

MANVEL CITY COUNCIL MEETING January 18, 2022

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

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



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

NOTICE OF A CITY COUNCIL MEETING OF THE CITY OF MANVEL January 18, 2022

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

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

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

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

Workshop Session

Presentation on the 2021 Master Wastewater Plan Update

Discussion on any subject listed on the Agenda dated January 18, 2022.

Regular Session

Call To Order

Inspirational Reading - Mayor Davison

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 thell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.*

Presentation

Proclamation - School Choice Week 1/23/2022-1/29/2022

Proclamation - Recognition of Jeanette Rau, Liz Harris and Jackie Silva

City Manager Update

Update on current events and city issues.

Regular Agenda

1. Consideration and possible action to approve Ordinance 2022-O-01;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, ORDERING THE HOLDING OF A GENERAL ELECTION ON MAY 7, 2022, FOR THE PURPOSE OF ELECTING TWO COUNCILMEMBERS: ONE EACH FOR, PLACE 4, AND PLACE 6; DESIGNATING THE CITY ELECTION PRECINCTS; DESIGNATING A POLLING PLACE; PROVIDING FOR THE APPOINTMENT OF A PRESIDING ELECTION JUDGE AND ALTERNATE PRESIDING ELECTION JUDGE; APPROVING A JOINT ELECTION CONTRACT AND AUTHORIZING THE MAYOR TO EXECUTE; ESTABLISHING OTHER PROCEDURES FOR CONDUCTING THE ELECTION; PROVIDING FOR THE INCORPORATION OF THE PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.
2. Consideration and possible action to approve Ordinance 2022-O-02;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, ORDERING A SPECIAL ELECTION TO BE HELD ON MAY 7, 2022, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY ONE PROPOSITION RELATING TO THE AMENDMENT OF THE CITY OF MANVEL'S HOME RULE CHARTER REGARDING THE COMPENSATION AND EXPENSES OF THE MAYOR AND COUNCILMEMBERS; ORDERING A SPECIAL ELECTION TO BE HELD CONCURRENTLY WITH THE GENERAL ELECTION FOR THE ELECTION OF THE REGULAR CITY OFFICERS; PROVIDING FOR THE WORDING AND FORM OF THE BALLOT AS TO THE PROPOSED AMENDMENT; PROVIDING THE MEANS AND METHODS OF CONDUCTING THE ELECTION; DESIGNATING FIVE (5) ELECTION PRECINCTS WITHIN THE CITY; DESIGNATING POLLING PLACES; PROVIDING FOR THE APPOINTMENT OF A PRESIDING ELECTION JUDGE AND ALTERNATE PRESIDING ELECTION JUDGE; APPROVING A JOINT ELECTION WITH BRAZORIA COUNTY; ESTABLISHING OTHER PROCEDURES FOR CONDUCTING THE ELECTION; AND PROVIDING AN EFFECTIVE DATE.
3. Consideration and possible action to approve Ordinance 2022-O-04;
AN ORDINANCE AMENDING ORDINANCE NO. 2021-O-29 AMENDING THE CITY FISCAL YEAR 2022 BUDGET ENDING SEPTEMBER 30, 2022, BY AMENDING THE CAPITAL FUND BUDGET TO ACCOUNT FOR UPDATES TO VARIOUS CAPITAL PROJECT LINE ITEMS. DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING

MANVEL CITY COUNCIL MEETING January 18, 2022

THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

4. Consideration and possible action to award the contract for the SCADA Project to BLTI in an amount not to exceed \$369,000.00.
5. Consideration and possible action to approve a request for a 1 year extension for a specific use permit issued under Ordinance No. 2020-O-38 (adopted January 19, 2021). (Forwarded with favorable recommendation by PD&Z with a 5/0 vote).
6. Consideration and possible action to approve 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.
(Forwarded with favorable recommendation FAILED by PD&Z with a 0/5 vote).
7. Consideration and possible action to approve 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.
(PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).
8. Consideration and possible action to approve 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. (PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).
9. Consideration and possible action to approve 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. (PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).
10. Consideration and possible action to approve 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. (PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).

11. Consideration and possible action to approve 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.
(PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).
12. Consideration and possible action to approve 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.
(PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).
13. Consideration and possible action to approve 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.
(PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).
14. Consideration and possible action to approve 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.
(PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).
15. Consideration and possible action to approve 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.
(PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).
16. Consideration and possible action to approve Preliminary Plat for Meridiana Detention Reserve Y;

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BEING A SUBDIVISION OF 9.98 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

(PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).

17. Consideration and possible action to approve 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.

(PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).

18. Consideration and possible action to approve the Master Plan for Valencia, being 438.4 acres of land, Manvel, Texas.

(Forwarded with favorable recommendation FAILED by PD&Z with a 0/5 vote).

19. 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.

Consent Agenda

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

1. Approve 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.
2. Approve 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.
3. Acceptance of infrastructure improvements for Pomona Parkway Phase 4 and release of associated Maintenance Bonds.
4. Acceptance of infrastructure improvements for Meridiana Section 48 to begin the One-Year Maintenance Period.
5. Acceptance of the meeting minutes to date.

MANVEL CITY COUNCIL MEETING January 18, 2022

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.074. "Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee".

Kyle J. Jung, City Manager

Bobby Gervais, City Attorney

Regular Agenda

20. Consideration and possible action regarding compensation and terms of employment of the City Attorney.

Mayor and Council Comments

Update on current events and city issues.

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

Items of community interest include:

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

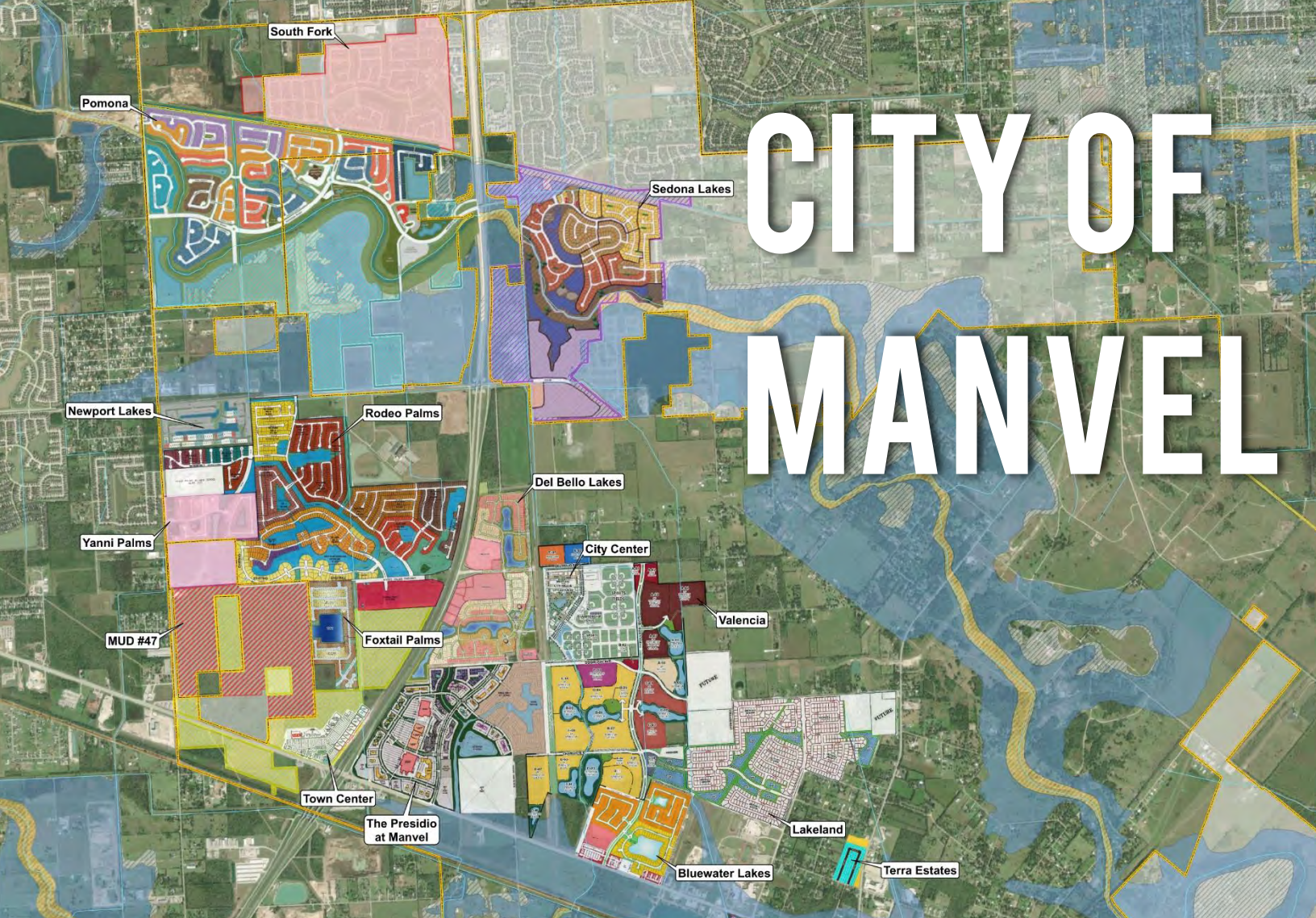
Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel is true and correct; and that I posted such notice on the bulletin board at the Manvel City Hall. A place convenient and readily accessible to the public on January 14, 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





2021 MASTER WASTEWATER PLAN UPDATE

PREPARED FOR:

City of Manvel

PREPARED BY:

Freese and Nichols, Inc.
11200 Broadway St., Suite 2320
Pearland, Texas 77584
832-456-4700



2021 MASTER WASTEWATER PLAN UPDATE

Prepared for:

City of Manvel



1/3/21

Richard Weatherly

FREESE AND NICHOLS, INC.
TEXAS REGISTERED
ENGINEERING FIRM
F-2144



1/3/22

Ishita Rahman

FREESE AND NICHOLS, INC.
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FNI Project No.: MNV20623

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EXECUTIVE SUMMARY

1.0 INTRODUCTION

The City of Manvel (City) is located on Highway 6 east of State Highway (SH) 288, in northern Brazoria County, Texas. The City currently provides wastewater service to 1,635 equivalent single family connections (ESFCs) within the city limits. There are also approximately 5,148 existing ESFCs outside the City's existing wastewater served area. Manvel is experiencing a rapid growth within the city limits and extraterritorial jurisdiction (ETJ) and is anticipating an increase in the wastewater service area ESFCs to approximately 32,000. This will result in approximately 10 MGD of total average daily flow in the future wastewater service area.

The City completed a *Master Wastewater Plan* in 2017 that developed wastewater system improvements recommendations. As the growth and development patterns change in the City, Manvel identified the need to update to the *2017 Master Wastewater Plan*. Freese and Nichols, Inc. (FNI) was retained by the City of Manvel in 2020 to update the City's existing *Master Wastewater Plan* incorporating recent updates to the City's land use projections. The purpose of this *2021 Master Wastewater Plan Update* is to provide the City of Manvel with an updated planning tool that will serve as a guide for short-term and long-term (20-year) improvements to the wastewater collection system and treatment infrastructure. The results from this study were utilized during the 2021 water and wastewater impact fee update study for Manvel.

2.0 EXISTING WASTEWATER SYSTEM INFRASTRUCTURE

The City of Manvel owns and operates a wastewater collection system consisting of eight lift stations and associated force mains, a network of manholes and gravity mains, and one wastewater treatment plant (at Corporate Drive). The City recently constructed an expansion to increase the total average annual daily flow (AADF) treatment capacity at this plant to 0.5 MGD, and to increase the peak 2-hour flow capacity to 1,389 gpm (2.0 MGD). This expansion is permitted under the City's current Texas Pollutant Discharge Elimination System (TPDES) permit no. WQ0013872001.

In addition to the City of Manvel (Corporate Drive) wastewater treatment plant, there are four existing Municipal Utility District (MUD) WWTPs within the city limits and ETJ that serve the **Southfork**, **Sedona Lakes**, **Pomona**, **Rodeo Palms**, **Foxtail Palms**, **Newport Lake Estates**, and **Yanni Palms** developments.

3.0 LAND USE AND GROWTH PROJECTIONS

As of 2021, there are approximately 1,635 wastewater equivalent single family connections (ESFCs) currently served by the City's wastewater collection system. These represent residential and commercial wastewater customers. Each ESFC represents a wastewater flow (gallons/day) that must be conveyed and treated by the wastewater system. The City utilizes ESFCs to project wastewater flows and to determine the sizing and location of wastewater system infrastructure. FNI worked with City staff to develop growth projections for the City of Manvel and also utilized information collected from the existing and upcoming developments within the city limits and ETJ.

The growth in residential and commercial wastewater connections will inform the location, sizing, and timing of future wastewater infrastructure. FNI received information on projected ESFCs from the City, developers, and reports for the anticipated developments. The developers of each anticipated development supplied projected buildout connections and an approximate growth per year. For developments where a phasing plan was unavailable, FNI worked with the City staff to develop growth assumptions. In addition to the anticipated developments, growth projections were also developed for select areas within the wastewater service area identified as having potential for growth (infill areas) within the 20-year planning period. The total projected wastewater ESFCs for the **existing**, **5-year**, **10-year**, and **20-year** planning periods are shown in **Table ES-1**.

Table ES-1: Projected Wastewater ESFCs

Year	Projected Wastewater ESFCs		
	City Limits	ETJ	Total
2021	3,628 ⁽¹⁾	3,155	6,783
2026	8,904	5,876	14,780
2031	13,311	6,530	19,841
2041	25,412	6,541	31,953

(1) Includes existing wastewater connections in developments within city limits that are not currently served by the City.

4.0 WASTEWATER FLOWS

Planning for future wastewater infrastructure is dependent on the amount of average daily and peak wastewater flow that must be collected, conveyed, and treated. Wastewater treatment plants are sized

based on average daily flows, while the collection system infrastructure, including lift stations, is sized to convey peak wastewater flows.

The City's existing wastewater system consists of a single wastewater service area that collects wastewater flows and conveys them to the City of Manvel (Corporate Drive) WWTP. For the City's future wastewater system, FNI delineated six distinct wastewater service areas that will each convey wastewater flows to regional wastewater treatment facilities. These six wastewater service areas are:

1. Central Wastewater Service Area
2. East Wastewater Service Area
3. West Wastewater Service Area
4. Sedona Lakes Wastewater Service Area
5. South Wastewater Service Area
6. Meridiana Wastewater Service Area (the portion of Meridiana within Manvel city limits)

The City of Manvel's design criteria for average daily wastewater flow per equivalent single family connection (ESFC) is 315 gallons. This was utilized to calculate average day wastewater flows during this study. For peak wet weather flows, FNI recommends using a peaking factor of 4.0, based on TCEQ guidelines in the absence of site specific data (30 TAC §217.32 (a)(2)). The planning criteria used for developing average day and peak wastewater flows for this *2021 Master Wastewater Plan Update* are shown in **Table ES-2**.

Table ES-2: Wastewater Flow Design Criteria

Wastewater Connection Unit	Average Day Wastewater Flow	Peak Wastewater Flow
ESFC ⁽¹⁾	315 gallons per day	4.0 x 315 gallons per day

(1) Equivalent Single Family Connection

FNI calculated future wastewater flows based on the projected equivalent single family connections and wastewater flow design criteria. The total projected average day and peak wet weather wastewater flows for each planning year are shown in **Table ES-3**.

Table ES-3: Projected Wastewater Flows

Year	Projected Wastewater ESFCs			Average Daily Flow (ADF) (MGD)			Peak Wet Weather Flow (MGD)		
	City Limits	ETJ	Total	City Limits	ETJ	Total	City Limits	ETJ	Total
2021	3,628 ⁽¹⁾	3,155	6,783	1.14	0.99	2.1	4.57	3.98	8.5
2026	8,904	5,876	14,780	2.80	1.85	4.7	11.22	7.40	18.6
2031	13,311	6,530	19,841	4.19	2.06	6.2	16.77	8.23	25.0
2041	25,412	6,541	31,953	8.00	2.06	10.1	32.02	8.24	40.3

(1) Includes existing wastewater connections in developments within city limits that are not currently served by the City.

5.0 WASTEWATER MODEL UPDATE

The City's existing wastewater hydraulic model was developed by FNI during the *2017 Master Wastewater Plan* using InfoSewer® software by Innovyze. This software has Geographic Information System (GIS) interoperability and makes use of engineering equations and mathematical algorithms to determine the flows and velocities that would occur in a collection system under a specified set of conditions. During this study, the model was updated with recently completed wastewater infrastructure and updated wastewater flow projections. The updated model was utilized during the development of collection system capital improvement projects to improve the existing system and accommodate projected wastewater flows through 2041.

6.0 WASTEWATER SYSTEM ANALYSES

FNI developed wastewater system improvements to accommodate the projected flows from residential and commercial growth. Hydraulic analyses were conducted to develop these improvements into a phased capital improvements plan to convey and treat the projected wastewater flows over the 20-year period through 2041. In order to serve the projected 20-year growth and develop regionalized wastewater treatment facilities, the City of Manvel should consider the following:

- Construct a new phased Central wastewater treatment plant that would expand the treatment capacity in the Central region. This new Central WWTP would be phased over time to accommodate the anticipated 20-year growth in wastewater flows (this project currently in preliminary design phase)

- Construct regional transfer infrastructure to pump wastewater flows from the East Service Area to the Central Service Area
- Construct a new wastewater treatment plant in the South service area
- Construct consolidation infrastructure and expand treatment capacity in the West Service Area
- Extend wastewater service via gravity lines, lift stations, and force mains to areas of growth where little or no infrastructure currently exists

Recommended capacities were developed for the regional wastewater treatment and conveyance infrastructure based on the 20-year projected average day wastewater flows presented in **Table ES-3**.

Table ES-4 presents a summary of the existing and proposed City of Manvel wastewater treatment facilities including the MUD WWTPs and permitted capacities by planning period. The Meridiana and Sedona Lakes service areas currently have existing MUD WWTPs, which are anticipated to eventually be part of the City's wastewater system.

Table ES-4: WWTP Capacities by Planning Period

Planning Period	Average Daily Flow Permitted Capacity (MGD)								
	Central Regional WWTP ⁽¹⁾	West Regional WWTP ⁽¹⁾	South Regional WWTP ⁽¹⁾	Town Center WWTP ⁽¹⁾	Sedona Lakes WWTP ⁽²⁾⁽⁴⁾	Meridiana WWTP ⁽²⁾⁽⁴⁾	Rodeo Palms WWTP ⁽²⁾⁽⁵⁾	Pomona WWTP ⁽²⁾⁽⁶⁾	Southfork WWTP ⁽²⁾⁽⁶⁾
2021	0.5	-	-	-	0.3	0.399	0.45	0.25	0.48
2026	1.5	-	-	0.15⁽⁷⁾	0.6	by MUD	by MUD	by MUD	by MUD
2031	2.0⁽³⁾	-	-	by MUD	0.6	by MUD	by MUD	by MUD	by MUD
2041	4.0	4.0	1.1	<i>Decommissioned and Flow Transferred to West WWTP</i>	0.6	by MUD	<i>Ownership Transfer to City as West Regional WWTP</i>	<i>Decommissioned and Flow Transferred to West WWTP</i>	<i>Decommissioned and Flow Transferred to West WWTP</i>

(1) City-owned WWTPs

(2) MUD WWTPs not currently owned and operated by the City.

(3) Decommission the existing 0.5 MGD package plant.

(4) Sedona Lakes WWTP and Meridiana WWTP are planned to be owned by the City in future (beyond 2041)

(5) Rodeo Palms Brazoria County MUD #29 WWTP ownership and operation to be transferred to the City as the West Regional WWTP.

(6) Pomona WWTP and Southfork WWTP are recommended to be decommissioned and served by the West Regional WWTP by 2041.

(7) Town Center WWTP is under construction as of December 2021.

7.0 WASTEWATER TREATMENT PLANT EFFLUENT REUSE

The City of Manvel does not currently have a wastewater reuse system. As the City continues to grow, the water demand on the City's existing and future potable water sources will continue to increase. The City is considering a wastewater reuse system to alleviate the need for additional water supply as the projected population and water demands increase. As part of the *2021 Master Wastewater Plan Update*, FNI summarized the steps involved in the implementation of a reuse program.

The steps include identifying reuse system goals, reuse options, reuse considerations, compliance with reuse regulations, reuse water quality and quantity. FNI recommends the City to perform an in-depth Reuse Study to evaluate the options for potential potable and non-potable reuse. If the City decides to implement reuse, the wastewater treatment facilities will need to be upgraded to produce effluent at the required water quality standards.

8.0 WASTEWATER SYSTEM CAPITAL IMPROVEMENTS PLAN

A wastewater system capital improvements plan (CIP) was developed for the City of Manvel. The CIP projects consist of collection system conveyance and wastewater treatment for the projected growth over the 20-year planning period in this study. These projects allow for regionalization of the City's wastewater collection system and treatment infrastructure and provide the City with a phased CIP for collection system and treatment as the City grows.

Capital costs were calculated for all recommended improvements and do not include individual service connections or subdivision lines. The costs are provided as estimates based on previous similar engineering experience in 2021 dollars and include allowances for contingencies and engineering and surveying.

Table ES-5 summarizes the cost of the Capital Improvements Plan by phase and project type (Treatment or Conveyance). **Table ES-6** summarizes the individual projects in the wastewater system CIP.

Table ES-5: Wastewater CIP Summary (by Phase and Project Type)

Phase	CIP	Cost
5 Year (by 2026)	Treatment	\$26,948,900
	Conveyance	\$14,801,800
	Sub-total	\$41,750,700
10 Year (by 2031)	Treatment	\$15,904,500
	Conveyance	\$1,555,200
	Sub-total	\$17,459,700
20-Year (by 2041)	Treatment	\$98,182,000
	Conveyance	\$59,758,700
	Sub-total	\$157,940,700
Total 20-Year Wastewater CIP Cost		\$217,151,100

Table ES-6: Wastewater Capital Improvements Plan Summary (by Project)

Phase	Project Number	Project Name	Cost (In 2021 Dollars)
5-Year (by 2026)	1	1.0 MGD Central Regional Wastewater Treatment Plant (Phase 1)	\$26,948,900
	2	New 4.0 MGD Pollard Blvd Lift Station and 18-inch Force Main (Phase 1)	\$5,494,800
	3	12/15/18/30-inch Lines through Valencia Development (Central Service Area Interceptor and Gravity System)	\$8,553,200
	4	8-inch Gravity Main along McCoy Road and Lewis Lane	\$753,800
	Total 2021 - 2026		\$41,750,700
10-Year (by 2031)	5	Expansion of the Central Regional Wastewater Treatment Plant to 2.0 MGD Capacity (Phase 2)	\$15,904,500
	6	12-inch Del Bello SPUR Gravity Main	\$1,555,200
	Total 2027 - 2031		\$17,459,700
20-Year (by 2041)	7	15-inch Gravity Main Along Masters Road	\$1,796,700
	8	Large Avenue Lift Station Expansion to 1.8 MGD and 10-inch Force Main	\$3,211,800
	9	New 1.1 MGD South Regional Wastewater Treatment Plant (Phase 1)	\$26,688,000
	10	Expansion of the Central Region Wastewater Treatment Plant to 4.0 MGD Capacity (Phase 3)	\$30,840,000
	11	New Pollard Boulevard Lift Station Expansion to 6.5 MGD	\$2,150,100
	12	Del Bello Lift Station Expansion to 1.3 MGD	\$582,500
	13	15/24-inch South Region Gravity Main	\$6,069,700
	14	12/15-inch Central Region Gravity Main	\$2,442,600
	15	New 4.0 MGD East Regional Lift Station and 14-inch Force Main	\$8,877,000
	16	12-inch Gravity Main along Highway 6	\$2,071,000
	17	West Regional Wastewater Treatment Plant Expansion to 4.0 MGD	\$40,654,000
	18	West Service Area Wastewater Treatment Plant Consolidation and Gravity Main (Phase 1)	\$18,201,600
	19	West Service Area Wastewater Treatment Consolidation (Phase 2)	\$3,954,300
	20	21/24-inch Gravity Main along Mustang Bayou	\$6,224,300
	21	New 1.0 MGD Lift Station, 8-inch Force Main and 15-inch Gravity Line	\$4,177,100
	Total 2032 - 2041		\$157,940,700
	Total Capacity Wastewater CIP Cost		

1.0 INTRODUCTION

The City of Manvel (City) is located on Highway 6 east of State Highway (SH) 288, in northern Brazoria County, Texas. The City currently provides wastewater service to 1,635 equivalent single family connections (ESFCs) within the city limits. There are also approximately 5,148 existing ESFCs outside the City's existing wastewater served area. Manvel is experiencing a rapid growth within the city limits and extraterritorial jurisdiction (ETJ) and is anticipating an increase in the wastewater service area ESFCs to approximately 32,000. This will result in approximately 10 MGD of total average daily flow in the future wastewater service area.

The City completed a *Master Wastewater Plan* in 2017 that developed wastewater system improvements recommendations. As the growth and development patterns change in the City, Manvel identified the need to update to the *2017 Master Wastewater Plan*. Freese and Nichols, Inc. (FNI) was retained by the City of Manvel in 2020 to update the City's existing *Master Wastewater Plan* incorporating recent updates to the City's land use projections. The purpose of this *2021 Master Wastewater Plan Update* is to provide the City of Manvel with an updated planning tool that will serve as a guide for short-term and long-term (20-year) improvements to the wastewater collection system and treatment infrastructure. The results from this study were utilized during the 2021 water and wastewater impact fee update study for Manvel.

1.1 SCOPE OF WORK

The goals of the *2021 Master Wastewater Plan Update* were to incorporate the new City Center and more recent projections from existing and proposed developments, conduct wastewater system analyses, and update wastewater system improvement recommendations for collection system and treatment projects. The major elements of the scope of this project included:

- Update Connection and Wastewater Flow Projections
- Conduct Hydraulic Analyses and Wastewater System Evaluation
- Develop Wastewater System Capital Improvements Plan (CIP) and prepare a Master Plan Report

1.2 LIST OF ABBREVIATIONS

Table 1-1: List of Abbreviations

Abbreviation	Actual
AADF	Average Annual Daily Flow
ADF	Average Daily Flow
CBOD ₅	5-Day Carbonaceous Biochemical Oxygen Demand
CIP	Capital Improvement Plan
DMR	Daily Monitoring Reports
ETJ	Extraterritorial Jurisdiction
ECHO	Enforcement and Compliance History Online
ESFC	Equivalent Single Family Connection
FM	Farm to Market
FNI	Freese and Nichols, Inc.
ft	foot
GIS	Geographic Information System
gpm	Gallons per Minute
Hwy	Highway
I/I	Inflow and Infiltration
LF	Linear Feet
LS	Lift Station
MGD	Million Gallons per Day
MUD	Municipal Utility District
OPCC	Opinion of Probable Construction Cost
PVC	Polyvinyl Chloride
SH	State Highway
TCEQ	Texas Commission on Environmental Quality
TIN	Triangular Irregular Network
TPDES	Texas Pollutant Discharge Elimination System
WWTP	Wastewater Treatment Plant

2.0 EXISTING WASTEWATER SYSTEM INFRASTRUCTURE

The City of Manvel's existing wastewater collection system consisting of eight (8) lift stations and associated force mains, a network of manholes and gravity mains, and one wastewater treatment plant (WWTP). Manvel's existing wastewater system infrastructure is shown on **Figure 2-1**.

2.1 CITY OF MANVEL WASTEWATER TREATMENT PLANT

The City of Manvel owns and operates a 0.5 MGD WWTP located at 7315 Corporate Drive north of Highway 6. The plant effluent outfalls into Brazoria County Flood Control Ditch No. 12, which then flows to Chocolate Bayou. The City completed an expansion at this WWTP in 2019 that increased the total average annual daily flow (AADF) treatment capacity to 0.5 MGD from 0.25 MGD and increased the peak 2-hour flow capacity to 1,389 gpm (2.0 MGD). This expansion is permitted under the City's current Texas Pollutant Discharge Elimination System (TPDES) permit no. WQ0013872001 provided as **Appendix C**.

Table 2-1: City of Manvel Wastewater Treatment Plant Information

WWTP Name - TPDES Permit No.	Phase	ADF ⁽¹⁾ Permit (MGD)	Peak 2- Hour ⁽¹⁾ Permit (MGD)	Peaking Factor	Discharge Water(s) ⁽¹⁾
City of Manvel - WQ0013872001	-	0.50	2.0	4.0	Brazoria County Flood Control Ditch No. 12; thence to Chocolate Bayou Above Tidal in Segment No. 1108 of the San Jacinto River Basin

(1) ADF = Average Daily Flow; Permitted flow and discharge information from TCEQ TPDES Permits.

2.2 LIFT STATIONS

The City completed construction of two new lift stations and one lift station improvement and relocation since 2017. FNI received the as-built plans for these three lift stations from the City and compiled all available information to update City's lift station inventory. A summary of the known information is presented in **Table 2-2**. The full lift station inventory is included in **Appendix B**.

Table 2-2: Existing Lift Stations

Lift Station Name (No.)	No. of Pumps	Firm Capacity (gpm)	Horse Power	TDH (ft)	Wet Well Diameter (ft)	Wet Well Depth (ft)
Corporate Drive (No. 1) <i>WWTP Influent Lift Station</i>	3	950	10	67	8	19.6
McCoy Road (No. 3)	2	317	2	45	3	10
Large Avenue ^(a) (No. 4)	2	300	15	49	8	24.2
Rogers Road (No. 5)	2	815	10	79	10	23
Lewis Lane (No. 6)	2	200	5	30.5	10	24
Lakeland ^(b) (No. 7) <i>In Lakeland Subdivision</i>	3	550 ^(c) 716 ^(d)	7.5	25.6	10	30.3
Bluewater ^(e) (No. 8)	2	287	5	38	10	27.9
Del Bello Lakes ^(f) (No. 9)	2	525	15	61	10	29

(a) Information based on bid plans for lift station expansion (Plans dated January 9, 2017)

(b) Information based on plans dated January 28, 2010

(c) Initial (existing) condition - duplex pump setup

(d) Final (future) condition - triplex pump setup

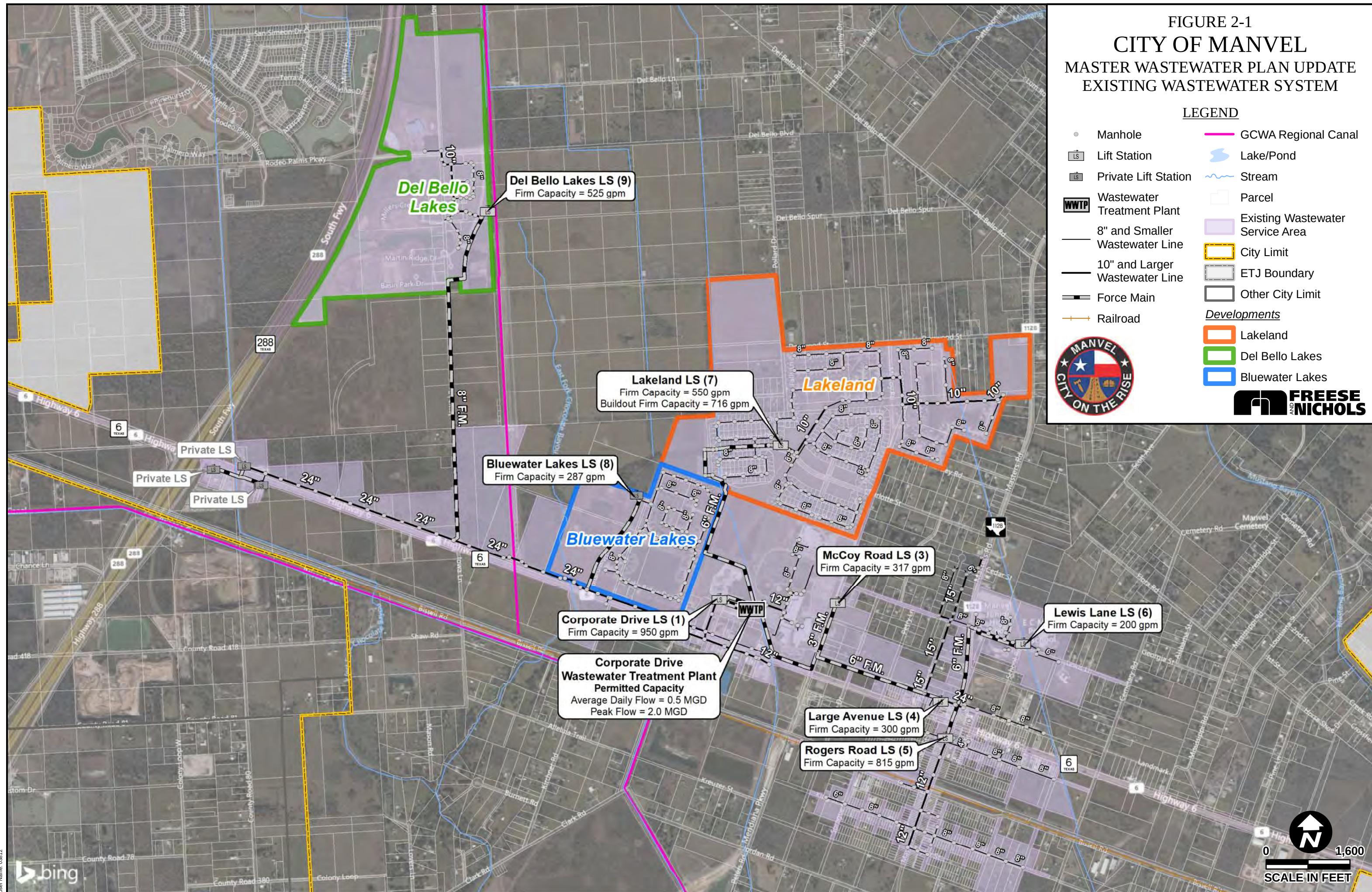
(e) Information based on lift station construction plans (Plans dated February 2, 2017)

(f) Information based on lift station construction plans (Plans dated March 7, 2019)

FIGURE 2-1
CITY OF MANVEL
MASTER WASTEWATER PLAN UPDATE
EXISTING WASTEWATER SYSTEM

LEGEND

- Manhole
 - LS Lift Station
 - Private Lift Station
 - WWTP Wastewater Treatment Plant
 - 8" and Smaller Wastewater Line
 - 10" and Larger Wastewater Line
 - Force Main
 - Railroad
 - GCWA Regional Canal
 - Lake/Pond
 - Stream
 - Parcel
 - Existing Wastewater Service Area
 - City Limit
 - ETJ Boundary
 - Other City Limit
- Developments
- Lakeland
 - Del Bello Lakes
 - Bluewater Lakes



2.3 COLLECTION SYSTEM

The City of Manvel's existing wastewater collection system consists of approximately 17 miles of gravity lines and approximately 5 miles of force mains. Wastewater gravity line diameters range from 4-inches to 24-inches. The majority of the collection system network is comprised of 8-inch wastewater lines. **Figure 2-2** illustrates the percentage of pipe length by diameter based on the City's geographic information system (GIS) database. Most of the known wastewater line material is Polyvinyl chloride (PVC), as illustrated on **Figure 2-3**. **Figure 2-4** shows the percentage of pipe length by installation decade where information was available. Most of the City's gravity lines were installed after 2013.

Figure 2-2: Gravity Line Length by Diameter

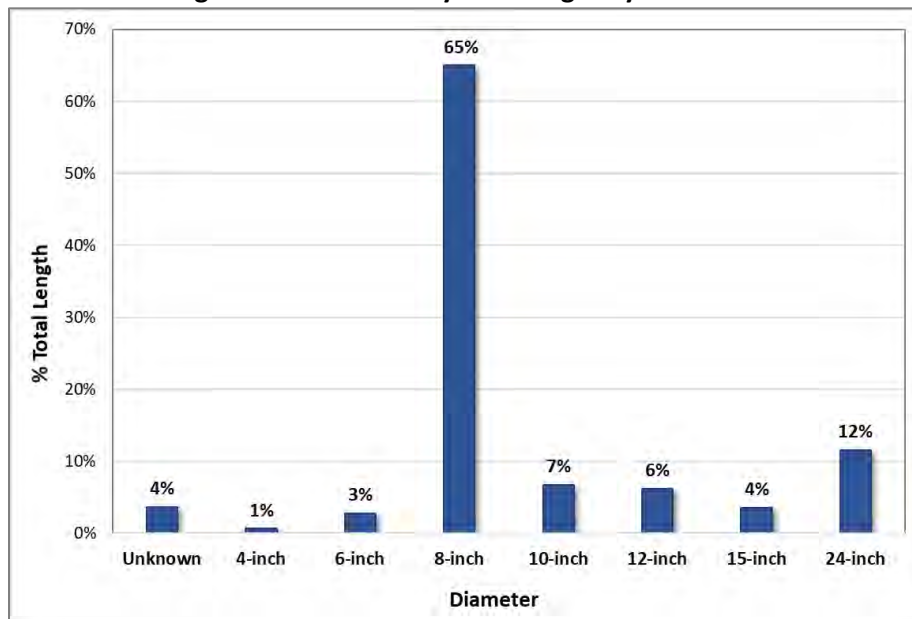


Figure 2-3: Gravity Pipe Length by Material

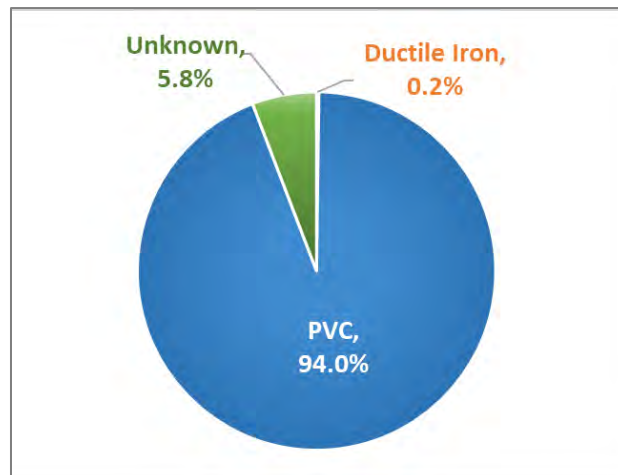
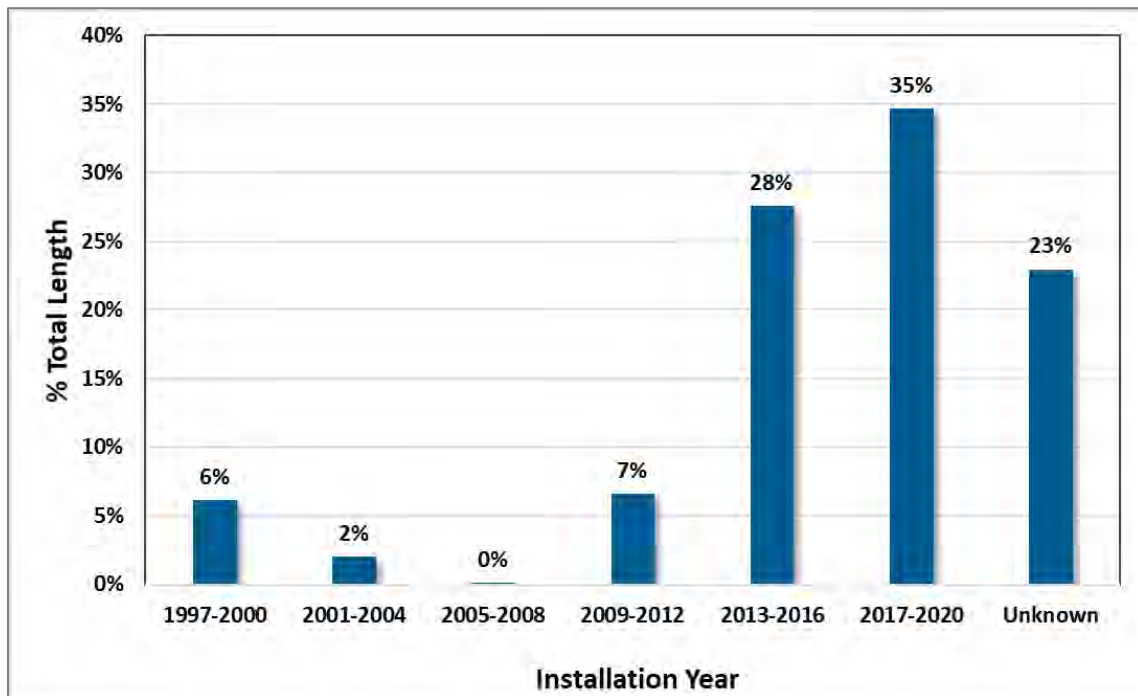


Figure 2-4: Gravity Pipe Length by Installation Year



The City recently completed construction of wastewater lines along Palmetto Street and Large Avenue. The GIS shapefiles and above figures have been updated to include the recently constructed lines per as-built plans or record drawings received from the City. These plans include:

- Large Avenue Sanitary Sewer Plan (2017)
- Terra Estates Sanitary Sewer Construction Plans (2020)

2.4 MUNICIPAL UTILITY DISTRICT (MUD) WASTEWATER TREATMENT PLANTS

In addition to the City of Manvel (Corporate Drive) wastewater treatment plant, there are four existing Municipal Utility District (MUD) WWTPs within the city limits and ETJ that serve the **Southfork**, **Sedona Lakes**, **Pomona**, **Rodeo Palms**, **Foxtail Palms**, **Newport Lake Estates**, and **Yanni Palms** developments. Information for these WWTPs, including the existing and future permitted average daily flow (ADF) and peak 2-Hour capacities are shown in **Table 2-3**.

Table 2-3: MUD Wastewater Treatment Plant Information

WWTP Name (Development) - TPDES Permit No.	Phase	ADF ⁽¹⁾ Permit (MGD)	Peak 2-Hour ⁽¹⁾ Permit (MGD)	Peaking Factor	Parcel Size (Acres)	Discharge ⁽¹⁾ Water(s)
Southfork - WQ0014322001	Interim II	0.48	1.90	4.0	5.8	American Canal in Segment No. 1100 of the San Jacinto- Brazos Coastal Basin
	Final	0.75	2.22	3.0		
Sedona Lakes - WQ0014756001	Interim I	0.15	0.6	4.0	4.58	Mustang Bayou
	Interim II	0.30⁽²⁾	1.2⁽²⁾	4.0		
	Final	0.60	2.4	4.0		
Pomona - WQ0014641001	Interim I	0.125	0.5	4.0	3.7	Mustang Bayou
	Interim II	0.25⁽³⁾	1.0⁽³⁾	4.0		
	Interim III	0.375	1.5	4.0		
	Final	0.50	2.0	4.0		
Rodeo Palms - WQ0014253001	Interim I	0.225	0.64	4.0	0.84	Brazoria County Drainage District No. 4 ditch E102-00- 00, thence to Chocolate Bayou
	Interim II	0.375	1.12	3.0		
	Final	0.450⁽⁴⁾	1.27⁽⁴⁾	2.8		

(1) Permitted flow and discharge information from TCEQ TPDES Permits (Appendix C)

(2) Sedona Lakes has completed the first permitted expansion to 0.30 MGD ADF, and 1.2 Peak 2-Hour Flow

(3) Pomona has completed the first permitted expansion to 0.25 MGD ADF, and 1.0 Peak 2-Hour Flow

(4) Rodeo Palms has completed the final permitted expansion to 0.450 MGD ADF, and 1.27 Peak 2-Hour Flow. This WWTP serves Rodeo Palms, Foxtail Palms, Newport Lake Estates, and Yanni Palms developments.

3.0 LAND USE AND GROWTH PROJECTIONS

Land use and growth projections are important elements in the analysis of wastewater collection systems. Wastewater loads are dependent on the residential population and commercial development served by the system and affect the sizing and location of system infrastructure. FNI worked with City staff to develop growth projections for Manvel and also utilized information collected from the existing and upcoming developments within the city limits and ETJ. These growth projection assumptions were utilized throughout the *2021 Master Wastewater Plan Update*.

3.1 WASTEWATER SERVICE AREA

The City's existing wastewater collection system extends along Highway 6 from State Hwy 288 to the east and includes service to customers in **Lakeland**, **Bluewater Lakes**, and **Del Bello Lakes** development as well as additional connections within the city limits. The current wastewater service area covers approximately 2.3 square miles and is shown in **purple** on **Figure 3-1**.

There are three MUD WWTPs and associated collection system infrastructure within the **Rodeo Palms**, **Pomona**, and **Southfork** developments that serve customers west of SH 288 within Manvel city limits and ETJ and a fourth MUD WWTP to the north at **Sedona Lakes** development. These MUD WWTPs are independent from the City's collection system. This master plan incorporates a 20-year planning period, during which the City plans to assume ownership and operation of the independent wastewater systems to the west of SH 288 discussed above as well as extend wastewater service to additional customers within the city limits. The 20-year wastewater service area for this master plan covers approximately 30 square miles and is shown in **green** on **Figure 3-1**.

Future Developments

FNI worked with City staff to identify future developments as shown on **Figure 3-2**. This includes the existing and anticipated development in the Manvel ETJ including Rodeo Palms, Pomona, Southfork, Town Center, Foxtail Palms, Newport Lake Estates, Yanni Palms, MUD 47 and Avellino Palms, Presidio, Valencia, Terra Estates, Manvel City Center, Sedona Lakes, and Meridiana. Additional information on these developments is provided in the following sub-sections of this report.

Infill Areas

Infill projections were developed for parcels not already identified as an anticipated development. This allows the City to plan for wastewater service to these additional areas with the potential to develop within the city limits. Based on the general location, these are referred to as City Central, City East, City West, and City South infill areas in this master plan.

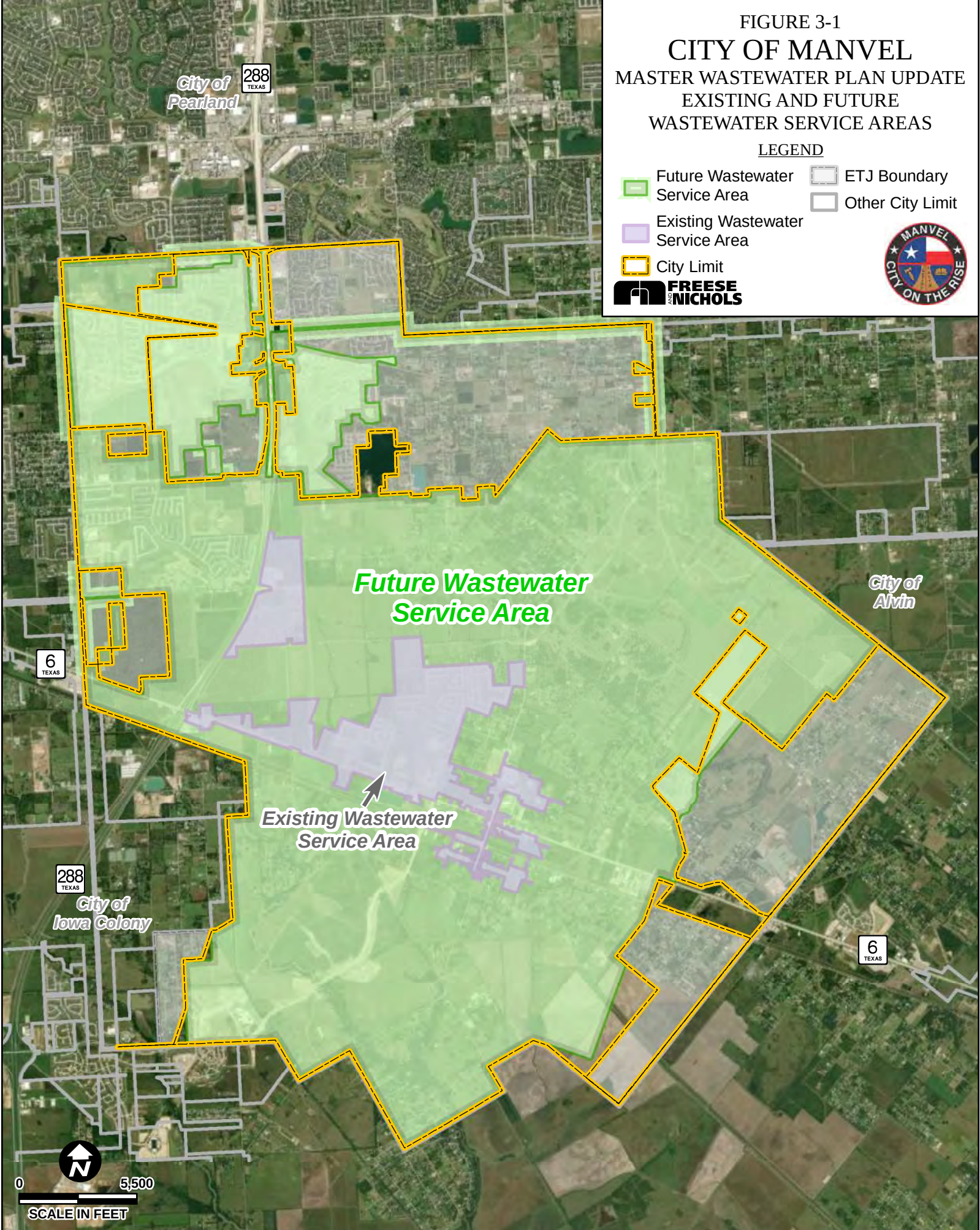
FIGURE 3-1
CITY OF MANVEL
 MASTER WASTEWATER PLAN UPDATE
 EXISTING AND FUTURE
 WASTEWATER SERVICE AREAS

LEGEND

-  Future Wastewater Service Area
-  Existing Wastewater Service Area
-  City Limit
-  ETJ Boundary
-  Other City Limit



**FREESE
 & NICHOLS**



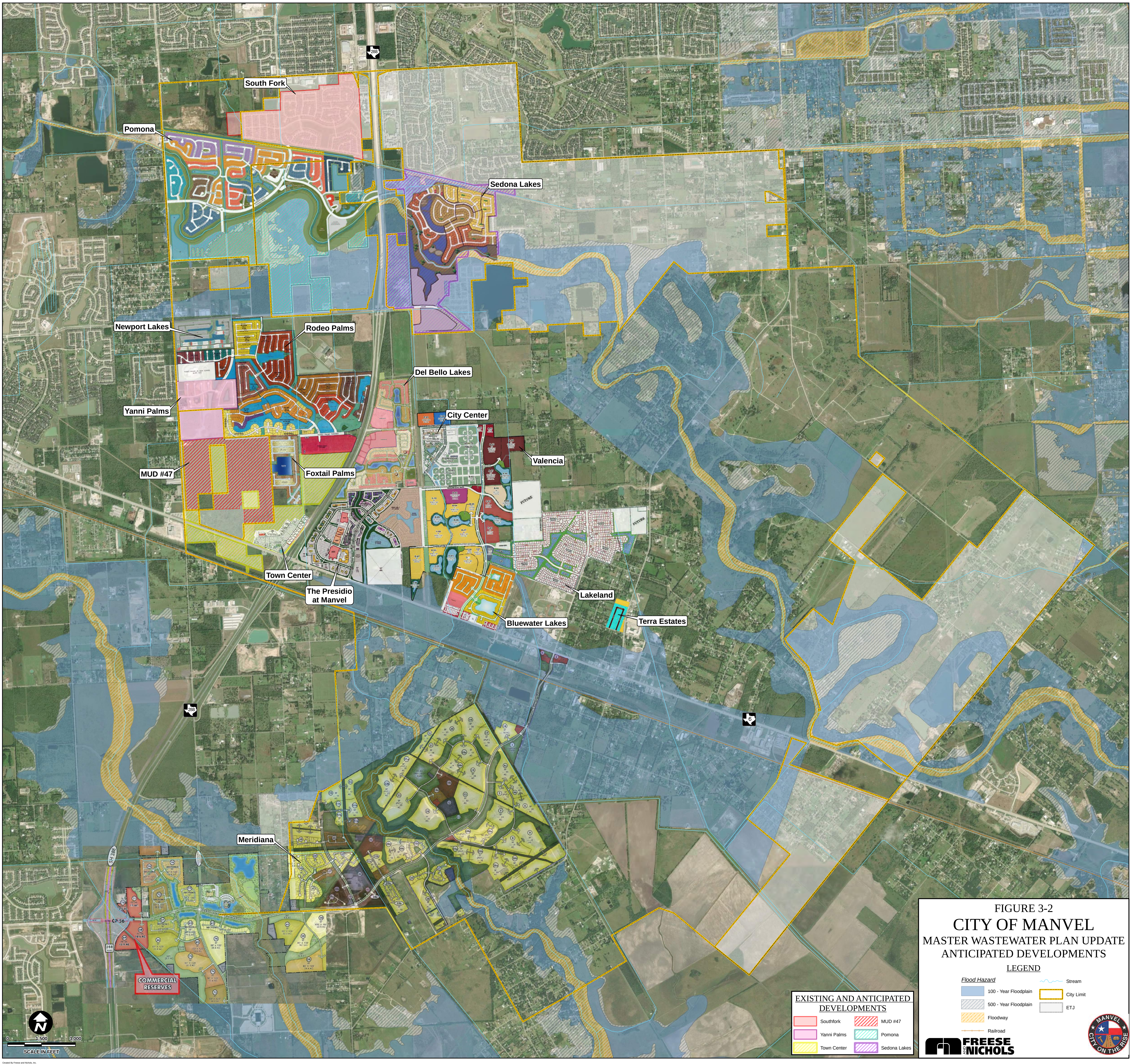


FIGURE 3-2
CITY OF MANVEL
MASTER WASTEWATER PLAN UPDATE
ANTICIPATED DEVELOPMENTS

LEGEND

Flood Hazard	Stream
100 - Year Floodplain	City Limit
500 - Year Floodplain	ETJ
Floodway	
Railroad	

EXISTING AND ANTICIPATED DEVELOPMENTS	
Southfork	MUD #47
Yanni Palms	Pomona
Town Center	Sedona Lakes

FREESE NICHOLS

MANVEL
CITY ON THE RISE

3.2 GROWTH PROJECTIONS

The growth in residential and commercial wastewater connections will inform the location, sizing, and timing of future wastewater infrastructure. Projecting residential and commercial growth is challenging, especially for small geographic areas such as individual cities because it can be difficult to predict how fast or slow development will occur when there are a variety of circumstances that can impact it. A thorough analysis of projected growth in the wastewater service area provides the basis for future wastewater loads and infrastructure recommendations.

3.2.1 Existing Wastewater Connections

The City utilizes equivalent single family connections (ESFCs) to project wastewater loads and to determine the sizing and location of wastewater system infrastructure. These represent residential and commercial wastewater customers. Each ESFC represents a wastewater load (gallons/day) that must be conveyed and treated by the wastewater system. The City of Manvel Utility Billing Department provided information on existing number of water meters and their corresponding sizes. Utilizing this data and additional information received from the City, it was calculated that as of July 2021, Manvel served 1,635 ESFCs in their wastewater system.

3.2.2 Projected Wastewater Connections

FNI developed projected wastewater ESFCs for the **5-year**, **10-year**, and **20-year** planning periods for this *2021 Master Wastewater Plan Update*. During this study, FNI received future projection information from the City, developers, and available development documents for the anticipated developments shown on **Figure 3-2**. The developers of each anticipated development supplied projected buildout connections and an approximate growth per year. For developments where a phasing plan was unavailable, FNI worked with the City staff to develop growth assumptions. In addition to the known developments, growth projections were also developed for select areas within the wastewater service area identified as having potential for growth (infill areas) within the 20-year planning period. A summary of data sources utilized during wastewater ESFCs projections are provided below:

- Information from development engineers for known developments (where available)
- Input from City Staff
- Developed lot counts from recent aerial photography

- Assumptions for timing of development, connections/acre, and city infill based on developer information and related project experience

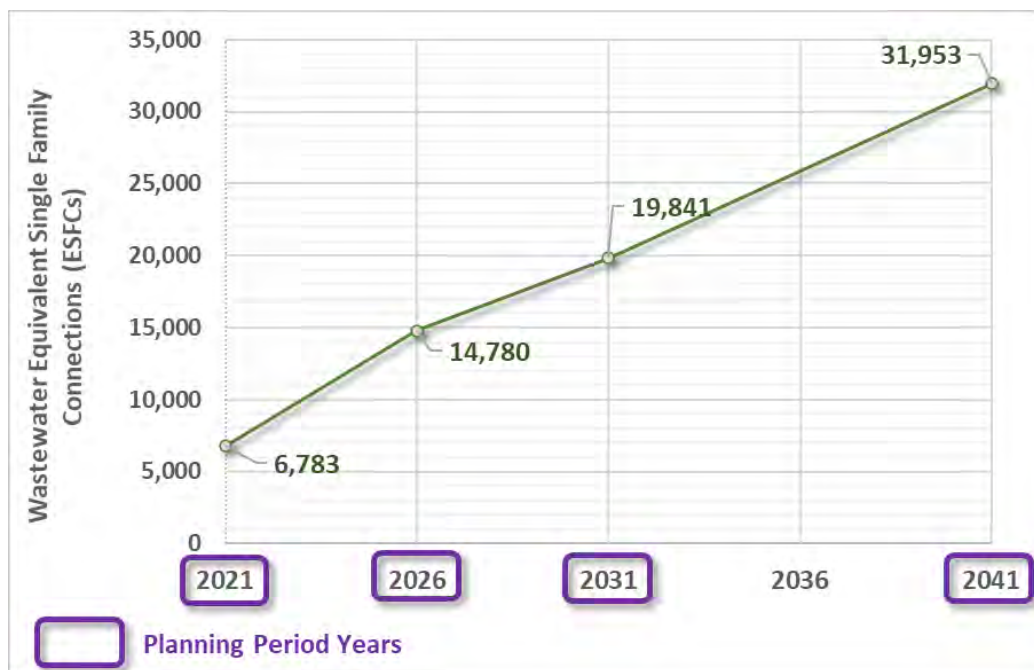
The total projected ESFCs by planning year are presented in **Table 3-1** and on **Figure 3-3**. Planning year ESFCs for individual developments as well as infill areas are shown on **Figure 3-4**. Detailed information on projected wastewater connections for each development are included in **Table 3-2**.

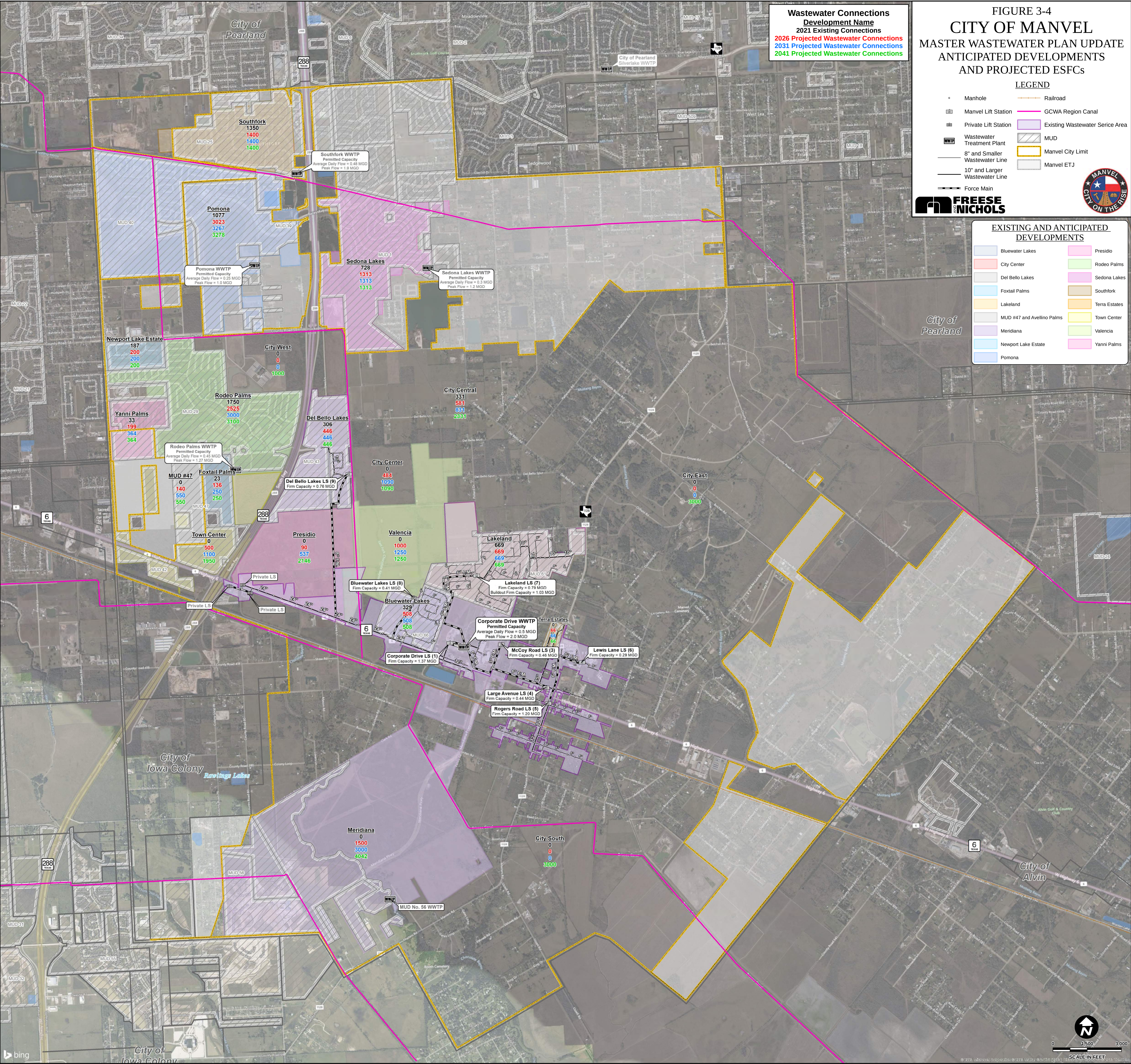
Table 3-1: Projected Wastewater ESFCs

Year	Projected Wastewater ESFCs		
	City Limits	ETJ	Total
2021	3,628 ⁽¹⁾	3,155	6,783
2026	8,904	5,876	14,780
2031	13,311	6,530	19,841
2041	25,412	6,541	31,953

(1) Includes existing wastewater connections in developments within city limits that are not currently served by the City.

Figure 3-3: Projected Wastewater ESFCs





Wastewater Connections
Development Name
2021 Existing Connections
2026 Projected Wastewater Connections
2031 Projected Wastewater Connections
2041 Projected Wastewater Connections

FIGURE 3-4
CITY OF MANVEL
MASTER WASTEWATER PLAN UPDATE
ANTICIPATED DEVELOPMENTS
AND PROJECTED ESFCs

LEGEND

- Manhole
- Manvel Lift Station
- Private Lift Station
- Wastewater Treatment Plant
- 8" and Smaller Wastewater Line
- 10" and Larger Wastewater Line
- Force Main
- Railroad
- GCWA Region Canal
- Existing Wastewater Service Area
- MUD
- Manvel City Limit
- Manvel ETJ

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CITY ON THE RISE

EXISTING AND ANTICIPATED DEVELOPMENTS

Bluewater Lakes	Presidio
City Center	Rodeo Palms
Del Bello Lakes	Sedona Lakes
Foxtail Palms	Southfork
Lakeland	Terra Estates
MUD #47 and Avellino Palms	Town Center
Meridiana	Valencia
Newport Lake Estate	Yanni Palms
Pomona	

City of Manvel Master Wastewater Plan Update



Table 3-2: Projected Wastewater ESFCs per Development

Development/Area		BC MUD #	ESFCs		Buildout Year	Notes on Projected ESFCs and Growth Rate
			2021	2041 ⁽¹⁾		
West Basin	Rodeo Palms	MUD #29	1,750	3,100	2033	Received from Developer
	Pomona	MUD #39 and #40	1,077	3,278	2032	Received from Developer
	Southfork	MUD #25	1,350	1,400	2024	Received from Developer
	Town Center	MUD #42	0	1,950	2039	Received from Developer
	Foxtail Palms	MUD #29	23	250	2031	Buildout information from Developer
	Newport Lake Estates		187	200	2022	Existing and buildout information, and buildout year from City
	Yanni Palms		33	364	2031	Buildout information from Developer
	MUD 47 and Avellino Palms	MUD #47	0	550	2031	Buildout information from Developer; assuming Avellino Palms Buildout by 2026
	City West	-	0	1,000	Beyond 2041	Assumed 100 ESFCs added to the City's collection system per year beyond 10-years (starting 2032).
Central Basin	Del Bello Lakes	MUD #43	306	446	2022	Existing and buildout information, and buildout year from City
	Presidio	MUD #30	0	2,146	2041	Buildout projections from developer; to be completed in 5-15 years; master plan projections assuming starts in 2026; 25% Buildout by 2031, 50% Buildout by 2036, 100% Buildout by 2041.
	Valencia	-	0	1,250	2027	Buildout ESFCs of from Developer; Projected to start construction in 2022 per City; projected buildout year from developer.
	Manvel City Center	-	0	1,090	2031	Calculated wastewater ESFCs based on approved Mancel City Center Scheme B; projected to start in 2023 and buildout by 2031 per City
	Bluewater Lakes	MUD #66	329	508	2022	Existing and buildout information, and buildout year from City
	Lakeland	MUD #61	669	669	2021	Buildout information from City
	Terra Estates		0	66	2023	Buildout information from City
	City Central	-	331	2,331	Beyond 2041	Applied 2.0 connections/acre for all land (including currently developed) in the Central Basin not in a currently identified development, in the 100-year floodplain, on the selected WWTP parcels, or in the ETJ. Assumed 50 connections/year through 2031. Assumed 150 connections/year everywhere through 2041.
East Basin	City East	-	0	3,000	Beyond 2041	Applied 2.0 connections/acre for all land (including currently developed) in the East Basin not in a currently identified development, in the floodplain, on the selected WWTP parcels, or in the ETJ. Assumed 300 ESFCs added per year beyond 2031.
South Basin	City South	-	0	3,000	Beyond 2041	Applied 2.0 connections/acre for all land (including currently developed) in the South Basin not in a currently identified development, in the floodplain, on the selected WWTP parcels, or in the ETJ. Assumed 300 ESFCs added per year beyond 2031.
	Sedona Lakes	MUD #1	728	1,313	2025	Received from Developer
	Meridiana	MUD # 56 and #57	0	4,042	2035	Received from City

(1) All projections end at the 20-Year planning period (2041)

4.0 WASTEWATER FLOWS

Planning for future wastewater infrastructure is dependent on the amount of average daily and peak wastewater flow that must be collected, conveyed, and treated. Wastewater treatment plants are sized based on average daily flows, while the collection system infrastructure, including lift stations, is sized to convey peak wastewater flows.

