

PLANNING DEVELOPMENT AND ZONING MEETING

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



NOTICE OF A MEETING MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION February 14, 2022

**NOTICE IS HEREBY GIVEN
7:00 P.M.**

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

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

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

Regular Session

Call to Order

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.*

Consent PDZ

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

- A. Consideration and possible action to forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve V Phase 2;
Being a subdivision of 1.074 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.

PLANNING DEVELOPMENT AND ZONING MEETING

- B. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat of Meridiana Elementary School Site No. 2;
Being a subdivision of 13.00 acres out the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.

Regular Agenda

- A. Consideration and possible action to forward with recommendation to City Council, Final Plat for Meridiana Section 52;
Being a subdivision of 21.88 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.
- B. Consideration and possible action to forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve M-2;
Being a subdivision of 4.644 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.
- C. Consideration and possible action to forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve N-2;
Being a subdivision of 7.081 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.
- D. 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.
- E. Acceptance of the meeting minutes to date.

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 2/11/2022 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



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve V Phase 2 Final Plat
Applicant	Lacey Bell, EHRA
PD&Z Meeting Date	February 14, 2022
Recommendation	Approval
Submitted By	Kwasi Bosompem, City Planner

Background

The applicant requested for a 30-day plat extension on January 14, 2022, in order to address comments. Staff did not recommend approval of the plat extension request due to the number of requirements pending for the applicant to remedy. The Planning, Development and Zoning Commission did not approve the 30-day plat extension on January 24, 2022, and the City Council did not approve the plat on February 7, 2022. The applicant resubmitted the plat on February 4, 2022. The resubmittal addressed all the pending requirements.

Staff Recommendation

The City staff recommends approval of the Meridiana Detention Reserve V Phase 2 Final Plat.

Plat Exhibit

2025

JOB NO: 001-001-000

1 of 2



E4255

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ENCLOSURE

THIS MONUMENT IS 0.338 DIAMETER SET IN TOP OF CONCRETE MONUMENT, LOCATED 25.50 FEET WEST OF MANHILL, 3.50 FEET WEST ALONG THE GULF, COLORADO AND SANTA FE RAILROAD FROM THE STATION AT MANHILL, BRAZORIA COUNTY, 0.3 WEST OF A SHELL-ROAD CROSSING, 1/2 FEET NORTHWEST OF MILE POLE 35.70 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF DUFF ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF WHITE WOODEN WINDRESS POST AND SET IN TOP OF A CONCRETE POST ABOUT 10 FEET WITH THE GROUND.

ELEV.=52.00 (DAVID 1980 FIRM ADJUSTMENT)



BRADLEY COUNTY DRAINAGE DISTRICT NO. 5

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FINAL PLAT
MERIDIANA
DETENTION RESERVE V
PHASE 2

BEING A SUBDIVISION OF 1074 ACRES OUT OF
THE H. T. & B. R.R. COMPANY SURVEY,
SECTION 61, ABSTRACT 282, AND
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK, 1 RESERVE (1074 Acres)

OF-MI, LTD.,
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77490
PH (832) 437-7863
FEBRUARY 4, 2022

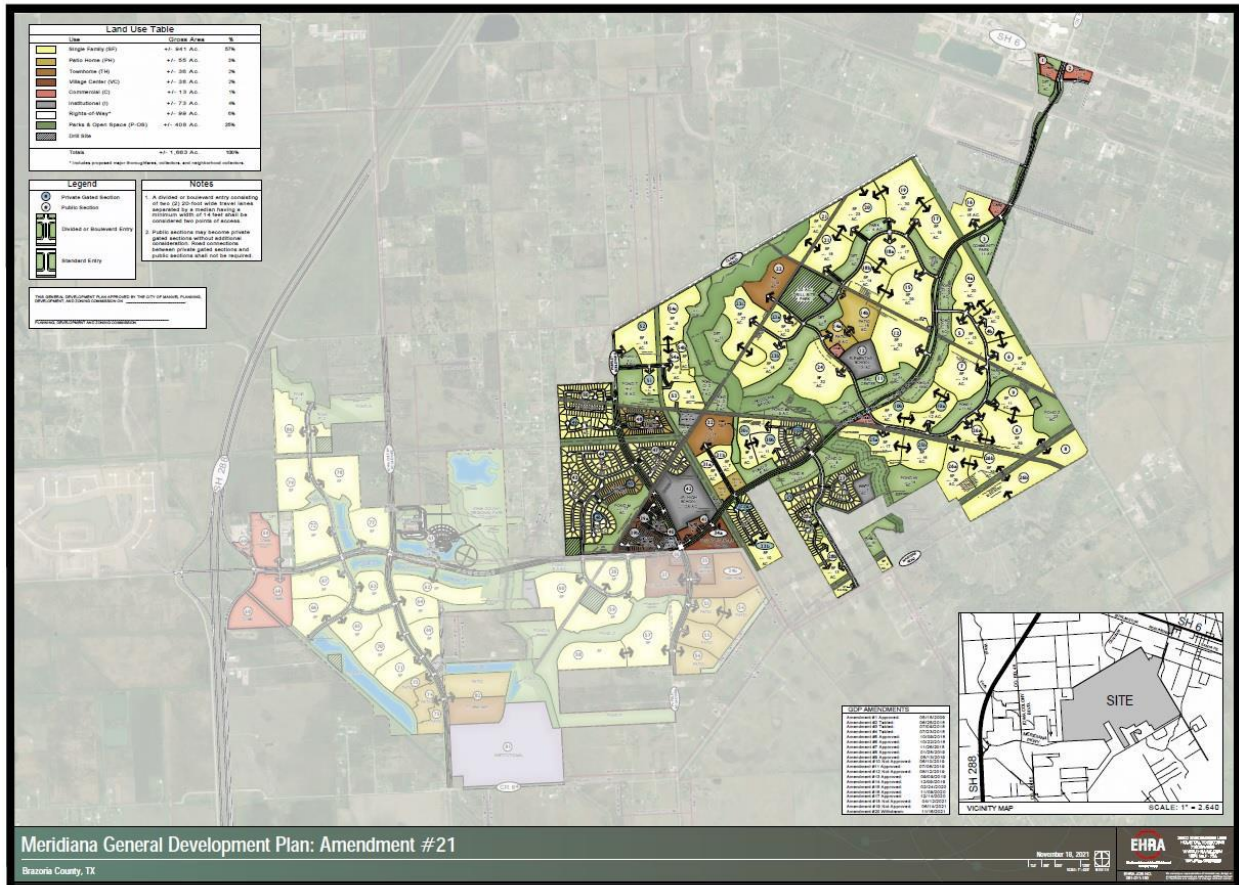


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300



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

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



METES AND BOUNDS DESCRIPTION
MERIDIANA
DETENTION RESERVE V PHASE 2
BEING A 1.074 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 1.074 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 1.074 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 499.08 feet to a point for corner;

THENCE, South 60°00'02" West, a distance of 277.57 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 140.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

2) THENCE, in a northeasterly direction along the arc of said curve to the left having a radius of 300.00 feet, a central angle of 32°24'46", an arc length of 169.71 feet, and a chord bearing of North 70°44'13" East, for a distance of 167.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

3) THENCE, North 54°31'50" East, for a distance of 327.00 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;

4) THENCE, South 22°23'04" East, for a distance of 69.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, South 02°58'03" East, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, South 34°13'05" West, for a distance of 100.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, South 03°18'27" East, for a distance of 140.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, South 31°29'48" East, for a distance of 90.92 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, South 55°24'50" East, for a distance of 37.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, South 03°03'24" East, for a distance of 52.80 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;

11) THENCE, South 86°56'36" West, for a distance of 613.11 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

12) THENCE, in a northwesterly 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 66°29'30" West, 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;

13) THENCE, North 86°56'36" East, for a distance of 606.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, North 03°03'24" West, for a distance of 52.92 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, North 39°27'07" West, for a distance of 75.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

16) THENCE, North 14°53'27" West, for a distance of 62.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

17) THENCE, North 29°20'20" West, for a distance of 120.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

18) THENCE, North 37°41'09" West, for a distance of 130.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, South 52°18'51" West, for a distance of 96.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

20) THENCE, in a southwesterly direction along the arc of said curve to the right having a radius of 330.00 feet, a central angle of 34°37'45", an arc length of 199.45 feet, and a chord bearing of South 69°37'44" West, for a distance of 196.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

21) THENCE, South 86°56'36" West, for a distance of 135.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

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

23) THENCE, North 03°03'24" West, for a distance of 13.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

24) THENCE, in a northeasterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of North 41°56'36" East, for a distance of 35.36 feet to the POINT OF BEGINNING and containing 1.074 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 V PHASE 2, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

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

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this 4th day of December, 2021.

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

BY: Matt Lawson

Print Name: Matt Lawson

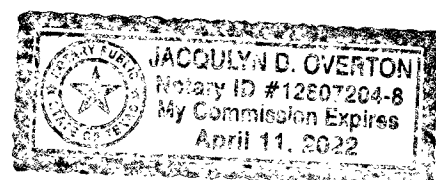
Title: President

STATE OF TEXAS

COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of December, 2021.



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

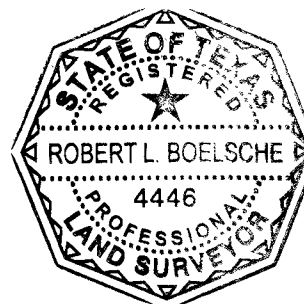
This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA DETENTION RESERVE V PHASE 2 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2022.

Planning, Development and Zoning Commission

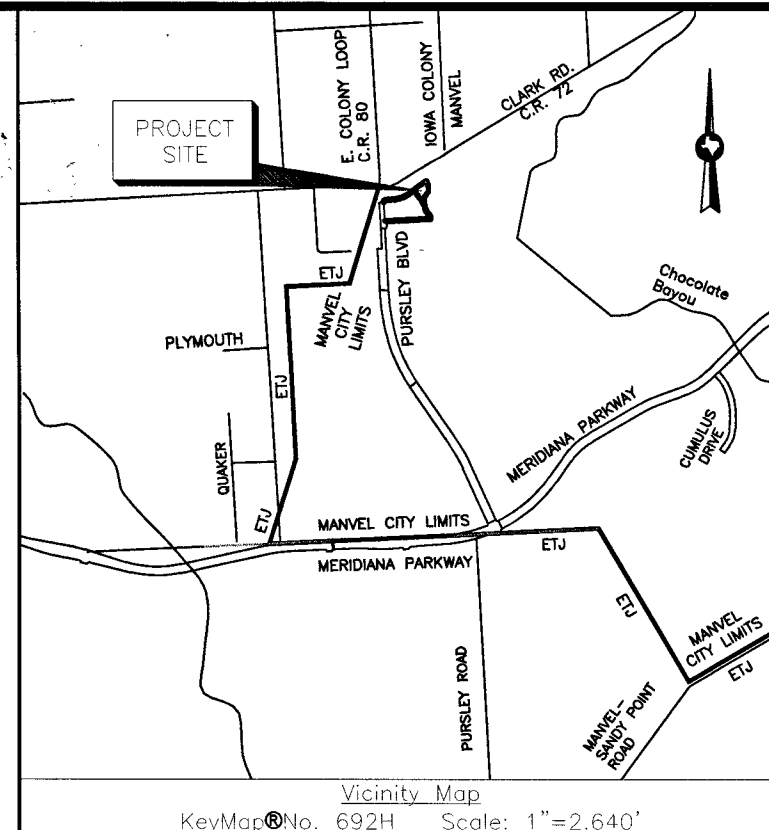
This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA DETENTION RESERVE V PHASE 2 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2022.

City Council

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



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



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

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

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

Brandon Middleton 12/6/21
Secretary/Treasurer Date

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

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

BCDD5 REF ID # B210012

**FINAL PLAT
MERIDIANA
DETENTION RESERVE V
PHASE 2**

BEING A SUBDIVISION OF 1.074 ACRES OUT OF
THE H. T. & B. R.R. COMPANY SURVEY,
SECTION 61, ABSTRACT 282, AND
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE (1.074 Acres)

