

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
July 11, 2022

NOTICE IS HEREBY GIVEN
6:00 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

Roll Call

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

o Member of the public with business before the board, NOT scheduled on the agenda as a public hearing (that has submitted a public comment card) may have three (3) minutes to address the board. o The board may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

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. Approve meeting minutes to date.

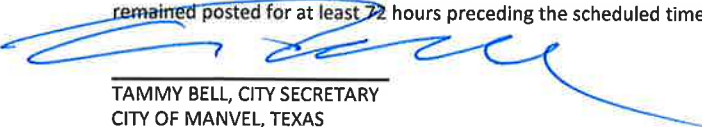
Regular Agenda

- A. Consideration and possible action to approve, Preliminary Plat for Skyway Towers Manvel;
BEING A SUBDIVISION OF 3.737 ACRES, BEING A PARTIAL REPLAT OF LOT 109 OF THE E.C. PITKIN SUBDIVISION AS RECORDED IN VOLUME 3, PAGE 139, OF THE B.C.P.R., IN THE H.T. & B.R.R. CO. SURVEY, SECTION 63, ABSTRACT NO. 283, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- 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 Manvel Planning Development and Zoning Commission 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 July 8, 2022, in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☐
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Date of Request: _____

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: _____

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

Plat Name	Skyway Tower Manvel Preliminary Plat
Applicant	Adaris Socarras, Civil-Surv Land Surveying
PD&Z Meeting Date	July 11, 2022
Recommendation	Approval with Two Conditions
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends approval with two conditions for the Skyway Tower Manvel Preliminary Plat. The conditions are as follows:

1. The plat acreage on the face of the plat must match the Title Block and Field Note description (Section 62-38 (a) (1) and Section 62-38 (a) (10)).
2. Provide a correct Letter of No Objection (LONO) from Brazoria County Conservation and Reclamation District No. 3. The LONO references a location in Wolfe Airpark (Section 62-38 (a) (12)).

[illegible]



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, _____, OF BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NO. 3, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF SKYWAY TOWERS MANVEL, 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, 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 ASSIGNED 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 (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, BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT No. 3, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, THEREUNTO AUTHORIZED, ATTESTED BY _____, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS ____ DAY OF _____, 2022.

BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NO. 3

BY: _____

NAME: _____

BY: _____

NAME: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ AND _____, 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

PRINTED NAME: _____

COMMISSION EXPIRES: _____

I, MICHAEL HALL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

MICHAEL HALL, R.P.L.S.
TEXAS REGISTRATION NO. 5765

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

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

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THE PLAT OF SKYWAY TOWERS MANVEL AS SHOWN HEREON ON THE ____ DAY OF _____, 2022.

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

DONG NGUYEN, P.E., CFM
DISTRICT ENGINEER

THIS IS TO CERTIFY THAT THE CITY PLANNING, DEVELOPMENT, AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT OF SKYWAY TOWERS MANVEL IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS ____ DAY OF _____, 2022.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

METES AND BOUNDS DESCRIPTION OF 3.737 ACRES

BEING A TRACT OF LAND CONTAINING 3.737 ACRES, LOCATED IN THE H. T. & B. R.R. CO. SURVEY, SECTION 63, ABSTRACT NUMBER 283, IN BRAZORIA COUNTY, TEXAS; SAID 3.737 ACRE BEING OUT OF LOT 109 OF THE E.C. PITKIN SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 139, OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), SAME BEING ALL OF A CALLED 3.737 ACRE TRACT OF LAND RECORDED IN THE NAME OF BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NO. 3, IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2009048728; SAID 3.737 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE):

BEGINNING, AT A 5/8-INCH CAPPED IRON ROD SET AT THE SOUTHWEST CORNER OF SAID 3.737 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF RESTRICTED RESERVE "A" OF ALVIN ISD CAREER & TECHNICAL EDUCATION CENTER, A SUBDIVISION OF RECORD IN B.C.C.F. NO. 2018013280 OF THE B.C.P.R., ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 1128 (ALSO KNOWN AS MASTERS ROAD, ONE HUNDRED AND TEN FEET WIDE PER VOLUME 276, PAGE 473, OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.)), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WEST LINE OF SAID 3.737 ACRE TRACT AND WITH THE EAST R.O.W. LINE OF SAID F.M. 1128, 182.21 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,814.79 FEET, A CENTRAL ANGLE OF 03° 42' 32"; AND A CHORD THAT BEARS NORTH 15° 38' 47" EAST, A DISTANCE OF 182.18 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND AT THE WESTERLY NORTHWEST CORNER OF SAID 3.737 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.8563 ACRE TRACT OF LAND RECORDED IN THE NAME OF UNITED POST OFFICE INVESTMENTS, INC., IN B.C.C.F. NO. 1989637457;

THENCE, WITH THE LINES COMMON TO SAID 3.737 ACRE TRACT WITH SAID 0.8563 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 70° 01' 47" EAST, A DISTANCE OF 247.03 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND AT THE SOUTHERLY CORNER OF SAID 0.8563 ACRE TRACT;

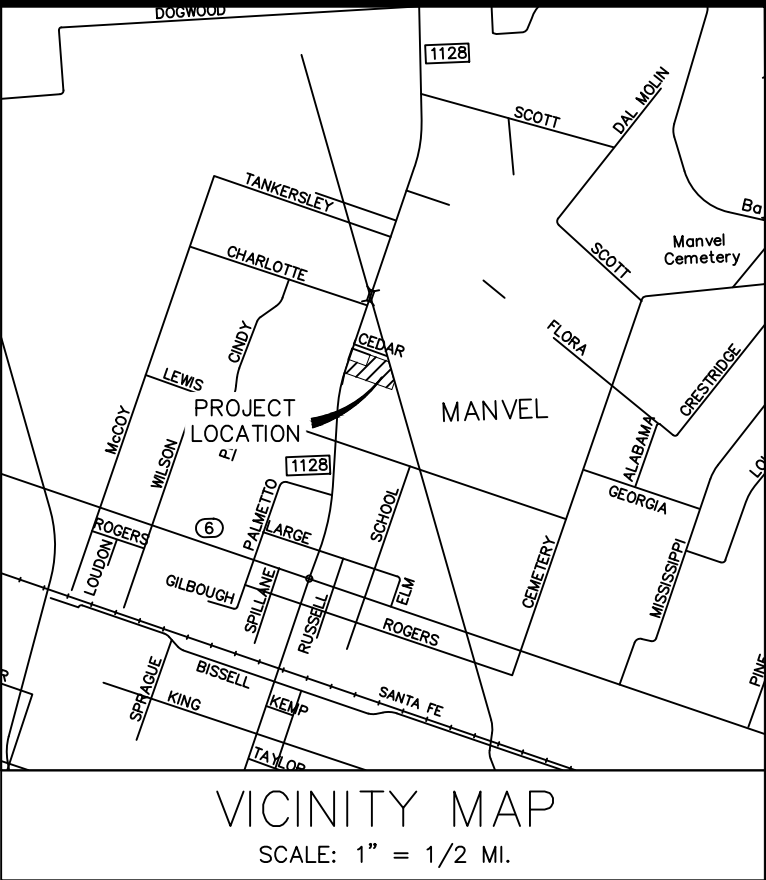
2. NORTH 19° 54' 58" EAST, A DISTANCE OF 150.49 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND AT THE NORTHERLY NORTHWEST CORNER OF SAID 3.737 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING THE EASTERLY CORNER OF SAID 0.8563 ACRE TRACT, ON THE SOUTHWEST R.O.W. LINE OF CEDAR ROAD (SIXTY FEET WIDE PER VOLUME 768, PAGE 241, OF THE B.C.D.R.);

THENCE, SOUTH 70° 04' 57" EAST, WITH THE NORTHEAST LINE OF SAID 3.737 ACRE TRACT AND WITH THE SOUTHWEST R.O.W. LINE OF SAID CEDAR ROAD, A DISTANCE OF 256.52 FEET TO A 5/8-INCH CAPPED IRON ROD SET AT THE NORTHERLY EAST CORNER OF SAID 3.737 ACRE TRACT, ON THE SOUTHERLY SOUTHWEST LINE OF LOT 1, BLOCK 1, OF FINAL PLAT OF THE FIRST BAPTIST CHURCH OF MANVEL, A SUBDIVISION OF RECORD IN B.C.C.F. NO. 2006036841 OF THE B.C.P.R., FOR THE NORTHERLY EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 15° 43' 59" EAST, WITH THE LINE COMMON TO SAID 3.737 ACRE TRACT WITH SAID LOT 1, A DISTANCE OF 278.88 FEET TO A 5/8-INCH CAPPED IRON ROD SET AT THE SOUTHERLY CORNER OF SAID LOT 1, ON THE COMMON LINE OF LOTS 109 AND 110 OF THE E.C. PITKIN SUBDIVISION,

THENCE, SOUTH 19° 34' 58" WEST, WITH THE LINE COMMON TO SAID LOTS 109 AND 110, A DISTANCE OF 100.00 FEET TO A THREE-INCH METAL POST FOUND AT THE SOUTHERLY CORNER OF SAID 3.737 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, ON THE NORTHEAST LINE OF SAID RESTRICTED RESERVE "A";

THENCE, NORTH 70° 32' 57" WEST, WITH THE SOUTHWEST LINE OF SAID 3.737 ACRE TRACT AND WITH THE NORTHEAST LINE OF SAID RESTRICTED RESERVE "A", A DISTANCE OF 653.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.737 ACRES OF LAND.



LEGEND

B.L.	BUILDING LINE
L	LENGTH
R	RADIUS
D	CENTRAL ANGLE
CHB	CHORD BEARING
CHD	CHORD LENGTH
D.E.	DRAINAGE EASEMENT
B.C.C.F.	BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
No.	NUMBER
PG.	PAGE
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
VOL.	VOLUME
P.O.B.	POINT OF BEGINNING
FND.	FOUND
I.R.	IRON ROD
C.I.R.	CAPPED IRON ROD
I.P.	IRON PIPE

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL. 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.

2. ALL BEARINGS REFERENCED ARE THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE. THE COORDINATES SHOWN HEREON ARE GRID, TO CONVERT TOP SURFACE APPLY THE COMBINED SCALE FACTOR OF 0.9998672966.

3. TEMPORARY BENCHMARK: A BOX OUT ON THE NORTH END OF THE SOUTH SAFETY END TREATMENT OF THE CULVERT AT THE SOUTH DRIVEWAY ENTRANCE TO THE SURVEYED PROPERTY, AS SHOWN ON SHEET 1 OF THIS SURVEY.

T.B.M. ELEVATION=53.20', NAVD 1988

4. BENCHMARK: NGS MONUMENT J 1208 1973 (AW2026) BEING A 4" LONG 5/8" IRON ROD ENCASED IN A 5" IRON PIPE STAMPED "J 1208 1973" LOCATED ALONG THE EAST SIDE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD AT THE SOUTHEAST INTERSECTION OF THE RAILROAD AND COUNTY ROAD 281, APPROXIMATELY 50.6' EAST OF THE EAST RAIL AND 30.5' SOUTH OF THE CENTERLINE OF COUNTY ROAD 281.

ELEVATION=39.83 FEET, NAVD 1988

5. THIS TRACT LIES IN UNSHADED ZONE "X", AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NO. 480076, DATED DECEMBER 30, 2020. CONTACT THE FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.

6. 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.

7. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT No. 3.

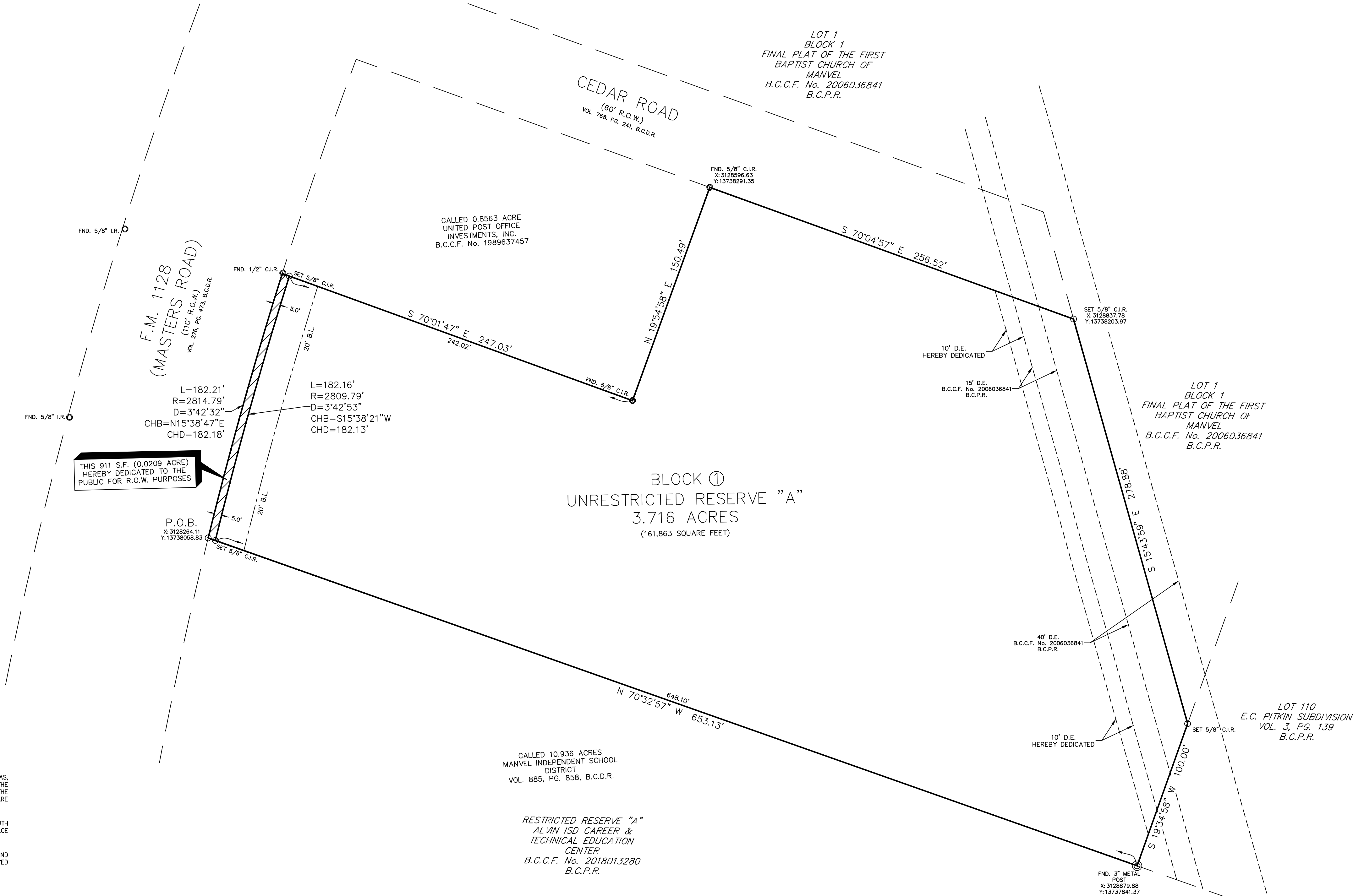
8. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.

9. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.

10. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.

11. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.

12. DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.



PRELIMINARY PLAT OF
SKYWAY TOWERS MANVEL

A SUBDIVISION OF 3.737 ACRES, BEING A PARTIAL REPLAT OF LOT 109 OF THE E.C. PITKIN SUBDIVISION AS RECORDED IN VOLUME 3, PAGE 139, OF THE B.C.P.R., IN THE H. T. & B. R.R. Co. SURVEY, SECTION 63, ABSTRACT NO. 283, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

1 BLOCK 0 LOTS 1 RESERVE

DATE: JUNE 30, 2022 JOB NO. 22077

OWNER:
BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT No. 3
6931 MASTERS, MANVEL, TX 77578
281-519-8779