In this master plan update, FNI documented the existing City of Manvel (Corporate Drive) WWTP historical wastewater flows and the City's wastewater flow design criteria. FNI also developed wastewater service areas for regional wastewater conveyance and treatment infrastructure, and projected average day and peak wastewater flows for the existing, **5-year**, **10-year**, and **20-year** planning periods in this study. These flows were utilized in the hydraulic modeling and system planning to develop future wastewater collection and treatment system improvements.

4.1 HISTORICAL WASTEWATER FLOWS

The City provided FNI with monthly average wastewater effluent data from July 2009 to June 2020. More recent annual average flows for the City of Manvel (Corporate Drive) WWTP were obtained from Texas Commission on Environmental Quality (TCEQ) Texas Pollutant Discharge Monitoring Reports (DMRs). The City of Manvel WWTP was permitted for 0.25 MGD of annual average daily flow (AADF) until January 2019 when the permitted AADF was increased to 0.5 MGD and the plant was expanded. The historical WWTP flows are shown in **Table 4-1**.

Table 4-1: Historical City of Manvel WWTP Flows

Year	Annual Average Daily Flow ⁽¹⁾ (MGD)
2016	0.18
2017	0.16
2018	0.12
2019	0.16
2020	0.19
2021	0.26
Average	0.18
Maximum	0.26

(1) Data from TCEQ website

4.2 REGIONAL WASTEWATER TREATMENT PLANT SERVICE AREAS

The City's existing wastewater system consists of a single wastewater service area that collects wastewater flows and conveys them to the City of Manvel (Corporate Drive) WWTP. For the City's future wastewater system, FNI delineated six distinct wastewater service areas that will each convey wastewater flows to regional wastewater treatment facilities.

1. Central Wastewater Service Area

The City currently owns and operates the wastewater treatment plant located at 7315 Corporate Drive. This WWTP was expanded to an average day capacity to 0.5 MGD in 2019. The City also owns approximately 6.5 acres of land near the existing WWTP site that has been selected for a regional wastewater treatment facility that will expand the total treatment capacity for the Central region.

The City's existing wastewater treatment plant serves residential and commercial City connections, as well as the **Lakeland**, **Bluewater Lakes**, and **Del Bello Lakes** developments, as of July 2021. The Central Wastewater Service Area is also planned to include all projected wastewater flows from the **Presidio**, **Valencia**, **Terra Estates**, and **Manvel City Center** developments. The capital improvements plan (discussed in **Section 8.0**) identifies infrastructure to treat and convey wastewater flows from the Central Service Area to a regional WWTP in the Central Wastewater Service Area for treatment. The proposed **Central** Wastewater Service Area is shown on **Figure 4-1**.

2. East Wastewater Service Area

The City does not currently have wastewater infrastructure in the eastern portions of the Manvel city limits but anticipates extending wastewater service to customers in these areas in the future. Existing residential and commercial properties in these areas are primarily rural, and there are large portions of vacant, developable land. The East service area will be part of the Mustang Bayou watershed north of the Bissel Road, and the topography in this area slopes generally from the northwest to the southeast. This study recommends a new East Service Area Regional Lift Station to pump wastewater flows generated in these areas to the **Central** WWTP. This lift station is proposed to be located near Mustang Bayou and Hwy 6. The proposed **East** Wastewater Service Area is shown on **Figure 4-1**.

3. West Wastewater Service Area

There are eight (8) existing and anticipated developments west of State Highway (SH) 288 that are inside the City's ETJ and/or city limits. There are three MUD WWTPs in this area. The MUD WWTPs at **Southfork** and **Pomona** serve the respective developments. The MUD WWTP at **Rodeo Palms** serve Rodeo Palms **Foxtail Palms**, **Newport Lake Estates**, **Yanni Palms**, and plan to serve **MUD 47** and **Avellino Palms** developments. The service is to be established by a development agreement. The upcoming **Town Center** development is currently undergoing construction of a WWTP for the development. The City's 2017 *Master Wastewater Plan* proposed a regional WWTP to the west of SH 288 due to the difficulty and cost associated with transferring wastewater flows across the highway. This regional WWTP is planned to serve the **West** Wastewater Service Area (shown on **Figure 4-1**) and allow for the consolidation of all of the MUD plants West of SH 288.

The first phase of the West Regional WWTP is scheduled to be under design as of December 2021 in the vicinity of the **Rodeo Palms** development for an annual average day flow capacity of 2.0 MGD. This study includes recommendation of a future expansion of this WWTP to eventually serve all the wastewater flows generated in this service area.

4. Sedona Lakes Wastewater Service Area

The **Sedona Lakes** development in the Manvel ETJ has an existing MUD WWTP that serves the flows generated within the development. Due to the general location of this development and potential cost of infrastructure to transfer flows to other service areas, it is recommended that Sedona Lakes continue to be served as its own service area. It is also recommended that the City takes over the operation of this WWTP and continue operating this as the Sedona Lakes Service Area WWTP. The proposed **Sedona Lakes** Wastewater Service Area is shown on **Figure 4-1**.

5. South Wastewater Service Area

The area within the city limits south of Bissel Road is identified as the **South** service area. Existing residential and commercial properties in these areas are primarily rural, and there are large portions of vacant, developable land. This study includes recommendation of a new South Area Regional Wastewater Treatment Plant to treat wastewater flows generated in this area. The proposed **South** Wastewater Service Area is shown on **Figure 4-1**.

6. Meridiana Wastewater Service Area (Manvel City Limits)

The **Meridiana** development spans portions of the City of Iowa Colony and the City of Manvel. The portion of Meridiana within the City of Manvel is located in Brazoria County MUDs 56 and 57. This development is planning to have its own collection system infrastructure and WWTP (currently under construction). There will be potential for future consolidation of the Meridiana WWTP and conveying the flows to the South Regional WWTP in future beyond the scope of this study. FNI quantified the projections from the Meridiana development within the Manvel city limits separately from the South service area and these projections are shown under **Meridiana** Wastewater Service Area on **Figure 4-1**.

FIGURE 4-1
CITY OF MANVEL
 MASTER WASTEWATER PLAN UPDATE
 REGIONAL WASTEWATER
 SERVICE AREAS

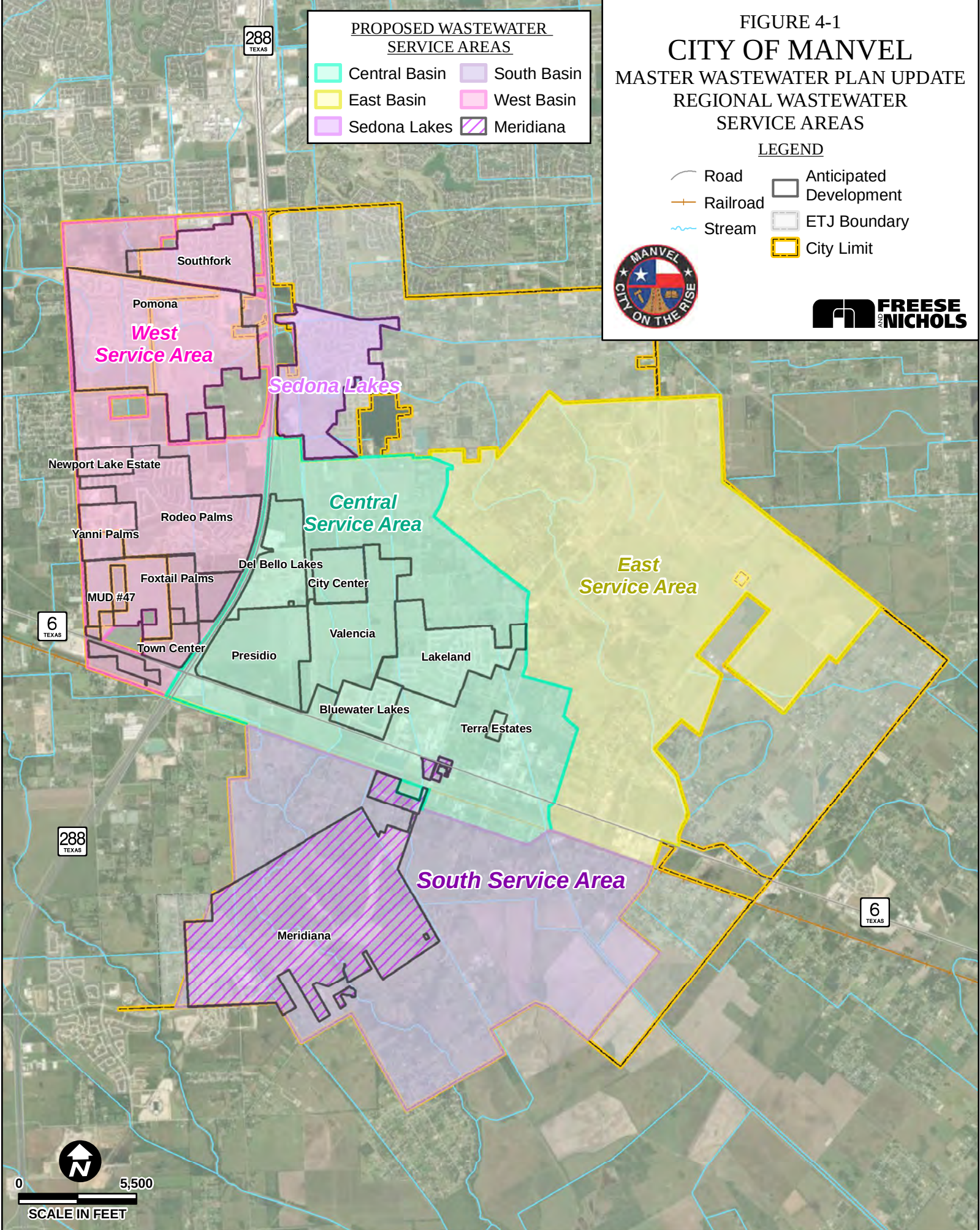
LEGEND

-  Road
-  Railroad
-  Stream
-  Anticipated Development
-  ETJ Boundary
-  City Limit



**PROPOSED WASTEWATER
 SERVICE AREAS**

-  Central Basin
-  East Basin
-  Sedona Lakes
-  South Basin
-  West Basin
-  Meridiana



4.3 WASTEWATER FLOW PROJECTIONS

4.3.1 Wastewater Flow Design Criteria

The City of Manvel utilizes a design criteria of 315 gallons per day of wastewater flow per equivalent single family connection (ESFC). Based on the historical WWTP flows, FNI recommends applying this design criteria to all projected wastewater ESFCs in this Master Plan to calculate average day wastewater flows. For peak flows, FNI recommends using a peaking factor of 4.0, based on TCEQ guidelines in the absence of site specific data (30 TAC §217.32 (a)(2)). The planning criteria used for developing all projected average day and peak wastewater flows for this Master Plan is shown in **Table 4-2**.

Table 4-2: Wastewater Flow Design Criteria

Wastewater Connection Unit	Average Day Wastewater Flow	Peak Wastewater Flow
ESFC ⁽¹⁾	315 gallons per day	4.0 x 315 gallons per day

(1) Equivalent Single Family Connection

4.3.2 Projected Wastewater Flows

FNI calculated future wastewater flows based on the projected equivalent single family connections and wastewater flow design criteria. The projected average day and peak wet weather wastewater flows for the wastewater service area (**Figure 3-1**) for each planning year are shown in **Table 4-3**. The existing and projected wastewater flows are shown graphically on **Figure 4-2**.

Table 4-3: Projected Wastewater Flows

Year	Projected Wastewater ESFCs			Average Daily Flow (ADF) (MGD)			Peak Wet Weather Flow (MGD)		
	City Limits	ETJ	Total	City Limits	ETJ	Total	City Limits	ETJ	Total
2021	3,628 ⁽¹⁾	3,155	6,783	1.14	0.99	2.1	4.57	3.98	8.5
2026	8,904	5,876	14,780	2.80	1.85	4.7	11.22	7.40	18.6
2031	13,311	6,530	19,841	4.19	2.06	6.2	16.77	8.23	25.0
2041	25,412	6,541	31,953	8.00	2.06	10.1	32.02	8.24	40.3

(1) Includes existing wastewater connections in developments within city limits not currently served by the City.

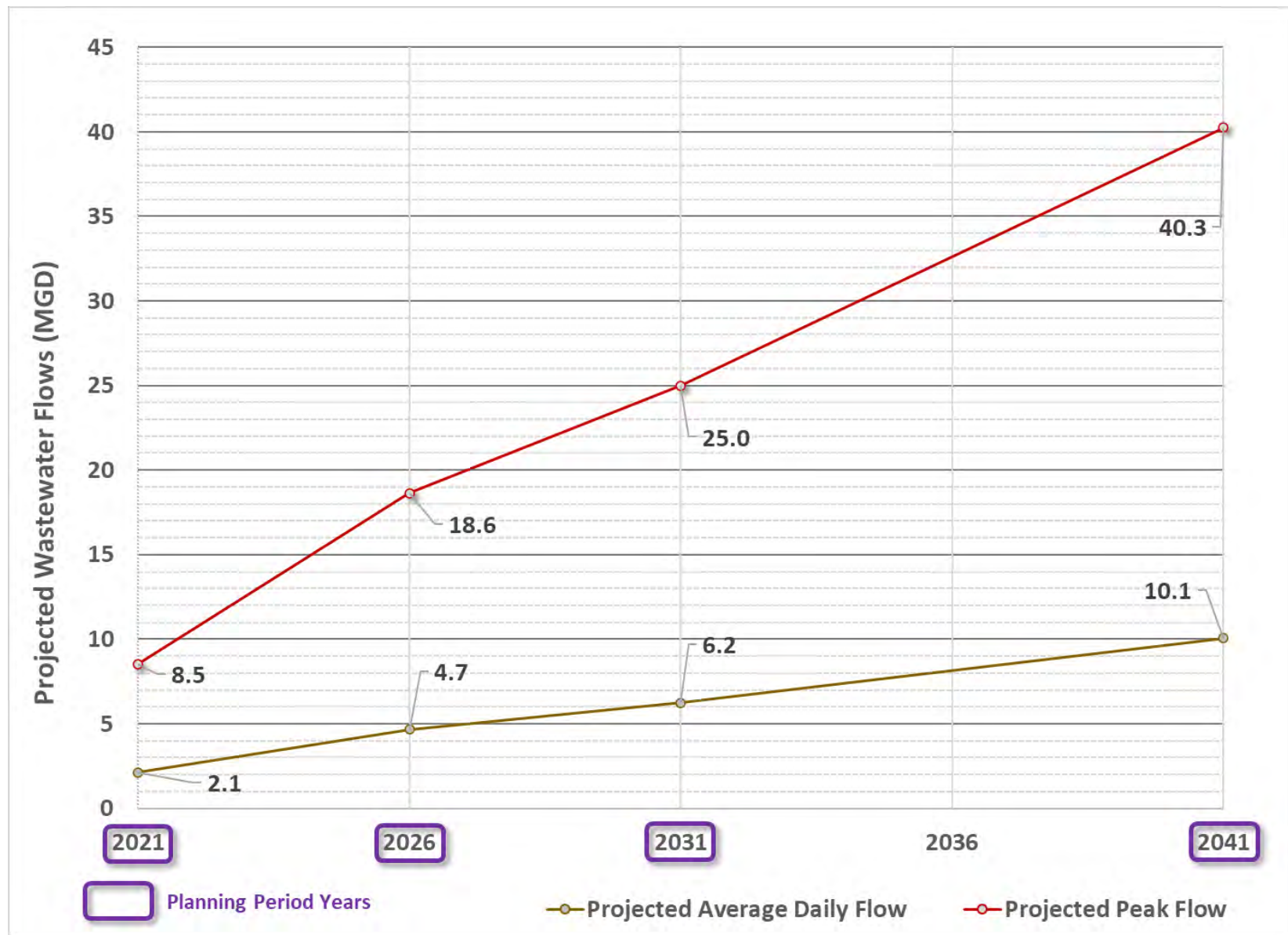
Table 4-4 summarizes the projected ESFCs, average day wastewater flows, and peak wet weather wastewater flows for each development and WWTP Service Area for each planning year.

Table 4-4: Projected Wastewater Flows by Service Area

Development/Area		2021 (Existing)				2026 (5-year)				2031 (10-year)				2041 (20-year)			
		ESFCs ⁽¹⁾	%	ADF	Peak	ESFCs ⁽¹⁾	%	ADF	Peak	ESFCs ⁽¹⁾	%	ADF	Peak	ESFCs ⁽¹⁾	%	ADF	Peak
West Basin	Rodeo Palms	1,750	56%	0.55	2.2	2,525	81%	0.80	3.2	3,000	97%	0.95	3.8	3,100	100%	0.98	3.9
	Pomona	1,077	33%	0.34	1.4	3,023	92%	0.95	3.8	3,267	100%	1.03	4.1	3,278	100%	1.03	4.1
	Southfork	1,350	96%	0.43	1.7	1,400	100%	0.44	1.8	1,400	100%	0.44	1.8	1,400	100%	0.44	1.8
	Town Center	0	0%	0.00	0.0	500	26%	0.16	0.6	1,100	56%	0.35	1.4	1,950	100%	0.61	2.5
	Foxtail Palms	23	9%	0.01	0.0	136	54%	0.04	0.2	250	100%	0.08	0.3	250	100%	0.08	0.3
	Newport Lake Estates	187	86%	0.06	0.2	200	100%	0.06	0.3	200	100%	0.06	0.3	200	100%	0.06	0.3
	Yanni Palms	33	9%	0.01	0.0	199	55%	0.06	0.3	364	100%	0.11	0.5	364	100%	0.11	0.5
	MUD 47 and Avellino Palms	0	0%	0.00	0.0	140	25%	0.04	0.2	550	100%	0.17	0.7	550	100%	0.17	0.7
	City West	0	-	0.00	0.0	0	-	0.00	0.0	0	-	0.00	0.0	1,000	-	0.32	1.3
	West Basin Subtotal	4,420	-	1.4	5.6	8,123	-	2.6	10.2	10,131	-	3.2	12.8	12,092	-	3.8	15.2
Central Basin	Del Bello Lakes	306	69%	0.10	0.4	446	100%	0.14	0.6	446	100%	0.14	0.6	446	100%	0.14	0.6
	Presidio	0	0%	0.00	0.0	90	4%	0.03	0.1	537	25%	0.17	0.7	2,146	100%	0.68	2.7
	Valencia	0	0%	0.00	0.0	1,000	80%	0.32	1.3	1,250	100%	0.39	1.6	1,250	100%	0.39	1.6
	Manvel City Center	0	0%	0.00	0.0	484	44%	0.15	0.6	1,090	100%	0.34	1.4	1,090	100%	0.34	1.4
	Bluewater Lakes	329	65%	0.10	0.4	508	100%	0.16	0.6	508	100%	0.16	0.6	508	100%	0.16	0.6
	Lakeland	669	100%	0.21	0.8	669	100%	0.21	0.8	669	100%	0.21	0.8	669	100%	0.21	0.8
	Terra Estates	0	0%	0.00	0.0	66	100%	0.02	0.1	66	100%	0.02	0.1	66	100%	0.02	0.1
	City Central	331	-	0.10	0.4	581	-	0.18	0.7	831	-	0.26	1.0	2,331	-	0.73	2.9
	Central Basin Subtotal	1,635	-	0.5	2.1	3,844	-	1.2	4.8	5,397	-	1.7	6.8	8,506	-	2.7	10.7
Sedona Lakes		728	55%	0.23	0.9	1,313	100%	0.41	1.7	1,313	100%	0.41	1.7	1,313	100%	0.41	1.7
City East		0	-	0.00	0.0	0	-	0.00	0.0	0	-	0.00	0.0	3,000	-	0.95	3.8
City South		0	-	0.00	0.0	0	-	0.00	0.0	0	-	0.00	0.0	3,000	-	0.95	3.8
Meridiana		0	0%	0.00	0.0	1,500	37%	0.47	1.9	3,000	74%	0.95	3.8	4,042	100%	1.27	5.1
Total		6,783	-	2.1	8.5	14,780	-	4.7	18.6	19,841	-	6.2	25.0	31,953	-	10.1	40.3

(1) Equivalent Single Family Connection (ESFC). One ESFC = 315 Gallons of wastewater flow/day
(2) Percent Developed based on [ESFCs/2041 ESFCs]
(3) Peak Flow = 4.0 x Average Day Flow (ADF)

Figure 4-2: Projected Wastewater Flows



5.0 WASTEWATER MODEL UPDATE

The City's existing wastewater hydraulic model was developed during the *2017 Master Wastewater Plan* utilizing the InfoSewer® software by Innovyze. This software has GIS interoperability and makes use of engineering equations and mathematical algorithms to determine the flows and velocities that would occur in a collection system under a specified set of conditions.

During this 2021 update, the model was updated with recently completed wastewater infrastructure and updated flow projections. The updated model was utilized during the development of collection system capital improvement projects to improve the existing system and accommodate projected wastewater flows through 2041.

Various combinations of improvements and system modifications were investigated to assess options for conveying projected flows to regional wastewater treatment plants. Parameters used in developing the capital improvements plan included increasing system reliability, simplifying system operations, conveying peak wet weather flows and reducing the likelihood of surcharging and sanitary sewer overflows.

5.1 MODELED INFRASTRUCTURE

All wastewater gravity lines with diameters of 10-inches or larger, existing force mains and active lift station in the planning period were included in the model utilizing the latest wastewater GIS shapefile. The modeled infrastructure was updated to incorporate the following recently constructed projects based on the as-built plans:

- Large Avenue Sanitary Sewer Plan (2017)
- Terra Estates Sanitary Sewer Construction Plans (2020)
- Bluewater Lakes Lift Station No. 1 (2017)
- Del Bello Lakes Lift Station No. 1 (2019)

In this model, any missing manhole rim elevations were populated using as-built data (where available) or interpolated ground elevations from a triangular irregular network (TIN) of two-foot contours. For missing gravity line invert data, Texas Commission on Environmental Quality (TCEQ) minimum slopes were assigned to the wastewater lines, beginning at the last known invert elevation. The wet well and pumping

facilities were manually added to the model based on as-built drawings, information provided by the City, and engineering judgment.

The proposed collection system infrastructure, including manholes, gravity mains, force mains and lift stations, were added to the model as part of the system analysis. The model consists of approximately 225 links (gravity lines and force mains), 240 nodes (manholes and wet wells and including three outfalls), 14 lift stations, and 19 pumps.

6.0 WASTEWATER SYSTEM ANALYSES

FNI developed wastewater system improvements to accommodate the projected flows from residential and commercial growth. Hydraulic analyses were conducted to develop these improvements into a phased capital improvements plan to convey and treat the projected wastewater flows over the 20-year period through 2041. In order to serve the projected 20-year growth and regionalize wastewater treatment facilities, the City of Manvel should consider the following:

- Construct a new phased Central wastewater treatment plant expanding the existing Central region wastewater treatment capacity and eventually building future capacity (currently in preliminary design phase)
- Construct regional transfer infrastructure to pump wastewater flows from the East Service Area to the Central Service Area
- Construct a new wastewater treatment plant in the South service area
- Construct consolidation infrastructure and expand treatment capacity in the West Service Area
- Extend wastewater service via gravity lines, lift stations, and force mains to areas of growth where little or no infrastructure currently exists

6.1 GRAVITY LINE AND LIFT STATION DESIGN CRITERIA AND ANALYSES

The Texas Commission on Environmental Quality (TCEQ) provides specific design criteria for new wastewater gravity lines and lift stations. FNI utilized these design criteria for the recommended wastewater system improvements.

6.1.1 Design Criteria for Gravity Lines

When determining the size of proposed wastewater lines, TCEQ §217.53 (a)(1) dictates that the collection system must be designed to transport the peak wet weather flows. Per TCEQ §217.53 (l)(1), collection systems must also be designed to maintain a minimum velocity of 2 feet/second when flowing at full capacity. Maintaining these velocities discourages the settling of solids. In accordance with this, TCEQ has established minimum slope guidelines in §217.53 (l)(2)(A). These are shown in **Table 6-1**. TCEQ §217.55 (g) Table C.3 provides maximum manhole spacing based on pipeline diameter. These are provided in **Table 6-2**. The recommended gravity lines were sized based the above TCEQ criteria.

Table 6-1: TCEQ Minimum Slopes

Diameter of Pipe⁽¹⁾ (in)	Minimum Slope (ft/ft)
6	0.00500
8	0.00335
10	0.00250
12	0.00200
15	0.00150
18	0.00115
21	0.00095
24	0.00080
27	0.00070
30	0.00060
33	0.00055
36	0.00045
39	0.00040

(1) For pipes greater than 39 inches in diameter, the slope is determined by Manning's formula to maintain a velocity greater than 2.0 feet per second and less than 10.0 feet per second when flowing full.

Table 6-2: TCEQ Maximum Manhole Spacing

Diameter of Pipe (in)	Manhole Diameter (in)	Maximum Manhole Spacing (ft)
6-12	48	500
15	60	500
18-24	60	800
27-30	72	800
36-48	72	1,000
54 or larger	72	2,000

6.1.2 Design Criteria for Lift Stations and Force Mains

TCEQ design criteria §217.61 (c) states "The firm pumping capacity of a lift station must handle the peak flow." Firm pumping capacity is defined as the maximum pumping capacity with the largest pumping unit out of service. TCEQ §217.67 (a) also states that force mains shall be sized to convey the lift station

pumping capacity at a minimum velocity of 3 feet/second for duplex lift stations and 2 feet/second with one pump operating at a lift station with three or more pumps. Recommended lift station firm pumping capacities and force main sizes are based on these TCEQ criteria. Where applicable, the existing lift station wet well capacities were calculated using TCEQ minimum pump cycle times to evaluate expansion needs. These cycle times are listed in **Table 6-3**. The proposed Lift Station projects are discussed in detail in **Section 8.0**.

Table 6-3: TCEQ Minimum Pump Cycle Times

Pump Horsepower	Minimum Cycle Times (minutes)
< 50	6
50 – 100	10
> 100	15

6.1.3 System Analysis Model Results

All proposed gravity lines, lift stations, and force mains were added to the hydraulic model. The locations of existing and proposed wastewater treatment plants were modeled as system outfalls. The hydraulic model was utilized to perform system analyses on the proposed collection system under peak wet weather flow conditions. The timing and size of the recommended improvements were adjusted in order to convey the projected peak wet weather flows without surcharging.

6.2 WASTEWATER TREATMENT PLANT CAPACITY EVALUATION

Anticipating the need for future wastewater treatment capacity and planning for the physical space and location of this treatment is one of the most important steps the City can take in preparation for rapid growth. The City currently owns and operates the City of Manvel (Corporate Drive) WWTP within the Central Service Area and the City has already acquired land for the construction of the **Central** Service Area regional wastewater treatment plant as well as future expansions at this location. The City also acquired land for the future **South** WWTP identified as part of a treatment facility siting study conducted in 2021.

Recommended capacities were developed for Manvel's regional wastewater treatment plant based on the 20-year projected average day wastewater flows discussed in **Section 4.0** and the TCEQ regulatory criteria. The projected average day wastewater flows and associated treatment capacities for each of the regional service areas are shown on **Figure 6-1, Figure 6-2, Figure 6-3, Figure 6-4, and Figure 6-5**. Where applicable, the flows are broken down by developments and City connections.

6.2.1 75/90 Rule (TCEQ §305.126)

Lines showing the recommended **permitted average daily flow (ADF)**, **90% of the permitted ADF capacity**, and **75% of the permitted ADF capacity** are shown on **Figure 6-1, Figure 6-2, Figure 6-3, and Figure 6-4**. These lines are based on TCEQ §305.126, commonly referred to as the 75/90 rule, which requires a WWTP permit holder to begin planning for expansion of the treatment facility when the average day or average annual flow reaches 75% of the permitted capacity for three consecutive months. When the average day or average annual flow reaches 90% of the permitted capacity, the permit holder shall obtain necessary authorization from the commission to commence construction of the necessary additional treatment facilities.

Figure 6-1: Central Service Area WWTP Capacity Analysis (including East Flows)

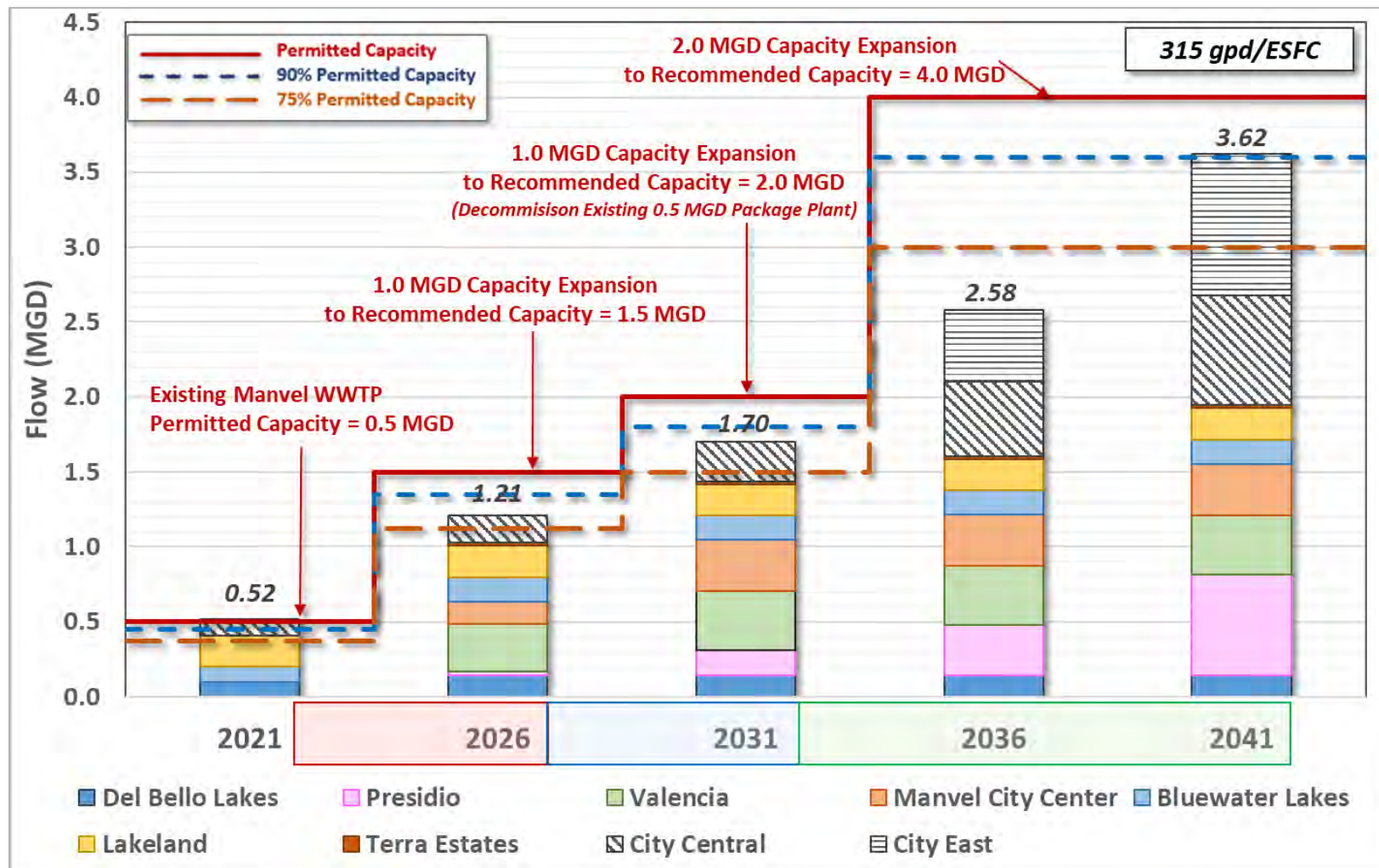


Figure 6-2: West Service Area WWTP Capacity Analysis

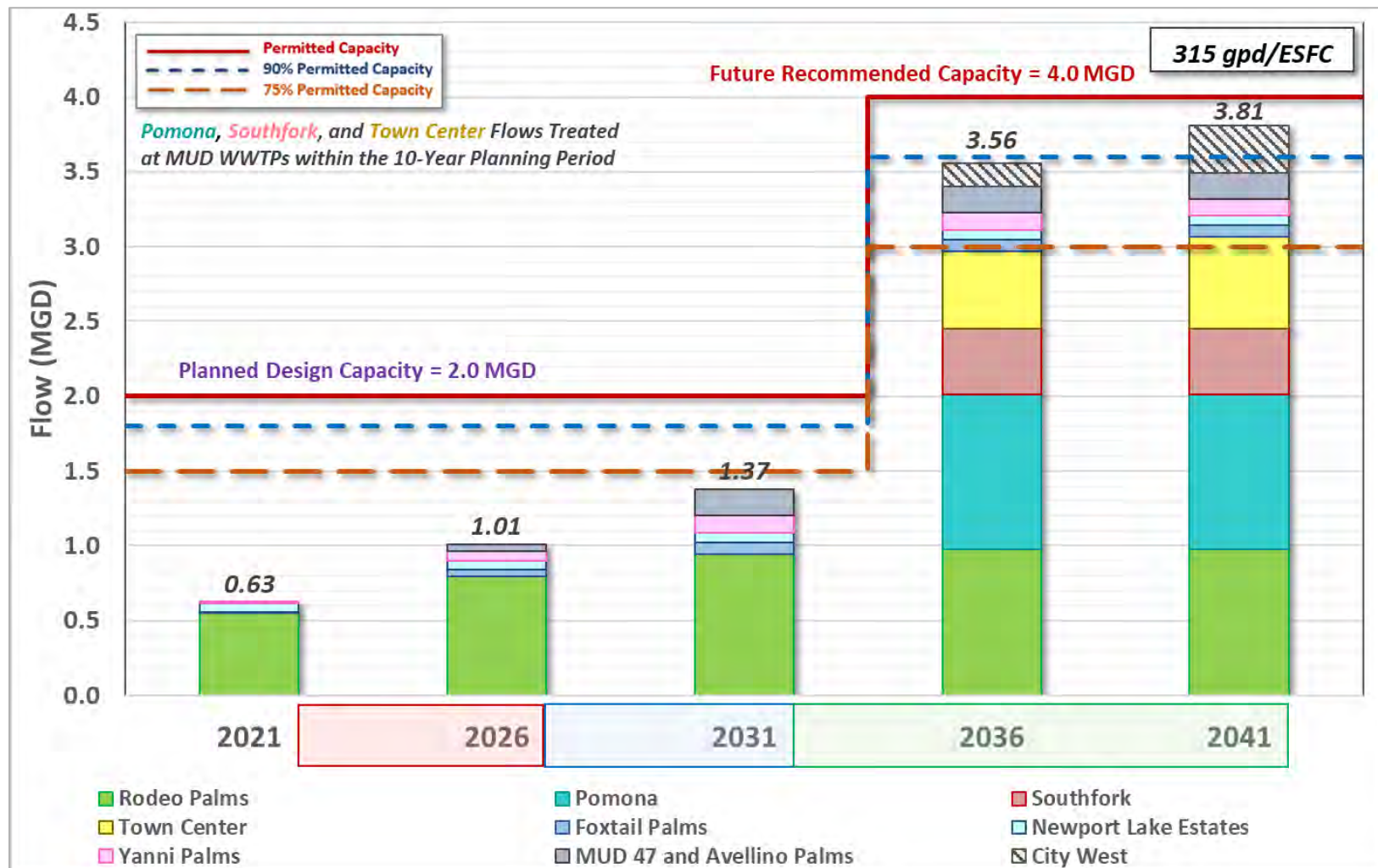


Figure 6-3: Sedona Lakes Service Area WWTP Capacity Analysis

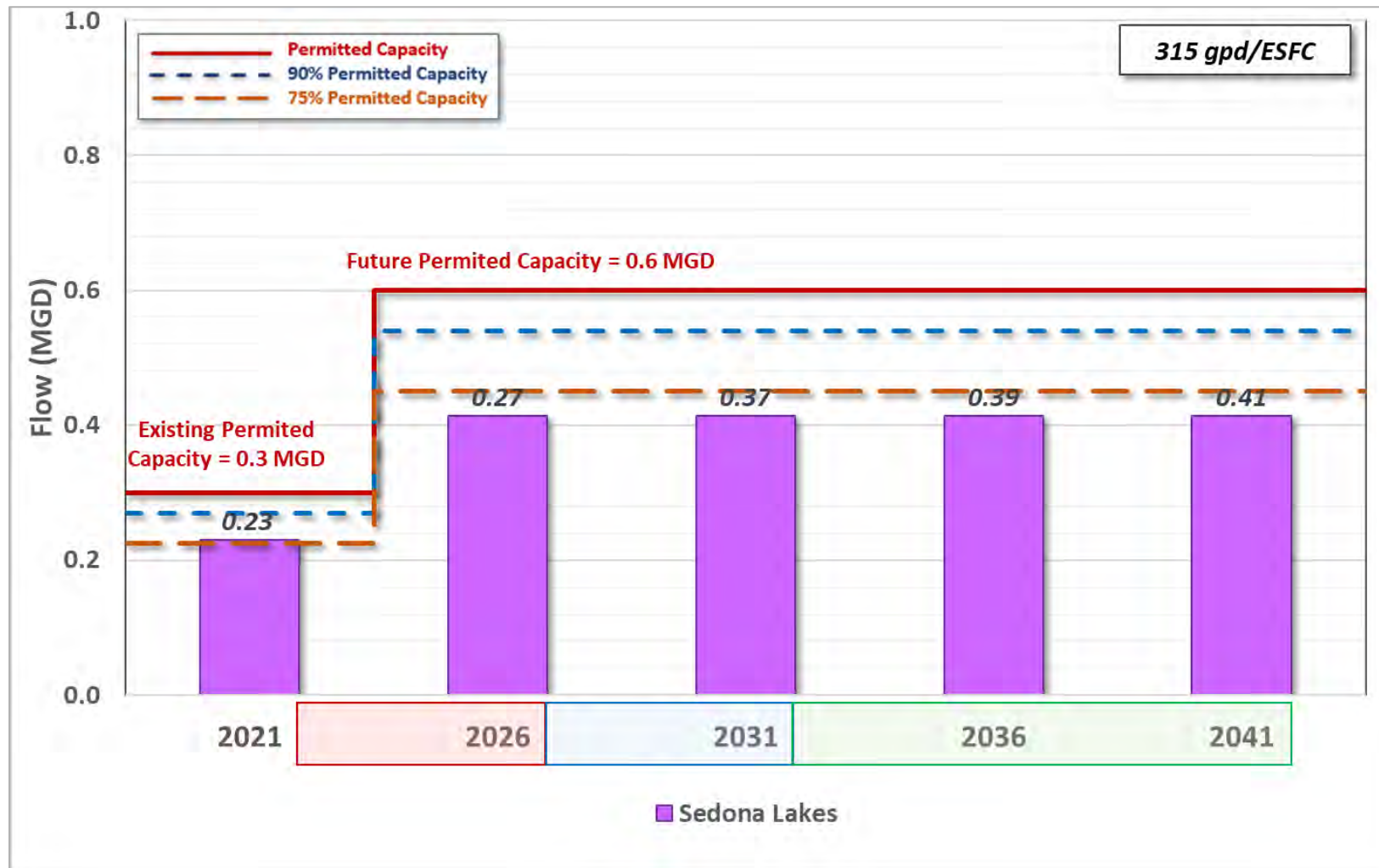


Figure 6-4: South Service Area WWTP Capacity Analysis

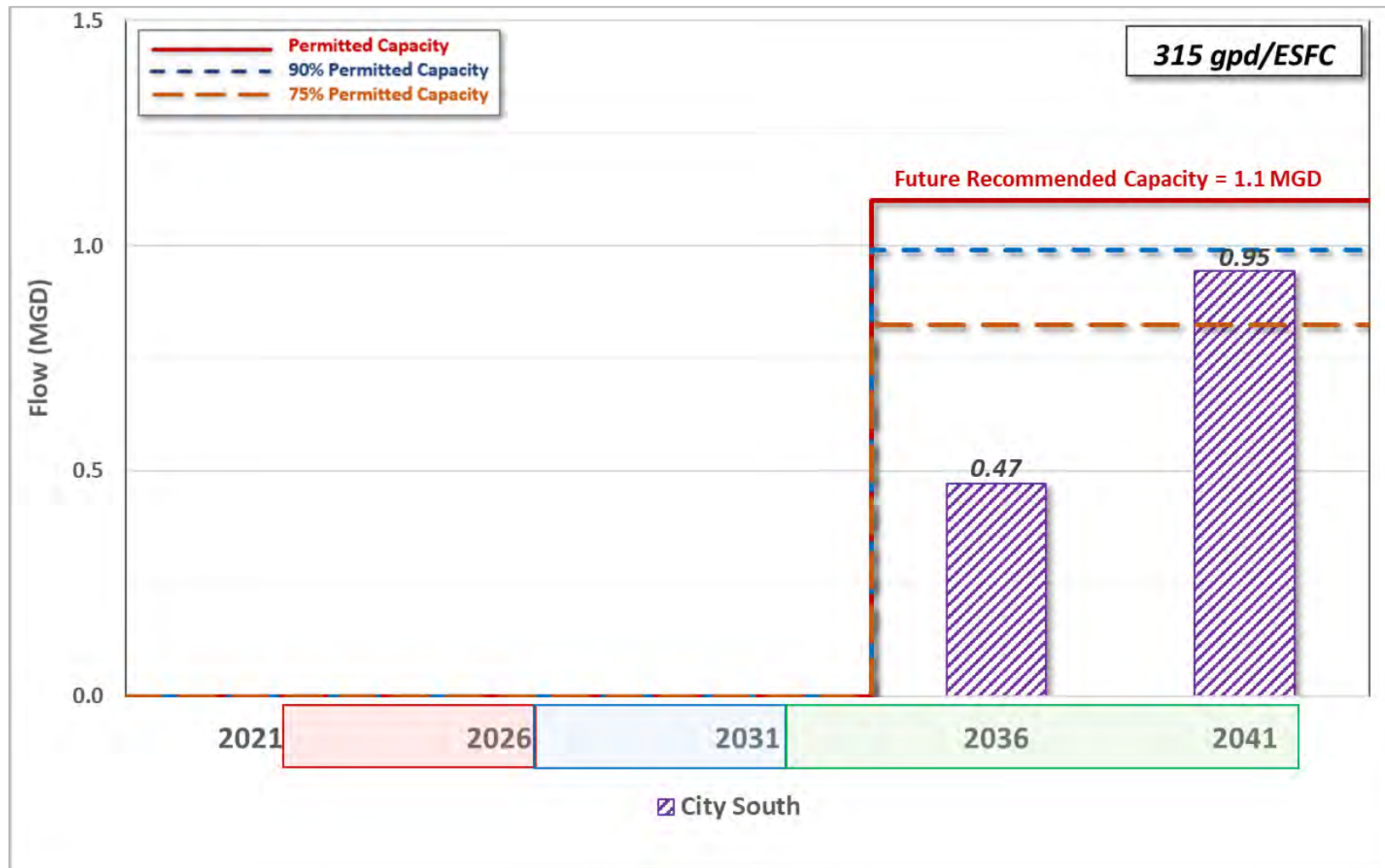
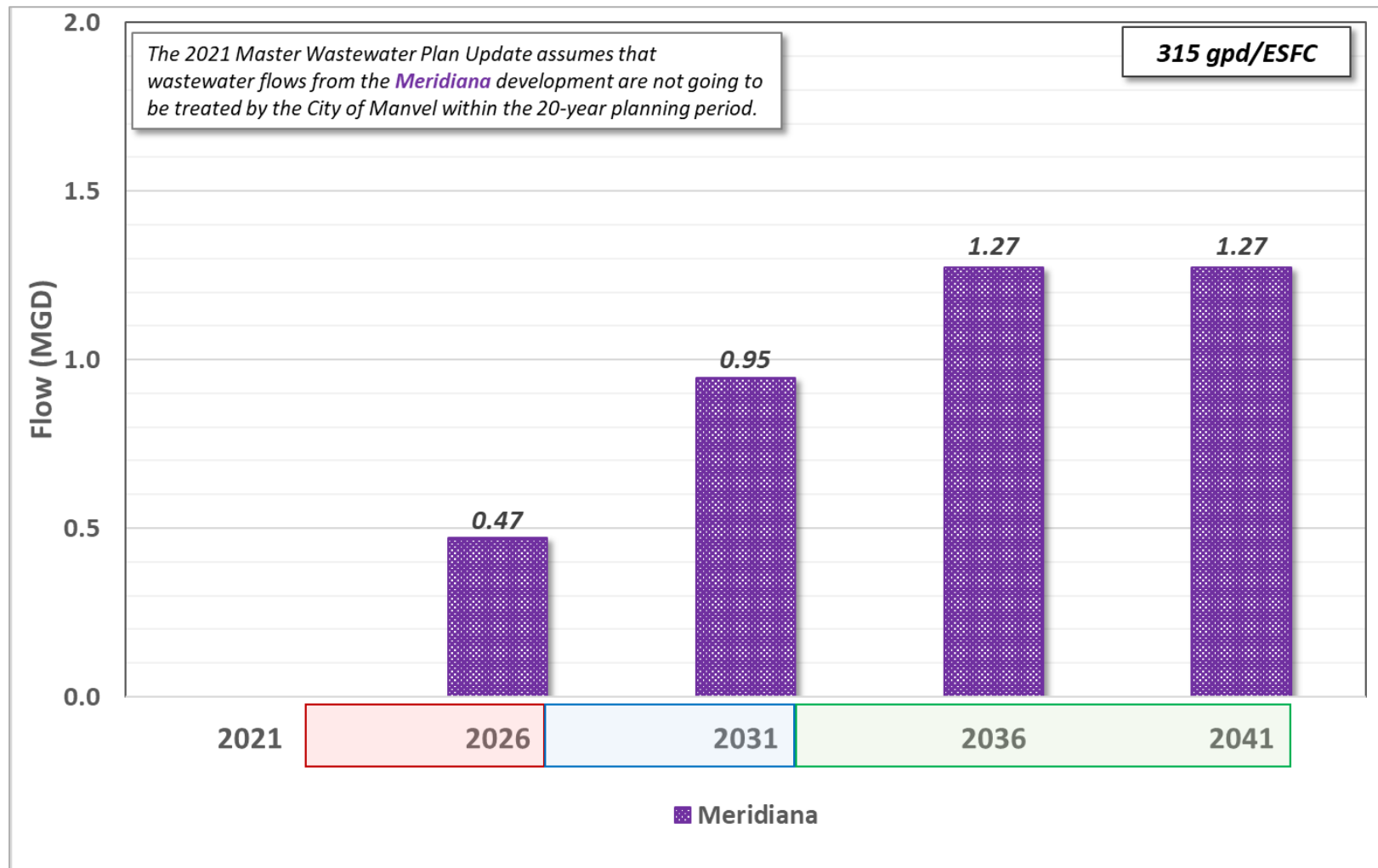


Figure 6-5: Meridiana Service Area – Projected Wastewater Flows (Manvel City Limits)



6.2.2 Future Wastewater Treatment Capacity

The following sections discuss the capacity evaluations for each wastewater service area. Recommended treatment capacities for the wastewater treatment plants were developed based on the projected average day wastewater flows and the capacity requirements in TCEQ §305.126. It should be noted that the recommended treatment plant capacities are based on best available data, incorporating the projected equivalent single family connections (ESFCs) discussed previously, and the City's design criteria of 315 gallons of wastewater flow per ESFC. If development flow rates differ from those assumed in this study or developers adjust their ultimate ESFC projections, the recommended facility capacities and/or timing of expansions should be re-evaluated.

Summary of Wastewater Treatment Capacity by Service Area and Planning Period

Table 6-4 presents a summary of the existing and proposed City of Manvel wastewater treatment facilities including the MUD WWTPs and permitted capacities by planning period. The Meridiana and Sedona Lakes service areas currently have existing MUD WWTPs, which are anticipated to eventually be part of the City's wastewater system.

Table 6-4: WWTP Capacities by Planning Period

Planning Period	Average Daily Flow Permitted Capacity (MGD)								
	Central Regional WWTP ⁽¹⁾	West Regional WWTP ⁽¹⁾	South Regional WWTP ⁽¹⁾	Town Center WWTP ⁽¹⁾	Sedona Lakes WWTP ⁽²⁾⁽⁴⁾	Meridiana WWTP ⁽²⁾⁽⁴⁾	Rodeo Palms WWTP ⁽²⁾⁽⁵⁾	Pomona WWTP ⁽²⁾⁽⁶⁾	Southfork WWTP ⁽²⁾⁽⁶⁾
2021	0.5	-	-	-	0.3	0.399	0.45	0.25	0.48
2026	1.5	-	-	0.15⁽⁷⁾	0.6	by MUD	by MUD	by MUD	by MUD
2031	2.0⁽³⁾	-	-	by MUD	0.6	by MUD	by MUD	by MUD	by MUD
2041	4.0	4.0	1.1	<i>Decommissioned and Flow Transferred to West WWTP</i>	0.6	by MUD	<i>Ownership Transfer to City as West Regional WWTP</i>	<i>Decommissioned and Flow Transferred to West WWTP</i>	<i>Decommissioned and Flow Transferred to West WWTP</i>

(1) City-owned WWTPs

(2) MUD WWTPs not currently owned and operated by the City.

(3) Decommission the existing 0.5 MGD package plant.

(4) Sedona Lakes WWTP and Meridiana WWTP are planned to be owned by the City in future (beyond 2041)

(5) Rodeo Palms Brazoria County MUD #29 WWTP ownership and operation to be transferred to the City as the West Regional WWTP.

(6) Pomona WWTP and Southfork WWTP are recommended to be decommissioned and served by the West Regional WWTP by 2041.

(7) Town Center WWTP is under construction as of December 2021.

1. Central Service Area

All existing wastewater flows in the Central Service Area are currently conveyed to the City of Manvel (Corporate Drive) WWTP site. This WWTP has 0.5 MGD of average daily flow permitted capacity. The wastewater flow projections show that the current 0.5 MGD capacity at this WWTP will not be sufficient to treat the projected flows from upcoming developments in near future, as shown on **Figure 6-1**.

The City has started design of a regional Central WWTP. This Central WWTP will be located on an approximately 6.5 acre tract of land adjacent to the existing City of Manvel (Corporate Drive) facility. It is planned for the City to operate both plants through the ten year planning period (2031) then decommission the existing 0.5 MGD package plant. The Central Regional WWTP will also eventually serve flows from the East service area via a planned regional lift station. Based on the flow projections in this master plan, phased expansions will be required at the Central WWTP. The recommendations based on the treatment capacity analysis in the Central service area are as follows:

- **5-Year Planning Period:** 1.0 MGD new Central Region WWTP to increase Central Region total average daily flow treatment capacity to 1.5 MGD.
- **10-Year Planning Period:** Additional 1.0 MGD expansion of the Central WWTP and decommissioning of the existing package plants, resulting in total ADF capacity of 2.0 MGD.
- **20-Year Planning Period:** Additional 2.0 MGD expansion of the Central WWTP to a total ADF capacity of 4.0 MGD.

The above mentioned expansions along with the projected wastewater flows from the proposed service area are shown on **Figure 6-1**. The City owns approximately 6.5-acre tract of land adjacent to the existing Corporate Drive WWTP site. The City has already begun preliminary design process for the first phase of the expansion. This site allows further expansion of the Central WWTP capacity beyond the 20-year planning period.

2. East Service Area

The City does not currently have wastewater infrastructure in the eastern portions of the Manvel city limits. To treat the projected future flows from this area it is recommended that the City construct a Regional Lift Station in the **20-Year planning period**. This lift station is proposed to be located in the vicinity of Hwy 6 and Mustang Bayou and will pump wastewater flows to the Central Regional WWTP. The

projected wastewater flows in the East service area (City East) are shown with the Central Regional WWTP projections on **Figure 6-1**.

3. West Service Area

There are currently three developments west of SH 288 that utilize MUD WWTPs to treat wastewater flows. Additionally, the **Town Center** development is planned at the intersection of SH 288 and Highway 6 that will have a separate WWTP (under construction). Brazoria County MUD #29 is planning construction of a new plant within the Rodeo Palms development that is scheduled to be under design in 2022. The ownership of this plant will be transferred to the City by 2041. Based on the analysis in this master plan, it is recommended to plan for a future expansion of the West WWTP to a total permitted average daily flow capacity of 4.0 MGD. This expansion is anticipated to be needed in the **20-year planning period** and will allow the WWTP to serve flows from additional City customer connections in the West service area as well as the **Town Center**, **Southfork** and **Pomona** developments. The decommissioning of these MUD WWTPs is planned to be accomplished via a network of lift stations, force mains, and gravity lines. These are discussed further in **Section 8.0**. The projected wastewater flows in the West service area along with the recommended expansion of the West WWTP are shown on **Figure 6-2**.

4. Sedona Lakes Service Area

Sedona Lakes is currently served by a MUD WWTP with an existing capacity of 0.3 MGD and permitted expansion to 0.6 MGD. Due to the location of this area, it is recommended that the City plan to serve this area in the future as a separate service area. Based on the wastewater flow projections in Sedona Lakes, the WWTP will require a 0.3 MGD expansion in the next 5 years. As this is a MUD WWTP, this expansion is not included in this master plan as a City project. It is shown as a developer project in **purple** on **Figure 8-1**.

5. South Service Area

The City does not currently have wastewater infrastructure in the southern portions of the Manvel city limits. It is recommended that the City construct a 1.1 MGD South Regional WWTP in the **20-Year planning period** to serve the wastewater flows in the area. The City has purchased land for this facility.

6. Meridiana Service Area (City Limits - Brazoria County MUDs 56 & 57)

The **Meridiana** development is located both in the City of Iowa Colony and the City of Manvel. A MUD WWTP is currently under construction to serve the **Meridiana** development. The portion of the future **Meridiana** development within the Manvel city limits is anticipated to be in Brazoria County MUDs 56 and 57. The projected buildout average day wastewater flows for the portion of the **Meridiana** Development within the city limits is 1.27 MGD. This *2021 Master Wastewater Plan Update* assumes that wastewater flows from the **Meridiana** development are not going to be treated by the City of Manvel within the 20-year planning period.

7.0 WASTEWATER TREATMENT PLANT EFFLUENT REUSE

The City of Manvel does not currently have a wastewater reuse system. As the City continues to grow, the water demand on the City's existing and future potable water sources will continue to increase. The City is considering wastewater reuse system to alleviate the need for additional water supply as the projected population and water demands increase. As part of the *2021 Master Wastewater Plan Update*, FNI summarized the steps involved in the implementation of a reuse program.

7.1 GOALS AND MOTIVATORS FOR WATER REUSE

The main goal of the reuse water system is to conserve water. Other goals include, realizing revenue from reuse water sales and reduction of potable water infrastructure needed to meet peak demands. Motivators for implementing a non-potable water reuse system include the following:

- Projected increase in residential and commercial/industrial customer base
- Desire to extend the life of existing, City-owned water supplies
- Minimizing the need to acquire additional potable water supply
- Availability of drought-resistant water supply for the City

7.2 REUSE REGULATIONS

Reclaimed water systems are regulated by the Texas Commission on Environmental Quality (TCEQ) which has documented reuse regulations in Chapters 210 and 344. Below is a summary of the requirements defined in each chapter:

- Chapter 210; Subchapter B and C: Defines the general requirements for the production, conveyance, and use of reclaimed water. Also defines the reclaimed water quality criteria for specific uses.
- Chapter 344; Subchapter F: Defines the standards for the design, installation, and maintenance of landscape irrigation systems utilizing reclaim water.

These chapters are included in **Appendix D**. The following sections summarize the TCEQ reuse regulations including the application process for obtaining a water reuse authorization.

7.2.1 TCEQ Chapter 210; Subchapters B and C

Subchapter B of Chapter 210 defines the general requirements for the production, conveyance, and use of reclaimed water. The requirements for storing reuse water are also defined in this chapter and consist of the following rules:

- Storage ponds must be designed to prevent unauthorized discharge of reclaimed water into the any waterbody defined as being “Waters of the US”
- Storage cannot be located within the floodway unless TCEQ authorization is granted
- Storage facilities must be designed to prevent groundwater contamination
- Storage ponds must be lined with an authorized earthen or synthetic material

Subchapter C of Chapter 210 defines the reclaimed water quality criteria and approved uses. There are two types of non-potable municipal reuse water in the State of Texas that can be authorized under Section 210:

- Type I Reclaimed Water: Includes irrigation or other uses where the public may be present during irrigation or may come into contact with reclaimed water (e.g. residential irrigation, fire protection, toilet flush water).
- Type II Reclaimed Water: Includes irrigation or other areas where the public is not present during irrigation or would not come into contact with reclaimed water (e.g. cooling tower water, irrigation at wastewater facilities).

TCEQ reclaimed water criteria are shown in **Table 7-1**.

Table 7-1: Reclaimed Water Quality Standards (TCEQ Ch. 210)

Attribute	Type I	Type II	Storage Pond
CBOD ₅ (mg/L)	5*	15*	30
Turbidity (NTU)	3*	-	-
Fecal coliform or <i>E.coli</i> (CFU/100mL)	20*/75**	200*/800**	200/800**
Enterococci*** (CFU/100mL)	4*/9**	35*/89**	35*/89**

*30-day average

** maximum single grab

***Enterococci typically apply to WWTPs that have saltwater discharges

Sampling: Type I reclaimed water uses are to be sampled twice per week, while Type II reclaimed water uses are to be sampled once per week.

Record Keeping and Reporting: Records are to be maintained for five years and the reclaimed water provider must report to TCEQ the volume of reclaimed water provided and the quality of the reclaimed water on a monthly basis.

7.2.2 TCEQ Chapter 344; Subchapter F

Subchapter F defines the standards for designing, installing, and maintaining landscape irrigation systems that utilize reclaimed water. Reclaimed water may be used for landscape irrigation if the following conditions are met:

- There is no direct contact with edible crops unless the crops will be pasteurized before consumption
- The irrigation system does not spray onto property not owned by the irrigation system owner
- The irrigation system is installed using purple components
- A sign (minimum size of eight inches by eight inch) is prominently located in the area being irrigated reading "RECLAIMED WATER – DO NOT DRINK"
- Backflow prevention of the reclaimed water supply is in accordance with the regulations of the water purveyor

7.2.3 Reclaimed Water Authorization

The TCEQ requires that municipalities submit for and obtain a Chapter 210 authorization before utilizing reclaimed water. The City of Manvel does not currently hold a Chapter 210 authorization for any of its wastewater treatment plants. The approval process requires the submission of application TCEQ-20427 with supporting documents that may include a service area map, any user water reuse contract(s), and an operation and maintenance plan.

7.3 SERVICE CONSIDERATIONS

Potential service issues must be addressed prior to the implementation or expansion of a reclaimed water system. In most cases, it is beneficial to plan to phase in the reuse system. The phasing schedule will consider the type of customer (public or private), proximity of the customer to an effluent source and the customers pressure requirements. In general, private customers will require more education on reuse regulations.

The reuse distribution system water quality also needs to be considered when developing the phasing schedule. If infrastructure is sized for ultimate non-potable water demands, and those demands are significantly higher than present water demands, the system may experience water quality problems as a result of high water age.

Another potential service issue to consider is the ability of the City to utilize existing ponds at parks where reuse water is being considered for irrigation. Using these ponds would allow the City to provide reuse water at lower pressures to the parks and will increase flexibility to match reuse demands. However, in most cases, the ponds would have to be lined to meet the TCEQ requirements for the storage of reuse water, which increases implementation costs.

7.4 REUSE WATER QUANTITY

This master plan update developed projections for wastewater flows for the purpose of sizing treatment facilities. The quantity of water available for reuse is called the maximum available safe supply and will need to be assessed during a future reuse study. **Table 7-2** summarizes flow projections from this master plan that can be utilized as part of a future analysis of the maximum available safe supply at each treatment facility.

Table 7-2: Summary of Flows for Future Reuse Analysis

Planning Period	Average Daily Flow ⁽¹⁾⁽²⁾ (MGD)			
	Central Regional WWTP	West Regional WWTP ⁽³⁾	South Regional WWTP	Total
2026	1.21	1.01	-	2.22
2031	1.70	1.38	-	3.08
2041	3.62	3.81	0.95	8.38

(1) Total average daily flows by wastewater treatment facility service area as developed in this master plan. The maximum available safe supply to be assessed during a future reuse study. Maximum available safe supply is the quantity of WWTP effluent that can be relied upon year round for reuse planning purposes.

(2) Sedona Lakes and Meridiana service area flows not included.

(3) Pomona and Southfork flows treated at existing MUD WWTPs within the 10-year planning period.

7.5 REUSE WATER QUALITY

TCEQ water quality requirements for Type I and Type II reuse types are provided in **Table 7-1**. A comparison of City's wastewater treatment plant effluent quality with the TCEQ reuse requirements for Type I and Type II reuse are presented in **Figure 7-1**, **Figure 7-2** and **Figure 7-3**. The City WWTP effluent water quality information is obtained from the plant's daily monitoring reports downloaded from the TCEQ Enforcement and Compliance History Online (ECHO) website. **Figure 7-1** illustrate historical 5-day Carbonaceous Biochemical Oxygen Demand (CBOD₅) data at the WWTP with the Type I and Type II requirements represented by the **red** solid and dashed lines, respectively.

Figure 7-2 and **Figure 7-3** illustrate the five-year E. coli water quality data for the City of Manvel (Corporate Drive) WWTP. In **Figure 7-2**, the **green** data points indicate the calculated 30-day average geometric mean E. coli levels at the WWTP discharge. In **Figure 7-3**, the **green** data points indicate the measures E.coli in the single grab samples a the WWTP discharge.

FNI recommends the City to perform an in-depth Reuse Study to evaluate the options for potential potable and non-potable reuse. If the City decides to have a reuse option, the wastewater treatment facilities need to be upgraded to produce effluent at required water quality standards.

Figure 7-1: Carbonaceous BOD (5-days) at Manvel WWTP

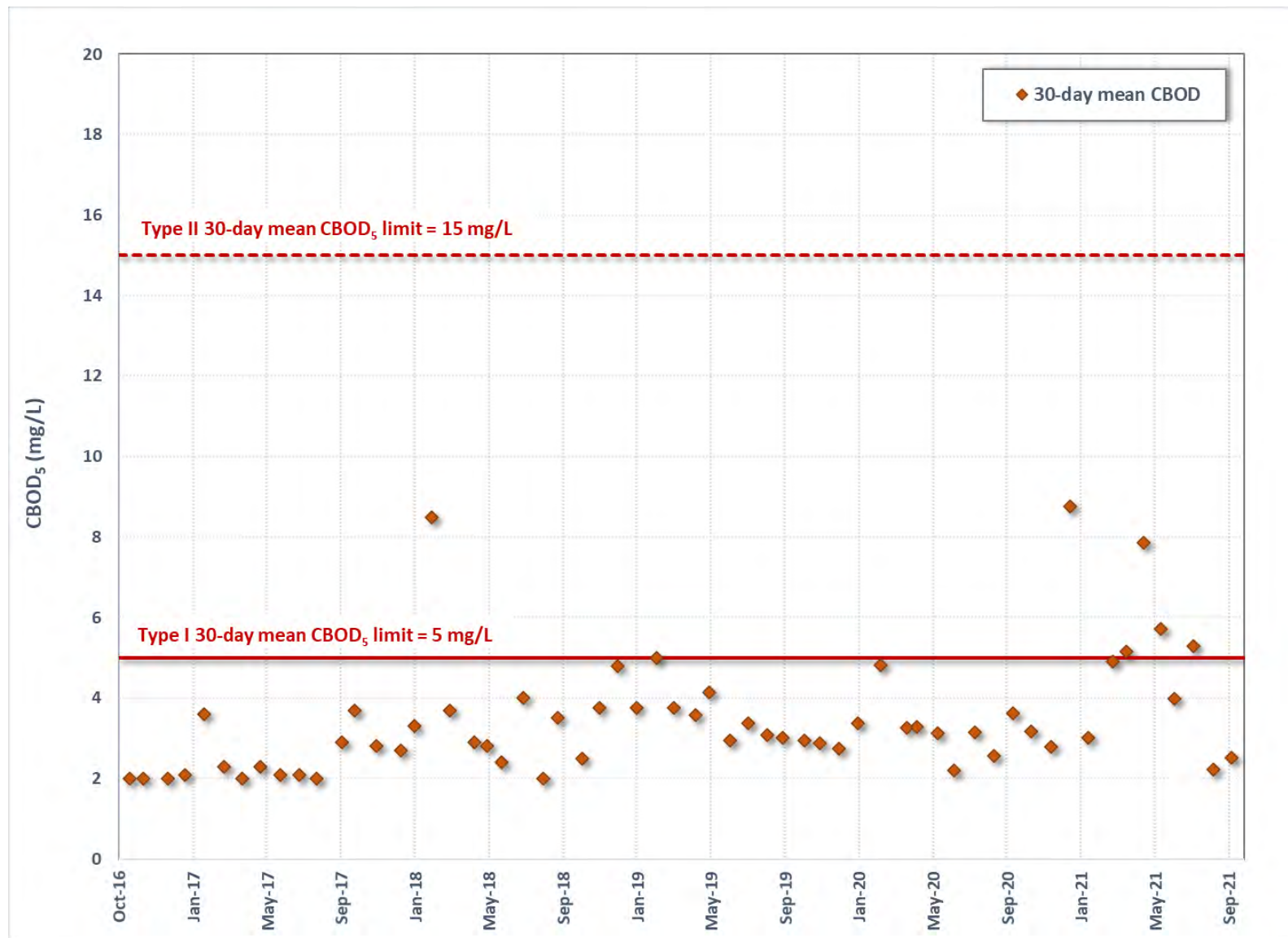


Figure 7-2: E.coli 30-day Average at Manvel WWTP

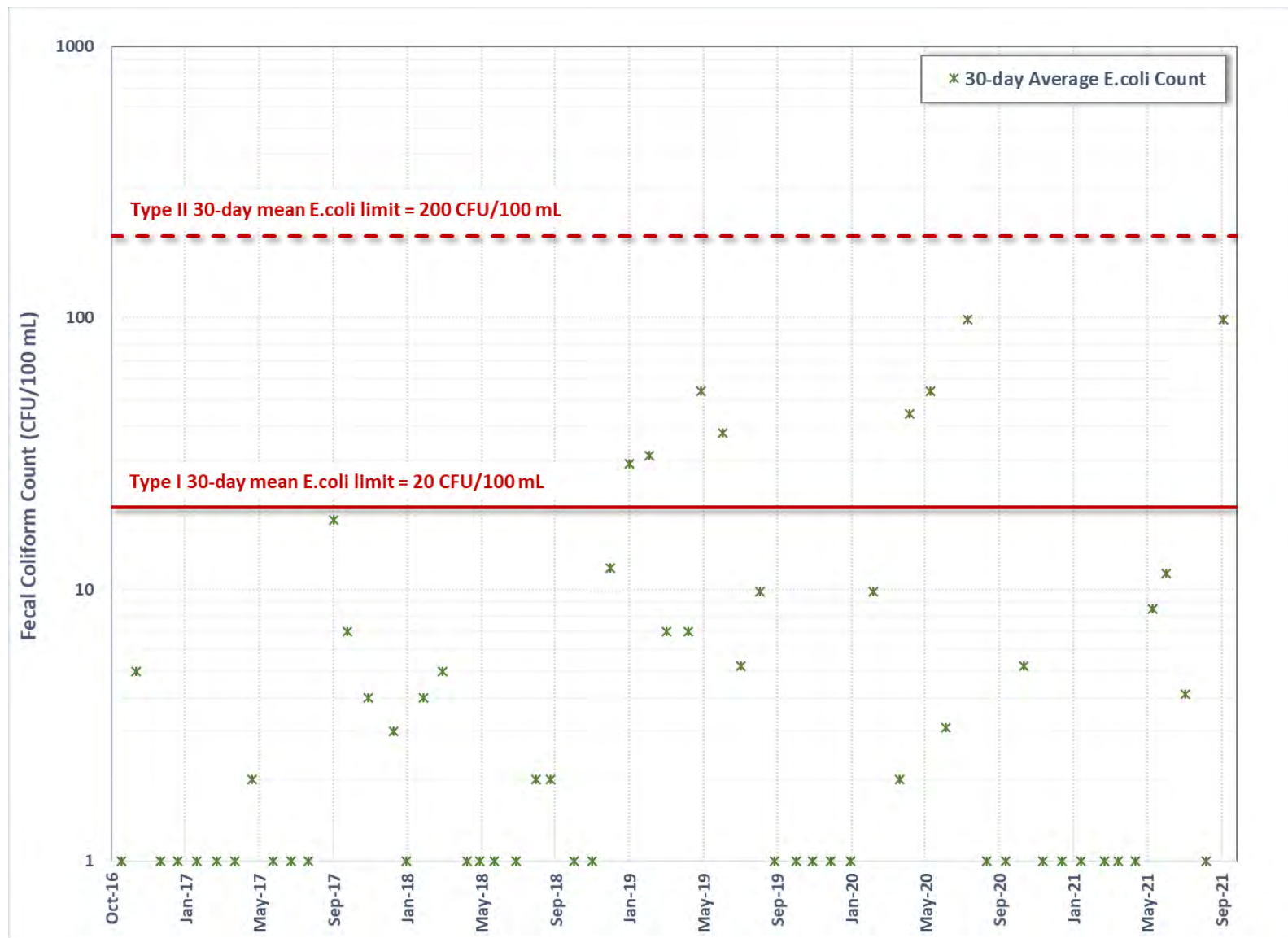
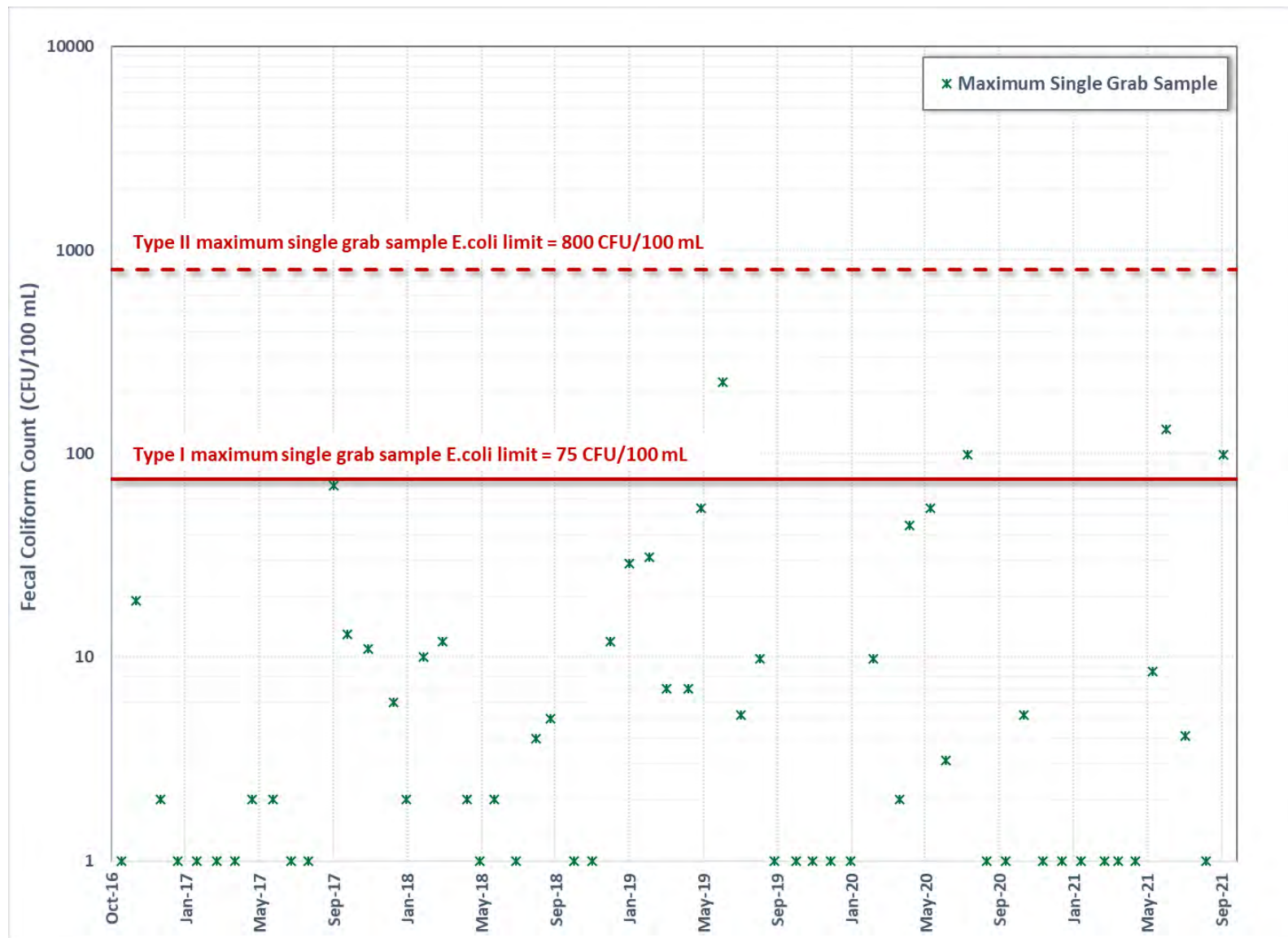


Figure 7-3: E.coli Maximum Single Grab at Manvel WWTP



8.0 WASTEWATER SYSTEM CAPITAL IMPROVEMENTS PLAN

An updated wastewater capital improvements plan (CIP) was developed for the City of Manvel. The CIP includes 21 conveyance and treatment project recommendations to facilitate the projected growth in the 20-year planning period and maintain regulatory compliance. These projects allow for regionalization of the City's wastewater collection and treatment infrastructure and provide the City with a phased CIP for collection system and treatment as the City grows.

The recommended wastewater collection and treatment projects are shown in **Table 8-3** and on **Figure 8-1**. The wastewater CIP projects are arranged by planning period (**5-year**, **10-year**, and **20-year**) as follows:

- **5-Year Projects:** These are shown **in red** and are recommended to be designed and constructed within the next 5 years (by 2026)
- **10-Year Projects:** These are shown **in blue** and are recommended to be designed and constructed within the next 10 years (by 2031)
- **20-Year Projects:** These are shown **in green** and are recommended to be designed and constructed within the next 20 years (by 2041)

All recommended infrastructure is sized to convey the projected 2041 peak wastewater flows, including an allowance for inflow and infiltration (I/I). It is recommended that these projects be constructed generally in the order presented; however, development patterns may make it necessary to construct some projects sooner than anticipated. Locations shown for new lines, lift stations, and wastewater treatment plants are generalized for hydraulic analyses. Specific alignments and sites will be determined as part of the design process. Wastewater projects currently under design or construction are shown in **orange** on **Figure 8-1**. Wastewater infrastructure to be constructed as part of future development by MUDs are shown in **purple** on **Figure 8-1**.

Planning level capital cost estimates were calculated for all recommended improvements and do not include individual service connections or subdivision lines. The costs are provided as estimates based on previous similar engineering experience in 2021 dollars and include allowances for contingency and engineering and surveying. Costs do not include easements or land acquisition, except where specifically noted.

The unit costs utilized for pipelines and manholes are shown in **Table 8-1**. Wastewater treatment costs were developed for each proposed wastewater treatment plant based on site specific information and previous similar engineering experience.

Table 8-1: Wastewater Capital Improvements Plan Unit Costs

Pipelines		Cost/Diam-in/LF
Force Mains		\$15
Gravity Lines < 8-feet deep		\$14
Gravity Lines 8 - 16-feet deep		\$15
Gravity Lines > 16-feet deep		\$16
Manholes		Cost/Manhole
4-ft Diameter	8-ft – 16-ft depth	\$14,000
	>16ft – 24-ft depth	\$18,000
	>24-ft – 30-ft depth	\$22,000
5-ft Diameter	8-ft – 16-ft depth	\$18,000
	>16ft – 24-ft depth	\$22,000
	>24-ft – 30-ft depth	\$26,000
6-ft Diameter	8-ft – 16-ft depth	\$20,000
	>16ft – 24-ft depth	\$25,000
	>24-ft – 30-ft depth	\$30,000
Contingency		Percentage
All Projects		25%
Engineering, Survey, & Inspection		Percentage
WWTPs and Lift Stations*		20%
Gravity and Force Mains		15%

(1) Used 15% engineering and survey for Central WWTP Phases 1 and 2 planning level cost calculations.

Table 8-2 summarizes the cost of the capital improvements plan by phase and project type (Treatment or Conveyance). **Table 8-3** summarizes the individual projects in the wastewater system CIP. The following sections provide a detailed project description and purpose for each CIP project. Individual planning level opinions of probable construction cost (OPCCs) for each project in the wastewater CIP are included in **Appendix A**.

Table 8-2: Wastewater Capital Improvements Plan Summary (by Phase and Project Type)

Phase	CIP	Cost
5 -Year (by 2026)	Treatment	\$26,948,900
	Conveyance	\$14,801,800
	Sub-total	\$41,750,700
10-Year (by 2031)	Treatment	\$15,904,500
	Conveyance	\$1,555,200
	Sub-total	\$17,459,700
20-Year (by 2041)	Treatment	\$98,182,000
	Conveyance	\$59,758,700
	Sub-total	\$157,940,700
Total 20-Year Wastewater CIP Cost		\$217,151,100

Table 8-3: Wastewater Capital Improvements Plan Summary (by Project)

Phase	Project Number	Project Name	Cost (In 2021 Dollars)
5-Year (by 2026)	1	1.0 MGD Central Regional Wastewater Treatment Plant (Phase 1)	\$26,948,900
	2	New 4.0 MGD Pollard Blvd Lift Station and 18-inch Force Main (Phase 1)	\$5,494,800
	3	12/15/18/30-inch Lines through Valencia Development (Central Service Area Interceptor and Gravity System)	\$8,553,200
	4	8-inch Gravity Main along McCoy Road and Lewis Lane	\$753,800
	Total 2021 - 2026		\$41,750,700
10-Year (by 2031)	5	Expansion of the Central Regional Wastewater Treatment Plant to 2.0 MGD Capacity (Phase 2)	\$15,904,500
	6	12-inch Del Bello SPUR Gravity Main	\$1,555,200
	Total 2027 - 2031		\$17,459,700
20-Year (by 2041)	7	15-inch Gravity Main Along Masters Road	\$1,796,700
	8	Large Avenue Lift Station Expansion to 1.8 MGD and 10-inch Force Main	\$3,211,800
	9	New 1.1 MGD South Regional Wastewater Treatment Plant (Phase 1)	\$26,688,000
	10	Expansion of the Central Region Wastewater Treatment Plant to 4.0 MGD Capacity (Phase 3)	\$30,840,000
	11	New Pollard Boulevard Lift Station Expansion to 6.5 MGD	\$2,150,100
	12	Del Bello Lift Station Expansion to 1.3 MGD	\$582,500
	13	15/24-inch South Region Gravity Main	\$6,069,700
	14	12/15-inch Central Region Gravity Main	\$2,442,600
	15	New 4.0 MGD East Regional Lift Station and 14-inch Force Main	\$8,877,000
	16	12-inch Gravity Main along Highway 6	\$2,071,000
	17	West Regional Wastewater Treatment Plant Expansion to 4.0 MGD	\$40,654,000
	18	West Service Area Wastewater Treatment Plant Consolidation and Gravity Main (Phase 1)	\$18,201,600
	19	West Service Area Wastewater Treatment Consolidation (Phase 2)	\$3,954,300
	20	21/24-inch Gravity Main along Mustang Bayou	\$6,224,300
	21	New 1.0 MGD Lift Station, 8-inch Force Main and 15-inch Gravity Line	\$4,177,100
	Total 2032 - 2041		\$157,940,700
	Total Capacity Wastewater CIP Cost		

8.1 FIVE-YEAR WASTEWATER CONVEYANCE AND TREATMENT PROJECTS (THROUGH 2026)

Project 1 - 1.0 MGD Central Regional Wastewater Treatment Plant (Phase 1)

Detailed description: This project includes the construction of a new 1.0 MGD Central Region Wastewater Treatment Plant (WWTP) at the Corporate Drive site. In conjunction with the existing 0.5 MGD package plant, this project will result in 1.5 MGD average daily flow treatment capacity in the Central Region. This WWTP will be expandable to 2.0 MGD by 2031 ([Project 5](#)). The existing Corporate Drive Lift Station will be decommissioned and converted into a junction box that will convey the projected wastewater flows to the new influent lift station through a 54-inch gravity line. The new influent lift station will pump flows to both the existing 0.5 MGD Package Plant and the proposed 1.0 MGD Central WWTP until the package plant is decommissioned ([Project 5](#)).

Purpose: The wastewater flow projections show that additional wastewater treatment is required beyond the 0.5 MGD capacity currently in the Central Service Area at the City of Manvel (Corporate Drive) WWTP. This 1.0 MGD expansion is required in the near-term to serve wastewater flows generated in the Central Service Area.

Project 2 - New 4.0 MGD Pollard Blvd Lift Station and 18-inch Force Main (Phase 1)

Detailed description: This project includes the construction of a wet well sized for a firm capacity of 6.5 MGD. Startup firm pumping capacity is projected to be 4.0 MGD. This project also includes the construction of a new 18-inch force main to the proposed Central Treatment Plant influent lift station ([Project 1](#)).

Purpose: This project is sized to convey the projected peak 2041 wastewater flows from the City Center and Valencia Developments, as well as additional City connections north and east of these developments. The lift station wet well and startup firm pumping capacity (4.0 MGD firm) includes the capacity to serve flows generated in the Bluewater Lakes development. As part of this project, it is anticipated that the Bluewater Lakes LS No. 1 will be decommissioned, and the corresponding wastewater flows conveyed to the New Pollard Blvd. Lift Station.

Project 3 - 12/15/18/30-inch Lines through Valencia Development (Central Service Area Interceptor and Gravity System)

Detailed description: This project includes the construction of a 12-inch/15-inch/18-inch/30-inch gravity main through the Manvel City Center and Valencia developments.

Purpose: This project will serve City customer connections in the Central Service Area including Manvel City Center and Valencia developments as well as adjacent areas to the north and west. This project is sized to convey the projected peak wastewater flows in this area through 2041.

Project 4 - 8-inch Gravity Main along McCoy Road and Lewis Lane

Detailed description: This project includes the construction of 8-inch consolidation gravity lines along McCoy Road and Lewis Lane to Palmetto Street. This project also includes decommissioning of the existing McCoy Lift Station and associated 3-inch force main.

Purpose: This project will allow the McCoy Road Lift Station to be decommissioned, and the wastewater flows to be conveyed to the recently constructed 15-inch gravity main along Palmetto Street.

8.2 TEN-YEAR WASTEWATER CONVEYANCE AND TREATMENT PROJECTS (THROUGH 2031)

Project 5 - Expansion of the Central Regional Wastewater Treatment Plant to 2.0 MGD Capacity (Phase 2)

Detailed description: This project includes the construction of 1.0 MGD of additional treatment capacity at the Central WWTP and decommissioning of the existing 0.5 MGD package plant. This expansion will result in a total of 2.0 MGD average day flow treatment capacity at the Central WWTP. This WWTP will be expandable to 4.0 MGD by 2041 (**Project 7**).

Purpose: The wastewater flow projections show that additional wastewater treatment is required beyond the capacity of the Proposed Central WWTP (**Project 1**) and the existing City of Manvel (Corporate Drive) WWTP. This expansion will be required in the 10-year planning period to serve the projected wastewater flows in the Central Service Area.

Project 6 - 12-inch Del Bello SPUR Gravity Main

Detailed description: This project includes the construction of 12-inch gravity main along Del Bello SPUR in the Central Service Area.

Purpose: This project is sized to convey projected future wastewater flows from the vicinity of Del Bello SPUR to the Central Regional WWTP.

8.3 TWENTY-YEAR WASTEWATER CONVEYANCE AND TREATMENT PROJECTS (THROUGH 2041)

Project 7 - 15-inch Gravity Main Along Masters Road

Detailed description: This project includes the construction of a 15-inch gravity main along Masters Road.

Purpose: This project will allow existing septic connections to connect to the City's wastewater system and also serve future projected wastewater flows in the Central Service Area to the north of Highway 6 near Masters Road.

Project 8 - Large Avenue Lift Station Expansion to 1.8 MGD and 10-inch Force Main

Detailed description: This project includes the expansion of the Large Avenue Lift Station to 1.8 MGD (firm pumping capacity), and a new 10-inch force main replacing the existing 6-inch force main. This project includes the construction of a new wet well and additional pumping to replace the existing lift station.

Purpose: The existing Large Avenue Lift Station (0.44 MGD firm capacity) is not sized to convey projected future peak wastewater flows in the Central Region along FM 1128 and in adjacent areas through 2041.

Project 9 - New 1.1 MGD South Regional Wastewater Treatment Plant (Phase 1)

Detailed description: This project includes the construction of a new South Service Area Regional Wastewater Treatment Plant (WWTP) with 1.1 MGD average daily flow treatment capacity. This planning level cost does not include land acquisition.

Purpose: This project is sized to treat the projected wastewater flows generated in the South Service Area through 2041.

Project 10 - Expansion of the Central Region Wastewater Treatment Plant to 4.0 MGD Capacity (Phase 3)

Detailed description: This project includes the construction of 2.0 MGD additional treatment capacity at the Central WWTP. This expansion will result in a 4.0 MGD average daily flow treatment capacity at the Central WWTP.

Purpose: This WWTP expansion is sized to serve wastewater flows generated in the Central Service Area and also diverted flows from the East Region through the East Regional Lift Station (**Project 14**) through 2041.

Project 11 - New Pollard Boulevard Lift Station Expansion to 6.5 MGD

Detailed description: This project includes the construction of an expansion at the Pollard Boulevard Lift Station to increase the firm pumping capacity from 4.0 MGD to 6.5 MGD. This project does not include construction of a new wet well and force main. The wet well and force main recommended in the Phase 1 expansion (**Project 2**) are sized for this 6.5 MGD expansion.

Purpose: This project will serve additional City customer connections in the Central Service Area north and east of the currently identified and anticipated developments. This project is sized to convey the projected peak wastewater flows in this area through 2041.

Project 12 - Del Bello Lift Station Expansion to 1.3 MGD

Detailed description: This project includes the expansion of the existing Del Bello Lift Station to firm pumping capacity of 1.3 MGD. The costs include pump, electrical, and piping expansion only.

Purpose: This expansion includes pump, electrical, and piping only. The existing wet well (diameter of 10-feet, depth of 29-feet) is sized to serve this growth.

Project 13 - 15/24-inch South Region Gravity Main

Detailed description: This project consists of 15-inch and 24-inch gravity mains South of Highway 6 to the Proposed South WWTP (**Project 9**).

Purpose: This project will serve future City connections in the South Service Area south of Highway 6. This project is sized to convey the projected peak wastewater flows through 2041.

Project 14 - 12/15-inch Central Region Gravity Main

Detailed description: This project includes the construction of 12-inch and 15-inch gravity lines north of City Center in the Central Service Area. The newly constructed lines will connect to the proposed 12-inch and 18-inch lines part of **Project 3**.

Purpose: This project is sized to convey projected future wastewater flows in the north and east portion of the Central Service Area by 2041.

Project 15 - New 4.0 MGD East Regional Lift Station and 14-inch Force Main

Detailed description: This project includes the construction of a 4.0 MGD regional lift station for the East Service Area and a 14-inch force main. This planning level cost does not include land acquisition.

Purpose: This project is sized to convey the projected future wastewater flows generated in the East Service Area to the Central WWTP through 2041.

Project 16 - 12-inch Gravity Main along Highway 6

Detailed description: This project includes the construction of a 12-inch gravity main along Highway 6.

Purpose: This project is sized to convey projected future wastewater flows in the East Service Area along Highway 6 to the new East Regional Lift Station.

Project 17 - West Regional Wastewater Treatment Plant Expansion to 4.0 MGD

Detailed description: This project includes the construction of 2.0 MGD additional treatment capacity at the West Regional WWTP. This project also includes the construction of a 12.0 MGD West Regional WWTP Influent Lift Station and a 24-inch force main.

Purpose: This construction of the West Regional WWTP and Influent Lift Station is sized to convey and treat the projected wastewater flows from the West Service Area through 2041. This expansion will convey and treat wastewater flows from the Pomona and Southfork Developments and additional City customer connections in the West Service Area via the West Service Area Treatment Consolidation Projects (**Project 18** and **Project 19**).

Project 18 - West Service Area Wastewater Treatment Plant Consolidation and Gravity Main (Phase 1)

Detailed description: This project includes the decommissioning of the Pomona WWTP, the construction of a new 6.0 MGD Pomona Lift Station (firm pumping capacity) and 18-inch force main, and the construction of a 36/42-inch trunk line to the West Regional WWTP Influent Lift Station.

Purpose: This project will convey the wastewater flows from the Pomona and Southfork Developments to the West Service Area Regional WWTP Influent Lift Station and WWTP. The existing Pomona WWTP does not have the long-term service life that the West Regional WWTP will have. Long-term, it will be more efficient for the City to operate fewer WWTPs. This project will decommission the Pomona WWTP in accordance with TCEQ regulations. Note that this project is also sized to re-pump the peak wastewater flows from the Southfork Development (**Project 19**).

Project 19 - West Service Area Wastewater Treatment Consolidation (Phase 2)

Detailed description: This project includes the decommissioning of the Southfork WWTP, and the construction of a new Southfork 1.8 MGD Lift Station (firm pumping capacity) and 10-inch force main.

Purpose: This project will pump the wastewater flows from the Southfork WWTP to the new Pomona Lift Station (**Project 18**), whereby the wastewater flow will be conveyed to the West Service Area Regional WWTP Influent Lift Station. The existing Southfork WWTP does not have the long-term service life that the West WWTP will have. Long-term, it will be more efficient for the City to operate fewer WWTPs. This project will decommission the Southfork WWTP in accordance with TCEQ regulations.

Project 20 - 21/24-inch Gravity Main along Mustang Bayou

Detailed description: This project includes the construction of new 21-inch and 24-inch trunk line along Mustang Bayou.

Purpose: This project is sized to convey the projected future (2041) peak wastewater flows from the East Service Area north of Highway 6 to the East Regional Lift Station.

Project 21 - New 1.0 MGD Lift Station, 8-inch Force Main and 15-inch Gravity Line

Detailed description: This project includes the construction of a 15-inch gravity main, a new 1.0 MGD lift station and an 8-inch force main along Mustang Bayou.

Purpose: This project is sized to convey the projected future (2041) peak wastewater projected peak wastewater flows from the East Service Area north of Highway 6 to the East Regional Lift Station.

CITY OF MANVEL

—PROCLAMATION—

SCHOOL CHOICE WEEK
JANUARY 23-29, 2022

WHEREAS, all children in Manvel should have access to the highest-quality education possible; and,

WHEREAS, Manvel recognizes the important role that an effective education plays in preparing all students in Manvel to be successful adults; and,

WHEREAS, quality education is critically important to the economic vitality of Manvel; and,

WHEREAS, Manvel is home to a multitude of high quality public and nonpublic schools from which parents can choose for their children, in addition to families who educate their children in the home; and

WHEREAS, educational variety not only helps to diversify our economy, but also enhances the vibrancy of our community; and,

WHEREAS, Manvel has many high-quality teaching professionals in all types of school settings who are committed to educating our children; and,

WHEREAS, School Choice Week is celebrated across the country by millions of students, parents, educators, schools and organizations to raise awareness of the need for effective educational options;



NOW, THEREFORE, I, Debra Davison, Mayor of the City of Manvel, do hereby proclaim January 23 - 29, 2022 as;

"SCHOOL CHOICE WEEK"

in the City of Manvel, Brazoria County, Texas and I call this observance to the attention of all of our citizens.

In witness thereof, I have hereunto set my hand and caused the seal of the City of Manvel to be affixed.

Debra Davison, Mayor
January 18, 2022

CITY OF MANVEL

— PROCLAMATION —

LIZ HARRIS, JEANETTE RAU, & JACKIE SILVA
JANUARY 18, 2022

WHEREAS, I would like to express a special recognition to Liz Harris, Jeanette Rau, and Jackie Silva in appreciation for their role in establishing the Manvel Chapter of the Friends of the Public Library; and,

WHEREAS, honoring them for thier forty years of dedicated service to the Friends of the Public Library; and,

WHEREAS, acknowledging their efforts in advancing and supporting the libraries goals; and,

WHEREAS, their helping those in our community through reading programs, continuing education, kids storytime, craft programs, and countless other efforts; and

WHEREAS, without these ladies, the Manvel Chapter of the Friends of the Public Library would not be what it is today;



NOW, THEREFORE, I, Debra Davison, Mayor of the City of Manvel, wish to express our great appreciation to Liz Harris, Jeanette Rau, and Jackie Silva for their meritorious service, loyalty, and dedication to the Manvel Chapter of the Friends of the Public Library.

In witness thereof, I have hereunto set my hand and caused the seal of the City of Manvel to be affixed.

Debra Davison, Mayor
January 18, 2022

ORDINANCE NO. 2022-O-01

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, ORDERING THE HOLDING OF A GENERAL ELECTION ON MAY 7, 2022, FOR THE PURPOSE OF ELECTING TWO COUNCILMEMBERS: ONE EACH FOR, PLACE 4, AND PLACE 6; DESIGNATING THE CITY ELECTION PRECINCTS; DESIGNATING A POLLING PLACE; PROVIDING FOR THE APPOINTMENT OF A PRESIDING ELECTION JUDGE AND ALTERNATE PRESIDING ELECTION JUDGE; APPROVING A JOINT ELECTION CONTRACT AND AUTHORIZING THE MAYOR TO EXECUTE; ESTABLISHING OTHER PROCEDURES FOR CONDUCTING THE ELECTION; PROVIDING FOR THE INCORPORATION OF THE PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the laws of the State of Texas provide that on May 7, 2022, there shall be a general election for municipal officers;

WHEREAS, Article III of the City Charter provides for the elections of its city councilmembers; and

WHEREAS, the City Council of the City of Manvel, Texas, (hereinafter referred to as the “City”) has determined that the City should conduct its general municipal election on Saturday, May 7, 2022, and that the following officials shall be elected for the City:

Councilmember, Place No. 4 (3 year term)

Councilmember, Place No. 6 (3 year term)

WHEREAS, the election so ordered for the City of Manvel is being ordered not later than 62 days before the election day pursuant to §3.005(a), Texas Election Code; and

WHEREAS, the Texas Election Code is applicable to said election, and in order to comply with said Code, an ordinance should be passed calling the election and establishing the procedures to be followed in said election, and designating the voting place for said election; and

WHEREAS, section 4.10(f) of the City Charter provides that an ordinance calling an election only requires one reading; and

WHEREAS, the City of Manvel (the “City”) lies within the boundaries of Brazoria County; and

WHEREAS, the City approves and agrees to conducting the City General Election jointly with other political subdivisions in Brazoria County in accordance with *Tex. Elec. Code, Chapter 271*

WHEREAS, the City and other political subdivisions in the area have made provision to contract with the Brazoria County Elections Officer to conduct the City's election, pursuant to *Chapter 31, Tex. Elec. Code*, and *Chapter 791, Tex. Gov't Code*;

WHEREAS, the City Council desires to authorize the Mayor to execute a joint election agreement and contract for election services with Brazoria County for the conduct and supervision of the election to be held on May 7, 2022 “Exhibit A”;

NOW THEREFORE, BE IT ORDAINED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, THAT:

Section 1. The facts and matters contained in the preamble are hereby found to be true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. General Election Ordered and Notice of Election. A general election shall be held on May 7, 2022 to elect the following city officers: City Council Place 4; and City Council Place 6 of the City of Manvel, Texas. The Mayor is hereby authorized to order and give notice of such election in accordance with the Order of City Officers Election and Notice of City Officers Election shall be attached hereto and made a part hereof by reference “Exhibit B”. Said Order and Notice will be printed in English and Spanish when required to comply with bilingual requirements as stipulated in Voting Rights Act of 1985. Said Order and Notice shall be posted in accordance with terms and provisions of Article 6.08 of the Election Code. The Mayor shall issue all necessary orders and writs for such election, and returns of such election shall be made to the City Secretary immediately after the closing of the polls.

Section 3. Filing Period. Candidates for the above officers may file their application beginning January 19, 2022, and shall file their applications no later than 5:00 p.m. February 18, 2022. All candidates for the office to be filed in the election to be held on May 7, 2022, shall file their application to become candidates, with the City Secretary of the City at City Hall, 20031 Hwy 6, Manvel, Texas, on any weekday that is not a City holiday, between 7:30 a.m. and 5:00 p.m., and all of said applications shall be on a form as prescribed by the Election Code of the State of Texas. The City Secretary shall note on the face of each such application the date and time of its filing. Such application shall include the number of the place the candidate is seeking. A declaration of write-in candidacy must be filed with the City Secretary, as provided by Section 146.054 of the Texas Election Code, not later than 5:00 p.m. on February 18, 2022, except as otherwise provided in the case of a deceased or ineligible candidate.

Section 4. Drawing. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing conducted by the City Secretary as provided by the Election Code. The City Secretary shall post a notice in her office, at least 72 hours prior to the date on which the drawing is to be held, of the time and place of the drawing, and shall also give personal notice to any candidate who makes written request for such notice and furnishes to the City Secretary a self-addressed, stamped envelope. Each candidate involved in the drawing, or a representative designated by him or her, shall have a right to be present and observe the drawing.

Section 5. Ballots and Printed Materials. The ballots used for the election shall comply with the *Texas Election Code* and be in the form provided by the City to the Brazoria County Election Officer (the “Election Officer”) for use on the voting devices and ballots used by Brazoria County. The official ballots, together with such other election materials as are required by the *Tex. Elec. Code*, as amended, shall be printed in both the English and Spanish languages and shall contain such provisions, markings and language as required by law.

Section 6. Joint Election. The City agrees to conduct a joint election with the political subdivisions designated by the Elections Officer, provided that such political subdivisions hold an election on May 7, 2022 in all or part of the same territory as the City. The joint election for political subdivisions in Brazoria County will be conducted in accordance with state law, this ordinance, and the Joint Election Agreement and Contract for Election Services with Brazoria County (“Election Services Contract”-See Exhibit A). The Joint Election Agreement and Contract for Election Services with Brazoria County is approved and the Mayor is authorized to execute the agreement. Per instruction from the Brazoria County Elections Director, the County will prepare one Notice of Election that includes all political subdivisions and publish the notice in three newspapers: 1- The Facts 2 – The Alvin Sun 3- One of the Pearland Newspapers. The City will still prepare the City’s Notice of Election to post.

Section 7. Conduct of Election. The Election Officer and his/her employees and appointees, and the election judges, alternate judges and clerks properly appointed for the election, shall hold and conduct the election in the manner provided by the Election Services Contract and the law governing the holding of general elections by home-rule cities of the State of Texas.

Section 8. Election Precinct and Polling Place. The present boundaries of the City of Manvel, Texas shall constitute five (5) precincts for the election, and the polls shall be open for voting from 7:00 a.m. until 7:00 p.m. at the following polling place:

POLLING PLACES, AND PRECINCTS

Precinct 11, Precinct 40, Precinct 53, Precinct 58 and Precinct 68

2022 Polling Places – Vote Centers, voting shall occur at locations shown in Exhibit B -TBA

Any polling place may be changed by the Election Officer upon compliance with state and federal law.

Section 9. Early Voting. Early voting by personal appearance shall be conducted by Early Voting Clerks to be appointed by Brazoria County according to the Joint Election Agreement and Contract for Election Services entered into by and between the City of Manvel and Brazoria County, and, in accordance with Sections 83.032 and 83.034 of the Texas Election Code, the Early Voting Clerk may appoint one or more deputy early voting clerks who shall serve without additional compensation. Said clerks shall not permit anyone to vote early by personal appearance on any day that is not a regular working day for the Early Voting Clerk’s office, and, under no circumstances, shall they permit anyone to vote early by personal appearance at any time when such office is not open to the public.

Early voting shall occur at

**** See Exhibit B*****

for the period early voting is permitted by law.

The Early Voting Clerk shall keep said office open for early voting by personal appearance from 8:00 a.m. until 5:00 p.m. Monday, April 25, 2022 through Friday, April 29, 2022 and from 7:00 a.m. until 7:00 p.m. on April 30, 2022 and Monday May 2, 2022 and Tuesday May 3, 2022. Early voting shall be conducted in accordance with the requirements of the Texas Election Code.

The Early Voting Clerk's mailing address to which ballot applications and ballots voted by mail may be sent is:

Joyce Hudman, County Clerk
111 E. Locust, Suite 200
Angleton, TX 77515-4664

All ballots cast shall be counted by an Early Voting Ballot Board, and the Presiding Judge and his/her clerks are hereby appointed the Early Voting Ballot Board for said election.

All expenditures necessary for the conduct of the election, the purchase of materials, and the employment of all election officials are hereby authorized in accordance with the Texas Election Code.

The City Secretary is hereby authorized and directed to furnish all necessary election supplies to conduct such election.

Section 10. Election Judges and Clerks. The presiding judges, alternate presiding judges and clerks for the election shall be selected and appointed by Brazoria County and its appointees in compliance with the requirements of state law, and such judges and clerks so selected by Brazoria County and its appointees are hereby designated and appointed by the city council as the election officers, judges and clerks, respectively, for the holding of said general election. The presiding judges, alternate presiding judges and clerks shall perform the functions and duties of their respective positions that are provided by state law. The city council will further confirm and appoint the election judges and alternate election judges that are appointed by Brazoria County for the election.

The Presiding Judge and the Alternate Judge shall be compensated at a rate of \$14.00/hr – overtime rate \$21.00/hr and the election clerks shall be compensated at a rate of \$12.00/hr, - overtime rate \$18.00/hr in accordance with Section 32.091 of the Texas Election Code. Further compensation shall be paid in accordance with Section 32.092 of the Texas Election Code.

Section 11. General. The Election Officer shall hold said election in accordance with the Texas Election Code and the Election Services Contract, and only resident qualified voters of said City, and ETJ where applicable, shall be eligible to vote at said election. Returns of said election shall be made known as soon as possible after the closing of the polls; and the election returns shall be canvassed by the City Council not earlier than May 10, 2022 nor later than May 18, 2022.

The City Secretary of the City of Manvel, in consultation with the City Attorney, is hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the election, whether or not expressly authorized herein. The City Attorney is authorized to send any and all needed preclearance submissions to the Department of Justice, if any, in connection with this election.

Section 12. Effective Date; Election Code. This ordinance shall be in full force and effect from and after its passage on the date shown below; provided that if any term or provision of this Ordinance conflicts with, or is inconsistent with, the Texas Elections Code, the Texas Election Code shall govern and control and the Election Officer shall comply with the Texas Elections Code.

PASSED AND APPROVED on first reading this _____ day of January, 2022.

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

JOINT CONTRACT FOR ELECTION SERVICES

THIS CONTRACT (this "Agreement") is made effective as of the Effective Date (as defined below), by and between the CITY OF MANVEL, TEXAS, acting by and through its governing body, hereinafter referred to as "Political Subdivision," and County Clerk of Brazoria County, Texas, hereinafter referred to as "County," and by authority of Section 31.092(a), Texas Election Code, and Chapter 791, Texas Local Government Code, for the conduct and supervision of the Political Subdivision's election to be held on MAY 7, 2022. Political Subdivision and County may be referred to individually as a "Party" and collectively as "the Parties."

This contract is made by and between the CITY OF MANVEL, TEXAS, acting by and through its governing body, hereinafter referred to as "Political Subdivision," and the County Election Officer of Brazoria County, defined by statute as the County Clerk through the authority set forth in Texas Election Code §§31.091 and 31.092. The purpose of this contract is for the performance of election services as authorized by statute. This contract shall serve as the general contract for each election for which the Political Subdivision requests the assistance of the County Clerk. Provisions specific to each particular election will be included as an attachment to the original contract. Political Subdivision and County Clerk may be referred to individually as "Party" or collectively as "Parties."

RECITALS

The County Clerk has care, custody, and control over the electronic voting system, the Hart InterCivic Verity Voting System (Version 2.4), which has been duly approved by the Secretary of State pursuant to Texas Election Code Chapter 122, as amended, and is compliant with the accessibility requirements set forth by Texas Election Code Section 61.012. Political Subdivision desires to use the electronic voting system and to compensate the County Clerk for such use and to share in certain other expenses connected with joint elections in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code.

NOW, THEREFORE, in consideration of the mutual covenants, agreements, and benefits to the parties, IT IS AGREED as follows:

I. ADMINISTRATION

The Parties agree to hold a "Joint Election" in accordance with Chapter 271 of the Texas Election Code and this Agreement. The County Clerk shall coordinate, supervise, and handle all aspects of administering the Joint Election as provided in this Agreement. Political Subdivision agrees to pay County Clerk for equipment, supplies, services, and administrative costs as provided in this Agreement. The County Clerk shall serve as the administrator for the Joint Election; however, the Political Subdivision shall remain responsible for the decisions and actions of its officers necessary for the lawful conduct of its election. The County Clerk shall provide advisory services in connection with decisions to be made and actions to be taken by the officers of the Political Subdivision.

It is understood that other political subdivisions may wish to participate in the use of the electronic voting system and polling places, and it is agreed that the County Clerk may enter into

other joint election agreements and contracts for election services for those purposes on terms and conditions set forth in the Election Code. Political Subdivision agrees that County Clerk may enter into joint election agreements with other political subdivisions that may have territory located partially or wholly within the boundaries of Political Subdivision, and, in such case, all parties sharing common territory shall share a joint ballot on the electronic voting system at the applicable polling places. In such cases, total costs shall be divided among the participants.

At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The participating parties shall share a mutual ballot in those precincts where jurisdictions overlap. However, in no instance shall a voter be permitted to receive a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap.

II. LEGAL DOCUMENTS

Political Subdivision shall be responsible for the preparation, adoption, and publication of all required election orders, resolutions, notices, and any other pertinent documents required by the Texas Election Code or Political Subdivision's governing body, charter, or ordinances. With reference to publications, the County Clerk will publish the "Notice of Test of Automatic Tabulating Equipment" and the "Notice of Election." If a Political Subdivision is holding any type of Special Election, the Political Subdivision may have to publish their own "Notice of Election" in order to meet additional requirements. Please advise the County Clerk's Elections Office if the Political Subdivision must publish a separate notice so the Political Subdivision's notice is not included in the Notice published by the County Clerk.

Preparation of the necessary materials for notices and the official ballot shall be the responsibility of each participating authority, including translation to languages other than English. Each participating authority shall provide a copy of their respective election orders and notices to the County Clerk's Election Department.

III. STATUTORY COMPLIANCE

Political subdivisions shall follow all applicable State and Federal laws related to elections, including, but not limited to, Section 52.072 of the Election Code, which states in part, "A proposition shall be printed on the ballot in the form of a single statement."

Failure to do so may prohibit the political subdivision's participation in a Joint Election.

IV. VOTING LOCATIONS

The County Clerk's Election Office shall select and arrange for the use of and payment for all election day voting locations. Voting locations will be, whenever possible, the usual voting location for each election precinct in elections conducted by the county. The proposed voting locations are listed in Attachment "A" of this agreement. In the event a voting location is not available, the Elections Department will arrange for use of an alternate location with the approval of the Political Subdivision. The Elections Department shall notify the Political Subdivision of any changes from the locations listed in Attachment "A".

If polling places for the joint election in Attachment "A" are different from the polling place(s) used by Political Subdivision in its most recent election, Political Subdivision agrees to post a notice no later than the date of the election described in Attachment "A", at the entrance to any previous polling places in the jurisdiction, stating that the polling location has changed, and stating the political subdivision's polling place name(s) and address(s) in effect for the election described in Attachment "A". Any changes in voting location from those that were used in the most recent COUNTYWIDE JOINT election will be posted by the County Clerk's Election Office.

V. ELECTION JUDGES, CLERKS, AND OTHER ELECTION PERSONNEL

The Brazoria County Commissioners Court shall be responsible for the appointment of the presiding judge and alternate judge for each polling location in accordance with Chapter 32 of the Texas Election Code. In the event an emergency appointment is necessary, appointment shall be made in accordance with Election Code §32.007, which authorizes the presiding officer of the Brazoria County Commissioners Court to make an emergency appointment. Should that officer not be available, the County Clerk's office shall make emergency appointments of election officials. Upon request by the County Clerk, Political Subdivision agrees to assist in recruiting polling place officials who are bilingual (fluent in both English and Spanish).

The County's Elections Department shall notify all election judges of the eligibility requirements of Subchapter C of Chapter 32 of the Texas Election Code, and will take the necessary steps to ensure that all election judges appointed for the Joint Election are eligible to serve.

The County Clerk shall arrange for the training and compensation of all election judges and clerks. The Elections Department shall arrange for the date, time, and place for the presiding election judge to pick up their election supplies. Each presiding election judge will be sent a letter from the Elections Department notifying him of his appointment, the time and location of training and distribution of election supplies, and the number of election clerks that the presiding judge may appoint.

Each election judge will receive compensation at an hourly rate of \$14.00. Each election clerk will receive compensation at an hourly rate of \$12.00. The election judge will receive an additional sum of \$25.00 for picking up the election supplies prior to Election Day and for returning the supplies and equipment to the central counting station after the polls close. All judges and clerks who attend training will be compensated at an hourly rate of \$8.00 as compensation for same.

It is agreed by all Parties that at all times and for all purposes hereunder, all election judges, clerks, and all other personnel involved in this election are temporary part-time employees subject only to those benefits available to such employees.

VI. PREPARATION OF SUPPLIES AND VOTING EQUIPMENT

The County Clerk Elections Department shall arrange for all election supplies and voting equipment including, but not limited to, official ballots, sample ballots, voter registration lists, and all forms, signs and other materials used by the election judges at the voting locations. At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The participating parties shall share a mutual ballot in those precincts where jurisdictions overlap. However, in no instance shall a voter be permitted to receive a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap. The County Clerk Elections Department shall provide the necessary voter registration information, instructions, and other information needed to enable the election judges in the voting locations that have more than one ballot style to conduct a proper election. If special maps are needed for a particular Political Subdivision, the County Clerk Election Department will order the maps and pass that charge on to that particular Political Subdivision.

Political Subdivision shall furnish the County Clerk a list of candidates and/or propositions showing the order and the exact manner in which the candidate names and/or proposition(s) are to appear on the official ballot (including titles and text in each language in which the authority's ballot is to be printed). THE POLITICAL SUBDIVISION SHALL ALSO PROVIDE A COPY OF EACH CANDIDATE'S APPLICATION TO THE COUNTY CLERK ELECTIONS OFFICE. This list shall be delivered to the County Clerk Elections Department as soon as possible after ballot positions have been determined by each of the participating authorities. Each participating authority shall be responsible for proofreading and approving the ballot insofar as it pertains to that authority's candidates and/or propositions. If any error or changes are discovered after the Logic and Accuracy test has been conducted and ballots prepared then the Political Subdivision will be responsible for all cost.

VII. EARLY VOTING

The Parties agree to conduct joint early voting and to appoint the County Clerk as the Early Voting Clerk in accordance with Sections 31.097 and 271.006 of the Texas Election Code. Political Subdivision agrees to appoint the County Clerk's permanent county employees as deputy early voting clerks. The Parties further agree that each Early Voting Location will have an "Officer in Charge" who will receive compensation at an hourly rate of \$14.00. The clerks at each location will receive compensation at an hourly rate of \$12.00. Early Voting by personal appearance will be held at the locations, dates, and times listed in Attachment "B" of this document. Any qualified voter of the Joint Election may vote early by personal appearance at any one of the joint early voting locations.

As Early Voting Clerk, the County Clerk shall receive applications for early voting ballots to be voted by mail in accordance with Chapter 86 of the Texas Election Code. Any requests for early voting ballots to be voted by mail received by the Political Subdivision shall be forwarded immediately by fax or courier to the Elections Department for processing.

The County Clerk Elections Department shall, upon request, provide the Political Subdivision a copy of the early voting report on a daily basis and a cumulative final early voting report following the election.

VIII. EARLY VOTING BALLOT BOARD

The County Clerk shall appoint an Early Voting Ballot Board (EVBB) to process early voting results from the Joint Election. The Presiding Judge, with the assistance of the County Clerk Elections Department, shall appoint two or more additional members to constitute the EVBB. The County Clerk Elections Department shall determine the number of EVBB members required to efficiently process the early voting ballots.

IX. CENTRAL COUNTING STATION AND ELECTION RETURNS

The County shall be responsible for establishing and operating the central counting station to receive and tabulate the voted ballots in accordance with the provisions of the Texas Election Code and of this agreement.

The participating authorities hereby, in accordance with Section 127.002, 127.003, and 127.005 of the Texas Election Code, appoint the following central counting station officials:

Counting Station Manager:	Lisa Mujica
Alternate Counting Station Manager:	Brandy Pena
Tabulation Supervisor:	Susan Cunningham
Alternate Tabulation Supervisor:	Johnathan Escamilla
Presiding Judge:	Tamara Reynolds
Alternate Presiding Judge:	Dottie Cornett

The County Clerk Elections Department will prepare the unofficial canvass reports after all precincts have been counted, and will deliver a copy of the unofficial canvass to the Political Subdivision as soon as possible after all returns have been tabulated. All participating authorities shall be responsible for the official canvass of their respective elections.

The County Clerk Elections Department shall be responsible for conducting the post-election manual recount required by Section 127.201 of the Texas Election Code unless a waiver is granted by the Secretary of State. Notification and copies of the recount, if waiver is denied, will be provided to each participating authority and the Secretary of State's Office.

The County Clerk Elections Department shall submit all Cities' precinct by precinct returns to the Texas Secretary of State's Office electronically.

The County Clerk Elections Department shall post all election night results to County website on election night. <http://www.Brazoriacountyvotes.com>.

X. ELECTION EXPENSES AND ALLOCATION OF COSTS

The Parties agree to share the costs of administering the Joint Election. Allocation of costs, unless specifically stated otherwise, is mutually agreed to be shared. The County participates in "Vote Centers," therefor all political subdivisions can vote at any location.

It is agreed that the normal rental rate charged for the County's voting equipment used on election day shall be calculated per polling locations and among the participants utilizing each polling location. (See "Exhibit 1" for rental rates.) Total cost will be calculated, and then multiplied by the Political Subdivisions percentage number of registered voters or with the minimum of \$1500.00, for those with lesser amount, additional cost associated will be itemized and billed.

Costs for Early Voting by Personal Appearance will also be charge with the same formula as Election Day. Those political subdivisions with the percentage of registered voters less than amount equal to \$1500.00 charged will be a minimum amount of \$1500.00.

Political Subdivision contracting for a runoff shall be responsible for all associated costs.

XI. WITHDRAWAL FROM CONTRACT DUE TO CANCELLATION OF ELECTION

Political Subdivision may withdraw from this agreement and the Joint Election should it cancel its election in accordance with Sections 2.051 - 2.053 of the Texas Election Code, or should it be later ruled that the election is not needed. Political Subdivision is fully liable for any expenses incurred by County Clerk on behalf of the Political Subdivision. Any monies deposited with the county by the withdrawing authority shall be refunded, minus the aforementioned expenses.

XII. RECORDS OF THE ELECTION

The County Clerk is hereby appointed general custodian of the voted ballots and all records of the Joint Election as authorized by Section 271.010 of the Texas Election Code.

Access to the election records shall be available to each participating authority, as well as to the public, in accordance with applicable provisions of the Texas Election Code and the Texas Public Information Act. The election records shall be stored at the offices of the County Clerk or at an alternate facility used for storage of county records. The County Clerk Elections Department shall ensure that the records are maintained in an orderly manner so that the records are clearly identifiable and retrievable.

Records of the election shall be retained and disposed of in accordance with the provisions of Section 66.058 of the Texas Election Code. If records of the election are involved in any pending election contest, investigation, litigation, or open records request, the County Clerk shall maintain the records until final resolution or until final judgment, whichever is applicable. It is the responsibility of each participating authority to bring to the attention of the County Clerk any notice of pending election contest, investigation, litigation or open records request which may be filed with the participating authority.

XIII. RECOUNTS

A recount may be obtained as provided by Title 13 of the Texas Election Code. Political Subdivision agrees that any recount shall take place at the offices of the County Clerk and that the County Clerk shall serve as Recount Supervisor and the Political Subdivision's official or employee who performs the duties of a secretary under the Texas Election Code shall serve as Recount Coordinator.

The County Clerk Elections Department agrees to provide advisory services to the Political Subdivision as necessary to conduct a proper recount and cost of the recount depends on the size of the election and number of precincts to be recounted.

XIV. MISCELLANEOUS PROVISIONS

1. It is understood that to the extent space is available, that other districts and political subdivisions may wish to participate in the use of the election equipment and voting places; it is agreed that the County Clerk may contract with such other districts or political subdivisions for such purposes, and that in such event, there may be an adjustment of the pro-rata share to be paid to the County by the participating authorities.
2. The County Clerk shall file copies of this document with the County Treasurer and the County Auditor in accordance with Section 31.099 of the Texas Election Code.
3. In the event that legal action is filed contesting the Political Subdivision's election under Title 14 of the Texas Election Code, Political Subdivision shall choose and provide, at its own expense, legal counsel for the County, the County Clerk, and additional election personnel as necessary.
4. Nothing in this contract prevents any party from taking appropriate legal action against any other party and/or other election personnel for a breach of this contract or a violation of the Texas Election Code; however, any action taken is subject to any immunity provided by statute or common law to governmental entities. For purposes of this contract, the County Clerk's office is acting as a governmental entity covered by any immunity available to Brazoria County.
5. The parties agree that under the Constitution and laws of the State of Texas, neither Brazoria County nor Political Subdivision can enter into an agreement whereby either party agrees to indemnify or hold harmless another party; therefore, all references of any kind, if any, to indemnifying or holding or saving harmless for any reason are hereby deleted.
6. This agreement shall be construed under and in accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Brazoria County, Texas.
7. In the event of one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this agreement

shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

8. All parties shall comply with all applicable laws, ordinances, and codes of the State of Texas, all local governments, and any other entities with local jurisdiction.
9. The waiver by any party of a breach of any provision of this agreement shall not operate as or be construed as a waiver of any subsequent breach.
10. Any amendments of this agreement shall be of no effect unless in writing and signed by all parties hereto.
11. **Authorization of Agreement**. This Agreement has been approved and authorized by the governing body of the Political Subdivision.
12. **Purpose, Terms, Rights, and Duties of the Parties**. The purpose, terms, rights, and duties of the Parties shall be as set forth in this Agreement.
13. **Payments from Current Revenues**. Each Party paying for the performance of governmental functions or services must make those payments from current revenues available to that paying Party.
14. **Fair Compensation**. The Parties acknowledge and agree that each of the payments contemplated by this Agreement fairly compensate the performing Party.
15. **Termination**. At any time and for any reason, either Party may terminate this Agreement by providing thirty (30) days' written notice of termination to the other Party.
16. **Funding**. The Parties understand and acknowledge that the funding of this Agreement is contained in each Party's annual budget and is subject to the approval of each Party in each fiscal year. The Parties further agree that should the governing body of any Party fail to approve a budget that includes sufficient funds for the continuation of this Agreement, or should the governing body of any Party fail to certify funds for any reason, then and upon the occurrence of such event, this Agreement shall automatically terminate as to that Party and that Party shall then have no further obligation to the other Party. When the funds budgeted or certified during any fiscal year by a Party to discharge its obligations under this Agreement are expended, the other Party's ***sole and exclusive remedy*** shall be to terminate this Agreement.
17. **No Joint Enterprise**. The Agreement is not intended to, and shall not be construed to, create any joint enterprise between or among the Parties.
18. **Public Information**. This Agreement is public information. To the extent, if any, that any provision of this Agreement is in conflict with Texas Government Code Chapter 552, et seq., as amended (the "Texas Public Information Act"), such provision shall be void and have no force or effect.

19. **No Third-Party Beneficiaries**. This Agreement is entered solely by and between, and may be enforced only by and among the Parties. Except as set forth herein, this Agreement shall not be deemed to create any rights in, or obligations to, any third parties.
20. **No Personal Liability**. Nothing in this Agreement shall be construed as creating any personal liability on the part of any employee, officer, or agent of any Party to this Agreement.
21. Nothing in this Agreement requires that either the Political Subdivision or County incur debt, assess or collect funds, or create a sinking fund.
22. **Sovereign Immunity Acknowledged and Retained**. **THE PARTIES EXPRESSLY ACKNOWLEDGE AND AGREE THAT NO PROVISION OF THIS AGREEMENT IS IN ANY WAY INTENDED TO CONSTITUTE A WAIVER BY ANY PARTY OF ANY IMMUNITY FROM SUIT OR LIABILITY THAT A PARTY MAY HAVE BY OPERATION OF LAW. THE CITY AND THE COUNTY RETAIN ALL GOVERNMENTAL IMMUNITIES.**

XV. COST ESTIMATES AND DEPOSIT OF FUNDS

It is estimated that the Political Subdivision's obligation under the terms of this agreement shall be DETERMINED AFTER THE ELECTION. Political Subdivision agrees to pay to County a deposit of \$1,500.00. This deposit shall be paid to County within 10 business days after the final candidate filing deadline. The final candidate filing deadline is February 18, 2022. Therefore, deposit is due by **MARCH 4, 2022**. The exact amount of the Political Subdivision's obligation under the terms of this Agreement shall be calculated after the MAY 7, 2022, election; and if the amount of the Political Subdivision's obligation exceeds the amount deposited, the Political Subdivision shall pay to County the balance **due within thirty (30) days after receipt of the final invoice from the County's Election Department**. However, if the amount of the Political Subdivision's obligation is less than the amount deposited, County shall refund to the Political Subdivision the excess amount paid within thirty (30) days after final costs are calculated.

IN TESTIMONY HEREOF, this agreement, its multiple originals all of equal force, has been executed on behalf of the parties.

(1) On the _____ day of _____, 2022 been executed on behalf of the County Clerk by the County Clerk pursuant to the Texas Election Code;

(2) On the _____ day of _____, 2022 been executed on behalf of the Political Subdivision by its Mayor or authorized representative, pursuant to an action of the Political Subdivision.

BRAZORIA COUNTY, COUNTY CLERK by

Joyce Hudman, County Clerk

ATTEST:

CITY OF MANVEL, TEXAS

_____ By _____
Presiding Officer or Authorized Representative
CITY OF MANVEL

ORDINANCE NO. 2022-O-02

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, ORDERING A SPECIAL ELECTION TO BE HELD ON MAY 7, 2022, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY ONE PROPOSITION RELATING TO THE AMENDMENT OF THE CITY OF MANVEL'S HOME RULE CHARTER REGARDING THE COMPENSATION AND EXPENSES OF THE MAYOR AND COUNCILMEMBERS; ORDERING A SPECIAL ELECTION TO BE HELD CONCURRENTLY WITH THE GENERAL ELECTION FOR THE ELECTION OF THE REGULAR CITY OFFICERS; PROVIDING FOR THE WORDING AND FORM OF THE BALLOT AS TO THE PROPOSED AMENDMENT; PROVIDING THE MEANS AND METHODS OF CONDUCTING THE ELECTION; DESIGNATING FIVE (5) ELECTION PRECINCTS WITHIN THE CITY; DESIGNATING POLLING PLACES; PROVIDING FOR THE APPOINTMENT OF A PRESIDING ELECTION JUDGE AND ALTERNATE PRESIDING ELECTION JUDGE; APPROVING A JOINT ELECTION WITH BRAZORIA COUNTY; ESTABLISHING OTHER PROCEDURES FOR CONDUCTING THE ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 2011, the voters of the City of Manvel approved the adoption of a home rule charter in accordance with Chapter 9 of the Texas Local Government Code; and

WHEREAS, in accordance with section 10.18 of the City Charter, periodic review of the City Charter by a Charter Review Commission is mandated; and

WHEREAS, in accordance with section 10.18 of the City Charter, in 2021 a Charter Review Commission was appointed to review the Charter for possible changes and revisions; and

WHEREAS, based on that review, the Charter Review Commission recommended one proposed amendment to the City Charter regarding the compensation of elected municipal officers; and,

WHEREAS, based on the recommendation of the Charter Review Commission, the City Council seeks to call a special election so that this proposed amendment may be submitted to the qualified voters of the City at an election to be held at the same time as the City's general election on the 7th day of May, 2022; and

WHEREAS, this special election for the City of Manvel is being ordered not later than 62 days before the election day pursuant to §3.005(a), Texas Election Code; and,

WHEREAS, no election to consider a Charter amendment has been held in the two years preceding May 7, 2022, and the City Charter has not been altered, amended or repealed within the last two years; and,

WHEREAS, in accordance with the Texas Election Code and chapter 9 of the Texas Local Government Code, the City Council adopts this ordinance calling the election and establishing the procedures to be followed in said election, and designating the voting place for said election; and

WHEREAS, the City Council finds that the proposed amendment is not inconsistent with the Constitution of the State, or of the general laws enacted by the Legislature of the State, which provide, in part, that the compensation for each officer of the City may be set by the City Council [Texas Local Government Code Sec. 141.004]; and

WHEREAS, the City of Manvel (the “City”) lies completely within the boundaries of Brazoria County; and

WHEREAS, the City approves and agrees to conducting special election as part of a joint election with other political subdivisions in Brazoria County in accordance with chapter 271 of the Texas Election Code; and

WHEREAS, the City and other political subdivisions in the area have made provision to contract with the Brazoria County Elections Officer to conduct the City's election, pursuant to chapter 31 of the Texas Election Code and chapter 791 of the Texas Government Code; and

WHEREAS, the City Council finds that the anticipated fiscal impact to the City if the proposed amendment is adopted will not exceed \$37,200 per year;

WHEREAS, the City Council has determined that, if adopted, the proposed charter amendment would cost the City less than \$37,200 per year;

NOW THEREFORE,

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

Section 1. The facts and matters contained in the preamble are hereby found to be true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Special Election Ordered. In accordance with the general laws and Constitution of the State of Texas, it is ordered that a special election be held for the purpose of submitting to the qualified voters of the city for their approval or disapproval a proposed amendment to the Charter regarding the compensation of municipal officers. The special election shall be held concurrently with the City’s general municipal election on May 7, 2022. The proposed amendment to the City Charter is set forth below.

Section 3. Proposed Amendments; Notice. In accordance with Section 9.004(c) of the Texas Local Government Code, the City Secretary is directed to public notice of the election in a newspaper of general circulation published in the City. The notice shall 1) include a substantial copy of the proposed amendment, and 2) the estimate of the anticipated fiscal impact to the municipality if the proposed amendment is approved at the election. The notice shall be published on the same day in each of two successive weeks, with the first publication occurring before the 14th day before the date of the election.

PROPOSED AMENDMENT TO THE CITY OF MANVEL CITY CHARTER

PROPOSITION NO. ONE

(Relating to compensation of the Mayor and Councilmembers)

SHALL THE CITY CHARTER BE AMENDED TO PROVIDE FOR COMPENSATION OF THE MAYOR AND COUNCILMEMBERS FOR THEIR SERVICE IN MONTHLY AMOUNTS NOT TO EXCEED \$400.00 (COUNCILMEMBER), \$500.00 (MAYOR PRO TEM), AND \$600.00 (MAYOR)?

In the event of the approval of this proposition, Section 3.05 of Article III of **The City Charter** shall be amended to read as follows:

Sec. 3.05. - Compensation.

~~[Unless approved by the voters, city council shall not be compensated.]~~ The members of the city council shall be compensated at the amounts of \$400.00 (councilmember), \$500.00 (mayor pro tem), and \$600.00 (mayor), per month. Members of the city council may, ~~[however]~~ in addition, be reimbursed for approved expenses incurred during the course of their duties. Reimbursement guidelines and requirements for members of the city council shall be the same as for city employees.

Section 4. Ballot language. Each respective Proposition as detailed in Section 2 above, shall appear on the ballot of this election in the following form:

PROPOSITION NO. ONE

(Relating to the compensation of the Mayor and Councilmembers)

SHALL THE CITY CHARTER BE AMENDED TO PROVIDE FOR COMPENSATION OF THE MAYOR AND COUNCILMEMBERS FOR THEIR SERVICE IN MONTHLY AMOUNTS NOT TO EXCEED \$400.00 (COUNCILMEMBER), \$500.00 (MAYOR PRO TEM), AND \$600.00 (MAYOR)?

VOTE YES _____
VOTE NO _____

Section 5. Ballots and Printed Materials. The ballots used for the election shall comply with the *Texas Election Code* and be in the form provided by the city to the Brazoria County Election Officer (the “Election Officer”) for use on the voting devices and ballots used by Brazoria County. The official ballots, together with such other election materials as are required by the Texas Election shall be printed in both the English and Spanish languages and shall contain such provisions, markings and language as required by law.

Section 6. Joint Election. The City agrees to conduct a joint election with the political subdivisions designated by the Elections Officer, provided that such political subdivisions hold an election on May 7, 2022 in all or part of the same territory as the city. The joint election for political subdivisions in Brazoria County will be conducted in accordance with state law, this ordinance, and the contract for election services with Brazoria County (“Election Services Contract”), “**Exhibit A**” which is hereby approved and the Mayor is authorized to execute.

Section 7. Conduct of Election. The Election Officer and his/her employees and appointees, and the election judges, alternate judges and clerks properly appointed for the election, shall hold and conduct the election in the manner provided by the Election Services Contract and the law governing the holding of general elections by general law cities of the State of Texas.

Section 8. Election Precinct and Polling Place. The present boundaries of the City of Manvel, Texas shall constitute five (5) precincts for the election, and the polls shall be open for voting from 7:00 a.m. until 7:00 p.m. at the following polling place:

POLLING PLACES, AND PRECINCTS

Precinct 11, Precinct 40, Precinct 53, Precinct 58 and Precinct 68

2022 Polling Places – Vote Centers, voting shall occur at locations shown in “**Exhibit B**”-TBA.

Any polling place may be changed by the Election Officer upon compliance with state and federal law.

Section 9. Early Voting. Early voting by personal appearance shall be conducted by Early Voting Clerks to be appointed by Brazoria County according to the Joint Election Agreement and Contract for Election Services entered into by and between the City of Manvel and Brazoria County, and, in accordance with Sections 83.032 and 83.034 of the Texas Election Code, the Early Voting Clerk may appoint one or more deputy early voting clerks who shall serve without additional compensation. Said clerks shall not permit anyone to vote early by personal appearance on any day that is not a regular working day for the Early Voting Clerk’s office, and, under no circumstances, shall they permit anyone to vote early by personal appearance at any time when such office is not open to the public.

Early voting shall occur at locations shown in “**Exhibit C**” TBA, attached hereto and incorporated herein by reference, for the period early voting is permitted by law.

The Early Voting Clerk shall keep said office open for early voting by personal appearance from 8:00 a.m. until 5:00 p.m. Monday, April 25, 2022 through Friday, April 29, 2022 and from 7:00 a.m. until 7:00 p.m. on April 30, 2022 and Monday May 2, 2022 and Tuesday May 3, 2022. Early voting shall be conducted in accordance with the requirements of the Texas Election Code.

The Early Voting Clerk’s mailing address to which ballot applications and ballots voted by mail may be sent is:

Joyce Hudman, County Clerk
111 E. Locust, Suite 200
Angleton, TX 77515-4664

Or emailed to: ClerkElections@brazoria-county.com

Last day to receive Ballot by Mail - Saturday, May 7, 2022 (Election Day) at 7:00 p.m. if carrier envelope is **not** postmarked, **OR** Monday, May 9, 2022 (next business day after Election Day) at 5:00 p.m. if carrier envelope is postmarked by 7:00 p.m. at the location of the election on Election Day (unless overseas or military voter deadlines apply).

All ballots cast shall be counted by an Early Voting Ballot Board, and the Presiding Judge and her clerks are hereby appointed the Early Voting Ballot Board for said election.

All expenditures necessary for the conduct of the election, the purchase of materials, and the employment of all election officials are hereby authorized in accordance with the Texas Election Code.

The city secretary is hereby authorized and directed to furnish all necessary election supplies to conduct such election.

Section 10. Election Judges and Clerks. The presiding judges, alternate presiding judges and clerks for the election shall be selected and appointed by Brazoria County and its appointees in compliance with the requirements of state law, and such judges and clerks so selected by Brazoria County and its appointees are hereby designated and appointed by the city council as the election officers, judges and clerks, respectively, for the holding of said general election. The presiding judges, alternate presiding judges and clerks shall perform the functions and duties of their respective positions that are provided by state law. The city council will further confirm and appoint the election judges and alternate election judges that are appointed by Brazoria County for the election.

The Presiding Judge and the Alternate Judge shall be compensated at a rate of \$14.00/hr – overtime rate \$21.00/hr and the election clerks shall be compensated at a rate of \$12.00/hr, - overtime rate \$18.00/hr in accordance with Section 32.091 of the Texas Election Code. Further compensation shall be paid in accordance with Section 32.092 of the Texas Election Code.

Section 11. Notice of Election. In addition to the notice required by Section 3 above, the City Secretary is also hereby directed to provide notice of this election in accordance with the provisions of the Texas Election Code and returns of such notice shall be made as provided for in said Election Code. The Mayor shall issue all necessary orders and writs for such election, and returns of such election shall be made to the City Secretary immediately after the closing of the polls.

Section 12. General. The Election Officer shall hold said election in accordance with the Texas Election Code and the Election Services Contract, and only resident qualified voters of the city shall be eligible to vote at said election. Returns of said election shall be made known as soon as possible after the closing of the polls; and the election returns shall be canvassed by the city council within the time period specified by law.

The City Secretary of the City of Manvel is hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Texas Election Code in carrying out and conducting the election, whether or not expressly authorized herein.

Section 13. Election Code. This Ordinance shall be in full force and effect from and after its passage on the date shown below; provided that if any term or provision of this Ordinance conflicts with, or is inconsistent with, the Texas Elections Code, the Texas Election Code shall govern and control and the Election Officer shall comply with the Texas Elections Code.

Section 14. Presiding Judges' Notice. A copy of this Ordinance shall be delivered to the presiding judges, along with the election judges' notice of appointment.

Section 15. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the

remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, because the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid phrase, clause, sentence, paragraph or section. All Ordinances or parts thereof in conflict herewith are repealed to the extent of such conflict only.

Section 16. Ordinance calling an election. In accordance with the section 4.10(f) of **The City Charter**, the requirement of reading an ordinance at two (2) separate council meetings does not apply because this is an Ordinance calling an election.

Section 17. Effective Date. This Ordinance shall be and become effective from and after its adoption and publication in accordance with the provisions of the Charter of the City of Manvel.

PASSED AND APPROVED on first reading this _____ day of January, 2022.

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Bobby Gervais, City Attorney

ORDINANCE NO. 2022-O-04

AN ORDINANCE AMENDING ORDINANCE NO. 2021-O-29 AMENDING THE CITY FISCAL YEAR 2022 BUDGET ENDING SEPTEMBER 30, 2022, BY AMENDING THE CAPITAL FUND BUDGET TO ACCOUNT FOR UPDATES TO VARIOUS CAPITAL PROJECT LINE ITEMS. DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, by Ordinance No. 2021-O-29, the City Council of the City of Manvel, Texas, adopted its original budget for Fiscal Year ending September 2022; and

WHEREAS, by Ordinance No. 2021-O-32, the City Council of the City of Manvel, Texas, amended its budget for Fiscal Year ending September 2022; and

WHEREAS, Texas Local Government Code §102.010 provides that a municipality may make changes in the budget for municipal purposes; and

WHEREAS, the Capital Fund budget amendment is needed to account for adjustments to some of the capital project line items; and

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

SECTION 1: That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct. The City Council deems the purpose for this budget amendment is a municipal purpose.

SECTION 2: That the budget for Fiscal Year ending September 30, 2022, of the City of Manvel, Texas, is hereby amended as;

Account No	Description	Orig Budget		Inc./Dec.		Amend Budget
50.07.4811	Other Income	\$0.00		\$700,000.00		\$700,000.00
50.09.4999	Transfer In - Fund Balance	\$13,760,186.00		\$454,683.00		\$14,214,869.00
50.91.7402	Master Water Plan	\$0.00		\$16,152.00		\$16,152.00
50.91.7419	Council Approved Projects	\$0.00		\$409,175.00		\$409,175.00
50.91.7511	Municipal Complex	\$3,163,746.00		(\$366,884.00)		\$2,796,862.00
50.91.7516	East WWTP	\$1,972,000.00		(\$222,000.00)		\$1,750,000.00
50.91.7517	West WWTP	\$1,072,660.00		(\$372,660.00)		\$700,000.00
50.91.7522	Almost Heaven	\$500,000.00		(\$500,000.00)		\$0.00
50.91.7524	Masters/Jordan Development	\$0.00		\$23,798.00		\$23,798.00
50.91.7525	Large Avenue Phase 3	\$0.00		\$69,000.00		\$69,000.00
50.91.7531	Building Planning	\$0.00		\$370,000.00		\$370,000.00
50.91.7532	Wastewater Improvements	\$1,730,500.00		\$330,742.00		\$2,061,242.00
50.91.7533	SCADA Improvements	\$0.00		\$397,270.00		\$397,270.00

SECTION 3: That this Ordinance shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2022.

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: January 18, 2022

TOPIC: Consideration and possible action to award the SCADA project

BACKGROUND: Supervisory control and data acquisition (SCADA) is a system of software and hardware elements that allows our organization to:

- Control processes locally or at remote locations.
- Monitor, gather, and process real-time data of all sites. (Lift stations, WWTPs, and water plants)
- Directly interact with devices such as sensors, valves, pumps, motors, and more through human-machine interface (HMI) software while having fail safes programmed.
- Record events and alarms into a log file.

The need for a SCADA system became apparent with the anticipated growth of the city. With over 10 sites our operators have become overwhelmed trying to monitor each site throughout the day. The implementation of this system will give them real time alerts and monitoring of plant parameters. The logging feature can help create reports and trending can identify problems before they become critical failures.

STAFF RECOMMENDATION: Staff recommendation is to award the SCADA project to BLTI in the amount of \$369,000 based on the criteria established in the RFP.

ATTACHMENTS: Proposals from Both BLTI and Trac-n-trol and staff selection summary.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Adewale Taiwo – Capital Projects Manager

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



RFP #FY2022-01 SCADA Upgrade

BL Technology, Inc.

Robert E Lee II

1730 S Cherry St.

Tomball, TX 77375

832-698-8035 | blee@blti.com

We acknowledge the receipt of addendum 1 posted on Nov 24th, 2021.

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Bid Form

Date: December 15th, 2021. Bid of BL Technology, Inc., (Bidder), organized and existing under the laws of the state of Texas, doing business as BL Technology, Inc.

To: City of Manvel

Bidder offers to perform all work for constructing: Supervisory Control and Data Acquisition (SCADA) system for City of Manvel, according to the contract documents and at the prices stated.

Bidder Acknowledges receiving addenda 1.

Bidder certifies that this bid has been arrived at independently and without consultation, communication or agreement with any other bidder or competitor as to any matters relating to this bid.

Bidder offers to perform all contact work described for a lump sum total of: \$369.000

Bidder offers to complete the project within 365 calendar days for base bid.

Total Amount of Lump Sum Bid:



(Signature)

Robert E Lee

(Typed or Printed Name)

Vice President of Sales and Marketing

Title

Statement of Bidder's Qualifications

BL Technology has no litigation or claims filed against us.

Distance from City of Manvel: Approx. 60 Miles

Certifications: WBE,SBE, DBE & HUB.

Availability of Tech Staff, Field Personnel for service calls: See Resume's Below

- Abhishek Pandey (Engineering Manager)
- Min Feng (Sr. Project Engineer)
- Vijay Gaikwad (Sr. Project Engineer)
- Jianming Zhou (Staff Engineer)
- Tyler Rogers (Control System Specialist)
- Steven Brosnan (Lead Technician)

We also have technicians available for service calls, with a technician always on call for service issues.



Abhishek Pandey

> Engineering Manager, PMP

Aug 2015- Current (BLTI)

PROFESSIONAL ASSOCIATIONS

- Member, Institute of Electrical and Electronics Engineers
- Member, International Society of Automation
- Member, PMI

PROFESSIONAL ASSOCIATIONS

- Doctor of Philosophy, Electrical and Computer Engineering, Louisiana State University, Baton Rouge, Louisiana
- Master of Science, Electrical and Computer Engineering, Louisiana State University, Baton Rouge, Louisiana
- Bachelor of Engineering, Electrical and Electronics Engineering, Visvesvaraya Technological University/Dayananda Sagar College of Engineering, Bangalore, India

1730 S. Cherry St.
Tomball, TX 77375

832.698.8000
APandey@BLTI.com
www.BLTI.com

SUMMARY OF QUALIFICATIONS

- Responsible for coordinating and overseeing Project Managers, Electrical and Automation Engineers, Programming and Construction Services for Instrumentation and Control Systems for Municipal Water, Wastewater and Industrial applications.
- Designing of Control/Instrumentation systems consisting of mechanical system layouts, electrical control schematics, bill of materials, sequence operations, panel layouts to meet the requirements of the project plans, specifications, contract documents, UL, cUL and NEC requirements
- Provide assistance in Factory Acceptance Tests (FAT) and Site Acceptance Test (SAT), PLC/HMI programming, SCADA design, installation & startup services for water purification, distribution, wastewater management and chemical process plants
- Experience in modeling, design & simulation of control systems. Ability to identify and address control-related issues in dynamic systems
- Design/develop PLC/HMI/SCADA programs for control of industrial and municipal systems
- Proficient in AutoCAD Electrical drawing package
- Responsible for drafting documentation for manufacturing per Quality System requirements
- UL-508A Qualified Manufacturer Technical Representative
- Experience with Fiber Optic Cabling and testing procedures

PROJECTS

- **Sienna South Regional WWTP (BLTI)**
Designed, produced and installed 508 PLC/RTU Control Panels, SCADA Control Panel, Server Rack / Network Rack, MCC-1 PLC and Auto sensory Control Panel, MCC-2 PLC, MCC-4 PLC, and MCC—6 PLC and Auto sensory Control Panel, UV/NPW-RTU Panel, Dewatering RTU etc.
- **City of Deer Park WWTP Phase II Improvements (BLTI)**
Designed, produced and installed UL 508 PLC Control Panels. PLC 3, PLC 4, PLC 2, Server and Network Rack. Supplied Process Instrumentation (Magmeters, Thermal Mass Flowmeters, DO/PH Analyzer, Pressure gauges, Temperature switches), SCADA workstations, and Factory testing unwitnessed and witnessed etc.
- **COH 69th St. WWTP Improvement Package 6 (BLTI)**
Manufacturing of two network panels and one filter system PLC Panel (S7-1500 PLC and Siemens HMI. Providing 21 suspended solid analyzers and 2 ultrasonic level/Flow transmitters.
- **69th St. WWTP Improvements Package 5 (BLTI)**
Supplied instrumentation including flowmeters, pressure, DO, Sludge blanket, suspended solids, submersible PITS, Pressure/Vacuum Relief valves. Replaced Oxygen Reactor panels, modified existing PLC cabinets. Designed and supplied new PLC cabinets CP-400, CP-600, WAS RIO, Network Comm. Encl. Replaced level bubbler instrumentation.
- **COH Groundwater Facility Repump Improvements (BLTI)**
Supply process control panels, process instrumentation & gate controllers, field testing, commissioning and startup of all I&C supplied equipment.
- **Keegan's Bayou and Greenridge WWTP Improvements (BLTI)**
Renovated existing PLC control panel LPC-400, LPC-700/800, CP-100. Demolished LPC-900A, B. Designed and supplied new control panel RTU-0240E and process instruments (level, flow, DO sensors).



Abhishek Pandey

> Site Superintendent

- **Deer Park SWTP Solids Handling (BLTI)**
Designed, produced and installed UL 508 PLC Control Panel – RTU-C, supplied process instrumentation (Magmeters, Pressure gauges, ultrasonic levels, submersible level transmitters, pressure switches, Magnetic Liquid Level Transmitter) etc.
- **Southwest WWTP Improvements – Package 3 (BLTI)**
Furnished and commissioned all programming, Controls, and Field startup. Designed and provided 13 Control Panels for train and clarifier control; 3 network server cabinets including Cisco switches, fiber optic patch panels, iFix Servers, iFix Clients, Terminal Servers, UPS, etc. Siemens PLC S7-1500 were used with approx.. 850 I/O points.

1730 S. Cherry St.
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832.698.8000
APandey@BLTI.com
www.BLTI.com



Min Feng

> Sr. Project Engineer

12/7/2021

1730 S. Cherry St.
Tomball, TX 77375

832.698.8000
MFeng@BLTI.com
www.BLTI.com

SUMMARY OF QUALIFICATIONS

- Proven Electrical/Control Engineer with 18+ years of experience in design, development, configuration and implementation of industrial automation control system. Experience with PLC programming using Siemens and Allen-Bradley. Experience in HMI design and programming using WinCC, King View HMI software, OPC System, Visual Basic and Excel VBA. Experience in design and construction of layout, power distribution, MCC, drive panels, OP panels, industrial networking for equipment automation system. Experience in testing automation, improvement, analyze performance and troubleshooting electrical system of equipment. Experience in configuration, communication and programming Allen-Bradley AD/DC drives, servo drives, ABB drives, Siemens AC/DC drives, Simovert vector control, motion control, master drives, Schneider Altivar AC drives, soft-starter. Experience in design configuration and troubleshooting industrial networking using PROFIBUS-DP, MPI, Ethernet, control net, device net, RS232/485. Experience in maintenance, troubleshooting and repair FANUC CNC system, PMC, servo drives.

PROJECTS

- **Frito Lay Rosenberg PH 2 (BLTI)**
 - > PLC Panel (Allen Bradley ControlLogix5580 PLC w/ Wonderware Intouch SCADA) Commissioning and Modification
- **Five Star Disk Filter Control Panel (BLTI)**
 - > PLC Control Panel (Allen Bradley MicroLogix 1400 PLC w/ Maple Touchscreen HMI) Programming and Commissioning
- **ERW Pipe Mill Production Line (JINDAL SAW USA, LLC)**
 - > Provided technical engineering support and supervised electrical project of building ERW plant.
 - > Made commission, modification and re-designed to existing PLC, motion control, vector control, master drives and HMI programs to meet production and safety satisfactions.
 - > Performed electrical acceptance testing including equipment, transformers, switchboards, drive panels, MCCs, PLCs, HMIs, industrial networks.
 - > Created technical documentation for operation, troubleshooting and maintenance.
 - > Created electrical schematics and BOM using AutoCAD Electrical Toolset.
 - > Performed day-to-day onsite troubleshooting and repair of electrical hardware & software.
 - > Worked with the following industries: Allen-Bradley PLC, Allen-Bradley HMI, Allen-Bradley AC/DC drives, Allen-Bradley servo drives, Siemens PLC, Siemens HMI, Siemens AC/DC drives, AC/DC motors, Servo motors, PROFIBUS-DP, Ethernet, Control net, Device net, RS232/485, Encoder, servo valves, proportional valves, analogy I/O, 24V/220V/110V/480V electrical circuits, transformers, UPS, switchboard, soft-starter.
- **Pipe Threading Automatic Production Line (Southern Tube, LLC)**



Min Feng

> Sr. Project Engineer

12/7/2021

1730 S. Cherry St.
Tomball, TX 77375

832.698.8000
MFeng@BLTI.com
www.BLTI.com

- **Pipe Heating Treatment Line** (Southern Tube, LLC)
- **Pipe Hydrostatic Testing Line** (Southern Tube, LLC)
 - > Designed, develop and implement HMI/SCADA platform for Tube Heat Treatment production using WinCC, S7-300 PLC, Excel VBA, OPC server in order to meet quality, protection and controls demands.
 - > Wrote new PLC programs and new Ethernet configuration for Tube Measurement & Weight System using S7-300 / CP343-1 and S7-200 / CP243-1 for accuracy and protection control.
 - > Designed, develop and implement HMI (industrial computer) and ladder logic for Pump House Control System using WinCC, S7-300 PLC, Ethernet networking.
 - > Re-designed and write new PLC program for Coupling Buck-on Machine torque control and data collection system using S7-300 PLC, encoder.
 - > Wrote new PLC / HMI programs for Hydro-test Machine using S7-300 PLC, DP-DP Coupler, WinCC, Excel VBA, OPC server, Microsoft Access in order to improve position control and daily test report system.
 - > Created electrical schematics, single-line diagram, layout, panels, and BOM using AutoCAD Electrical Toolset.
 - > Maintained and make modifications to existing programs and system to meet production, safety and quality satisfactions.
 - > Performed day-to-day onsite troubleshooting and repair on electrical hardware & software.
 - > Reviewed technical documentation to complete equipment maintenance and repair.
 - > Worked with the following industries: Fanuc CNC, Gas furnace, middle-frequency induction furnace, burner control, servo motor & drive, DC motor & drive, AC motor & drive, PROFIBUS-DP, MPI, Ethernet, RS232/485, Encoder, Pipe tracking system, Coating, stencil, position control, servo valve, proportional valve, actuator, analogy I/O, crane, 24V/220V/110V/480V electrical circuits, transformers, UPS, switchboard, soft-starter.
- **Pipe Threading Automatic Production Line** (HOUSTON OCTG GROUP INC)
- **Pipe Heating Treatment Line** (HOUSTON OCTG GROUP INC)
- **Pipe Hydrostatic Testing Line** (HOUSTON OCTG GROUP INC)
 - > Provided technical engineering support and supervised electrical project and FATs for Oil & gas pipe processing manufacturing industry facilities/equipment.
 - > Designed, develop and implement different automation/control system for equipment and production lines using Siemens Automation, Allen-Bradley drives, Profibus-DP, Ethernet.
 - > Developed detailed equipment/maintenance plans and specification for equipment of Steel Pipe Heat Treatment Production Line, Threading Production Line, Inspection Production Line.
 - > Communicated with manufacturer engineers to discuss potential and existing engineering projects.



Min Feng

> Sr. Project Engineer

12/7/2021

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- > Created schematics electrical single-line diagram, layout, panels, and BOM using AutoCAD Electrical Toolset.
- > Performed day-to-day onsite analysis, troubleshooting and repair on electrical hardware & software issues.
- > Worked with the following industries: Fanuc CNC, Gas furnace, middle-frequency induction furnace, burner control, servo motor & drive, DC motor & drive, AC motor & drive, PROFIBUS-DP, MPI, Ethernet, RS232/485, Encoder, Coating, stencil, position control, servo valve, proportional valve, actuator, analogy I/O, crane, 24V/220V/110V/480V electrical circuits, transformers, switchboard, soft-starter.

- **Pipe Threading Automatic Production Line (WSP HOLDING LIMITED)**

- **Pipe Heating Treatment Line (WSP HOLDING LIMITED)**

- > Communicated with industrial equipment installers to deliver technical support throughout project execution for Oil & gas pipe processing manufacturing of parent company and branch companies.
- > Designed, develop and implement different electrical control/power systems for parent company and branch companies using Siemens Automation, OPC, Borland C++ Builder, Microsoft Excel.
- > Reviewed and develop working electrical design documents including loads list, equipment list, drawings, BOM, layout, conduit & cable schedules.
- > Built defined budgets complete with scope of project and estimate costs of materials, labor, and use of tools.
- > Designed and implement different automation platforms for industrial equipment such as Walk-beam Gas Furnace, Water Treatment System, Tube Measurement & Weight System, Inertial Friction Welding Machine, Transmission System, Automatic Bag Packing Machine, Pipe stencil HMI System using Siemens Automation, OPC, King View HMI, WinCC, Microsoft Excel VBA, Visual Basic, Microsoft Access.
- > Monitored electrical installation of materials and equipment for compliance with drawings and specifications as lead electrical engineer.
- > Created electrical schematics, MCC, power distribution system, single-line diagram, layout, panels, and BOM using AutoCAD Electrical Toolset.
- > Created technical documentation for operation, troubleshooting and maintenance of industrial systems.
- > Reviewed technical documentation to complete equipment maintenance and repair.
- > Performed day-to-day upgrading, troubleshooting and repair of all electrical/control system HW&SW, networks.
- > Worked with colleagues on special projects such as QC, Maintenance and Production Improvement.
- > Provided technical support for electrical engineers and electricians to troubleshoot software and hardware onsite issues.

- **EDUCATION**

Bachelor of Automation, Electrical, Electronics Engineering Technologies
09/1999 – 7/2003
Shenyang University, China



Vijay Gaikwad
P.E., PMP, CFSE, CAP,
FS Eng.

> Sr. Project Engineer (I&C)

12/10/2021

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SUMMARY OF QUALIFICATIONS

- ❖ Registered professional engineer with the Texas board of professional engineers in Control system engineering.
- ❖ Over 12 years of experience in Oil & Gas, Fertilizer, and Petrochemical industry as an Instrumentation & Control system Engineer.
- ❖ Experience to work from conceptual to commissioning stage of the project that includes feasibility study, project planning & management, engineering, procurement, construction, commissioning, and safety / quality assessment.
- ❖ Knowledge of NFPA, ISA, ISO, NEC, UL, ASME, ANSI, & IEC standards
- ❖ Configuration / Programming of DCS, PLC, RTU & SCADA system (Honeywell EPKS-C200, C300 & LIOM Controller, Sixnet / Red lion RTU, Allen Bradley Control Logix, Compact Logix, Iconic & Wonderware SCADA).
- ❖ Development & design of system architecture, cabinet detail design layout, IO Assignment, IO List, SAMA diagrams, Schematic layout, FAT procedures, SAT procedures, ferrule details, MODBUS IO list.
- ❖ Selection of applicable codes & standards. Checking of ESD Philosophy, F&G Philosophy, Instrument / Control system (DCS/ESD/F&G) / Electrical / Piping Specifications.
- ❖ Development of Engineering deliverables that include Instrument index, P&ID, Control Narrative, Trip & interlock Schedule, Cause & Effect matrix, Instrument datasheet, Control valve datasheet, Loop Diagram, Junction box Interconnection diagram, Cable schedule & Cable specification.
- ❖ Specifications & sizing for Control valve & Flow element, Power & HVAC calculations. Material selection for the corrosive services.
- ❖ Design of Instrument hook up diagrams, cable tray, Instrument layout drawings and Instrument air distribution drawings.
- ❖ Techno commercial evaluation of tender packages.
- ❖ Review of interdisciplinary documents for installation engineering – 3D model, Piping Specification, isometric, GA Drawing, Structural & Electrical drawings for the interface.
- ❖ Performed Project planning & management for fixed cost / Time based project which covers the entire project lifecycle, Onsite & offsite studies, evaluation of scope of work / estimating deliverables, resource allocation, Level 1, Level 2 & Level 3 scheduling, baseline cost estimation, monitoring & execution of project using project management tools (Microsoft Project & Primavera)
- ❖ Active Team member to conduct the Risk assessment studies for the project HAZOP/LOPA/SIL. Preparation of safety requirement specifications, SIL study. Knowledge of Process safety management and safety Lifecycle
- ❖ Preparation of wiring diagram, MCC Specification & Control circuit schematics, Single line diagrams, Electrical load List and



Vijay Gaikwad
P.E., PMP, CFSE, CAP,
FS Eng.

> Sr. Project Engineer (I&C)

12/10/2021

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develop lighting layout, Electrical & instrument interface drawing. Cable sizing calculation, Cable schedule, Tray layout, Electrical hook-up details.

- ❖ Supervision & engineering support during construction, Preparation of mechanical completion packages, Coordinating E&I construction activities, Job safety analysis & work method documents.
- ❖ Conducted Site acceptance test (SAT) for DCS, PLC, SCADA, and ESD Systems. (Honeywell EPKS-C200, C300 & LIOM Controller, Safety PLC - Safety Manager, FSC, Triconex, Sixnet / Red lion RTU, Allen Bradley Control Logix, Compact Logix, Iconic & Wonderware SCADA)
- ❖ Providing Training to client for the operation & maintenance of the system.
- ❖ Online loop tuning for simple PID loop, cascade control loop & feed forward loop.
- ❖ Loop checking coordination & trouble shooting.
- ❖ Witnessing functional test for field instrument & control valve.
- ❖ Leading functional test for the graphics & logic as per control narrative

PROJECTS

- ❖ FEED study Biomass to Renewable Natural Gas Production 2,000 GJ/Day. - Green Impact Partners BC Canada
- ❖ Supply of Firewater system Local control Panel- The National Gas Company of Trinidad & Tobago LTD, Trinidad
- ❖ Engineering for 760 MMSCFD Ajaokuta Terminal Gas Station (part of cross-country AKK Pipeline Project) – Oilserv, Nigeria
- ❖ Supply of Fuel Gas Conditioning Skid 5 MMSCFD – The National Gas Company of Trinidad & Tobago LTD, Trinidad
- ❖ Energy Efficiency improvement project Urea Plant- Methanol Holdings (AUM), Trinidad
- ❖ Process Condensate polishing study- Three (3) Ammonia Plants- Yara Trinidad Limited, Trinidad
- ❖ Supply of Condensate Stabilization Skid, Capacity 1000 BPD – The National Gas Company of Trinidad & Tobago LTD, Trinidad
- ❖ Tringen II Emergency Shutdown System Replacement Project – YARA Trinidad
- ❖ Tringen 1 Energy Efficiency Improvement Project – YARA Trinidad Ltd, Trinidad
- ❖ Steam Header Integration Project – Qatar Fertilizer Company, Qatar
- ❖ Supply & Installation of Deaerator– Qatar Fertilizer Company, Qatar
- ❖ Supply of DCS & ESD System-Andhra Petrochemical Ltd, Vishakhapatnam – Honeywell, India
- ❖ Supply of EPKS DCS System (Control system Migration Project)- ACC Cements, Madhya Pradesh – (Honeywell, India)



Vijay Gaikwad
P.E., PMP, CFSE, CAP,
FS Eng.

>Sr. Project Engineer (I&C)
12/10/2021

- ❖ Supply of EPKS DCS System (Control system Migration Project)- AMBUJA CEMENT LTD, Ropar, Punjab (Honeywell, India)

Certifications

- ❖ Licensed Professional Engineer, Texas Board of Professional Engineers and Land Surveyors, State of Texas, USA (T.B.P.E # 140289)
- ❖ Project Management Professional (PMP®) Certification# 3188023
- ❖ Certified Function Safety Expert (Exida), Certification # 200730001
- ❖ ISA Certified Automation Professional (CAP), Certification # 102285
- ❖ Functional Safety Engineer. (TÜV Rheinland) ID-No # 20227/20,
- ❖ EIT (Electrical & Computer), Texas Board of Professional Engineers and Land Surveyors, EIT No# 68650

PROFESSIONAL ASSOCIATIONS

- ❖ Member, Texas Society of Professional Engineers
- ❖ Member, International Society of Automation
- ❖ Member, Project Management Institute

EDUCATION

- ❖ Bachelor of Engineering - Instrumentation & Control System (Pune University, Maharashtra India)
- ❖ Diploma course in Project Planning & Management, (CADD Center, Pune, India)

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Jianming Zhou

> Project Engineer

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SUMMARY OF QUALIFICATIONS

- Doctor of Philosophy in Electrical and Computer Engineering with specialization in Control Systems
- Experience in modeling, design & simulation of control systems
- Experience in identifying and addressing control-related issues in dynamic systems
- Design/develop PLC programs to control industrial and municipal systems
- Proficient in AutoCAD Electrical drawing package
- Responsible for drafting documentation for manufacturing per Quality System requirements
- Knowledge of UL-508A & 698A standards and specifications
- Proven ability to manage time and priorities effectively

SKILLS & EXPERIENCE

- Specification writing, technical review, testing, plant start-up and training activities
- PLC Experience: Allen-Bradley, Siemens, Opto 22
- HMI Experience: Maple Systems, Opto 22
- PLC/Relay Logic Control Panel
- AutoCAD Electrical

PROJECTS

- **Clinton Drive Lift Station Improvements, City of Houston, Houston, TX**
Project Manager/Design Lead: Supply Alarm control panel and PLC control panels with Siemens S7-1500 PLC and TP2200 HMI. Furnish new field instruments for well level monitoring and control. Transfer existing operating pumps to new MCC and assist with I/O checkout and startup.
- **Groundwater Facility / Re-Pump Station Improvements - Package II, City of Houston, Houston, TX**
Project Manager/Design Lead: Furnish New MCC with solid state reduced voltage motor controllers, GE Multilin 869, Siemens Simocode motor protection relays, Siemens PAC4200 power meters at multiple COH groundwater facilities. Upgrade master PLC in SCADA panels with Siemens S7-1500 PLC. Provide new PLC panels and pump motor control panels. Replace existing flowmeters with new insertion type and propeller type flowmeters.
- **Capers Ridge Pump Station and Raw Water Intake, Coastal Water Authority, Liberty County, TX**



Jianming Zhou

> Project Engineer

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Project Manager/Design Lead: Furnish PLC control panels with AB CompactLogix PLC. Provide network server rack with Dell servers, Cisco firewall, fiber optic patch panels, network attached storage, UPS, etc. Solar systems are supplied at multiple remote sites as power supply to RTU panels.

- **Lorraine Street Underpass, Harris County Toll Road Authority, Houston, TX**

Project Manager/Design Lead: Supply PLC control panels with Siemens S7-1200 PLC and TP900 HMI at HCTRA lift station. Install WiMAX radio, security cameras, and outdoor UPS for local surveillance and communication to remote HCTRA SCADA site.

- **North Regional Pipeline Segment 5 (FM 762), Brazosport Water Authority, Angleton, TX**

Lead Programmer: Develop PLC and SCADA programs using Opto 22 PAC Project Professional Automation Software Suite. Perform factory test and startup.

EDUCATION

- Doctor of Philosophy in Electrical and Computer Engineering, Louisiana State University, Baton Rouge, Louisiana
- Master of Science in Electrical and Computer Engineering, Louisiana State University, Baton Rouge, Louisiana
- Bachelor of Science in Automation, Shanghai Jiao Tong University, Shanghai, China



Tyler Rogers

> Control System Special

May 2012 – June 2021 (Previous)
June 2021- Current (BLTI)

LICENSES & CERTIFICATIONS

- KROHNE-IFC 300 Magnetic
- Microsoft: .NET (C#, F#, etc.) Office VBA, Java, etc.
- Ladder Logic/FSTs/Function Block Diagram Logic/CAD Logic/Structured Text
- Misc. PLC's including SCADAPACKS, ROC80X's, Red Lion HMI's, Rockwell Automation, etc.

EDUCATION

- Bachelor of Scient, Electrical and Electronics Engineering, Lamar University , Beaumont, Texas

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SUMMARY OF QUALIFICATIONS

- Electrical engineer with 9 year's experience in programming, developing process control, data collection and analysis, communication, and HMI systems. Experience with project management. Diverse instrumentation and communication devises, and ongoing technical and customer support via telephone, in-field, and providing training classes.

PROJECTS

- **Alligator Bayou Pump Station (BLTI)**
Providing installation instrumentation such as pressure transmitter, level gauges & transmitter. Design control system with Allen-Bradly PLC panel. Including programming, testing and training of SCADA system consisting RSLogix5000, Wonderware HMI, WIN-911 alarms, reporter & radio system.
 - **Completion Date: 08/2021**
- **Frito Lay Inc. (BLTI)**
Providing and installing instrumentation such as magnetic flowmeters, pressure instruments, analyzers, chlorination equipment etc. Providing control panel for water system with ControlLogix PLC and Wonderware InTouch HMI. Programming of PLC and HMI and testing-commissioning of panel.
 - **Completion Date: 07/29/21**
- **Deer Park SWTP Solids Handling (BLTI)**
 - Designed, produced and installed UL 508 PLC Control Panel – RTU-C, supplied process instrumentation (Magmeters, Pressure gauges, Ultrasonic Levels, Submersible level transmitters, pressure switches, Magnetic Liquid Level Transmitter) Factory testing unwitnessed and witnessed etc.
 - **Completion Date: 01/31/2022**
- **City of Magnolia Wastewater Treatment Plant Expansion (BLTI)**
I&C furnish PLC panel with Allen Bradley CompactLogix PLC, build lighting control panels, provide communications cabinet with fiber optic patch panel, UPS. Furnished and installed instrument such as Float Switch, submersible level transmitters, ultrasonic level transmitters, pressure switches, pressure transducers, flow switch etc. Program PLC and SCADA (Wonderware) application. Configure WIN-911 Software Alarm Dialer. Establish new ethernet and fiber optic communication network. Conduct factory testing and field commissioning.
 - **Completion Date: 02/2022**
- **City of Angleton SCADA Improvements Phase II (BLTI)**
Furnish and install new PLC control panels with AB MicroLogix PLC at Lift Station No. 1, 7, 8, 27, & 44. Furnish and install new AB MicroLogix PLC and associated components inside existing control panel at the WWTP. Provide associated field wiring and conduit and PLC programming. Configure and update existing VTScada workstations at Public Works Building and Police Headquarters. Develop SCADA graphic screens for monitoring and control of each site/facility. Program and configure Historian and Alarm Notification Software. Configure cellular modems to communicate PLC data via Ethernet/IP to SCADA computer for remote monitoring and control. Perform Factory Acceptance Test, Site Acceptance Test and Startup. Provide CTSCADA and PLC Training to owner's personnel.
 - **Completion Date: 02/2022**



Steve Brosnan

> Senior Field Service
Technician/Field Superintendent

1995- Jan 2008 (Previous)
Jan 2008 - May 2013 (BLTI)
June 2013 – May 2017 (Previous)
June 2017 – Current (BLTI)

LICENSES & CERTIFICATIONS

- KROHNE-IFC 300 Magnetic Flowmeter Service Training
- ISA CCST Level 1 Certified Control Systems Technician
- Michigan Industrial Controls, Inc. – AC/DC drive seminar, fundamentals of operation and installation of variable speed drives.
- Fiber Optics Installer Certified

EDUCATION

- Bachelor of Applied Science, ITT Technical Institute, Ft. Wayne, IN
- Associates of Electronic Engineering Technology, ITT Technical Institute, Ft. Wayne, IN

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SUMMARY OF QUALIFICATIONS

- Extensive knowledge of automated controls
- Open and closed loop variable frequency drives
- Reduced voltage soft starters
- Analog and digital sensors/transmitters including 1-5vdc and 4-20mA

SKILLS AND EXPERIENCE

- Repair, installation and maintenance of digital and analog machinery
- Maintenance of facility electrical, plumbing, HVAC and security systems
- Familiar with Allen Bradley, Siemens, and Modicon PLC's
- Knowledge of discrete component troubleshooting
- Single and three phase voltage to 600 VAC
- Experience with DMM, Oscilloscope, Hart, Meger and other test equipment
- Installation, startup, and commissioning of automation & control systems
- Calibration of instrumentation
- Experience with Endress-Hausser, Foxboro, Siemens, and Rosemount, pressure, DP, level, temperature and flow transmitters
- Installation and maintenance of communication systems
- Familiar with SCADA systems, fieldbus and basic networking
- Knowledge about of multi-mode fiber optic termination
- Certified occupational safety specialist training – Competent persons requirements and Job safety analysis processes

PROJECTS

- **Sienna South Regional WWTP (BLTI)**
Designed, produced and installed 508 PLC/RTU Control Panels, SCADA Control Panel, Server Rack / Network Rack, MCC-1 PLC and Auto sensory Control Panel, MCC-2 PLC, MCC-4 PLC, and MCC—6 PLC and Auto sensory Control Panel, UV/NPW-RTU Panel, Dewatering RTU Panel. Instrumentation and lighting control panels, SCADA workstations etc.
- **City of Deer Park WWTP Phase II Improvements (BLTI)**
Designed, produced and installed UL 508 PLC Control Panels. PLC 3, PLC 4, PLC 2, Server and Network Rack. Supplied Process Instrumentation (Magmeters, Thermal Mass Flowmeters, DOOPH Analyzer, Pressure gauges, Temperature switches), SCADA workstations, and Factory testing unwitnessed and witnessed etc.
- **COH 69th St. WWTP Improvement Package 6 (BLTI)**
Manufacturing of two network panels and one filter system PLC Panel (S7-1500 PLC and Siemens HMI. Providing 21 suspended solid analyzers and 2 ultrasonic level/Flow transmitters.
- **69th St. WWTP Improvements Package 5 (BLTI)**
Supplied instrumentation including flowmeters, pressure, DO, Sludge blanket, suspended solids, submersible PITS, Pressure/Vacuum Relief valves. Replaced Oxygen Reactor panels, modified existing PLC cabinets. Designed and supplied new PLC cabinets CP-400, CP-600, WAS RIO, Network Comm. Encl. Replaced level bubbler instrumentation.
- **Deer Park SWTP Solids Handling (BLTI)**
Designed, produced and installed UL 508 PLC Control Panel – RTU-C, supplied process instrumentation (Magmeters, Pressure gauges, ultrasonic levels, submersible level transmitters, pressure switches, Magnetic Liquid Level Transmitter) etc.
- **COH Groundwater Facility Repump Improvements (BLTI)**
Supply process control panels, process instrumentation & gate controllers, field testing, commissioning and startup of all I&C supplied equipment.



Steve Brosnan

> Senior Field Service
Technician/Field Superintendent

- **Keegan's Bayou and Greenridge WWTP Improvements (BLTI)**
Renovated existing PLC control panel LPC-400, LPC-700/800, CP-100.
Demolished LPC-900A, B. Designed and supplied new control panel RTU-0240E and process instruments (level, flow, DO sensors).
- **Southwest WWTP Improvements – Package 3 (BLTI)**
Furnished and commissioned all programming, Controls, and Field startup.
Designed and provided 13 Control Panels for train and clarifier control; 3 network server cabinets including Cisco switches, fiber optic patch panels, iFix Servers, iFix Clients, Terminal Servers, UPS, etc. Siemens PLC S7-1500 were used with approx. 850 I/O points.

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List of Similar projects successfully completed, including amount of contract, type of work, date completed and name and address of owner:

- NHCRWA SCADA project No. 101B, \$3,137,657.00, New SCADA System, Completed Dec 2013, North Harris Regional Water Authority District, 3648 Cypress Creek Parkway, Suite 110, Houston, TX 77068
- BAWA SCADA Improvements, \$89,970.00, Furnish, Install and commission PLC Equipment, provide PLC for SCADA Lab, Completed July 2017, Baytown Area Water Authority, 7425 Thompson RD, Baytown, TX 77521
- City of Angleton SCADA Improvements Phase I, \$228,565.00, Develop SCADA System using VTSCADA software, Completed Nov 2018, City of Angleton, 121 S. Velasco St, Angleton, TX 77515

List of Similar projects under contract including amount of contract, type of work, date completed and name and address of owner.

- Magnolia WWTP, \$357,960.00, Program PLC and SCADA using Wonderware application, etc. Estimation Completion May 2022, Electrical Automation Control, 27331 Robinson Road, Conroe, TX 77385
- City of Angleton SCADA Improvements Phase II, \$178,987.00, Furnish and Install New PLC Control Panels, Configure and update existing SCADA graphics, Estimation Completion Mar 2022, City of Angleton, 121 S. Velasco St, Angleton, TX 77515
- NEWPP North Plant I&C Phase II, \$3,954,195.80, Control Panels and Instrumentation, Estimation Completion 2024, Fisk Electric, 10855 Westview Dr. Houston, TX 77043

References from Previous Clients on similar projects including contact names, numbers and projects are listed on the next pages.



BAWA SCADA Improvements

Project Information

Project Owner: BAWA
I & C Contract Value: \$ 869,970
Project Start Date: July 2016
Project Completion Date: July 2017

General Description of Work Performed

Furnish, install and commission PLC equipment for 11(eleven) control panels for filters, chemical tanks and pumps. Furnish and install 2(two) Fluoride and 2(two) Ferric Chloride chemical control panels. Furnish and install UPS equipment, power supplies, power meters, level transmitters, and temperature transmitters. Provide and install workbench furniture and PLC for SCADA lab.

Key Project Personnel

Project Manager: Doryne Nyataguza
Lead Programmer: N/A
Field Installation Super: Steve Brosnan

Reference Contact Information

Owner Representative	Title / Position	Organization	Phone	E-Mail
Sterling Beaver	Superintendent	BAWA	832-926-2745	Sterling.Beaver@baytown.org

Designer	Title / Position	Organization	Phone	E-Mail
Jon-Paul Dixon	Project Manager	Shrader Engineering	713-467-9961	jon-paul@shrader.net

Construction Manager	Title / Position	Organization	Phone	E-Mail
Johnny Brewer	Operator	BAWA	832-262-0425	Johnny.Brewer@baytown.org

Contractor	Title / Position	Organization	Phone	E-Mail
Doryne Nyataguza	Project Manager	BLTI	832-698-8000	dnyataguza@blti.com



Laguna Madre Water District Port Isabel WWTF Modifications

Project Information

Project Owner: Laguna Madre Water District
Project Name: Port Isabel WWTF Modifications
Project Start Date: October 2017
Project Completion Date: January 2019

General Description of Work Performed

The main role of BLTI is to work as SCADA integrator. It includes PLC panel installation, PLC programming, Server setup, fiber/ethernet communication, wiring PLC panels and testing, commissioning and startup activities. It also included supply and installation of magmeters, mass flowmeters, pressure gauges, switches, transmitters, DO analyzers etc.

Key Project Personnel

Project Manager: Siddhi Medhi
Lead Programmer: Hans Poures
Field Installation Super: Steve Brosnan

Reference Contact Information

Owner Representative	Title / Position	Organization	Phone	E-Mail
Charles Ortiz	District Engineer	Laguna Madre Water District	956-943-2626 Ext.130	cortiz@lmwd.org

Designer	Title / Position	Organization	Phone	E-Mail
Robert Morroni	Senior VP EI&C Division Manager	Carollo Engineers, Inc.	+1.303.980.8260	

Construction Manager	Title / Position	Organization	Phone	E-Mail
Rich Austin	Owner	CSA Construction, Inc	+1.713.686.8868	raustin@csaconstruction.com

Contractor	Title / Position	Organization	Phone	E-Mail
N/A	N/A	N/A	N/A	N/A



NFBWA – Bellaire Pump Station

Project Information

Project Owner: North Fort Bend Water Authority
Project Name: NFBWA – Bellaire Pump Station
I & C Contract Value: \$762,817
Project Start Date: March 2012
Project Completion Date: May 2015

General Description of Work Performed

Furnish and install all Instrumentation, Controls, PLC Installation, CCTV, and Security for NFBWA Bellaire Pump Station at 13380 Bellaire Blvd – Houston – TX 77083. PLC's consisted of Siemens S7-300 with redundant processors and approximately 1500 I/O. The plant SCADA is networked to 26 remote water well sites performing distribution monitoring and control. The HMI software is Siemens WIN CC.

Key Project Personnel

Project Manager: Robert Lee
Lead Programmer: Irwin Tang
Field Installation Super. Charles Garza

Reference Contact Information

Contractor	Title / Position	Organization	Phone	E-Mail
Atul Raj	President	Pepper-Lawson Waterworks	(713) 521-0174	araj@pepperlawson.com

Contractor	Title / Position	Organization	Phone	E-Mail
Marcos Gonzalez	Project Engineer	Pepper-Lawson Waterworks	(713) 521-0174	mgonzalez@pepperlawson.com

Designer	Title / Position	Organization	Phone	E-Mail
Mark Kennedy P.E	Engineer	Brymcon, Inc.	(409) 866-7096	mkennedy@gt.rr.com

Construction Manager	Title / Position	Organization	Phone	E-Mail
Keith Karnoski P.E	Project Manager	Brown & Gay Engineers	(281) 558-8700	kkarnoski@browngay.com



City of Angleton SCADA Improvements Phase 1

Project Information

Project Owner: City of Angleton
Project Start Date: July 2016
Project Completion Date: November 2018

General Description of Work Performed

Supply of control panels installed with PLC (Rockwell AB MicroLogix) and HMI (Rockwell AB). Establish cellular communication between these panels and central station. Develop SCADA system using VTSCADA software. Create scheduled reports using XLReporter. Field installation of all panels and testing with the owner and consulting engineer. Provide training to plant operators.

Key Project Personnel

Project Manager: Abhishek Pandey
Lead Programmer: Hans Poures
Field Installation Super: Steve Brosnan

Reference Contact Information

Owner Representative	Title / Position	Organization	Phone	E-Mail
Jeff Sifford	Public Works Director	City of Angleton	979.849.0742 Ext. 5101	jsifford@angleton.tx.us

Designer	Title / Position	Organization	Phone	E-Mail
Javier Vasquez	Project Manager	HDR Engineering	713.622.9264	Javier.Vasquez@hdrinc.com

Construction Manager	Title / Position	Organization	Phone	E-Mail
NA	NA	NA	NA	NA

Contractor	Title / Position	Organization	Phone	E-Mail
NA	NA	NA	NA	NA



Pecan Grove Surface MUD Water Treatment Plant

Project Information

Project Owner: Pecan Grove MUD
Project Name: Pecan Grove MUD Surface Water Treatment Plant
I & C Contract Value: \$950,000
Project Start Date:
Project Completion Date: October 2012

General Description of Work Performed

Complete ground up Surface Water Treatment Plant construction. Complete SCADA system utilizing Allen Bradley Control Logix PLC's, Rockwell Factory Talk HMI software, and various field instruments. This project consisted of over 2500 PLC points and four graphic stations.

Key Project Personnel

Project Manager: Larry Robinson
Field Installation Super. Steve Brosnan

Reference Contact Information

Contractor	Title / Position	Organization	Phone	E-Mail
Larry Laird	Owner	LEM Construction	(281) 495-9550	lwlaire2@lemconstruction.com

Designer	Title / Position	Organization	Phone	E-Mail
Gary Rabalais	Design Engineer	Malcolm Pirnie	(713) 840-1511	grabalais@rabalais.com

Construction Manager	Title / Position	Organization	Phone	E-Mail
Stephen Redding	Principal	Redding Lincoln Burr Consulting	(713) 237-9800	sredding@rlbengineers.com

Proposal

Presented to:



**RFP #FY2022-01
SCADA Upgrade Project
Original Copy**

**TBPE
F-22818**



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www.tracntrol.com

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Section 1: Transmittal Letter

DATE: December 15, 2021

TO: City of Manvel, Texas
20031 Morris Avenue
Manvel, TX 77578

RE: SCADA Upgrade Proposal—Request for Proposals—RFP#FY2022-01

To Whom It May Concern:

We greatly appreciate the opportunity to submit the following proposal for your consideration. It is presented in response to your Request for Proposals for the upgrade of your existing system for the City of Manvel Texas. We acknowledge all Addenda, including Addendum No. 1.

Our Statement of Qualifications should meet and exceed your requirements, Should you choose to award the project to our company, we will be pleased to move forward with the completion of a successful project. We are in our 26th year in the SCADA business and take great pride in our position in the SCADA industry and our service to public water/wastewater utilities throughout Texas. We would be proud to continue our work for the City of Manvel.

For further information regarding our company and its qualifications, please feel free to contact me by telephone at 512-930-5721 x 15, or email: lbrown@tracntrl.com. Our website is www.tracntrl.com.

Sincerely,

Larry Brown

Larry Brown, President & CEO
TraC-n-trol, Inc.



Section 2: Summary Responses

1. TraC-n-trol, Inc. has attended the pre-proposal walk-through and has exercised due diligence in preparation of its proposal and is confident in its ability to perform the work within the requirements of the RFP. We are a 26 year old SCADA Systems Integration company with ability to self-perform all required work. Our field of specialty is primarily water and wastewater SCADA systems in the State of Texas. We are a state-wide company with the ability to serve and support all areas of Texas.
2. TraC-n-trol, Inc. acknowledges all Addenda, including Addendum No. 1.
3. TraC-n-trol, Inc. meets the requirements set forth in the RFP including:
 - A. All distances from the City and response times. The TraC-n-trol, Inc. Central Office (Georgetown) is 208 miles from the City, East Texas Office (Rockdale) is 155 miles from the City, and South Texas Office (Corpus Christi) is 218 miles from the City. We have numerous customers and ongoing projects in Southeast Texas.
 - B. All requirements set forth in the Minimum Requirements.
 - C. All requirements set forth in the Scope of Work.
4. Litigation disclosure: We have never filed a claim against an Owner on any project. We have never failed to satisfactorily compete a project according to the plans and specifications, or had a claim filed against our performance and payment bond.
5. We acknowledge the requirements to complete all required forms, including the requirements set forth in Chapter 176 of the Local Government Code, and comply with all requirements. Forms to be completed as a part of the contract documents.
6. The primary design criteria will be based on the installation of VTScada Dual Server Redundant HMI Software, Modicon PLC Platform, and Fiber Optic Communications. City to provide Fiber Optic Communication drops and fiber patch panels. TraC-n-trol, Inc. to provide fiber jumpers to panel switches.
7. Submittals will be provided as a part of the pre-construction phase.

Section 3: SOQ—Mission Statement

The Challenge

Today's water and wastewater utilities face greater challenges than any time in history. Imposing regulations, consumer expectations, growth and development, and aging infrastructures are forcing managers and decision-makers to seek efficient, effective means of resource management. The TraC-n-trol theme, "*You cannot manage what you cannot measure*" is a fundamental truth that brings technology and information management to the forefront of practical solutions. Supervisory Control and Data Acquisition (SCADA) Systems are the modern technology backbone of utility resource management. Effective utility management can seldom be achieved without it.

The Solution

Our mission is to assist every water and wastewater utility in Texas in their efforts to optimize their operations, employ the benefits of advanced technology, and improve the quality of service and health protection to their customers. TraC-n-trol offers thorough field analysis, innovative design, versatile system integration, state-of-the-art technology, unequalled craftsmanship, and extraordinary service.



Process Control Systems



24/7/365 Support



SCADA/Telemetry Systems

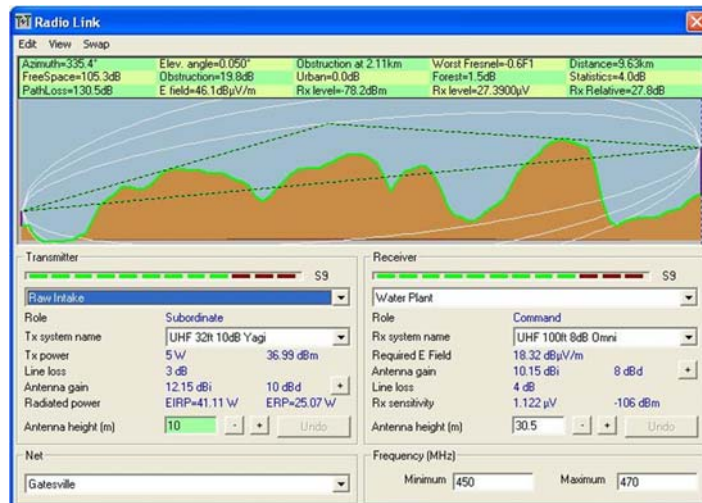
TraC-n-trol is a leading systems integration company with specialization in SCADA design, process control, radio telemetry, and municipal electrical construction. Our experience is rooted in the water/wastewater industry. We are a Texas-based company headquartered in Georgetown, with multiple service centers in North, Central, and South Texas. We are a state-wide contractor equipped to serve all regions of Texas.

Section 4: SOQ—Company Profile

TraC-n-trol (pronounced *TRACK-IN-TROL* as in *remote operations tracking and control*) is a systems integration company with specialization in all areas related to water/wastewater electrical, controls, instrumentation, and telemetry functions.

Overview:

- Start-up in March 1995; Incorporated in March 1996
- Closely held company with same business name since inception
- Principal is actively involved in daily operations
- Primary Market emphasis: Water and Wastewater
- Revenue percentage in W/WW market: 100%
- Market coverage: Texas-based, state-wide coverage with ability to perform work in Texas
- Primary Field: Controls automation, SCADA
- Other Supporting Functions: SCADA/Controls Design, UL Panel Shop, Electrical Construction, General Contracting, & Plant Security Installations
- Ability to generally self-perform all project related functions—100%

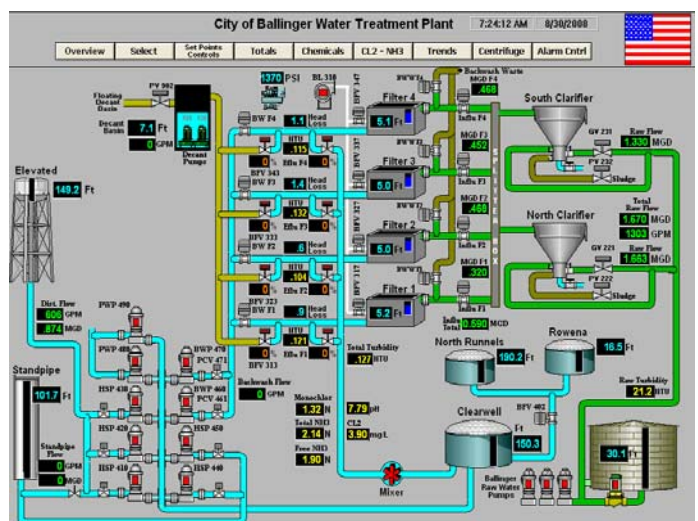


Leadership Team

- Larry Brown, Principal, President and Chief Executive Officer
- Steve Brown, Vice President, Chief Operations Officer
- Ryan Wood, Vice President, Director of I&C Div.
- Jacob Jennings, Vice President, Director of Engineering Services
- John Collier, Vice President, Chief of Technical Operations

Confidential Stability Profile:

- Texas Corporation—Established 1996
- Corporate Net Worth: \$2.4M
- Last Year's Annual Gross Revenue \$6.683M
- Average Growth—5 Yrs: Approx. 16%
- Bonding capacity—unsecured: up to \$2.5M
- Bonding capacity—secured: >\$2.5M
- Number of Employees: 23
- Cash Reserves: \$300,000
- Line of credit: \$750,000
- Estimated Backlog: \$5.0M
- Average Employee Tenure: Approx. 8 years



Headquarters	Engineering Services	Satellite Technical Support Centers	Mobile & Remote Support:
PO Box 5056 Georgetown, TX 78627 40200 Industrial Park Circle Ph: 888-930-5721 Fx: 512-869-7621	& UL Panel Shop 40205 Industrial Park Circle Georgetown, TX 78626 Ph: 512-943-4592	Central Texas: Georgetown North Texas: Farmersville East Texas: Rockdale South Texas: Corpus Christi	Statewide We are equipped to manage support 24/7/365

Section 5: SOQ—Process Control & SCADA Deployments

Programmable Logic Controllers

- Allen-Bradley MicroLogix Series
- Allen-Bradley CompactLogix Series
- Allen-Bradley SLC-500 Series
- Allen-Bradley ControlLogix Series
- Modicon Micro & Momentum
- Modicon Quantum & M340/580
- SCADAPack
- Automation Direct DL-Series
- Siemens
- GE rx3i and VersaMax
- Samsara

Process Control Installations

- A-B MicroLogix Series
- A-B SLC-500 Series
- A-B CompactLogix Series
- A-B ControlLogix Series
- Modicon Quantum & M340/580
- GE rx31 and VersaMax Series
- SCADAPack Series

Human Machine Interface Software

- Intouch—Wonderware
- Trihedral—VTSCADA
- Inductive Automation—Ignition
- Schneider Electric—ClearSCADA
- GE—iFix and Cimplicity

Alarm Systems

- Software: VTScada, Win911
- Hardware: Sensaphone, Raco, Zetron, & Antx

Radio Telemetry

- Spread Spectrum Ethernet 902-928 MHz
- Spread Spectrum Serial 902-928 MHz
- Spread Spectrum Ethernet 2.4 & 5.8 GHz
- Licensed 900 MHz
- Licensed 150-170 MHz (VHF)
- Licensed 450-470 MHz (UHF)

Process Control Systems

- Deployment of fully automated control including raw water variable rate of flow, automated filter back-wash, variable rate chemical injection, high service variable rate of flow, customized HMI, reporting, & alarming systems.
- Packaged systems integration with conventional SCADA including Siemens, Xenon, Pall, Roberts, Leopold, Duson, and various other proprietary filtration, micro-filtration, reverse osmosis water and wastewater systems.



Wireless I/O

- Banner
- Elpro
- Phoenix

Wireless Radio Systems

- Microwave Data Systems (MDS)
- Freewave
- DataRadio
- Elpro
- Phoenix
- Ubiquiti

Instrumentation

- Transducers: Rosemount, Foxboro, Gems, Ashcroft, Milltronics, Endress & Hauser, Contegra, Siemens, Blue Ribbon
- Process: Hach, ATI
- Flow Meters: Eastech Badger, Endress & Hauser, Rosemount, Sensus, Hersey, Neptune. Badger, McCrometer/Water Specialties, Sparling, Master Meter
- Misc: Red Lion, AcuAmp, Davis, Regal, O'Brien, Maple, Precision Digital, CRMagnetics, & Daily

Communications Infrastructure

- Towers: Rohn, Valmont & Tylon
- Antennas: Maxrad, Bluewave, Antennex, SCALA
- Coaxial Cable: Times Microwave
- Misc: Andrews, Polyphaser, Harger

Section 6: SOQ—Areas of Specialization

Supervisory Control and Data Acquisition (SCADA) Systems

- ◆ SCADA Ready Control Systems
- ◆ Data Management and & Specialized Reporting
- ◆ Graphical User Interface Development
- ◆ Alarm Systems
- ◆ Efficiency Mapping & Zone Optimization
- ◆ Casualty Control
- ◆ Hosted SCADA Solutions

Electrical and Controls Engineering— TBPE F22818

- ◆ Application Analysis
- ◆ SCADA System Design
- ◆ Plant Process Control Systems
- ◆ Design-Build Services
- ◆ Electrical Engineering Services

Process Control

- ◆ Engineering
- ◆ Formatting
- ◆ Integration
- ◆ Programming
- ◆ Start-up
- ◆ Debugging
- ◆ Commissioning
- ◆ Training
- ◆ Plant control system upgrades and retrofitting

Instrumentation

- ◆ Installation
- ◆ Testing
- ◆ Calibration
- ◆ Certification

Telemetry

- ◆ Radio Path Analysis
- ◆ Radio Coverage Analysis
- ◆ Radio Telemetry System Construction
- ◆ Licensed VHF & UHF
- ◆ Spread Spectrum
- ◆ Microwave
- ◆ Cellular based options



Custom UL/OEM Control Panels—UL Listing NITW.E258335

- ◆ In-house Fabrication of Project Panels
- ◆ Custom-built Control Panels
- ◆ Panel Design

Security – TDPS License B17384

- ◆ Vulnerability Assessment
- ◆ Plant Security & Surveillance Systems
- ◆ Alarm Systems
- ◆ Breach Containment & Isolation Systems

Electrical – TDLR License 23330

- ◆ Municipal Utility Facility Electrical Construction
- ◆ SCADA Infrastructure & Towers

Electrical & SCADA Project—Trinity Rural WSC



Section 7: SOQ—Personnel Listing by Position

Management

Larry Brown—President & Chief Executive Officer—Since 1995
Steve Brown—Vice-President & Chief Operations Officer; Senior Project Manager—Since 2003
Ryan Wood—Service and Logistics Manager; Senior Project Manager—Since August 2006
Ben Brown—South Texas Regional Manager—Since May 2021

Administration

Molly Brown—Chief Financial Officer—Since 1995
Stephanie Carter—Accounting Manager—Since 2017
Susan Peninger—Administration Manager—Since 2019

Engineering Services

Jacob Jennings—Manager of Engineering Services Division—Since 2010
Pat Corbett, PE—Chief Engineer—Since 2021
Peyton Harris—Engineer in Training—Since 2019
Shane Walden—Panel Shop Technician—Since 2021

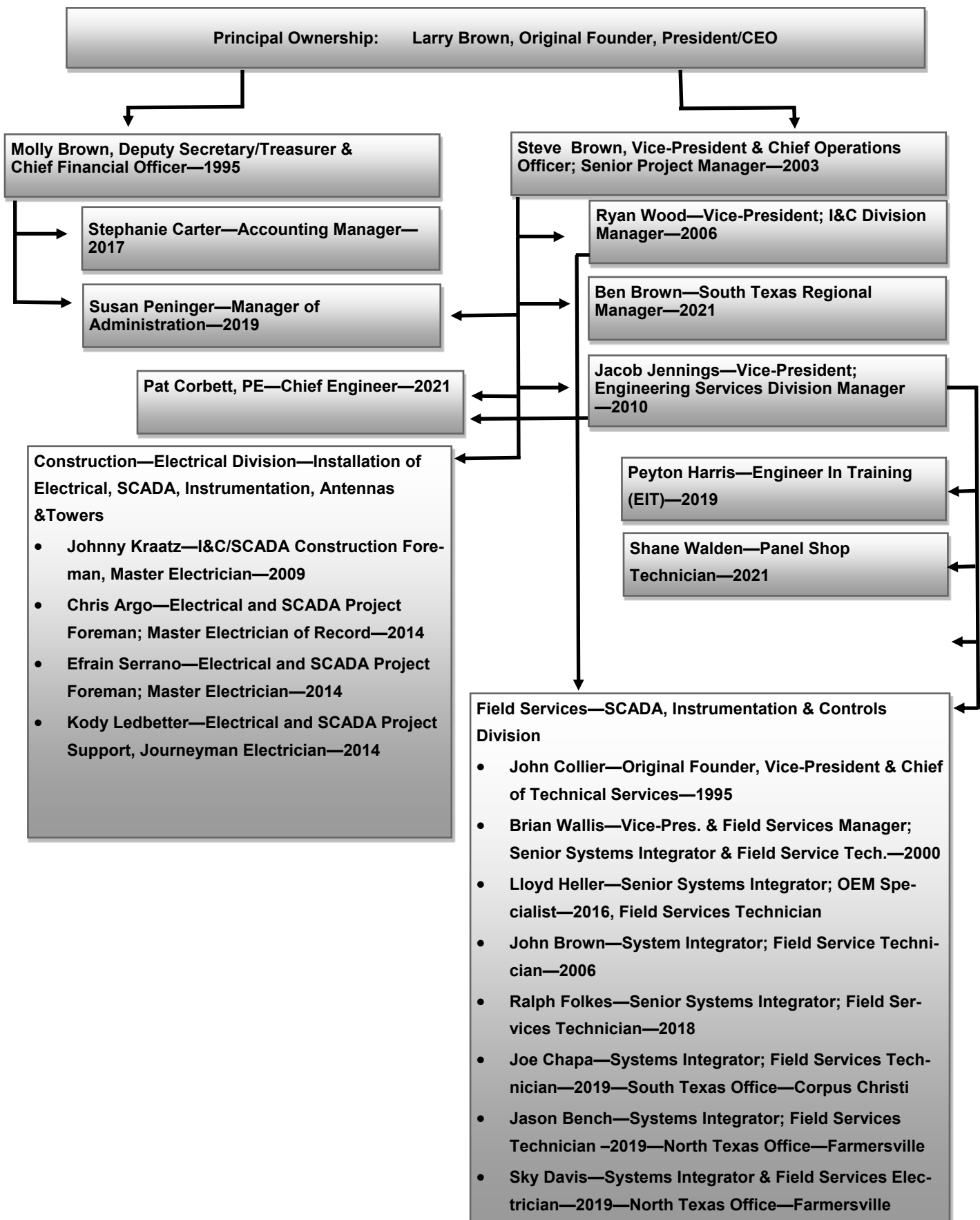
Field Services—SCADA, Instrumentation & Controls Division

John Collier—Principal; Vice-President and Chief of Technical Operations; Senior Systems Integrator—Since 1995
Brian Wallis—Vice-Pres. & Field Services Manager; Senior Systems Integrator & Field Service Tech.—Since 2000
John Brown—System Integrator; Field Service Technician—Since 2006
Lloyd Heller—Senior Systems Integrator; OEM Specialist—Since 2016
Ralph Folkes—Senior Systems Integrator; Field Services Technician—Since 2018
Joe Chapa—Systems Integrator; Field Services Technician—Since 2019
Jason Bench—Systems Integrator; Field Services Technician—Since 2019
Sky Davis—Systems Integrator/Electrician—Since 2021

Construction Services—Electrical Division—Installation of Electrical, SCADA, Instrumentation, & Towers

Johnny Kraatz—I&C/SCADA Construction Foreman, Master Electrician—Since 2009
Chris Argo—Electrical and SCADA Project Foreman; Master Electrician—Since 2014
Efrain Serrano—Electrical and SCADA Project Foreman; Master Electrician—Since 2014
Kody Ledbetter—Electrical and SCADA Project Support, Journeyman Electrician—Since 2014

Section 8: SOQ—Organizational Chart & Assignments



Section 9: SOQ—Key Personnel Resumes

Larry Brown, President & Chief Executive Officer

Larry Brown has over 40 years experience in the water and wastewater industry. He is also a Vietnam Veteran having served in the US Navy in propulsion engineering where he was trained in water treatment and control system operations. After graduating from Texas A&M University in 1979, Larry began his career in water and wastewater utility management and operations. From 1987 to 1995, Larry served as Program Director of the Texas Rural Water Association where he administered an EPA Grant to provide training and technical assistance to hundreds of small and rural utility systems in Texas. For over 20 years, Larry was a principle in a successful civil engineering firm where he gained a unique perspective on the design needs of utilities that led to the launch of the Engineering Services Division of TraC-n-trol in 2012. As one of the original founders, and as President and CEO of TraC-n-trol since 1995, Larry offers vast experience in design application and deployment of instrumentation and control systems. He has overseen the design and deployment of hundreds of SCADA and electrical systems in Texas.

Larry's primary role in each project is resource management and application support. As a Principal Shareholder, Larry has been with the company since its inception. Larry works out of the Central Office in Georgetown.

Steve Brown, Vice-President—Chief Operations Officer

Steve Brown is a native of the electrical/controls industry. He has over 30 years of supervision, estimating, project and construction management, automation consultation, and application design related to the automation industry. His primary fields of interest include SCADA, telemetry, instrumentation, electrical construction and controls, and UL Panel construction. He specializes in organizational operations, system design, estimating and project management. Key experiences include electrical maintenance supervisor at Austin White Lime, Automation Specialist for Dealers Electric/Group Schneider for Modicon Equipment and SquareD electronics, Elk Electric as project estimator/manager, Crouch/KST, as project estimator/manager.

Steve is responsible for day-to-day operations in the company and the management of personnel. Steve's primary role in each project is personnel logistics, project management and oversight. Steve has worked for TraC-n-trol, Inc. since January 2002. Steve works out of the Central Office in Georgetown.

Ryan Wood, Vice-President—I&C Division Manager Product Deployment, Logistics and System Service Manager

Ryan Wood is an experienced customer service professional. He is a graduate of Texas State University, BBA Business Management. His duties include logistics, purchasing, customer support, estimating and project management. His resume includes service with WW Grainger and AWC prior to coming to work at our central office. Ryan has attained Underwriter's Laboratory Certification in support of our UL Listing as a UL 508/508A Panel Shop. Ryan has been with the company since August 2006, and works out of our Georgetown office.

Ryan's primary role is customer and project support as service manager, with a secondary role in project logistics and project oversight.

Ben Brown, South Texas Regional Manager—Marketing and Project Development

Ben Brown started with TraC-n-trol as a college intern and worked for us during two summers. Ben has worked in both construction and project management. He is a graduate of Texas A&M—Kingsville with a BS and MS degree in Agriculture Science. His recent experience is working in the agriculture industry marketing agriculture technology prior to coming on board with us to further his career in this industry.

Ben's primary role is customer and project support as technical field representative. He is responsible for consumer relations, marketing, industry insight, analysis of prospective partner projects, project estimating and management.

Section 9: SOQ—Key Personnel Resumes—Continued

Engineering Division

Jacob Jennings, Vice-President—Engineering Services Division Manager

General Responsibilities: Engineering, Safety Management, Security Officer, & Quality Control

Jacob Jennings has over 20 years of experience in the design and implementation of instrumentation and control systems, including 12 years of service as TraC-n-trol's lead SCADA design engineer. Jacob began his career as an Iraq War Combat Engineer, US Army Staff Sergeant after which he attended Texas A&M University, graduating with a degree in Electrical Engineering. Prior to joining TraC-n-trol, Jacob worked for a major manufacturer on development of various mechanical and control systems. He has a combined experience in logistics; control systems diagnostics; trouble-shooting of various mechanical and control systems; electronic laboratory techniques including product qualification testing, life-test design, product field failure analysis, test component construction, and prototype development. He has served as a lead Controls Engineer for research and development of new technologies and controls products. Jacob specializes in linear control systems, advanced logic design, digital processes, electronic circuits, power system analysis, structured programming in C, ladder logic, and structured text. He is proficient in radio propagation studies and telemetry system design using FCC regulated licensed and unlicensed systems, cellular networks, and high-frequency communication platforms. Jacob is highly experienced in the design and development of control systems for water and wastewater plants, pumping stations, lift stations, and other facilities. He is also experienced in the design of hosted SCADA solutions; cloud-based data management and reporting systems; TCEQ compliance reporting requirements; and IT, cyber-security, and site security systems.

Jacob's primary role is the management of the company's Engineering Division, including system design, control panel construction oversight, research and development, standards and methods, programming oversight, testing, certification and quality control. Other responsibilities include radio propagation studies, on-site project management, safety assessment, operational readiness testing, and documentation. Jacob has been with the company since April 2010. He works out of the Georgetown Engineering & Fabrication Facility. Jacob also serves as the company's safety officer and is registered with the Texas Department of Public Safety, Private Security Bureau as the company's licensed security officer.

C. Pat Corbett, PE, Chief Engineer—Electrical & Controls; Licensed Professional Engineer of Record

General Responsibilities: Electrical & Controls Engineering

Pat Corbett, PE, is a graduate of the University of Texas, Austin in Architectural Engineering. Pat has over 40 years of combined experience in the design of mechanical and electrical systems, including municipal electrical systems, project administration, forensic investigation, HVAC, process instrumentation, automation, and process controls. Pat has owned his own MEP firm since 1988 and has recently joined our team as our Chief Engineer for electrical and controls system design.

Pat's primary role will be to serve as our Chief Engineer for electrical and controls. He will be responsible for power and control system design and troubleshooting, HVAC and electrical power and control systems design, power systems evaluation and diagnostics, and plans and specification preparation specializing in water and wastewater system electrical and SCADA control systems.

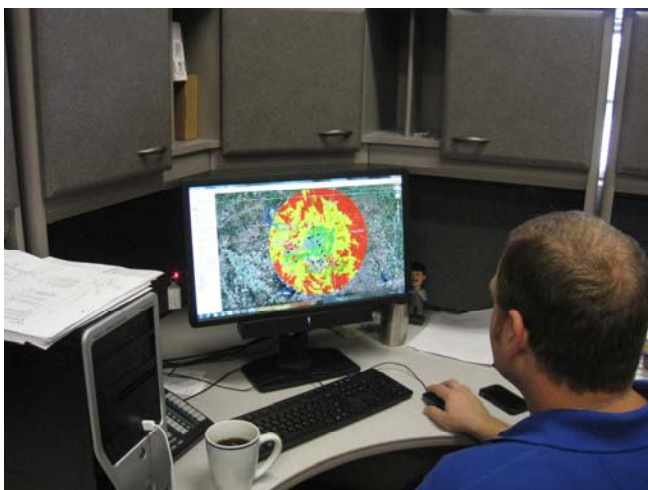


Photo of engineer using advanced propagation software for predictive analysis of a large SCADA radio telemetry network.

Section 9: SOQ—Key Personnel Resumes—Continued

John Collier, Vice-President and Chief of Technical Operations

General Responsibilities: Senior Systems Integrator, Advanced Process Control, & Technical Services

John Collier is one of three original founders of TraC-n-trol, Inc.. He is an instrumentation, electrical controls, and telemetry specialist. He has over 40 years of experience in radio communications as a 1st Class FCC License Operator. He has been installing SCADA and process control systems in water and wastewater utilities of all sizes since 1985. In addition to his interests in TraC~n~trol, John owns a successful radio communications business in central Texas. John is considered a master craftsman in his trade, and maintains a reputation of pursuing perfection in his craft. His reputation is clearly defined by customer loyalty. John's primary role is Chief of Technical Operations. He supervises all technical staff to achieve process implementation and system integration. John oversees the installation of all radio communication and monitoring/control equipment. He also supports design of the computerized graphical interface for monitoring and controlling each system. Each application is customized. John takes a flexible approach to meeting the client's needs in order to optimize the benefits of SCADA technology. However, each application is constructed to maintain the integrity of system control within the knowledge and comfort level of each operator. John's project role is process control implementation.

As an original founder, John has been with the company since inception and continues in his role in the technical oversight of SCADA operations. John works out of our Rockdale Technical Operations Center.

Joe Chapa, Senior Systems Integrator, SCADA Technician

General Responsibilities: Systems Integration & Technical Services—South/Southeast Texas

Joe Chapa is a seasoned Programmer, Systems Integrator and SCADA Technician with technical accreditation from Del Mar College in Corpus Christi. His resume includes process control work with Intel, Samsung, Dell and CC&V Gold Mine in Colorado. Joe specializes in Systems Integration, Software Application Development, project development and system maintenance.

Joe's primary role is programming, project integration and support, providing technical support for the South Texas Region working out of our Corpus Christi Technical Support Center.

Installation of 115' monopole with antennas in Amarillo, TX



Advanced radio path analysis capability

Section 9: SOQ—Key Personnel Resumes—Continued

Brian Wallis, System Integrator/Manager— Rockdale Technical Support Center, Vice-President of Field Operations

General Responsibilities: Senior Systems Integrator, Infrastructure Construction & Oversight

Brian Wallis is experienced in radio telemetry and SCADA system integration. He has over 16 years of service in construction, integration, programming, troubleshooting, and servicing of SCADA and radio telemetry systems. The full scope of Brian's experience has been in the development of SCADA systems for the water/wastewater industry. He has experience with a variety of PLC's and radio communication systems, including microwave, spread spectrum, licensed VHF, UHF, and 900 MHz systems. Brian's organizational skills and attention to customer and project needs make him a tremendous asset to our company.

Brian's primary role in the company is to manage and service SCADA systems in the Central and South Texas region of our service territory. Brian has been with the company since October 2000.

John Brown, System Integration & Technical Services

General Responsibilities: Instrumentation Technician, Advanced UL Panel Design & Assembly, System Integration & Field Service Support

John Brown has worked in our company since 2006. He started his work in our panel shop and continues to assist in panel construction. John moved into field services in 2011 to further develop his knowledge in the electronics and automation field. John is a 2010 graduate of Texas State Technical College, Department of Electrical/Computerized Control Systems & Robotics. He has an Associates Degree in Instrumentation, with experience in motor controls, AC/DC circuits, electrical theory, human machine interface and programmable logic control programming, and instrument calibration. John specializes in drafting, panel design, layout and wiring, troubleshooting, and testing. He is a UL certified in panel construction. He is field certified for system integration services and support.

Johnny Kraatz, Master Electrician

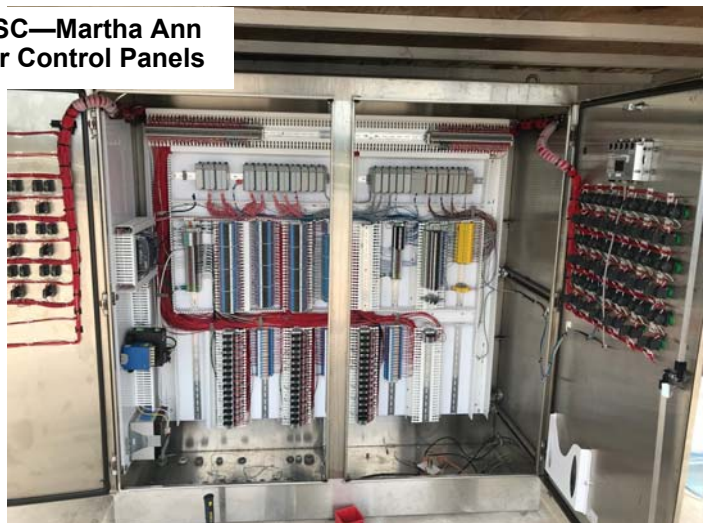
General Responsibilities: I&C electrical construction, management, and NEC compliance

Johnny Kraatz is the Master Electrician, licensed with the Texas Department of Licensing and Regulation. Johnny joined our firm in January 2009 as an experienced industrial controls construction electrician. He serves in an oversight capacity for quality control and National Electrical Code compliance. He has over 30 years experience as an electrician, as well as skills of other trades. Johnny is a hands-on electrician with a high skill level in planning, electrical construction, plan review, project management, safety assessment, code compliance, and adherence to project plans and specifications. Johnny supervises all SCADA system equipment installations.

Johnny has dozens of water/wastewater electrical construction projects to his credit, including support of SCADA and process controls projects.



East Rio Hondo WSC—Martha Ann Simpson WTP Filter Control Panels



Section 9: SOQ—Key Personnel Resumes—Continued

Lloyd Heller, Senior Systems Integrator

General Responsibilities: Senior Systems Integrator, Advanced Process Control

Lloyd Heller is a seasoned Process Controls Engineer, with a BS degree in Electrical Engineering from the University of Texas. His resume includes process control work with Johnson Controls, IBM, Multitek/Flextronics, Crouch/KST, and EOS Engineering, all starting in 1980. He is highly experienced in various PLC and HMI platforms, and is experienced with various municipal processes and control strategies.

Lloyd's primary role in the company is to work on more complex process control projects, including design, programming, testing, start-up, and commissioning of water/wastewater plants.

Ralph Folkes, Systems Integrator

General Responsibilities: Senior Systems Integrator, Advanced Process Control

Ralph Folkes is an experienced Electronics and Controls Technician with extensive experience in the oil field, semiconductor, and water/wastewater industry. He has extensive experience in both electronic and mechanical systems, software development, and systems control. Ralph is a veteran of the US Navy where he served on a nuclear powered submarine as a Nuclear Machinist Mate, Lead Engineering Laboratory Technician. Ralph has utilized his operational, troubleshooting experience and assessment skills to quickly adapt to water/wastewater SCADA applications. He is one of our lead HMI application specialists with expertise in all HMI platforms.

Ralph's primary role in the company is to work in the development and support of SCADA and process control projects, developing PLC logic and HMI applications utilizing an number of hardware and software platforms.

Witness Factory Test—City of Weatherford Trident Control Panel Replacement Project –2015



Section 10: References—Representative Projects

North Alamo Water Supply Corporation, Edinburg, TX—SCADA System– 1995-2021

Original Project Cost: Original system was assigned to our company when the original SSI formed TraC-n-trol, Inc. with other shareholders—starting 1995
Cumulative Costs—All Projects: \$2,400,000.00 (Combination of general and subcontractor; in most cases we work directly for the owner)

Owner Contact: Steven Sanchez, General Manager — 956-383-1618

Engineer Contact: TraC-n-trol, Inc.—most projects are design-build, some are included in various water/wastewater facilities engineered by various firms. Additional information available upon request.

Funding Entities: Internal, TWDB, RDA, and CoBank

Project Description: The NAWSC is the largest non-profit water supply corporation in Texas. The original SCADA system was designed and installed by John Collier, TraC-n-trol, Inc. VP & Chief of Technical Operations in the early 1990's. Since the original installation, there have been numerous site additions and upgrades of hardware and software, including the migration from slave RTU's to PLC's, licensed radios to an unlicensed 900 MHz spread spectrum platform, and advancement to higher-end processors. The system is very dynamic, requiring the routine addition of water and wastewater sites. The system inventory includes one office with multiple HMI nodes, six conventional water treatment plants, four reverse osmosis plants, 20 remote water sites (pump stations, elevated tanks, etc.), five wastewater treatment plants, and numerous lift stations. The system geography includes service to four counties.

Primary Architecture: Mixture of PLC's depending on application including: SCADAPack PLC's, Modicon PLC's, Allen-Bradley CompactLogix and MicroLogix PLC's, MDS TransNet Radios, and Wonderware HMI Software.

We continue to provide service support and upgrades for the system, as needed.

Southern Utilities—SCADA System Improvements 2012-2021

Original Project Cost 2012: \$525,142.00 (SCADA as a general contractor)
Cumulative Projects To-date: \$773,000.00 (SCADA Projects and Support)

Location: Rural areas surrounding Tyler, Texas

Owner Contact: Michael Farrell, Vice-President & General Manager—903-566-3511. This was a design-build project.

Funding: Internal

Project Description: Project included design and installation of new SCADA equipment at 30 sites, including a local area network at the Southern Utilities Operations Complex of three RTU's. The project was a design-build project funded internally by the Owner. Scope of work included site and needs assessment; application design, radio propagation study, engineering and FCC licensing; construction of all infrastructure, including antenna towers, masts, and water tank installations; RTU panel construction, installation, testing, debugging, and start-up; and transition from old to new controls, and HMI development and deployment.

Primary architecture: Allen-Bradley MicroLogix 1400's, 1200's & MDS SD4 serial radios, Wonderware HMI Software
Project Manager: Larry Brown Lead Integrator: Brian Wallis

We continue to provide service support and upgrades for the system, as needed.

Section 10: References—Representative Projects

East Rio Hondo Water Supply Corporation—SCADA System Improvements (2016-2021)

Cumulative Projects To-date: \$1,365,000.00 (SCADA as a general contractor)

Owner Contact: Brian Macmanus, General Manager—956-748-3633

Funding: Owner

Project Description: ERHWSC's SCADA system was originally installed by another company. Due to lack of support and degradation of service, the Corporation contacted TraC-n-trol, Inc. to discuss the possibility of taking over service needs and handle capital improvement projects for the Corporation in 2016. Due to the partial obsolescence of the SCADA architecture and its cost factor, the Corporation eventually opted to complete a combination of upgrades in a phased approach. In all cases, TraC-n-trol, Inc. managed the design and deployment of the upgrades. Projects are on-going. In addition to SCADA, the Corporation has hired TraC-n-trol, Inc. to complete a number of electrical upgrades. The system has several water treatment plants and remote sites, as well as a wastewater system. We largely utilize the local wireless network previously installed, excluding some radio network modifications required to enhance the system's communication needs.

Primary architecture: Allen-Bradley PLC Platform, MDS radios, VTScada HMI Software

We continue to provide service support and upgrades for the system, as needed.

Acton Municipal Utility District, Granbury, TX —SCADA System Improvements 2012-2021

Cumulative Projects To-date: \$1,337,000.00 (SCADA on multiple projects)

Owner Contact: Richard English, General Manager—817-326-4720; TJ Riggio, Operations Manager

Engineer Contact: Enprotec/Hibbs & Todd, Granbury Office—Keith Kindle, PE — 817-579-6791; Chris Hay

Funding: Municipal Bonds

Project Description: Project included retrofit of SCADA equipment at 62 sites, including the District Office, two WWTP's, multiple groundwater and pumping/storage facilities, wastewater lift stations, and elevated water tanks. An Operator Interface Terminal and HMI software with Graphical User Interface systems was deployed at the District Office. The project involved engineering and analysis of the radio telemetry needs as a part of the project, whereby the final radio telemetry configuration was established as a part of the project. The resulting radio propagation study established the basis for the telemetry platform.

Primary architecture: Allen-Bradley MicroLogix, MDS SD-4 Ethernet radios, and Wonderware HMI Software

Project Manager: Steve Brown/Jacob Jennings, Chief Engineer Integrators: Lloyd Heller/Jason Bench



Section 10: References—Representative Projects

Green Valley Special Utility District, Marion, TX — System Wide SCADA System Improvements 2013-2021

Original Project Cost 2013: \$428,690.00 (SCADA as general contractor)
Cumulative Projects To-date: \$1,070,000.00 (SCADA Projects and Support)

Owner Contact: Pat Allen, General Manager—830-914-2330

Managing Engineer: River City Engineering, Pat Lackey — 830-626-3588

Design Engineer Contact: Cleary Engineering, John Cleary — 210-447-6100

We worked directly with Cleary Engineering on the development of the project plans and specifications prior to being awarded the project for completion.

Funding: Bonds

Project Description: Project included complete retrofit of an existing SCADA system with modern SCADA platform. The system includes a total of 19 sites. The upgrade included all new SCADA PC, HMI, RTU's, instrumentation, telemetry infrastructure, and programming. The system is primarily for water facilities, including integration to read remote take-points from the regional wholesale provider.

Primary architecture: SCADAPack 334's & MDS TransNet radios, Wonderware HMI Software

We continue to provide service support and upgrades for the system, as needed.

Webb County, TX—Rio Bravo Water Treatment Plant SCADA System Upgrade— 2019 to 2021

Original Project Cost 2019: \$1,349,300.00 (SCADA as a general contractor)

Owner Contact: Tomas Sanchez, General Manager—956-523-5586; email: tomsanchez@webbcountytexas.gov

Procurement method: Request for Qualifications (RFQ) process. The County worked directly with TraC-n-trol, Inc. to develop the preliminary design, budget and RFQ process. The County used the RFQ process to publicly procure the SCADA system upgrade. TraC-n-trol, Inc. was selected to complete the project following its design documents submitted as a part of the RFQ process. The RFQ process was rigorous, requiring the proposers to develop a radio path survey, design and develop drawings, develop material submittals, and provide an execution plan for completion of the project. TraC-n-trol, Inc. was the successful proposer and awarded the project. The project is near completion and pending only change order items.

Engineer Contact: TraC-n-trol, Inc., Jacob Jennings—email: jjennings@tracntrol.com

We worked directly with the County for design and development of the RFQ for procurement and were ultimately awarded the project.

Funding: County Funds

Project Description: Project consisted of a complete replacement of the existing SCADA system for the water treatment plant and three remote sites. The WTP Project consisted of replacement of the existing HMI and PC platform, Main Control Panel and Four Filter Control Panels, Ultraviolet Panel, Clarifiers 1 and 2 Panels, Laboratory Remote Terminal Unit, High Service Pump Station Remote Terminal Unit, Disinfection Room Remote Terminal Unit, Chemical Room Remote Terminal Unit, and Raw Water Pumping Station Remote Terminal Unit. Various instrumentation components were upgraded, as well as the deployment of a data management system for TCEQ reports.

The County prioritized remote support in its design. A VPN is utilized for remote access for the WTP.

Primary architecture: Allen-Bradley ControlLogix Hot Standby System, VTScada HMI Software, and MDS TransNet radios.

We continue to provide service support and upgrades for the system, as needed.

Section 10: References—Representative Projects

City of Weatherford, TX—Water Treatment Plant—Trident PLC Replacement Project 2015; Service 2015 to 2020

Original Project Cost 2015: \$426,437.00 (SCADA as a general contractor)
Cumulative Projects To-date: \$1,239,000.00 (SCADA Projects and Support)

Owner Contact: Taz Thurman, Water Plant Supervisor—817-598-4010; email: tthurman@weatherfordtx.gov.
Procurement method: Sole source provider for programming as city's system integrator; competitive bid for design, development, filter control panel construction, decant panel construction, factory witness test, operational readiness, testing, valve upgrade, integration, electrical construction, and documentation, and training.
Engineer Contact: Gupta & Associates, Inc.—972-490-7661, Larry Reynolds, P.E.—email: lreynolds@gaiconsulting.com

Funding: Municipal Bonds

Project Description: Project consisted of replacement of existing Trident Filter Control System and Decant PLC (GE PLCs 90-30). Trident Filter system is comprised of 4 filter trains that were being converted over from a GE PLC platform to a new Modicon Unity Quantum PLC Platform for Trident and a M340 PLC Platform for Decant. Plant upgrades also included new 4-20mA pneumatic valve positioners to replace existing I/P transducer on each effluent and influent valve. Valve upgrades also included low flow backwash and high flow backwash valves. The new controls were constructed so that WTP personnel could completely run all filter trains in manual in case of PLC failure. The project was coordinated with 2 different contractors; one for valve upgrades and one new Ignition HMI development. Filter upgrades also included adding Ultrasonic Level transducers to each filter in order to log filter level, and allow tighter control of the filter level by the PLC and Process Loop Controllers. Complete witness factory testing with HMI was completed at the TraC-n-trol facility before shipment and demonstrated in front of the customer and project engineer. Filter switchover, including valve upgrades, were conducted one at a time and then 2 filter trains at a time while the existing control system continued to control the other filters.

Primary architecture: Modicon Unity Quantum PLC and M340 PLC, Inductive Automation Ignition HMI Software

We continue to provide service support and upgrades for the system, as needed.

City of Nederland, Nederland, TX —SCADA Improvements Project 2015; Service 2015 to 2020

Original Project Cost 2015: \$408,425.00 (SCADA as a general contractor)

Owner Contact: Robert Woods, Public Works Director—409-723-1565; email: Rwoods@ci.nederland.tx.us

Engineer Contact: Daniel & Brown, Inc., Eddy Daniel, PE — 972-782-7777; email: eddy@dbiconsultants.com
We worked directly with DBI for the development of the design prior to being awarded the project for completion.

Funding: Municipal Bonds

Project Description: Project included retrofit of SCADA equipment at the Water Treatment Plant and Wastewater Treatment Plant sites, and various water sites, including three elevated storage tanks, pumping stations, and lift stations, for a total of one master site and 17 remote sites.

Primary architecture: Allen-Bradley PLC-5 at Treatment Plants, and Allen-Bradley MicroLogix 1400 at remote sites. The telemetry platform is MDS TransNet serial radios, and Wonderware HMI Software.

We continue to provide service support and upgrades for the system, as needed.

Section 10: References—Representative Projects

City of Port Neches, TX—SCADA System Upgrade— 2016 to 2020

Original Project Cost 2017: \$765,000.00 (SCADA as a general contractor)

Owner Contact: Taylor Shelton, Public Works Director—409-727-218; email: tshelton@ci.port-neches.tx.us.
Procurement method: Request for Proposals (RFP) process. The City worked with its engineer to conduct a needs assessment, develop required scope of work, and develop the RFP for solicitation of proposals. The RFP process was rigorous, requiring the proposers to develop a radio path survey, design and develop drawings, develop material submittals, and provide an execution plan for completion of the project. TraC-n-trol, Inc. was the successful proposer and awarded the project. The project was completed on-time within the budget with no change orders.

Engineer Contact: Daniel & Brown, Inc.—972-784-7777, Eddy Daniel, P.E.—email: eddy@dbiconsultants.com
We worked directly with DBI for design and development of the RFP for procurement and were ultimately awarded the project.

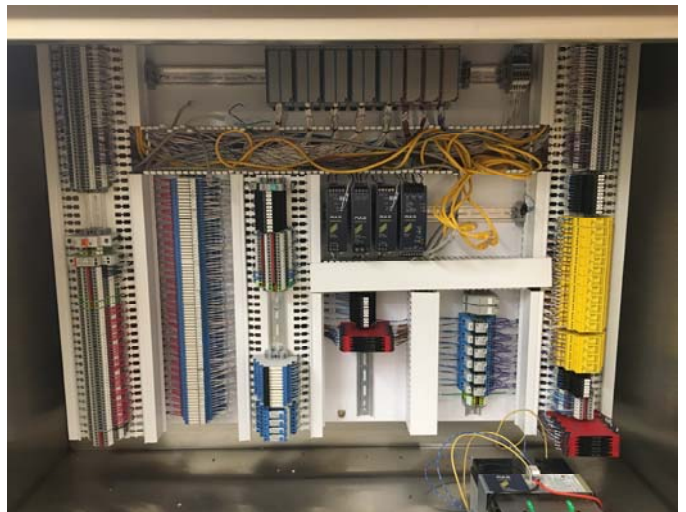
Funding: Municipal Bonds

Project Description: Project consisted of a complete replacement of the existing SCADA system for the water treatment plant and three elevated tanks; the wastewater treatment plant and nine lift stations. The WTP Project consisted of installation of the existing HMI and PC platform, Main Control Panel and Two Filter Control Panels, Chemical Room Remote I/O Panel, and Chlorine Building RTU. The WWTP Project consisted of replacement of the Main Control Panel, and RTU panels at the Digester Blowers, Headworks, Centrifuge, Stormwater Clarifiers, and Outfall Lift Station. The upgrade include the replacement of a proprietary SCADA system with an Allen-Bradley PLC platform, a VTScada HMI Platform, and a licensed UHF radio telemetry system. A licensed radio system was deployed due to the presence of a refinery within the city limits with high noise level in the 900 MHz and 2.4GHz range. Various instrumentation components were upgraded, as well.

The City prioritized remote support in its design. The WTP and WWTP are connected by a fiber optic network, and a VPN is utilized for remote access for the WTP, WWTP, and remote sites throughout the network.

Primary architecture: Allen-Bradley Compact Logix and MicroLogix PLC's, VTScada HMI Software, and MDS SD4 Ethernet radios.

We continue to provide service support and upgrades for the system, as needed.



Section 11: References—Recently Active—Projects, Upgrades & Support

Customer Reference	Contact Name	Phone Number	City of Office	Initial Project or Service	Last Service Year
Able Springs Water Supply Corporation	Paula Webber	972-563-9704	Terrell	2000	2021
Acton Municipal Utility District	Richard English	817-326-4720	Granbury	2013	Active Projects
Alamo Heights, City of	Mark McGinnis	210-832-2231	Alamo Heights	2015	2020
Albany, City of	David Bales	325-762-2163	Albany	2011	2021
Altoga Water Supply Corporation	Richard Leflar	972-529-9595	Princeton	2010	2020
Amarillo, City of	David Mullins	806-378-9306	Amarillo	2012	2013
Anahuac, City of	Mark Hainley	409-267-6682	Anahuac	2015	Active Project
Arp, City of	Dale Brown	903-859-6131	Arp	2003	2014
Baird, City of	Jeff Burleson	325-854-1212	Baird	1999	2020
Ballinger, City of	Randy Everett	325-365-3116	Ballinger	2005	2021
Bandera County Fresh Water Supply Dist. 1	Danny Smith	210-315-5339	Lakehills	2017	2021
Bastrop County WCID #2	Paul Hightower	512-321-1688	Bastrop	2018	2021
Baylor Water Supply Corporation	Tommy Holub	817-888-3800	Seymour	1997	2021
Bellmead, City of	Scott Coleman	254-424-5432	Bellmead	2002	2019
Bell County WCID No. 5	Robert Jekel	254-697-4016	Cameron	2007	2021
Bell Milam Falls Water Supply Corporation	Robert Jekel	254-697-4016	Cameron	1995	2021
Bertram, City of	Adam Lambert	512-355-2197	Bertram	2017	2021
Bethany Special Utility District	John Daniel	817-790-2516	Alvarado	2017	2017
BHP Water Supply Corporation	Mike Krider	972-636-2154	Royce City	2007	2021
Big Spring, City of	Johnny Womack	432-264-2501	Big Spring	2017	2020
Bitter Creek Water Supply Corporation	Shelley Ragland	325-235-4919	Sweetwater	2014	2021
Blanco, City of	Ronnie Rodriguez	830-392-6047	Blanco	2017	Active Project
Bois d'Arc Municipal Utility District	Melinda Gibbs	903-378-7361	Honey Grove	2012	2021
Bolivar Peninsula Special Utility District	Clifford Howard	800-684-3127	Crystal Beach	1998	2021
Breckenridge, City of	Scott Bills	254-559-2398	Breckenridge	2014	2021
Bridge City, City of	Jim Lancaster	409-735-6801	Bridge City	2011	2021
Brookesmith Special Utility District	Steve Adams	325-646-5731	Brownwood	2002	2021
Burleson County MUD No. 1	Melva Davis	979-535-4013	Somerville	2005	2019
Caddo Mills, City of	Paul Miller	903-527-3116	Caddo Mills	2019	Active Project
Caldwell, City of	Gary Qualls	979-567-3423	Caldwell	1995	2021
Callahan Cty Water Supply Corporation	Bobbie Spitzer	325-893-3841	Clyde	1999	2020
Canon Nanotechnologies	Joe Zamora	512-334-1215	Austin	2017	2021
Cash Special Utility District	Clay Hodges	903-883-2695	Greenville	1997	2021
Central Bowie County Water Supply Corp.	Hal Harris	903-628-5601	New Boston	2010	2021
Central Water Control & Improvement District	Wayne Rice	936-853-2354	Pollok	2004	2021
Chalk Bluff Water Supply Corporation	Barry Hand	254-799-1268	Waco	2012	2014
China, City of	Mark Kelly	409-749-4645	China	2019	2020
Cisco, City of	Randy Johnson	254-442-2671	Cisco	2004	2021
Clyde, City of	Chad Sheffield	325-439-1828	Clyde	1998	2020
Coleman, City of	Toby Terry	325- 625-5412	Coleman	2012	Active Project
Coleman County Special Utility District	Travis Rhoads	325-625-2133	Coleman	1997	2021
Colorado City, City of	Michelle Guelker	325-728-3464	Colorado City	2015	2015
Cooper Tire	Nate Kear	830-399-2588	Pearsall	2017	2021
Copeville Special Utility District	Terry Strickland	972-853-4630	Copeville	2013	2021
Corbet Water Supply Corporation	David Weinkauff	903-874-4821	Corsicana	2010	2021
Corix Utilities	Darrin Barker	512-306-4000	Austin	2014	Active Projects

Section 11: References—Recently Active—Projects, Upgrades & Support

Cottonwood Shores, City of	Donald Orr	830-693-3830	Cottonwood Shores	2019	2021
Crane County Water District	Shelby Hook	432-558-3563	Crane	2018	Active Project
Delta County Municipal Utility District	Pam Haddock	903-395-4471	Cooper	2006	2014
Desert Water Supply Corporation	Edgar Roundtree	903-364-5607	Whitewright	2001	2018
Diboll, City of	Ronnie Lyles	936-829-3526	Diboll	2009	2021
Donna, City of	William Lewis, PE	956-664-0286	Donna	2010	2017
Double Horn Creek Water Supply Corp.	Brent Taylor	512-461-0806	Spicewood	2017	2020
Duval County Conserv. & Recl. District	Beatrice Gutierrez	361-256-3605	Benavides	2007	2019
East Rio Hondo Water Supply Corporation	Brian E. Macmanus	956-748-3633	Rio Hondo	2016	Active Projects
Eastland, City of	Ron Duncan	254-629-8321	Eastland	2017	2021
Eastland County Water Supply District No. 1	Steve Gerdes	254-647-1118	Eastland	2016	Active Project
Eden, City of	Tommy Wright	325-869-2211	Eden	2010	2021
El Jardin Water Supply Corporation	Mario Sais	956-831-9981	Brownsville	2009	2016
El Oso Water Supply Corporation	Carolyn Black	830-583-3543	Karnes City	2014	2020
El Tanque Water Supply Corporation	Ricardo Hinojosa	956-487-2869	Rio Grande City	2014	2019
EOL Water Supply Corporation	Fred Kubitza	254-863-0404	Axtell	2020	2021
Farmersville, City of	Ben White	972-782-6151	Farmersville	2003	2021
Fayette Water Supply Corporation	Jim Rebeck	979-968-6475	LaGrange	2015	2020
Florence, City of	Wayne Bonnet	254-793-4016	Florence	2014	2015
Forney Lake Water Supply Corporation	Robin Bailey	972-771-1199	Rockwall	2002	2021
Fort Belknap Water Supply Corporation	James Jones	940-549-6922	Graham	1997	2021
Gause Water Supply Corporation	Robert Jekel	254-697-4016	Cameron	2010	2019
Green Valley Special Utility District	Pat Allen	830-914-2330	Marion	2014	Active Projects
Groesbeck, City of	Sid Bradley	254-729-3447	Groesbeck	2016	2021
Groves, City of	David Smyth	409-960-5717	Groves	2014	2021
Hardin County WCID No. 1	Jack Maddox	409-781-5574	Sour Lake	2017	2020
Hewitt, City of	James Black	254-666-2447	Hewitt	2007	2019
Hickory Creek Special Utility District	Mike Wemhoener	903-568-4760	Celeste	1998	Active Project
Hudson Water Supply Corporation	Brad Naron	936-875-2146	Lufkin	2017	2021
Hutto, City of	Matt Edwards	512-759-4020	Hutto	2018	2021
Jarrell Schwertner Water Supply Corp.	David Yohe	512-746-2114	Jarrell	2013	2020
Johnson County Special Utility District	Danny Armstrong	817-760-5223	Cleburne	2003	2021
Johnson Ranch	Chris Espinoza	830-336-2518	Boerne	2018	Active Project
Josephine, City of	Kirk Peters	214-694-3111	Josephine	2018	Active Project
Kemp, City of	Tony Jenkins	903-498-3191	Kemp	2005	2017
Kingsville, City of	Joe Casillas	361-595-8040	Kingsville	2011	2019
Lacy Lakeview, City of	Keith Bond	254-799-2458	Lacy Lakeview	2014	Active Project
Ladonia, City of	Doyle Faughtenberry	903-367-7011	Ladonia	2018	2020
Lake Livingston Water/Sewer Serv. Corp.	John Sexton	936-327-3107	Livingston	2014	2021
Lamar County Water Supply District	David Pitcock	903-785-5586	Brookston	1998	Active Project
Lampasas, City of	Van Sims	512-556-3393	Lampasas	2011	Active Project
Lee County Water Supply Corporation	Wade Dane	979-542-6213	Giddings	2004	2021
Leon Valley, City of	Melinda Moritz	210-681-1232	Leon Valley	2009	2021
Leigh Water Supply Corporation	William Power	903-927-1075	Karnack	2020	2020
Liberty City Water Supply Corporation	Jan Conlin	903-984-9593	Kilgore	1998	2021
Little Elm Valley Water Supply Corporation	Robert Jekel	254-697-4016	Cameron	1998	2021
Livingston, City of	Hec Long	936-327-4311	Livingston	2010	2021
Lone Star Regional Water Authority	J Tom Wray	512-375-2423	Jarrell	2018	2021
Loraine, City of	Jamie Munoz	325-737-2222	Loraine	2015	2020
Lovelady, City of	Thomas Vaughn	936-636-7313	Lovelady	2014	2020

Section 11: References—Recently Active—Projects, Upgrades & Support

Mabank, City of	Steve Barley	903-887-3241	Mabank	2005	2021
Madisonville, City of	Kevin Story	936-348-2748	Madisonville	2012	2021
Maloy Water Supply Corporation	Melissa Bryant	903-886-9605	Commerce	2002	2021
Mauriceville Special Utility District	Brian Gipson	409-745-4882	Mauriceville	2003	2020
Mexia, City of - Water	Matt Lindvay	254-562-4110	Mexia	2001	2021
Mexia, City of - Wastewater	Matt Lindvay	254-562-4110	Mexia	2001	2021
Milligan Water Supply Corporation	Candy Blisard	972-542-1143	McKinney	2003	2021
Minerva Water Supply Corporation	Robert Jekel	254-697-4016	Cameron	2010	2021
Morgan's Point, City of	Robe Belgau	281-471-2171	Harris	2012	2021
Mt Zion Water Supply Corporation	Dwight Lindop	972-722-0120	Rockwall	2003	2021
Nederland, City of	Robert Woods	409-723-1565	Nederland	2013	2021
New Braunfels Utilities (NBU)	Troy Strowd	830-608-8945	New Braunfels	2016	Active Project
Nixon, City of	Jeremy Bustos	830-582-1611	Nixon	2010	2021
North Alamo Water Supply Corporation	Steven Sanchez	956-383-1618	Edinburg	1995	Active Projects
North Hopkins Water Supply Corp.	Billy Emmerson	903-945-2619	Sulpher Springs	2013	2018
North Milam Water Supply Corporation	Robert Jekel	254-697-4016	Cameron	2009	2021
Olmito Water Supply Corporation	Tomas Tamayo	956-466-4943	Olmito	2017	Active Project
Orange County WCID No. 1	Norman Blackman	409-769-2669	Vidor	2008	2021
Phelps Water Supply Corporation	Roark Rohe	936-295-4051	Huntsville	1995	2021
Pineland, City of	Chuck Corley	409-584-2390	Pineland	2001	2021
Port Neches, City of	Taylor Shelton	409-727-2181	Port Neches	2017	2021
Portland, City of	Jamie Pyle	361-777-2943	Portland	2014	2021
Primera, City of	Javier Mendez	956-423-9654	Primera	2003	2019
RCH Water Supply Corporation	Jack Pullen	972-722-0120	Rockwall	2015	2021
Richland, City of	Ronnie Childress	903-362-3707	Richland	1998	2018
Riverside Water Supply Corporation	Robert Nettles	936-594-5793	Huntsville	2004	2021
Rockdale, City of	Zach Reeves	512-446-2511	Rockdale	2008	2021
Roma, City of - Water & Wastewater	Crisanto Salinas	956-847-7006	Roma	2009	2020
Roscoe, City of	Cody Thompson	325-766-3021	Roscoe	2014	2020
Round Rock, City of	Jeff Bell	512-218-7076	Round Rock	2013	2017
Seis Lagos Utility District	Dewayne Clark	972-442-6875	Lucas	2014	2019
Selma, City of	Larry Verner	210-651-7828	Selma	2009	2021
Senna Hills Municipal Utility District	Jason Baze PE	512-327-9204	Austin	2017	2021
Shavano Park, City of	Brandon Peterson	210-493-3478	Shavano Park	2017	2021
Sheffield Water Supply Corporation	Cody Yarbrough	432-836-4380	Sheffield	2011	2016
Southern Utilities Company	Michael Farrell	903-566-3511	Tyler	2012	2021
South Newton Water Supply Corporation	Brian Lane	409-746-2271	Deweyville	2005	2021
Southwest Water Company/Austin Colony	Joe Tarrolva	512-293-1798	Pflugerville	2017	2021
Southwest Water Company/Windermere	Joe Tarrolva	512-293-1798	Pflugerville	2014	2021
Southwest Water Company/Hornsby Bend	Mike Ybarra	512-378-0946	Austin	2016	2021
Southwest Water Company/Metro Water Co.	Mike Ybarra	512-378-0946	Austin	2016	2021
Southwest Water Company/Plum Creek	Joe Tarrolva	512-293-1798	Pflugerville	2017	2021
Southwest Water Company/Inverness	Joe Tarrolva	512-293-1798	Pflugerville	2019	2021
Stephens Regional Special Utility District	Randy Cosgrove	254-559-6180	Breckenridge	2001	2021
Taylor, City of	Jim Gray	512-365-7669	Taylor	2018	Active Project
The Oaks Water Supply Corporation	Jim Lincoln	210-698-8449	San Antonio	2011	2021
Tri County Special Utility District	Frank Wojchowski	254-803-3553	Marlin	2007	2021
Trinity Rural Water Supply Corporation	Joe Myers	936-594-2192	Trinity	2011	2021
U&F Water Supply Corporation	Daryl Meador	325-573-2733	Snyder	2014	2019
Upper Leon River Municipal Water District	Gary Lacy	254-879-2258	Comanche	2017	Active Project

Section 11: References—Recently Active—Projects, Upgrades & Support

Verona Special Utility District	Clifford Hendricks	972-752-4016	Blue Ridge	2020	2021
Walker County Special Utility District	James Morrison	409-295-4452	Huntsville	1997	2021
Waterwood Municipal Utility District No. 1	Kim Soria	936-650-9848	Huntsville	2014	2020
Weatherford, City of	Rick Shaffer	817-598-4473	Weatherford	2014	Active Project
Webb County Water Utility Services	Tomas Sanchez	956-523-5593	Rio Bravo	2017	Active Project
Wellborn Special Utility District	Stephen Cast	979-690-9799	College Station	2014	2021
West Tawakoni, City of	Jeremy Cavenes	903-447-2285	West Tawakoni	2014	2016
Westwood Shores MUD	Russell Crawley	936-594-3411	Trinity	2014	2021
Wimberley Water Supply Corporation	Linda Cooper	512-847-2323	Wimberley	2008	2019
Woodville, City of - Water/Wastewater	Charles Maclin	409-283-2234	Woodville	2000	2021
Wylie Northeast Special Utility District	Chester Adams	972-442-2075	Wylie	2005	Active Project
Yancey Water Supply Corporation	Temple Mangold	830-741-5264	Yancey	2010	2021

Section 12: Bid Sheet and Bid Bond

See following pages.

City of Manvel, Texas
Bid Pricing Sheet
SCADA Upgrade Project
RFP No. FY2022-01

Bid Items	Units	Unit Price	Total Price
Bid Item No. 1: City Hall	1	\$ 75,400.00	\$ 75,400.00
Bid Item No. 2: Water Plant No. 1 & Well No. 2	1	\$ 71,925.00	\$ 71,925.00
Bid Item No. 3: Wastewater Treatment Plant w/Remote I/O	1	\$ 120,120.00	\$ 120,120.00
Bid Item No. 4: Wastewater Treatment Plant Lift Station	1	\$ 29,710.00	\$ 29,710.00
Bid Item No. 5: Large Lift Station	1	\$ 31,510.00	\$ 31,510.00
Bid Item No. 6: Rogers Lift Station	1	\$ 42,400.00	\$ 42,400.00
Bid Item No. 7: Lewis Lift Station	1	\$ 34,460.00	\$ 34,460.00
Bid Item No. 8: Lakeland Lift Station	1	\$ 31,325.00	\$ 31,325.00
Bid Item No. 9: Bluewater Lift Station	1	\$ 30,335.00	\$ 30,335.00
Bid Item No. 10: Del Bello Lift Station	1	\$ 28,535.00	\$ 28,535.00
Total:			\$ 495,720.00

Addenda Acknowledged: Addendum No. 1 dated November 23, 2021.

Company/Bidder:
TraC-n-trol, Inc.
PO Box 5056
Georgetown, TX 78627


Signed by: Ryan Wood, VP - I&C Division Manager

12/15/2021
Date Submitted

State and Date of Incorporation: State of Texas, March 20, 1996

Corporate Seal



BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we TraC-n-trol, Inc., P O Box 5056 Georgetown, TX. 78627 as principal, hereinafter called the "Principal," and **SURETEC INSURANCE COMPANY**, 1330 Post Oak Boulevard, Suite 1100, Houston, Tx 77056, as surety, hereinafter called the "Surety," are held and firmly bound unto City of Manvel - 20025 Highway 6, Manvel, Texas 77578 as obligee, hereinafter called the Obligee, in the sum of Five Percent (5%) of the Amount Bid by Principal for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the principal has submitted a bid for City of Manvel SCADA Upgrade RFP.

NOW, THEREFORE, if the contract be timely awarded to the Principal and the Principal shall within such time as specified in the bid, enter into a contract in writing or, in the event of the failure of the Principal to enter into such Contract, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, neither Principal nor Surety shall be bound hereunder unless Obligee prior to execution of the final contract shall furnish evidence of financing in a manner and form acceptable to Principal and Surety that financing has been firmly committed to cover the entire cost of the project.

SIGNED, sealed and dated this 9th day of December, 2021.

TraC-n-trol, Inc.
(Principal)

BY: _____

TITLE: _____

SureTec Insurance Company

BY: _____

Sandra J Batchelor, Attorney-in-Fact

Copy - see printed original.

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Sandra J. Batchelor, Sherry E. Gaines, Katherine G. Haenszel

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

One Million and 00/100 Dollars (\$1,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the CEO, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its CEO, and its corporate seal to be hereto affixed this 28th day of June, A.D. 2018.

SURETEC INSURANCE COMPANY

By:

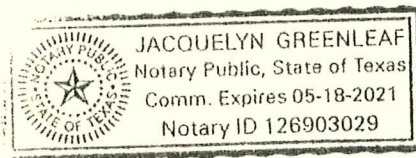
John Knox Jr., CEO

State of Texas
County of Harris

ss:



On this 28th day of June, A.D. 2018 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is CEO of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



[Signature]

Jacquelyn Greenleaf, Notary Public
My commission expires May 18, 2021

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 9th day of December 2021, A.D.

[Signature]
M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:30 am and 5:00 pm CST.

City of Marvel City SCADA System
 Selection Committee Summary
 1/7/2022

Firm Name:	BLTI	Trac-n-trol
Total (Out of 700)	556	474
Average Score (Out of 100)	79	67
Lowest Score (Out of 100)	59	41
#1 Rankings	5	2

Scores	BLTI	Trac-n-trol
	78	65
	76	68
	89	90
	90	60
	59	41
	74	75
	90	75
	556	474



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

- ☒ 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

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.

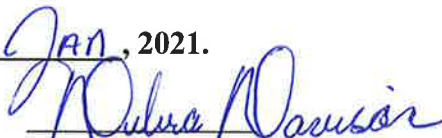
Section 9. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate 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 19th day of JAN, 2021.


Debra Davison, Mayor

ATTEST:


Tammy Bell, City Secretary

APPROVED AS TO FORM:

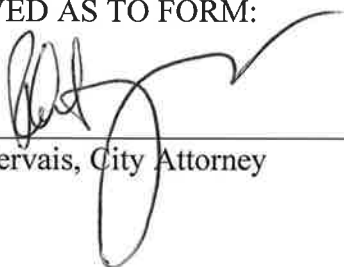

Robert Gervais, City Attorney



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.

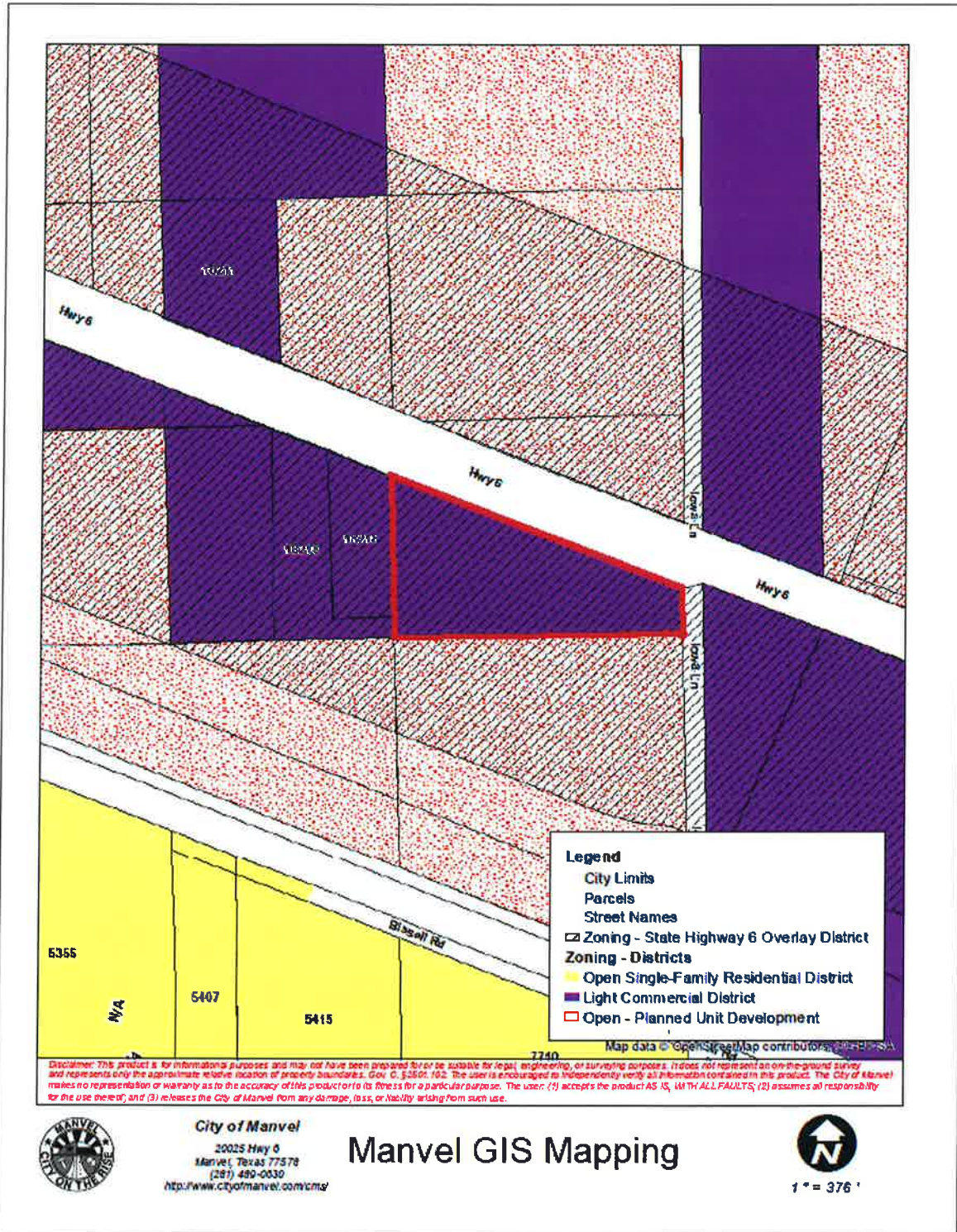


Exhibit B

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.

9





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	☒
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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 CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward with recommendation to City Council,
Final Plat for Meridiana Pursley Boulevard Phase 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:

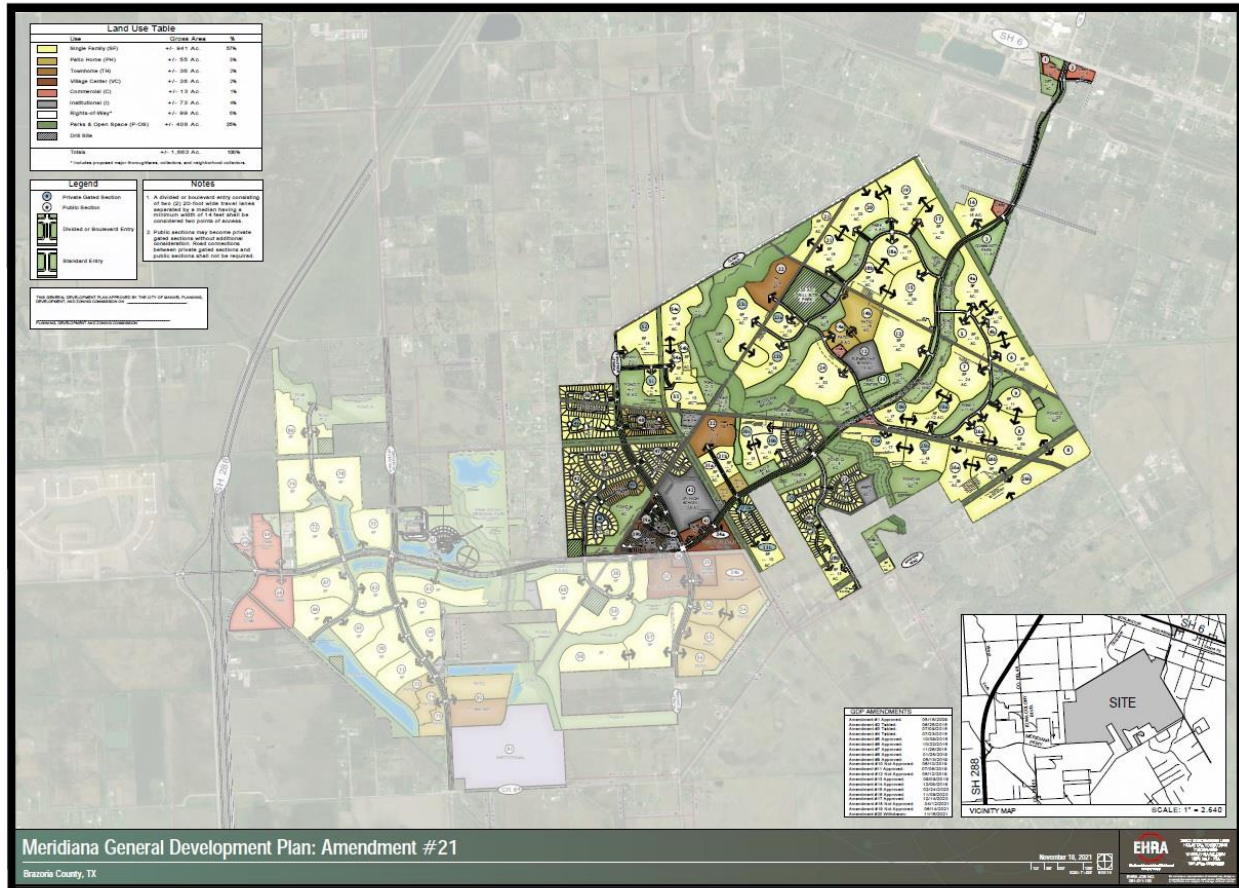
1. Approved construction plans by the City Engineer (Section 62-41 (a), Section 62-41 (b) (27), and Section 62-40).

Plat Exhibit

[illegible]

[illegible]

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



GENERAL NOTES:

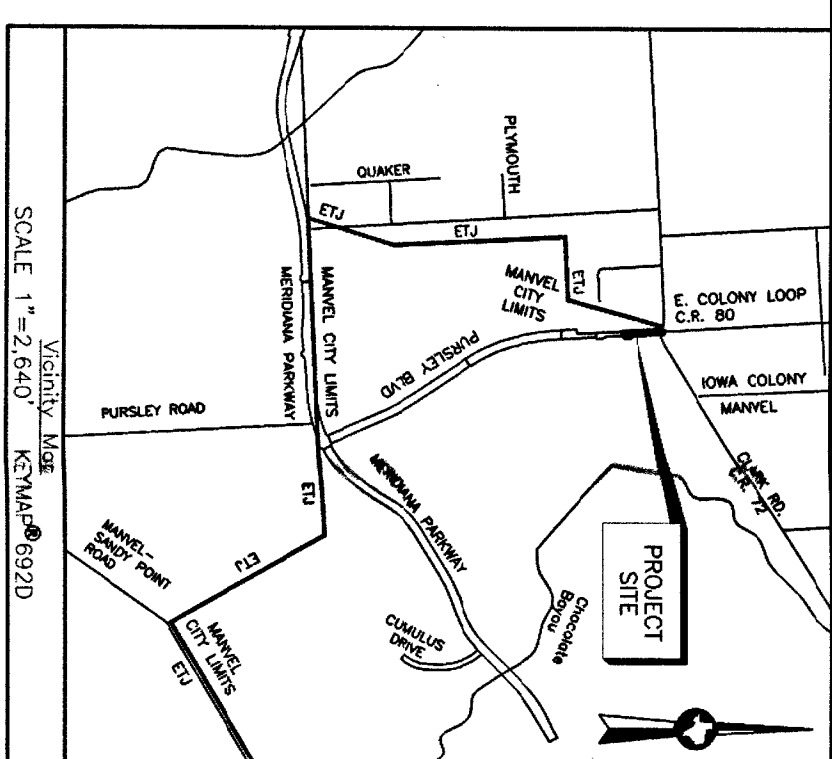
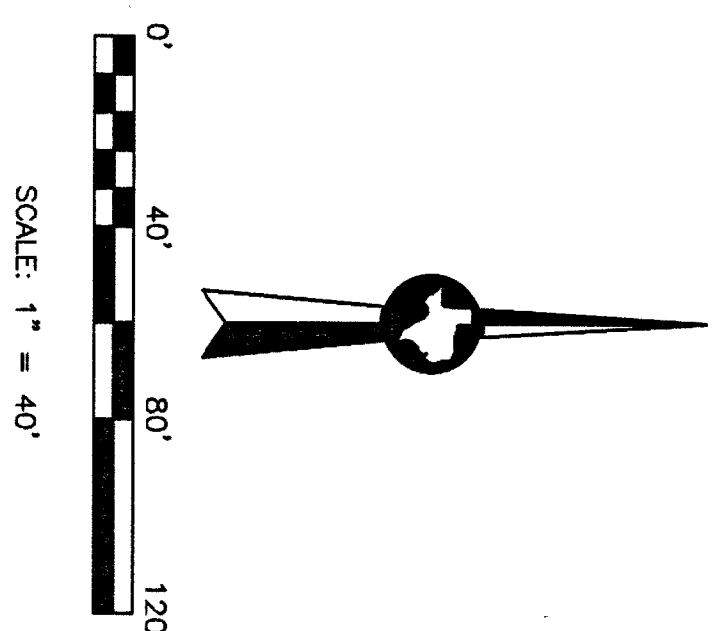
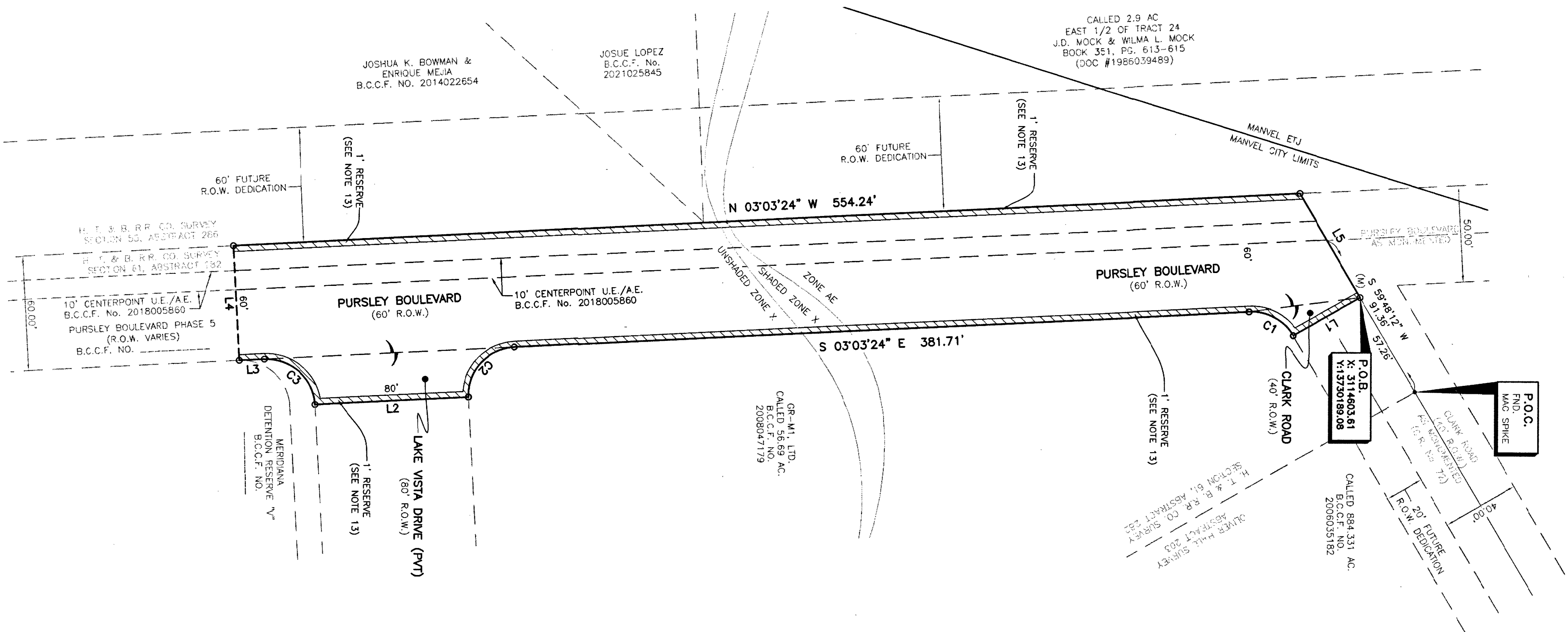
1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central zone.
2. The location of each station was determined by GPS measurements.
3. The factor 0.99987621815 was used to adjust the coordinates from the NAD 83 datum to the NAD 29 datum.

This flood slide net 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 a scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. ERMister, Hershaw, 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 ERMister, Hershaw, Russ & Associates, Inc. d/b/a EHRa.

4. All boundary corners for the plot shown herein are set 5/8-inch from rods with cap stamped "E.H.R.A. 71-73-48-4500", unless otherwise noted.
5. AC indicates Acres.
6. B.C.C.F. No. indicates Brazoria County Clerk's File Number.
7. B.C.D.R. indicates Brazoria County Deed Record.
8. E.U. indicates Extra-Jurisdictional Jurisdiction.
9. (A) indicates Acreage.
10. (M) indicates Map No. of Beginning.
11. P.O.C. indicates Point of Beginning.
12. P.O.C. indicates Point of Commencing.
13. R.O.W. indicates Right-of-Way.
14. S.D. indicates Storm Drainage.
15. P.R. indicates Private Street.
16. U.E./A. indicates Utility Easement/Arterial Easement.
17. ~~Indicates street name change.~~
18. The terms and conditions of Ordinance numbers 2005-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plot.
19. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
20. No residential, commercial, or industrial structure, other than structures necessary to operate the drainage pressure distribution system, shall be constructed as defined in section 62.2, or per Manvel Ordinances 2005-0-03 and 2009-0-04.
21. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
22. The boundary for this plot has a closure in excess of 1:15,000.
23. The property, subdivided in the foregoing plot lies in Brazoria County, the City of Manvel, Brazoria County, M.U.D. No. 36, Adam Independent School District and Brazoria County Drainage District #3.
24. Property within the boundaries of this plot and subject 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, parking, and other obstructions.
25. One-foot reserves dedicated to the public in fee as a buffer separation between the side or rear lot dedication being when the dedicated property is subdivided in a recorded plat, the one-foot reserves shall thereupon become and remain in the public for street right-of-way purposes and the fee therefor shall revert to and vest in the dedicator, his heirs, assigns, or successors.
26. There are 0.00 acres of uncumbered open space within the boundary of this plot.
27. 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, structure or improvement shall be constructed 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 placement or construction of a permanent structure shall be prohibited. This section applies to the placement or construction of a permanent structure on a subdivided lot, tract, or parcel of land. Chapter 38, Manufactured Housing, other city ordinances, or by State law.
28. 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.
29. A one-year maintenance bond in the amount of 100 percent of the total cost of the dedicating improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the dedicating improvements shall be required for the public improvements being dedicated to the city.
30. The Development Regulations and City Permits of the City of Manvel are required on all property.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

1. Sloe elevated (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage points (storm sewers) shall be kept clear of trees, shrubs, 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 owner and/or business owners, provided, however, no governmental entity, have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5.
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, the drainage system, having prior to development, had such ponding should extended period of time.
7. Land use within the subdivision is limited to an average imperviousness of no more than 77 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 report and/or redesign of the system may be necessary.
8. Other than shown herein, 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 a minimum 24" I.D. or equal.
10. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage of the storm water runoff from the storm water tank, shall be a sum (total) of both side slopes and channel bottom and 45 feet of both 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 "manhole" pipe in storm water/sewer applications. (See District Resolution No. 2007-08).
13. Prohibited use of "no nap" in storm water/sewer applications. (District Policy)
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch(es) 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(s). District #5 Board of Commissioners.
16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 property is located within the drainage easement. If not, the property owner will be responsible to comply as stated within the recorded easement.
17. Project field stop-sign will start within 355 calendar days from date shown here. Continuous and intermittent construction shall be completed within 180 calendar days from date shown here. Continuous and intermittent: Sub-Section 1.5. Plot and Plan approval process, and drainage access/egress procedures: time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1-1 (allowable time(s) and procedures for starting-up approved projects).



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'

NOS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 1/2 MILE WEST OF THE INTERSECTION OF STATE ROUTE 10 AND STATE ROUTE 100, SANTA FE, RAILWAY FROM THE STATION AT MANUEL, BROWARD COUNTY, P.O. 2 MI. WEST OF STATE-ROAD CROSSING, 55-1/2 FEET NORTHWEST OF LIME PILE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A WHITE MOBILE 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
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



EHRRA
ENGINEERING THE FUTURE

10011 MEADOWGLEN L
HOUSTON, TEXAS 77044
713.784.4500
WWW.EHRAINC.COM
TBPE NO. F-726
TBPELS NO. 100923000

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.

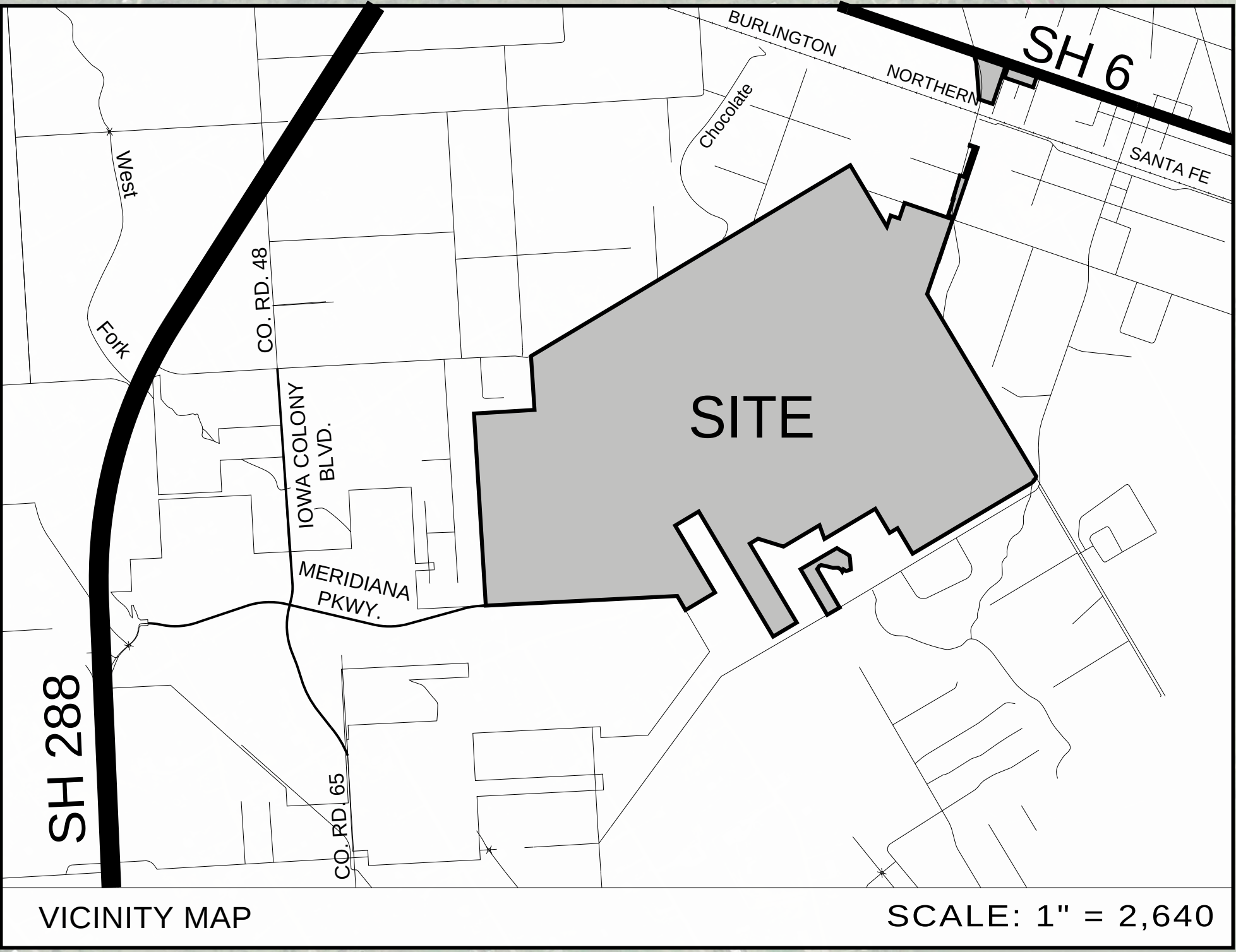
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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
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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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
281.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBLPL 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.

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%
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(See Note 1)

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- Notes**

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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Amendment #20 Withdrawn:	11/16/2021





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 CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward with recommendation to City Council,
Final Plat for Meridiana 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'

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 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:

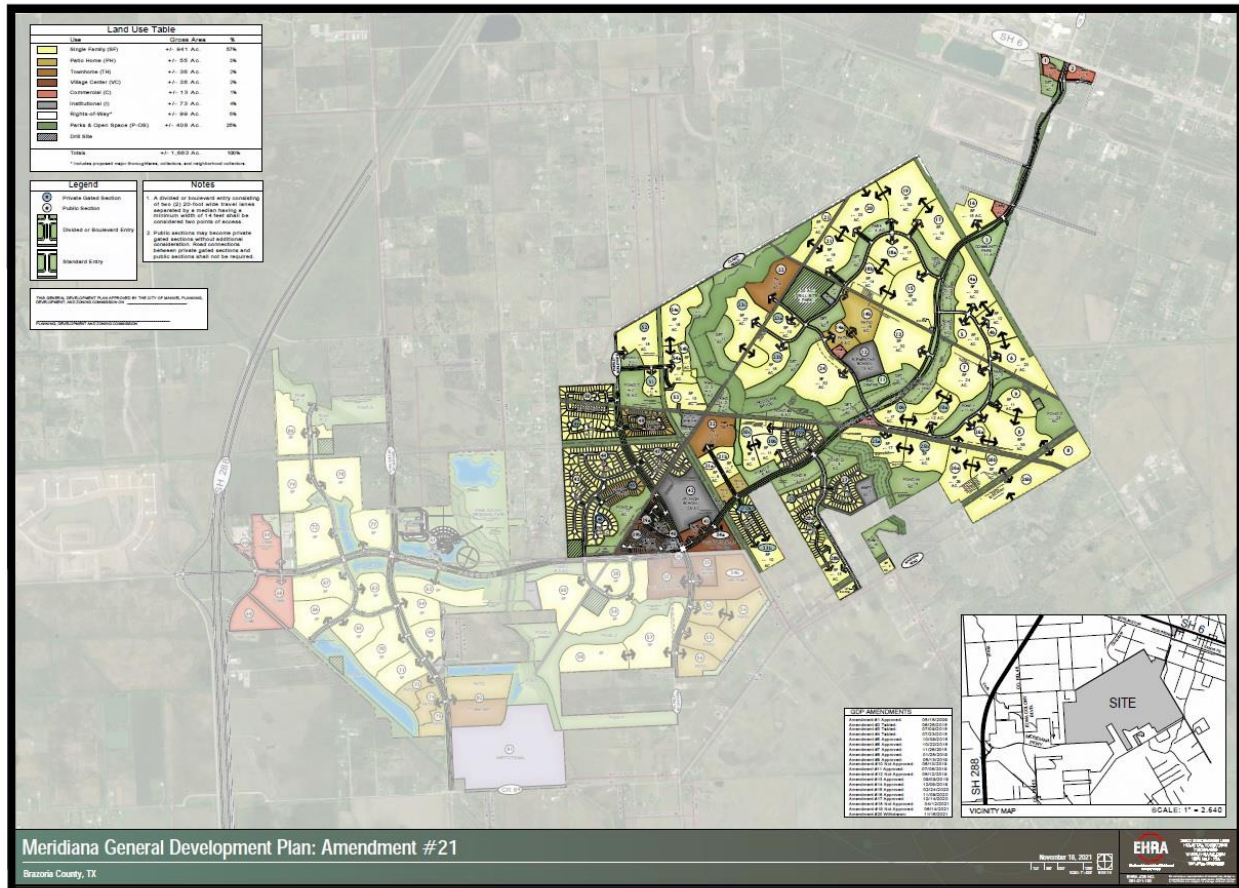
1. Add a plat note stating the existing structure located on Meridiana Detention Reserve T Phase 2 Final Plat will be removed by March 31, 2022.

[illegible]



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

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



F4256

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 282, 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 on 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 on 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 th day of December, 2021.

OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent
BY: [Signature]
Print Name: Matt Lawson
Title: President

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 th day of December, 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 th day of December, 2022.

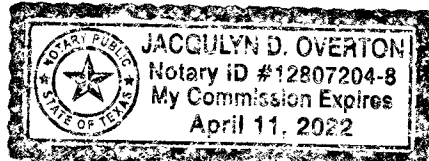
City Council

STATE OF TEXAS
COUNTY OF HARRIS

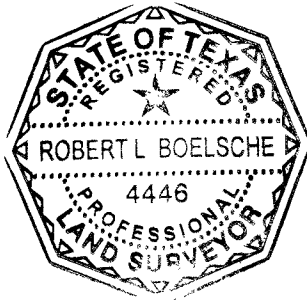
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and 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 th day of December, 2021.

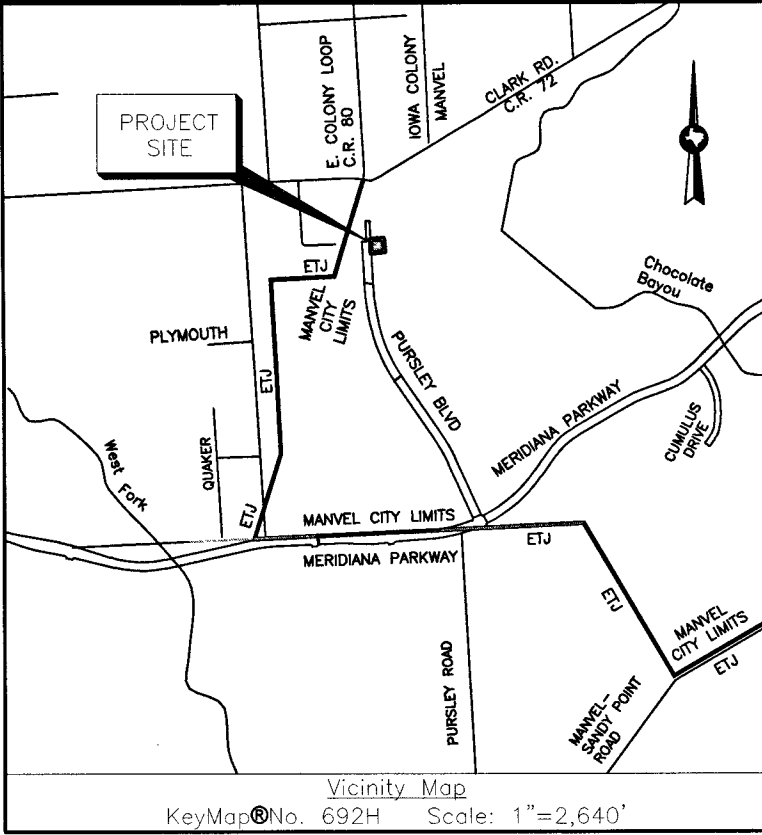
[Signature]
Notary Public in and for the
State of Texas
My Notary Commission Expires April 11, 2022



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 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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

[Signature] 12/6/21
Lee Walden, P.E., Date
President

[Signature] 12/6/21
Kerry L. Osburn Date
Vice President

[Signature] 12/6/21
Brandon Middleton Date
Secretary/Treasurer

[Signature] 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 # 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



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

E4256

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

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
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Standard Entry
(See Note 2)

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PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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HOUSTON, TEXAS 77042
713.368.4500
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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

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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'

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 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

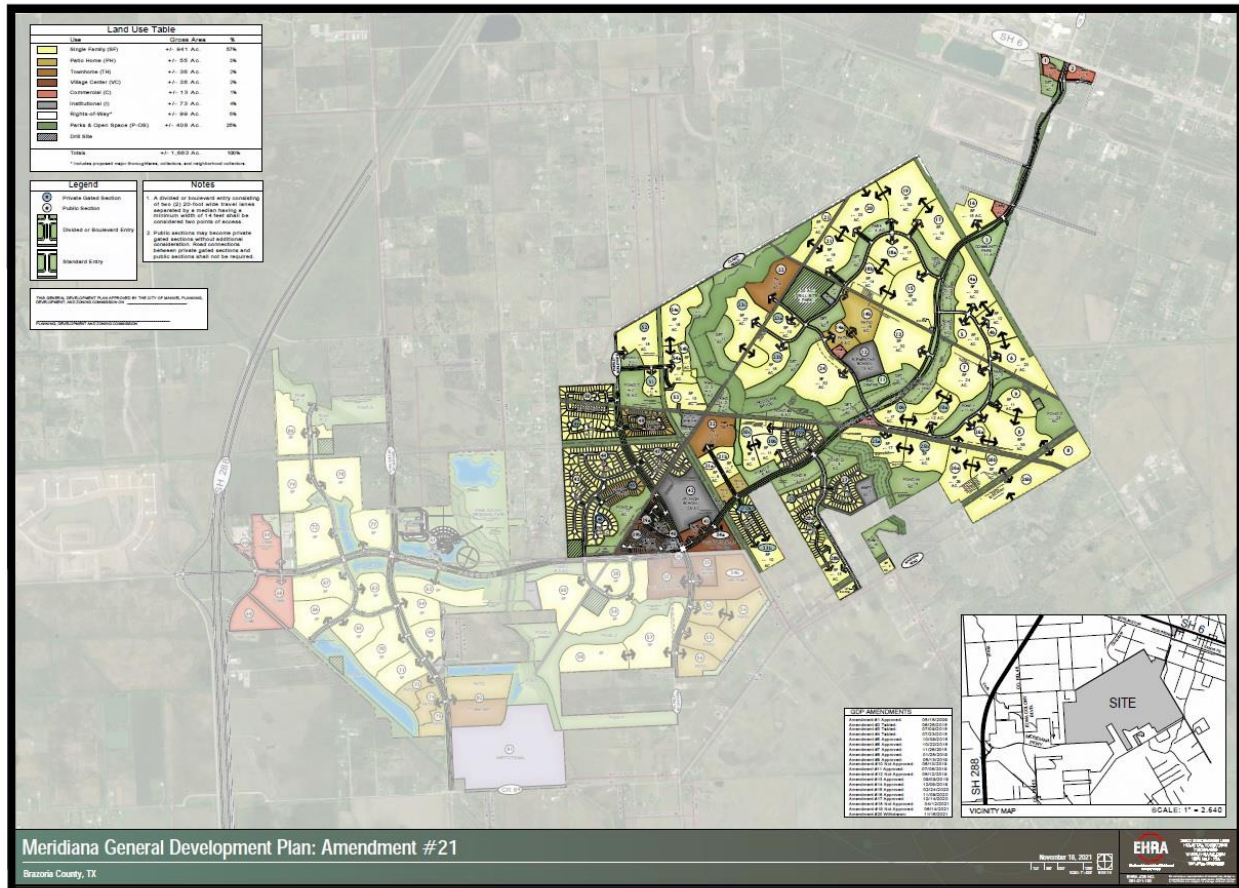
The City staff recommends approval with two conditions for the Meridiana Units 8 and 9 Open Space Preliminary Plat. The conditions are:

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

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



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 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.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- There are 0.0 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

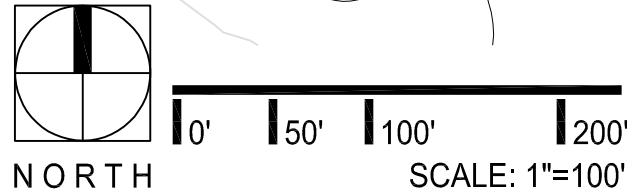
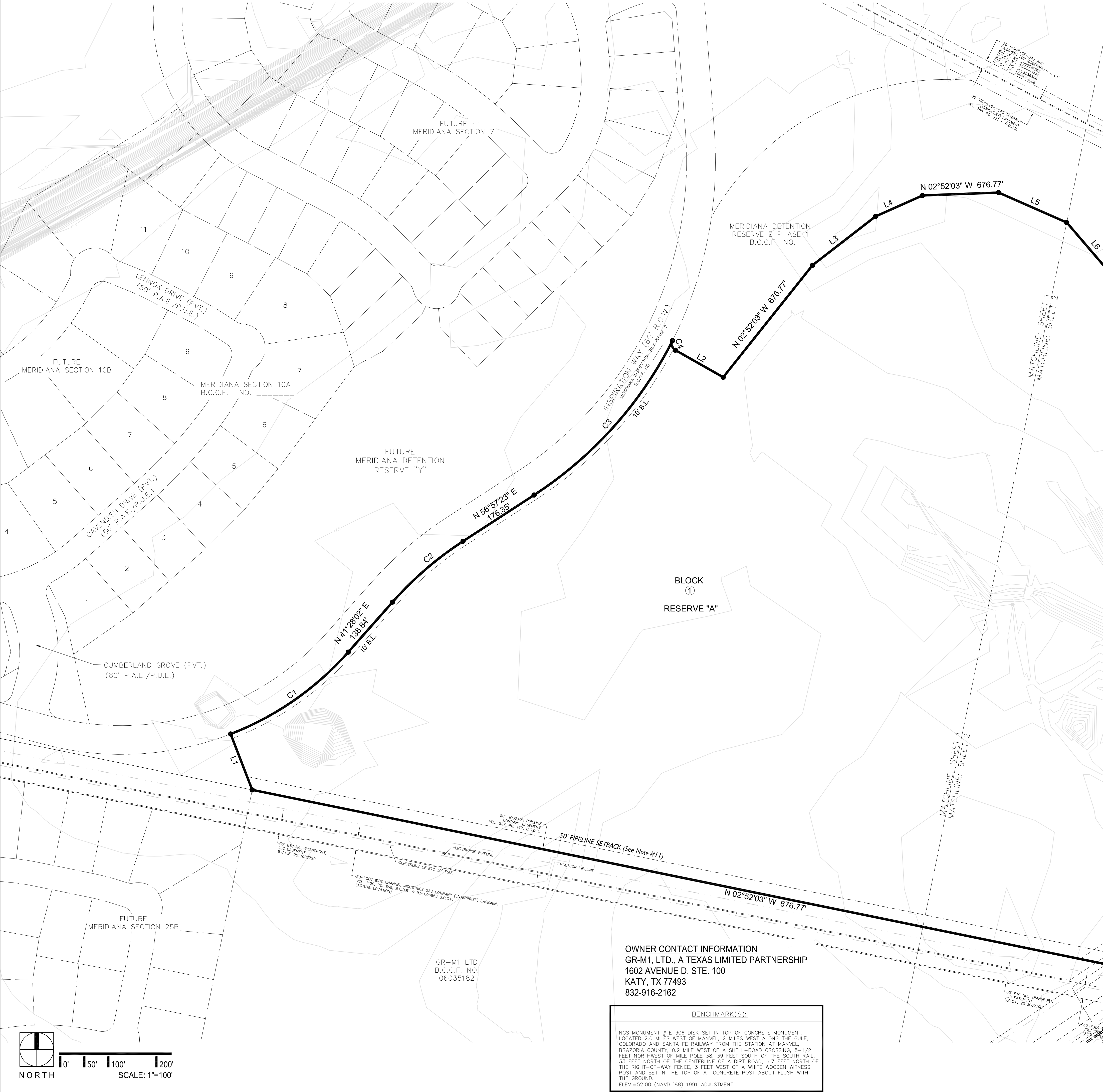
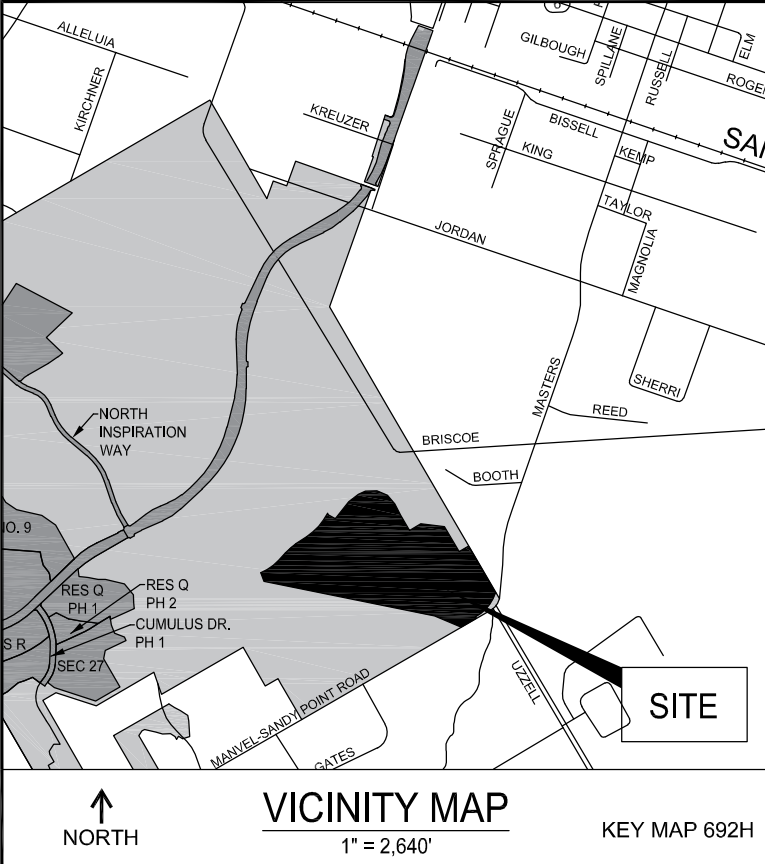
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage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

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



GR-M1 LTD
B.C.C.F. NO.
06035182

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, S-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

Meridiana Units 8 and 9 Open Space Preliminary Plat

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

Sheet 1 of 2

June 18, 2021



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

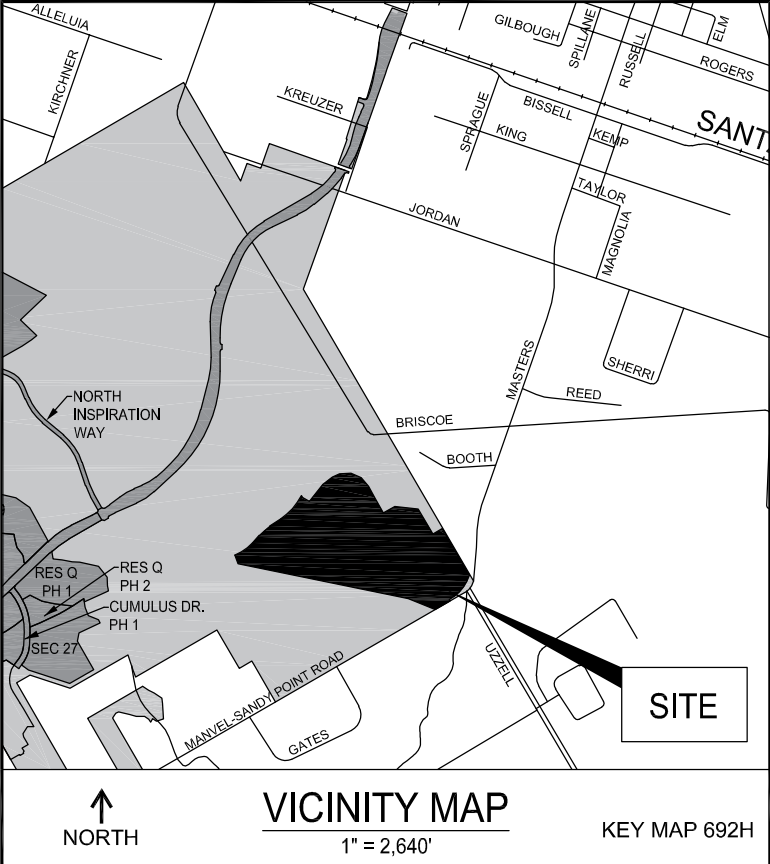
EHRA JOB NO.
081-011-150

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.

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'



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

Meridiana Units 8 and 9 Open Space Preliminary Plat

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

Sheet 2 of 2

June 18, 2021



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

EHRA JOB NO.
081-011-150

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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)).

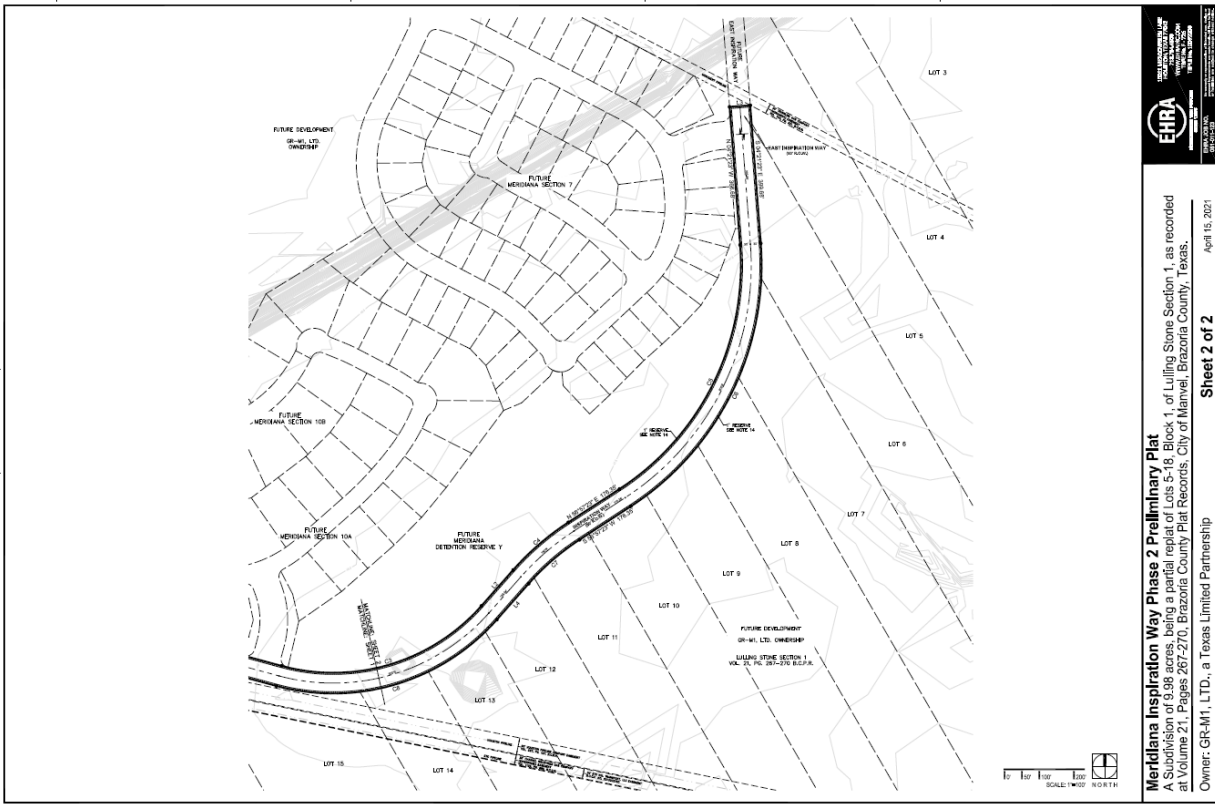
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DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit







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

Planning, Development and Zoning Commission Plat Report

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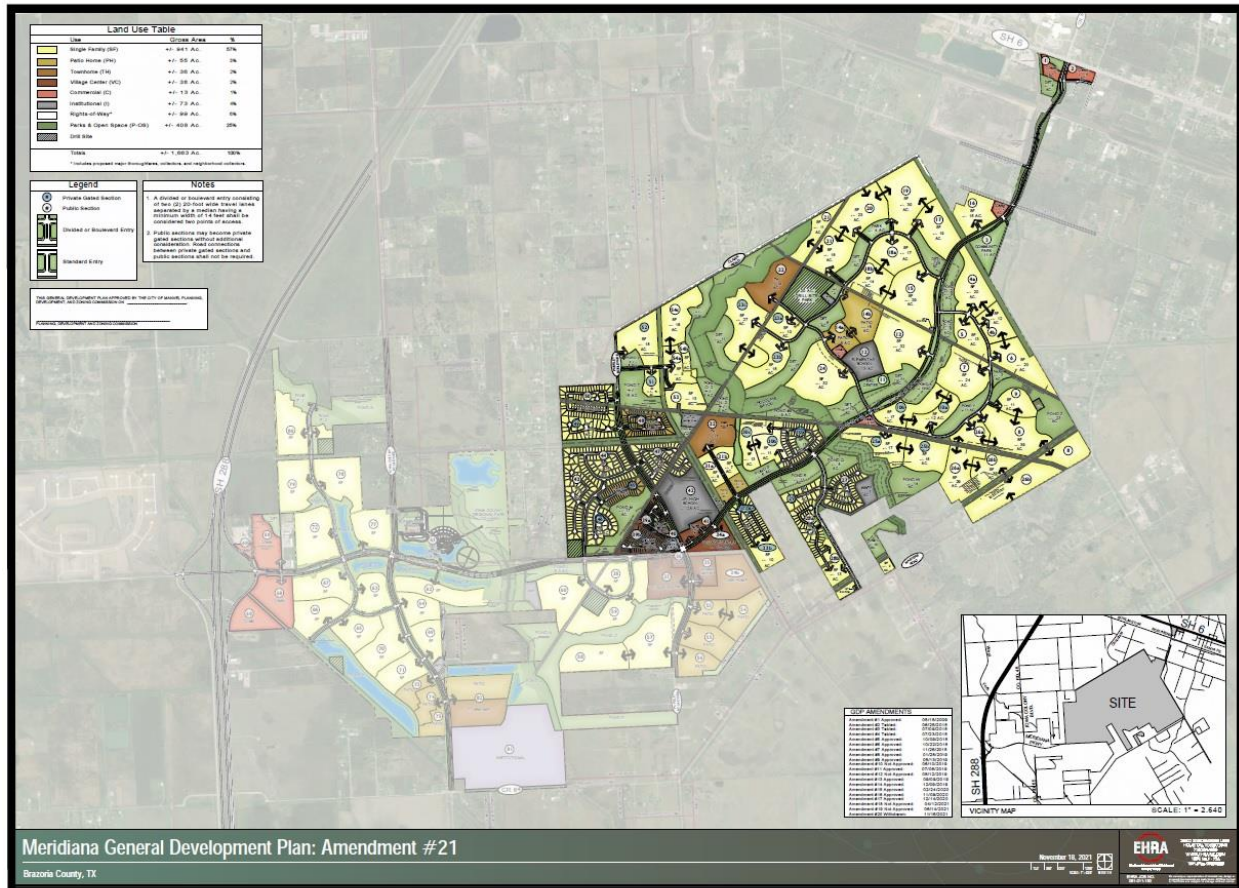
Staff Recommendation

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)).

[illegible]

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



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurement.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
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PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
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P.U.E. indicates Public Utility Easement.
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R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.W.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plot lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Properly within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116(a).
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, on extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

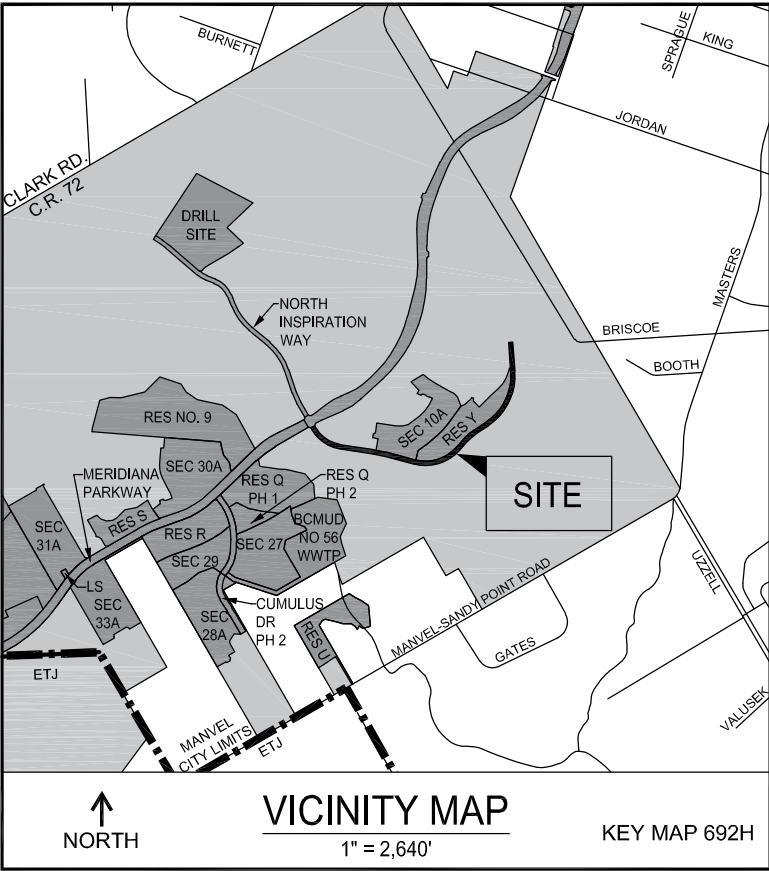
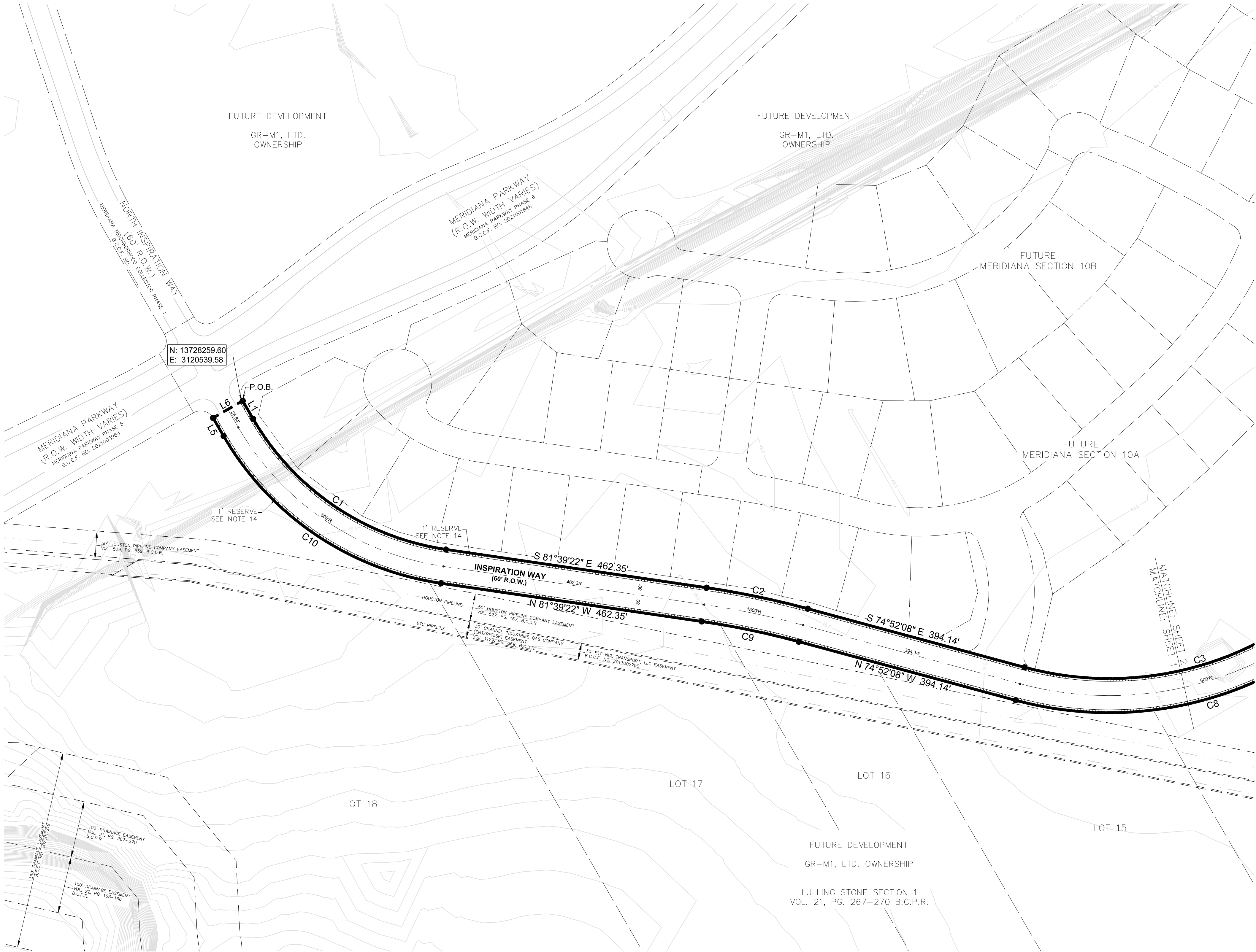
CITY COUNCIL

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'



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

Sheet 1 of 2

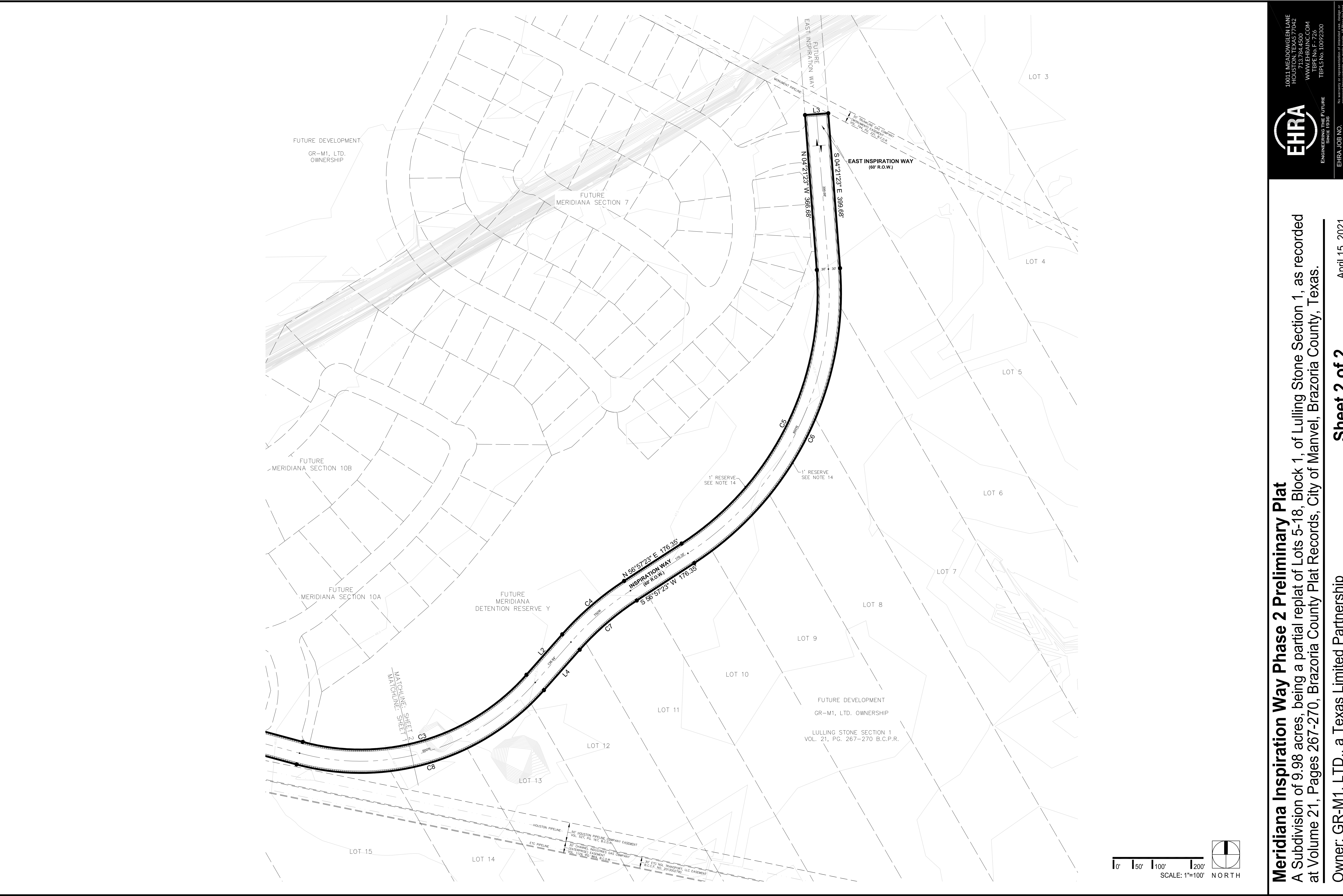
April 15, 2021

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBE No. F-726
TBPL No. 10029300

EHRA
ENGINEERING THE FUTURE
SINCE 1936

EHRA JOB NO. 085-011-123

No warranty or representation of intended use, design or construction is made by EHRA. All drawings and specifications are subject to change without notice.



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 **Sheet 2 of 2** April 15, 2021



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCC.COM
TBP ENG. F-726
TBP LSN. 10092300

No warranty or representation of intended use, design or construction is made by the engineer or architect. All conditions are subject to change without notice.

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.

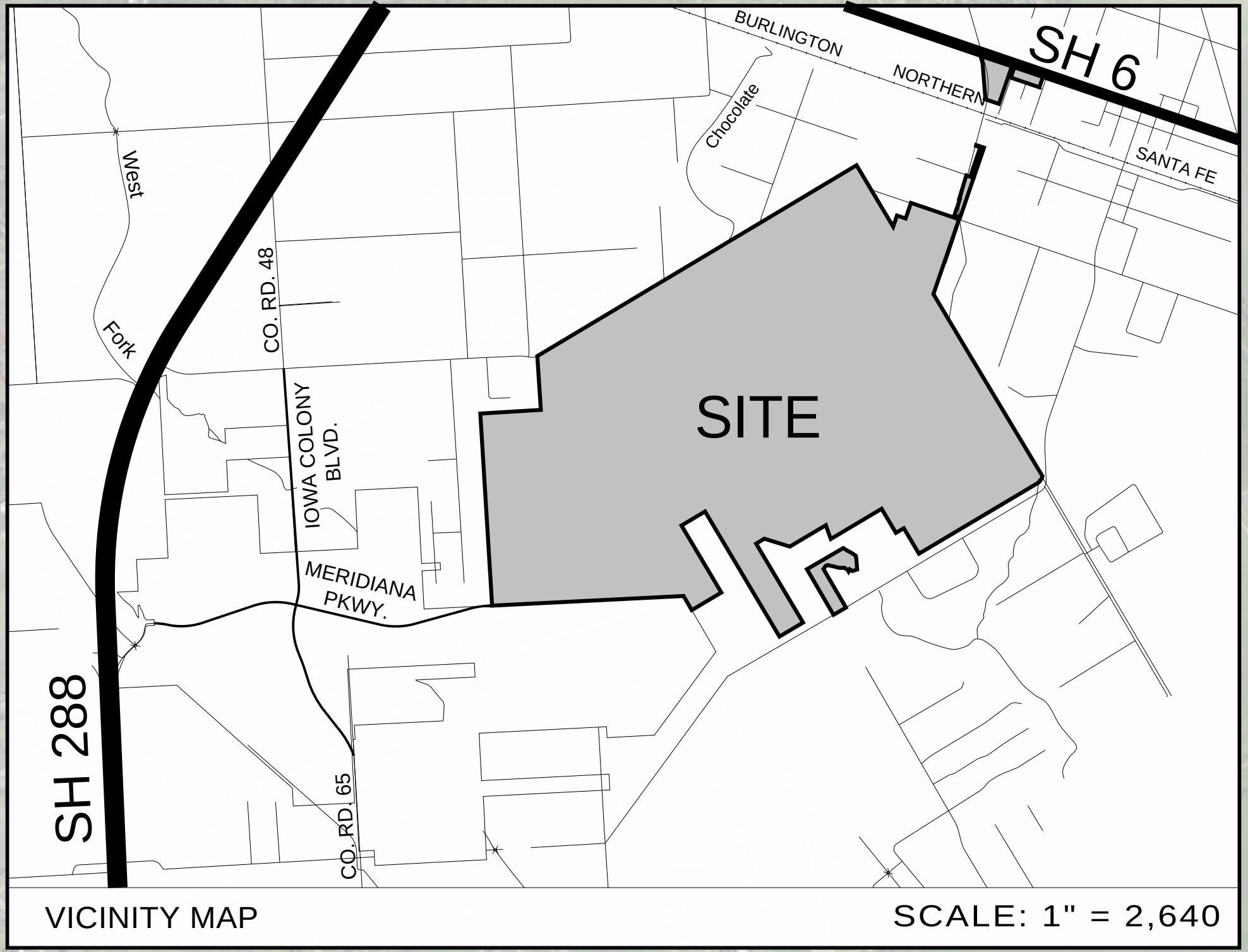
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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





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;
 - e. Flood zones and floodways, as determined by the applicable FEMA maps. The base flood elevation (BFE) shall be indicated on the preliminary plat as shall the flood zone;
 - 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:

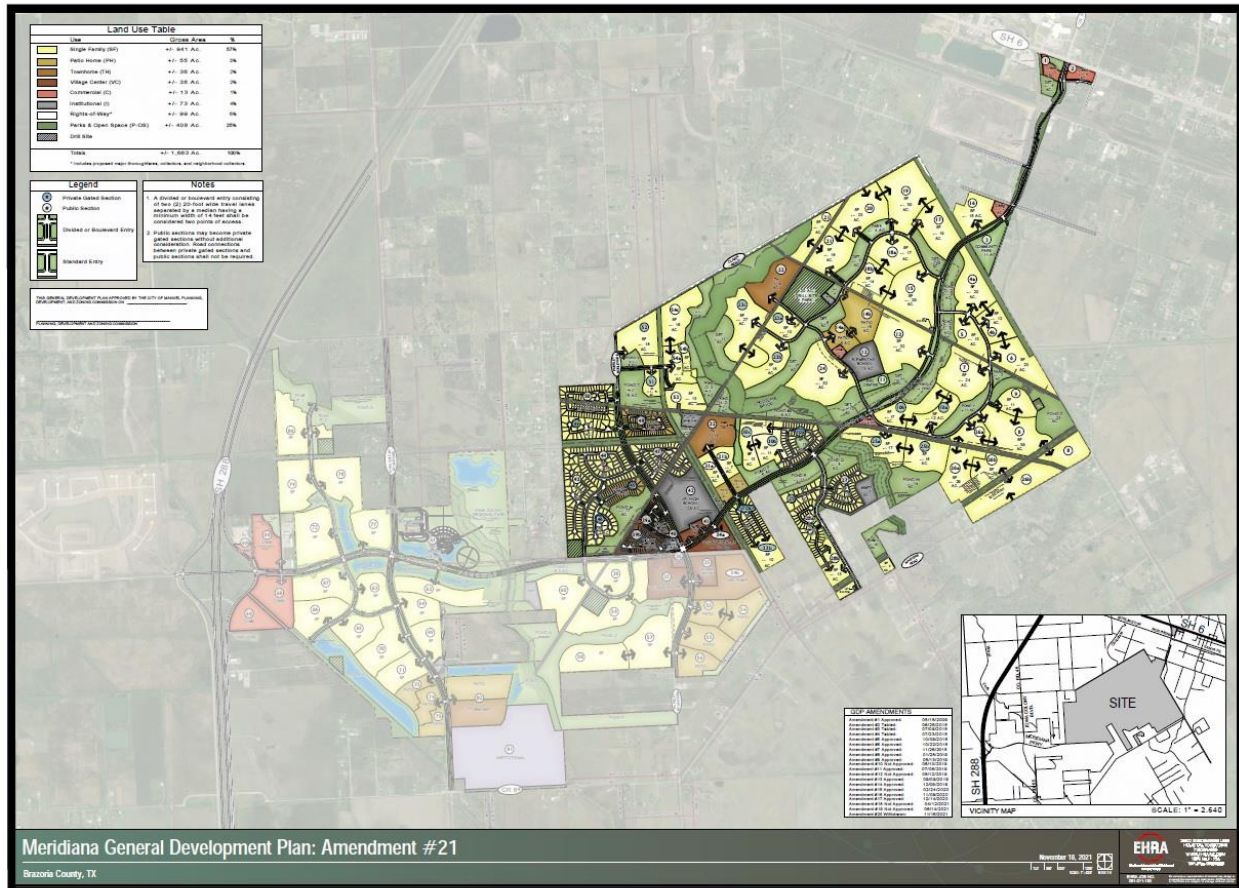
1. Update the date in the Title Block to the current date (Section 62-38 (a) (2)).
2. Change the street name from "East Inspiration Way" to "South Inspiration Way" (Section 62-38 (a) (10)).

[illegible]



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 CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward 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'

SIGNATURE

January 5, 2022

DATE



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;
 - e. Flood zones and floodways, as determined by the applicable FEMA maps. The base flood elevation (BFE) shall be indicated on the preliminary plat as shall the flood zone;
 - 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)).



GENERAL NOTES:

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

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

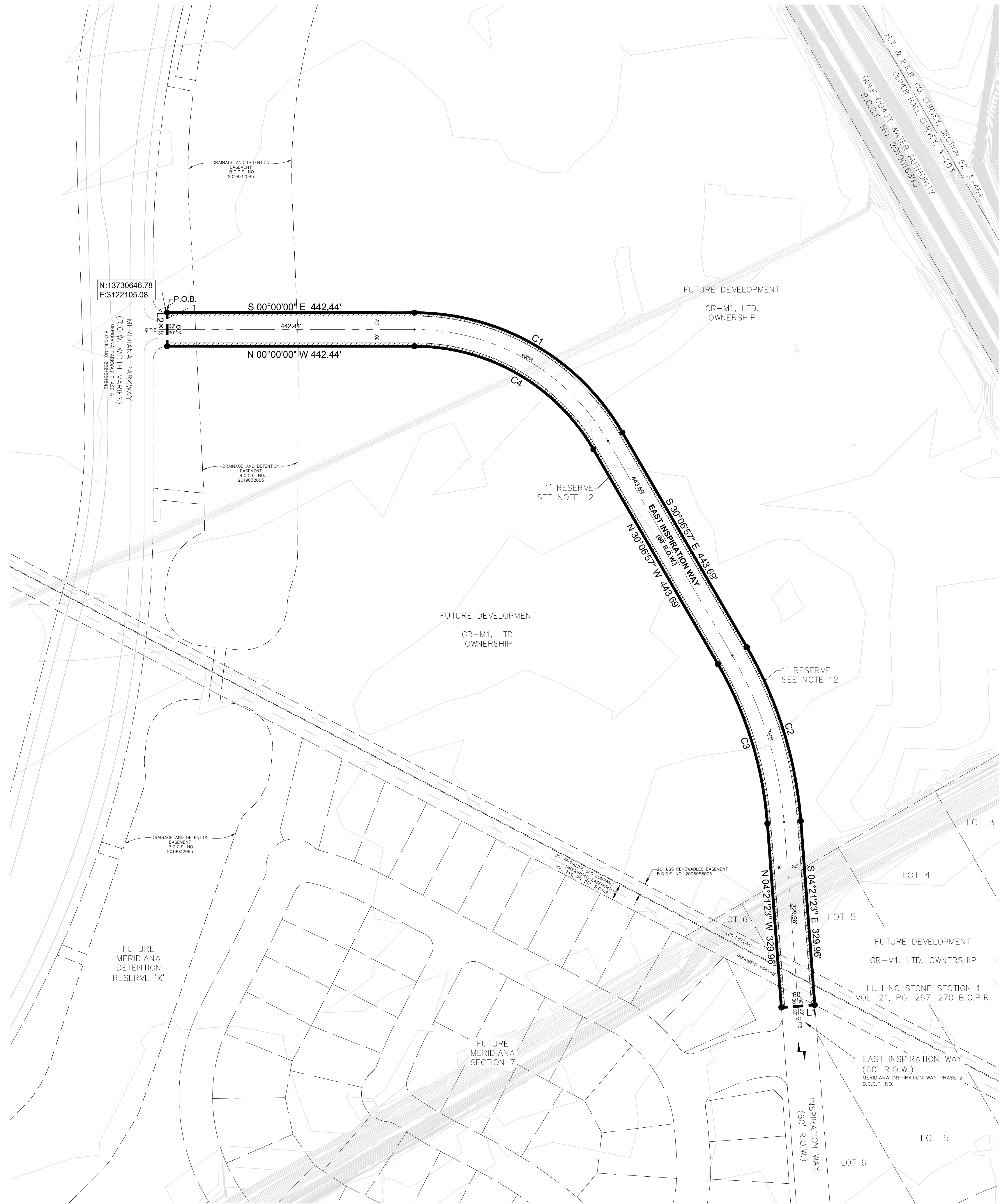
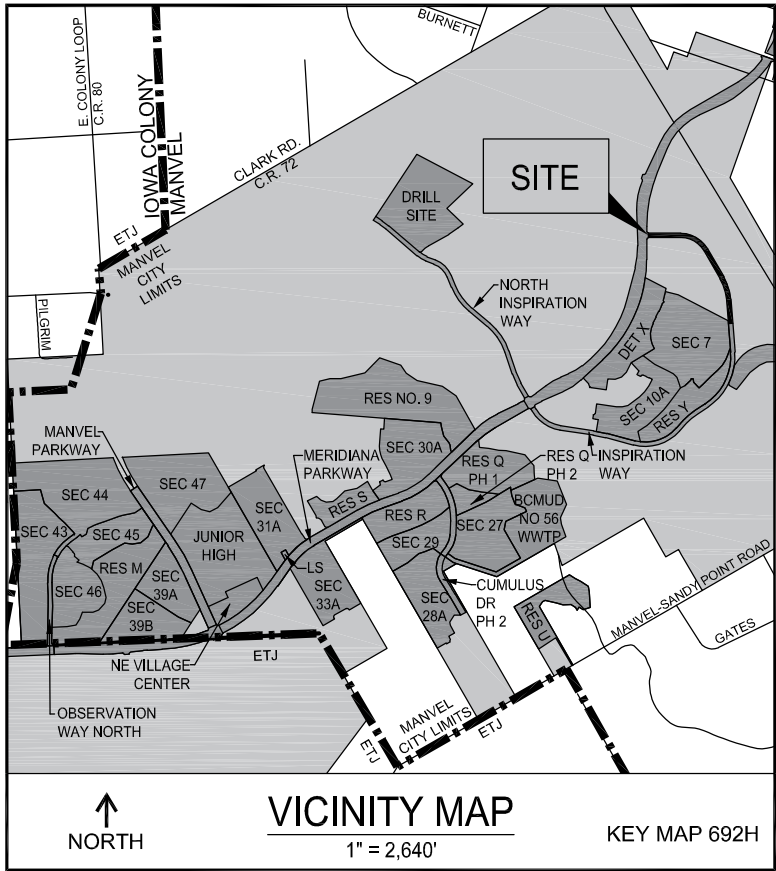
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage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

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



1"=100'
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



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

EHRA JOB NO. 081-011-126
No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 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%
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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



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 #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
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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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

ENGINEERING THE FUTURE

EHRA JOB NO.
081-011-150

No warranty or representation of intended use, design or proposed improvements are made herein. All plans for use of 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)).



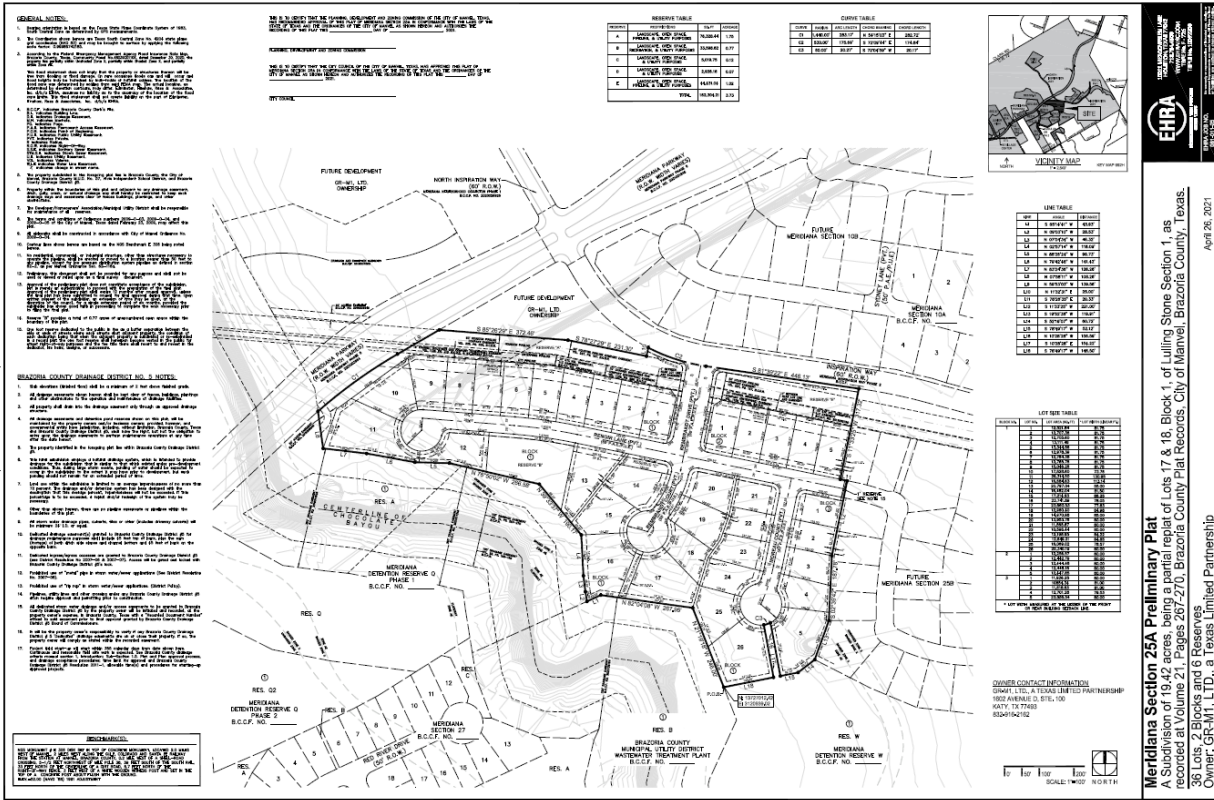
DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6

MANVEL, TX 77578

281-489-0630

Plat Exhibit







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 CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward 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'

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 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)).

[illegible]



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurement.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.480392010K, dated December 30, 2020, the property lies partially within Unshaded Zone X, partially within Shaded Zone X, and partially within Zone AE.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinchey, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinchey, Russ & Associates, Inc. d/b/a EHRA.
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B.L. indicates Building Line.
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P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
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R.O.W. indicates Right-Of-Way.
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S.W.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 37, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- Reserve "B" provides a total of 0.77 acres of unencumbered open space within the boundary of this plat.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity having jurisdiction, including, without limitation, Brazoria County Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
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- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
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BENCHMARK(S):

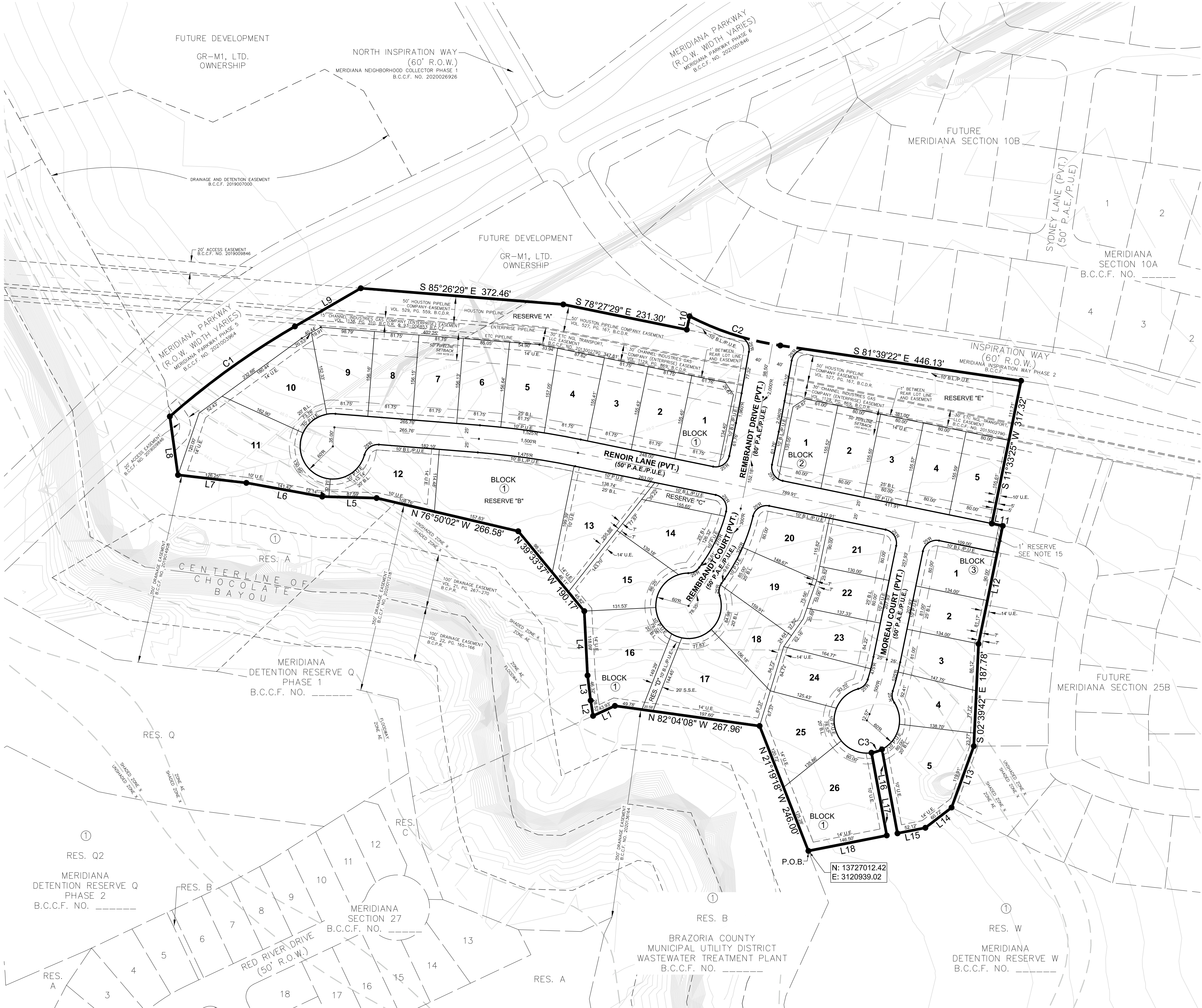
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, S-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A 4" 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

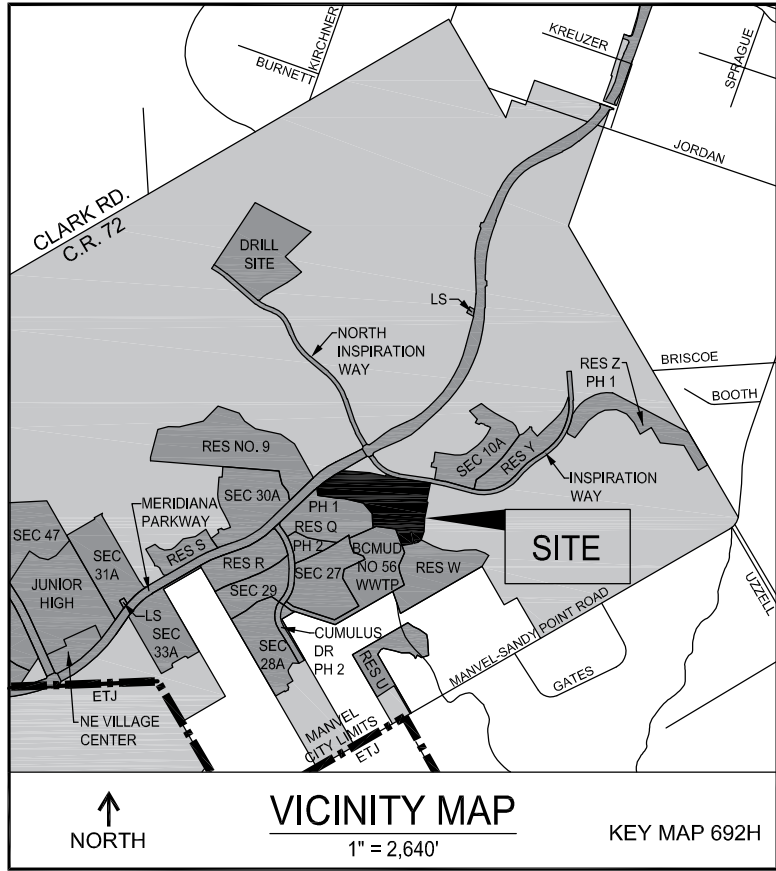


RESERVE TABLE

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'



LINE TABLE

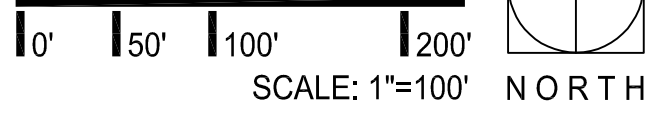
LINE	ANGLE	DISTANCE
L1	S 65°14'41" W	43.93'
L2	N 09°03'10" W	28.53'
L3	N 07°04'34" W	46.32'
L4	N 02°57'14" W	118.09'
L5	N 88°26'24" W	99.73'
L6	N 79°42'48" W	141.42'
L7	N 83°24'36" W	126.26'
L8	N 07°58'11" W	108.26'
L9	N 59°53'03" W	139.56'
L10	N 11°32'31" E	25.00'
L11	S 78°26'35" E	20.33'
L12	S 11°33'25" W	221.00'
L13	S 19°52'38" W	119.91'
L14	S 52°19'07" W	60.72'
L15	S 78°49'17" W	52.12'
L16	N 10°28'28" W	156.59'
L17	S 10°28'28" E	154.22'
L18	S 78°49'17" W	146.50'

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	* LOT WIDTH (LINEAR FT.)
1	1	12,521.84	81.75
	2	12,707.36	81.75
	3	12,705.60	81.75
	4	13,111.49	81.75
	5	13,344.56	81.75
	6	12,975.39	81.75
	7	12,764.38	81.75
	8	12,765.76	81.75
	9	15,046.26	81.75
	10	17,826.60	73.76
	11	29,314.50	130.95
	12	16,684.63	113.14
	13	20,797.04	55.00
	14	16,462.04	81.50
	15	17,214.93	86.25
	16	23,741.89	78.05
	17	23,660.53	77.83
	18	12,960.40	84.98
	19	14,970.98	85.00
	20	13,953.76	80.00
	21	11,365.87	80.00
	22	10,598.44	80.00
	23	12,198.95	84.22
	24	12,649.21	84.85
	25	16,069.02	75.57
	26	25,340.19	80.00
2	1	12,256.57	80.00
	2	12,442.79	80.00
	3	12,444.48	80.00
	4	12,445.16	80.00
	5	12,447.85	80.00
3	1	11,926.25	80.00
	2	10854.34	81.00
	3	11,618.63	81.00
	4	12,701.28	79.53
	5	23,556.54	80.00

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

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



Meridiana Section 25A Preliminary Plat

A Subdivision of 19.42 acres, being a partial replat of Lots 17 & 18, Block 1, of Luling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

36 Lots, 2 Blocks and 6 Reserves

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

April 26, 2021



EHRA JOB NO. 081-011-25

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.7844500
WWW.EHRAINC.COM
TBB#NG, F-726
TBP#LS No. 10022300

No warranty or representation of intended use, design or construction is made by EHRA. All drawings and specifications are subject to change without notice.

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



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

ENGINEERING THE FUTURE

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 CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward 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 ☒

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'

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 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:

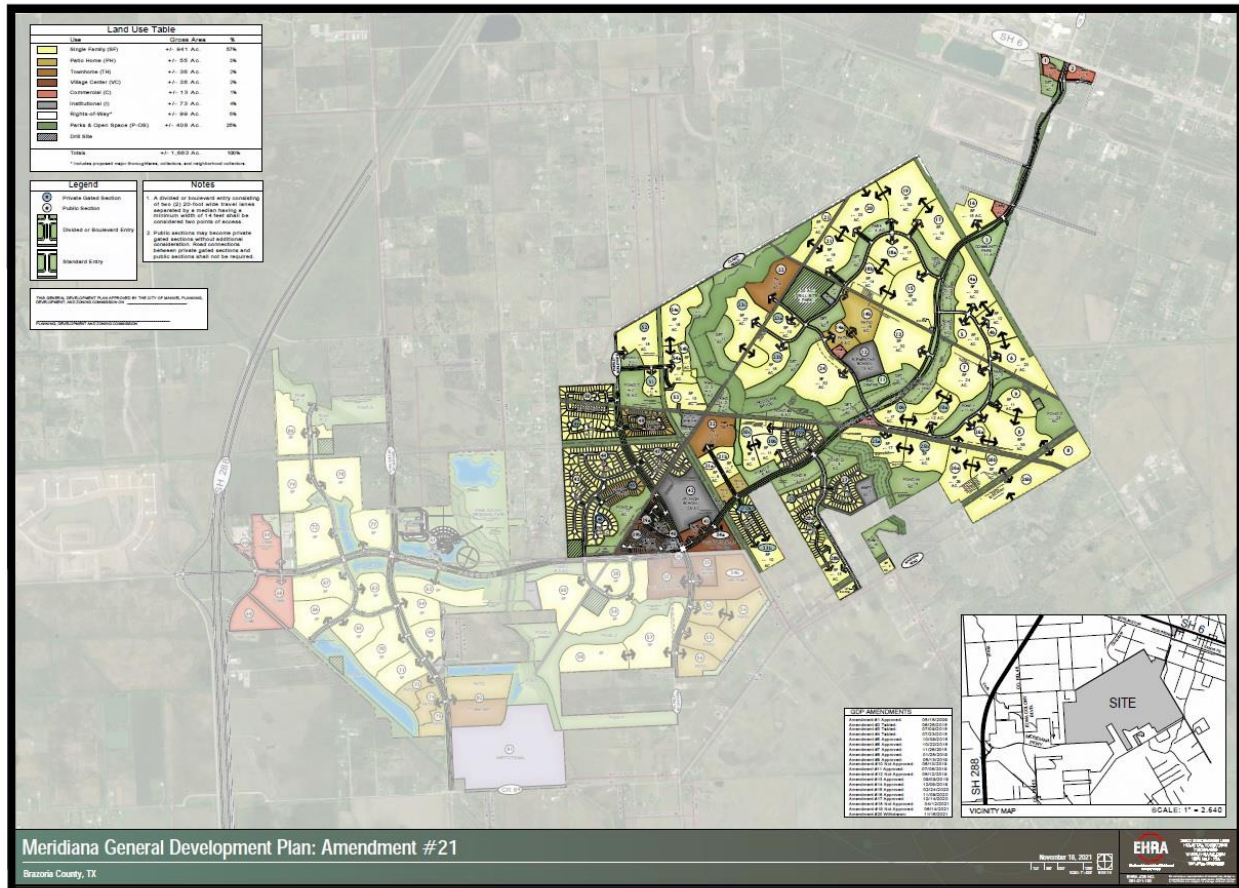
1. Update the date in the Title Block to the current date (Section 62-38 (a) (2)).
2. Include "access" to Reserve W use restriction in the Reserve Table (Section (a) (9)).

[illegible]



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:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C010K, dated December 30, 2020, the property lies partially within Flooded Areas in Zone AE, partially within Zone AE, partially within Shaded Zone X, and partially within Unshaded Zone X.

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U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage, or way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association/Drainage District/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
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- Reserve "W" provides a total of 2.26 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

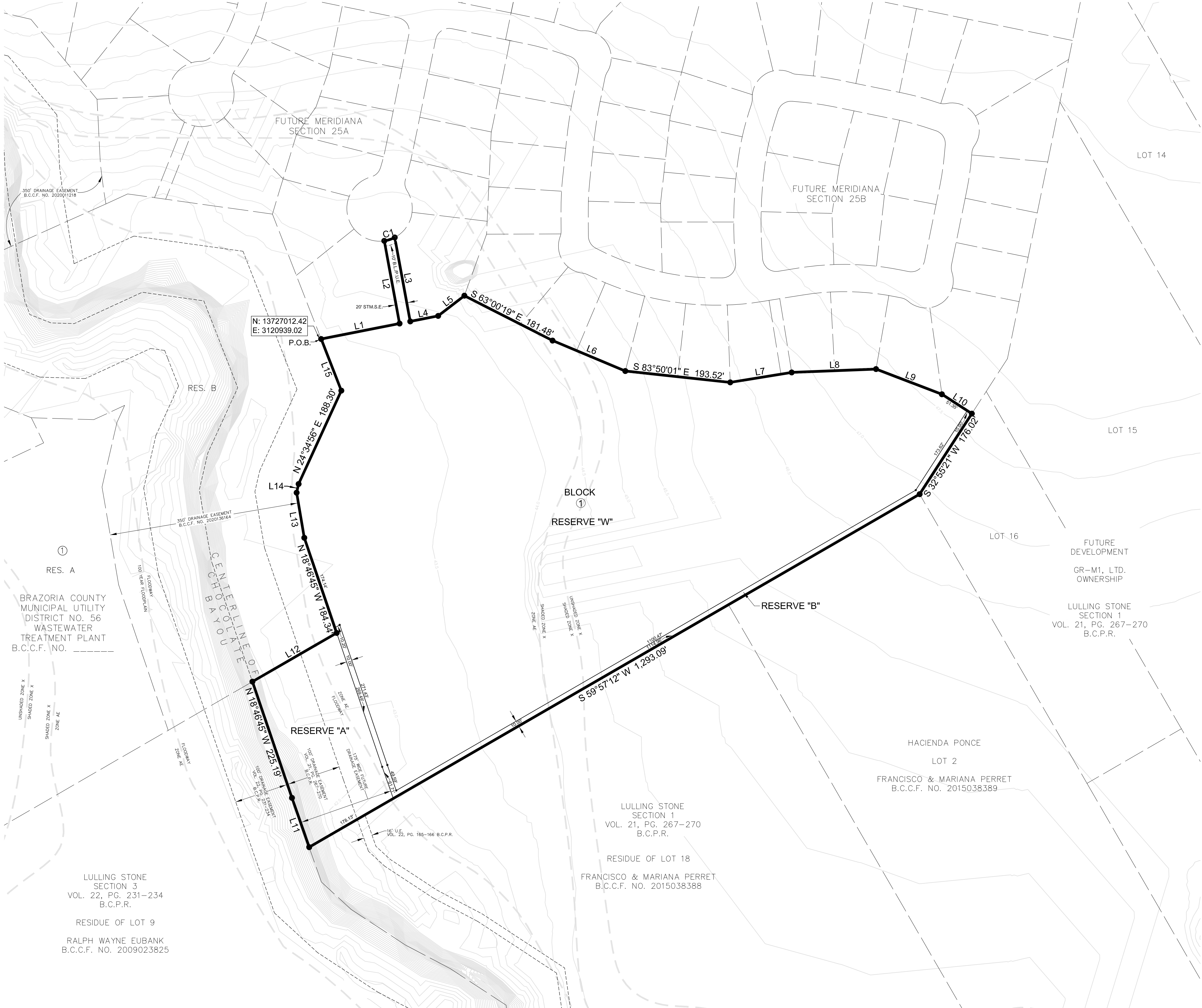
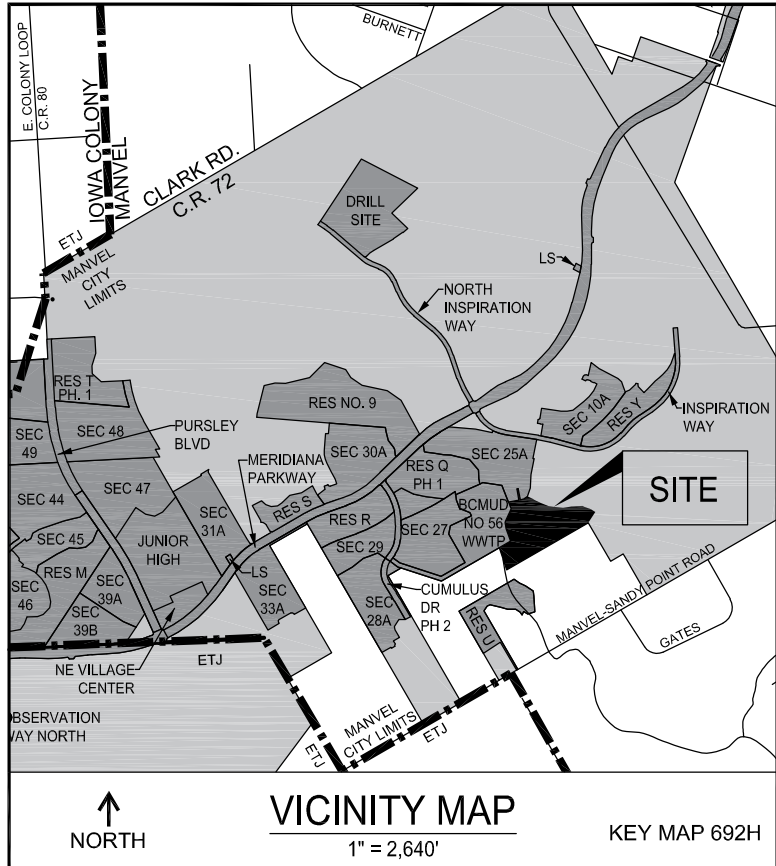
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA DETENTION RESERVE "W" IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____,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

CITY COUNCIL

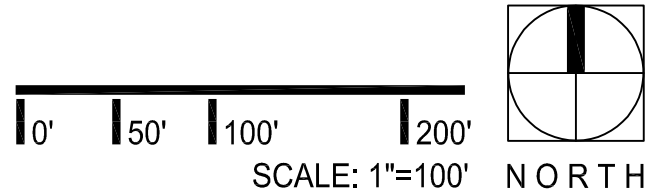
RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE	
A	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	56,170.33	1.29	
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	16,086.44	0.37	
W	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	604,387.87	13.87	
TOTAL		676,644.64	15.46	

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'



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



Meridiana Detention Reserve 'W' Preliminary Plat
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.

1 Block and 3 Reserves

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

April 30, 2021



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCCOM
TBP# No. F-726
TBP# No. 10092300

No warranty or representation of intended use, design or construction is made by EHRA. The use of the plat and its contents and facilities are subject to change without notice.

EHRA JOB NO. 081-011-202

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



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





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)).



OWNER CONTACT INFORMATION

GRANIT, LTD., A TEXAS LIMITED PARTNERSHIP
1802 AVENUE G, SUITE 100
KATY, TX 77633
800-442-7422

PREPARED BY:

GRANIT, LTD., A TEXAS LIMITED PARTNERSHIP
1802 AVENUE G, SUITE 100
KATY, TX 77633
800-442-7422

DATE: 06/14/2021

PROJECT: MEDALLION DETENTION RESERVE 'X' PRELIMINARY PLAT

SCALE: 1" = 100'

NORTH

SECTION 10A

SECTION 7

SECTION 10B

SECTION 10C

SECTION 10D

SECTION 10E

SECTION 10F

SECTION 10G

SECTION 10H

SECTION 10I

SECTION 10J

SECTION 10K

SECTION 10L

SECTION 10M

SECTION 10N

SECTION 10O

SECTION 10P

SECTION 10Q

SECTION 10R

SECTION 10S

SECTION 10T

SECTION 10U

SECTION 10V

SECTION 10W

SECTION 10X

SECTION 10Y

SECTION 10Z

SECTION 10AA

SECTION 10AB

SECTION 10AC

SECTION 10AD

SECTION 10AE

SECTION 10AF

SECTION 10AG

SECTION 10AH

SECTION 10AI

SECTION 10AJ

SECTION 10AK

SECTION 10AL

SECTION 10AM

SECTION 10AN

SECTION 10AO

SECTION 10AP

SECTION 10AQ

SECTION 10AR

SECTION 10AS

SECTION 10AT

SECTION 10AU

SECTION 10AV

SECTION 10AW

SECTION 10AX

SECTION 10AY

SECTION 10AZ

SECTION 10BA

SECTION 10BB

SECTION 10BC

SECTION 10BD

SECTION 10BE

SECTION 10BF

SECTION 10BG

SECTION 10BH

SECTION 10BI

SECTION 10BJ

SECTION 10BK

SECTION 10BL

SECTION 10BM

SECTION 10BN

SECTION 10BO

SECTION 10BP

SECTION 10BQ

SECTION 10BR

SECTION 10BS

SECTION 10BT

SECTION 10BU

SECTION 10BV

SECTION 10BW

SECTION 10BX

SECTION 10BY

SECTION 10BZ

SECTION 10CA

SECTION 10CB

SECTION 10CC

SECTION 10CD

SECTION 10CE

SECTION 10CF

SECTION 10CG

SECTION 10CH

SECTION 10CI

SECTION 10CJ

SECTION 10CK

SECTION 10CL

SECTION 10CM

SECTION 10CN

SECTION 10CO

SECTION 10CP

SECTION 10CQ

SECTION 10CR

SECTION 10CS

SECTION 10CT

SECTION 10CU

SECTION 10CV

SECTION 10CW

SECTION 10CX

SECTION 10CY

SECTION 10CZ

SECTION 10DA

SECTION 10DB

SECTION 10DC

SECTION 10DD

SECTION 10DE

SECTION 10DF

SECTION 10DG

SECTION 10DH

SECTION 10DI

SECTION 10DJ

SECTION 10DK

SECTION 10DL

SECTION 10DM

SECTION 10DN

SECTION 10DO

SECTION 10DP

SECTION 10DQ

SECTION 10DR

SECTION 10DS

SECTION 10DT

SECTION 10DU

SECTION 10DV

SECTION 10DW

SECTION 10DX

SECTION 10DY

SECTION 10DZ

SECTION 10EA

SECTION 10EB

SECTION 10EC

SECTION 10ED

SECTION 10EE

SECTION 10EF

SECTION 10EG

SECTION 10EH

SECTION 10EI

SECTION 10EJ

SECTION 10EK

SECTION 10EL

SECTION 10EM

SECTION 10EN

SECTION 10EO

SECTION 10EP

SECTION 10EQ

SECTION 10ER

SECTION 10ES

SECTION 10ET

SECTION 10EU

SECTION 10EV

SECTION 10EW

SECTION 10EX

SECTION 10EY

SECTION 10EZ

SECTION 10FA

SECTION 10FB

SECTION 10FC

SECTION 10FD

SECTION 10FE

SECTION 10FF

SECTION 10FG

SECTION 10FH

SECTION 10FI

SECTION 10FJ

SECTION 10FK

SECTION 10FL

SECTION 10FM

SECTION 10FN

SECTION 10FO

SECTION 10FP

SECTION 10FQ

SECTION 10FR

SECTION 10FS

SECTION 10FT

SECTION 10FU

SECTION 10FV

SECTION 10FW

SECTION 10FX

SECTION 10FY

SECTION 10FZ

SECTION 10GA

SECTION 10GB

SECTION 10GC

SECTION 10GD

SECTION 10GE

SECTION 10GF

SECTION 10GG

SECTION 10GH

SECTION 10GI

SECTION 10GJ

SECTION 10GK

SECTION 10GL

SECTION 10GM

SECTION 10GN

SECTION 10GO

SECTION 10GP

SECTION 10GQ

SECTION 10GR

SECTION 10GS

SECTION 10GT

SECTION 10GU

SECTION 10GV

SECTION 10GW

SECTION 10GX

SECTION 10GY

SECTION 10GZ

SECTION 10HA

SECTION 10HB

SECTION 10HC

SECTION 10HD

SECTION 10HE

SECTION 10HF

SECTION 10HG

SECTION 10HH

SECTION 10HI

SECTION 10HJ

SECTION 10HK

SECTION 10HL

SECTION 10HM

SECTION 10HN

SECTION 10HO

SECTION 10HP

SECTION 10HQ

SECTION 10HR

SECTION 10HS

SECTION 10HT

SECTION 10HU

SECTION 10HV

SECTION 10HW

SECTION 10HX

SECTION 10HY

SECTION 10HZ

SECTION 10IA

SECTION 10IB

SECTION 10IC

SECTION 10ID

SECTION 10IE

SECTION 10IF

SECTION 10IG

SECTION 10IH

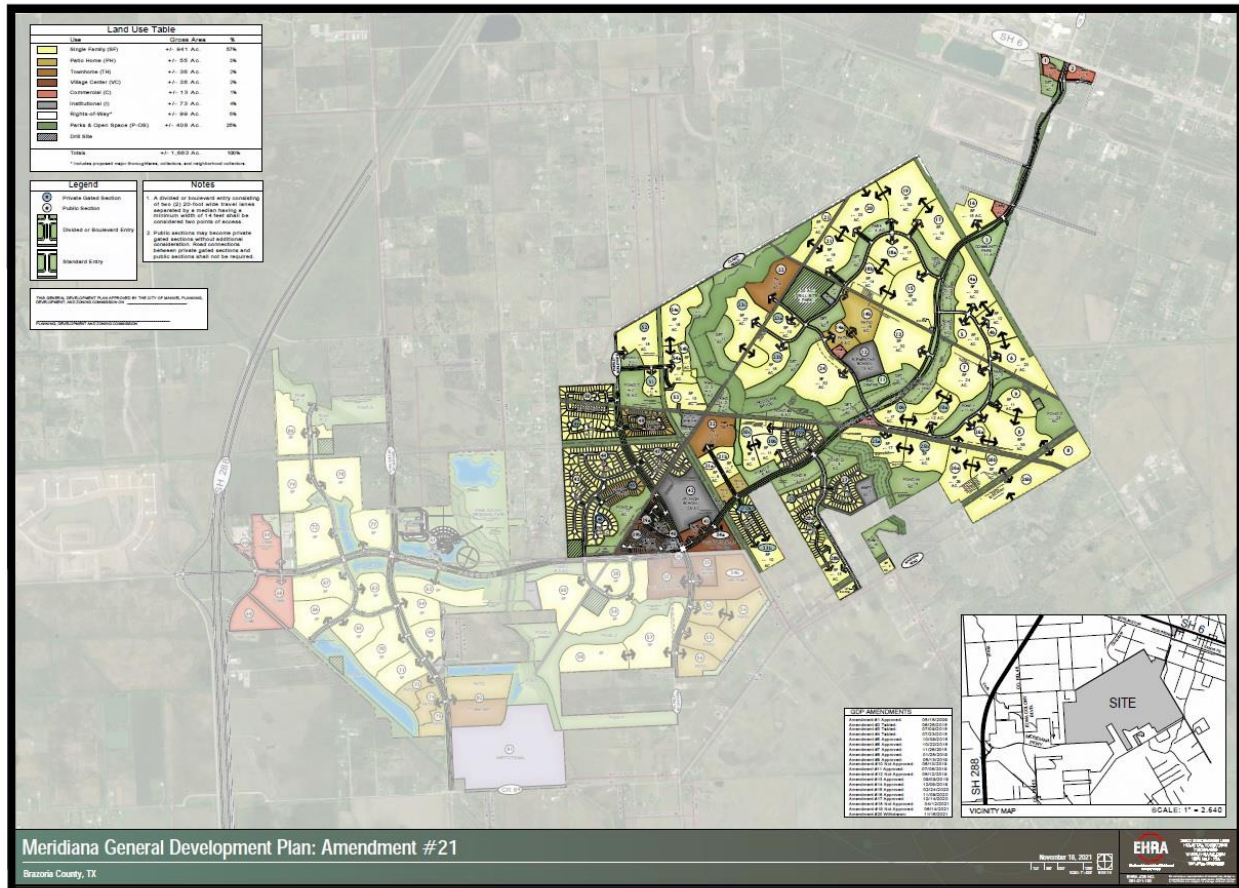
SECTION 10II

SECTION



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

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



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%
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* 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**
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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



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
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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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBP/LS 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 CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward 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'

SIGNATURE

January 5, 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 CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 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

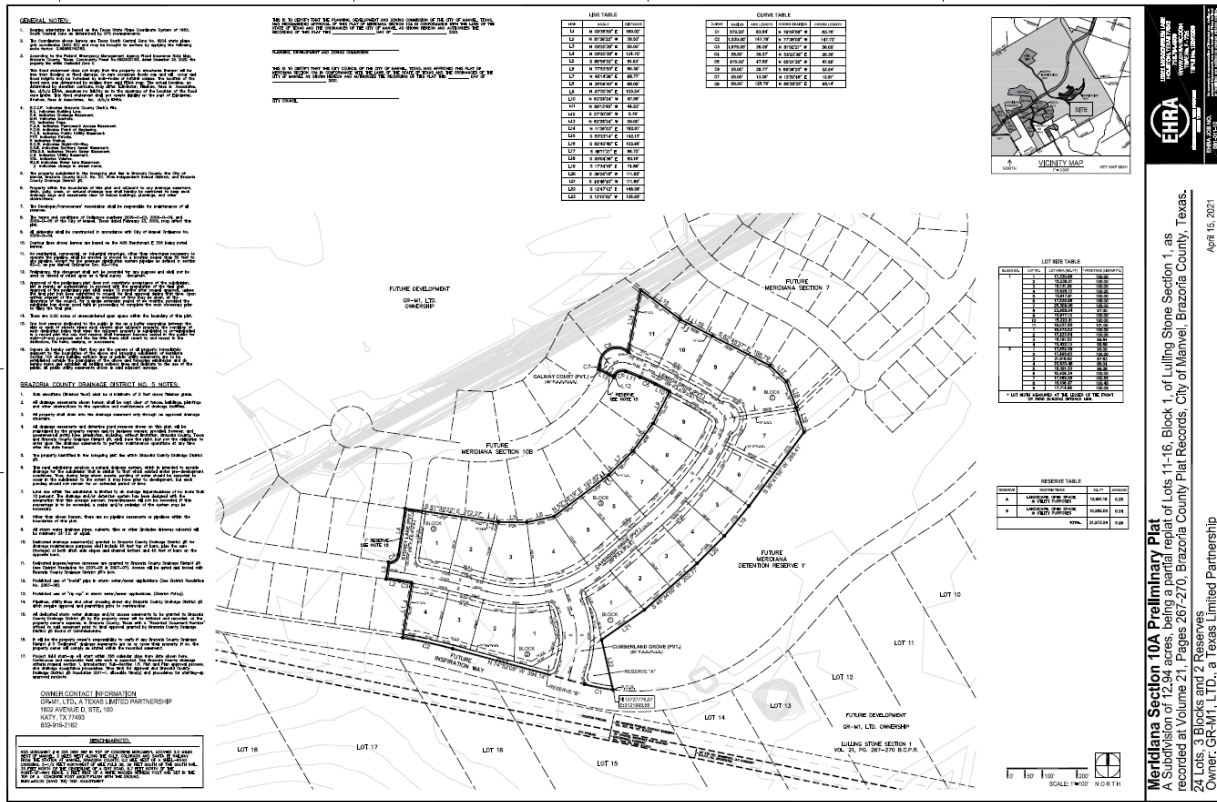
On April 26, 2021, the Planning, Development and Zoning Commission recommended approval of a 30-day plat extension per Texas Local Government Code Section 212.009 to City Council. The City Council approved the 30-day plat extension at their May 3, 2021, meeting. This plat was heard by the Commission 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)).

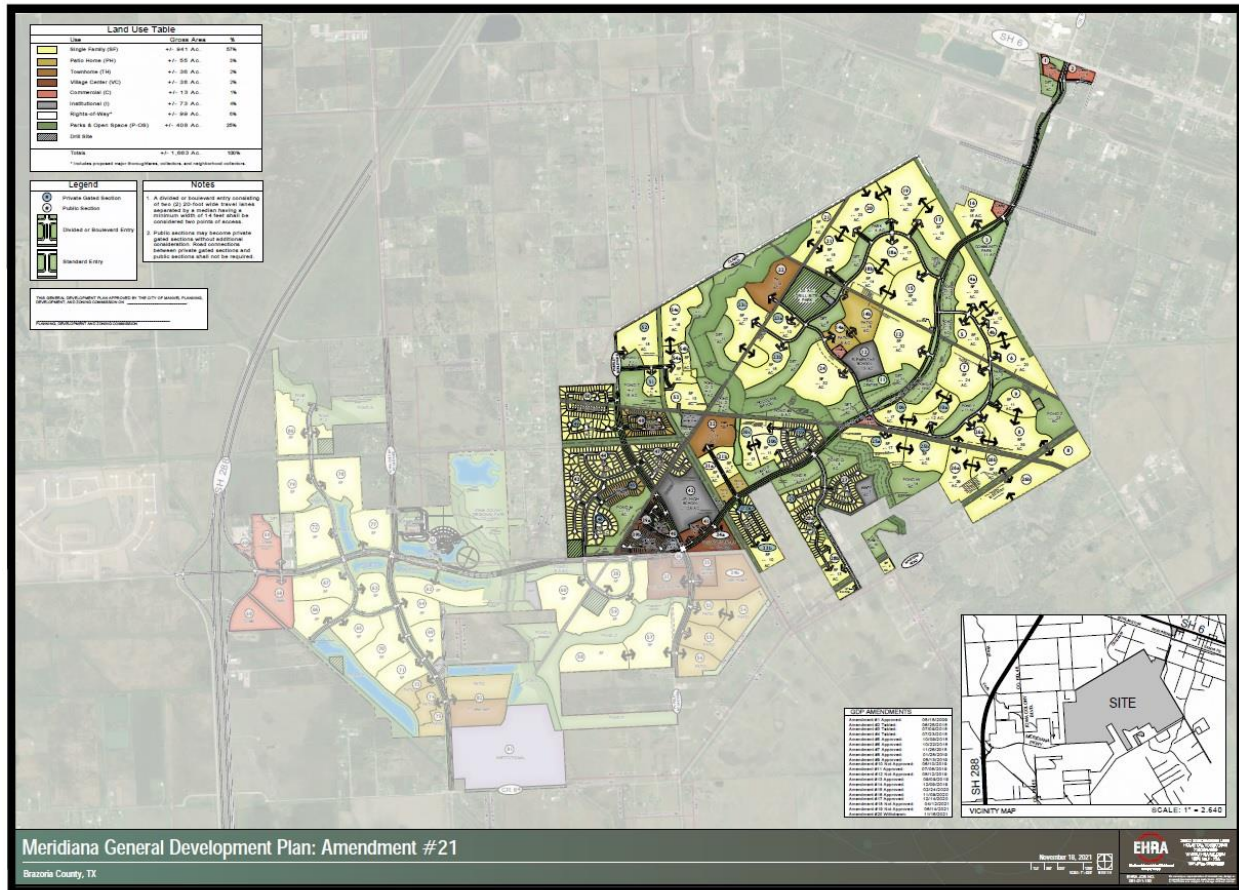
Plat Exhibit





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:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.480390101K, dated December 30, 2020, the property lies within Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.C. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Properly within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- There are 0.00 acres of uncumbered open space within the boundary of this plat.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.
- 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:

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

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, S-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

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

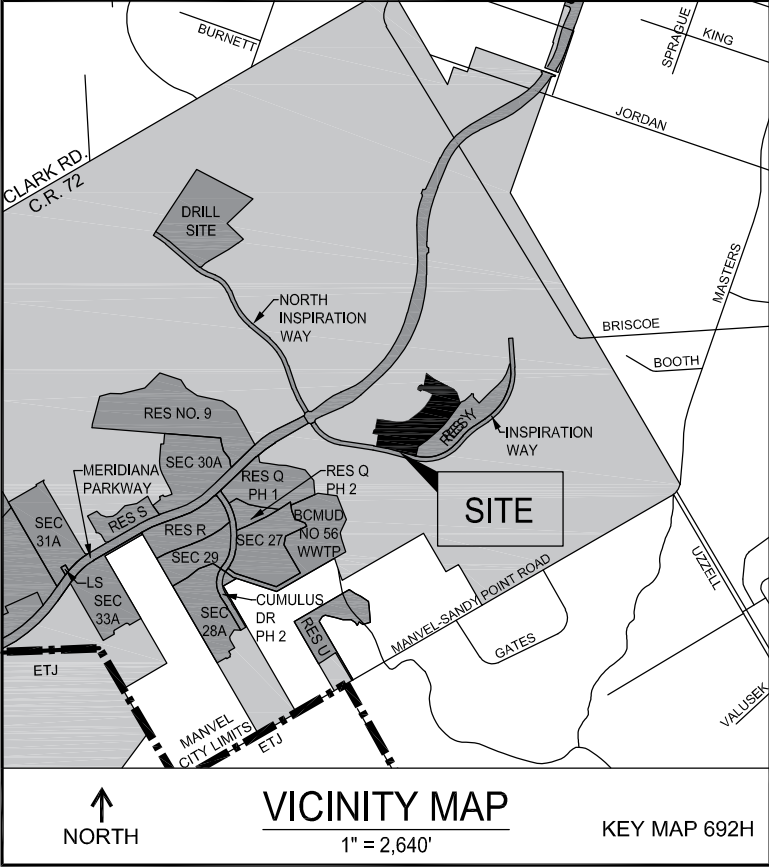
CITY COUNCIL

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'



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
2	1	19,037.58	101.00
	2	18,473.53	100.00
	3	17,423.04	100.00
	4	15,191.53	99.84
3	1	15,422.13	99.68
	2	17,652.59	95.00
	3	17,495.83	100.00
	4	21,618.82	87.83
	5	22,830.49	85.04
	6	18,391.00	99.26
	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



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



ENGINEERING THE FUTURE
SINCE 1986

EHRA JOB NO. 081-011-10

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042

713.7844500
WWW.EHRAINCCOM

TBE No. F-726
TBP/LS No. 10092300

No warranty or representation of intended use, design or construction is made by EHRA. All drawings and specifications are subject to change without notice.

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



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
281.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBLPL No. 10092300

ENGINEERING THE FUTURE

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 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:

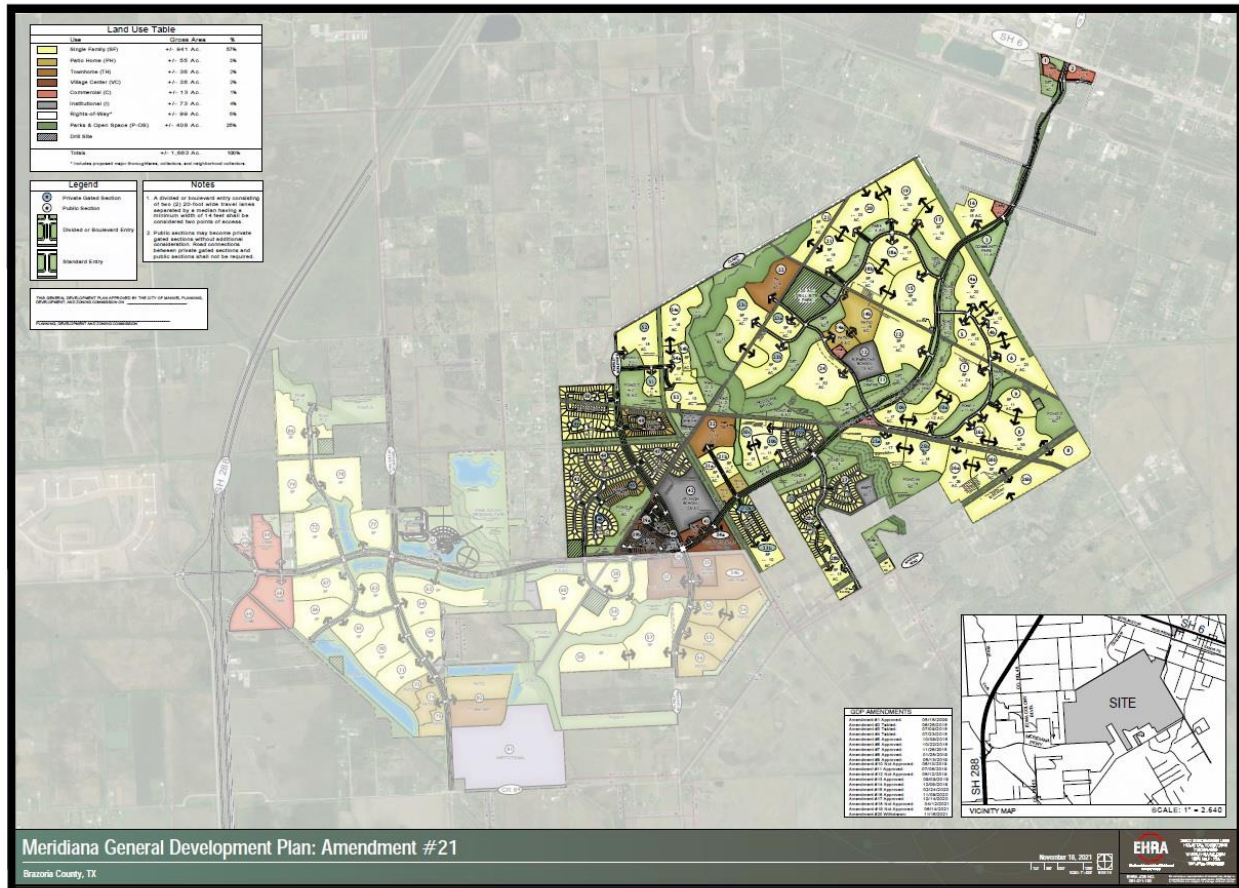
1. Update the date in the Title Block to the current date (Section 62-38 (a) (2)).

[illegible]



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:

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

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M. indicates Manhole.
P. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.W.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Avin Independent School District, and Brazoria County Drainage District #5.
- Properly within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.
- 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 re-vest in the dedicators, his heirs, assigns, or successors.
- 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:

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

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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, S-1/2 FURTHER WEST OF MILE POLE 38, 39, 37 FEET NORTH 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

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PLANNING, DEVELOPMENT AND ZONING COMMISSION

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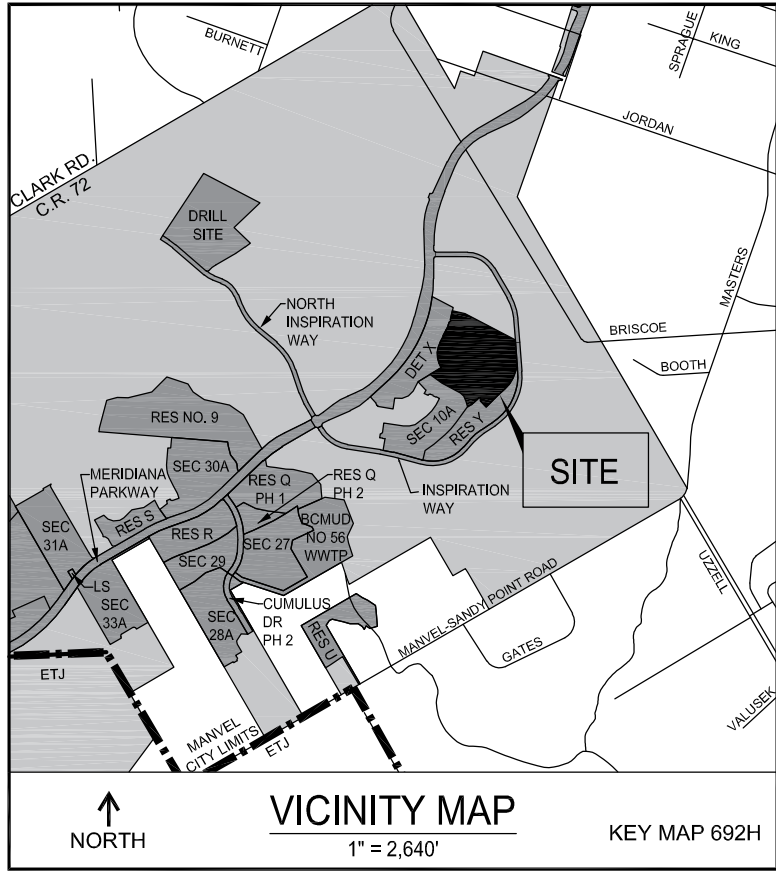
CITY COUNCIL

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

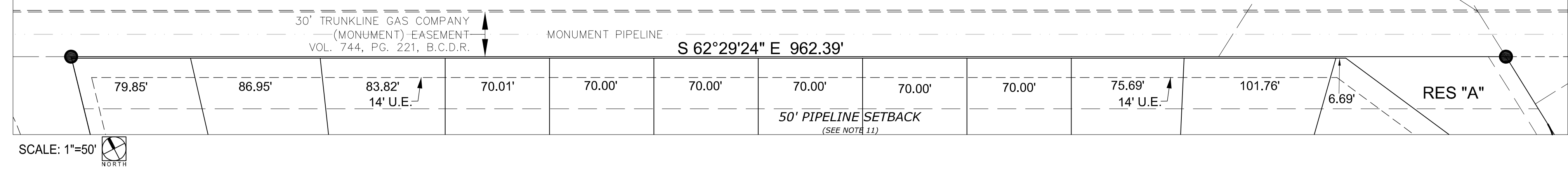
LINE	ANGLE	DISTANCE
L1	N 13°45'41" E	169.85'
L2	N 00°00'00" E	10.04'
L3	S 18°31'00" W	58.15'
L4	S 201°8'04" W	92.68'
L5	S 31°37'02" W	92.68'
L6	S 43°16'21" W	89.04'
L7	S 47°07'24" W	70.00'
L8	S 48°07'25" W	70.00'
L9	S 44°41'52" W	14.10'
L10	S 46°48'18" W	80.00'
L11	N 43°11'42" W	111.50'
L12	N 04°56'11" 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	11,337.47	70.00
	11	12,189.16	70.00
	12	12,947.24	75.76
2	1	10,746.72	74.85
	2	10,486.39	70.00
	3	11,837.12	70.00
	4	10,918.68	70.00
	5	10,918.68	70.00
	6	10,955.42	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
3	1	10,604.60	68.40
	1	14,984.08	74.89
	2	11,819.54	80.16
	3	10,706.16	66.72
	4	9,706.94	66.76
	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
	10	10,736.44	70.00
	2	10,454.67	72.33
	3	10,320.42	72.91
	4	10,223.04	72.91
	5	9,602.05	72.91
4	6	9,519.55	72.91
	7	11,513.94	66.62
	8	12,268.49	66.99
	9	12,268.49	66.99
	10	12,268.49	66.99
	11	10,719.13	71.51
	12	9,661.80	72.91
	13	9,731.31	72.91
	14	11,372.53	71.64
	15	10,917.13	72.33
	16	9,640.96	72.50
	17	10,231.46	72.61
	18	12,027.93	72.39
	19	14,213.30	72.50
5	20	12,048.45	72.50
	21	10,185.02	72.50
	22	9,467.27	72.50
	23	10,391.56	70.75
	24	10,522.70	70.36
	25	10,346.06	70.91
	26	6,536.15	66.12
	1	10,269.87	70.00
	2	9,891.04	76.08
	3	9,935.87	76.09
	4	11,459.89	72.41
6	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
* LOT WIDTH MEASURED AT THE LESSER OF THE FRONT OR REAR BUILDING SETBACK LINE.			

1"=50'
1"=100'
NORTH

DETAIL 'A'



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

July 1, 2021



EHRA JOB NO. 081-011-07

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBE No. F-726
TBP No. 1.0092300

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

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.

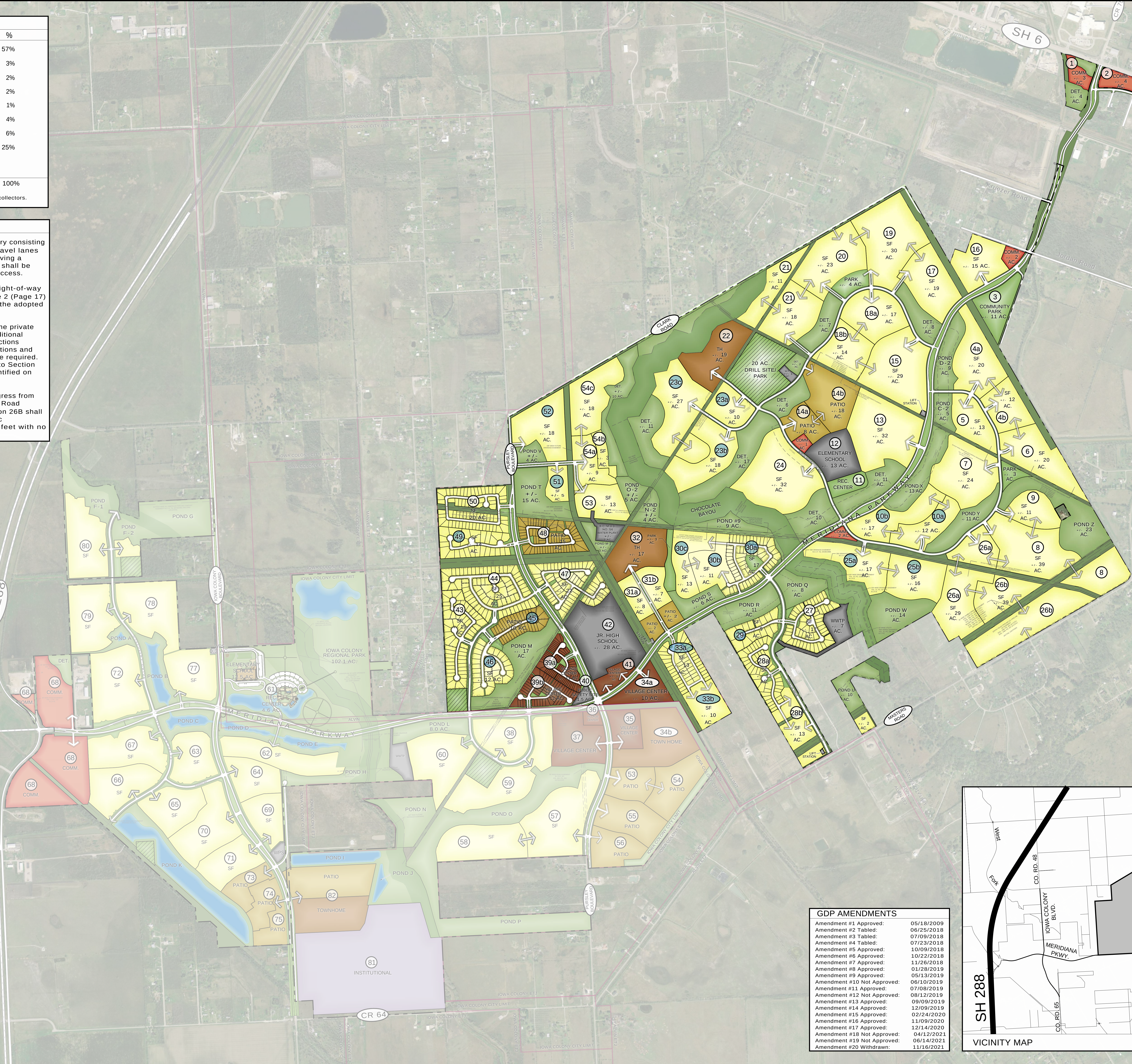
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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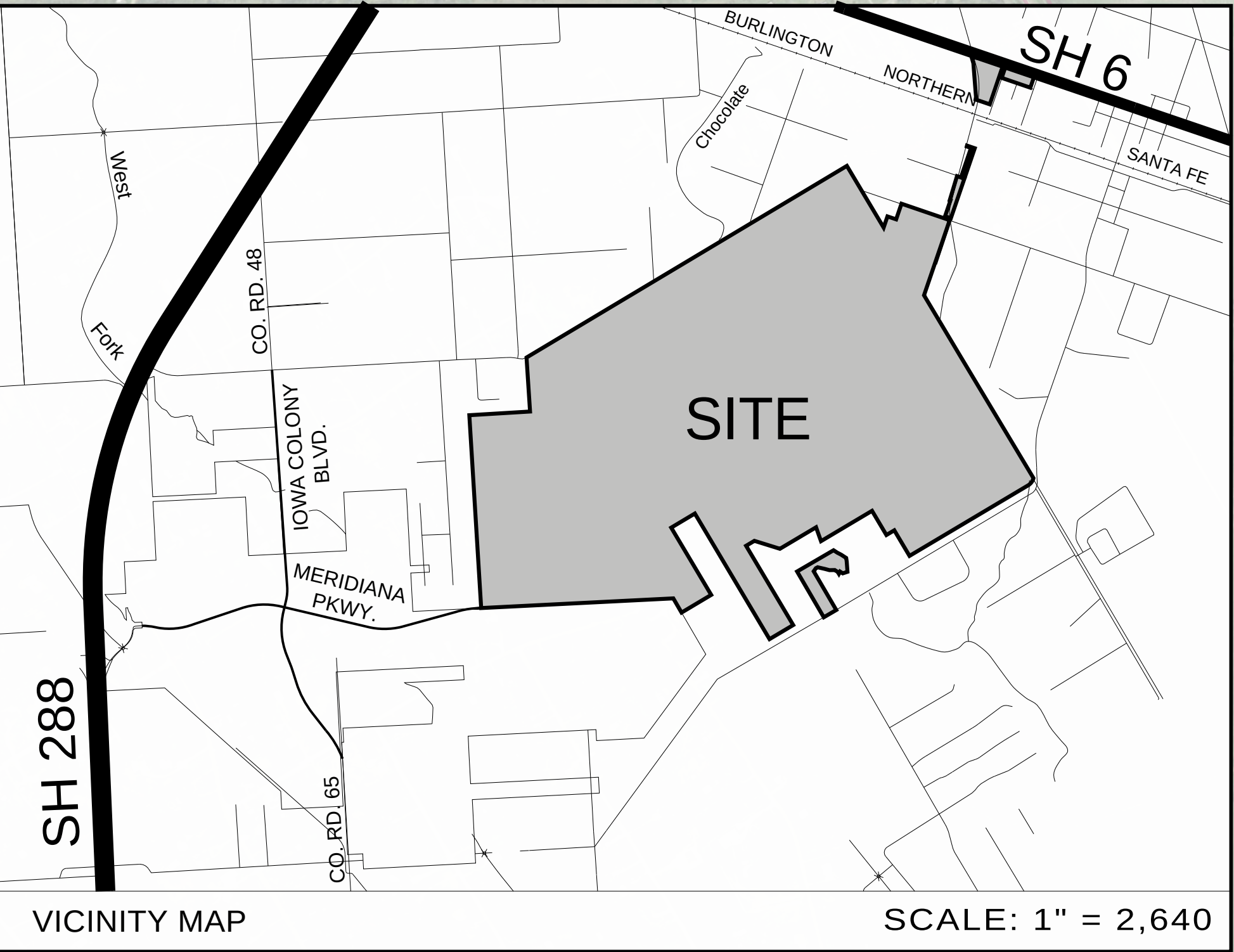
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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
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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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TGPLS 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 CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward 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'

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 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:

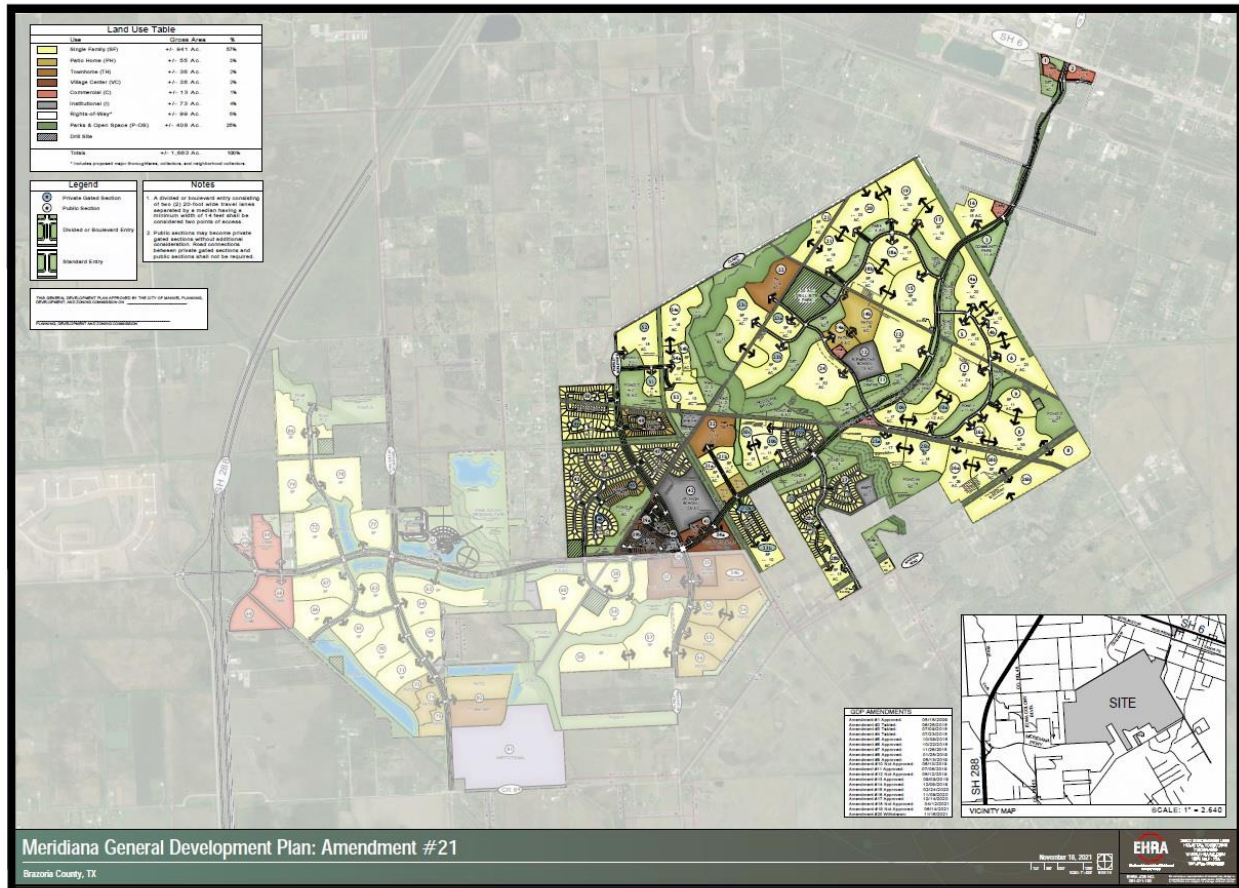
1. Update the date in the Title Block to the current date (Section 62-38 (a) (2)).

[illegible]



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:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurement.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.C. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.W.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.

- The property subdivided in the foregoing plot lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Properly within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Municipal Utility District/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- 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:

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

OWNER CONTACT INFORMATION

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

BENCHMARK(S):

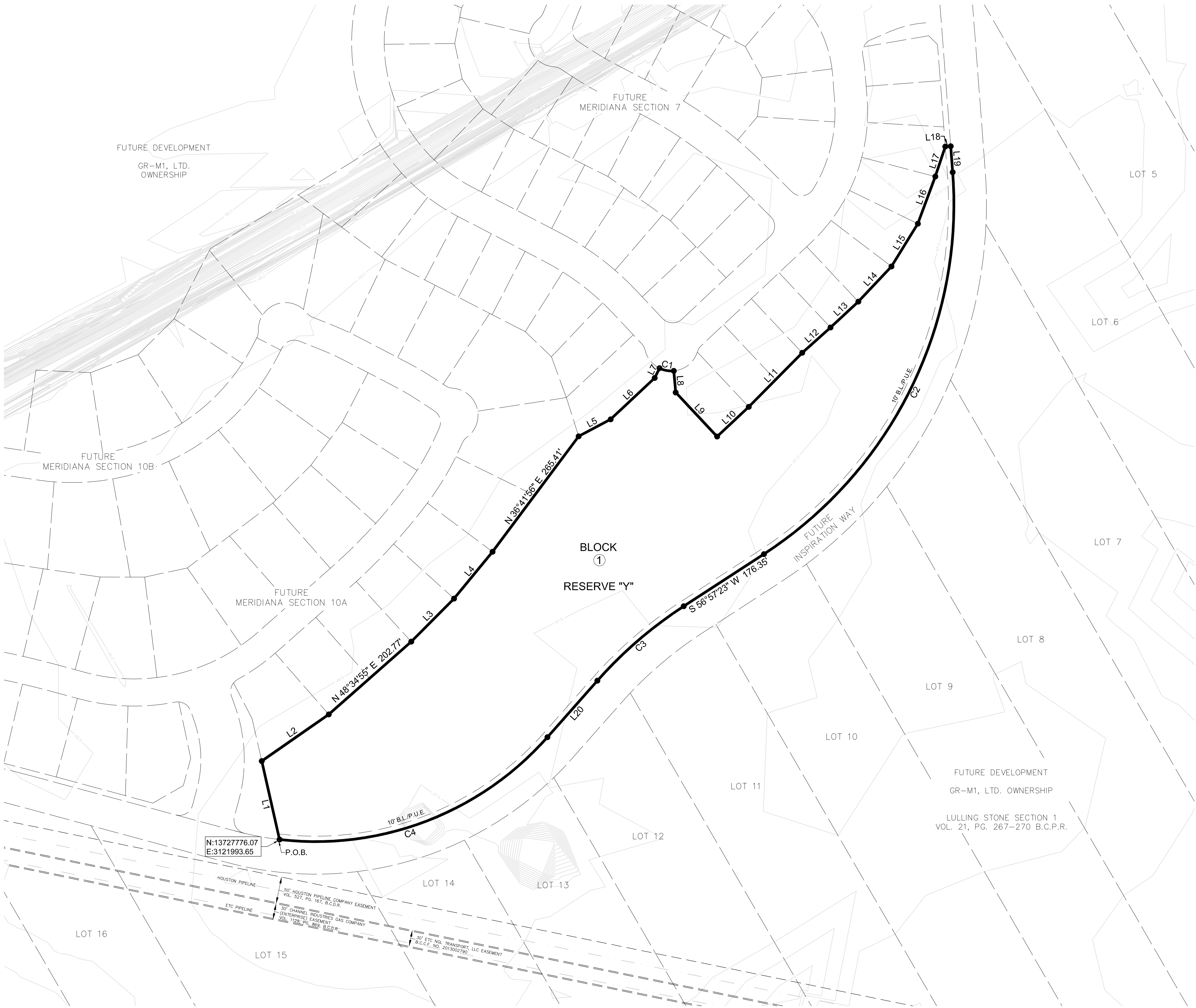
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, S-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH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

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



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

April 15, 2021



ENGINEERING THE FUTURE SINCE 1936

EHRA JOB NO. 081-011-203

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBE REG. F-726
TBLPL No. 10092300

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Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
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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**

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PLANNING, DEVELOPMENT AND ZONING COMMISSION



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Amendment #16 Approved:	11/09/2020
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Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021





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

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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 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 _____

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Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.01.05 15:42:34 -06'00'

SIGNATURE

January 5, 2022

DATE

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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



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

ENGINEERING THE FUTURE

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 CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward 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

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 15:49:07 -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 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).

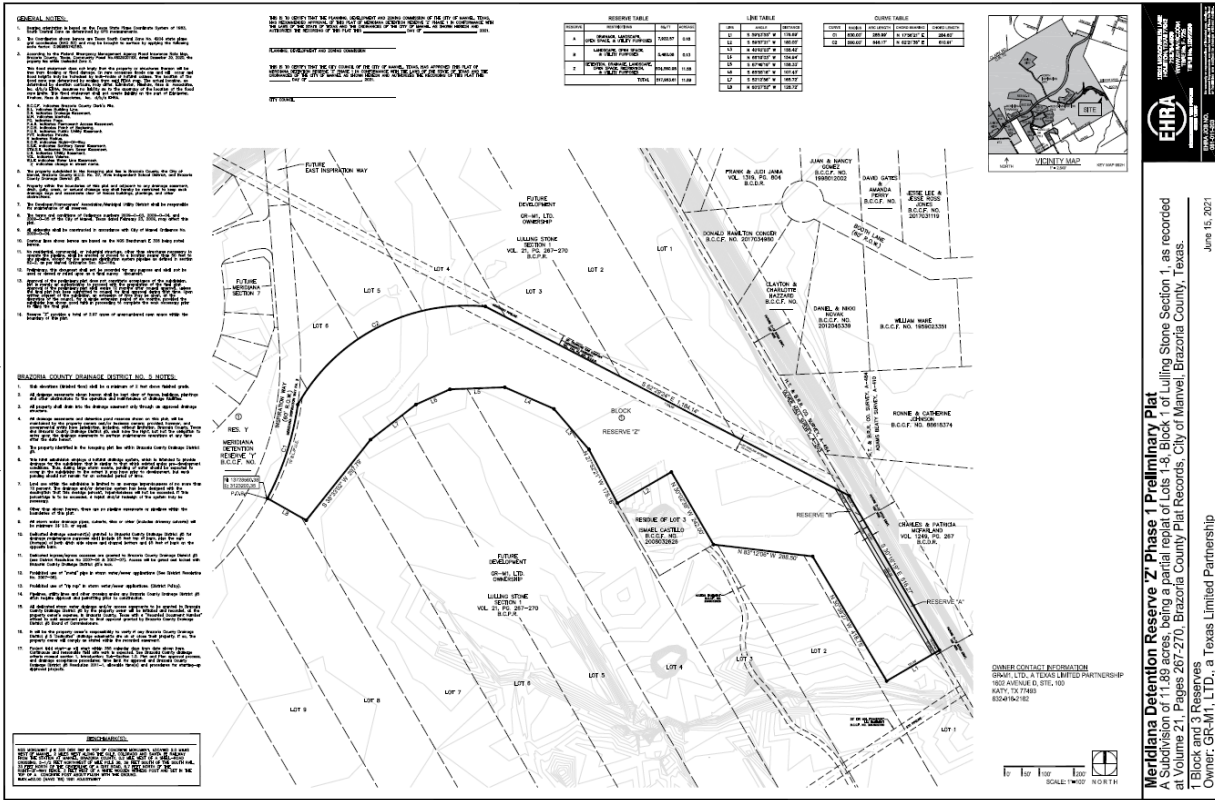
Staff Recommendation

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)).



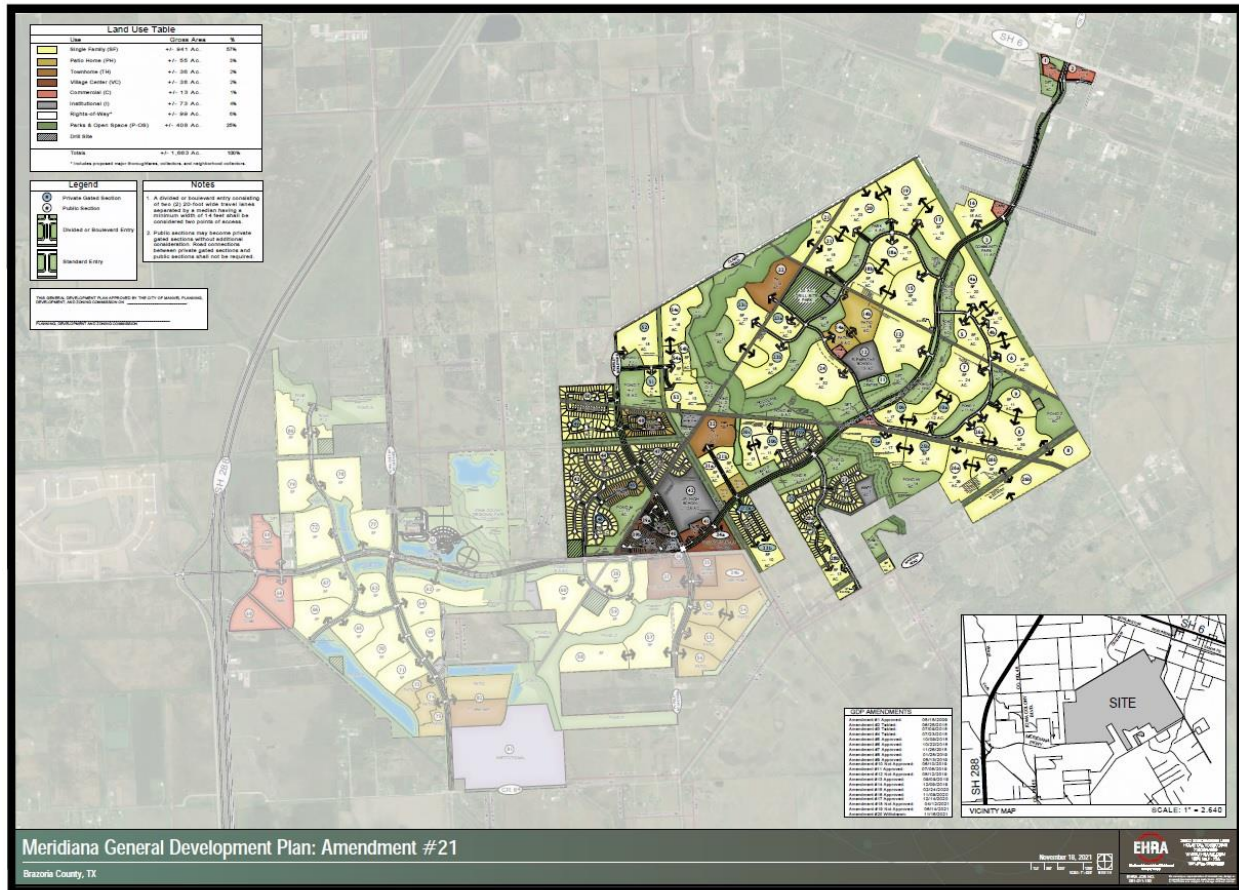
Plat Exhibit





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:

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

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.W.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Avin Independent School District, and Brazoria County Drainage District #5.
- Properly within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- 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:

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

BENCHMARK(S):

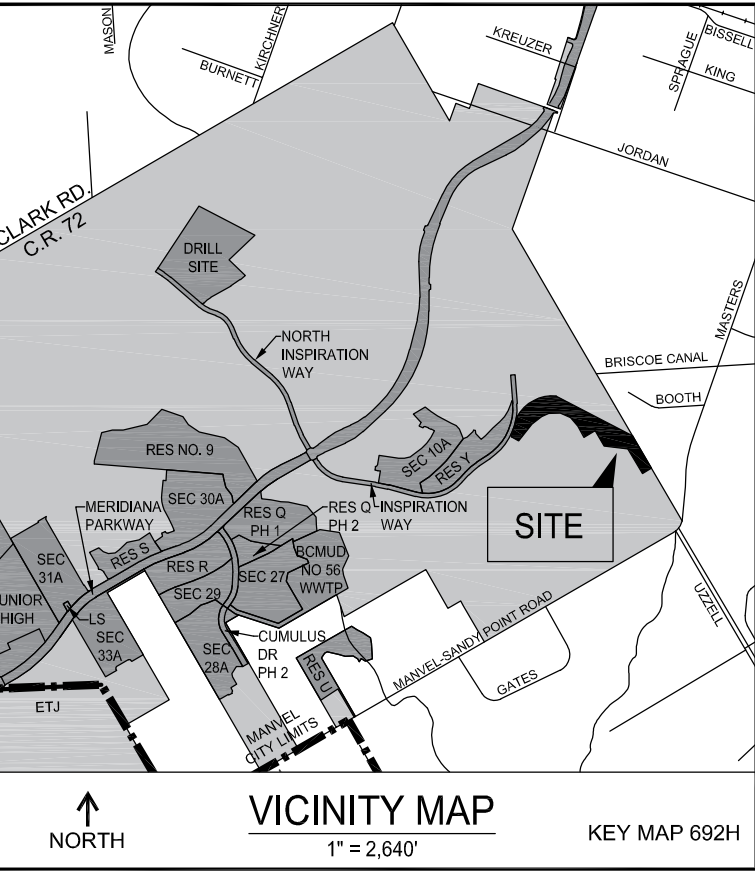
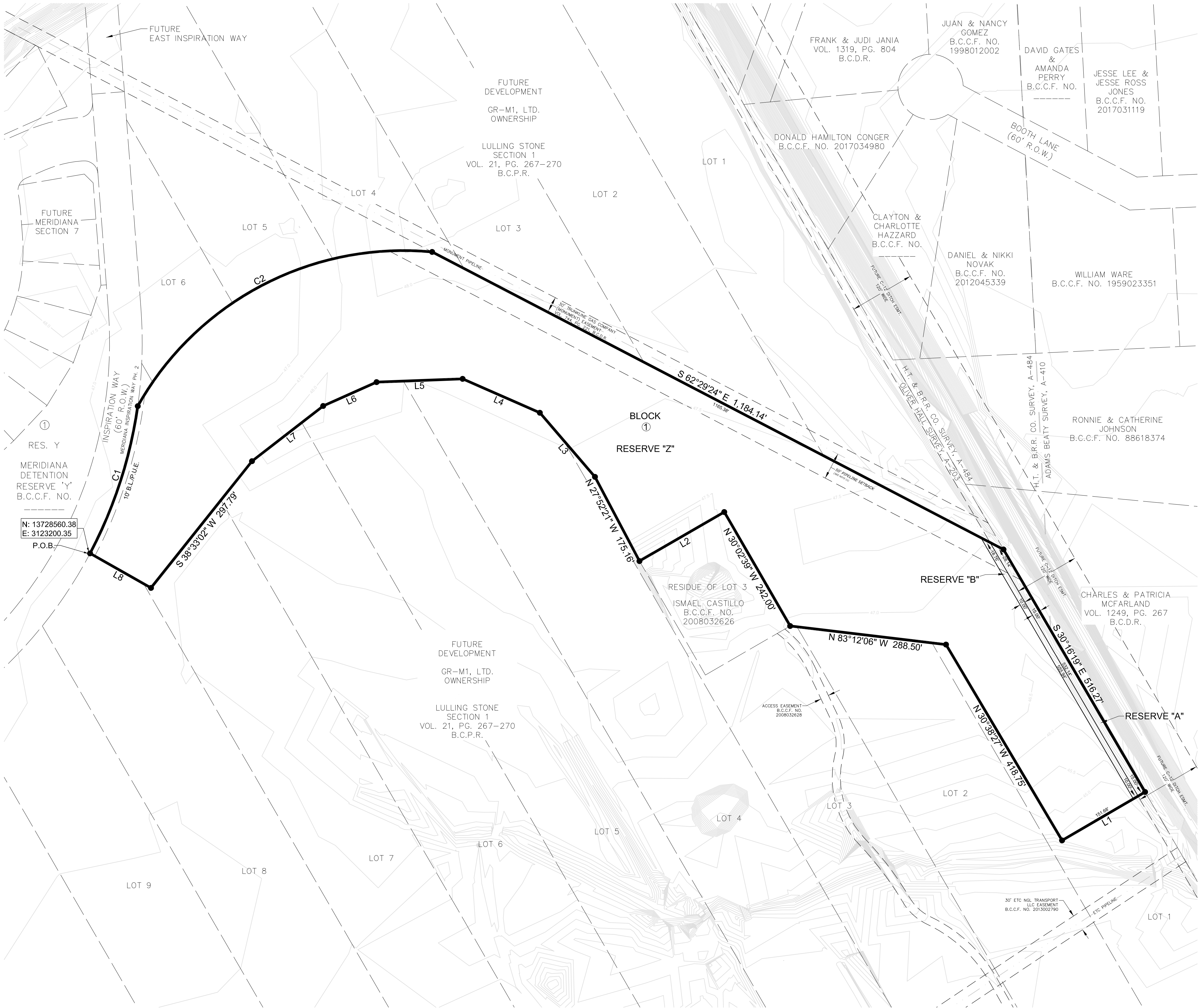
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, S-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH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

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



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

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



ENGINEERING THE FUTURE
SINCE 1956

EHRA JOB NO.
081-011-203

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

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



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 CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

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:

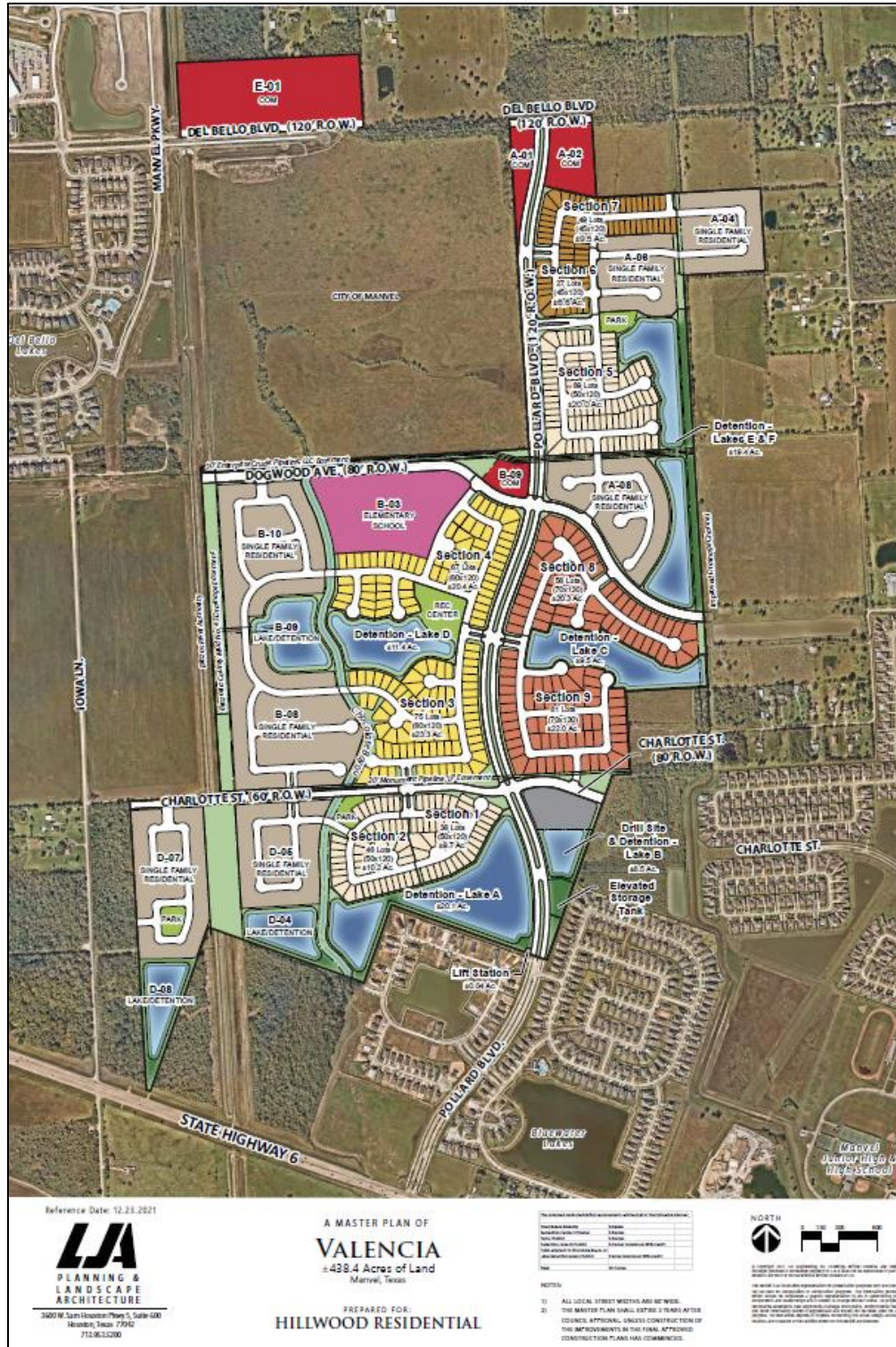
1. All lands must be dedicated in the first phase of development for public right-of-way, public park land, public use, trails, or school site purposes (Section 62-39)
2. Developments of 100 acres or more shall provide a Water Regionalization Plan, including interconnection(s) with adjacent properties 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).

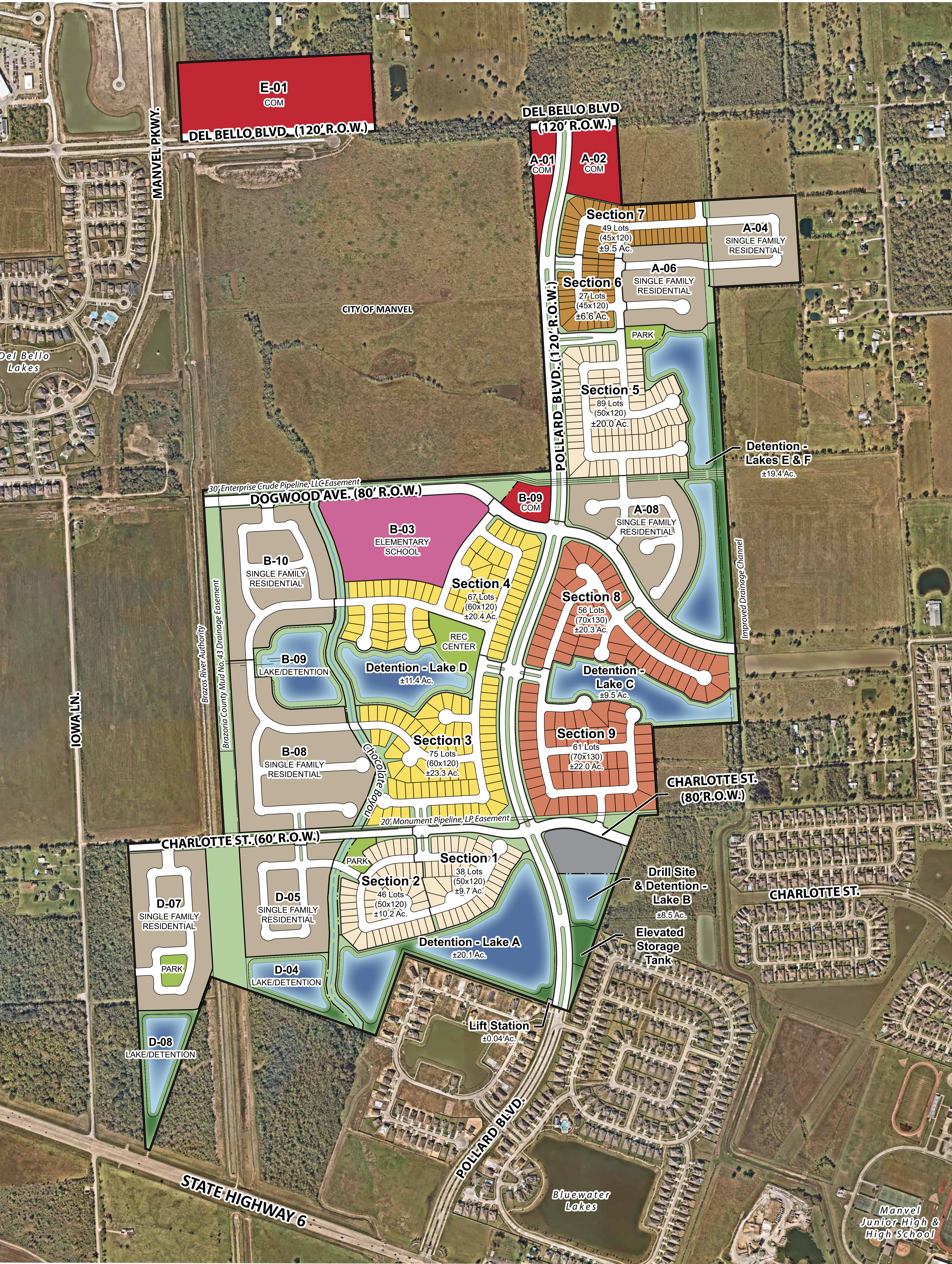


DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan

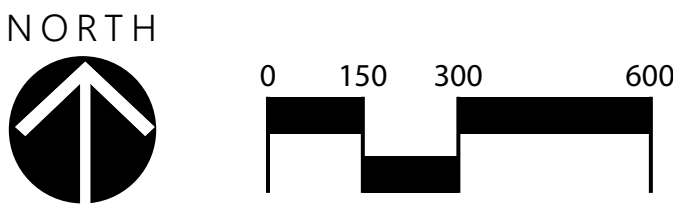




Reference Date: 12.23.2021

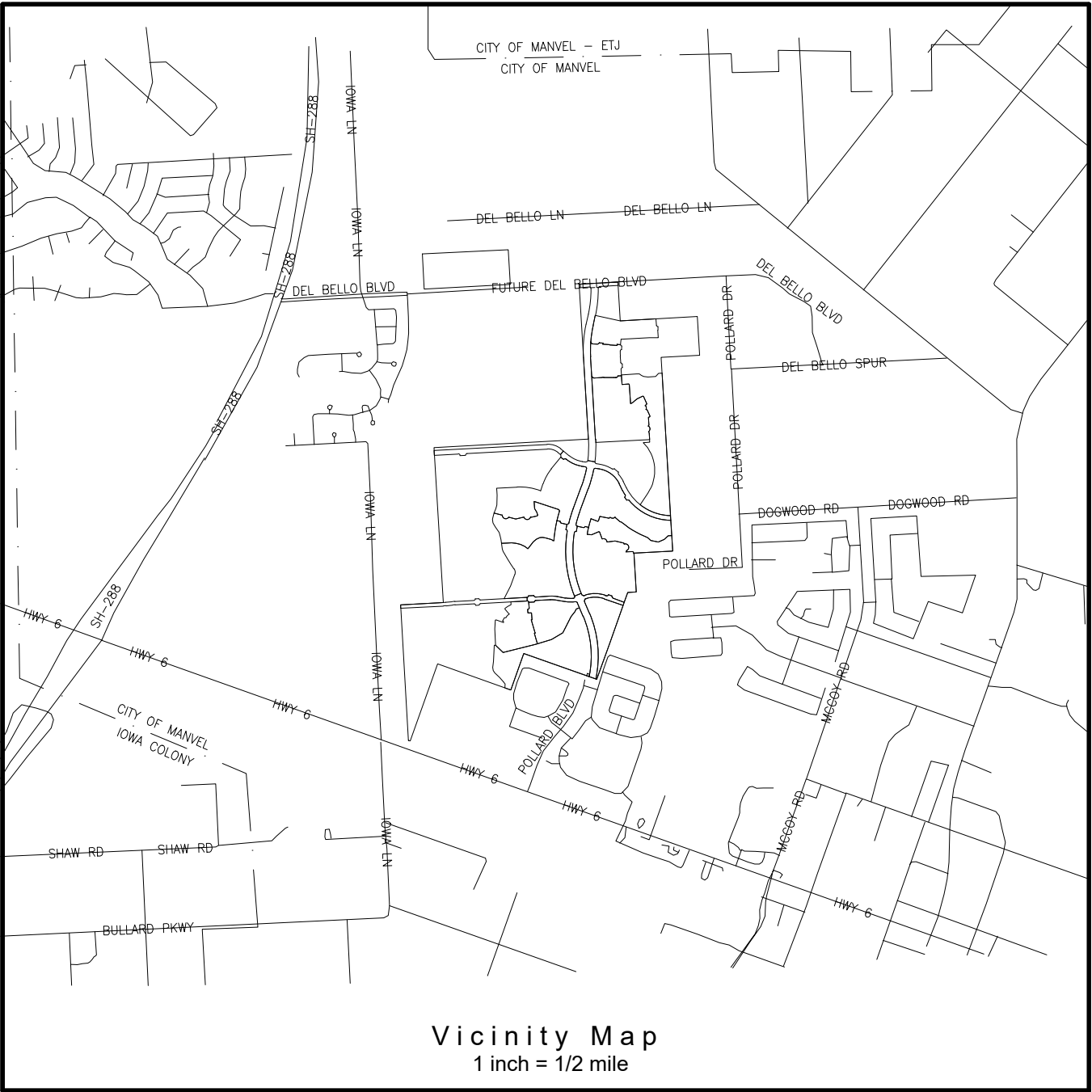
The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	Acreage	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.0 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	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.



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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.



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 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.

Notary Public, State of Texas
My Commission Expires: _____

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, PHIOU - 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 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.

Notary Public, State of Texas
My Commission Expires: _____

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 LIA 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 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.

Notary Public, State of Texas
My Commission Expires: _____

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, MH 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 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.

Notary Public, State of Texas
My Commission Expires: _____

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

**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.



3420

[illegible]

GENERAL NOTES:
1. Elevation calculation is based on the Texas State Plane Coordinate System of 1983.

4. According to the Federal Emergency Management Agency's ("FEMA") Flood Insurance Rate Map, ("FIRM") for the community of Lake County, Illinois, dated December 1, 2005, a portion of the property lies within Zone "V1" (previously determined to be subject to 100-year flood zone with base Flood elevation increased), a portion of the property lies within Zone "V2" (previously determined to be subject to 100-year flood zone with base Flood elevation increased), and a portion of the property lies within Zone "A" (previously determined to be subject to the 100-year flood zone).

[illegible]

4. The bidder acknowledges that this bid and all amounts to any drainage measured, ditch, gully, creek, or natural drainage will shift fairly be allocated to keep same drainage ways and amounts clear of any fences, buildings, plantings, or other structures.
5. The bidder's liability in the keeping and use in Brainerd County, the City of Brainerd, Brainerd County U.S.S. No. 36, Main, Independence, 15000 Station, and Brainerd County Drainage District #3.
6. The terms and conditions of Ordinance number 2009-C-03, 2009-0-04, and

[illegible]

1. This plot has all applicable local zoning and is zoned as Planned, or a combination of the requirements for local zoning with the five-year plan period and the one-year plan period, and is a grantee.
2. It is a site-area maintenance bond, in the amount of fifty percent (50%) of the total of the maintenance requirements, paid on 1/1/99 from the 2000 infrastructure is computed and approved by the City within city of application and will be required to be paid by the applicant.
3. No boundary conditions for this plot shall be more than 100 feet from the right-of-way (R.O.W.) 700-184-4500, or otherwise stated.
4. The boundary for this plot has a street frontage of 1,575.000.

16. The drainage on adjacent property will not be impacted by this development.
17. Reason "F" provides a total of 5.43 (10%) of stormwater runoff space within the boundary of this parcel.
18. The (Georgia) Homebased Association/Atlanta Valley District has the 30-30-30 requirement for retention of all stormwater.
19. Building projects will NOT be issued until all storm-drainage improvements, which may include detention ponds, have been constructed.
20. The Development Regulations and City Policies of the City of Atlanta are applied on all projects.
21. The applicant requests (included in the City's file as a "letter" association between the site and all of adjacent 4 subdivisions where storm streets (old "drainage" streets) cross the site) that the City of Atlanta be allowed to use the 30-30-30 stormwater retention requirement, the one-half retention and drainage become stated in the public works department as a condition of the site plan approval.

27. Details do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of subdivision located within the building entrance area of public utility easements are in the neighborhood showing the boundaries of the above and foregoing subdivision and do hereby make and establish the various easement lines and describe in the use of the public or public utility easements shown to said adjacent owners.

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 JALLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS.

OWNER
GRM, LTD. -
A TEXAS LIMITED PARTNERSHIP
1802 AVENUE D, SUITE 06
KATY, TEXAS 77450

JULY 10, 2021
 ENGINEER/SURVEYOR
 FHRA
 10011 REDDOWGLEN LN
 HOUSTON, TEXAS 77042
 281-294-4000


WWW.DIRAMC.COM
 TEPF No. F-725
 TEPF No. 10602580

Sht. 1 of 2
 E4255

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,
BRAZORIA COUNTY, TEXAS.

39 LOTS 2 BLOCKS 7 RESERVES (3.7003 Acres)

OWNER
GRM LTD.
A TEXAS LIMITED PARTNERSHIP

1800 AVENUE D. SUITE 00
KATY, TEXAS 77480
PH: (502) 427-7043

ENGINEER/SURVEYOR

FHRA 90811 WINDOWGLEN LN
HOUSTON, TEXAS 77042
213.764.4500

WWW.DHRMCO.COM
 TBPCL No. F-726
 TBPCL No. 10002580

Sat 1 of 2

E4205



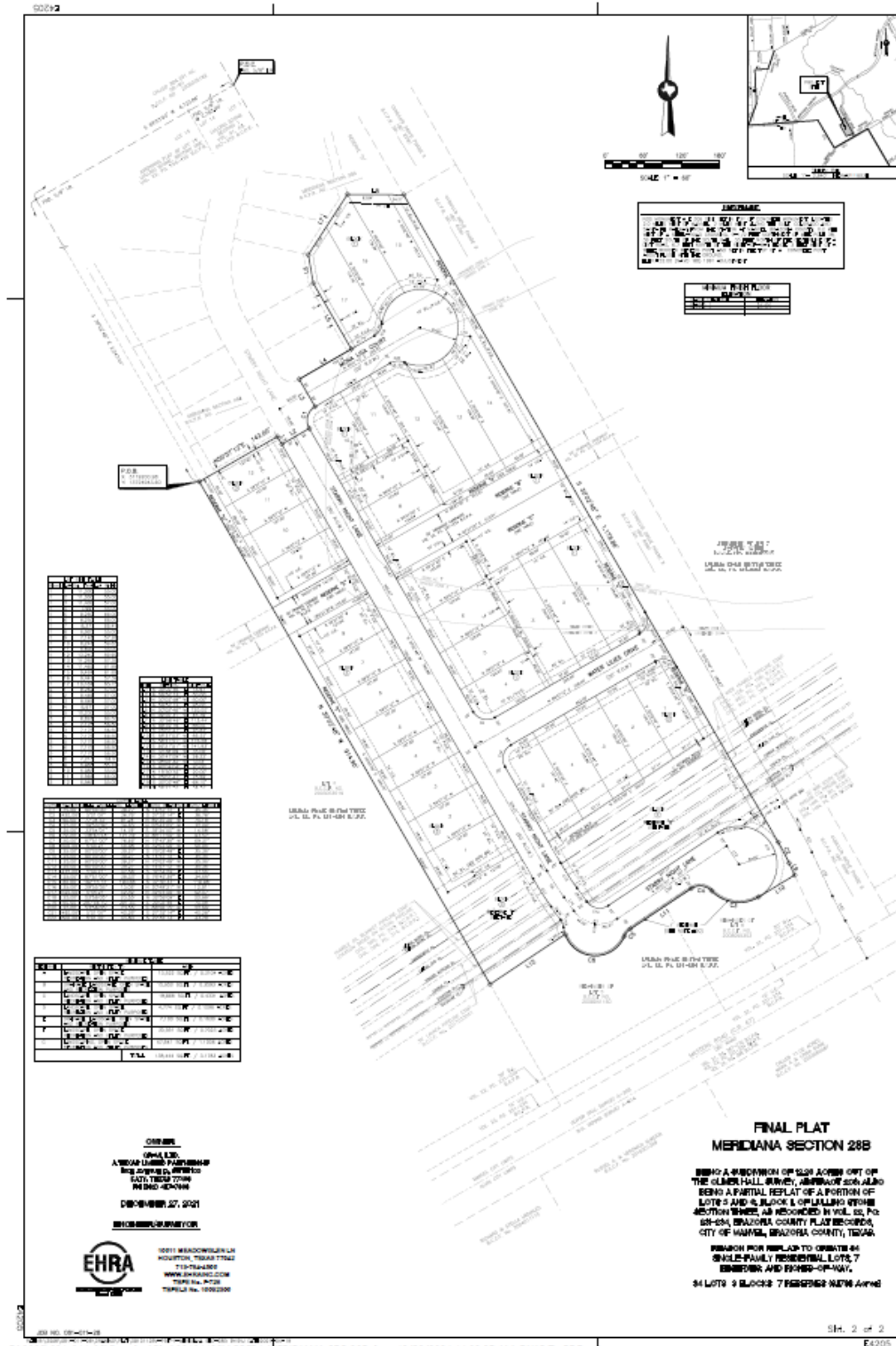
DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6

MANVEL, TX 77578

281-489-0630

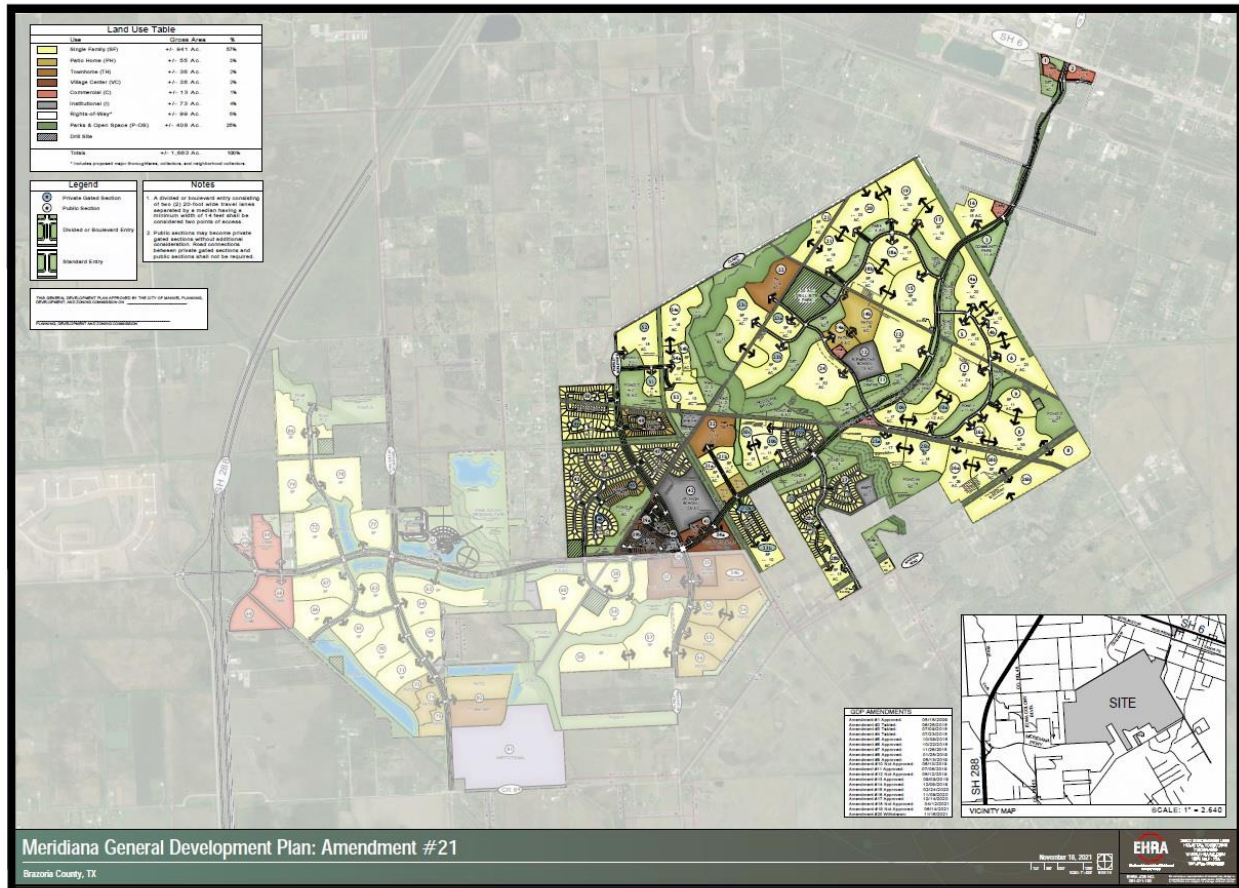
Plat Exhibit

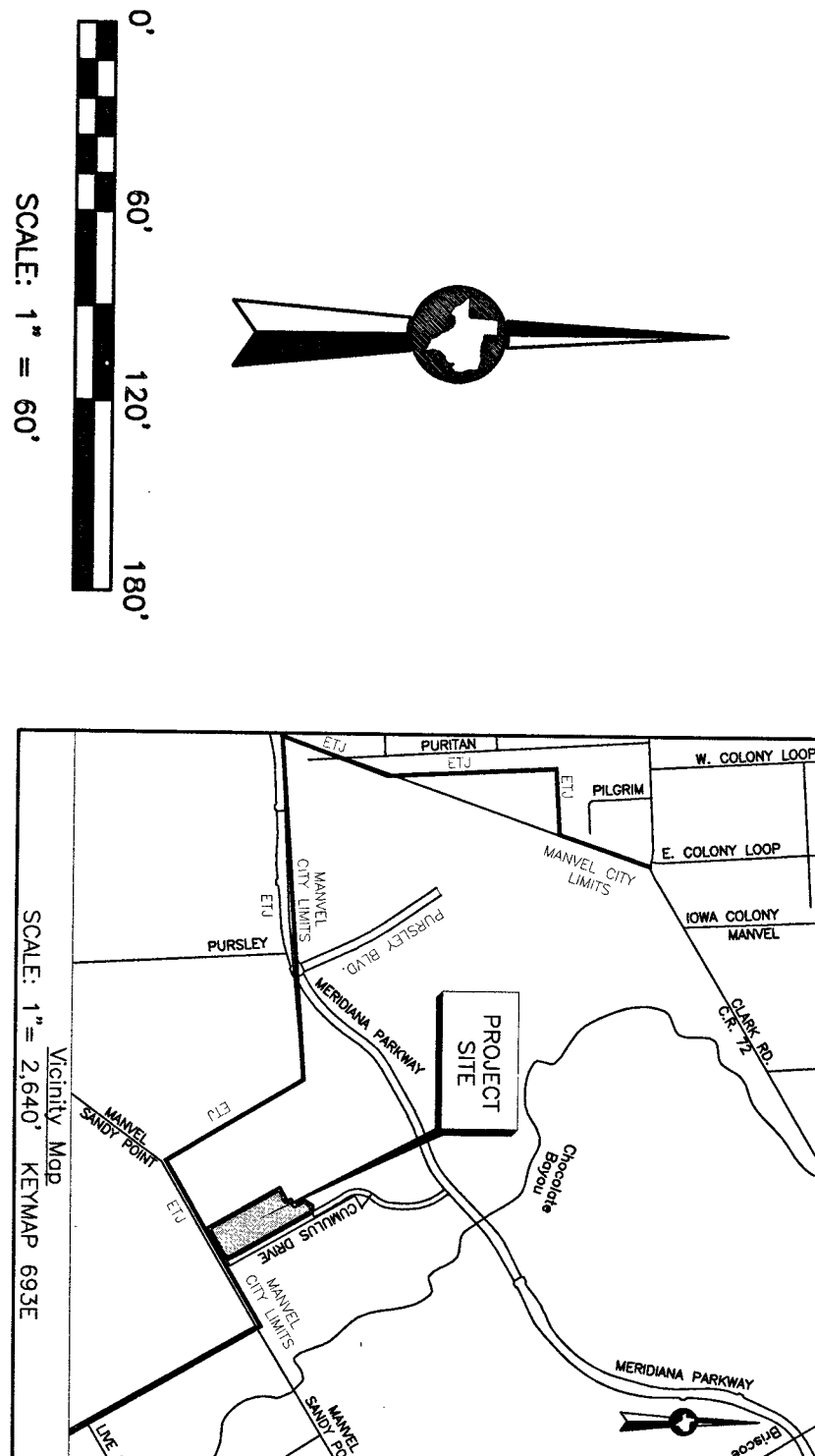




DEVELOPMENT SERVICES DEPARTMENT
 20025 HIGHWAY 6
 MANVEL, TX 77578
 281-489-0630

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





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 WEST OF SHELL-ROAD. STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF SHELL-ROAD. MONUMENT SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEVATION=52.00 (NAVD 88) 1991 ADJUSTMENT

MINIMUM FINISH FLOOR	
BLOCK/RESERVE	ELEVATION
BLOCK 1	47.00
BLOCK 2	47.00
BLOCK 3	47.00
BLOCK 4	47.00
BLOCK 5	47.00
BLOCK 6	47.00
BLOCK 7	47.00
BLOCK 8	47.00
BLOCK 9	47.00
BLOCK 10	47.00
BLOCK 11	47.00
BLOCK 12	47.00
BLOCK 13	47.00
BLOCK 14	47.00
BLOCK 15	47.00
BLOCK 16	47.00
BLOCK 17	47.00
BLOCK 18	47.00
BLOCK 19	47.00
BLOCK 20	47.00
BLOCK 21	47.00
BLOCK 22	47.00
BLOCK 23	47.00
BLOCK 24	47.00
BLOCK 25	47.00
BLOCK 26	47.00
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BLOCK 30	47.00
BLOCK 31	47.00
BLOCK 32	47.00
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BLOCK 91	47.00
BLOCK 92	47.00
BLOCK 93	47.00
BLOCK 94	47.00
BLOCK 95	47.00
BLOCK 96	47.00
BLOCK 97	47.00
BLOCK 98	47.00
BLOCK 99	47.00
BLOCK 100	47.00

REMAINDER OF LOT 7
DOROTHY WINNE
B.C.C.P. NO. 2003015555
LULLING STONE SECTION THREE
VOL. 22, PG. 231-234 B.C.P.R.

LOT TABLE	
Block	Lot
1	1
1	2
1	3
1	4
1	5
1	6
1	7
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1	100

LINE TABLE	
LINE	DISTANCE
1	307.48 E 13.97
2	307.48 E 13.97
3	307.48 E 13.97
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31	307.48 E 13.97
32	307.48 E 13.97
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35	307.48 E 13.97
36	307.48 E 13.97
37	307.48 E 13.97
38	307.48 E 13.97
39	307.48 E 13.97
40	307.48 E 13.97
41	307.48 E 13.97
42	307.48 E 13.97
43	307.48 E 13.97
44	307.48 E 13.97
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46	307.48 E 13.97
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96	307.48 E 13.97
97	307.48 E 13.97
98	307.48 E 13.97
99	307.48 E 13.97
100	307.48 E 13.97

LINE TABLE	
LINE	DISTANCE
1	307.48 E 13.97
2	307.48 E 13.97
3	307.48 E 13.97
4	307.48 E 13.97
5	307.48 E 13.97
6	307.48 E 13.97
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71	307.48 E 13.97
72	307.48 E 13.97
73	307.48 E 13.97
74	307.48 E 13.97
75	307.48 E 13.97
76	307.48 E 13.97
77	307.48 E 13.97
78	307.48 E 13.97
79	307.48 E 13.97
80	307.48 E 13.97
81	307.48 E 13.97
82	307.48 E 13.97
83	307.48 E 13.97
84	307.48 E 13.97
85	307.48 E 13.97
86	307.48 E 13.97
87	307.48 E 13.97
88	307.48 E 13.97
89	307.48 E 13.97
90	307.48 E 13.97
91	307.48 E 13.97
92	307.48 E 13.97
93	307.48 E 13.97
94	307.48 E 13.97
95	307.48 E 13.97
96	307.48 E 13.97
97	307.48 E 13.97
98	307.48 E 13.97
99	307.48 E 13.97
100	307.48 E 13.97

RESTRICTION TABLE	
RESTRICTION TO	AREA
A LANDSCAPE, OPEN SPACE, 13,522 SQ. FT. / 0.3104 ACRES	
B LANDSCAPE, OPEN SPACE, 15,650 SQ. FT. / 0.3593 ACRES	
C LANDSCAPE, OPEN SPACE, 18,866 SQ. FT. / 0.4331 ACRES	
D LANDSCAPE, OPEN SPACE, 4,774 SQ. FT. / 0.1096 ACRES	
E LANDSCAPE, OPEN SPACE, 7,100 SQ. FT. / 0.1630 ACRES	
F LANDSCAPE, OPEN SPACE, 100,208 SQ. FT. / 2.3004 ACRES	
G LANDSCAPE, OPEN SPACE, 4,333 SQ. FT. / 0.0995 ACRES	
LIFT STATION	
TOTAL	164,450 SQ. FT. / 3.7753 ACRES

OWNER
GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D SUITE 100
KATY, TEXAS 77483
PH (832) 487-7863

ENGINEER/SURVEYOR
JULY 16, 2021



10011 MEADOWCLEN LN
HOUSTON, TEXAS 77042
WWW.EHRAINC.COM
TBPPE No. F-726
TBPPE 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



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBLPL 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 CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to 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

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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'

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 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

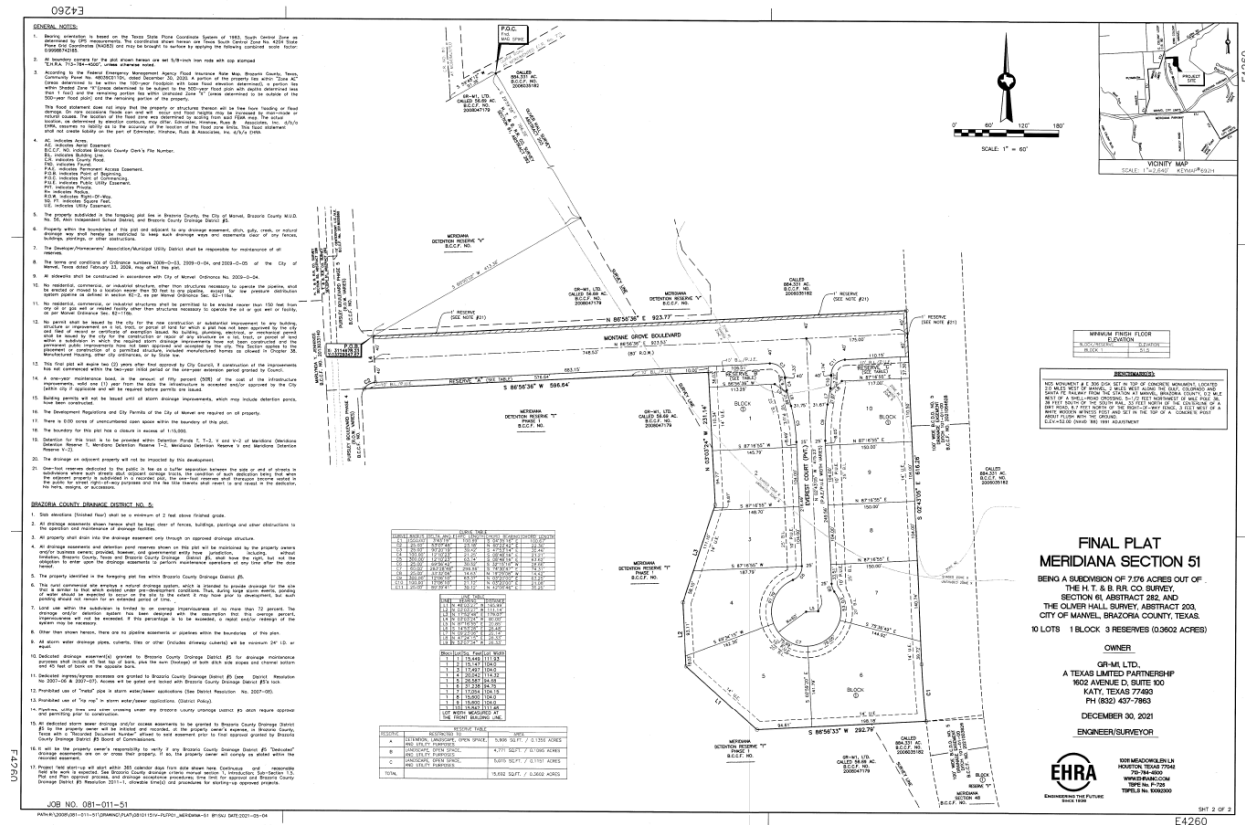
The City staff recommends approval of the Meridiana Section 51 Final Plat.



5475

E4260

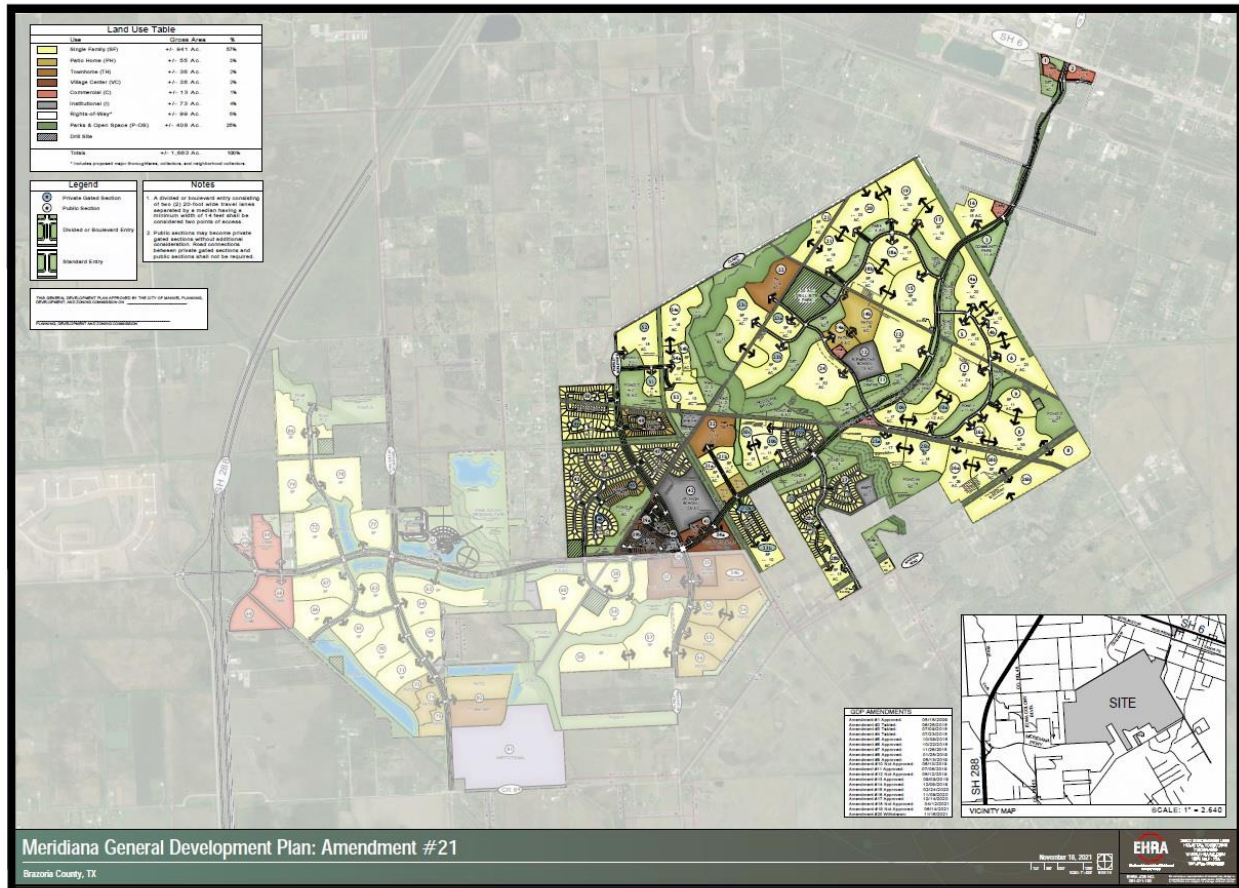
Plat Exhibit





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: I
COUNTY OF BRAZORIA: I

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.

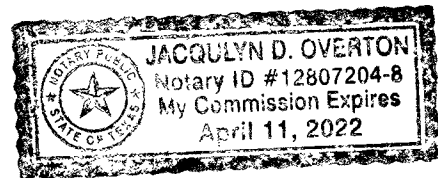
OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

BY: *[Signature]*
Print Name: Matt Lawson
Title: President

STATE OF TEXAS I
COUNTY OF HARRIS I

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.



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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

[Signature] 12/6/21
Lee Walden, P.E.,
President

[Signature] 12/6/21
Kerry L. Osburn
Vice President

[Signature] 12/6/21
Brandon Middleton
Secretary/Treasurer

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

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

BCDD5 REF ID #B210045

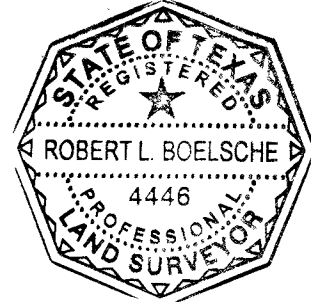
This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 51 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this 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.



[Signature]
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 03°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;

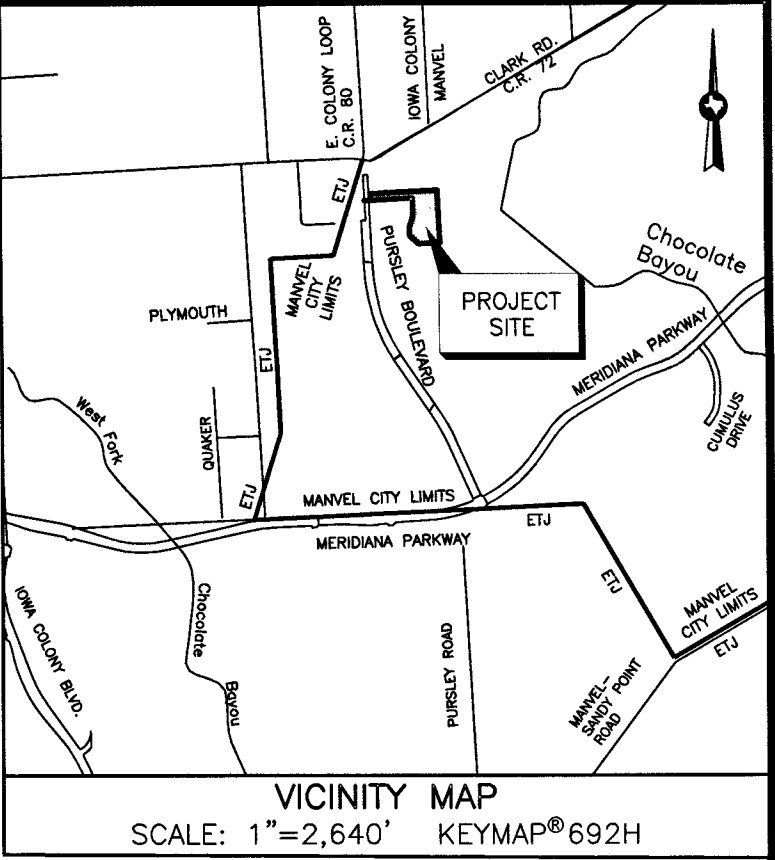
7) THENCE, North 17°52'48" East, for a distance of 179.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

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.



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



ENGINEERING THE FUTURE
SINCE 1936

1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TBPPE No. F-726
TBPPEL No. 10092300

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- 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 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.

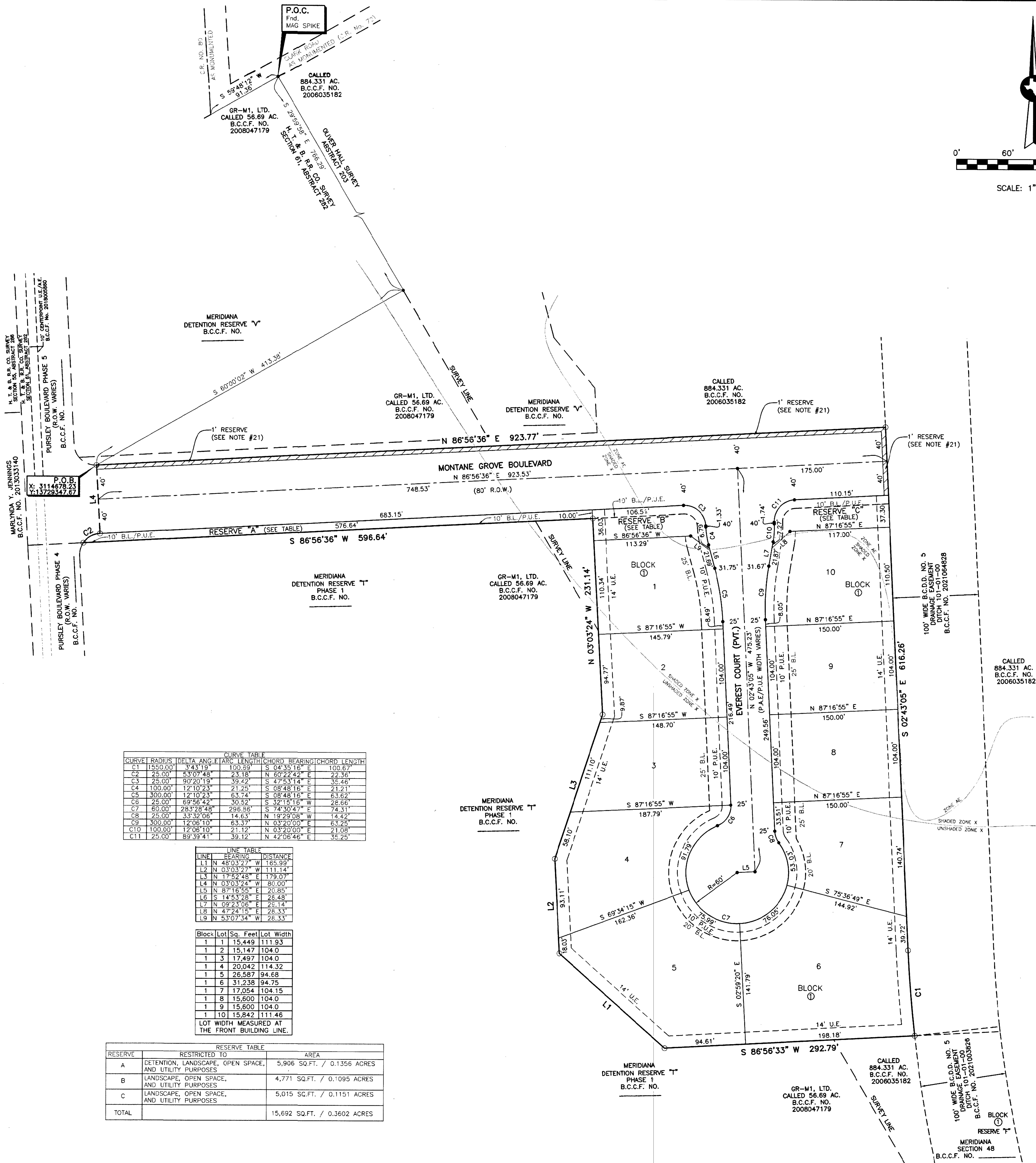
- AC. indicates Acres.
A.E. indicates Aerial Easement.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.L. indicates Building Line.
C.R. indicates County Road.
FND. indicates Found.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.O.C. indicates Point of Commencing.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R= indicates Radius.
R.O.W. indicates Right-Of-Way.
SQ. FT. indicates Square Feet.
U.E. indicates Utility Easement.
- 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.
- Properly within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- 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.
- 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.
- 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, including manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- 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).
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- There is 0.00 acres of unencumbered open space within the boundary of this plat.
- The boundary for this plat has a closure in excess of 1:15,000.
- 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).
- The drainage on adjacent property will not be impacted by this development.
- 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 dedicant, his heirs, assigns, or successors.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, that 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 dedicant, his heirs, assigns, or successors.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- 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.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm 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" issued to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, introduction; Sub-Section 1.3, 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.

JOB NO. 081-011-51

PATH:R:\2008\081-011-51\DRAWING\PLAT\08101151V-PLFP01_MERIDIANA-51 BY:SVJ DATE:2021-05-04



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



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

ENGINEERING THE FUTURE

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.

From: [Dan Johnson](#)
To: [Kyle Jung](#); [Tammy Bell](#)
Cc: [Jessica Rodriguez](#); [Elaine Graham](#); [Gilbert Salas](#)
Subject: Consent Agenda
Date: Thursday, January 13, 2022 11:24:23 AM
Attachments: [image001.png](#)

Kyle and Tammy,

-
In order to **conclude** the one-year maintenance period which began on October 5, 2020, a final inspection walk-through has been conducted for:

Pomona Parkway Phase 4

All punch list items have been addressed and we recommend that City Council accept the infrastructure improvements for this project and release the associated Maintenance Bonds.

Please let me know if you need any further information.

~Dan

Daniel S. Johnson, P.E., CFM

Assistant City Manager

City Engineer

20025 Highway 6

Manvel, Texas 77578

(281) 489-0630

www.cityofmanvel.com



From: [Dan Johnson](#)
To: [Kyle Jung](#); [Tammy Bell](#)
Cc: [Gilbert Salas](#); [Jessica Rodriguez](#)
Subject: 01/18City Council Agenda
Date: Monday, January 3, 2022 11:24:54 AM
Attachments: [image003.png](#)

Kyle and Tammy,

-
In order to begin the one-year maintenance period, a final inspection walk-through has been conducted for:

Meridiana Section 48

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

In short, we recommend that City Council accept the infrastructure improvements for this project to begin the Maintenance Period.

Please let me know if you need any further information.

~Dan

Daniel S. Johnson, P.E., CFM

Assistant City Manager

City Engineer

20025 Highway 6

Manvel, Texas 77578

(281) 489-0630

www.cityofmanvel.com



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



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

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

MINUTES 1/3/2022

Regular Session

Call To Order

Mayor Davison called the meeting of the Manvel City Council to order at 7:00 p.m.
Those in attendance were:

Present: Mayor Debra Davison
City Council Member Place 1 Larry Akery
City Council Member Place 2 Lorraine Hehn
City Council Member Place 3 Niccole Tyson
City Council Member Place 4 Dan Davis
City Council Member Place 5 Jason Albert
City Council Member Place 6 Jerome Hudson

Absent: None

Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Chris Thomas, Finance Director
Keith Traylor, Chief of Police
Jessica Rodriguez, Director of Development Services
Tammy Bell, City Secretary

Inspirational Reading - Council Member Niccole Tyson

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

Michael Johnson, 7023 Louisiana Street - Speaking about ongoing issues with Cameron Recycling

City Manager Update

Update on current events and city issues.

Update on COVID-19

5-6 employees tested positive over the last two weeks.

County website - Since first week in December.

Total cases up 541

Confirmed cases - up 413 cases from 68 to 481

Probable cases- up 57 cases from 13 to 70

Recoveries - up 71 cases from 3725 to

3796 Deaths - no new deaths reported

Update on Capital Improvement Projects

Updates on:

Master Wastewater Plan

Update Rate Study

Preliminary design for wastewater treatment plant

City Center spine road - had kick-off meeting

Master Water Plan

SCADA system

Elevated storage tank design

Maverick water plant improvements (at High School)

C12 drainage study

Regional drainage pond

Master drainage plan update

Street names program

Regular Agenda

1. Consideration and possible action to approve the Road & Bridge Interlocal Agreement FY 2022, between Brazoria County and the City of Manvel.

Council Member Dan Davis made the motion to approve. Council Member Jerome Hudson seconded the motion. The motion carried with a vote:

Vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

2. Consideration and possible action to approve a variance to the Subdivision Ordinance Section 62-3 (e) (1) (e), Section 62-41 (b) (13), Section 62-41 (b) (17), Section 62-41 (b) (19), 62-41 (b) (25), 62-41 (b) (28), Section 62-104 (11), Section 62-108 (a) (8), and Section 62-115 for 9.86 acres of property located at 6202 Bissell Road, and authorize the Mayor to execute the Development Agreement.

****Mayor Davison moved agenda item # 2 to the top of the agenda.**

Kwasi Bosompem, City Planner presented information about this agenda item.

Council Member Jason Albert made the motion to approve as recommended. Council Member Lorraine Hehn seconded the motion.

The motion carried with a vote:

Vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None Abstained: None

3. Consideration and possible action to approve a variance to the Subdivision Ordinance Section 62-111, *Additional Street Requirements* for property located at 6336 Del Bello Spur, and authorize the Mayor to execute the Development Agreement.

Council Member Jason Albert made the motion to approve. Council Member Lorraine Hehn seconded the motion. The motion carried with a vote:

Vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None Abstained: None

4. Consideration and possible action to appoint Niccole Tyson to the Events Task Force Board.

Mayor Davison made the motion to approve the appointment of Niccole Tyson to the Events Task Force as the Chairman of the Task Force. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote:

Vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

5. Discussion on Charter Amendment Election as requested by Council Member Hehn.

Council Member Hehn's suggestion is to update the language to make the amendment effective a year out. Council Member Albert disagrees. His vote was as the Charter Commission recommended. Mayor Davison agrees with Council Member Albert.

6. Consideration and possible action to direct staff on the Noise Ordinance.

This is a follow up item from the last city council meeting regarding noise in the ETJ. Jason Albert asks if it's even possible for the city to extend this?

City Manager responded that this could be accomplished by extending the nuisance ordinance into the ETJ.

Chief Traylor spoke to the Sheriff's department about the noise ordinance outside the city limits and was told that the Sheriff's department does respond to these calls in the county. That being said, Chief Traylor does not feel like the ordinance needs to be changed. There is a mutual aid agreement in place with the Sheriff's department, so there is the ability for us to help respond and vice versa. He does not think it is a good idea to extend our resources outside, into the ETJ.

No action taken.

Council Member Davis would be in favor of looking at the noise ordinance in detail to see if there is a fix for what is going on at Cameron Recycling Center to help prevent this going forward for development.

Jessica Rodriguez stated that there are ways to help mitigate noise issues using buffering suggestions.

Consent Agenda

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

1. Approve Preliminary Plat for Meridiana Section 30B;
Being a subdivision of 11.25 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas. (Forwarded with favorable recommendation by PD&Z)
2. Approve Final Plat for Meridiana Section 33B;
Being a subdivision of 10.12 acres out of the Oliver Hall Survey, Abstract 203; also being a partial replat of a portion of Lots 1 and 2, 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. 40 Lots 1 Block 2. (Forwarded with favorable recommendation by PD&Z).
3. Acceptance of infrastructure improvements for Meridiana Section 31A to begin the one-year maintenance period.
4. Acceptance of infrastructure improvements for Meridiana Section 49 to begin the one-year maintenance period.
5. Acceptance of infrastructure improvements for Pomona Section 19 to begin the two-year maintenance period.
6. Final acceptance of infrastructure improvements for Pomona Water Plant No. 1 Phase 2 and release the associated maintenance bond.
7. Acceptance of the meeting minutes to date.

Council Member Dan Davis made the motion to approve. Council Member Jason Albert seconded the motion.

The motion carried with a vote:

Vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

Mayor and Council Comments

None

Adjourn

Council Member Dan Davis made the motion to approve. Council Member Jerome Hudson seconded the motion. The motion carried with a vote:

Vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

CERTIFICATION

DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS