

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



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

NOTICE IS HEREBY GIVEN
7:00 P.M.

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

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

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

Regular Session

Call to Order

Pos #1 Ryan Miller, Vice-Chair 3/2023
Pos #2 Kyle Marasckin 3/2023
Pos #3 Christine Diaz 3/2023
Pos #4 Alina Rogers, Treasurer 3/2023
Pos #5 Christy Kennard 3/2024
Pos #6 Dorothy Wynne, Chair 3/2024
Pos #7 Muhammed Alam 3/2024

Swearing in of Board Members

Position #5 - Christy Kennard

Pledge

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

Citizen Comments: "Comment Card" Required

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

Public Hearing

TO HEAR COMMENTS ON A REQUEST FOR CLOSURE AND ABANDONMENT OF A TRACT OF LAND CONTAINING 0.913 ACRES (39,755 SQUARE FEET) LOCATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NUMBER (NO.) 283 AND THE M.V. O'DONNELL SURVEY, ABSTRACT NO. 470, BRAZORIA COUNTY, TEXAS; SAID 0.913 ACRE TRACT BEING A PORTION OF OLEANDER STREET (60 FEET UNIMPROVED RIGHT-OF-WAY (R.O.W.) AS DEDICATED IN DR. A.A. LUTHER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME (VOL.) 1, PAGE (PG.) 71, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

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 Meridiana Section 53;
BEING A SUBDIVISION OF 14.86 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 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.
- C. Consideration and possible action to approve and 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. 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 forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve N-2;
BEING A SUBDIVISION OF 7.081 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Consideration and possible action to approve and forward with recommendation to City Council, Meridiana Section 39A Amending Plat No. 1;
BEING A SUBDIVISION OF 0.6423 ACRES OUT OF THE H.T. AND B.R.R. CO. SURVEY, SECTION 55, A-286, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; ALSO BEING AN AMENDING PLAT OF LOTS 11, 12, 53 AND 54 IN BLOCK 1 IN MERIDIANA SECTION 39A AS RECORDED UNDER BRAZORIA COUNTY, PLAT RECORDS 2021080365, BRAZORIA COUNTY, TEXAS.
- F. Approve the meeting minutes to date.

3/14/2022 PLANNING DEVELOPMENT AND ZONING MEETING

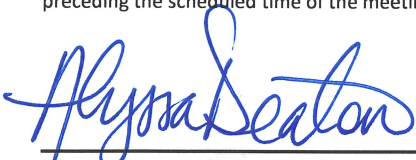
Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2022-O-09;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF 60' CITY RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 0.913 ACRES OF LAND, BEING THE UNIMPROVED PORTION OF OLEANDER STREET LOCATED BETWEEN LEWIS LANE (IMPROVED) AND CANAAN ROAD (UNIMPROVED), IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
- B. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Section 54A;
BEING A SUBDIVISION OF 8.916 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. 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.
- D. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, Alyssa Deaton, Assistant 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 3/11/2022 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



ALYSSA DEATON, ASSISTANT 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: March 14, 2022 PDZ & March 21, 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 approve and forward with recommendation to City Council,
Final Plat for Meridiana Section 53, being a subdivision of 14.86 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: 2022.03.08 14:27:30 -06'00'

SIGNATURE

March 8, 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 53 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	March 14, 2022
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends approval with one condition for the Meridiana Section 53 Final Plat. The condition is:

1. Label the recorded Brazoria County MUD No. 56 Wastewater Treatment Plant Final Plat (Section 62-41 (b) (12)).



6663

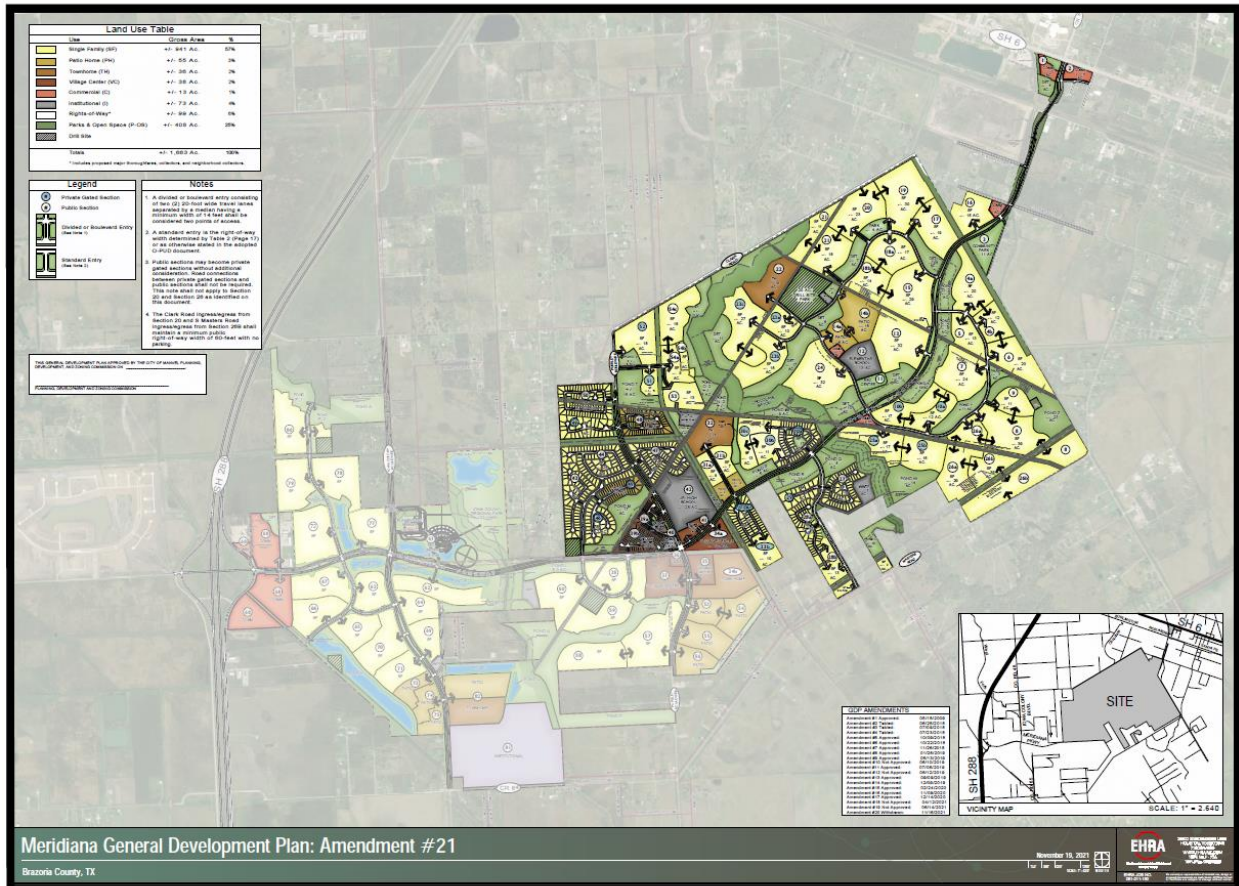
E4272



SECTION 1

THIS PLAN IS A PART OF THE RECORD MAP OF THE CITY OF DALLAS, TEXAS, AND IS SUBJECT TO THE CITY OF DALLAS, TEXAS, RECORD MAP ACT, CHAPTER 212, ACTS 1999, 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023, 2025, 2027, 2029, 2031, 2033, 2035, 2037, 2039, 2041, 2043, 2045, 2047, 2049, 2051, 2053, 2055, 2057, 2059, 2061, 2063, 2065, 2067, 2069, 2071, 2073, 2075, 2077, 2079, 2081, 2083, 2085, 2087, 2089, 2091, 2093, 2095, 2097, 2099, 2101, 2103, 2105, 2107, 2109, 2111, 2113, 2115, 2117, 2119, 2121, 2123, 2125, 2127, 2129, 2131, 2133, 2135, 2137, 2139, 2141, 2143, 2145, 2147, 2149, 2151, 2153, 2155, 2157, 2159, 2161, 2163, 2165, 2167, 2169, 2171, 2173, 2175, 2177, 2179, 2181, 2183, 2185, 2187, 2189, 2191, 2193, 2195, 2197, 2199, 2201, 2203, 2205, 2207, 2209, 2211, 2213, 2215, 2217, 2219, 2221, 2223, 2225, 2227, 2229, 2231, 2233, 2235, 2237, 2239, 2241, 2243, 2245, 2247, 2249, 2251, 2253, 2255, 2257, 2259, 2261, 2263, 2265, 2267, 2269, 2271, 2273, 2275, 2277, 2279, 2281, 2283, 2285, 2287, 2289, 2291, 2293, 2295, 2297, 2299, 2301, 2303, 2305, 2307, 2309, 2311, 2313, 2315, 2317, 2319, 2321, 2323, 2325, 2327, 2329, 2331, 2333, 2335, 2337, 2339, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2357, 2359, 2361, 2363, 2365, 2367, 2369, 2371, 2373, 2375, 2377, 2379, 2381, 2383, 2385, 2387, 2389, 2391, 2393, 2395, 2397, 2399, 2401, 2403, 2405, 2407, 2409, 2411, 2413, 2415, 2417, 2419, 2421, 2423, 2425, 2427, 2429, 2431, 2433, 2435, 2437, 2439, 2441, 2443, 2445, 2447, 2449, 2451, 2453, 2455, 2457, 2459, 2461, 2463, 2465, 2467, 2469, 2471, 2473, 2475, 2477, 2479, 2481, 2483, 2485, 2487, 2489, 2491, 2493, 2495, 2497, 2499, 2501, 2503, 2505, 2507, 2509, 2511, 2513, 2515, 2517, 2519, 2521, 2523, 2525, 2527, 2529, 2531, 2533, 2535, 2537, 2539, 2541, 2543, 2545, 2547, 2549, 2551, 2553, 2555, 2557, 2559, 2561, 2563, 2565, 2567, 2569, 2571, 2573, 2575, 2577, 2579, 2581, 2583, 2585, 2587, 2589, 2591, 2593, 2595, 2597, 2599, 2601, 2603, 2605, 2607, 2609, 2611, 2613, 2615, 2617, 2619, 2621, 2623, 2625, 2627, 2629, 2631, 2633, 2635, 2637, 2639, 2641, 2643, 2645, 2647, 2649, 2651, 2653, 2655, 2657, 2659, 2661, 2663, 2665, 2667, 2669, 2671, 2673, 2675, 2677, 2679, 2681, 2683, 2685, 2687, 2689, 2691, 2693, 2695, 2697, 2699, 2701, 2703, 2705, 2707, 2709, 2711, 2713, 2715, 2717, 2719, 2721, 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739, 2741, 2743, 2745, 2747, 2749, 2751, 2753, 2755, 2757, 2759, 2761, 2763, 2765, 2767, 2769, 2771, 2773, 2775, 2777, 2779, 2781, 2783, 2785, 2787, 2789, 2791, 2793, 2795, 2797, 2799, 2801, 2803, 2805, 2807, 2809, 2811, 2813, 2815, 2817, 2819, 2821, 2823, 2825, 2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847, 2849, 2851, 2853, 2855, 2857, 2859, 2861, 2863, 2865, 2867, 2869, 2871, 2873, 2875, 2877, 2879, 2881, 2883, 2885, 2887, 2889, 2891, 2893, 2895, 2897, 2899, 2901, 2903, 2905, 2907, 2909, 2911, 2913, 2915, 2917, 2919, 2921, 2923, 2925, 2927, 2929, 2931, 2933, 2935, 2937, 2939, 2941, 2943, 2945, 2947, 2949, 2951, 2953, 2955, 2957, 2959, 2961, 2963, 2965, 2967, 2969, 2971, 2973, 2975, 2977, 2979, 2981, 2983, 2985, 2987, 2989, 2991, 2993, 2995, 2997, 2999, 3001, 3003, 3005, 3007, 3009, 3011, 3013, 3015, 3017, 3019, 3021, 3023, 3025, 3027, 3029, 3031, 3033, 3035, 3037, 3039, 3041, 3043, 3045, 3047, 3049, 3051, 3053, 3055, 3057, 3059, 3061, 3063, 3065, 3067, 3069, 3071, 3073, 3075, 3077, 3079, 3081, 3083, 3085, 3087, 3089, 3091, 3093, 3095, 3097, 3099, 3101, 3103, 3105, 3107, 3109, 3111, 3113, 3115, 3117, 3119, 3121, 3123, 3125, 3127, 3129, 3131, 3133, 3135, 3137, 3139, 3141, 3143, 3145, 3147, 3149, 3151, 3153, 3155, 3157, 3159, 3161, 3163, 3165, 3167, 3169, 3171, 3173, 3175, 3177, 3179, 3181, 3183, 3185, 3187, 3189, 3191, 3193, 3195, 3197, 3199, 3201, 3203, 3205, 3207, 3209, 3211, 3213, 3215, 3217, 3219, 3221, 3223, 3225, 3227, 3229, 3231, 3233, 3235, 3237, 3239, 3241, 3243, 3245, 3247, 3249, 3251, 3253, 3255, 3257, 3259, 3261, 3263, 3265, 3267, 3269, 3271, 3273, 3275, 3277, 3279, 3281, 3283, 3285, 3287, 3289, 3291, 3293, 3295, 3297, 3299, 3301, 3303, 3305, 3307, 3309, 3311, 3313, 3315, 3317, 3319, 3321, 3323, 3325, 3327, 3329, 3331, 3333, 3

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



STATE OF TEXAS: I
COUNTY OF BRAZORIA: I

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 53, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of MERIDIANA SECTION 53 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, therunto authorized, this 24th day of December, 2021.

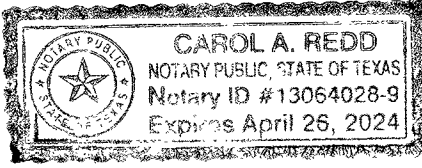
OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

BY: *nt*
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 24th day of December, 2021.



Notary Public in and for the
State of Texas
My Notary Commission Expires 4-26-2024

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

N. du W. du P. du 2/7/22
Lee Walden, P.E.,
President

Kerry L. Osburn 2/7/22
Kerry L. Osburn
Vice President

Brandon Middleton 2/7/22
Brandon Middleton
Secretary/Treasurer

Jarrod D. Aden 02/07/22
Jarrod D. Aden, P.E., C.F.M.
District Engineer

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

BCDD5 REF ID# B210060

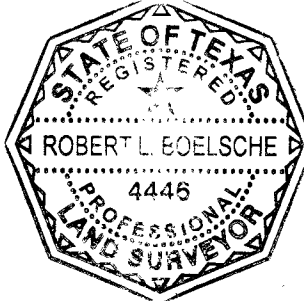
This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 53 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this 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 53 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2022.

City Council

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



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

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 53
BEING A 14.86 ACRE TRACT OF LAND SITUATED IN
THE OLIVER HALL SURVEY, A-203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 14.86 ACRE TRACT OF LAND IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT CALLED 884.331 ACRES DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182; THE SAID 14.86 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, Section 61, Abstract 282, same being the northwest corner of the said 884.331 acre tract and the northeast corner of that certain tract called 56.69 acres described in deed to GR-M1, LTD. recorded under B.C.C.F. NO. 2008047179;

THENCE, South 29°59'58" East, along the common line of said 884.331 and said 56.69 acre tract, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, for a distance of 1,184.86 feet to a point for corner;

THENCE, North 60°00'02" East, a distance of 410.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 86°56'36" East, for a distance of 235.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the most northerly northeast corner of the herein described tract of land;

2) THENCE, South 03°03'24" East, for a distance of 95.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 44°22'26" West, for a distance of 27.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, South 02°01'40" East, for a distance of 185.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, South 18°49'31" East, for a distance of 123.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, South 89°29'14" East, for a distance of 190.14 feet to a point for corner;

7) THENCE, South 82°39'03" East, for a distance of 57.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, South 85°24'53" East, for a distance of 241.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 78°18'11" East, for a distance of 140.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, South 21°50'54" East, for a distance of 365.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 26°00'39" West, for a distance of 44.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a curve to the right;

12) THENCE, in a southeasterly direction along the arc of said curve to the right having a radius of 60.00 feet, a central angle of 82°32'30", an arc length of 86.44 feet, and a chord bearing of South 22°43'06" East, for a distance of 79.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, South 71°26'51" East, for a distance of 41.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

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

15) THENCE, South 33°24'32" West, for a distance of 118.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeasterly corner of the herein described tract of land;

16) THENCE, North 85°24'53" West, for a distance of 580.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

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

18) THENCE, North 85°24'53" West, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

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

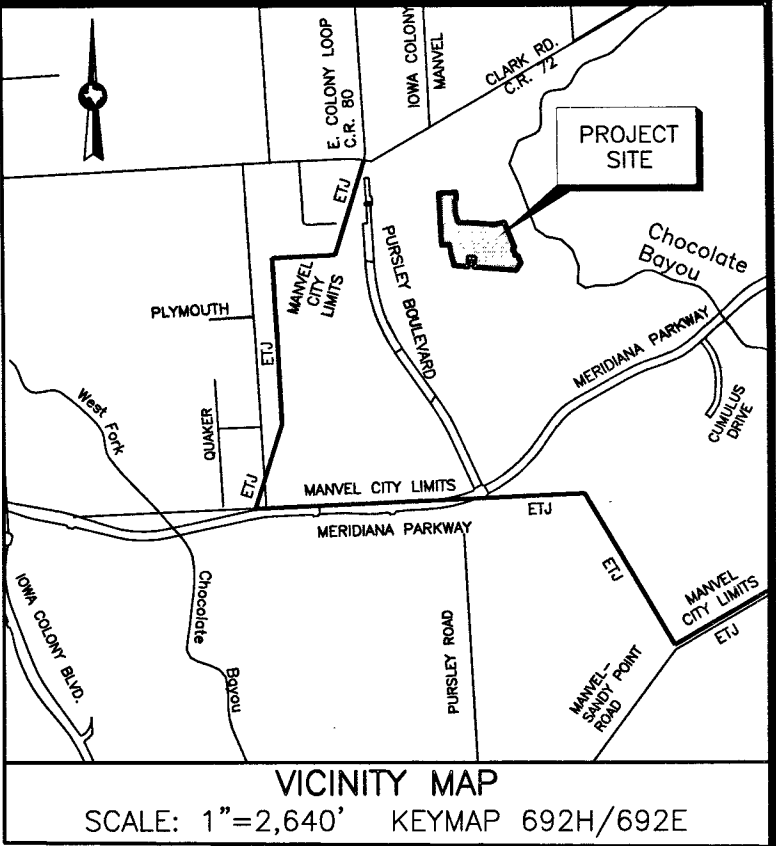
20) THENCE, North 85°24'53" West, for a distance of 194.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner of the herein described tract of land being in the arc of a curve to the right;

21) THENCE, in a northwesterly direction along the arc of said curve to the right having a radius of 1,450.00 feet, a central angle of 11°39'28", an arc length of 295.02 feet, and a chord bearing of North 12°30'42" West, for a distance of 294.52 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

22) THENCE, South 86°56'33" West, for a distance of 100.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a curve to the right;

23) THENCE, in a northerly direction along the arc of said curve to the right having a radius of 1,550.00 feet, a central angle of 03°43'19", an arc length of 100.69 feet, and a chord bearing of North 04°35'16" West, for a distance of 100.67 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

24) THENCE, North 02°43'05" West, for a distance of 616.26 feet to the POINT OF BEGINNING and containing 14.86 acres of land.



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	50.50'
BLOCK 2	50.50'
BLOCK 3 LOTS 1-5	51.50'
BLOCK 3 LOT 6	50.50'
BLOCK 4	50.50'

FINAL PLAT
MERIDIANA SECTION 53

BEING A SUBDIVISION OF 14.86 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

38 LOTS 4 BLOCKS 5 RESERVES (2.3849 ACRES)

OWNER

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

MARCH 4, 2022

ENGINEER/SURVEYOR



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

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
2. All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, 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.

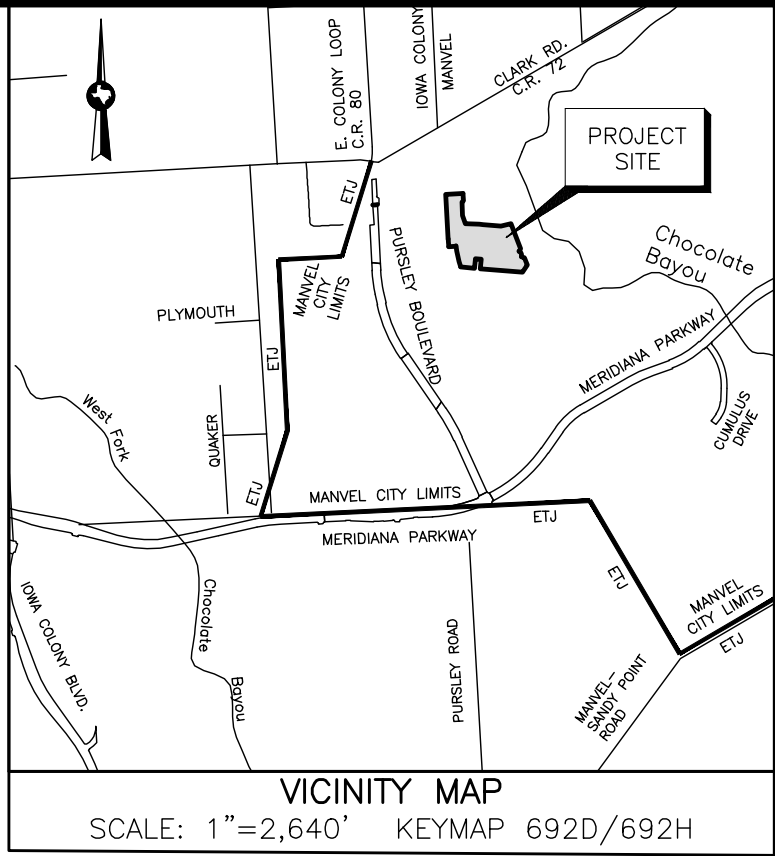
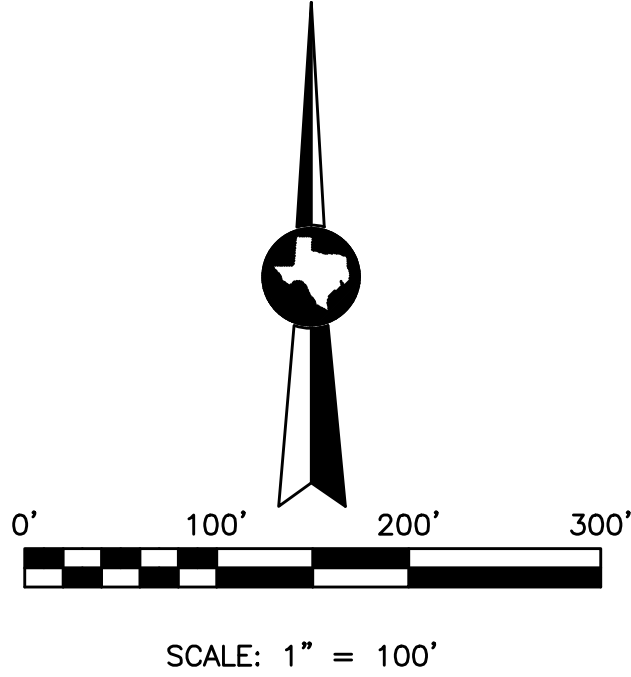
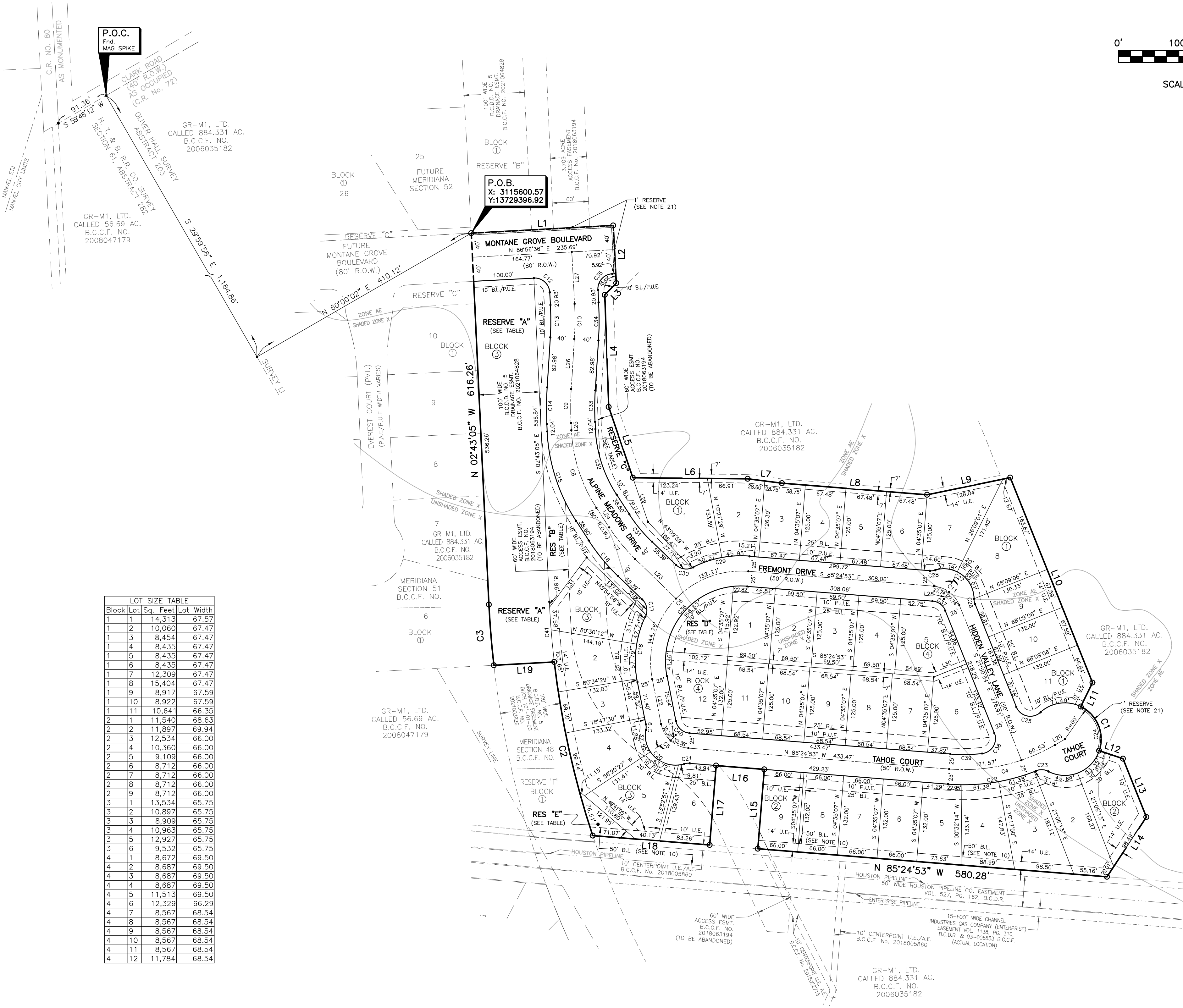
4. AC. indicates Acres.
A.E. indicates Aerial Easement.
B.C.C.D. indicates Brazoria County Drainage District.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.L. indicates Building Line.
C.R. indicates County Road.
FND. indicates Found.
P.A.E. indicates Permanent Access Easement.
PG. indicates Page.
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.
VOL. indicates Volume.
indicates change in street name.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
7. The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
8. The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
10. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
11. No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
12. No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section shall apply to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
13. This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
14. A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
15. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
16. The Development Regulations and City Permits of the City of Manvel are required on all property.
17. Reserve D provided a total of 0.20 acres of unencumbered open space within the boundary of this plat.
18. The boundary for this plat has a closure in excess of 1:15,000.
19. Detention for this tract is to be provided within Detention Pond T of Meridiana (Meridiana Detention Reserve T).
20. The drainage on adjacent property will not be impacted by this development.
21. One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE/ARC	CHORD LENGTH	CHORD BEARING
C1	60.00'	82°32'30"	86.44'	S 22°43'06" E 79.15'
C2	1450.00'	11°39'28"	295.02'	N 12°30'42" W 294.52'
C3	1550.00'	3°43'19"	100.69'	N 04°39'18" W 100.67'
C4	300.00'	34°46'45"	182.10'	S 77°11'45" W 179.32'
C5	50.00'	74°12'23"	64.76'	N 48°18'42" W 60.33'
C6	150.00'	105°47'37"	276.97'	N 41°41'18" E 239.27'
C7	300.00'	6°28'20"	61.00'	S 00°23'08" W 60.97'
C8	260.00'	30°07'24"	136.70'	N 17°54'45" W 135.13'
C9	500.00'	6°28'20"	56.48'	N 00°23'08" E 56.45'
C10	500.00'	6°40'42"	53.62'	S 00°16'57" W 53.59'
C11	50.00'	63°33'59"	25.47'	S 53°37'53" E 25.67'
C12	25.00'	90°00'00"	39.27'	S 48°03'24" E 35.36'
C13	460.00'	6°40'42"	53.62'	S 00°16'57" W 53.59'
C14	540.00'	6°28'20"	61.00'	S 00°23'08" W 60.97'
C15	300.00'	30°07'24"	137.73'	S 17°54'45" E 155.92'
C16	340.00'	12°56'29"	76.80'	S 39°26'42" E 76.63'
C17	25.00'	71°02'04"	30.99'	S 10°23'54" E 29.05'
C18	175.00'	36°19'38"	110.96'	S 06°57'19" W 109.11'
C19	25.00'	21°02'22"	9.18'	N 84°03'56" E 9.13'
C20	50.00'	116°17'07"	101.48'	S 48°18'42" E 84.94'
C21	25.00'	21°02'22"	9.18'	N 84°03'56" E 9.13'
C22	325.00'	26°14'57"	148.89'	N 81°27'38" E 147.60'
C23	25.00'	48°36'12"	21.21'	S 87°21'44" E 20.58'
C24	60.00'	249°11'47"	260.96'	N 07°39'32" W 98.78'
C25	75.00'	41°02'43"	48.17'	N 77°03'10" W 41.06'
C26	25.00'	21°02'22"	9.18'	N 11°19'43" W 9.13'
C27	50.00'	105°38'44"	92.19'	N 53°37'53" W 79.68'
C28	25.00'	21°02'22"	9.18'	N 84°03'56" W 9.13'
C29	175.00'	31°32'07"	96.32'	S 78°49'03" W 95.11'
C30	25.00'	71°02'04"	30.99'	N 81°25'58" W 29.05'
C31	260.00'	12°56'29"	58.73'	N 39°26'42" W 58.60'
C32	220.00'	30°07'24"	115.67'	N 17°54'45" W 114.34'
C33	460.00'	6°28'20"	51.96'	N 00°23'08" E 51.94'
C34	540.00'	6°40'42"	62.94'	N 00°16'57" E 62.91'
C35	25.00'	90°00'00"	39.27'	N 41°56'38" E 35.36'
C36	125.00'	105°47'37"	230.81'	N 41°41'18" E 139.30'
C37	25.00'	63°33'59"	27.74'	S 53°37'53" E 26.34'
C38	25.00'	105°30'12"	46.03'	S 30°54'12" W 39.80'
C39	275.00'	10°55'49"	52.46'	S 89°07'13" W 52.38'
C40	25.00'	74°12'23"	32.38'	N 48°18'42" W 30.16'
C41	1450.00'	3°57'22"	100.12'	S 04°42'17" E 100.10'

LINE TABLE				
LINE	BEARING	LENGTH	CHORD	CHORD BEARING
L1	N 86°56'36" E	235.45'		
L2	S 03°03'24" E	95.57'		
L3	S 44°22'26" W	27.29'		
L4	S 02°01'40" E	185.84'		
L5	S 18°49'31" E	123.76'		
L6	S 89°29'14" E	190.14'		
L7	S 02°59'03" E	57.35'		
L8	S 85°24'53" E	241.19'		
L9	N 78°18'11" E	140.72'		
L10	S 21°50'54" E	365.88'		
L11	S 26°00'39" W	44.33'		
L12	S 71°26'51" E	41.58'		
L13	S 21°50'54" E	104.27'		
L14	S 33°24'52" W	118.50'		
L15	N 04°35'07" E	132.00'		
L16	N 85°24'53" W	80.00'		
L17	S 04°35'07" W	132.00'		
L18	N 85°24'53" W	194.47'		
L19	S 86°56'33" W	100.19'		
L20	S 59°48'22" W	19.48'		
L21	N 41°41'18" E	12.38'		
L22	N 11°12'30" W	75.64'		
L23	N 45°54'56" W	94.53'		
L24	N 32°58'27" W	38.60'		
L25	N 02°51'03" W	12.04'		
L26	N 03°37'18" E	82.98'		
L27	N 03°03'24" W	85.93'		
L28	S 36°22'07" W	14.71'		
L29	N 18°49'51" W	77.08'		
L30	S 68°09'06" W	58.82'		
L31	N 36°47'42" E	102.83'		

RESERVE	RESERVE TABLE	
	RESTRICTED TO	AREA
A	DRAINAGE, LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	63,695 SQ.FT. / 1.4622 ACRES
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	16,707 SQ.FT. / 0.3835 ACRES
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	12,197 SQ.FT. / 0.2800 ACRES
D	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	8,736 SQ.FT. / 0.2005 ACRES
E	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	2,556 SQ.FT. / 0.0587 ACRES
TOTAL		103,891 SQ.FT. / 2.3849 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	50.50'
BLOCK 2	50.50'
BLOCK 3 LOTS 1-5	51.50'
BLOCK 3 LOT 6	50.50'
BLOCK 4	50.50'

FINAL PLAT MERIDIANA SECTION 53

BEING A SUBDIVISION OF 14.86 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

38 LOTS 4 BLOCKS 5 RESERVES (2.3849 ACRES)

OWNER

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

MARCH 4, 2022

ENGINEER/SURVEYOR



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

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

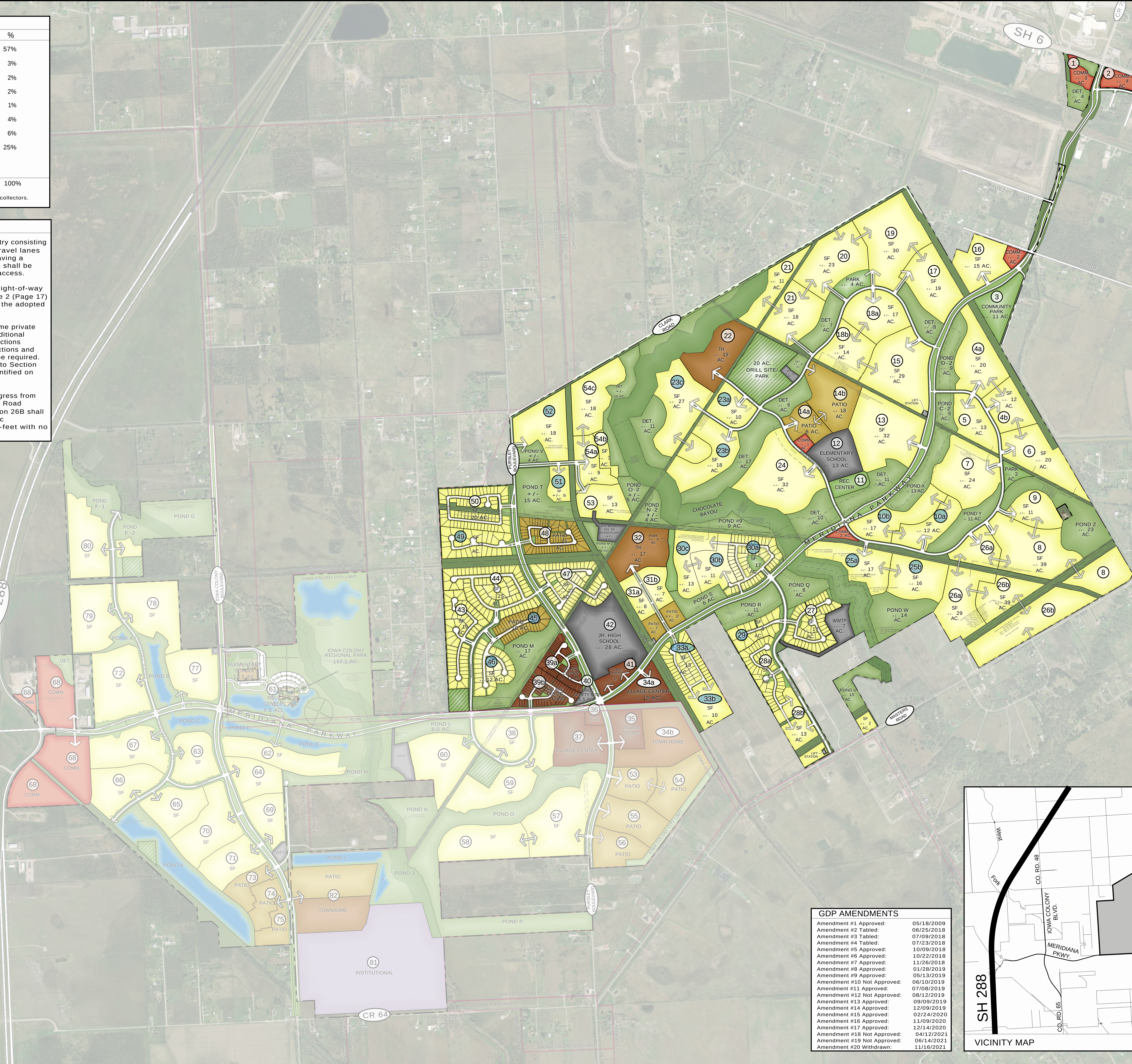
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

EHRA JOB NO.
081-011-150

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: March 14, 2022 PDZ & March 21, 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 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.

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: 2022.03.08 14:26:41 -06'00'

SIGNATURE

March 8, 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	March 14, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

The Planning, Development and Zoning Commission heard this final plat at their February 28, 2022, meeting. The Commission did not recommend approval of this plat. The City Council heard this plat at their March 7, 2022, meeting. The City Council did not approve this plat. The Brazoria County MUD No. 56 Water Plant Replat No. 1 and Extension Final Plat was resubmitted for consideration at the March 14, 2022, Planning, Development and Zoning Commission meeting. This final plat has addressed all regulations from the March 7, 2022, City Council meeting.

Staff Recommendation

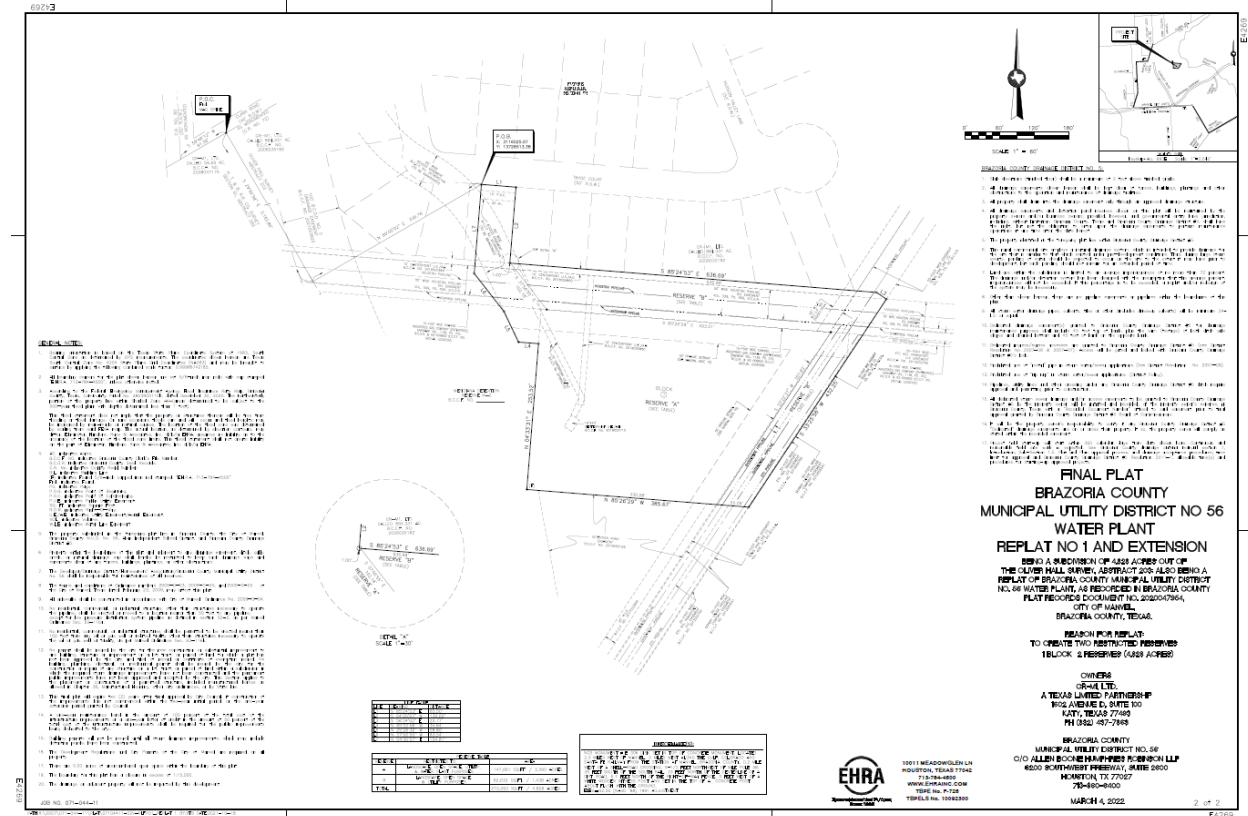
Staff recommends approval of the Brazoria County MUD No. 56 Water Plant Replat No. 1 and Extension Final Plat.

Plat Exhibit

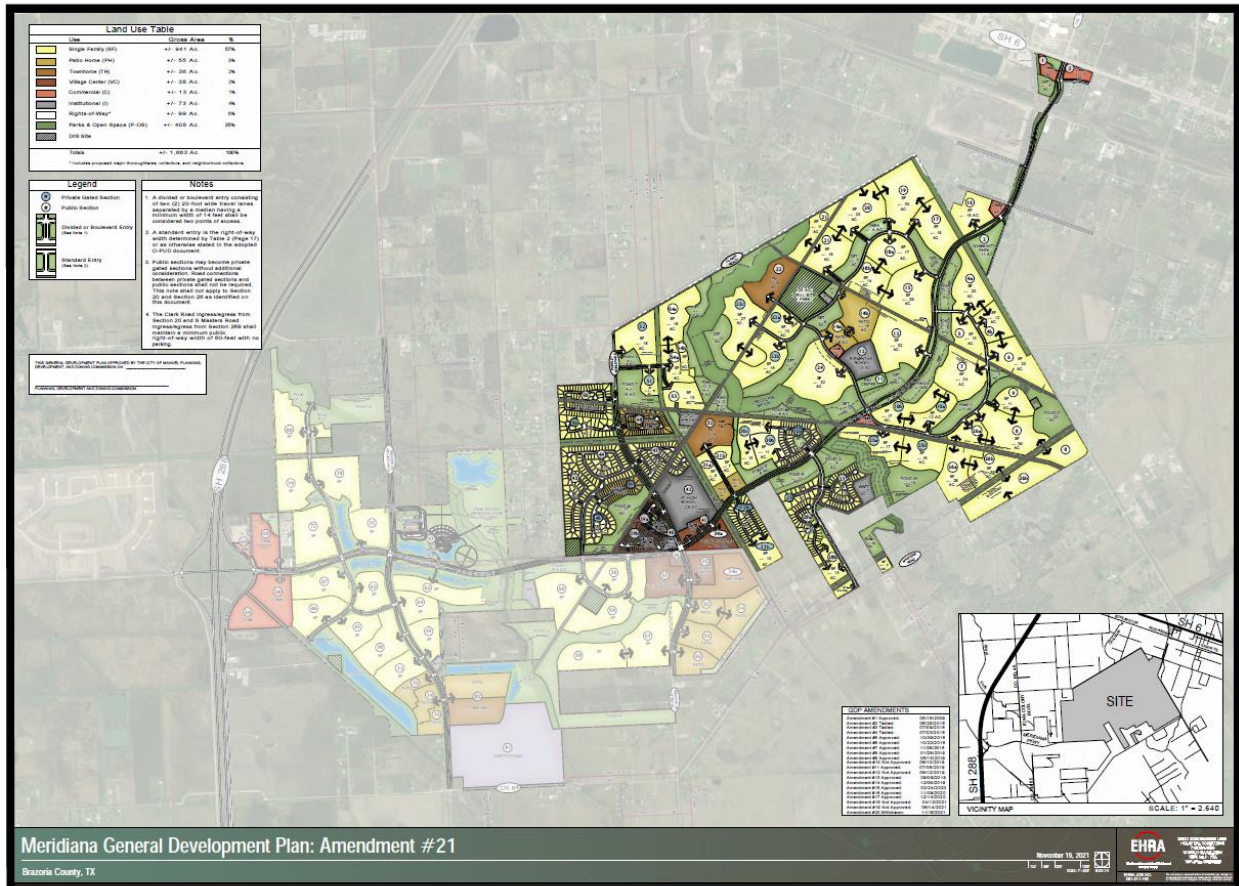
[illegible]



Plat Exhibit



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



METES AND BOUNDS DESCRIPTION
BRAZORIA COUNTY MUNICIPAL UTILITY
DISTRICT NO. 56 WATER PLANT
REPLAT NO. 1 AND EXTENSION
BEING 4.828 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT NO. 203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 4.828-ACRE TRACT OF LAND IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING ALL OF THAT CERTAIN MINOR PLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT AS RECORDED UNDER FILE NO. 2020047954 OF THE BRAZORIA COUNTY PLAT RECORDS AND BEING A PORTION OF A CALLED 884.331-ACRE TRACT AS DESCRIBED TO GR-M1, LTD. IN DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 2006035182; SAID 4.828-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" set at the common northwest corner of said Oliver Hall Survey and said H.T. & B. R.R. Co. Survey, Section 61 some being the northwest corner of the called 884.331 acre tract of land;

THENCE, South 29°59'58" East, along the common westerly line of said 884.331-acre tract and said Oliver Hall Survey for a distance of 2,162.86 feet to a point for corner;

THENCE, North 60°00'02" East, a distance of 336.76 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set at the northwest corner and POINT OF BEGINNING of the herein described tract of land;

(1) THENCE, South 85°24'53" East, for a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the northwesterly corner of the herein described tract of land;

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

(3) THENCE, South 85°24'53" East, for a distance of 636.69 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(4) THENCE, South 56°34'02" East, for a distance of 20.77 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(5) THENCE, South 33°25'58" West, for a distance of 432.25 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the most easterly corner of the herein described tract of land;

(6) THENCE, North 85°26'29" West, for a distance of 385.67 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the southeasterly corner of the herein described tract of land;

(7) THENCE, North 04°33'31" East, for a distance of 253.52 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the southwesterly corner of the herein described tract of land;

(8) THENCE, North 85°22'56" West, for a distance of 34.64 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(9) THENCE, North 25°26'32" West, for a distance of 58.80 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(10) THENCE, North 37°56'55" West, for a distance of 83.54 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(11) THENCE, North 04°35'07" East, for a distance of 154.81 feet to the POINT OF BEGINNING containing 4.828 acres of land.

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT, REPLAT NO. 1 AND EXTENSION 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. 56 WATER PLANT, REPLAT NO. 1 AND EXTENSION in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2022.

City Council

STATE OF TEXAS

COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, and Brazoria County Municipal Utility District No. 56, a conservation and reclamation district and political subdivision of the State of Texas, acting by and through Lance E. Taylor, President of Brazoria County Municipal Utility District No. 56 and Tamm Williams, Secretary of Brazoria County Municipal Utility District No. 56, owners of the property subdivided in this plat BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT REPLAT NO. 1 AND EXTENSION, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership and Brazoria County Municipal Utility District No. 56, a conservation and reclamation district and political subdivision of the State of Texas,

according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

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

BY: *[Signature]*

Print Name: Matt Lawson

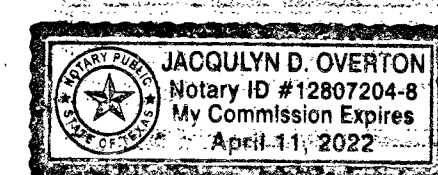
Title: President

STATE OF TEXAS

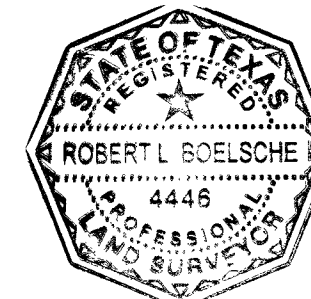
COUNTY OF BRAZORIA

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

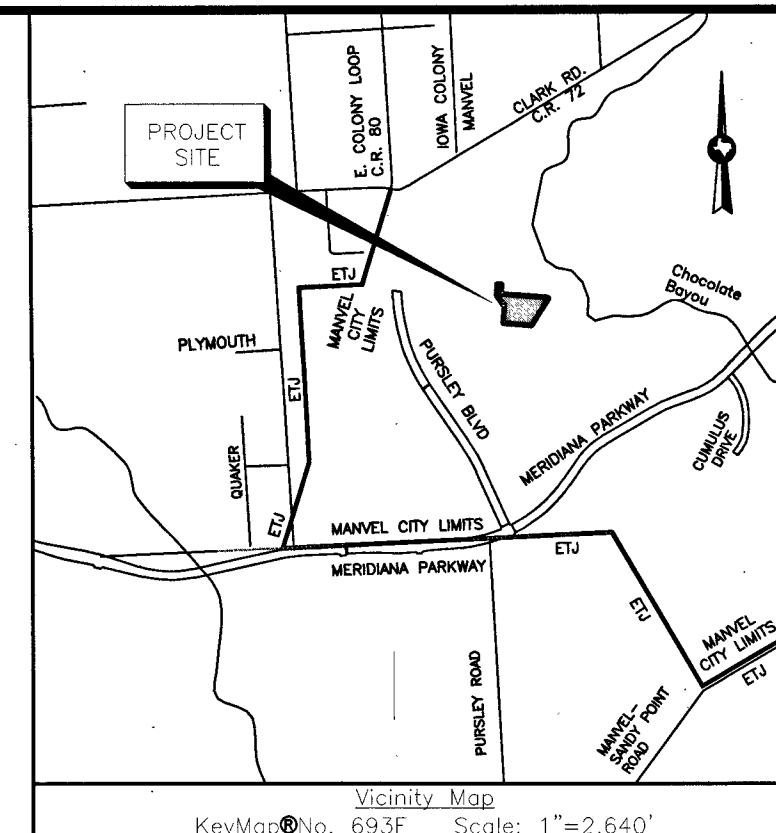
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of December, 2021.



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



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



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

BENCHMARK(S):

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

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

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

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

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

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

BCCD5 REF ID# B180007

FINAL PLAT BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 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.

REASON FOR REPLAT:
TO CREATE TWO RESTRICTED RESERVES

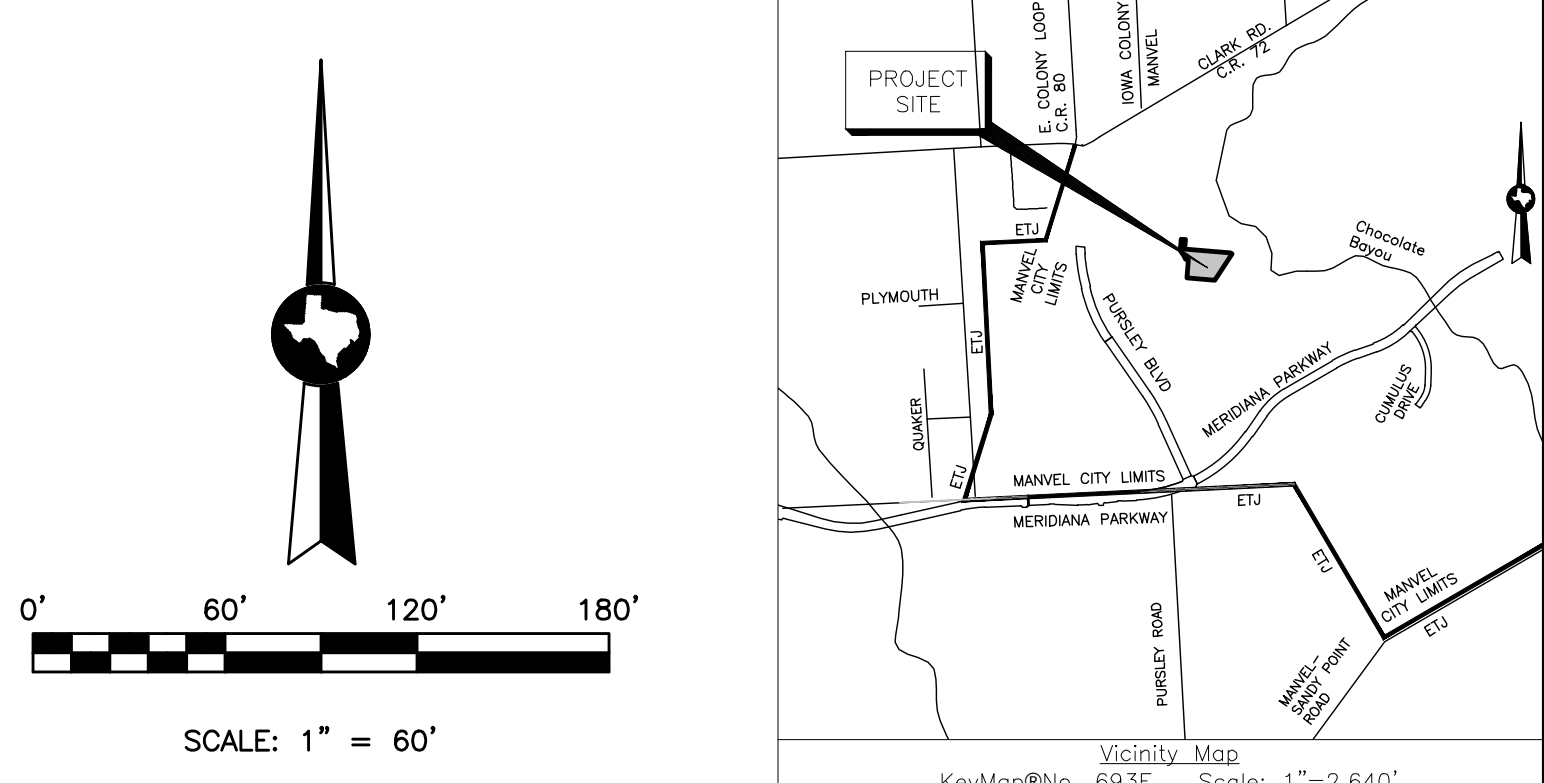
1 BLOCK 2 RESERVES (4.828 ACRES)

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

MARCH 4, 2022



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



1. Slab 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 pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, 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 in a manner similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
7. Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
8. Other than shown herein, there are no pipeline easements or pipelines within the boundaries of this plan.
9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be 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 identified 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 District #5 manual section 1, Introduction; Sub-Section 1.5, Plat and Plan Approval process, and drainage acceptance procedures; time line for approval of Brazoria County Drainage District #5 Resolution 2011-1, allowable time line and procedures for starting-up approved projects.

BEING A SUBDIVISION OF 4828 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A
REPEAT 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.

OWNERS

**BRAZORIA COUNTY
AL UTILITY DISTRICT NO. 56
ONE HUMPHRIES ROBINSON LLP
THWEST FREEWAY, SUITE 2600
HOUSTON, TX 77027
713-860-6400**

MARCH 4, 2022

2 of 2

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.

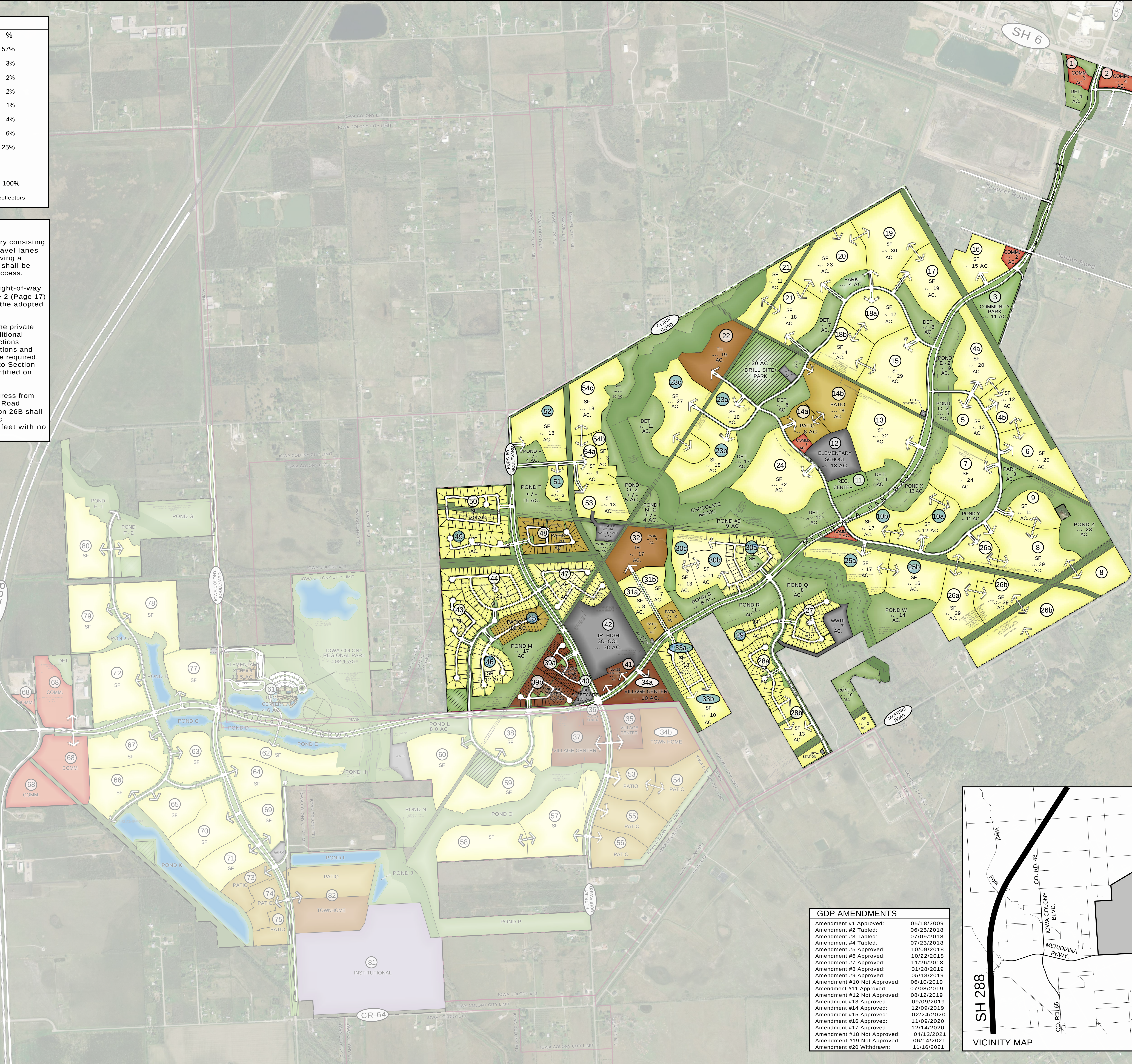
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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: March 14, 2022 PDZ & March 21, 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 approve and 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. 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: 2022.03.08 14:25:14 -06'00'

SIGNATURE

March 8, 2022

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve M-2 Final Plat
Applicant	Lacey Bell, EHRA
PD&Z Meeting Date	March 14, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

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

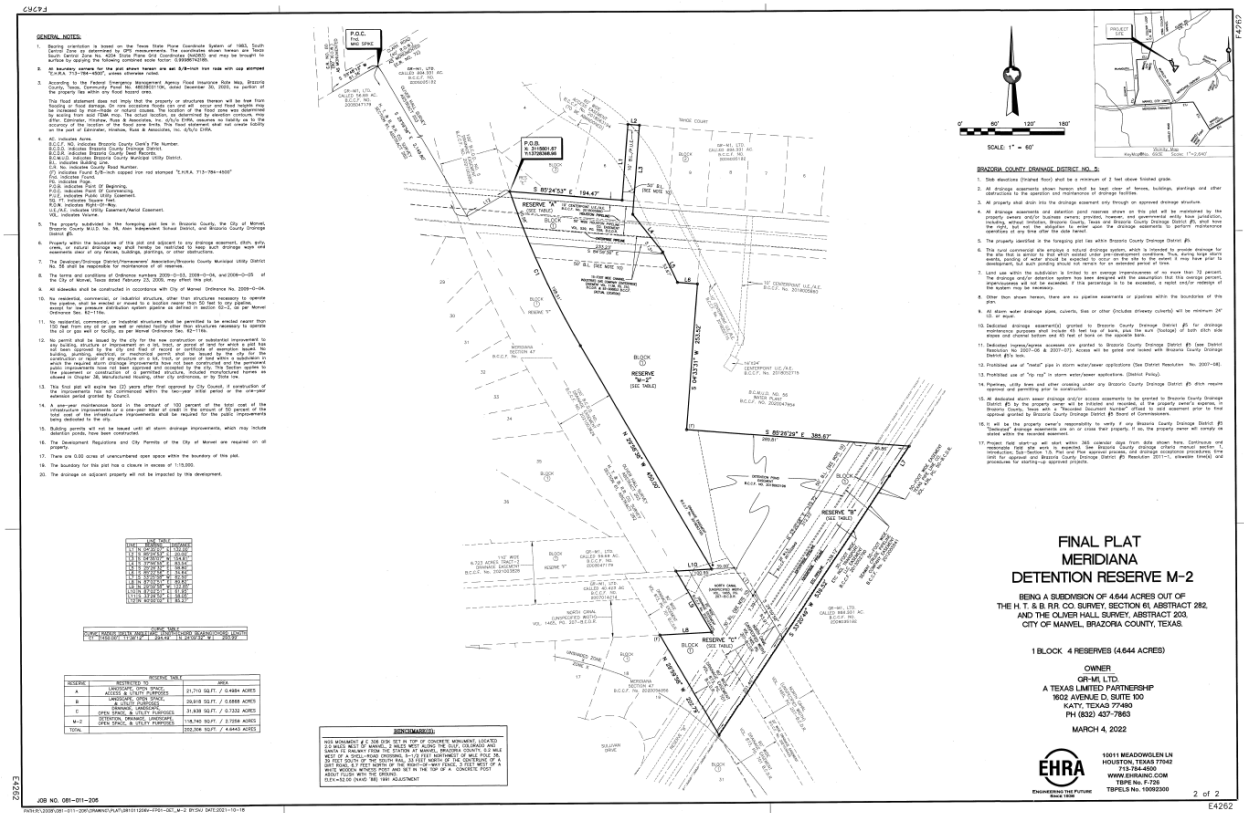
Staff Recommendation

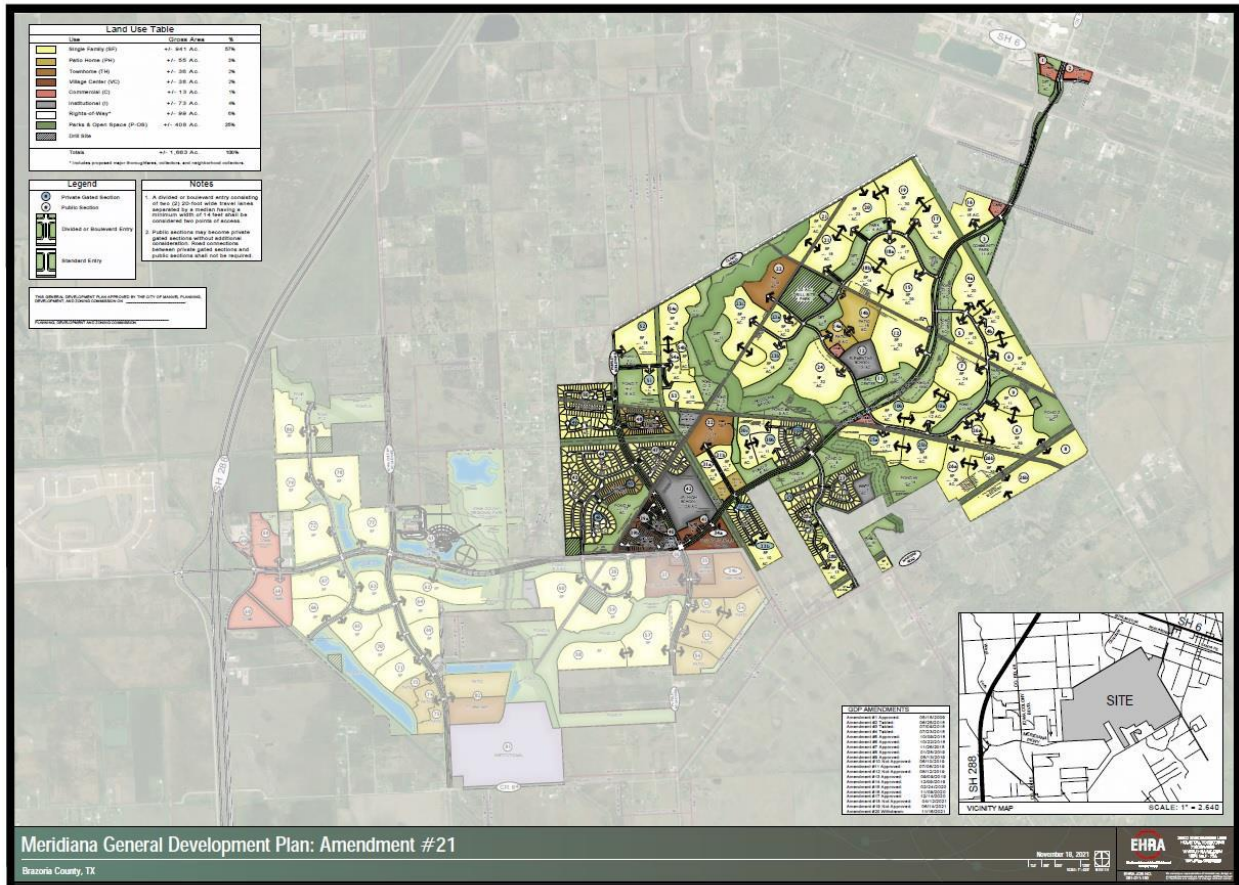
The City staff recommends approval of the Meridiana Detention Reserve M-2 Final Plat.

[illegible]



Plat Exhibit





METES AND BOUNDS DESCRIPTION
MERIDIANA
DETENTION RESERVE M-2
BEING A 4.644 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282
AND THE OLIVER HALL SURVEY, ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 4.644 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282 AND THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF THOSE CERTAIN TRACTS CALLED 884.331 ACRES DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035162, AND A CALLED 40.423 ACRES RECORDED UNDER B.C.C.F. NO. 2007014214; THE SAID 4.644 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, same being the northwest corner of the said 884.331 acre tract and the northeast corner of that certain tract called 56.69 acres described in deed to GR-M1, LTD. recorded under B.C.C.F. NO. 2008047172;

THENCE, South 29°59'58" East, along the common line of said 884.331 and said 56.69 acre tract, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, for a distance of 2,149.80 feet to a point for corner;

THENCE, North 60°00'02" East, a distance of 85.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner and the POINT OF BEGINNING of the herein described tract of land;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Planning, Development and Zoning Commission

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

City Council

STATE OF TEXAS:

COUNTY OF BRAZORIA:

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA DETENTION RESERVE M-2, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

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

BY: mt

Print Name: Matt Lawson

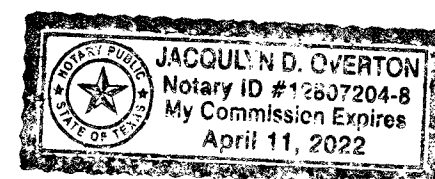
Title: President

STATE OF TEXAS

COUNTY OF HARRIS

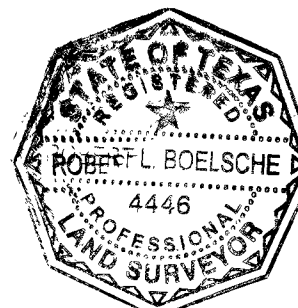
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 01 day of December, 2021.

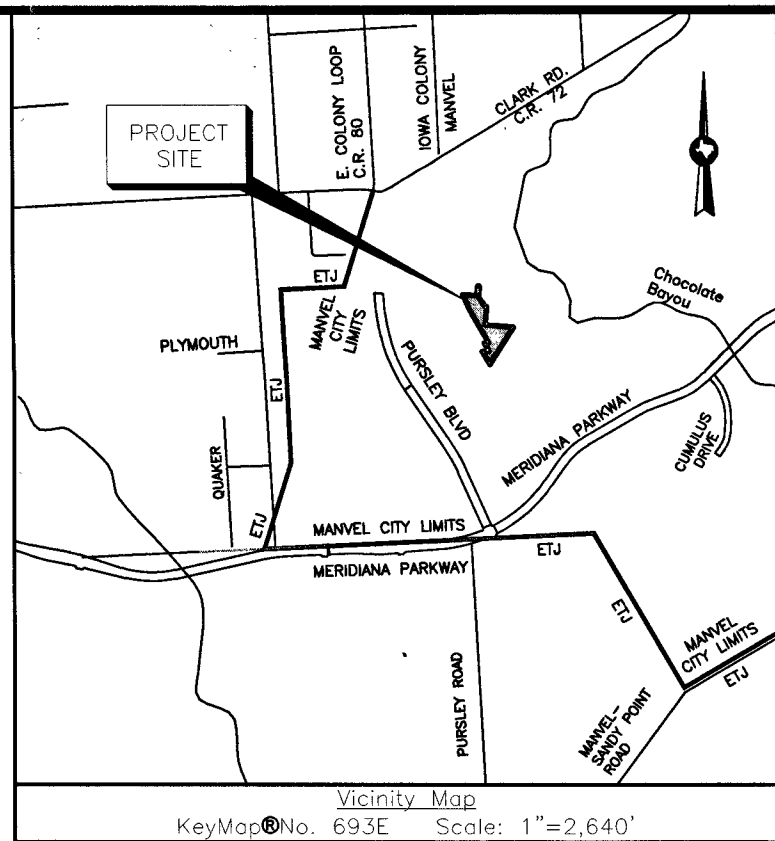


Jacquelin D. Overton
Notary Public in and for the
State of Texas
My Notary Commission Expires April 11, 2022

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



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



BENCHMARK(S):

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

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

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

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

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

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

BCDD5 REF ID # B210051

FINAL PLAT
MERIDIANA
DETENTION RESERVE M-2

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

1 BLOCK 4 RESERVES (4.644 ACRES)

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

MARCH 4, 2022



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

2 of 2

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

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

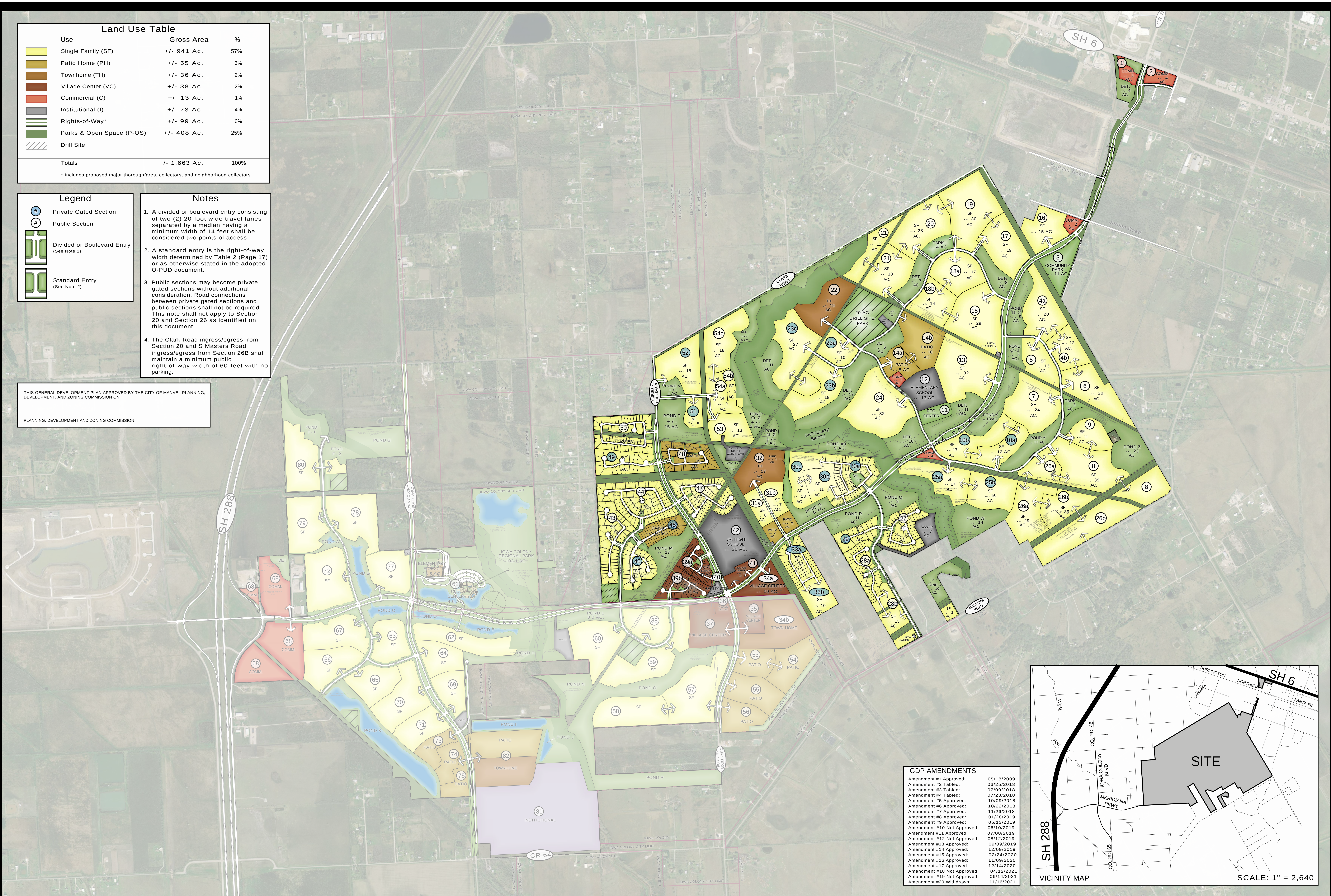
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

EHRA JOB NO.
081-011-150

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: March 14, 2022 PDZ & March 21, 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 approve and forward with recommendation to City Council,
Final Plat for Meridiana Detention Reserve N-2, being a subdivision of 7.081 acres
out of the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County,
Texas.

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: 2022.03.08 14:25:56 -06'00'

SIGNATURE

March 8, 2022

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve N-2 Final Plat
Applicant	Lacey Bell, EHRA
PD&Z Meeting Date	March 14, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

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

Staff Recommendation

The City recommends approval of the Meridiana Detention Reserve N-2 Final Plat.



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

Plat Exhibit

NOTES AND RECORDS SECTION
Brazoria County, Texas
Section 10, Block 3, Reserve N-2
Plat 10, Block 3, Reserve N-2
Plat 10, Block 3, Reserve N-2

STATE OF TEXAS
COUNTY OF BRAZORIA

NOTARIAL PUBLIC
My Comm. Exp. 12/31/2022
Notary Public for the State of Texas
Notary Public for the State of Texas

APPROVED BY BRAZORIA COUNTY ENGINEER DISTRICT NO. 3
Notary Public for the State of Texas
Notary Public for the State of Texas

FINAL PLAT
MERIDIANA
DETENTION RESERVE N-2
BEING A SUBDIVISION OF 7.081 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 200,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 3 RESERVES (7.081 ACRES)
OWNER
QPM, LTD.
A TEXAS LIMITED PARTNERSHIP
800 AVENUE D, SUITE 100
KATY, TEXAS 77450
PH (832) 437-7963
MARCH 4, 2022

EHRA
ENGINEERING & ARCHITECTURE
10011 MEADOWS LANE
HOUSTON, TEXAS 77036
PH (281) 489-0630
WWW.EHRA-ARCH.COM
TYPED BY: K-228
TYPED BY: K-228

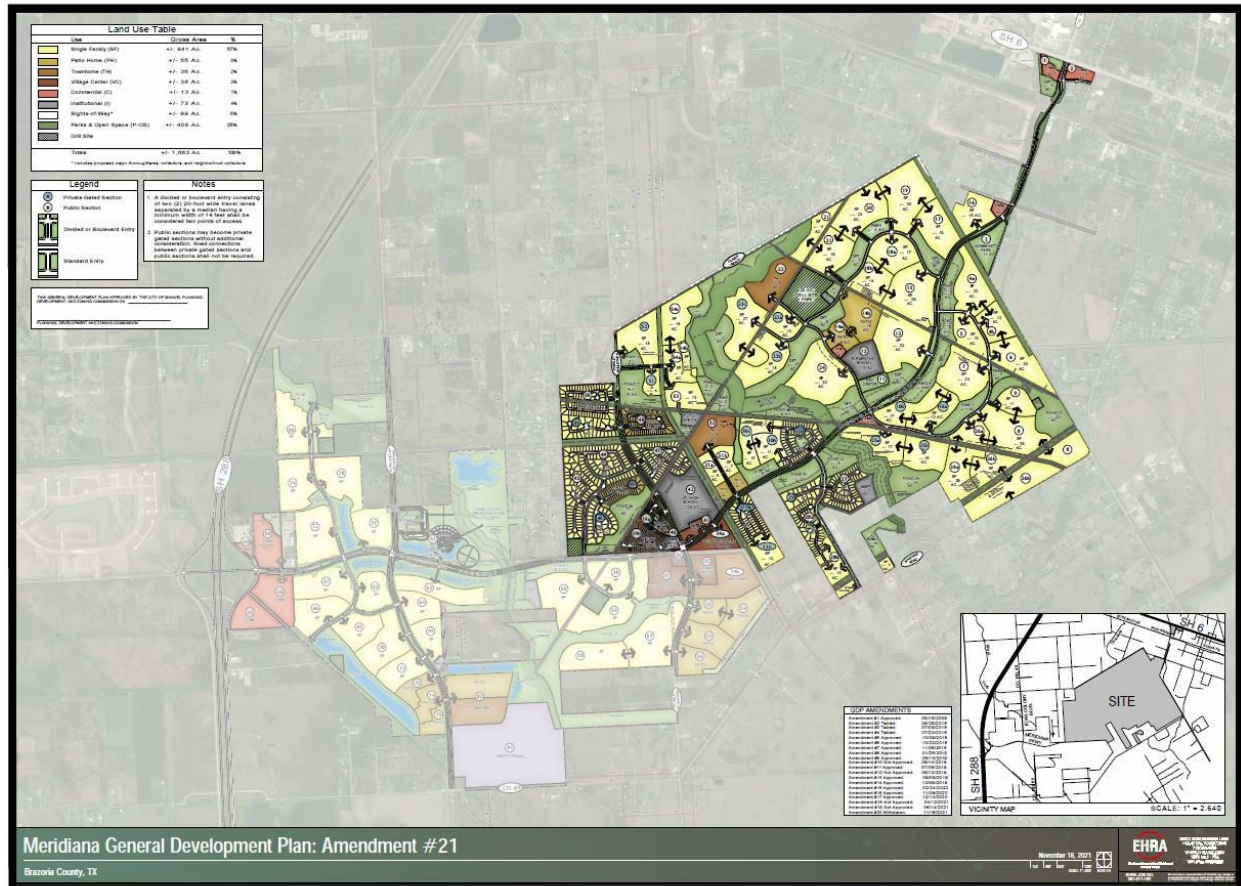
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DEVELOPMENT SERVICES DEPARTMENT

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

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



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

A DESCRIPTION OF A 7.081 ACRE TRACT OF LAND IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT CALLED 884.331 ACRES DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182; THE SAID 7.081 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped 'MAG SPIKE SURVEY MARK' found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, Section 61, Abstract 282, same being the northwest corner of the said 884.331 acre tract and the northeast corner of that certain tract called 56.69 acres described in deed to GR-M1, LTD. recorded under B.C.C.F. NO. 2008047179;

THENCE, South 29°59'58" East, along the common line of said 884.331 and said 56.69 acre tract, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, for a distance of 2,421.66 feet to a point for corner;

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

1) THENCE, South 71°26'51" East, for a distance of 63.48 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner;

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

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

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

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

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

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

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

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

10) THENCE, North 85°26'29" West, for a distance of 801.41 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set marking the southwesterly corner of the herein described tract of land;

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

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

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

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

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

16) THENCE, North 71°26'51" West, for a distance of 41.58 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner in the arc of a curve to the left;

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

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

Planning, Development and Zoning Commission

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

City Council

STATE OF TEXAS:

COUNTY OF BRAZORIA:

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA DETENTION RESERVE N-2, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

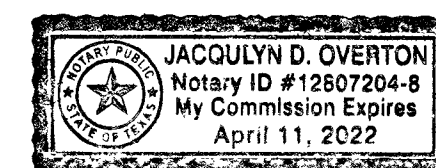
OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

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

STATE OF TEXAS 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

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

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

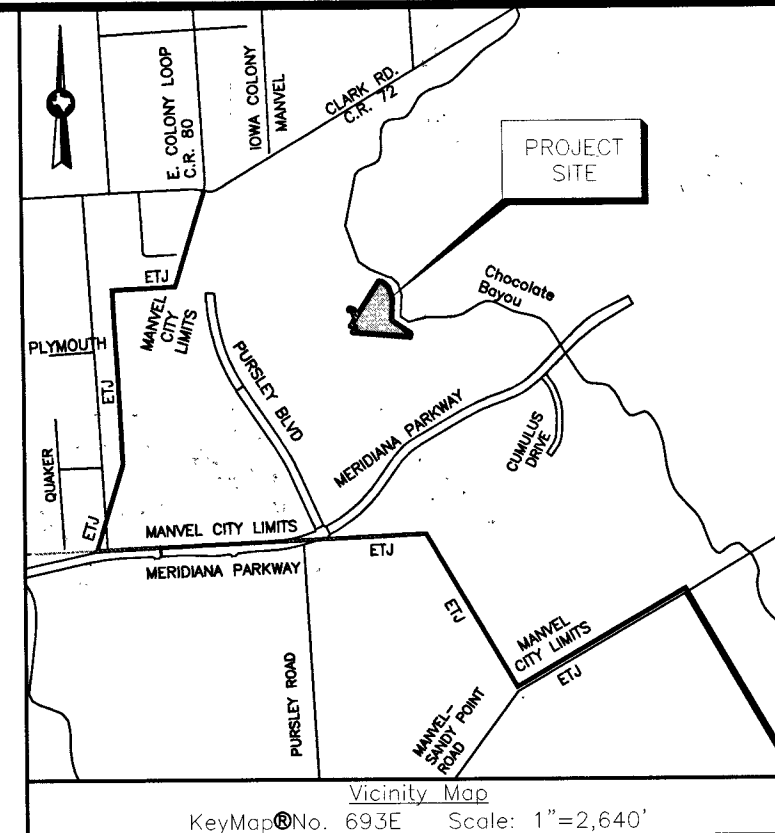
Kerry L. Osburn 12/6/21
Kerry L. Osburn Date
Vice President

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# B210058



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

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 52.00 WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

FINAL PLAT MERIDIANA DETENTION RESERVE N-2

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

1 BLOCK 3 RESERVES (7.081 ACRES)

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

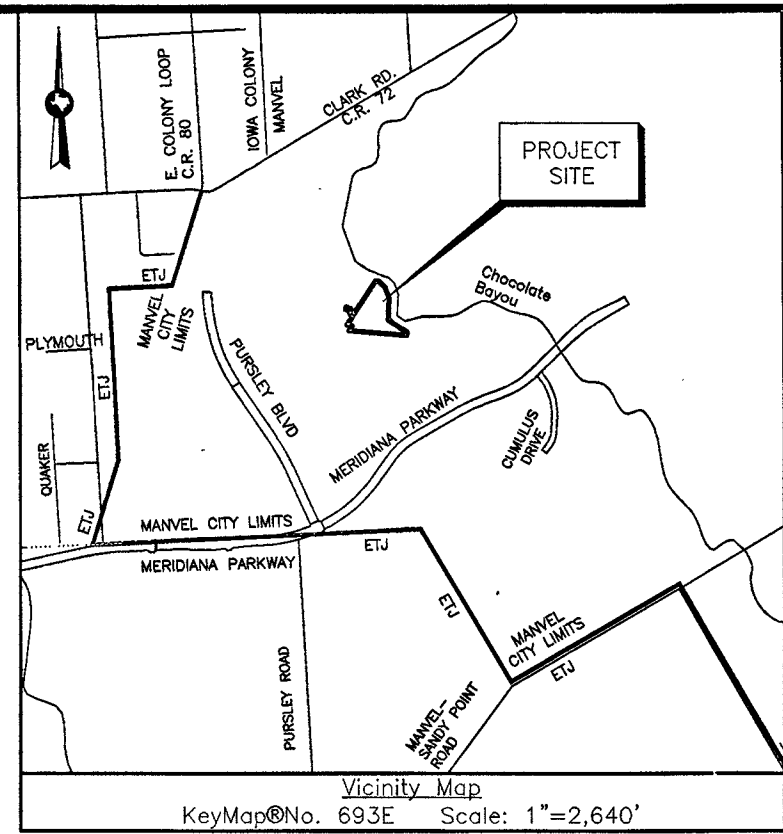
MARCH 4, 2022



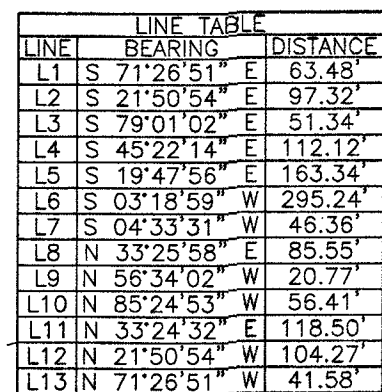
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

5. AC, indicates Acres
6. N.C.C.F. NO. INDICATES Brazoria County Clerk's File Number.
7. B.C.D.R. INDICATES Brazoria County Deed Records.
8. B.L INDICATES Building Line.
9. C.R. NO. INDICATES County Road Number.
10. ESMT INDICATES Easement
11. Fnd. indicates Found.
12. PG. indicates Page.
13. P.O.B. indicates Point Of Beginning.
14. P.O.C. indicates Point Of Commencing.
15. P.U.E. indicates Public Utility Easement.
16. SQ. FT. indicates Square Feet.
17. R.O.W. indicates Right-Of-Way.
18. U.E./A.E. indicates Utility Easement/Aerial Easement.
19. VOL. indicates Volume.
20. 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.
21. 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.
22. The Developer/Homeowners' Association/Brazoria County Municipal Utility District No. 56 shall be responsible for maintenance of all reserves.
23. 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.
24. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
25. 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.
26. 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.
27. No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, 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 improvement of the drainage system of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
28. This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
29. A one-year maintenance bond in the amount of 100 percent of the total cost of the 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.
30. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
31. The Development Regulations and City Permits of the City of Manvel are required on all property.
32. Reserve "N-2" provides a total of 1.44 acres of unencumbered open space within the boundary of this plat.
33. The boundary for this plat has a closure in excess of 1:15,000.
34. The drainage on adjacent property will not be impacted by this development.

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF SALLA ROAD, 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 RAILROAD, 7.7 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 (NAVO '88) 1991 ADJUSTMENT



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



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

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

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

MARCH 4, 2022



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

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

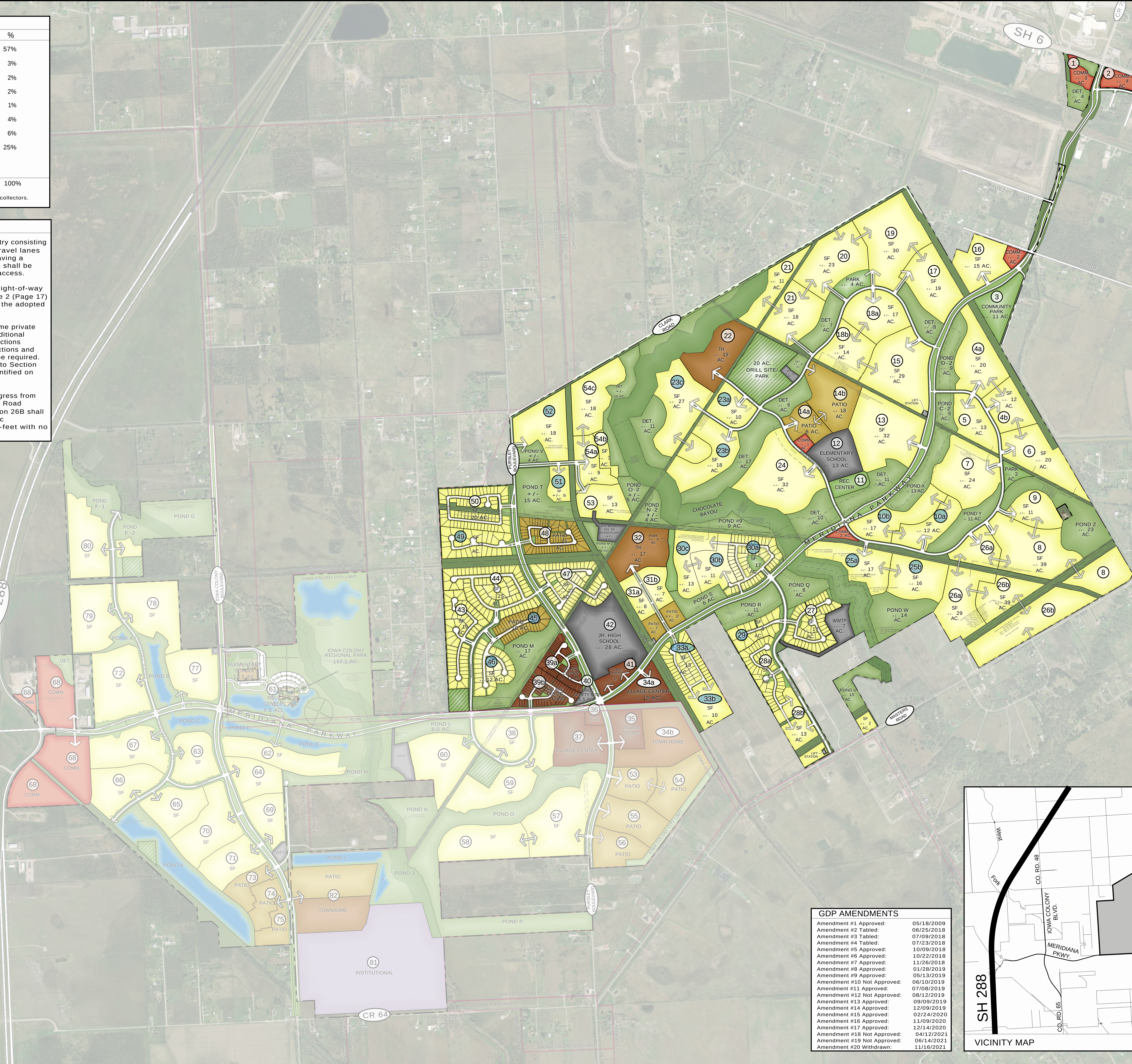
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
281.368.4500
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: March 14, 2022 PDZ & March 21, 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 approve and forward with recommendation to City Council,
Meridiana Section 39A Amending Plat No. 1, being a subdivision of 0.6423 acres out
of the H.T. and B.R.R. Co. Survey, Section 55, A-286, City of Manvel, Brazoria County,
Texas; also being an amending plat of Lots 11, 12, 53 and 54 in Block 1 in Meridiana Section
39A as recorded under Brazoria County, Plat Records 2021080365, 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: 2022.03.08 14:21:37 -06'00'

SIGNATURE

March 8, 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 39A Amending Plat No. 1
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	March 14, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

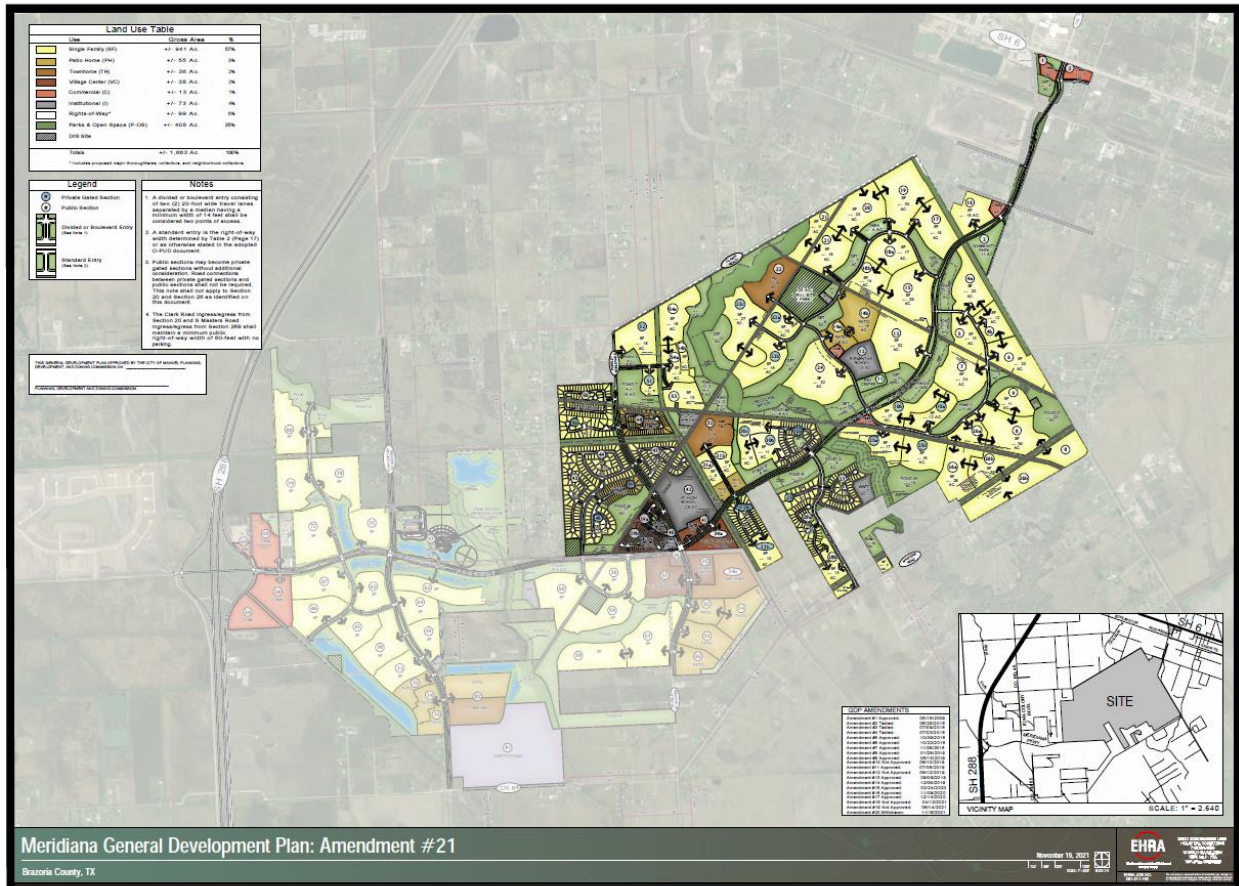
Staff recommends approval of the Meridiana Section 39A Amending Plat No. 1.



INDEX

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

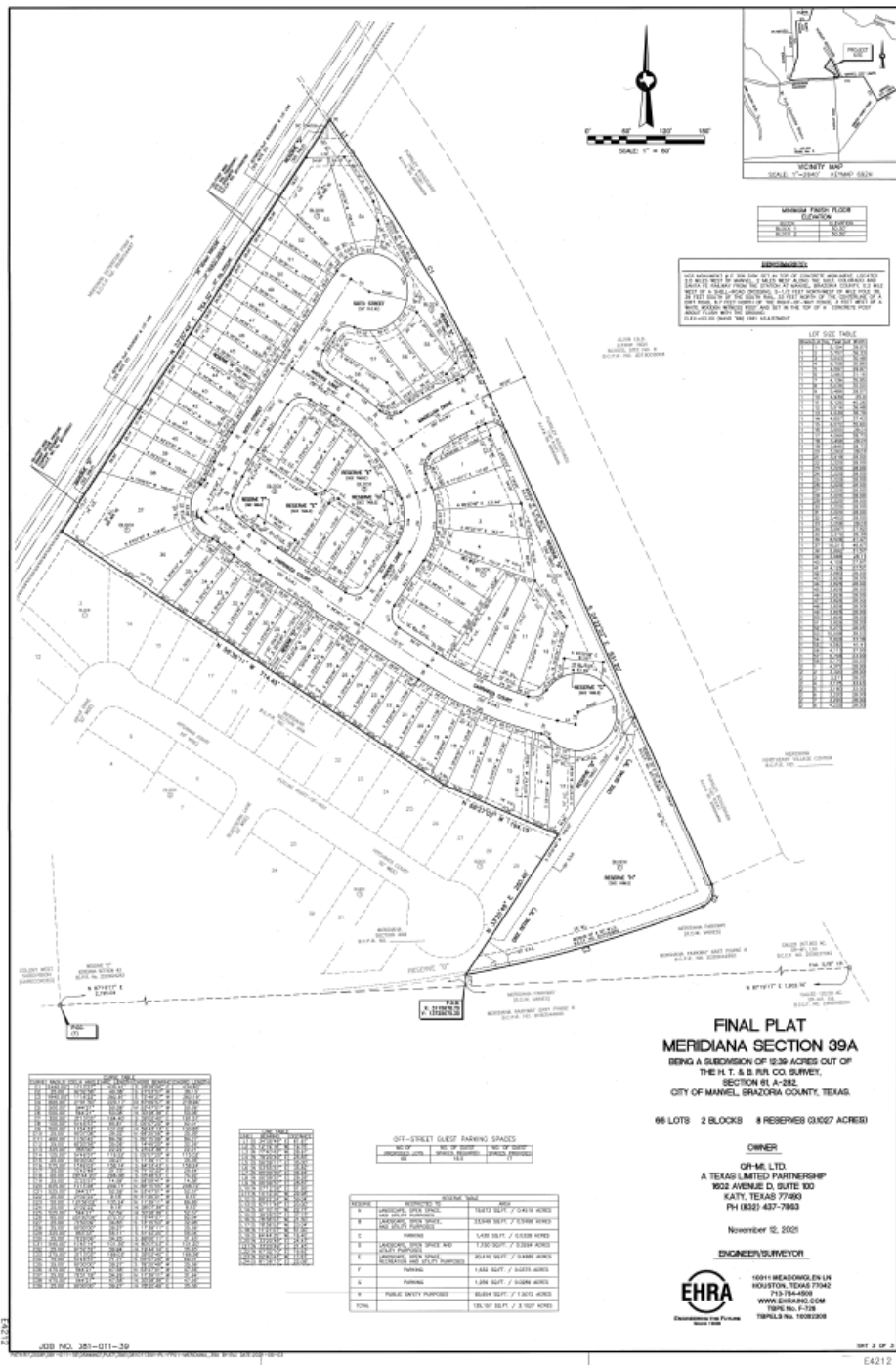


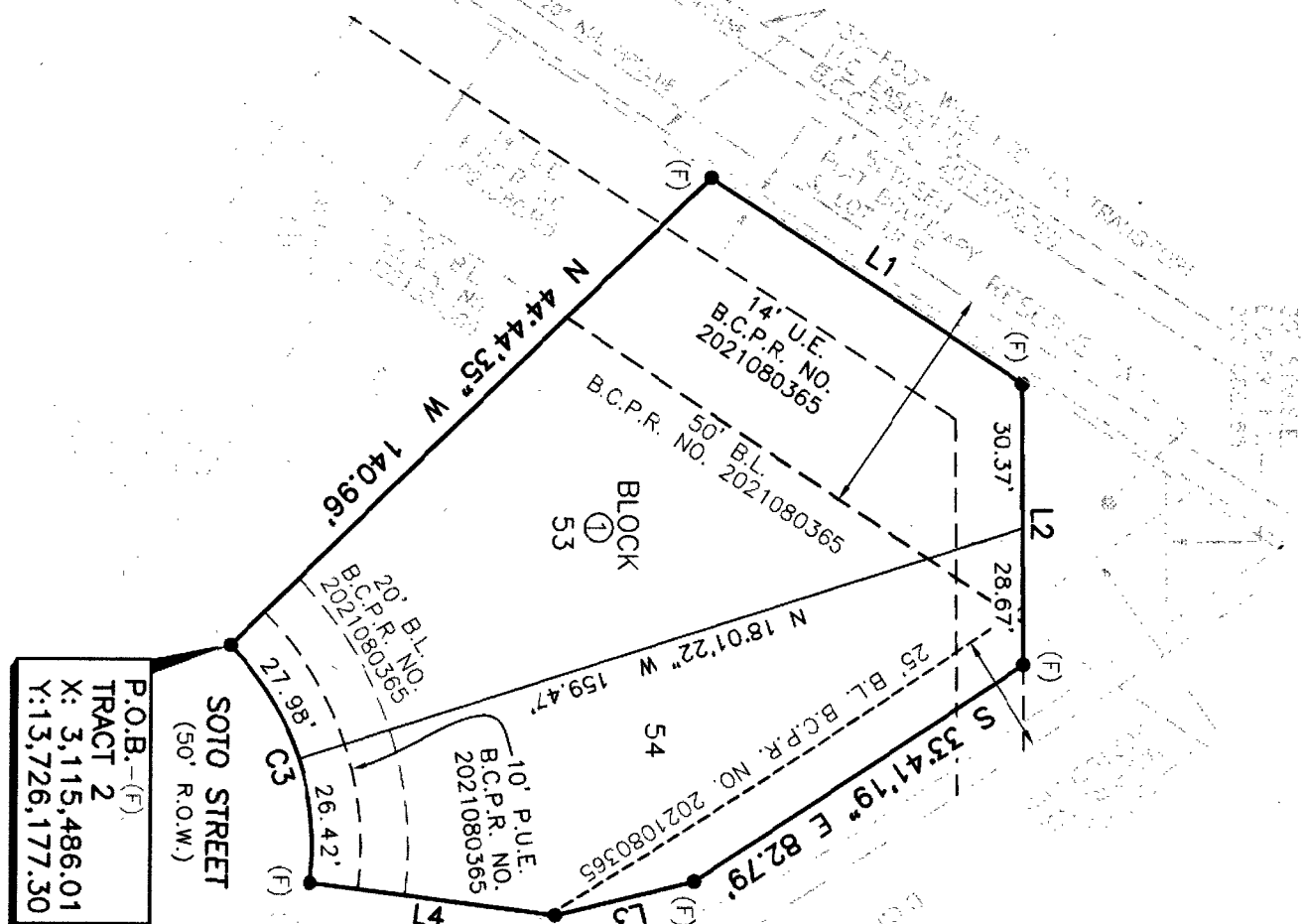


DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana Section 39A Final Plat (recorded)



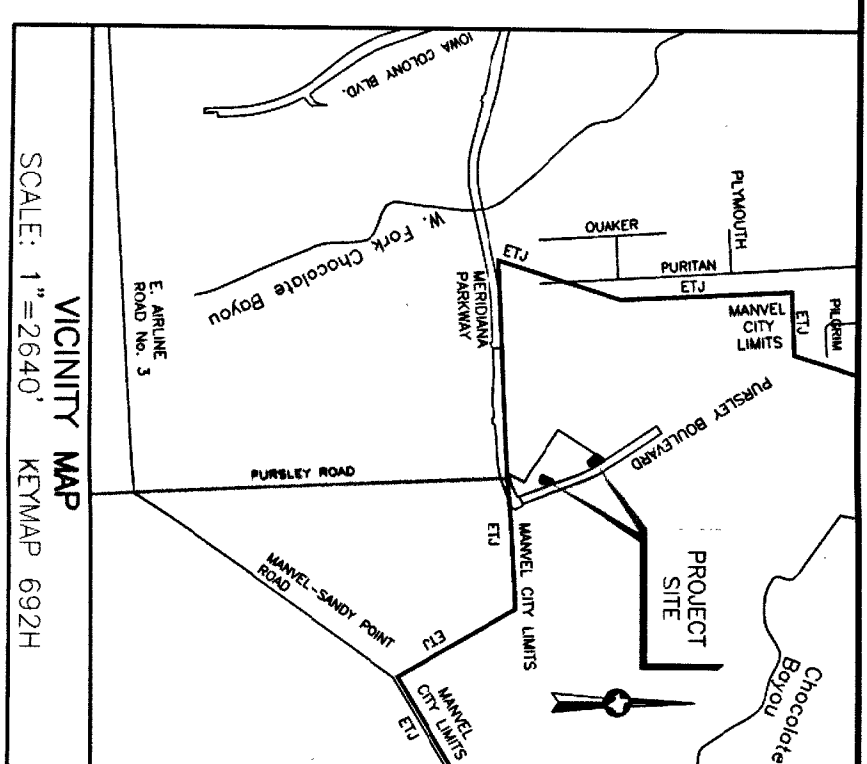
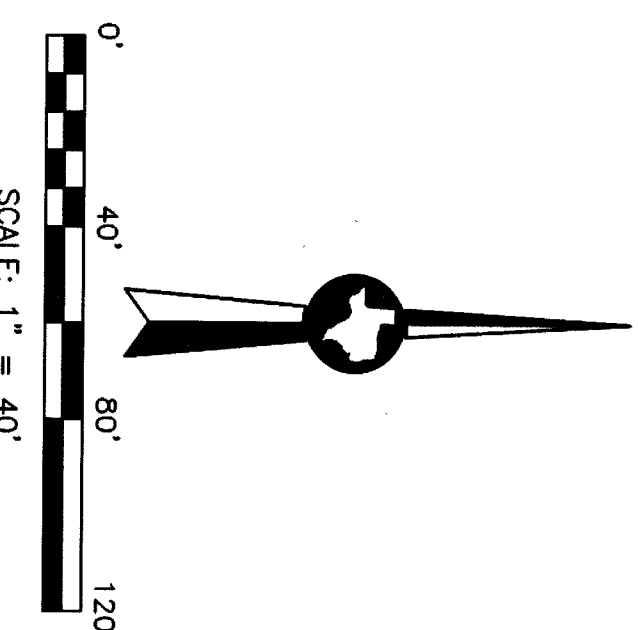


LINE TABLE	
LINE	DISTANCE
L1 N 33°20'49" E	78.57
L2 N 89°22'24" E	59.04
L3 S 14°12'20" E	29.98
L4 S 07°12'26" W	51.95

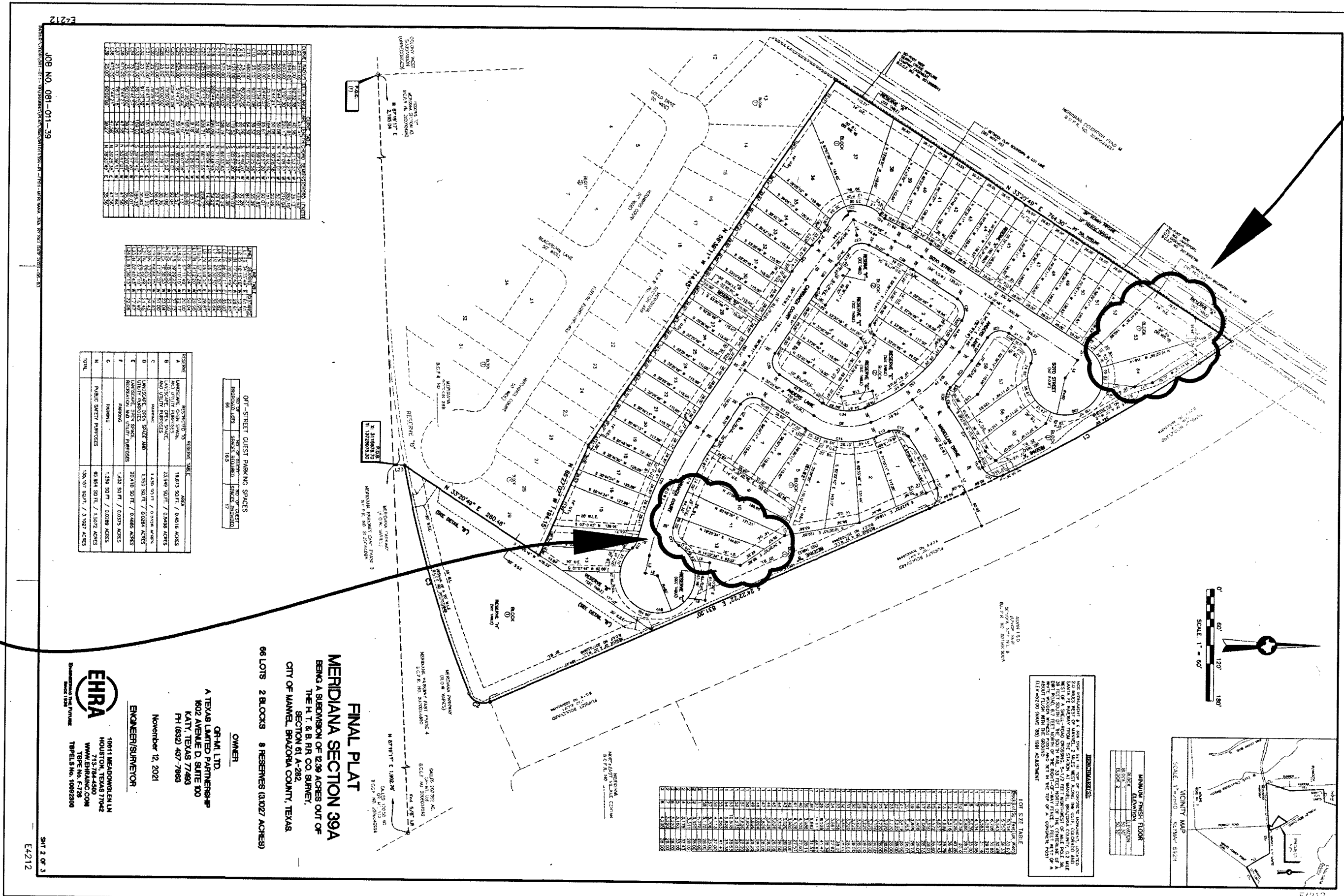
LOT SIZE TABLE			
Block	Lot	Sq. Feet	Lot Width
1	11	6,076	42.42
1	12	5,566	51.77
1	53	10,065	36.97
1	54	6,270	34.94

CURVE TABLE						
CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	11°22'21"	11.91	S 40°30'08" W	11.89	
C2	25.00'	72°42'48"	31.73	S 71°10'22" W	29.64	
C3	575.00'	6°13'40"	62.50	N 69°21'24" W	62.47	
C3	60.00'	51°57'01"	54.40	S 71°13'55" W	52.56	

MINIMUM FINISH FLOOR ELEVATION	
BLOCK	ELEVATION
BLOCK 1	50.30'
1. ELEVATION IS TO FINISH FLOOR OF CONCRETE SLAB ON GRADE. FINISH FLOOR OF CONCRETE SLAB ON GRADE IS TO BE 1" ABOVE FINISH GRADE. FINISH GRADE IS TO BE 1" ABOVE FINISH GRADE. FINISH GRADE IS TO BE 1" ABOVE FINISH GRADE.	



-AMENDING PLAT AREA



AMENDING PLAT AREA

- BRAZOS RIVER DISTRICT NO. 5:**
1. San easements (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 not detention pond or storage shown on this plat will be monitored by the property owners and/or business owners, provided that the easement is located within District #5, including, without limitation, Brazos County, Texas and Brazos County Drainage how 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 has within Brazos County Drainage District #5.
 6. The rural commercial site contains a related drainage system, which is intended to provide drainage for the site that is similar to that intended for the residential development. The drainage system consists of 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 impermeableness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent impermeableness may not be exceeded. If this percentage is to be exceeded, a rapid and/or redesign of the system may be necessary.
 8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
 9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" ID. or equal.
 10. Detention pond easements () granted to Brazos County Drainage District #5 for drainage maintenance purposes shall include a 45 foot top of bank, pond toe () and () on both other side slopes and channel bottom and 45 feet of bank on the opposite bank.
 11. Detached houses/dwelling easements are granted to Brazos County Drainage District #5 (see District Resolution No. 2007-06 & 2007-07). Access will be given and located with Brazos County Drainage District #5's lock.
 12. Prohibited use of "meat" pipe in storm water/sewer applications (See District Resolution No. 2007-05).
 13. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
 14. Poles, utility lines and other easings under any Brazos County Drainage District #5 then require approval and permitting prior to construction.
 15. All dedicated storm sewer drainage and/or access easements to be granted to Brazos County Drainage District #5 by the property owner will be noticed and recorded at the property owner's expense. Final approval granted by Brazos County Drainage District #5 Board of Commissioners.
 16. It will be the property owner's responsibility to verify if any Brazos County Drainage District #5 as stated within the recorded easement is on or cross their property. If so, the property owner will comply with the recorded easement.
 17. Project field start-up will start within 355 calendar days from date shown here. Confine and Introduction: this Section 1.5. Plat and Plan approval process, and drainage easement section 1.5. time limit for approval and Brazos County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

- GENERAL NOTES:**
1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983. South Central zone as determined by GPS measurements; the coordinates shown herein are Texas South Central Zone No. 4204 State Plane ID# Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.999672185
 2. All boundary corners for the plot shown hereon are set 3/4-inch iron rods with cap stamped "E.H.R.A. 713-784-4500," unless otherwise noted.
 3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 500-year floodplain)
 4. B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.P.R. indicates Brazoria County Plat Records.
(f) indicates Found 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencement
R indicates Rods
R.O.W. indicates Right-of-Way
S.S.F. indicates Square Feet
S.S.E. indicates Section Street Easement
S.M.S.E. indicates Storm Sewer Easement
U.E. indicates Utility Easement
W.L.E. indicates Well Line Easement
 5. The property subdivided in the foregoing plat lies in Brazoria County, The City of Manvel, Brazoria County W.U.D. No. 56, Auvim Independent School District, and Brazoria County Drainage District #5.
 6. Property within the boundaries of this plat and adjacent to any drainage easement ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, penitings, or other obstructions.
 7. The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
 8. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
 9. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or located on section 62-2, as per Manvel Ordinance Sec. 62-116(a), except for low pressure distribution system pipelines as defined in section 62-2, as per Manvel Ordinance Sec. 62-116(a).
 10. No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or created facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116(b).
 11. 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 been recorded if the plat contains a building, structure 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 sewer system has not been approved and occupied by the city. This Section applies to the placement or relocation of existing structures, related improvements, homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
 12. 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.
 13. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
 14. The Development Regulations and City Permits of the City of Manvel are required on all property.
 15. The boundary for this plat has a closure in excess of 1:15,000.
 16. Detention for this tract is to be provided within Detention Pond M of Meridiano (Meridiano Detention Reserve M).
 17. The drainage on adjacent property will not be impacted by this development.
 18. All Easements extend equivalent from either side of the property and lot lines unless otherwise noted.
 19. Plot subject to an agreement for Blomel Easement for Certain Utilities granted to CenterPoint Energy Houston Electric recorded under B.C.C.F. No. 2027084680.

MERIDIANA SECTION 39A

AMENDING PLAT NO 1

BEING A SUBDIVISION OF 0.6423 ACRES OUT OF THE
H. T. AND B. R.R. CO. SURVEY, SECTION 61, A-282,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS;
ALSO BEING AN AMENDING PLAT OF LOTS 11, 12, 53 AND
54 IN BLOCK 1 IN MERIDIANA SECTION 39A, AS RECORDED
UNDER BRAZORIA COUNTY, PLAT RECORDS 2021080365,
BRAZORIA COUNTY, TEXAS;

4 LOTS	1 BLOCK	0 RESERVES
--------	---------	------------

**PURPOSE OF AMENDING PLAT:
TO REVISE COMMON LOT LINES**

OWNERS

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

CHESMAR HOMES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
17220 KATY FREEWAY, SUITE 130
HOUSTON, TX 77094
PH (281) 850-7049

MARCH 4, 2022

ENGINEER/SURVEYOR



EHRA

10071 MEADOWGLEN LN.
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.ING.COM
TBPE No. F-726
TBPELS No. 10092300

ENGINEERING THE FUTURE
SINCE 1938

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.

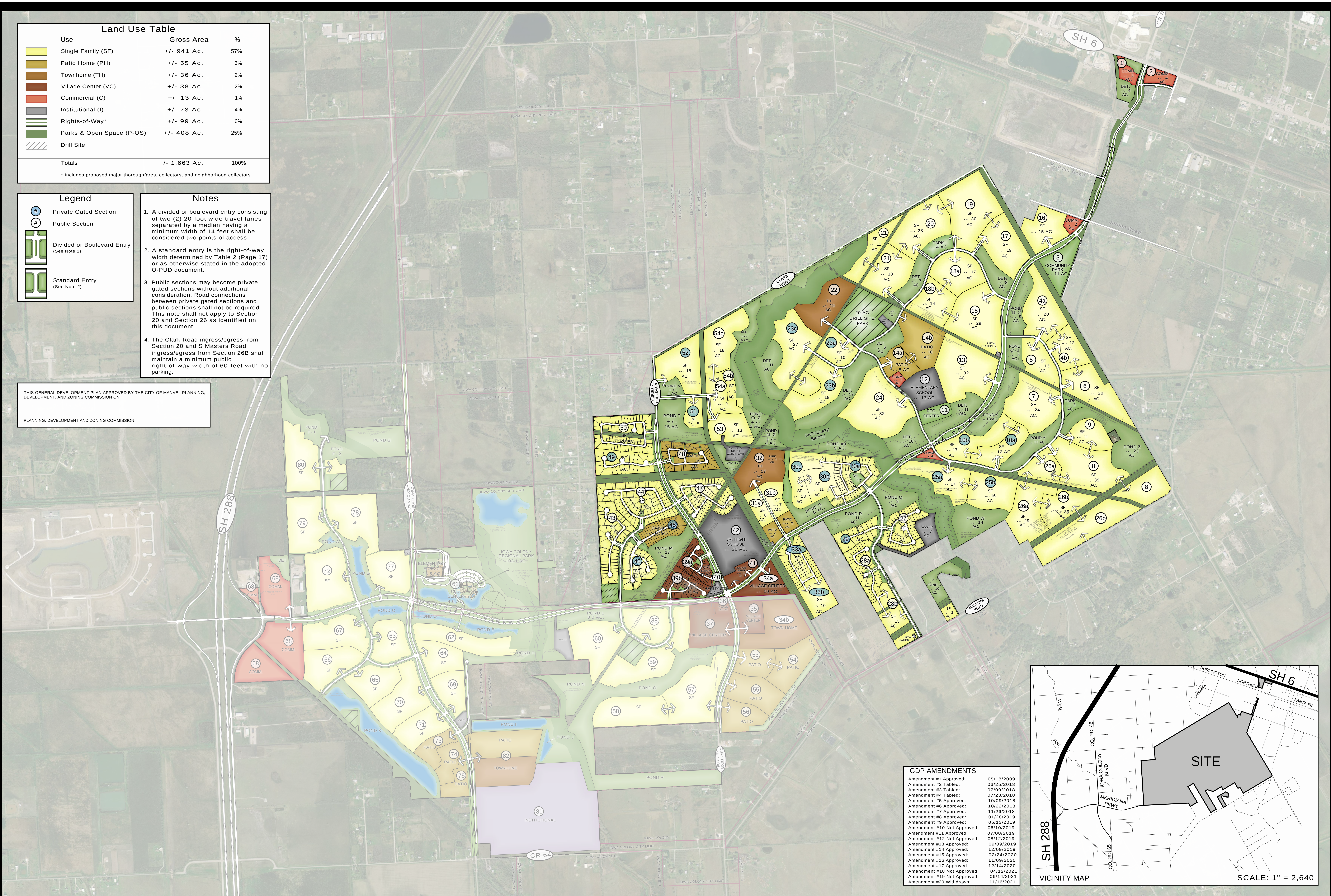
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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.

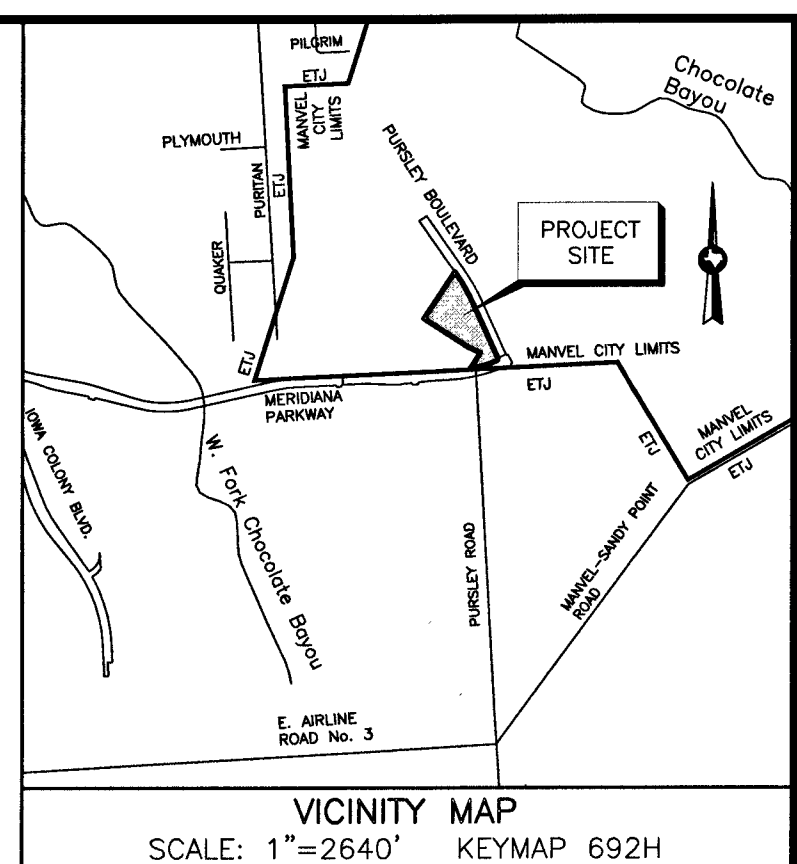
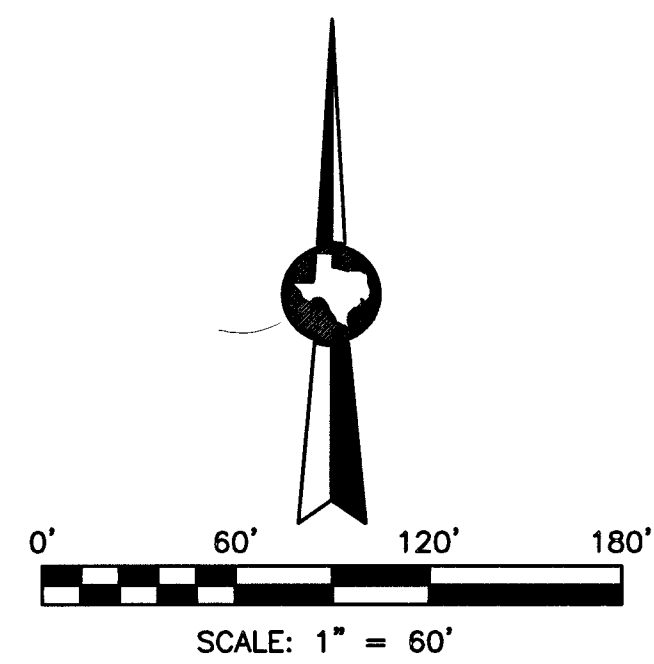
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

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





MINIMUM FINISH FLOOR ELEVATION	
BLOCK	ELEVATION
BLOCK 1	50.30
BLOCK 2	50.30

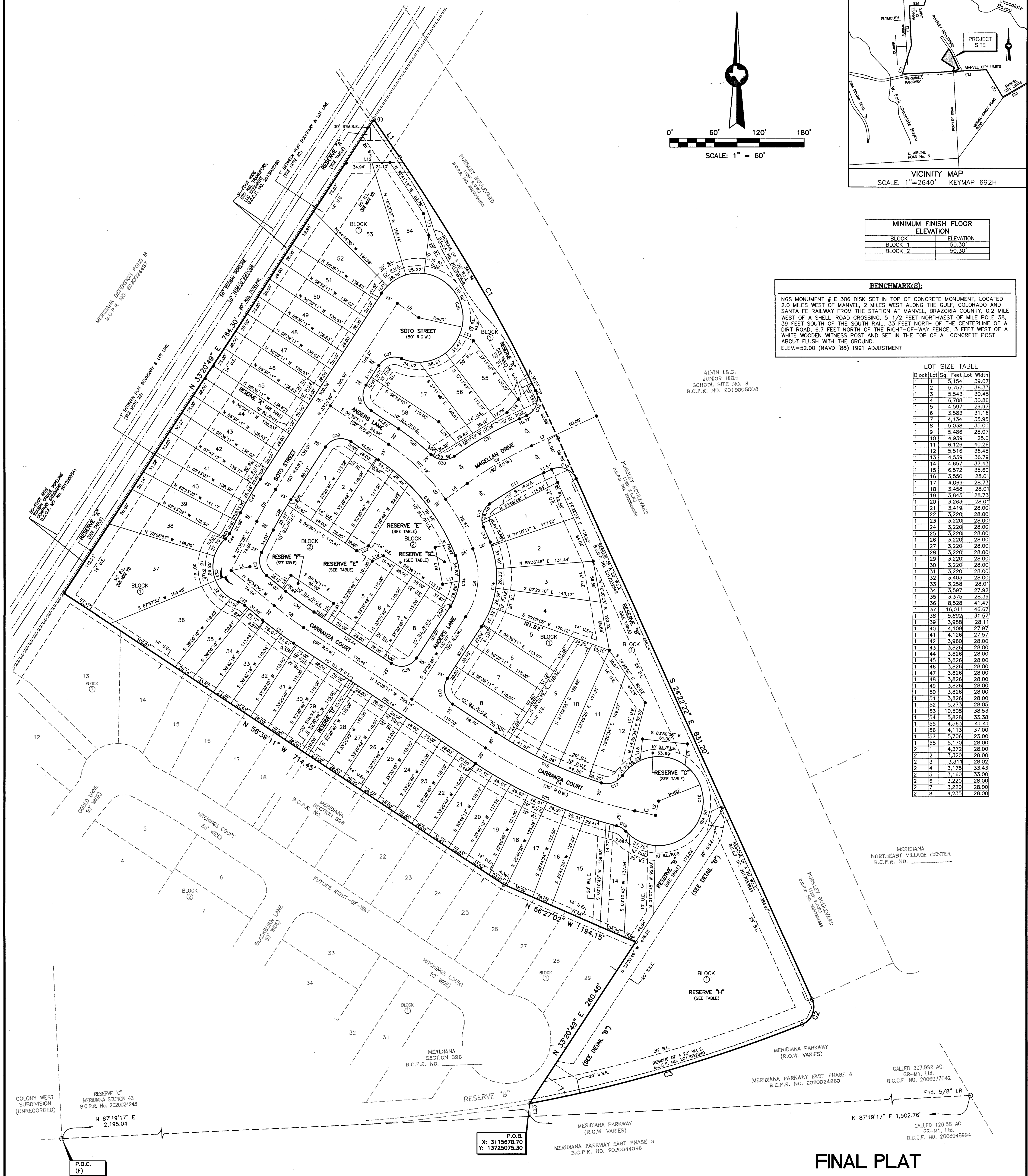
BENCHMARK(S):

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

LOT SIZE TABLE

Block	Lot	Sq. Feet	Lot Width
1	1	5,154	39.07
1	2	5,757	36.33
1	3	5,543	30.48
1	4	6,708	30.86
1	5	4,597	29.97
1	6	3,583	31.16
1	7	4,134	35.95
1	8	5,038	35.00
1	9	5,486	28.07
1	10	4,939	25.0
1	11	6,126	40.26
1	12	5,516	36.48
1	13	4,539	36.79
1	14	4,657	37.43
1	15	6,572	35.60
1	16	3,550	28.01
1	17	4,069	28.73
1	18	3,458	28.00
1	19	3,845	28.73
1	20	3,263	28.01
1	21	3,419	28.00
1	22	3,220	28.00
1	23	3,220	28.00
1	24	3,220	28.00
1	25	3,220	28.00
1	26	3,220	28.00
1	27	3,220	28.00
1	28	3,220	28.00
1	29	3,220	28.00
1	30	3,220	28.00
1	31	3,220	28.00
1	32	3,403	28.00
1	33	3,258	28.01
1	34	4,597	27.92
1	35	3,375	28.39
1	36	6,528	41.47
1	37	16,011	46.67
1	38	5,892	31.57
1	39	3,988	28.11
1	40	4,109	27.97
1	41	4,126	27.57
1	42	3,969	28.00
1	43	3,826	28.00
1	44	3,826	28.00
1	45	3,826	28.00
1	46	3,826	28.00
1	47	3,826	28.00
1	48	3,826	28.00
1	49	3,826	28.00
1	50	3,826	28.00
1	51	3,826	28.00
1	52	5,273	28.05
1	53	10,508	38.53
1	54	5,828	33.38
1	55	4,563	41.4
1	56	4,113	37.00
1	57	5,706	23.00
1	58	5,170	28.00
2	1	4,372	28.00
2	2	3,320	28.00
2	3	3,311	28.02
2	4	3,175	33.43
2	5	3,160	33.00
2	6	3,220	28.00
2	7	3,220	28.00
2	8	4,235	28.00

ALVIN L.S.D.
JUNIOR HIGH
SCHOOL SITE NO. 8
B.C.P.R. NO. 2019005008



FINAL PLAT MERIDIANA SECTION 39A

BEING A SUBDIVISION OF 12.39 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY,
SECTION 61, A-282,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

66 LOTS 2 BLOCKS 8 RESERVES (3.1027 ACRES)

OWNER

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

November 12, 2021

ENGINEER/SURVEYOR

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

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2440.00	101°13'27"	435.41	S 29°29'06" E	434.83
C2	25.00	92°32'38"	40.38	S 21°53'57" W	36.13
C3	1940.00	11°18'22"	382.81	S 73°49'27" W	382.19
C4	600.00	21°01'30"	220.17	N 67°09'57" W	218.94
C5	500.00	5°44'21"	50.08	N 30°28'38" E	50.08
C6	500.00	5°44'21"	50.08	N 30°28'38" E	50.08
C7	300.00	35°13'03"	184.40	S 39°02'40" E	181.51
C8	100.00	54°46'57"	95.61	S 05°57'20" W	92.01
C9	500.00	11°13'43"	101.02	N 59°43'13" E	100.85
C10	25.00	90°07'08"	39.32	N 69°25'56" W	35.39
C11	460.00	10°30'42"	84.39	S 60°15'09" W	84.27
C12	25.00	80°20'56"	35.08	S 14°49'20" W	32.28
C13	325.00	3°55'00"	22.22	S 23°23'38" E	22.21
C14	125.00	54°46'57"	119.52	S 05°57'20" W	115.02
C15	25.00	90°00'00"	39.27	S 11°39'11" E	35.36
C16	575.00	15°49'03"	158.74	S 64°33'43" E	158.24
C17	25.00	72°42'48"	31.73	N 71°10'22" E	29.64
C18	60.00	28°44'20"	296.08	S 03°48'53" E	74.92
C19	25.00	33°25'57"	14.59	N 59°09'41" W	14.38
C20	665.00	19°13'28"	208.71	N 66°15'55" W	208.72
C21	525.00	5°44'21"	52.59	N 53°47'01" W	52.57
C22	25.00	21°02'22"	9.18	N 61°26'01" W	9.13
C23	50.00	120°36'02"	105.24	N 11°39'11" W	86.86
C24	25.00	21°02'22"	9.18	N 38°07'59" E	9.13
C25	525.00	5°44'21"	52.59	N 30°28'38" E	52.57
C26	60.00	28°44'20"	272.10	S 16°44'07" E	92.04
C27	25.00	79°50'09"	34.83	S 73°15'53" W	32.08
C28	25.00	90°00'00"	39.27	S 11°39'11" E	35.36
C29	325.00	9°53'33"	56.11	S 51°42'25" E	56.04
C30	25.00	79°50'09"	34.25	S 86°00'11" E	31.63
C31	540.00	10°45'14"	101.35	N 60°07'53" E	101.20
C32	25.00	91°32'32"	39.94	N 19°44'14" E	35.83
C33	275.00	35°13'03"	169.03	S 39°02'40" E	166.38
C34	75.00	54°46'57"	71.71	S 05°57'20" W	69.01
C35	25.00	90°00'00"	39.27	S 78°20'49" W	35.36
C36	475.00	5°44'21"	47.58	N 53°47'01" W	47.56
C37	25.00	79°51'18"	34.26	N 11°39'11" W	31.64
C38	475.00	5°44'21"	47.58	N 30°28'38" E	47.56
C39	25.00	90°00'00"	39.27	N 78°20'49" E	35.36

LINE	BEARING	DISTANCE
L1	S 34°35'49" E	61.61
L2	S 12°19'18" W	19.75
L3	N 77°40'42" W	28.61
L4	N 78°20'49" E	25.83
L5	S 56°39'11" E	35.00
L6	N 53°55'57" E	35.82
L7	N 65°30'30" E	36.64
L8	N 06°09'57" E	29.29
L9	N 06°09'57" E	28.87
L10	N 07°12'28" E	51.95
L11	N 14°12'20" W	28.98
L12	S 89°22'24" W	59.04
L13	S 67°11'49" E	20.00
L14	S 41°10'15" W	22.77
L15	S 39°29'22" E	37.73
L16	S 78°38'53" W	21.50
L17	S 78°38'53" W	23.04
L18	N 11°21'07" W	51.00
L19	S 64°44'35" W	16.40
L20	S 32°20'49" E	24.43
L21	N 33°20'49" E	21.45
L22	N 67°32'10" W	16.92
L23	N 02°40'43" W	17.67
L24	S 61°36'13" E	22.06

OFF-STREET GUEST PARKING SPACES

NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
66	16.5	17

RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	19,673 SQ.FT. / 0.4516 ACRES
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	23,949 SQ.FT. / 0.5498 ACRES
C	PARKING	1,430 SQ.FT. / 0.0328 ACRES
D	LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES	1,150 SQ.FT. / 0.0264 ACRES
E	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	20,410 SQ.FT. / 0.4685 ACRES
F	PARKING	1,632 SQ.FT. / 0.0375 ACRES
G	PARKING	1,259 SQ.FT. / 0.0289 ACRES
H	PUBLIC SAFETY PURPOSES	65,654 SQ.FT. / 1.5072 ACRES
TOTAL		135,157 SQ.FT. / 3.1027 ACRES

STATE OF TEXAS: I
COUNTY OF BRAZORIA: I

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Section 39A, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 39A 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 2nd day of June, 2021.

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

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

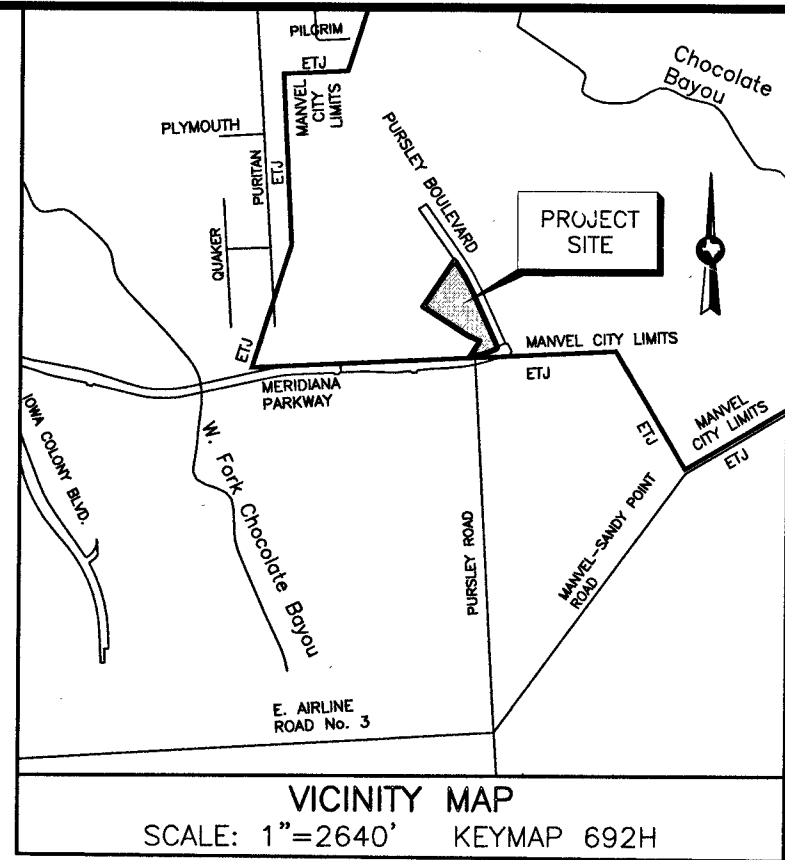
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E. 5/13/21 Date
President
Kerry L. Osburn 5/13/21 Date
Vice President

Mark Roller 5/13/21 Date
Secretary/Treasurer
Jarrod D. Aden, P.E., C.F.M. 5/13/21 Date
District Engineer

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

BCDD 5 ID# B190005



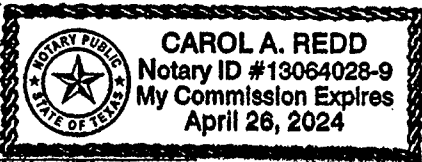
BENCHMARK(S):

NGS MONUMENT # E 308 DISK FOUND IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '86) 1991 ADJUSTMENT

STATE OF TEXAS: I
COUNTY OF HARRIS: I

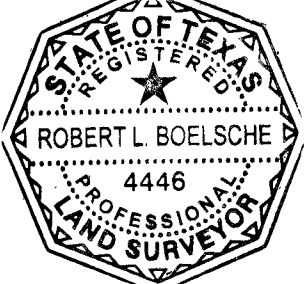
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and 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 2nd day of June, 2021.



Notary Public in and for the
State of Texas
My Notary Commission Expires 4-26-2024

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



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 39A 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 1st day of December, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA SECTION 39A 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 1st day of December, 2021.

City Council

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 39A
12.39 ACRES
H. T. & B. R.R. CO. SURVEY, SECTION 61, A-282
BRAZORIA COUNTY, TEXAS

A 12.39 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. CO. SURVEY, SECTION NO. 61, A-282, BRAZORIA COUNTY, TEXAS, BEING OUT THAT CERTAIN TRACT CONVEYED TO GR-M1, LTD. CALLED 207.892 ACRES BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. (B.C.C.F. No.) 2006037042; SAID 12.39 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

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

THENCE, North 87°19'17" East, along the southerly line of said 207.892 acre tract for a distance of 2,195.04 feet to a point for corner, from which a 5/8-inch iron rod marking the southeasterly corner of said 207.892 acre tract bears N 87°19'17" E, a distance of 1,902.76 feet;

THENCE, North 02°40'43" West, for a distance of 17.67 feet to the POINT OF BEGINNING of the herein described tract;

- 1) THENCE, North 33°20'49" East, for a distance of 260.46 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 2) THENCE, North 66°27'02" West, for a distance of 194.15 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 3) THENCE, North 56°39'11" West, for a distance of 714.45 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the southeasterly line of Meridiana Detention Pond M a plat as recorded under Brazoria County Plat Records No. (B.C.P.R. No.) 2020024437;
- 4) THENCE, North 33°20'49" East, along the southeasterly line of said Meridiana Detention Pond M, for a distance of 784.30 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the common corner of Meridiana Detention Pond M and Pursley Boulevard (120 foot wide) a plat as recorded under B.C.P.R. No. 2020024856;
- 5) THENCE, South 34°35'49" East, along the southwesterly right-of-way line of said Pursley Boulevard, for a distance of 61.61 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the right;
- 6) THENCE, continuing along the southwesterly right-of-way line of said Pursley Boulevard, in a southeasterly direction along the arc of said curve to the right having a radius of 2,440.00 feet, a central angle of 10°13'27", an arc length of 435.41 feet, and a chord bearing of South 29°29'06" East, for a distance of 434.83 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 7) THENCE, South 24°22'22" East, continuing along the southwesterly right-of-way line of said Pursley Boulevard for a distance of 831.20 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the right in the northerly right-of-way line of Meridiana Parkway East (variable width) a plat as recorded under B.C.P.R. No. 2020024860;
- 8) THENCE, along the northerly right-of-way line of said Meridiana Parkway East, in a southwesterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 92°32'38", an arc length of 40.38 feet, and a chord bearing of South 21°53'57" West, for a distance of 36.13 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for compound curve to the right;
- 9) THENCE, continuing along the northerly right-of-way line of said Meridiana Parkway East, in a southwesterly direction along the arc of said compound curve to the right having a radius of 1,940.00 feet, a central angle of 11°18'22", an arc length of 382.81 feet, and a chord bearing of South 73°49'27" West, for a distance of 382.19 feet to the POINT OF BEGINNING and containing 12.39 acres of land.

FINAL PLAT
MERIDIANA SECTION 39A
BEING A SUBDIVISION OF 12.39 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY,
SECTION 61, A-282,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

66 LOTS 2 BLOCKS 8 RESERVES (3.1027 ACRES)

OWNER

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

November 12, 2021

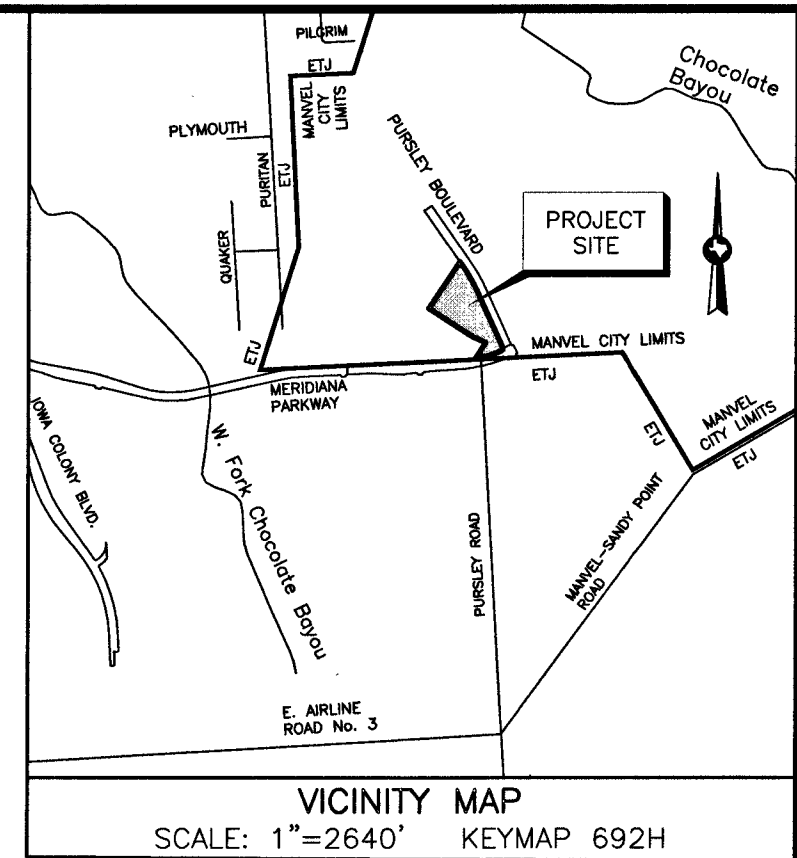
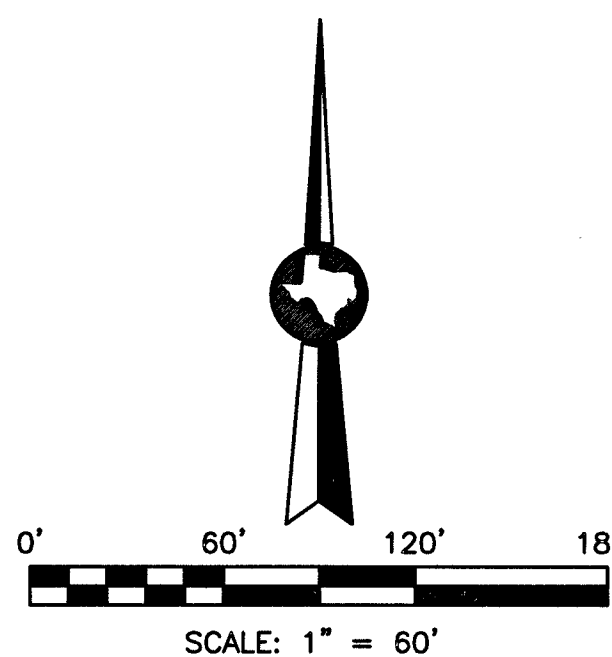
ENGINEER/SURVEYOR



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

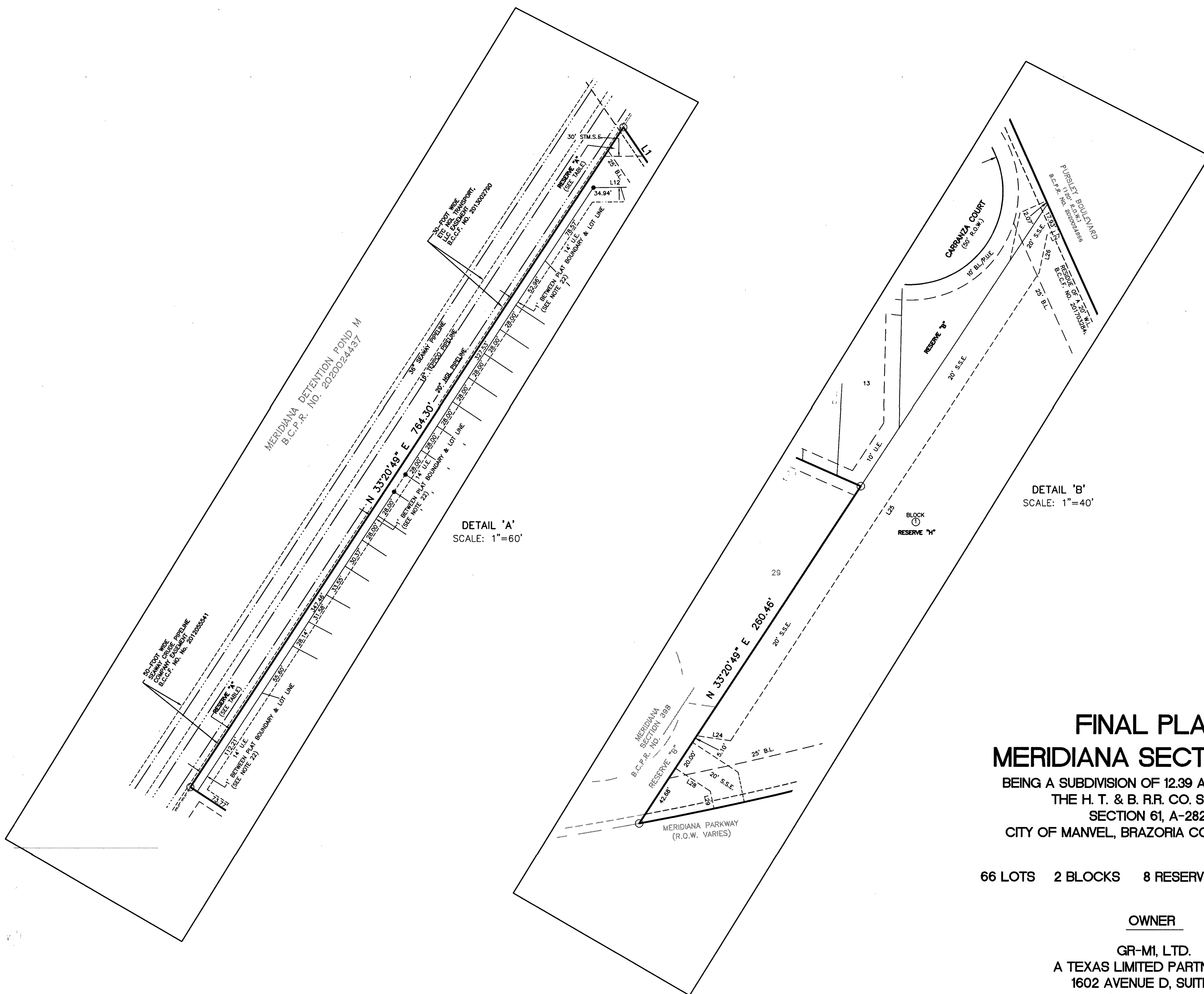
GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plat shown hereon are set 3/4-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803900110K, dated December 30, 2020, this property lies within unshaded "Zone X" (areas determined to be outside of 500-year floodplain).
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
(F) indicates Found 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
R indicates Radius
R.O.W. indicates Right-Of-Way
SQ. FT. indicates Square Feet
S.S.E. indicates Sanitary Sewer Easement
S.T.M.S.E. indicates Storm Sewer Easement
U.E. indicates Utility Easement
W.L.E. indicates Water Line Easement
— indicates Change of Street Name.
- 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 shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- Pipelines that cross this subdivision are being shown hereon.
- There is 0.47 acres of unencumbered open space within Reserve "E" 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 Pond M of Meridiana (Meridiana Detention Reserve M).
- The drainage on adjacent property will not be impacted by this development.
- Reserve "A" extends along the entirety of the northwest boundary of this plat. This portion of Reserve "A" is a 1' wide buffer between the plot boundary and the back lot lines of Lots 37-53, Block 1.
- All Easements extend equidistant from either side of the property and lot lines unless otherwise noted.



BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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



FINAL PLAT
MERIDIANA SECTION 39A
BEING A SUBDIVISION OF 12.39 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY,
SECTION 61, A-282,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

66 LOTS 2 BLOCKS 8 RESERVES (3.1027 ACRES)

OWNER

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

November 12, 2021

ENGINEER/SURVEYOR



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

2021080365 Conformed Copy
Brazoria County - Joyce Hudson, County Clerk
12/07/2021 01:38 PM
Total Pages: 3
Fee: \$23.00

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
February 28, 2022

NOTICE IS HEREBY GIVEN
7:00 P.M.
MINUTES 2/28/2022

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

PDZ Member Dorothy Wynne called the meeting of the PDZ to order at 7:03 p.m.
Those in attendance were:

Present: Kyle Marasckin
Alina Rogers
Dorothy Wynne
Ryan Miller
Muhammed Alam

Absent: Christy Kennard
Christine Diaz

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

Swearing in of Board Members

Position #5 - Christy Kennard
Position #6 - Dorothy Wynne

Position #7 - Muhammed Alam

Board members Dorothy Wynne and Muhammed Alam were sworn in by Tammy Bell, City Secretary.

Pledge

Citizen Comments: "Comment Card" Required

None.

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.

Opened at 7:05 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Closed at 7:06 p.m.

Consent PDZ

- 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.

PDZ Member Alina Rogers made the motion to approve the Consent Agenda. PDZ Member Ryan Miller seconded the motion. (Consent Agenda item E is approved at the authority of PD&Z and does not go to City Council.)

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

No: None

Absent: Christy Kennard, Christine Diaz

Abstained: None

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.

PDZ Member Ryan Miller made the motion to approve. PDZ Member Alina Rogers seconded the motion.

The motion FAILED with a vote: 0/5

Yes: None

No: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

Absent: Christy Kennard, Christine Diaz

Abstained: None

- 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.

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

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

No: None

Absent: Christy Kennard, Christine Diaz

Abstained: None

- 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.

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member Alina Rogers seconded the motion. (Agenda item C is approved at the authority of PD&Z and does not go to City Council.)

The motion FAILED with a vote: 0/5

Yes: None

No: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

Absent: Christy Kennard, Christine Diaz

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 Kyle Marasckin made the motion to approve. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

No: None

Absent: Christy Kennard, Christine Diaz

Abstained: None

- 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.

PDZ Member Muhammed Alam made the motion to appoint Dorothy Wynne as Chair, Ryan Miller as Vice-Chair, and Alina Rogers as Secretary. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

No: None

Absent: Christy Kennard, Christine Diaz

Abstained: None

- H. Consideration and possible action to approve excused committee member absences.

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

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

No: None

Absent: Christy Kennard, Christine Diaz

Abstained: None

Adjourn

PDZ Member Ryan Miller made the motion to adjourn. PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

No: None

Absent: Christy Kennard, Christine Diaz

Abstained: None

The meeting adjourned at 8:20 p.m.

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

ORDINANCE NO. 2022-O-09

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF 60' CITY RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 0.913 ACRES OF LAND, BEING THE UNIMPROVED PORTION OF OLEANDER STREET LOCATED BETWEEN LEWIS LANE (IMPROVED) AND CANAAN ROAD (UNIMPROVED), IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, Alvin Independent School District has petitioned the City of Manvel, Texas, to vacate, abandon, and close right of way known as approximately 0.913 acres of land, being the unimproved portion of Oleander Street located between Lewis Lane (improved) and Canaan Road (unimproved) in the City of Manvel, Brazoria County, Texas; and

WHEREAS, Applicant has submitted the necessary application and information and fees to the City to review the request for abandonment, said application attached hereto as Exhibit A;

WHEREAS, the City Council has determined that such public right-of-way is no longer necessary for public convenience and necessity and should be vacated, abandoned, and closed, and any interest in said right of way released; now, therefore;

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

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The City Council of the City of Manvel, Texas, hereby finds and determines that public convenience and necessity no longer require the continued existence of city right-of-way consisting of 0.913 acres of land, being the unimproved portion of Oleander Street located between Lewis Lane (improved) and Canaan Road (unimproved) in the City of Manvel, Brazoria County, Texas, said right-of-way located in the H.T. & B.R.R. Co. Survey, Abstract Number 283 and the M.V. O'Donnell Survey, Abstract No. 470, Brazoria County, Texas. Said 0.913 acre tract is portion of Oleander Street (60' foot improved right-of-way) as dedicated in the Dr. A.A. Luther Subdivision, a subdivision of record in Volume 1, Page 71, Brazoria County Plat Records, Brazoria County, Texas, and being more particularly described by metes and bounds, and shown by map, in the application attached as Exhibit A, attached hereto and incorporated herein.

Section 3. The right-of-way is hereby vacated, abandoned, and closed, and any public right of way interest therein is released.

Section 4. This abandonment is subject to, and contingent upon, payment of all fees and consideration (as determined by the appraisal commissioned in connection with this abandonment request, as may be modified by city council) by the Applicant, as well as fulfillment of all other requirements of state law, city ordinances, and the City's abandonment policy.

Section 5. Upon satisfaction of the above, the Mayor and City Secretary are hereby authorized to execute and attest, respectively, a quitclaim deed, conveying the respective abandoned right of way interests to the abutting property owner(s).

Section 6. Repealer. All ordinances or parts of ordinances, or resolutions, official or unofficial policies, or practices inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

Section 7. Severability. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2022.

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

City of Manvel
20025 Hwy 6 * Manvel, TX 77578
Phone 281-489-0630 Fax 281-489-0634

**Application for Abandonment, Vacation, Closing and Relocation
of Streets, Alleys, Rights-of-Way and Easements**

Fees: \$1000.00 (to be paid after staff determines if the request is feasible)

Date 12/08/2021

Name of property owner: (Proof of ownership must be provided)

Alvin Independent School District

Address: 301 East House Street, Alvin, Texas 77511 Phone# 281-388-1130

Reason and intent for requested action:

To abandon a portion of unimproved Oleander Street, which lies between Lewis Lane (improved) and
Canaan Road (unimproved) and to expand the Alvin ISD Booth Agriculture Facility. Alvin ISD owns
the property directly adjacent to and on both sides of said Oleander Street and currently operates an
Agricultural Student Center on the property.

Entire limits and extent of the property to be abandoned, vacated, closed or relocated:

The unimproved portion of Oleander Street is located between outlots 98 and 99 of Dr. A.A. Luther
subdivision recorded in Volume 1, page 71&72 of the Brazoria County Plat Records. Said portion of
Oleander as dedicated to the public as a sixty (60') foot Right -of- Way per said DR. A.A. Luther
Subdivision and lies between Lewis Lane on the North and Canaan Road on the South.



Signature of Applicant

John Camarillo - Platting Coordinator
Miller Survey Group
(713) 413-1900

County: Brazoria County
Project: Alvin ISD Booth Ag Center
M&B No. 211372
MSG Job No. 4333-DS

FIELD NOTES FOR A 0.913 ACRE TRACT

Being a tract of land containing 0.913 acres (39,755 square feet) located in the H.T. & B.R.R. Co. Survey, Abstract Number (No.) 283 and the M.V. O'Donnell Survey, Abstract No. 470, Brazoria County, Texas; said 0.913 acre tract being a portion of Oleander Street (60 feet unimproved right-of-way (R.O.W.) as dedicated in Dr. A.A. Luther Subdivision, a subdivision of record in Volume (Vol.) 1, Page (Pg.) 71, Brazoria County Plat Records (B.C.P.R.); said 0.913 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System of 1983 (NAD83), South Central Zone No. 4204, per GPS observations. The herein shown coordinates are grid coordinates and may be brought to surface by dividing by the combined scale factor: 0.999867723615. All distances are surface.):

BEGINNING at a 5/8-inch iron rod with a cap stamped "West Belt" found (grid coordinates X: 3,129,775.97, Y: 13,736,650.50) at the southeast intersection of Lewis Lane (a.k.a. County Road 543, width varies per said Dr. A.A. Luther Subdivision and the amended plat of Manvel Meadows, a subdivision of record in Plat No. 2014011633, B.C.P.R.), and said Oleander Street, same being the northwest corner of Outlot 98 of said Dr. A.A. Luther Subdivision, being a called 10.02 acre tract (Tract 2) of record in the name of Alvin Independent School District in Vol. 1400, Pg. 360, Brazoria County Deed Records (B.C.D.R.), for the northeast corner of the herein described tract, from which a 1/2-inch iron rod found at the northeast corner of said 10.02 acre tract bears, South 70 degrees 23 minutes 37 seconds East, a distance of 659.86 feet (grid coordinates X: 3,130,392.52, Y: 13,736,436.30);

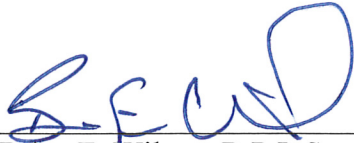
THENCE, with the line common to the southeast R.O.W. line of said Oleander Street and the northwest line of said Outlot 98, South 19 degrees 39 minutes 41 seconds West, a distance of 662.55 feet to a 1/2-inch iron rod found at the northeast intersection of Canaan Road (60 feet wide per Dr. A.A. Luther Subdivision) and said Oleander Street, same being the southwest corner of said Outlot 98, for the southeast corner of the herein described tract;

THENCE, with the projection of the northeast R.O.W. line of said Canaan Road across said Oleander Street, North 70 degrees 26 minutes 55 seconds West, a distance of 60.00 feet to a 5/8-inch iron rod with a cap stamped "West Belt" found at the northwest intersection of said Canaan Road and said Oleander Street, same being the southeast corner of Outlot 99 of said Dr. A.A. Luther Subdivision, being a called 10.00 acre tract of record in the name of Alvin Independent School District in Brazoria County Clerk's File (B.C.C.F.) No. 90838-200, for the southwest corner of the herein described tract;

THENCE, with the line common to the northwest R.O.W. line of said Oleander Street and the southeast line of said Outlot 99, North 19 degrees 39 minutes 41 seconds East, a distance of 662.60 feet to a 5/8-inch iron rod with a cap stamped "West Belt" found at the southwest intersection of said Lewis Lane and said Oleander Street, same being the northeast corner of said Outlot 99, for the northwest corner of the herein described tract;

THENCE, with the projection of the southwest R.O.W. line of said Lewis Lane across said Oleander Street, South 70 degrees 23 minutes 37 seconds East, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 0.913 acres (39,755 square feet) of land.

An Exhibit has been prepared by Miller Survey Group and accompanies this description.



Brian E. Wilson, R.P.L.S.
Texas Registration No. 5745



Miller Survey Group

Texas Firm Reg. No. 10047100

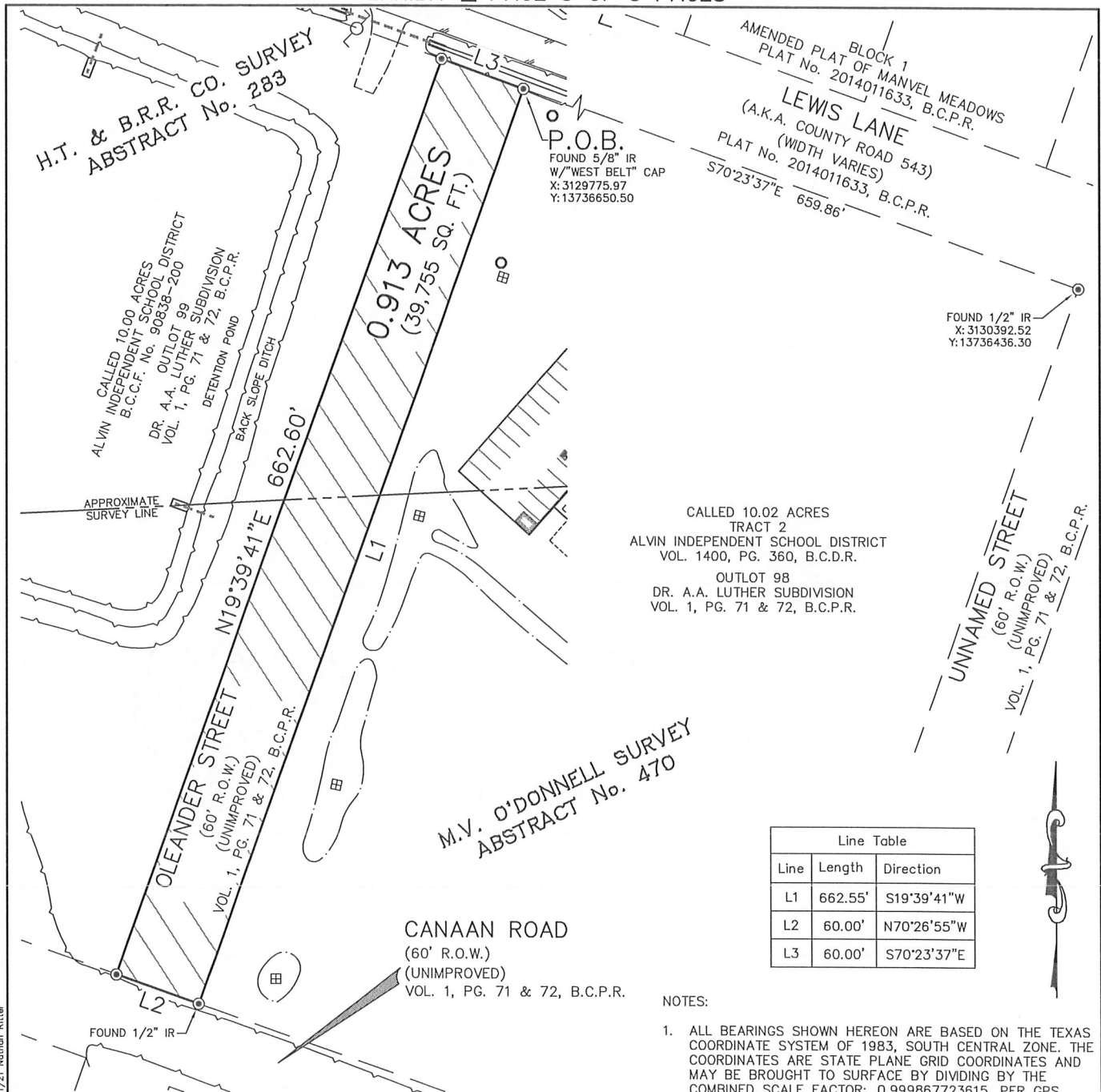
www.millersurvey.com

Ph: (713) 413-1900

M&B No. 211372

Dwg No. 4333-EXH1

Date: December 1, 2021



CALLLED 10.02 ACRES
TRACT 2
ALVIN INDEPENDENT SCHOOL DISTRICT
VOL. 1400, PG. 360, B.C.D.R.

OUTLOT 98
DR. A.A. LUTHER SUBDIVISION
VOL. 1, PG. 71 & 72, B.C.P.R.

Line Table		
Line	Length	Direction
L1	662.55'	S19°39'41"W
L2	60.00'	N70°26'55"W
L3	60.00'	S70°23'37"E

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. THE COORDINATES ARE STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE COMBINED SCALE FACTOR: 0.999867723615, PER GPS OBSERVATIONS. ALL DISTANCES ARE SURFACE.

- A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY MILLER SURVEY GROUP AND ACCOMPANIES THIS EXHIBIT.

LEGEND

B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.M.R. = BRAZORIA COUNTY MAP RECORDS
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
FND = FOUND
No. = NUMBER
IR = IRON ROD
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
S.F. = SQUARE FEET
PG. = PAGE
VOL. = VOLUME

- = FOUND 5/8-INCH IRON ROD
WITH "WEST BELT" CAP
(UNLESS OTHERWISE NOTED)
- = ANGLE POINT

EXHIBIT

BEING A 0.913 ACRE TRACT LOCATED IN
THE H.T. & B.R.R. CO. SURVEY, A-283 &
M.V. O'DONNELL SURVEY, A-470 IN
BRAZORIA COUNTY, TEXAS

MILLER
SURVEY*GROUP

www.millersurvey.com
1760 WEST SAM HOUSTON PARKWAY NORTH HOUSTON, TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944
TEXAS FIRM REGISTRATION No. 10047100

JOB No.: 4333-DS	SCALE: 1"= 100'	DATE: 12/01/2021	FIELD BOOK: N/A
DWG. No.: 4333-EXH1	DRAWN BY: NPR	CHK. BY: BEW	M&B No.: 211372

28644

90838 200

2250

Prepared by the State Bar of Texas for use by lawyers only.

Revised 10-85.

© 1985 by the State Bar of Texas

QUITCLAIM DEED

Date:

Grantor: Elizabeth F. Deck Smith, a single woman

Grantor's Mailing Address (including county):

Grantee: Alvin Independent School District

Grantee's Mailing Address (including county):

605 West House
Alvin, Texas 77511
Brazoria County

Consideration:

The sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration

Property (including any improvements):

10 acres, more or less, Manvel Out-lot No. 99, out of H.T. & B. RR. Survey, Abstract 283 and M. V. O'Donnell Survey, Abstract 479, City of Manvel, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 3, Page 140, Plat Records, Brazoria County, Texas.

Reservations from Conveyance:

This is a conveyance of the surface fee rights only in and to the above-described property and there is not intended hereby a conveyance of any oil, gas or other minerals in, on or under or that may be produced from the above-described property.

For the consideration Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the property, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Neither Grantor nor Grantor's heirs, executors, administrators, successors, or assigns shall have, claim, or demand any right or title to the property or any part of it, except as to the reservations from conveyance set forth above.

When the context requires, singular nouns and pronouns include the plural.

90838 201

EXECUTED this the 7th day of September, 1990.

Elizabeth F. Deck Smith
ELIZABETH F. DECK SMITH

1990 2481 10/10/90
28644
3.00 11
3.00 11
AC#
3.00 11
10/10/90

(Acknowledgment)

STATE OF ~~TEXAS~~ Ohio
COUNTY OF Summit

This instrument was acknowledged before me on the 7th day of September, 1990
by Elizabeth F. Deck Smith

Gerald L. Davis
Notary Public, State of ~~TEXAS~~ Ohio
Notary's name (printed): Gerald L. Davis
Notary's commission expires:

(Corporate Acknowledgment)

GERALD L. DAVIS, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date.
Section 147.03 R.C.

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____ of _____
a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

FILED FOR RECORD

AFTER RECORDING RETURN TO:

VINSON & ELKINS
2904 First City Tower
1001 Fannin
Houston, Texas 77002-6760

OCT 9 4 23 PM '90

Dolly B. Bailey
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

PREPARED IN THE LAW OFFICE OF:

VINSON & ELKINS
2904 First City Tower
1001 Fannin
Houston, Texas 77002-6760

STATE OF TEXAS
COUNTY OF BRAZORIA
I, Dolly B. Bailey, Clerk of the County Court, do hereby certify that this instrument was FILED FOR RECORD in the County Clerk's Office and page of the OFFICIAL RECORDS on the 9th day of October, 1990.
Dolly B. Bailey
County Clerk of Brazoria County, Texas

17142

THE STATE OF TEXAS
COUNTY OF BRAZORIA

X

X

KNOW ALL MEN BY THESE PRESENTS:

That, E. C. PETERS and wife, MARJORIE PETERS, of the County of Brazoria, State of Texas, hereinafter called Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) cash, and other good and valuable consideration, to us in hand paid by ALVIN INDEPENDENT SCHOOL DISTRICT, hereinafter called Grantee, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto ALVIN INDEPENDENT SCHOOL DISTRICT, of Alvin, County of Brazoria, State of Texas, the following described lot, tract and parcel of land, situated in Brazoria County, Texas, to-wit:

TRACT I:

14.46 acres of land, being a part of Outlots 110 and 111 of the Dr. A. A. Luther Subdivision of the Town of Manvel, Brazoria County, Texas, according to the plat of record in Volume 1, pages 71 and 72, Plat Records of Brazoria County, Texas, and being more particularly described as follows: BEGINNING at an iron rod marking the most southerly corner of Outlot 111 of the aforementioned subdivision; THENCE North 22 deg. 48 min. 42 sec. East along the northeast line of Outlot 111, a distance of 762.0 feet to an iron rod for corner; THENCE North 67 deg. 19 min. 18 sec. West a distance of 979.46 feet to an iron rod for corner; THENCE South 22 deg. 48 min. 42 sec. West, at 160.4 feet set an iron rod for reference corner and continue for a total distance of 185.4 feet to a point for corner in the centerline of a drainage ditch; THENCE South 12 deg. 12 min. 18 sec. East along the centerline of said drainage ditch a distance of 702.9 feet to a point for corner in the southwest line of the aforementioned Outlot 111; THENCE South 67 deg. 19 min. 18 sec. East, at 17.5 feet pass an iron rod set for reference corner and continue for a total distance of 576.18 feet to the PLACE OF BEGINNING and containing 14.46 acres of land.

TRACT II:

10.02 acres of land, being all of Outlot 98 of the Dr. A. A. Luther Subdivision of the Town of Manvel, Brazoria County, Texas, according to the plat of record in Volume 1, pages 71 and 72, Plat Records of Brazoria County, Texas, and being more particularly described as follows: BEGINNING at an iron rod marking the most southerly corner of Outlot 98; THENCE North 67 deg. 19 min. 18 sec. West along the southwest line of Outlot 98 a distance of 660.0 feet to an iron rod for corner; THENCE North 22 deg. 48 min. 42 sec. East a distance of 661.3 feet to an iron rod marking the most northerly corner of Outlot 98; THENCE South 67 deg. 19 min. 18 sec. East a distance of 660.0 feet to an iron rod for corner; THENCE South 22 deg. 48 min. 42 sec. West a distance of 661.3 feet to the PLACE OF BEGINNING and containing 10.02 acres of land.

202-063429

BLUE-2-4
GREEN-4-6
YELLOW-6-3

MARIE JANKO
2737 MASTERS
DRIVE

LC

NAJI MOHAMMAD
21902 GUADALUPE

DEED

VOL 1400 PAGE 361

THIS CONVEYANCE is made subject to the following:

TRACT I subject to a right of way easement in favor of Brazoria County Drainage District #3, recorded in Volume 786, page 326, Deed Records of Brazoria County, Texas, and that portion of TRACT I located in Outlot 110 subject to a prior reservation of all the oil, gas and other minerals by predecessors in title; TRACT II subject to a prior reservation of a 1/32nd non-participating royalty interest conveyed by instrument recorded in Volume 302, page 64, Deed Records of Brazoria County, Texas; and both TRACTS I and II subject to an oil, gas and mineral lease dated June 5, 1977, executed by Grantors herein to Murff F. Bledsoe, III, recorded in Volume 1350, page 280, Deed Records of Brazoria County, Texas, for a five year term, corrected and refiled in Volume 1356, page 358, Deed Records of Brazoria County, Texas, and assigned to Mesa Petroleum Company by instrument recorded in Volume 1354, page 474, Deed Records of Brazoria County, Texas, and amended by instrument dated May 3, 1978, recorded in Volume 1396, page 610, Deed Records of Brazoria County, Texas.

Grantors herein hereby expressly reserve unto themselves, their heirs and assigns, one-half (1/2) the royalties payable under the above described oil, gas and mineral lease in favor of Mesa Petroleum Company; and hereby expressly reserve a one-half (1/2) non-participating royalty interest of all royalties which may be payable under any future oil, gas and mineral leases. Grantors further herein also retain for themselves, their heirs and assigns, all future delay rentals payable under the existing oil, gas and mineral lease of said property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns, forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors

and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED THIS 2nd day of June, 1978.

E. C. Peters

E. C. PETERS

Marjorie Peters

MARJORIE PETERS

STATE OF TEXAS)
COUNTY OF BRAZORIA)

BEFORE ME, the undersigned authority, on this day personally appeared E. C. PETERS and wife, MARJORIE PETERS, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of June, 1978.



Lottie Dyson

Notary Public in and for
Brazoria County, Texas.

LOTTIE DYSON, NOTARY PUBLIC
BRAZORIA COUNTY, TEXAS

FILED FOR RECORD
AT 2:14 O'CLOCK P.M.

JUN 5 1978

H. R. STEVENS, JR.
CLERK COUNTY COURT, BRAZORIA CO., TEXAS
BY *Helen Davis* DEPUTY

NOTARY
CLERK
DEPUTY



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: March 14, 2022 PDZ & March 21, 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 approve and forward with recommendation to City Council,
Final Plat for Meridiana Section 54A, being a subdivision of 8.916 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.

SIGNATURE _____

DATE

March 8, 2022

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 54A Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	March 14, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends denial of the Meridiana Section 54A Final Plat. This final plat does not meet the following regulations of the subdivision ordinance and/or adopted Meridiana O-PUD:

1. Update the date in the Title Block (Section 62-41 (b) (2)).
2. Provide land surveyor's signature (Section 62-41 (b) 5)).
3. Provide drainage district signatures (Section 62-41 (b) 20)).
4. Provide signed and notarized lienholder subordination document (Section 62-41 (b) (7)).
5. Correct Note No. 19 on Sheet 2 of 2 to reference detention is provided by Detention Pond N-2 (per construction plans) rather than Detention Ponds T and V (Section 62-41 (b) 19 and Section 62-41 (b) (14)).



E2274

TITLE PAGE

1. PROJECT NAME

2. PROJECT LOCATION

3. PROJECT DESCRIPTION

4. PROJECT OWNER

5. PROJECT DATE

6. PROJECT STATUS

7. PROJECT CONTACT

8. PROJECT ADDRESS

9. PROJECT PHONE

10. PROJECT FAX

11. PROJECT E-MAIL

12. PROJECT WEBSITE

13. PROJECT NOTES

14. PROJECT COMMENTS

15. PROJECT SIGNATURE

16. PROJECT DATE

17. PROJECT STATUS

18. PROJECT CONTACT

19. PROJECT ADDRESS

20. PROJECT PHONE

21. PROJECT FAX

22. PROJECT E-MAIL

23. PROJECT WEBSITE

24. PROJECT NOTES

25. PROJECT COMMENTS

26. PROJECT SIGNATURE

27. PROJECT DATE

28. PROJECT STATUS

29. PROJECT CONTACT

30. PROJECT ADDRESS

31. PROJECT PHONE

32. PROJECT FAX

33. PROJECT E-MAIL

34. PROJECT WEBSITE

35. PROJECT NOTES

36. PROJECT COMMENTS

37. PROJECT SIGNATURE

38. PROJECT DATE

39. PROJECT STATUS

40. PROJECT CONTACT

41. PROJECT ADDRESS

42. PROJECT PHONE

43. PROJECT FAX

44. PROJECT E-MAIL

45. PROJECT WEBSITE

46. PROJECT NOTES

47. PROJECT COMMENTS

48. PROJECT SIGNATURE

49. PROJECT DATE

50. PROJECT STATUS

51. PROJECT CONTACT

52. PROJECT ADDRESS

53. PROJECT PHONE

54. PROJECT FAX

55. PROJECT E-MAIL

56. PROJECT WEBSITE

57. PROJECT NOTES

58. PROJECT COMMENTS

59. PROJECT SIGNATURE

60. PROJECT DATE

61. PROJECT STATUS

62. PROJECT CONTACT

63. PROJECT ADDRESS

64. PROJECT PHONE

65. PROJECT FAX

66. PROJECT E-MAIL

67. PROJECT WEBSITE

68. PROJECT NOTES

69. PROJECT COMMENTS

70. PROJECT SIGNATURE

71. PROJECT DATE

72. PROJECT STATUS

73. PROJECT CONTACT

74. PROJECT ADDRESS

75. PROJECT PHONE

76. PROJECT FAX

77. PROJECT E-MAIL

78. PROJECT WEBSITE

79. PROJECT NOTES

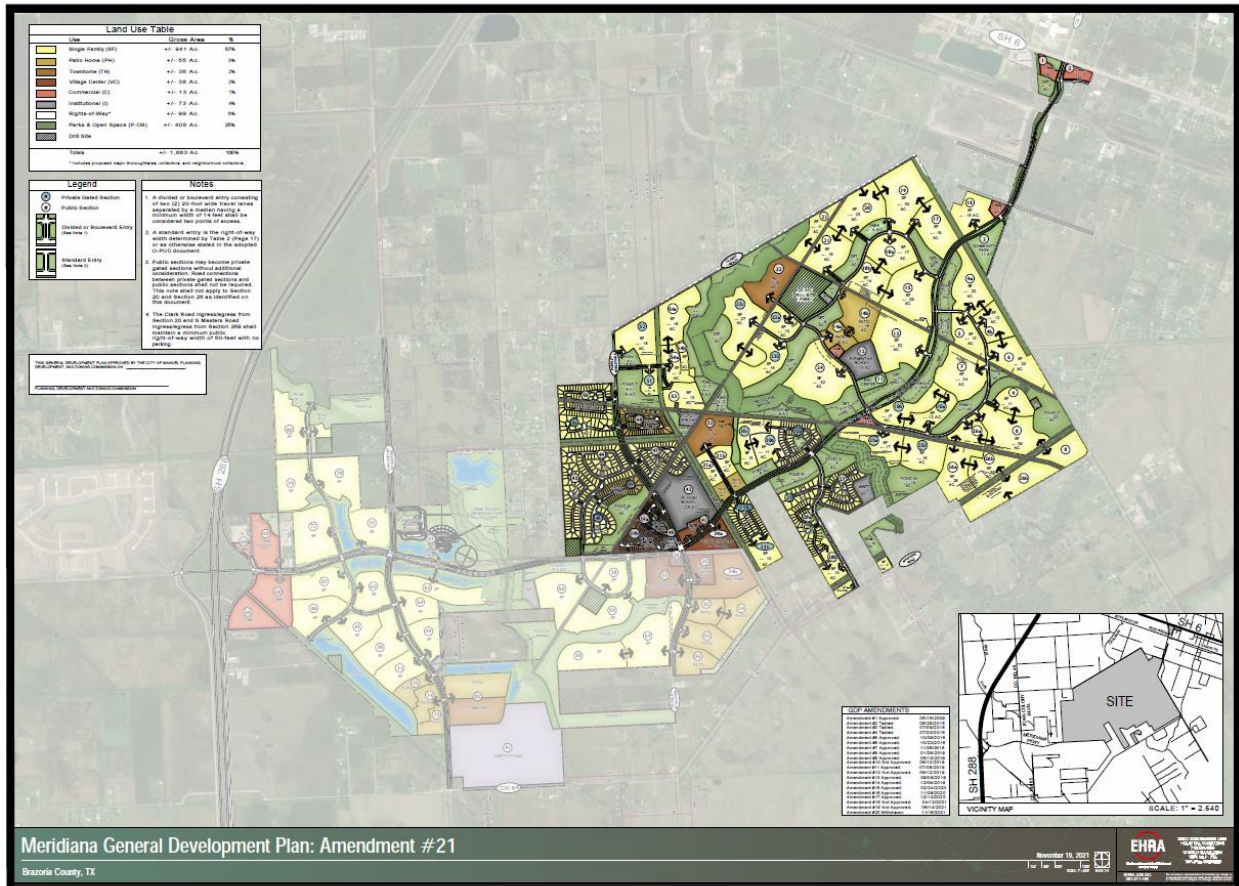
80. PROJECT COMMENTS

NO.	DESCRIPTION
1	PROJECT AREA
2	ADJACENT PROPERTY
3	STREET
4	RAILROAD
5	WATERWAY
6	UTILITY



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. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.

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

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, A portion of the property within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined) a southerly portion lies within Shaded Zone "X" (areas determined to be subject to the 500-year flood plain with depths determined less than 1 foot).

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

4. AC. indicates Acres.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.L. indicates Building Line.
C.R. indicates County Road.
FND. indicates Found.
P.O.B. indicates Point of Beginning.
P.O.C. indicates Point of Commencing.
P.U.E. indicates Public Utility Easement.
R+ indicates Radius.
R.O.W. indicates Right-Of-Way.
SQ. FT. indicates Square Feet.
U.E. indicates Utility Easement.
Arrows indicate change in street name.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

15. All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, in 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.

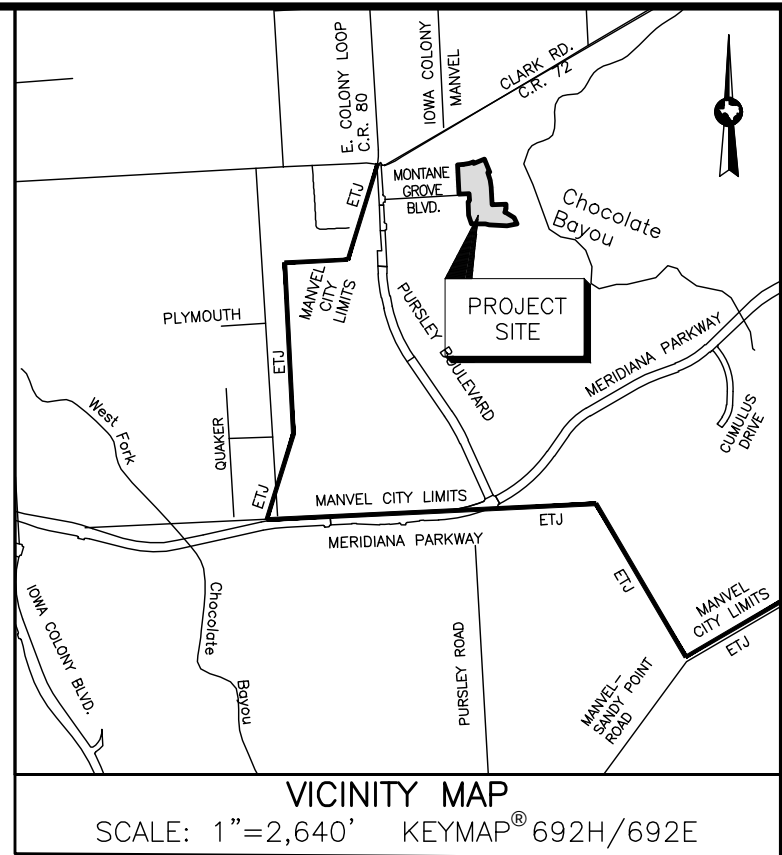
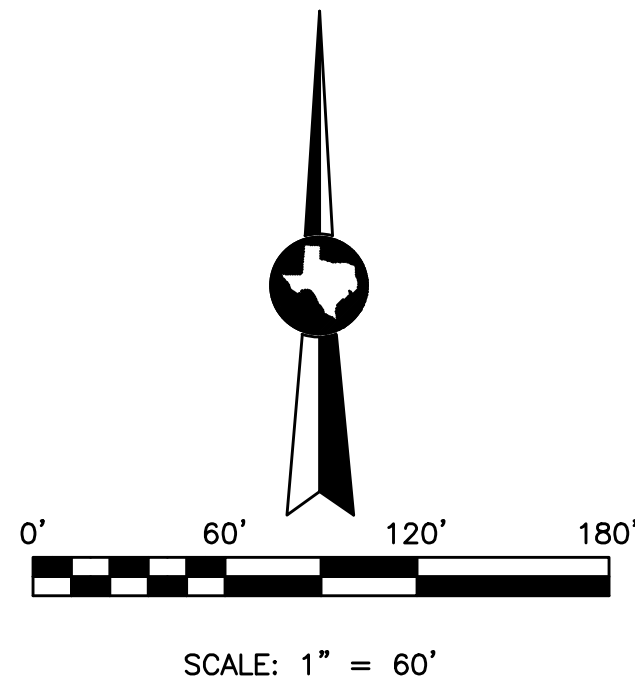
16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.

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.

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	4,760 SQ.FT. / 0.1093 ACRES
B	RECREATION, LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	6,610 SQ.FT. / 0.1517 ACRES
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	2,224 SQ.FT. / 0.0511 ACRES
TOTAL		13,594 SQ.FT. / 0.3121 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°04'08" E	81.01'
L2	N 81°42'01" E	80.21'
L3	N 69°45'46" E	60.00'
L4	S 21°50'54" E	4.31'
L5	N 68°09'06" E	155.00'
L6	S 68°09'06" W	21.84'
L7	S 16°42'51" E	109.14'
L8	S 07°40'18" E	96.28'
L9	S 02°51'03" E	68.88'
L10	S 60°34'21" E	140.97'
L11	S 21°50'54" E	96.86'
L12	S 78°18'11" W	140.72'
L13	N 82°39'03" W	57.35'
L14	N 18°49'31" W	123.78'
L15	N 44°22'28" E	27.29'
L16	N 03°03'24" W	95.57'
L17	S 86°56'36" W	135.45'
L18	S 02°51'03" E	68.88'
L19	N 45°52'02" E	3.42'
L20	N 77°18'04" E	81.45'
L21	S 66°48'46" W	83.16'
L22	S 84°02'39" W	20.12'
L23	N 87°08'57" E	25.00'
L24	N 87°08'57" E	25.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	470.00'	1°36'40"	13.22'	S 21°02'54" E	13.22'	
C2	85.00'	33°08'06"	49.18'	S 13°43'00" W	48.47'	
C3	55.00'	97°26'10"	93.53'	S 45°52'02" W	82.66'	
C4	50.00'	82°33'50"	72.05'	N 44°07'58" W	65.98'	
C5	500.00'	18°59'51"	165.78'	N 12°20'58" W	165.03'	
C6	500.00'	1°36'40"	14.08'	N 21°02'54" W	14.08'	
C7	500.00'	9°08'57"	79.84'	N 72°43'56" E	79.76'	
C8	25.00'	89°47'39"	39.18'	N 42°02'47" E	35.29'	
C9	470.00'	15°20'23"	125.83'	N 10°31'14" W	125.46'	
C10	25.00'	88°54'55"	38.80'	N 62°38'53" W	35.02'	
C11	530.00'	4°24'24"	40.76'	S 75°05'52" W	40.75'	
C12	25.00'	49°40'47"	21.68'	S 52°27'40" W	21.00'	
C13	60.00'	27°22'13"	29.54'	N 12°41'58" W	27.65'	
C14	25.00'	49°40'47"	21.68'	S 77°51'33" E	21.00'	
C15	470.00'	3°20'53"	27.46'	N 75°37'57" E	27.46'	
C16	25.00'	85°48'05"	41.80'	N 26°03'09" E	37.10'	
C17	530.00'	1°36'40"	14.90'	N 21°02'54" W	14.90'	
C18	25.00'	90°00'00"	39.27'	S 66°50'54" E	35.36'	
C19	25.00'	86°52'17"	37.90'	S 24°42'58" W	34.38'	
C20	530.00'	15°52'08"	146.79'	S 10°47'07" E	146.32'	
C21	25.00'	82°33'50"	36.03'	S 44°07'58" E	32.99'	
C22	25.00'	97°26'10"	42.51'	N 45°52'02" E	37.57'	
C23	85.00'	97°26'10"	144.55'	S 45°52'02" W	127.75'	
C24	25.00'	21°02'22"	9.18'	N 07°40'08" E	9.13'	
C25	50.00'	124°38'35"	108.77'	N 44°07'58" W	88.56'	
C26	25.00'	21°02'22"	9.18'	N 07°40'08" E	9.13'	
C27	25.00'	90°12'21"	39.36'	N 47°57'13" W	35.42'	



MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1, LOTS 1-5	51.50
BLOCK 2	50.50
BLOCK 3	50.50
BLOCK 4	50.50

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

LOT SIZE TABLE				
Block	Lot	Sq. Feet	Lot	Width
1	1	15,329	73.45	
1	2	11,257	73.72	
1	3	14,337	74.69	
1	4	13,382	78.39	
1	5	13,819	97.06	
2	1	10,266	70.00	
2	2	9,750	75.00	
3	1	12,738	80.50	
3	2	11,429	80.56	
3	3	12,139	80.56	
3	4	11,502	76.33	
3	5	11,273	70.00	
3	6	11,373	83.88	
4	1	10,750	76.95	
4	2	12,695	76.98	
4	3	18,664	78.42	
4	4	12,821	77.00	
4	5	10,520	77.73	
4	6	10,599	77.37	
4	7	13,320	74.02	
4	8	23,293	78.70	

LOT WIDTH IS MEASURED AT THE FRONT BUILDING SETBACK LINE

FINAL PLAT MERIDIANA SECTION 54A

BEING A SUBDIVISION OF 8.916 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

21 LOTS 4 BLOCKS 3 RESERVES (0.3121 ACRES)

OWNER

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

JANUARY 14, 2022

ENGINEER/SURVEYOR



1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-728
TBPELS No. 10092300

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

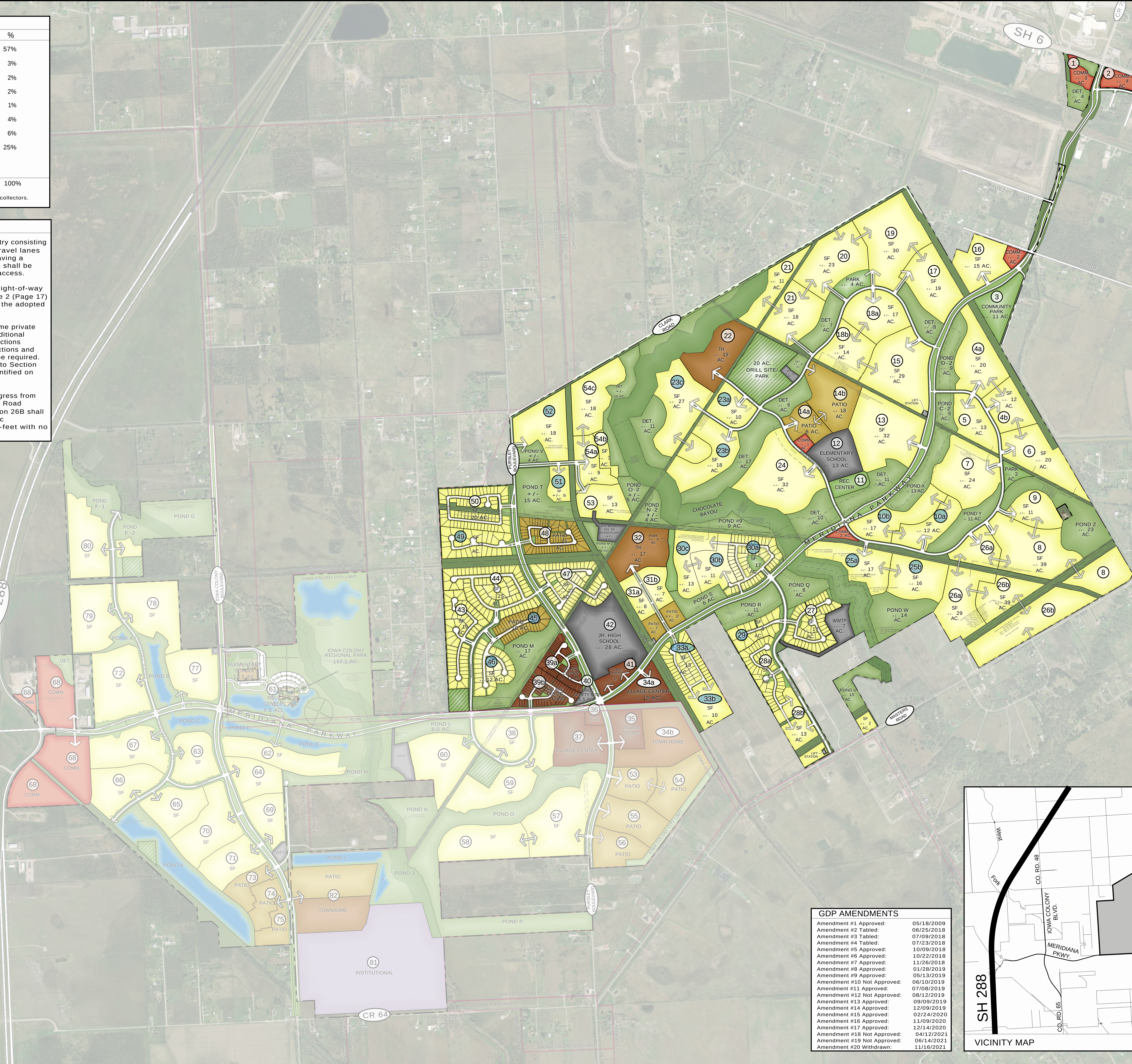
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



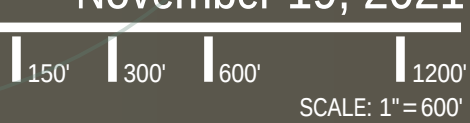
GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved: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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021



EHRA

ENGINEERING THE FUTURE

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TBP/LS No. 10092300

EHRA JOB NO. 081-011-150