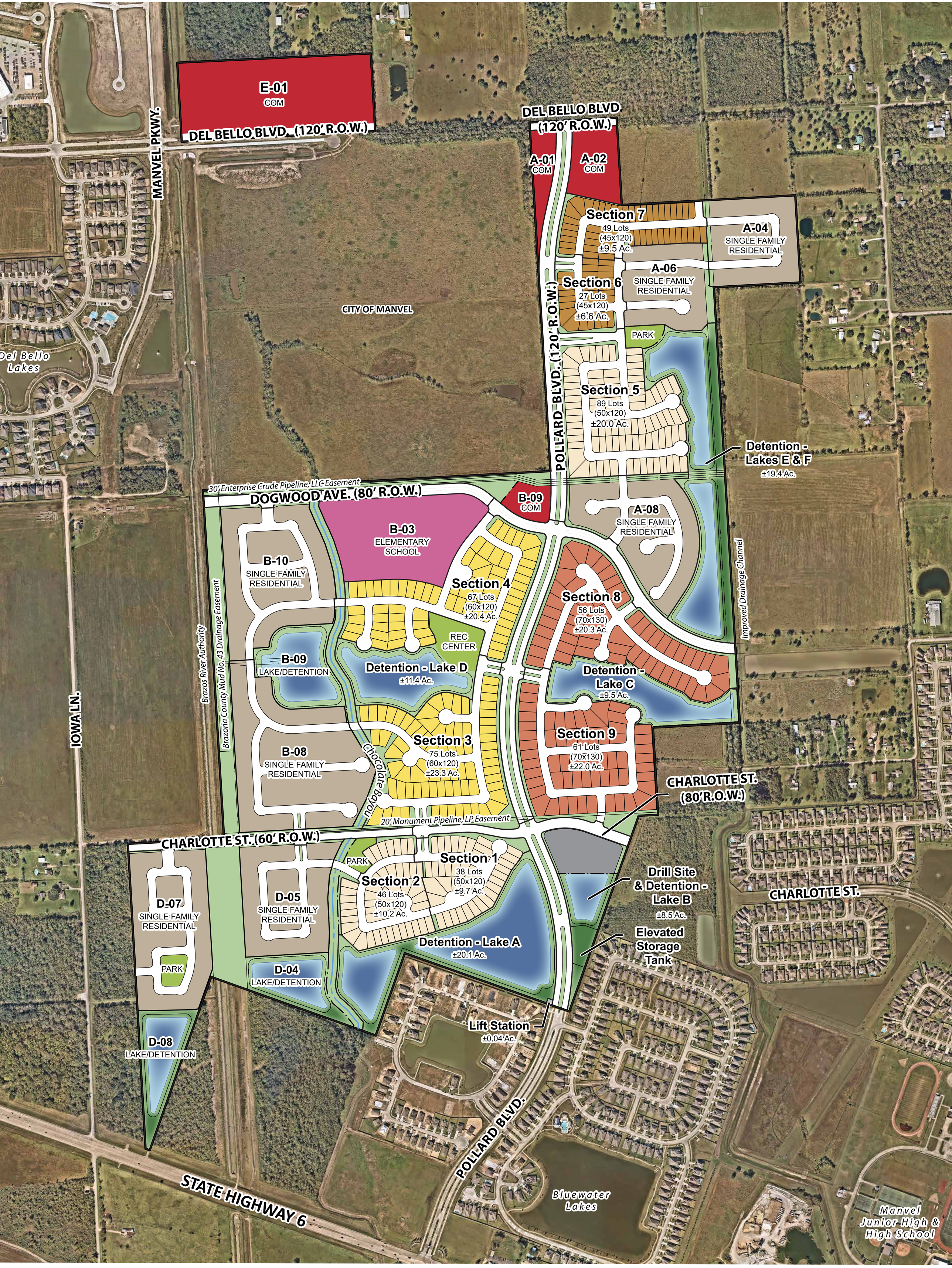
SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

NORTH

0 50 100 200

LJA# 2791-09001 **12.23.2021**



Reference Date: 12.23.2021

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

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

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:

HILLWOOD RESIDENTIAL

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	**Acreage**	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

NOTES:

1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

NORTH

0 150 300 600

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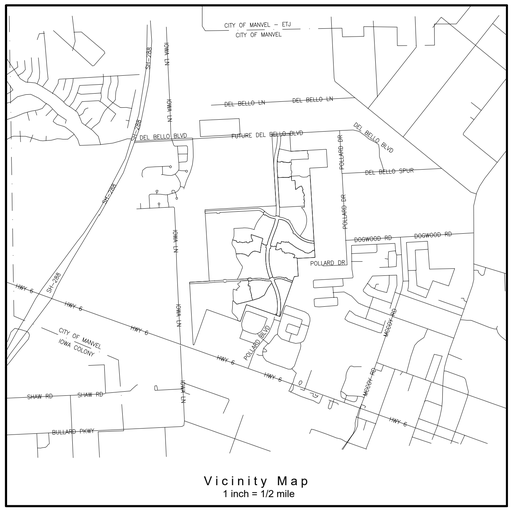
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU- Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

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Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia 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 _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

_____
MAYOR DEBRA DAVISON

_____
DAN DAVIS

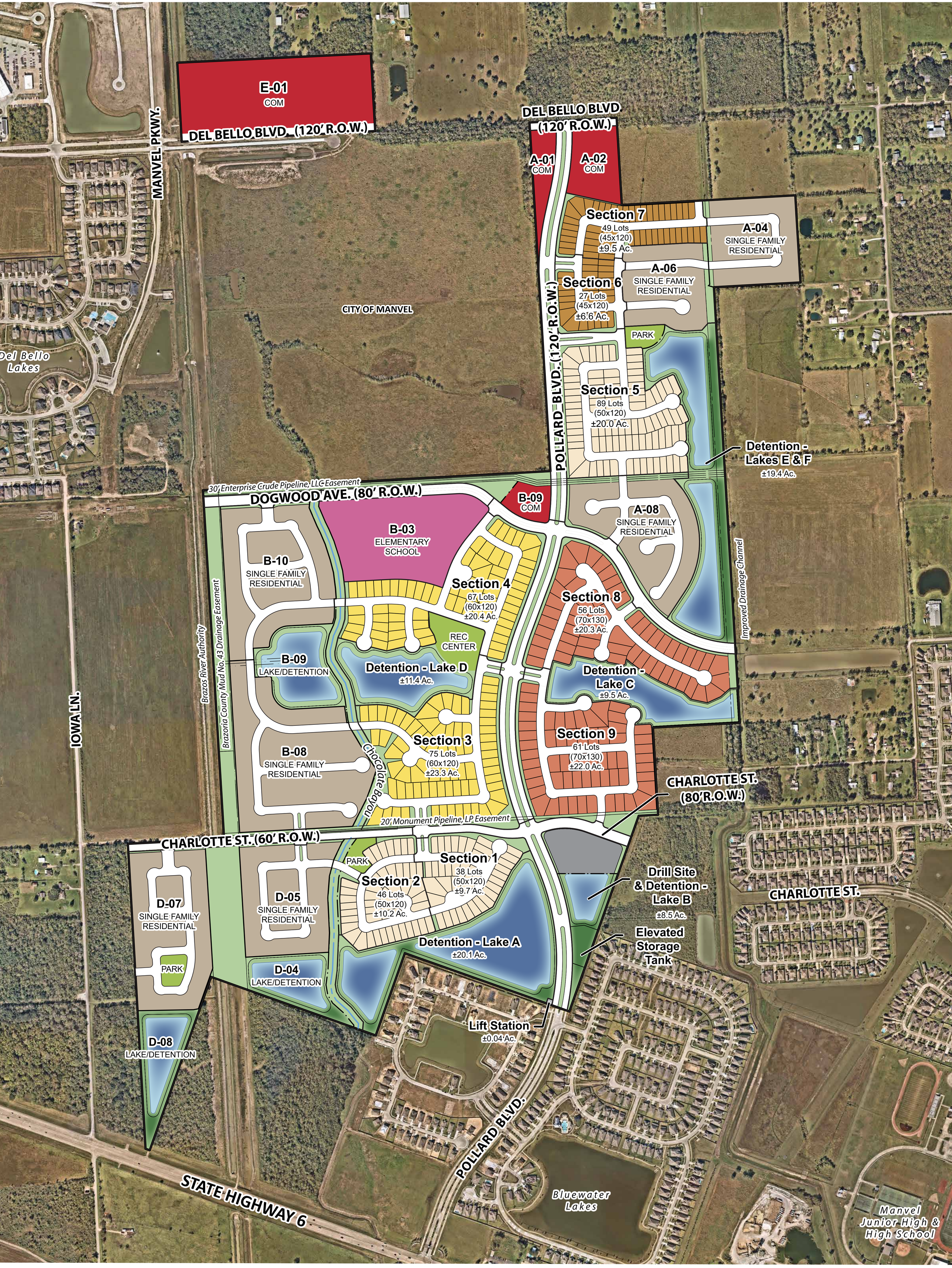
_____
NICCOLE TYSON

_____
LARRY AKERY

_____
LORRAINE HEHN

_____
JEROME HUDSON

_____
JASON ALBERT



Reference Date: 12.23.2021

LJA

PLANNING &
LANDSCAPE
ARCHITECTURE

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

A MASTER PLAN OF

VALENCIA

±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:

HILLWOOD RESIDENTIAL

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	**Acreage**	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	10.7 acres	

NOTES:

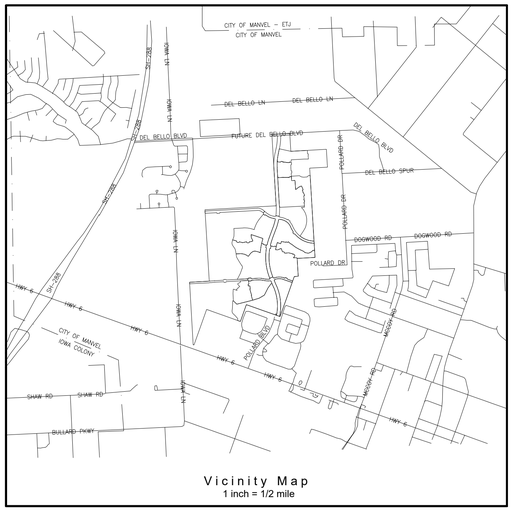
1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

NORTH

0 150 300 600

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

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Master Plan, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

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MHI PARTNERSHIP, LTD.

By: _____

Its: _____

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_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA MASTER PLAN" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

_____
MAYOR DEBRA DAVISON

_____
DAN DAVIS

_____
NICCOLE TYSON

_____
LARRY AKERY

_____
LORRAINE HEHN

_____
JEROME HUDSON

_____
JASON ALBERT

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: January 10, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Section 7, being a subdivision of 9.5 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, A-301, Brazoria County, Texas, being a part of Lots 33, 34, and 42 in the Allison Richey Gulf Coast Home Company part of Suburban Gardens Section 73, Vol. 2, Pages 91 & 92 of the Brazoria County Public Records (B.C.P.R.).

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: 2021.12.30 08:51:00 -06'00' January 3, 2022

SIGNATURE DATE

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

Planning, Development and Zoning Commission Plat Report

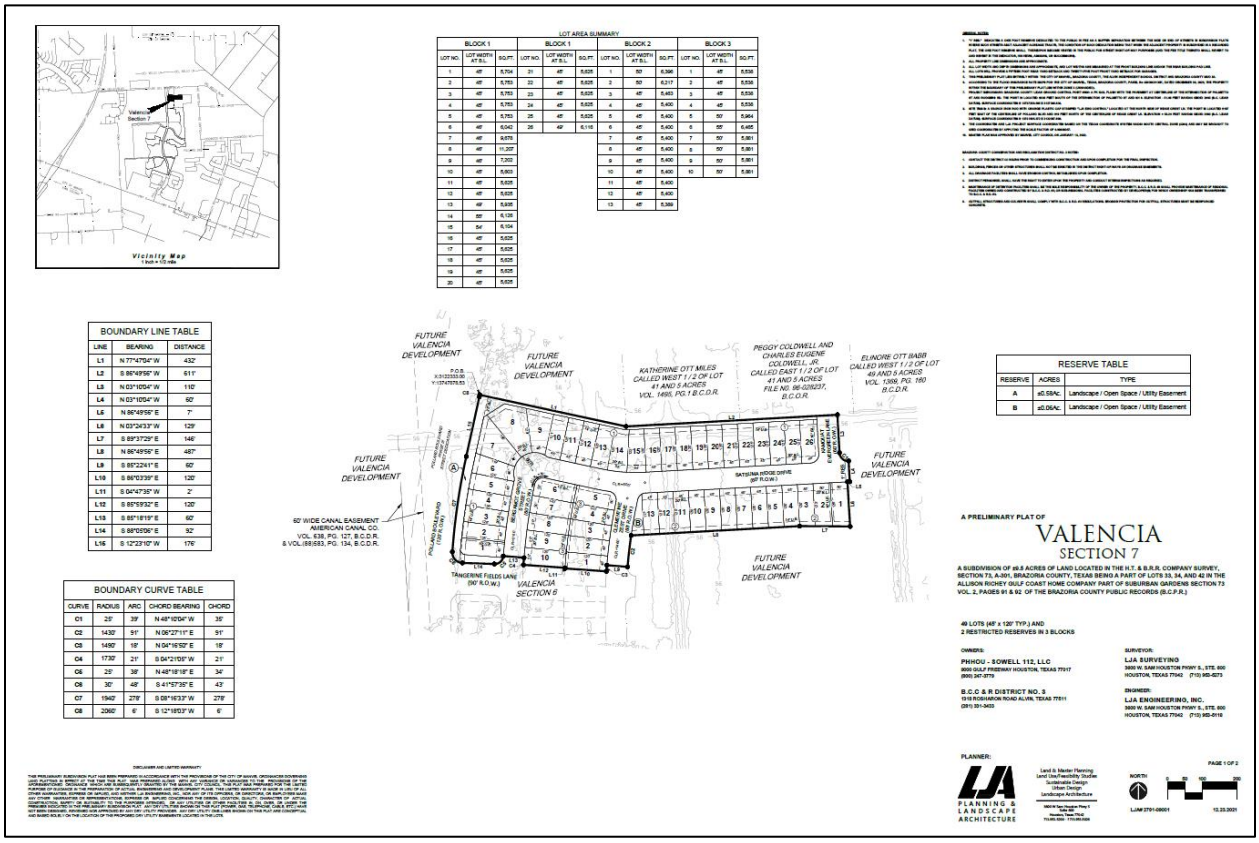
Plat Name	Valencia Section 7 Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	January 10, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends denial of the Valencia Section 7 Preliminary Plat. This preliminary plat does not meet the following criteria:

1. Submit a Preliminary Drainage Plan (Section 62-38 (b) (12)).
2. Provide drainage district approval of Preliminary Drainage Plan Section 62-38 (b) (12)).
3. Provide an approved Master Plan by City Council (Section 62-39).
4. Provide a Traffic Study. This property is located on Pollard Boulevard which is a Major Thoroughfare (Section 62-38 (b) (13)).
5. Developments with more than 100 acres, a detailed hydrologic analysis utilizing the HEC-HMS, HEC-RAS Flood Hydrograph method will be required (Design Criteria Manual Section 5 and Section 62-38 (a) (12)).

Plat Exhibit

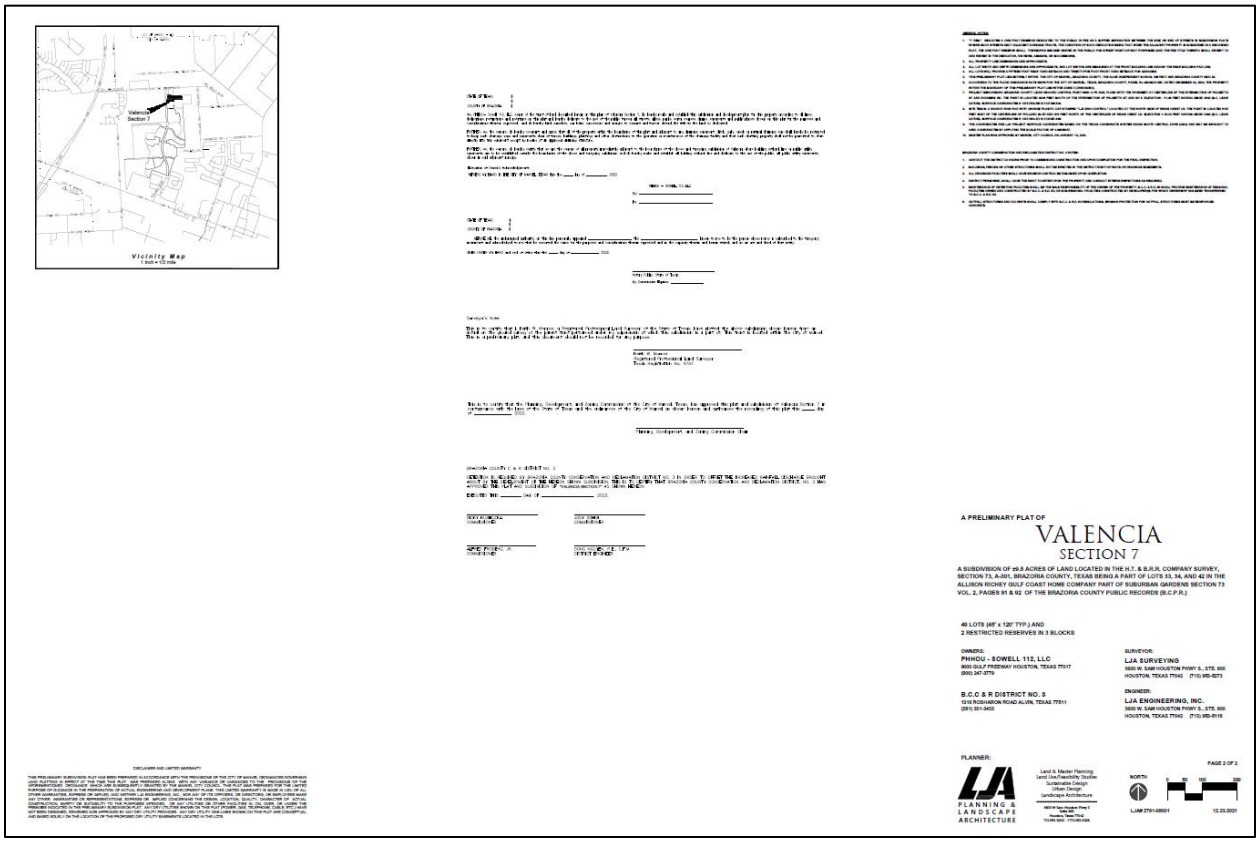


BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 77°47'54" W	432'
L2	S 86°49'56" W	611'
L3	N 03°10'04" W	110'
L4	N 03°10'04" W	60'
L5	N 86°49'56" E	7'
L6	N 03°24'33" W	129'
L7	S 89°37'29" E	146'
L8	N 86°49'56" E	487'
L9	S 85°32'41" E	60'
L10	S 86°03'39" E	120'
L11	S 04°47'35" W	2'
L12	S 85°59'32" E	120'
L13	S 85°18'19" E	60'
L14	S 86°05'56" E	52'
L15	S 12°23'10" W	176'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	25'	39'	N 48°10'04" W	35'
C2	1430'	91'	N 05°27'11" E	91'
C3	1490'	18'	N 04°16'52" E	18'
C4	1730'	21'	S 04°21'05" W	21'
C5	25'	39'	N 48°18'18" E	34'
C6	30'	48'	S 41°57'35" E	43'
C7	1942'	278'	S 08°16'33" W	278'
C8	2060'	6'	S 12°18'03" W	6'

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

Plat Exhibit



Vicinity Map

A PRELIMINARY PLAT OF
VALENCIA
SECTION 7

A SUBDIVISION OF ±9.0 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-291, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 33, 34, AND 42 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

40 LOTS (40' x 120' TYP.) AND
2 RESTRICTED RESERVES IN 3 BLOCKS

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9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1216 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3403

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5270

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5100

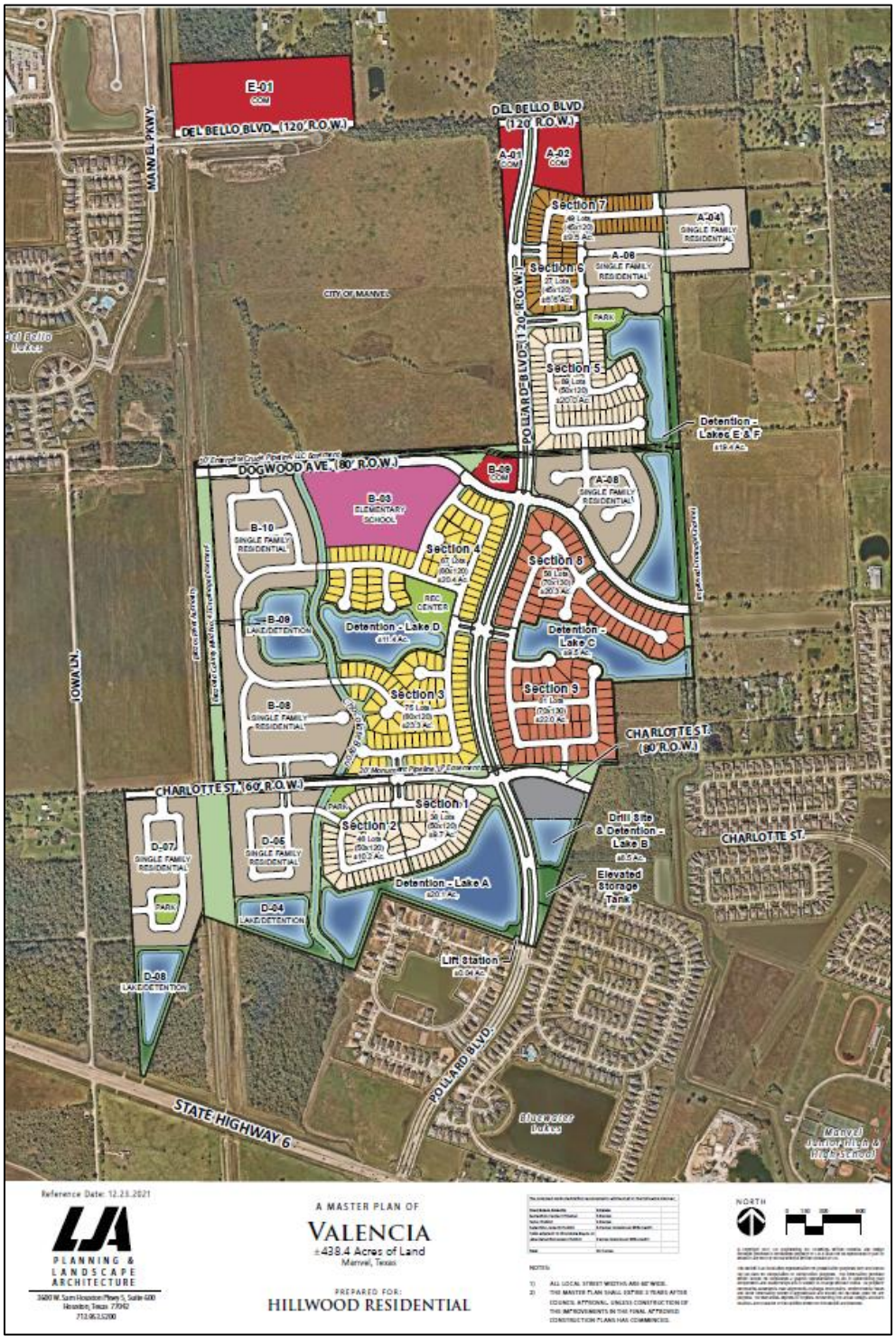
PLANNER:
LJA PLANNING & LANDSCAPE ARCHITECTURE

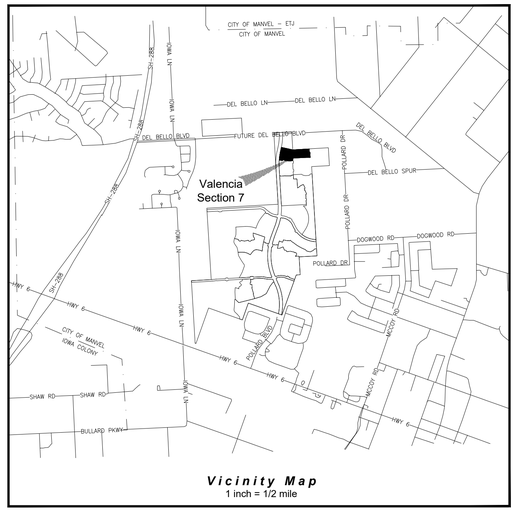
PAGE 2 OF 2

LJAM 2701-00001 12.23.2021

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

Proposed Valencia Master Plan (dated December 23, 2021)





Vicinity Map
1 inch = 1/2 mile

LOT AREA SUMMARY

BLOCK 1			BLOCK 1			BLOCK 2			BLOCK 3		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	45'	5,704	21	45'	5,625	1	50'	6,396	1	45'	5,538
2	45'	5,753	22	45'	5,625	2	50'	6,217	2	45'	5,538
3	45'	5,753	23	45'	5,625	3	45'	5,463	3	45'	5,538
4	45'	5,753	24	45'	5,625	4	45'	5,400	4	45'	5,538
5	45'	5,753	25	45'	5,625	5	45'	5,400	5	50'	5,964
6	46'	6,042	26	49'	6,116	6	45'	5,400	6	55'	6,465
7	46'	9,678				7	45'	5,400	7	50'	5,881
8	46'	11,207				8	45'	5,400	8	50'	5,881
9	46'	7,202				9	45'	5,400	9	50'	5,881
10	45'	5,603				10	45'	5,400	10	50'	5,881
11	45'	5,625				11	45'	5,400			
12	45'	5,625				12	45'	5,400			
13	49'	5,935				13	45'	5,389			
14	55'	6,126									
15	54'	6,104									
16	45'	5,625									
17	45'	5,625									
18	45'	5,625									
19	45'	5,625									
20	45'	5,625									

GENERAL NOTES:

1. "1' RES." INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES (AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS).
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10. MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON JANUARY 18, 2022.

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2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
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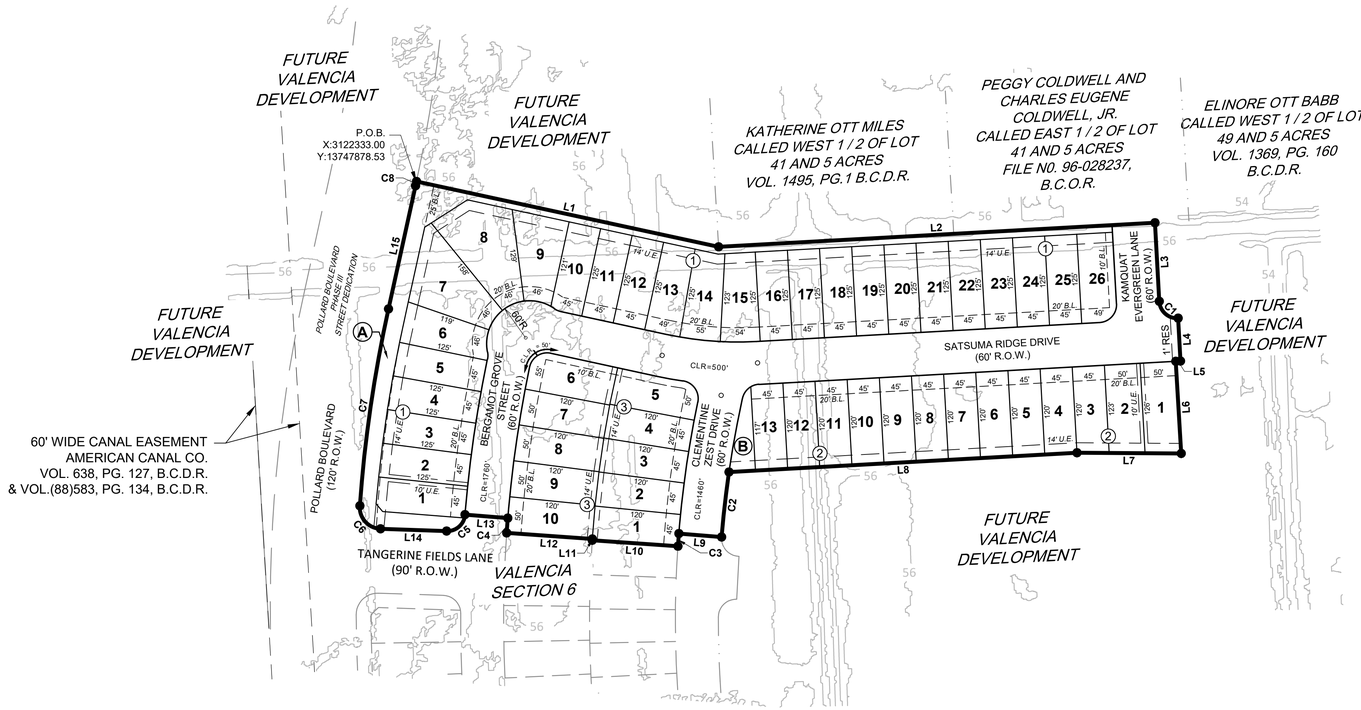
6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 77°47'04" W	432'
L2	S 86°49'56" W	611'
L3	N 03°10'04" W	110'
L4	N 03°10'04" W	60'
L5	N 86°49'56" E	7'
L6	N 03°24'33" W	129'
L7	S 89°37'29" E	146'
L8	N 86°49'56" E	487'
L9	S 85°22'41" E	60'
L10	S 86°03'39" E	120'
L11	S 04°47'35" W	2'
L12	S 85°59'32" E	120'
L13	S 85°18'19" E	60'
L14	S 88°05'06" E	92'
L15	S 12°23'10" W	176'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	25'	39'	N 48°10'04" W	35'
C2	1430'	91'	N 06°27'11" E	91'
C3	1490'	18'	N 04°16'50" E	18'
C4	1730'	21'	S 04°21'05" W	21'
C5	25'	38'	N 48°18'18" E	34'
C6	30'	48'	S 41°57'35" E	43'
C7	1940'	278'	S 08°16'33" W	278'
C8	2060'	6'	S 12°18'03" W	6'



RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±0.58Ac.	Landscape / Open Space / Utility Easement
B	±0.06Ac.	Landscape / Open Space / Utility Easement

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B.C.C & R DISTRICT NO. 3
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(281) 331-3433

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ENGINEER:

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3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNER:

PLANNING & LANDSCAPE ARCHITECTURE

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

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

DISCLAIMER AND LIMITED WARRANTY

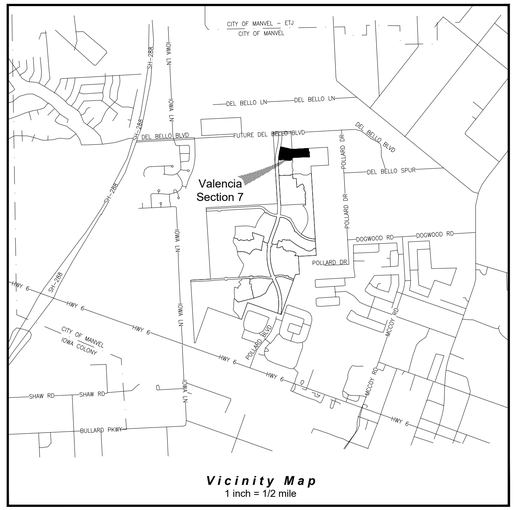
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED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

NORTH

0 50 100 200

LJA# 2791-09001

12.23.2021



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

We, PHHOU– Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Section 7, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the _____ day of _____, 2022.

PHHOU – SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND and seal of office this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Section 7 in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2022.

_____
Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA SECTION 7" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

_____
RICKY KUBECZKA
COMMISSIONER

_____
JODY SCHIBI
COMMISSIONER

_____
ALFRED FROBERG, JR.
COMMISSIONER

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

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

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

NORTH

0 50 100 200

LJA# 2791-09001

12.23.2021