

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
February 28, 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

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

Swearing in of Board Members

Position #5 - Christy Kennard
Position #6 - Dorothy Wynne
Position #7 - Muhammed Alam

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.*

Public Hearing

TO HEAR INPUT FROM THE PUBLIC ON A REQUEST FOR A REPLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT REPLAT NO. 1 EXTENSION, BEING A SUBDIVISION OF 4.828 ACRES, OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; AND ALSO, BEING A REPLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2020047954 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR REPLAT IS TO CREATE TWO (2) RESTRICTED RESERVES AND ONE (1) BLOCK.

Consent PDZ

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

- A. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Brazoria County MUD No. 57 Lift Station;
BEING A SUBDIVISION OF 0.1945 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Pursley Boulevard Phase 7;
BEING A SUBDIVISION OF 0.8422 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve and 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. CO. SURVEY, SECTION 61, ABSTRACT 282, AND THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to approve and move forward with recommendation to City Council, Preliminary Plat for Meridiana Section 54B;
BEING A SUBDIVISION OF 21.70 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CONSISTING OF 59 LOTS, 4 BLOCKS, AND 4 RESERVES, A PLAT OR MAP THEREOF RECORDED IN BRAZORIA COUNTY.
- E. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Foxtail Palms;
BEING A SUBDIVISION OF 80.958 ACRES OF LAND BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 4-46 AND 52-55 AND A PORTION OF A 40' WIDE ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T & B. RAILROAD CO. SURVEY, SEC. 71, A-291, BRAZORIA COUNTY, TEXAS.
- F. Approve the meeting minutes to date.

2/28/2022 PLANNING DEVELOPMENT AND ZONING MEETING

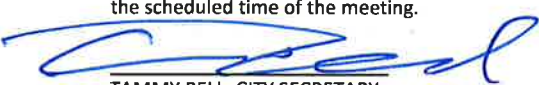
Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Brazoria County MUD No. 56 Water Plant Replat No. 1 and Extension;
BEING A SUBDIVISION OF 4.828 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; AND ALSO BEING A REPLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2020047954, 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 Reserves L-2 and O-2;
BEING A SUBDIVISION OF 46.89 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CONSISTING OF 1 BLOCK, AND 3 RESERVES, A PLAT OR MAP THEREOF RECORDED IN BRAZORIA COUNTY.
- C. Consideration and possible action to approve and forward with recommendation to City Council, Replat of Abbreviated Replat of Lot 23 Quail Valley Ranches, Section 2;
BEING A SUBDIVISION OF 10.9411 ACRES (476,596 SQ FT) IN THE THOMAS SPRAGGINS SURVEY, A-366, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOT 23, OF ABBREVIATED REPLAT OF LOT 23, OF QUAIL VALLEY RANCHES, SECTION 2 AS RECORDED IN VOLUME 23, PAGE 59-60, PLAT RECORDS OF 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. Consideration and possible action to appoint a Planning Development and Zoning Commission Chairman.
- F. Consideration and possible action to appoint a Planning Development and Zoning Commission Vice Chairman.
- G. Consideration and possible action to appoint a Planning Development and Zoning Commission Secretary.
- H. Consideration and possible action to approve excused committee member absences.

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 2/25/2022 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
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Date of Request: February 28, 2022 PDZ & March 7, 2022 City Council

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

Person to Speak: Jared Bowlin 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 Brazoria County MUD No. 57 Lift Station, being a subdivision of
0.1945 acres out of the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria
County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.02.22 11:03:53 -06'00'

SIGNATURE

February 22, 2022

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Brazoria County MUD No. 57 Lift Station Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	February 28, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends approval of the Brazoria County MUD No. 57 Lift Station Final Plat.



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

Plat Exhibit

29262

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared **MANVEL CITY**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires **04/01/2025**.

WITNESS MY HAND AND SEAL OF OFFICE, this **04/01/2025** day of **April**, 2025.

Robert L. Corles
Notary Public, Registered Professional Land Surveyor
Commission No. 10454

APPROVED BY BRAZORIA COUNTY DISTRICT NO. 5
John P. P. 10/10
Notary Public
John P. P. 10/10
Notary Public

NOTARY PUBLIC
STATE OF TEXAS
COMMISSION NO. 10454
EXPIRATION DATE 04/01/2025

FINAL PLAT
BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT No 57
LIFT STATION No 1

BEING A SUBDIVISION OF 0.945 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE (0.945 ACRES)

OWNER
GR-M, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77450
PH (832) 437-7863

FEBRUARY 18, 2022
ENGINEER/SURVEYOR

15011 MCARDLE LANE
HOUSTON, TEXAS 77058
713-784-8300
WWW.EHRA.COM
REG. NO. 7-05
TPELS No. 10052300

EHRA
ENGINEERS & SURVEYORS
SINCE 1900

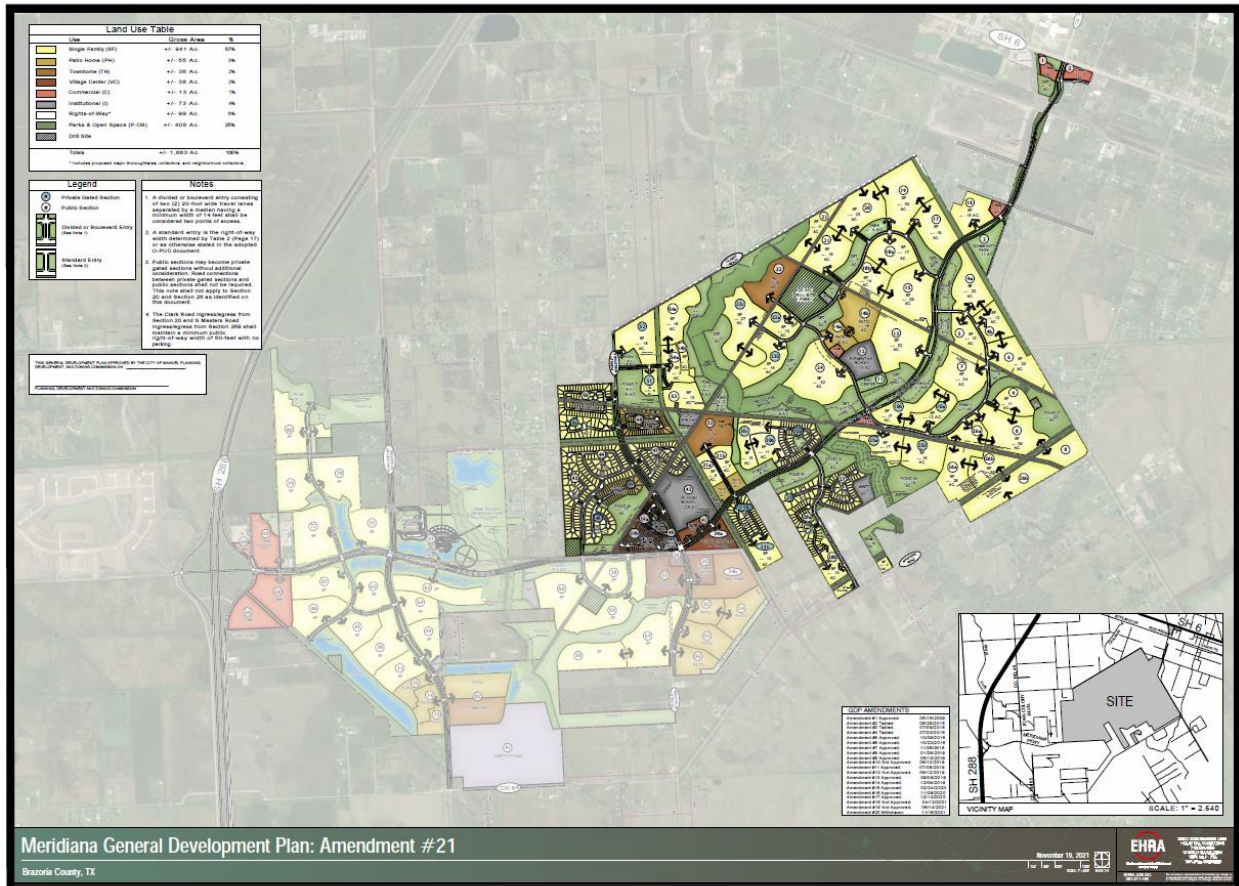
SH 1 OF 2

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

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



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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

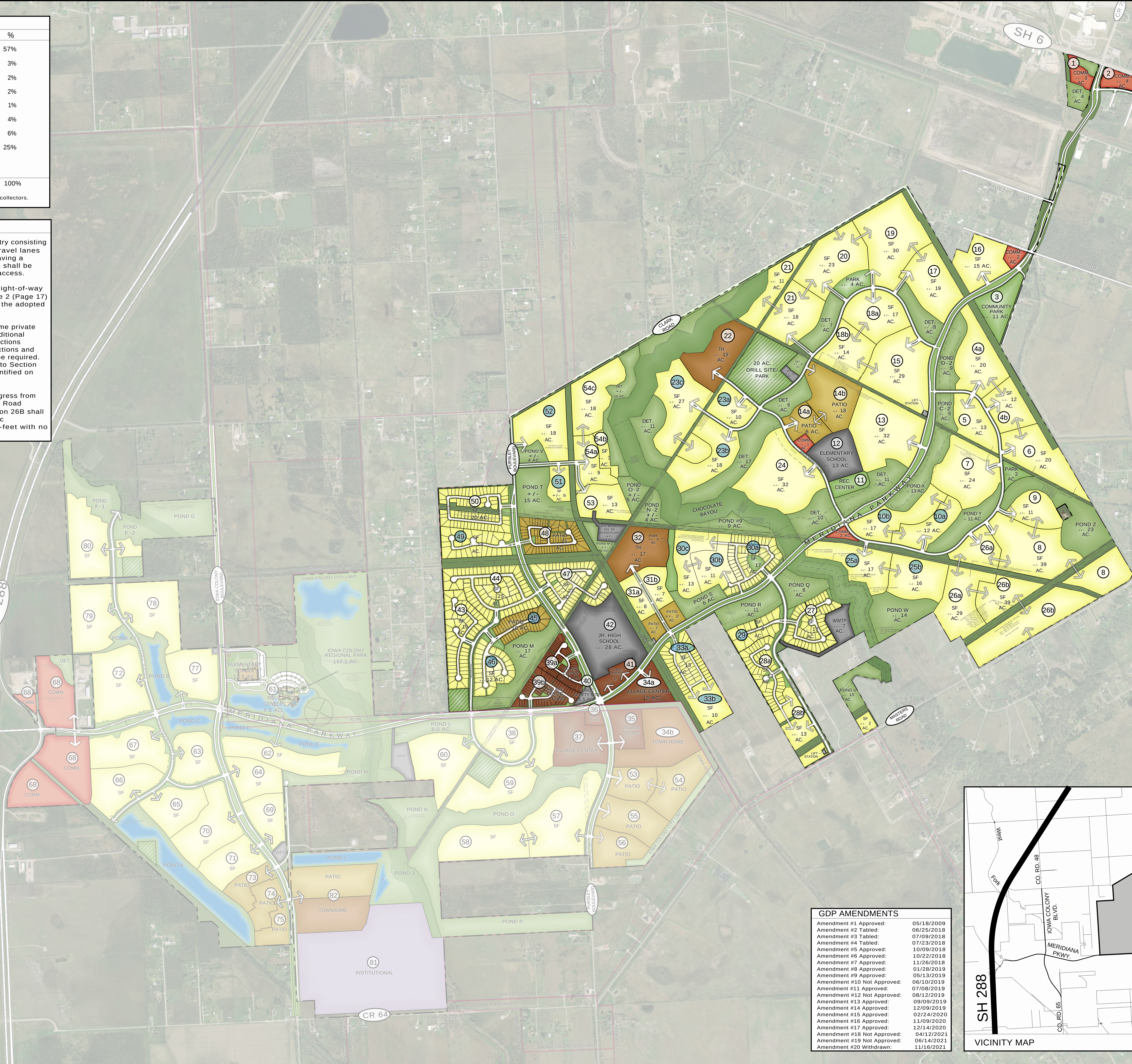
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

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.

STATE OF TEXAS: I
COUNTY OF BRAZORIA: I

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No 57 LIFT STATION, 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 BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No 57 LIFT STATION No 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

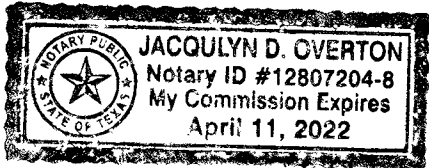
OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

BY: Mt
Print Name: Matt Lawson
Title: President

STATE OF TEXAS I
COUNTY OF HARRIS I

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

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



Jacquelyn Overton
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 BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No 57 LIFT STATION No 1 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 BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No 57 LIFT STATION No 1 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. 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

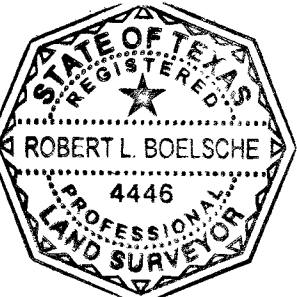
Jarrod D. Aden, P.E., C.F.M. 12/6/21
Jarrod D. Aden, P.E., C.F.M. Date
District Engineer

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# B20006

METES AND BOUNDS DESCRIPTION
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No 57
LIFT STATION No 1
BEING 8,474 SQUARE FEET (0.1945 ACRES) OF LAND SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

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

AN 8,474 SQUARE FOOT OR 0.1945 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT CALLED 884.331 ACRES, CONVEYED TO GR-M1 IN THE BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 8,474 SQUARE FOOT OR 0.1945 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found at the original southeasterly corner of the said 884.331 acre tract, same being the northeasterly corner of Lot 1 of Luling Stone Section 1, a subdivision as per plat recorded in Volume 21, Page 267-270 of the Brazoria County Plat Records (B.C.P.R.);

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract, for a distance of 1,751.72 feet to a point for corner;

THENCE, North 30°06'57" West, for a distance of 1,104.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the northwesterly right-of-way line of Meridiano Parkway Phase 6 recorded under B.C.C.F. NO. 2021001846 and marking the southeasterly corner and POINT OF BEGINNING of the herein described tract;

1)THENCE, North 62°30'17" West, for a distance of 105.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the westerly corner of the herein described tract of land;

2)THENCE, North 27°29'43" East, for a distance of 90.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northerly corner of the herein described tract of land;

3)THENCE, South 62°30'17" East, for a distance of 81.26 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the northwesterly right-of-way line of said Meridiano Parkway Phase 6 being in the arc of a curve to the right;

4)THENCE, along the northwesterly right-of-way line of said Meridiano Parkway Phase 6, in a southwesterly direction and along the arc of said curve to the right having a radius of 1,071.50 feet, a central angle of 04°47'57", an arc length of 89.75 feet, and a chord bearing of South 12°14'52" West, for a distance of 89.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for tangency;

5)THENCE, South 14°38'50" West, continuing along the northwesterly right-of-way line of said Meridiano Parkway Phase 6 for a distance of 3.52 feet to the POINT OF BEGINNING and containing 8,474 square feet or 0.1945 acres of land.

FINAL PLAT BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No 57 LIFT STATION No 1

BEING A SUBDIVISION OF 0.1945 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE (0.1945 ACRES)

OWNER

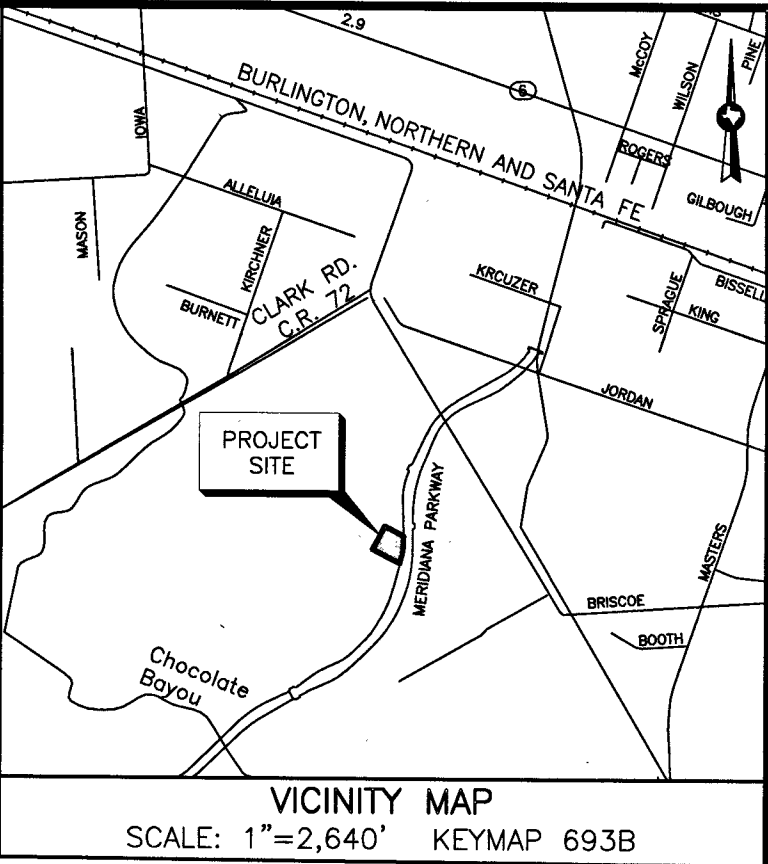
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

FEBRUARY 18, 2022

ENGINEER/SURVEYOR



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



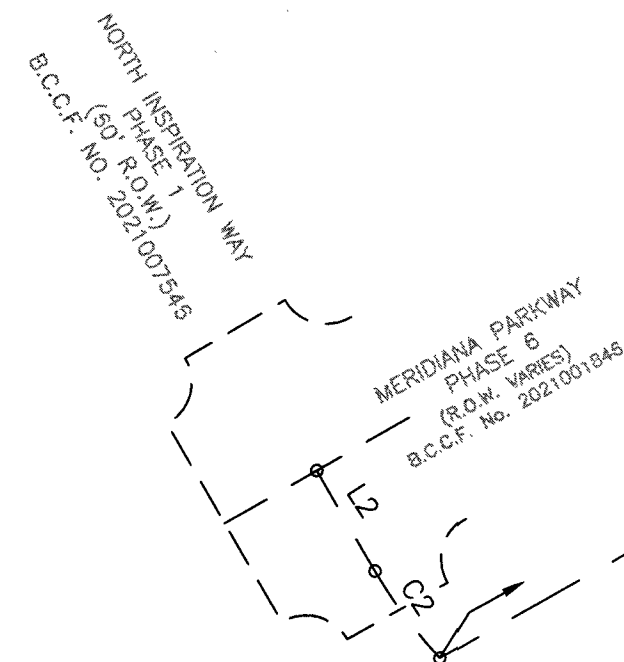
BENCHMARK(S):
NGS MONUMENT # E 306 DISK FOUND IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1/RESERVE "A"	50.00'

3. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown herein are Texas State Plane Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
4. All boundary corners for the plat shown herein are set 5/8-inch iron rods with cap stamped "E.H.R.A. 78-145" unless otherwise noted.
5. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020 this property lies within unshaded "Zone X" (areas determined to be outside 500-year flood plain).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EIRA, 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 EIRA.
6. 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 Plat Records.
B.L. Indicates Building Line.
F.N.D. Indicates Found.
E.S.M.T. Indicates Easement.
I.R. Indicates Iron Rod.
P.G. Indicates Page.
P.U.E. Indicates Public Utility Easement.
P.O.B. Indicates Point of Beginning.
P.O.C. Indicates Point of Commencing.
R.O.W. Indicates Right-Of-Way.
SQ. FT. Indicates Square Feet.
VOL. Indicates Volume.
7. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
8. 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.
9. The Municipal Utility District/Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
10. 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.
11. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
12. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
13. 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.
14. 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.
15. 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.
16. 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.
17. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
18. The Development Regulations and City Permits of the City of Manvel are required on all property.
19. There are 0.00 acres of unencumbered open space within the boundary of this plat.
20. The boundary for this plat has a closure in excess of 1:15,000.
21. The drainage on adjacent property will not be impacted by this development.

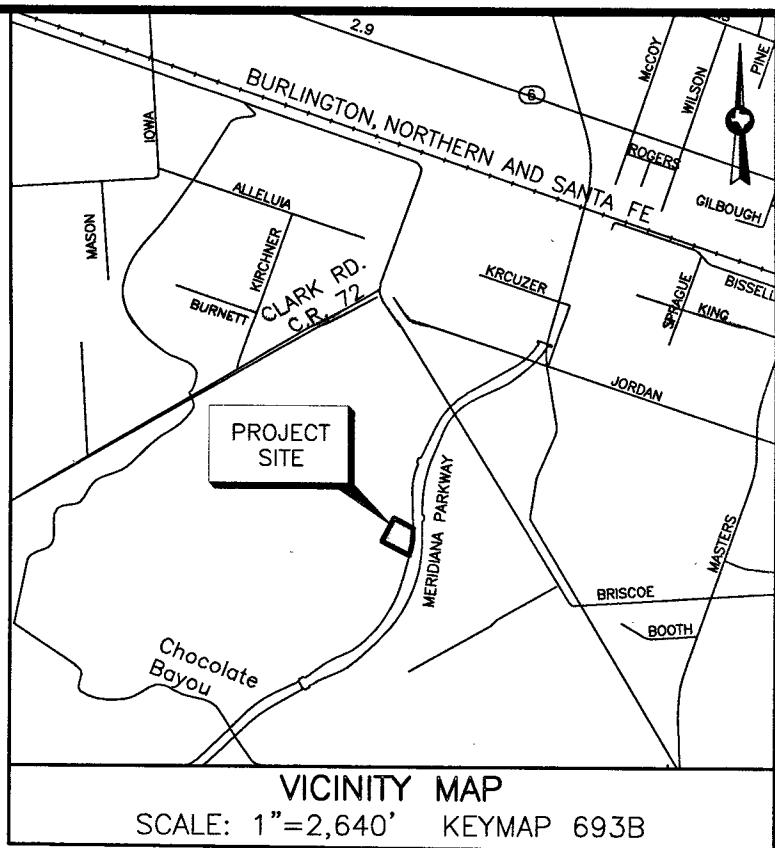
1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage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



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 14°38'50" W	3.52'
L2	N 30°06'57" W	121.78'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING\CHORD LENGTH
C1	1071.50'	4°47'57"	89.75'	S 12°14'52" W 89.72'
C2	500.00'	13°06'24"	114.38'	N 36°40'09" W 114.13'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LIFT STATION, LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	8,474 SQ. FT. / 0.1945 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, 38.3 FEET OF A RAIL-Road CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE #B, 39 FEET SOUTH OF THE SOUTH RAIL, 10 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/RESERVE "A"	50.00'

FINAL PLAT
BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT No 57
LIFT STATION No 1

BEING A SUBDIVISION OF 0.1945 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE (0.1945 ACRES)

OWNER

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

FEBRUARY 18, 2022

ENGINEER/SURVEYOR



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

E4262



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 28, 2022 PDZ & March 7, 2022 City Council

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

Person to Speak: Jared Bowlin 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 Pursley Boulevard Phase 7, being a subdivision of 0.8422 acres
out of the H.T. & B.R.R. Co. Survey, Section 61, Abstract 282, in the City of Manvel,
Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez

Date: 2022.02.22 11:06:06 -06'00'

SIGNATURE

February 22, 2022

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Pursley Boulevard Phase 7 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	February 28, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

This final plat was previously heard at the January 10, 2022, Planning, Development and Zoning Commission meeting. The Commission did not recommend approval of the plat. This final plat was heard by the City Council on January 18, 2022. The City Council did not approve the plat.

Staff Recommendation

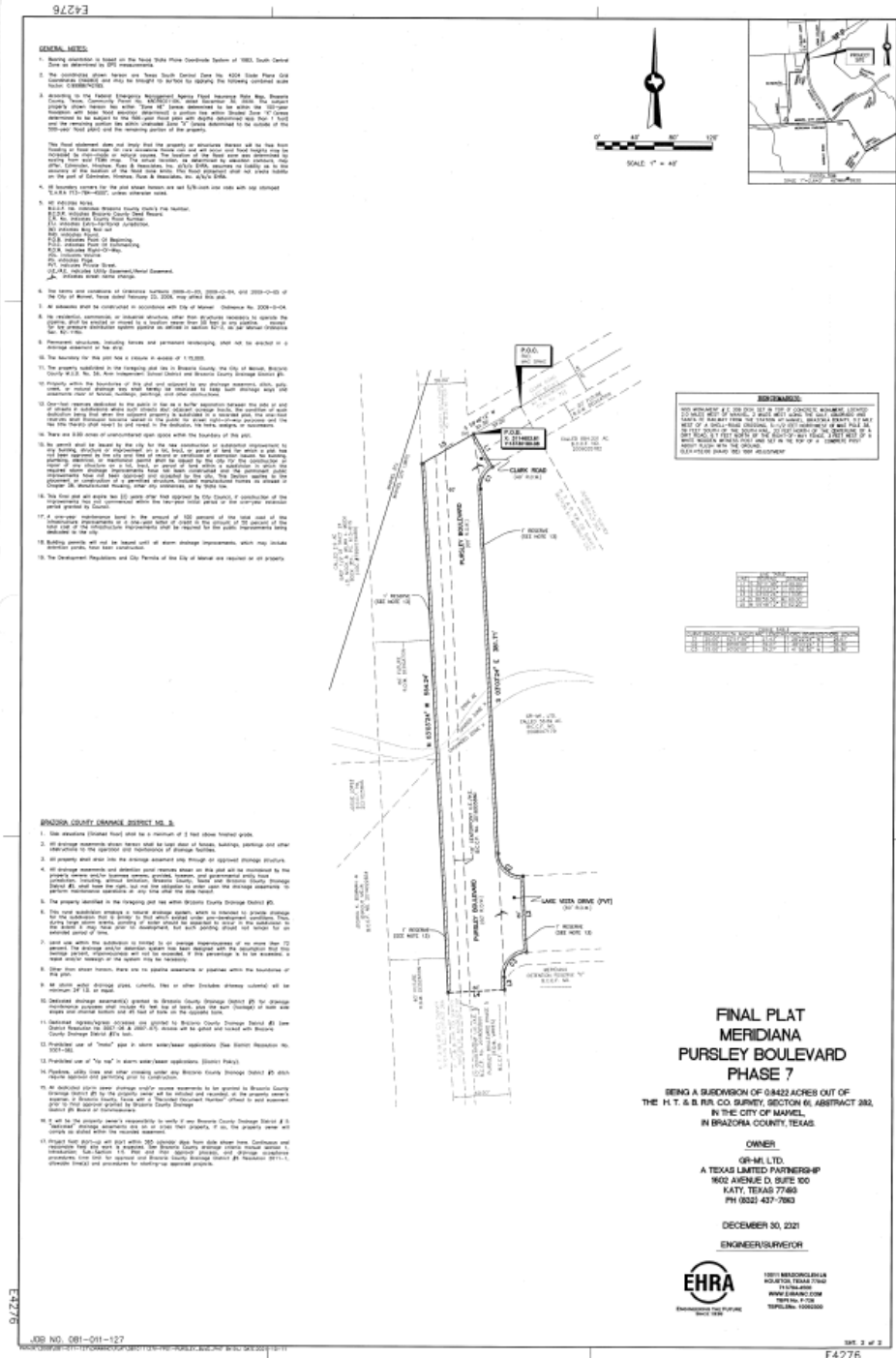
Staff recommends approval of the Meridiana Pursley Boulevard Phase 7 Final Plat.



64276

64276

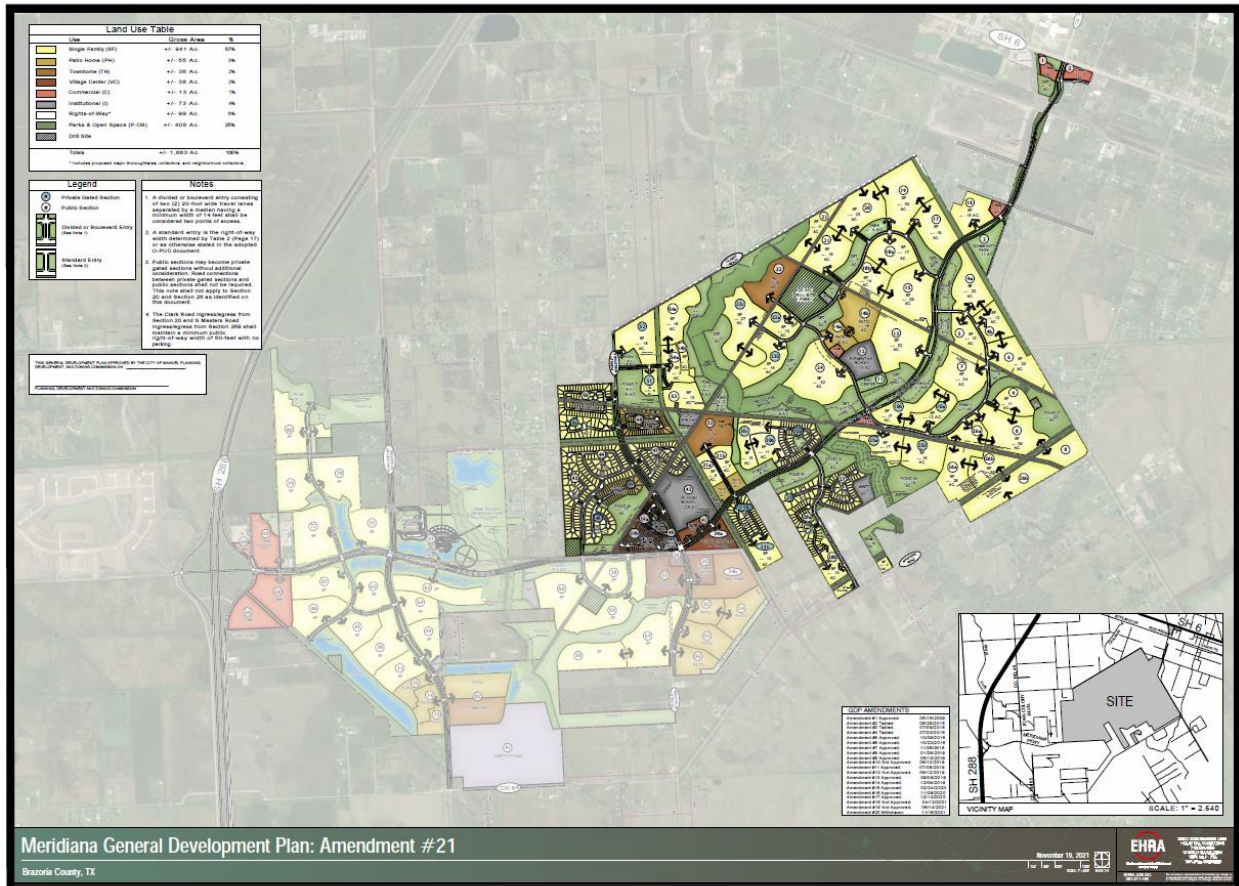
Plat Exhibit





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

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

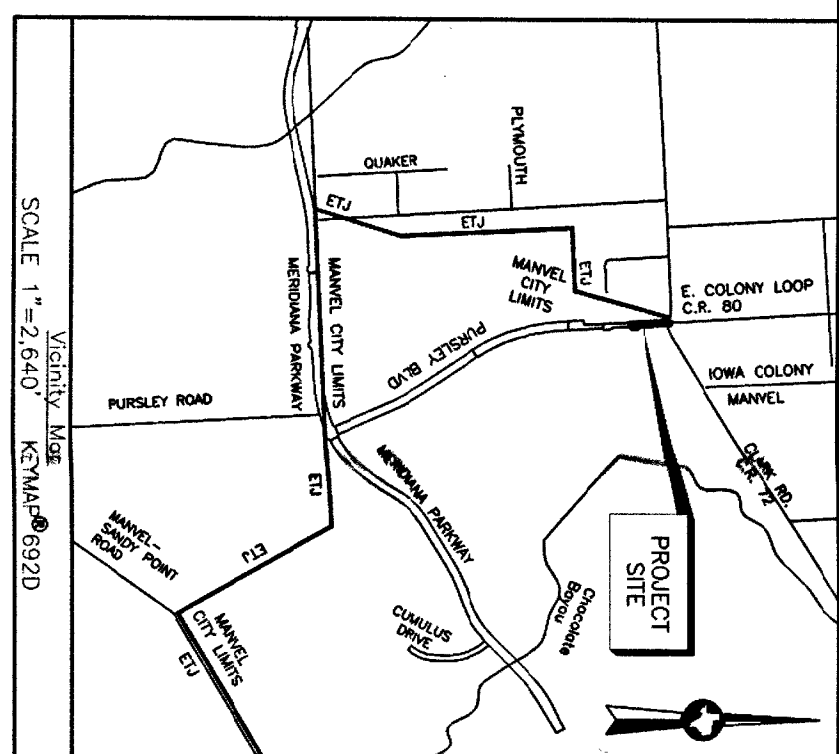
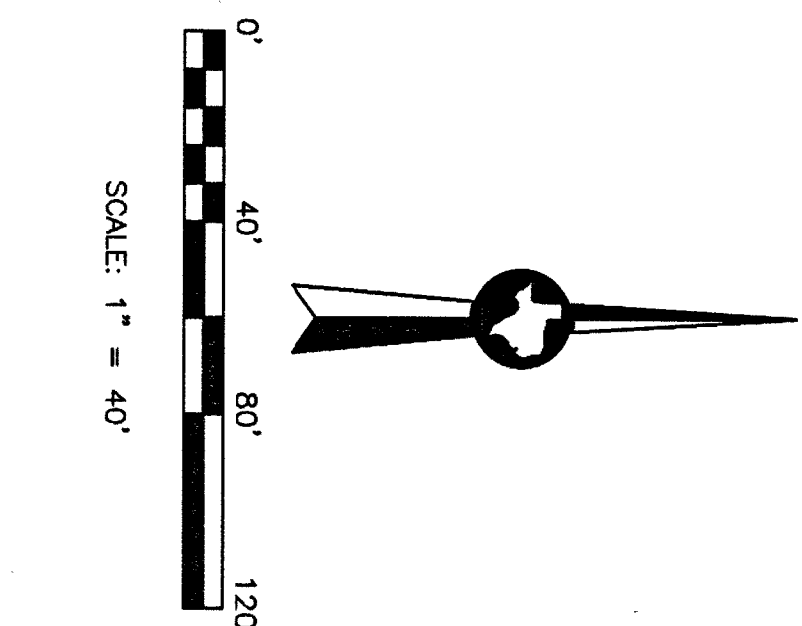
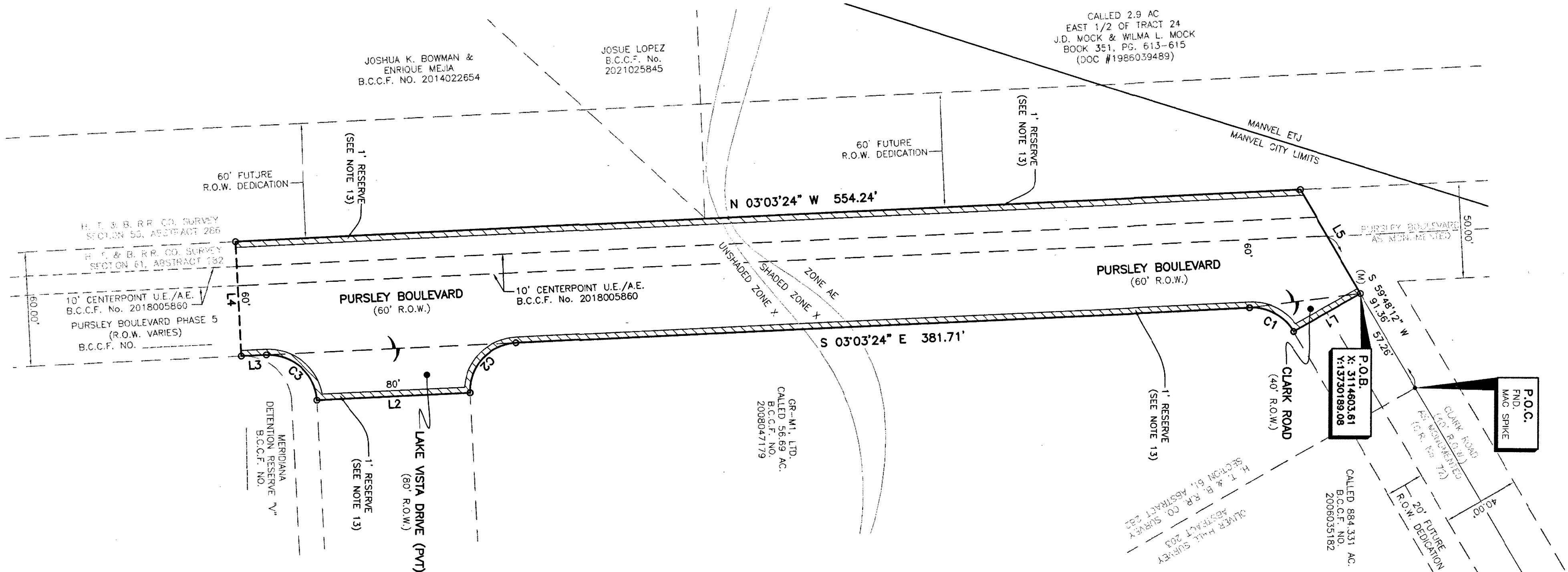


GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The coordinates shown herein are Texas South Central Zone No. 4204, State Plane GCS Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99985742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 480350210K, dated December 30, 2020, The subject property shown herein lies within "Zone AE" (Areas of Moderate Flood Hazard) and is determined to be within the 100-year flood plain. The subject property is also within "Zone X" (Areas of Special Flood Hazard) and is determined to be within the 500-year flood plain. The subject property is also within "Zone X" (Areas of Special Flood Hazard) and is determined to be within the 500-year flood plain. The subject property is also within "Zone X" (Areas of Special Flood Hazard) and is determined to be within the 500-year flood plain.
4. All boundary corners for the plot shown herein are set 5/8-inch iron rods with cap stamped E.H.R.A. 715-784-4500, unless otherwise noted.
5. AC indicates Acres.
6. B.C.C.F. No. indicates Brazoria County Clerk's File Number.
7. B.C.C.F. No. indicates Brazoria County Clerk's File Number.
8. E.L. indicates Extrajurisdictional.
9. E.L. indicates Extrajurisdictional.
10. E.L. indicates Extrajurisdictional.
11. E.L. indicates Extrajurisdictional.
12. E.L. indicates Extrajurisdictional.
13. E.L. indicates Extrajurisdictional.
14. E.L. indicates Extrajurisdictional.
15. E.L. indicates Extrajurisdictional.
16. E.L. indicates Extrajurisdictional.
17. E.L. indicates Extrajurisdictional.
18. E.L. indicates Extrajurisdictional.
19. E.L. indicates Extrajurisdictional.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

1. Sub elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown herein 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 ponds reserves shown on this plot will be monitored 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 No. 5, shall have jurisdiction over 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 final subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, the 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 outfall or detention system has been designed with the assumption that this report only or redesign of the system may be necessary.
8. Other than shown herein, there are no pipeline easements or pipelines within the boundaries of this plot.
9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" ID, or equal.
10. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both side slopes and channel bottom and 45 feet of bank on the opposite bank.
11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No. 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5 lock.
12. Prohibited use of "mole" 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 outfall or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded of the property owner's expense, in Brazoria County, Texas, with a "Recorded Document Number" affixed to said easement District #5 Board of Commissioners.
16. It will be the property owner's responsibility to verify, if any Brazoria County Drainage District #5 property is located within the recorded easement.
17. Project field start-up will start within 365 calendar days from date shown here. Continuous and uninterrupted construction shall be maintained for the entire project duration. The project shall be completed within the time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, (allowable time(s) and procedures for start-up approved projects).



BENCHMARKS:

USE MONUMENT # E 108 DISC SET IN TOP OF CONCRETE MONUMENT LOCATED 2.0 MILES WEST OF MANVEL, 5.0 MILES WEST OF MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHILL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ELEV=5200 (NAD 83) 1891 ADJUSTMENT

LINE	BEARING	DISTANCE
1	S 03°03'24" E	40.00
2	S 03°03'24" E	13.05
3	S 03°03'24" E	13.05
4	S 89°56'36" W	60.00
5	N 59°48'12" E	62.20

CURVE DATA	CURVE DATA	CURVE DATA	CURVE DATA	CURVE DATA	CURVE DATA
C1	25.00	62.51	62.51	62.51	62.51
C2	25.00	62.51	62.51	62.51	62.51
C3	25.00	62.51	62.51	62.51	62.51

FINAL PLAT
MERIDIANA
PURSLEY BOULEVARD
PHASE 7

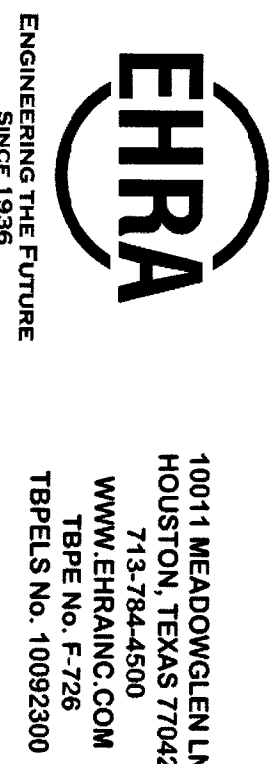
BEING A SUBDIVISION OF 0.8422 ACRES OUT OF
THE H. T. & B. R. CO. SURVEY, SECTION 61, ABSTRACT 282,
IN THE CITY OF MANVEL,
IN BRAZORIA COUNTY, TEXAS.

OWNER

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

DECEMBER 30, 2021

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TERRY NO. F-728
TBEELS NO. 10082900

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.

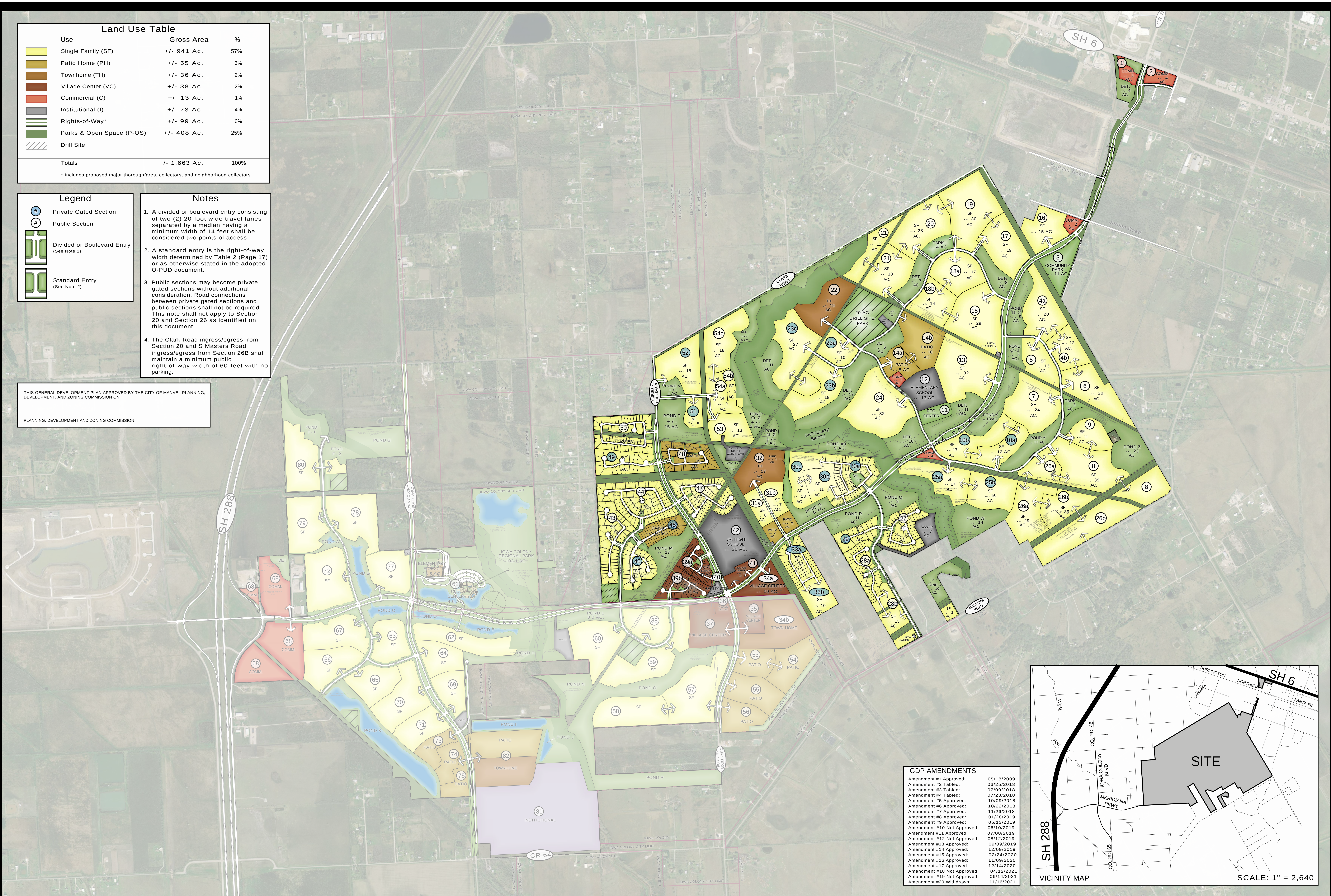
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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	☒
--------------------------------	--------------------------	--------------	--------------------------	------	-------------------------------------

Date of Request: February 28, 2022 PDZ & March 7, 2022 City Council

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

Person to Speak: Jared Bowlin 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. Co. Survey, Section 61, Abstract 282, and the Oliver Hall Survey,
Abstract 203, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.02.22 11:06:34 -06'00'

SIGNATURE

February 22, 2022

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 52 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	February 28, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

This final plat was previously heard at the January 24, 2022, Planning, Development and Zoning Commission meeting. The applicant made a request for a 30-day plat extension. The Commission did not recommend approval. This final plat was heard by the City Council on February 7, 2022. The City Council did not approve the plat.

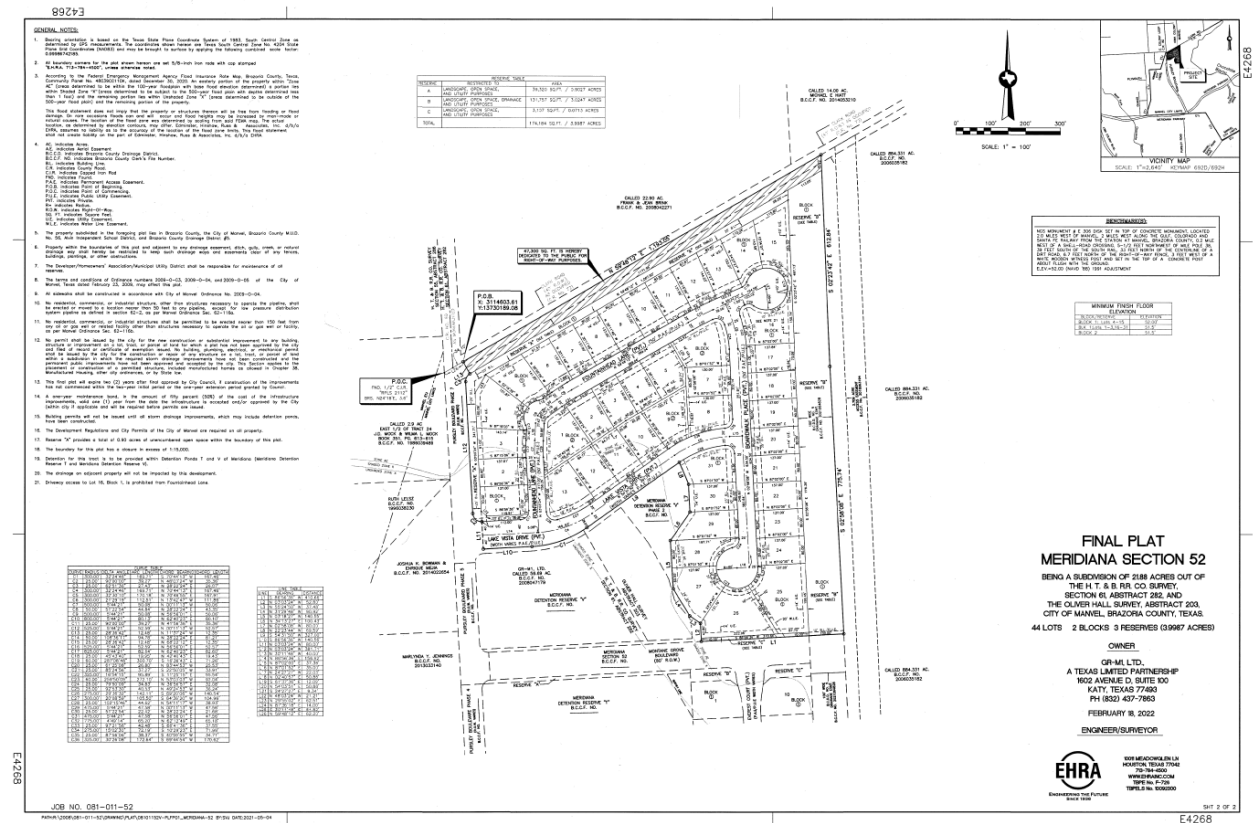
Staff Recommendation

Staff recommends approval of the Meridiana Section 52 Final Plat.

Plat Exhibit

[illegible]

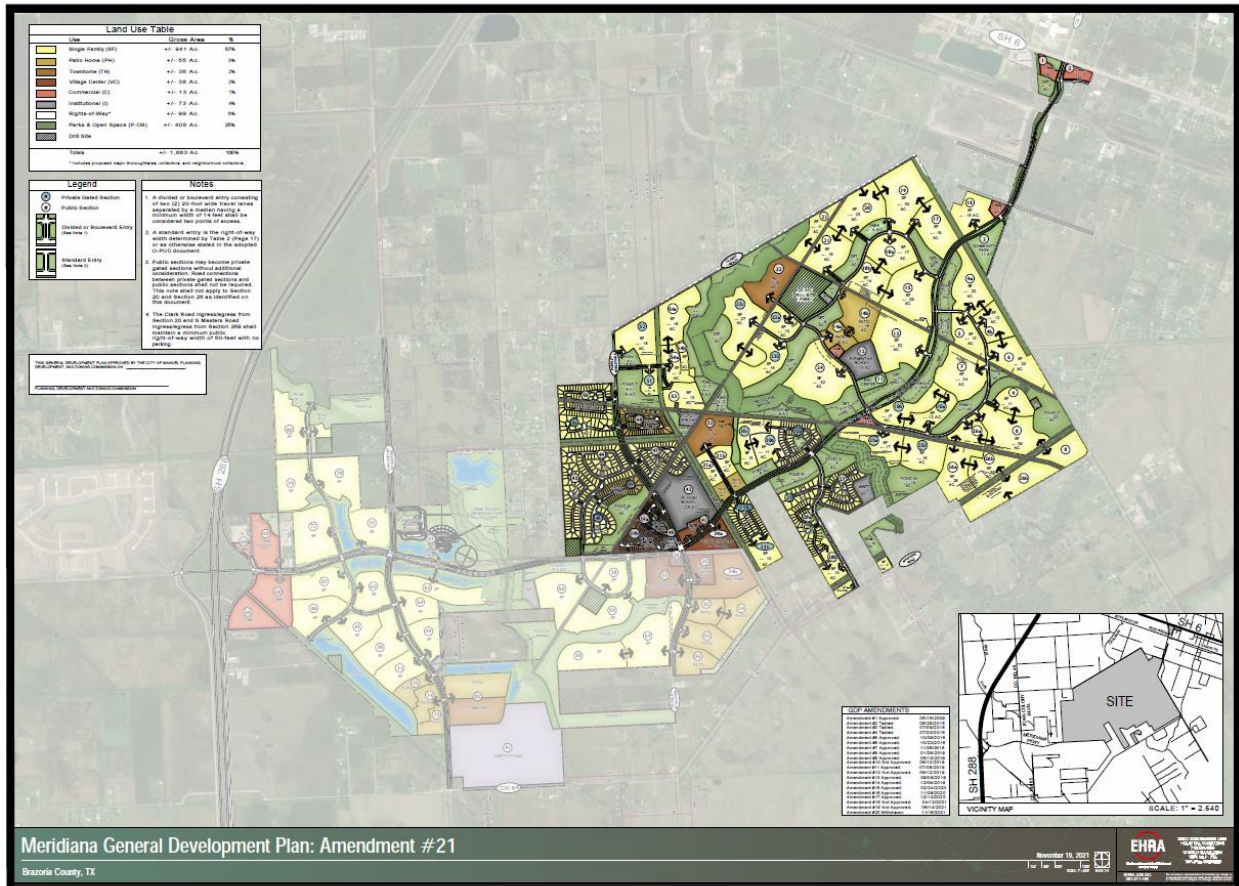
Plat Exhibit





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

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

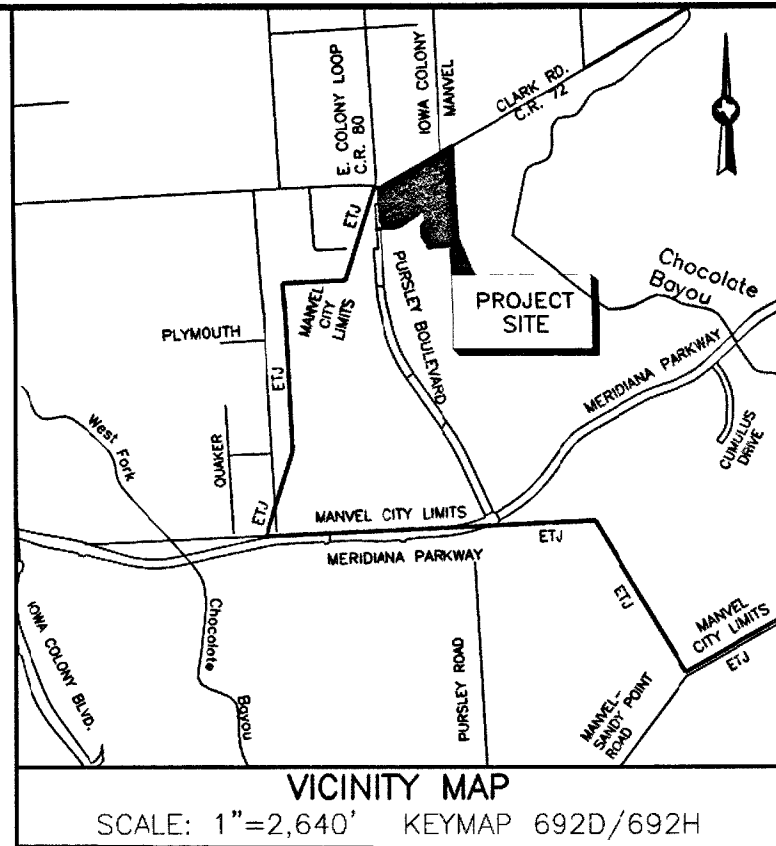
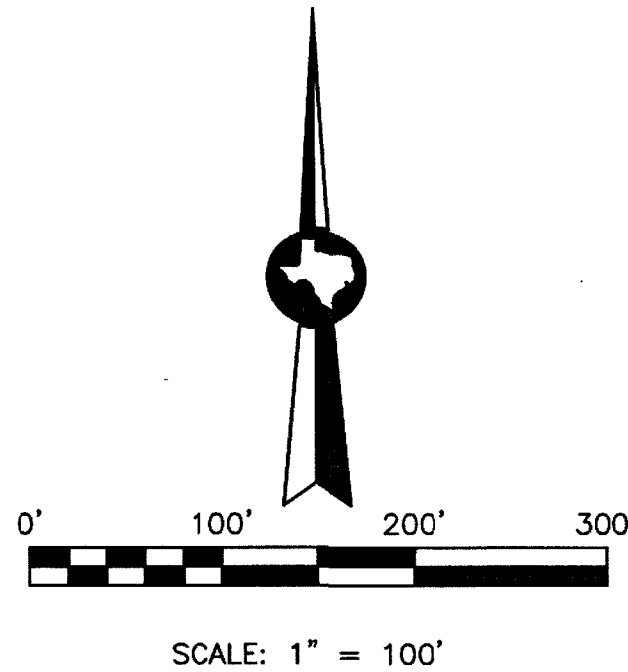


E4268

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. 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.EHRAINC.COM
TYPE NO. F-728
TBPELS NO. 100929300

CURVE	RADIUS	DELTA	ANGLE	ARC	LENGTH	CHORD	BEARING	CHORD	LENGTH
C1	300.00'	32.2446°	169.71°	S 70°44'13" W	167.48'	167.48'			
C2	25.00'	90°00'00"	39.27°	N 48°03'24" W	35.36'	35.36'			
C3	25.00'	62°51'36"	27.43°	N 28°22'24" E	26.07'	26.07'			
C4	300.00'	32.2446°	169.71°	N 70°44'13" E	167.48'	167.48'			
C5	300.00'	32.2446°	169.71°	N 70°44'13" E	167.48'	167.48'			
C6	300.00'	21°29'19"	112.51°	N 13°42'47" W	111.86'	111.86'			
C7	500.00'	5°44'21"	50.08°	N 00°11'13" W	50.06'	50.06'			
C8	300.00'	31°22'54"	44.81°	N 28°22'24" E	12.35'	12.35'			
C9	500.00'	5°44'21"	50.08°	N 58°56'01" E	50.06'	50.06'			
C10	800.00'	5°44'21"	80.13°	N 62°40'23" E	80.10'	80.10'			
C11	25.00'	90°00'00"	39.27°	N 41°56'35" E	35.36'	35.36'			
C12	50.00'	5°44'21"	50.08°	N 00°11'13" W	50.06'	50.06'			
C13	25.00'	28°36'42"	12.48°	N 11°37'24" W	12.35'	12.35'			
C14	50.00'	108°36'17"	94.78°	N 28°22'24" E	81.21'	81.21'			
C15	25.00'	28°36'42"	12.48°	N 68°22'12" E	12.35'	12.35'			
C16	50.00'	5°44'21"	50.08°	N 58°56'01" E	50.06'	50.06'			
C17	825.00'	5°44'21"	82.54°	N 62°40'23" E	82.60'	82.60'			
C18	25.00'	45°43'40"	19.95°	N 42°40'43" E	19.43'	19.43'			
C19	60.00'	28°36'42"	12.48°	N 68°22'12" E	12.35'	12.35'			
C20	25.00'	61°25'08"	26.80°	N 3°44'53" W	25.53'	25.53'			
C21	25.00'	85°24'56"	37.27°	S 22°50'05" W	33.91'	33.91'			
C22	325.00'	18°54'15"	95.89°	S 11°29'15" E	55.54'	55.54'			
C23	60.00'	28°36'42"	12.48°	N 68°22'12" E	12.35'	12.35'			
C24	25.00'	79°50'09"	34.83°	N 36°56'57" E	32.08'	32.08'			
C25	25.00'	92°53'30"	40.53°	N 49°24'53" W	36.24'	36.24'			
C26	275.00'	2°25'52"	142.11°	S 89°20'52" W	140.54'	140.54'			
C27	300.00'	20°08'59"	105.50°	S 64°36'20" W	104.96'	104.96'			
C28	25.00'	102°15'46"	44.82°	N 54°11'17" W	38.93'	38.93'			
C29	475.00'	5°44'21"	47.58°	N 00°11'13" W	47.56'	47.56'			
C30	25.00'	51°22'54"	22.42°	N 28°22'24" E	21.68'	21.68'			
C31	475.00'	5°44'21"	47.58°	N 56°56'01" E	47.56'	47.56'			
C32	775.00'	4°49'14"	65.20°	N 62°12'49" E	65.18'	65.18'			
C33	25.00'	92°53'30"	40.53°	S 66°41'36" E	37.55'	37.55'			
C34	275.00'	15°02'30"	72.19°	S 10°29'23" E	71.99'	71.99'			
C35	25.00'	87°56'06"	38.37°	S 40°59'55" W	34.71'	34.71'			
C36	325.00'	30°26'08"	172.64°	S 89°44'54" W	170.62'	170.62'			

LINE	BEARING	DISTANCE
L1	S 86°56'35" 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°18'29" 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 64°31'50" W	327.00'
L10	S 86°56'35" W	140.56'
L11	N 03°03'24" W	80.00'
L12	N 03°03'24" W	581.73'
L13	N 30°11'48" W	40.00'
L14	S 86°56'35" E	156.62'
L15	N 87°02'00" E	37.35'
L16	N 87°01'59" E	38.03'
L17	N 24°27'27" W	22.03'
L18	N 02°40'57" E	50.88'
L19	S 61°33'56" E	12.09'
L20	N 54°03'51" E	50.68'
L21	S 24°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	S 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.

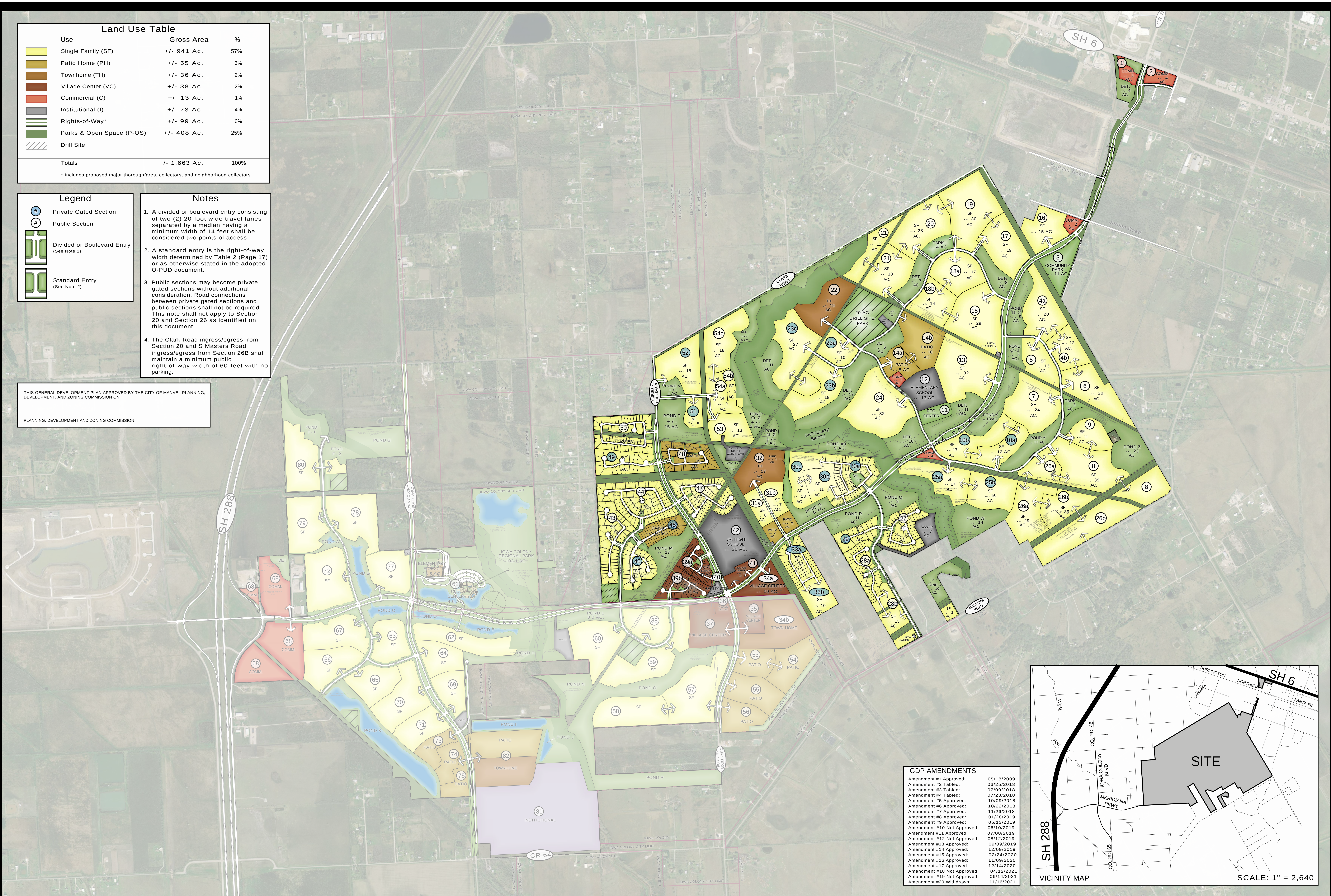
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBP/LS No. 10092300

EHRA JOB NO.
081-011-150

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: February 28, 2022 PDZ and March 7, 2022 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and move forward with recommendation to City Council,
Preliminary Plat for Meridiana Section 54B, A Subdivision of 21.70 acres out of the Oliver Hall Survey,
A-203, consisting of 59 Lots, 4 Blocks, and 4 Reserves, a plat or map thereof recorded in Brazoria County.

Plats:

Preliminary X

Final _____

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

Brad Sweitzer

SIGNATURE

1/31/2022

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 54B Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	February 28, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends approval of the Meridiana Section 54B Preliminary Plat.

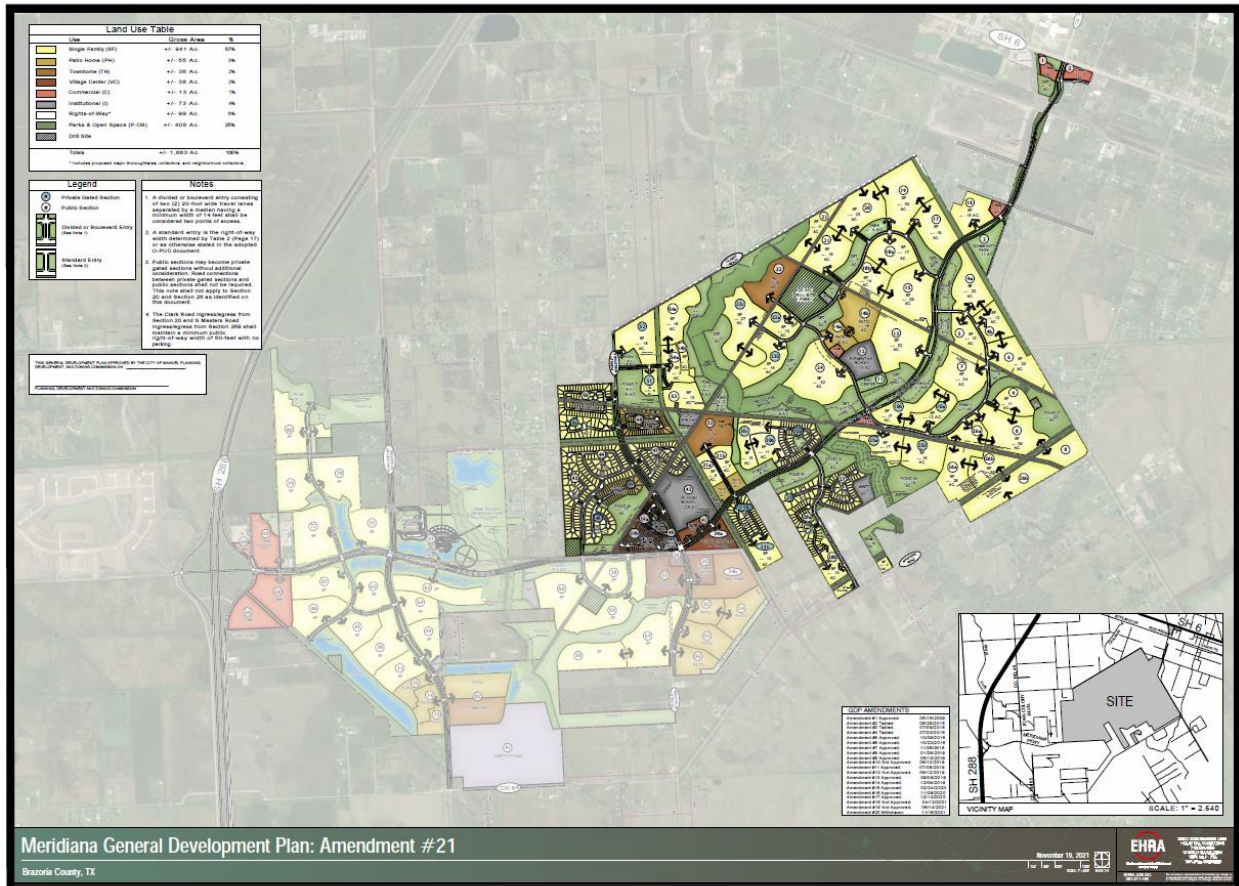
[illegible]

January 31, 2022



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

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



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown herein are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies within Zone AE.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinson, Russ & Associates, Inc. d/b/a E&A, 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, Hinson, Russ & Associates, Inc. d/b/a E&A.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.O. indicates Right-of-Way.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Avon Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown herein are based on the NGS Benchmark E 306 being noted herein.
- 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. 62-1165.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revert in the dedicators, his heirs, assigns, or successors.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

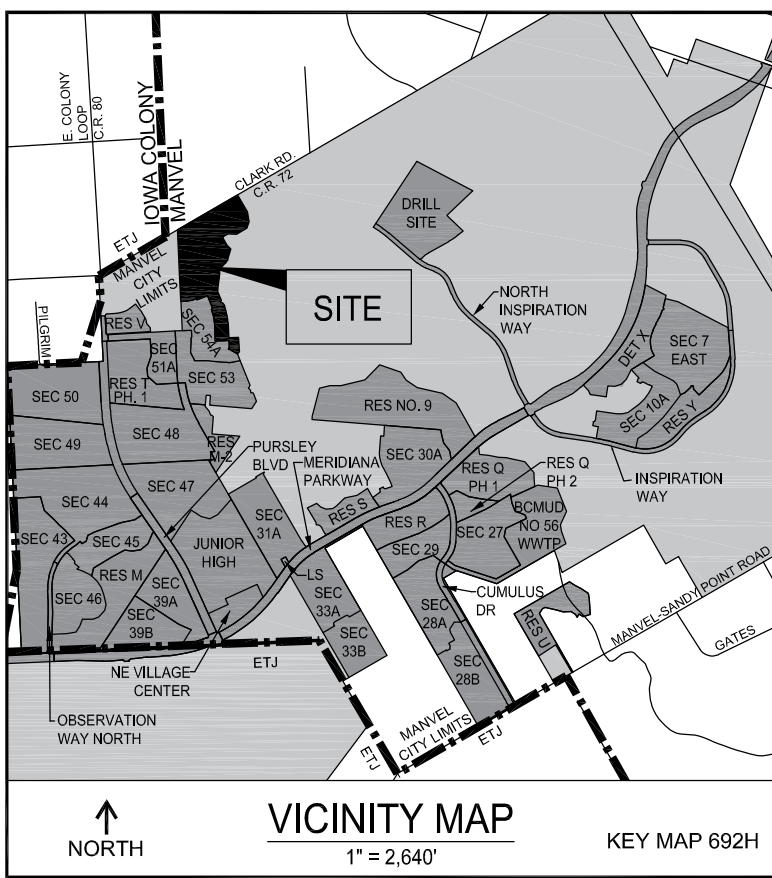
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown herein shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA SECTION 54B IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL, AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA SECTION 54B IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL, AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

CITY COUNCIL



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

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FEET)
1	1	12,183.37	85.32
	2	10,693.02	71.00
	3	9,835.78	71.00
	4	9,770.15	71.00
	5	9,500.91	71.00
	6	9,805.78	71.00
	7	9,786.25	71.00
	8	9,766.71	71.00
	9	9,747.18	71.00
	10	10,067.60	71.00
	11	10,898.57	71.00
	12	16,829.91	71.00
	13	9,973.35	70.50
	14	9,973.35	70.50
	15	9,658.50	70.50
	16	9,658.50	70.50
	17	9,658.50	70.50
	18	9,658.50	70.50
	19	9,658.50	70.50
	20	9,658.50	70.50
	21	9,658.50	70.50
	22	13,849.18	70.50
	23	18,555.80	70.50
	24	15,757.11	70.50
	25	15,515.91	70.50
	26	12,825.65	87.62
	27	11,210.73	70.00
	28	9,590.00	70.00
	29	9,386.45	70.00
	30	10,265.88	70.00
	31	10,914.30	70.00
	32	11,109.56	70.00
	33	14,145.83	68.75
	34	13,860.65	68.86
	35	10,910.83	71.04
	36	14,734.51	122.99
	37	16,274.54	112.21
	38	13,501.05	70.00
	39	15,379.54	70.00
	40	15,654.51	70.00
	41	14,224.41	70.00
	42	18,641.10	70.00
	43	11,417.52	70.00
	44	9,750.00	75.00
	45	9,409.44	72.64
2	1	12,260.18	89.95
	2	10,909.82	87.95
	3	10,665.17	84.74
	4	9,100.00	70.00
	5	9,100.00	70.00
	6	9,100.00	70.00
3	1	11,080.00	70.00
	2	15,075.49	80.19
4	1	12,824.13	65.08
	2	9,417.47	70.01
	3	9,781.11	65.00
	4	13,492.92	83.00
	5	11,105.57	85.43
	6	15,087.16	121.82

*LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK LINE.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	22,749.23	0.52
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,796.19	0.06
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,750.46	0.11
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,430.23	0.03
TOTAL		31,726.11	0.73

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 02°55'52" W	25.21'
L2	S 17°15'53" E	95.67'
L3	N 87°46'17" W	120.48'
L4	S 59°48'12" W	77.80'
L5	S 25°57'24" E	99.27'
L6	S 20°59'30" E	83.63'
L7	S 08°21'30" E	73.84'
L8	S 15°42'36" W	70.49'
L9	S 31°59'10" W	60.30'
L10	S 46°09'36" E	40.23'
L11	S 21°41'39" E	85.62'
L12	S 01°35'53" E	61.18'
L13	S 17°30'56" W	82.63'
L14	S 12°48'25" W	25.00'
L15	S 04°59'54" E	80.06'
L16	S 00°36'57" E	76.93'
L17	S 23°42'42" W	70.75'
L18	N 02°51'03" W	68.88'
L19	N 02°51'03" W	242.14'
L20	N 07°40'16" W	96.26'
L21	N 16°42'51" W	109.14'
L22	N 68°09'06" E	21.84'
L23	N 21°50'54" W	190.00'
L24	S 68°09'06" W	155.00'
L25	N 21°50'54" W	4.31'
L26	S 69°45'46" W	60.00'
L27	S 81°42'01" W	80.21'
L28	S 87°04'08" W	81.04'

CURVE TABLE

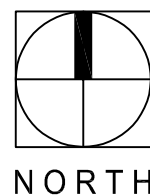
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	85.28'	85.06'	S 48°31'01" E	81.58'
C2	830.00'	246.12'	S 11°20'45" E	245.23'
C3	85.00'	49.15'	N 13°43'00" E	48.47'
C4	470.00'	13.22'	N 21°02'34" W	13.22'

OWNER CONTACT INFORMATION

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

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A CULVERT 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



10' 150' 100' 1200'
SCALE: 1"=100'

Meridiana Section 54B Preliminary Plat

A Subdivision of 21.70 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

59 Lots, 4 Blocks and 4 Reserves

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



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

EHRA JOB NO.
081-011-54-02

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.

January 31, 2022

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

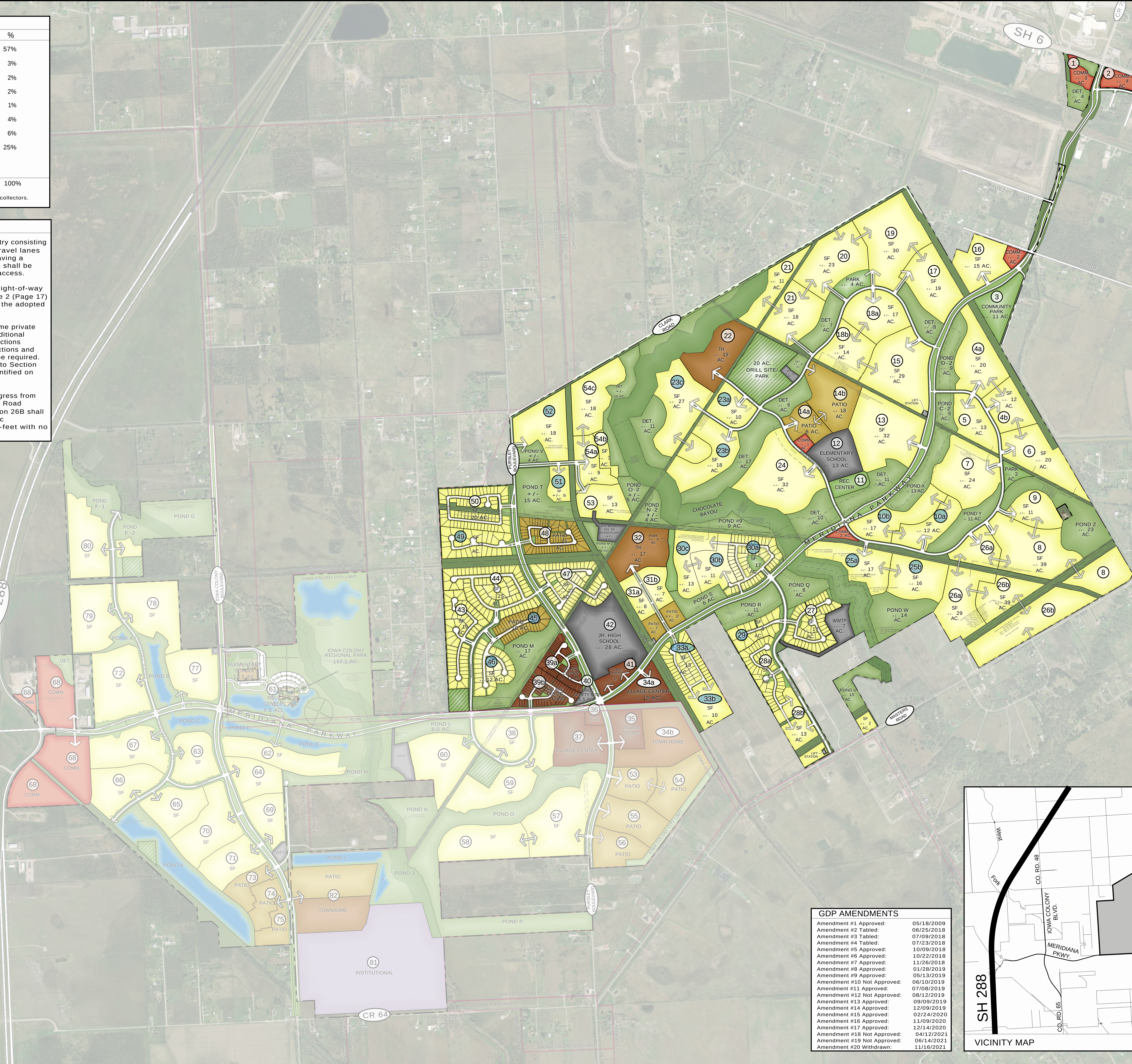
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.

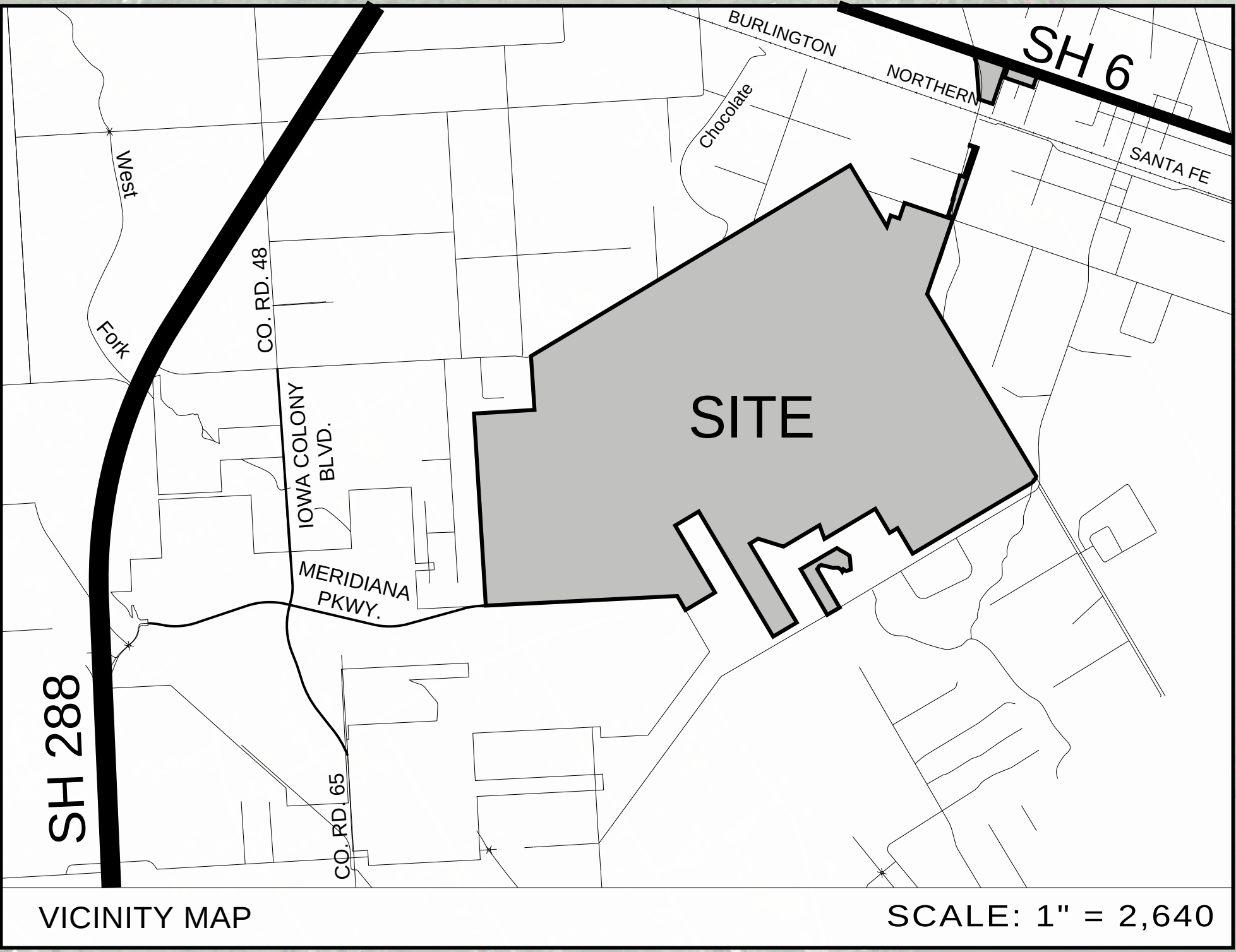
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

ENGINEERING THE FUTURE

EHRA JOB NO.
081-011-150

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



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 28, 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: Todd Elston

Daytime Phone: 713-461-9600 Fax Number: _____

E-mail Address: telston@rgmiller.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Foxtail Palms,
being a subdivision of 80.958 acres of land being a replat of a portion of Lots 43 and 51, and
all of Lots 4-46 and 52-55 and a portion of a 40' wide road of the Emigration Land Company
Subdivision, a subdivision of record in Volume 2, Page 81 of the Brazoria County Plat Records,
located in H.T & B. Railroad Co. Survey, Sec. 71, A-291, Brazoria County, Texas.

Plats:

Preliminary X

Final _____

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

Jessica Rodriguez

Digitally signed by Jessica Rodriguez
Date: 2022.02.22 10:58:21 -06'00'

SIGNATURE

February 22, 2022

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Foxtail Palms Preliminary Plat
Applicant	Todd Elston – RG Miller
PD&Z Meeting Date	February 28, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

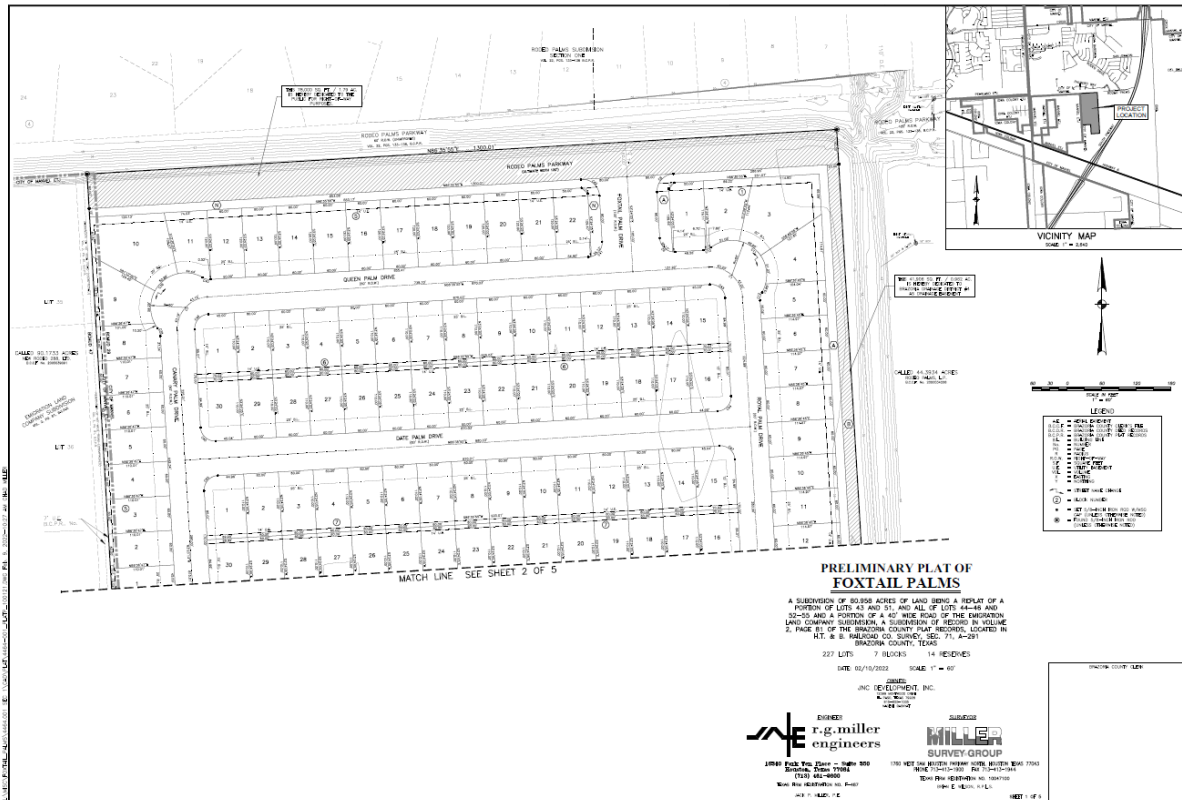
Background

This preliminary plat was heard at the October 12, 2022, Planning, Development and Zoning Commission meeting. The Commission did not approve this plat because it did not meet 19 sections of the subdivision ordinance regulations. This preliminary plat was resubmitted on January 31, 2022, and has addressed all outstanding deficiencies.

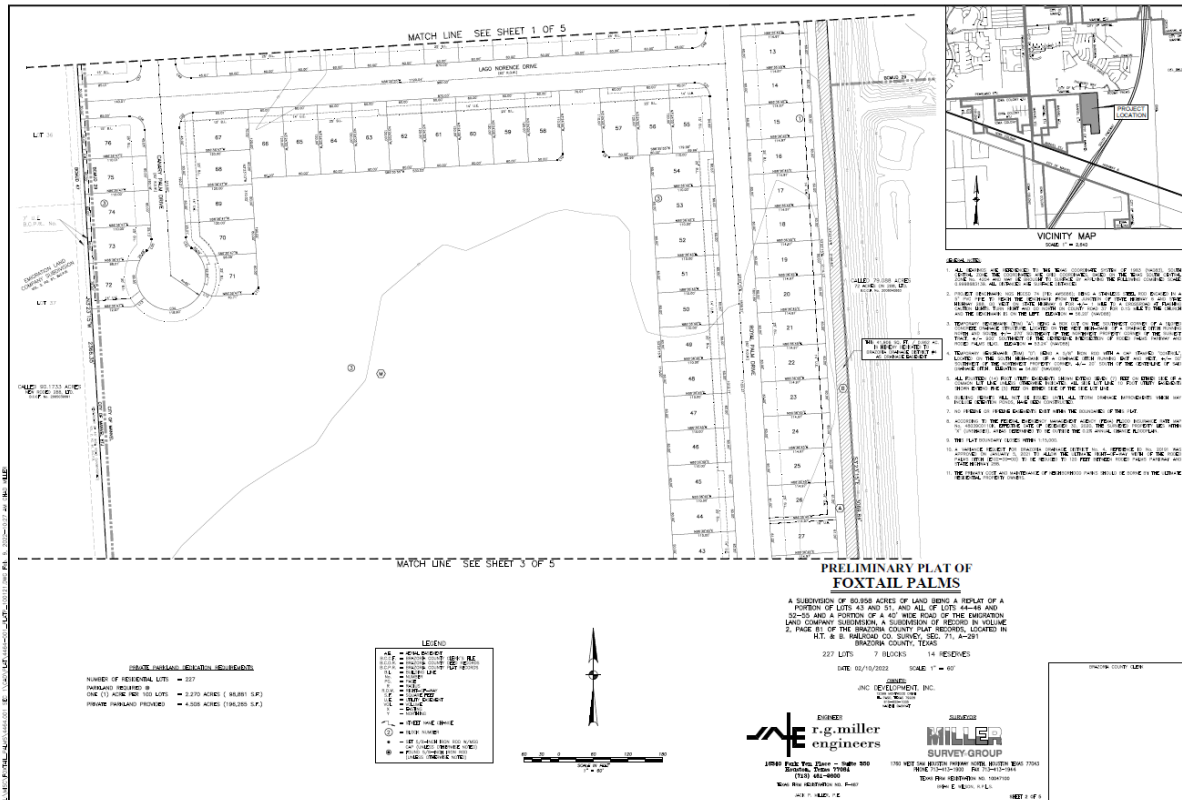
Staff Recommendation

The City staff recommends approval of the Foxtail Palms Preliminary Plat.

Plat Exhibit



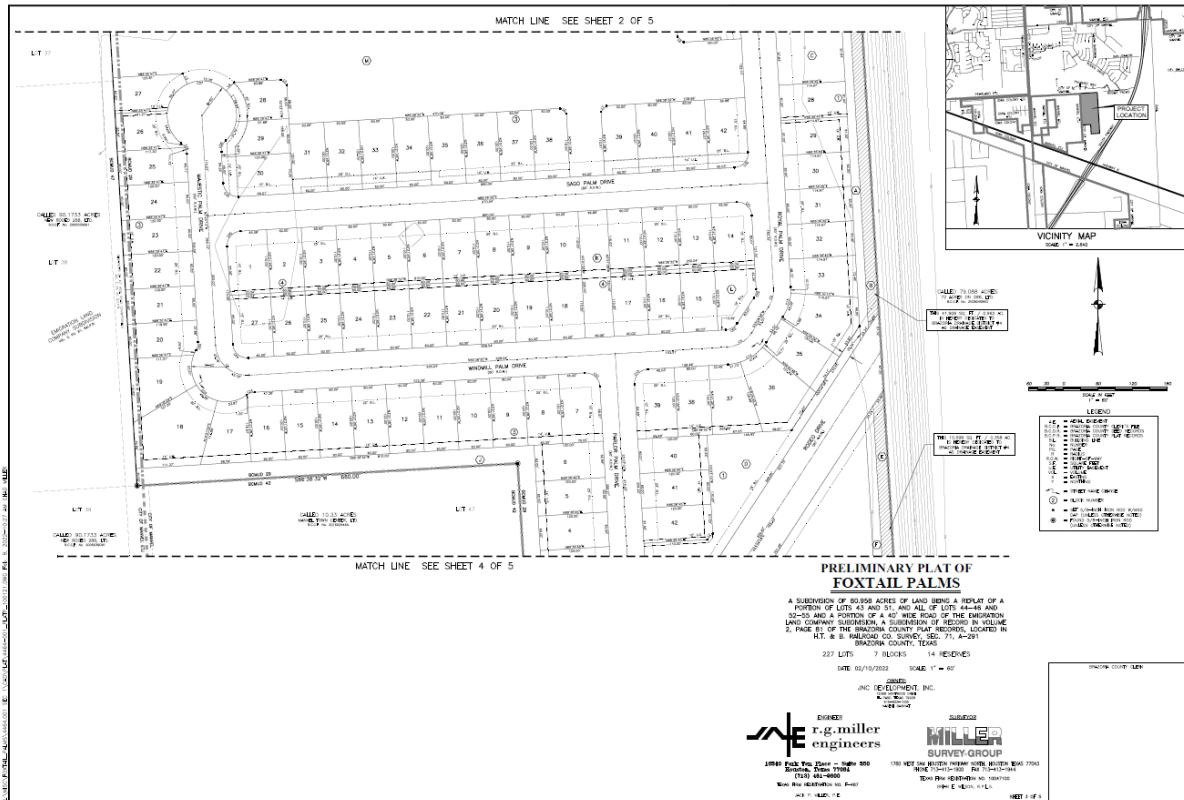
Plat Exhibit





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

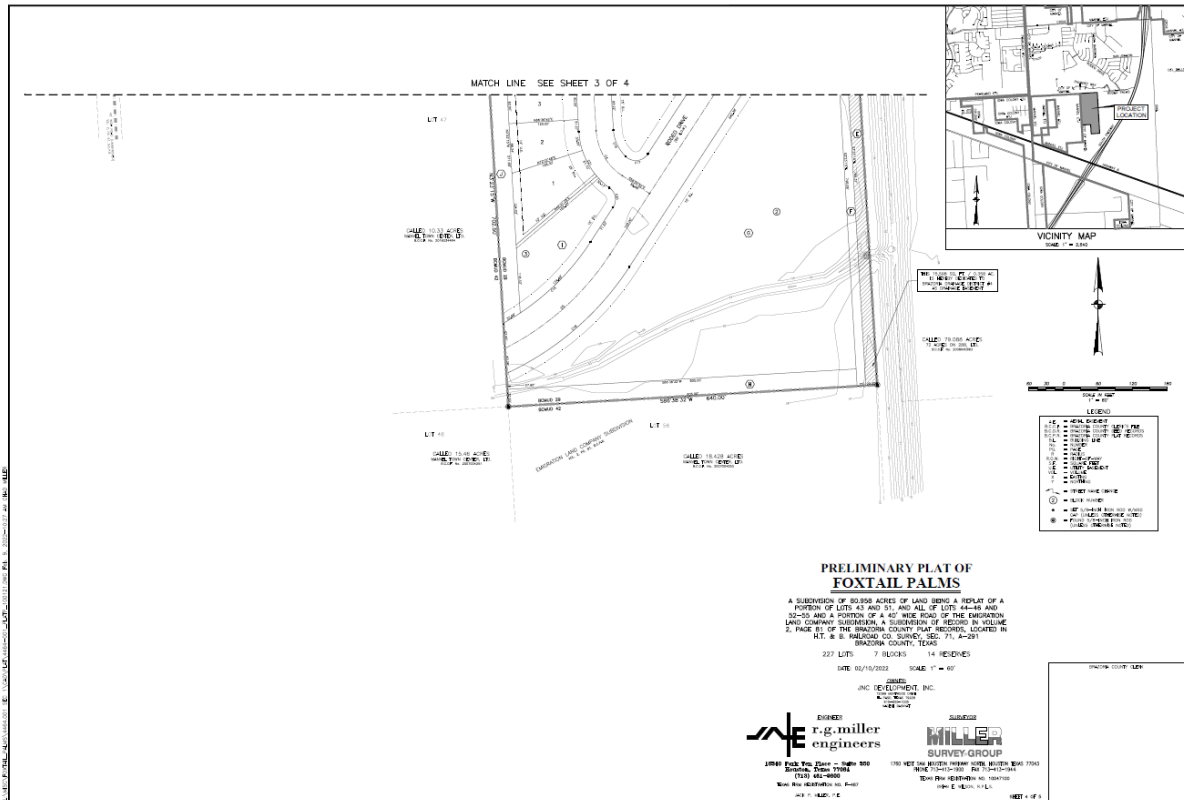
Plat Exhibit





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

Plat Exhibit





USE TABLE

USE	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
1. RESIDENTIAL	10,000	30	100
2. COMMERCIAL	20,000	40	150
3. INDUSTRIAL	50,000	60	200
4. OFFICE	15,000	35	120
5. RETAIL	12,000	32	110
6. SCHOOL	18,000	38	130
7. CHURCH	10,000	30	100
8. PARK	5,000	20	50
9. GOLF COURSE	100,000	100	100
10. AIRPORT	1,000,000	1,000	1,000
11. HIGHWAY	50,000	60	200
12. RAILROAD	10,000	30	100
13. CANAL	10,000	30	100
14. WATERWAY	10,000	30	100
15. OTHER	10,000	30	100

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13. CANAL	10,000	30	100
14. WATERWAY	10,000	30	100
15. OTHER	10,000	30	100

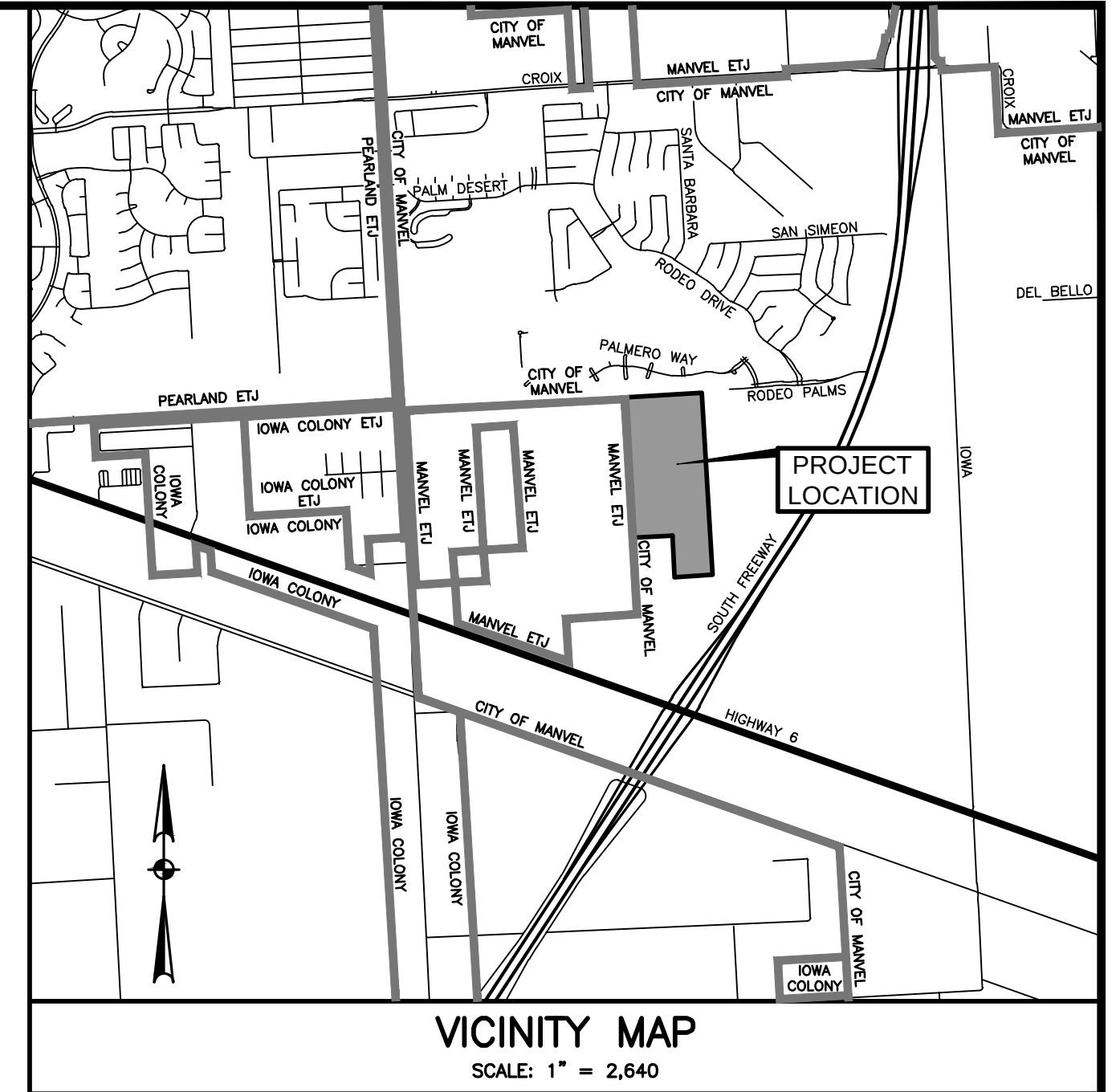
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13. CANAL	10,000	30	100
14. WATERWAY	10,000	30	100
15. OTHER	10,000	30	100

USE TABLE



GENERAL NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE. THE COORDINATES ARE GRID COORDINATES, BASED ON THE TEXAS SOUTH CENTRAL ZONE, NO. 4204 AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.9998683139. ALL DISTANCES ARE SURFACE DISTANCES
2. PROJECT BENCHMARK: NGS HCGSD 74 (PID: AW5686); BEING A STAINLESS STEEL ROD ENCASED IN A 5" PVC PIPE, TO REACH THE BENCHMARK FROM THE JUNCTION OF STATE HIGHWAY 6 AND STATE HIGHWAY 288, GO WEST ON STATE HIGHWAY 6 FOR +/- 1 MILE TO A CROSSROAD AT FLASHING CAUTION LIGHTS, TURN RIGHT AND GO NORTH ON COUNTY ROAD 37 FOR 0.15 MILE TO THE CHURCH AND THE BENCHMARK IS ON THE LEFT. ELEVATION = 56.20' (NAVD88)
3. TEMPORARY BENCHMARK (TBM) "A": BEING A BOX CUT ON THE SOUTHWEST CORNER OF A SLOPED CONCRETE DRAINAGE STRUCTURE, LOCATED ON THE WEST HIGH-BANK OF A DRAINAGE DITCH RUNNING NORTH AND SOUTH, +/- 270' SOUTHEAST OF THE NORTHWEST PROPERTY CORNER OF THE SUBJECT TRACT, +/- 900' SOUTHWEST OF THE CENTERLINE INTERSECTION OF RODEO PALMS PARKWAY AND RODEO PALMS BLVD. ELEVATION = 53.24' (NAVD88)
4. TEMPORARY BENCHMARK (TBM) "D": BEING A 5/8" IRON ROD WITH A CAP STAMPED "CONTROL", LOCATED ON THE SOUTH HIGH-BANK OF A DRAINAGE DITCH RUNNING EAST AND WEST, +/- 50' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, +/- 20' SOUTH OF THE CENTERLINE OF SAID DRAINAGE DITCH. ELEVATION = 54.85' (NAVD88)
5. ALL FOURTEEN (14) FOOT UTILITY EASEMENTS SHOWN EXTEND SEVEN (7) FEET ON EITHER SIDE OF A COMMON LOT LINE UNLESS OTHERWISE INDICATED. ALL SIDE LOT LINE 10 FOOT UTILITY EASEMENTS SHOWN EXTEND FIVE (5) FEET ON EITHER SIDE OF THE SIDE LOT LINE.
6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
7. NO PIPELINE OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 4803900110K, EFFECTIVE DATE OF DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
9. THIS PLAT BOUNDARY CLOSURES WITHIN 1:15,000.
10. A VARIANCE REQUEST FOR BRAZORIA DRAINAGE DISTRICT NO. 4, REFERENCE ID NO. 20191 WAS APPROVED ON JANUARY 5, 2021 TO ALLOW THE ULTIMATE RIGHT-OF-WAY WIDTH OF THE RODEO PALMS DITCH (E102--00--00) TO BE REDUCED TO 120 FEET BETWEEN RODEO PALMS PARKWAY AND STATE HIGHWAY 288.
11. THE PRIMARY COST AND MAINTENANCE OF NEIGHBORHOOD PARKS SHOULD BE BORNE BY THE ULTIMATE RESIDENTIAL PROPERTY OWNERS.

A SUBDIVISION OF 80.958 ACRES OF LAND BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 44-46 AND 52-55 AND A PORTION OF A 40' WIDE ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T. & B. RAILROAD CO. SURVEY, SEC. 71, A-291 BRAZORIA COUNTY, TEXAS

DATE: 02/10/2022 SCALE: 1" = 60'

12399 MONTWOOD DR
EL PASO, TEXAS 79928
915-855-1005
NAGESH BASNYAT

MILLER
SURVEY★GROUP

TEXAS FIRM REGISTRATION NO. 10047100

TEXAS FIRM REGISTRATION NO. 10047100
BRIAN E. WILSON, R.P.L.S.

BRIAN E. WILSON, R.P.L.S.

16340 Park Ten Place - Suite 350
Houston, Texas 77084

TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.

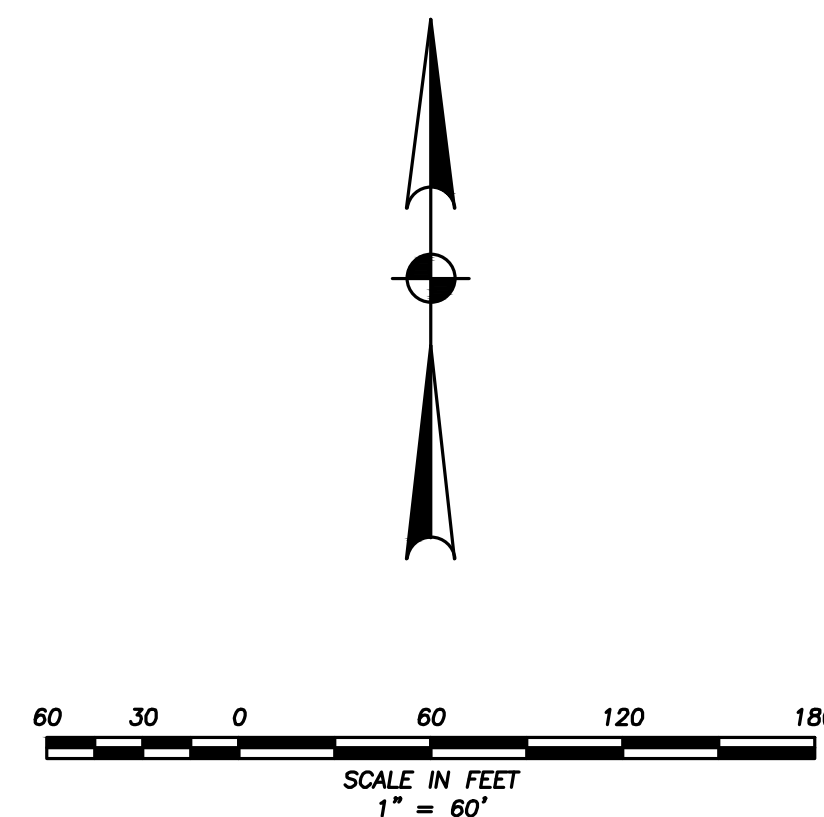
SHEET 2 OF 5

NUMBER OF RESIDENTIAL LOTS = 227
PARKLAND REQUIRED @
ONE (1) ACRE PER 100 LOTS = 2.270 ACRES (98,881 S.F.)
PRIVATE PARKLAND PROVIDED = 4.506 ACRES (196,265 S.F.)

A.E. = AERIAL EASEMENT
B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.P.D. = BRAZORIA COUNTY PLAT RECORDS
B.L. = BUILDING LINE
N. = NUMBER
Pg. = PAGE
R. = RADIUS
R.O.W. = RIGHT-OF-WAY
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
X = EASTING
Y = NORTHING

 = STREET NAME CHANGE
② = BLOCK NUMBER

- = SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
- ⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)



MATCH LINE SEE SHEET 2 OF 5

LOT 37

CALLLED 90.1733 ACRES
NEW RODEO 288, LTD.
B.C.C.F. No. 2005039091

LOT 38

EMIGRATION LAND
COMPANY SUBDIVISION
VOL. 2, PG. 81, B.C.C.F.

CALLLED 90.1733 ACRES
NEW RODEO 288, LTD.
B.C.C.F. No. 2005039091

LOT 39

CALLLED 10.33 ACRES
MANVEL TOWN CENTER, LTD.
B.C.C.F. No. 2016034464

LOT 47

MATCH LINE SEE SHEET 4 OF 5

SAGO PALM DRIVE
(60' R.O.W.)

WINDMILL PALM DRIVE
(60' R.O.W.)

PARLOR PALM DRIVE
(60' R.O.W.)

ROYAL PALM DRIVE
(60' R.O.W.)

RODEO DRIVE
(60' R.O.W.)

PRELIMINARY PLAT OF FOXTAIL PALMS

A SUBDIVISION OF 80.958 ACRES OF LAND BEING A REPLAT OF A
PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 44-46 AND
52-55 AND A PORTION OF A 40' WIDE ROAD OF THE EMIGRATION
LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME
2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN
H.T. & B. RAILROAD CO. SURVEY, SEC. 71, A-291
BRAZORIA COUNTY, TEXAS

227 LOTS 7 BLOCKS 14 RESERVES

DATE: 02/10/2022 SCALE: 1" = 60'

OWNER:
JNC DEVELOPMENT, INC.
12399 MONTWOOD DRIVE
EL PASO, TEXAS 79928
915-885-1005
NAGESH BASHNAT

ENGINEER
r.g.miller
engineers

16340 Park Ten Place - Suite 350
Houston, Texas 77084
(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

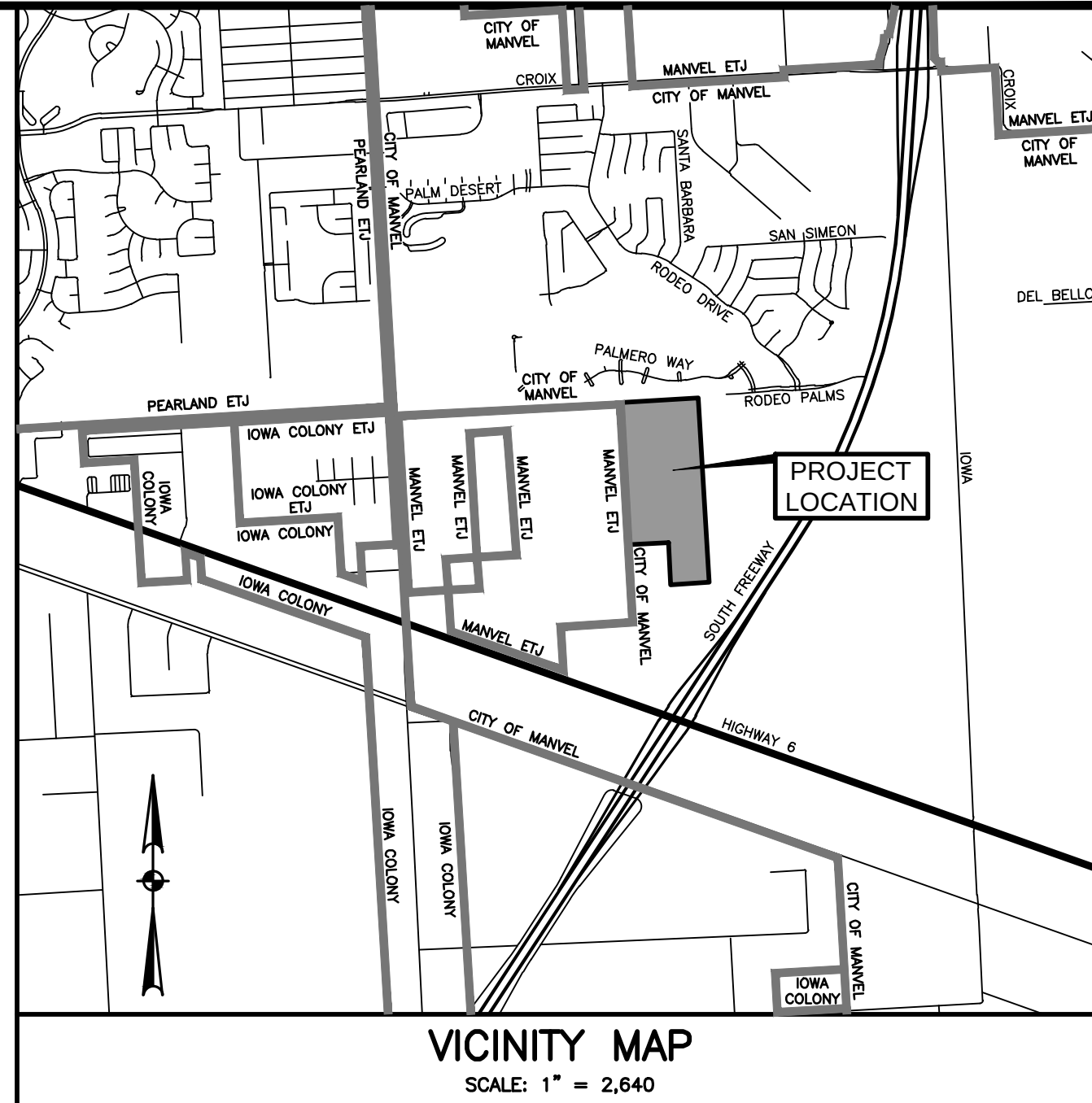
JACK P. MILLER, P.E.

SURVEYOR
MILLER
SURVEY GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944

TEXAS FIRM REGISTRATION NO. 10047100
BRIAN E. WILSON, R.P.L.S.

SHEET 3 OF 5



CALLLED 79.088 ACRES
72 ACRES ON 288, LTD.
B.C.C.F. No. 2008040863

THIS 41,908 SQ. FT. / 0.962 AC.
IS HEREBY DEDICATED TO
BRAZORIA DRAINAGE DISTRICT #4
AS DRAINAGE EASEMENT

THIS 15,598 SQ. FT. / 0.358 AC.
IS HEREBY DEDICATED TO
BRAZORIA DRAINAGE DISTRICT #4
AS DRAINAGE EASEMENT

60 30 0 60 120 180
SCALE IN FEET
1" = 60'

LEGEND

- A.E. = AERIAL EASEMENT
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
- B.L. = BUILDING LINE
- No. = NUMBER
- PG. = PAGE
- R. = RADIUS
- R.O.W. = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- X = EASTING
- Y = NORTHING
- = STREET NAME CHANGE
- ② = BLOCK NUMBER
- = SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
- ⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)

BRAZORIA COUNTY CLERK

L:\MISC\FOXTAIL_PALMS\4464.001 SEC 1\CAD\PLAT\4464-001_PLATP_100121.DWG Feb. 9, 2022-10:27 AM CHAD MILLER

MATCH LINE SEE SHEET 3 OF 4

LOT 47

CALLLED 10.33 ACRES
MANVEL TOWN CENTER, LTD.
B.C.C.F. No. 2016034464

LOT 48

CALLLED 15.46 ACRES
MANVEL TOWN CENTER, LTD.
B.C.C.F. No. 2007004251

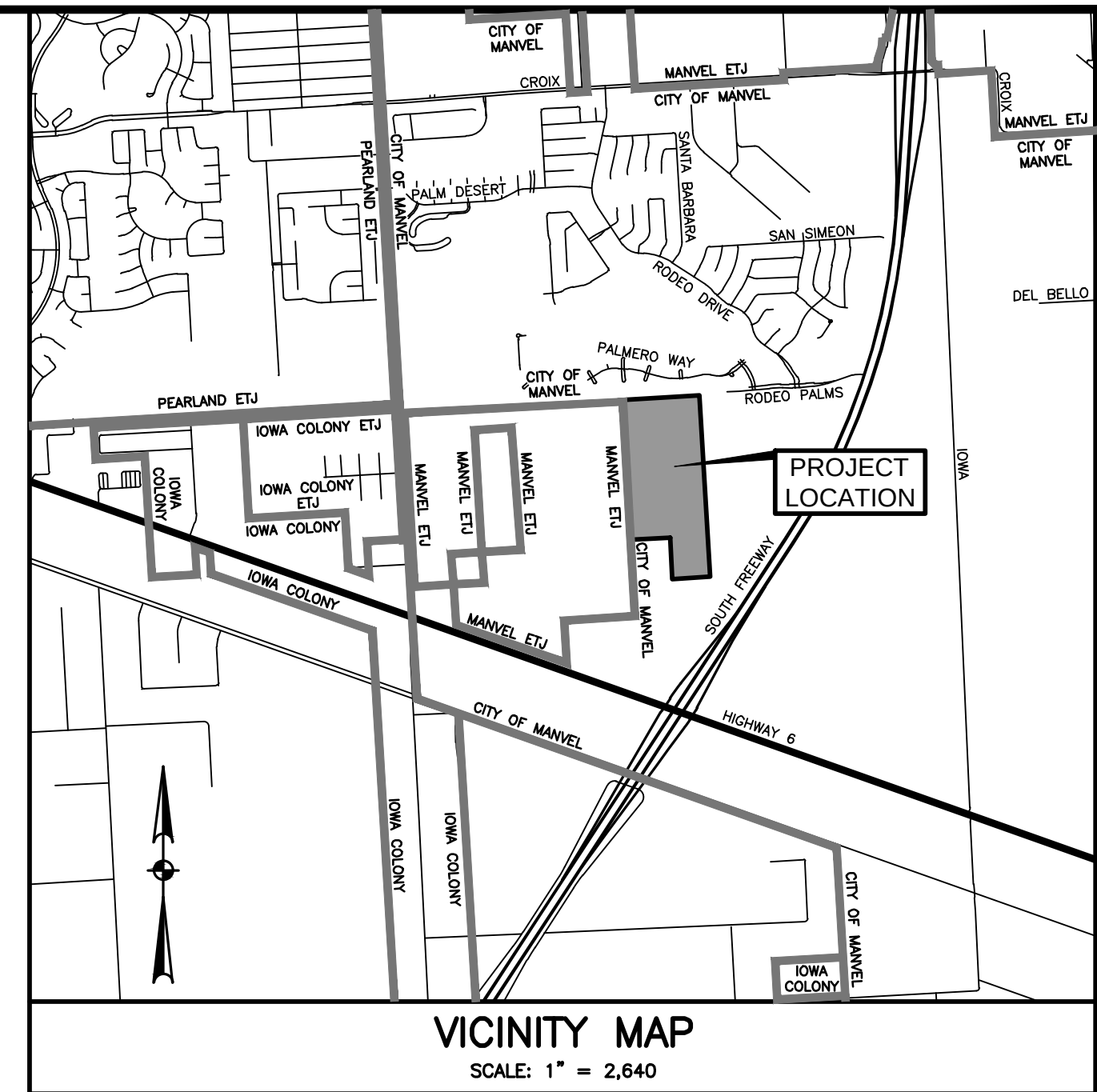
EMIGRATION LAND COMPANY SUBDIVISION
VOL. 2, PG. 81, B.C.P.R.

LOT 56

CALLLED 18.428 ACRES
MANVEL TOWN CENTER, LTD.
B.C.C.F. No. 2007004253

THIS 15,598 SQ. FT. / 0.358 AC.
IS HEREBY DEDICATED TO
BRAZORIA DRAINAGE DISTRICT #4
AS DRAINAGE EASEMENT

CALLLED 79.088 ACRES
72 ACRES ON 288, LTD.
B.C.C.F. No. 2006040663



60 30 0 60 120 180
SCALE IN FEET
1" = 60'

LEGEND	
A.E.	= AERIAL EASEMENT
B.C.C.F.	= BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	= BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	= BRAZORIA COUNTY PLAT RECORDS
B.L.	= BUILDING LINE
No.	= NUMBER
PG.	= PAGE
R	= RADIUS
R.O.W.	= RIGHT-OF-WAY
S.F.	= SQUARE FEET
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
X	= EASTING
Y	= NORTHING
—	= STREET NAME CHANGE
②	= BLOCK NUMBER
•	= SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
⊙	= FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)

PRELIMINARY PLAT OF FOXTAIL PALMS

A SUBDIVISION OF 80.958 ACRES OF LAND BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 44-46 AND 52-55 AND A PORTION OF A 40' WIDE ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T. & B. RAILROAD CO. SURVEY, SEC. 71, A-291 BRAZORIA COUNTY, TEXAS

227 LOTS 7 BLOCKS 14 RESERVES

DATE: 02/10/2022 SCALE: 1" = 60'

OWNER:
JNC DEVELOPMENT, INC.
12399 MONTWOOD DRIVE
EL PASO, TEXAS 79928
915-885-1005
NAGESH BASHNAT

ENGINEER
r.g.miller
engineers

16340 Park Ten Place - Suite 350
Houston, Texas 77084
(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.

SURVEYOR
MILLER
SURVEY GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944

TEXAS FIRM REGISTRATION NO. 10047100

BRIAN E. WILSON, R.P.L.S.

SHEET 4 OF 5

L:\MISC\FOXTAIL PALMS\4464-001_PLAT\100121.DWG Feb. 9, 2022--10:28 AM CHAD MILLER

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, JNC DEVELOPMENT, INC. ACTING BY AND THROUGH CARLOS D. BOMBACH, COO, AND LAUREL R. SANTEE, SECRETARY, BOTH BEING OFFICERS OF JNC DEVELOPMENT, INC., OWNERS OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF FOXTAIL PALMS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK TO BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY, HERETO, THE JNC DEVELOPMENT, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY CARLOS D. BOMBACH, ITS COO, HEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, LAUREL R. SANTEE, BOTH BEING OFFICERS OF JNC DEVELOPMENT, INC. THIS _____ DAY OF _____, 2022.

JNC DEVELOPMENT, INC.

BY: _____
CARLOS D. BOMBACH, COO

ATTEST: _____
LAUREL R. SANTEE, SECRETARY

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS D. BOMBACH, COO AND LAUREL R. SANTEE, SECRETARY, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME:

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT I, CAROLYN J. QUINN, A REGISTERED PUBLIC LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

CAROLYN J. QUINN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6033

BRAZORIA COUNTY DRAINAGE DISTRICT #4

- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT OR FEE STRIP.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY THE DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICTS APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- THE DISTRICTS PERSONNEL SHALL HAVE THE RIGHTS TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING THE CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THE DISTRICTS APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICTS DRAINAGE FACILITIES AS COMTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

BRAZORIA DRAINAGE DISTRICT No. 4

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME, RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°35'55"E	14.14'
L2	N41°36'45"E	14.14'
L3	S24°47'19"E	20.00'
L4	S44°15'22"W	20.00'
L5	N48°23'13"W	14.14'
L7	N41°38'32"E	14.14'
L9	N48°24°05"W	14.14'
L11	N41°36'47"E	14.14'
L12	N63°24°02"W	20.00'
L13	N50°08'13"E	23.36'
L14	N48°24°05"W	14.14'

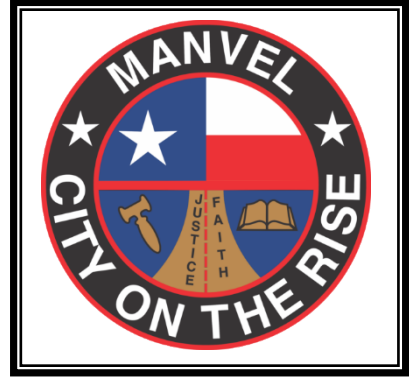
CURVE TABLE				
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING
C1	55.00'	90°00'50"	86.41'	N48°23'40"W
C2	55.00'	36°27'23"	35.00'	N14°50'27"E
C3	55.00'	53°34'24"	51.43'	N59°51'20"E
C4	100.00'	53°32'37"	93.45'	S30°09'33"E
C5	470.00'	30°06'39"	247.00'	N48°07'28"E
C6	55.00'	89°58'15"	86.37'	S48°22'21"E
C7	55.00'	89°59'08"	86.38'	S41°36'21"W
C8	30.00'	90°00'00"	47.12'	S41°35'55"W
C9	25.00'	90°00'00"	39.27'	S48°24°05"E
C10	25.00'	33°12'49"	14.49'	N69°59'30"E
C11	60.00'	156°26'29"	163.82'	N48°23'40"W
C12	25.00'	33°12'49"	14.49'	S13°13'10"W
C13	85.00'	36°27'23"	54.08'	N14°50'27"E
C14	85.00'	53°34'24"	79.48'	N59°51'20"E
C15	25.00'	90°01'47"	39.28'	S41°37'38"W
C16	70.00'	42°36'12"	52.05'	S24°41'21"E
C17	25.00'	100°56'24"	44.04'	N83°32'21"E
C18	510.00'	32°02'41"	285.24'	N49°05'29"E
C19	430.00'	27°46'47"	208.48'	N46°57'32"E
C20	25.00'	86°50'29"	37.89'	N10°21'06"W
C21	130.00'	50°23'06"	114.32'	S28°34'48"E
C22	25.00'	89°58'13"	39.26'	N48°22'22"W
C23	25.00'	33°13'54"	14.50'	S70°01'35"W
C24	60.00'	156°26'03"	163.82'	S48°22'21"E
C25	25.00'	33°13'54"	14.50'	N13°13'44"E
C26	25.00'	49°40'47"	21.68'	N28°13'37"W
C27	60.00'	279°21'34"	292.54'	S86°36'47"W
C28	25.00'	49°40'47"	21.68'	S21°27'10"W
C29	25.00'	89°58'15"	39.26'	S48°22'21"E
C30	25.00'	90°01'47"	39.28'	N41°37'38"E
C31	25.00'	90°00'50"	39.28'	N48°23'40"W
C32	25.00'	89°59'08"	39.26'	S41°36'21"W
C33	25.00'	49°40'47"	21.68'	S28°13'37"E
C34	60.00'	279°21'34"	292.54'	N86°36'47"E
C35	25.00'	49°40'47"	21.68'	N21°27'10"E
C36	25.00'	90°00'52"	39.28'	N48°23'39"W
C37	25.00'	89°59'08"	39.26'	N41°36'21"E
C38	25.00'	33°13'32"	14.50'	N19°59'59"W
C39	60.00'	156°26'12"	163.82'	S41°36'21"W
C40	25.00'	33°13'32"	14.50'	S76°47'19"E
C41	25.00'	90°00'00"	39.27'	N41°35'55"E
C42	30.00'	90°00'00"	47.12'	N48°24°05"W
C43	25.00'	90°00'50"	39.28'	N48°23'40"W
C44	25.00'	89°59'10"	39.26'	N41°36'20"E
C45	25.00'	90°00'52"	39.28'	S48°23'39"E
C46	25.00'	89°59'08"	39.26'	S41°36'21"W
C47	25.00'	90°00'50"	39.28'	N48°23'40"W
C48	25.00'	89°59'10"	39.26'	N41°36'20"E
C49	25.00'	90°00'52"	39.28'	S48°23'39"E
C50	25.00'	89°59'08"	39.26'	S41°36'21"W
C51	25.00'	89°58'13"	39.26'	N48°22'22"W
C52	25.00'	36°27'23"	15.91'	N14°50'27"E
C53	25.00'	53°34'24"	23.38'	N59°51'20"E
C54	25.00'	89°58'15"	39.26'	S48°22'21"E
C55	25.00'	90°01'45"	39.28'	S41°37'39"W

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO LANDSCAPE USE	0.878 AC. ~ 38,242 S.F.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO DRAINAGE USE	0.962 AC. ~ 41,906 S.F.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO DRAINAGE	0.258 AC. ~ 11,226 S.F.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO LANDSCAPE USE	0.790 AC. ~ 34,391 S.F.
(E)	RESTRICTED RESERVE "E"	RESTRICTED TO DRAINAGE USE	0.358 AC. ~ 15,598 S.F.
(F)	RESTRICTED RESERVE "F"	RESTRICTED TO LANDSCAPE USE	0.260 AC. ~ 11,343 S.F.
(G)	RESTRICTED RESERVE "G"	RESTRICTED TO PRIVATE PARK USE	4.506 AC. ~ 196,265 S.F.
(H)	RESTRICTED RESERVE "H"	RESTRICTED TO DRAINAGE USE	0.417 AC. ~ 18,150 S.F.
(I)	RESTRICTED RESERVE "I"	RESTRICTED TO LANDSCAPE USE	0.421 AC. ~ 18,320 S.F.
(J)	RESTRICTED RESERVE "J"	RESTRICTED TO LANDSCAPE USE	0.854 AC. ~ 37,197 S.F.
(K)	RESTRICTED RESERVE "K"	RESTRICTED TO LANDSCAPE USE/INCIDENTAL UTILITY	0.252 AC. ~ 10,990 S.F.
(L)	RESTRICTED RESERVE "L"	RESTRICTED TO LANDSCAPE USE	0.146 AC. ~ 6,373 S.F.
(M)	RESTRICTED RESERVE "M"	RESTRICTED TO DETENTION USE	17.142 AC. ~ 746,682 S.F.
(N)	RESTRICTED RESERVE "N"	RESTRICTED TO LANDSCAPE USE	0.353 AC. ~ 15,357 S.F.
TOTAL			27.597 AC. ~ 1,202,040 S.F.

LOT FRONTAGE • B.L. TABLE			
LOT	BLOCK	FRONTAGE • B.L.	
1	1	60.00'	
2	1	63.10'	
3	1	60.88'	
4	1	61.86'	
5	1	60.00'	
6	1	60.00'	
7	1	60.00'	
8	1	60.00'	
9	1	60.00'	
10	1	60.00'	
11	1	60.00'	
12	1	60.00'	
13	1	60.00'	
14	1	60.00'	
15	1	60.00'	
16	1	60.00'	
17	1	60.00'	
18	1	60.00'	
19	1	60.00'	
20	1	60.00'	
21	1	60.00'	
22	1	60.00'	
23	1	60.00'	
24	1	60.00'	
25	1	60.00'	
26	1	60.00'	
27	1	61.00'	
28	1	61.00'	
29	1	61.00'	
30	1	60.00'	
31	1	60.00'	
32	1	60.00'	
33	1	62.01'	
34	1	60.99'	
35	1	62.01'	
36	1	60.87'	
37	1	61.57'	
38	1	60.00'	
39	1	70.03'	
40	1	60.00'	
41	1	60.00'	
42	1	61.00'	
1	3	60.93'	
2	3	60.68'	
3	3	60.00'	
4	3	60.00'	
5	3	60.00'	
6	3	63.00'	
7	3	70.00'	
8	3	60.00'	
9	3	60.00'	
10	3	60.00'	
11	3	60.00'	
12	3	60.00'	
13	3	60.00'	
14	3	60.00'	
15	3	60.00'	
16	3	60.00'	
17	3	60.48'	
18	3	61.84'	
19	3	63.22'	
20	3	61.03'	
21	3	60.00'	
22	3	60.00'	
23	3	60.00'	
24	3	60.00'	
25	3	60.00'	
26	3	70.65'	
27	3	83.75'	
28	3	73.32'	
29	3	60.00'	
30	3	70.00'	
31	3	60.00'	
32	3	60.00'	
33	3	60.00'	
34	3	60.00'	

LOT	FRONTAGE	• B.L.	TABLE
LOT	BLOCK	FRONTAGE	• B.L.
35	3	60.00'	
36	3	60.00'	
37	3	60.00'	
38	3	60.00'	
39	3	60.00'	
40	3	60.00'	
41	3	60.00'	
42	3	70.03'	
43	3	60.00'	
44	3	60.00'	
45	3	60.00'	
46	3	60.00'	
47	3	60.00'	
48	3	60.00'	
49	3	60.00'	
50	3	60.00'	
51	3	60.00'	
52	3	60.00'	
53	3	60.00'	
54	3	60.02'	
55	3	70.01'	
56	3	60.00'	
57	3	60.00'	
58	3	60.00'	
59	3	60.00'	
60	3	60.00'	
61	3	60.00'	
62	3	60.00'	
63	3	60.00'	
64	3	60.00'	
65	3	60.00'	
66	3	60.01'	
67	3	70.00'	
68	3	60.00'	
69	3	60.00'	
70	3	60.00'	
71	3	60.00'	
72	3	79.50'	
73	3	60.00'	
74	3	60.00'	
75	3	60.00'	
76	3	70.05'	
1	4	70.09'	
2	4	60.00'	
3	4	60.00'	
4	4	60.00'	
5	4	60.00'	
6	4	60.00'	
7	4	60.00'	
8	4	60.00'	
9	4	60.00'	
10	4	60.00'	
11	4	60.00'	
12	4	60.00'	
13	4	60.00'	
14	4	70.00'	
15	4	60.00'	
16	4	60.00'	
17	4	60.00'	
18	4	60.00'	
19	4	60.00'	
20	4	60.00'	
21	4	60.00'	
22	4	60.00'	
23	4	60.00'	
24	4	60.00'	
25	4	60.00'	
26	4	60.00'	
27	4	70.00'	
1	5	70.00'	
2	5	60.00'	
3	5	60.00'	
4	5	60.00'	
5	5	60.00'	
6	5	60.00'	
7	5	60.00'	

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
February 14, 2022

NOTICE IS HEREBY GIVEN
7:00 P.M.
MINUTES 2/14/2022

Regular Session

Call to Order

PDZ Member Dorothy Wynne called the meeting of the PDZ to order at 7:00 p.m.
Those in attendance were:

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

Absent: None

Also Present: Tammy Bell, City Secretary
Jessica Rodriguez, Director of Development Services

Pledge

Citizen Comments: "Comment Card" Required

Consent PDZ

- 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.
- 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 of the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.

PDZ Member Kyle Marasckin made the motion to approve the consent agenda. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

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.

PDZ Member Alina Rogers made the motion to approve agenda items A, B, and C. PDZ Member Christine Miller seconded the motion.

The motion FAILED with a vote: 0/7

Yes: None

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

Absent: None

Abstained: None

- 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.

PDZ Member Christy Kennard made the motion to approve. PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

E. Acceptance of the meeting minutes to date.

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

Adjourn

PDZ Member Dorothy Wynne made the motion to adjourn at 7:12 p.m. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: February 28, 2022 PDZ & March 7, 2022 City Council

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

Person to Speak: Jared Bowlin 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 Brazoria County MUD No. 56 Water Plant Replat No. 1 and Extension, being a subdivision of 4.828 acres out of the Oliver Hall Survey, Abstract 203; and also being a replat of Brazoria County Municipal Utility District No. 56 Water Plant, as recorded in Brazoria County Plat Records Document No. 2020047954, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.02.23 14:42:58 -06'00'

SIGNATURE

February 22, 2022

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Brazoria County MUD No. 56 Water Plant Replat No. 1 and Extension Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	February 28, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

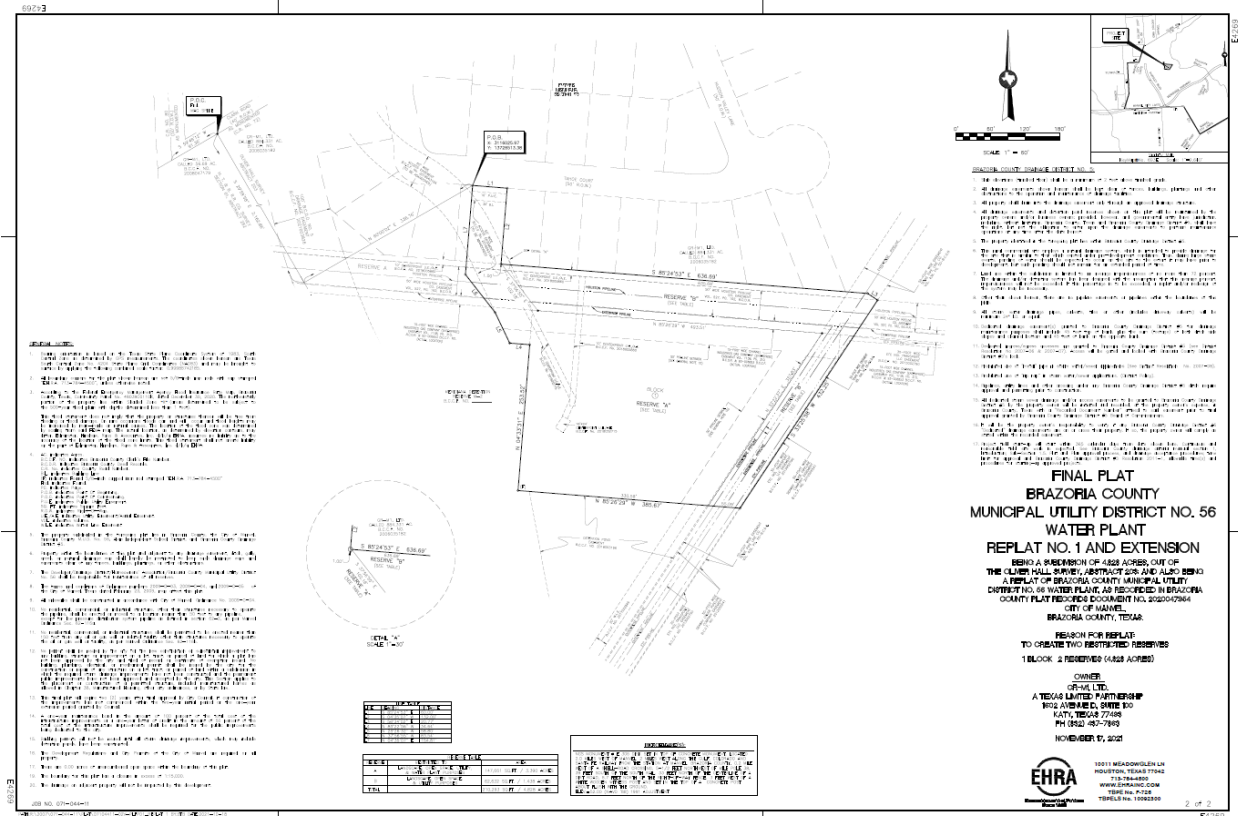
Staff recommends denial of the Brazoria County MUD No. 56 Water Plant Replat No. 1 and Extension Final Plat. This plat does not meet criteria in the subdivision ordinance and/or O-PUD.

1. Update the date in the Title Block (Section 62-41 (b) (2)).
2. Provide the land surveyor's signature (Section 62-41 (b) (5)).
3. This plat takes road access from Meridiana Section 53 Final Plat, but Meridiana Section 53 Final Plat has not been approved by City Council (Section 62-108 (b) (5)).
4. Provide drainage district's signature of approval (Section 62-41 (b) (20)).
5. Correct the typo in the lienholder's subordination document to state "MUD 56" (Section 62-41 (b) (7)).
6. Provide a signed, notarized lienholder's subordination document (Section 62-41 (b) (7)).

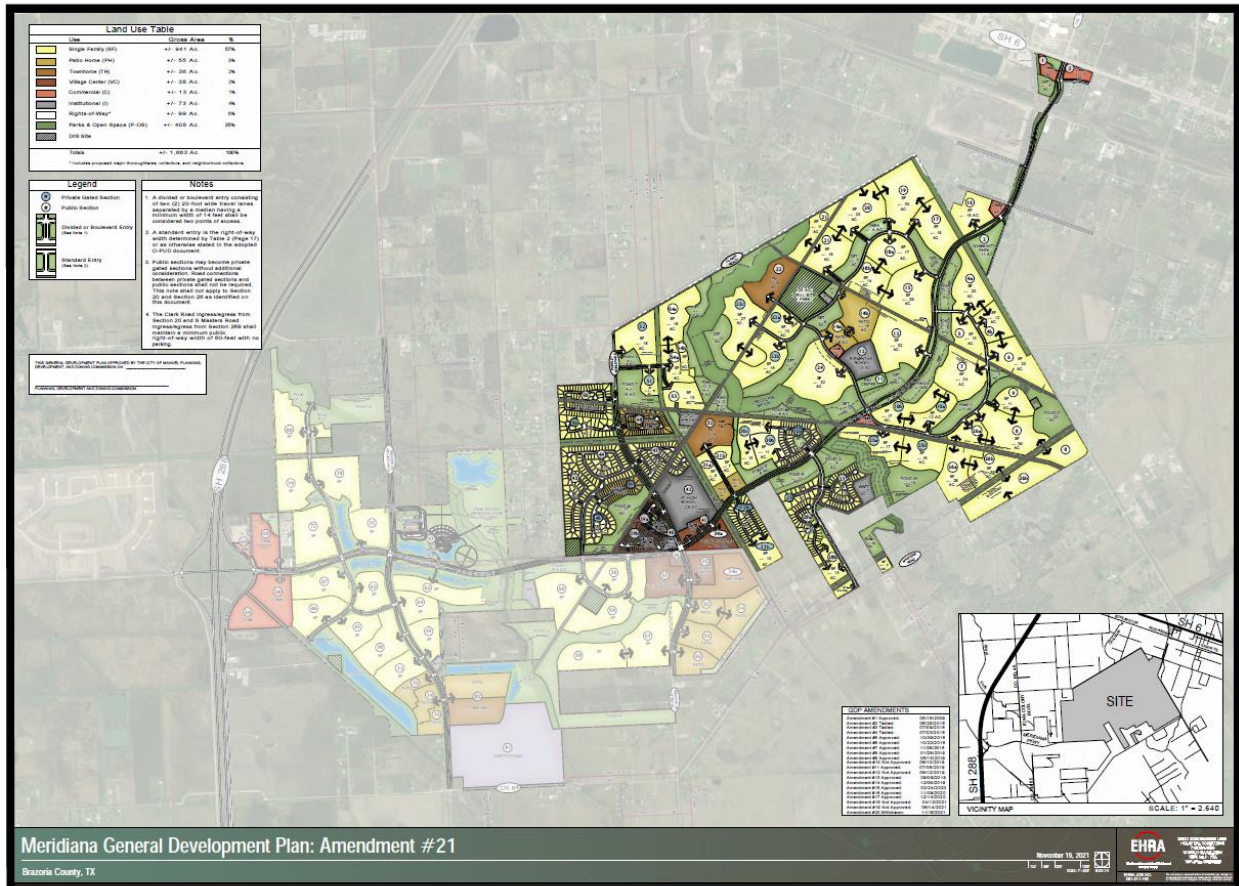
[illegible]

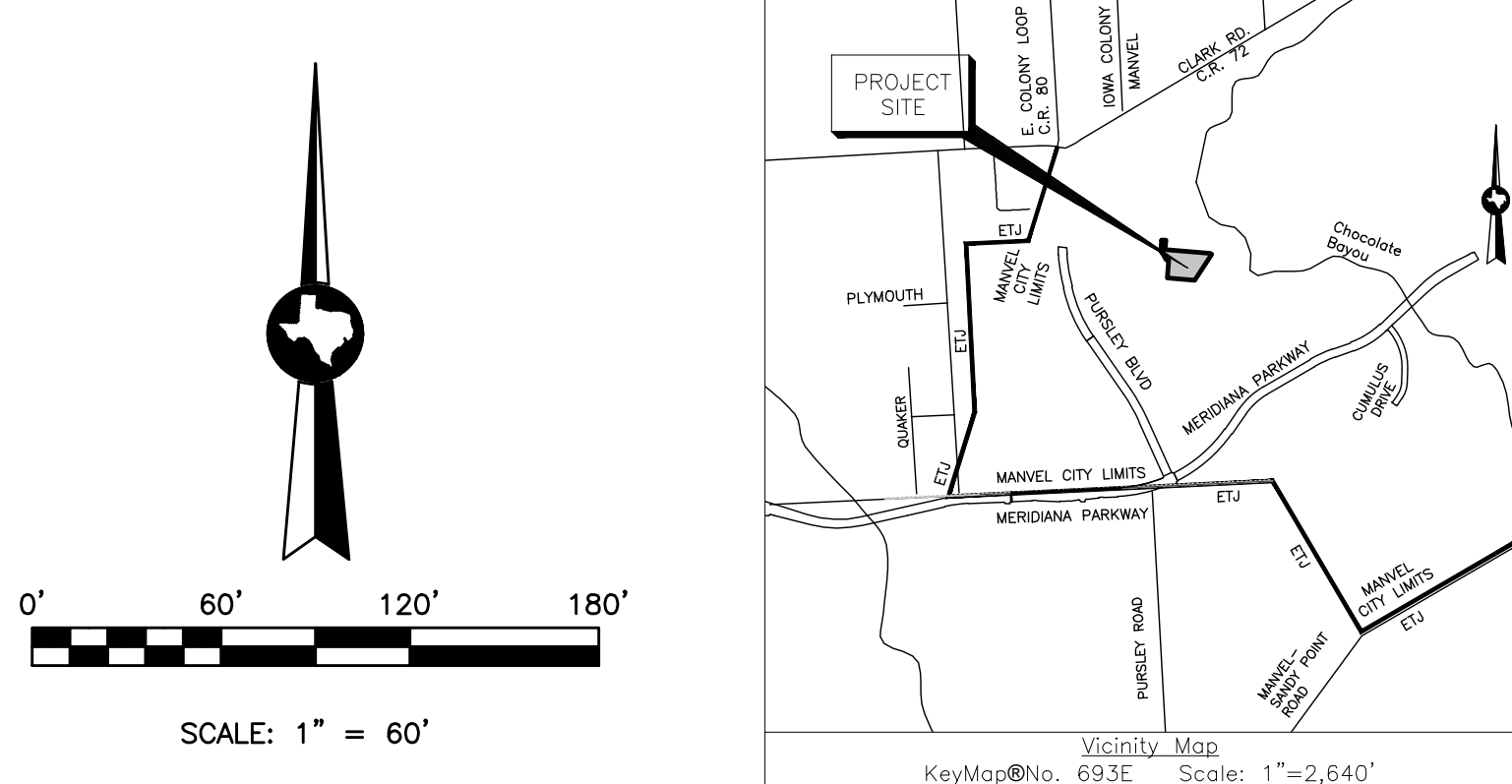


Plat Exhibit



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





3. Sloab elevations (finishepoor) shall be a minimum of 2 feet above finished grade.
4. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
5. All property shall drain into the drainage easement only through an approved drainage structure.
6. 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.
7. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
8. 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.
9. Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replot and/or redesign of the system may be necessary.
10. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
11. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
12. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sun (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
13. 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.
14. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
15. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
16. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
17. 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.
18. 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.
19. 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 District #5 manual section 1, Introduction; Sub-Section 1.5, Plot and Plan approval process, and drainage acceptance procedures; time and cost approval process for drainage approval; and District #5 Resolution 2011-1, allowable time(s) and procedures for start-up-up approved projects.

BEING A SUBDIVISION OF 4.828 ACRES, OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203; AND ALSO BEING
A REPLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY
DISTRICT NO. 56 WATER PLANT, AS RECORDED IN BRAZORIA
COUNTY PLAT RECORDS DOCUMENT NO. 2020047954
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES (4.828 ACRES)

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



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

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, UTILITY, & WATER PLANT PURPOSES	147,661 SQ.FT. / 3.390 ACRES
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	62,632 SQ.FT. / 1.438 ACRES
TOTAL		210,293 SQ.FT. / 4.828 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

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.

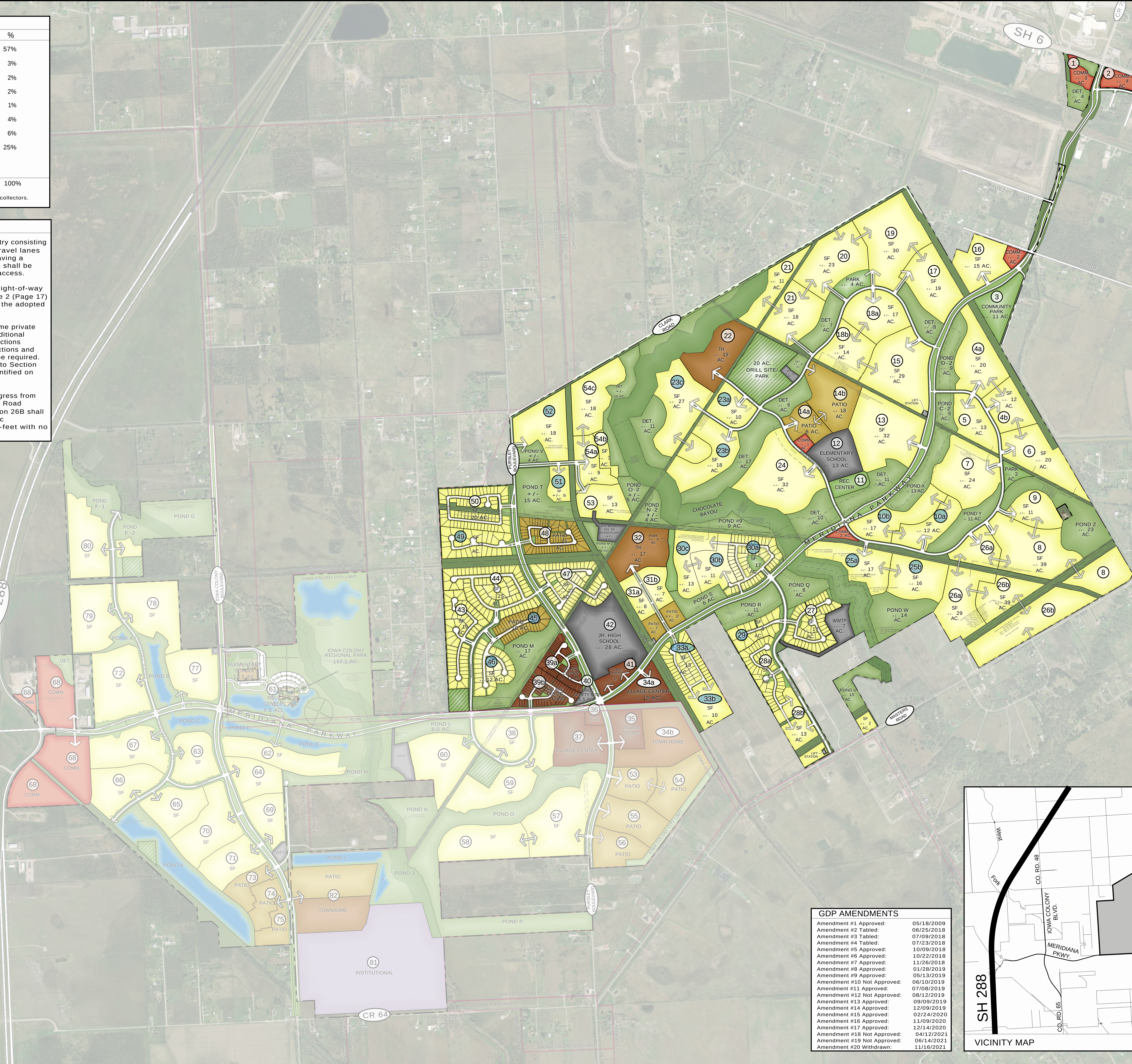
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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
TGPL No. 10092300

ENGINEERING THE FUTURE

EHRA JOB NO.
081-011-150

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

GENERAL NOTES:

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

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminister, Hinshaw, Russ & Associates, Inc. db/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 Edminister, Hinshaw, Russ & Associates, Inc. db/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
C.R. indicates County Road.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
NO. indicates Number.
NTS. indicates Not to Scale.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
RES. indicates Reserve.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
STM.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
↗ indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56 and 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District/Drainage District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 02-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- Reserve "L-2" and "O-2" provides a total of 5.18 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

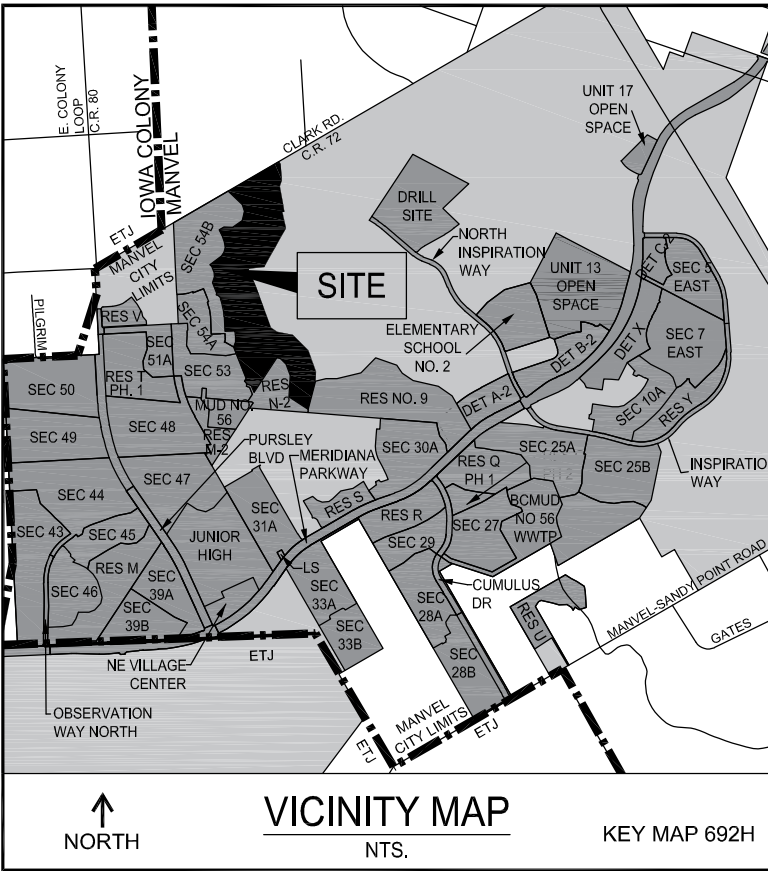
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA DETENTION RESERVES L-2 AND O-2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA DETENTION RESERVES L-2 AND O-2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2022.

CITY COUNCIL



LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 30°11'48" E	40.00'
L2	S 18°04'22" W	85.30'
L3	S 79°12'38" W	26.91'
L4	S 12°01'24" E	232.68'
L5	S 83°04'01" W	207.90'
L6	S 20°16'39" W	22.70'
L7	S 24°21'18" E	246.87'
L8	S 55°51'54" E	102.02'
L9	S 79°01'02" E	218.61'
L10	S 03°18'59" W	130.98'
L11	N 19°47'56" W	163.34'
L12	N 45°22'14" W	112.12'
L13	N 79°01'02" W	51.34'
L14	N 21°53'54" W	97.32'
L15	N 71°26'51" W	63.48'
L16	N 26°03'39" E	44.33'
L17	N 23°42'42" E	70.75'
L18	N 00°36'57" W	76.93'
L19	N 04°59'54" W	80.06'
L20	S 87°08'57" W	137.00'
L21	N 02°51'03" W	207.11'
L22	N 12°48'25" E	25.00'
L23	N 21°45'58" W	154.62'
L24	N 17°30'56" E	82.63'
L25	N 01°35'53" W	61.18'
L26	N 21°41'39" W	85.62'
L27	N 46°09'36" W	40.23'
L28	N 53°26'02" E	200.76'
L29	N 31°59'10" E	60.30'
L30	N 15°42'36" E	70.49'
L31	N 08°21'30" W	73.84'
L32	N 21°00'32" W	83.52'
L33	N 25°37'24" W	98.98'
L34	N 59°48'12" E	81.84'
L35	S 86°42'40" E	117.09'
L36	N 54°50'48" E	159.84'
L37	N 12°25'32" E	133.73'
L38	N 17°15'53" W	95.67'
L39	N 46°32'47" W	269.03'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	55.02'	N 37°43'06" W	53.11'
C2	830.00'	246.13'	N 11°20'45" W	245.23'
C3	85.00'	85.06'	N 48°31'01" W	81.58'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	1,322,344.04	30.36
L-2	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	302,105.77	6.94
O-2	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	386,039.23	8.86
TOTAL		2,010,489.04	46.16

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

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 50 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



10' 50' 100' 1200'
SCALE: 1"=100'

Meridiana Detention Reserves 'L-2' and 'O-2' Preliminary Plat

A Subdivision of 46.89 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

1 Block and 3 Reserves

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

Sheet 1 of 2

January 31, 2022



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

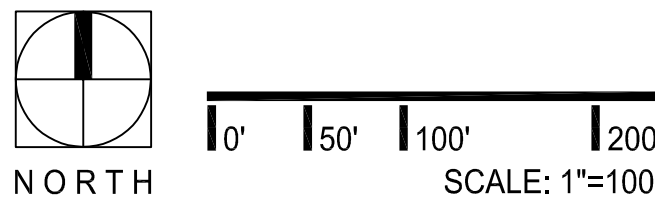
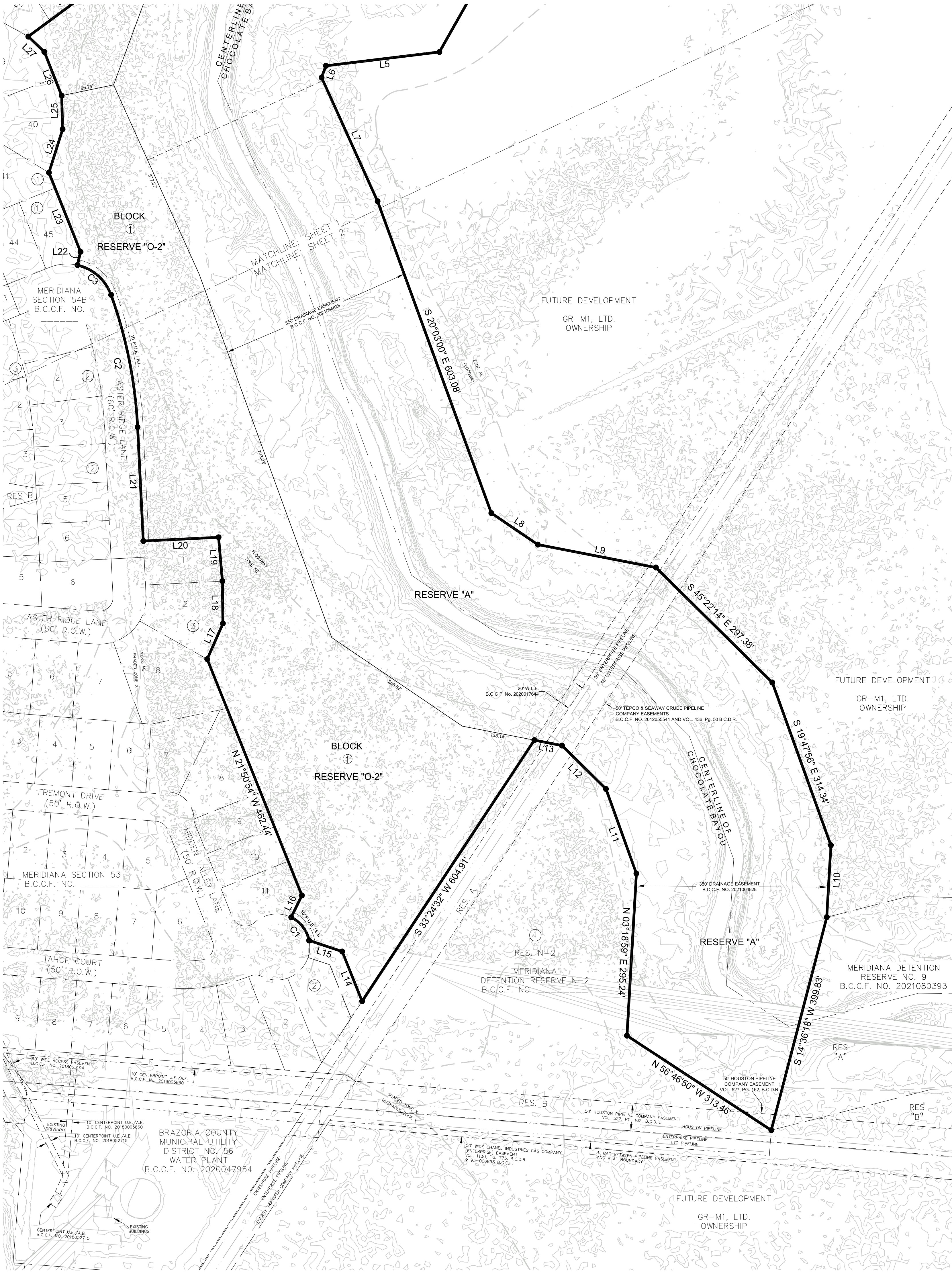
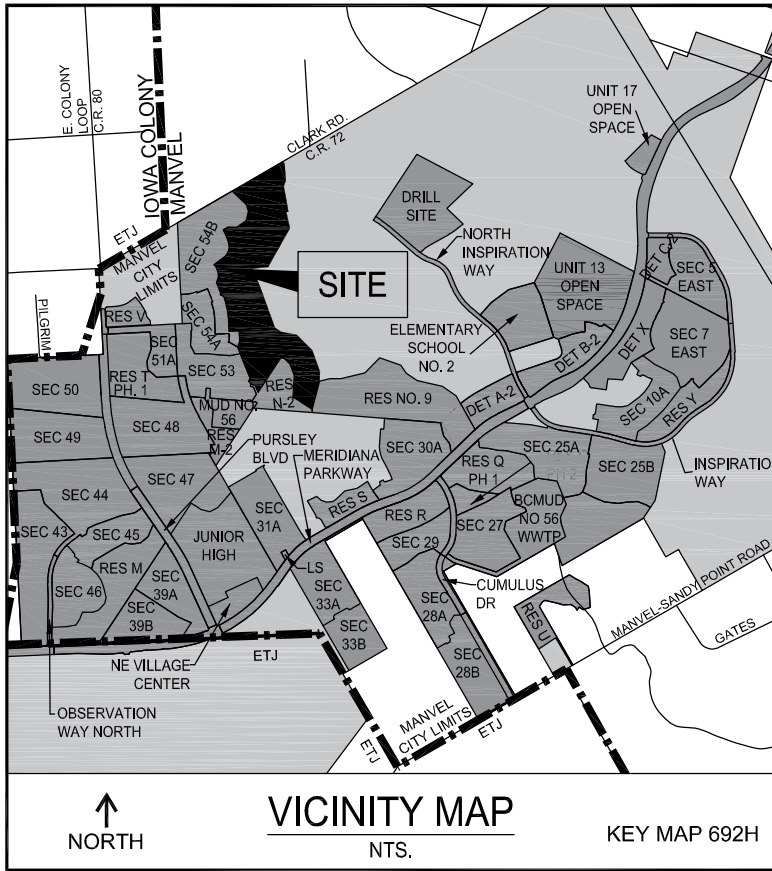
EHRA JOB NO.
081-011-209

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.

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 30°11'48" E	40.00'
L2	S 18°04'22" W	85.30'
L3	S 79°12'38" W	26.91'
L4	S 12°01'24" E	232.68'
L5	S 83°04'01" W	207.90'
L6	S 20°16'39" W	22.70'
L7	S 24°21'18" E	246.87'
L8	S 55°51'54" E	102.02'
L9	S 70°01'02" E	218.61'
L10	S 03°18'59" W	130.98'
L11	N 19°47'56" W	163.34'
L12	N 45°22'14" W	112.12'
L13	N 79°01'02" W	51.34'
L14	N 21°50'54" W	97.32'
L15	N 71°26'51" W	63.48'
L16	N 26°00'39" E	44.33'
L17	N 23°42'42" E	70.76'
L18	N 00°36'57" W	76.93'
L19	N 04°59'54" W	80.06'
L20	S 87°08'57" W	137.00'
L21	N 02°51'03" W	207.11'
L22	N 12°48'25" E	25.00'
L23	N 21°45'58" W	154.62'
L24	N 17°30'56" E	82.63'
L25	N 01°35'53" W	61.18'
L26	N 21°41'38" W	85.92'
L27	N 46°09'38" W	40.53'
L28	N 53°26'02" E	200.76'
L29	N 31°59'10" E	60.30'
L30	N 15°42'36" E	70.49'
L31	N 08°21'30" W	73.84'
L32	N 21°00'32" W	83.92'
L33	N 25°57'24" W	98.98'
L34	N 59°48'12" E	81.84'
L35	S 86°42'40" E	117.09'
L36	N 54°50'48" E	159.84'
L37	N 12°25'32" E	133.73'
L38	N 17°15'53" W	95.67'
L39	N 48°32'47" W	269.03'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	55.02'	N 37°43'08" W	53.11'
C2	830.00'	246.13'	N 11°20'45" W	245.23'
C3	85.00'	85.06'	N 48°31'01" W	81.58'

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	1,322,344.04	30.36
L-2	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	302,105.77	6.94
O-2	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	386,039.23	8.86
TOTAL		2,010,489.04	46.16



Meridiana Detention Reserves 'L-2' and 'O-2' Preliminary Plat
A Subdivision of 46.89 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

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

January 31, 2022



ENGINEERING THE FUTURE
SINCE 1936

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

EHRA JOB NO. 081-011-209 No warranty or representation of intended use, design or proposed improvements are made herein. All plans for land or facilities are subject to change without notice.



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserves L-2 and O-2 Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	February 28, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

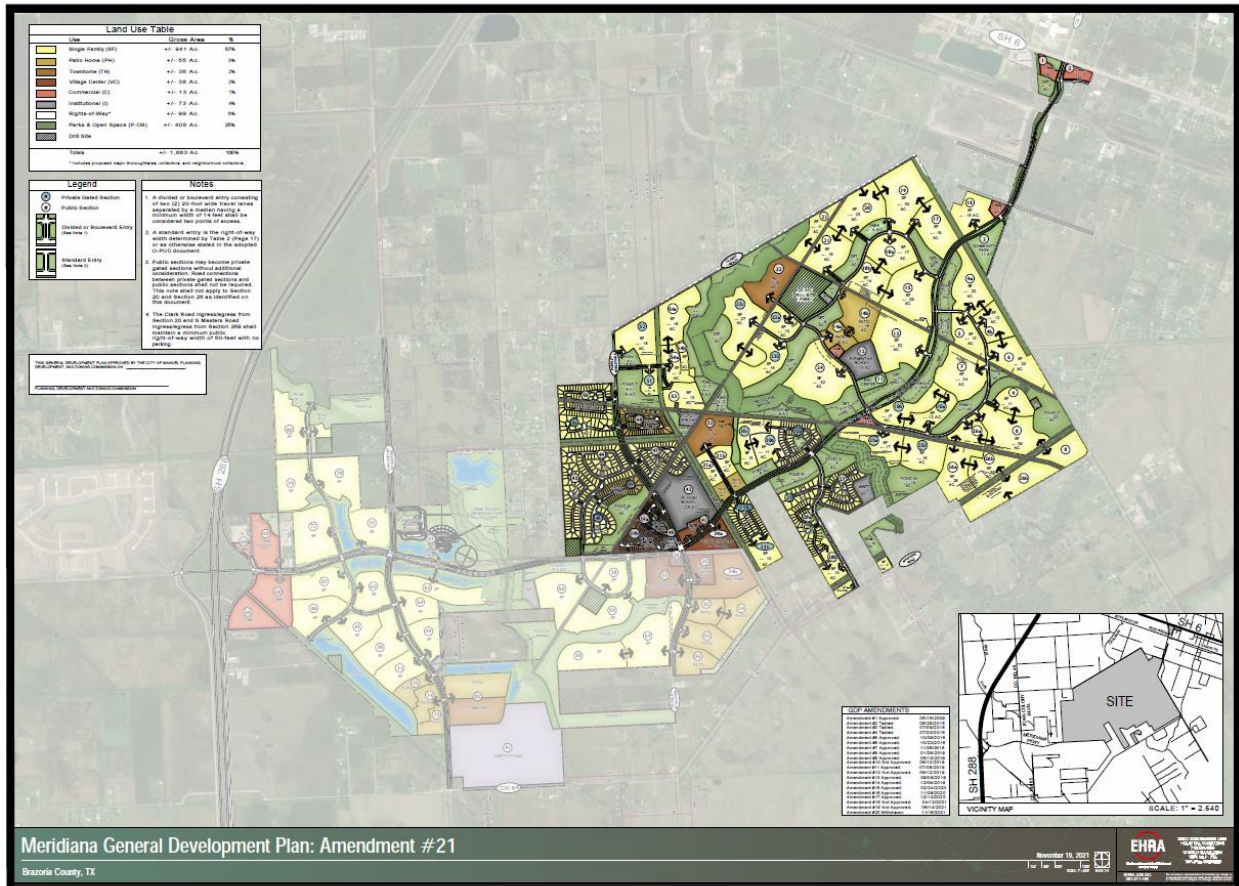
Staff recommends denial of the Meridiana Detention Reserves L-2 and O-2 Preliminary Plat. This preliminary plat does not meet the subdivision ordinance and/or Meridiana O-PUD criteria.

1. Provide a Preliminary Drainage Plan approved by Brazoria County Drainage District No. 5 (Section 62-38 (a) (14)).



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

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





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: February 28, 2022 PDZ and March 7, 2022 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and move forward with recommendation to City Council,

Preliminary Plat for Meridiana Detention Reserves L-2 and O-2, A Subdivision of 46.89 acres out of the Oliver Hall Survey,

A-203, consisting of 1 Block, and 3 Reserves, a plat or map thereof recorded in Brazoria County.

Plats:

Preliminary X

Final _____

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

Brad Sweitzer

SIGNATURE

1/31/2022

DATE

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

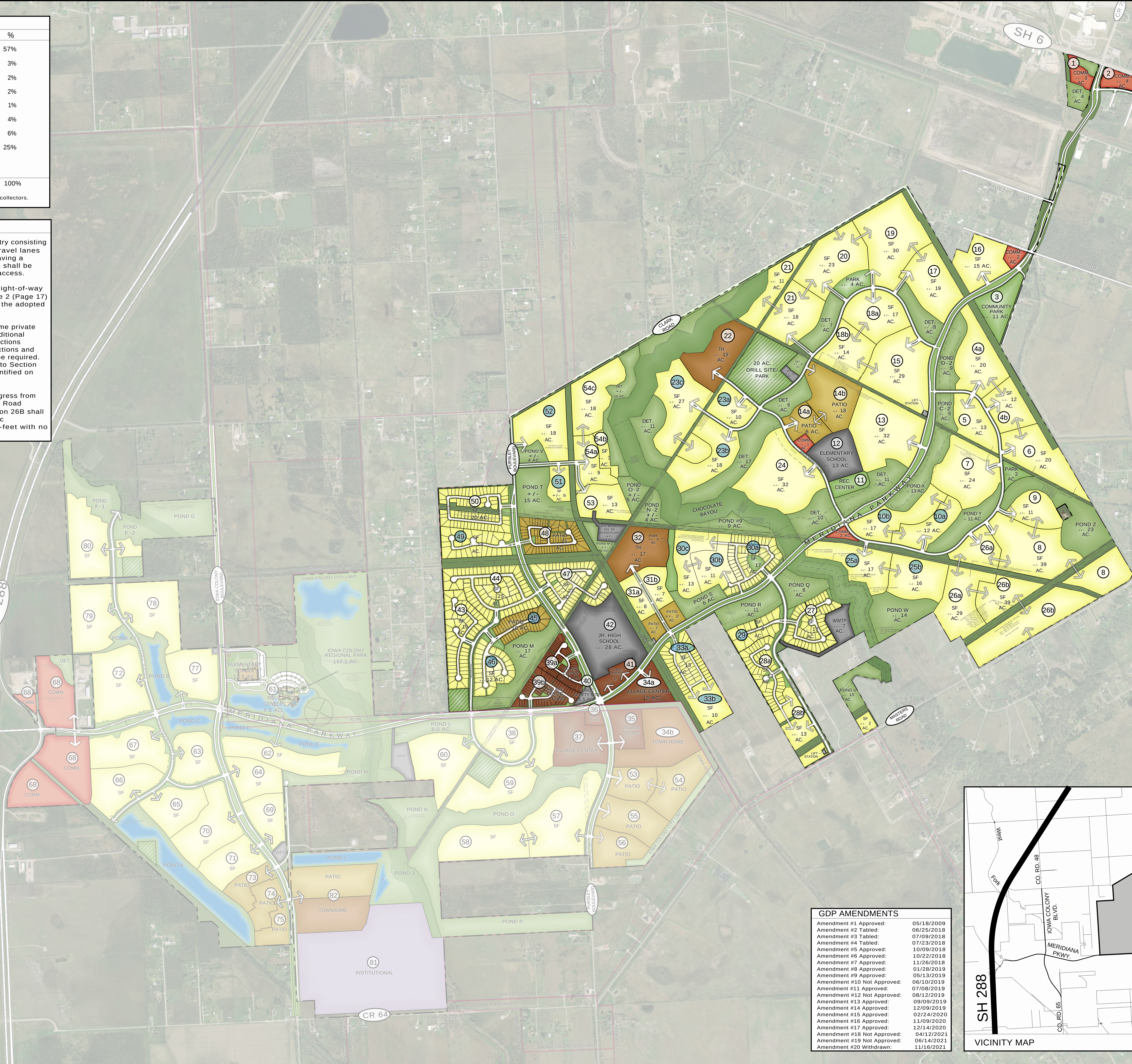
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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
TGPL 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 28, 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: Cathy Fontenot

Daytime Phone: 281-393-1382 Fax Number: N/A

E-mail Address: cathy.fontenot@survey1inc.com

Description of Request and Physical Address:

Consideration and possible action to approve, Replat of Abbreviated Replat of Lot 23
Quail Valley Ranches, Section 2, being a subdivision of 10.9411 acres (476,596 sq ft)
in the Thomas Spraggins Survey, A-366, Brazoria County, Texas, being all of Lot 23,
of Abbreviated Replat of Lot 23, of Quail Valley Ranches, Section 2 as recorded in
Volume 23, Page 59-60, plat records of Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.02.22 10:57:40 -06'00'

SIGNATURE

February 22, 2022

DATE



Planning, Development and Zoning Commission Plat Report

Plat Name	Replat of Abbreviated Replat of Lot 23 Quail Valley Ranches Section 2
Applicant	Cathy Fontenot, Survey 1, Inc.
PD&Z Meeting Date	February 28, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends denial of the Replat of Abbreviated Replat of Lot 23 Quail Valley Ranches Section 2. This plat does not meet criteria in the subdivision ordinance.

1. Update the date in the Title Block (Section 62-41 (b) (2)).
2. Provide the land surveyor's signature (Section 62-41 (b) (4)).
3. Provide a field note description (Section 62-41 (b) (7)).
4. Provide a 60-foot wide road to proposed Lot 2 (62-104 (11) and Section (62-108 (a) (8)).
5. Dedicate a minimum one-half of 120-feet for Mustang Bayou drainage easement (Section 62-115 and Section 62-41 (b) (13)).
6. Provide a note stating that sidewalks shall be constructed as part of the issuance of a building permit for each tract (Section 62-41 (b) (22)).
7. Provide drainage district's signature of approval (Section 62-41 (b) (19)).
8. Provide a certificate of approval for the Planning, Development and Zoning Commission (Section 62-41 (b) (19)).
9. Label the correct plat name in the Planning, Development and Zoning Commission certification block (Section 62-41 (b) (19)).
10. Provide a note stating the final plat will expire in two (2) years after final approval by PDZ, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by PDZ (Section 62-41 (b) (24)).
11. Provide construction plans for approval by the City Engineer (Section 62-41 (b) (25)).
12. Provide the plat name in the owner's certification block (Section 62-41 (b) (18)).

Plat Exhibit

THIS DOCUMENT IS THE PROPERTY OF THE TEXAS LAND RECORDS DEPARTMENT. IT IS LOANED TO YOU FOR YOUR INFORMATION ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TEXAS LAND RECORDS DEPARTMENT. ANY VIOLATION OF THIS NOTICE MAY BE SUBJECT TO CIVIL AND CRIMINAL PENALTIES. THE TEXAS LAND RECORDS DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS.

RECORD DATE: _____ COUNTY: _____ DEPT. NO.: _____

FILE NO.: _____

BOOK: _____ PAGE: _____

SECTION: _____

REMARKS: _____

RECORD DATE: _____ COUNTY: _____ DEPT. NO.: _____

FILE NO.: _____

BOOK: _____ PAGE: _____

SECTION: _____

REMARKS: _____

PROJECT LOCATION

SECTION 2

SCALE: 1" = 1/4 MILE

RECORD DATE: _____ COUNTY: _____ DEPT. NO.: _____

FILE NO.: _____

BOOK: _____ PAGE: _____

SECTION: _____

REMARKS: _____

RECORD DATE: _____ COUNTY: _____ DEPT. NO.: _____

FILE NO.: _____

BOOK: _____ PAGE: _____

SECTION: _____

REMARKS: _____

REPLAT OF LOT 23

QUAIL VALLEY RANCHES, SECTION 2

A SUBDIVISION OF 10,000 ACRES (APPROX. 500 FT. BY 200 FT.) IN THE THIRTEENTH TOWNSHIP, RANGE 10E, SECTION 2, T.13N. R.10E. S.2E. BRADSHAW COUNTY, TEXAS. BEING ALL OF LOT 23, OF ABSTRACT 10,000 ACRES, BEING ALL OF THE QUAIL VALLEY RANCHES, SECTION 2, AS RECORDED IN VOLUME 21, PAGE 10, OF THE RECORDS OF BRADSHAW COUNTY, TEXAS.

RECORD DATE: _____ COUNTY: _____ DEPT. NO.: _____

FILE NO.: _____

BOOK: _____ PAGE: _____

SECTION: _____

REMARKS: _____

RECORD DATE: _____ COUNTY: _____ DEPT. NO.: _____

FILE NO.: _____

BOOK: _____ PAGE: _____

SECTION: _____

REMARKS: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, JULIE J. WICKEL, LENA JEWEL JARRELL, AND NONNIE L. JARRELL, OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATED TO THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED. THE OWNER DOES HEREBY WAVE AIL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY US THE ALTERATION ON THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS OUR HAND IN _____, BRAZORIA COUNTY, TEXAS, THIS _____DAY OF _____, 20_____.

JULIE J. WICKEL, OWNER

LENA JEWEL JARRELL, OWNER

NONNIE L. JARRELL, OWNER

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JULIE J. WICKEL, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____DAY OF _____, 20_____

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES ON _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LENA JEWEL JARRELL, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____DAY OF _____, 20_____

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES ON _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NONNIE L. JARRELL, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____DAY OF _____, 20_____

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES ON _____

I, RICHARD FUSSELL, 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 OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM 5/8-INCH DIAMETER IRON ROD WITHIN SURVEYOR'S CAP. THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTIONS OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

RICHARD FUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR #4148

THIS IS TO CERTIFY THAT THIS PLAT IS A MINOR PLAT UNDER THE PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODE SECTION 212.0065 AND MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE CHAPTER 62 OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL. THE CITY OF MANVEL HAS APPROVED AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____DAY OF _____, 20_____

KYLE JUNG, CITY MANAGER

BRAZORIA COUNTY CONSERVATION AND
RECLAMATION DISTRICT NO. 3 NOTES:

- DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR THE PURPOSES OF DRAINAGE WORK, PROVIDED BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 (B.C.C.R.D. #3) IS PROPERLY NOTIFIED.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDING, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. LANDSCAPING SHALL BE PERMITTED WITHIN THE DETENTION PONDS LOCATED WITHIN THIS SUBDIVISION.
- MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C.R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C.R.D. #3 OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C.R.D. #3 WITH THEIR APPROVAL. B.C.C.R.D. #3 SHALL BE RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THEM, UNLESS B.C.C.R.D. #3 SPECIFICALLY CONTACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- THE SIDES OF DRAINAGE CHANNELS AND DETENTION FACILITIES SHALL BE HYDROMULCH SEEDDED.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH SECTION LLL S, 2 OF THE BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 REGULATIONS. BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS ADOPTED THE BRAZORIA COUNTY DRAINAGE DISTRICT CRITERIA MANUAL AS ITS GUIDE. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE. CONCRETE RUBBLE IS NOT ALLOWED.
- B.C.C.R.D. #3 APPROVAL OF THE FINAL DRAINAGE PLANS AND FINAL PLAT (IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHT-OF-WAY ACROSS THIRD PARTY DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLANS AND THE FINAL PLAT.
- B.C.C.R.D. #3 PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITIES OPERATING PROPERLY.

BRAZORIA COUNTY C & R DISTRICT NO. 3 DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUTY CONSERATION AND RECLAMATION DISTRICT NUMBER 3 HAS APPROVED THE PLAT OF "REPLAT OF ABBREVIATED REPLAT OF LOT 23 OF QUAIL VALLEY RANCHES, SECTION 2" AS SHOWN HEREON.

EXECUTED THIS _____DAY OF _____, 20_____

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

LEGEND:

B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
D.E. = DRAINAGE EASEMENT
O.R.B.C. = OFFICIAL RECORDS OF BRAZORIA COUNTY
D.R.B.C. = DEED RECORDS OF BRAZORIA COUNTY
P.R.B.C. = PLAT RECORDS OF BRAZORIA COUNTY
R.O.W. = RIGHT OF WAY
VOL. = VOLUME
PG. = PAGE
= SET 1/2" IR W/CAP MARKED "SURVEY 1"
⊙ = TEMPORARY BENCHMARK
P.O.B. = POINT OF BEGINNING
I.R. = IRON ROD
I.P. = IRON PIPE

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758--00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382
PROJECT NO. 11-104628-21

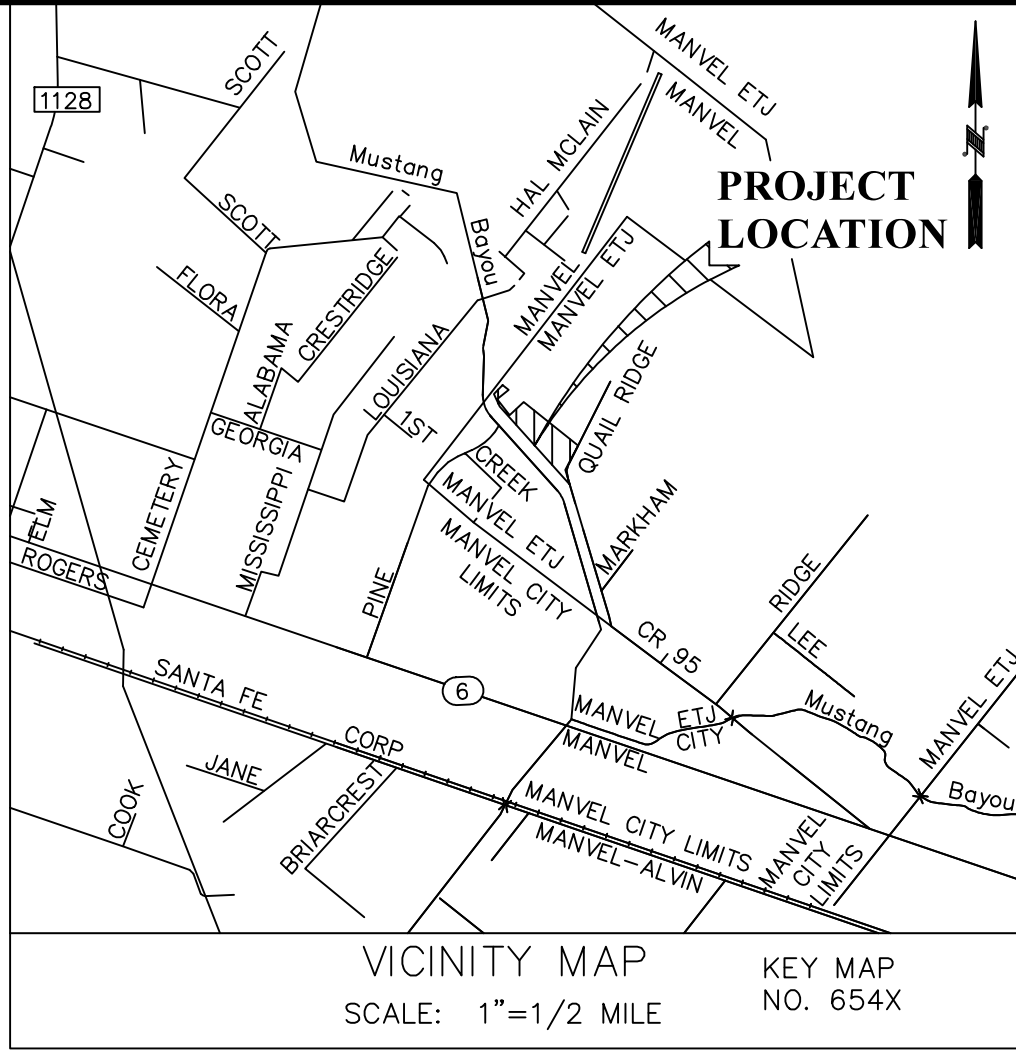
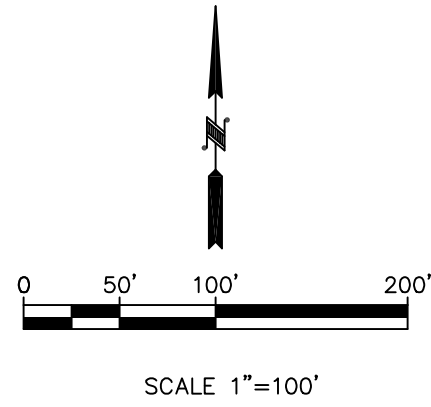
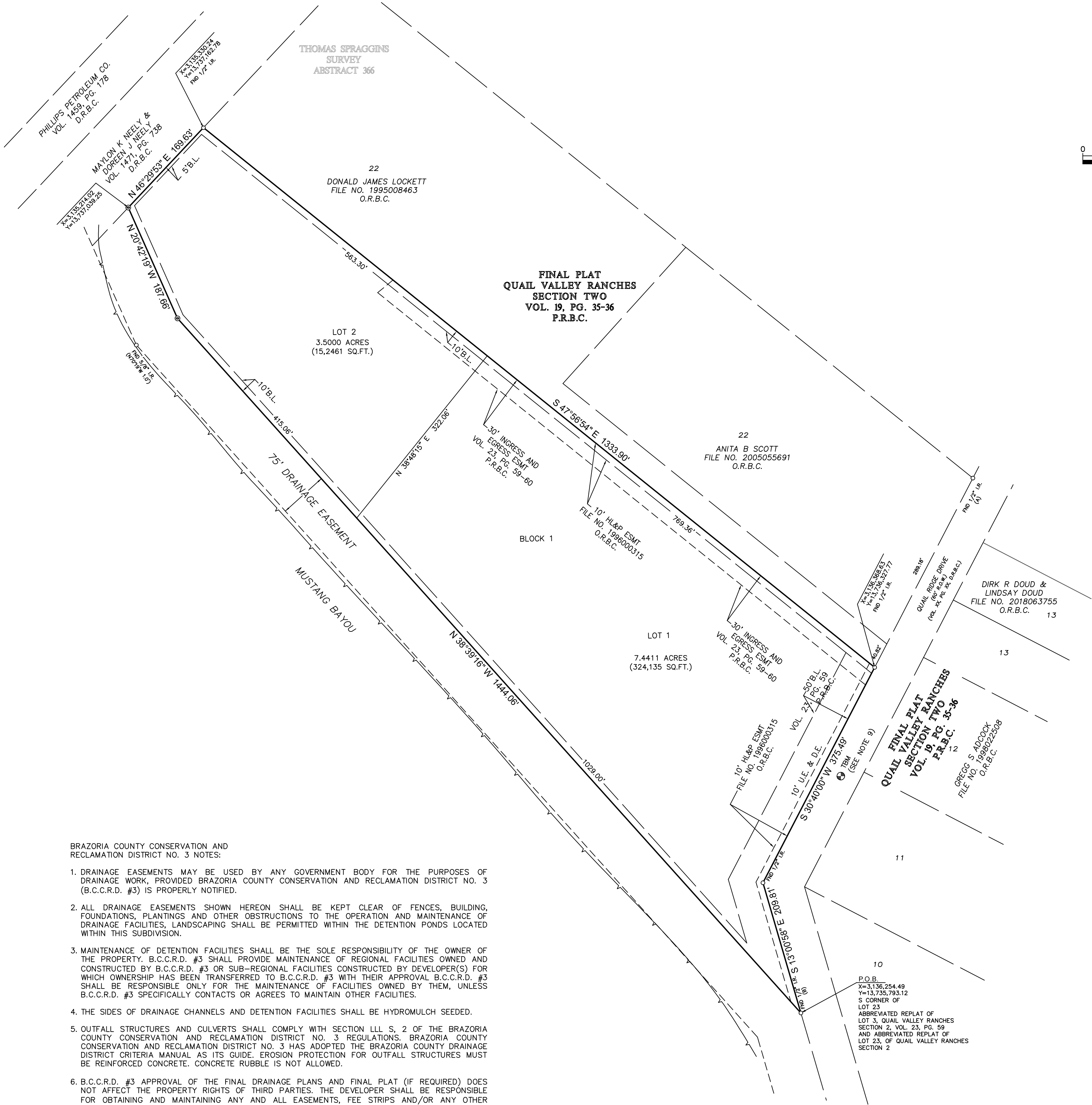
REPLAT OF ABBREVIATED REPLAT OF LOT 23 QUAIL VALLEY RANCHES, SECTION 2

A SUBDIVISION OF 10.9411 ACRES (476,596 SQ FT)
IN THE THOMAS SPRAGGINS SURVEY, A-366,
BRAZORIA COUNTY, TEXAS, BEING ALL OF LOT 23,
OF ABBREVIATED REPLAT OF LOT 23, OF QUAIL
VALLEY RANCHES, SECTION 2 AS RECORDED IN
VOLUME 23, PAGE 59-60, PLAT RECORDS OF
BRAZORIA COUNTY, TEXAS

REASON FOR REPLAT:
REVISE LOT LINE BETWEEN 2 LOTS
1 BLOCK 2 LOTS
DECEMBER 21, 2021

OWNER:
LENA JEWEL JARRELL AND
NONNIE L. JARRELL
9015 QUAIL RIDGE DRIVE
MANVEL, TEXAS 77578
281-450-8063

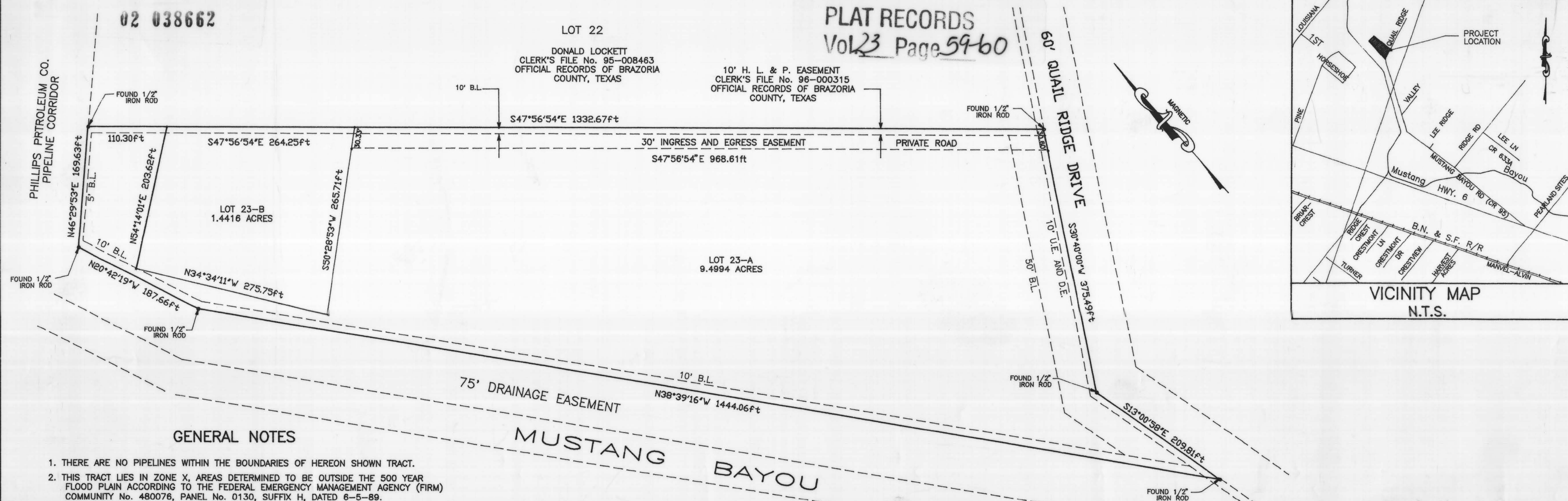
OWNER:
JULIE J. WICKEL
9003 QUAIL RIDGE DRIVE
MANVEL, TEXAS 77578
281-450-8063



GENERAL NOTES:

- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR : 0.99986358995234. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C 0130K, WITH THE EFFECTIVE DATE OF 12/30/2020, THE PROPERTY IS LOCATED IN ZONE "AE" (AREAS DETERMINED TO BE INSIDE OF THE 100 YEAR FLOODPLAIN) BASELINE ELEVATION 52.00 FEET.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT OR FEE STRIPS.
- THIS FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL ADMINISTRATIVE APPROVAL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PDZ.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF REQUIRED.
- THIS PLAT CLOSES WITHIN THE ALLOTTED AREA (1:15,000).
- THIS PROPERTY LIES IN THE CITY OF MANVEL ETJ, ALVIN ISO, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THERE ARE NO PIPELINES LOCATED WITHIN THE BOUNDARY OF THIS PLAT.
- BENCHMARK: AW 5684 ELEVATION: 54.36' (NAVD 1988)
DESCRIPTION: FLOODPLAIN REFERENCE MARK NUMBER 5684 IS A BRASS DISK LOCATED AT RAILROAD TRACKS AND MASTERS ROAD (FM1128) UNDER LOGO CAP WEST OF SMALL BUILDING.
TEMPORARY BENCHMARK: ELEVATION: 50.40' (NAVD 1988)
DESCRIPTION: MAG NAIL ALONG THE CENTERLINE OF QUAIL RIDGE DRIVE AND CENTER OF SUBJECT PROPERTY LINE.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE PONDS, HAVE BEEN CONSTRUCTED.
- ALL DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTIES.
- FLOODPLAIN MITIGATION IS REQUIRED FOR ALL NEW DEVELOPMENT AND SUBSTANTIAL IMPROVEMENTS IN THE FLOODPLAIN. STORM WATER DETENTION IS REQUIRED FOR ALL NEW DEVELOPMENT IN THE FLOODPLAIN.

02 038662

PLAT RECORDS
Vol 23 Page 59-60

GENERAL NOTES

1. THERE ARE NO PIPELINES WITHIN THE BOUNDARIES OF HEREON SHOWN TRACT.
2. THIS TRACT LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FIRM) COMMUNITY No. 480076, PANEL No. 0130, SUFFIX H, DATED 6-5-89.
3. IN ADDITION TO BUILDING SET BACK LINES SHOWN HEREON, THERE IS A 5' SET BACK LINE ALONG THE REAR AND SIDE OF ALL LOT'S.
4. BUILDING PERMITS: ELECTRICAL, PLUMBING, CONSTRUCTION, CULVERT, ETC. ARE PURCHASED AT CITY HALL, CITY OF MANVEL, TEXAS.
5. NO STRUCTURES SHALL BE BUILT THAT IMPEDE THE FLOW OF EXISTING DRAINAGE.
6. SUBJECT TO DEED RESTRICTIONS AS RECORDED IN VOLUME (91) 930, PG. 321, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
7. A LETTER FROM BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT No. THREE, DATED MAY 1, 2002, STATING THAT THE PROPOSED DEVELOPMENT OF HEREON SHOWN REPLAT WILL NOT EFFECT DRAINAGE, IS ON FILE WITH THE CITY OF MANVEL.
8. THE 30' ROAD SHOWN HEREON WILL NOT BE MAINTAINED BY THE CITY OF MANVEL.

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, WILLIAM J. WICKEL AND JULIE J. WICKEL, OWNERS OF HEREON SHOWN TRACT, HEREBY PLAT 10.941 ACRES, BEING ALL OF LOT 23 OF QUAIL VALLEY RANCHES, SECTION 2, RECORDED IN VOL. 19, PG. 35-36 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS AS SHOWN HEREON, AND DEDICATE TO PUBLIC USE, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGE OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS INDICATED, 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.

William J. Wickel
WILLIAM J. WICKEL

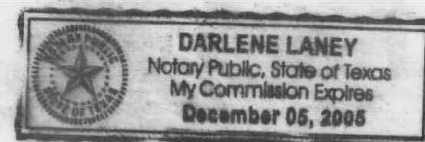
Julie J. Wickel
JULIE J. WICKEL

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM J. WICKEL AND JULIE J. WICKEL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTE THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF June, 2002.

Darlene Laney
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.



CITY OF MANVEL APPROVAL

Delores M. Martin
DELORES M. MARTIN, MAYOR

Tommy Pollard
TOMMY POLLARD, COUNCILMEMBER

Dwight Harrison
DWIGHT HARRISON, COUNCILMEMBER

Maureen DelBello
MAUREEN DELBELLO, COUNCILMEMBER

Larry Forbrich
LARRY FORBRICH, COUNCILMEMBER

Robert Finley
ROBERT FINLEY, COUNCILMEMBER

Dr. JAMES D. SNOWDEN, P.E., R.P.L.S.
CITY ENGINEER

PLANNING, DEVELOPMENT AND ZONING COMMISSION

STEVE SCHENFELD, CHAIRMAN

Jari Thompson
JARI THOMPSON, MEMBER

Al Janak
AL JANAK, MEMBER

Larry Hoffman
LARRY HOFFMAN, MEMBER

Adele Matthews
ADELE MATTHEWS, MEMBER

Gary Garnett
GARY GARNETT, MEMBER

Stacia J. Silva
STACIA J. SILVA, MEMBER

Charles Maraschin
CHARLES MARASCHIN, MEMBER

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, J. RAY LANEY, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS AND LOT CORNERS HAVE BEEN MARKED WITH 5/8" IRON ROD'S WITH SURVEY CAP STAMPED (LANEY RPLS 1718), UNLESS OTHERWISE NOTED, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY.

J. Ray Laney
J. RAY LANEY
REGISTERED PROFESSIONAL LAND SURVEYOR No. 1718

ABBREVIATED REPLAT
OF
LOT 23

QUAIL VALLEY RANCHES, SECTION 2

CONTAINING
1 BLOCK 2 LOTS

10.941 ACRES, BEING ALL OF LOT 23 OF QUAIL VALLEY RANCHES, SECTION 2, RECORDED IN VOLUME 19, PAGE 35-36 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. A SUBDIVISION OF 89.029 ACRES, BEING A PART OF LOT'S 5, 6 AND 7 OF THE SUBDIVISION OF THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, ACCORDING TO THE PLAT RECORDED IN VOLUME 122, PAGE 365, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

SURVEYOR:

J. RAY LANEY, R.P.L.S.
2018 MUSTANG LN.
ROSHARON, TEXAS 77583
281-489-8445

OWNERS:

WILLIAM J. WICKEL
AND
JULIE J. WICKEL
2818 WHITE OAK LN.
PEARLAND, TX 77585
281-997-1426

APRIL 29, 2002

STATE OF TEXAS
COUNTY OF BRAZORIA
I, JOYCE HUDMAN, Clerk of the County Court in and for Brazoria County, Texas do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the OFFICIAL RECORD at the time and date as stamped hereon by me.



County Clerk of Brazoria Co., TX

100 0 100 200 300 Feet

SCALE: 1" = 100'

FILED FOR RECORD
02 JUL 30 AM 8:31

Joyce Hudman
COUNTY CLERK
BRAZORIA COUNTY TEXAS