OWNER

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

FEBRUARY 4, 2022



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

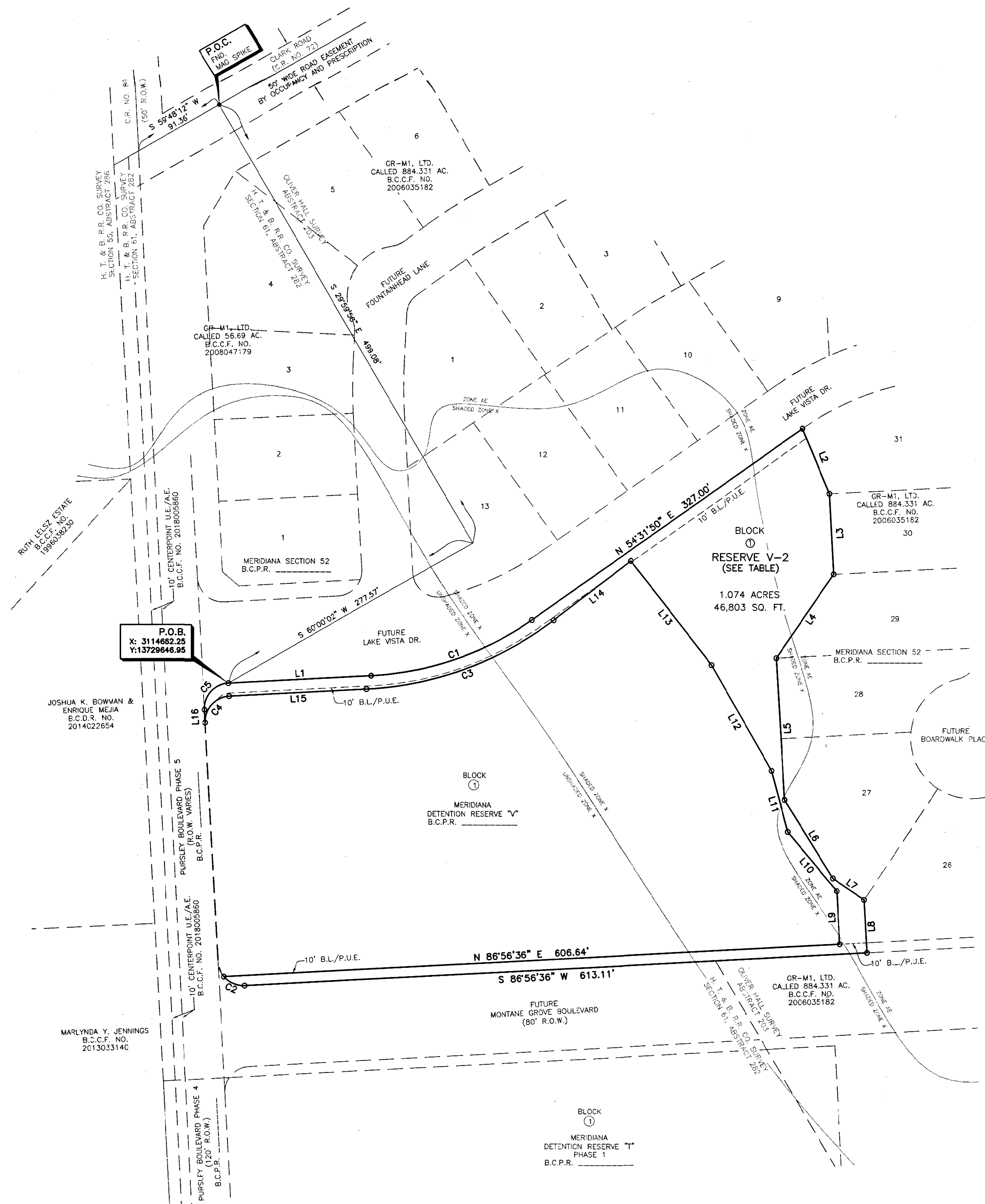
GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
 - All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 480390110K dated December 30, 2020, The southeasterly portion of the property lies within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined) an easterly 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.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plot Records.
B.L. indicates Building Line.
C.R. No. indicates County Road Number.
FND. indicates Found.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
SO. FT. indicates Square Feet.
R.O.W. indicates Right-Of-Way.
U.E./A.E. indicates Utility Easement/Aerial Easement.
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 55, Alvin Independent School District, and Brazoria County Drainage District #5.
 - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
 - The Developer/Municipal Utility District/Homeowners' Association shall be responsible for maintenance of all reserves.
 - The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
 - All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
 - 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, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
 - This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
 - A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
 - 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.
 - Reserve "V-2" provides a total of 0.37 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.
 - The drainage on adjacent property will not be impacted by this development.

LINE	BEARING	DISTANCE
L1	N 86°56'36" E	140.56'
L2	S 22°23'44" E	69.59'
L3	S 02°58'08" E	80.00'
L4	S 34°13'27" W	100.43'
L5	S 03°18'27" E	140.55'
L6	S 37°29'48" E	90.92'
L7	S 55°24'50" E	37.48'
L8	S 03°03'24" W	52.80'
L9	N 03°03'24" W	52.92'
L10	N 39°27'07" W	75.78'
L11	N 45°53'27" W	62.32'
L12	N 29°20'20" W	120.30'
L13	N 37°41'09" W	130.00'
L14	S 27°18'51" W	96.07'
L15	N 86°56'36" E	135.18'
L16	N 03°03'24" W	13.05'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	300.00'	32°24'45"	169.77'	N 70°44'13" E	167.46'
C2	25.00'	53°07'48"	23.18'	N 66°23'30" W	22.36'
C3	330.00'	34°37'45"	199.45'	S 69°37'44" W	196.43'
C4	25.00'	60°00'00"	39.27'	S 41°56'36" W	35.36'
C5	25.00'	60°00'00"	39.27'	N 41°56'36" E	35.36'

RESERVE	RESTRICTED TO	AREA
V-2	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	46,803 SQ. FT. / 1.074 ACRES



FINAL PLAT MERIDIANA DETENTION RESERVE V PHASE 2

BEING A SUBDIVISION OF 1.074 ACRES OUT OF
THE H. T. & B. R.P. COMPANY SURVEY,
SECTION 61, ABSTRACT 282, AND
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CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE (1.074 Acres)

OWNER

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FEBRUARY 4, 2022



10011 MEADOWGLEN LN
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713-784-4500
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TBPE No. F-726
TBPELS No. 10092300

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: February 14, 2022 & February 22, 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: Jared Bowlin or Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: 713-784-4577

E-mail Address: lbell@ehrainc.com jbowlin@ehrainc.com or bsweitzer@ehra.com

Description of Request and Physical Address:

Consideration and possible action to forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve V Phase 2, being a subdivision of 1.074 acres out of the H.T. & B.R.R. Company 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.

February 9, 2022

SIGNATURE

DATE

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 ELEMENTARY SCHOOL SITE NO 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, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA ELEMENTARY SCHOOL SITE NO 2 where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

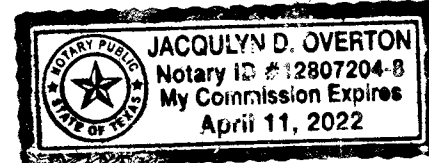
OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY: Matt Lawson
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

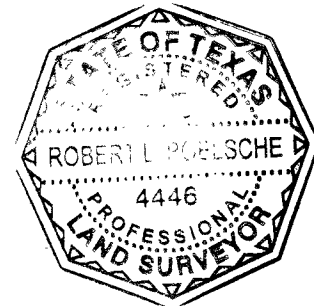
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of November, 2021.



Jacquelyn Overton
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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA ELEMENTARY SCHOOL SITE NO 2 in conformance with 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 ELEMENTARY SCHOOL SITE NO 2 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this day of _____, 2022.

City Council

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E.,
President

Date

Kerry Osburn 11/1/21
Kerry Osburn
Vice President

Date

Brandon Middleton 11/1/21
Brandon Middleton
Secretary/Treasurer

Date

Jarrod D. Aden 11/1/21
Jarrod D. Aden, P.E., C.F.M.
District Engineer

Date

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

BCCDD 5 ID# 210050

METES AND BOUNDS DESCRIPTION
MERIDIANA ELEMENTARY SCHOOL SITE NO 2
BEING 13.00 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 13.00 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 884.331 ACRE TRACT RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 13.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" called for and found marking the northerly end of a 25' radius return in the easterly right-of-way line of North Inspiration Way as per the plat of Meridiana Parkway Phase 6 recorded under File Number 2021001846, Brazoria County Plat Records (B.C.P.R.), and marking the southeasterly corner of North Inspiration Way as per plat recorded under File Number 2021007546 of the B.C.P.R.,

THENCE, along the easterly right-of-way line North Inspiration Way as per said recorded plat the following three (3) courses and distances:

North 30°06'57" West, for a distance of 205.86 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" called for and found marking a point of curvature,

In a northeasterly direction along the arc of said curve to the right having a radius of 770.00 feet, a central angle of 11°48'04", an arc length of 158.60 feet, and a chord bearing of North 24°12'54" West, for a distance of 158.32 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" called for and found marking a point of tangency,

North 18°18'52" West, for a distance of 306.45 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking southwesterly corner and POINT OF BEGINNING of the herein described tract of land;

THENCE, continuing along the easterly right-of-way line of North Inspiration Way the following three (3) courses and distances:

(1) North 18°18'52" West, for a distance of 11.30 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" called for and found marking a point of curvature,

(2) In a northwesterly direction along the arc of said curve to the left having a radius of 830.00 feet, a central angle of 32°02'51", an arc length of 464.25 feet, and a chord bearing of North 34°20'18" West, for a distance of 458.22 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" called for and found marking a point of tangency,

(3) North 50°21'43" West, for a distance of 176.75 feet to a found a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for northwesterly corner of the herein described tract of land,

(4) THENCE, North 41°16'34" East, for a distance of 229.02 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(5) THENCE, North 54°11'54" East, for a distance of 297.26 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(6) THENCE, North 74°09'15" East, for a distance of 362.67 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for northeasterly corner of the herein described tract;

(7) THENCE, South 26°32'51" East, for a distance of 187.25 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(8) THENCE, South 17°37'05" East, for a distance of 613.69 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(9) THENCE, South 72°22'55" West, for a distance of 642.51 feet to the POINT OF BEGINNING and containing 13.00 acres of land.

BENCHMARK

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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	48.75

FINAL PLAT MERIDIANA ELEMENTARY SCHOOL SITE NO 2

BEING A SUBDIVISION OF 13.00 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE (13.00 Acres)

OWNER

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

FEBRUARY 4, 2022

ENGINEER/SURVEYOR



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

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

- BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 18°18'52" W	11.30'
L2	N 50°21'43" W	176.75'
L3	S 26°32'51" E	187.25'
L4	N 30°06'57" W	205.86'
L5	N 18°18'52" W	306.45'
L6	S 59°38'31" W	30.00'
L7	S 30°06'57" E	85.13'

BLOCK ①

RESERVE "A"
13.00 ACRES
566,280 SQ. FT.

NORTH INSPIRATION WAY
(60' R.O.W.)
FILE NO. 2021007948 B.C.P.R.
119.00'

DRAINAGE EASEMENT
B.C.C.F. No. 2020011643

25' BL. TO ADJ. PROP.

CALLED 884.331 ACRES
GR-M1, LTD.
B.C.C.F. NO. 2006035182

N 4°16'54" E 229.02' (F)

N 54°11'54" E 297.26' (F)

N 74°09'15" E 362.57' (F)

S 17°37'05" E 613.69' (F)

S 72°22'55" W 642.51' (F)

P.O.B.
(F)
X:3120189.60
Y:13729070.28

CALLED 884.331 ACRES
GR-M1, LTD.
B.C.C.F. NO. 2006035182

NORTH INSPIRATION WAY
(60' R.O.W.)
FILE NO. 2021007948 B.C.P.R.

P.O.C.
(F)

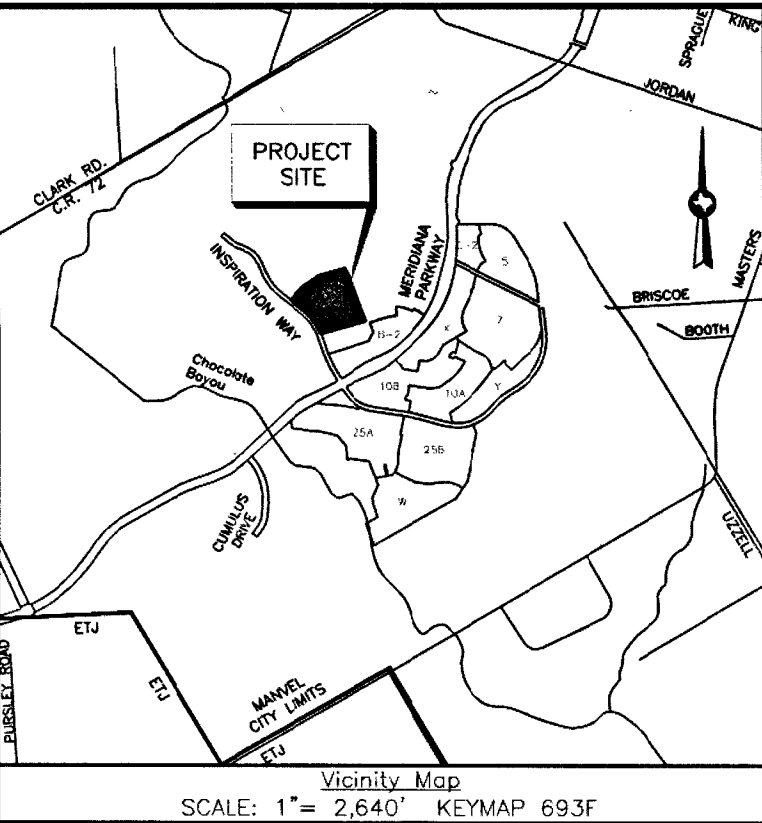
NORTH INSPIRATION WAY
(60' R.O.W.)
FILE NO. 2021001846 B.C.P.R.

MERIDIANA PARKWAY PHASE 6
(R.O.W. VARIES)
FILE NO. 2021001846 B.C.P.R.

CALLED 884.331 ACRES
GR-M1, LTD.
B.C.C.F. NO. 2006035182

MERIDIANA PARKWAY PHASE 5
(R.O.W. VARIES)
FILE NO. 2021003964 B.C.P.R.

INSPIRATION WAY
DRAINAGE EAS.



NGS MONUMENT # E 306 DISAP. SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MERIDIAN, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE SOUTH 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 40' WIDE RAILROAD RIGHT-OF-WAY, 3 FEET WEST OF A 3' HIGH FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.

ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	48.75'

BEING A SUBDIVISION OF 13.00 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE (13.00 Acres)

OWNER

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

FEBRUARY 4, 2022

ENGINEER/SURVEYOR



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

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





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: February 14, 2022 and February 22, 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: Brad Sweitzer or Jared Bowlin

Daytime Phone: 713-784-4500 Fax Number: 713-784-4577

E-mail Address: bsweitzer@ehrainc.com or jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council, Final Plat of Meridiana Elementary School Site No. 2, being a subdivision of 13.00 acres out 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.

SIGNATURE

February 9, 2022
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Elementary School Site No. 2 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	February 14, 2022
Recommendation	Approval
Submitted By	Kwasi Bosompem, City Planner

Staff Recommendation

The City staff recommends approval of the Meridiana Elementary School Site No. 2 Final Plat.



LUCY

[illegible]

This is to certify that the Planning, Development and Zoning Commission of the City of Marvel, Texas has recommended approval of this plat of MORROWAN ELEMENTARY SCHOOL, SITE NO 2 in conformance with laws of the State of Texas and the ordinances of the City of Marvel as shown herein and authorizes the recording of this plat this _____ day of _____, 2022.

Raising Development and Zoning Considerations

This is to certify that the City Council of the City of Mineral, Texas, has approved this plat and
 MINERAL ELEMENTARY SCHOOL, SITE NO. 2, in conformance with laws of the State of Texas and the
 ordinances of the City of Mineral on which, hence and authorizes the recording of this plat on
 this day of _____, 2022.

City Council

METER AND BOUNDS DESCRIPTION
MEXICANA ELEMENTARY SCHOOL, SITE NO
BEING 13.00 ACRES SITUATED IN THE
OLIVER HILL SURVEY, ABSTRACT 203,
DALLAS COUNTY, TEXAS



DISCUSSION

NBS MINORANT # 6, 308 DISH SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.5 MILES WEST OF MANHATTEN, 2 MILES WEST ALONG THE I-55 CORRIDOR AND SANTA FE HIGHWAY FROM THE STATION AT MINERAL, BRADSHAW COUNTY, 0.2 MILE WEST OF A SHOULDER-ROAD CROSSING, 5.1/2 FEET NORTHWEST OF MILE POST 36, 38 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTRALM OF A DIRT ROAD, 6.4 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN FENCE POST AND SET IN THE TOP OF A CONCRETE POST ABOUT 1/2 INCH INTO THE GROUND.
ELEV=52.00 (NAVD 83) 1661 ADJUSTMENT

MINIMUM FINISH FLOOR ELEVATION	
BLOCK NUMBER	ELEVATION
BLOCK 1	48.0

STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared Matt Jensen, President of Rice Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for RCM, 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 4th day of November, 2001



 Notary Public in and for the
 State of Texas
 My Notary Commission Expires **April 11, 2025**

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Wicks, P.E. President	Date	Kerry G. Osburn Vice President	Date
 11/6/20	11/6/20	 11/6/20	11/6/20
Brandon Middleton Secretary/Treasurer	Date	James S. Adee, P.E., C.F.M. District Engineer	Date

Note: Project field startup will start within 300 calendar days from date here shown. Continuous

PAGE 5 OF 21050

I, Robert Beutner, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the address is true and correct, was prepared from an actual boundary survey of the property located on the ground and the subdivision according to the standards of practice of the Texas Board of Professional Land Surveyors, that the grid boundary corners have been set in the manner described hereafter, that the boundaries corners, angle points, points of curvature and intersection have been set in accordance with the standards of practice of the Texas Board of Professional Land Surveyors, that the corners are to be set after construction of the public infrastructure and have all grading within the subdivision and that of privately existing property marked by the surveyor's monuments and monuments on the land and all set markers are a minimum of 1/8" in diameter from red wax surveyor's cap.



Robert C. Boulsche
Robert Boulsche, Registered Professional Land Surveyor
Texas Registration No. 6668

FINAL PLAT
MERIDIANA
ELEMENTARY SCHOOL
SITE NO 2

BEING A SUBDIVISION OF 13.00 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE (13.00 Acres)

OWNER
GR-M, L.T.D.
A TEXAS LIMITED PARTNERSHIP
1802 AVENUE D, SUITE 100
KATY, TEXAS 77490
PH (832) 437-7963

FEBRUARY 4, 2022

ENGINEER/SURVEYOR



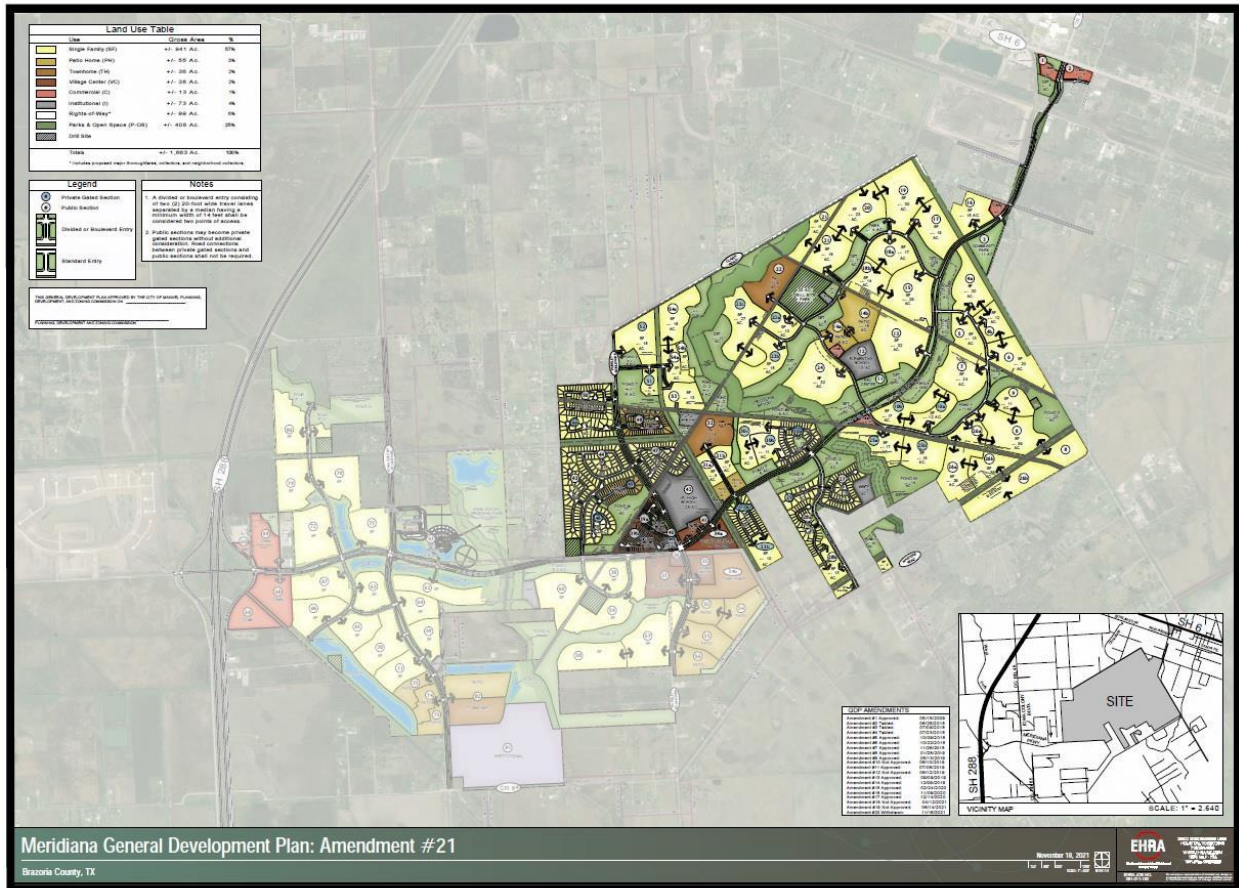
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TSPE No. F-726
TSPELS No. 10092300

[illegible]



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

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



**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 52 Final Plat
Applicant	Lacey Bell, EHRA
PD&Z Meeting Date	February 14, 2022
Recommendation	Denial
Submitted By	Kwasi Bosompem, City Planner

Background

The applicant requested a 30-day plat extension on January 14, 2022, in order to address comments. Staff did not recommend approval of the 30-day plat extension request because Meridiana Section 52 Final Plat takes access from Meridiana Pursley Boulevard Phase 7 Final Plat. The Meridiana Pursley Boulevard Phase 7 Final Plat was not approved by City Council at their January 18, 2022, meeting. The Meridiana Pursley Boulevard Phase 7 Final Plat does not have approved construction plans. Construction plan comments were issued to staff in November 2021 and have not been resubmitted since. The Developer is working with the County to address comments regarding roadway intersection configuration at Pursley Boulevard and Clark Road. The Planning, Development and Zoning Commission did not recommend approval of the requested 30-day plat extension on January 24, 2022, meeting and the City Council did not approve the plat on February 7, 2022. The applicant has resubmitted this final plat for consideration again. All comments have been addressed except one, which is plat access. The Meridiana Section 52 Final Plat takes access from Meridiana Pursley Boulevard Phase 7 Final Plat. To date, the construction plans for Meridiana Pursley Boulevard Phase 7 Final Plat have not been approved nor the final plat.

Staff Recommendation

The City staff recommends denial of the Meridiana Section 52 Final Plat. This final plat does not meet the following criteria:

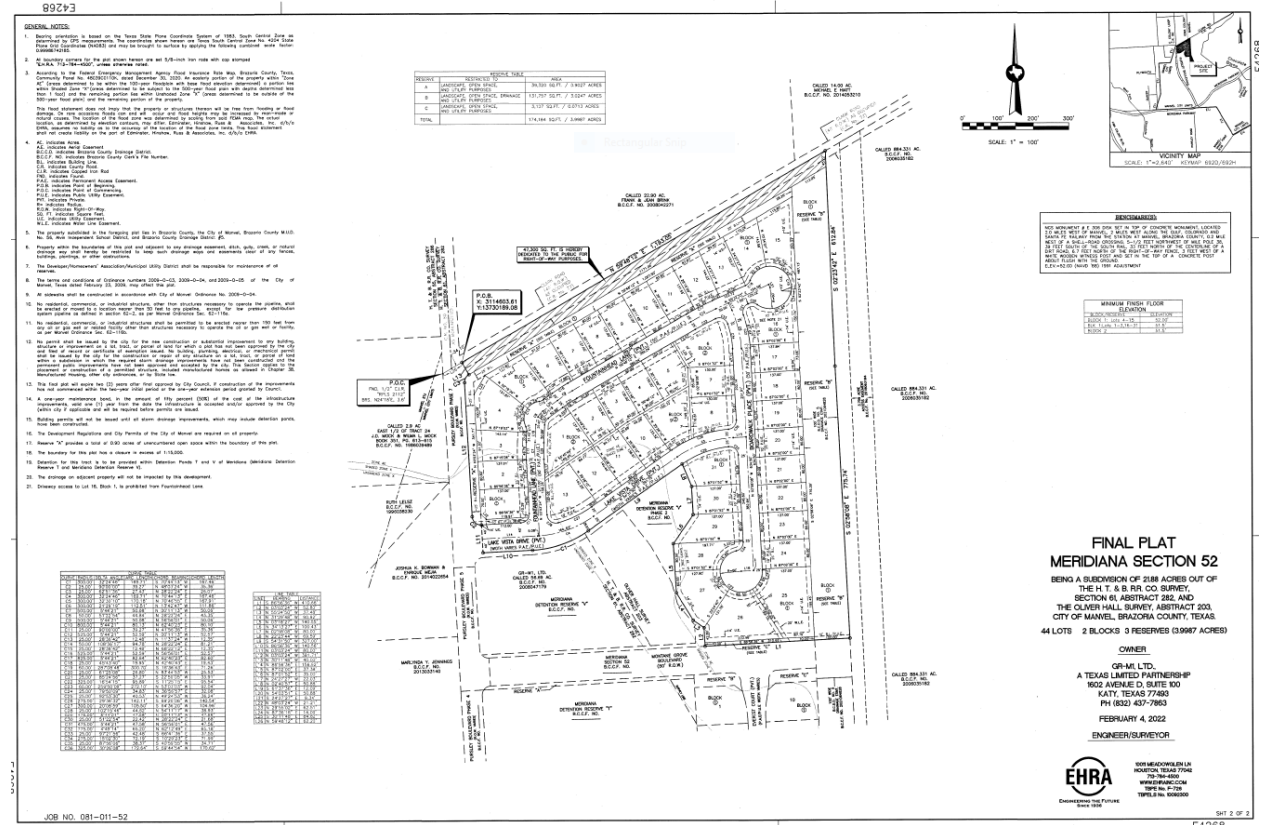
1. Plat cannot be approved without approval of Meridiana Pursley Boulevard Phase 7 Final Plat (Section 62-108 and Section 62-41 (b) (31)).



DEVELOPMENT SERVICES DEPARTMENT

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

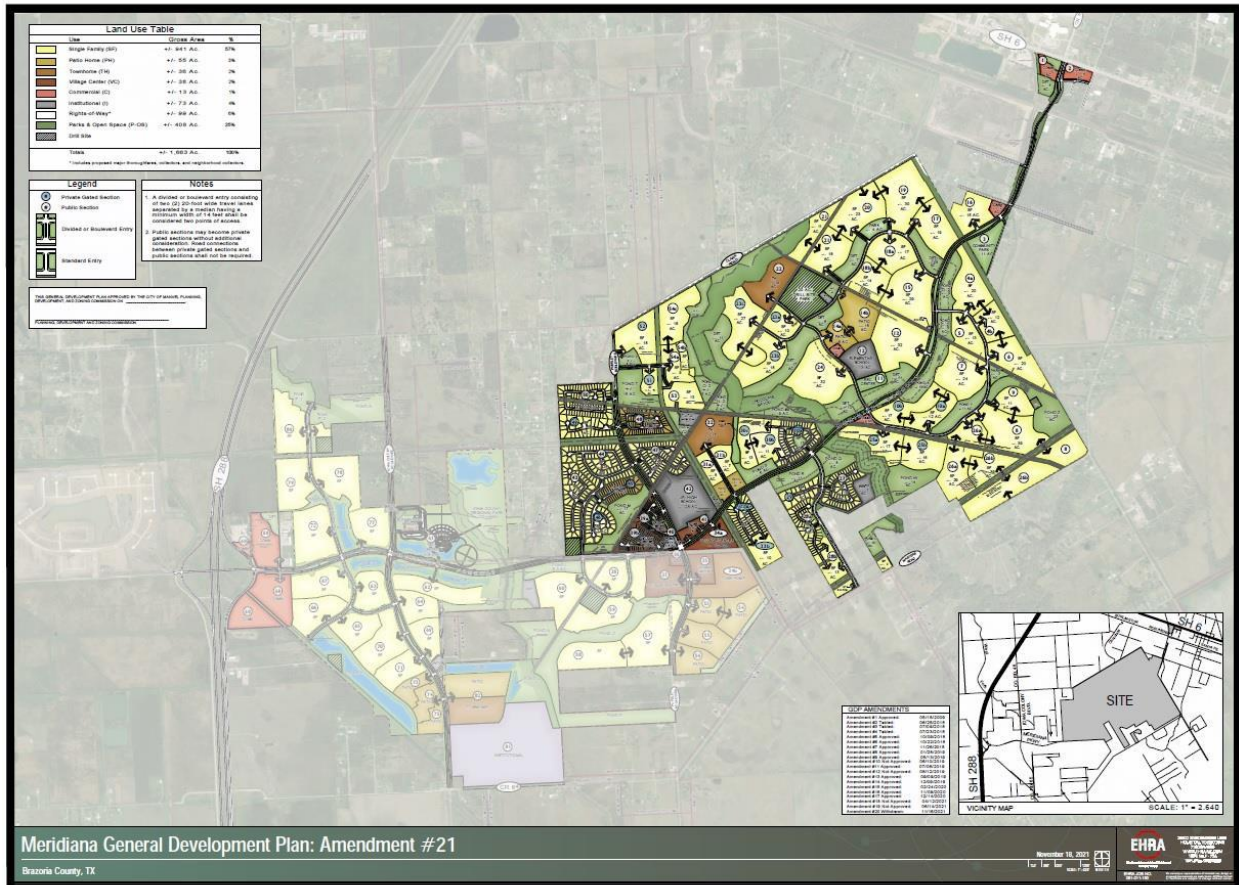
Plat Exhibit





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

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



STATE OF TEXAS:
COUNTY OF BRAZORIA:

Wa, 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 52, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of MERIDIANA SECTION 52 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.

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.

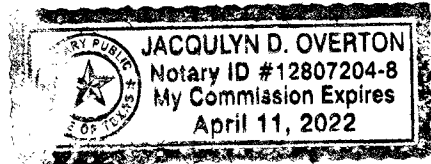
OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

BY: Matt Lawson
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of December, 2021.



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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

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

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

Brandon Middleton 12/6/21
Date
Secretary/Treasurer

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

BCDD5 REF ID# 210054

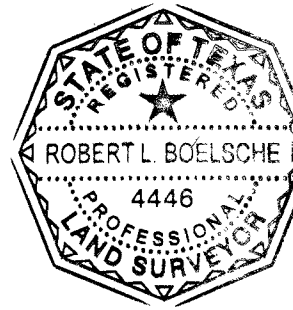
This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 52 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this 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 52 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.



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

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural 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" 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.

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 52
BEING A 21.88 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

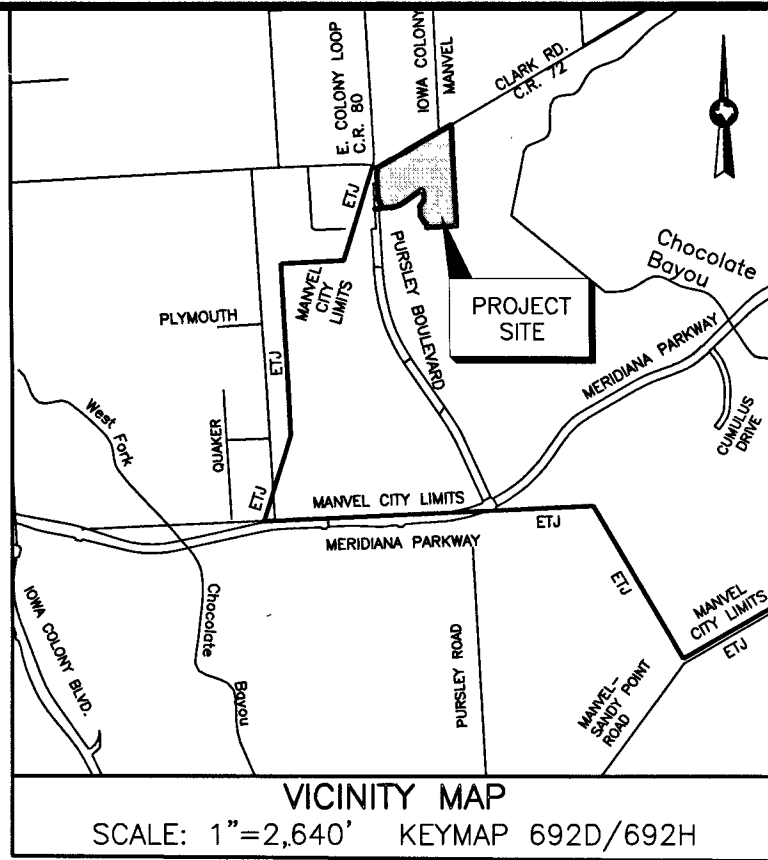
A DESCRIPTION OF A 21.88 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282 AND THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF THOSE CERTAIN TRACTS CALLED 56.69 ACRES DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179, AND A CALLED 884.331 ACRES RECORDED UNDER B.C.C.F. NO. 2006035182; THE SAID 21.88 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 the northwesterly corner of said 56.69 acre tract from which a 1/2-inch capped iron rod stamped "RPLS 2112" bears North 24°18' East, distance of 3.60 feet;

THENCE, North 59°48'12" 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, along the northerly line of said 56.69 acre tract a distance of 62.20 feet to a Mag nail set marking the northwesterly corner and the POINT OF BEGINNING of the herein described tract of land;

- THENCE, North 59°48'12" East, continuing along the northerly line of said 56.69 acre tract for a distance of 1,193.05 feet to a Mag nail set marking the northeasterly corner of the herein described tract of land;
- THENCE, South 02°23'42" East, for a distance of 612.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 02°58'08" East, for a distance of 775.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 86°56'36" West, for a distance of 410.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 03°03'24" West, for a distance of 52.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 55°24'50" West, for a distance of 37.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 31°29'48" West, for a distance of 90.92 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 03°18'27" West, for a distance of 140.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 34°13'27" East, for a distance of 100.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 02°58'08" West, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 22°23'44" West, for a distance of 69.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 54°31'50" West, for a distance of 327.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- THENCE, in a southwesterly direction along the arc of said curve to the right having a radius of 300.00 feet, a central angle of 32°24'48", an arc length of 169.71 feet, and a chord bearing of South 70°44'13" West, for a distance of 167.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- THENCE, South 86°56'36" West, for a distance of 140.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 03°03'24" West, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a curve to the right;
- THENCE, in a northwesterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of North 48°03'24" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- THENCE, North 03°03'24" West, for a distance of 381.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- 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 62°51'36", an arc length of 27.43 feet, and a chord bearing of North 28°22'24" East, for a distance of 26.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 30°11'48" West, for a distance of 40.00 feet to the POINT OF BEGINNING and containing 21.88 acres of land.



MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	51.00'

BENCHMARK(S):

NCS MONUMENT # E 308 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 52

BEING A SUBDIVISION OF 21.88 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.

44 LOTS 2 BLOCKS 3 RESERVES (3.9987 ACRES)

OWNER

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

FEBRUARY 4, 2022

ENGINEER/SURVEYOR

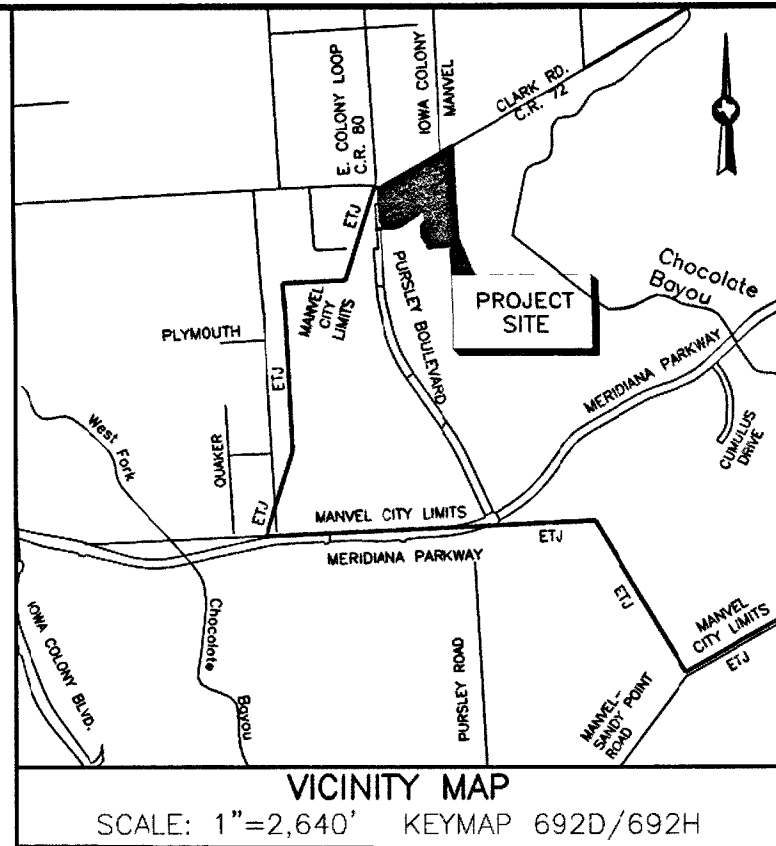
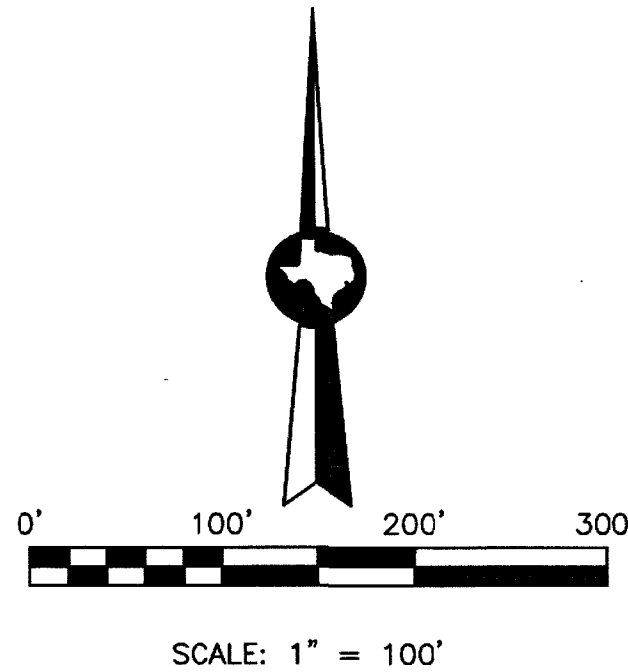


1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.9998742185.
 - 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. 48030010K, dated December 30, 2020, An easterly portion of the property 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., indicates Brazoria County Drainage District.
B.C.C.F. NO., indicates Brazoria County Clerk's File Number.
B.L., indicates Building Line.
C.R., indicates County Road.
C.I.R., indicates Capped Iron Rod.
F.N.D., 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.
W.L.E., indicates Water Line 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.
 - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
 - 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.
 - Reserve "A" provides a total of 0.90 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 and V of Meridiana (Meridiana Detention Reserve T and Meridiana Detention Reserve V).
 - The drainage on adjacent property will not be impacted by this development.
 - Driveway access to Lot 16, Block 1, is prohibited from Fountainhead Lane.

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	39,320 SQ. FT. / 0.9027 ACRES
B	LANDSCAPE, OPEN SPACE, DRAINAGE AND UTILITY PURPOSES	131,757 SQ. FT. / 3.0247 ACRES
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	3,107 SQ. FT. / 0.0713 ACRES
TOTAL		174,184 SQ. FT. / 3.9987 ACRES



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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1: Lots 4-15	52.00'
BLK 1-Lots 1-3, 16-31	51.5'
BLOCK 2	51.5'

FINAL PLAT MERIDIANA SECTION 52

BEING A SUBDIVISION OF 21.88 ACRES OUT OF
THE H. T. & B. RR. CO. SURVEY,
SECTION 61, ABSTRACT 282, AND
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

44 LOTS 2 BLOCKS 3 RESERVES (3.9987 ACRES)

OWNER

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

FEBRUARY 4, 2022

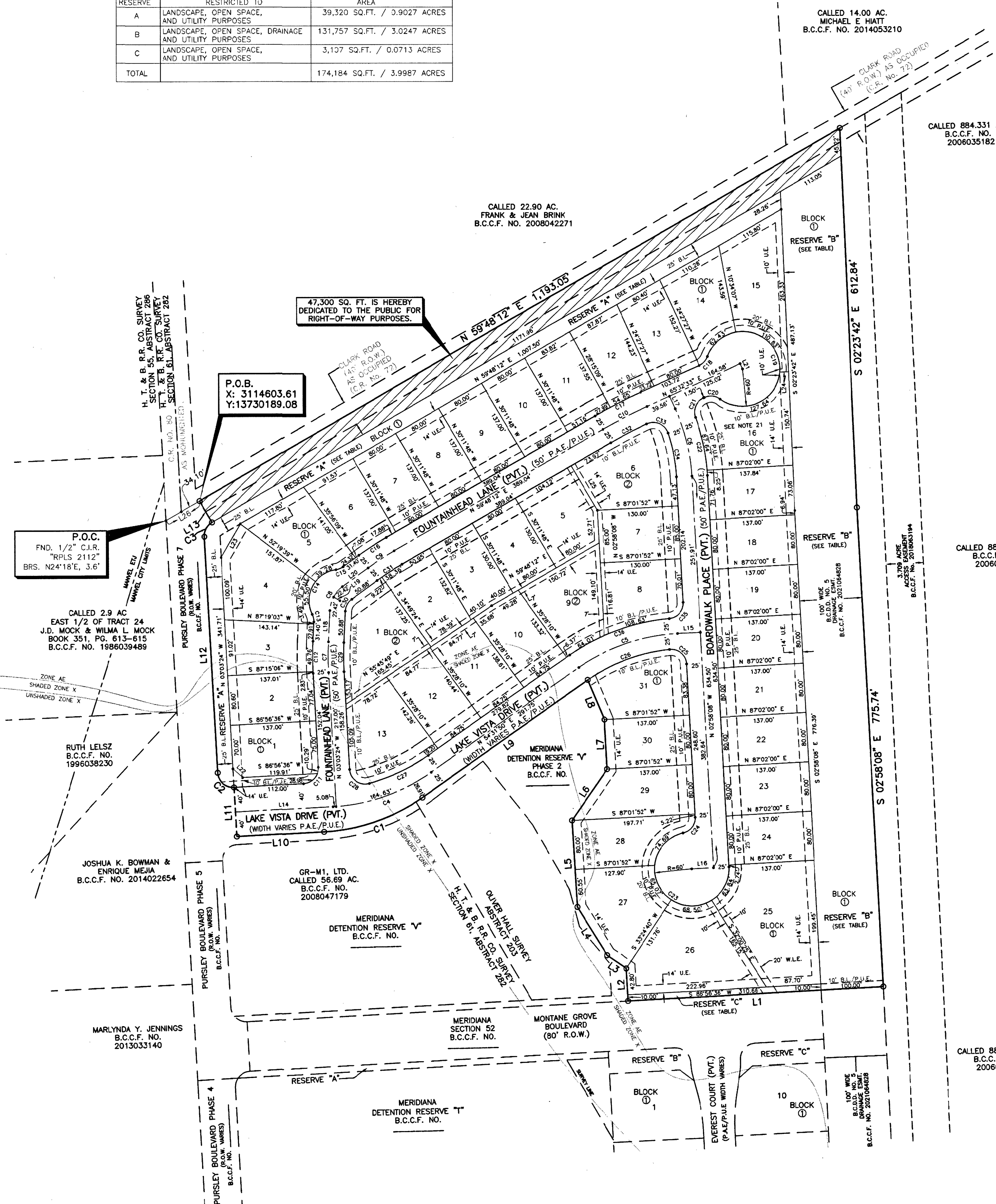
ENGINEER/SURVEYOR



1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TYPE NO. F-728
TBPELS NO. 100929300

CURVE TABLE					
CURVE	RADIUS	DELTA	ANGLE	CHORD	BEARING
C1	300.00	32.2446	169.71	S 70°44'13" W	167.48
C2	25.00	90°00'00"	39.27	N 48°03'24" W	35.36
C3	25.00	62°51'36"	27.43	N 28°22'24" E	26.07
C4	300.00	32.2446	169.71	N 70°44'13" E	167.48
C5	300.00	32.2446	169.71	N 70°44'13" E	167.48
C6	300.00	21°29'19"	112.51	N 13°42'47" W	111.86
C7	500.00	5°44'21"	50.08	N 00°11'13" W	50.06
C8	300.00	32.2446	169.71	N 70°44'13" E	167.48
C9	500.00	5°44'21"	50.08	N 00°11'13" W	50.06
C10	800.00	5°44'21"	80.13	N 62°40'23" E	80.10
C11	25.00	90°00'00"	39.27	N 41°56'36" E	35.36
C12	50.00	5°44'21"	50.08	N 00°11'13" W	50.06
C13	25.00	28°36'42"	12.48	N 11°37'24" W	12.35
C14	50.00	108°36'17"	94.78	N 28°22'24" E	81.21
C15	25.00	28°36'42"	12.48	N 68°22'12" E	12.35
C16	50.00	5°44'21"	50.08	N 00°11'13" W	50.06
C17	825.00	5°44'21"	82.54	N 62°40'23" E	82.50
C18	25.00	45°43'40"	19.95	N 42°40'43" E	19.43
C19	60.00	28°36'42"	30.00	N 16°36'43" W	25.53
C20	25.00	61°25'08"	26.80	N 8°44'53" W	25.53
C21	25.00	85°24'56"	37.27	S 22°50'05" W	33.91
C22	325.00	18°54'15"	95.89	S 11°29'15" E	95.84
C23	60.00	28°36'42"	27.21	N 53°03'03" W	92.04
C24	25.00	79°50'09"	34.83	N 36°56'57" E	32.08
C25	25.00	92°53'30"	40.53	N 49°24'53" W	36.24
C26	275.00	2°56'52"	142.11	S 89°20'05" W	140.54
C27	300.00	20°08'59"	105.50	S 64°36'20" W	104.96
C28	25.00	102°15'46"	44.82	N 54°11'17" W	38.93
C29	475.00	5°44'21"	47.58	N 00°11'13" W	47.56
C30	25.00	51°22'54"	22.42	N 28°22'24" E	21.68
C31	475.00	5°44'21"	47.58	N 00°11'13" W	47.56
C32	775.00	4°49'14"	65.20	N 62°12'49" E	65.18
C33	25.00	92°53'30"	40.53	S 66°41'36" E	37.55
C34	275.00	15°02'30"	72.19	S 10°29'23" E	71.99
C35	25.00	87°56'06"	38.37	S 40°59'55" W	34.71
C36	325.00	30°26'08"	172.64	S 89°44'54" W	170.62

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°56'36" W	410.66
L2	N 03°03'24" W	52.83
L3	N 59°24'50" W	37.48
L4	N 31°29'48" W	90.92
L5	N 03°18'27" W	140.55
L6	N 34°13'27" E	100.43
L7	N 02°58'08" W	80.03
L8	N 22°23'44" W	69.59
L9	S 86°56'36" W	327.60
L10	S 86°56'36" W	140.56
L11	N 03°03'24" W	80.00
L12	N 03°03'24" W	58.17
L13	N 30°11'48" W	40.03
L14	N 86°56'36" E	156.92
L15	N 86°56'36" E	37.35
L16	N 87°01'52" W	38.03
L17	N 24°27'27" W	22.03
L18	N 02°40'57" E	50.88
L19	S 61°37'36" E	50.88
L20	S 51°37'36" E	12.09
L21	N 44°27'27" E	9.34
L22	N 48°03'24" W	21.21
L23	N 28°50'02" E	62.51
L24	N 87°36'18" E	14.00
L25	N 30°11'48" E	84.82
L26	N 59°48'12" E	62.20



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

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: February 14, 2022 & February 22, 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: Jared Bowling or Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com or bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward with recommendation to City Council, Final Plat for Meridiana Section 52, being a subdivision of 21.88 acres out of the H.T. & B.R.R. Company 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.

February 9, 2022

SIGNATURE _____

DATE _____



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

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Person to Speak: Jared Bowlin or Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com or bsweitzer@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 M-2, being a subdivision of 4.644 acres out of the H.T. & B.R.R. Company 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.

February 9, 2022

SIGNATURE

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve M-2 Final Plat
Applicant	Lacey Bell, EHRA
PD&Z Meeting Date	February 14, 2022
Recommendation	Denial
Submitted By	Kwasi Bosompem, City Planner

Background

The applicant requested a 30-day plat extension on January 14, 2022, in order to address comments. Staff did not recommend approval of the 30-day plat extension because Meridiana Detention Reserve M-2 Final Plat takes access from Meridiana Section 53 Final Plat and Meridiana Section 54A Final Plat. The applicant has not submitted either Meridiana Section 53 Final Plat and Meridiana Section 54A Final Plat at the previous plat submittal date on January 31, 2022. The Planning, Development and Zoning Commission did not recommend approval of the 30-day plat extension on January 24, 2022, and the City Council did not approve the plat on February 7, 2022. The applicant has resubmitted this final plat for consideration again. All comments have been addressed except one, which is plat access. The Meridiana Detention Reserve M-2 Final Plat takes access from Meridiana Section 54A and Meridiana Section 53. To date, these final plats have not been submitted.

Staff Recommendation

The City staff recommends denial of the Meridiana Detention Reserve M-2 Final Plat. This final plat does not meet the following criteria:

1. Plat cannot be approved without approval of Meridiana Section 53 Final Plat and Meridiana Section 54 Final Plat (Section 62-41 (b) (31) and Section 62-108).

[illegible]



5473

- | LINE | MARK | TIME | DISTANCE |
|------|--------|--------|----------|
| 1 | 0.0000 | 0.0000 | 0.0000 |
| 2 | 0.0000 | 0.0000 | 0.0000 |
| 3 | 0.0000 | 0.0000 | 0.0000 |
| 4 | 0.0000 | 0.0000 | 0.0000 |
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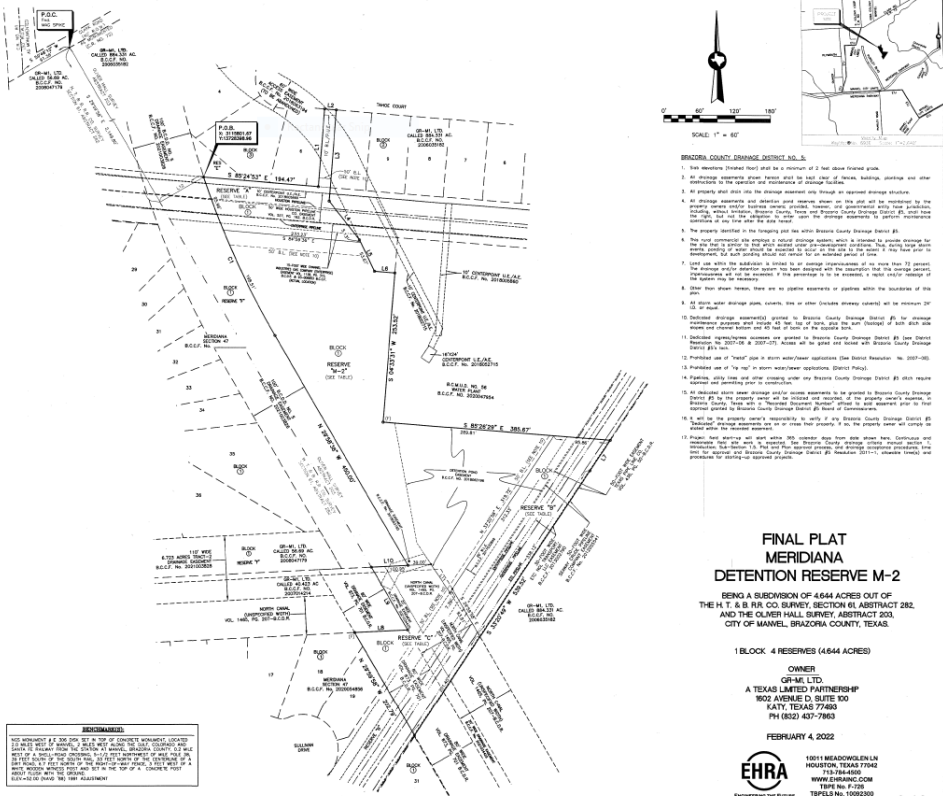
[illegible]

RECEIVED STATE		
RELSERIE	DESCRIPTION	AREA
A	LANDSCAPE, OPEN SPACE, & UPLIFT PLANTINGS	21,710 SQ. FT. / 0.4984 ACRES
B	LANDSCAPE, OPEN SPACE, & UPLIFT PLANTINGS	28,916 SQ. FT. / 0.6565 ACRES
C	LANDSCAPE, OPEN SPACE, & UPLIFT PLANTINGS	31,830 SQ. FT. / 0.7332 ACRES
M-2	TECHNICAL DRAWING, LANDSCAPE, & UPLIFT PLANTINGS	18,740 SQ. FT. / 0.4299 ACRES
TOTAL		101,206 SQ. FT. / 2.3280 ACRES

DESCRIPTION:

WIDE WINDMILL #2 30X60 DSK SET IN TOP OF CONCRETE WINDMILL, LOCATED 2.0 MILES WEST OF MARVEL, 3 MILES WEST ALONG THE GULF COASTAL AND SANTA FE RAILWAY FROM THE SIXTON AT MARVEL, GRADRAZ COUNTY, 0.2 MILES WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 18, 10 FEET SOUTH OF THE 5021A RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WINDMILL POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.

SLW=52.00 (NAVD 83) 1981 ADJUSTMENT



**FINAL PLAT
MERIDIANA
DETENTION RESERVE M-2**

BEING A SUBDIVISION OF 4.644 ACRES OUT OF
THE H. T. & B. R. CO. SURVEY, SECTION 61, ABSTRACT 282,
AND THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 4 RESERVES (4644 ACRES)

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

FEBRUARY 4, 2022

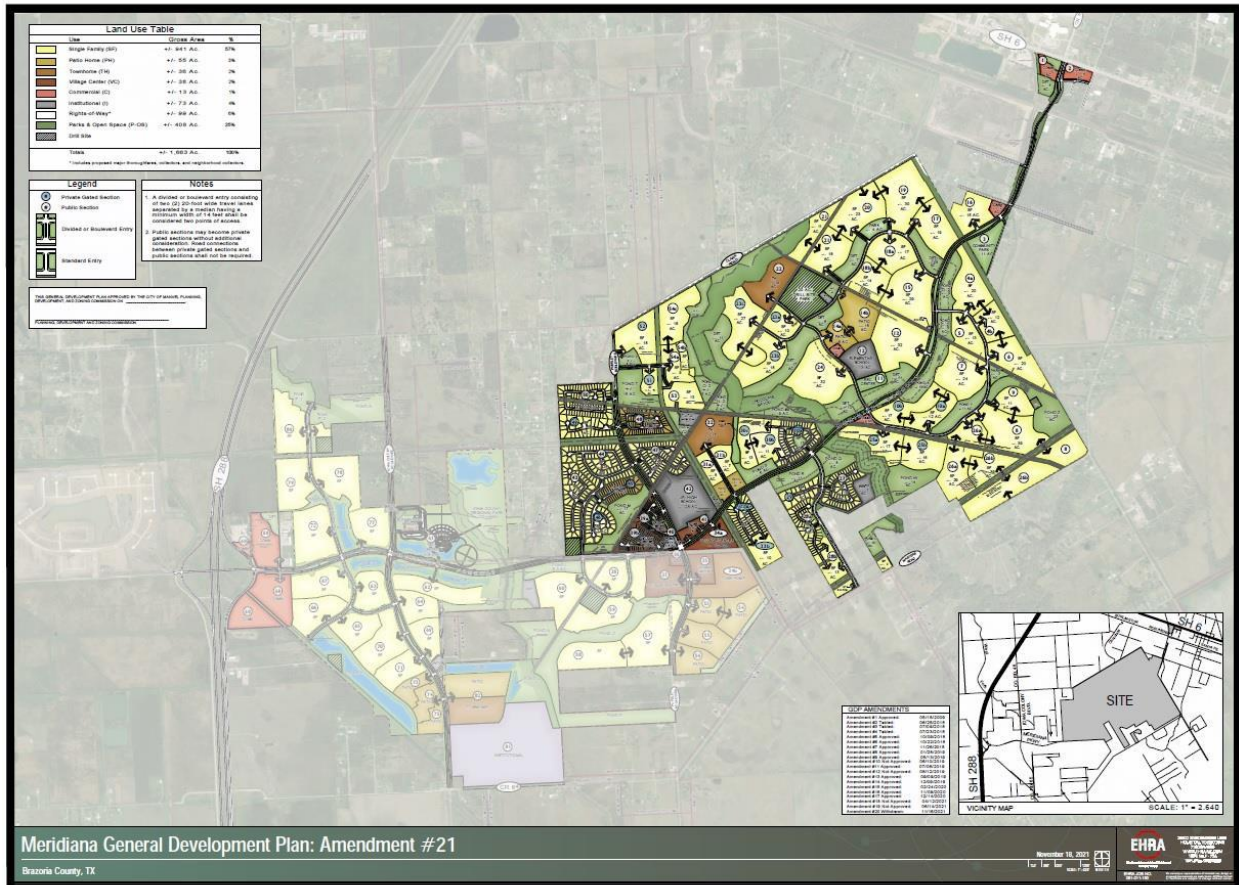


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPELS No. 10092300



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

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



METES AND BOUNDS DESCRIPTION
MERIDIANA
DETENTION RESERVE M-2
BEING A 4.644 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 4.644 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 884.331 ACRES DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182, AND A CALLED 40.423 ACRES RECORDED UNDER B.C.C.F. NO. 2007014214; THE SAID 4.644 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 that certain tract called 56.69 acres described in deed to GR-M1, LTD. recorded under B.C.C.F. NO. 2008047179;

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 2,149.80 feet to a point for corner;

THENCE, North 80°00'02" East, a distance of 85.27 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, South 85°24'53" East, for a distance of 194.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, North 04°35'07" East, for a distance of 132.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 85°24'53" East, for a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, South 04°35'07" West, for a distance of 154.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, South 37°56'55" East, for a distance of 83.54 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, South 25°26'32" East, for a distance of 58.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, South 85°22'56" East, for a distance of 34.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner being in the westerly line of the Brazoria County Municipal Utility District No. 56 Water Plant recorded under B.C.C.F. NO. 2020047954;

8) THENCE, South 04°33'31" West, along the westerly line of said Water Plant for a distance of 253.52 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the southwesterly corner of said Water Plant;

9) THENCE, South 85°26'29" East, along the southerly line of said Water Plant for a distance of 385.67 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the most easterly northeast corner of the herein described tract of land;

10) THENCE, South 33°25'58" West, for a distance of 62.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point;

11) THENCE, South 33°20'49" West, for a distance of 539.52 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner being in the easterly line of Reserve "B" Block 1 of Meridiana Section 47 as per plat recorded under B.C.C.F. NO. 2020054856;

12) THENCE, North 29°59'58" West, continuing along the easterly line of said Meridiana Section 47 for a distance of 202.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the northeasterly corner of said Meridiana Section 47;

13) THENCE, North 87°02'51" East, for a distance of 89.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner being in the common line of aforementioned 40.423 acre tract and said 884.331 acre tract;

14) THENCE, North 29°59'58" West, along the common line between said 40.423 acre tract and said 884.331 acre tract for a distance of 122.85 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, North 87°02'51" East, for a distance of 61.95 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

16) THENCE, North 29°58'38" West, for a distance of 450.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

17) THENCE, in a northwesterly direction along the arc of said curve to the right having a radius of 1,450.00 feet, a central angle of 11°38'12", an arc length of 294.49 feet, and a chord bearing of North 24°09'32" West, for a distance of 293.99 feet to the POINT OF BEGINNING and containing 4.644 acres of land.

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA DETENTION RESERVE M-2 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2022.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA DETENTION RESERVE M-2 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2022.

City Council

STATE OF TEXAS:

COUNTY OF 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 M-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.

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 _____ day of December, 2021.

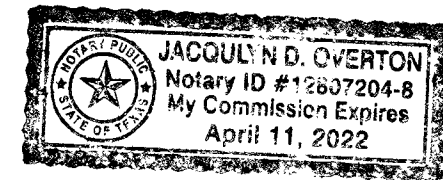
OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

BY: Matt Lawson
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of December, 2021.

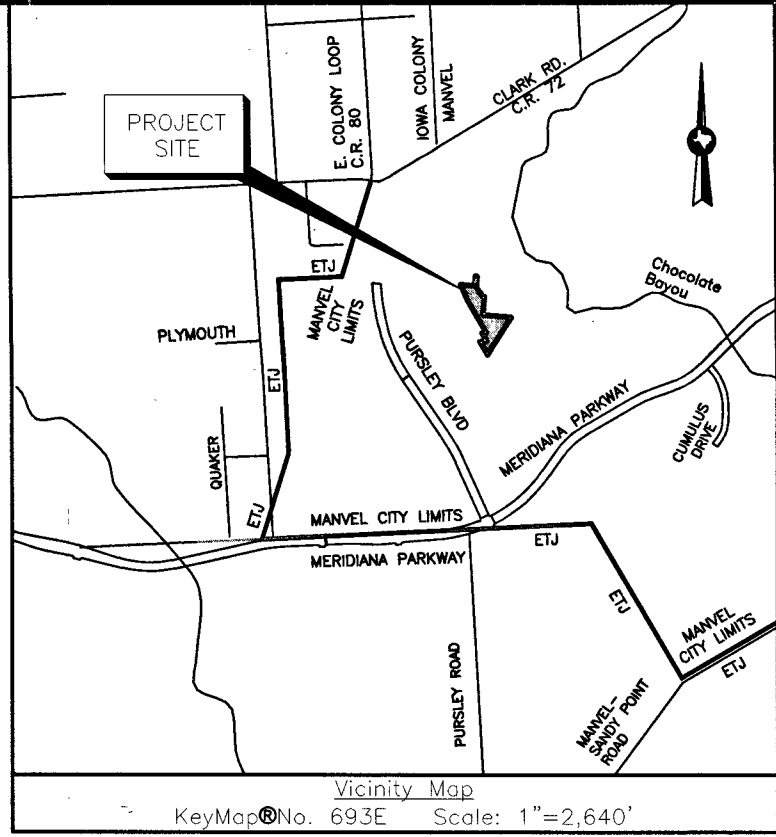


Notary Public in and for the
State of Texas
My Notary Commission Expires April 11, 2022

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



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



Vicinity Map
KeyMap©No. 693E Scale: 1"=2,640'

BENCHMARK(S):

NGS MONUMENT # E 306 DSK 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

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

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

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

Jarrod D. Aden, P.E., C.F.M. 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.

BCDD5 REF ID # B210051

FINAL PLAT
MERIDIANA
DETENTION RESERVE M-2

BEING A SUBDIVISION OF 4.644 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.

1 BLOCK 4 RESERVES (4.644 ACRES)

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

FEBRUARY 4, 2022



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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803900110K, dated December 30, 2020, The northeasterly portion of the property lies within Shaded Zone "X" (areas determined to be subject to the 500-year flood plain with depths determined less than 1 foot).

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.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.D. indicates Brazoria County Drainage District.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.M.U.D. indicates Brazoria County Municipal Utility District.
B.L. indicates Building Line.
C.R. No. indicates County Road Number.
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
Fnd. indicates Found.
P.C. indicates Page.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
SQ. FT. indicates Square Feet.
R.O.W. indicates Right-Of-Way.
U.E./A.E. indicates Utility Easement/Aerial Easement.
VOL. indicates Volume.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The Developer/Drainage District/Homeowners' Association/Brazoria County Municipal Utility District No. 56 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, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- 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 are 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.
- The drainage on adjacent property will not be impacted by this development.

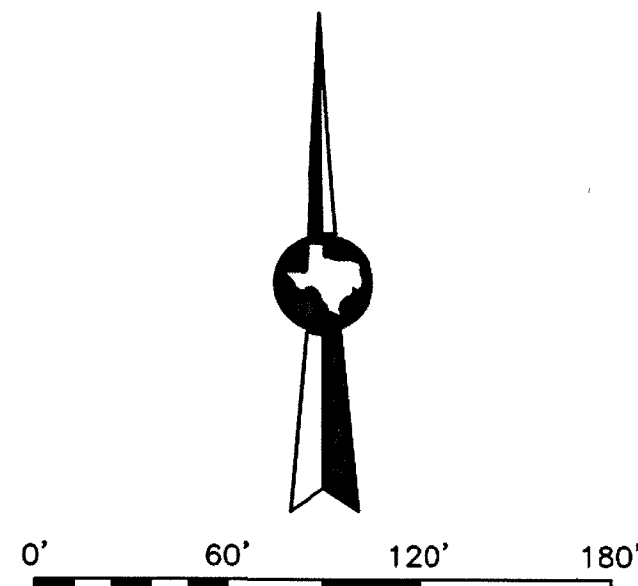
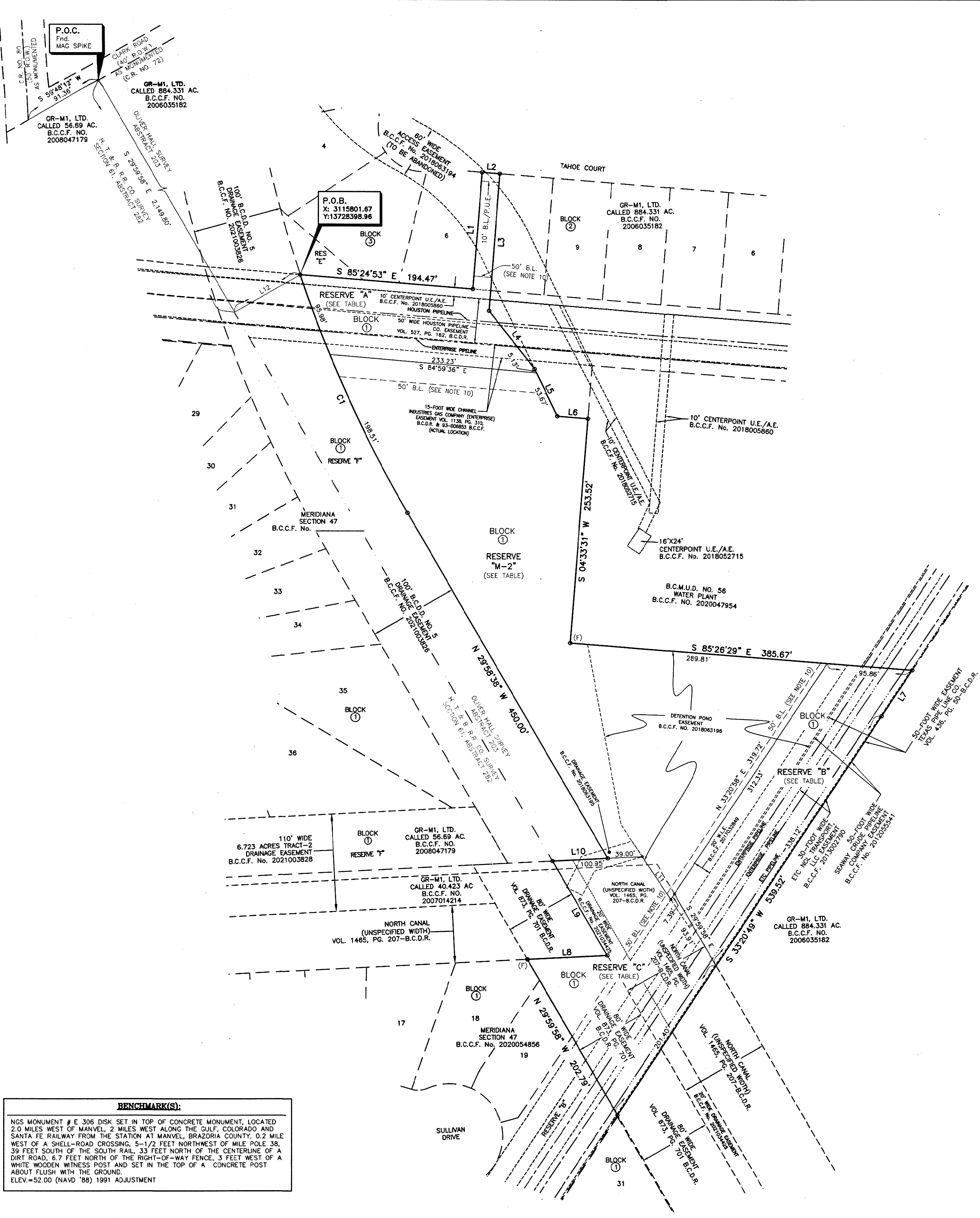
LINE	BEARING	DISTANCE
L1	N 04°35'07" E	132.00'
L2	S 85°24'53" E	20.00'
L3	S 04°35'07" W	154.81'
L4	S 37°08'03" E	83.54'
L5	S 25°26'32" E	59.80'
L6	S 85°22'55" E	34.64'
L7	S 33°25'58" W	62.50'
L8	N 87°02'51" E	89.89'
L9	N 29°59'58" W	122.85'
L10	N 87°02'51" E	61.95'
L11	S 33°26'52" E	58.05'
L12	N 87°00'02" E	85.27'

CURVE	RADIUS	DELTA	ANGLE	ARC	LENGTH	CHORD	BEARING	CHORD	LENGTH
C1	1450.00'	11°38'12"	294.49'	N 24°09'32" W	293.99'				

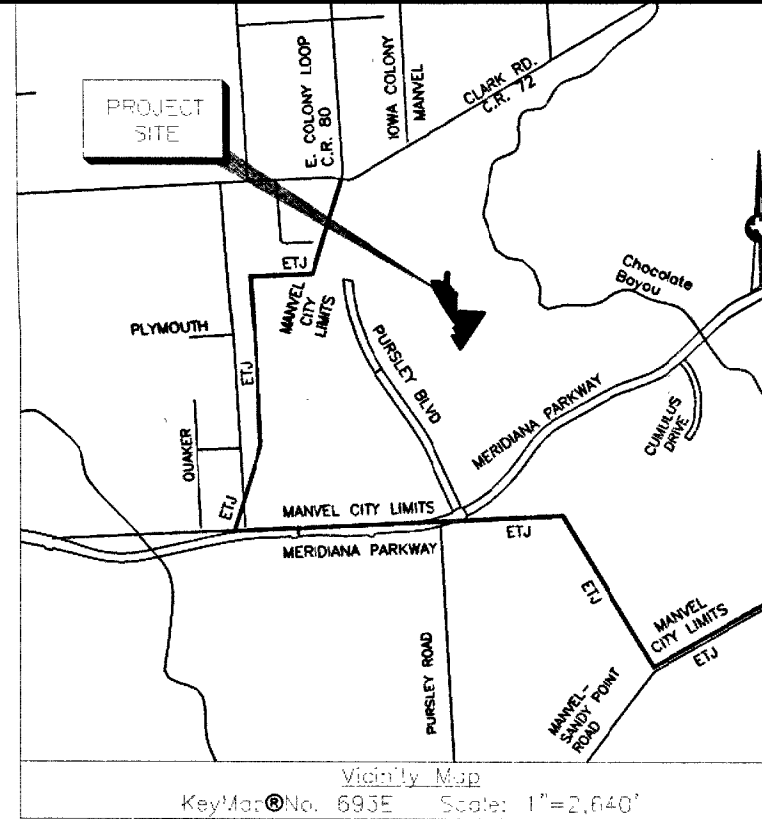
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	21,710 SQ.FT. / 0.4984 ACRES
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	29,918 SQ.FT. / 0.6868 ACRES
C	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	31,938 SQ.FT. / 0.7332 ACRES
M-2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	118,740 SQ.FT. / 2.7259 ACRES
TOTAL		202,306 SQ.FT. / 4.6443 ACRES

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



SCALE: 1" = 60'



BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural 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" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

FINAL PLAT MERIDIANA DETENTION RESERVE M-2

BEING A SUBDIVISION OF 4.644 ACRES OUT OF
THE H. T. & B. RR. CO. SURVEY, SECTION 61, ABSTRACT 282,
AND THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 4 RESERVES (4.644 ACRES)

OWNER

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

FEBRUARY 4, 2022



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

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'



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBPPL 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%
Commercial (C)	+/- 13 Ac.	1%
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Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
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Totals	+/- 1,663 Ac.	100%
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Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

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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



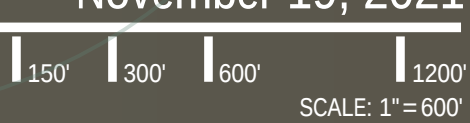
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Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021



EHRA

10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
281.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBPPL No. 10092300

ENGINEERING THE FUTURE
Since 1959

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.

METES AND BOUNDS DESCRIPTION
MERIDIANA
DETENTION RESERVE N-2
BEING A 7.081 ACRE TRACT OF LAND SITUATED IN
THE OLIVER HALL SURVEY, ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 7.081 ACRE TRACT OF LAND IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT CALLED 884.331 ACRES DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035192, THE SAID 7.081 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, Section 61, Abstract 282, same being the northwest corner of the said 884.331 acre tract and the northeast corner of that certain tract called 56.69 acres described in deed to GR-M1, LTD. recorded under B.C.C.F. NO. 2008047179;

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 2,421.66 feet to a point for corner;

THENCE, North 60°00'02" East, a distance of 899.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the most westerly northwest corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 71°28'51" East, for a distance of 63.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, South 21°50'54" East, for a distance of 97.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, North 33°24'32" East, for a distance of 568.40 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the most northerly corner of the herein described tract of land;

4) THENCE, South 79°01'02" East, for a distance of 51.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, South 45°22'14" East, for a distance of 112.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, South 19°47'56" East, for a distance of 163.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, South 03°18'59" West, for a distance of 295.24 feet to 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, South 56°46'50" East, for a distance of 313.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner of a 350 foot Drainage Easement recorded under B.C.C.F. NO. 2020011218;

9) THENCE, South 04°33'31" West, for a distance of 46.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the southeasterly corner of the herein described tract of land;

10) THENCE, North 85°26'29" West, for a distance of 801.41 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;

11) THENCE, North 33°25'58" East, for a distance of 85.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, North 56°34'02" West, for a distance of 20.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, North 85°24'53" West, for a distance of 56.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, North 33°24'32" East, for a distance of 118.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, North 21°50'54" West, for a distance of 104.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

16) THENCE, North 71°28'51" West, for a distance of 41.58 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;

17) THENCE, in a northerly direction along the arc of said curve to the left having a radius of 60.00 feet, a central angle of 30°00'00", an arc length of 31.42 feet, and a chord bearing of North 03°33'09" East, for a distance of 31.06 feet to the POINT OF BEGINNING and containing 7.081 acres of land.

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA DETENTION RESERVE N-2 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2022.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA DETENTION RESERVE N-2 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2022.

City Council

STATE OF TEXAS:

COUNTY OF 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 N-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.

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 plat, this _____ day of December, 2021.

OWNER

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

BY: *ML*

Print Name: Matt Lawson

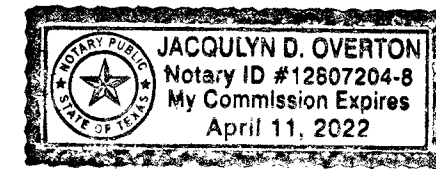
Title: President

STATE OF TEXAS

COUNTY OF HARRIS

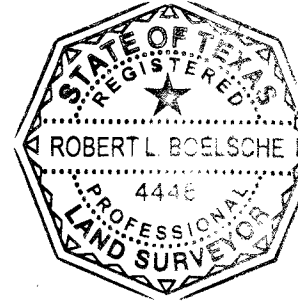
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of December, 2021.

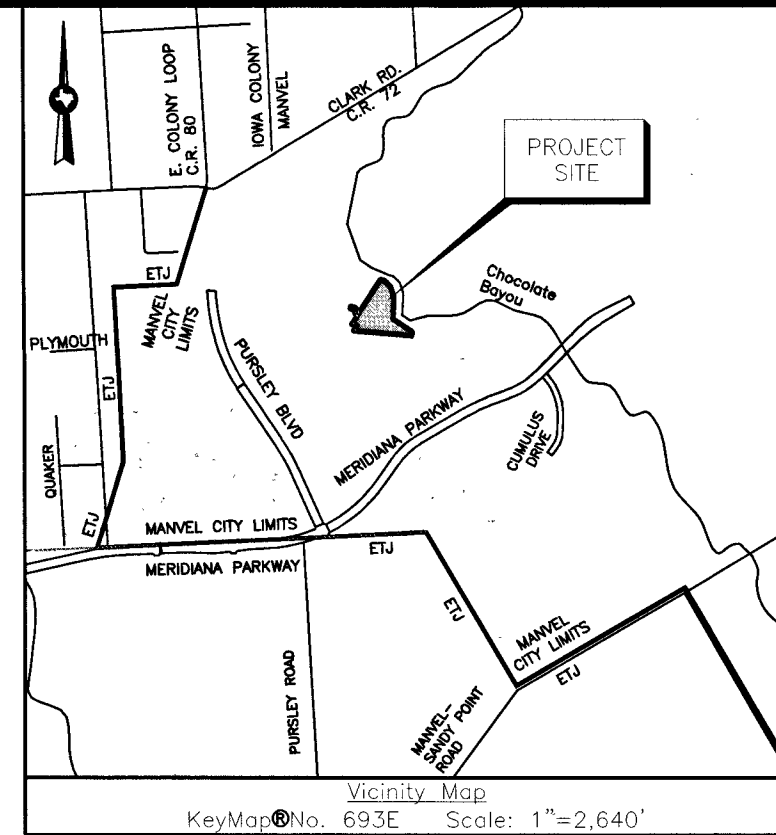


Notary Public and for the
State of Texas
My Notary Commission Expires April 11, 2022

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(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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

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

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

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

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

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

BCDD5 REF ID# B210058

FINAL PLAT MERIDIANA DETENTION RESERVE N-2

BEING A SUBDIVISION OF 7.081 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 3 RESERVES (7.081 ACRES)

OWNER

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

FEBRUARY 4, 2022



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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods with cap stamped "I.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 or with drainage areas less than 1 square mile, and areas protected by levees from 100 year flood.) and the remaining portion lies within Unshaded Zone "X" (areas determined to be outside the 500-year floodplain).

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

- AC. indicates Acres.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.L. indicates Building Line.
C.R. No. indicates County Road Number.
ESMT indicates Easement.
Fnd. indicates Found.
Pg. indicates Page.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
SQ. FT. indicates Square Feet.
R.O.W. indicates Right-Of-Way.
U.E./A.E. indicates Utility Easement/Aerial Easement.
VOL. indicates Volume.
- The property subdivided in the foregoing plot lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plot and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The Developer/Homeowners' Association/Brazoria County Municipal Utility District No. 56 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 plot.
- 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 plot has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- 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.
- Reserve "N-2" provides a total of 1.44 acres of unencumbered open space within the boundary of this plot.
- The boundary for this plot has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.

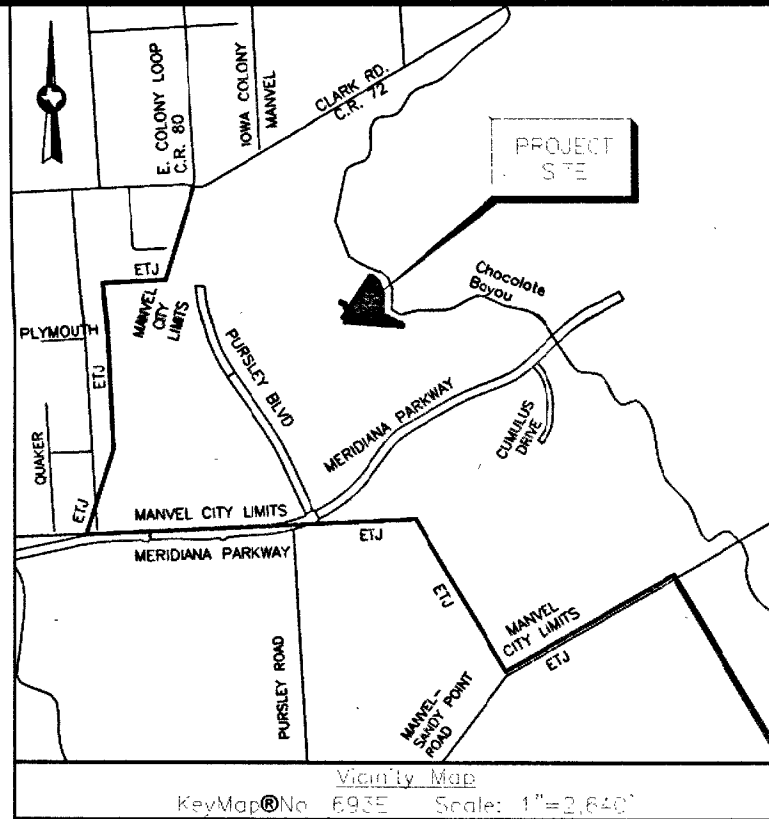
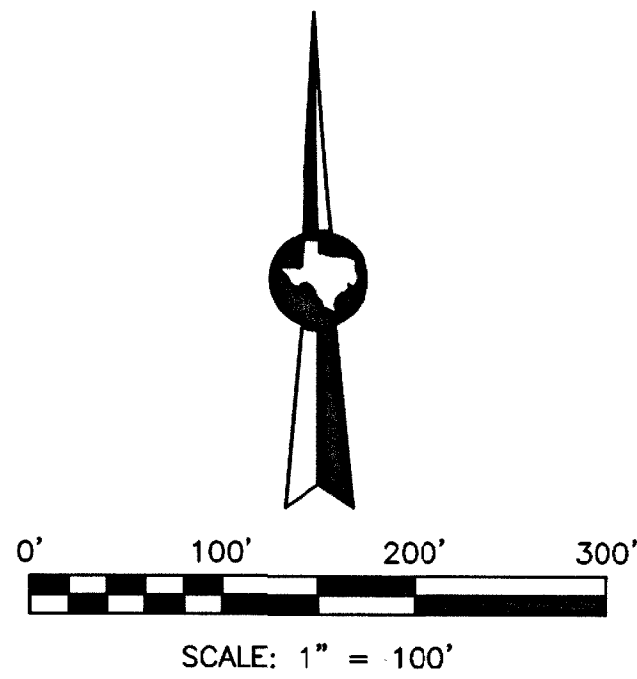
LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 71°26'51" E	63.48	
L2	S 21°50'54" E	97.32	
L3	S 79°01'02" E	51.34	
L4	S 45°22'14" E	112.12	
L5	S 19°47'56" E	103.34	
L6	S 03°18'59" W	295.24	
L7	S 04°33'31" W	46.36	
L8	N 33°25'58" E	85.55	
L9	N 56°34'02" W	20.77	
L10	N 85°24'53" W	56.41	
L11	N 33°24'32" E	118.50	
L12	N 21°50'54" W	104.27	
L13	N 71°26'51" W	41.59	

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	63.08	30°00'00"	31.42	N 03°33'09" E	31.08

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	55,065 SQ.FT. / 1.2641 ACRES
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	57,743 SQ.FT. / 1.3256 ACRES
N-2	RECREATION, DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	195,655 SQ.FT. / 4.4916 ACRES
TOTAL		308,463 SQ.FT. / 7.0813 ACRES

BENCHMARK(S):

NCS 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



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 plot 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 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" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

FINAL PLAT MERIDIANA DETENTION RESERVE N-2

BEING A SUBDIVISION OF 7.081 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 3 RESERVES (7.081 ACRES)

OWNER

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

FEBRUARY 4, 2022



ENGINEERING THE FUTURE
SINCE 1936

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



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: February 14, 2022 & February 22, 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: Jared Bowlen or Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com or bsweitzer@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 N-2, being a subdivision of 7.081 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, 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.

February 9, 2022

SIGNATURE

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve N-2 Final Plat
Applicant	Lacey Bell, EHRA
PD&Z Meeting Date	February 14, 2022
Recommendation	Denial
Submitted By	Kwasi Bosompem, City Planner

Background

The applicant requested a 30-day plat extension on January 14, 2022, in order to address comments. Staff did not recommend approval of the 30-day plat extension because Meridiana Detention Reserve N-2 Final Plat takes access from Meridiana Section 53 Final Plat and Meridiana Section 54A Final Plat. The applicant has not submitted either Meridiana Section 53 Final Plat and Meridiana Section 54A Final Plat at the previous plat submittal date on January 31, 2022. The Planning, Development and Zoning Commission did not recommend approval of the 30-day plat extension on January 24, 2022, and the City Council did not approve the plat on February 7, 2022. The applicant has resubmitted this final plat for consideration again. All comments have been addressed except one, which is plat access. The Meridiana Detention Reserve N-2 Final Plat takes access from Meridiana Section 53 and 54A. To date, these final plats have not been submitted.

Staff Recommendation

The City recommends denial of the Meridiana Detention Reserve N-2 Final Plat. This final plat does not meet the following criteria:

1. Plat cannot be approved without approval of Meridiana Section 53 Final Plat and Meridiana Section 54A Final Plat (Section 62-41 (b) (31) and Section 62-108).



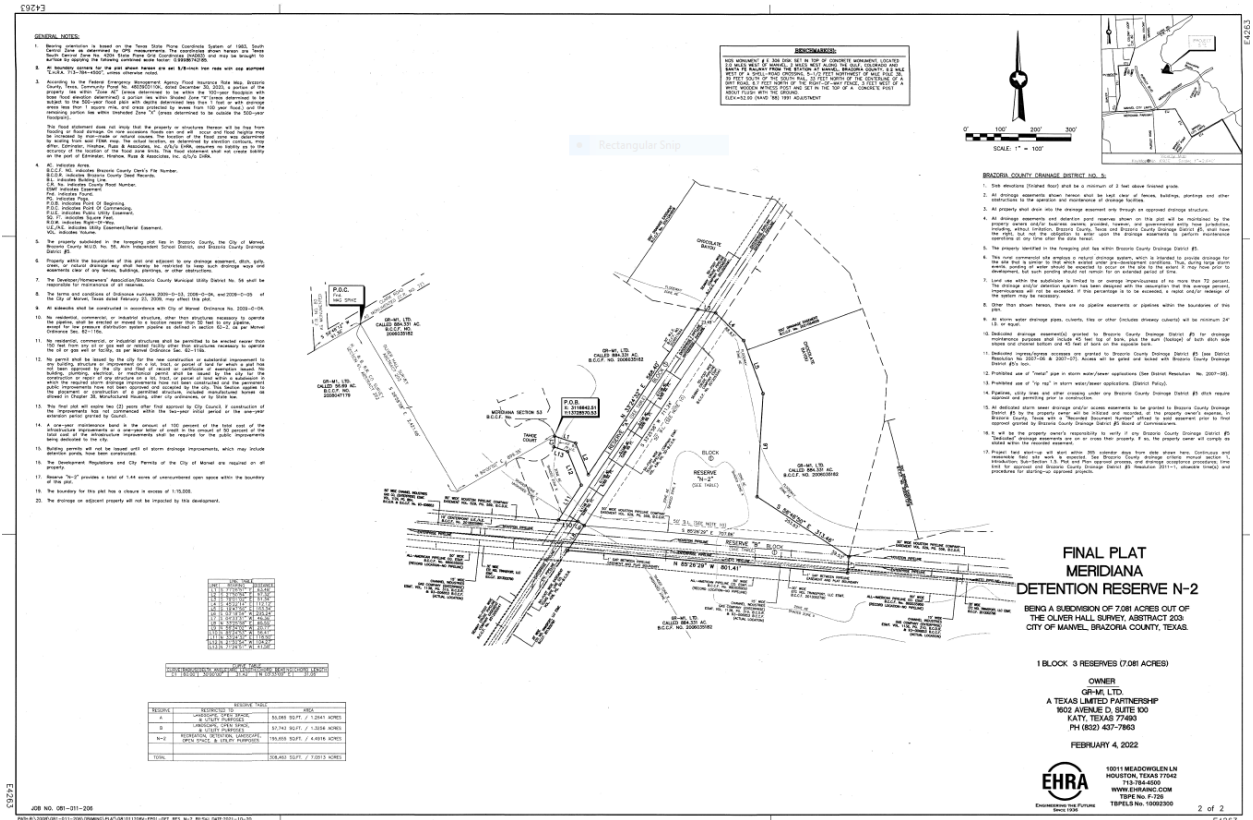
2000

1.076873



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

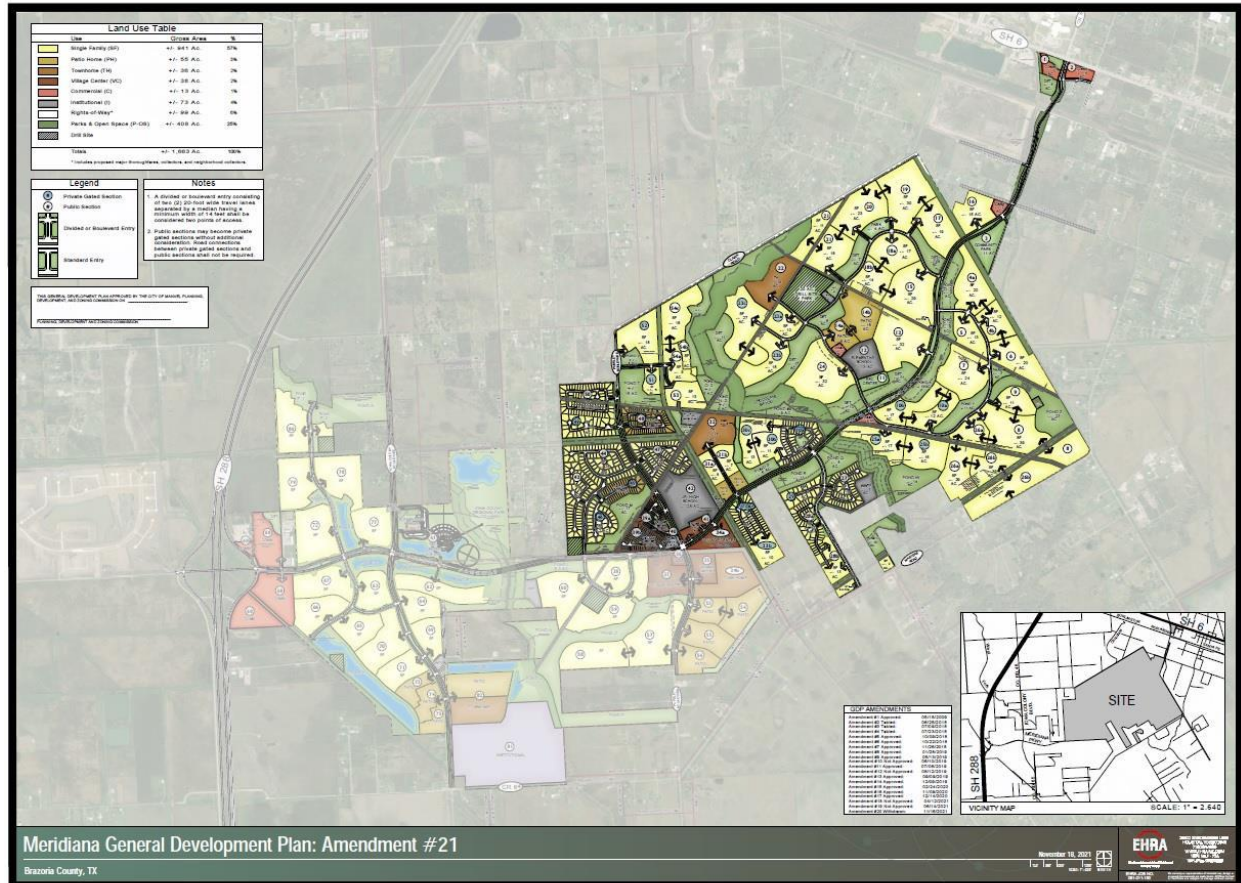
Plat Exhibit





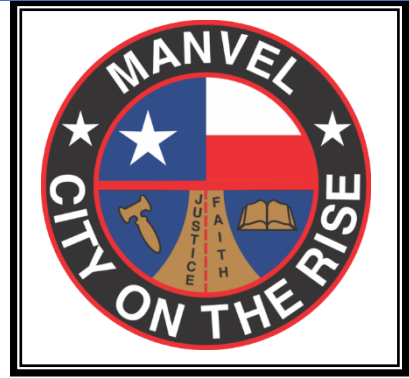
DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

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



PLANNING DEVELOPMENT AND ZONING MINUTES

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION January 24, 2022

**NOTICE IS HEREBY GIVEN
7:00 P.M.**

MINUTES 1/24/2022

Regular Session

Call to Order

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

Those in attendance were:

Present: Kyle Marasckin
Alina Rogers
Christy Kennard
Ryan Miller
Christine Diaz

Absent: Dorothy Wynne
Muhammed Alam

Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jessica Rodriguez, Director of Development Services
Kwasi Bosompem, Planner

Pledge

Citizen Comments: "Comment Card" Required

Public Hearing

TO HEAR INPUT FROM THE PUBLIC ON AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 21,000 SQUARE FEET LOCATED AT 7507 MASTERS ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL

PLANNING DEVELOPMENT AND ZONING MINUTES

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 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Public Hearing opened at 7:01 p.m.

1st call for comments;

Tonya - Applicant of the SUP spoke in favor of the proposed ordinance.

2nd call for comments - None

3rd call for comments - None

Public Hearing closed at 7:03 p.m.

Consent PDZ

- A. Consideration and Possible Action to approve and move forward with recommendation to City Council, preliminary plat for Meridiana Detention Reserve "B-2", A Subdivision of 11.14 acres, consisting of 1 Block and 1 Reserve, out of the Oliver Hall Survey, A-203. City of Manvel, Brazoria County, Texas.
- B. Consideration and Possible Action to approve and move forward with recommendation to City Council, preliminary plat for Meridiana Detention Reserve "C-2", A Subdivision of 4.43 acres, consisting of 1 Block and 1 Reserve, out of the Oliver Hall Survey, A-203. City of Manvel, Brazoria County, Texas.
- C. Consideration and Possible Action to approve and move forward with recommendation to City Council, preliminary plat for Meridiana Unit 13 Open Space, A Subdivision of 29.1 O acres, consisting of 1 Block and 1 Reserve, out of the Oliver Hall Survey, A-203. City of Manvel, Brazoria County, Texas.
- D. Acceptance of the meeting minutes to date.

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

The motion carried with a vote:

Vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Ryan Miller, Christine Diaz

No: None

Absent: Dorothy Wynne, Muhammed Alam

Abstained: None

PLANNING DEVELOPMENT AND ZONING MINUTES

Regular Agenda

- A. Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve V Phase 2, being a subdivision of 1.074 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.
- B. Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Section 52 being a subdivision of 21.88 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.
- C. Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve M-2 being a subdivision of 4.644 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.
- D. Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve N-2, being a subdivision of 7.081 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.

Ryan Miller made the motion to approve agenda items A, B, C, D. Christy Kennard seconded the motion.

The motion FAILED with a vote:

Vote: 0/5

Yes: None

No: Kyle Marasckin, Alina Rogers, Christy Kennard, Ryan Miller, Christine Diaz

Absent: Dorothy Wynne, Muhammed Alam

Abstained: None

- E. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2022-O-03;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 21,000 SQUARE FEET LOCATED AT 7507 MASTERS ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Alina Rogers made the motion to approve with nine conditions as recommended by City staff. Christine Diaz seconded the motion.

PLANNING DEVELOPMENT AND ZONING MINUTES

The motion carried with a vote:

Vote: 4-1

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Christine Diaz

No: Ryan Miller

Absent: Dorothy Wynne, Muhammed Alam

Abstained: None

- F. 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.

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

The motion carried with a vote:

Vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Ryan Miller, Christine Diaz

No: None

Absent: Dorothy Wynne, Muhammed Alam

Abstained: None

Adjourn

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

The motion carried with a vote:

Vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Ryan Miller, Christine Diaz

No: None

Absent: Dorothy Wynne, Muhammed Alam

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS