

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



**NOTICE OF A MEETING  
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION  
August 8, 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**

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 Members of the public with business before the board, NOT scheduled on the agenda as a public hearing (that have 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. Consideration and possible action to approve, Final Plat for Meridiana Inspiration Way Phase 3;  
BEING A SUBDIVISION OF 2.684 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 AND 6 LULLING STONE SECTION ONE, A SUBDIVISION PER PLAT RECORDED IN VOLUME 21, PAGES 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve the meeting minutes to date.

**Regular Agenda**

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

**Adjourn**

**CERTIFICATION**

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel 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 August 5, 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:

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#### 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>             | Meridiana Inspiration Way Phase 3 Final Plat        |
| <b>Applicant</b>             | Jackie Overton, EHRA, Inc.                          |
| <b>PD&amp;Z Meeting Date</b> | August 8, 2022                                      |
| <b>Recommendation</b>        | Approval                                            |
| <b>Submitted By</b>          | Jessica Rodriguez, Director of Development Services |

**Staff Recommendation**

Staff recommends approval of the Meridiana Inspiration Way Phase 3 Final Plat.

[illegible]

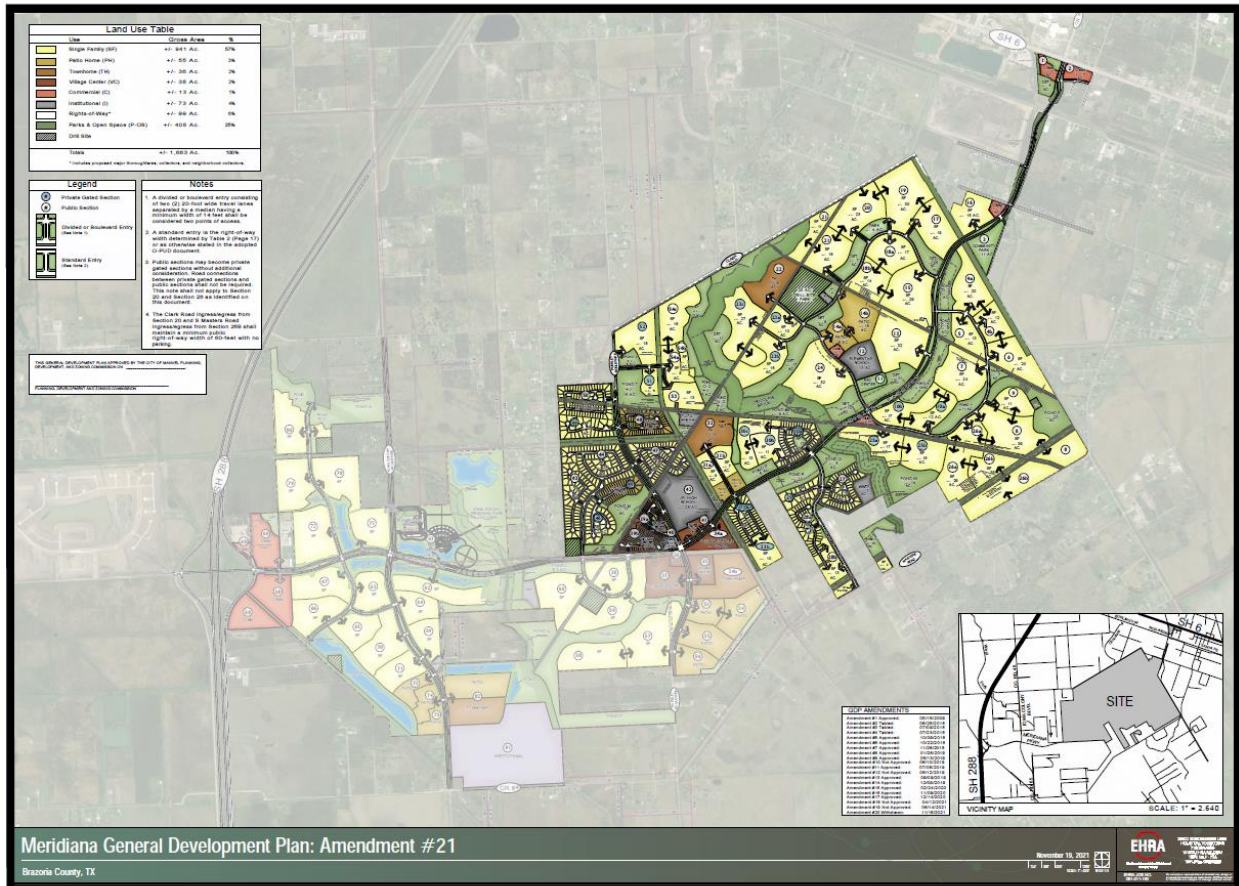


2-01-20



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

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



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 85°38'37" W | 60.00'   |
| L2   | NORTH         | 60.00'   |
| L3   | N 04°21'23" W | 329.96'  |
| L4   | N 30°06'57" W | 443.69'  |
| L5   | WEST          | 442.44'  |
| L6   | N 28°36'18" E | 30.00'   |
| L7   | WEST          | 85.00'   |

| CURVE | RADIUS  | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C1    | 430.00' | 59°53'03"   | 449.43'    | S 60°03'29" W | 429.25'      |
| C2    | 730.00' | 25°45'34"   | 329.20'    | S 77°14'10" E | 335.44'      |
| C3    | 670.00' | 25°45'34"   | 301.22'    | N 17°14'10" W | 298.69'      |
| C4    | 370.00' | 59°53'03"   | 386.71'    | N 60°03'29" W | 369.35'      |
| C5    | 700.00' | 25°45'34"   | 314.71'    | N 17°14'10" W | 312.07'      |
| C6    | 400.00' | 59°53'03"   | 418.07'    | N 60°03'29" W | 399.30'      |

P.O.B.  
X: 3,122,105.08  
Y: 13,730,646.78  
(F)

MERIDIANA PARKWAY PHASE 6  
(R.C.W. VARIATION)  
B.C.C.F. NO. 2021001846

DRAINAGE AND DETENTION  
EASEMENT  
B.C.C.F. No. 2019032095

CALLLED 884.331 ACRES  
GR-M1, LTD.  
B.C.C.F. NO. 2006035182

CALLLED 884.331 ACRES  
GR-M1, LTD.  
B.C.C.F. NO. 2006035182

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
  - All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
  - A- Indicates Abstract  
AC, indicates Acres  
B.C.C.F. NO. indicates Brazoria County Clerk's File Number  
B.C.D.R. indicates Brazoria County Deed Records  
B.C.P.R. indicates Brazoria County Plat Records  
ESMT, indicates Easement  
FND, indicates Found  
I.R. indicates Iron Rod  
P.O.B. indicates Point Of Beginning  
P.O.C. indicates Point Of Commencing  
PG, indicates Page  
P.U.E. indicates Public Utility Easement  
R.O.W. indicates Right of Way  
VOL, indicates Volume  
(F) indicates found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"  
(S) indicates set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
  - The property subdivided in the foregoing plat lies within Brazoria County, the City of Manvel, Brazoria County M.U.D. NO. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
  - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
  - The boundary for this plat has a closure in excess of 1:15,000.
  - The terms and conditions of Ordinance #2009-0-03, 2009-0-04, and 2009-0-05 of City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance # 2009-0-04, as approved on March 3, 2022.
  - No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
  - No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
  - This final plat will expire two (2) years after final approval by the Planning, Development and Zoning Commission if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
  - A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
  - All water and wastewater facilities shall conform to the city's design criteria.
  - There are 0.00 acres of unencumbered open space within the boundary of this plat.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, and 48039C0130K dated December 30, 2020. The subject property shown hereon lies within Unshaded Zone "X" (areas determined to be outside of the 500-year flood plain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No 2009-0-04.
  - One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatory, his heirs, assigns, or successors (Where applicable).
  - The Development Regulations and City Permits of the City of Manvel are required on all property.

OLIVER HALL SURVEY, A-203

OLIVER HALL SURVEY, A-203

OLIVER HALL SURVEY, A-203

CALLLED 884.331 ACRES  
GR-M1, LTD.  
B.C.C.F. NO. 2006035182

20' LOT 9  
B.C.C.F. NO. 2006035182

20' LOT 8  
B.C.C.F. NO. 2006035182

20' LOT 7  
B.C.C.F. NO. 2006035182

20' LOT 6  
B.C.C.F. NO. 2006035182

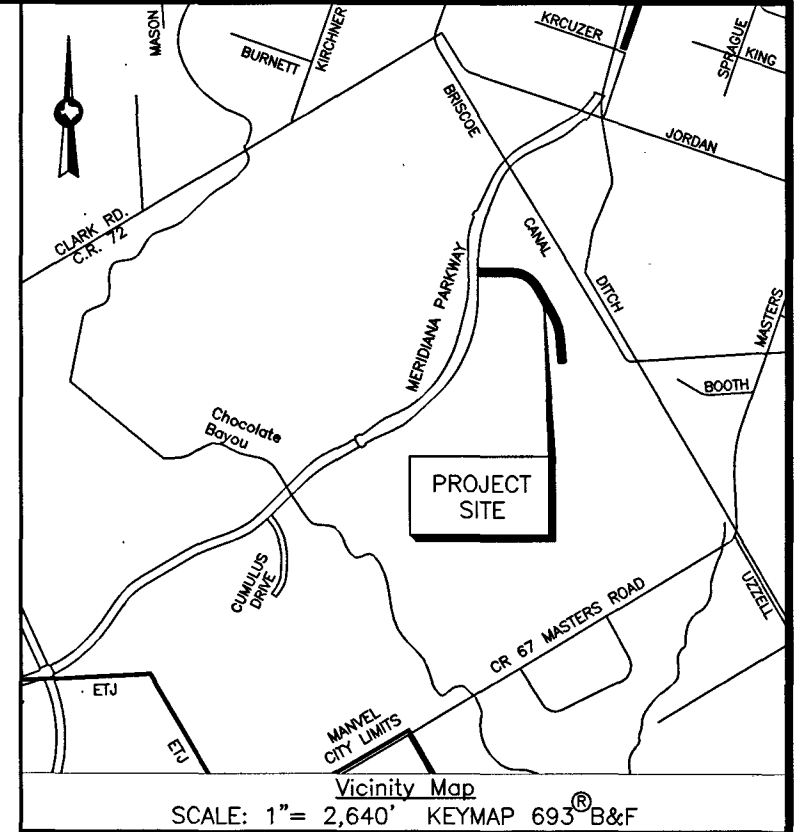
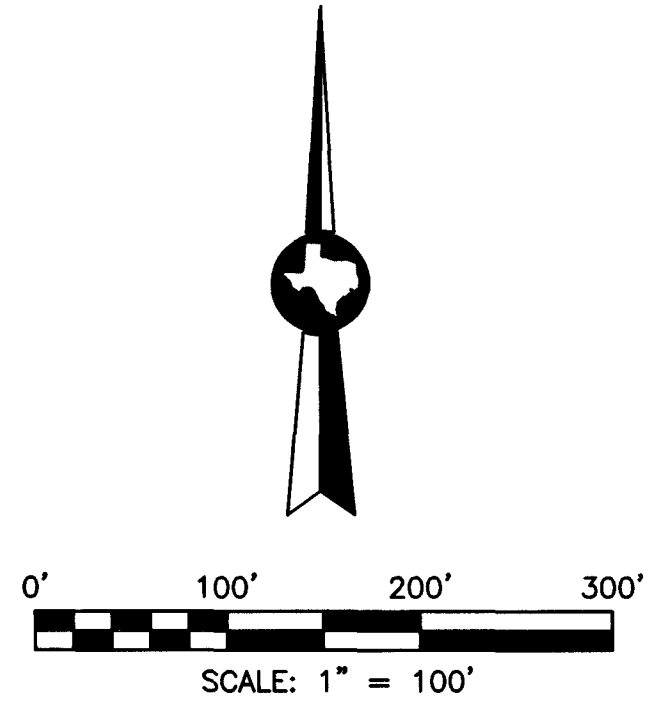
20' LOT 5  
B.C.C.F. NO. 2006035182

20' LOT 4  
B.C.C.F. NO. 2006035182

20' LOT 3  
B.C.C.F. NO. 2006035182

20' LOT 2  
B.C.C.F. NO. 2006035182

20' LOT 1  
B.C.C.F. NO. 2006035182



BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

# FINAL PLAT OF MERIDIANA INSPIRATION WAY PHASE 3

BEING A SUBDIVISION OF 2.684 ACRES OUT OF  
THE OLIVER HALL SURVEY, ABSTRACT 203;  
ALSO BEING A PARTIAL REPLAT OF A PORTION OF  
LOTS 5 AND 6 OF LULLING STONE SECTION ONE, A  
SUBDIVISION PER PLAT RECORDED IN VOLUME 21, PAGES  
267-270 OF THE BRAZORIA COUNTY PLAT RECORDS,  
CITY OF MANVEL,  
BRAZORIA COUNTY, TEXAS.

OWNER

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

JULY 29, 2022

ENGINEER/SURVEYOR



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

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

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 INSPIRATION WAY PHASE 3, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

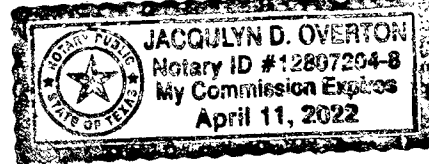
OWNER  
GR-M1, LTD., a Texas Limited Partnership  
By: Rise Communities, LLC,  
a Nevada Limited Liability Company,  
its Authorized Agent

BY: Matt Lawson  
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.

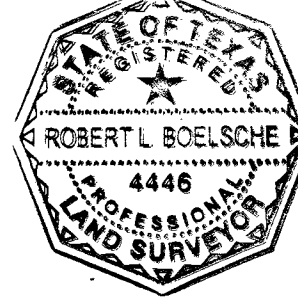


Jacquelyn D. Overton  
Notary Public in and for the  
State of Texas  
My Notary Commission Expires April 11, 2022

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, approves this plat of MERIDIANA INSPIRATION WAY PHASE 3 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this    day of   , 2022.

Planning, Development and Zoning Commission

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 plot boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and interior corners of this subdivision were not set at the time this plat was signed by me and that these corners are to be set after construction of the public infrastructure and final lot grading within the subdivision; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8- inch diameter iron rod with surveyor's cap.



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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden 5/2/22  
Lee Walden, P.E., Date  
President

Kerry Osburn 5/2/22  
Kerry Osburn Date  
Vice President

Brandon Middleton 5-2-22  
Brandon Middleton  
Secretary/Treasurer

Jarrod D. Aden 05/02/22  
Jarrod D. Aden, P.E., C.F.M. Date  
District Engineer

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

BCCDD 5 ID# B210031

METES AND BOUNDS DESCRIPTION  
MERIDIANA  
INSPIRATION WAY PHASE 3  
BEING 2.684 ACRES SITUATED IN THE  
OLIVER HALL SURVEY, ABSTRACT 203,  
BRAZORIA COUNTY, TEXAS

A 2.684 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF LOTS 5 AND 6 OF LULLING STONE SECTION ONE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 21, PAGE 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS AND CONVEYED TO GR-M1 IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008041565 AND 2008047178 AND BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 884.331 ACRES DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 2.684 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 said Lulling Stone Section One;

THENCE, North 30°06'57" West, along the easterly line of said 884.331 acre tract for a distance of 1,429.67 feet to a point for corner;

THENCE, South 59°53'03" West, a distance of 1,351.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the easterly end of a 25-foot radius curve at the intersection of Meridiana Parkway and Radiance Drive as per plat of Meridiana Parkway Phase 6 recorded under Brazoria County Plat Record number (B.C.P.R. No.) 2021001846 marking the northwest corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, East, for a distance of 442.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the beginning of tangent curve;

2) THENCE, in a southeasterly direction along the arc of a tangent curve to the right having a radius of 430.00 feet, an arc length of 449.43 feet, an angle of 59°53'03", and a chord bearing South 60°03'29" East, for a distance of 429.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

3) THENCE, South 30°06'57" East, for a distance of 443.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the beginning of a tangent curve;

4) THENCE, in a southerly direction along the arc of a tangent curve to the right having a radius of 730.00 feet, an arc length of 328.20 feet, an angle of 25°45'34", and a chord bearing South 17°14'10" East, for a distance of 325.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

5) THENCE, South 04°21'23" East, for a distance of 329.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, South 85°38'37" West, for a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 04°21'23" West, for a distance of 329.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the beginning of a tangent curve;

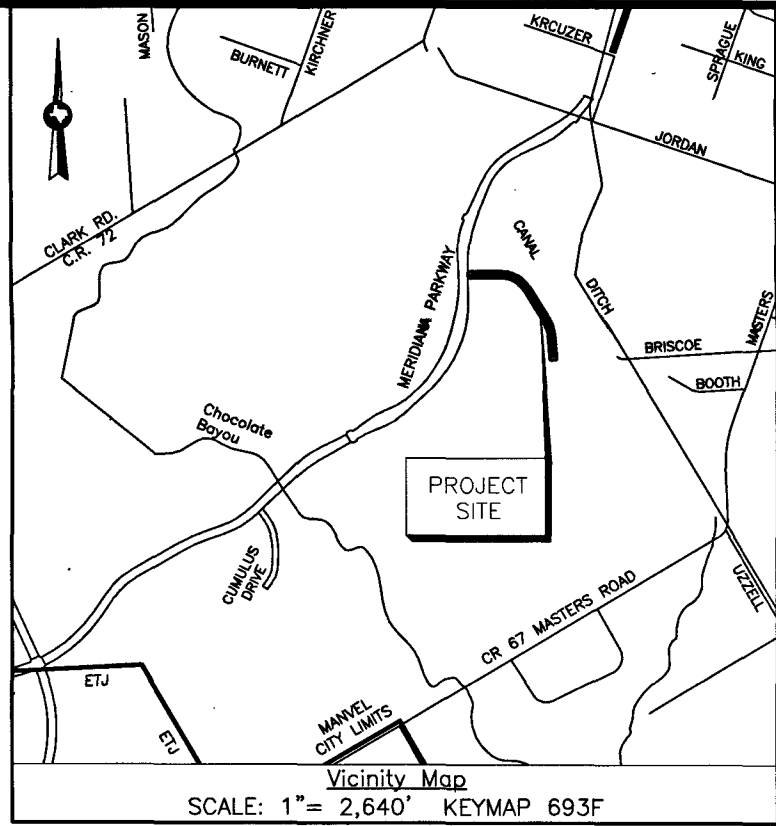
8) THENCE, in a northerly direction along the arc of a tangent curve to the left having a radius of 670.00 feet, an arc length of 301.22 feet, an angle of 25°45'34", and a chord bearing North 17°14'10" West, for a distance of 298.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

9) THENCE, North 30°06'57" West, for a distance of 443.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the beginning of a tangent curve;

10) THENCE, in a northwesterly direction along the arc of a tangent curve to the left having a radius of 370.00 feet, an arc length of 386.71 feet, an angle of 59°53'03", and a chord bearing North 60°03'29" West, for a distance of 369.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

11) THENCE, West, for a distance of 442.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found at the easterly end of the aforementioned intersection of Radiance Drive and Meridiana Parkway;

12) THENCE, North, for a distance of 60.00 feet to the POINT OF BEGINNING and containing 2.684 acres of land.



## FINAL PLAT OF MERIDIANA INSPIRATION WAY PHASE 3

BEING A SUBDIVISION OF 2.684 ACRES OUT OF  
THE OLIVER HALL SURVEY, ABSTRACT 203;  
ALSO BEING A PARTIAL REPLAT OF A PORTION OF  
LOTS 5 AND 6 OF LULLING STONE SECTION ONE, A  
SUBDIVISION PER PLAT RECORDED IN VOLUME 21, PAGES  
267-270 OF THE BRAZORIA COUNTY PLAT RECORDS,  
CITY OF MANVEL,  
BRAZORIA COUNTY, TEXAS.

### OWNER

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

JULY 29, 2022

ENGINEER/SURVEYOR



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

### BENCHMARK

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

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

**Legend**

Private Gated Section

Public Section

Divided or Boulevard Entry  
(See Note 1)

Standard Entry  
(See Note 2)

- Notes**

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

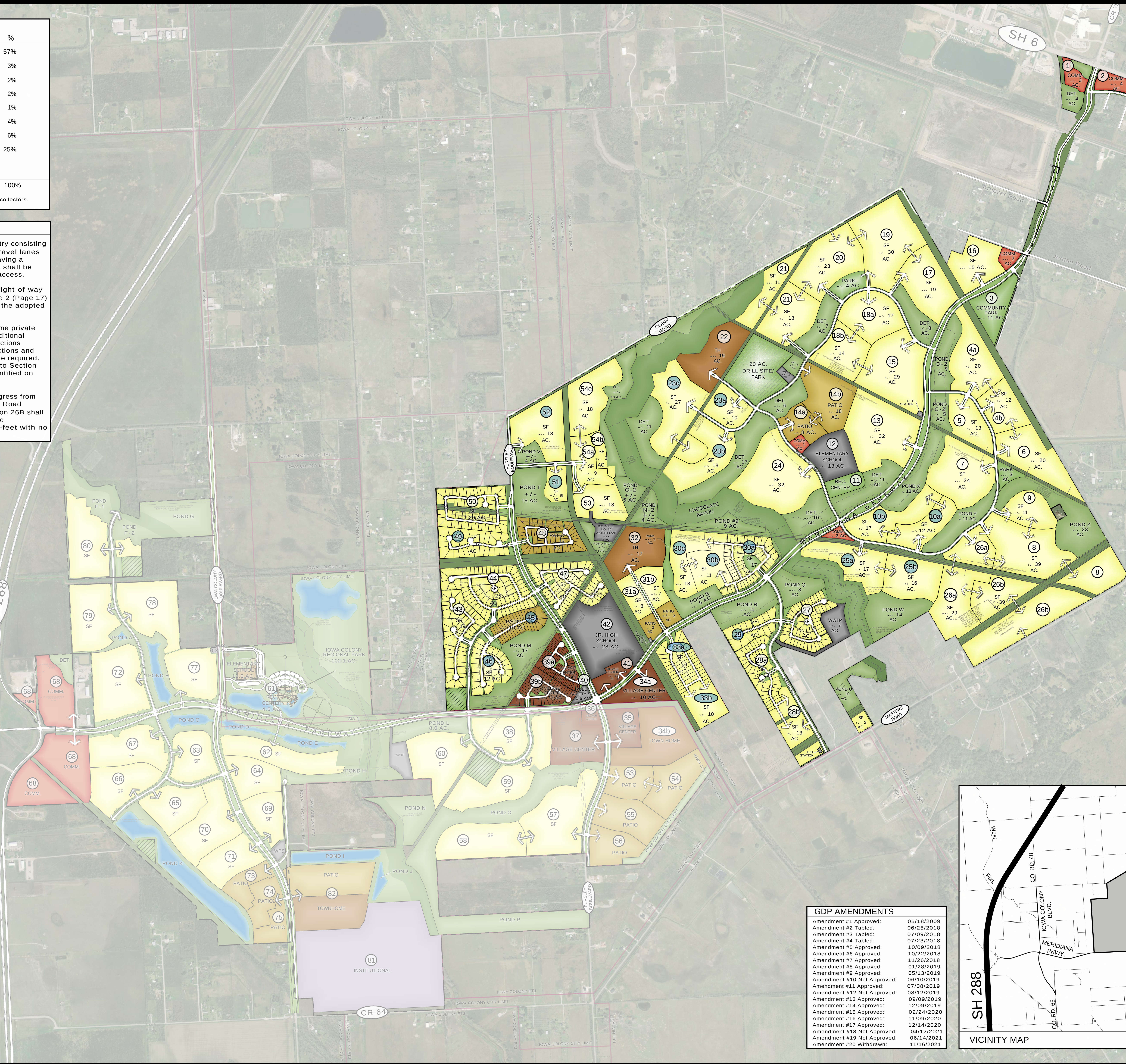
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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

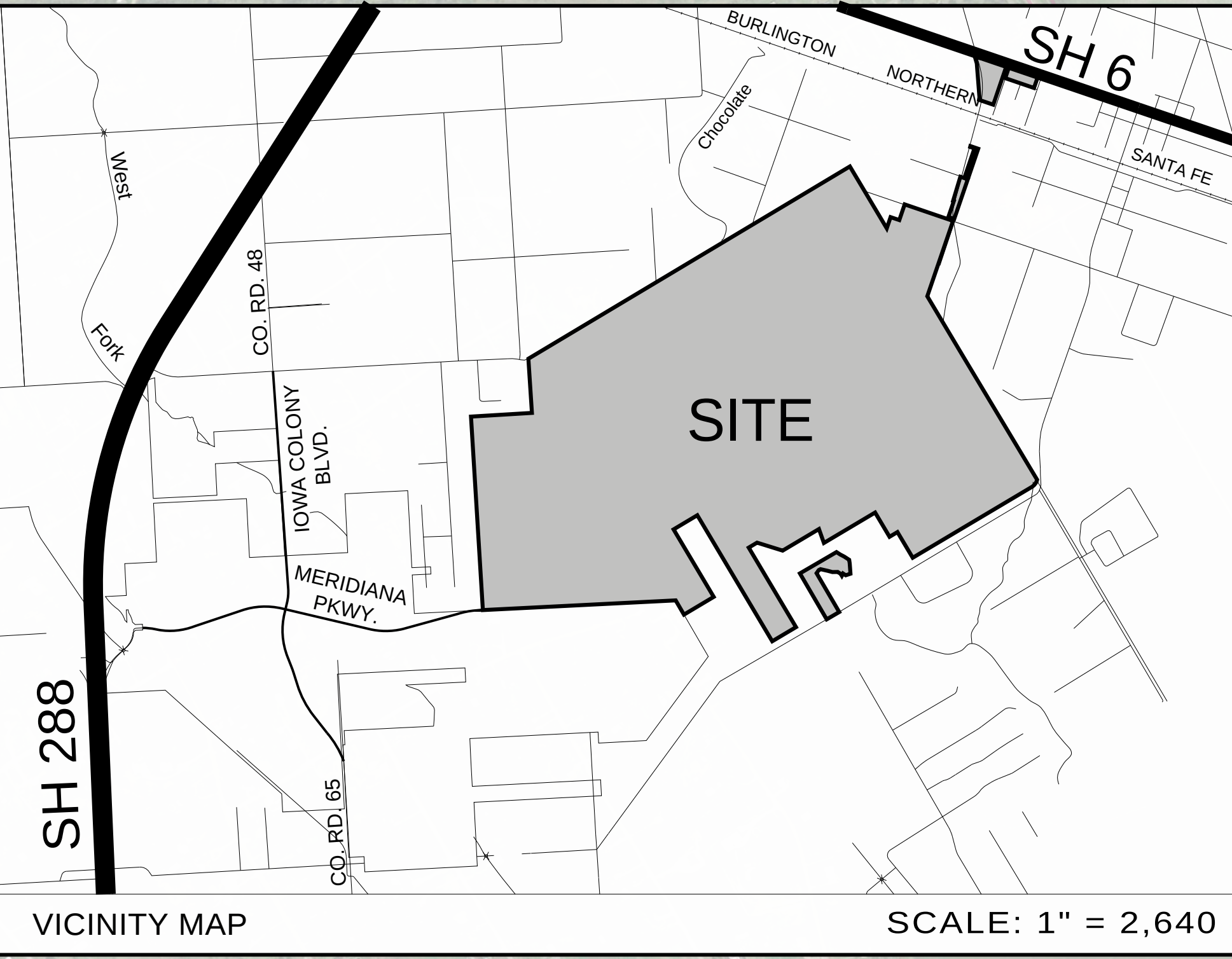
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



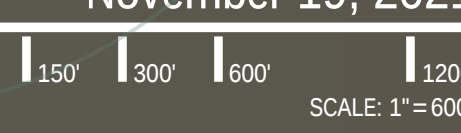
| GDP AMENDMENTS              |            |
|-----------------------------|------------|
| Amendment #1 Approved:      | 05/18/2009 |
| Amendment #2 Tabled:        | 06/25/2018 |
| Amendment #3 Tabled:        | 07/09/2018 |
| Amendment #4 Tabled:        | 07/23/2018 |
| Amendment #5 Approved:      |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



# Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021



**EHRA**

ENGINEERING THE FUTURE

10011 MEADOWGLEN LANE  
HOUSTON, TEXAS 77042  
713.368.4500  
WWW.EHRAINC.COM  
TBP# No. F-726  
TBP# No. 10092300

EHRA JOB NO. 081-011-150

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



**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION**  
**July 25, 2022**

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

**MINUTES 7/25/2022**

**Regular Session**

**Call To Order and Roll Call**

PDZ Member Alina Rogers called the meeting of the PDZ to order at 6:00 p.m.

Those in attendance were:

**Present:** Kyle Marasckin  
Alina Rogers  
Christy Kennard  
Muhammed Alam

**Absent:** Dorothy Wynne  
Ryan Miller  
Christine Diaz

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

**Pledge**

**Public Comments: "Comment Card" Required**

Russ Bynam - spoke in favor of the Valencia Master Plan.

**Consent PDZ**

- A. Approve Preliminary Plat for Meridiana Highway 6 Commercial Reserve No. 1;  
BEING A SUBDIVISION OF 5.87 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY,  
SECTION 63, A-283; THE H.T. & B.R.R.CO. SURVEY, SECTION 64, A-483; THE H.T. &  
B.R.R. CO. SURVEY SECTION ,A-484; AND THE J.M. O'DONNELL SURVEY,A-470;  
ALSO BEING OUT OF LOTS 139-140 OF DR. AA LUTHER LANDS IN THE TOWN OF  
MANVEL, AS RECORDED IN VOL. 1, PGS. 71-72, BRAZORIA COUNTY PLAT  
RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

## 7-25-2022 PLANNING DEVELOPMENT AND ZONING MINUTES

- B. Approve Preliminary Plat for Meridiana Highway 6 Commercial Reserve No. 2;  
BEING A SUBDIVISION OF 4.31 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-3,  
BLOCK 1, OF SUNSET GARDENS AS RECORDED IN VOL. 13, PGS. 47-48, ALSO  
BEING OUT OF LOT 88 OF DR. AA LUTHER LANDS IN THE TOWN OF MANVEL, AS  
RECORDED IN VOL. 1, PGS. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF  
MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Action to forward with recommendation to City Council, Master Plan for Valencia (dated July  
19, 2022);  
BEING 438.4 ACRES OF LAND, MANVEL, TEXAS.
- D. Approve meeting minutes to date.

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

The motion carried with a vote: 4/3

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Muhammed Alam

No: None

Absent: Dorothy Wynne, Ryan Miller, Christine Diaz

Abstained: None

### Regular Agenda

- A. 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.

No action taken

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

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

The motion carried with a vote: 4/3

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Muhammed Alam

No: None

Absent: Dorothy Wynne, Ryan Miller, Christine Diaz

Abstained: None

### Adjourn

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

The motion carried with a vote: 4/3

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Muhammed Alam

No: None

Absent: Dorothy Wynne, Ryan Miller, Christine Diaz

Abstained: None

The meeting adjourned at 6:05 p.m.

### CERTIFICATION

  
TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS