

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



**NOTICE OF A MEETING**  
**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION**  
**April 25, 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

**Pledge**

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

**Public 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](http://www.cityofmanvel.com) or by emailing [tbell@cityofmanvel.com](mailto:tbell@cityofmanvel.com) or by calling 281-489-0630 x6 for staff assistance.*

**Consent PDZ**

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

- A. Consideration and possible action to approve 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.
- B. Approve the meeting minutes to date.

**Regular Agenda**

- A. Consideration and possible action to approve Final Plat for Kirby Drive Street Dedication No. 2;  
BEING A SUBDIVISION OF 1.636 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 22 AND 23 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOL. 2, PG. 98.
- B. 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.

**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 4/22/2022 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 | <input type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input type="checkbox"/> |
|--------------------------------|--------------------------|--------------|--------------------------|------|--------------------------|

Date of Request: \_\_\_\_\_

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](http://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: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Fax Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Description of Request and Physical Address:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

#### Plats:

Preliminary \_\_\_\_\_

Final \_\_\_\_\_

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

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

**Planning, Development and Zoning Commission Plat Report**

|                              |                                                     |
|------------------------------|-----------------------------------------------------|
| <b>Plat Name</b>             | Meridiana Section 30B Final Plat                    |
| <b>Applicant</b>             | Jackie Overton, EHRA, Inc.                          |
| <b>PD&amp;Z Meeting Date</b> | April 25, 2022                                      |
| <b>Recommendation</b>        | Approval                                            |
| <b>Submitted By</b>          | Jessica Rodriguez, Director of Development Services |

**Background**

The Planning, Development and Zoning Commission heard this plat at their March 28, 2022, meeting. The Commission did not recommend approval of this plat to the City Council. The City Council hear this plat at their April 4, 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 30B Final Plat.

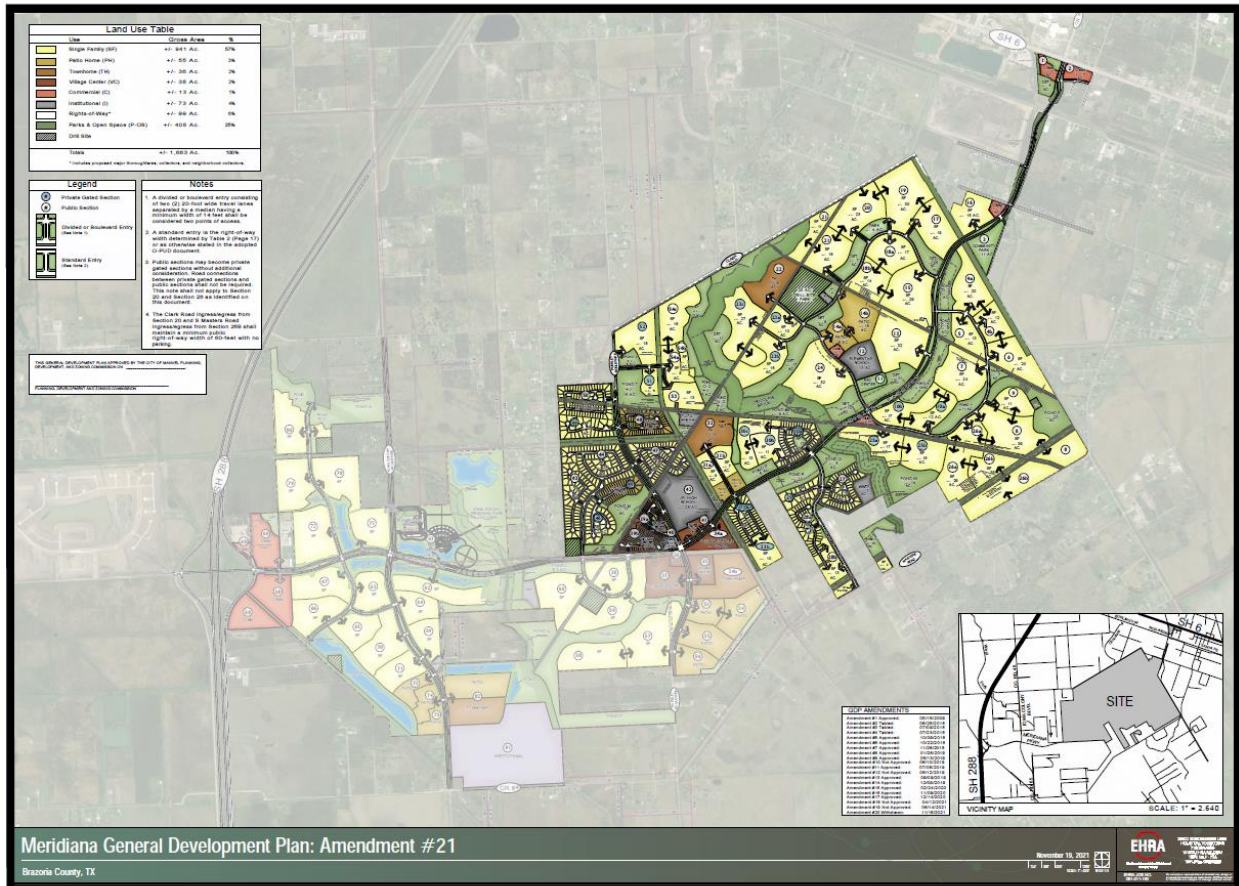
E4301

[illegible]



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

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



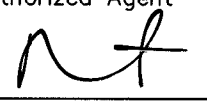
STATE OF TEXAS  
COUNTY OF BRAZORIA

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 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 21st day of March, 2022.

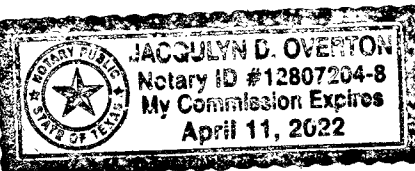
OWNER  
GR-M1, LTD., a Texas Limited Partnership  
By: Rise Communities, LLC,  
a Nevada Limited Liability Company,  
its Authorized Agent

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 21st day of March, 2022.



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

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



Robert Boelsche, 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 21st day of March, 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 21st day of March, 2022.

City Council

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Wolden, P.E., 4/4/22  
President

Kerry L. Ogburn 4/4/22  
Vice President

Brandon Middleton 4-4-22  
Secretary/Treasurer

Jarrod D. Aden, P.E., C.F.M. 4/4/22  
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# 210067

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, same being the northeasterly corner of Lot 1 of Lulling 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°10'08" 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;

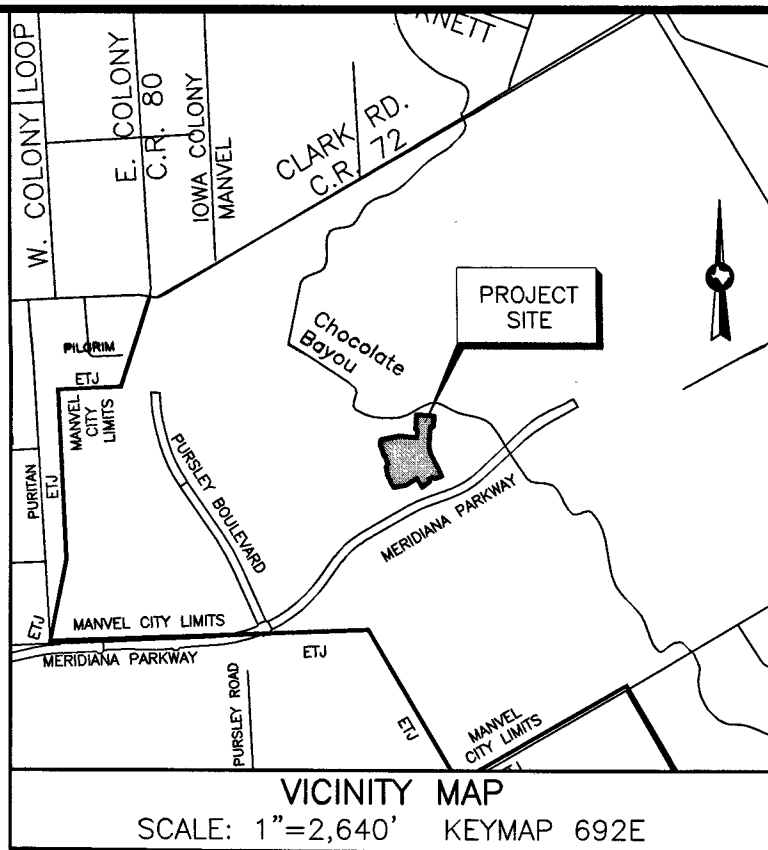
30) THENCE, in a northwesterly direction along the arc of a reverse curve to the left having a radius of 525.00 feet, an arc length of 5.91 feet, an angle of 00°38'40", and a chord bearing North 21°42'10" West, for a distance of 5.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"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

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

| MINIMUM FINISH FLOOR ELEVATION |           |
|--------------------------------|-----------|
| BLOCK/RESERVE                  | ELEVATION |
| BLOCK 1 LOT 1-4                | 48.4      |
| ALL OTHER LOTS                 | 48.4      |

## 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

APRIL 11, 2022

#### ENGINEER/SURVEYOR



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

## GENERAL NOTES:

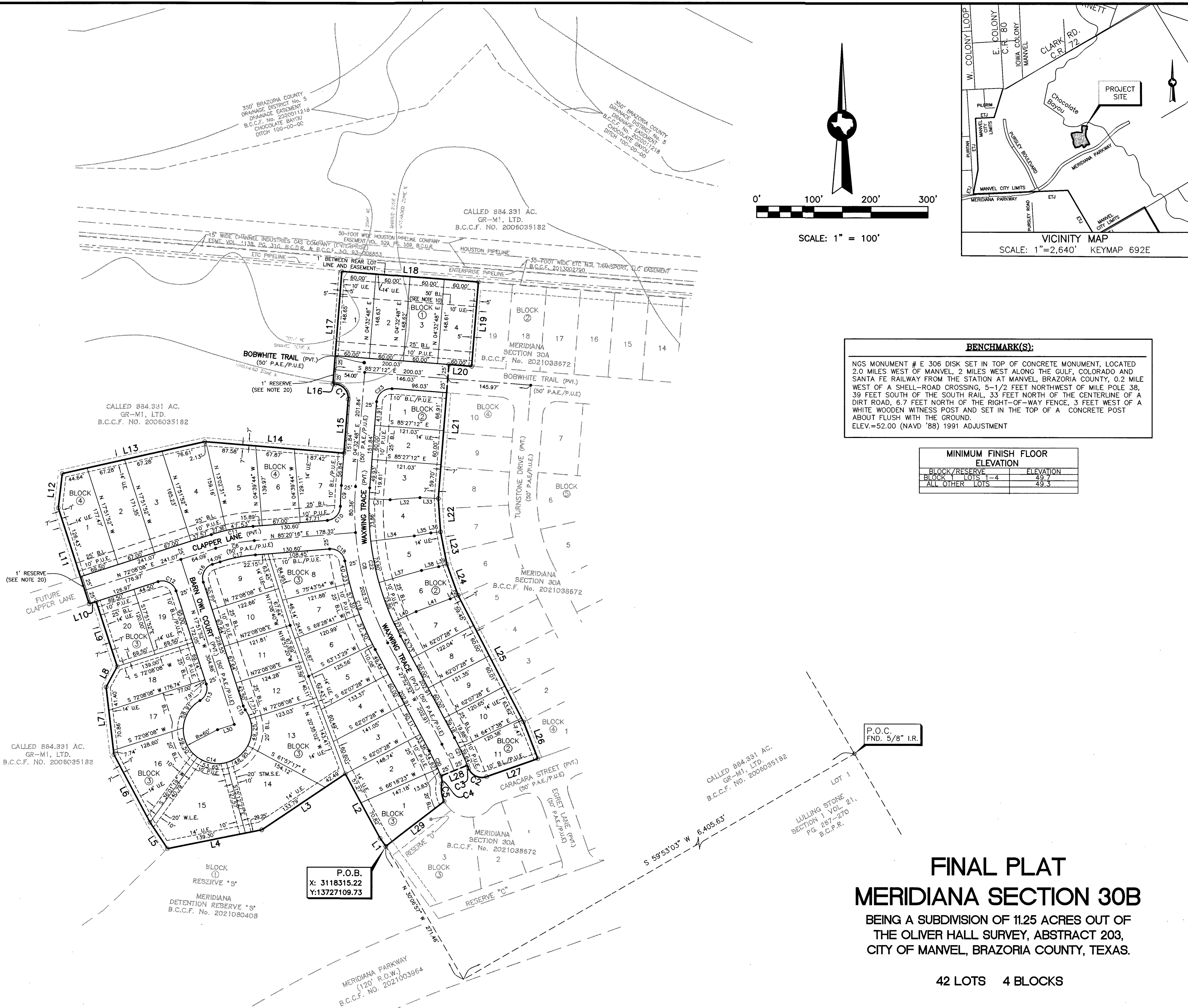
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, a portion of the property lies within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined) partially within Shaded Zone "X" (areas determined to be subject to the 500-year flood plain with depths determined less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100 year flood.) and the remaining portion lies within the Unshaded Zone "X" (areas determined to be outside the 500-year floodplain).
- AC. indicates Acres.  
B.C.C.F. No. indicates Brazoria County Clerk's File Number.  
B.C.D.R. indicates Brazoria County Deed Record.  
B.C.P.R. indicates Brazoria County Plat Records.  
B.L. indicates Building Line.  
E.S.M.T. indicates Easement.  
I.R. indicates Iron Rod.  
P.A.E. indicates Permanent Access Easement.  
P.G. indicates Page.  
P.O.B. indicates Point of Beginning.  
P.O.C. indicates Point of Commencing.  
P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R.O.W. indicates Right-of-Way.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by Planning and Zoning, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A two-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- The boundary for this plat has a closure in excess of 1:15,000.
- Detention for this tract is to be provided within Detention Pond S of Meridiana (Meridiana Detention Reserve S).
- The drainage on adjacent property will not be impacted by this development.
- 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 such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for future right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, 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 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.

JOB NO. 081-011-30

PATH:R:\2008\081-011-30\DRAWING\PLAT\30B\08101130V-PL-FP01-MERIDIANA\_30B BY: SVJ DATE:2022-04-07



## BENCHMARK(S):

NGS MONUMENT # E 308 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.  
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

## MINIMUM FINISH FLOOR ELEVATION

| BLOCK/RESERVE  | ELEVATION |
|----------------|-----------|
| BLOCK 1        | 48.4      |
| BLOCK 2        | 48.4      |
| BLOCK 3        | 48.4      |
| BLOCK 4        | 48.4      |
| ALL OTHER LOTS | 48.3      |

# FINAL PLAT MERIDIANA SECTION 30B

BEING A SUBDIVISION OF 11.25 ACRES OUT OF  
THE OLIVER HALL SURVEY, ABSTRACT 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

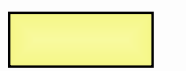
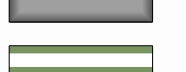
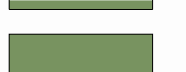
APRIL 11, 2022

## ENGINEER/SURVEYOR



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

| CURVE | RADIUS | DELTA      | ANGLE  | ARC LENGTH    | CHORD  | BEARING | CHORD LENGTH |
|-------|--------|------------|--------|---------------|--------|---------|--------------|
| C1    | 25.00  | 89°59'55"  | 35.27  | N 40°27'14" W | 35.35  |         |              |
| C2    | 25.00  | 88°00'13"  | 38.40  | N 65°22'57" W | 34.73  |         |              |
| C3    | 525.00 | 0°38'40"   | 5.91   | N 21°42'10" W | 5.91   |         |              |
| C4    | 25.00  | 31°49'37"  | 13.89  | S 05°08'42" E | 13.71  |         |              |
| C5    | 50.00  | 35°48'40"  | 31.28  | S 08°08'13" E | 30.74  |         |              |
| C6    | 300.00 | 13°12'07"  | 69.13  | N 78°44'12" E | 68.97  |         |              |
| C7    | 500.00 | 5°51'02"   | 51.06  | N 24°57'01" W | 51.03  |         |              |
| C8    | 500.00 | 32°25'20"  | 282.94 | N 11°39'52" W | 279.18 |         |              |
| C9    | 525.00 | 1°59'51"   | 36.59  | S 02°33'01" W | 36.38  |         |              |
| C10   | 25.00  | 84°47'03"  | 36.99  | S 42°56'44" W | 33.71  |         |              |
| C11   | 325.00 | 13°12'07"  | 74.89  | S 78°44'12" W | 74.72  |         |              |
| C12   | 25.00  | 90°00'00"  | 39.27  | S 62°51'52" E | 35.36  |         |              |
| C13   | 25.00  | 76°57'51"  | 33.58  | S 20°37'04" W | 31.11  |         |              |
| C14   | 60.00  | 274°59'29" | 287.97 | S 78°23'45" E | 81.08  |         |              |
| C15   | 25.00  | 18°01'38"  | 7.87   | N 26°52'41" W | 7.83   |         |              |
| C16   | 25.00  | 90°00'00"  | 39.27  | N 27°08'08" E | 35.36  |         |              |
| C17   | 275.00 | 13°12'07"  | 63.37  | N 78°44'12" E | 63.23  |         |              |
| C18   | 25.00  | 84°47'03"  | 36.99  | S 52°16'13" E | 33.71  |         |              |
| C19   | 525.00 | 1°59'51"   | 36.91  | S 18°52'37" E | 36.23  |         |              |
| C20   | 475.00 | 5°51'02"   | 48.50  | S 24°57'01" E | 48.48  |         |              |
| C21   | 525.00 | 5°51'02"   | 53.61  | N 24°57'01" W | 53.58  |         |              |
| C22   | 475.00 | 32°25'20"  | 268.79 | N 11°39'52" W | 265.22 |         |              |
| C23   | 25.00  | 90°00'00"  | 39.27  | N 49°32'46" E | 35.36  |         |              |

| 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.

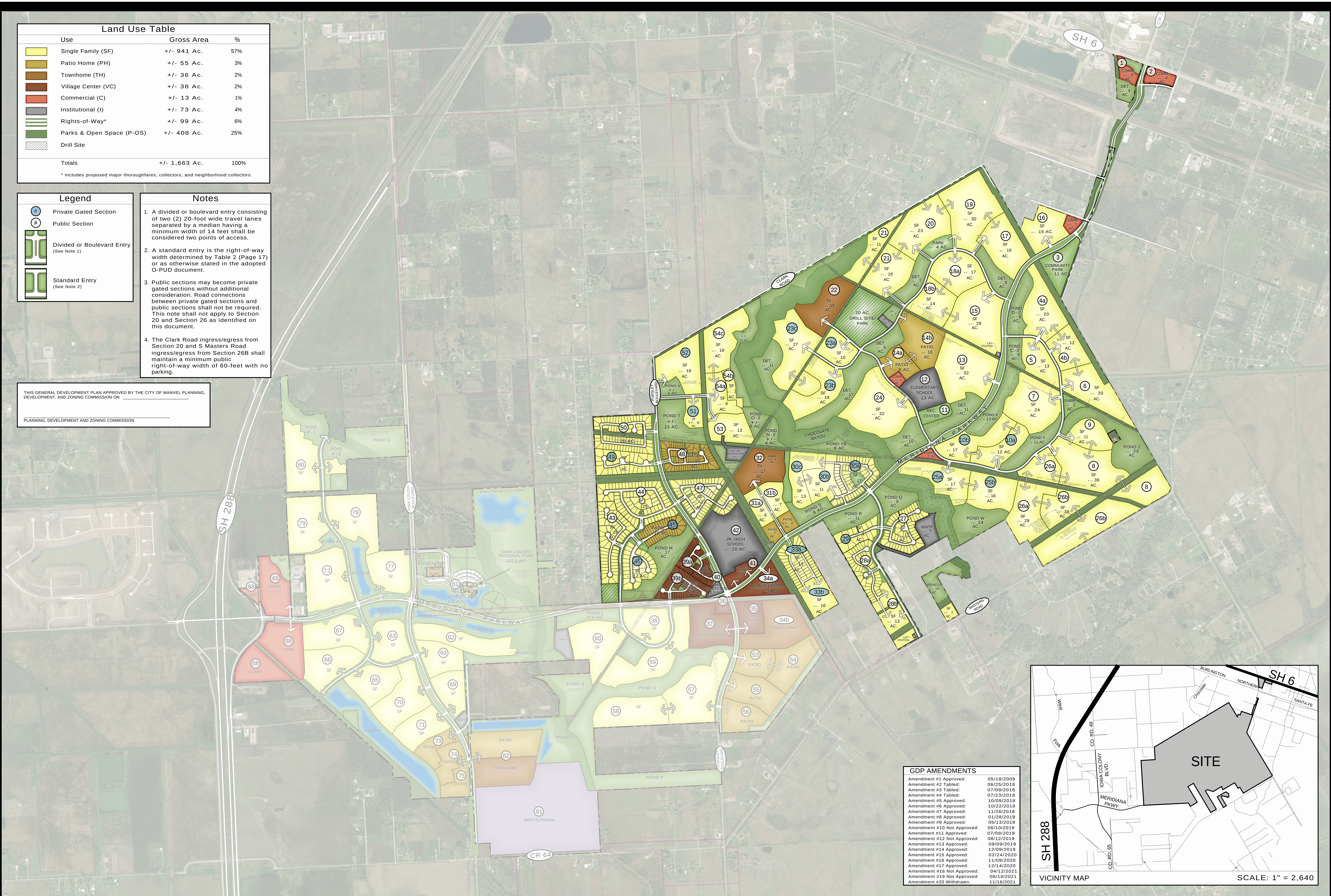
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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.

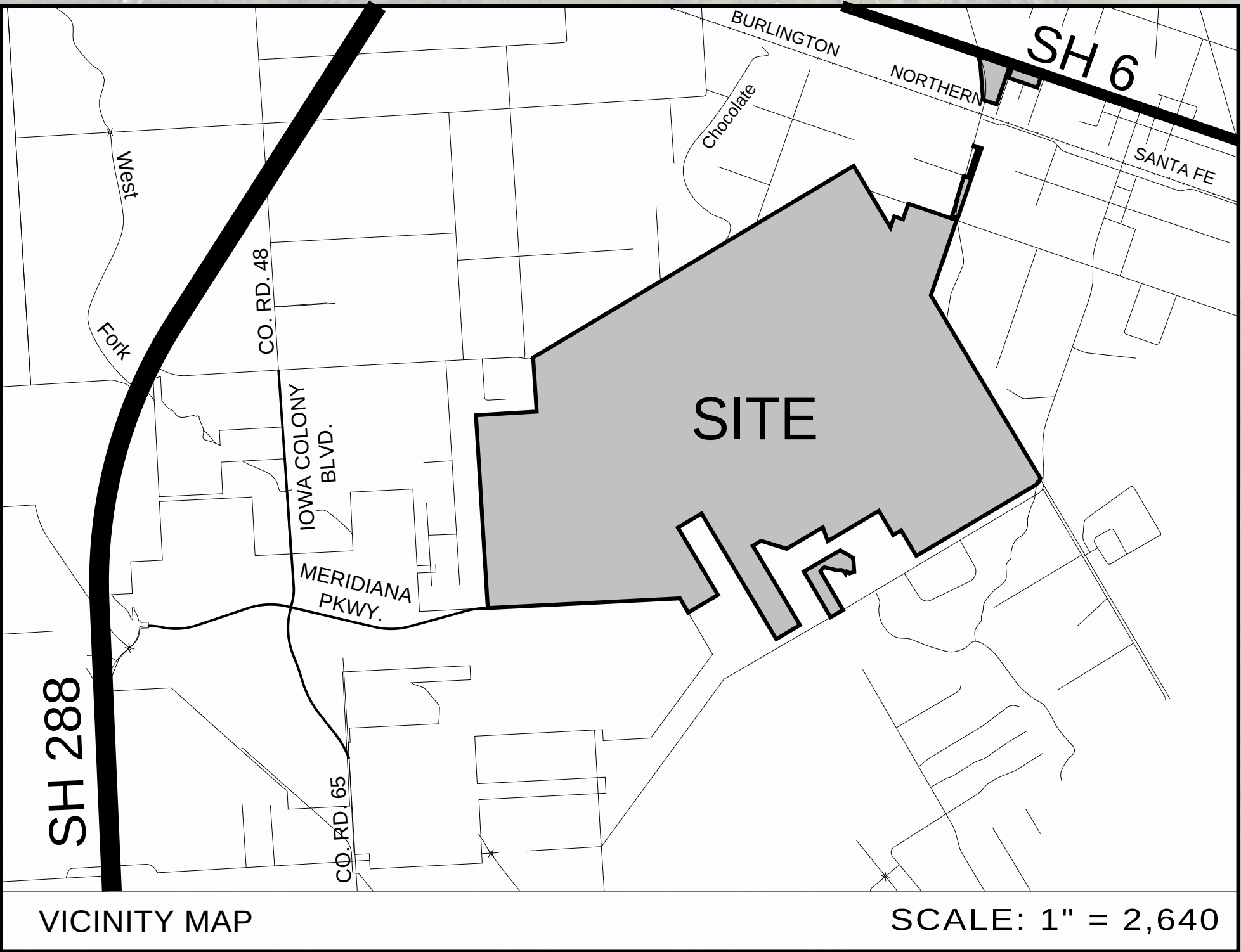
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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 use of facilities are subject to change without notice.

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



**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION**  
**March 28, 2022**

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

**MINUTES 3/28/2022**

**Regular Session**

**Call to Order**

PDZ Member Dorothy Wynne called the meeting of the PDZ to order at 7:02 p.m. Those in attendance were:

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

**Absent:** Muhammed Alam

**Also Present:** Jessica Rodriguez, Director of Development Services  
Dan Johnson, Assistant City Manager/City Engineer  
Robert Gervais, City Attorney

**Swearing in of Board Members**

Position #5 - Christy Kennard

Postponed to the next PD&Z agenda.

**Pledge**

**Citizen Comments: "Comment Card" Required**

None.

**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.

The Public Hearing opened at 7:04 p.m.

No comments were made during this public hearing.

The Public Hearing closed at 7:05 p.m.

- 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.

The Public Hearing opened at 7:05 p.m.

No comments were made during this public hearing.

The Public Hearing closed at 7:06 p.m.

- 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.

The Public Hearing opened at 7:07 p.m.

Denise Roberts -

Spoke against the SUP request

Laura Moorehead, Board Member of Her Heart Pregnancy Help Center -

Spoke in favor of the SUP, said that they will not have anything to do with abortions. They will offer pregnancy tests, parenting classes, and sonographies.

Rodney, Owner of Blades Barber Shop -  
Spoke against the SUP request

Stephen Mann, Elder at Church on Masters, Board Member of Her Heart Pregnancy Help Center -  
Spoke in favor of the SUP

Dan Davis, Council Member, Board Member of Her Heart Pregnancy Help Center - Spoke in favor of the SUP

The Public Hearing closed at 7:19 p.m.

**Consent PDZ**

- 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.
- 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.

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

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

**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.

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

The motion FAILED with a vote: 0/6

Yes: None

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

Absent: Muhammed Alam Abstained: None

- 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.

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

The motion FAILED with a vote: 0/6

Yes: None

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

Absent: Muhammed Alam Abstained: None

- 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.

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

The motion FAILED with a vote: 0/6

Yes: None

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

Absent: Muhammed Alam

Abstained: None

- 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. EHRMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

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

The motion FAILED with a vote: 0/6

Yes: None

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

Absent: Muhammed Alam

Abstained: None

- 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.

Jessica Rodriguez presented the conditions for the SUP.

PDZ Members discussed the use and get clarification on the NAICS code and what all is allowable under that code.

There is a concern that because of the use staying with the land, this could potentially open up an abortion clinic in the future, even though that is not what this applicant is intending.

PDZ Members asked if there is a possibility that this could fit under another NAICS code, so the abortion issue can be avoided. Jessica Rodriguez feels it was classified properly.

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

The motion carried with a vote: 4/2

Yes: Kyle Marasckin, Dorothy Wynne, Ryan Miller, Christine Diaz

No: Alina Rogers, Christy Kennard

Absent: Muhammed Alam

Abstained: None

- F. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

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

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

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

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

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

### Adjourn

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

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

The meeting adjourned at 8:08 p.m.

### 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 | <input type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input type="checkbox"/> |
|--------------------------------|--------------------------|--------------|--------------------------|------|--------------------------|

Date of Request: \_\_\_\_\_

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](http://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: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Fax Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Description of Request and Physical Address:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

#### Plats:

Preliminary \_\_\_\_\_

Final \_\_\_\_\_

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

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE



**PLANNING DEPARTMENT**  
20025 HIGHWAY 6  
MANVEL, TX 77578  
281-489-0630

### **Planning, Development and Zoning Commission Plat Report**

|                              |                                                     |
|------------------------------|-----------------------------------------------------|
| <b>Plat Name</b>             | Kirby Drive Street Dedication No. 2 Final Plat      |
| <b>Applicant</b>             | Lacey Bell, LJA                                     |
| <b>PD&amp;Z Meeting Date</b> | April 25, 2022                                      |
| <b>Recommendation</b>        | Denial                                              |
| <b>Submitted By</b>          | Jessica Rodriguez, Director of Development Services |

#### **Staff Recommendation**

The City staff recommends denial of the Kirby Drive Street Dedication No. 2 Final Plat because it does not meet the following subsections of the subdivision ordinance and/or Pomona Development Agreement:

1. Provide land surveyor's signature (Section 62-41 (b) (4)).
2. Provide a plat note stating "sidewalks shall be constructed as part of the issuance of a building permit for each tract" (Section 62-41 (b) (22)).
3. Provide Drainage District No. 4 signature (Section 62-41 (b) (19)).
4. Provide a correct plat note for the one-foot reserve reference on the face of the plat (Section 62-41 (b) (13)).



**PLANNING DEPARTMENT**  
20025 HIGHWAY 6  
MANVEL, TX 77578  
281-489-0630

**Plat Exhibit**

**VICINITY MAP**  
1/2 SECTION 22, T10N, R10E

**FINAL PLAT OF  
KIRBY DRIVE STREET DEDICATION NO. 2**

A SUBDIVISION OF 1.436 ACRES OF LAND LOCATED IN THE HT. & PARK CO. SURVEY,  
SECTION 22, T10N, R10E, COUNTY OF SPANISH, TEXAS, BEING A PORTION OF LOTS 22 AND 23 OF SECTION 22 OF THE ALBUQUERQUE TRACT,  
UNIT 116 COMPANY PART OF SUBDIVISION 116, A SUBDIVISION OF RECORD IN  
VOLUME 2, PAGE 106, PLAT RECORDS OF SPANISH COUNTY, TEXAS.

0 LOTS 0 REVISIONS 0 ELLIPSIS

MARCH 28, 2022 JOB NO. 2145-8339P

OWNED BY:  
**POMONA LAND, LLC AND  
POMONA PHASE 4, LLC AND  
POMONA PHASE 6, LLC**  
A TEXAS LIMITED LIABILITY COMPANY  
BRIAN TARKENTON, SENIOR VICE PRESIDENT  
3000 TURTLE CREEK, DALLAS, TEXAS 75219  
TEL: 972-201-2919

SURVEYOR: **L&A Surveying, Inc.**  
2000 San Antonio Parkway 3, Suite 100, Houston, Texas 77058 Phone: 713-661-0010 Fax: 713-661-0028 L&A Surveying, Inc. is a member of the L&A Group, Inc. L&A Group, Inc. is a member of the L&A Group, Inc.

DESIGNER: **L&A Engineering, Inc.**  
2000 San Antonio Parkway 3, Suite 100, Houston, Texas 77058 Phone: 713-661-0010 Fax: 713-661-0028 L&A Engineering, Inc. is a member of the L&A Group, Inc. L&A Group, Inc. is a member of the L&A Group, Inc.

1/2 SECTION 22, T10N, R10E

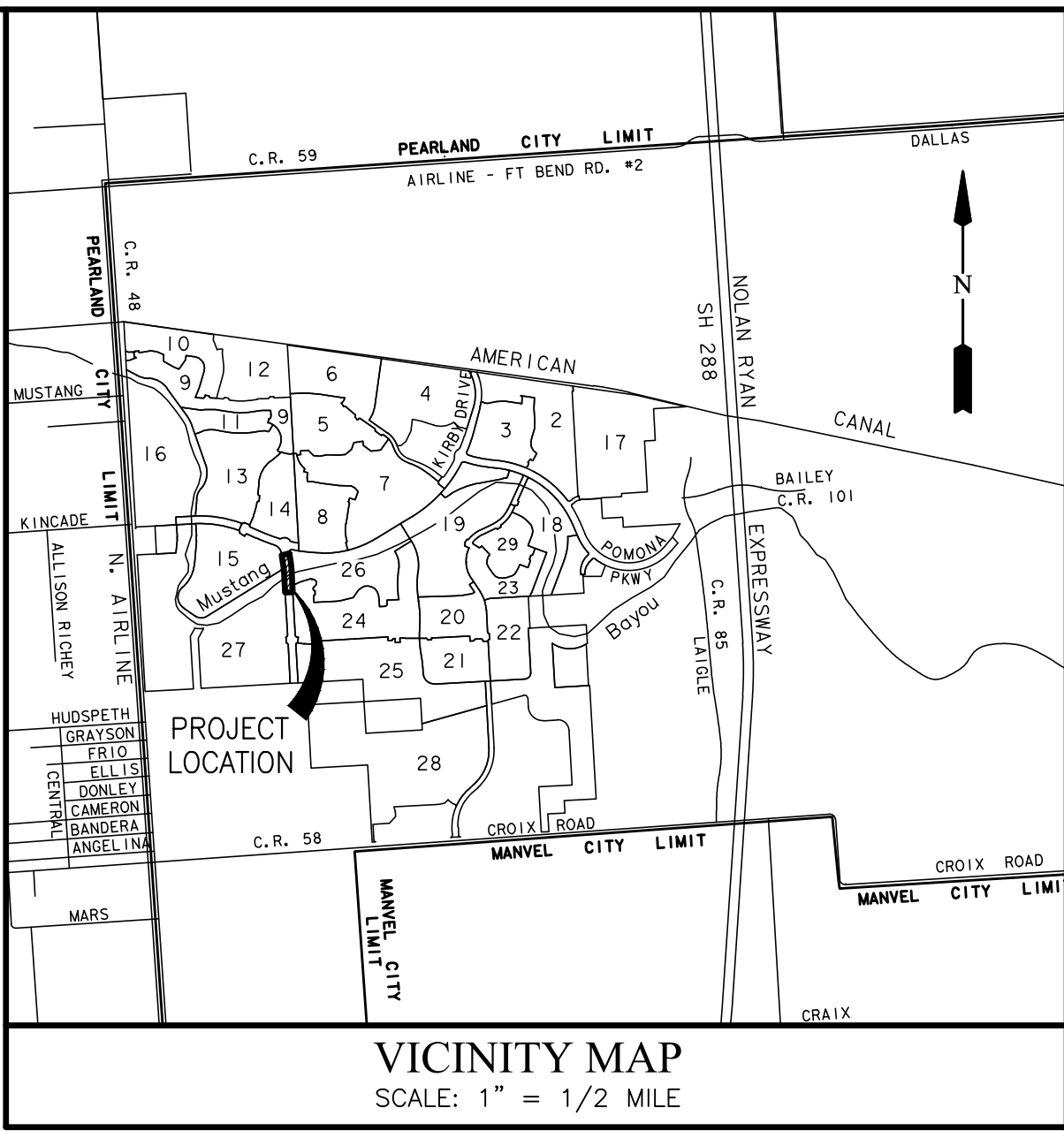
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**PLANNING DEPARTMENT**  
 20025 HIGHWAY 6  
 MANVEL, TX 77578  
 281-489-0630

**Pomona Land Use Plan**





VICINITY MAP  
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652C

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, POMONA LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, POMONA PHASE 4, LLC, A TEXAS LIMITED LIABILITY COMPANY AND POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, SENIOR VICE PRESIDENT OF POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF KIRBY DRIVE STREET DEDICATION NO. 2, 1.636 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 22 AND 23 OF SECTION 78 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.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF KIRBY DRIVE STREET DEDICATION NO. 2 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN CARLOCK, ITS SENIOR VICE PRESIDENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: POMONA LAND, LLC AND  
POMONA PHASE 4, LLC AND  
POMONA PHASE 6, LLC  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
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 LAND, LLC AND POMONA PHASE 4, LLC AND POMONA PHASE 6, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WE, TEXAS CAPITAL BANK, A TEXAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS KIRBY DRIVE STREET DEDICATION NO. 2, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2020018776 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,  
A TEXAS STATE BANK

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

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

APPROVED BY THE BOARD OF COMMISSIONERS ON \_\_\_\_\_

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT, BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. 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 #22-000034

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF KIRBY DRIVE STREET DEDICATION NO. 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 \_\_\_\_\_, 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 FORTY-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.

BEING 1.636 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 22 AND 23 OF SECTION 78, 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 1.636 ACRES ALSO BEING A PORTION OF THAT CERTAIN CALLED 136.648 ACRE TRACT (DESCRIBED AS TRACT 3) CONVEYED TO POMONA PHASE 4, LLC, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2018052949, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 107.789 ACRE TRACT CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082799, B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED 382.586 ACRE TRACT CONVEYED TO POMONA LAND, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2017030819, B.C.O.P.R., SAID 1.636 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 CAP STAMPED "LJA SURVEY", PREVIOUSLY SET FOR THE MOST SOUTHERLY CORNER OF POMONA PARKWAY STREET DEDICATION NO. 2, A SUBDIVISION OF RECORD IN FILE NUMBER 2019060960, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY (B.C.P.R.), SAME BEING ON THE EASTERLY LINE OF RESERVE "A" OF POMONA SECTION 15, A SUBDIVISION OF RECORD IN FILE NUMBER 2019057767, B.C.P.R.;

THENCE, NORTH 77° 23' 53" EAST, DEPARTING THE EASTERLY LINE OF SAID RESERVE "A", ALONG THE SOUTHERLY LINE OF SAID POMONA PARKWAY STREET DEDICATION NO. 2, 120.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, DEPARTING THE SOUTHERLY LINE OF SAID POMONA PARKWAY STREET DEDICATION NO. 2, 254.63 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 09° 21' 07", AND A CHORD WHICH BEARS SOUTH 07° 55' 34" EAST, 254.35 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 15' 00" EAST, 349.07 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 45' 00" WEST, 120.00 FEET TO A POINT FOR CORNER, SAME BEING ON THE EASTERLY LINE OF THAT CERTAIN CALLED 34.293 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO MHI PARTNERSHIP, LTD, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021084483, B.C.O.P.R.;

THENCE, NORTH 03° 15' 00" WEST, ALONG THE EAST LINE OF SAID 34.293 ACRES, PASSING AT 32.58 FEET, THE NORTHEAST CORNER OF SAID 34.293 ACRES, AND CONTINUING IN ALL, 349.07 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, PASSING AT AN ARC LENGTH OF 24.14 FEET, THE SOUTHEAST CORNER OF AFOREMENTIONED RESERVE "A", AND CONTINUING ALONG THE EASTERLY LINE OF SAID RESERVE "A", A TOTAL ARC LENGTH OF 235.04 FEET, HAVING A RADIUS OF 1440.00 FEET, A CENTRAL ANGLE OF 09° 21' 07", AND A CHORD WHICH BEARS NORTH 07° 55' 34" WEST, 234.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.636 ACRES OF LAND.

## FINAL PLAT OF KIRBY DRIVE STREET DEDICATION NO. 2

A SUBDIVISION OF 1.636 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 22 AND 23 OF SECTION 78 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      0 RESERVES      0 BLOCKS

MARCH 28, 2022      JOB NO. 2149-8009P

OWNERS:

**POMONA LAND, LLC AND  
POMONA PHASE 4, LLC AND  
POMONA PHASE 6, 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.  
Suite 175  
Houston, Texas 77042

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

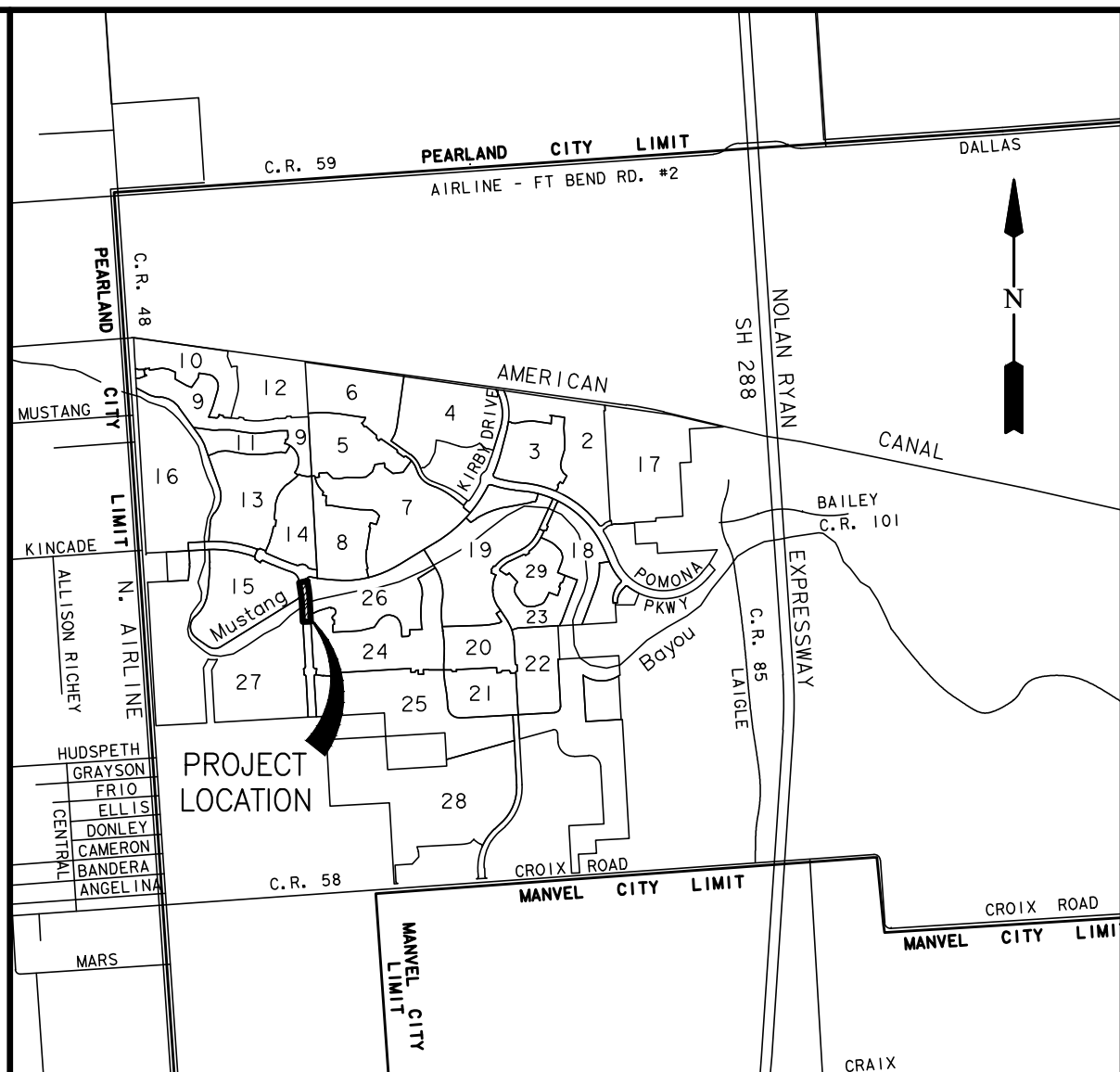
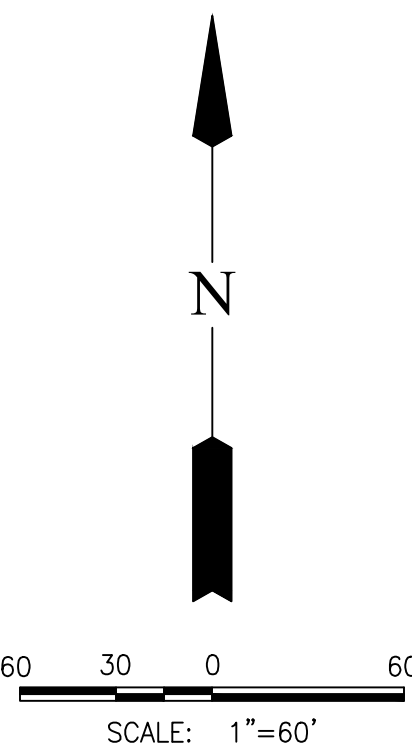
**LJA Engineering, Inc.**

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

Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 77°23'53" E | 120.00'  |
| L2         | S 03°15'00" E | 349.07'  |
| L3         | S 86°45'00" W | 120.00'  |
| L4         | N 03°15'00" W | 349.07'  |
| L5         | S 03°15'00" E | 349.07'  |

| CURVE TABLE |          |          |         |               |         |
|-------------|----------|----------|---------|---------------|---------|
| CURVE       | RADIUS   | DELTA    | ARC     | CHORD BEARING | CHORD   |
| C1          | 1560.00' | 9°21'07" | 254.63' | S 07°55'34" E | 254.35' |
| C2          | 1440.00' | 9°21'07" | 235.04' | N 07°55'34" W | 234.78' |
| C3          | 1500.00' | 9°21'07" | 244.84' | S 07°55'34" E | 244.56' |



VICINITY MAP  
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652C

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. 2022-0110, DATED MARCH 24, 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. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION 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 1.6 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 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 PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE "AE" AND PARTIALLY WITHIN ZONE "X" 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.
  - 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. 40, 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 ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
  - BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
  - 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
20. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY. THE CONDITION 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.

## FINAL PLAT OF KIRBY DRIVE STREET DEDICATION NO. 2

A SUBDIVISION OF 1.636 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 22 AND 23 OF SECTION 78 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      0 RESERVES      0 BLOCKS

MARCH 28, 2022      JOB NO. 2149-8009P

OWNERS:

**POMONA LAND, LLC AND  
POMONA PHASE 4, LLC AND  
POMONA PHASE 6, 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.  
Suite 175  
Houston, Texas 77042

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

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

Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386

### LEGEND

|            |                                                   |
|------------|---------------------------------------------------|
| 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                       |
| 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                            |
| RES.       | INDICATES RESERVE                                 |

