

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
March 28, 2022

NOTICE IS HEREBY GIVEN
7:00 P.M.

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

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

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

Regular Session

Call to Order

Pos #1 Ryan Miller, Vice-Chair 3/2023
Pos #2 Kyle Marasckin 3/2023
Pos #3 Christine Diaz 3/2023
Pos #4 Alina Rogers, Secretary 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 thelf@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.*

Public Hearing

- A. TO HEAR INPUT FROM THE PUBLIC ON A REQUEST FOR THE FINAL PLAT FOR MERIDIANA DETENTION RESERVE Y;
BEING A SUBDIVISION OF 9.975 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 THROUGH 14 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; AND BEING A PORTION OF LOT 15 OF LULLING STONE SECTION ONE AMENDING PLAT AS RECORDED IN VOL. 22, PGS. 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. TO HEAR INPUT FROM THE PUBLIC ON A REQUEST FOR THE FINAL PLAT FOR MERIDIANA DETENTION RESERVE Z PHASE 1;
BEING A SUBDIVISION OF 11.89 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 1 THROUGH 8 OF LULLING STONE SECTION ONE, A SUBDIVISION RECORDED IN VOL. 21, PGS. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. TO HEAR INPUT FROM THE PUBLIC ON AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 21,000 SQUARE FEET LOCATED AT 7507 MASTERS ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) WITH SPECIFIC USE PERMIT (SUP) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621410 "FAMILY PLANNING CENTERS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

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, Preliminary Plat for Meridiana Unit 14 Commercial Reserve;
BEING A SUBDIVISION OF 1.53 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

3/28/2022 PLANNING DEVELOPMENT AND ZONING MEETING

- B. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Unit 23 Open Space;
BEING A SUBDIVISION OF 36.13 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve D-2;
BEING A SUBDIVISION OF 8.95 ACRES OUT OF THE OLIVER HALL SURVEY, A-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 Section 54A;
BEING A SUBDIVISION OF 8.916 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Consideration and possible action to approve, Final Plat for Pomona The Grove Park;
BEING A SUBDIVISION OF 6.892 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 12 AND 13 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOL. 2, PG. 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- F. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve Y;
BEING A SUBDIVISION OF 9.975 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 THROUGH 14 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; AND BEING A PORTION OF LOT 15 OF LULLING STONE SECTION ONE AMENDING PLAT AS RECORDED IN VOL. 22, PGS. 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve Z Phase 1;
BEING A SUBDIVISION OF 11.89 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 1 THROUGH 8 OF LULLING STONE SECTION ONE, A SUBDIVISION RECORDED IN VOL. 21, PGS. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS, 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 30B;
BEING A SUBDIVISION OF 11.25 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

3/28/2022 PLANNING DEVELOPMENT AND ZONING MEETING

- D. Consideration and possible action to approve, Final Plat for Del Bello Lakes Section 8; BEING A SUBDIVISION OF 12.908 ACRES OF LAND SITUATED IN THE A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHRLMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.
- E. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2022-O-10;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 21,000 SQUARE FEET LOCATED AT 7507 MASTERS ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) WITH SPECIFIC USE PERMIT (SUP) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621410 "FAMILY PLANNING CENTERS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
- F. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.
- G. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel is true and correct; and that I posted such notice on the bulletin board at the Manvel City Hall. A place convenient and readily accessible to the public on 3/25/2022 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: March 28, 2022 PDZ & April 4, 2022 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Preliminary Plat for Meridiana Unit 14 Commercial Reserve, being a subdivision of
1.53 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County,
Texas.

Plats:

Preliminary X

Final

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.03.21 15:45:57 -05'00'

SIGNATURE

March 22, 2022

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Unit 14 Commercial Reserve Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	March 28, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

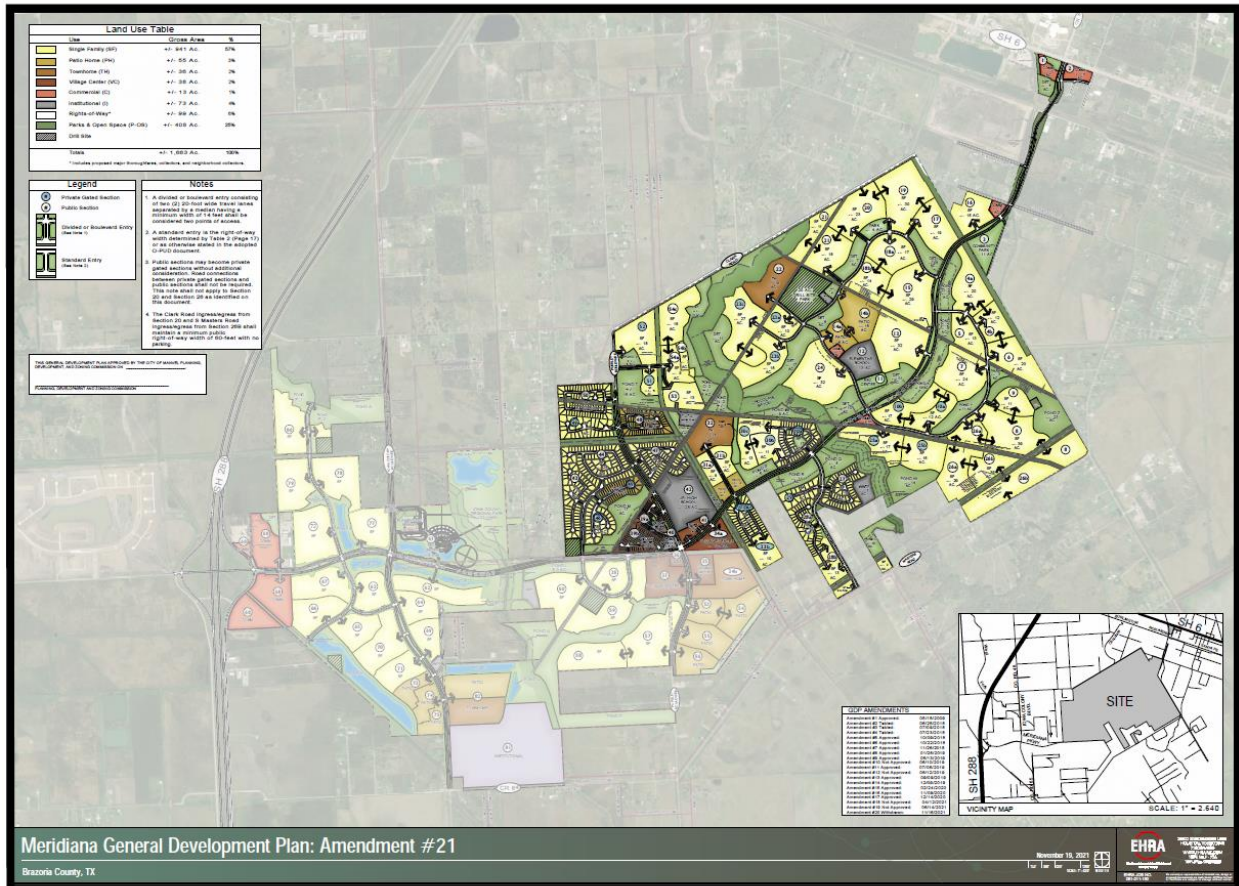
Staff Recommendation

Staff recommends approval of the Meridiana Unit 14 Commercial Reserve Preliminary Plat.



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

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



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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

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

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

EHRA JOB NO.
081-011-150

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



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 28, 2022 PDZ & April 4, 2022 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Preliminary Plat for Meridiana Unit 23 Open Space, being a subdivision of 36.13 acres
out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.03.21 15:43:35 -05'00'

SIGNATURE

March 22, 2022

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

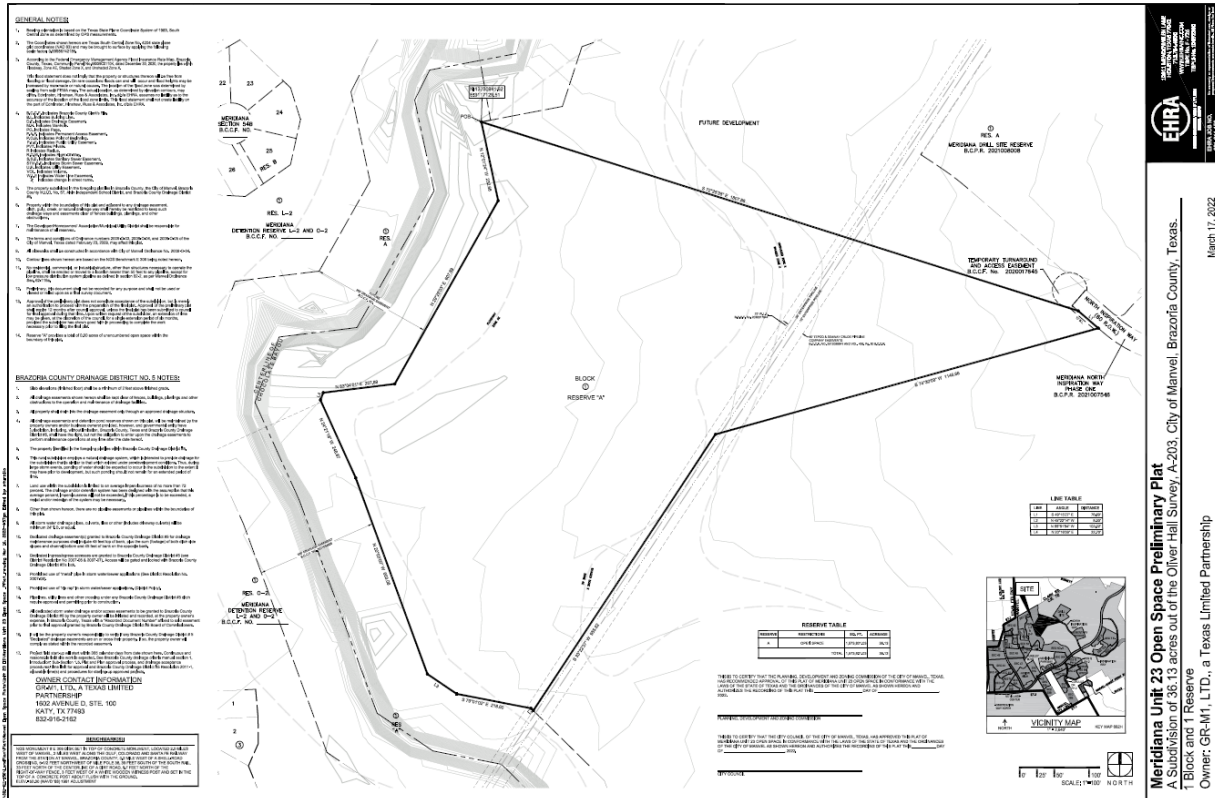
Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Unit 23 Open Space Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	March 28, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends approval of the Meridiana Unit 23 Open Space Preliminary Plat.

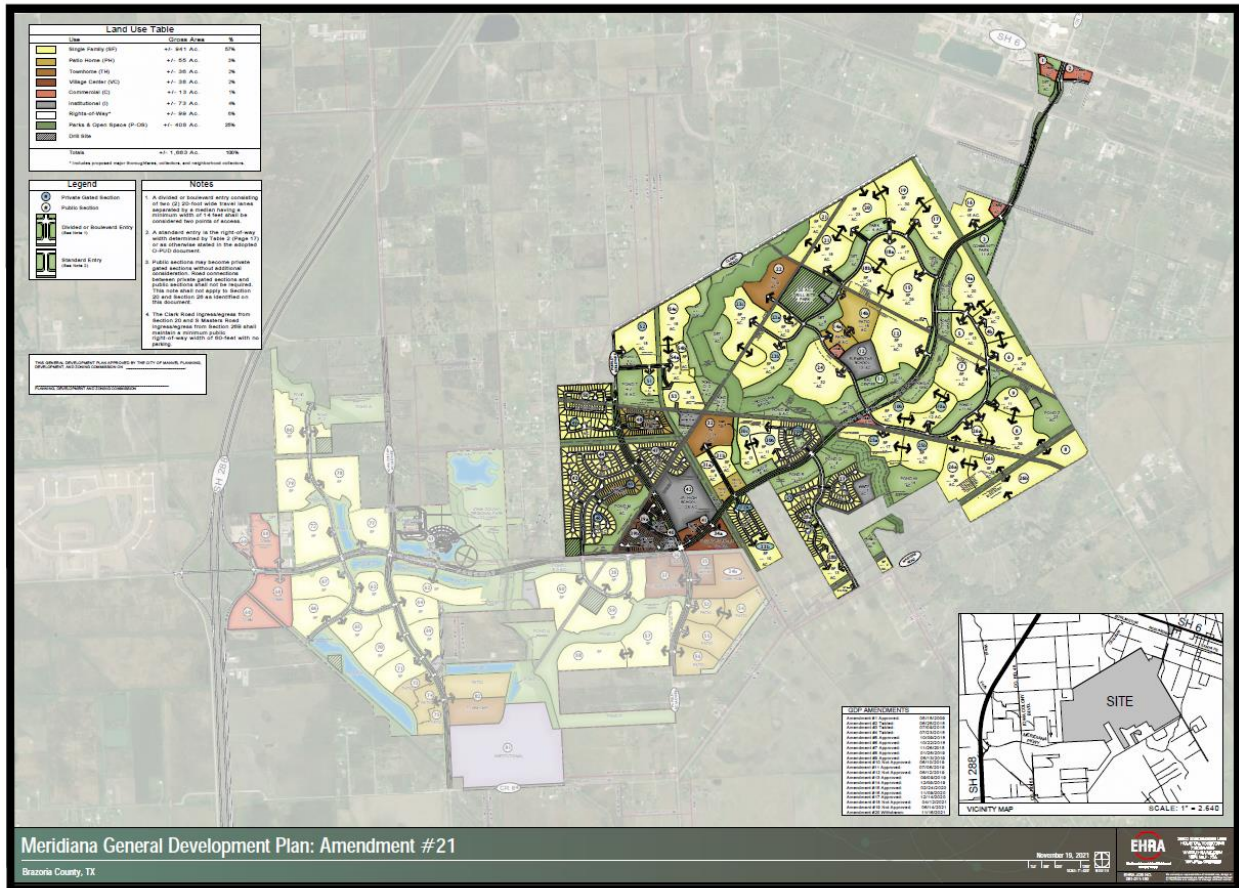
Plat Exhibit





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

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



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

ENGINEERING THE FUTURE

EHRA JOB NO.
081-011-150

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: March 28, 2022 PDZ & April 4, 2022 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Preliminary Plat for Meridiana Detention Reserve D-2, being a subdivision of
8.95 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County,
Texas.

Plats:

Preliminary X

Final _____

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.03.21 15:43:56 -05'00'

SIGNATURE

March 22, 2022

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve D-2 Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	March 28, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

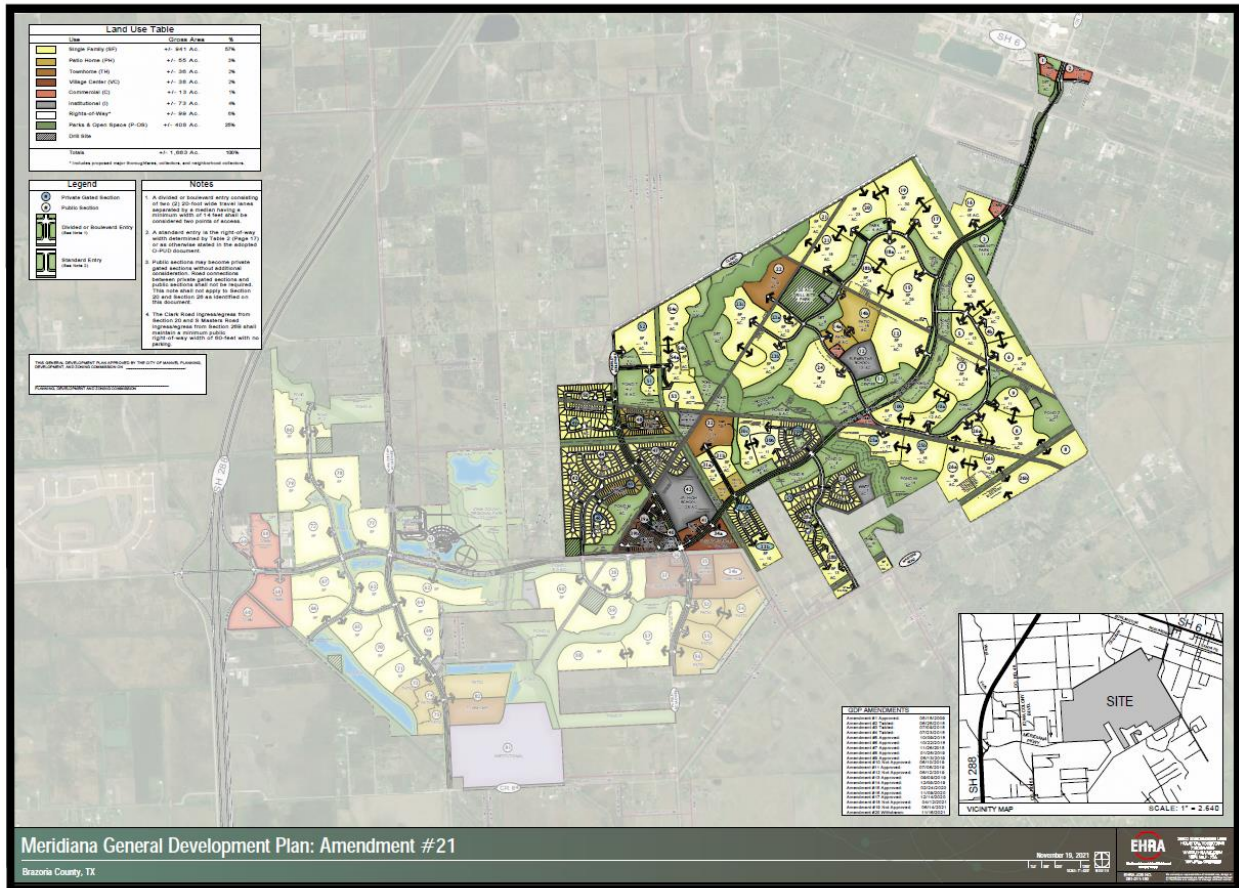
Staff recommends approval of the Meridiana Detention Reserve D-2 Preliminary Plat.

[illegible]



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

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



GENERAL NOTES:

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

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

- B.C.C.F. Indicates Brazoria County Clerk's File.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.
M.H. Indicates Manhole.
P.G. Indicates Page.
P.A.E. Indicates Permanent Access Easement.
P.O.B. Indicates Point of Beginning.
P.U.E. Indicates Public Utility Easement.
P.V.T. Indicates Private.
R Indicates Radius.
R.O.W. Indicates Right-Of-Way.
S.S.E. Indicates Sanitary Sewer Easement.
STM.S.E. Indicates Storm Sewer Easement.
U.E. Indicates Utility Easement.
VOL. Indicates Volume.
W.L.E. Indicates Water Line Easement.
λ Indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- Reserve "D-2" provides a total of 0.80 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

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

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 6-1/2 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 83) 1981 ADJUSTMENT

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

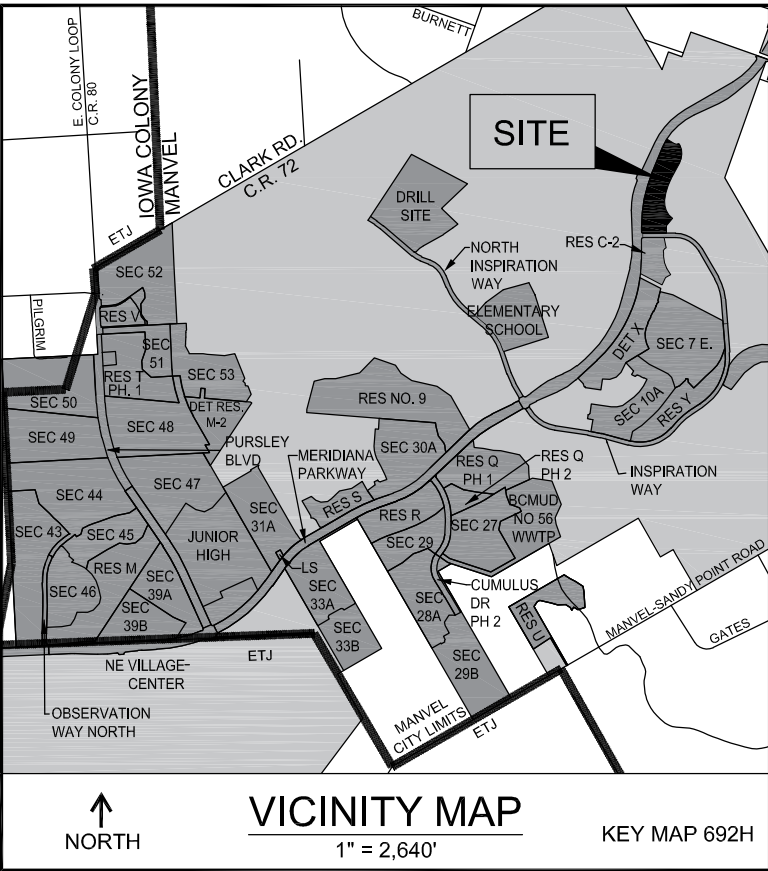
PLANNING, DEVELOPMENT AND ZONING COMMISSION

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

CITY COUNCIL

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
D-2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	390,018.00	8.95

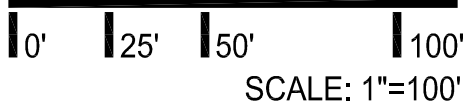
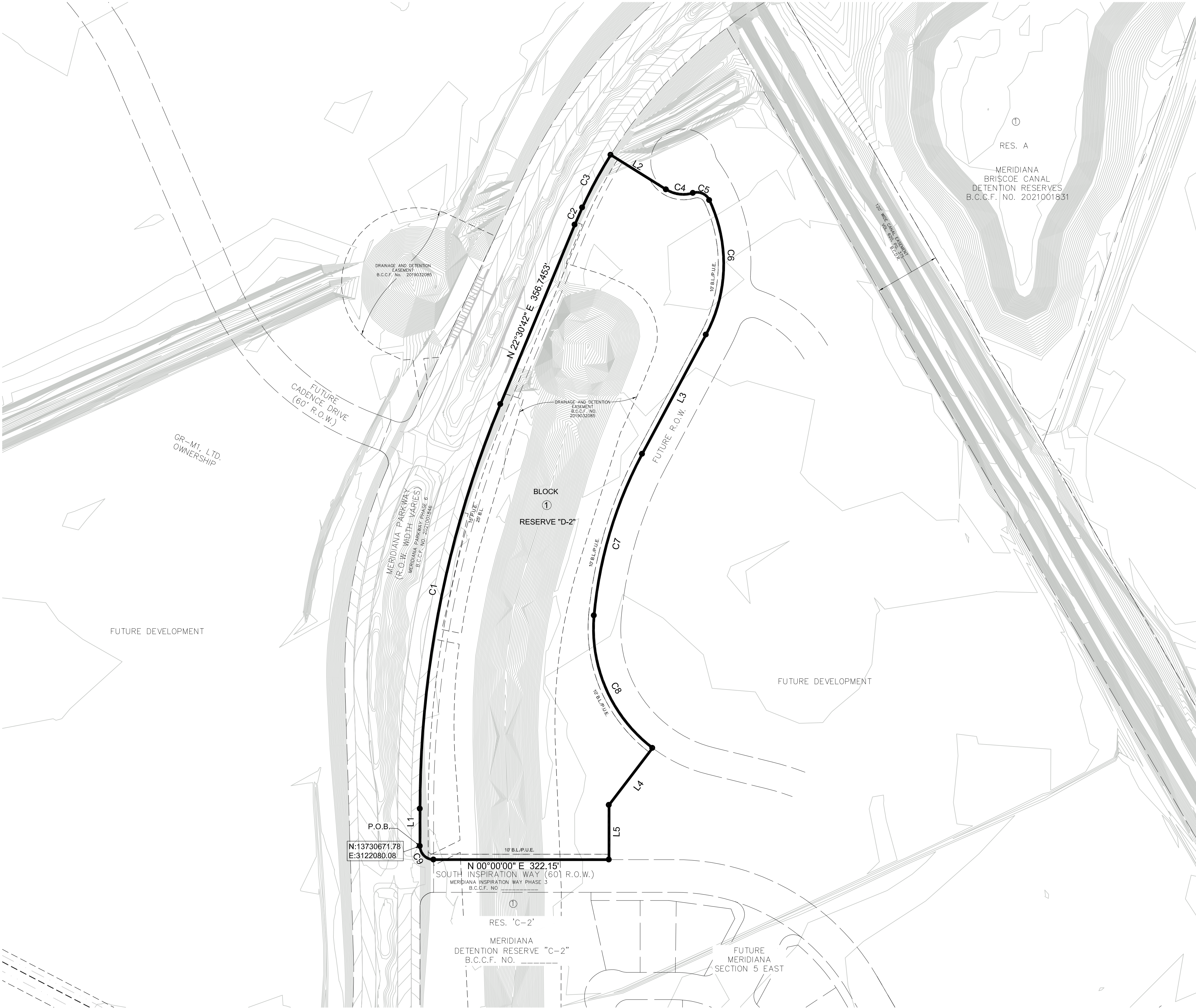


LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 00°00'00" E	68.65'
L2	S 57°59'59" E	119.75'
L3	S 28°08'10" W	248.36'
L4	S 37°21'53" W	131.81'
L5	S 00°00'00" W	100.32'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1940.00'	762.23'	N 11°15'21" E	757.34'
C2	872.00'	34.49'	N 23°38'44" E	34.49'
C3	872.00'	109.83'	N 28°23'23" E	109.76'
C4	60.00'	51.59'	S 82°37'53" E	50.01'
C5	25.00'	35.79'	N 66°15'13" E	32.81'
C6	275.00'	256.20'	S 01°26'46" W	247.39'
C7	775.00'	311.78'	S 16°36'40" W	309.68'
C8	275.00'	277.53'	S 23°49'31" E	265.90'
C9	25.00'	39.27'	N 45°00'00" W	35.36'



Meridiana Detention Reserve 'D-2' Preliminary Plat

A Subdivision of 8.95 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

1 Block and 1 Reserve

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

February 28, 2022

1001 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
WWW.EHRAINC.COM
TBP# NA-F-726
TBP# LS No. 10092300

EHRA

ENGINEERING THE FUTURE
SINCE 1936

EHRA JOB NO.
081-011-1505

EHRA
ENGINEERING THE FUTURE
SINCE 1936

Professional seal and stamp required for recording of plat and
or facilities are subject to change without notice.

P:\081-011-205\Plat\Plat\Plat\Res D-2\Meridiana Detention Reserve D-2_Plat.dwg Feb 25, 2022 9:40am Edited by: murtzilo

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

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

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

ENGINEERING THE FUTURE

EHRA JOB NO.
081-011-150

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



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 28, 2022 PDZ & April 4, 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.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.03.21 17:18:35 -05'00'

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 54A Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	March 28, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

The Planning, Development and Zoning Commission heard this plat at their March 14, 2022, meeting. The Commission did not recommend approval of this plat to the City Council. The City Council hear this plat at their March 21, 2022, meeting. The City Council did not approve this final plat. This final plat was resubmitted and all outstanding items have been addressed.

Staff Recommendation

Staff recommends approval of the Meridiana Section 54A Final Plat.



E4274

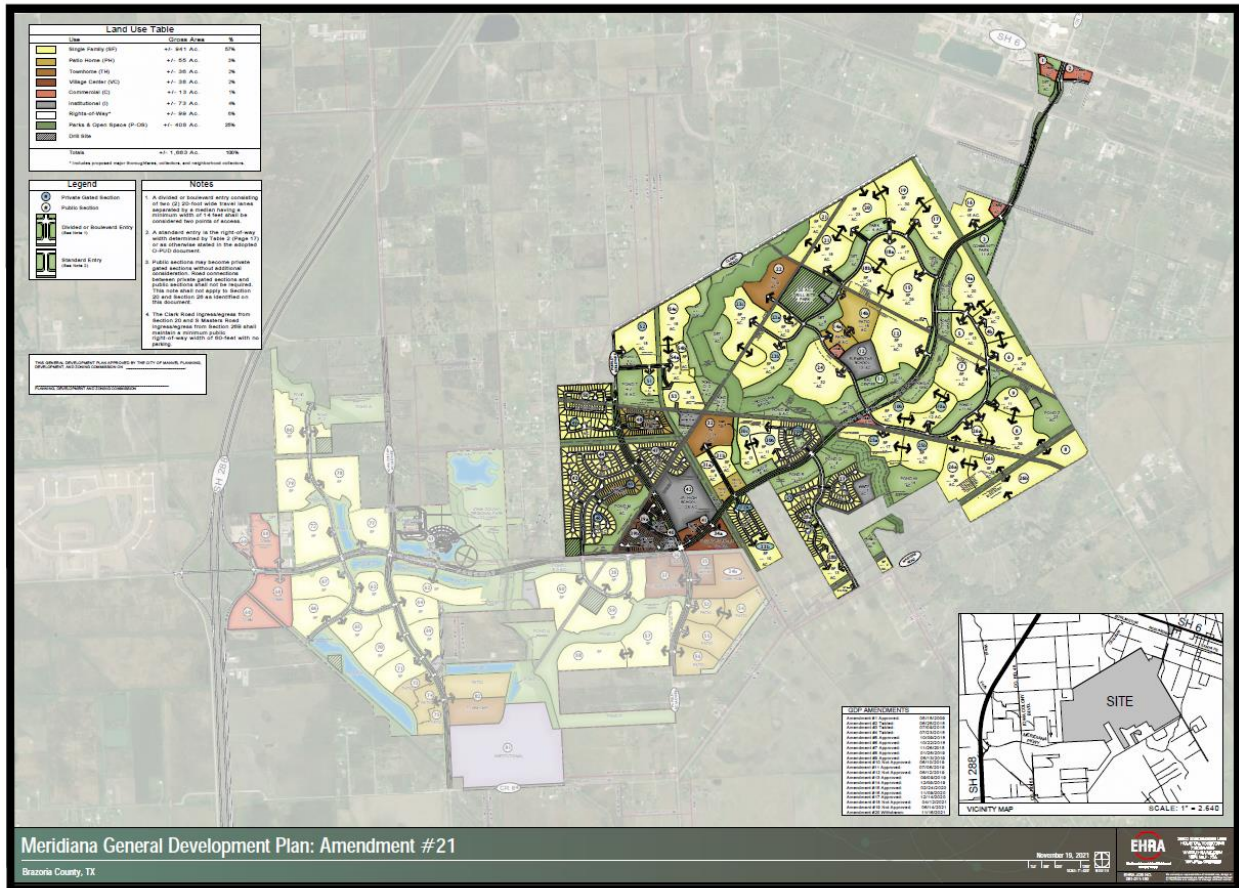
E4274

[illegible]



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

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



STATE OF TEXAS: I
COUNTY OF BRAZORIA: I

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 54A, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

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

IN TESTIMONY WHEREOF, GR-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 9th day of December, 2021.

OWNER

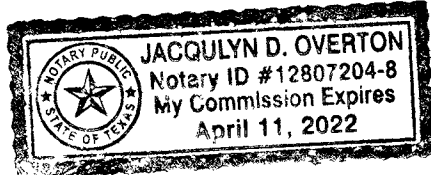
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

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

STATE OF TEXAS: I
COUNTY OF HARRIS: I

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

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



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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

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

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

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

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

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

BDD5 REF ID # B210060

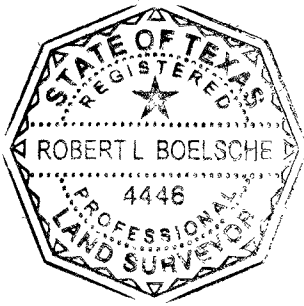
This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 54A in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of 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 54A 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

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 54A
BEING A 8.916 ACRE TRACT OF LAND SITUATED IN
THE OLIVER HALL SURVEY, ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 8.916 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 8.916 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 870.37 feet to a point for corner;

THENCE, North 60°00'02" East, a distance of 682.84 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 87°04'08" East, for a distance of 81.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, North 81°42'01" East, for a distance of 80.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, North 69°45'46" East, for a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner being in the arc of a curve to the left;

4) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 470.00 feet, a central angle of 01°36'40", an arc length of 13.22 feet, and a chord bearing of South 21°02'34" East, for a distance of 13.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

5) THENCE, South 21°50'54" East, for a distance of 4.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, North 68°09'06" East, for a distance of 155.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeasterly corner of the herein describe tract of land;

7) THENCE, South 21°50'54" East, for a distance of 190.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, South 68°09'06" West, for a distance of 21.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, South 16°42'51" East, for a distance of 109.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, South 07°04'16" East, for a distance of 96.26 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 02°51'03" East, for a distance of 242.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, North 87°08'57" East, for a distance of 190.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, South 02°51'03" East, for a distance of 68.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

14) THENCE, in a southwesterly direction along the arc of said curve to the right having a radius of 85.00 feet, a central angle of 33°08'06", an arc length of 49.16 feet, and a chord bearing of South 13°43'00" West, for a distance of 48.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, South 60°34'21" East, for a distance of 140.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

16) THENCE, South 21°50'54" East, for a distance of 96.56 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;

17) THENCE, South 78°18'11" West, 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;

18) THENCE, North 85°24'53" West, 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;

19) THENCE, North 82°39'03" West, 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;

20) THENCE, North 89°29'14" West, for a distance of 190.14 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;

21) THENCE, North 18°49'31" West, 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;

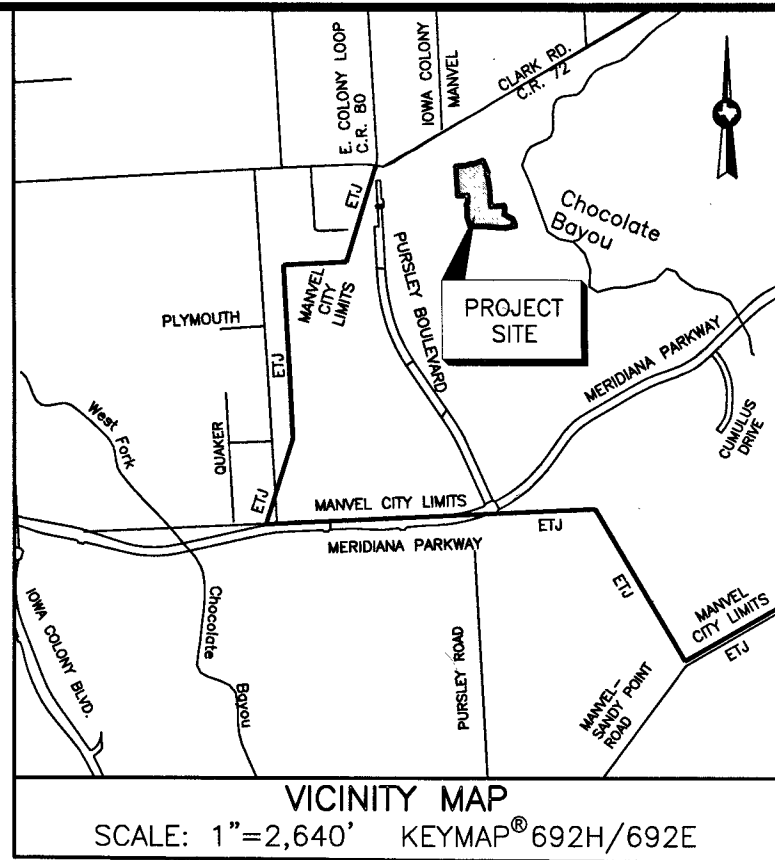
22) THENCE, North 02°01'40" West, for a distance of 185.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

23) THENCE, North 44°22'26" East, 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;

24) THENCE, North 03°03'24" West, 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;

25) THENCE, South 86°56'36" West, for a distance of 135.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

26) THENCE, North 02°58'08" West, for a distance of 403.92 feet to the POINT OF BEGINNING and containing 8.916 acres of land.



MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	XX.XX

BENCHMARK(S):

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

FINAL PLAT MERIDIANA SECTION 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

MARCH 18, 2022

ENGINEER/SURVEYOR



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

GENERAL NOTES:

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

- AC, indicates Acres.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
BL, 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.
— indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-115a.
- 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 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 fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- Reserve "B" provides a total of 0.15 acres of unencumbered open space within the boundary of this plat.
- The boundary for this plat has a closure in excess of 1:15,000.
- Detention for this tract is to be provided within Detention Ponds T and V of Meridiana (Meridiana Detention Reserve T and Meridiana Detention Reserve V).
- The drainage on adjacent property will not be impacted by this development.
- 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 reversion in the dedicant, his heirs, assigns, or successors.

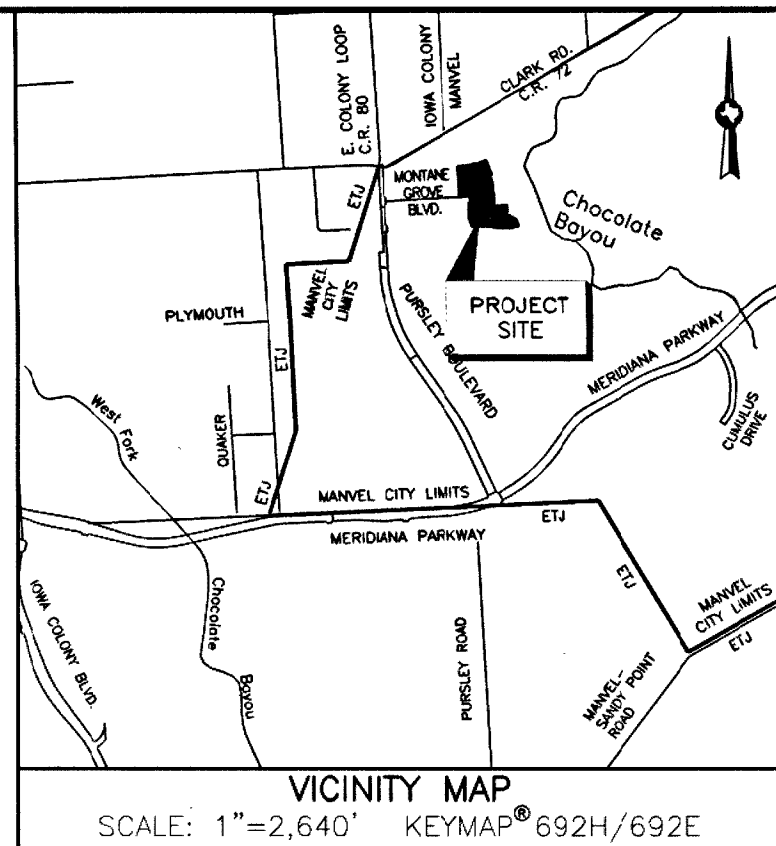
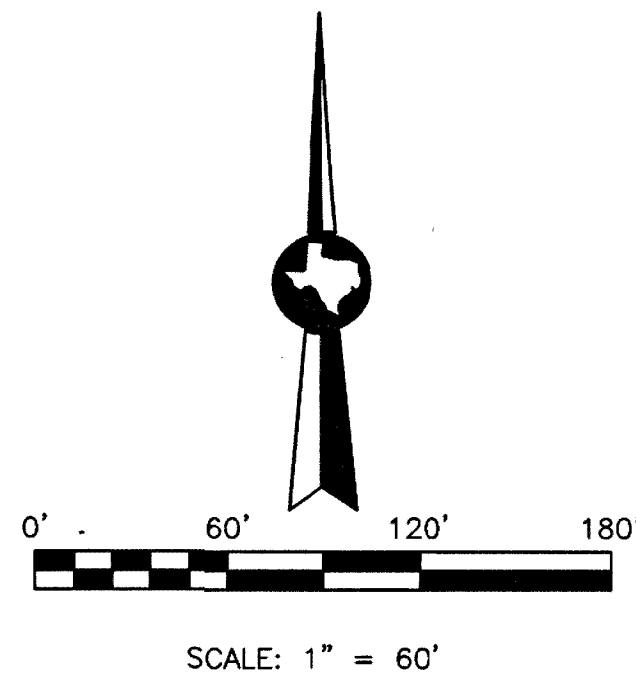
BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, 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 replot 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 1.3, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

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	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°00'04" E	158.00
L6	S 68°00'06" W	218.84
L7	S 16°42'51" E	109.14
L8	S 07°40'18" E	96.26
L9	S 02°33'03" E	68.88
L10	S 69°34'21" E	149.97
L11	S 21°50'54" E	96.56
L12	S 78°17'11" W	140.72
L13	N 62°39'03" W	57.35
L14	N 38°49'31" W	123.76
L15	N 44°22'26" 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 68°48'48" 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	RADIUS	DELTA ANG.	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	470.00	136.40°	13.22	S 21°02'34" E	13.22
C2	85.00	33°08'06"	49.16	S 13°43'00" W	48.47
C3	55.00	97°26'10"	93.53	S 45°52'02" W	82.66
C4	60.00	92°33'50"	72.05	N 44°07'58" W	66.98
C5	500.00	18°59'51"	165.78	N 12°20'58" W	165.03
C6	500.00	136.40°	14.08	N 21°02'34" W	14.06
C7	500.00	92°33'50"	79.84	N 72°43'55" E	75.76
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	125.48
C10	25.00	89°47'39"	38.80	N 62°38'53" W	35.02
C11	530.00	42°47'24"	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	279°21'34"	292.54	N 12°41'56" W	277.65
C14	25.00	49°40'47"	21.68	S 77°51'33" E	21.00
C15	470.00	32°05'3"	27.26	N 75°37'37" E	27.46
C16	25.00	95°48'05"	41.80	N 26°03'09" E	37.10
C17	530.00	136.40°	14.30	N 21°02'34" W	14.90
C18	25.00	90°00'00"	39.27	S 68°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"	36.33	S 44°07'58" E	32.99
C22	25.00	86°52'17"	37.90	S 24°42'58" W	34.38
C23	85.00	97°26'10"	144.35	S 45°52'02" W	127.75
C24	25.00	21°02'22"	9.18	S 84°03'56" W	9.13
C25	450.00	24°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	Lot Area
1 1	13,916	73.45	73.45
1 2	11,820	73.72	73.72
1 3	15,289	74.69	74.69
1 4	13,972	78.39	78.39
1 5	13,585	97.06	97.06
2 1	10,266	70.00	70.00
2 2	9,750	75.00	75.00
3 1	12,738	80.50	80.50
3 2	11,429	80.56	80.56
3 3	12,139	80.56	80.56
3 4	11,502	78.33	78.33
3 5	11,273	70.00	70.00
3 6	11,373	83.88	83.88
4 1	10,750	76.95	76.95
4 2	12,695	76.98	76.98
4 3	18,664	78.42	78.42
4 4	12,821	77.00	77.00
4 5	10,520	77.73	77.73
4 6	13,320	74.02	74.02
4 7	13,320	74.02	74.02
4 8	23,293	78.70	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-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

MARCH 18, 2022

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBP# No. F-726
TBP# 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
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 28, 2022 PDZ

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: Brian Edwards

Daytime Phone: 713-953-5118 Fax Number: 713-953-5026

E-mail Address: bedwards@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat for Pomona The Grove Park,
being a subdivision of 6.892 acres of land located in the A.C.H. & B.R.R. Co. Survey,
Section 89, Abstract 417, Brazoria County, Texas, being a portion of Lots 12 and 13 of
Section 89 of the Allison Richey Gulf Coast Home Company part of Suburban Gardens,
a subdivision of record in Vol. 2, Pg. 98, Plat Records of Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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: 2022.03.21 16:33:47 -05'00'

SIGNATURE

March 22, 2022

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Pomona The Grove Park Final Plat
Applicant	Jason Price, LJA
PD&Z Meeting Date	March 28, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval of the Pomona The Grove Park Final Plat.



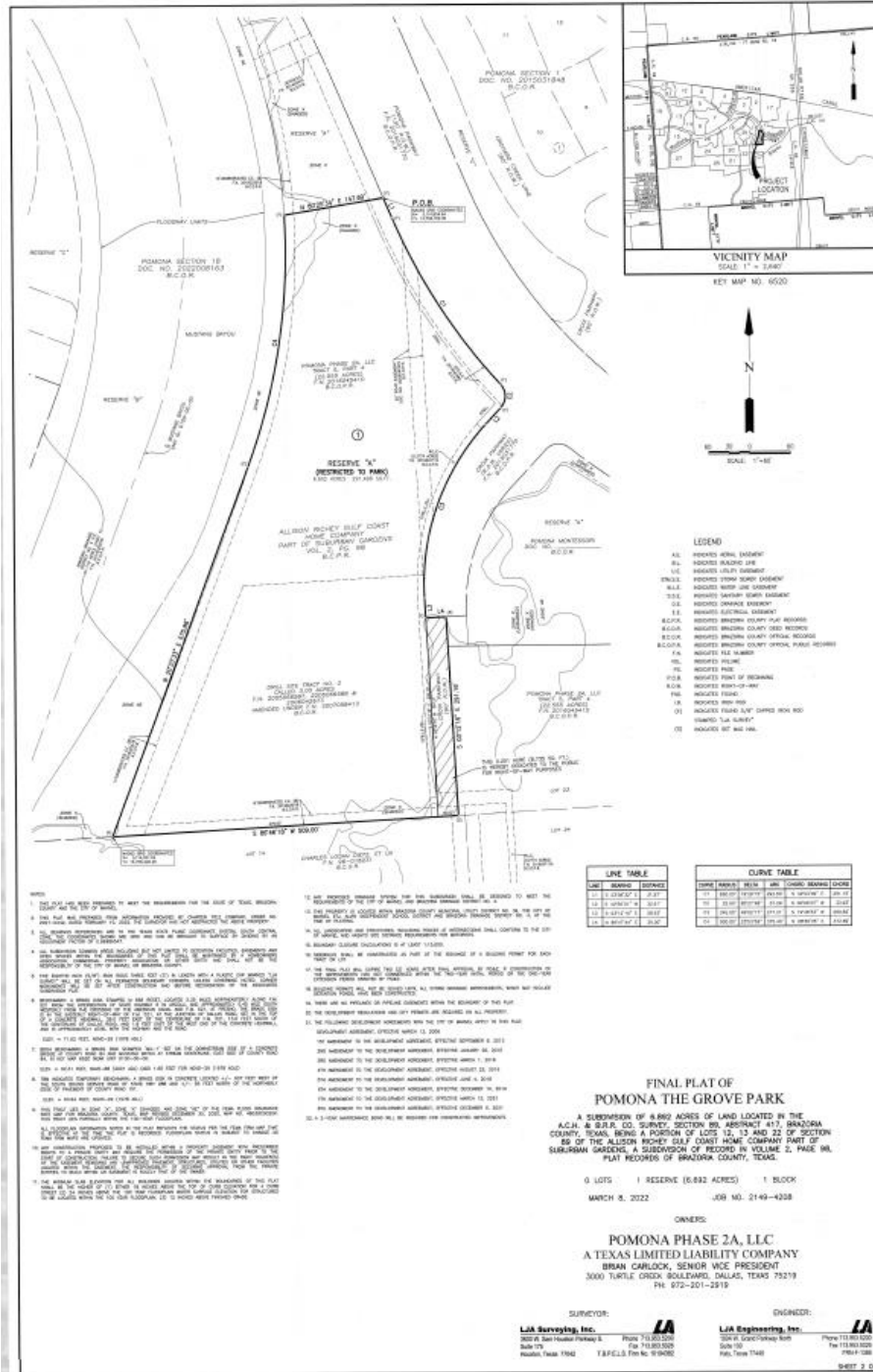
VICINITY MAP
SCALE: 1" = 0.640'
KEY MAP NO. 6020

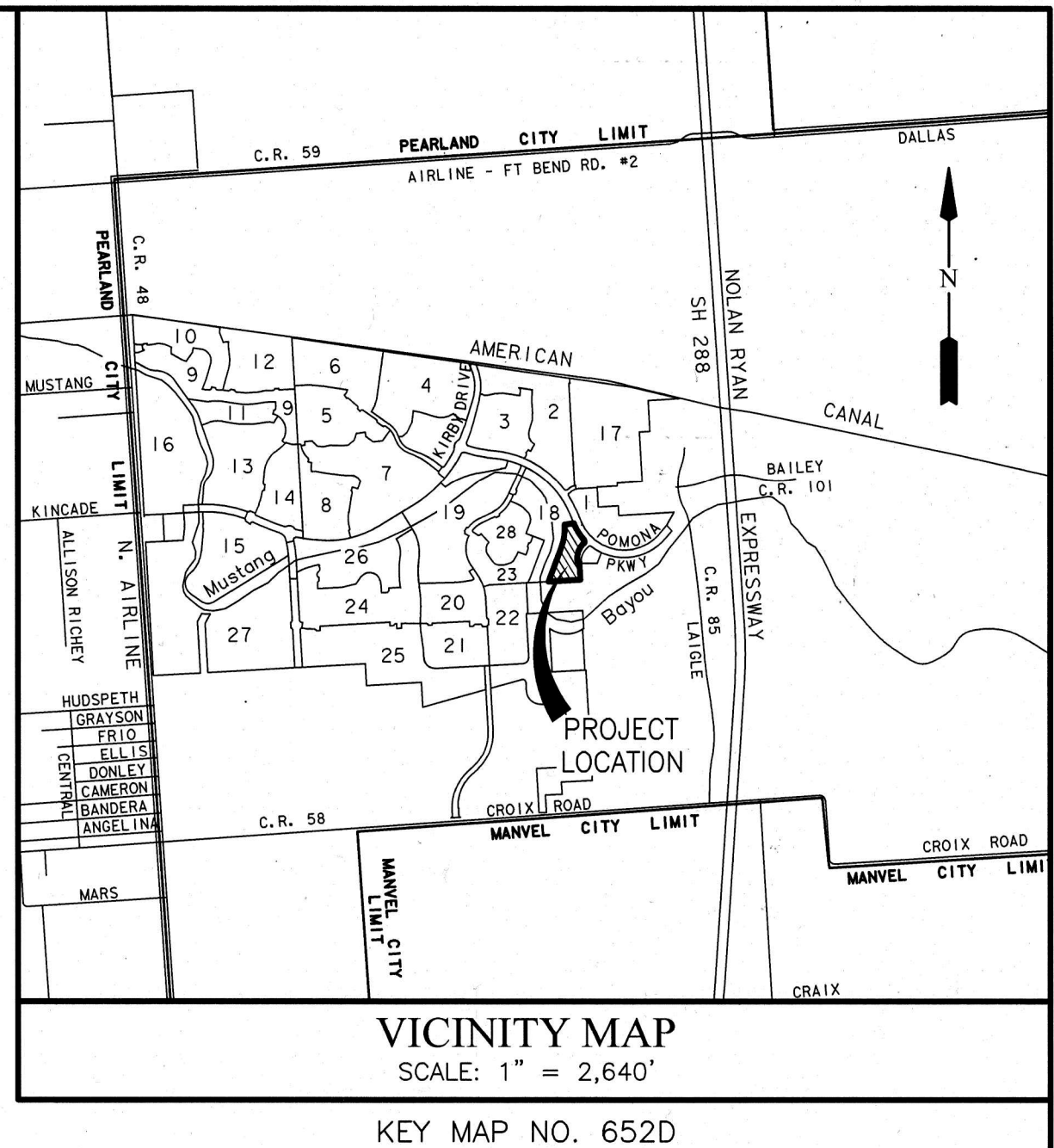


DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit





STATE OF TEXAS
COUNTY OF BRAZORIA

WE, POMONA PHASE 2A, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, SENIOR VICE PRESIDENT OF POMONA PHASE 2A, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF POMONA THE GROVE PARK, 6.892 ACRES OUT OF THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 12, 13 AND 22 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOMES COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

IN TESTIMONY HERETO, POMONA PHASE 2A, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN CARLOCK, ITS SENIOR VICE PRESIDENT, THIS 10 DAY OF March, 2022.

BY: POMONA PHASE 2A, LLC,
A TEXAS LIMITED LIABILITY COMPANY

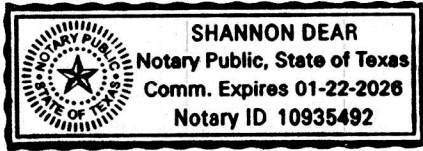
BY: Brian Carlock
BRIAN CARLOCK, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN CARLOCK, SENIOR VICE PRESIDENT OF POMONA PHASE 2A, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10 DAY OF March, 2022.

Shannon Dear
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



BEING 6.892 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOT 12, LOT 13, AND LOT 22 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), SAID 6.892 ACRES ALSO BEING A PORTION OF THAT CERTAIN CALLED 22.555 ACRE TRACT (DESCRIBED AS TRACT 5, PART 4), CONVEYED TO POMONA PHASE 2A, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2016045410, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 6.892 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT)):

BEGINNING AT A 5/8-INCH IRON ROD WITH LJA CAP MARKING THE SOUTHWEST CORNER OF SAID 22.555 ACRES, SAME BEING ON THE COMMON LINE OF SAID LOT 13 AND LOT 14, OF SAID SECTION 89, AND THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 26.948 ACRE TRACT (DESCRIBED AS PART 3), CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041935, B.C.O.P.R.;

THENCE, ALONG THE COMMON LINE OF SAID 22.555 ACRES, AND SAID 26.948 ACRES, THE FOLLOWING TWO (2) COURSES;

- NORTH 20° 33' 33" EAST, 575.86 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 375.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 23° 53' 56", AND A CHORD WHICH BEARS NORTH 08° 36' 35" EAST, 372.69 FEET TO A POINT FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 2.590 ACRE TRACT (DESCRIBED AS PART 2), CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041936, B.C.O.P.R.;

THENCE, NORTH 80° 25' 34" EAST, DEPARTING SAID COMMON LINE, ALONG THE SOUTHERLY LINE OF SAID 2.590 ACRES, 147.69 FEET TO THE SOUTHEAST CORNER OF SAID 2.590 ACRES, SAME BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF POMONA PARKWAY (120 FEET WIDE), AS SHOWN ON POMONA PARKWAY AND KIRBY DRIVE STREET DEDICATION, A SUBDIVISION OF RECORD IN FILE NUMBER 2015031770, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY (B.C.P.R.);

THENCE, ALONG A SOUTHERLY LINE OF SAID POMONA PARKWAY AND KIRBY DRIVE STREET DEDICATION, THE FOLLOWING SEVEN (7) COURSES;

- SOUTH 23° 08' 32" EAST, 31.87 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 292.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 19° 29' 17", AND A CHORD WHICH BEARS SOUTH 32° 53' 09" EAST, 291.10 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 37.29 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85° 27' 48", AND A CHORD WHICH BEARS SOUTH 00° 06' 07" WEST, 33.93 FEET TO A POINT FOR CORNER, SAME BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CROIX PARKWAY (WIDTH-VARIES), AS SHOWN ON SAID POMONA PARKWAY AND KIRBY DRIVE STREET DEDICATION;
- SOUTH 42° 50' 01" WEST, ALONG THE SOUTHERLY LINE OF SAID POMONA PARKWAY AND KIRBY DRIVE STREET DEDICATION 32.91 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 277.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 46° 02' 17", AND A CHORD WHICH BEARS SOUTH 19° 48' 53" WEST, 269.82 FEET TO A POINT FOR CORNER; TANGENT
- SOUTH 03° 12' 16" EAST, 28.93 FEET TO A POINT FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID CROIX PARKWAY, AS SHOWN ON SAID POMONA PARKWAY AND KIRBY DRIVE STREET DEDICATION;
- NORTH 86° 47' 44" EAST, ALONG THE SOUTHERLY LINE OF SAID POMONA PARKWAY AND KIRBY DRIVE STREET DEDICATION, 30.00 FEET TO A POINT FOR CORNER, SAME BEING IN THE CENTERLINE OF CROIX PARKWAY, AND ON THE COMMON LINE OF LOT 13 AND LOT 23, OF AFOREMENTIONED SECTION 89;

THENCE, SOUTH 03° 12' 16" EAST, ALONG THE COMMON LINE OF SAID LOT 13 AND LOT 23, AND THE CENTERLINE OF SAID CROIX PARKWAY, 291.16 FEET TO A POINT FOR CORNER, SAME BEING THE COMMON CORNER OF LOTS 13, 14, 23 AND 24, OF SAID SECTION 89, SAME BEING AN ANGLE POINT OF THE AFOREMENTIONED 22.555 ACRES;

THENCE, SOUTH 86° 46' 18" WEST, ALONG THE SOUTHERLY LINE OF SAID 22.555 ACRES AND THE COMMON LINE OF SAID LOT 13 AND LOT 14, 509.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.892 ACRES OF LAND.

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED BY ME AND THAT THESE CORNERS ARE TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL LOT GRADING WITHIN THE SUBDIVISION; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM OF 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP.

Keith W. Monroe
KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797



APPROVED BY THE BOARD OF COMMISSIONERS ON 01/10/2022

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

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

BDD4 REF. ID #21-000081

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF POMONA THE GROVE PARK IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT
THIS _____ DAY OF _____, 20____.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTH-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
- ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
- AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
- ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

A TEXAS STATE BANK TM
WE, TEXAS CAPITAL BANK, ~~NATIONAL ASSOCIATION~~, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA THE GROVE PARK, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2021061695 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TEXAS CAPITAL BANK,
~~NATIONAL ASSOCIATION~~ A TEXAS STATE BANK TM

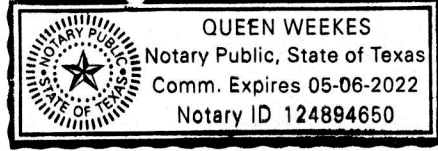
BY: Tom M. L.
PRINT NAME: TOM MULLER
TITLE: VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tom Muller, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16th DAY OF March, 2022.

Douglas
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FINAL PLAT OF POMONA THE GROVE PARK

A SUBDIVISION OF 6.892 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 12, 13 AND 22 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

0 LOTS 1 RESERVE (6.692 ACRES) 1 BLOCK

MARCH 8, 2022 JOB NO. 2149-4208

OWNERS:

POMONA PHASE 2A, LLC
A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219
PH: 972-201-2919

SURVEYOR:

LJA Surveying, Inc.
3600 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042

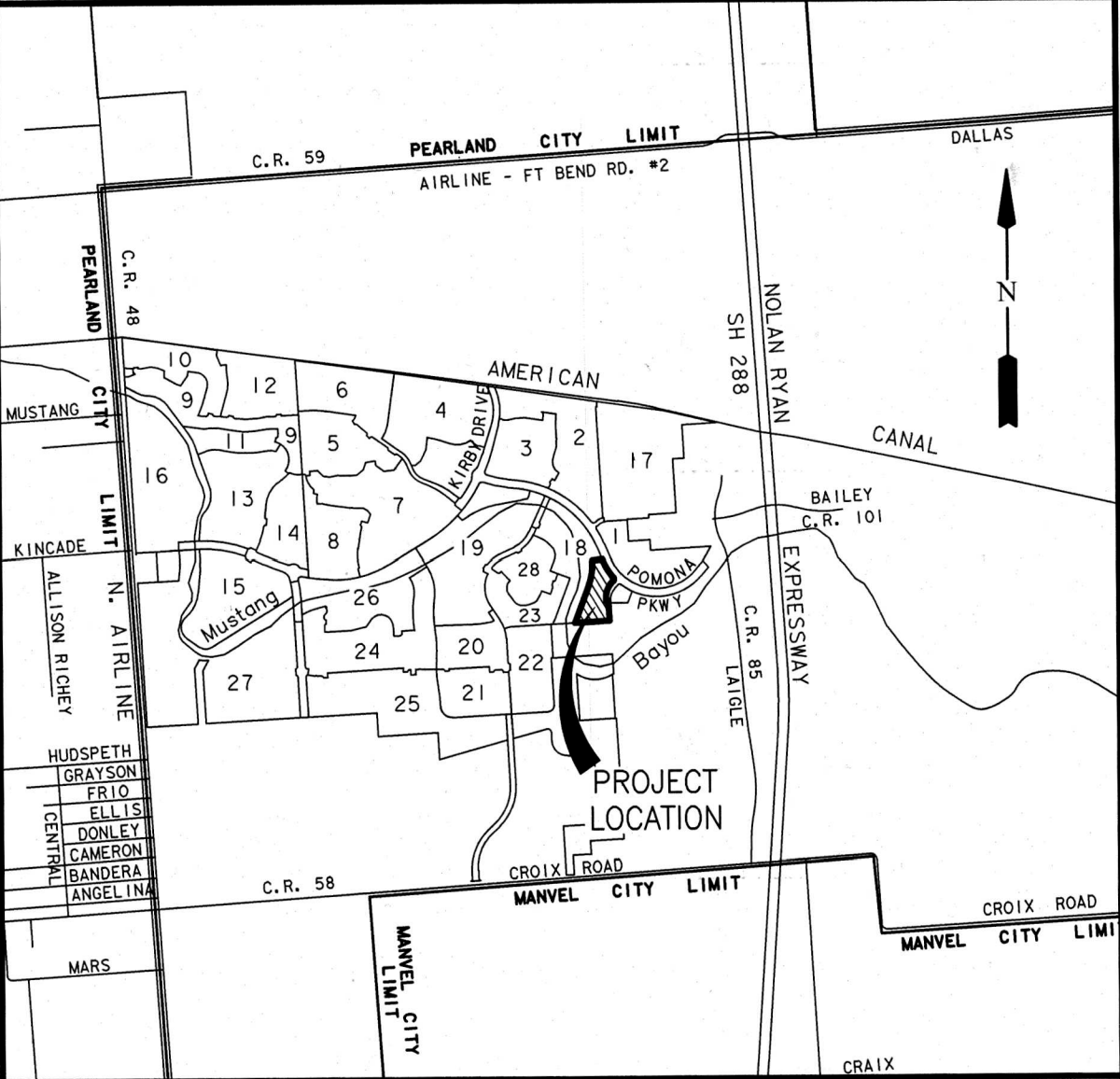
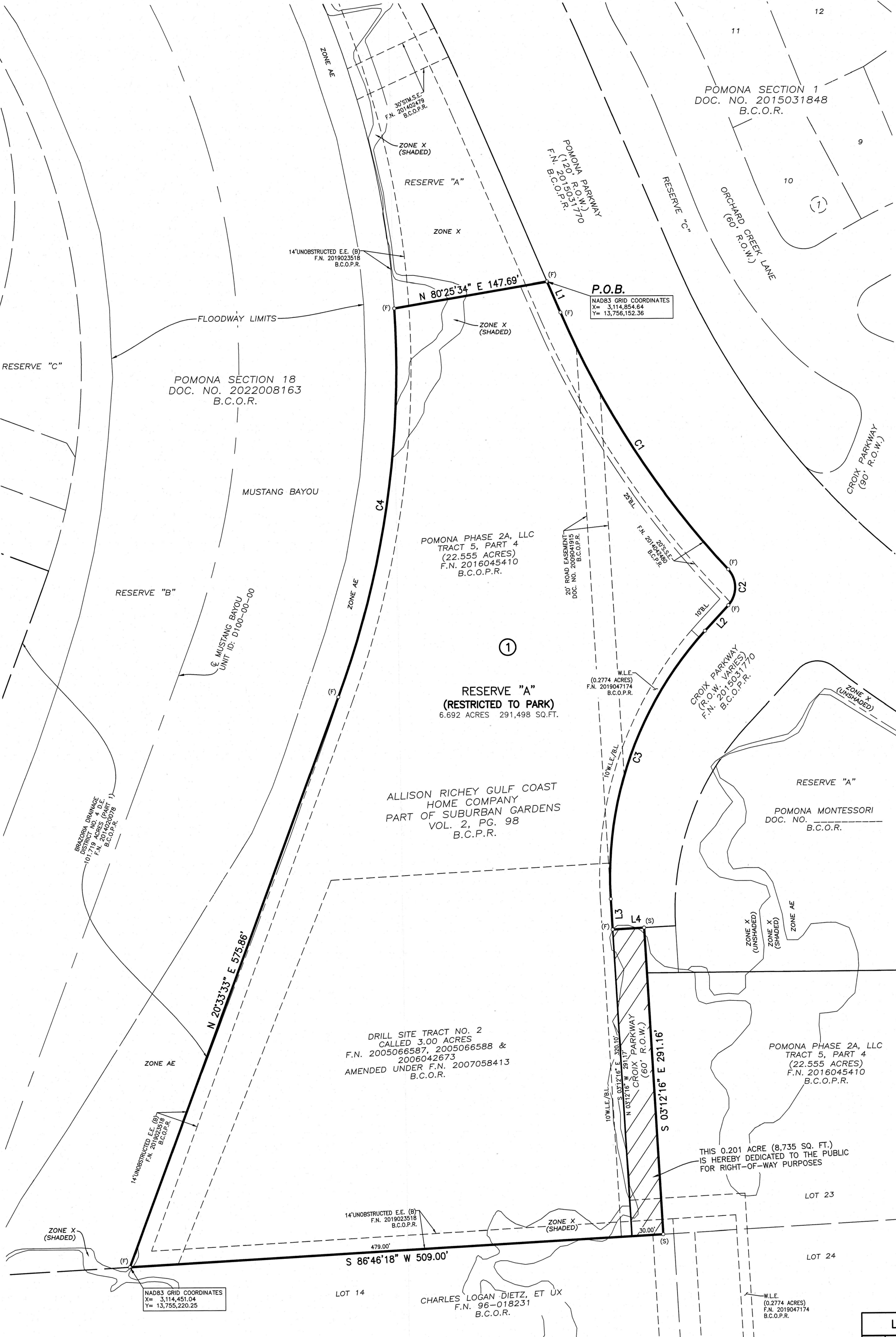
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

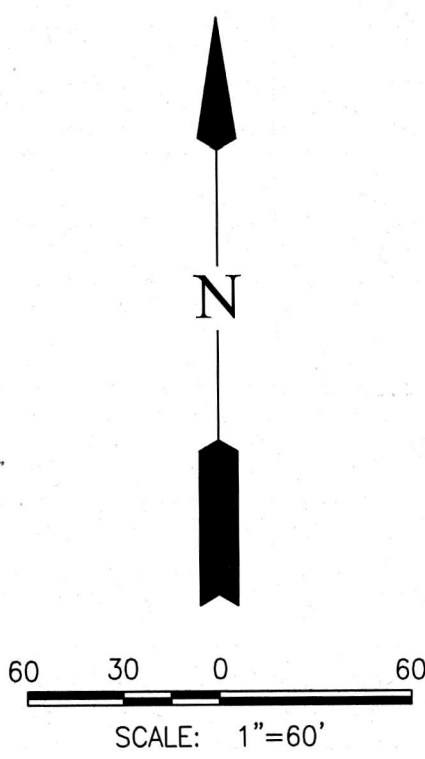
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 1 OF 2



VICINITY MAP
SCALE: 1" = 2,640'
KEY MAP NO. 652D



- LEGEND**
- A.E. INDICATES AERIAL EASEMENT
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - (F) INDICATES FOUND 5/8" CAPPED IRON ROD
 - STAMPED "LJA SURVEY"
 - (S) INDICATES SET MAG NAIL

- NOTES:
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
 - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0442, DATED FEBRUARY 10, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986547.
 - ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.
 - FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDEATION OF THE ASSOCIATED SUBDIVISION PLAT.
 - BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.
ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
 - BDD4 BENCHMARK: A BRASS DISK STAMPED "MU-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100-00-00.
ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ.))
 - TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.
ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
 - THIS TRACT LIES IN ZONE "X", ZONE "X" (SHADED) AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0020K. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
 - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (3) 12 INCHES ABOVE FINISHED GRADE.

- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39, THE CITY OF MANVEL ETJ, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:
DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006
1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013
2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015
3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016
4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016
5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018
6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019
7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021
8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 23°08'32" E	31.87'
L2	S 42°50'01" W	32.91'
L3	S 03°12'16" E	28.93'
L4	N 86°47'44" E	30.00'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	860.00'	19°29'15"	292.50'	S 32°53'09" E 291.10'
C2	25.00'	85°27'48"	37.29'	S 00°06'07" W 33.93'
C3	345.00'	46°02'17"	277.21'	S 19°48'53" W 269.82'
C4	900.00'	23°53'56"	375.40'	N 08°36'35" E 372.69'

FINAL PLAT OF POMONA THE GROVE PARK

A SUBDIVISION OF 6.892 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 12, 13 AND 22 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

0 LOTS 1 RESERVE (6.692 ACRES) 1 BLOCK
MARCH 8, 2022 JOB NO. 2149-4208

OWNERS:

POMONA PHASE 2A, LLC
A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219
PH: 972-201-2919

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.
3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386



Project Lot Allocation

LOT SIZE	Total	% of Total
1/2 AC	826	13.8%
3/4 AC	875	14.2%
1 AC	498	7.9%
1 1/4 AC	389	6.2%
1 1/2 AC	221	3.5%
2 AC	120	1.9%
2 1/2 AC	108	1.7%
3 AC	114	1.8%
TOTAL	2,881	100.0%

Prepared For:
HILLWOOD COMMUNITIES
 Reference Date: 03.03.2021



Planning & Landscape Architecture
 Land & Water Planning
 Land Development by Design
 Sustainable Design
 Urban Design
 Landscape Architecture

LJA Engineering, Inc.
 3400 W. Sam Houston Pkwy. S., Suite 400
 Houston, Texas 77066
 713.868.8200

LJA Engineering, Inc. is a registered professional engineering firm in the State of Texas. LJA Engineering, Inc. is not a general contractor and does not provide construction services. LJA Engineering, Inc. is not a real estate broker and does not provide real estate services. LJA Engineering, Inc. is not a land surveyor and does not provide land surveying services. LJA Engineering, Inc. is not a civil engineer and does not provide civil engineering services. LJA Engineering, Inc. is not a mechanical engineer and does not provide mechanical engineering services. LJA Engineering, Inc. is not an electrical engineer and does not provide electrical engineering services. LJA Engineering, Inc. is not a chemical engineer and does not provide chemical engineering services. LJA Engineering, Inc. is not a nuclear engineer and does not provide nuclear engineering services. LJA Engineering, Inc. is not a geotechnical engineer and does not provide geotechnical engineering services. LJA Engineering, Inc. is not a structural engineer and does not provide structural engineering services. LJA Engineering, Inc. is not a transportation engineer and does not provide transportation engineering services. LJA Engineering, Inc. is not a water resources engineer and does not provide water resources engineering services. LJA Engineering, Inc. is not a coastal engineer and does not provide coastal engineering services. LJA Engineering, Inc. is not a fire engineer and does not provide fire engineering services. LJA Engineering, Inc. is not a safety engineer and does not provide safety engineering services. LJA Engineering, Inc. is not a health engineer and does not provide health engineering services. LJA Engineering, Inc. is not a social engineer and does not provide social engineering services. LJA Engineering, Inc. is not a systems engineer and does not provide systems engineering services. LJA Engineering, Inc. is not a software engineer and does not provide software engineering services. LJA Engineering, Inc. is not a hardware engineer and does not provide hardware engineering services. LJA Engineering, Inc. is not a network engineer and does not provide network engineering services. LJA Engineering, Inc. is not a database engineer and does not provide database engineering services. LJA Engineering, Inc. is not a security engineer and does not provide security engineering services. LJA Engineering, Inc. is not a quality engineer and does not provide quality engineering services. LJA Engineering, Inc. is not a reliability engineer and does not provide reliability engineering services. LJA Engineering, Inc. is not a maintainability engineer and does not provide maintainability engineering services. LJA Engineering, Inc. is not a testability engineer and does not provide testability engineering services. LJA Engineering, Inc. is not a supportability engineer and does not provide supportability engineering services. LJA Engineering, Inc. is not a logistics engineer and does not provide logistics engineering services. LJA Engineering, Inc. is not a procurement engineer and does not provide procurement engineering services. LJA Engineering, Inc. is not a contract management engineer and does not provide contract management engineering services. LJA Engineering, Inc. is not a risk management engineer and does not provide risk management engineering services. LJA Engineering, Inc. is not a compliance engineer and does not provide compliance engineering services. LJA Engineering, Inc. is not a legal engineer and does not provide legal engineering services. LJA Engineering, Inc. is not a financial engineer and does not provide financial engineering services. LJA Engineering, Inc. is not a business engineer and does not provide business engineering services. LJA Engineering, Inc. is not a management engineer and does not provide management engineering services. LJA Engineering, Inc. is not a human resources engineer and does not provide human resources engineering services. LJA Engineering, Inc. is not a training engineer and does not provide training engineering services. LJA Engineering, Inc. is not a development engineer and does not provide development engineering services. LJA Engineering, Inc. is not a project management engineer and does not provide project management engineering services. LJA Engineering, Inc. is not a program management engineer and does not provide program management engineering services. LJA Engineering, Inc. is not a portfolio management engineer and does not provide portfolio management engineering services. LJA Engineering, Inc. is not a strategic management engineer and does not provide strategic management engineering services. LJA Engineering, Inc. is not a corporate management engineer and does not provide corporate management engineering services. LJA Engineering, Inc. is not a business development engineer and does not provide business development engineering services. LJA Engineering, Inc. is not a sales engineer and does not provide sales engineering services. LJA Engineering, Inc. is not a marketing engineer and does not provide marketing engineering services. LJA Engineering, Inc. is not a public relations engineer and does not provide public relations engineering services. LJA Engineering, Inc. is not a communications engineer and does not provide communications engineering services. LJA Engineering, Inc. is not a media relations engineer and does not provide media relations engineering services. LJA Engineering, Inc. is not a community relations engineer and does not provide community relations engineering services. LJA Engineering, Inc. is not a government relations engineer and does not provide government relations engineering services. LJA Engineering, Inc. is not a industry relations engineer and does not provide industry relations engineering services. LJA Engineering, Inc. is not a labor relations engineer and does not provide labor relations engineering services. LJA Engineering, Inc. is not a environmental relations engineer and does not provide environmental relations engineering services. LJA Engineering, Inc. is not a social relations engineer and does not provide social relations engineering services. LJA Engineering, Inc. is not a cultural relations engineer and does not provide cultural relations engineering services. LJA Engineering, Inc. is not a ethnic relations engineer and does not provide ethnic relations engineering services. LJA Engineering, Inc. is not a religious relations engineer and does not provide religious relations engineering services. LJA Engineering, Inc. is not a sexual orientation relations engineer and does not provide sexual orientation relations engineering services. LJA Engineering, Inc. is not a gender relations engineer and does not provide gender relations engineering services. LJA Engineering, Inc. is not a age relations engineer and does not provide age relations engineering services. LJA Engineering, Inc. is not a disability relations engineer and does not provide disability relations engineering services. LJA Engineering, Inc. is not a marital status relations engineer and does not provide marital status relations engineering services. LJA Engineering, Inc. is not a family relations engineer and does not provide family relations engineering services. LJA Engineering, Inc. is not a friendship relations engineer and does not provide friendship relations engineering services. LJA Engineering, Inc. is not a acquaintance relations engineer and does not provide acquaintance relations engineering services. LJA Engineering, Inc. is not a contact relations engineer and does not provide contact relations engineering services. LJA Engineering, Inc. is not a communication relations engineer and does not provide communication relations engineering services. LJA Engineering, Inc. is not a information relations engineer and does not provide information relations engineering services. LJA Engineering, Inc. is not a knowledge relations engineer and does not provide knowledge relations engineering services. LJA Engineering, Inc. is not a wisdom relations engineer and does not provide wisdom relations engineering services. LJA Engineering, Inc. is not a understanding relations engineer and does not provide understanding relations engineering services. LJA Engineering, Inc. is not a awareness relations engineer and does not provide awareness relations engineering services. LJA Engineering, Inc. is not a perception relations engineer and does not provide perception relations engineering services. LJA Engineering, Inc. is not a sensation relations engineer and does not provide sensation relations engineering services. LJA Engineering, Inc. is not a feeling relations engineer and does not provide feeling relations engineering services. LJA Engineering, Inc. is not a emotion relations engineer and does not provide emotion relations engineering services. LJA Engineering, Inc. is not a thought relations engineer and does not provide thought relations engineering services. LJA Engineering, Inc. is not a mind relations engineer and does not provide mind relations engineering services. LJA Engineering, Inc. is not a brain relations engineer and does not provide brain relations engineering services. LJA Engineering, Inc. is not a nervous system relations engineer and does not provide nervous system relations engineering services. LJA Engineering, Inc. is not a sensory relations engineer and does not provide sensory relations engineering services. LJA Engineering, Inc. is not a motor relations engineer and does not provide motor relations engineering services. LJA Engineering, Inc. is not a behavior relations engineer and does not provide behavior relations engineering services. LJA Engineering, Inc. is not a action relations engineer and does not provide action relations engineering services. LJA Engineering, Inc. is not a reaction relations engineer and does not provide reaction relations engineering services. LJA Engineering, Inc. is not a response relations engineer and does not provide response relations engineering services. LJA Engineering, Inc. is not a result relations engineer and does not provide result relations engineering services. LJA Engineering, Inc. is not a consequence relations engineer and does not provide consequence relations engineering services. LJA Engineering, Inc. is not a effect relations engineer and does not provide effect relations engineering services. LJA Engineering, Inc. is not a outcome relations engineer and does not provide outcome relations engineering services. LJA Engineering, Inc. is not a purpose relations engineer and does not provide purpose relations engineering services. LJA Engineering, Inc. is not a goal relations engineer and does not provide goal relations engineering services. LJA Engineering, Inc. is not a aim relations engineer and does not provide aim relations engineering services. LJA Engineering, Inc. is not a objective relations engineer and does not provide objective relations engineering services. LJA Engineering, Inc. is not a mission relations engineer and does not provide mission relations engineering services. LJA Engineering, Inc. is not a vision relations engineer and does not provide vision relations engineering services. LJA Engineering, Inc. is not a belief relations engineer and does not provide belief relations engineering services. LJA Engineering, Inc. is not a faith relations engineer and does not provide faith relations engineering services. LJA Engineering, Inc. is not a trust relations engineer and does not provide trust relations engineering services. LJA Engineering, Inc. is not a confidence relations engineer and does not provide confidence relations engineering services. LJA Engineering, Inc. is not a hope relations engineer and does not provide hope relations engineering services. LJA Engineering, Inc. is not a belief relations engineer and does not provide belief relations engineering services. LJA Engineering, Inc. is not a faith relations engineer and does not provide faith relations engineering services. LJA Engineering, Inc. is not a trust relations engineer and does not provide trust relations engineering services. LJA Engineering, Inc. is not a confidence relations engineer and does not provide confidence relations engineering services. LJA Engineering, Inc. is not a hope relations engineer and does not provide hope relations engineering services.



POMONA
 ±1,066.2 Acres of Land
 Marvell, Texas
 Project #: 2149-09002

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
March 14, 2022

NOTICE IS HEREBY GIVEN
7:00 P.M.

MINUTES 3/14/2022

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~~ Secretary 3/2023
Pos #5 Christy Kennard 3/2024
Pos #6 Dorothy Wynne, Chair 3/2024
Pos #7 Muhammed Alam 3/2024

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

Present: Alina Rogers
Dorothy Wynne
Muhammed Alam
Ryan Miller
Christine Diaz
Absent: Kyle Marasckin
Christy Kennard
Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Jessica Rodriguez, Director of Development Services

Swearing in of Board Members

Position #5 - Christy Kennard
No action taken due to Christy Kennard's absence.

Pledge

Citizen Comments: "Comment Card" Required

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.).

The public hearing opened at 7:02 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

The public hearing closed at 7:03 p.m.

Consent PDZ

- 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 MINUTES

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

The motion carried with a vote: 5/0

Yes: Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Kyle Marasckin, Christy Kennard

Abstained: None

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.

PDZ Member Christine Diaz made the motion to approve. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 5/0

Yes: Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Kyle Marasckin, Christy Kennard Abstained: None

- 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.

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: Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

Absent: Kyle Marasckin, Christy Kennard

Abstained: None

- 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.

PDZ Member Ryan Miller made the motion to approve. PDZ Member Christine Diaz seconded the motion.

The motion carried with a vote: 5/0

Yes: Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Kyle Marasckin, Christy Kennard

Abstained: None

D. Consideration and possible action to approve excused committee member absences.

PDZ Member Alina Rogers made the motion to approve. PDZ Member Muhammed Alam seconded the motion.

The motion carried with a vote: 5/0

Yes: Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Kyle Marasckin, Christy Kennard

Abstained: None

Adjourn

PDZ Member Christina Diaz made the motion to adjourn at 7:17 p.m. PDZ Member Muhammed Alam seconded the motion.

The motion carried with a vote: 5/0

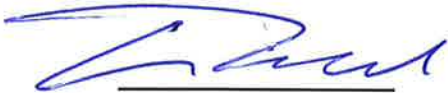
Yes: Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Kyle Marasckin, Christy Kennard

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: March 28, 2022 PDZ & April 4, 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 Y, being a subdivision of 9.975 acres out of the Oliver Hall Survey, A-203; being a
partial replat of a portion of Lots 6 through 14 of Lulling Stone Section One, as recorded in Vol. 21, Pgs. 267-270
of the Brazoria County Plat Records; and being a portion of Lot 15 of Lulling Stone Section One Amending Plat as
recorded in Vol. 22, Pgs. 165-166 of the Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.03.21 15:59:39 -05'00'

SIGNATURE

March 22, 2022

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve Y Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	March 28, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

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

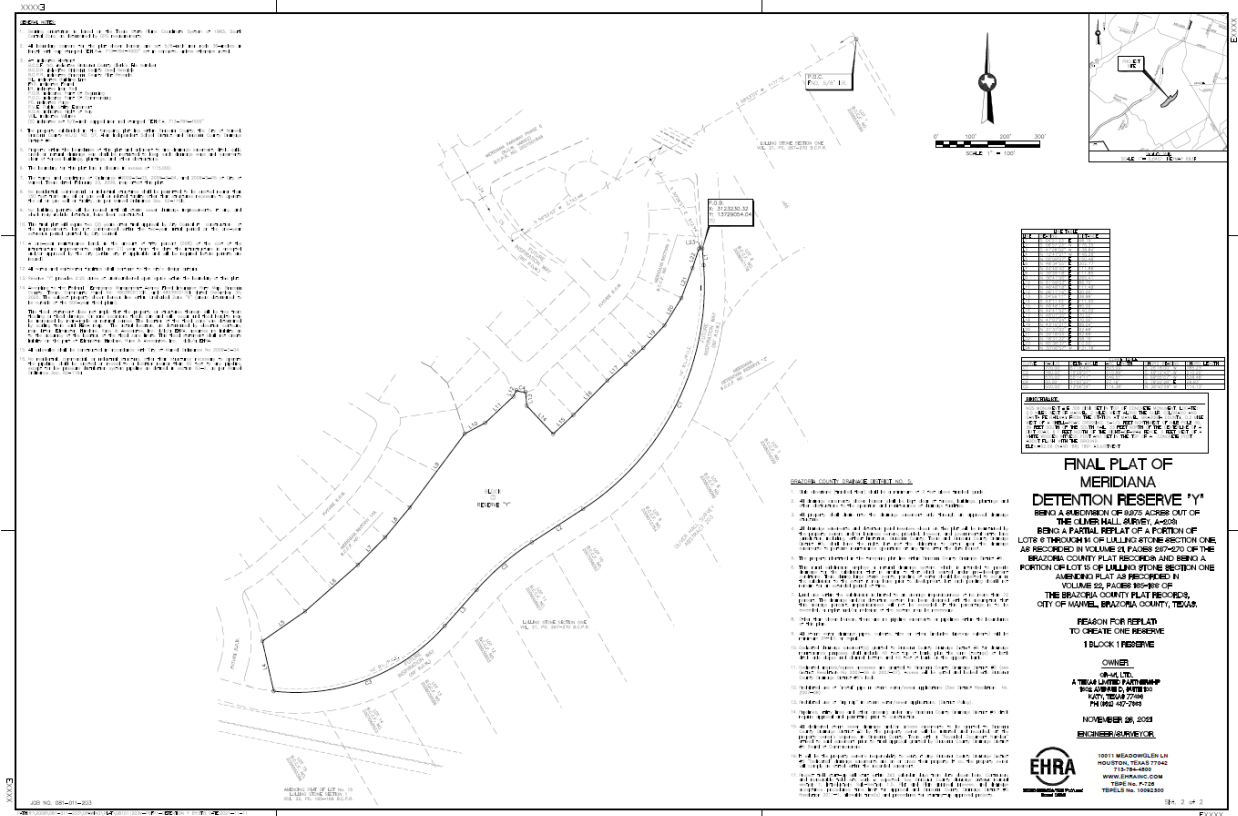
1. Update the date in the Title Block (Section 62-41 (b) (2)).
2. Provide land surveyor's signature (Section 62-41 (b) (5)).
3. Label the street names in Meridiana Section 10A (Section 62-41 (b) (11)).
4. Label the street widths in Meridiana Section 10A (Section 62-41 (b) (11)).
5. Label the street names in Meridiana Section 7 (Section 62-41 (b) (11)).
6. Label the street widths in Meridiana Section 7 (Section 62-41 (b) (11)).
7. General Note No. 4 should state the property is located in MUD No. 56 (Section 62-41 (b) (14)).
8. This final plat takes access from Meridiana Inspiration Way Phase 2 Final Plat. This final plat cannot be approved until Meridiana Inspiration Way Phase 2 Final Plat is approved (Section 62-108 (b) (5)).
9. Update the dates from 2021 to 2022 in the Planning, Development and Zoning Commission signature block and City Council signature block (Section 62-41 (b) (20)).
10. Provide drainage district signatures (Section 62-41 (b) (20)).
11. Provide signed and notarized lienholder subordination document (Section 62-41 (b) (7)).
12. Update all the dates from 2021 to 2022 in the owner's signature block and notary's signature block (Section 62-41 (b) (7)).
13. Provide a paid, certified tax certificate for MUD No. 56 (Section 62-41 (b) (18)).

Plat Exhibit

[illegible]



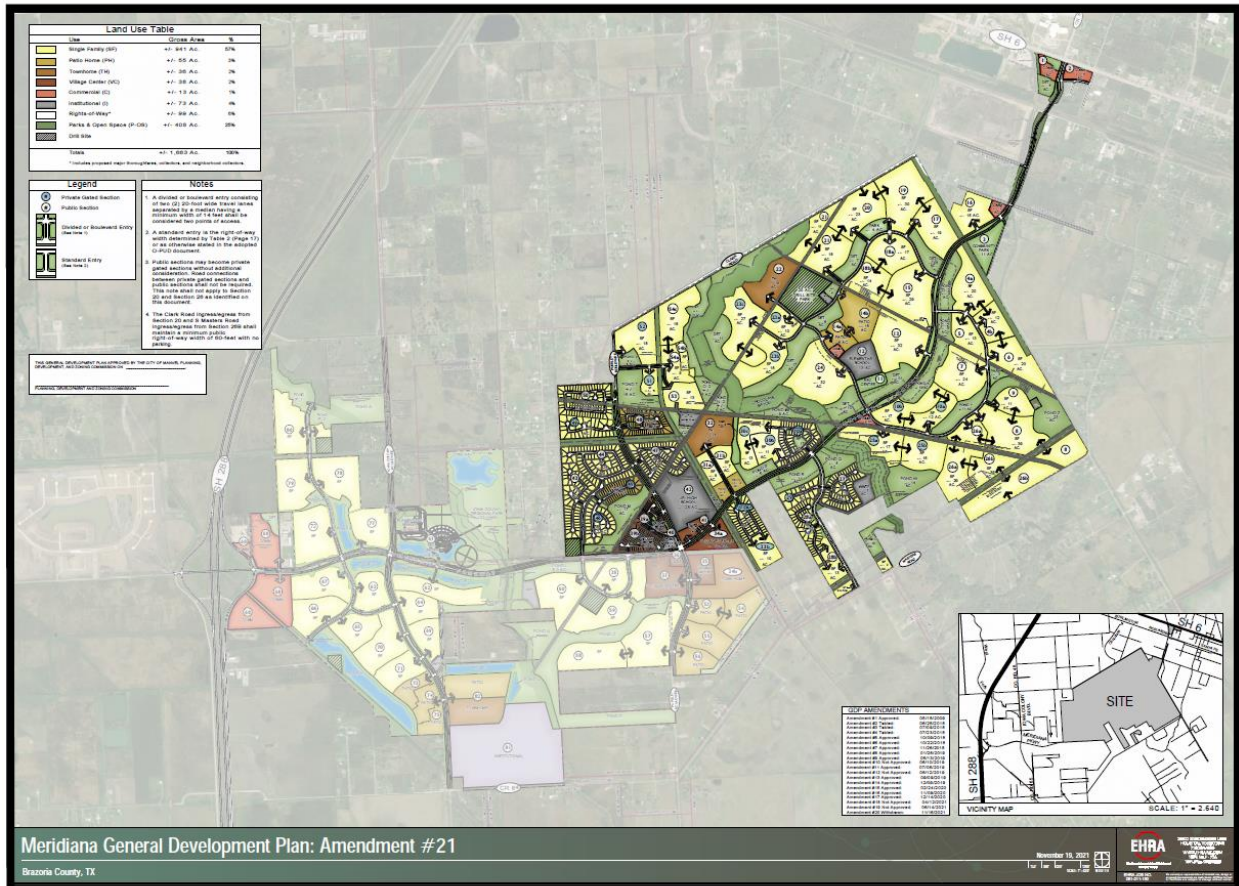
Plat Exhibit





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

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



STATE OF TEXAS X
COUNTY OF BRAZORIA X

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 "Y", 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 _____, 2021.

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

BY: _____
Print Name: Matt Lawson
Title: President

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., President	Date	Kerry L. Osburn Vice President	Date
--------------------------------	------	-----------------------------------	------

Brandon Middleton Secretary/Treasurer	Jarrod D. Aden, P.E., C.F.M. District Engineer	Date
--	---	------

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

BCCDD 5 ID# B210010

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

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

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA DETENTION RESERVE "Y" in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

City Council

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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

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

METES AND BOUNDS DESCRIPTION
MERIDIANA DETENTION RESERVE "Y"
BEING 9.975 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 9.975 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 6 THROUGH 14 OF LULLING STONE SECTION 1, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 21, PAGE 267–270 OF THE BRAZORIA COUNTY PLAT RECORDS AND CONVEYED TO GR–M1 IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047178, 2008034029, 2008028085, 2009012754, 2007058092, 2009006907, 2008035803, 2008039668 AND 2007066503, AND BEING A PORTION OUT OF THE AMENDING PLAT OF LOT 15 LULLING STONE SECTION 1, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGE 165–166 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND CONVEYED TO GR–M1 IN B.C.C.F. NO. 2006050398, SAID 9.975 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8–inch iron rod found at the northeasterly corner of Lot 1 of said Lulling Stone Section 1;
THENCE, South 59°53'03" West, along the northerly line of said Lulling Stone Sec. 1 a distance of 1177.75 feet to a point for corner;

THENCE, South 30°06'57" East, a distance of 512.94 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set marking the most northeasterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 04°21'23" East, for a distance of 48.15 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for a point of curvature;

2) THENCE, in a southwesterly direction along the arc of a curve to the right having a radius of 770.00 feet, an arc length of 823.99 feet, an angle of 61°18'46", and a chord bearing South 26°18'00" West, for a distance of 785.23 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for a point of tangency;

3) THENCE, South 56°57'23" West, for a distance of 176.35 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for a point of curvature;

4) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 780.00 feet, an arc length of 210.86 feet, an angle of 15°29'21", and a chord bearing South 49°12'43" West, for a distance of 210.22 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for a point of tangency;

5) THENCE, South 41°28'02" West, for a distance of 138.84 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for a point of curvature;

6) THENCE, in a westerly direction along the arc of a curve to the right having a radius of 570.00 feet, an arc length of 549.51 feet, an angle of 55°14'11", and a chord bearing South 69°05'01" West, for a distance of 528.48 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

7) THENCE, North 12°47'21" West, for a distance of 148.28 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

8) THENCE, North 55°09'07" East, for a distance of 150.48 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

9) THENCE, North 48°34'55" East, for a distance of 202.77 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

10) THENCE, North 44°46'40" East, for a distance of 111.86 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

11) THENCE, North 39°26'18" East, for a distance of 111.85 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

12) THENCE, North 36°41'56" East, for a distance of 265.41 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

13) THENCE, North 61°59'03" East, for a distance of 66.75 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

14) THENCE, North 48°48'18" East, for a distance of 111.48 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

15) THENCE, North 26°11'16" 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;

16) THENCE, in an easterly direction along the arc of a curve to the left having a radius of 50.00 feet, an arc length of 27.16 feet, an angle of 31°07'27", and a chord bearing South 79°22'28" East, for a distance of 26.83 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

17) THENCE, South 04°56'11" East, for a distance of 39.98 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

18) THENCE, South 43°11'42" East, for a distance of 111.50 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

19) THENCE, North 46°48'18" East, for a distance of 80.00 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

20) THENCE, North 44°41'52" East, for a distance of 140.09 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

21) THENCE, North 48°07'25" East, for a distance of 70.02 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

22) THENCE, North 47°07'24" East, for a distance of 70.00 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

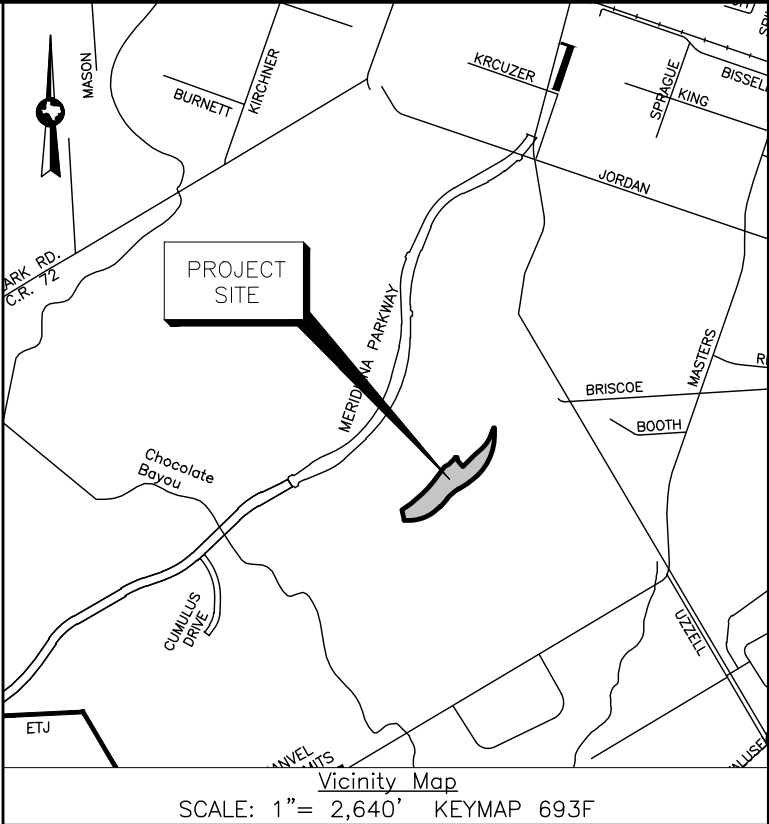
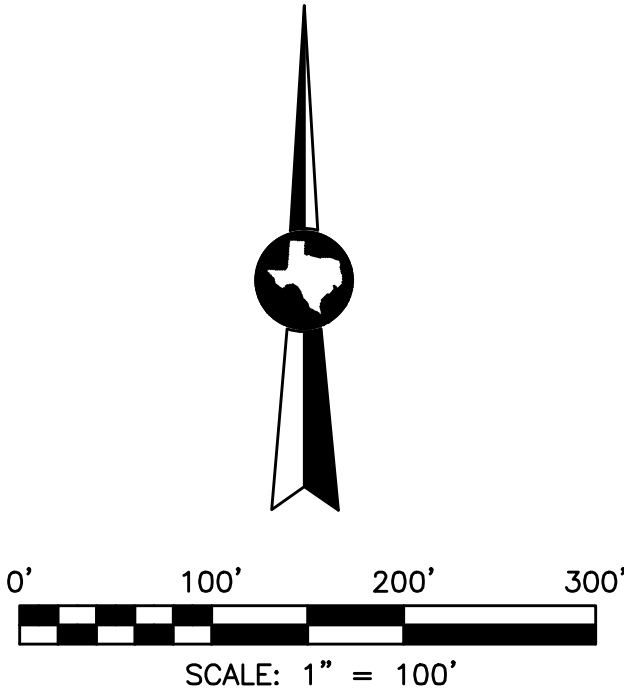
23) THENCE, North 43°16'21" East, for a distance of 89.04 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

24) THENCE, North 31°37'02" East, for a distance of 92.68 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

25) THENCE, North 20°18'04" East, for a distance of 92.68 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

26) THENCE, North 18°31'22" East, for a distance of 58.16 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

27) THENCE, North 85°38'37" East, for a distance of 10.00 feet to the POINT OF BEGINNING and containing 9.975 acres of land.



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
 - All boundary corners for the plat shown hereon are set 5/8-inch iron rods 3/8-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
 - A- indicates Abstract
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.D.R. indicates Brazoria County Deed Records
B.C.P.R. indicates Brazoria County Plat Records
B.L. indicates Building Line
FND. indicates Found
I.R. indicates Iron Rod
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point Of Commencing
PG. indicates Page
P.U.E. Public Utility Easement
R.O.W. indicates Right of Way
VOL. indicates Volume
(S) indicates set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
 - The property subdivided in the foregoing plat lies within Brazoria County, the City of Manvel, Brazoria County M.U.D. NO. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
 - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
 - The boundary for this plat has a closure in excess of 1:15,000.
 - The terms and conditions of Ordinance #2009-0-03, 2009-0-04, and 2009-0-05 of City of Manvel, Texas dated February 23, 2009, may affect this plat.
 - 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 building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
 - 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 City Council.
 - A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
 - All water and wastewater facilities shall conform to the city's design criteria.
 - Reserve "Y" provides 2.25 acres of unencumbered open space within the boundary of this plat.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803900110K, and 4803900130K dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- 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.



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 subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

FINAL PLAT OF
MERIDIANA
DETENTION RESERVE "Y"

BEING A SUBDIVISION OF 9.975 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203;
BEING A PARTIAL REPLAT OF A PORTION OF
LOTS 6 THROUGH 14 OF LULLING STONE SECTION ONE,
AS RECORDED IN VOLUME 21, PAGES 267-270 OF THE
BRAZORIA COUNTY PLAT RECORDS; AND BEING A
PORTION OF LOT 15 OF LULLING STONE SECTION ONE
AMENDING PLAT AS RECORDED IN
VOLUME 22, PAGES 165-166 OF
THE BRAZORIA COUNTY PLAT RECORDS,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE ONE RESERVE

1 BLOCK 1 RESERVE

OWNER

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

NOVEMBER 23, 2021

ENGINEER/SURVEYOR



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

AMENDING PLAT OF LOT No. 15
LULLING STONE SECTION 1
VOL. 22, PG. 165-166 B.C.P.R.

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
TBPPL No. 10092300

ENGINEERING THE FUTURE

EHRA JOB NO. 081-011-150

No warranty or representation of intended use, design or proposed improvements are made herein. All plans for 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 28, 2022 PDZ & April 4, 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 Z Phase 1, being a subdivision of 11.89 acres out
of the Oliver Hall Survey, A-203; also being a partial replat of a portion of Lots 1 through 8 of
Lulling Stone Section One, a subdivision recorded in Vol. 21, Pgs. 267-270 of the Brazoria
County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.03.21 16:10:04 -05'00'

SIGNATURE

March 22, 2022

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve Z Phase 1 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	March 28, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends denial of the Meridiana Detention Reserve Z Phase 1 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. This final plat takes access from Meridiana Inspiration Way Phase 2 Final Plat. This final plat cannot be approved until Meridiana Inspiration Way Phase 2 Final Plat is approved (Section 62-108 (b) (5)).
4. Provide drainage district signatures (Section 62-41 (b) (20)).
5. Provide signed and notarized lienholder subordination document (Section 62-41 (b) (7)).
6. Provide a paid, certified tax certificate from the MUD (Section 62-41 (b) (18)).
7. The ultimate ROW for the C12 is 120-feet. Provide one half of the 120-foot drainage easement right-of-way with this plat (Section 62-41 (b) (27) and Section 62-115).



00233

PAGE 1 OF 1

COUNTY OF BRADSHAW

THE STATE OF TEXAS, COUNTY OF BRADSHAW, do hereby certify that the within and foregoing plat of the BRADSHAW COUNTY PLAT RESERVE, CITY OF MARVEL, BRADSHAW COUNTY, TEXAS, was duly filed for record in the Public Records of this County on the 14th day of February, 2022, at 10:00 AM, and that the same is a true and correct copy of the original as the same appears on the records of this County.

WITNESSETH

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

THE STATE OF TEXAS, COUNTY OF BRADSHAW, do hereby certify that the within and foregoing plat of the BRADSHAW COUNTY PLAT RESERVE, CITY OF MARVEL, BRADSHAW COUNTY, TEXAS, was duly filed for record in the Public Records of this County on the 14th day of February, 2022, at 10:00 AM, and that the same is a true and correct copy of the original as the same appears on the records of this County.

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

BY _____

CLERK OF THE COUNTY OF BRADSHAW, TEXAS

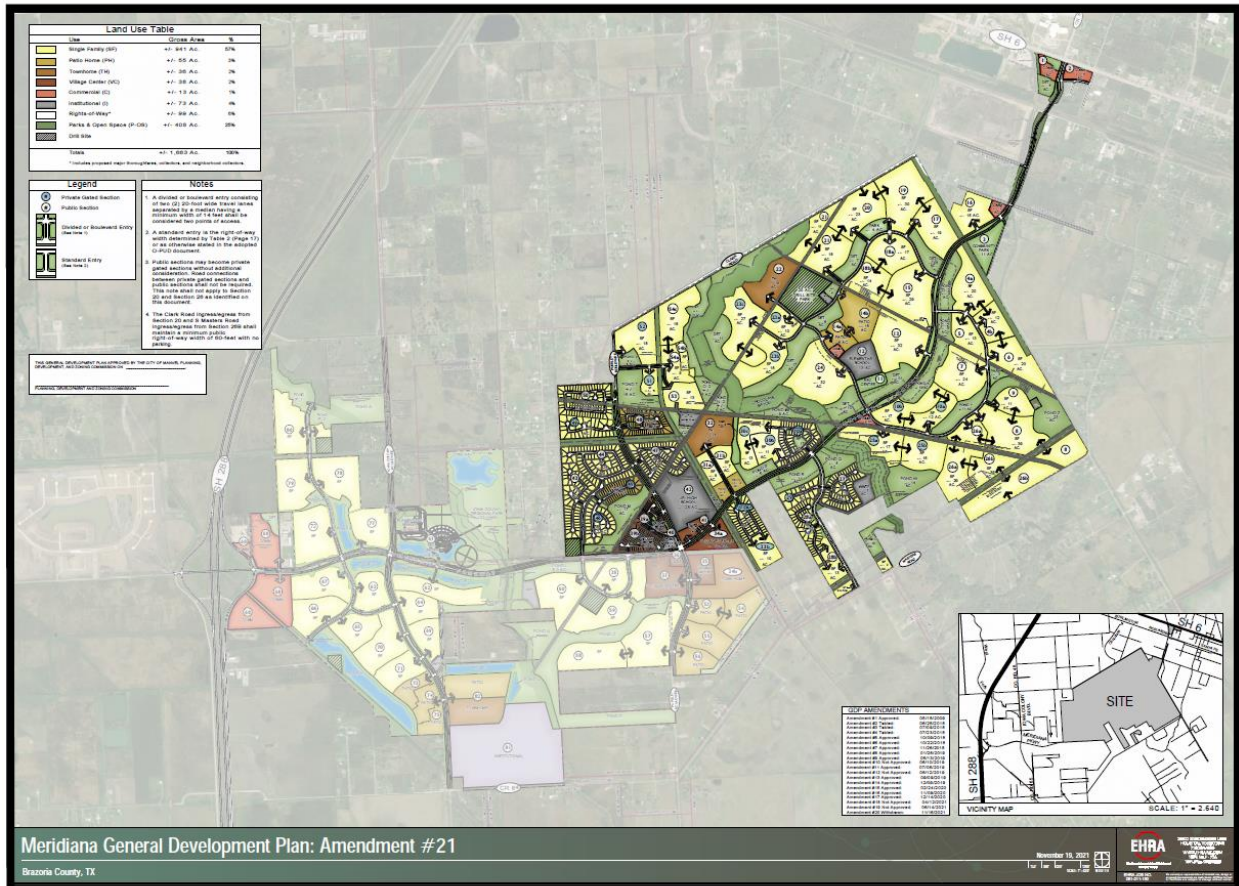
BY _____

[illegible]



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

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



STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA DETENTION RESERVE "Z" PHASE 1, 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 _____, 2022.

OWNER

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

BY: _____
Print Name: Matt Lawson
Title: President

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

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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., President	Date	Kerry L. Osburn Vice President	Date
Brandon Middleton Secretary/Treasurer		Jarrod D. Aden, P.E., C.F.M. District Engineer	Date

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

BCDD5 REF ID# B210018

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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA DETENTION RESERVE "Z" PHASE 1 in conformance with 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 "Z" PHASE 1 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____, day of _____, 2022.

City Council

METES AND BOUNDS DESCRIPTION
MERIDIANA DETENTION RESERVE "Z" PHASE 1
BEING 11.89 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 11.89 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 1 THROUGH 8 OF LULLING STONE SECTION 1, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 21, PAGE 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS AND CONVEYED TO GR-M1 IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008039599, 2008060954, 2008030117, 2008016374, 2008041565, 2008047178, 2008034029 AND 2008028085, SAID 11.89 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found at the northeasterly corner of Lot 1 of said Lulling Stone Section 1;

THENCE, South 59°53'03" West, along the northerly line of said Lulling Stone Sec. 1 a distance of 629.41 feet to a point for corner;

THENCE, South 30°06'57" East, a distance of 761.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the most northerly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 62°29'24" East, for a distance of 1184.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, South 30°16'05" East, for a distance of 516.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 59°43'55" West, for a distance of 176.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, North 30°38'27" West, for a distance of 418.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, North 83°12'06" West, for a distance of 288.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, North 30°02'39" West, for a distance of 242.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, South 59°57'21" West, for a distance of 180.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 27°52'21" West, for a distance of 175.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 40°42'03" West, for a distance of 155.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 66°19'03" West, for a distance of 154.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 87°49'19" West, for a distance of 158.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, South 65°55'16" West, for a distance of 107.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

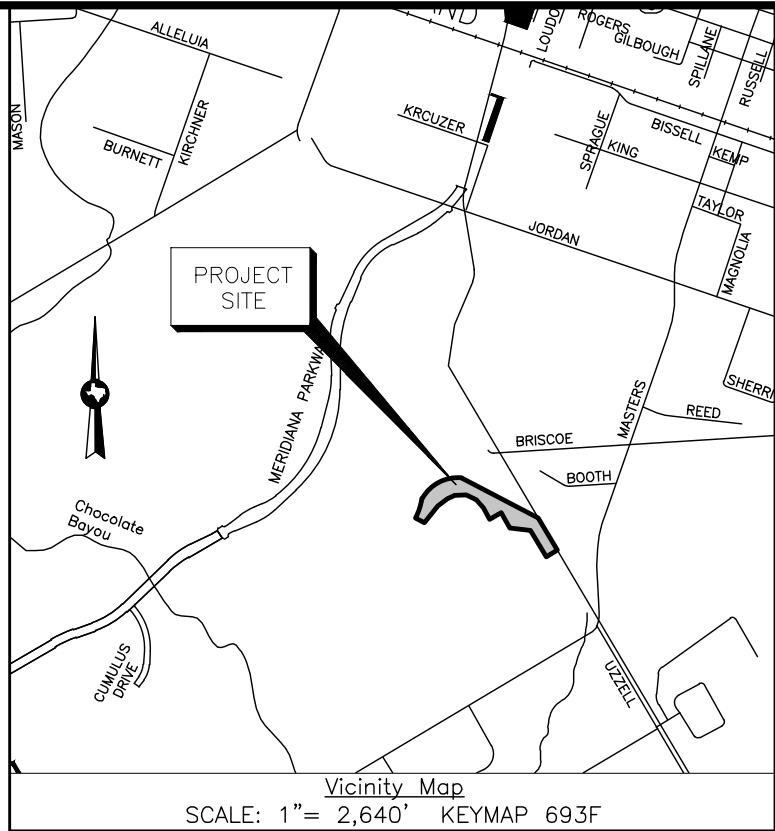
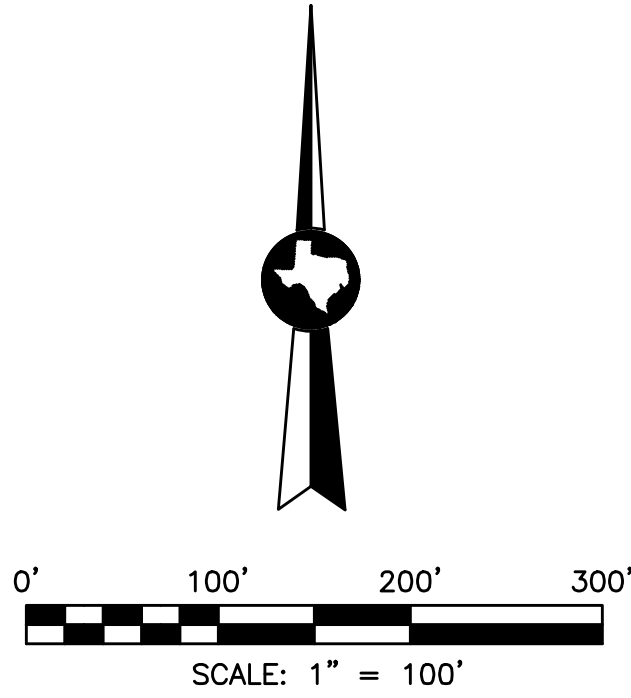
13) THENCE, South 52°12'56" West, for a distance of 165.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, South 38°33'02" West, for a distance of 297.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, North 60°27'52" West, for a distance of 128.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

16) THENCE, in a northerly direction along the arc of a curve to the left having a radius of 830.00 feet, an arc length of 286.02 feet, an angle of 19°44'38", and a chord bearing North 17°56'15" East, for a distance of 284.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

17) THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 560.00 feet, an arc length of 646.14 feet, an angle of 68°06'35", and a chord bearing North 62°21'36" East, for a distance of 610.89 feet to the POINT OF BEGINNING and containing 11.89 acres of land;



FINAL PLAT OF MERIDIANA DETENTION RESERVE "Z" PHASE 1

BEING A SUBDIVISION OF 11.89 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203; ALSO
BEING A PARTIAL REPLAT OF A PORTION OF
LOTS 1 THROUGH 8 OF LULLING STONE SECTION ONE,
A SUBDIVISION RECORDED IN
VOLUME 21, PAGES 267-270 OF
THE BRAZORIA COUNTY PLAT RECORDS,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE THREE RESTRICTED RESERVES

1 BLOCK 3 RESERVES (11.89 ACRES)

OWNER

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

FEBRUARY 28, 2022

ENGINEER/SURVEYOR



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

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

GENERAL NOTES:

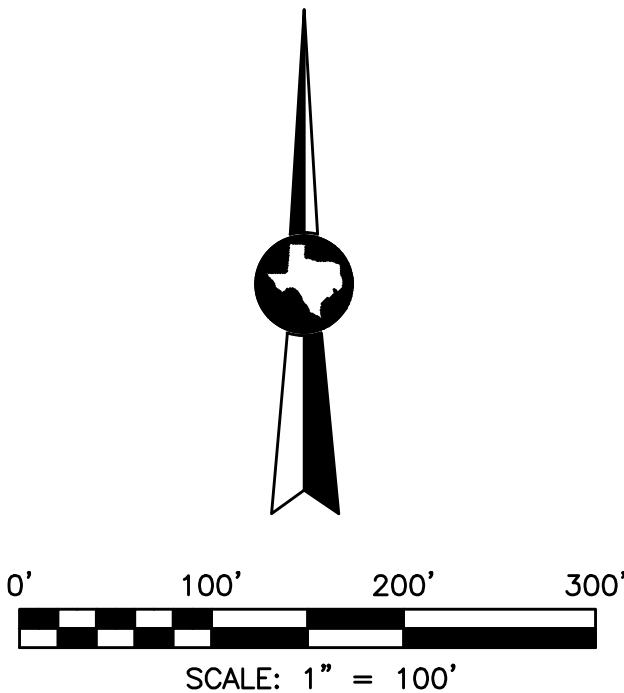
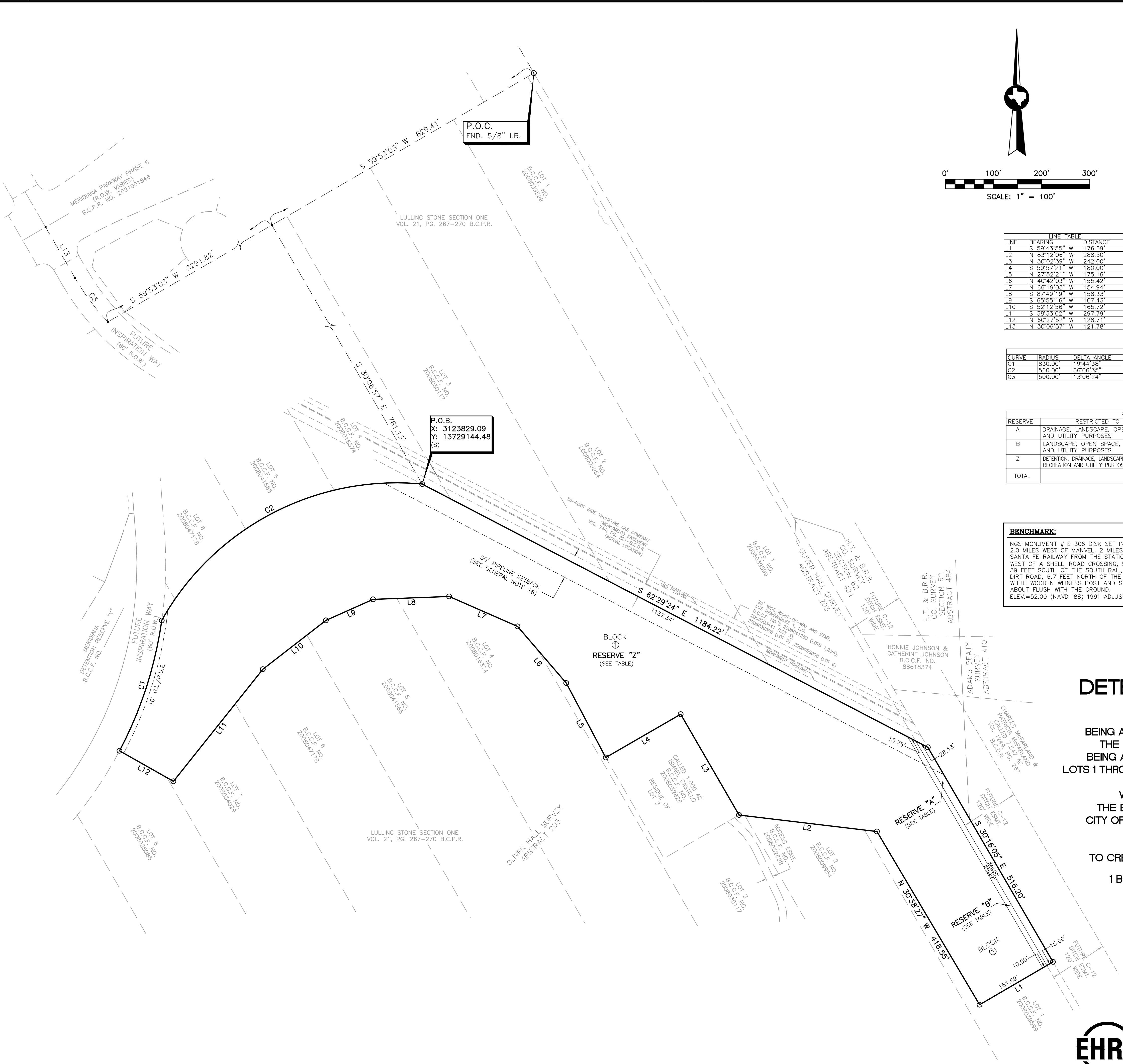
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plat shown hereon are set 5/8--inch iron rods 36--inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- A-- Indicates Abstract
AC. indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.D.R. indicates Brazoria County Deed Records
B.C.P.R. indicates Brazoria County Plat Records
B.L. indicates Building Line
ESMT. indicates Easement
FND. indicates Found
I.R. indicates Iron Rod
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point Of Commencing
PG. indicates Page
P.U.E. Public Utility Easement
R.O.W. indicates Right of Way
VOL. indicates Volume
(S) indicates set 5/8--inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Manvel, Brazoria County M.U.D. NO. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The boundary for this plat has a closure in excess of 1:15,000.
- The terms and conditions of Ordinance #2009-0-03, 2009-0-04, and 2009-0-05 of City of Manvel, Texas dated February 23, 2009, may affect this plat.
- 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 building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- 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 City Council.
- A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- All water and wastewater facilities shall conform to the city's design criteria.
- Reserve "Z" provides 2.97 acres of unencumbered open space within the boundary of this plat.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, and 48039C0130k dated December 30, 2020, The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).

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

- 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.

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 subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this 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.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 59°43'55" W	176.69'
L2	N 63°12'06" W	286.50'
L3	N 30°02'39" W	242.00'
L4	S 59°57'21" W	180.00'
L5	N 27°52'21" W	175.16'
L6	N 40°42'03" W	155.42'
L7	N 66°19'03" W	154.94'
L8	S 87°49'19" W	158.33'
L9	S 65°55'16" W	107.43'
L10	S 52°12'56" W	165.72'
L11	S 38°33'02" W	297.79'
L12	N 60°27'52" W	128.71'
L13	N 50°06'57" W	121.78'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	830.00'	19°44'38"	286.02'	N 17°56'15" E
C2	560.00'	66°08'35"	646.14'	N 62°21'36" E
C3	500.00'	13°06'24"	114.38'	N 36°40'09" W

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	DRAINAGE, LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	7,921 SQ.FT. / 0.1813 ACRE
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	5,479 SQ.FT. / 0.1258 ACRE
Z	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	504,575 SQ.FT. / 11.58 ACRE
TOTAL		517,975 SQ.FT. / 11.89 ACRES

BENCHMARK:
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 59 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
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

FINAL PLAT OF
MERIDIANA
DETENTION RESERVE "Z"
PHASE 1

BEING A SUBDIVISION OF 11.89 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203; ALSO
BEING A PARTIAL REPLAT OF A PORTION OF
LOTS 1 THROUGH 8 OF LULLING STONE SECTION ONE,
A SUBDIVISION RECORDED IN
VOLUME 21, PAGES 267-270 OF
THE BRAZORIA COUNTY PLAT RECORDS,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE THREE RESTRICTED RESERVES

1 BLOCK 3 RESERVES (11.89 ACRES)

OWNER

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

FEBRUARY 28, 2022

ENGINEER/SURVEYOR



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

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

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

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

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: March 28, 2022 PDZ & April 4, 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 30B, being a subdivision of 11.25 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: 2022.03.21 16:21:01 -05'00'

SIGNATURE

March 22, 2022

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 30B Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	March 28, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends denial of the Meridiana Section 30B Final Plat. This final plat does not meet the following regulations of the subdivision ordinance and/or adopted Meridiana O-PUD:

1. Provide land surveyor's signature (Section 62-41 (b) (5)).
2. Provide drainage district signatures (Section 62-41 (b) 20)).
3. Provide signed and notarized lienholder subordination document (Section 62-41 (b) (7)).
4. Provide a correct City Planning Letter for Meridiana Section 30B Final Plat (Section 62-41 (b) (22)).
5. Label the four lots in Block 1 in the correct order as the construction plans are labeled (Section 62-41 (b) (14) and Section 62-41 (b) (27)).

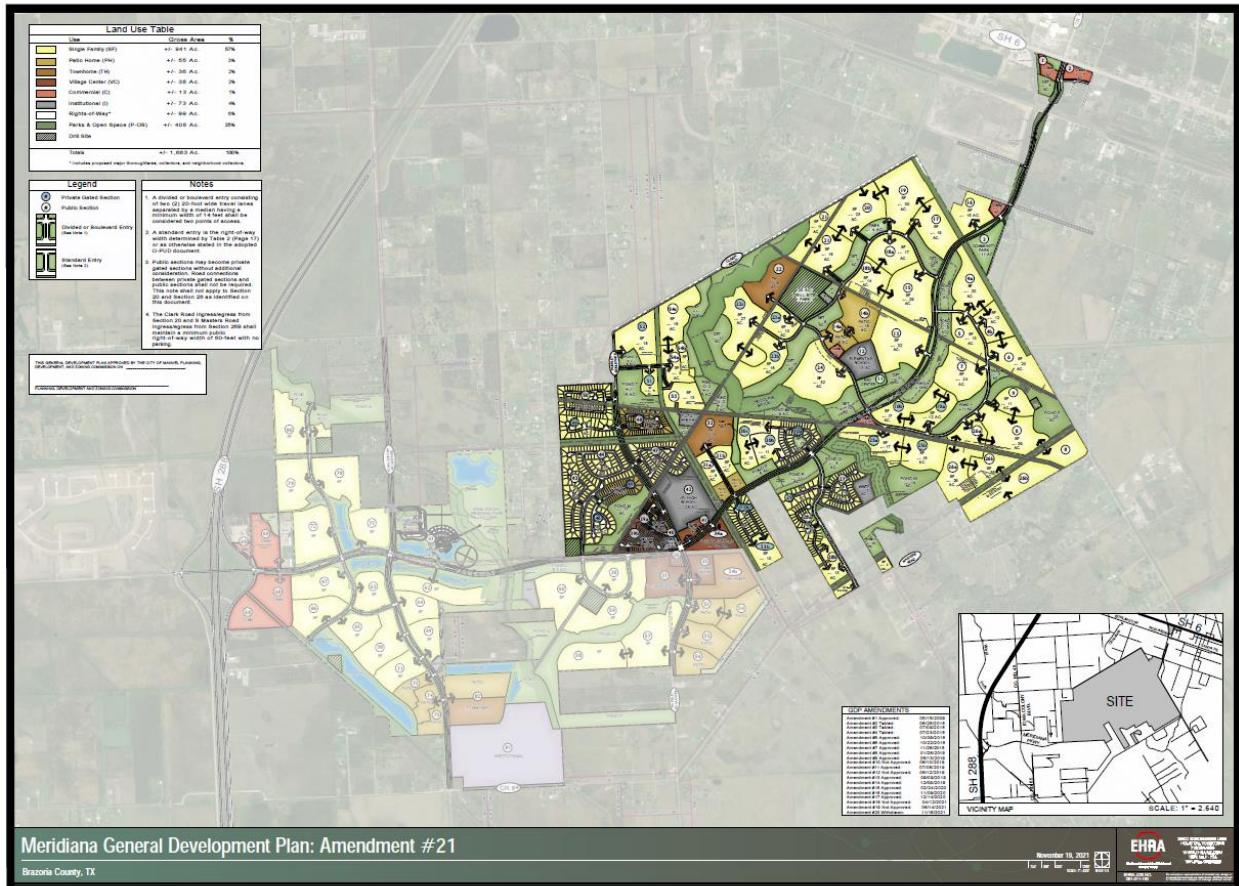


XXX3

[illegible]

[illegible]

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



STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 30B, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA SECTION 30B where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this _____ day of _____, 2022.

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

BY: _____
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

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

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

Robert Boelsche, 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 30B 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 30B in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2022.

City Council

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., Date Kerry L. Osburn Date
President Vice President

Brandon Middleton Date Jarrod D. Aden, P.E., C.F.M. Date
Secretary/Treasurer 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# 210040

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 30B
BEING 11.25 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 11.25 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 884.331 ACRE TRACT RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 11.25 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

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

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract 6,405.63 feet to a point for corner;

THENCE, North 30°06'57" West, a distance of 271.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found being most westerly corner of Meridiana Section 30A, a subdivision as per plat recorded under B.C.P.R. NO. 2021038672, also being the most southerly corner and POINT OF BEGINNING of the herein described tract;

1) THENCE, North 35°50'10" West, for a distance of 17.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, North 28°33'51" West, for a distance of 128.09 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 56°08'24" West, for a distance of 176.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, South 78°35'22" West, for a distance of 168.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, North 33°39'31" West, for a distance of 55.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, North 28°11'01" West, for a distance of 134.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 06°37'38" West, for a distance of 120.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 28°15'18" East, for a distance of 41.17 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 17°51'52" West, for a distance of 120.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, South 72°08'08" West, for a distance of 12.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, North 17°51'52" West, for a distance of 176.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, North 06°34'55" East, for a distance of 60.52 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, North 77°21'17" East, for a distance of 255.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, South 85°27'12" East, for a distance of 245.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, North 04°32'43" East, for a distance of 95.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

16) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 89°59'55", and a chord bearing North 40°27'14" West, for a distance of 35.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

17) THENCE, North 85°27'12" West, for a distance of 3.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

18) THENCE, North 04°32'48" East, for a distance of 198.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, South 85°26'29" East, for a distance of 240.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found, being the most northerly northwest corner of Meridiana Section 30A and being the northeasterly corner of the herein described tract of land;

20) THENCE, South 04°32'48" West, for a distance of 148.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

21) THENCE, North 85°27'12" West, for a distance of 39.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

22) THENCE, South 04°32'48" West, for a distance of 236.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

23) THENCE, South 03°57'42" East, for a distance of 58.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

24) THENCE, South 11°10'09" East, for a distance of 57.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

25) THENCE, South 19°51'37" East, for a distance of 57.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

26) THENCE, South 27°12'42" East, for a distance of 250.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

27) THENCE, South 21°28'09" East, for a distance of 69.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

28) THENCE, South 70°36'56" West, for a distance of 95.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

29) THENCE, in a westerly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 38.40 feet, an angle of 88°00'13", and a chord bearing North 65°22'57" West, for a distance of 34.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of reverse curvature;

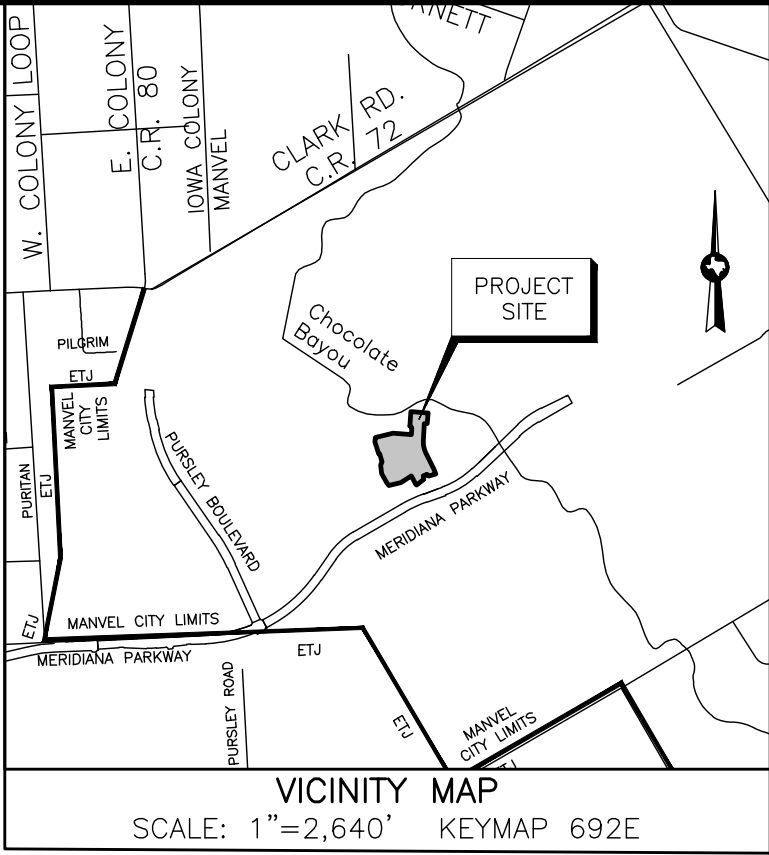
30) THENCE, in a northwesterly direction along the arc of a reverse curve to the left having a radius of 525.00 feet, an arc length of 5.91 feet, an angle of 00°38'40", and a chord bearing North 21°42'10" West, for a distance of 5.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

31) THENCE, South 67°58'30" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the arc of a curve to the right;

32) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 13.89 feet, an angle of 31°49'37", and a chord bearing South 06°06'42" East, for a distance of 13.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of reverse curvature;

33) THENCE, in a southerly direction along the arc of a reverse curve to the left having a radius of 50.00 feet, an arc length of 31.25 feet, an angle of 35°48'40", and a chord bearing South 08°06'13" East, for a distance of 30.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

34) THENCE, South 52°27'14" West, for a distance of 128.69 feet to the POINT OF BEGINNING and containing 11.25 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 REPRESENT	ELEVATION
BLOCK 1 LOTS -4	49.7
ALL OTHER LOTS	49.3

FINAL PLAT
MERIDIANA SECTION 30B

BEING A SUBDIVISION OF 11.25 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

42 LOTS 4 BLOCKS

OWNER

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

FEBRUARY 28, 2022

ENGINEER/SURVEYOR



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

XXXXX

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 28, 2022 PDZ

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: Robert Booth

Daytime Phone: 713-953-5289 Fax Number: 713-953-5026

E-mail Address: rbooth@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat for Del Bello Lakes Section
8, being a subdivision of 12.908 acres of land situated in the A.C.H. & B.R.R. Company
Survey, Section 90, also known as Kate R. Ehrmann Survey, Abstract 459, 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: 2022.03.21 17:06:54 -05'00'

SIGNATURE

March 22, 2022

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Del Bello Lakes Section 8 Final Plat
Applicant	Jason Price, LJA
PD&Z Meeting Date	March 28, 2022
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends denial of the Del Bello Lakes Section 8 Final Plat because it does not meet the following subsections of the subdivision ordinance and Del Bello Lakes PUD:

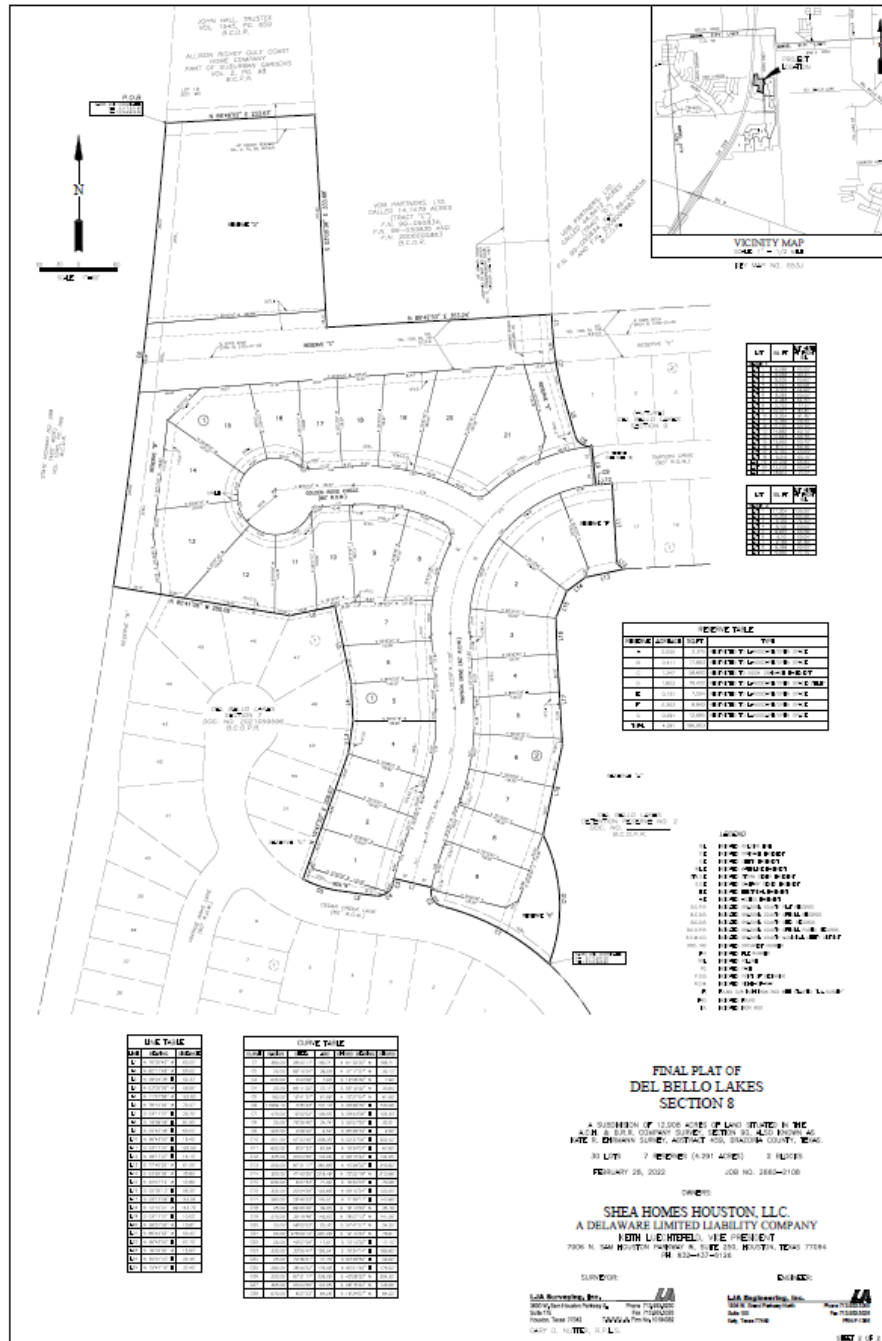
1. Provide land surveyor's signature (Section 62-41 (b) (4)).
2. Dedicate 10-feet of right-of-way for the 40-foot County Roadway (Section 62-104 (5) (11)).
3. Construct one-half of the 40-foot County Road (30-feet with 60-foot ultimate right-of-way) per Section 62-111 (Section 62-111).
4. Update the date from June 8, 2021, to February 22, 2022, per updated City Planning Letter in Note No. 2 (Section 62-41 (b) (13) and Section 62-41 (b) (21)),
5. Provide a 60-foot wide lot width for Reserve E (Section 62-104 (5) (11) and Section 62-108 (b) (4)).
6. Add "City of Manvel Elevated Storage Tank" to the use list for Reserve D in the Reserve Table (Section 62-41 (b) (13)).
7. Provide approved construction plans by the City Engineer (Section 62-41 (b) (25)).
8. Label the 30-foot drainage easement for "utility and drainage" (Section 62-115 and Section 62-41 (b) (13)).
9. Relocate the southern property line to the northern boundary of the 30-foot utility and drainage easement (Section 62-41 (b) (13)).



PLAT

THIS PLAT IS A PART OF THE PLAT OF THE DEL BELLO LAKES SECTION 8, TOWNSHIP 10 NORTH, RANGE 10 WEST, COUNTY OF DELAWARE, DELETED BY PLAT NO. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895,

Plat Exhibit



Plat Exhibit

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, KEITH LUECHTEFELD AND JIM ZIMMERMANN, VICE PRESIDENTS OF SHEA HOMES HOUSTON, LLC., A DELAWARE LIMITED LIABILITY COMPANY, OWNERS, HEREINAFTER REFERRED TO AS OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF DEL BELLO LAKES SECTION 8, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID COMPANY, ACCORDING TO THE LOTS, LINES, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF DEL BELLO LAKES SECTION 8 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, SHEA HOMES HOUSTON, LLC., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEITH LUECHTEFELD, VICE PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT, JIM ZIMMERMANN,

THIS _____ DAY OF _____, 2022.

SHEA HOMES HOUSTON, LLC.,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
KEITH LUECHTEFELD, VICE PRESIDENT

ATTEST: _____
JIM ZIMMERMANN, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEITH LUECHTEFELD, VICE PRESIDENT OF SHEA HOMES HOUSTON, LLC., A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM ZIMMERMANN, VICE PRESIDENT OF SHEA HOMES HOUSTON, LLC., A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED BY ME AND THAT THESE CORNERS ARE TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL LOT GRADING WITHIN THE SUBDIVISION; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM OF 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

GARY D. NUTTER, R.P.L.S.,
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

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

BDD4 REF. ID: #21149

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF DEL BELLO LAKES SECTION 8 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

BEING 12.908 ACRES (562,262 SQUARE FEET) OF LAND LOCATED IN THE A. C. H. & B. R. R. CO. SURVEY, SECTION 90 ALSO KNOWN AS THE KATE R. EHRMANN SURVEY, ABSTRACT 459, OF BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 63.882 ACRE TRACT CONVEYED TO SHEA HOMES HOUSTON, LLC. BY AN INSTRUMENT OF RECORD IN DRAINAGE DISTRICT NO. 4, IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY OF BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID LOT 19 CONVEYED TO JOHN HALL TRUSTEE BY AN INSTRUMENT OF RECORD IN VOLUME 1545, PAGE 659, OF THE DEED OF SAID BRAZORIA COUNTY, TEXAS (B.C.D.R.), SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 288 (420 FEET WIDE) AS DESCRIBED IN VOLUME 1045, PAGE 396, B.C.D.R.;

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LA THOMPSON" FOUND FOR THE NORTHWEST CORNER OF SAID 63.882 ACRE TRACT, SAID POINT BEING ON THE SOUTH LINE OF LOT 19, BLOCK 90, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A TRACT OF LAND, BEING A PORTION OF THE EAST RIGHT-OF-WAY RECORD IN DRAINAGE DISTRICT NO. 4, IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY OF BRAZORIA COUNTY, TEXAS (B.C.P.R.), SAID LOT 19 CONVEYED TO JOHN HALL TRUSTEE BY AN INSTRUMENT OF RECORD IN VOLUME 1545, PAGE 659, OF THE DEED OF SAID BRAZORIA COUNTY, TEXAS (B.C.D.R.), SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 288 (420 FEET WIDE) AS DESCRIBED IN VOLUME 1045, PAGE 396, B.C.D.R.;

THENCE, NORTH 86° 46' 02" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 288 AND ALONG THE SOUTH LINE OF SAID LOT 19 AND A NORTH LINE OF SAID 63.882 ACRE TRACT, 233.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA THOMPSON" FOUND FOR A NORTH CORNER OF SAID 63.882 ACRE TRACT, THE SOUTHEAST CORNER OF SAID LOT 19, AND ON THE WEST LINE OF THAT CERTAIN CALLED 14.1479 ACRE TRACT (DESCRIBED AS TRACT E) CONVEYED TO VOB PARTNERS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBERS 99-050834, 99-050835 AND 200600883, IN THE OFFICIAL RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.R.);

THENCE, SOUTH 03° 08' 38" EAST, ALONG AN EAST LINE OF SAID 63.882 ACRE TRACT AND THE WEST LINE OF SAID 14.1479 ACRE TRACT, 333.68 FEET TO A 5/8-INCH IRON ROD FOUND FOR A NORTH CORNER OF SAID 63.882 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 14.1479 ACRE TRACT;

THENCE, NORTH 86° 42' 53" EAST, ALONG A NORTH LINE OF SAID 63.882 ACRE TRACT AND THE SOUTH LINE OF SAID 14.1479 ACRE TRACT, AT 284.45 FEET PASS A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" PREVIOUSLY SET MARKING THE SOUTHEAST CORNER OF SAID 14.1479 ACRE TRACT, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF A 60 FOOT WIDE GRAVEL ROAD AS ADOPTED BY ORDER NO. 12 OF THE COMMISSIONERS COURT, ON JUNE 26, 1967, CONTINUING ALONG SAID COMMON LINE FOR A TOTAL DISTANCE OF 353.24 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 17' 07" EAST, DEPARTING THE NORTH LINE OF SAID 63.882 ACRE TRACT, 25.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 105.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 12° 52' 02", AND A CHORD WHICH BEARS SOUTH 09° 43' 08" EAST, 105.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 16° 09' 09" EAST, 61.95 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 34.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79° 36' 40", AND A CHORD WHICH BEARS SOUTH 55° 57' 29" EAST, 32.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 05° 45' 49" EAST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 9.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, AN ANGLE OF 02° 28' 42", AND A CHORD WHICH BEARS NORTH 85° 28' 32" EAST, 9.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, NORTH 86° 42' 53" EAST, 16.45 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 17' 07" EAST, 125.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 48° 17' 07" EAST, 14.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 77° 49' 25" WEST, 61.26 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 53° 26' 38" WEST, 35.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 22° 07' 12" WEST, 45.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 02° 02' 13" EAST, 56.29 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 17' 06" EAST, 143.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 12° 10' 31" WEST, 143.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 208.35 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 251.00 FEET, A CENTRAL ANGLE OF 19° 33' 40", AND A CHORD WHICH BEARS SOUTH 02° 37' 00" EAST, 202.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 190.71 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 28° 45' 17", AND A CHORD WHICH BEARS NORTH 61° 32' 35" WEST, 188.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 38.95 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 15' 34", AND A CHORD WHICH BEARS NORTH 31° 17' 27" WEST, 35.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, NORTH 76° 39' 40" WEST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 7.90 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 07° 43' 08", AND A CHORD WHICH BEARS SOUTH 12° 58' 46" WEST, 7.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 37.17 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85° 11' 00", AND A CHORD WHICH BEARS SOUTH 85° 12' 42" WEST, 33.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, NORTH 82° 11' 48" WEST, 55.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 61.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 19° 41' 27", AND A CHORD WHICH BEARS NORTH 72° 21' 04" WEST, 61.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, NORTH 19° 47' 53" EAST, 208.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, NORTH 08° 24' 38" EAST, 52.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, NORTH 03° 00' 06" WEST, 58.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, NORTH 11° 47' 58" WEST, 123.83 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, SOUTH 78° 12' 02" WEST, 72.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

THENCE, NORTH 80° 41' 06" WEST, 280.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER ON THE ARC OF A CURVE ON THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED STATE HIGHWAY NO. 288, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 288, AND 731.10 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 11,669.16 FEET, A CENTRAL ANGLE OF 03° 35' 23", AND A CHORD WHICH BEARS NORTH 06° 28' 35" EAST, 730.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.908 ACRES OF LAND.

CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDECTION OF THE ASSOCIATED SUBDIVISION PLAT.

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

1. ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
4. CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
8. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
9. DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
10. ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
11. AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
12. ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY ALLOWED IF AN ALTERNATE REQUEST FOR VARIANCE IS SUBMITTED, WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0282, DATED JUNE 8, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LA SURVEY," THREE FEET IN LENGTH, HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDECTION OF THE ASSOCIATED SUBDIVISION PLAT.
4. PROJECT BENCHMARK: "SOUTHPORT" NOS PID NO. AWS460 IS A STAINLESS STEEL ROD LOCATED 0.5 MILE WEST OF ARCOLA AT THE HOUSTON SOUTHWEST AIRPORT. THE STATION IS LOCATED 129.6 FEET NORTHWEST OF THE EASTERMOST END OF RUNWAY 27 APPROACH LIGHT, AND 59.2 FEET FROM NORTH OF THE FIRST RUNWAY LIGHT FOR RUNWAY 27.

ELEVATION = 63.5 FEET, NGVD 29 (1987 ADJUSTMENT)
SUBTRACT 0.60 FEET TO CONVERT TO THE BRAZORIA DRAINAGE DISTRICT NO. 4 DATUM NAVD88 (GEOID 2003)

SITE TBM1: (CP8 RESET) IS A 5/8-INCH IRON ROD WITH CAP STAMPED "LA CONTROL" LOCATED APPROX. 3.5 FEET EAST OF THE EDGE OF GRAVEL ON IOWA LANE (OR 58) AND APPROX. 500' NORTH OF STATE HIGHWAY 6. ALSO BEING APPROX. 36.4 FEET NORTHWEST FROM A UTILITY POLE ALONG THE EAST RIGHT-OF-WAY LINE OF IOWA LANE, AND 20 FEET SOUTH OF A CULVERT UNDER IOWA LANE FOR A DRAINAGE DITCH TO THE EAST.

ELEVATION 55.27 NGVD29 (1987 ADJUSTMENT)

SITE TBM2: (CP12) IS A 5/8-INCH IRON ROD WITH CAP STAMPED "LA CONTROL" LOCATED APPROX. 13 FEET SOUTH OF THE EDGE OF CONCRETE ON DEL BELLO BLVD. AND APPROX. 500' EAST OF THE MEDIAN NOSE AT ITS INTERSECTION WITH THE NORTHBOUND FRONTAGE ROAD OF STATE HIGHWAY 288. ALSO BEING APPROX. 22 FEET NORTHEAST FROM A CONCRETE TxDOT ROW MONUMENT MARKING AN ANGLE POINT ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 288 AT THE EXIT FOR DEL BELLO BLVD.

ELEVATION 55.12 NGVD29 (1987 ADJUSTMENT)

BDD4 BENCHMARK: A BRASS DISK STAMPED "CR58-1" SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF CR 58, IN KEY MAP 6526 NEAR CR58 WEST DETENTION.

ELEVATION = 59.14 FEET, NAVD88 (GEOID 2003)
ADD 0.60 FEET TO CONVERT TO THE PROJECT DATUM NGVD 29 (1987 ADJUSTMENT)
6. BY GRAPHICAL PLOTTING, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, THE SUBJECT TRACT DOES LIE WITHIN ZONE "X" (UNSHADED, ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN," AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NOS. 48038C0020K AND 48039C0110K, EFFECTIVE DATE DECEMBER 30, 2020, ACCORDING TO SAID MAP, THE DEL BELLO LAKES DEVELOPMENT IS ENTIRELY OUTSIDE THE LIMITS OF THE FLOODWAY AND THE 100-YEAR FLOODPLAIN.
7. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
8. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
9. THE BEARINGS AND 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 OF 0.99986357.
10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
11. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
13. THIS PROPERTY IS LOCATED WHOLLY WITHIN PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43, THE CITY OF MANVEL AND ALVIN INDENED SCHOOL DISTRICT, AT THE TIME OF PLATTING.
14. NO PIPELINE OR PIPELINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.
15. PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY, SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
16. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.E.M.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE FLOOD PLAIN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.
17. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
18. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
19. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
20. ANY IMPROVEMENTS CROSSING THE 75' DRAINAGE EASEMENT AND STATE DITCH MUST MAINTAIN 20' UNOBSTRUCTED ACCESS TO BOTH SIDES OF THE DITCH.

FINAL PLAT OF DEL BELLO LAKES SECTION 8

A SUBDIVISION OF 12.908 ACRES OF LAND SITUATED IN THE
A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS
KATE R. EHRMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

30 LOTS 7 RESERVES (4.291 ACRES) 2 BLOCKS

FEBRUARY 28, 2022

JOB NO. 2660-2108

OWNERS:

SHEA HOMES HOUSTON, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
KEITH LUECHTEFELD, VICE PRESIDENT
7906 N. SAM HOUSTON PARKWAY W, SUITE 250, HOUSTON, TEXAS 77064
PH: 832-437-6126

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

3600 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

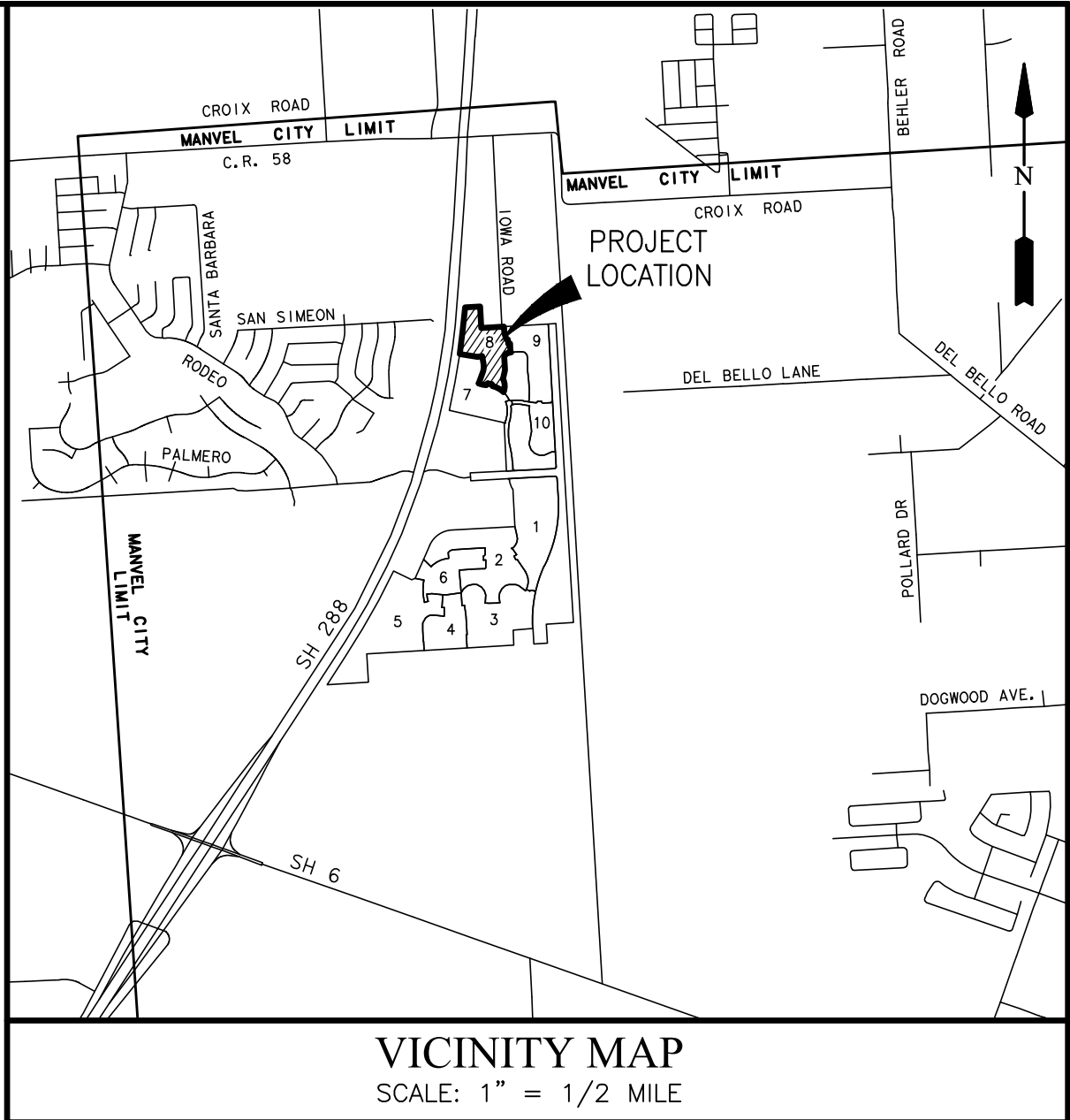
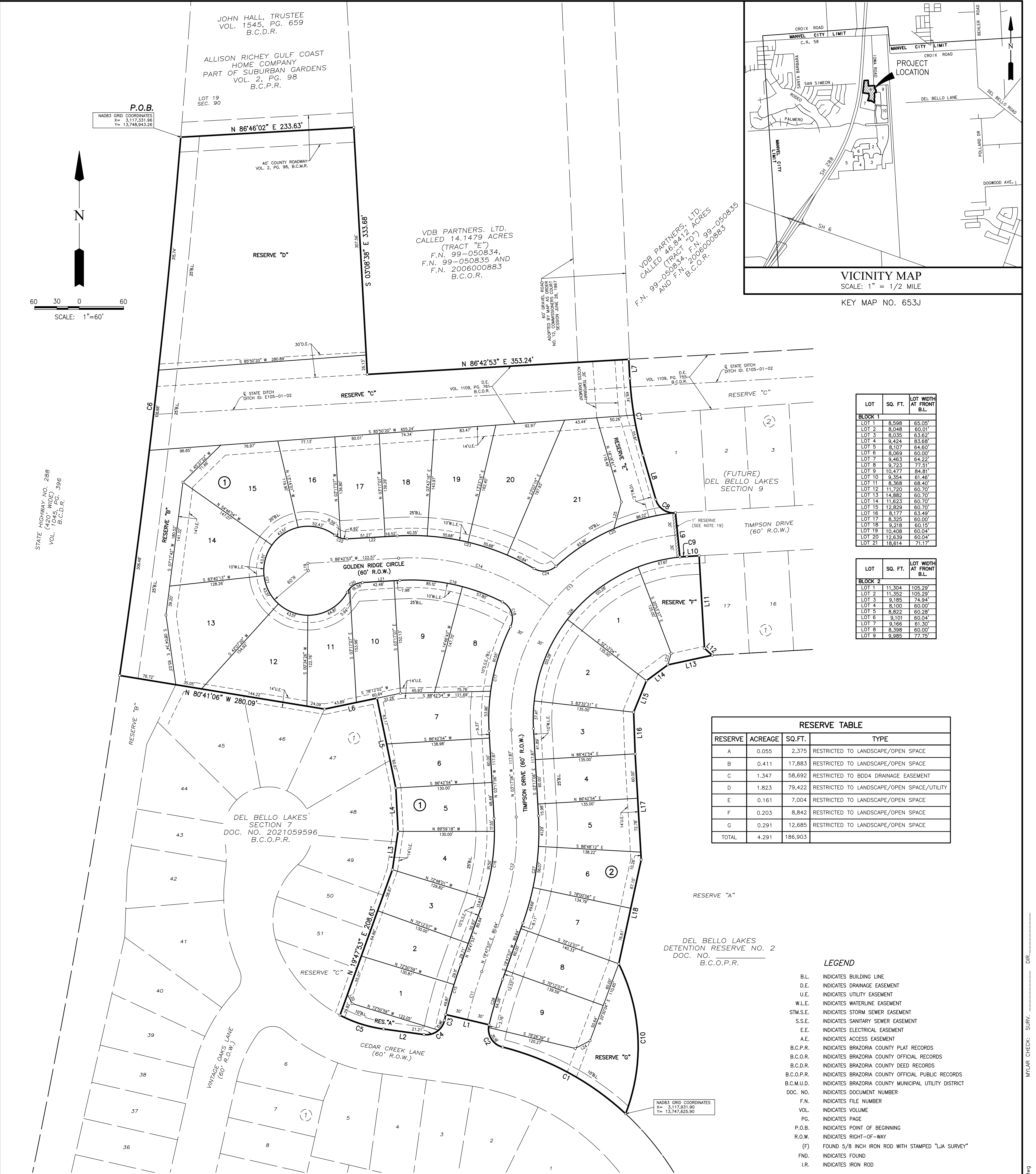
GARY D. NUTTER, R.P.L.S.

LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 1 OF 2



LOT	SQ. FT.	LOT WIDTH AT FRONT B.L.
BLOCK 1		
LOT 1	8,598	65.05'
LOT 2	8,048	60.01'
LOT 3	8,035	63.62'
LOT 4	9,424	83.68'
LOT 5	8,107	64.60'
LOT 6	8,069	60.00'
LOT 7	9,463	64.22'
LOT 8	9,723	77.51'
LOT 9	10,477	84.81'
LOT 10	9,354	61.46'
LOT 11	8,368	68.40'
LOT 12	11,720	60.70'
LOT 13	14,862	60.70'
LOT 14	11,623	60.70'
LOT 15	12,829	60.70'
LOT 16	8,177	63.48'
LOT 17	8,325	60.00'
LOT 18	9,218	60.15'
LOT 19	10,408	60.04'
LOT 20	12,839	60.04'
LOT 21	18,614	71.17'

LOT	SQ. FT.	LOT WIDTH AT FRONT B.L.
BLOCK 2		
LOT 1	11,304	105.29'
LOT 2	11,352	105.29'
LOT 3	9,185	74.94'
LOT 4	8,100	60.00'
LOT 5	8,822	60.28'
LOT 6	9,101	60.04'
LOT 7	9,166	61.30'
LOT 8	8,598	60.00'
LOT 9	9,985	77.75'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.055	2,375	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.411	17,883	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	1.347	58,692	RESTRICTED TO BDD4 DRAINAGE EASEMENT
D	1.823	79,422	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITY
E	0.161	7,004	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.203	8,842	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.291	12,685	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	4.291	186,903	

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - W.L.E. INDICATES WATERLINE EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - A.E. INDICATES ACCESS EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - (F) FOUND 5/8 INCH IRON ROD WITH STAMPED "LJA SURVEY"
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 76°39'40" W	60.00'
L2	N 82°11'48" W	55.02'
L3	N 08°24'38" E	52.33'
L4	N 03°00'06" W	58.56'
L5	N 11°47'58" W	123.83'
L6	S 78°12'02" E	72.27'
L7	S 03°17'07" E	25.79'
L8	S 16°09'09" E	61.95'
L9	S 05°45'49" E	60.00'
L10	N 86°42'53" E	16.45'
L11	S 03°17'07" E	125.00'
L12	S 48°17'07" E	14.14'
L13	S 77°49'25" W	61.26'
L14	S 53°26'38" W	35.89'
L15	S 22°07'12" W	45.89'
L16	S 02°02'13" E	56.29'
L17	S 03°17'06" E	143.04'
L18	S 12°10'31" W	143.72'
L19	S 03°17'07" E	10.00'
L20	N 26°31'33" W	13.81'
L21	S 86°42'53" W	50.45'
L22	N 86°42'53" E	67.79'
L23	S 16°16'30" W	15.94'
L24	N 62°01'43" E	22.46'
L25	N 15°47'16" E	37.49'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	380.00'	28°45'17"	190.71'	N 61°32'35" W	188.71'
C2	25.00'	89°15'34"	38.95'	N 31°17'27" W	35.13'
C3	630.00'	0°43'08"	7.90'	S 12°58'46" W	7.90'
C4	25.00'	85°11'00"	37.17'	S 55°12'42" W	33.84'
C5	180.00'	19°41'27"	61.86'	N 72°21'04" W	61.56'
C6	11669.16'	3°35'23"	731.10'	N 06°28'35" E	730.98'
C7	470.00'	12°52'02"	105.55'	S 09°43'08" E	105.33'
C8	25.00'	79°36'40"	34.74'	S 55°57'29" E	32.01'
C9	220.00'	2°28'42"	9.52'	N 85°28'32" E	9.52'
C10	251.00'	47°33'40"	208.35'	S 02°37'00" E	202.42'
C11	600.00'	6°27'33"	67.64'	N 16°34'07" E	67.60'
C12	335.00'	23°04'59"	134.96'	N 08°15'24" E	134.05'
C13	250.00'	87°31'17"	381.88'	N 40°28'32" E	345.82'
C14	300.00'	41°43'36"	218.48'	N 72°25'19" W	213.68'
C15	630.00'	6°27'33"	71.02'	N 16°34'07" E	70.98'
C16	305.00'	23°04'59"	122.88'	N 08°15'24" E	122.05'
C17	280.00'	29°46'33"	145.51'	N 11°36'11" E	143.88'
C18	25.00'	89°26'46"	39.03'	N 18°13'56" W	35.18'
C19	270.00'	30°19'48"	142.93'	N 78°07'13" W	141.26'
C20	25.00'	58°02'03"	25.32'	S 57°41'51" W	24.25'
C21	60.00'	278°09'12"	291.28'	N 12°14'34" W	78.61'
C22	25.00'	40°07'09"	17.51'	S 73°13'32" E	17.15'
C23	330.00'	33°25'47"	192.54'	S 76°34'14" E	189.82'
C24	25.00'	72°39'21"	31.70'	N 83°48'59" E	29.62'
C25	280.00'	36°44'52"	179.58'	N 65°51'45" E	176.52'
C26	220.00'	87°31'17"	336.06'	S 40°28'32" W	304.32'
C27	365.00'	23°04'59"	147.05'	S 08°15'24" W	146.06'
C28	570.00'	6°27'33"	64.26'	S 16°34'07" W	64.22'

FINAL PLAT OF DEL BELLO LAKES SECTION 8

A SUBDIVISION OF 12.908 ACRES OF LAND SITUATED IN THE
A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS
KATE R. EHLMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

30 LOTS 7 RESERVES (4.291 ACRES) 2 BLOCKS
FEBRUARY 28, 2022 JOB NO. 2660-2108

OWNERS:

SHEA HOMES HOUSTON, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
KEITH LUECHTEFELD, VICE PRESIDENT
7906 N. SAM HOUSTON PARKWAY W, SUITE 250, HOUSTON, TEXAS 77064
PH: 832-437-6126

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.
3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382
GARY D. NUTTER, R.P.L.S.

LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386



LOT SUMMARY

50'x120'	100 LOTS	22%
55'x120'	103 LOTS	23%
60'x130'	181 LOTS	40%
70'x130'	64 LOTS	15%

TOTAL 448 LOTS

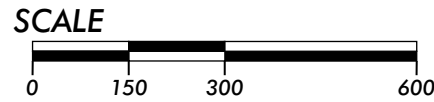
a master plan for
DEL BELLO LAKES
± 268.4 ACRES OF LAND
prepared for
SHEA HOMES / MAK

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

© 2019 META PLANNING + DESIGN, ALL RIGHTS RESERVED



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-09301C
OCTOBER 31, 2019



MANVEL PD&Z

DATA SHEET

MEETING DATE: March 28, 2022

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 21,000 square feet of lot area located at 7507 Masters Road, Manvel, Texas, from Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP) to Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP) authorizing NAICS Use No. 621410 "Family Planning Centers".

BACKGROUND: Subject property has a 4,000 square foot existing building. The proposed family planning center, Her Heart Pregnancy Help Center, will occupy one-half of the existing building, and a medical clinic will occupy the remaining half. The City Council approved a SUP for the medical clinic by Ordinance No. 2022-O-03 on February 22, 2022. The application for this proposed SUP was submitted days before the City Council public hearing and first reading of the ordinance. An approved SUP for NAICS Use No. 621410 is required per the zoning ordinances' land use table. However, Section 77-50 of the zoning ordinance applies three predetermined conditions to the property in addition to other conditions adopted by City Council. The predetermined conditions include hours of operation, unobstructed views from waiting areas and/or lobby, and doors remaining unlocked and accessible during normal business hours. At the time Ordinance No. 2022-O-03 was approved, City Council required an asphalt surface parking lot with parking stall striping for existing parking lot. Since February 2022, the owner has submitted a civil site permit to construct the parking lot to concrete. The civil site permit was approved on March 17, 2022, and the concrete parking lot is under construction. City staff is recommending approval of the proposed SUP with nine conditions. A condition has remained to complete the concrete parking lot before a certificate of occupancy is issued as with the previously adopted SUP at 7507 Masters Road.

RECOMMENDATION: City staff recommends approval with nine conditions as proposed by staff and listed in the Staff Report.

ATTACHMENTS: Staff Report and Ordinance No. 2022-O-10

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





Planning, Development, and Zoning Commission Specific Use Permit Request

Agenda of:	March 28, 2022	Initiated By:	Jessica Rodriguez Dir. Development Services
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

Specific Use Permit (SUP) to establish a family planning center use on 21,000 square feet of lot area located at 7507 Masters Road in the Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP)

Exhibits

Zoning Vicinity Map, Staff Report, Site Photographs, Aerial Vicinity & Surrounding Land Uses Map, Proposed Site Plan, Major Thoroughfare Plan Map, Property Survey, Applicant Letter, Application, and Public Hearing Notice

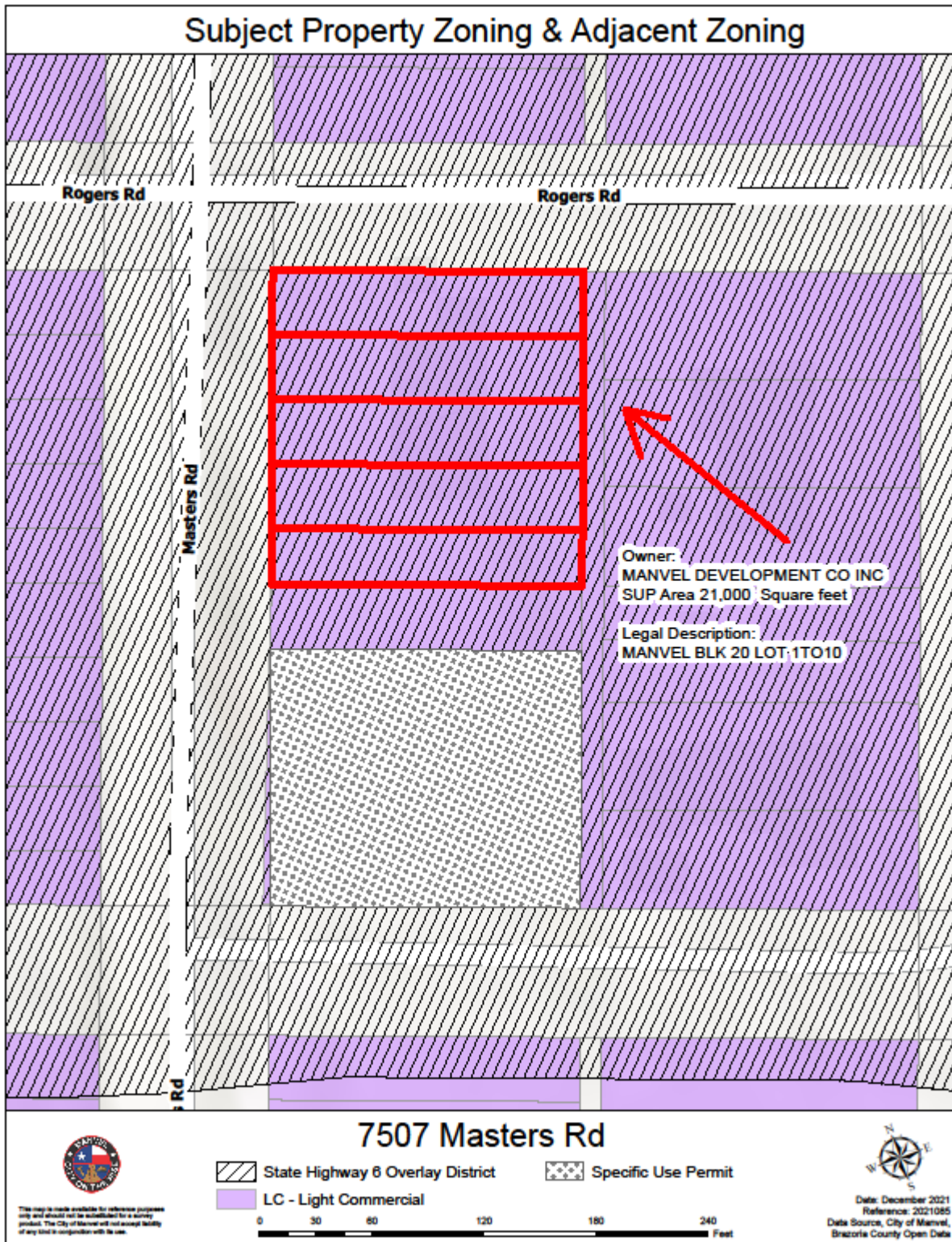
Recommended Action

A Public Hearing following by Consideration and Action from the Commission to the City Council

Executive Summary

The applicant, Laura Moorehead of Her Heart Pregnancy Help Center, with permission from the property owner, Manvel Development Company, Inc., is requesting a Specific Use Permit (SUP) for a family planning center use located at 7507 Masters Road. The property is 21,000 square feet of land area and currently zoned Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP). The family planning center use is classified as NAICS Use No. 621410 "Family Planning Centers". City Council approved a SUP for a medical clinic by Ordinance No. 2022-O-03 on February 22, 2022. This SUP application was filed on February 2, 2022, and unable to be included with Ordinance No. 2022-O-03 since first reading and public hearing with City Council on February 7, 2022. The proposed family planning center use will utilize one-half of the existing 4,000 square foot building, and the approved medical clinic use (approved by Ordinance No. 2022-O-03) will comprise the other half of the building. Staff overview of the proposed SUP is contained in the attached Staff Report section.

Zoning Vicinity Map



Staff Report

Zoning Ordinance Provisions for Specific Use Permits

In Section 77-50 (a). *Uses Requiring Specific Use Permit*, of the Zoning Ordinance it states “certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district, but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides city council and planning, development and zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. Because, however, of the nature of use, the importance of the use’s relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required.”

In Section 77-50 (b) of the Zoning Ordinance it further states, “the city council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use permit uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.”

General Site Information

The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District/State Highway 6 Overlay District (LC/SH6) South: Light Commercial District (LC) East: Light Commercial District/State Highway 6 Overlay District (LC/SH6) West: Light Commercial District/State Highway 6 Overlay District (LC/SH6)
Surrounding Land Use	North: Shell Gas Station/Wendy’s & Exxon Gas Station South: Max Fit (fitness facility) & Vacant/Undeveloped East: Kwik N Kleen & Manvel Dental Center West: Single-Family Residential

Overview

The subject property is located at 7507 Masters Road and is comprised of 21,000 square feet of lot area. It is zoned Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP). The City Council adopted a SUP for a medical facility by Ordinance No. 2022-O-03 on February 22, 2022, with nine conditions. The SUP application filed is requesting a SUP for NAICS Use No. 621410 “Family Planning Centers”, which is classified as a SUP in the Light Commercial District (LC) per permitted land use table. This land use classification requires predetermined conditions in addition to those adopted by City Council per Section 77-50 (g) (4) of the zoning ordinance. The predetermined conditions include:

1. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day, unless authorized by an approved SUP;
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
3. All doors shall remain unlocked and accessible during normal business hours.

The property has an existing 4,000 square foot building. Half of the existing building will be used for the approved medical use and the other half will be used by the proposed family planning center use. The site had an existing parking lot consisting of crushed concrete and asphalt without striped parking spaces. Two of the SUP conditions adopted by City Council include constructing the parking lot and driveway to asphalt (per City standards) and striping the parking spaces. On March 17, 2022, a civil site plan application permit was approved to construct the parking lot to concrete, stripe the parking lot stalls, and mark the fire lane. The concrete parking lot is currently under construction. The civil site plan approval also included the required parking space ratio for the adopted medical use and proposed family planning center use with one parking space per 300 square feet of gross floor area. As with the previous SUP application for 7507 Masters Road, the applicant and owner are not proposing landscaping upgrades to the property. The site currently does not have existing landscaping. However, upon a substantial improvement to the property, the site will have to comply with Section 77-51 of the zoning ordinance regulating parking lot and site landscaping. The approved concrete parking lot was not a substantial improvement to the site; therefore, Section 77-51 did not apply to site improvements.

The subject property is surrounded by other commercial land uses on the east side of Masters Road, and Light Commercial District/State Highway 6 Overlay District (LC/SH6) zoning south of SH 6 and on both the east and west sides of Masters Road. All existing commercial uses and single-family residential uses are zoned LC/SH6. The existing single-family residential uses are legal nonconforming in the LC/SH zoning district. The property is located approximately 400 feet south with the intersection of SH 6 and Masters Road, and both roads are identified on the City’s Major Thoroughfare Plan. The City’s Major Thoroughfare Plan classifies State Highway 6 as a “major thoroughfare” with an ultimate right-of-way width of 120-feet, and Masters Road as a “parkway” with an ultimate right-of-way width of 120-feet. The subject property takes access from Masters Road with one driveway access. The trip generation estimates for approved medical office and proposed family planning center can be calculated from the use of the average daily and peak hour trip generation rates published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, 2021*, under Land Use Code 720 (Medical-Dental Office Building). ITE uses an estimate of 2.8 peak hour trips for 1,000 square feet of space. It can be estimated that the proposed medical office and family planning center will have less than five peak hour trips and possibly less than 15 trips per

day from 7:30 a.m. to 4:30 p.m. The adopted medical facility use and proposed family planning center use will generate very minimal trips per day.

The vision statement in the 2015 Comprehensive Plan seeks to maintain its rural character and small-town values while managing its growth by, “Benefiting from our strategic location by encouraging well planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life”. The proposed family planning center use is consistent with the Comprehensive Plan. The applicant proposes to use one half of the existing building while the other half will be used for the adopted medical clinic use. The proposal complements and is compatible with the surrounding land uses and community facilities; and it contributes to, enhances, or promotes the welfare of the area and adjacent properties. This request for a SUP is in not any potential conflict with the 2015 City of Manvel Comprehensive Plan. The proposed use is compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values in the vicinity.

The property is located on Masters Road, which is identified as a “parkway” (120-feet wide) on the City’s Major Thoroughfare Plan. The site is also zoned Light Commercial (LC) District and surrounded by other properties zoned LC and used commercially. Due to the property’s access to a major thoroughfare and surrounding commercially used and zoned property, the use of a family planning center is not out of character. The City Council has also approved a SUP for a medical clinic for the same location on February 22, 2022. Site conditions such as the parking lot are proposed for improvement to concrete with striped parking stalls and a marked fire lane with the approval of a civil site permit on March 17, 2022. Even though the concrete parking lot is under construction, staff is still making a recommendation to pave the parking lot to concrete, stipe the parking stall, and mark the fire lane. Staff is recommending this change to be consistent with the property owner’s plans and proposed recommendation in Ordinance No. 2022-O-03. A concrete surface parking lot will give stability for emergency vehicles as compared to crushed concrete, and marked parking spaces and a fire lane will provide safety to customers. Staff has also made recommendations for building façade, landscaping, and lighting improvements if new lighting is installed or if substantial improvement and/or redevelopment occur on site since the site is located in the State Highway 6 Overlay (SH6) District.

Staff Recommendation

Staff recommends approval of NAICS Use No. 621410, “Family Planning Centers” for a family planning center use (Her Heart Pregnancy Help Center) SUP request for property located at 7507 Masters Road with the following conditions:

1. The property and facility will be governed by all the requirements in Section 77-50 (g) (4) of the zoning ordinance relating to hours of operation, lighting, and safety.
2. The parking lot shall be improved with a concrete surface per adopted City of Manvel Design Criteria Manual and approved by the City Engineer, before a Certificate of Occupancy is issued.
3. Provide striped parking spaces per Section 77-45, *Parking*, before a Certificate of Occupancy is issued.
4. The property owner shall comply with Section 77-51, *Plan Review, Landscaping, and Building Façade Requirements*, façade requirements when redevelopment or substantial improvement occurs on site.

5. The property owner shall comply with Section 77-36, *State Highway 6 Overlay (SH-6) District requirements*, when redevelopment or substantial improvement occurs on site.
6. No new freestanding light fixture shall be greater than 25-feet in height.
7. All new outdoor lighting shall be designated so that no light spillover onto abutting property exceeds 0.3 foot-candle when measured vertically.
8. A clear path for emergency vehicles shall be maintained at all times.
9. The request is for the use of internal space with no exterior modifications, any interior modifications will require life safety reviews by the Fire Marshal and Inspections through the Building Permit process.

Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, staff has not received informational inquires and is not aware of opposition to the request.

Site Photographs



Looking at abutting property from Masters Road (east) at the current parking lot construction.



Previous site parking lot of 7507 Masters Road.



Current parking lot of 7507 Masters Road looking north.

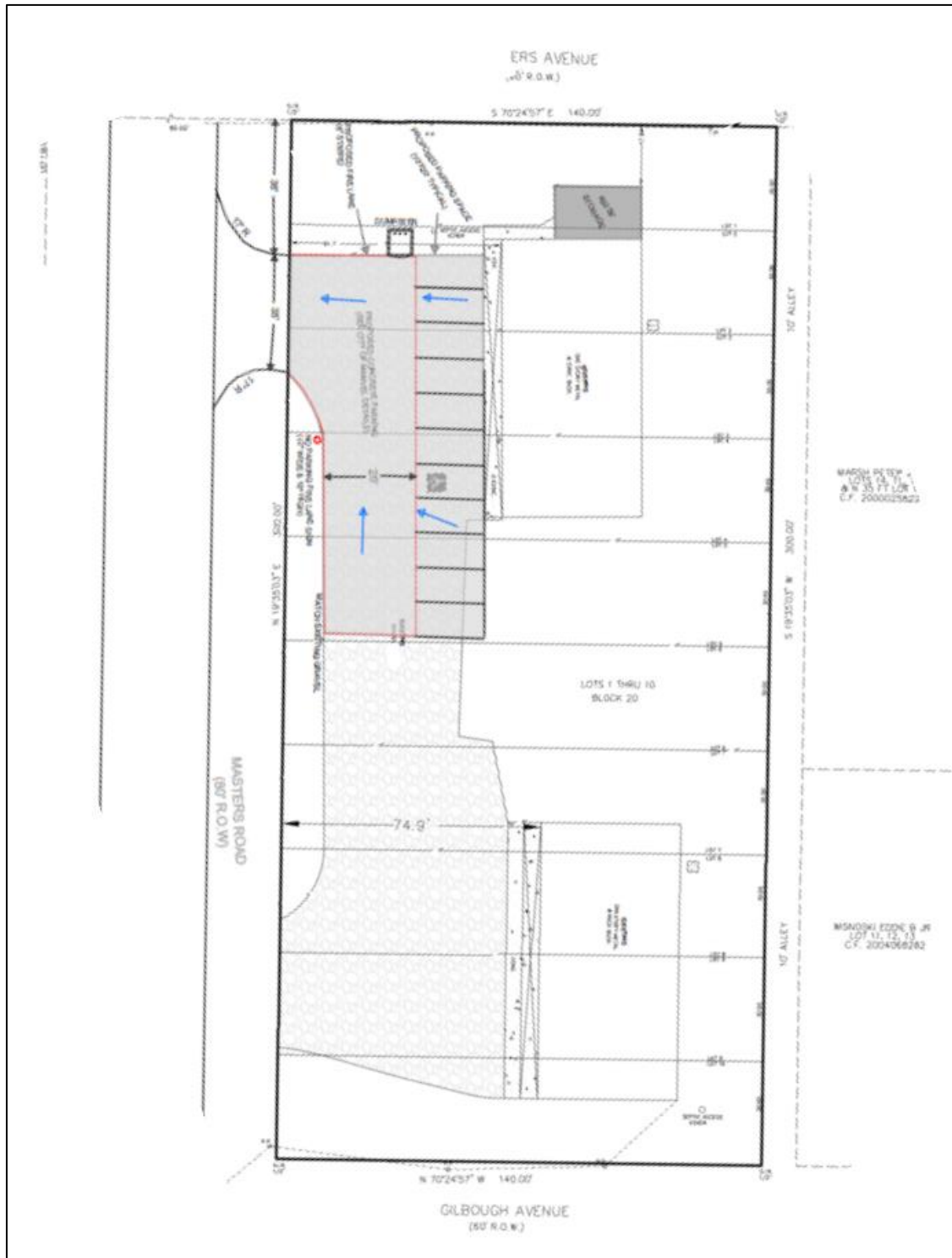


Abutting commercial property.

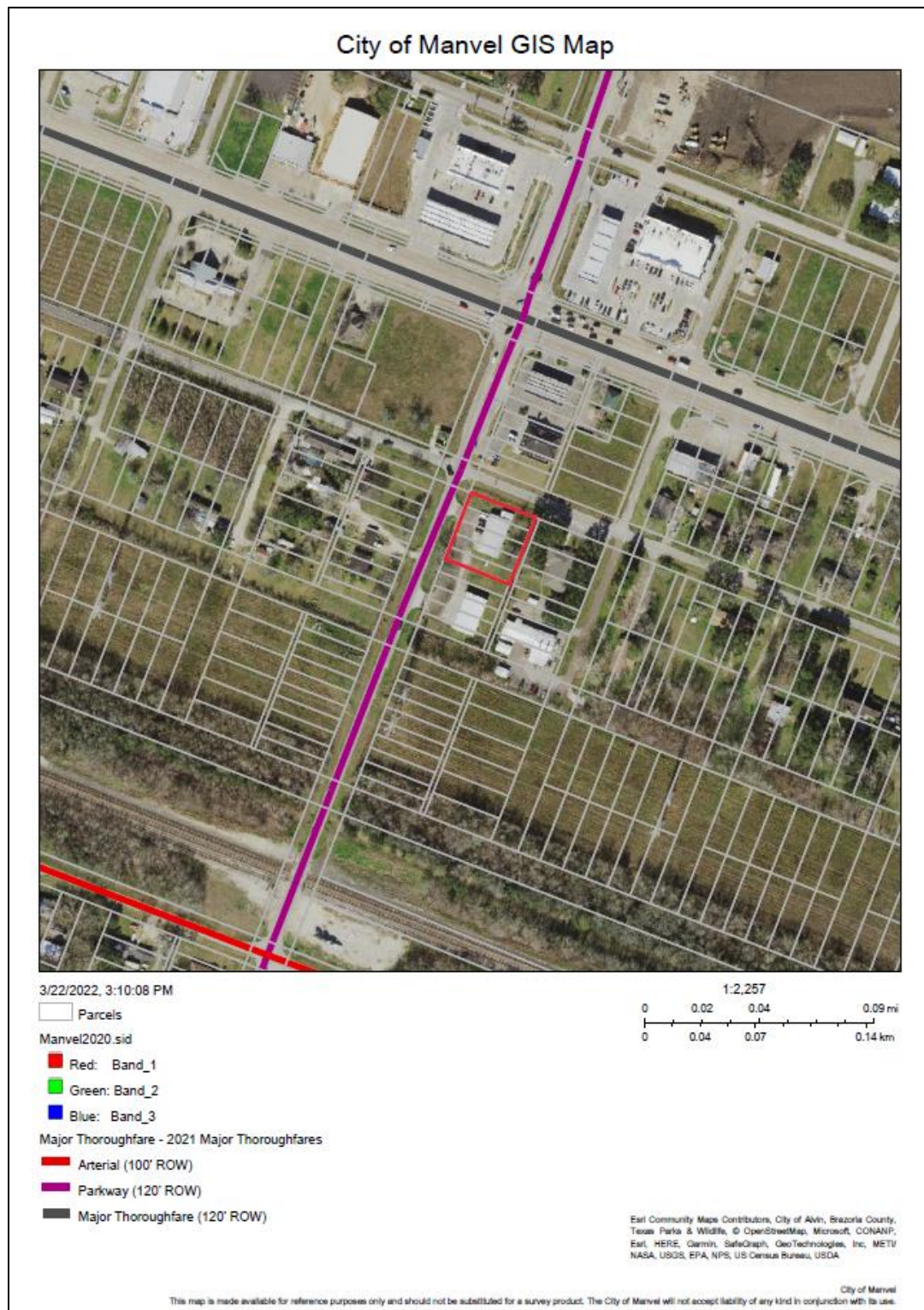
Aerial Vicinity & Surrounding Land Uses Map

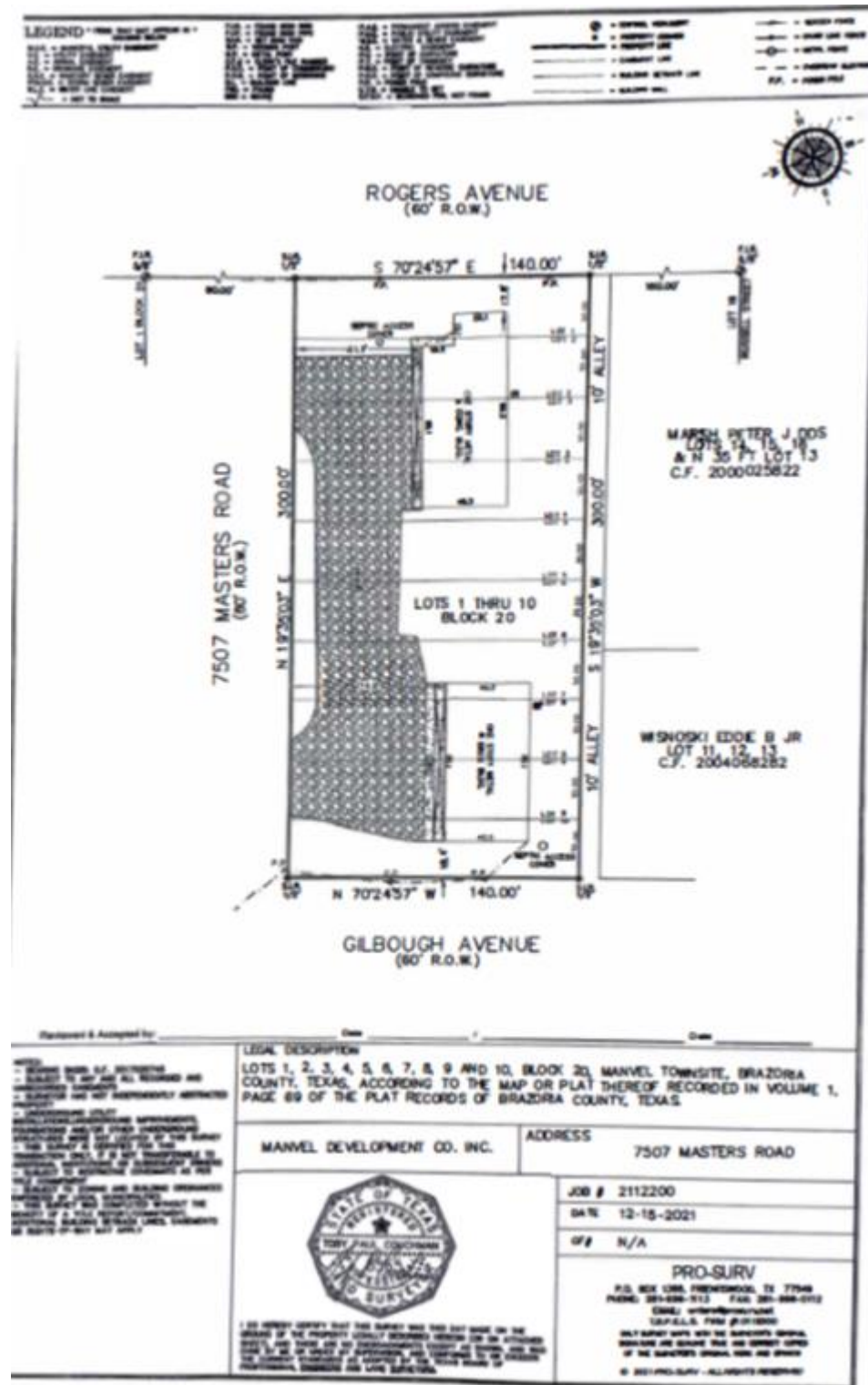


Proposed Site Plan



Major Thoroughfare Plan Map





Applicant Letter



01/31/2022

Dear Manvel City Council,

We started Her Heart Pregnancy Help Center to help pregnant women and their families. Currently, we are setup to offer parenting classes where they will get rewards to purchase things with "baby bucks" to receive things they will need to raise their baby, offer self-administered pregnancy tests and connect them with resources for whatever need they may have. We are already connected with Alvin ISD to help with pregnant students. In the future, we will offer ultrasound.

I grew up in Manvel and I've served in the community for many years. I love Manvel. Her Heart Pregnancy Help Center will be a valuable resource for Manvelites. If you have any questions, please let me know- 832-454-6170

Sincerely,

Laura Moorehead

Board Member

Her Heart Pregnancy Help Center

P.O. Box 1010 Manvel, TX 77578

www.herheart.us

EIN# 86-2594468

Executive Director Letter

01/31/2022

To Whom It May Concern:

I am Renee Arriaga, Executive Director for Her Heart Pregnancy Help Center in Manvel. I am writing this letter to the City of Manvel requesting permission to assist mothers experiencing pregnancy-planned and unplanned. Our goal is to help deliver parenting classes and counseling to these moms, as well as, give them and their families tangible help such as diapers, formula, and get them involved with area services. Later, once established with the basics of caregiving to these moms, the plan will be to locate a Medical Director to become a full "Medical Clinic." Once deemed a medical clinic, I/we will offer ultrasounds in hopes of influencing the mom to choose life for her unborn child. Our goal is to not only save lives, but to change eternal destinies by sharing The Gospel with every woman and her family.

Sincerely,

Renee Arriaga, DNP, APRN-BC, FNP/Executive Director

Application



DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: Her Heart Pregnancy Help Center
Project Location/Address: 7507A Masters Rd Manvel, TX
Legal Description: Block 20 Lots 1-5, Manvel Townsite, T7578
Current Zoning: L4 Commercial Proposed Land Use: Pregnancy Help Center NAICS No.:
Parcel/Tax ID# (s): 228029 Total Acreage: .5 or 21,000 sq ft.

APPLICANT INFORMATION

Applicant Name: Laura Moorehead
Company Name: Her Heart Pregnancy Help Center
Address: 7507A Masters Rd Manvel, TX 77578
Phone #: 832-454-1170 Email: lmoorehead@herheartphc.org

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

Laura Moorehead 1/26/22
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Manvel Development Co, Inc. Mark Lowe
Address: PO Box 155120351 Hillman, TX State: TX Zip: 77578
Phone #: 281 489 9444 Email: manveldevco11ty1@gmail.com

PROPERTY OWNER'S AUTHORIZATION (Required - If owner is also the applicant, must sign as both):

I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

Owner's Signature (REQUIRED)

Date 1-31-2022

✓ plat thereof recorded in volume
1, page 69 of the plat records
of Brazoria County, TX

Application



DEVELOPMENT SERVICES

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SUBMITTAL CHECKLIST

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these exceptions for your project before submitting an application. Answers to specific use permit applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

SPECIFIC USE PERMIT SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Specific Use Permit Application (with all signatures)	☒
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	☒
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	☒
Two (2) Copies of Recorded Plat (if platted)	N/A
Two (2) Applicant Letters of Request	☒
Traffic Impact Analysis, (if applicable)	N/A
Paid Application Fee	☒

APPLICANT CERTIFICATION

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.

Sandra Moore 1/31/22
Applicant Signature Date

Public Hearing Notice

Public Hearing Notice to run on Sunday 03/13/2022

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 7:00 P.M. ON MONDAY, MARCH 28, 2022, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 7:00 P.M. ON MONDAY, APRIL 4, 2022, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 21,000 SQUARE FEET LOCATED AT 7507 MASTERS ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621410 “FAMILY PLANNING CENTERS”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

ORDINANCE NO. 2022-O-10

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 21,000 SQUARE FEET LOCATED AT 7507 MASTERS ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) WITH SPECIFIC USE PERMIT (SUP) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621410 “FAMILY PLANNING CENTERS”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, Manvel Development Company Inc., is the owner (the “Owner”) of a certain 21,000 square foot tract of land located at 7507 Masters Road, Manvel, Texas, such tracts beings Lots 1, 2, 3, 4, and 5, Block 20, Manvel Townsite, Brazoria County, Texas, a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 21,000 square foot tract is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6); and

WHEREAS, Laura Moorehead, Her Heart Pregnancy Help Center, property lessee, with permission from the Owner has filed an application to change the zoning classification of the 21,000 square foot tract to Light Commercial District/State Highway 6 Overlay District, with a Specific Use Permit (LC/SH6-SUP) allowing use of the Property for NAICS Use No. 621410 “Family Planning Centers”; and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

WHEREAS, the Planning, Development, and Zoning Commission has recommended in its report the approval of such request, and the City Council deems it appropriate to approve said amendment to the rezoning and specific use permit; now, therefore,

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

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

Section 2. The zoning classification of a certain 21,000 square foot tract of land located at 7507 Masters Road, Manvel, Texas, being a tract of land containing 21,000 square feet situated in Lots 1, 2, 3, 4, and 5, Block 20, Manvel Townsite Brazoria County, Texas, as more particularly described in Exhibit “A” attached hereto, shall be changed from Light Commercial District/State Highway 6 Overlay District (LC/SH6) to Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Family Planning Centers - (NAICS 621410)

Section 3. The request meets the criteria set forth in Section 77-50 of the City of Manvel Zoning Ordinance for a Specific Use Permit. The City of Manvel Zoning

Ordinance is hereby further amended by granting an amended Specific Use Permit authorizing use of the Property for the additional NAICS use listed in Section 2, above.

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit “B”, attached hereto and incorporated herein as if set out in full. Use and Development of the Property shall comply with the conditions and with the site plan as shown in Exhibit “C”, attached hereto. The uses and site may not be changed or expanded except by amendment of this Specific Use Permit.

Section 5. The Specific Use Permit issued under this ordinance, or a specific use listed herein, shall expire one year after its date of issuance if construction or if the listed use authorized hereunder is not substantially under way or in use prior to the expiration of said one year period. If, prior to the expiration of such one year period, the owner of the property to which the Specific Use Permit applies in writing, for an extension, the City Council may, after recommendation from the Planning, Development, and Zoning Commission, grant such extension for one additional year.

Section 6. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said multiple tracts, as described and as provided in Section 2, above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 7. The City Council hereby finds and determines that said rezoning comports to the City’s Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City

of Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 8. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

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

Section 10. Revocation. This Specific Use Permit may be revoked or modified by the City Council, in whole or in part, after notice and hearing, for either of the following reasons:

- (1) The Specific Use Permit was obtained or extended by misrepresentation, fraud or deception: or
- (2) That one of more of the conditions imposed by the permit has not been met or has been violated.

PASSED AND APPROVED on first reading this _____ 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

Being a tract of land containing Lots 1, 2, 3, 4, and 5, Block 20, Manvel Townsite, Brazoria County Texas.



Exhibit B

CONDITIONS FOR 7515 MASTERS ROAD (FAMILY PLANNING CENTERS USE)

- (1) The property and facility will be governed by all the requirements in Section 77-50 (g) (4) of the zoning ordinance relating to hours of operation, lighting, and safety.
- (2) The parking lot shall be improved with an asphalt surface approved by the City Engineer, before a Certificate of Occupancy is issued.
- (3) Provide striped parking spaces per Section 77-45, *Parking*, before a Certificate of Occupancy is issued.
- (4) The property owner shall comply with Section 77-51, *Plan Review, Landscaping, and Building Façade Requirements*, façade requirements when redevelopment or substantial improvement occurs on site.
- (5) The property owner shall comply with Section 77-36, *State Highway 6 Overlay (SH-6) District requirements*, when redevelopment or substantial improvement occurs on site.
- (6) No new freestanding light fixture shall be greater than 25-feet in height.
- (7) All new outdoor lighting shall be designated so that no light spillover onto abutting property exceeds 0.3 foot-candle when measured vertically.
- (8) A clear path for emergency vehicles shall be maintained at all times.
- (9) The request is for the use of internal space with no exterior modifications, any interior modifications will require life safety reviews by the Fire Marshal and Inspections through the Building Permit process.

Exhibit C

7507 MASTERS ROAD SITE PLAN

