

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
August 22, 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 and 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 Members 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.

Public Hearing

TO HEAR COMMENTS FOR OR AGAINST A REQUEST FOR A PARTIAL REPLAT OF DAFFERN/ KILBOURN ADDITION; REPLAT BEING A 2.29 ACRE SUBDIVISION, A REPLAT OF LOT 1, BLOCK 1, DAFFERN/ KILBOURN ADDITION, A SUBDIVISION AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2016027996. REASON FOR REPLAT IS TO CREATE TWO (2) LOTS.

Consent Agenda

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. Approval of Meeting Minutes to date.

Regular Agenda

- A. Consideration and possible action to approve, Partial Replat of Paulose-Madhu Addition;
BEING ALL OF LOT 1 OF DAFFERN/KILBOURN ADDITION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2016027996.
- B. Consideration and possible action to approve Preliminary Plat of Pomona Section 28;
BEING A SUBDIVISION OF 74.541 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 1, 2, 3, 11, 12, AND 13 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve, Preliminary Plat for Valencia Del Bello Boulevard Street Dedication;
BEING A SUBDIVISION OF 2.02 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 6 AND 12 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PGS. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- D. Consideration and possible action to approve, Preliminary Plat for Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication;
BEING A SUBDIVISION OF 33.94 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469; H.T. & B.R.R. COMPANY SURVEY, SEC. 72,

A-460; H.T. & B.R.R. COMPANY SURVEY, SEC. 65, A-285; H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483; AND H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BEING A PART OF OUTLOTS 174, 175, 180, & 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, RECORDED IN VOL. 1, PGS. 71 & 72 AND VOL. 3, PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND PART OF LOTS 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 46, & 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73 VOL. 2, PGS. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

- E. Consideration and possible action to approve, Preliminary Plat for Valencia Lift Station;
BEING A SUBDIVISION OF 0.15 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483 BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 180 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PGS. 71 & 72 AND VOL. 3, PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- F. Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake A;
BEING A SUBDIVISION OF 21.53 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 175, 180 AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PGS., 71 & 72 AND VOL. 3, PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- G. Consideration and possible action to approve, Preliminary Plat for Valencia Drill Site & Detention Lake B;
BEING A SUBDIVISION OF 8.46 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 180 AND 195 IN THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PGS. 71 & 72 AND VOL 3, PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS.
- H. Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake C;
BEING A SUBDIVISION OF 9.98 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301 BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 31, 39, 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOL. 2, PGS. 91 & 92 BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

- I. Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lakes E and F;
BEING A SUBDIVISION OF 20.01 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 35, 43, 44, 45, 46 & 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PGS. 91 & 92 IN THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- J. 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.
- K. 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 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 19, 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

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION

MINUTES 8/8/2022

Regular Session

Call to Order

PDZ Member Dorothy Wynne called the meeting of the PDZ to order at 6:00 p.m. Those in attendance were:

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

Absent: Christy Kennard

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

Pledge

Public Comments: "Comment Card" Required

None

8-8-2022 PLANNING DEVELOPMENT AND ZONING MINUTES

Consent 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.
PDZ Member Ryan Miller 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, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz
No: None
Absent: Christy Kennard
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. Approve excused committee member absences.
PDZ Member Ryan Miller 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, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz
No: None
Absent: Christy Kennard
Abstained: None

Adjourn

PDZ Member Alina Rogers made the motion to adjourn. PDZ Member Kyle Marasckin seconded the motion.
The motion carried with a vote: 6/0
Yes: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz
No: None
Absent: Christy Kennard
Abstained: None
The meeting adjourned at 6:02 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	☒	City Council	☐	Both	☐
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Date of Request: August 22, 2022

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: Christoper Trusky

Daytime Phone: 281-685-1101 Fax Number: _____

E-mail Address: landsurv@aol.com

Description of Request and Physical Address:

Consideration and possible action to approve, Partial Replat of Paulose-Madhu
Addition, being all of Lot 1 of Daffern/Kilbourn Addition according to the map or
plat thereof recorded in Brazoria County Clerk's File No. 2016027996.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.08.16 11:32:49 -05'00'

SIGNATURE

August 16, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Paulose-Madhu Addition - Partial Replat
Applicant	Christopher Trusky, R.P.L.S., – Land Survey CO LLC
PD&Z Meeting Date	August 22, 2022
Recommendation	Denial
Submitted By	Jose Abraham, City Planner

Staff Recommendation

The City staff recommends denial of the Paulose-Madhu Addition - Partial Replat. This plat does not meet the following regulations from Chapter 62, *Subdivision Ordinance*:

1. The proposed plat is a partial replat of Daffern/ Kilbourn Addition, revise name accordingly (Section 62-41 (b) (1)).
2. The Title Block (name of the plat and description) is placed on the right side of the plat drawing. Include a Title Block and border around the page before printing on mylar paper (Section 62-41 (b) (1)).
3. Revise to reflect current date within the title block as MM/DD/YYYY (Section 62-41 (b) (2)).
4. Provide detail and Graphic Scale in the Vicinity Map (Use GIS or Key Map or similar as background) (Section 62-41 (b) (2)).
5. Label the property owner and surveyor contact information in the Title Block (Section 62-41 (b) (3)).
6. Label the subdivision name in the Title Block (Section 62-41 (b) (3)).
7. Provide land surveyor's signature upon final submittal (Section 62-41 (b) (4)).
8. Revise to show the abutting properties to the south accurately and provide acreage for each property (Section 62-41 (b) (11)).
9. Add a note stating that all bearings referenced are to the Texas State Plane Coordinate System (Section 62-41 (b) (12)).
10. Bissell Road is a proposed Arterial Street requiring 100 feet right-of-way (ROW). Revise to provide additional ROW dedication. (Section 62-41 (b) (13)).
11. Revise front building line (25') to be measured from the ROW dedication. Additionally, include a note referencing that side and rear setback will be based on the Zoning Ordinance as amended. (Section 62-41 (b) (13)).
12. Revise to show the northern extent of Bissell Road (Section 62-41 (b) (13)).
13. Label POB with N, E (Section 62-41 (b) (13)).
14. Provide boundary closure calculation where the minimum is 1:15,000. Note included is not clear (Section 62-41 (b) (14)).



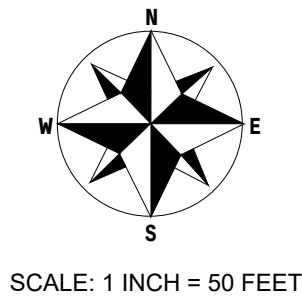
PLANNING DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

15. Replace Director of Development Services signature block with Planning, Development and Zoning (PDZ) Commission approval certificate. Please use the following language: *"This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat of _____ 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____"* (Section 62-41 (b) (19)).
16. Provide numbering to the notes on the plat and provide a note stating that the development regulations and City permits are required on all property (Section 62-41 (b) (29)).
17. Revise the note to replace reference to Council with Planning, Development, and Zoning Commission (Section 62-41 (b) (24)).
18. The aerial easement dedication language included on the plat is not the standard language required by CenterPoint, revise accordingly (Section 62-41 (b) (6)).
19. Include a note that references the title report submitted with the plat application (Section 62-41 (b) (21)).
20. Provide a Drainage Plan for this new subdivision. (Section 62-41 (b) (25)).
21. Include the construction plans for improving Bissell Road, or reference the appropriate Council variance on the plat (Section 62-41 (b) (28)).

[illegible]

Daffern/Kilbourn Addition Minor Plat

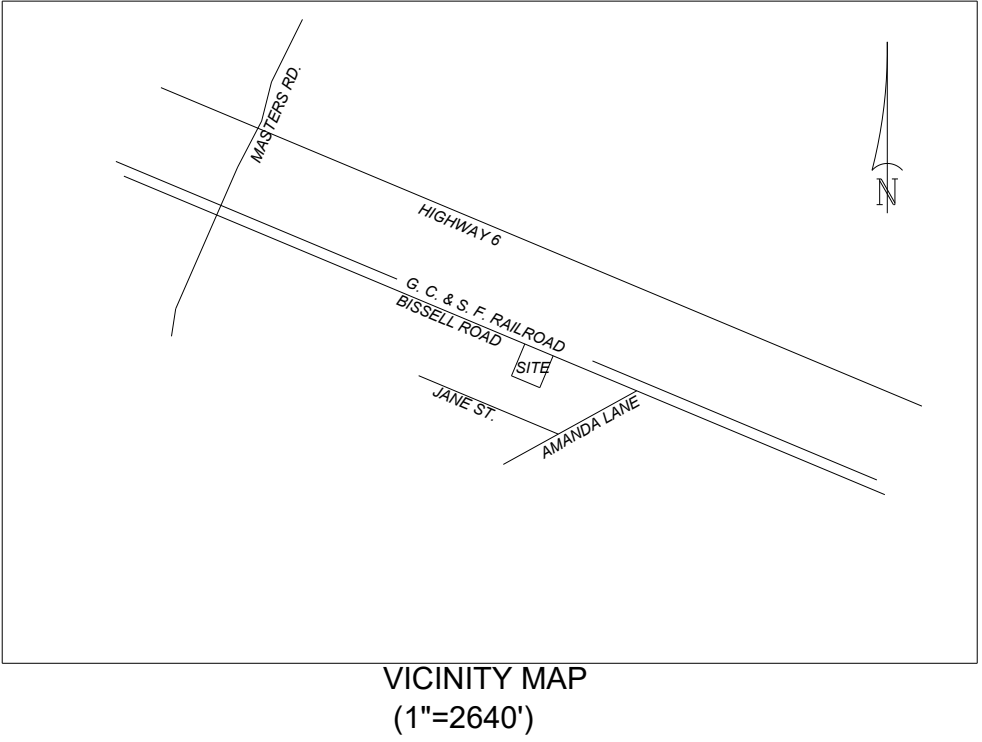
[illegible]



NOTES:
BASIS OF BEARINGS IS THE RECORDED PLAT.
ACCORDING TO FIRM COMMUNITY PANEL NO. 48039C0130K, DATED 12/30/20, THIS PROPERTY LIES IN FLOOD ZONE A0, DEPTH 2 FEET, WHICH IS WITHIN THE SPECIAL FLOOD HAZARD AREA.
SUBJECT PROPERTY LIES WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT
SUBJECT PROPERTY IS WITHING THE CITY LIMITS OF MANVEL, TEXAS.
BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED.
FINAL PLAT WILL EXPIRE TWO YEARS AFTER FINAL APPROVAL BY COUNCIL. IF CONSTRUCTION OF IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO YEAR INITIAL PERIOD OR THE ONE YEAR EXTENSION PERIOD.
BOUNDARY CLOSURE: 1: > 1000000
SIDEWALKS SHALL BE CONSTRUCTED AS PART OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN.

PREPARED BY:
LAND SURVEY CO LLC
P.O. BOX 128
KEMAH TX 77565
(409) 938-1041
(281) 338-4008
FIRM REG. NO. 10045700

OWNER/DEVELOPER
MINI K CHACKO PAULOSE
ANITHA MADHU
6031 PRESERVE LANE
MISSOURI CITY TX 77459
281-685 1101



STATE OF TEXAS {
COUNTY OF BRAZORIA {

We, MINI K CHACKO PAULOSE AND ANITHA MADHU , owners of the property subdivided in the above and foregoing map of PAULOSE-MADHU ADDITION do hereby make subdivision according to the lines, streets, building lines, and easements therein shown, and designate said subdivision as PAULOSE-MADHU ADDITION being out of the H. T. & B. R. R. CO. SURVEY (A-476), Brazoria County, Texas, and dedicate to the public use, as such, the streets, alleys, parks and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets to conform to such grades, and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.
we hereby represent that the parties shown hereon are the sole owners of the herein described tract.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to all utility easements shown hereon, within the subdivision boundaries.

WITNESS our hand in the City of _____, County of Brazoria, Texas, this ____ day of _____, 2022.

STATE OF TEXAS {
COUNTY OF BRAZORIA {

MINI K CHACKO PAULOSE

ANITHA MADHU

BEFORE ME, the undersigned authority, on this day personally appeared MINI K CHACKO PAULOSE, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that she execute the same for the purposes and consideration therein expressed, and in the capacity therein and herein set out.

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

BEFORE ME, the undersigned authority, on this day personally appeared ANITHA MADHU, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that she execute the same for the purposes and consideration therein expressed, and in the capacity therein and herein set out.

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

Notary Public in and for
Brazoria County, Texas.

Notary Public in and for
Brazoria County, Texas.

This is to certify that I, Christopher Trusky, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, angle points, and points of curve are properly marked with iron pipes or rods, and that this plat correctly represents that survey made under my supervision.

Christopher Trusky, RPLS

This is to certify that the owners of PAULOSE-MADHU ADDITION, have complied with all the conditions necessary as provided by law in subdividing the above property.

JESSICA RODRIGUEZ
DIRECTOR OF DEVELOPMENT SERVICES
City of Manvel, Texas

STATE OF TEXAS {
COUNTY OF BRAZORIA {

I, JOYCE HUDMAN, County Clerk, Brazoria County, Texas, do hereby certify that this written instrument was filed for record in my office on _____, 2022.

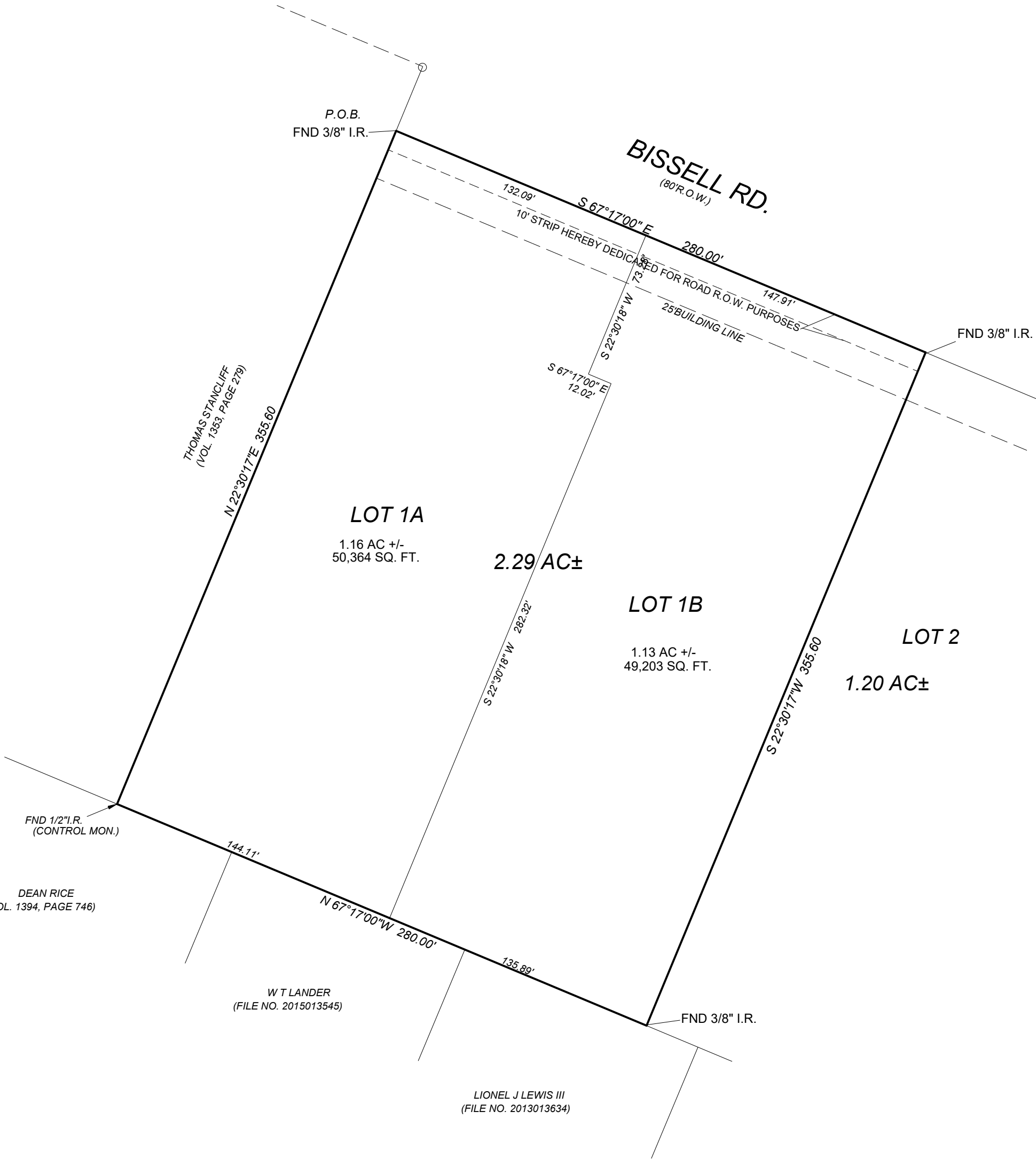
____ o'clock ____ M., and duly recorded on _____, 2022, at ____ o'clock ____ M., in Clerks File No _____, Brazoria County Map Records.

Witness my hand and seal of office at Angleton, Texas, the day and date above written.

JOYCE HUDMAN, County Clerk
Brazoria County, Texas

By _____, Deputy

MINOR PLAT
PAULOSE-MADHU ADDITION
BEING ALL OF LOT 1 OF DAFFERN/KILBOURN ADDITION
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN BRAZORIA COUNTY CLERK'S FILE NO. 2016027996
2.29 ACRES 1 BLOCK 2 LOTS
JUNE 25, 2022



BEING ALL OF LOT 1 OF DAFFERN/KILBOURN ADDITION
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN BRAZORIA COUNTY CLERK'S FILE NO. 2016027996

BEING more fully described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the Northwest corner of said Lot 1 of Daffern/Kilbourn Addition, same being a point on the Southwest right of way line of Bissell Road (80' at this point);

THENCE South 67 deg. 17 min. 00 sec. East along the North line of said Lot 1 and said Southwest right of way line of Bissell Road, a distance of 280.00 feet to a 3/8 inch iron rod found for the Northeast corner of the herein described tract, same being the Northeast corner of said Lot 1 and Northwest corner of Lot 2;

THENCE South 22 deg. 30 min. 17 sec. West along the common line of Lots 1 and 2 of Daffern/Kilbourn Addition, a distance of 355.60 feet to a 3/8 inch iron rod found for the Southeast corner of said Lot 1, same being the Southwest corner of Lot 2;

THENCE North 67 deg. 17 min. 00 sec. West along the South line of said Lot 1, a distance of 280.00 feet to a 1/2 inch iron rod found for the Southwest corner of the herein described tract, same being the Southwest corner of said Lot 1;

THENCE North 22 deg. 30 min. 17 sec. East along the West line of said Lot 1, a distance of 355.60 feet to the PLACE OF BEGINNING.



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Pomona Section 28 Preliminary Plat
Applicant	Lacey Bell, LJA Engineering
PD&Z Meeting Date	August 22, 2022
Recommendation	Denial
Submitted By	Jose Abraham, City Planner

Staff Recommendation

The City staff recommends denial of the Pomona Section 28 Preliminary Plat. This plat does not meet the following regulations from Chapter 62, *Subdivision Ordinance* and associated *Development Agreement*:

1. Revise the date on the plat to reflect the current date (Section 62-38 (a) (2)).
2. Adjust the font size for text pertaining to 100' American Canal system easement to improve readability (Section 62-38 (a) (5)).
3. Review and ensure existing pavement, sewers, water mains, culverts, or other underground structures adjacent to and within 200 feet of the tract, with pipe sizes, grades, and locations indicated (Section 62-38 (a) (7)).
4. Revise Lot summary table to indicate the presence of lots within Section 28. Additionally review and ensure that building line is included for all reserves (Section 62-38 (a) (10)).
5. Revise to include a Lot area Summary on the plat which shows Lot numbers, Lot width, and Lot Area for each Block (Section 62-38 (a) (10)).
6. Provide a report per (Section 62-38 (a) (13)) since the plat is located along Pomona Pkwy.
7. Provide letters from utility companies indicating utility availability and no objection to the preliminary utility plan (Section 62-38 (a) (14)).
8. Provide an exhibit that clearly identifies the different types of lots and provide calculations showing conformance to the Specialty product provisions of the Development Agreement.
9. Provide a mark-up of the proposed plat to compare the changes in lot layout between the previously approved plat and the proposed plat for Section 28.
10. Revise plat note #19 to reflect the plat and specialty product related provisions of the Development Agreement (Pomona 7th and 8th Development Agreement).
11. Per the 7th Amendment to the Development Agreement, the HDR product has requirements for front entry lots, zipper lots, etc. Please include a Summary Table on the plat to ensure that there are no more than 6 units per acre, no more than 50% front entry lots, etc. Also, please include the specific setback language from the 7th Amendment on the plat to minimize confusion (Pomona 7th Development Agreement).
12. Please include a Lot Table showing the frontage and type of entry (front or rear) as defined and permitted in the Development Agreement (Pomona 7th Development Agreement).



PLANNING DEPARTMENT

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

13. Please include (on Utility One Liner or on the Preliminary Plat) an updated Water and Sewer Capacity Table showing how many connections are provided, used, available, etc. (Section 62-38 (a) (14)).



Page 3 of 5



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

Plat Exhibit



[illegible]

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 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, AND POMONA HD SPECIALTY, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, SENIOR VICE PRESIDENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF POMONA SECTION 28, BEING 74.521 ACRES OUT OF THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 3, 11, 12 AND 13 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOMES COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO 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 POMONA SECTION 28 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, AND POMONA HD SPECIALTY, 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 PHASE 6, LLC,
A TEXAS LIMITED LIABILITY COMPANY
AND
POMONA HD SPECIALTY, 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 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

I, CULLEN D. WEISHUHN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME, AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE TEXAS PROFESSIONAL LAND SURVEYOR ACT AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8" INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT.

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

CULLEN D. WEISHUHN, R.L.S.,
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6850

WE, TEXAS CAPITAL BANK, A TEXAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA SECTION 28, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2020018776, 2020018766, 2020018797, 2021061700, 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 _____ 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

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 #22-000089

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF POMONA SECTION 28 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

LEGEND

A.E.	INDICATES AERIAL EASEMENT
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.D.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.C.F.	INDICATES BRAZORIA COUNTY CLERKS FILE
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
FND.	INDICATES FOUND

BEING 14.538 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMADE SURVEY, ABSTRACT 563, AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOT 52 AND LOT 53, OF SECTION 78 OF THE ALUSON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND A PORTION OF LOTS 1, 2, 3, 4, 12 AND 13 OF, SECTION 89 OF SAID ALUSON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, SAID 14.538 ACRES ALSO BEING A PORTION OF THAT CERTAIN CALLED 219.915 ACRE TRACT (DESCRIBED AS PART 1), CONVEYED TO POMONA PHASE 5, LLC, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2020041936 OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 14.538 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 WITH CAP STAMPED "LJA SURVEY" FOUND MARKING THE COMMON CORNER OF SAID LOTS 3, 4, 13 AND LOT 14 OF SAID SECTION 89, SAME BEING AN ANGLE POINT OF SAID 219.915 ACRES FROM WHICH A 5/8-INCH IRON WITH CAP STAMPED "LJA SURVEY" FOUND MARKING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 26.948 ACRE TRACT (DESCRIBED AS PART 3) CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041935, B.C.O.P.R., BEARS NORTH 86° 46' 18" EAST, 34.84 FEET;

THENCE, SOUTH 86° 49' 19" WEST, 598.87 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 71° 07' 04" WEST, 84.44 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 141.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 14° 58' 44", AND A CHORD WHICH BEARS NORTH 26° 22' 18" WEST, 140.77 FEET TO A POINT FOR CORNER;

THENCE, NORTH 33° 51' 40" WEST, 258.10 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 261.29 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 32° 32' 41", AND A CHORD WHICH BEARS NORTH 17° 35' 20" WEST, 257.79 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 19' 00" WEST, 10.21 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 221.02 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 27° 31' 44", AND A CHORD WHICH BEARS NORTH 12° 26' 52" EAST, 218.90 FEET TO A POINT FOR CORNER;

THENCE, NORTH 63° 47' 16" WEST, 80.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 15.80 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 01° 40' 35", AND A CHORD WHICH BEARS NORTH 27° 03' 02" EAST, 15.80 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 36.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84° 25' 02", AND A CHORD WHICH BEARS NORTH 14° 19' 12" WEST, 33.59 FEET TO A POINT FOR CORNER;

THENCE, NORTH 33° 28' 40" EAST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 36.83 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84° 24' 37", AND A CHORD WHICH BEARS NORTH 81° 15' 59" EAST, 33.59 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 234.23 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 24° 51' 10", AND A CHORD WHICH BEARS NORTH 51° 29' 16" EAST, 232.40 FEET TO A POINT FOR CORNER;

THENCE, NORTH 63° 54' 51" EAST, 231.96 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 313.90 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 39° 05' 52", AND A CHORD WHICH BEARS NORTH 44° 21' 55" EAST, 307.84 FEET TO A POINT FOR CORNER;

THENCE, NORTH 24° 48' 59" EAST, 92.57 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 65° 11' 01" EAST, 80.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 24° 48' 59" WEST, 92.57 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 278.81 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 39° 34' 52", AND A CHORD WHICH BEARS SOUTH 39° 36' 29" WEST, 275.73 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 36.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84° 24' 49", AND A CHORD WHICH BEARS SOUTH 12° 11' 34" WEST, 33.59 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 59° 45' 34" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 37.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86° 04' 18", AND A CHORD WHICH BEARS NORTH 73° 03' 00" WEST, 34.12 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 63° 54' 51" WEST, 215.63 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 186.06 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 23° 10' 28", AND A CHORD WHICH BEARS SOUTH 52° 19' 37" WEST, 184.79 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 42.44 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 97° 16' 06", AND A CHORD WHICH BEARS SOUTH 07° 53' 40" EAST, 37.53 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 56° 31' 43" EAST, 92.41 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 35.38 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81° 05' 14", AND A CHORD WHICH BEARS NORTH 82° 55' 40" EAST, 32.50 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 26.24 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 04° 33' 23", AND A CHORD WHICH BEARS NORTH 44° 39' 45" EAST, 26.24 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 43° 03' 34" EAST, 180.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 36° 48' 04" WEST, 52.81 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 16° 31' 20" WEST, 52.81 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 45' 24" EAST, 52.81 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 24° 03' 13" EAST, 52.92 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 33° 51' 40" EAST, 129.85 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 44° 25' 30" EAST, 52.81 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 64° 41' 59" EAST, 52.81 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 85° 04' 00" EAST, 53.99 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 49' 19" EAST, 60.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 70° 45' 14" EAST, 110.09 FEET TO A POINT FOR CORNER;

THENCE, NORTH 55° 23' 09" EAST, 46.55 FEET TO A POINT FOR CORNER;

THENCE, NORTH 28° 32' 46" EAST, 103.86 FEET TO A POINT FOR CORNER;

THENCE, NORTH 23° 23' 06" EAST, 60.07 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 69° 26' 27" EAST, 135.99 FEET TO A POINT FOR CORNER;

THENCE, NORTH 20° 33' 33" EAST, 105.14 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 24° 26' 27" WEST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, NORTH 20° 33' 33" EAST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 69° 33' 33" EAST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, NORTH 20° 33' 33" EAST, 105.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 69° 26' 27" EAST, 189.76 FEET TO A POINT FOR CORNER ON THE ARC OF A CURVE ON THE COMMON LINE OF AFOREMENTIONED 26.948 ACRES AND AFOREMENTIONED 219.915 ACRES;

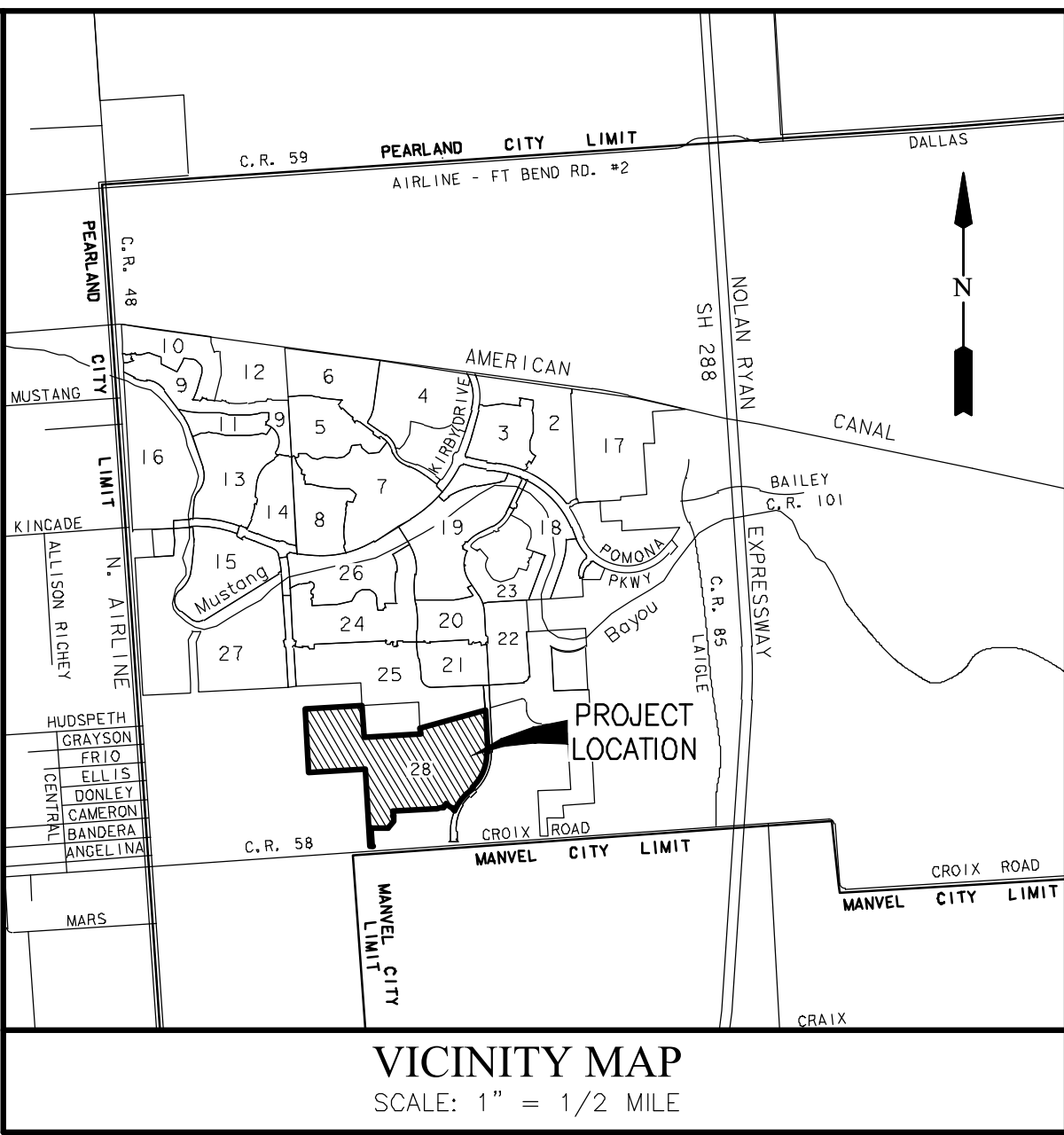
THENCE, ALONG SAID COMMON LINE, THE FOLLOWING THREE (3) COURSES:

1. 16.86 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 01° 36' 36", AND A CHORD WHICH BEARS SOUTH 19° 45' 15" WEST, 16.86 FEET TO A 5/8-INCH IRON WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

2. SOUTH 20° 33' 33" WEST, 663.50 FEET TO A 5/8-INCH IRON WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER, THE BEGINNING OF A CURVE;

3. 43.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 04° 47' 01", AND A CHORD WHICH BEARS SOUTH 18° 10' 02" WEST, 43.82 FEET TO A 5/8-INCH IRON WITH CAP STAMPED "LJA SURVEY" FOUND MARKING THE SOUTHWEST CORNER OF SAID 26.948 ACRES AND AN ANGLE POINT OF SAID 219.915 ACRES AND ON THE COMMON LINE OF THE AFOREMENTIONED LOT 13 AND LOT 14;

THENCE, SOUTH 86° 46' 18" WEST, ALONG THE COMMON LINE OF SAID LOT 13, AND LOT 14, AND SAID 219.915 ACRES, 34.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.538 ACRES OF LAND.



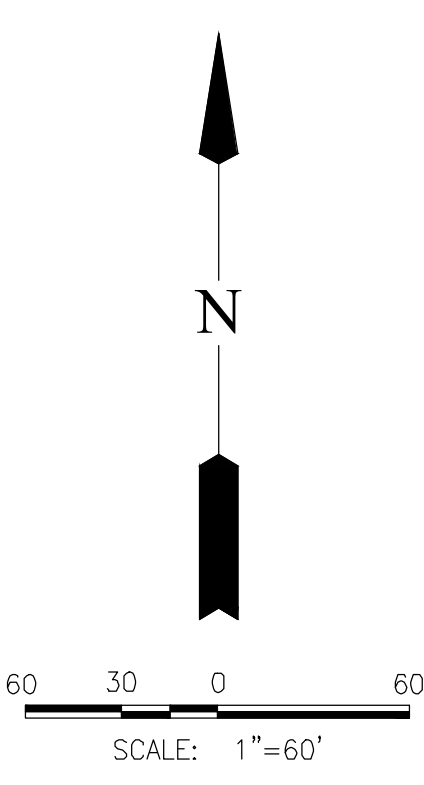
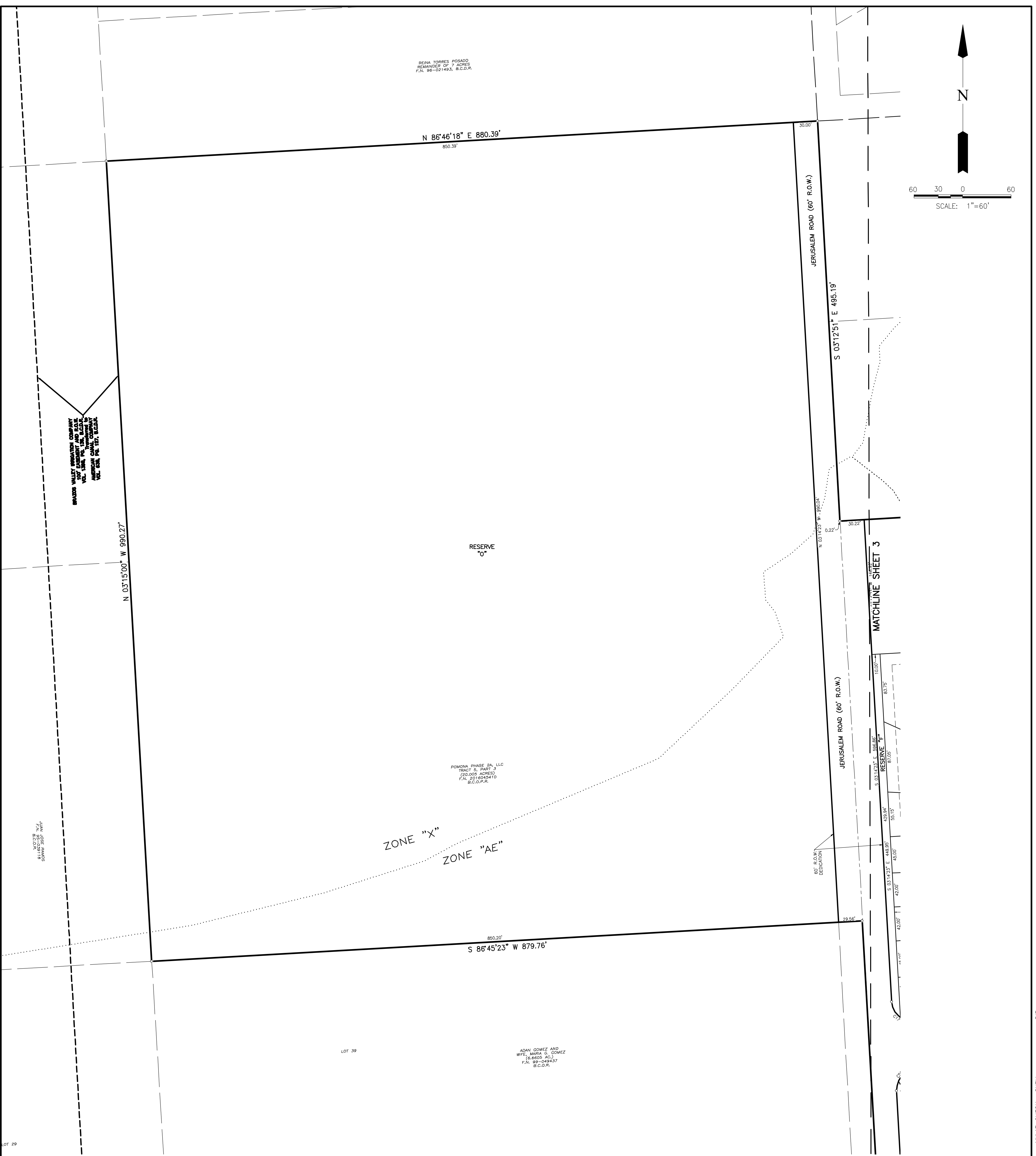
NOTES:

- 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 STEWART TITLE COMPANY, FILE NO. 1042849, DATED JANUARY 20, 2021. 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 0.9998457.
- 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 RECDORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
- BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521 AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.
ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
- BDD4 BENCHMARK: A BRASS DISK STAMPED "MU-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT 0100-00-00.
ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ.))
- BM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.
ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
- THIS TRACT LIES IN ZONE "ae" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48035C020K. 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 AND TO MAINTAIN 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 OBTAINING SUCH APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (3) 12 INCHES ABOVE FINISHED GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 38, THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMPLETED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- THE MINIMUM SETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE MASTER PLAT INCLUDED AS EXHIBIT A WITHIN THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT EFFECTIVE JANUARY 26, 2015 AND RECORDED IN FILE NO. 2015050956, B.C.O.P.R.
- FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25-FEET FOR GARAGES, AND MINIMUM SIDE YARDS SETBACKS FOR CORNER LOTS SHALL BE 20-FEET. SIDE YARD SETBACKS FOR CORNER LOTS THAT ARE ONLY ADJACENT TO OTHER SIDE YARDS SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 15 FEET.
- 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
24. A 2-year MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

PRELIMINARY PLAT OF POMONA SECTION 28

A SUBDIVISION OF 74.541 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 1, 2, 3, 11, 12, AND 13 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

240 LOTS 16 RESERVES (30.962 ACRES) 8 BLOCKS



BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

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

PRELIMINARY PLAT OF
POMONA SECTION 28

A SUBDIVISION OF 74.541 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 1, 2, 3, 11, 12, AND 13 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

240 LOTS 16 RESERVES (30.962 ACRES) 8 BLOCKS
APRIL 25, 2022 JOB NO. 2149-4128P

OWNERS:

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

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

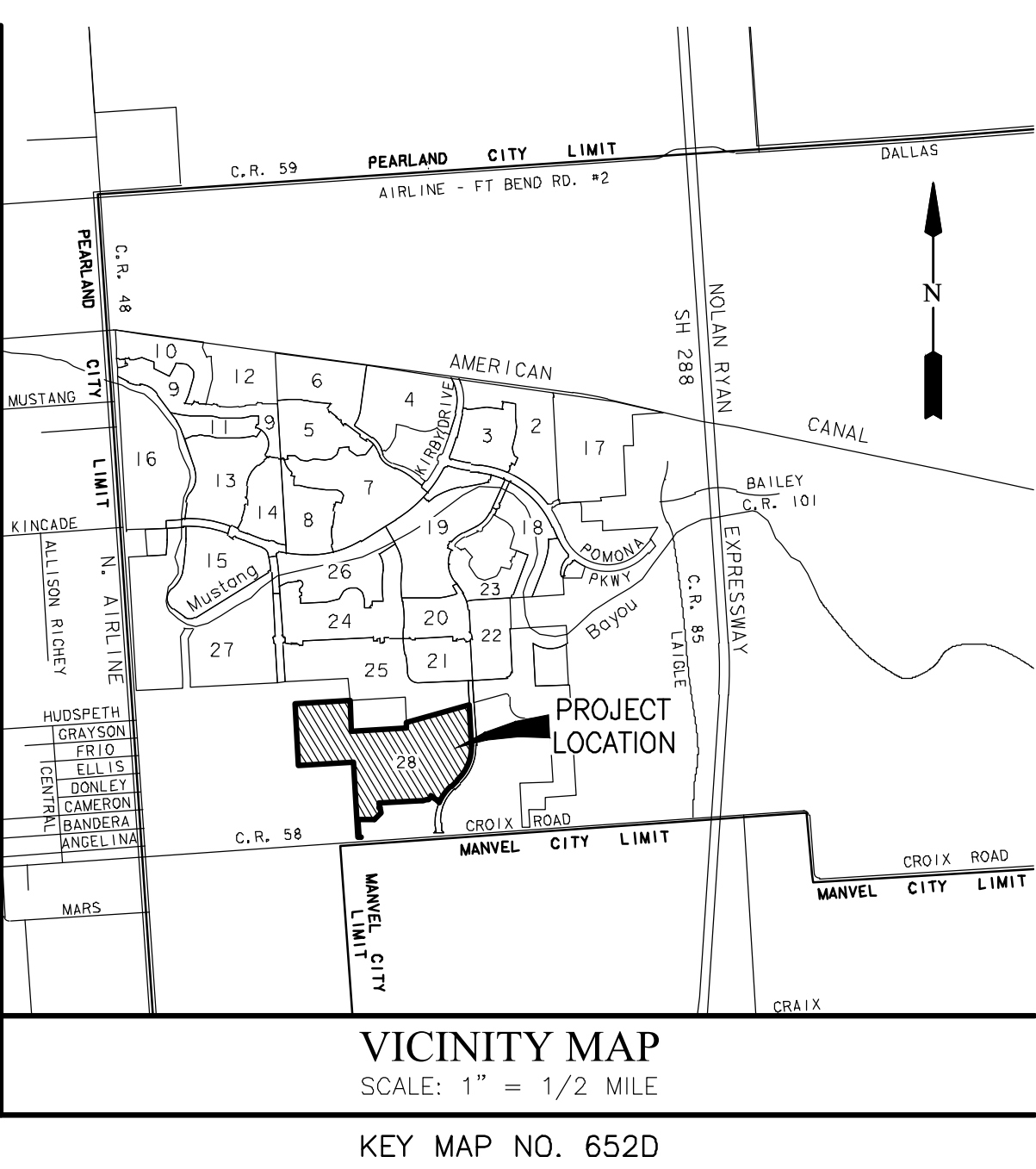
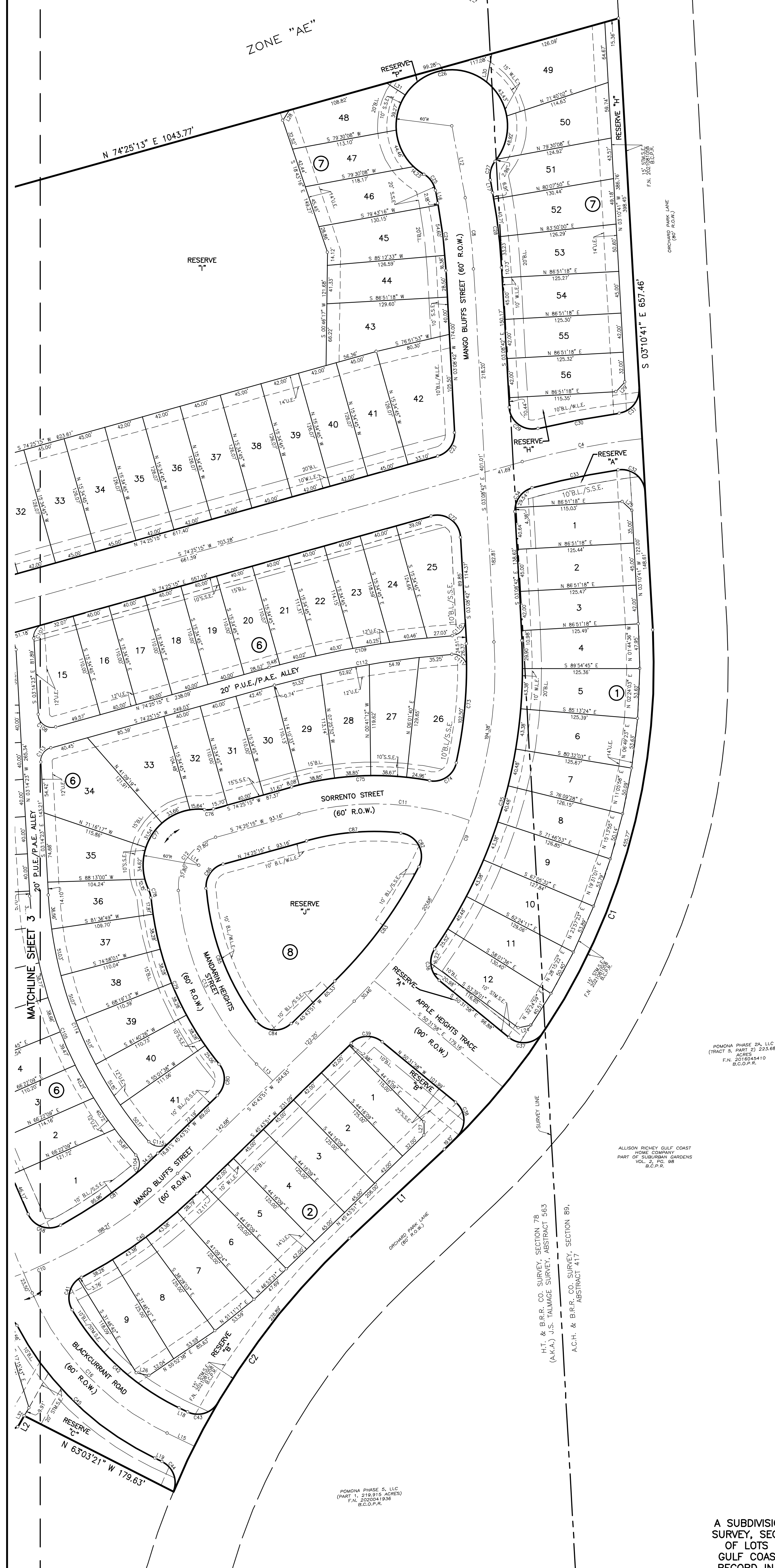


ENGINEER:

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







PRELIMINARY PLAT OF
POMONA SECTION 28

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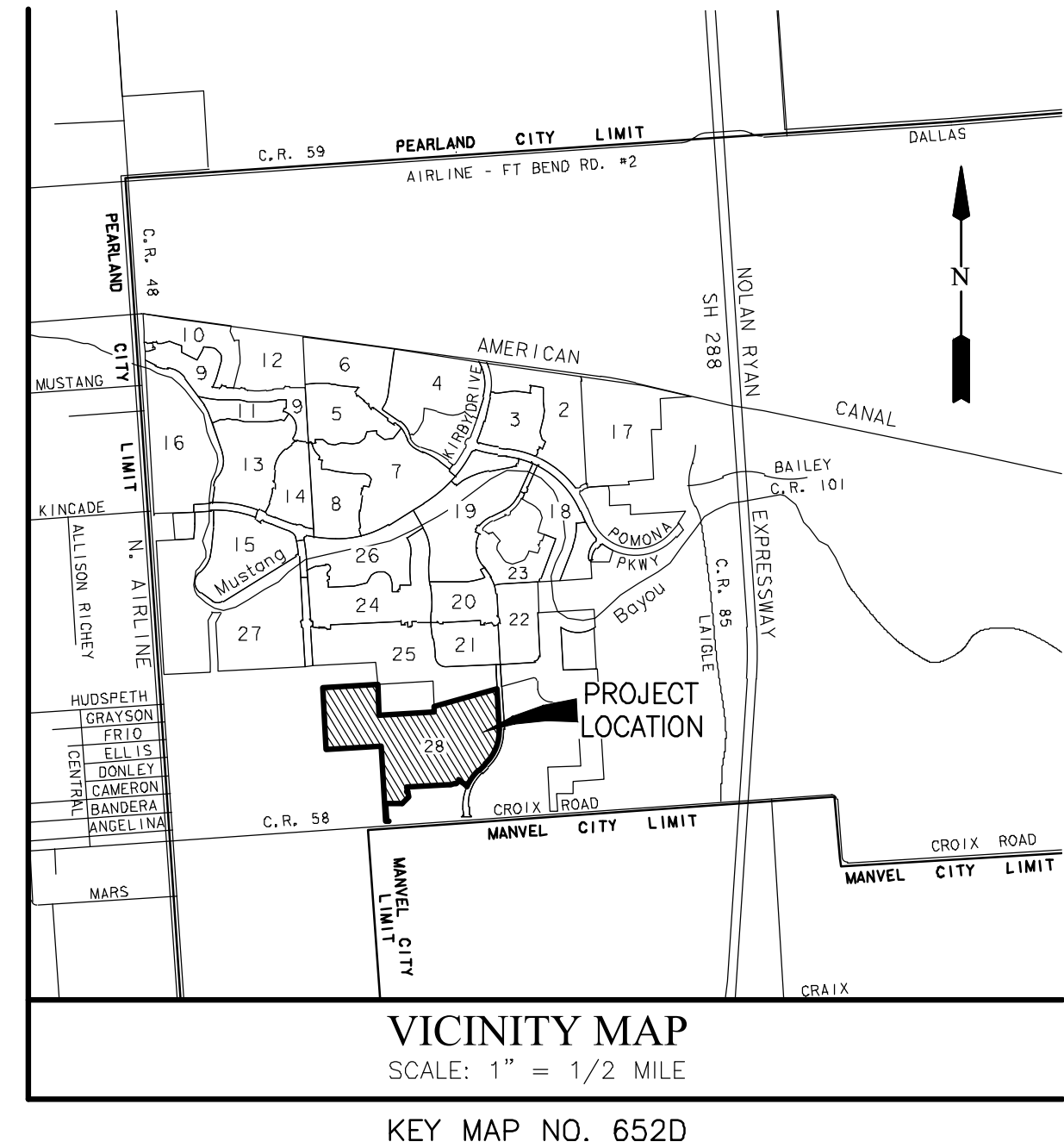
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A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219
PH: 972-201-2919

SURVEYOR: LJA Surveying, Inc. 3600 W. Sam Houston Parkway S. Suite 175 Houston, Texas 77042 Phone 713.953.5200 Fax 713.953.5026 T.B.P.E.L.S. Firm No. 10194382
ENGINEER: LJA Engineering, Inc. 1904 W. Grand Parkway North Suite 100 Katy, Texas 77449 Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	710.00'	50°03'07"	620.23'	S 21°50'52" W	600.70'
C2	790.00'	24°11'45"	333.61'	S 34°46'33" W	331.14'
C3	25.00'	90°07'24"	39.32'	S 48°18'05" E	35.39'
C4	800.00'	9°22'55"	131.00'	S 79°06'43" W	130.85'
C5	1000.00'	12°15'31"	213.96'	S 80°33'01" W	213.55'
C6	55.00'	89°55'09"	86.32'	S 41°43'12" W	77.73'
C7	600.00'	8°37'53"	90.39'	S 07°33'19" E	90.30'
C8	600.00'	7°21'11"	77.00'	S 06°49'17" E	76.95'
C9	500.00'	48°52'33"	426.52'	S 21°17'35" W	413.71'
C10	500.00'	41°01'46"	358.05'	S 66°14'44" W	350.45'
C11	300.00'	39°26'03"	185.53'	N 8°51'44" W	182.59'
C12	55.00'	78°45'43"	75.61'	S 39°02'23" W	69.79'
C13	300.00'	39°55'41"	209.06'	S 24°18'18" E	204.86'
C14	300.00'	13°20'17"	69.84'	S 09°54'31" E	69.68'
C15	600.00'	20°23'28"	213.54'	S 13°26'07" E	212.41'
C16	300.00'	40°40'34"	212.98'	S 43°58'08" E	208.53'
C17	25.00'	90°00'00"	39.27'	S 48°14'23" E	35.36'
C18	25.00'	90°00'00"	39.27'	N 41°45'37" E	35.36'
C19	25.00'	22°27'51"	9.80'	N 14°28'18" W	9.74'
C20	60.00'	138°11'08"	142.61'	N 42°23'20" E	111.33'
C21	25.00'	23°48'08"	10.39'	S 81°25'10" E	10.31'
C22	970.00'	12°15'31"	207.54'	N 80°33'01" E	207.14'
C23	25.00'	77°33'56"	33.84'	N 39°38'17" E	31.32'
C24	570.00'	72°11'11"	73.15'	N 06°49'17" W	73.10'
C25	25.00'	49°40'47"	21.68'	S 35°20'16" W	21.00'
C26	60.00'	279°21'34"	292.54'	N 79°30'08" E	77.65'
C27	25.00'	49°40'47"	21.68'	S 14°20'31" W	21.00'
C28	630.00'	72°11'11"	80.85'	S 06°49'17" E	80.79'
C29	25.00'	100°38'51"	43.92'	S 59°28'07" E	38.48'
C30	830.00'	8°06'38"	88.52'	N 79°15'47" E	88.48'
C31	25.00'	89°29'46"	37.30'	N 39°34'13" E	33.94'
C32	25.00'	95°10'12"	41.53'	S 50°45'47" W	36.91'
C33	770.00'	7°02'20"	94.60'	S 78°07'57" W	94.54'
C34	25.00'	77°45'28"	33.93'	S 39°44'03" W	31.38'
C35	530.00'	37°52'39"	350.38'	S 15°47'38" W	344.03'
C36	25.00'	85°15'55"	37.20'	S 54°00'00" E	33.86'
C37	25.00'	99°51'55"	41.83'	N 81°32'05" E	37.12'
C38	25.00'	99°51'55"	41.83'	N 02°36'00" W	37.12'
C39	25.00'	83°44'11"	36.54'	S 87°35'57" W	33.37'
C40	530.00'	16°37'45"	153.82'	S 54°02'44" W	153.28'
C41	25.00'	93°08'04"	40.64'	S 15°47'34" W	36.31'
C42	270.00'	33°31'57"	158.02'	S 47°32'26" E	155.77'
C43	25.00'	85°16'31"	37.21'	N 73°03'20" E	33.87'
C44	25.00'	86°59'05"	37.95'	N 20°48'52" W	34.41'
C45	330.00'	36°17'37"	209.04'	N 46°09'36" W	205.56'
C46	25.00'	78°08'26"	34.10'	N 67°05'31" W	31.52'
C47	530.00'	12°55'51"	119.61'	S 80°17'42" W	119.56'
C48	25.00'	90°00'00"	39.27'	S 41°45'37" W	35.36'
C49	570.00'	8°37'53"	85.87'	S 07°33'19" E	85.79'
C50	25.00'	49°40'47"	21.68'	S 36°42'39" E	21.00'
C51	60.00'	279°21'34"	292.54'	S 78°07'44" W	77.65'
C52	25.00'	49°40'47"	21.68'	N 12°58'08" E	21.00'
C53	630.00'	8°37'53"	94.91'	N 07°33'19" W	94.82'
C54	25.00'	90°00'00"	39.27'	N 48°14'23" W	35.36'
C55	25.00'	90°00'00"	39.27'	S 41°45'37" W	35.36'
C56	25.00'	90°00'00"	39.27'	N 48°14'23" W	35.36'
C57	25.00'	89°55'09"	39.23'	N 41°43'12" E	35.33'
C58	25.00'	90°04'51"	39.31'	S 48°16'48" E	35.38'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.333	14,502	LANDSCAPE / OPEN SPACE / UTILITIES	HOA
B	0.487	21,213	LANDSCAPE / OPEN SPACE / UTILITIES	HOA
C	0.165	7,188	LANDSCAPE / OPEN SPACE / UTILITIES	HOA
D	0.057	2,500	LANDSCAPE / OPEN SPACE / UTILITIES	HOA
E	0.227	9,886	LANDSCAPE / OPEN SPACE	HOA
F	0.102	4,439	LANDSCAPE / OPEN SPACE	HOA
G	0.086	3,750	LANDSCAPE / OPEN SPACE / UTILITIES	HOA
H	0.226	9,834	LANDSCAPE / OPEN SPACE / UTILITIES	HOA
I	7.635	332,580	LANDSCAPE / OPEN SPACE / LAKE / DETENTION	BDD 4
J	0.716	31,206	LANDSCAPE / OPEN SPACE / PARK	HOA
K	0.203	8,856	LANDSCAPE / OPEN SPACE / PARKING / UTILITIES	HOA
L	0.986	42,946	LANDSCAPE / OPEN SPACE / UTILITIES	HOA
M	0.203	8,856	LANDSCAPE / OPEN SPACE / PARKING / UTILITIES	HOA
N	0.182	7,924	LANDSCAPE / OPEN SPACE / PARKING	HOA
O	19.328	841,927	LANDSCAPE / OPEN SPACE / LAKE / DETENTION	BDD 4
P	0.026	1,150	LANDSCAPE / OPEN SPACE / UTILITIES	HOA
TOTAL	30.962	1,348,757		

POMONA DEVELOPMENT – LOT SUMMARY TABLE										
LOT SIZES	50'x110'	50'x120'	55'x120'	60'x120'	60'x125'	65'x120'	65'x125'	70'x130'	75'x130'	80'x130'
SECTION 1	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 2	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 3	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 4	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 5	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 6	107 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 7	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 8	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 9	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 10	76 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 11	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 12	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 13	-----	74 LOTS	10 LOTS	-----	-----	-----	-----	-----	-----	-----
SECTION 14	-----	-----	-----	70 LOTS	-----	-----	-----	-----	-----	-----
SECTION 15	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 16	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 17	-----	118 LOTS	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 18	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 19	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 20	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 21	-----	78 LOTS	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 22	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 23	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 24	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 25	-----	121 LOTS	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 26	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 27	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 28	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
TOTAL LOTS	183 LOTS	391 LOTS	489 LOTS	243 LOTS	95 LOTS	185 LOTS	36 LOTS	127 LOTS	108 LOTS	116 LOTS



- 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 STEWART TITLE COMPANY, FILE NO. 1042849, DATED JANUARY 20, 2021. 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 RECDORATION OF THE ASSOCIATED SUBDIVISION PLAT.
 - BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO, THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.
ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
 - BDD4 BENCHMARK: A BRASS DISK STAMPED "MU-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UTILITY D100-00-00.
ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ.))
 - TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.
ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
 - ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
 - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
 - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
 - THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39, THE CITY OF MANVEL ETU, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATING.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND ASHOTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
 - SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
 - THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
 - THE MINIMUM SETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE MASTER PLAT INCLUDED AS EXHIBIT A WITHIN THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT EFFECTIVE JANUARY 26, 2015 AND RECORDED IN FILE NO. 2015050956, B.C.O.P.R.
 - FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25-FEET FOR GARAGES, AND MINIMUM SIDE YARDS SETBACKS FOR CORNER LOTS SHALL BE 20-FEET. SIDE YARD SETBACKS FOR CORNER LOTS THAT ARE ONLY ADJACENT TO OTHER SIDE YARDS SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 15 FEET.
 - 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
 - A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

PRELIMINARY PLAT OF POMONA SECTION 28

A SUBDIVISION OF 74.541 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 1, 2, 3, 11, 12, AND 13 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

240 LOTS 16 RESERVES (30.962 ACRES) 8 BLOCKS

APRIL 25, 2022 JOB NO. 2149-4128P

OWNERS:

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

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.L.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



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: August 22, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Del Bello Boulevard Street Dedication, being a subdivision of 2.02 acres of land located in the Mary V. O'Donnell Survey, A-469, Brazoria County, Texas being a part of Lots 6 and 12 in the Allison Richey Gulf Coast Home Company part of Suburban Gardens Section 73, Vol. 2, Pgs. 91 & 92 of the Brazoria County Public Records (B.C.P.R.).

Plats:

Preliminary X

Final

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.08.15 14:07:49 -05'00'

SIGNATURE

August 15, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Del Bello Boulevard Street Dedication Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	August 22, 2022
Recommendation	Approval with Five Conditions
Submitted By	Jessica Rodriguez, Director of Development Services

Background

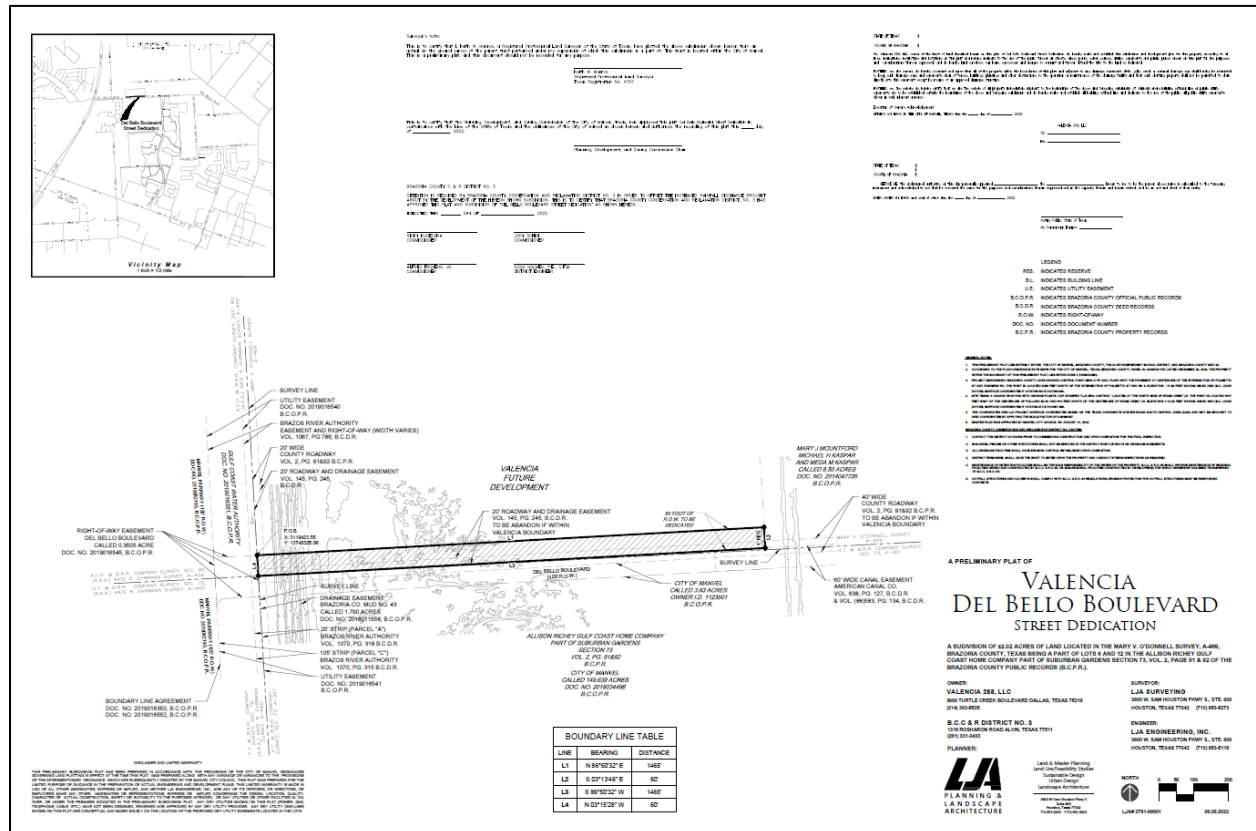
This preliminary plat was heard by the Planning, Development and Zoning Commission at their January 10, 2022, meeting. The Commission did not approve this preliminary plat. The Valencia Master Plan was approved by City Council on August 1, 2022. On August 8, 2022, the applicant resubmitted this preliminary plat to be considered by the Commission for approval.

Staff Recommendation

The City staff recommends approval with five conditions of the Valencia Del Bello Boulevard Street Dedication Preliminary Plat. The five conditions include:

1. Provide a Letter of No Objection for the 20-foot drainage easement (Vol. 145, Pg. 245 BCDR) before the final plat is approved (Section 62-106 (b), Section 62-115, Section 62-7, and Section 62-38 (b) (8)).
2. Provide utility availability letters (Section 62-38 (a) (14)).
3. Include "Valencia" in the plat name for the PD&Z signature block (Section 62-38 (a) (1)).
4. Include "Valencia" in the plat name for Brazoria County C&R District No. 3 signature block (Section 62-38 (a) (1)).
5. Include "Valencia" in the plat name in the owner's signature block (Section 62-38 (a) (1)).

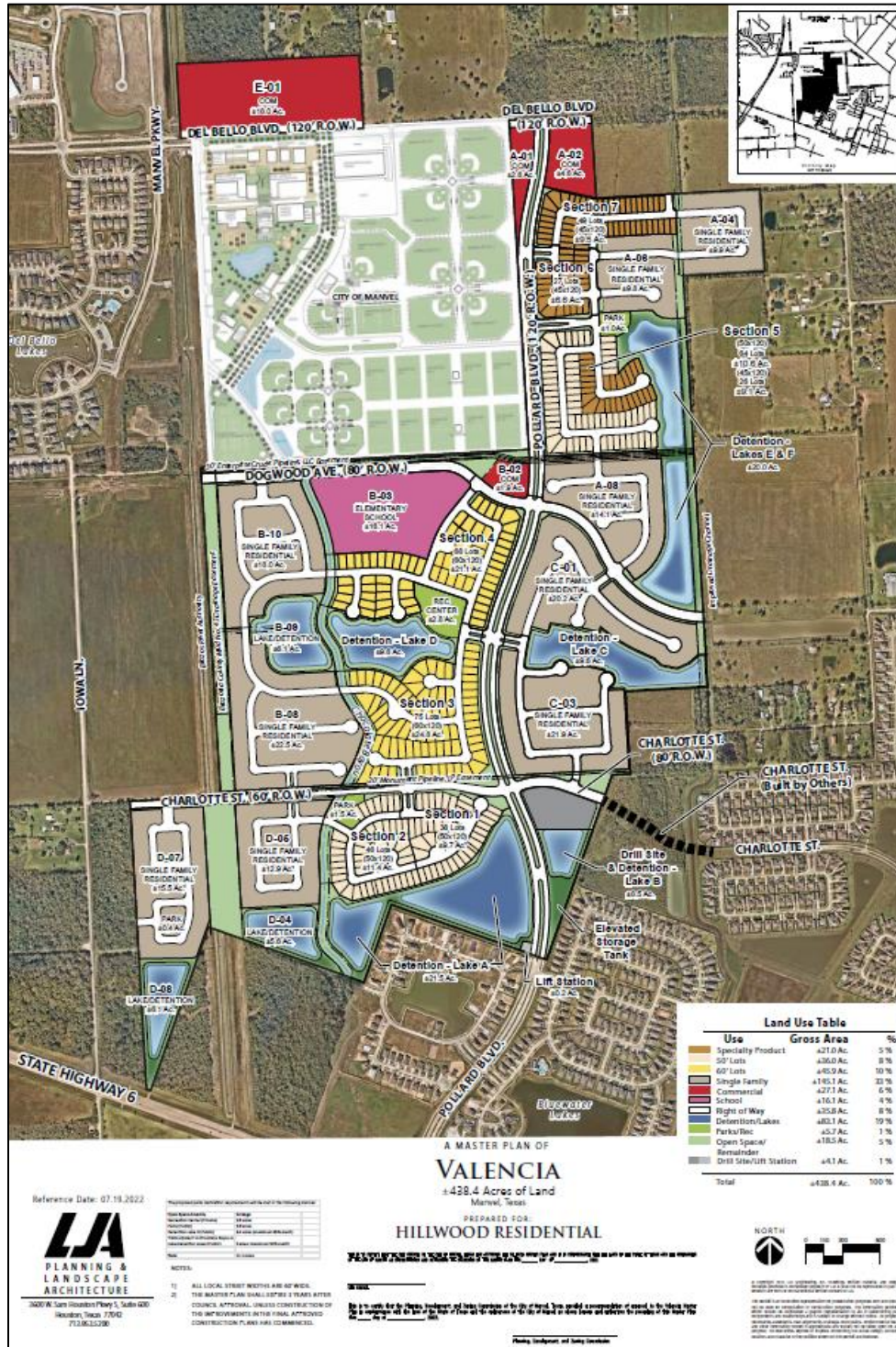
Plat Exhibit

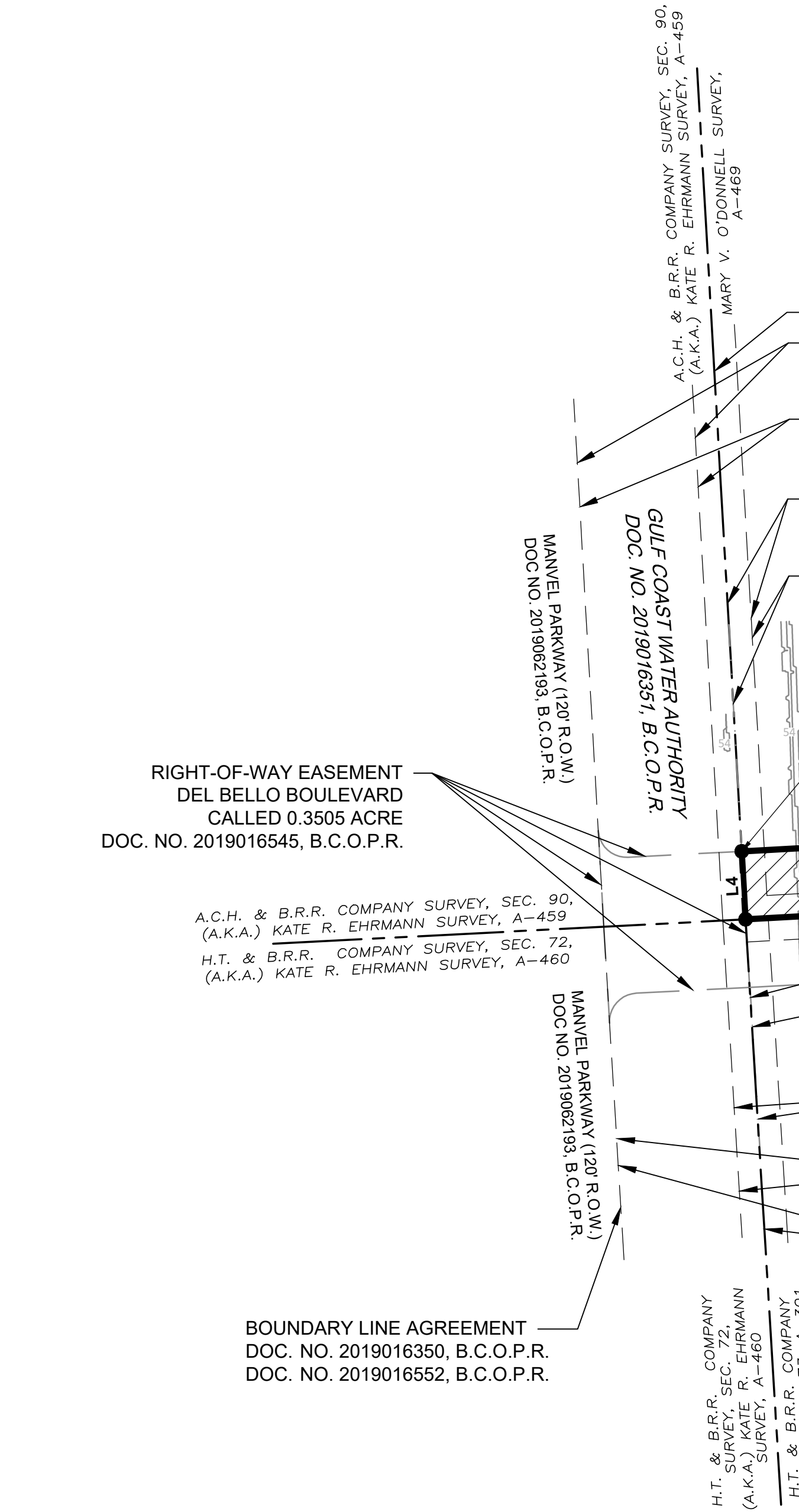




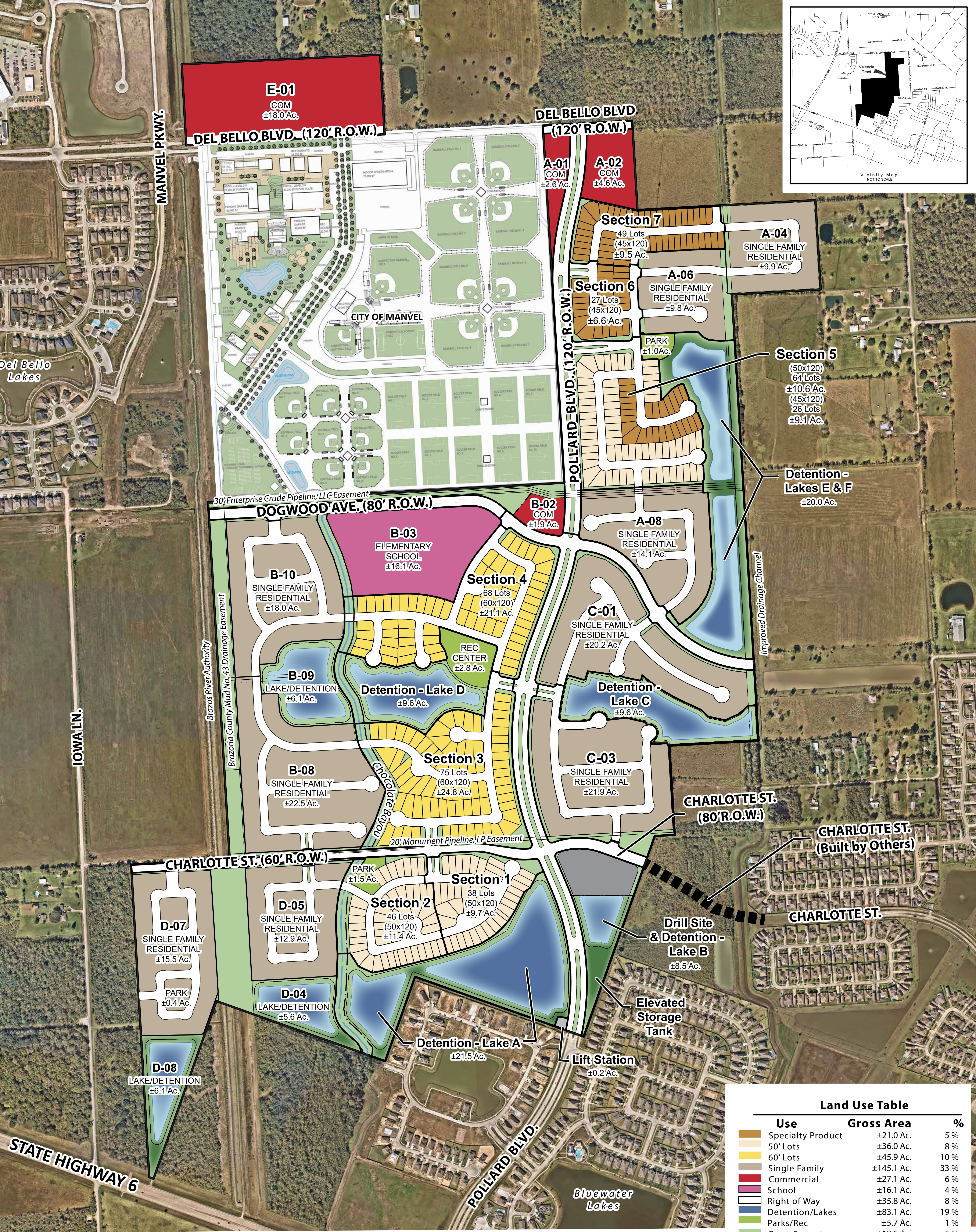
PLANNING DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Valencia Master Plan (dated July 19, 2022 and approved August 1, 2022)





08.08.2022



Land Use Table		
Use	Gross Area	%
Specialty Product	±21.0 Ac.	5 %
50' Lots	±36.0 Ac.	8 %
60' Lots	±45.9 Ac.	10 %
Single Family	±145.1 Ac.	33 %
Commercial	±27.1 Ac.	6 %
School	±16.1 Ac.	4 %
Right of Way	±35.8 Ac.	8 %
Detention/Lakes	±83.1 Ac.	19 %
Parks/Rec	±5.7 Ac.	1 %
Open Space/Remainder	±18.5 Ac.	5 %
Drill Site/Lift Station	±4.1 Ac.	1 %
Total	±438.4 Ac.	100 %

Reference Date: 07.19.2022



3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	Acreage	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.4 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	11.1 acres	

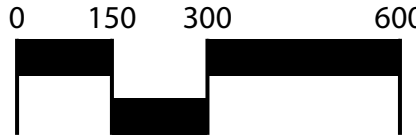
NOTES:

- 1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
- 2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

CITY COUNCIL

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, provided a recommendation of approval to the Valencia Master Plan 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 Master Plan this ____ day of ____, 2022.

Planning, Development, and Zoning Commission



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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



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: August 22, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication, being a subdivision of 33.94 acres of land located in the Mary V. O'Donnell Survey,

A-469; H.T. & B.R.R. Company Survey, Sec. 72, A-460; H.T. & B.R.R. Company Survey, Sec. 65, A-285; H.T. & B.R.R. Company Survey, Sec. 64, A-483; and H.T. & B.R.R. Company Survey,

Sec. 73, A-301, being a part of Outlots 174, 175, 180, & 195 of the Dr. A.A. Luther Subdivision of the Town of Manvel and surrounding acreage property, recorded in Vol. 1,

Pgs. 71 & 72 and Vol. 3, Pgs. 139 & 140 of the Brazoria County Public Records (B.C.P.R.) and part of Lots 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33,

34, 35, 36, 37, 38, 40, 46, & 47 in the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Sec. 73 Vol. 2, Pgs. 91 & 92 of the Brazoria County Public Records (B.C.P.R.).

Plats:

Preliminary X

Final _____

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

Jessica Rodriguez

Digitally signed by Jessica Rodriguez
Date: 2022.08.15 14:47:41 -05'00'

SIGNATURE

August 15, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Pollard Boulevard, Charlotte Street & Dogwood Avenue Street Dedication Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	August 22, 2022
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

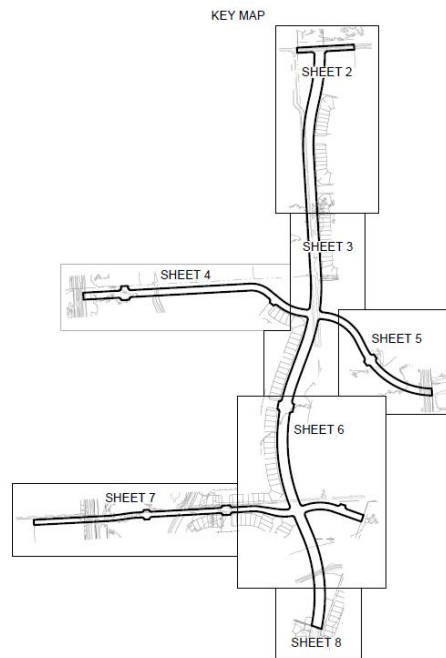
Background

This preliminary plat was heard by the Planning, Development and Zoning Commission at their January 10, 2022, meeting. The Commission did not approve this preliminary plat. The Valencia Master Plan was approved by City Council on August 1, 2022. On August 8, 2022, the applicant resubmitted this preliminary plat to be considered by the Commission for approval.

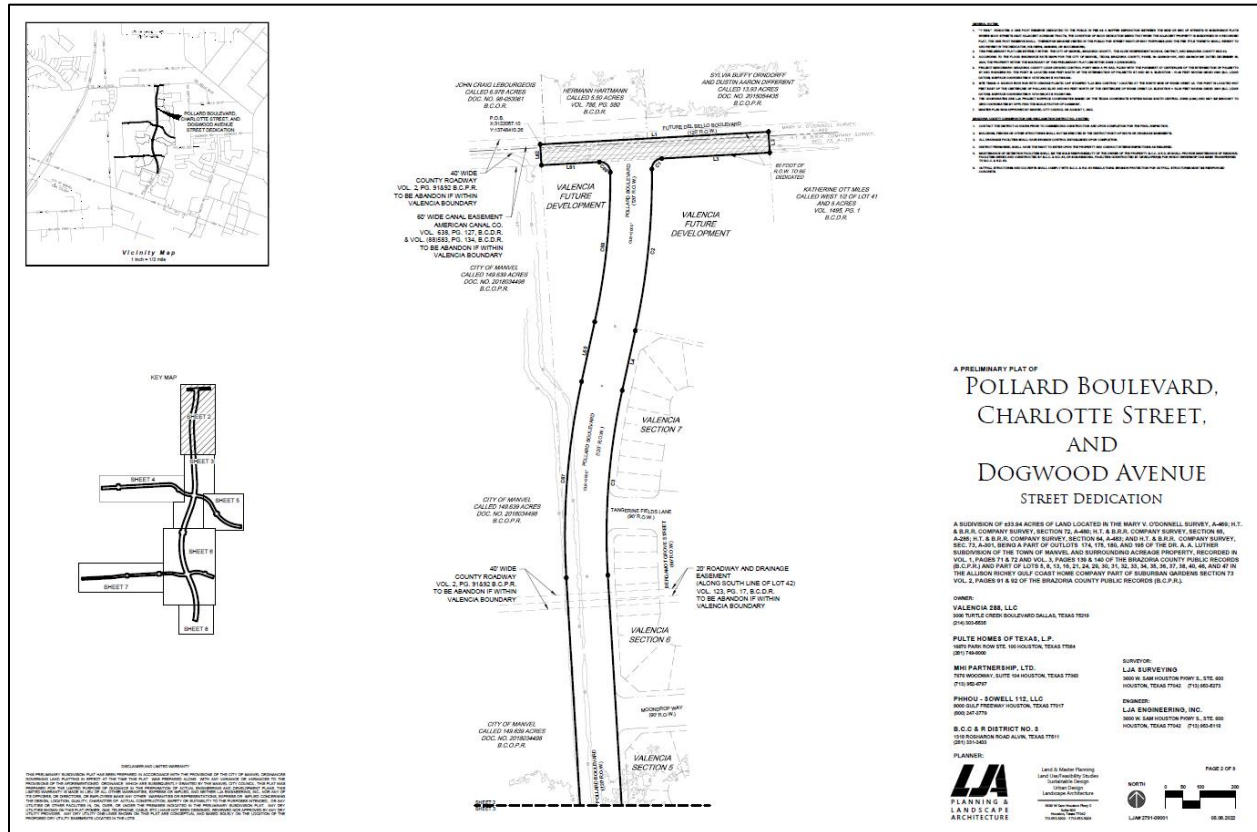
Staff Recommendation

The City staff recommends approval with one condition for the Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication Preliminary Plat. The condition includes:

1. Extend Dogwood Avenue west (over the GCWA Canal) to the western edge of the Master Plan so that the preliminary plat is consistent with the approved Valencia Master Plan (dated July 19, 2022).



Plat Exhibit

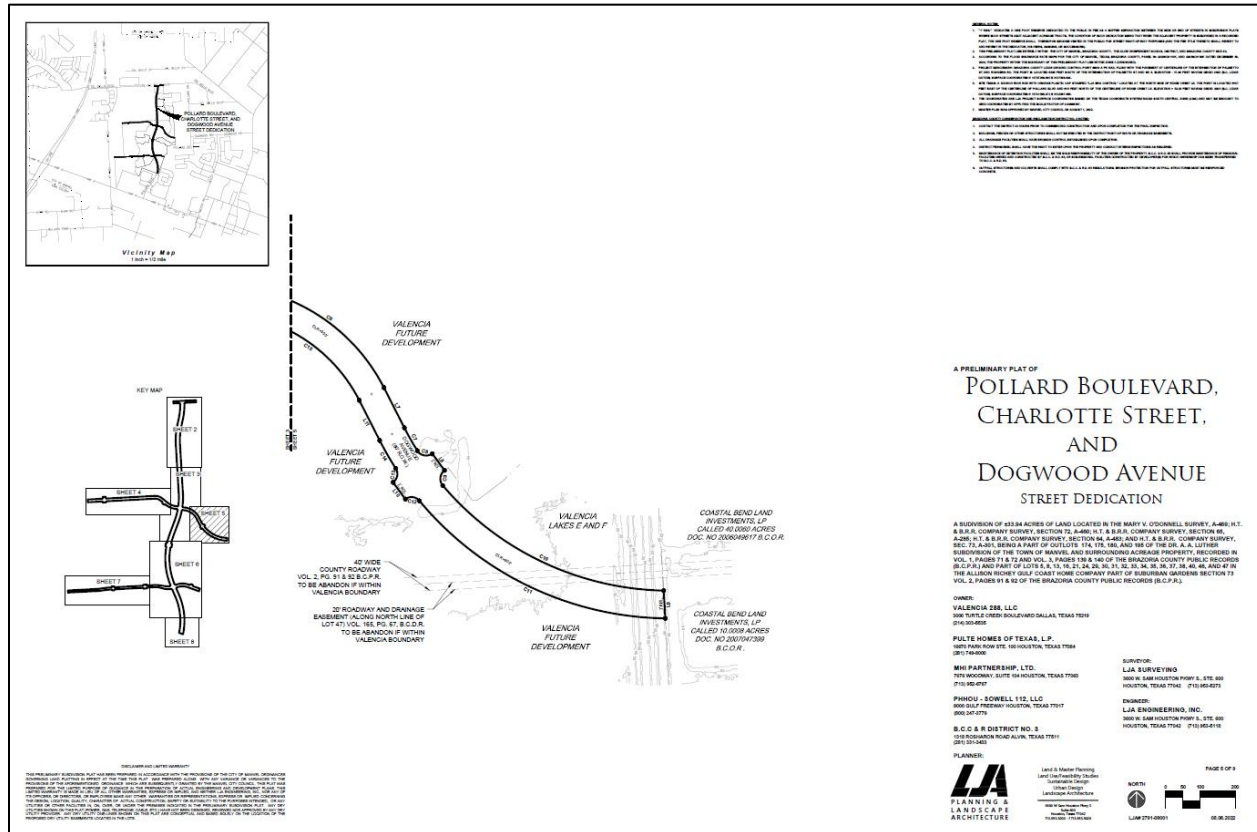




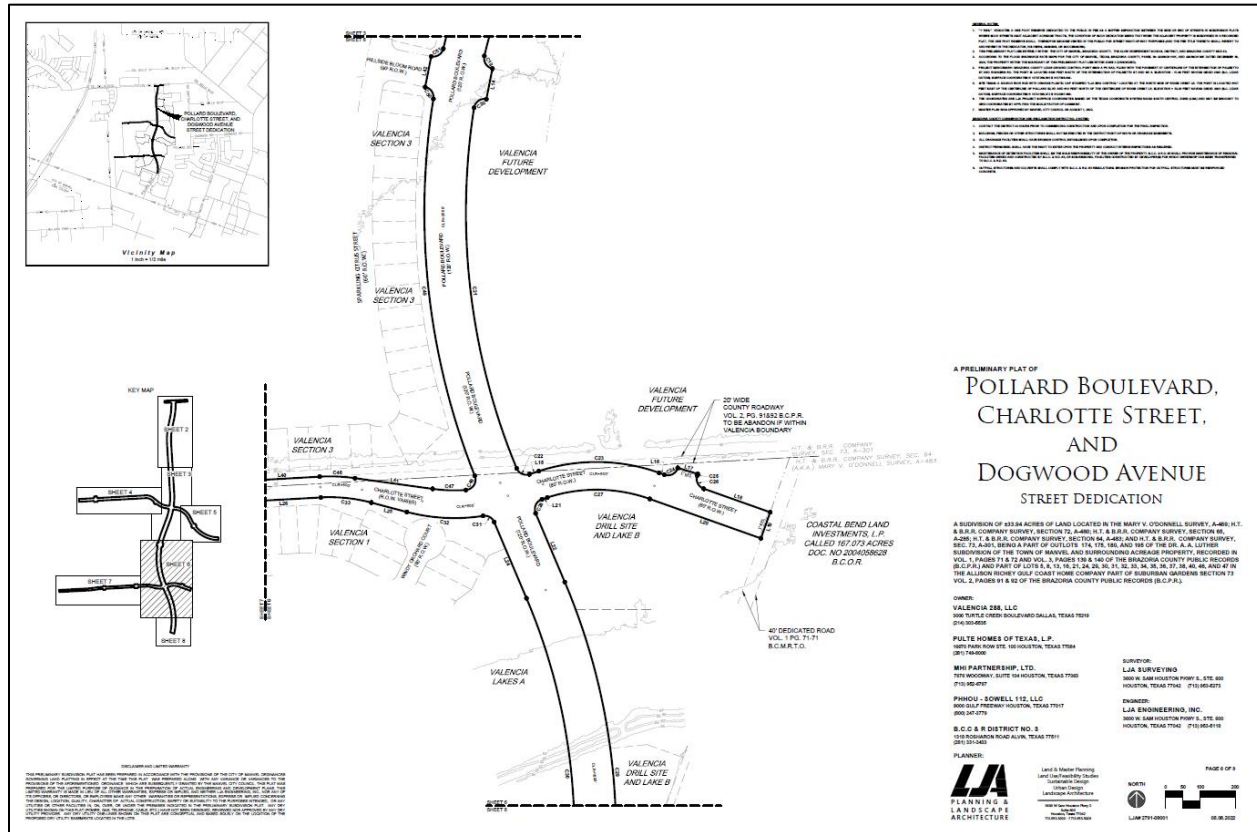
10' 0" 20' 0" 30' 0" 40' 0" 50' 0" 60' 0" 70' 0" 80' 0" 90' 0" 100' 0" 110' 0" 120' 0" 130' 0" 140' 0" 150' 0" 160' 0" 170' 0" 180' 0" 190' 0" 200' 0" 210' 0" 220' 0" 230' 0" 240' 0" 250' 0" 260' 0" 270' 0" 280' 0" 290' 0" 300' 0" 310' 0" 320' 0" 330' 0" 340' 0" 350' 0" 360' 0" 370' 0" 380' 0" 390' 0" 400' 0" 410' 0" 420' 0" 430' 0" 440' 0" 450' 0" 460' 0" 470' 0" 480' 0" 490' 0" 500' 0" 510' 0" 520' 0" 530' 0" 540' 0" 550' 0" 560' 0" 570' 0" 580' 0" 590' 0" 600' 0" 610' 0" 620' 0" 630' 0" 640' 0" 650' 0" 660' 0" 670' 0" 680' 0" 690' 0" 700' 0" 710' 0" 720' 0" 730' 0" 740' 0" 750' 0" 760' 0" 770' 0" 780' 0" 790' 0" 800' 0" 810' 0" 820' 0" 830' 0" 840' 0" 850' 0" 860' 0" 870' 0" 880' 0" 890' 0" 900' 0" 910' 0" 920' 0" 930' 0" 940' 0" 950' 0" 960' 0" 970' 0" 980' 0" 990' 0" 1000' 0"

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Plat Exhibit



Plat Exhibit

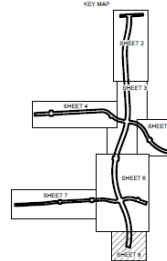


[illegible]



BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1 <td>N 69°02'32"E</td> <td>682</td> <td>L-2</td> <td>S 69°08'07"W</td> <td>847</td>	N 69°02'32"E	682	L-2	S 69°08'07"W	847
L-2	S 03°04'32"E	60	L-3	N 01°19'17"W	60
L-3	S 89°01'40"W	312	L-4	N 69°08'02"E	848
L-4	S 03°02'10"W	176	L-5	N 82°22'34"E	38
L-5	S 89°01'32"E	1399	L-6	N 69°08'07"E	61
L-6	S 03°04'32"E	50	L-7	N 72°00'37"E	61
L-7	S 89°03'48"W	130	L-8	N 69°03'37"E	797
L-8	S 89°11'18"E	60	L-9	N 69°04'57"E	217
L-9	S 03°04'32"E	82	L-10	N 69°04'57"E	217
L-10	N 89°11'18"E	60	L-11	S 89°03'37"E	226
L-11	N 03°04'32"E	132	L-12	N 11°11'02"E	32
L-12	S 89°03'37"E	61	L-13	N 03°02'56"E	61
L-13	S 03°02'56"E	405	L-14	N 81°10'38"W	61
L-14	S 11°11'02"E	30	L-15	N 03°04'30"W	61
L-15	N 72°02'17"E	28	L-16	N 03°03'41"W	62
L-16	S 72°02'17"E	16	L-17	N 03°03'41"W	62
L-17	S 72°02'17"E	16	L-18	N 03°03'41"W	62
L-18	S 72°02'17"E	324	L-19	S 89°03'37"W	50
L-19	S 03°03'37"E	61	L-20	S 89°03'37"W	50
L-20	S 03°03'37"E	61	L-21	N 03°03'41"W	62
L-21	N 72°02'17"W	342	L-22	N 03°03'41"W	62
L-22	N 72°02'17"E	16	L-23	N 03°03'41"W	62
L-23	S 23°09'17"E	239	L-24	N 03°03'41"W	27
L-24	S 03°03'41"E	61	L-25	N 03°03'41"W	62
L-25	N 03°03'41"E	216	L-26	S 03°06'01"E	27
L-26	N 79°47'43"E	108	L-27	S 03°03'41"E	1374
L-27	N 03°03'41"E	217	L-28	S 03°03'41"E	1374
L-28	S 03°03'41"E	217	L-29	S 03°03'41"E	1374
L-29	S 03°03'41"E	217	L-30	S 03°03'41"E	1374
L-30	S 03°03'41"E	217	L-31	S 03°03'41"E	1374
L-31	S 03°03'41"E	217	L-32	S 03°03'41"E	1374
L-32	S 03°03'41"E	217	L-33	S 03°03'41"E	1374
L-33	S 03°03'41"E	217	L-34	S 03°03'41"E	1374
L-34	S 03°03'41"E	217	L-35	S 03°03'41"E	1374
L-35	S 03°03'41"E	217	L-36	S 03°03'41"E	1374
L-36	S 03°03'41"E	217	L-37	S 03°03'41"E	1374
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L-38	S 03°03'41"E	217	L-39	S 03°03'41"E	1374
L-39	S 03°03'41"E	217	L-40	S 03°03'41"E	1374
L-40	S 03°03'41"E	217	L-41	S 03°03'41"E	1374
L-41	S 03°03'41"E	217	L-42	S 03°03'41"E	1374
L-42	S 03°03'41"E	217	L-43	S 03°03'41"E	1374
L-43	S 03°03'41"E	217	L-44	S 03°03'41"E	1374
L-44	S 03°03'41"E	217	L-45	S 03°03'41"E	1374
L-45	S 03°03'41"E	217	L-46	S 03°03'41"E	1374
L-46	S 03°03'41"E	217	L-47	S 03°03'41"E	1374
L-47	S 03°03'41"E	217	L-48	S 03°03'41"E	1374
L-48	S 03°03'41"E	217	L-49	S 03°03'41"E	1374
L-49	S 03°03'41"E	217	L-50	S 03°03'41"E	1374
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L-53	S 03°03'41"E	217	L-54	S 03°03'41"E	1374
L-54	S 03°03'41"E	217	L-55	S 03°03'41"E	1374
L-55	S 03°03'41"E	217	L-56	S 03°03'41"E	1374
L-56	S 03°03'41"E	217	L-57	S 03°03'41"E	1374
L-57	S 03°03'41"E	217	L-58	S 03°03'41"E	1374
L-58	S 03°03'41"E	217	L-59	S 03°03'41"E	1374
L-59	S 03°03'41"E	217	L-60	S 03°03'41"E	1374
L-60	S 03°03'41"E	217	L-61	S 03°03'41"E	1374
L-61	S 03°03'41"E	217	L-62	S 03°03'41"E	1374
L-62	S 03°03'41"E	217	L-63	S 03°03'41"E	1374
L-63	S 03°03'41"E	217	L-64	S 03°03'41"E	1374
L-64	S 03°03'41"E	217	L-65	S 03°03'41"E	1374
L-65	S 03°03'41"E	217	L-66	S 03°03'41"E	1374
L-66	S 03°03'41"E	217	L-67	S 03°03'41"E	1374
L-67	S 03°03'41"E	217	L-68	S 03°03'41"E	1374
L-68	S 03°03'41"E	217	L-69	S 03°03'41"E	1374
L-69	S 03°03'41"E	217	L-70	S 03°03'41"E	1374
L-70	S 03°03'41"E	217	L-71	S 03°03'41"E	1374
L-71	S 03°03'41"E	217	L-72	S 03°03'41"E	1374
L-72	S 03°03'41"E	217	L-73	S 03°03'41"E	1374
L-73	S 03°03'41"E	217	L-74	S 03°03'41"E	1374
L-74	S 03°03'41"E	217	L-75	S 03°03'41"E	1374
L-75	S 03°03'41"E	217	L-76	S 03°03'41"E	1374
L-76	S 03°03'41"E	217	L-77	S 03°03'41"E	1374
L-77	S 03°03'41"E	217	L-78	S 03°03'41"E	1374
L-78	S 03°03'41"E	217	L-79	S 03°03'41"E	1374
L-79	S 03°03'41"E	217	L-80	S 03°03'41"E	1374
L-80	S 03°03'41"E	217	L-81	S 03°03'41"E	1374
L-81	S 03°03'41"E	217	L-82	S 03°03'41"E	1374
L-82	S 03°03'41"E	217	L-83	S 03°03'41"E	1374
L-83	S 03°03'41"E	217	L-84	S 03°03'41"E	1374
L-84	S 03°03'41"E	217	L-85	S 03°03'41"E	1374
L-85	S 03°03'41"E	217	L-86	S 03°03'41"E	1374
L-86	S 03°03'41"E	217	L-87	S 03°03'41"E	1374
L-87	S 03°03'41"E	217	L-88	S 03°03'41"E	1374
L-88	S 03°03'41"E	217	L-89	S 03°03'41"E	1374
L-89	S 03°03'41"E	217	L-90	S 03°03'41"E	1374
L-90	S 03°03'41"E	217	L-91	S 03°03'41"E	1374
L-91	S 03°03'41"E	217	L-92	S 03°03'41"E	1374
L-92	S 03°03'41"E	217	L-93	S 03°03'41"E	1374
L-93	S 03°03'41"E	217	L-94	S 03°03'41"E	1374
L-94	S 03°03'41"E	217	L-95	S 03°03'41"E	1374
L-95	S 03°03'41"E	217	L-96	S 03°03'41"E	1374
L-96	S 03°03'41"E	217	L-97	S 03°03'41"E	1374
L-97	S 03°03'41"E	217	L-98	S 03°03'41"E	1374
L-98	S 03°03'41"E	217	L-99	S 03°03'41"E	1374
L-99	S 03°03'41"E	217	L-100	S 03°03'41"E	1374

BOUNDARY CURVE 1				BOUNDARY CURVE 2				BOUNDARY CURVE 3			
CURVE	ARC	CHORD BEARING	CHORD	CURVE	ARC	CHORD BEARING	CHORD	CURVE	ARC	CHORD BEARING	CHORD
C1	30	4° 50'30"W	42	C1	30	4° 50'32"E	37	C1	30	4° 51'10"E	42
C2	2502	47° 52'30"E	569	C2	562	222° 12'01"W	222	C2	30	4° 50'50"E	42
C3	1942	59° 52'35"W	532	C3	472	147° 18'12"W	142	C3	342	231° 17'20"E	245
C4	2502	384° 57'33"W	384	C4	25	3° 41'57"E	35	C4	482	34° 50'12"E	545
C5	1942	59° 52'35"W	532	C5	472	147° 18'12"W	142	C5	30	4° 52'10"E	42
C6	342	511° 50'30"E	402	C6	35	3° 41'21"W	35	C6	342	307° 11'50"E	355
C7	862	75° 23'35"E	70	C7	25	3° 41'23"E	35	C7	2502	569° 54'00"E	568
C8	32	49° 57'00"E	44	C8	972	75° 54'10"E	73	C8	1642	435° 02'12"E	434
C9	32	49° 57'42"E	44	C9	1032	83° 58'42"E	81	C9	30	49° 58'25"E	44
C10	342	511° 50'30"E	402	C10	35	3° 41'21"E	35				
C11	342	511° 50'30"E	402	C11	1032	80° 58'36"E	82				
C12	342	511° 50'30"E	402	C12	35	3° 41'21"E	35				
C13	32	45° 12'30"E	41	C13	25	39° 41'39"E	35				
C14	342	512° 40'45"E	41	C14	25	39° 41'39"E	35				
C15	482	45° 16'50"E	419	C15	30	44° 02'52"E	35				
C16	342	45° 56'55"E	42	C16	532	152° 57'39"E	522				
C17	2502	334° 51'04"37"W	334	C17	482	96° 58'00"E	482				
C18	1942	232° 51° 54'52"W	232	C18	32	56° 32'07"E	45				
C19	30	45° 52'24"E	43	C19	2502	120° 50'10"E	1034				
C20	30	45° 50'33"E	43								
C21	1042	150° 49'42"E	1042	C21	30	48° 57'24"E	42				
C22	30	45° 50'12"E	43	C22	2502	258° 16'48"E	258				
C23	342	342° 18'14"E	342	C23	1942	307° 11'59"E	327				
C24	32	49° 58'00"E	43	C24	35	3° 41'23"E	35				
C25	332	7° 51'24"E	7	C25	258	186° 52'12"E	258				
C26	342	45° 52'33"E	42	C26	30	47° 58° 05"E	42				
C27	482	351° 18'31"48"E	286	C27	30	10° 53'36"E	42				
C28	342	45° 52'34"E	44	C28	242	192° 17° 20"W	191				
C29	1642	117° 50'20"E	1122	C29	42	84° 17'12"E	42				
C30	1642	117° 50'20"E	1122								



A PRELIMINARY PLAT OF
 POLLARD BOULEVARD,
 CHARLOTTE STREET,
 AND
 DOGWOOD AVENUE
 STREET DEDICATION

A SUBDIVISION OF 433.34 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469, H.T. B.E.R.R. COMPANY, PART OF T2, A-446, H.T. B.E.R.R. COMPANY SURVEY, SECTION 06, T2S, R1E, A B.E.R.R. COMPANY SUBDIVISION OF 160 ACRES OF LAND, A B.E.R.R. COMPANY SURVEY, T2S, R1E, A-301, BEING A PART OF OUTLOTS 174, 175, 186, AND 185 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 136 & 145 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.), AND PART OF OUTLOTS 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBDIVISION GRANTS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

OWNER:
VALENCIA 288, LLC
3000 TURTLE CREEK BOULEVARD DALLAS, TEXAS 75219
(214) 303-0535

PULTE HOMES OF TEXAS, L.P.
18275 PARK ROW STE. 100 HOUSTON, TEXAS 77064

MHI PARTNERSHIP, LTD.
7575 WOODWAY, SUITE 104 HOUSTON, TEXAS
(713) 952-4767

PHHOU - SOWELL 112, LLO
8000 GULF FREEWAY HOUSTON, TEXAS 77017
(500) 247-2779

B.C.C & R DISTRICT NO. 3
1318 ROBINSON ROAD ALVIN, TEXAS 77611
(500) 247-2779

PLANNER:
 Land & Materials

LJA
PLANNING &
LANDSCAPE
ARCHITECTURE

SURVEYOR:
LJA SURVEYING
5600 W. SAGE HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77062 (713) 963-6273

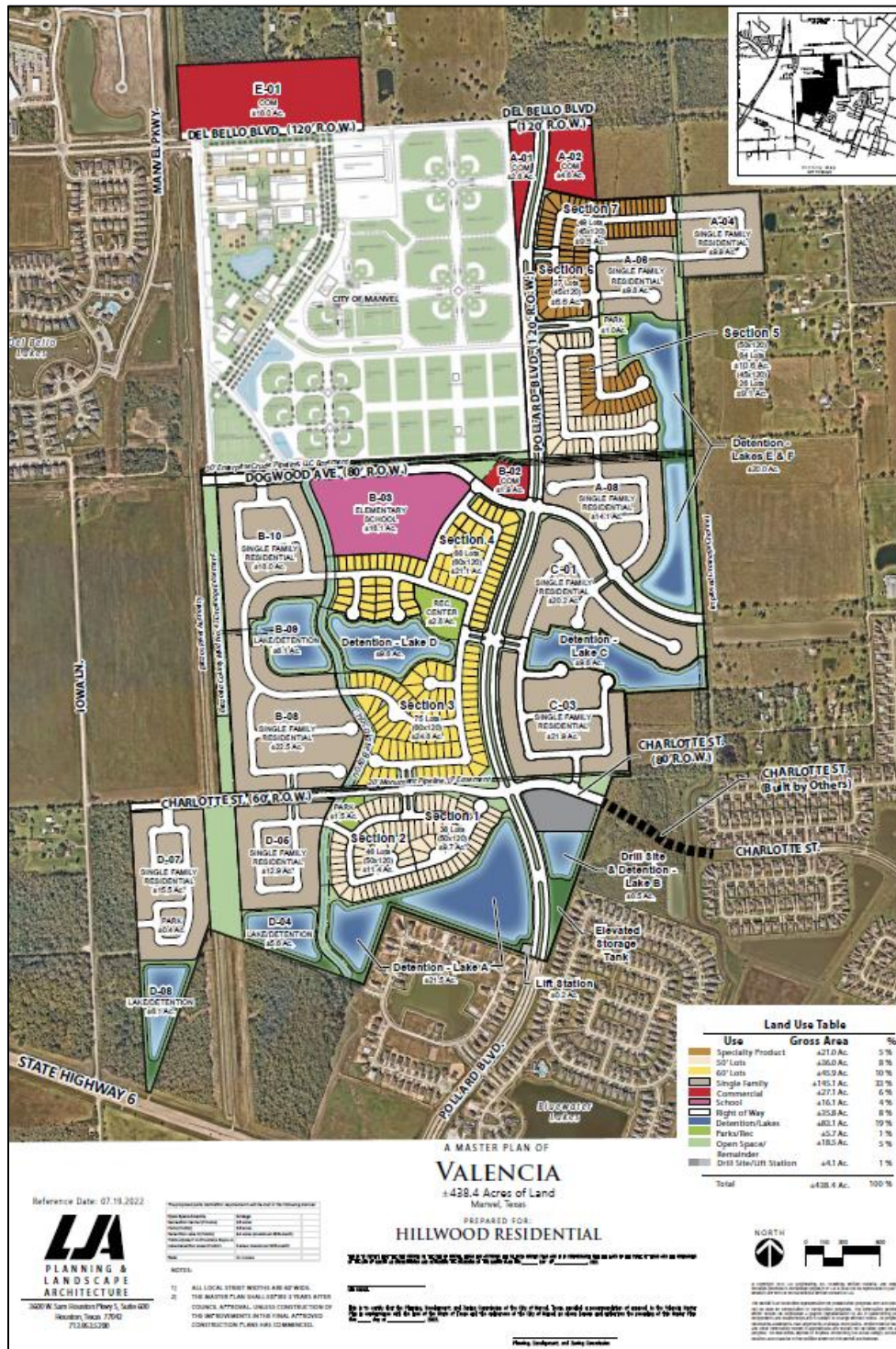
ENGINEER:
LJA ENGINEERING, INC.
3800 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 563-6116

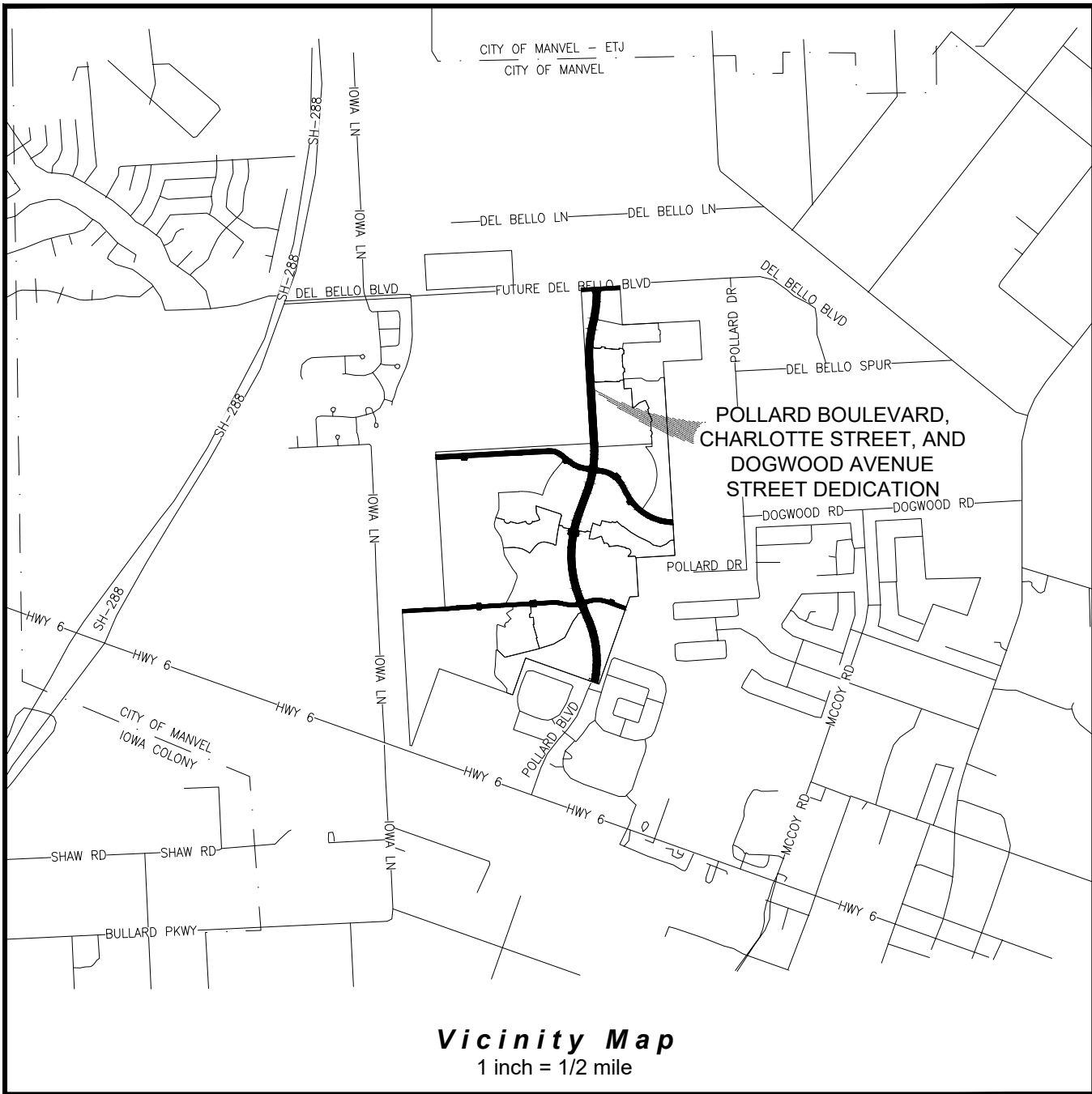
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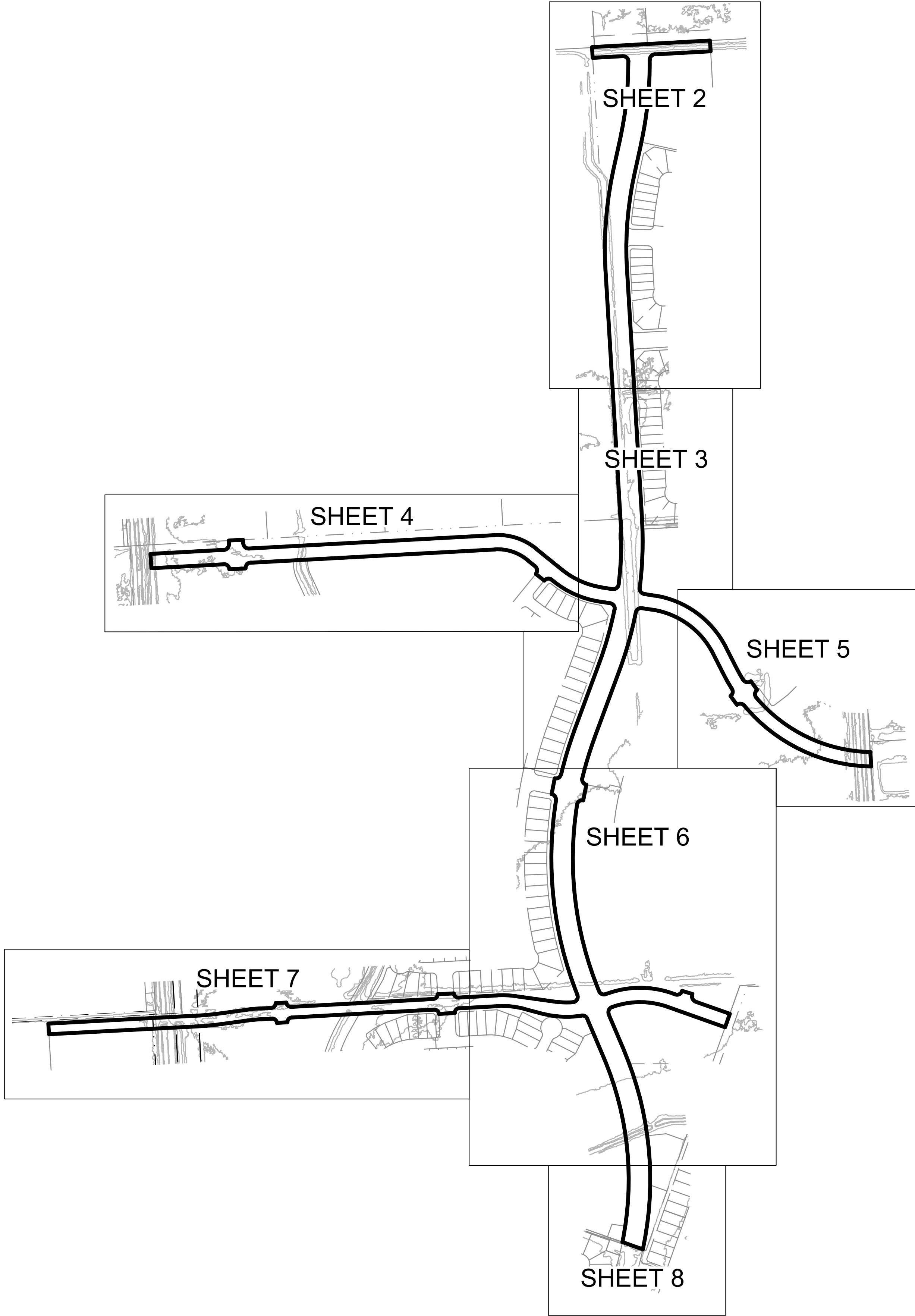
PLANNING DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Valencia Master Plan (dated July 19, 2022 and approved August 1, 2022)





KEY MAP



- GENERAL NOTES:
- "1" RES." INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS 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 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).
 - THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 4803C0110K, AND 4803C0120K DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
 - PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 1336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.98 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 13737266.585 E 3127386.624.
 - SITE TBM#8: A 58-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 2197 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND 219 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 13741698.372 E 3122387.686.
 - THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.
 - MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
- DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
- 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.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

A PRELIMINARY PLAT OF
POLLARD BOULEVARD,
CHARLOTTE STREET,
AND
DOGWOOD AVENUE
STREET DEDICATION

A SUDIVISION OF ±33.94 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469; H.T. & B.R.R. COMPANY SURVEY, SECTION 72, A-460; H.T. & B.R.R. COMPANY SURVEY, SECTION 65, A-285; H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483; AND H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BEING A PART OF OUTLOTS 174, 175, 180, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND PART OF LOTS 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 46, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

OWNER:
VALENCIA 288, LLC
3000 TURTLE CREEK BOULEVARD DALLAS, TEXAS 75219
(214) 303-5535

PULTE HOMES OF TEXAS, L.P.
16670 PARK ROW STE. 100 HOUSTON, TEXAS 77084
(281) 749-8000

MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3773

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

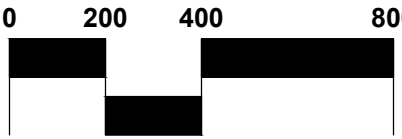
DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

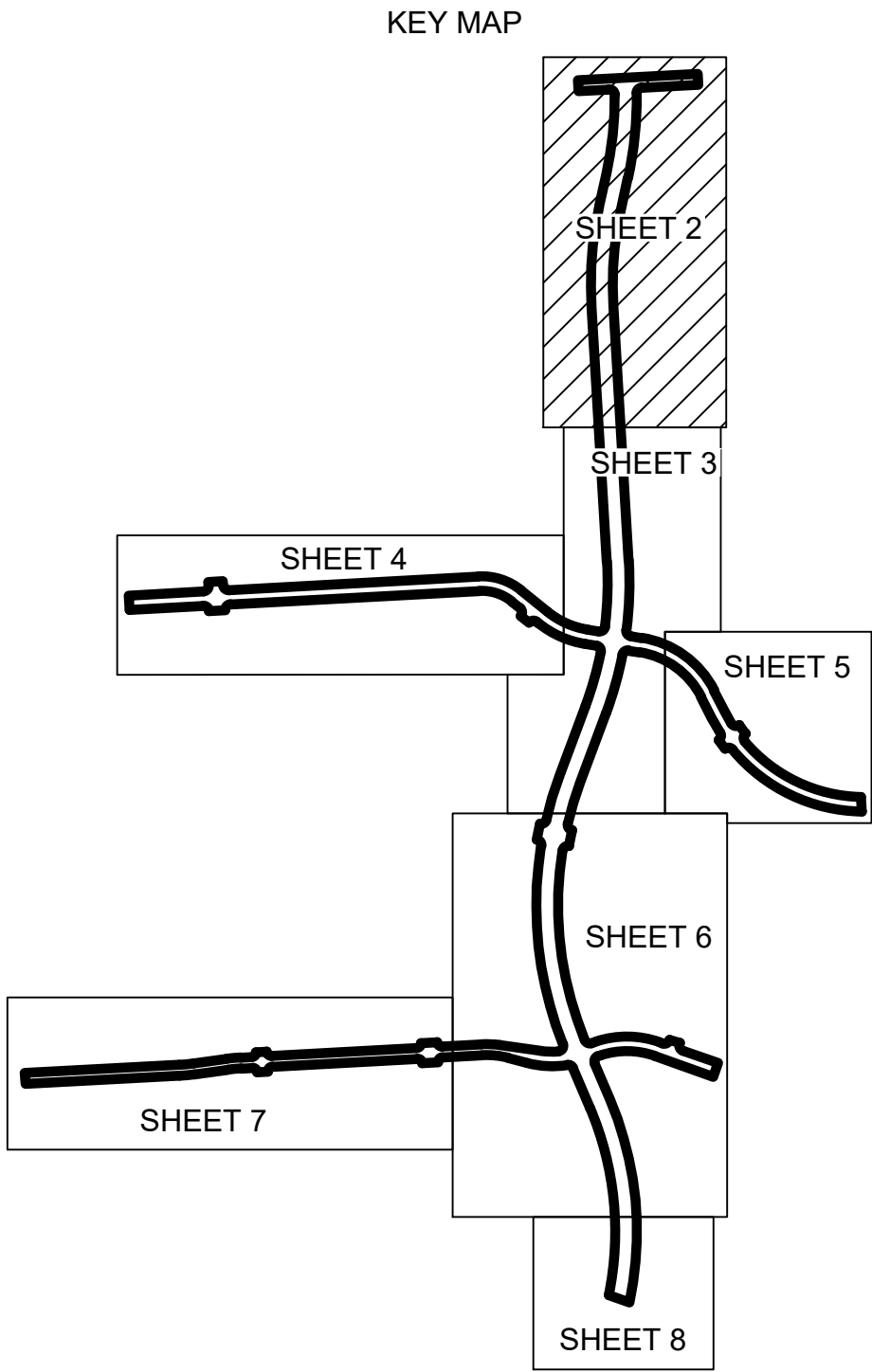
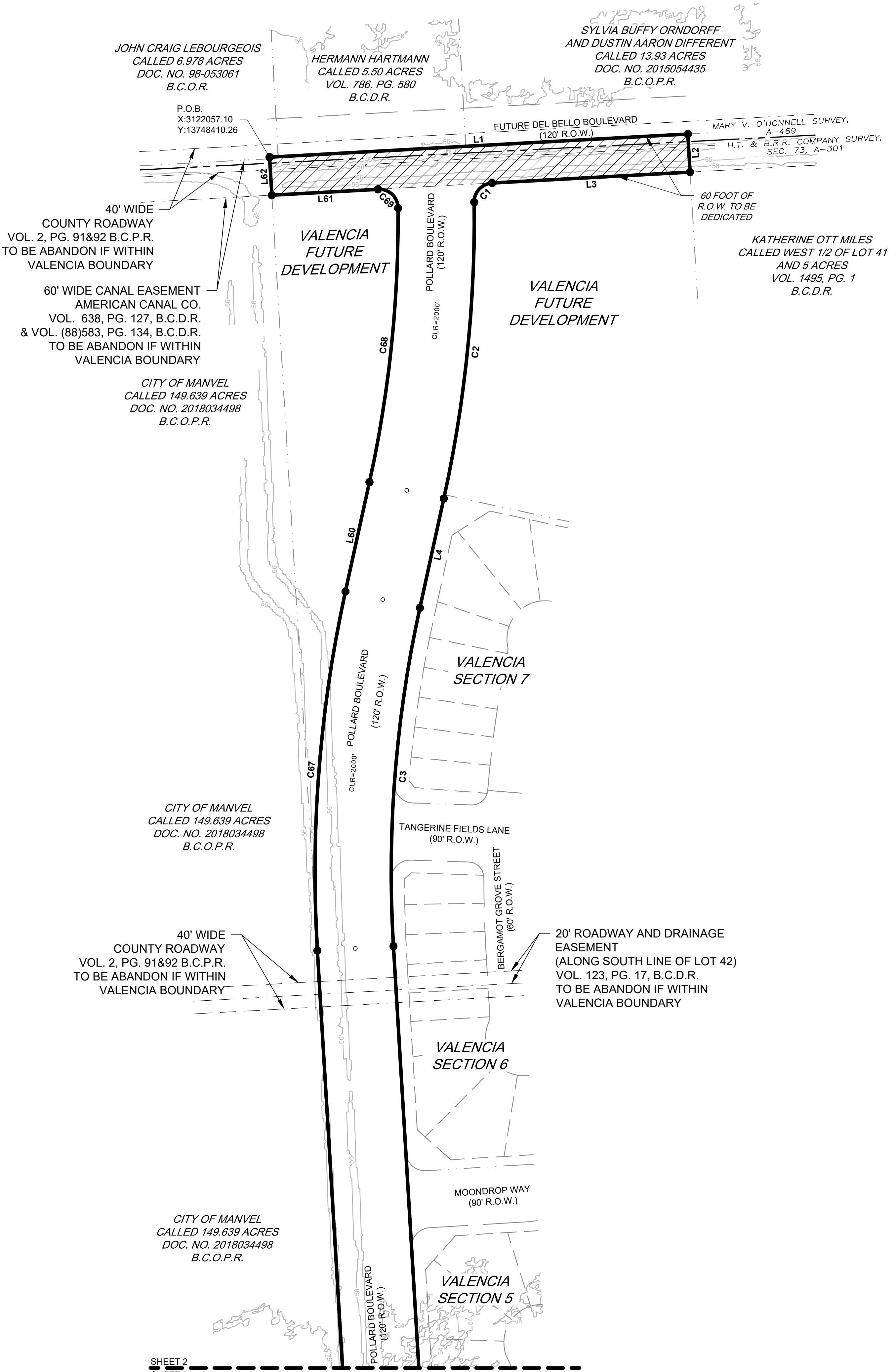
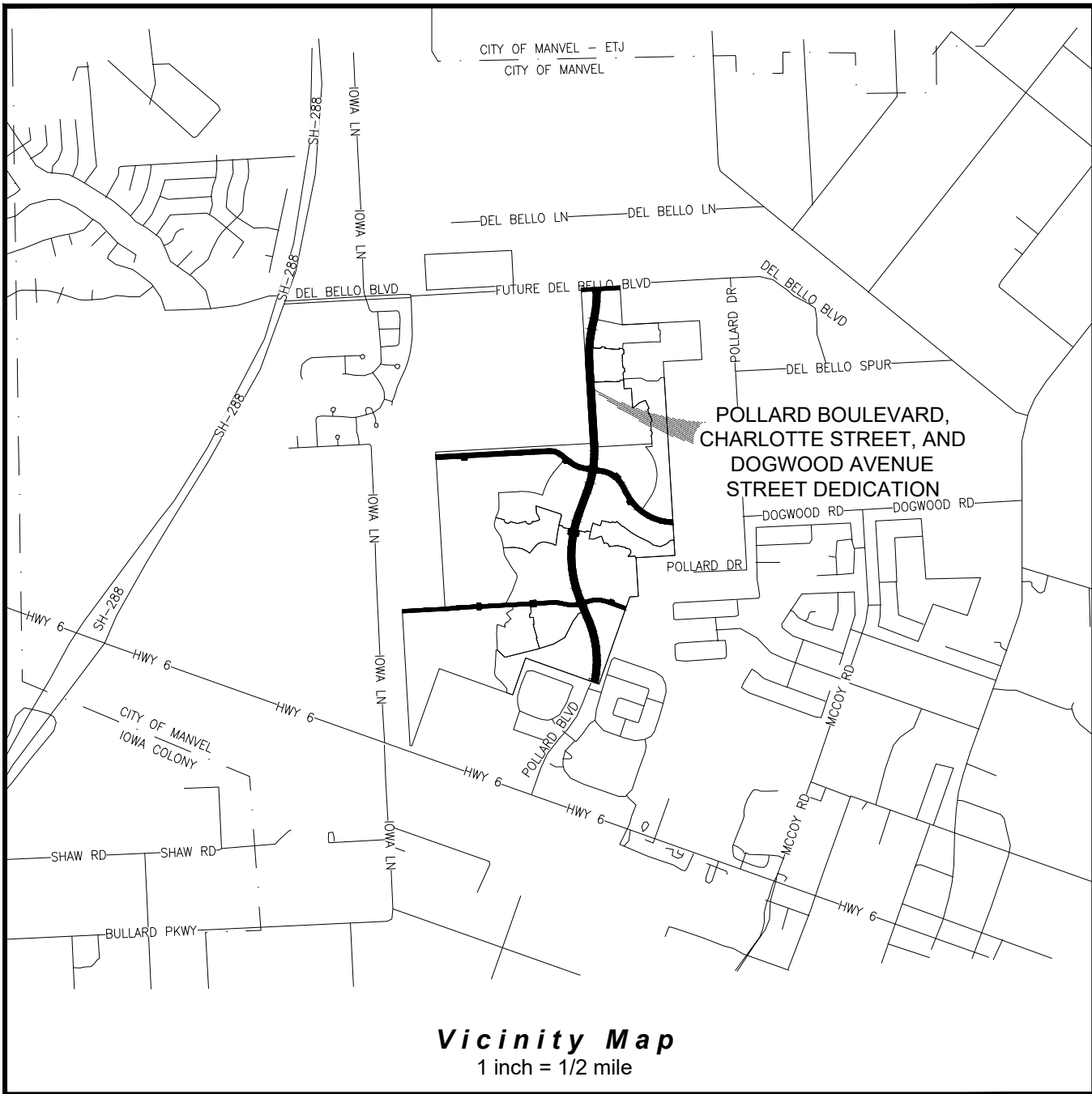


Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - 713.953.5026



LJA# 2791-09001



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GENERAL NOTES:

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- PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND ROGERS RD. THE POINT IS LOCATED 2336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.98 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737266.585 E 3127398.624.
- SITE 15848: A 58-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 2197 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND 219 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741695.372 E 3122387.686.
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- MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022.

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A PRELIMINARY PLAT OF

POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION

A SUDIVISION OF ±33.94 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469; H.T. & B.R.R. COMPANY SURVEY, SECTION 72, A-460; H.T. & B.R.R. COMPANY SURVEY, SECTION 65, A-285; H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483; AND H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BEING A PART OF OUTLOTS 174, 175, 180, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND PART OF LOTS 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 46, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

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B.C.C & R DISTRICT NO. 3

1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

LJA
PLANNING &
LANDSCAPE
ARCHITECTURE

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
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SURVEYOR:

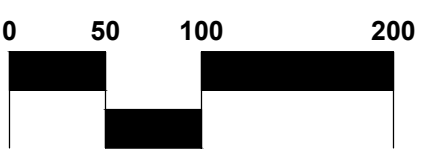
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:

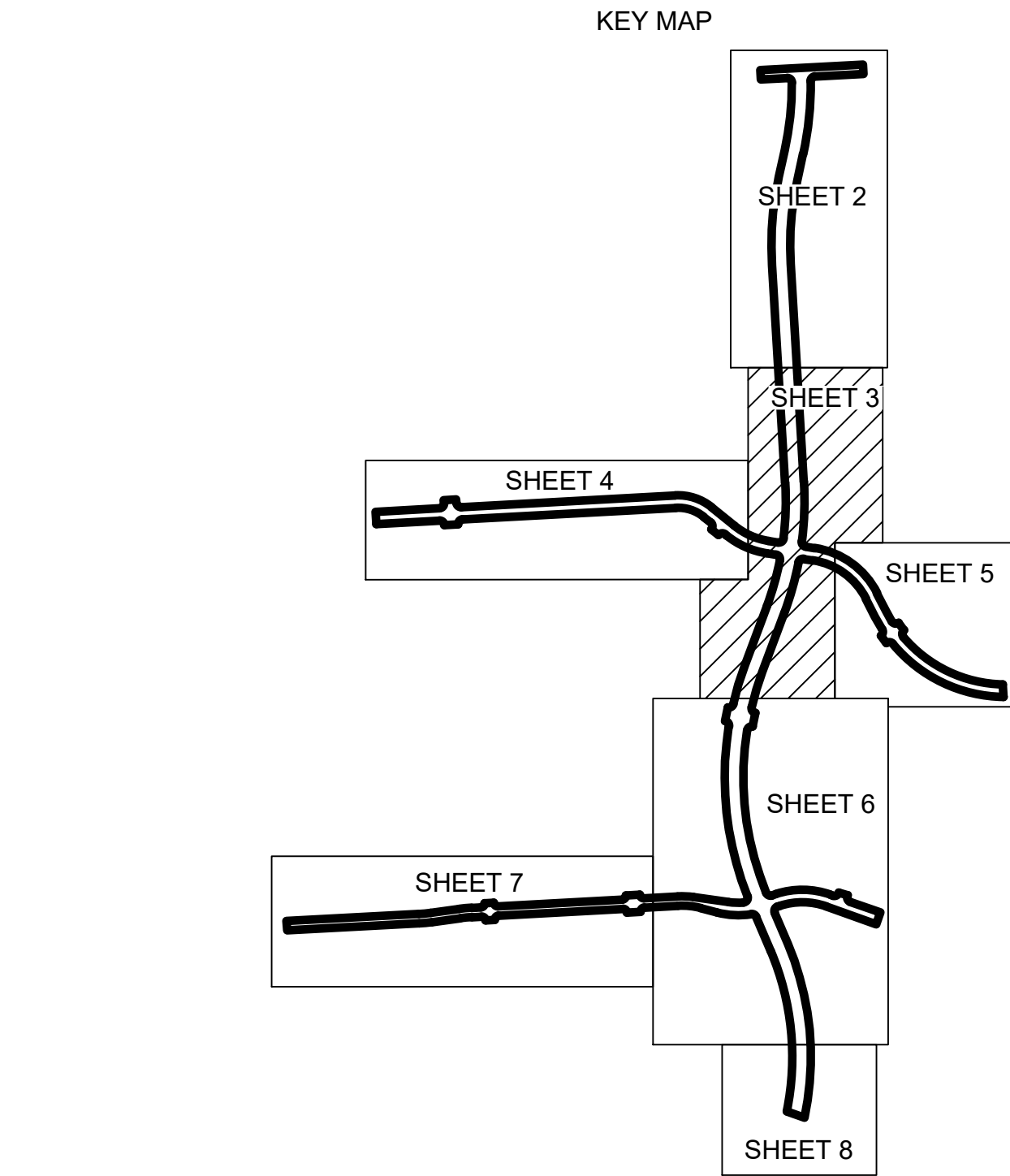
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118



LJA# 2791-09001



08.08.2022



DISCLAIMER AND LIMITED WARRANTY

20' ROADWAY AND DRAINAGE
EASEMENT (ALONG NORTH LINE OF
LOT 47) VOL. 165, PG. 67, B.C.D.R.
TO BE ABANDON IF WITHIN
VALENCIA BOUNDARY

40' WIDE
COUNTY ROADWAY
VOL. 2, PG. 91 & 92 B.C.P.R.
TO BE ABANDON IF WITHIN
VALENCIA BOUNDARY

GENERAL NOTES:

1. "YES" INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLANS. THESE SCHEMATIC ARE ADJACENT TO ADJACENT EASEMENT TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED 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 THE ORIGINAL OWNER OF THE RESERVE. THIS RESERVE SHALL BE SHOWN AS A BUFFER SEPARATION BETWEEN THE ADJACENT TRACTS.
2. THIS PRELIMINARY PLAT LIES WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MID-31.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL NO. 480303K110K, AND 480303K130K (DATED DECEMBER 30, 2020), THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
4. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #606: A PN KAIL FUSION WITH THE PAVEMENT AT INTERSECTION OF THE INTERSECTION OF PALMETTO STREET AND RODGERS RD. THE POINT IS LOCATED 3336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6 ELEVATION: 51.98 FEET NAVD83 (GEOID 2010) (B.C. LIDAR DATUM). SURFACE COORDINATES N 1377266.595 E 512136.634.
5. SITE TBM: A 5.6XIN IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LUA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED 2107 FEET EAST OF THE CENTERLINE OF LIDAR LANE 4040 AND 100 FEET NORTH OF THE CENTERLINE OF RIDGE CREST ELEVATION: 52.39 FEET NAVD83 (GEOID 2010) (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741566.372 E 5122487.486.
6. THE COORDINATES ARE LIA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NADS SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99996357.
7. MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL, ON AUGUST 1, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
3. ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL, ESTABLISHED UPON COMPLETION.
4. DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
5. MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. S. 6.0, S. 8.0, S. 8.1 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTION BY B.C.C. & R.D. OR, SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D.
6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D.'S REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

A PRELIMINARY PLAT OF

POLLARD BOULEVARD,
CHARLOTTE STREET,
AND
DOGWOOD AVENUE
STREET DEDICATION

A SUBDIVISION OF 433.94 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469; H.T. & B.R.R. COMPANY SURVEY, SECTION 72, A-460; H.T. & B.R.R. COMPANY SURVEY, SECTION 65, A-285; H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483; AND H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BEING A PART OF OUTLOTS 174, 175, 180, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND PART OF LOTS 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 46, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

OWNER:

VALENCIA 288, LLC
3000 TURTLE CREEK BOULEVARD DALLAS, TEXAS 75219
(214) 303-5535

PULTE HOMES OF TEXAS, L.P.
16670 PARK ROW STE. 100 HOUSTON, TEXAS 77084
(281) 749-8000

MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - f 713.953.5026

SURVEYOR:

LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

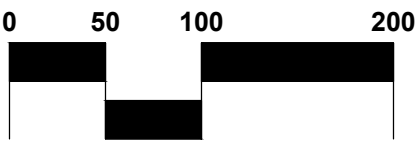
ENGINEER:

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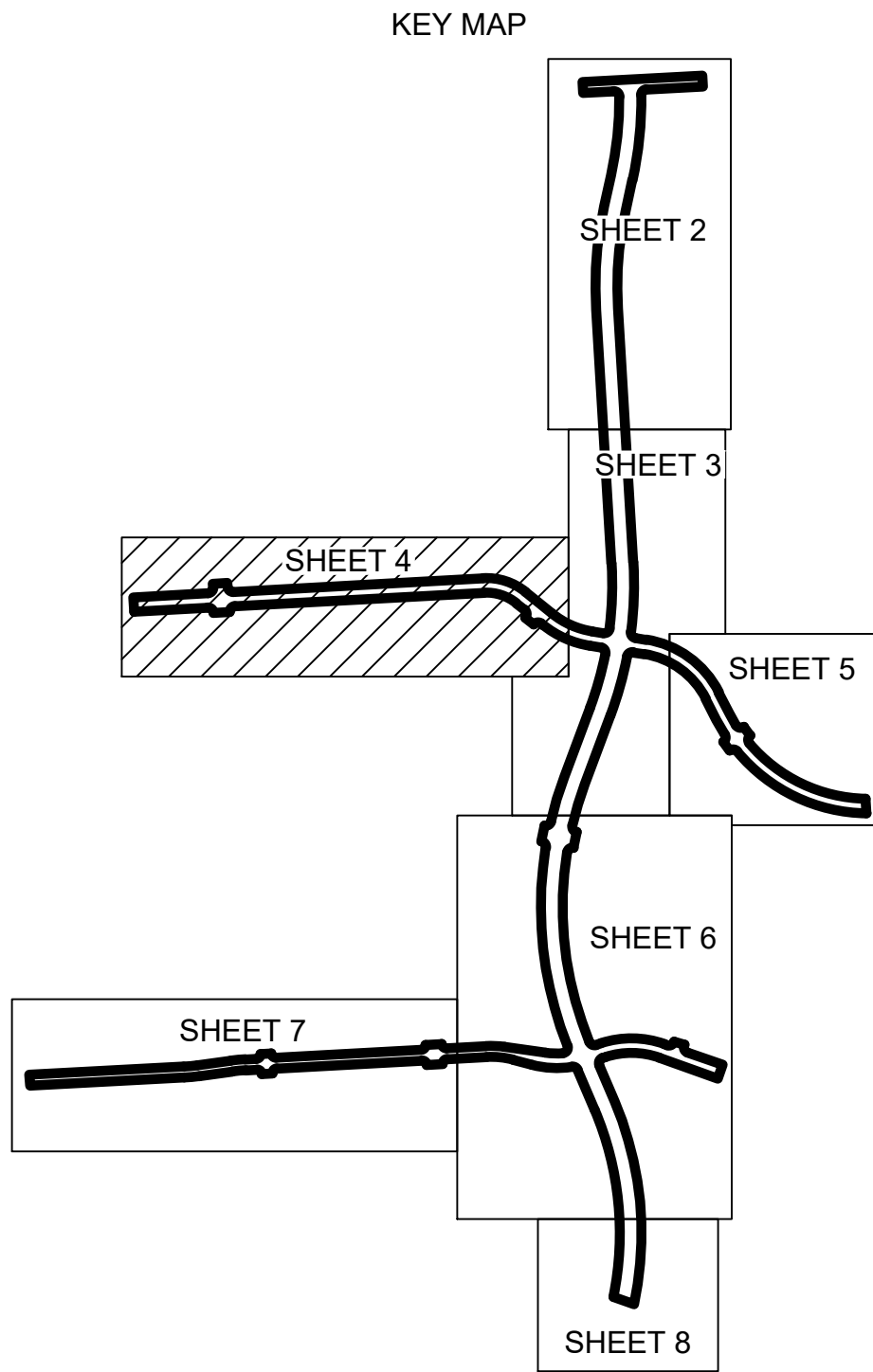
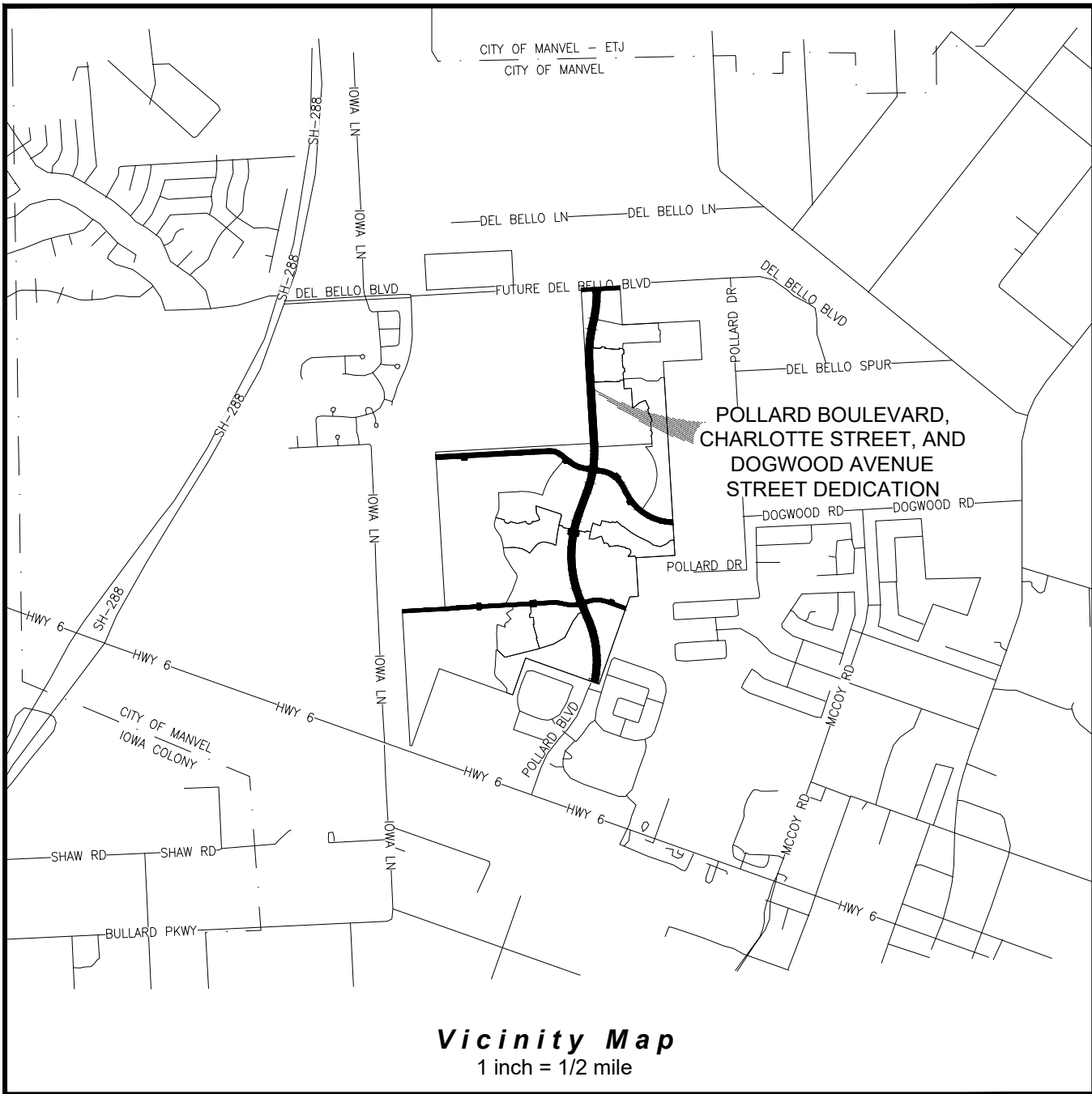
PAGE 3 OF 9



LJA# 2791-09001



08.08.2022



- GENERAL NOTES:
- "1' RES." INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS 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 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).
 - THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD #3.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No. 4803C0110K, AND 4803C0120K DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
 - PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 1336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.98 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 13737266.585 E 3127386.624.
 - SITE 15848: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 2197 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND 219 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 13741585.372 E 3122387.686.
 - THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.
 - MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

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- ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
- DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
- 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.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

A PRELIMINARY PLAT OF

POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION

A SUDIVISION OF ±33.94 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469; H.T. & B.R.R. COMPANY SURVEY, SECTION 72, A-460; H.T. & B.R.R. COMPANY SURVEY, SECTION 65, A-285; H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483; AND H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BEING A PART OF OUTLOTS 174, 175, 180, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND PART OF LOTS 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 46, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

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PLANNER:

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PLANNING &
LANDSCAPE
ARCHITECTURE

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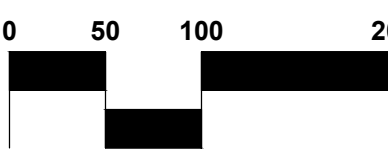
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HOUSTON, TEXAS 77042 (713) 953-5118



LJA# 2791-09001

PAGE 4 OF 9



08.08.2022

BOUNDARY LINE AGREEMENT
DOC. NO. 2019016350, B.C.O.P.R.
DOC. NO. 2019016552, B.C.O.P.R.

GULF COAST WATER
AUTHORITY
DOC. NO. 2019016350,
B.C.O.P.R.

105' STRIP (PARCEL "D")
BRAZOS RIVER AUTHORITY
VOL. 1070, PG. 315
B.C.D.R.

20' STRIP (PARCEL "B")
BRAZOS RIVER AUTHORITY
VOL. 1070, PG. 318
B.C.D.R.

DRAINAGE EASEMENT TO
BRAZORIA CO. MUD NO. 43
CALLED 1.739 ACRES
FILE NO. 2016011559, B.C.O.P.R.

CITY OF MANVEL
CALLED 149.639 ACRES
DOC. NO. 2018034498
B.C.O.P.R.

20' ROADWAY AND DRAINAGE EASEMENT
VOL. 120, PG. 632, B.C.D.R.
TO BE ABANDON IF WITHIN
VALENCIA BOUNDARY

CITY OF MANVEL
CALLED 149.639 ACRES
DOC. NO. 2018034498
B.C.O.P.R.

30' PIPELINE EASEMENT
ENTERPRISE CRUDE PIPELINE LLC
FILE NO. 2016051534 B.C.O.P.R.

40' WIDE
COUNTY ROADWAY
VOL. 2, PG. 91&92 B.C.P.R.
TO BE ABANDON IF WITHIN
VALENCIA BOUNDARY

30' PIPELINE EASEMENT
M2E3, LLC
FILE NO. 2019047623, B.C.O.P.R.

CITY OF MANVEL
CALLED 149.639 ACRES
DOC. NO. 2018034498
B.C.O.P.R.

CITY OF MANVEL
CALLED 149.639 ACRES
DOC. NO. 2018034498
B.C.O.P.R.

DOGWOOD AVENUE
(80' R.O.W.)

VALENCIA
FUTURE
DEVELOPMENT

VALENCIA
FUTURE
DEVELOPMENT

SHRUB WOODS LANE
(60' R.O.W.)
LIMA ORANGE TRAIL
(60' R.O.W.)
VALENCIA
SECTION 4

SHEA HOMES
HOUSTON
LLC
CALLED
56.104 ACRES
DOC. NO.
2018049942
B.C.O.R.

SONMAR OF
SCOTTSDALE, L.L.C.
CALLED 53.948 ACRES
DOC. NO. 2006021816
B.C.O.R.

H.T. & B.R.R. COMPANY SURVEY, SEC. 72,
(A.K.A.) KANE R. EHRMANN SURVEY, A-460
H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301

30' PIPELINE EASEMENT
M2E3, LLC
FILE NO. 2019046366, B.C.O.P.R.

30' PIPELINE EASEMENT
ENTERPRISE CRUDE PIPELINE LLC
FILE NO. 2016056622, B.C.O.P.R.

DRAINAGE EASEMENT
BRAZORIA CO. MUD NO. 43
CALLED 3.430 ACRES
FILE NO. 2016026156, B.C.O.P.R.

20' WIDE
COUNTY ROADWAY
VOL. 2, PG. 91&92 B.C.P.R.
TO BE ABANDON IF WITHIN
VALENCIA BOUNDARY

BRAZOS RIVER AUTHORITY
CALLED 6.676 ACRES
(CAUSE NO. 54, 761A)
VOL. 33, PG. 154
B.C.D.C.R.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



SHEET 2

SHEET 3

SHEET 6

SHEET 8

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATING IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATING IN EFFECT AT THE TIME THIS PLAN WAS PREPARED. THIS PLAN IS NOT BEING PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER UJA ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREON. NO LIABILITY SHALL BE ASSUMED BY UJA ENGINEERING, INC. FOR UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAN. ANY DRY UTILITIES SHOWN ON THIS PLAN (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY COMPANY. THEREFORE, THE LOCATION OF SUCH UTILITIES ON THIS PLAN ARE CONCEPTUAL, AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE PLOTS.



VALENCIA
FUTURE
DEVELOPMENT

VALENCIA
LAKES E AND F

COASTAL BEND LAND
INVESTMENTS, LP
CALLED 40.0060 ACRES
DOC. NO 2006049617 B.C.O.R.

VALENCIA
FUTURE
DEVELOPMENT

COASTAL BEND LAND
INVESTMENTS, LP
CALLED 10.0008 ACRES
DOC. NO 2007047399
B.C.O.R.

GENERAL NOTES:

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5. SITE TBM: A 5.6XIN IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LUA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 2107 FEET EAST OF THE CENTERLINE OF LIDAR LANE 4040 AND 100 FEET NORTH OF THE CENTERLINE OF RIDGE CREST ELEVATION: 52.39 FEET NAVD83 (GEOID 2010) (B.C. LIDAR DATUM). SURFACE COORDINATES IN 13741566.372 E 5122487.486.
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BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

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A PRELIMINARY PLAT OF

POLLARD BOULEVARD,
CHARLOTTE STREET,
AND
DOGWOOD AVENUE
STREET DEDICATION

A SUDDIVISION OF 433.94 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469; H.T. & B.R.R. COMPANY SURVEY, SECTION 72, A-460; H.T. & B.R.R. COMPANY SURVEY, SECTION 65, A-285; H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483; AND H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BEING A PART OF OUTLOTS 174, 175, 180, AND 195 OF THE DR. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND PART OF LOTS 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 46, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

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(800) 247-3779

B.C.C & R DISTRICT NO. 3

1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

LJA
PLANNING &
LANDSCAPE
ARCHITECTURE

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - f 713.953.5026

SURVEYOR:

LJA SURVEYING

3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:

LJA ENGINEERING, INC.

3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

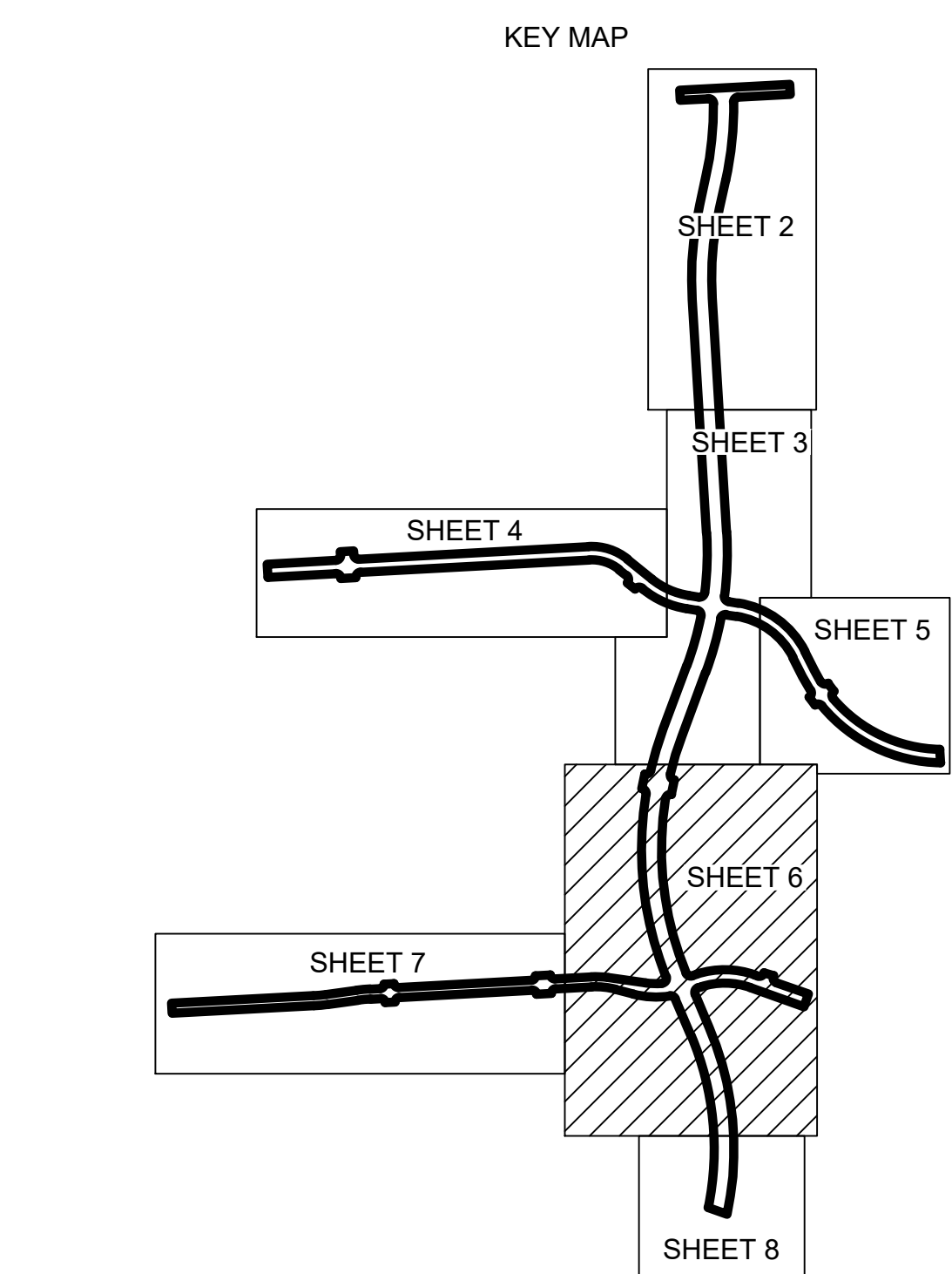
PAGE 5 OF 9

NORTH

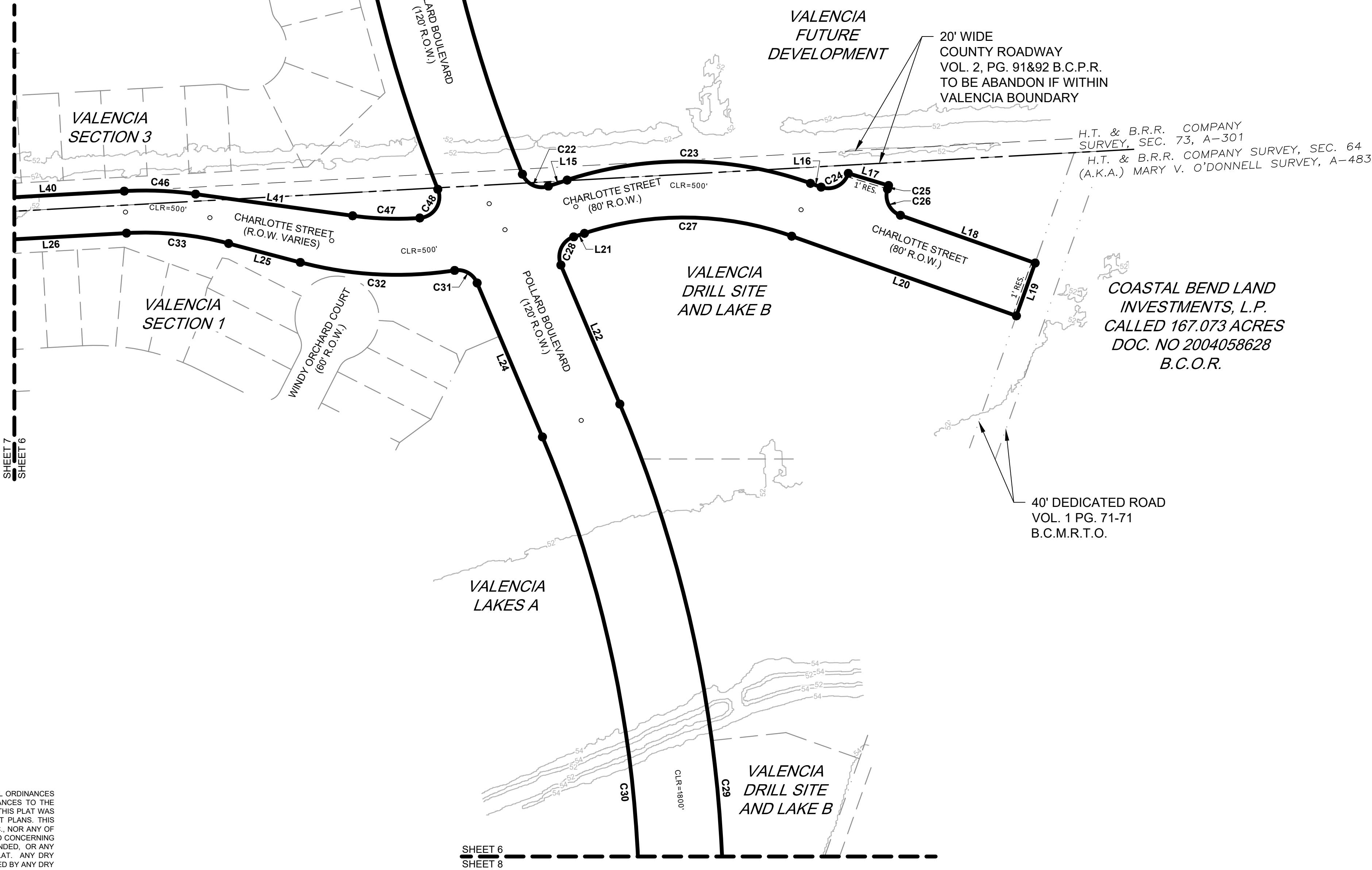
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LJA# 2791-09001

08.08.2022



DISCLAIMER AND LIMITED WARRANTY



BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

A SUBDIVISION OF 233.94 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469; H.T. & B.R.R. COMPANY SURVEY, SECTION 72, A-460; H.T. & B.R.R. COMPANY SURVEY, SECTION 65, A-285; H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483; AND H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BEING A PART OF OUTLOTS 174, 175, 180, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND PART OF LOTS 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 46, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

MHI PARTNERSHIP, LTD. 7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063 (713) 952-6767	LJA SURVEYING 3600 W. SAM HOUSTON PKWY S., STE. 600 HOUSTON, TEXAS 77042 (713) 953-5273
--	--

B C C & B DISTRICT NO. 3 HOUSTON, TEXAS 77042 (713) 953-5118

LJA
PLANNING &
LANDSCAPE
ARCHITECTURE

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3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - f 713.953.5026

PAGE 6 OF 9

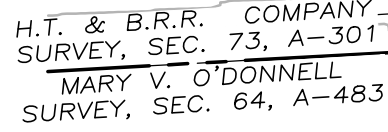
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LJA# 2791-09001 08.08.2022



*RUSSELL T. RUDY
AND RANDALL D. RUDY
CALLED 18 ACRES
VOL. 1408, PG. 806,
B.C.D.R.*

VALENCIA
FUTURE
DEVELOPMENT

BRAZOS RIVER AUTHORITY
CALLED 6.676 ACRES
CAUSE NO. 54, 761A
VOL. 33, PG. 154
B.C.D.C.R.

LISHA LUPHER —
DOC. NO. 2007014021
B.C.O.P.R.

ALTON ROGERS -
DOC. NO. 2006025828
B.C.O.P.R.

BRAZOS RIVER AUTHORITY
125' WIDE EASEMENT
CALLED 3.231 ACRES
1070, PG. 46, B.C.O.R. &
DL. (88)854, PG. 517, B.C.O.R.

0' WIDE COUNTY ROADWAY
OL. 2, PG. 91 & 92 B.C.P.R.
TO BE ABANDON IF WITHIN
ALENCIA BOUNDARY

DRAINAGE EASEMENT
BRAZORIA CO. MUD NO. 43
CALLED 1.675 ACRES
FILE NO. 2016026159, B.C.O.P.R.

DRAINAGE EASEMENT
 BRAZORIA CO. MUD NO. 43
 CALLED 3.332 ACRES
 FILE NO.
 2016011560,B.C.O.P.R.

20' WIDE COUNTY ROADWAY
VOL. 2, PG. 91&92 B.C.P.R.
TO BE ABANDON IF WITHIN
VALENCIA BOUNDARY

- 20' ROADWAY AND DRAINAGE EASEMENT VOL. 122, PG. 523, B.C.D.R.
 - TO BE ABANDON IF WITHIN VALENCIA BOUNDARY

VALENCIA
SECTION 3

VALENCIA
SECTION 2

GENERAL NOTES:

1. "1. RES." INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ADJACENT ADJACENT EASEMENTS, TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL, THEREUPON BE VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES (AND THE FEE TITLE THERETO SHALL REVERT TO THE PUBLIC) IN THE SEQUENCE AND MANNER SET FORTH IN THE FOLLOWING SECTIONS OF THE PLAT.

2. THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.

3. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL NO. 4803C0110K, AND 4803C0130K DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN AN UNDESIGNED AREA.

4. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609. A 1/2 IN. KALN FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 4356 FEET NORTH OF THE INTERSECTION OF PALMETTO ST AND 3IN 6. ELEVATION = 51.98 FEET NAVD83 GEOID 2011 (B.C. LIDAR DATUM). SURFACE COORDINATES = 1372258.56N 5732788.36E

5. SITE TBM#4: A 58-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA EGN CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 1762 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND 119 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 52.58 FEET NAVD83 GEOID 2011 (B.C. LIDAR DATUM). SURFACE COORDINATES = 1372258.56N 5732728.69E

6. THE 42ND COORDINATES ARE LJA EGN CONTROL POINTS LOCATED BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4254) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.9998557.

7. MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
3. ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
4. DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
5. MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D., OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D.
6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D.'S REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

A SUBDIVISION OF ±33.94 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469; H.T. & B.R.R. COMPANY SURVEY, SECTION 72, A-460; H.T. & B.R.R. COMPANY SURVEY, SECTION 65, A-285; H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483; AND H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BEING A PART OF OUTLOTS 174, 175, 180, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND PART OF LOTS 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 46, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

OWNER:
VALENCIA 288, LLC
3000 TURTLE CREEK BOULEVARD DALLAS, TEXAS 75219
(214) 303-5535

PULTE HOMES OF TEXAS, L.P.
16670 PARK ROW STE. 100 HOUSTON, TEXAS 77084
(281) 749-8000

MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - f 713.953.5026

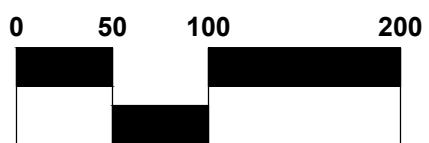
SURVEYOR:
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3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 601
HOUSTON, TEXAS 77042 (713) 953-5118

NORTH

A circular icon with a black border and a white background, containing a black arrow pointing upwards.

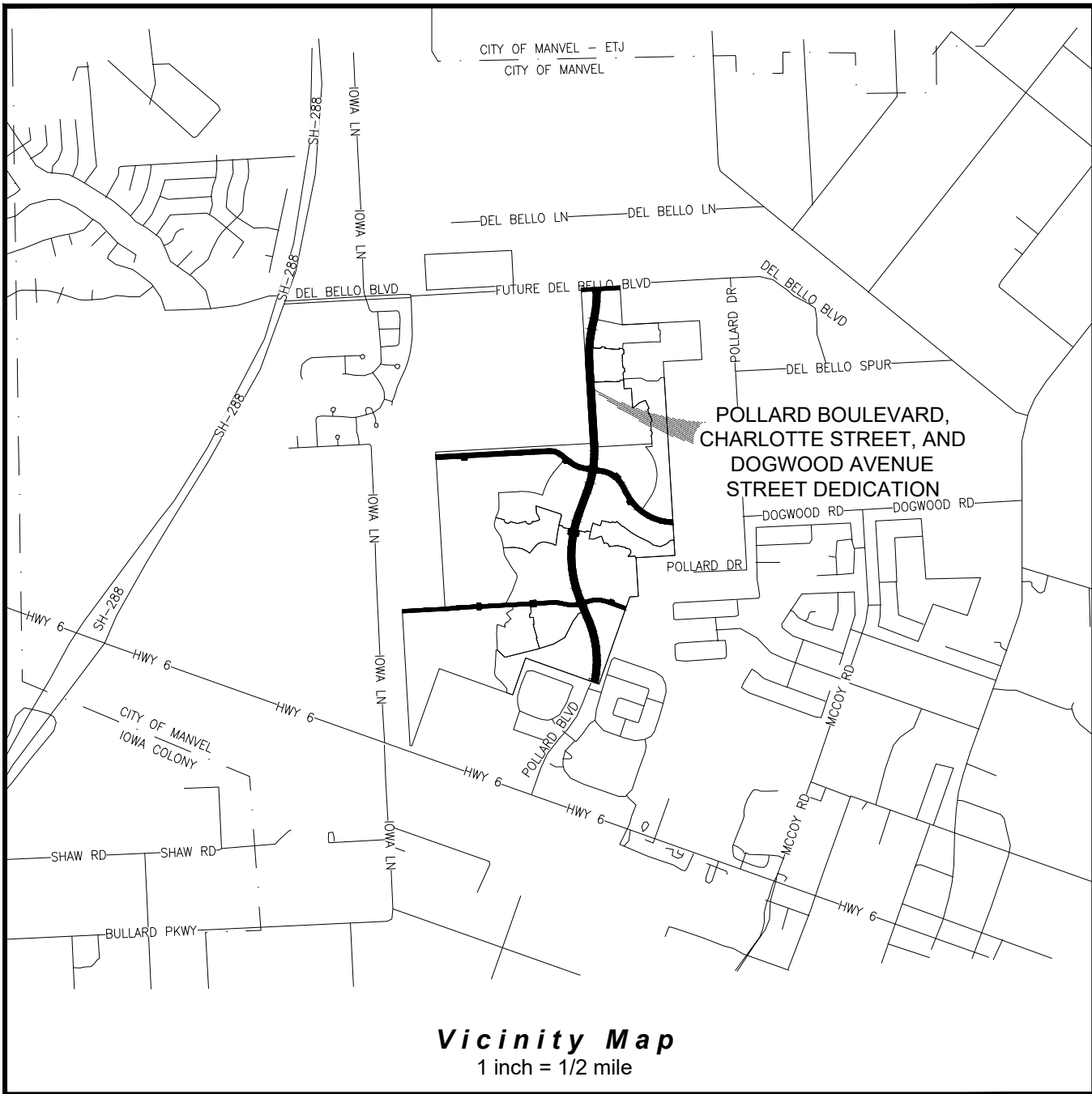
LJA# 2791-09001



08.08.2022

DISCLAIMER AND LIMITED WARRANTY

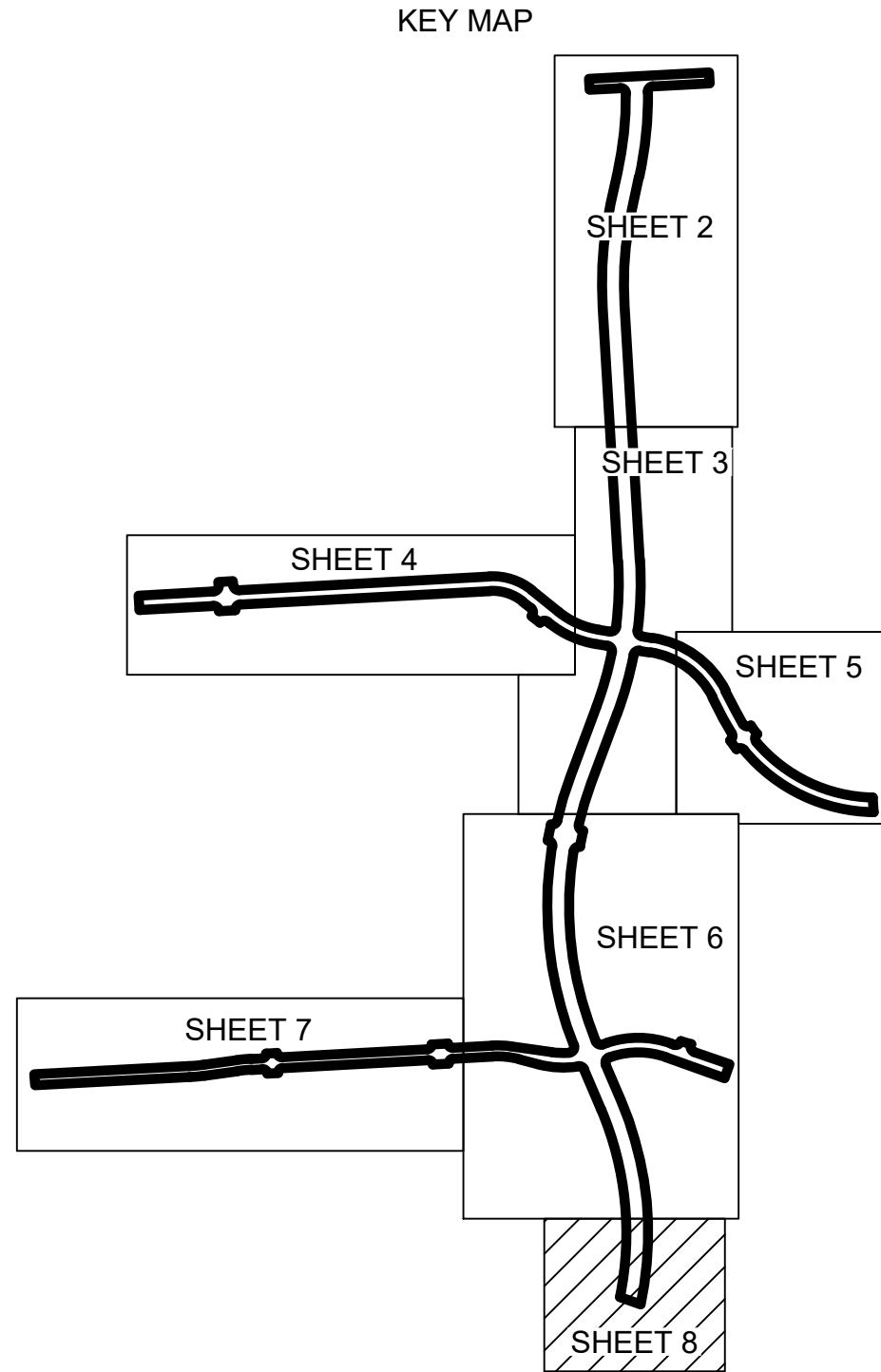
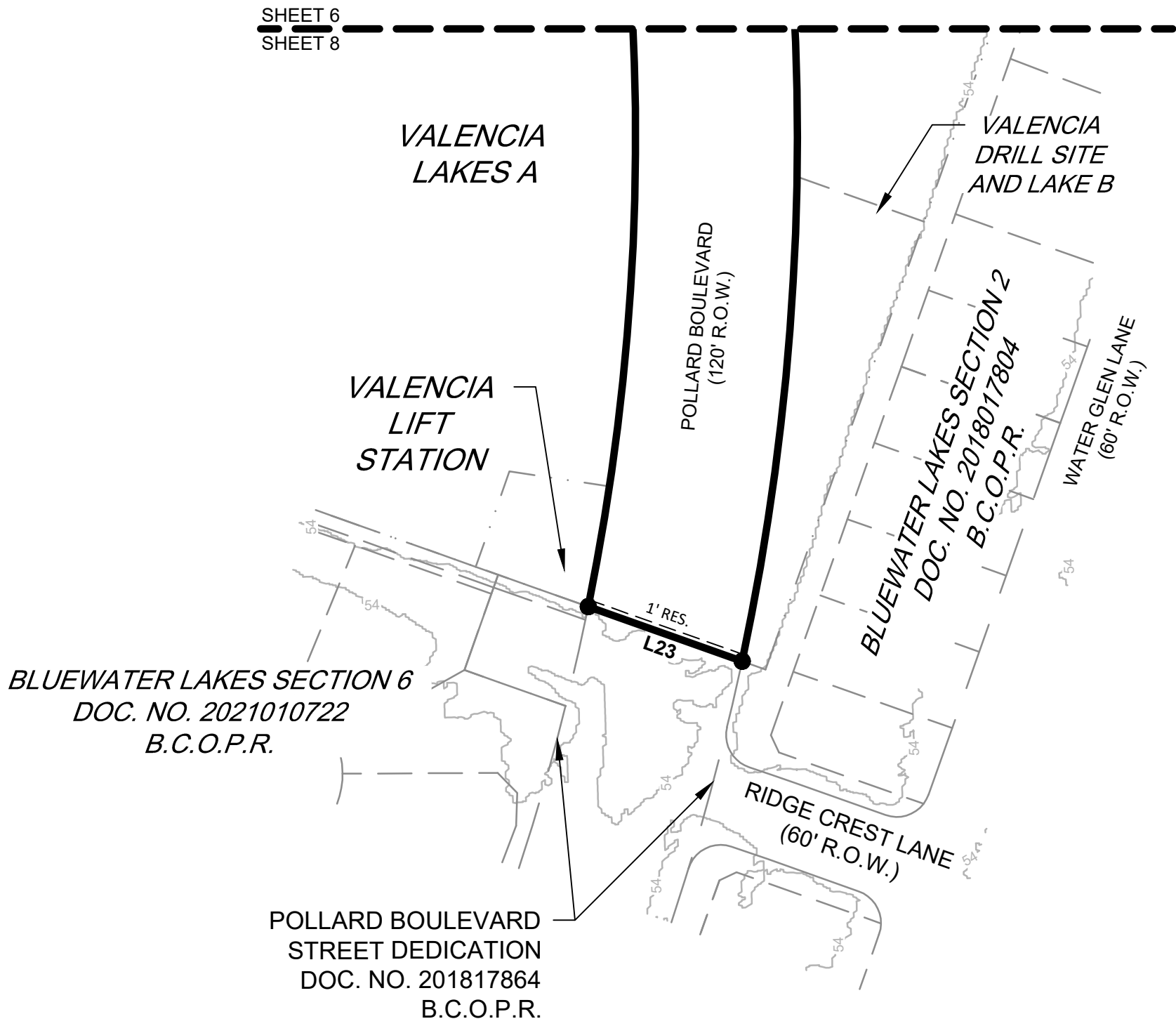
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE ORDINANCES. THE CITY OF MANVEL HAS REVIEWED THIS PLAT FOR CONFORMANCE WITH THE CITY OF MANVEL ORDINANCES AND HAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC. NOR ANY OF ITS AGENTS OR EMPLOYEES SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE CITY OF MANVEL DOES NOT GUARANTEE THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY OTHER ASPECTS OF THE PROJECT. THE CITY OF MANVEL DOES NOT GUARANTEE THE PRELIMINARY EXHIBITS SHOWN ON THIS PLAT. UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL, AND BASED SOLELY ON THE LOCATION OF THE



BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 86°50'32" E	660'	L32	S 86°58'00" W	847'
L2	S 03°24'33" E	60'	L33	N 03°19'10" W	60'
L3	S 86°50'32" W	312'	L34	N 86°58'00" E	848'
L4	S 12°23'10" W	176'	L35	N 82°22'34" E	183'
L5	S 03°27'03" E	1399'	L36	N 86°49'57" E	61'
L6	S 81°10'38" E	58'	L37	N 87°00'57" E	60'
L7	S 26°59'14" E	130'	L38	N 86°49'57" E	797'
L8	S 36°11'18" E	60'	L39	N 86°49'57" E	90'
L9	S 03°24'33" E	80'	L40	N 86°49'57" E	217'
L10	N 36°11'18" W	60'	L41	S 82°07'55" E	226'
L11	N 26°59'14" W	130'	L42	N 11°11'02" E	90'
L12	N 81°10'38" W	59'	L43	N 20°22'04" E	405'
L13	S 20°22'04" W	405'	L44	N 81°10'38" W	61'
L14	S 11°11'02" W	90'	L45	N 50°53'45" W	10'
L15	N 72°00'41" E	28'	L46	N 50°53'45" W	60'
L16	S 70°28'17" E	16'	L47	N 50°53'45" W	58'
L17	S 73°15'03" E	60'	L48	S 86°53'10" W	1369'
L18	S 70°28'17" E	204'	L49	S 86°53'10" W	90'
L19	S 19°31'43" W	80'	L50	S 86°53'10" W	405'
L20	N 70°28'17" W	340'	L51	N 03°28'46" W	80'
L21	S 72°00'41" W	16'	L52	N 86°53'10" E	410'
L22	S 22°59'19" E	216'	L53	N 03°06'50" W	21'
L23	N 70°28'49" W	121'	L54	N 86°51'06" E	80'
L24	N 22°59'19" W	239'	L55	S 03°06'50" E	21'
L25	N 75°14'33" W	106'	L56	N 86°53'10" E	1374'
L26	S 86°49'57" W	217'	L57	S 50°53'45" E	188'
L27	S 86°49'57" W	90'	L58	S 81°10'38" E	62'
L28	S 86°49'57" W	797'	L59	N 03°27'03" W	1399'
L29	S 87°00'57" W	60'	L60	N 12°23'10" E	176'
L30	S 86°49'57" W	61'	L61	S 86°50'32" W	167'
L31	S 82°22'34" W	183'	L62	N 03°27'03" W	60'

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE ORDINANCES THAT MAY HAVE BEEN GRANTED BY THE CITY OF MANVEL. THIS PLAT HAS BEEN PREPARED BY THE CITY OF MANVEL AND IS NOT BEING PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, EMPLOYEES, OR AGENTS, WARRANTS OR GUARANTEES THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION ON THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY OTHER INFORMATION PROVIDED HEREON OR OTHERWISE. THE CITY OF MANVEL AND LA ENGINEERING, INC. MAKE NO REPRESENTATION AS TO UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY LOCATED OVER OR UNDER THE PLAT BY THE PRELIMINARY SUBDIVISION PLAT IS NOT THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



BOUNDARY CURVE TABLE					BOUNDARY CURVE TABLE					BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD	CURVE	RADIUS	ARC	CHORD BEARING	CHORD	CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	30'	46'	S 43°04'34" W	42'	C31	30'	40'	N 60°53'23" W	37'	C61	30'	47'	N 41°53'10" E	42'
C2	2060'	470'	S 05°50'53" W	469'	C32	540'	222'	N 87°01'01" W	220'	C62	30'	47'	S 48°06'50" E	42'
C3	1940'	536'	S 04°28'03" W	535'	C33	470'	147'	N 84°12'18" W	146'	C63	340'	251'	S 72°00'17" E	245'
C4	2060'	384'	S 01°53'33" W	384'	C34	25'	39'	S 41°49'57" W	35'	C64	460'	243'	S 66°02'12" E	240'
C5	30'	46'	S 36°58'14" E	42'	C35	25'	39'	N 48°10'03" W	35'	C65	30'	48'	N 52°57'16" E	43'
C6	540'	511'	S 54°04'56" E	492'	C36	25'	39'	S 41°43'21" W	35'	C66	1940'	357'	N 01°49'04" E	356'
C7	860'	76'	S 29°30'54" E	76'	C37	25'	39'	N 48°16'39" W	35'	C67	2060'	569'	N 04°28'03" E	568'
C8	30'	49'	S 79°06'56" E	44'	C38	970'	75'	S 84°36'15" W	75'	C68	1940'	435'	N 05°57'52" E	434'
C9	30'	49'	S 06°44'20" W	44'	C39	1030'	83'	S 84°40'17" W	83'	C69	30'	49'	N 46°48'27" W	43'
C10	860'	727'	S 64°33'56" E	706'	C40	970'	78'	N 84°40'17" E	78'					
C11	940'	811'	N 64°27'45" W	786'	C41	1030'	80'	N 84°36'15" E	80'					
C12	30'	45'	N 82°57'41" W	41'	C42	25'	39'	N 41°43'21" E	35'					
C13	30'	45'	N 10°35'05" E	41'	C43	25'	39'	S 48°16'39" E	35'					
C14	940'	93'	N 29°48'53" W	93'	C44	25'	39'	N 41°49'57" E	35'					
C15	460'	435'	N 54°04'56" W	419'	C45	25'	39'	S 48°10'03" E	35'					
C16	30'	46'	S 54°56'56" W	42'	C46	530'	102'	S 87°38'59" E	102'					
C17	2060'	334'	S 15°43'17" W	334'	C47	460'	96'	S 88°06'47" E	96'					
C18	1940'	235'	S 16°54'03" W	235'	C48	30'	56'	N 32°07'14" E	48'					
C19	30'	48'	S 32°41'28" E	43'	C49	2060'	1107'	N 06°16'07" W	1094'					
C20	30'	48'	S 55°03'31" W	43'	C50	30'	46'	N 34°50'40" W	42'					
C21	1940'	1061'	S 06°43'42" E	1047'	C51	30'	46'	N 57°12'43" E	42'					
C22	30'	45'	S 65°11'21" E	41'	C52	2060'	256'	N 16°48'14" E	256'					
C23	540'	354'	S 89°13'48" E	347'	C53	1940'	307'	N 15°49'39" E	307'					
C24	30'	49'	N 63°08'20" E	43'	C54	30'	48'	N 34°56'42" W	43'					
C25	330'	5'	S 17°12'45" W	5'	C55	540'	285'	N 66°02'12" W	282'					
C26	30'	46'	S 26°23'51" E	42'	C56	30'	47'	S 84°06'15" W	42'					
C27	460'	301'	N 89°13'48" W	296'	C57	30'	47'	N 05°53'45" W	42'					
C28	30'	50'	S 24°30'41" W	44'	C58	260'	192'	N 72°00'17" W	187'					
C29	1860'	1137'	S 05°28'10" E	1120'	C59	30'	47'	S 41°53'10" W	42'					
C30	1740'	1048'	N 05°43'44" W	1033'	C60	30'	47'	N 48°06'50" W	42'					

GENERAL NOTES:

- "1. REE" - INDICATES A ONE FOOT RESERVE BELONGING TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OF OR END OF STREETS IN SUBDIVISION PLATS. THESE HIGH STREET ARE ADJACENT CARGAGE TRACTS. THE COMBINATION OF SUCH ADJACENT BENEFITS THAT WHEN THE ADJACENT PROPERTY IS SURROUNDED IN A RECORD OF THE CITY OF DENVER SHALL BE THEREAFTER KNOWN IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEET OF THE THERETO SHALL BE MAINTAINED AND REVENUE IN THE DENATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS).
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN EDWARDS SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD #3.
- THE PROJECT BENCHMARK IS LOCATED AT THE INTERSECTION OF THE CITY OF MANVEL, TEXAS, BRADSHAW ROAD, SECTION 10, TOWNSHIP 1N, RANGE 16E, MERIDIAN 10W, DATED DECEMBER 30, 2020. THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE U (UNDIVIDED).
- PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND POINT #609; A P.N. KALLIUM WITH THE PAVEMENT AT CENTERLINE OF INTERSECTION OF PALMETTO ST AND ROODERS RD. THE POINT IS LOCATED 5336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND BH & ELEVATION = 51.98 FEET NAVD83 GEOID 2003 (C.S. LIDAR DATUM). THE COORDINATE X=6171468.572 Y=3122847.608
- SITE ITEM 2# - A 5-INCH IRON ROD WITH GRANGE PLASTIC CAP STAMPED "LAND ENCL CONTROL" LOCATED AT THE NORTH SIDE OF RIGGS BLVD. THE POINT IS LOCATED 10717 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND 119 FEET NORTH OF THE CENTERLINE OF RIDGE DR. ELEVATION = 52.39 FEET NAVD83 GEOID 2003 (C.S. LIDAR DATUM). SURFACE COORDINATES: 6171468.572 Y=3122847.608
- THE COORDINATE X=6171468.572 Y=3122847.608 BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE 42(24) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.9998357.
- MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL, ON AUGUST 1, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
3. ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
4. DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
5. MAINTENANCE OF DETENTION FACILITIES BY B.C.C. R.D. #3 IS THE 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.
6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

A PRELIMINARY PLAT OF

POLLARD BOULEVARD,
CHARLOTTE STREET,
AND
DOGWOOD AVENUE
STREET DEDICATION

A SUBDIVISION OF 233.94 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A 469; H.T. & B.R.R. COMPANY SURVEY, SECTION 72, A-460; H.T. & B.R.R. COMPANY SURVEY, SECTION 65, A-285; H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483; AND H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BEING A PART OF OUTLOTS 174, 175, 180, AND 195 OF THE DR. A. L. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND PART OF LOTS 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 46, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

OWNER:

VALENCIA 288, LLC
3000 TURTLE CREEK BOULEVARD DALLAS, TEXAS 75219
(214) 303-5535

PULTE HOMES OF TEXAS, L.P.
16670 PARK ROW STE. 100 HOUSTON, TEXAS 77084
(281) 749-8000

MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - f 713.953.5026

SURVEYOR:

LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

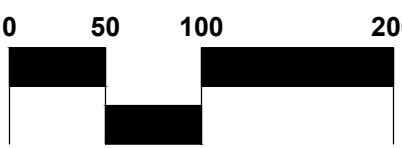
ENGINEER:

LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

NORTH

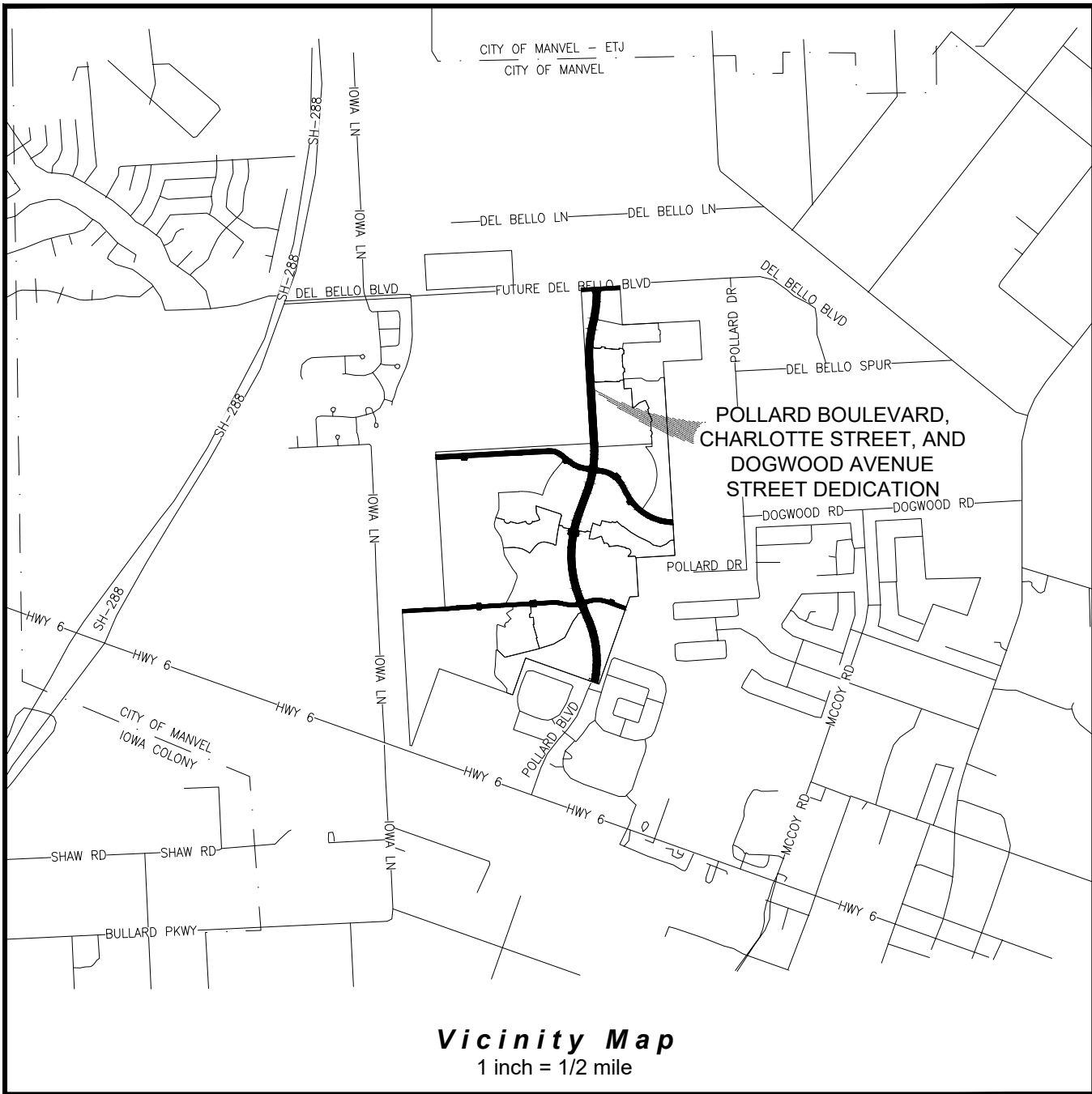


LJA# 2791-09001



PAGE 8 OF 9

08.08.2022



Surveyor's Note:

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of; This tract is located within the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication 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 Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION" AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, 2022

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

STATE OF TEXAS
COUNTY OF BRAZORIA

We, MHI Partnership, LTD., owner of the tract of land described herein on this plan of Pollard Boulevard Phase I and Charlotte Street Phase I Street Dedication, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

MHI PARTNERSHIP, LTD.
By: _____
Its: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ 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, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAIDED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

STATE OF TEXAS
COUNTY OF BRAZORIA

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

VALENCIA 288, LLC
By: _____
Its: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ 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, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

We, PHHOU - Sowell 112, LLC, owner of the tract of land described herein on this plan of Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

PHHOU - SOWELL 112, LLC
By: _____
Its: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ 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, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.
By: _____
Its: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ 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, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

GENERAL NOTES:

- "T" RES." INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS 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 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).
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 4803C0110K, AND 4803C0120K DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
- PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF INTERSECTION OF PALMETTO ST AND ROGERS RD. THE POINT IS LOCATED 2336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.98 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737266.585 E 3127386.624.
- SITE 18M-8: A 68-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 2107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND 219 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122387.686.
- THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.
- MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
- DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
- 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.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

LEGEND

- RES. INDICATES RESERVE
- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- DOC. NO. INDICATES DOCUMENT NUMBER

A PRELIMINARY PLAT OF

POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION

A SUDIVISION OF ±33.94 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469; H.T. & B.R.R. COMPANY SURVEY, SECTION 72, A-460; H.T. & B.R.R. COMPANY SURVEY, SECTION 65, A-285; H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483; AND H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BEING A PART OF OUTLOTS 174, 175, 180, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND PART OF LOTS 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 46, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

OWNER:

VALENCIA 288, LLC
3000 TURTLE CREEK BOULEVARD DALLAS, TEXAS 75219
(214) 303-5535

PULTE HOMES OF TEXAS, L.P.

16670 PARK ROW STE. 100 HOUSTON, TEXAS 77084
(281) 749-8000

MHI PARTNERSHIP, LTD.

7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC

3000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3773

B.C.C & R DISTRICT NO. 3

1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:



Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - F 713.953.5026

SURVEYOR:

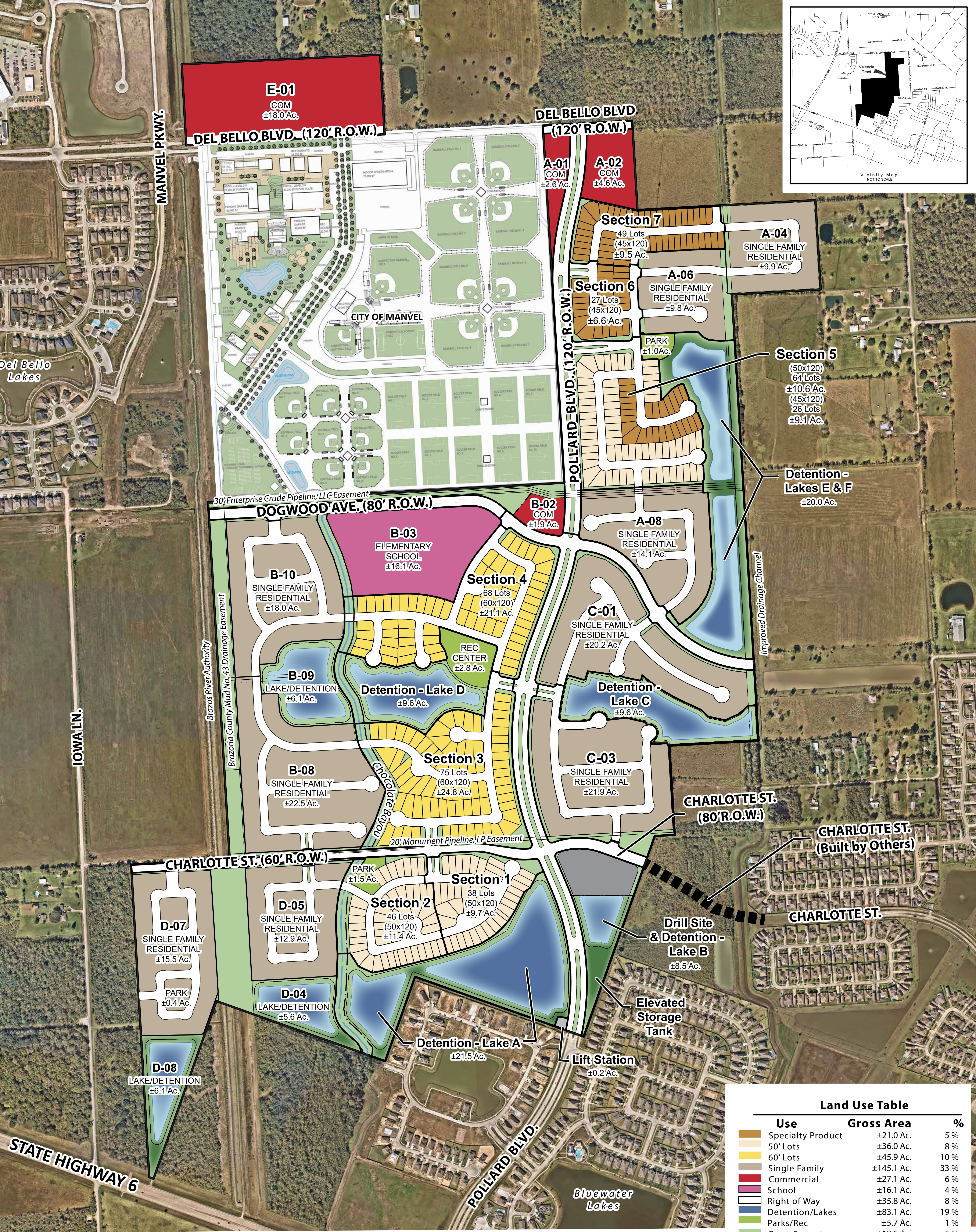
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:

LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118



LJA# 2791-09001



Land Use Table		
Use	Gross Area	%
Specialty Product	±21.0 Ac.	5 %
50' Lots	±36.0 Ac.	8 %
60' Lots	±45.9 Ac.	10 %
Single Family	±145.1 Ac.	33 %
Commercial	±27.1 Ac.	6 %
School	±16.1 Ac.	4 %
Right of Way	±35.8 Ac.	8 %
Detention/Lakes	±83.1 Ac.	19 %
Parks/Rec	±5.7 Ac.	1 %
Open Space/Remainder	±18.5 Ac.	5 %
Drill Site/Lift Station	±4.1 Ac.	1 %
Total	±438.4 Ac.	100 %

Reference Date: 07.19.2022



3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	Acreage	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.4 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	11.1 acres	

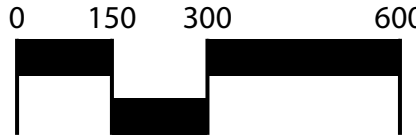
NOTES:

- 1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
- 2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

CITY COUNCIL

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, provided a recommendation of approval to the Valencia Master Plan 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 Master Plan this ____ day of ____, 2022.

Planning, Development, and Zoning Commission



© Copyright 2022 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: August 22, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Lift Station,
a subdivision of 0.15 acres of land located in the H.T. & B.R.R. Company Survey, Sec. 64,
A-483 Brazoria County, Texas being a part of Outlots 180 of the Dr. A.A. Luther Subdivision of
the Town of Manvel and surrounding acreage property, a subdivision recorded in Vol. 1, Pgs. 71 & 72
and Vol. 3, Pgs. 139 & 140 of the Brazoria County Public Records (B.C.P.R.).

Plats:

Preliminary X

Final

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.08.15 14:26:03 -05'00'

SIGNATURE

August 15, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Lift Station Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	August 22, 2022
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Background

This preliminary plat was heard by the Planning, Development and Zoning Commission at their January 10, 2022, meeting. The Commission did not approve this preliminary plat. The Valencia Master Plan was approved by City Council on August 1, 2022. On August 8, 2022, the applicant resubmitted this preliminary plat to be considered by the Commission for approval.

Staff Recommendation

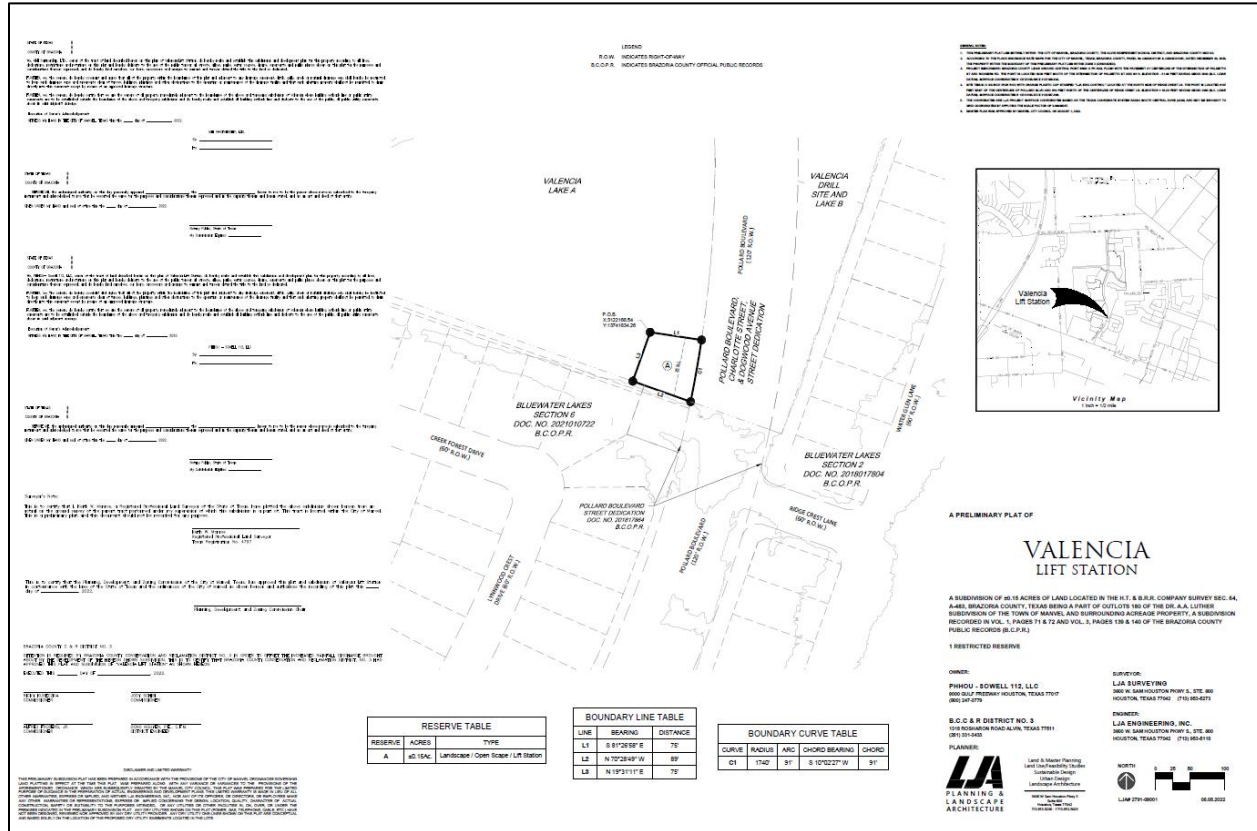
The City staff recommends approval with one condition for the Valencia Lift Station Preliminary Plat. The condition includes:

1. Approval of the Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication Preliminary Plat (Section 62-104 (11) and Section 62-108 (b) (7)).



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

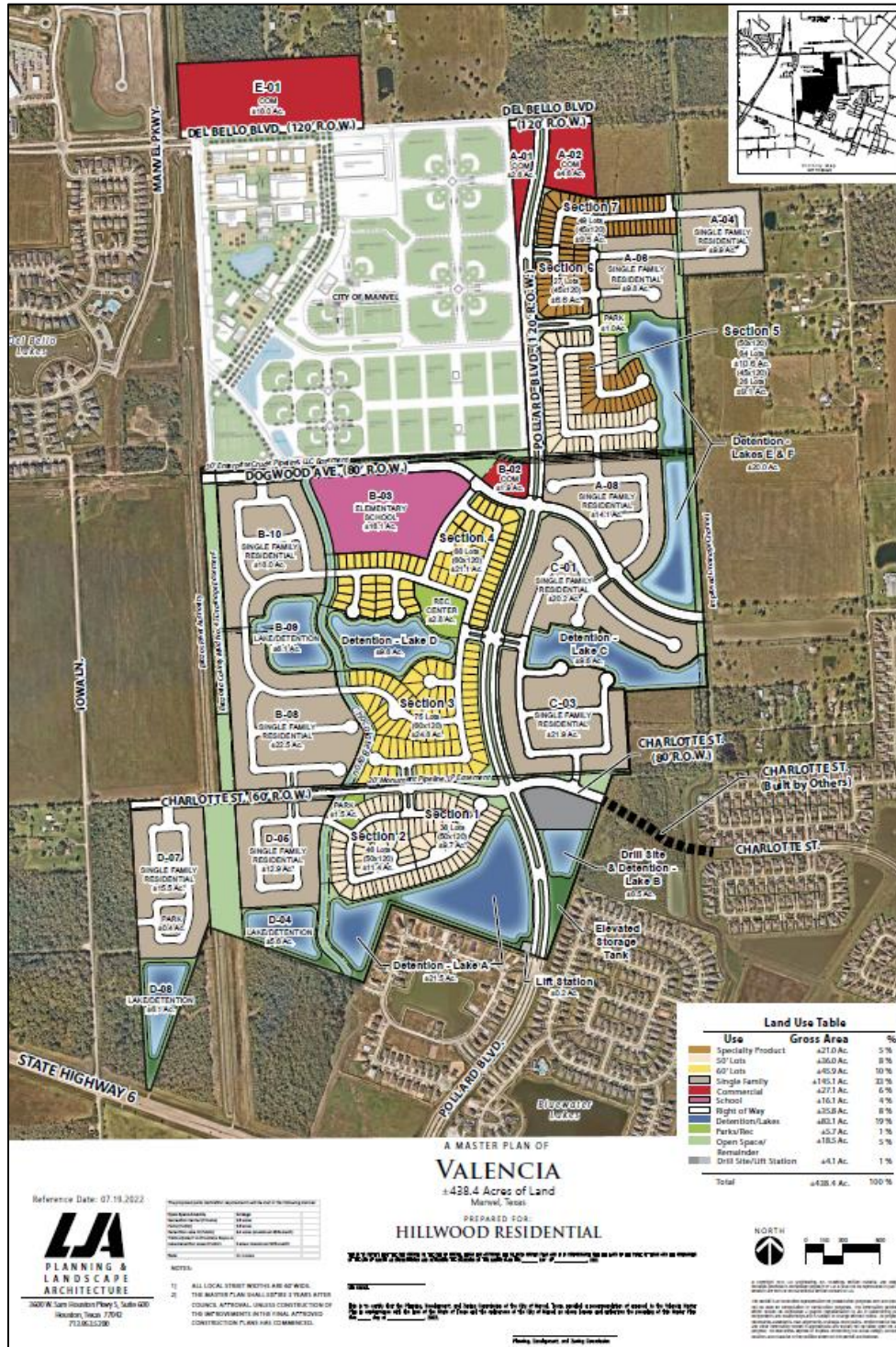
Plat Exhibit





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

Valencia Master Plan (dated July 19, 2022 and approved August 1, 2022)



STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, MHI Partnership, LTD., owner of the tract of land described herein on this plan of Valencia Lift Station, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in solid adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

MHI PARTNERSHIP, LTD.
By: _____
Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, 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, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, PHHOU – Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Lift Station, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in solid adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

PHHOU – SOWELL 112, LLC
By: _____
Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, 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, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of; This tract is located within the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Lift Station 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 Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION; THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA LIFT STATION" AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, 2022.

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE, WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

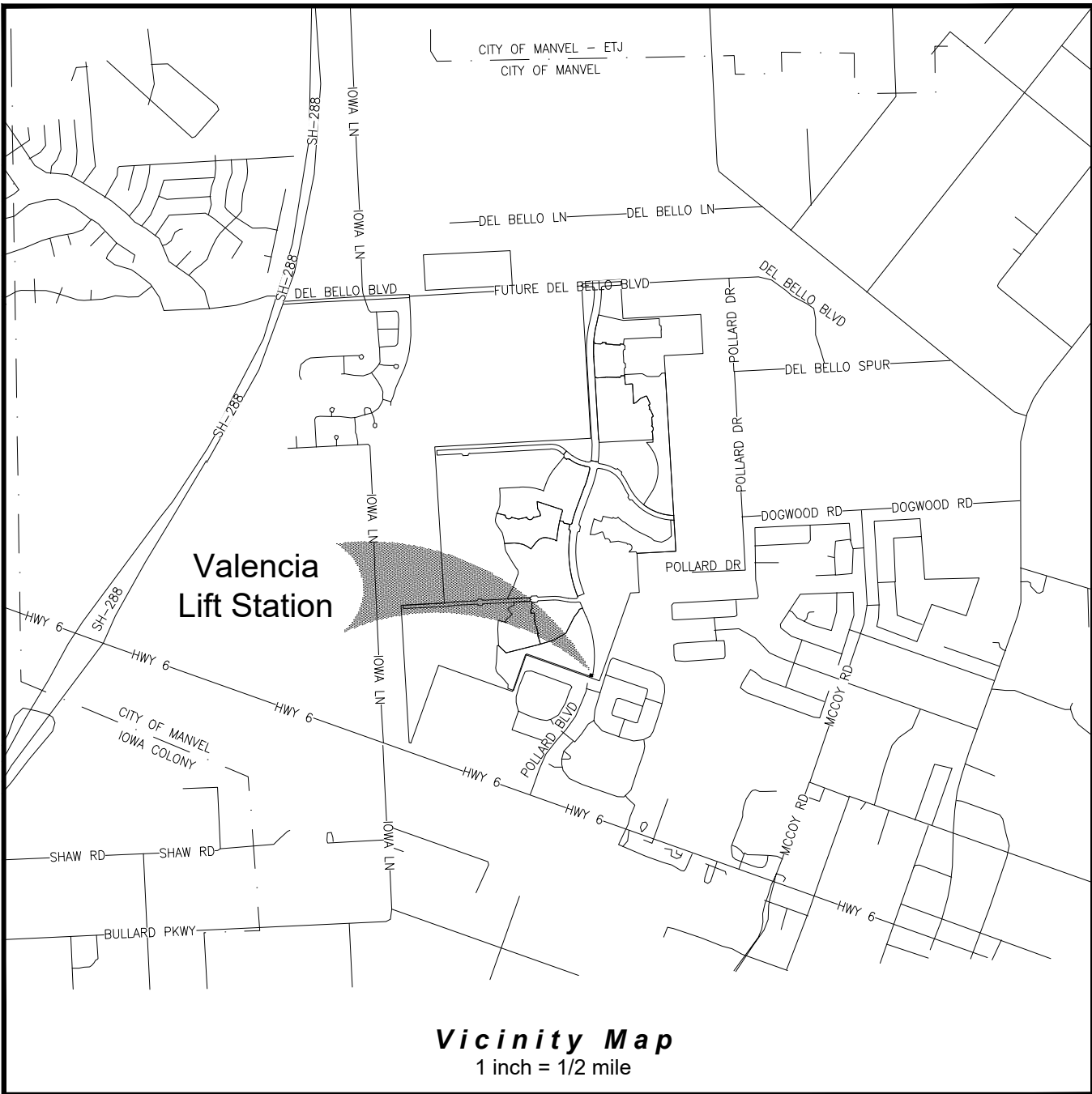
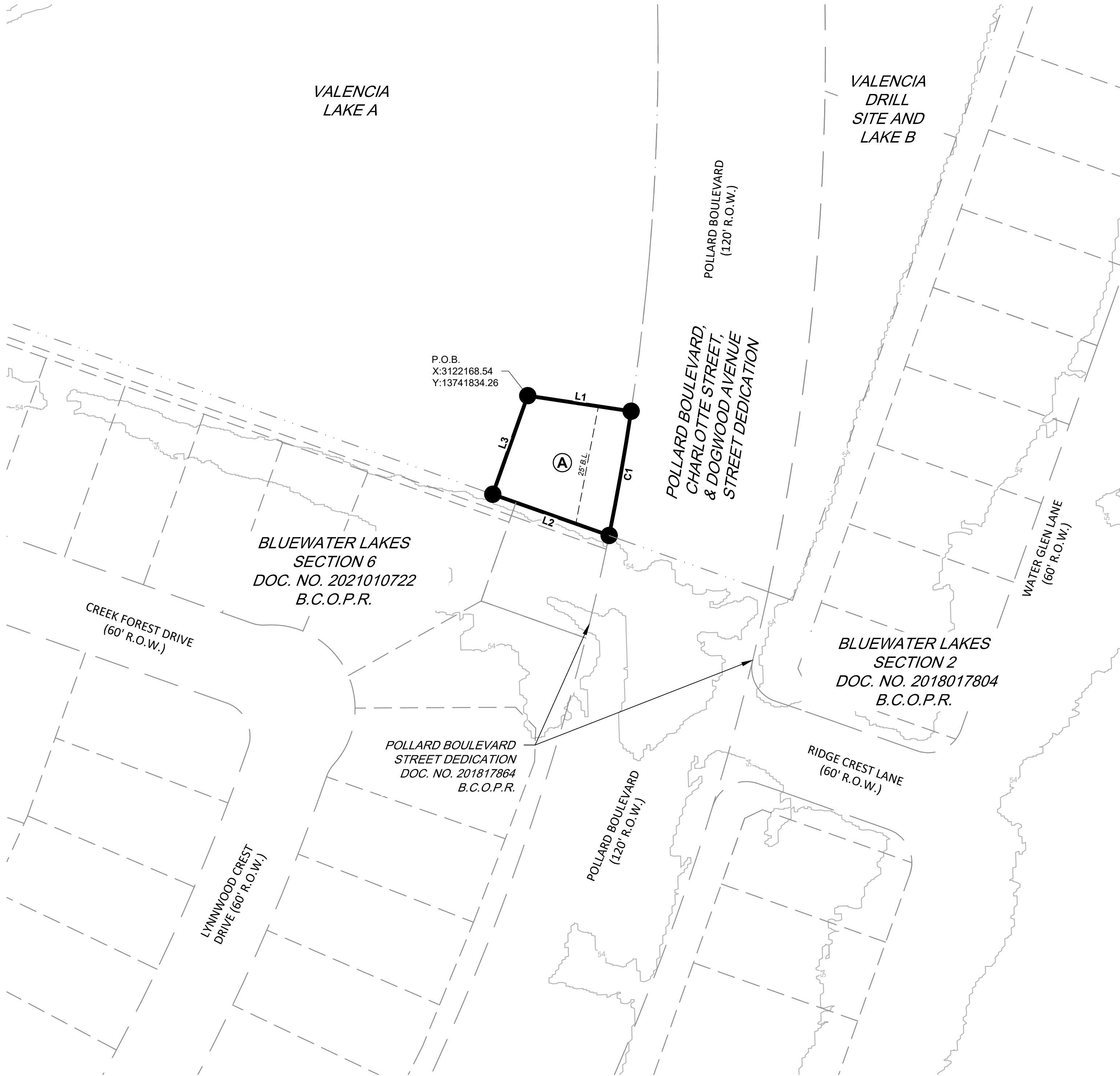
LEGEND

R.O.W. INDICATES RIGHT-OF-WAY

B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS

GENERAL NOTES:

1. THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 63.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL NO 4803C0110K & 4803C0130K, DATED DECEMBER 20, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
3. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609 A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 4338 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.98 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 1373726.895 E 5127396.634.
4. SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 2107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND 319 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741696.372 E 5123267.596.
5. THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.
6. MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022.



A PRELIMINARY PLAT OF

VALENCIA LIFT STATION

A SUBDIVISION OF ±0.15 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 180 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

1 RESTRICTED RESERVE

OWNER:

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

LJA
PLANNING &
LANDSCAPE
ARCHITECTURE

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 • 713.953.5026

SURVEYOR:

LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:

LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118



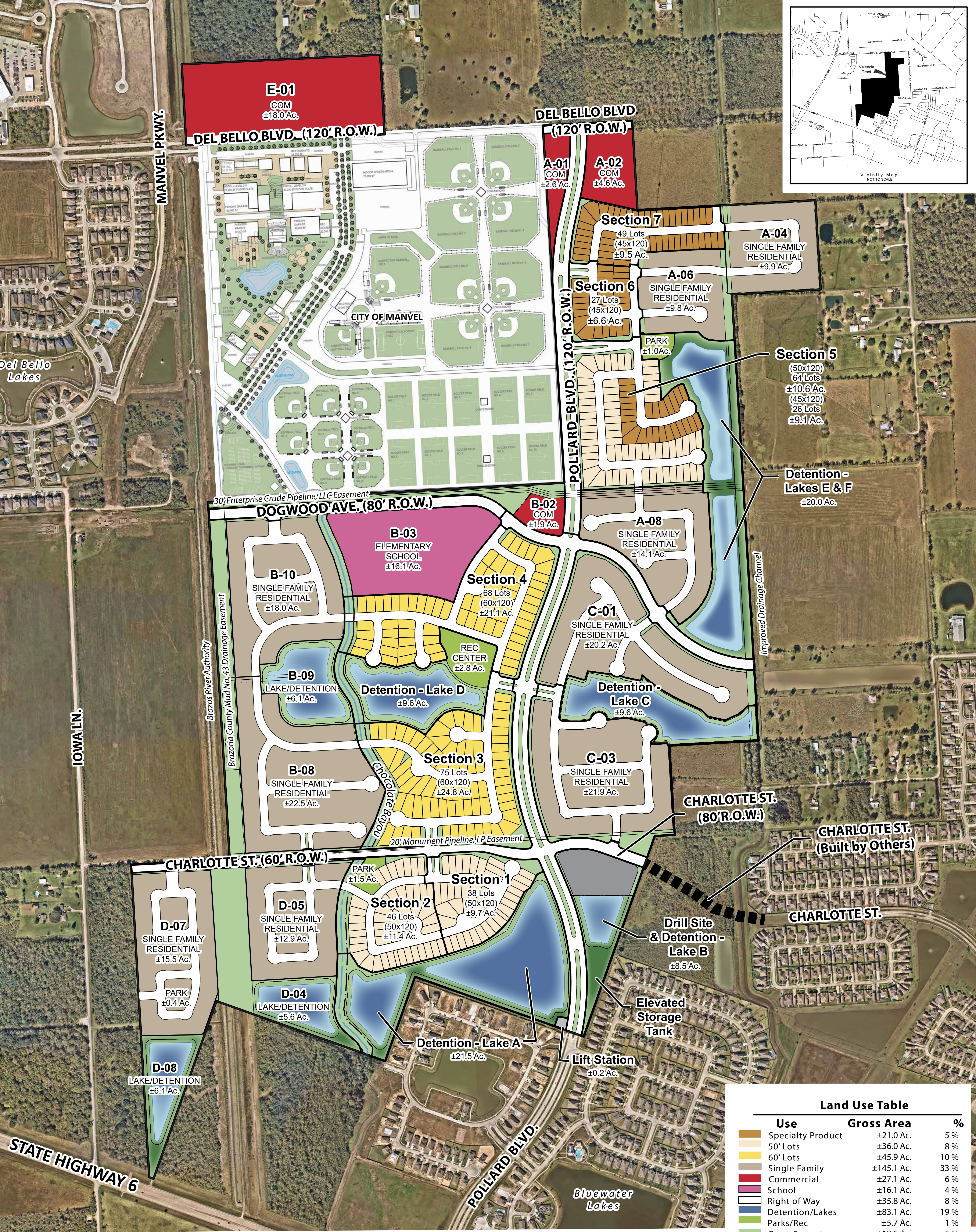
LJA# 2791-09001

08.08.2022

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±0.15Ac.	Landscape / Open Scape / Lift Station

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°26'58" E	75'
L2	N 70°28'49" W	89'
L3	N 19°31'11" E	75'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	1740'	91'	S 10°02'27" W	91'



Land Use Table			
Use	Gross Area	%	
Specialty Product	±21.0 Ac.	5 %	
50' Lots	±36.0 Ac.	8 %	
60' Lots	±45.9 Ac.	10 %	
Single Family	±145.1 Ac.	33 %	
Commercial	±27.1 Ac.	6 %	
School	±16.1 Ac.	4 %	
Right of Way	±35.8 Ac.	8 %	
Detention/Lakes	±83.1 Ac.	19 %	
Parks/Rec	±5.7 Ac.	1 %	
Open Space/Remainder	±18.5 Ac.	5 %	
Drill Site/Lift Station	±4.1 Ac.	1 %	
Total	±438.4 Ac.	100 %	

Reference Date: 07.19.2022



3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

The proposed parks dedication requirements will be met in the following manner:			
Open Space Amenity	Acreage		
Recreation Center (Private)	2.8 acres		
Parks (Public)	2.9 acres		
Detention-Lake D (Public)	3.4 acres (maximum 35% credit)		
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)		
Total	11.1 acres		

NOTES:

- 1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
- 2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

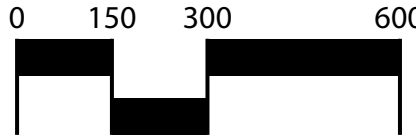
CITY COUNCIL

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, provided a recommendation of approval to the Valencia Master Plan 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 Master Plan this ____ day of _____, 2022.

Planning, Development, and Zoning Commission

A MASTER PLAN OF
VALENCIA
±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:
HILLWOOD RESIDENTIAL



© Copyright 2022 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: August 22, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake A,
being a subdivision of 21.53 acres of land located in the H.T. & B.R.R. Company Survey Sec. 64,
A-483, Brazoria County, Texas being a part of Outlots 175, 180 and 195 of the Dr. A.A. Luther
Subdivision of the Town of Manvel and surrounding acreage property, a subdivision recorded in
Vol. 1, Pgs., 71 & 72 and Vol. 3, Pgs. 139 & 140 of the Brazoria County Public Records (B.C.P.R.).

Plats:

Preliminary X

Final

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.08.16 11:22:11 -05'00'

SIGNATURE

August 16, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Lake A Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	August 22, 2022
Recommendation	Conditional Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

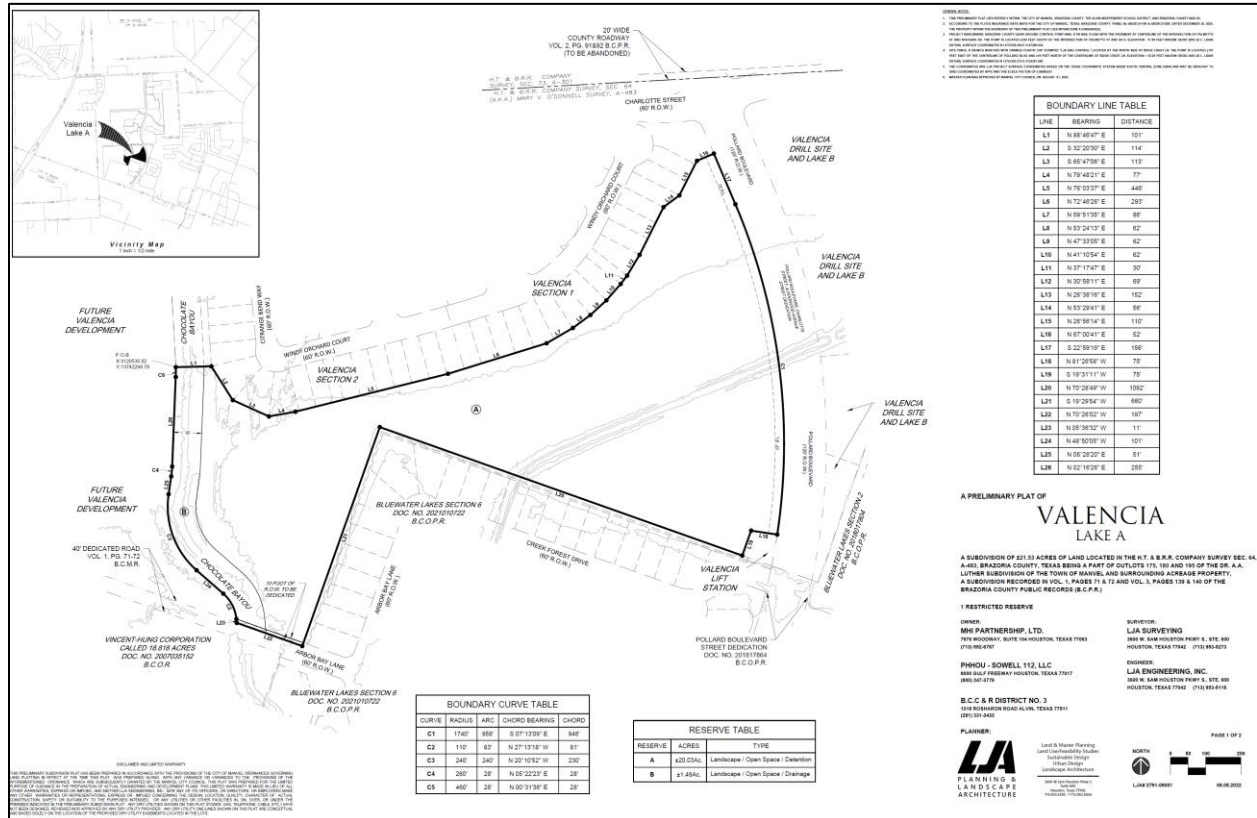
This preliminary plat was heard by the Planning, Development and Zoning Commission at their January 10, 2022, meeting. The Commission did not approve this preliminary plat. The Valencia Master Plan was approved by City Council on August 1, 2022. On August 8, 2022, the applicant resubmitted this preliminary plat to be considered by the Commission for approval.

Staff Recommendation

The City staff recommends approval with one condition for the Valencia Lake A Preliminary Plat. The condition includes:

1. Proposed Preliminary Plat for Pollard Boulevard, Charlotte Street & Dogwood Avenue Street Dedication shall be approved (Section 62-104 (11) and Section 62-108 (a) (8)).

Plat Exhibit





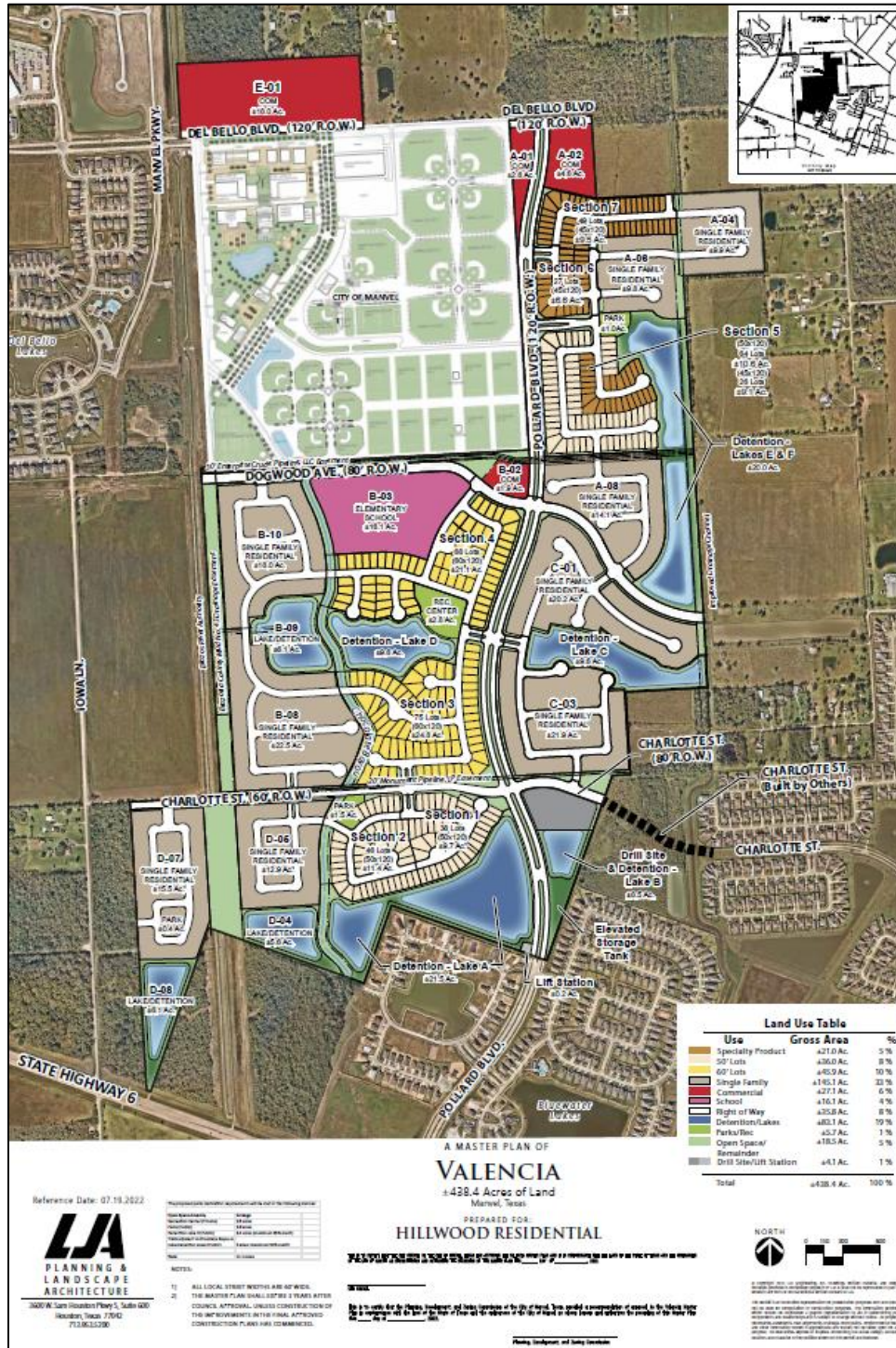
PLANNER: **LJA** PAGE 2 OF 2
 Land & Master Planning
 Land Use Feasibility Studies
 Sustainability Design
 Urban Design
 Landscape Architecture

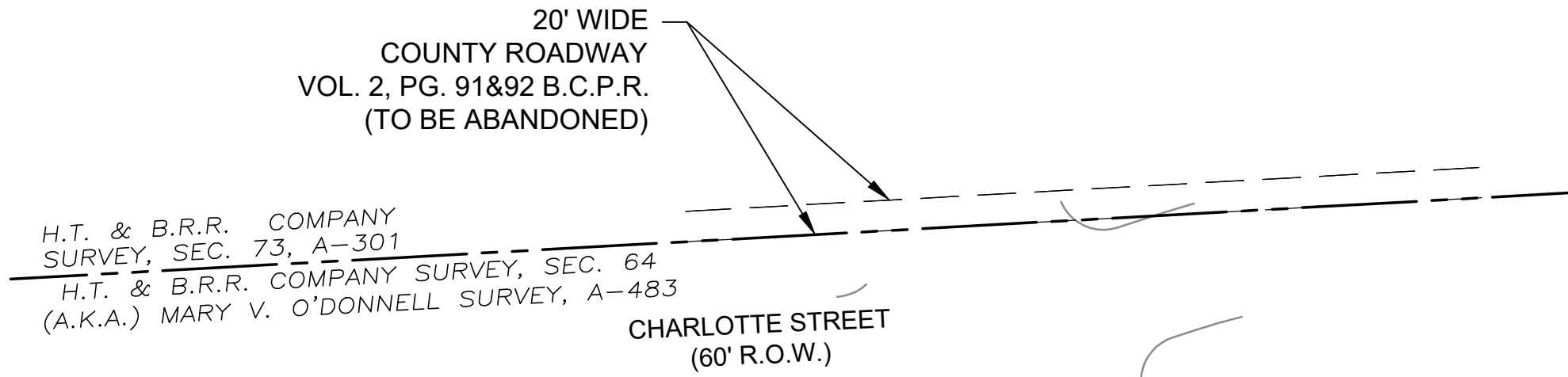
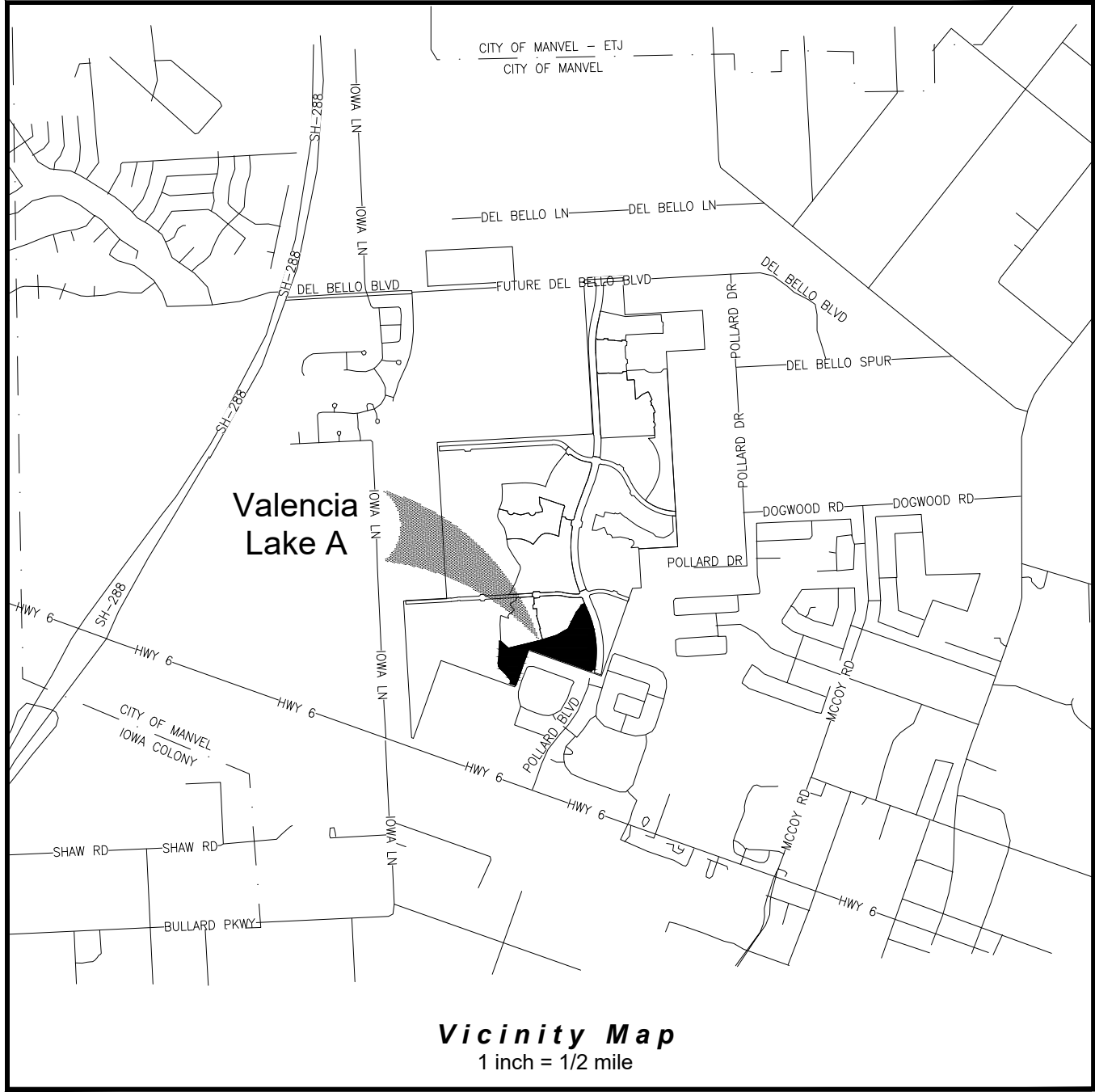
 1000 N. K Street, Suite 100
 Portland, OR 97227
 LJA# 2791-00001 05.03.2022
PLANNING & LANDSCAPE ARCHITECTURE



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

Valencia Master Plan (dated July 19, 2022 and approved August 1, 2022)





- GENERAL NOTES:
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 4803C0110K & 4803C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
 - PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #608 A 1/4" NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 3236 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.98 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.
 - SITE TBM-8: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 1374199.372 E 3123297.696.
 - THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986387.
 - MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 01, 2022.

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°46'47" E	101'
L2	S 32°20'30" E	114'
L3	S 65°47'06" E	113'
L4	N 79°48'21" E	77'
L5	N 76°03'37" E	446'
L6	N 72°46'26" E	293'
L7	N 59°51'35" E	86'
L8	N 53°24'13" E	62'
L9	N 47°33'05" E	62'
L10	N 41°10'54" E	62'
L11	N 37°17'47" E	30'
L12	N 30°59'11" E	69'
L13	N 26°38'16" E	152'
L14	N 53°29'41" E	56'
L15	N 26°56'14" E	110'
L16	N 67°00'41" E	52'
L17	S 22°59'19" E	156'
L18	N 81°26'58" W	75'
L19	S 19°31'11" W	75'
L20	N 70°28'49" W	1092'
L21	S 19°29'54" W	660'
L22	N 70°26'02" W	197'
L23	N 05°36'32" W	11'
L24	N 48°50'05" W	101'
L25	N 08°28'20" E	51'
L26	N 02°16'26" E	255'

A PRELIMINARY PLAT OF

VALENCIA LAKE A

A SUBDIVISION OF ±21.53 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 175, 180 AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

1 RESTRICTED RESERVE

OWNER:
MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:



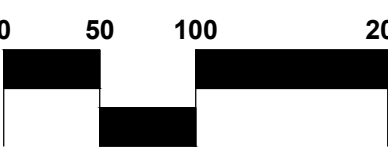
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - 1713.953.5026



LJA# 2791-09001

PAGE 1 OF 2



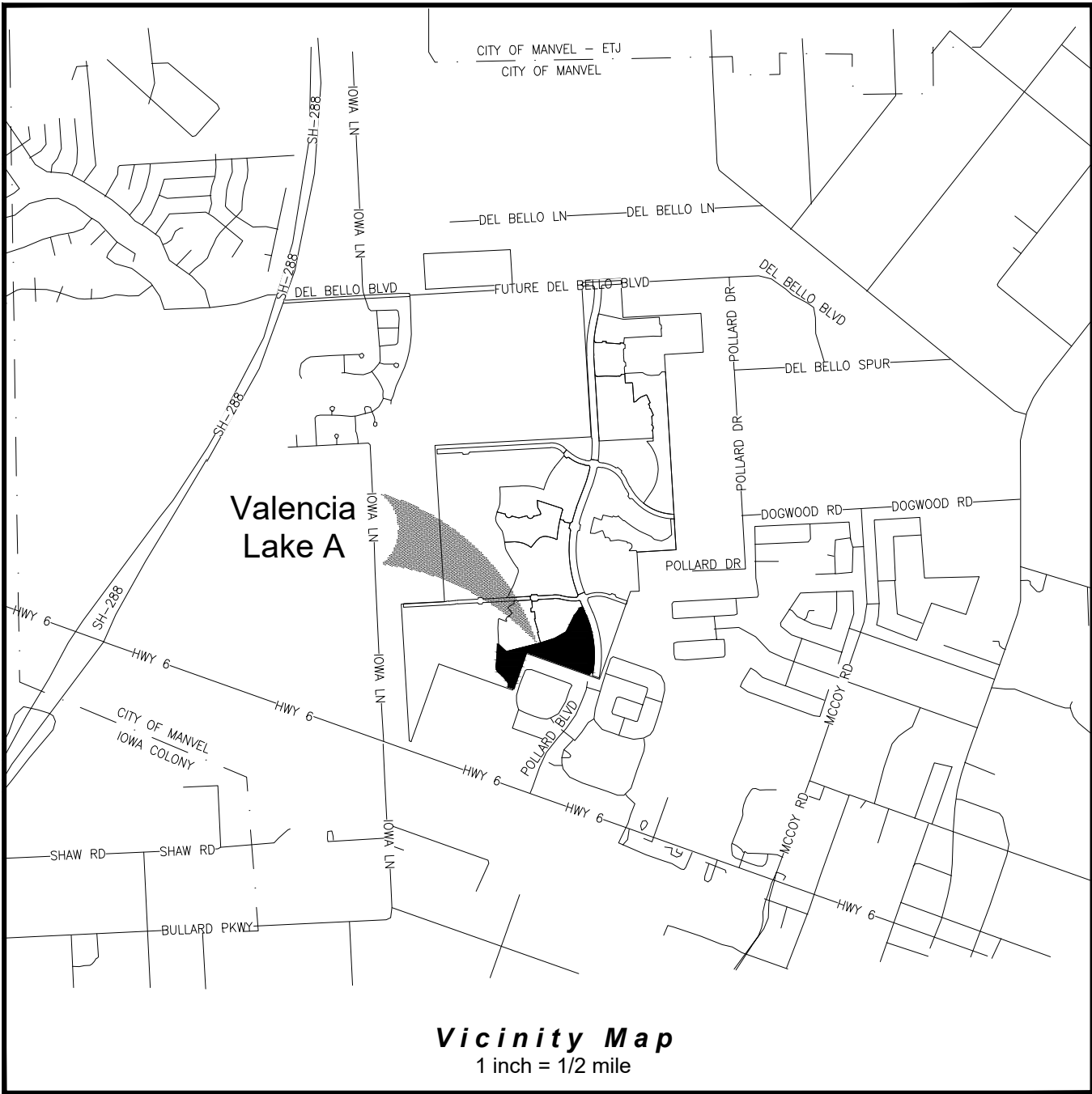
08.08.2022

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	1740'	958'	S 07°13'09" E	946'
C2	110'	83'	N 27°13'18" W	81'
C3	240'	240'	N 20°10'52" W	230'
C4	260'	28'	N 05°22'23" E	28'
C5	460'	28'	N 00°31'36" E	28'

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±20.03Ac.	Landscape / Open Space / Detention
B	±1.49Ac.	Landscape / Open Space / Drainage



- LEGEND
- R.O.W. INDICATES RIGHT-OF-WAY
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.M.R. INDICATES BRAZORIA COUNTY MAP RECORDS
 - B.C.P.R. INDICATED BRAZORIA COUNTY PROPERTY RECORDS

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, MHI Partnership, LTD., owner of the tract of land described herein on this plan of Valencia Detention Lake A, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plot and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plot for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:
WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

MHI PARTNERSHIP, LTD.
By: _____
Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, 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, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, PHHOU – Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Detention Lake A, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plot and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plot for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:
WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

PHHOU – SOWELL 112, LLC
By: _____
Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, 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, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of; This tract is located within the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Detention Lake A, 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 Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA DETENTION 1" AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, 2022.

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

- GENERAL NOTES:
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD #3.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0110K & 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
 - PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 5336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.895 E 3127396.634.
 - SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 5107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND 415 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741585.372 E 3122367.486.
 - THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.
 - MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 01, 2022.

- BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:
- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
 - BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
 - ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
 - DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
 - 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.
 - OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

A PRELIMINARY PLAT OF

VALENCIA LAKE A

A SUBDIVISION OF ±21.53 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 175, 180 AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

1 RESTRICTED RESERVE

OWNER:
MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

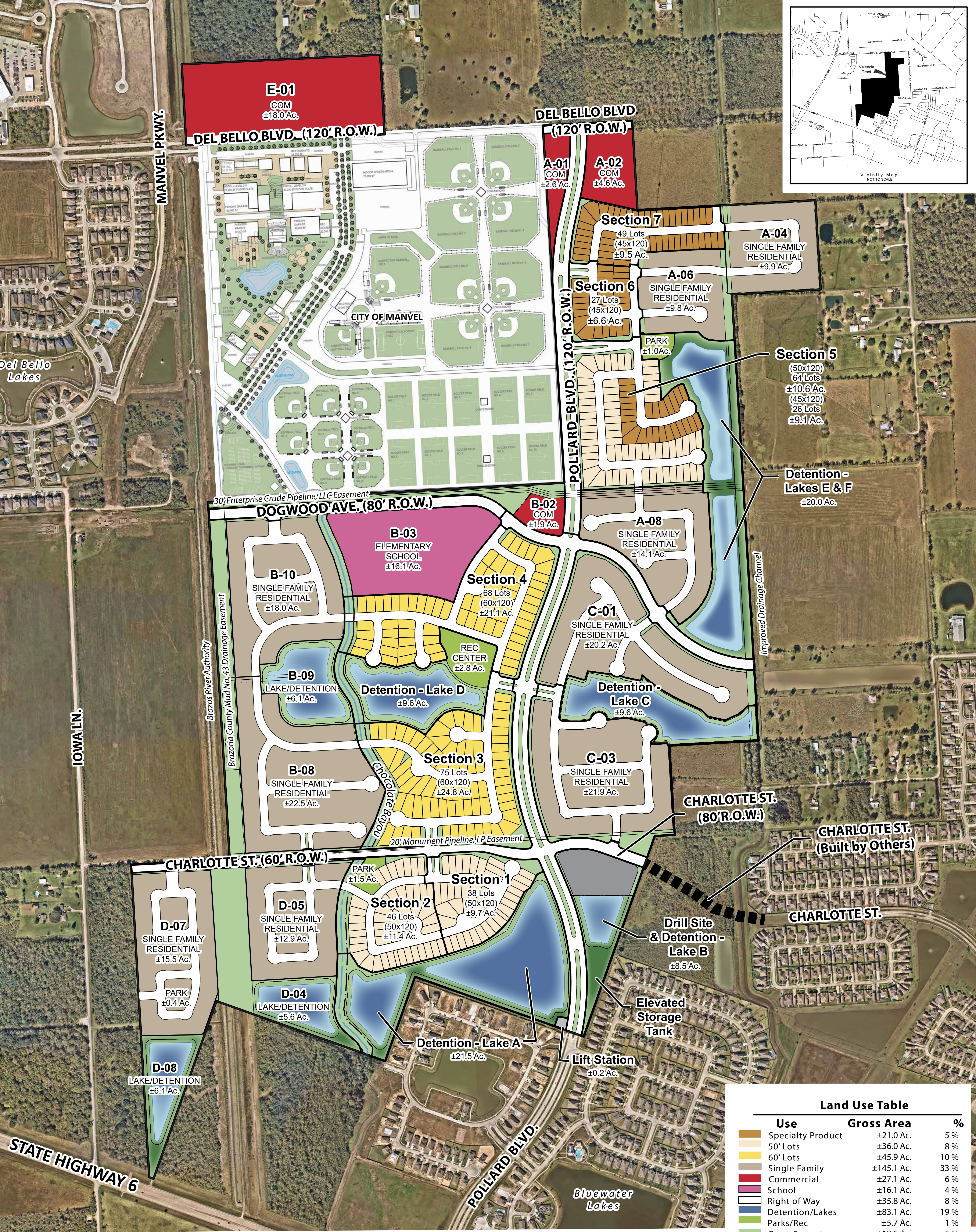


Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - 1.713.953.5026



LJA# 2791-09001



Land Use Table			
Use	Gross Area	%	
Specialty Product	±21.0 Ac.	5 %	
50' Lots	±36.0 Ac.	8 %	
60' Lots	±45.9 Ac.	10 %	
Single Family	±145.1 Ac.	33 %	
Commercial	±27.1 Ac.	6 %	
School	±16.1 Ac.	4 %	
Right of Way	±35.8 Ac.	8 %	
Detention/Lakes	±83.1 Ac.	19 %	
Parks/Rec	±5.7 Ac.	1 %	
Open Space/Remainder	±18.5 Ac.	5 %	
Drill Site/Lift Station	±4.1 Ac.	1 %	
Total	±438.4 Ac.	100 %	

Reference Date: 07.19.2022



3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

The proposed parks dedication requirements will be met in the following manner:			
Open Space Amenity	Acreage		
Recreation Center (Private)	2.8 acres		
Parks (Public)	2.9 acres		
Detention-Lake D (Public)	3.4 acres (maximum 35% credit)		
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)		
Total	11.1 acres		

NOTES:

- 1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
- 2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

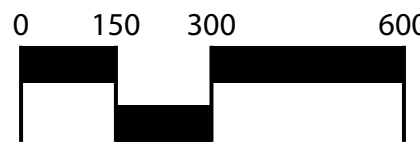
CITY COUNCIL

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, provided a recommendation of approval to the Valencia Master Plan 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 Master Plan this ____ day of _____, 2022.

Planning, Development, and Zoning Commission

A MASTER PLAN OF
VALENCIA
±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:
HILLWOOD RESIDENTIAL



© Copyright 2022 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



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: August 22, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Drill Site & Detention
Lake B, being a subdivision of 8.46 acres of land located in the H.T. & B.R.R. Company Survey,
Sec. 64, A-483, Brazoria County, Texas being a part of Outlots 180 and 195 in the Dr. A.A.
Luther Subdivision of the Town of Manvel and surrounding acreage property Vol. 1, Pgs. 71 & 72
and Vol 3, Pgs. 139 & 140 of the Brazoria County Public Records.

Plats:

Preliminary X

Final

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.08.16 11:17:52 -05'00'

SIGNATURE

August 16, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Drill Site and Lake B Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	August 22, 2022
Recommendation	Conditional Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

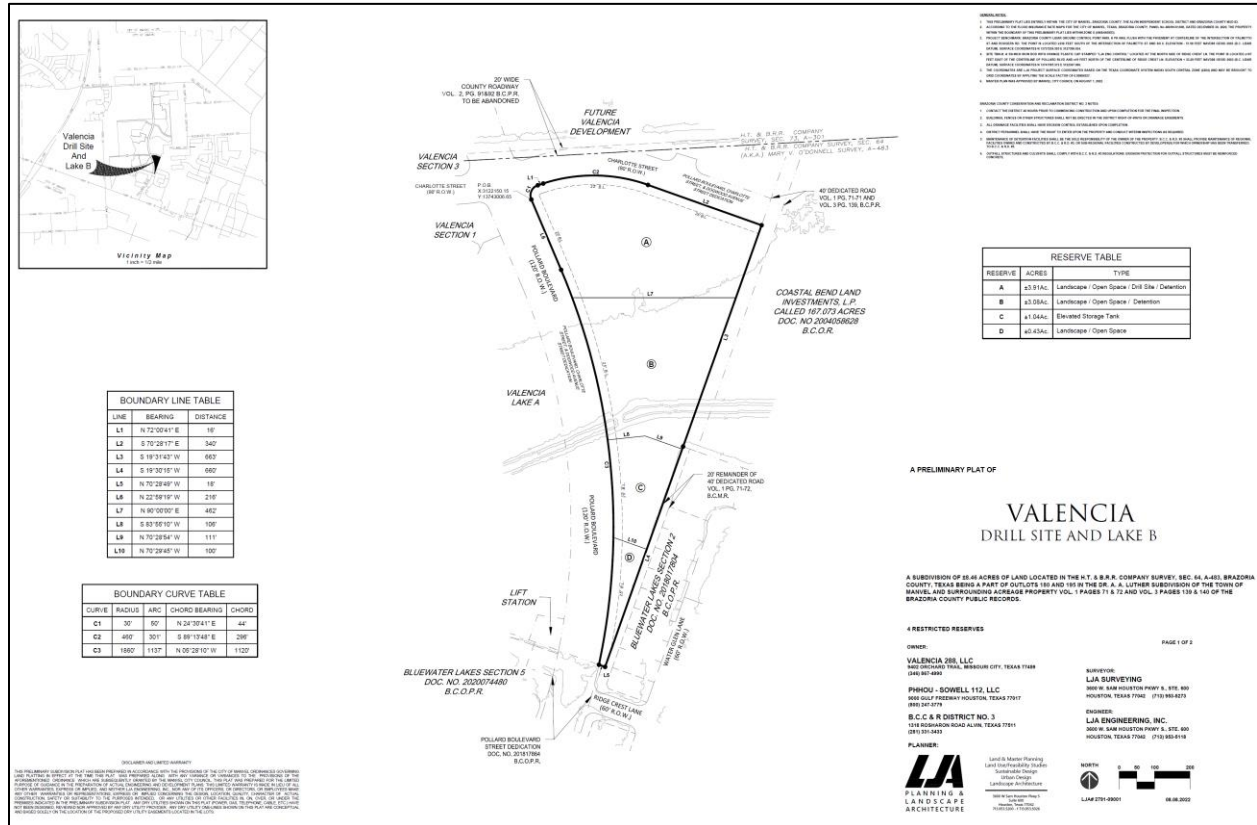
This preliminary plat was heard by the Planning, Development and Zoning Commission at their January 10, 2022, meeting. The Commission did not approve this preliminary plat. The Valencia Master Plan was approved by City Council on August 1, 2022. On August 8, 2022, the applicant resubmitted this preliminary plat to be considered by the Commission for approval.

Staff Recommendation

The City staff recommends approval with one condition for the Valencia Drill Site and Lake B Preliminary Plat. The condition includes:

1. Proposed Preliminary Plat for Pollard Boulevard, Charlotte Street & Dogwood Avenue Street Dedication shall be approved (Section 62-104 (11) and Section 62-108 (a) (8)).

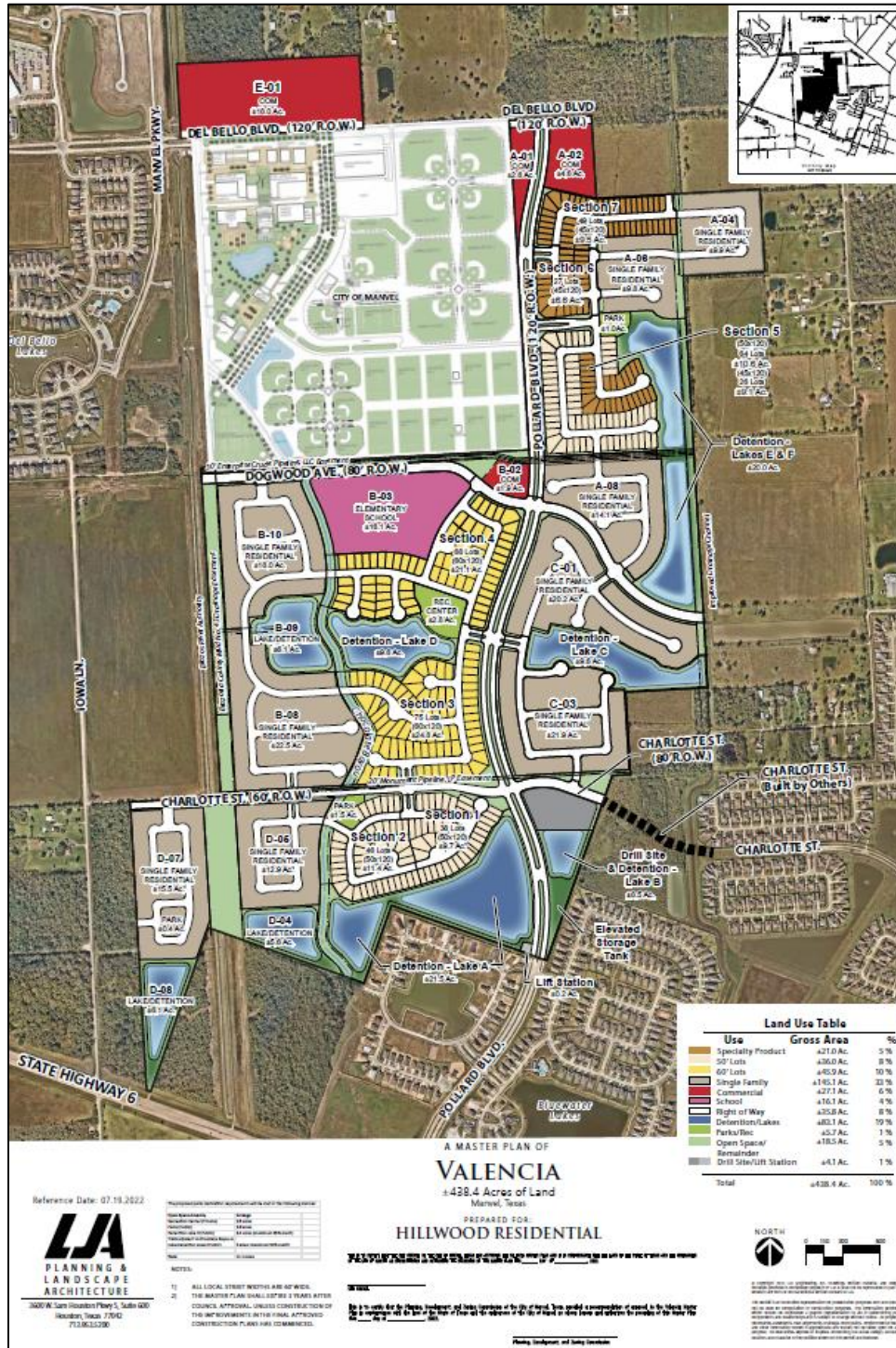
Plat Exhibit

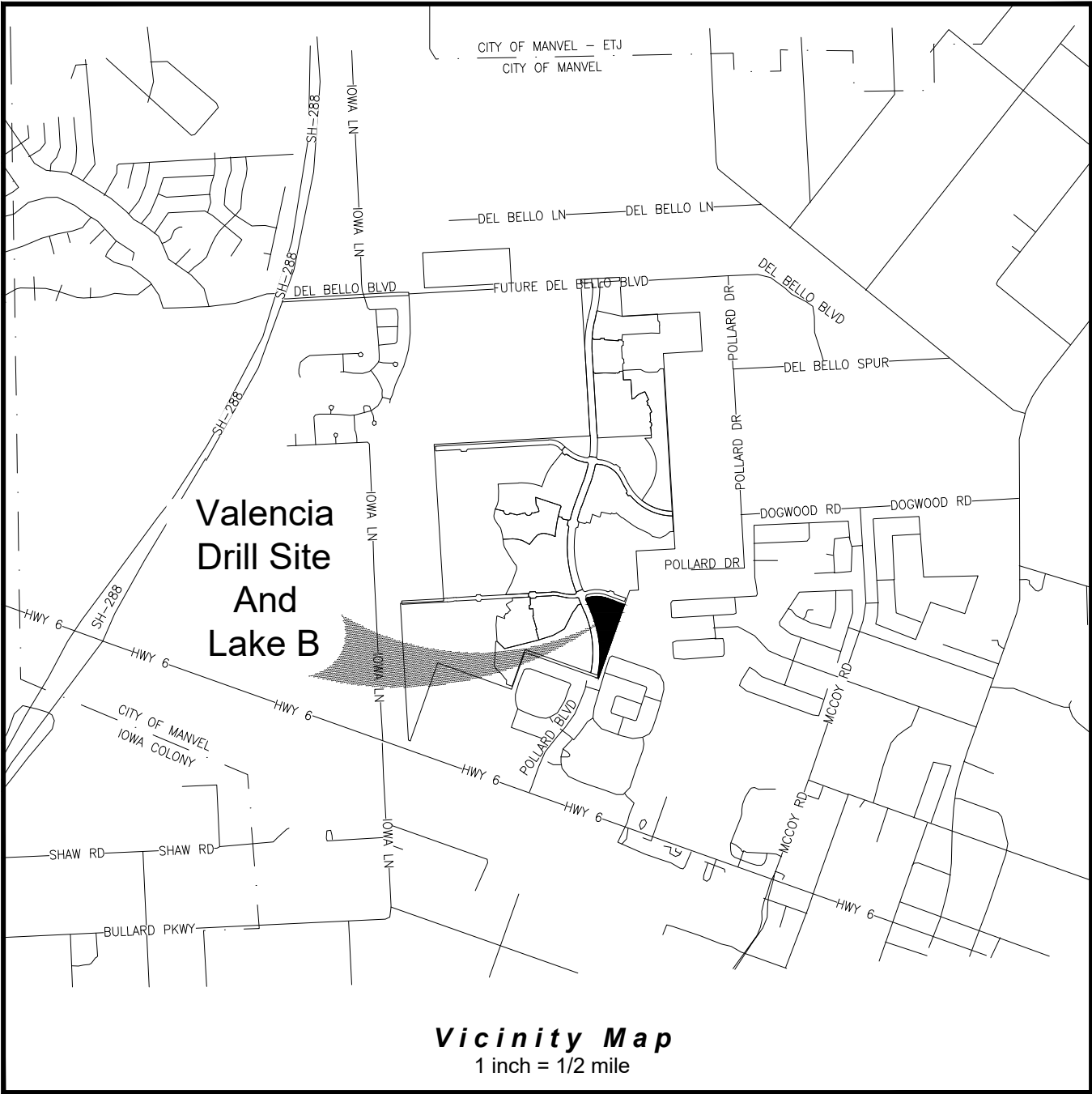




PLANNING DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Valencia Master Plan (dated July 19, 2022 and approved August 1, 2022)



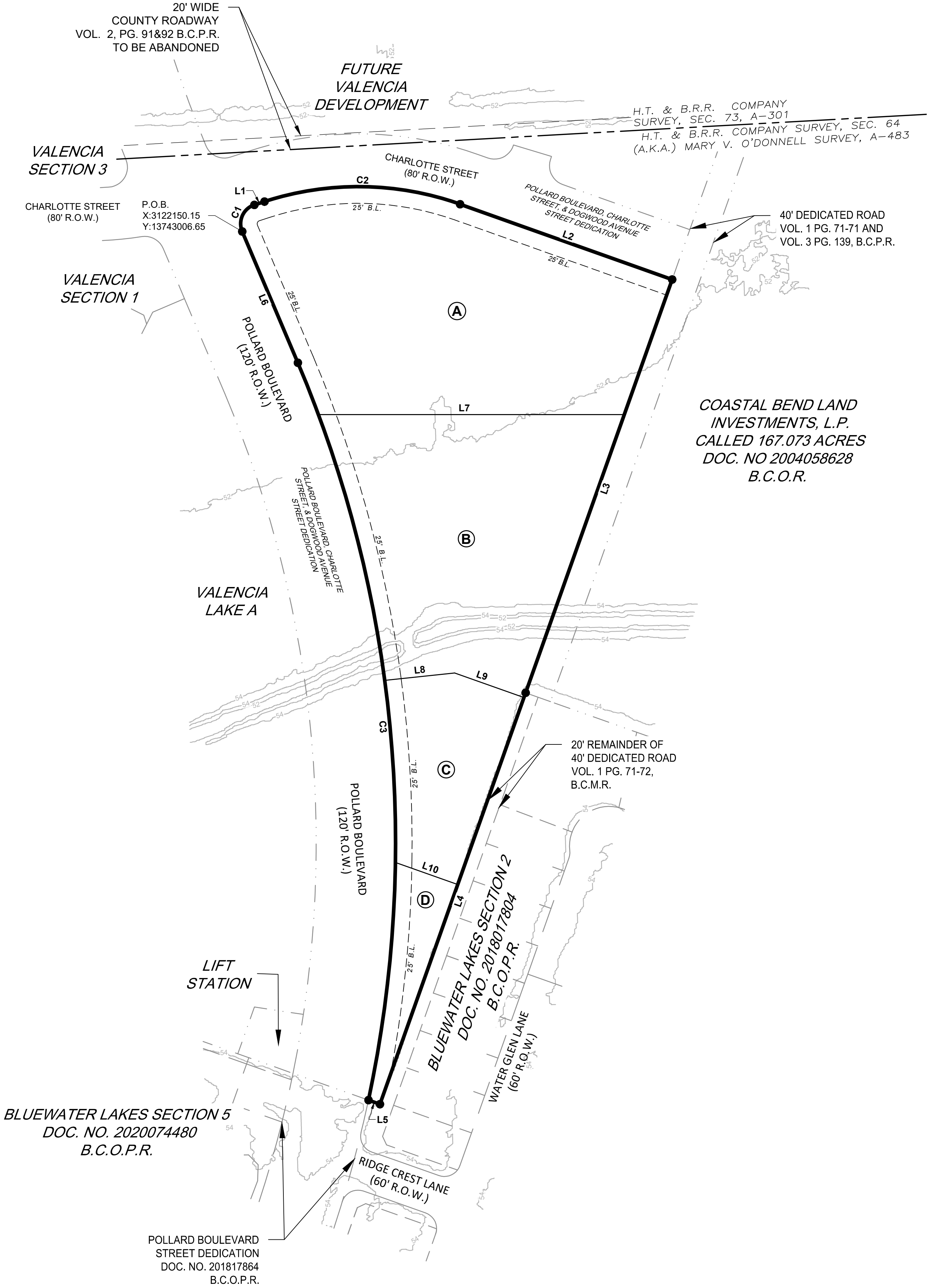


BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 72°00'41" E	16'
L2	S 70°28'17" E	340'
L3	S 19°31'43" W	663'
L4	S 19°30'15" W	660'
L5	N 70°28'49" W	18'
L6	N 22°59'19" W	216'
L7	N 90°00'00" E	462'
L8	S 83°55'10" W	106'
L9	N 70°28'54" W	111'
L10	N 70°29'45" W	100'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	30'	50'	N 24°30'41" E	44'
C2	460'	301'	S 89°13'48" E	296'
C3	1860'	1137'	N 05°28'10" W	1120'

DISCLAIMER AND LIMITED WARRANTY

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- GENERAL NOTES:
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD 53.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C9130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
 - PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 2336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.96 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 1373726.896 E 5123786.654.
 - SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL." LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741986.372 E 5122367.696.
 - THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.9999957.
 - MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022.

- BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:
- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
 - BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
 - ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
 - DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
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 - OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±3.91Ac.	Landscape / Open Space / Drill Site / Detention
B	±3.08Ac.	Landscape / Open Space / Detention
C	±1.04Ac.	Elevated Storage Tank
D	±0.43Ac.	Landscape / Open Space

A PRELIMINARY PLAT OF

VALENCIA DRILL SITE AND LAKE B

A SUBDIVISION OF ±8.46 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 180 AND 195 IN THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREEAGE PROPERTY VOL. 1 PAGES 71 & 72 AND VOL. 3 PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS.

4 RESTRICTED RESERVES

OWNER:

VALENCIA 288, LLC
9402 ORCHARD TRAIL, MISSOURI CITY, TEXAS 77459
(346) 867-4990

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

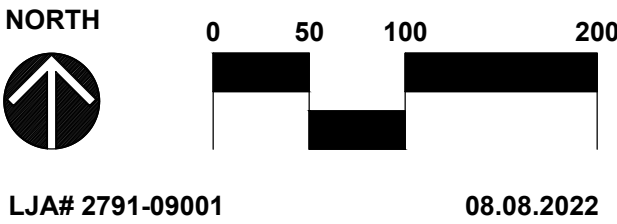


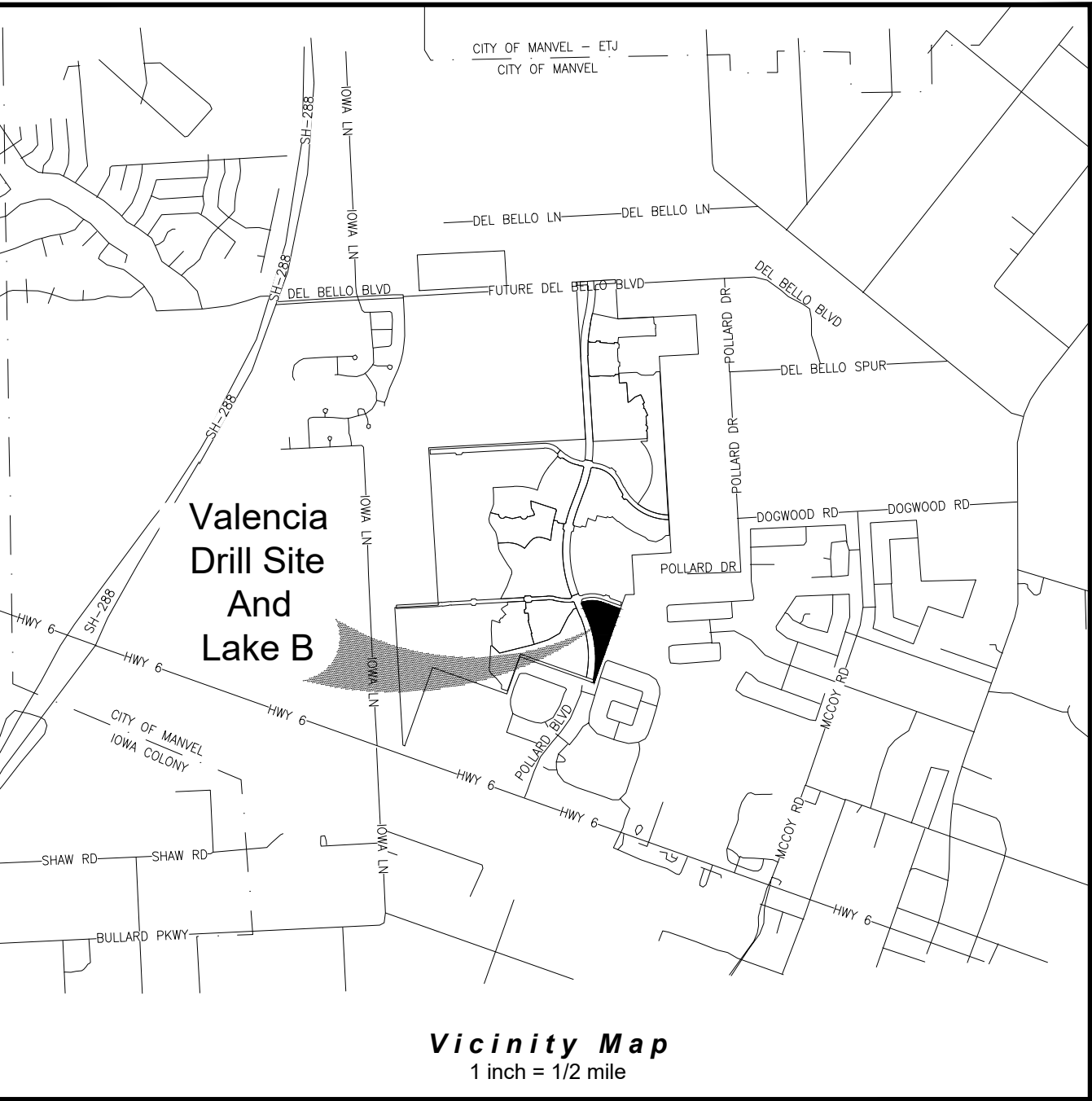
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - F 713.953.5026

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118





- LEGEND
- R.O.W. INDICATES RIGHT-OF-WAY
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
- B.C.M.R. INDICATES BRAZORIA COUNTY MAP RECORDS
- B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.P.R. INDICATES BRAZORIA COUNTY PROPERTY RECORDS

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, 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, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of; This tract is located within the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Drill Site and Detention Lake B, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

Valencia 288, LLC.
By: _____
Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, 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, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, PHHOU - Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Drill Site and Detention Lake B, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

PHHOU - SOWELL 112, LLC
By: _____
Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, 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, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF VALENCIA DRILL SITE AND DETENTION LAKE B AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, 2022.

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Drill Site and Detention Lake B 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 Chair

GENERAL NOTES:

- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD #3.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C9130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
- PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 2336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.95 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 1373256.895 E 5123766.854.
- SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±197 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741985.372 E 5122367.896.
- THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.9999957.
- MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
- DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
- 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.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

A PRELIMINARY PLAT OF

VALENCIA DRILL SITE AND LAKE B

A SUBDIVISION OF ±8.46 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 180 AND 195 IN THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1 PAGES 71 & 72 AND VOL. 3 PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS.

4 RESTRICTED RESERVES

OWNER:
VALENCIA 288, LLC
9402 ORCHARD TRAIL, MISSOURI CITY, TEXAS 77459
(346) 867-4990

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

B.C.C & R DISTRICT NO. 3
1318 ROSSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

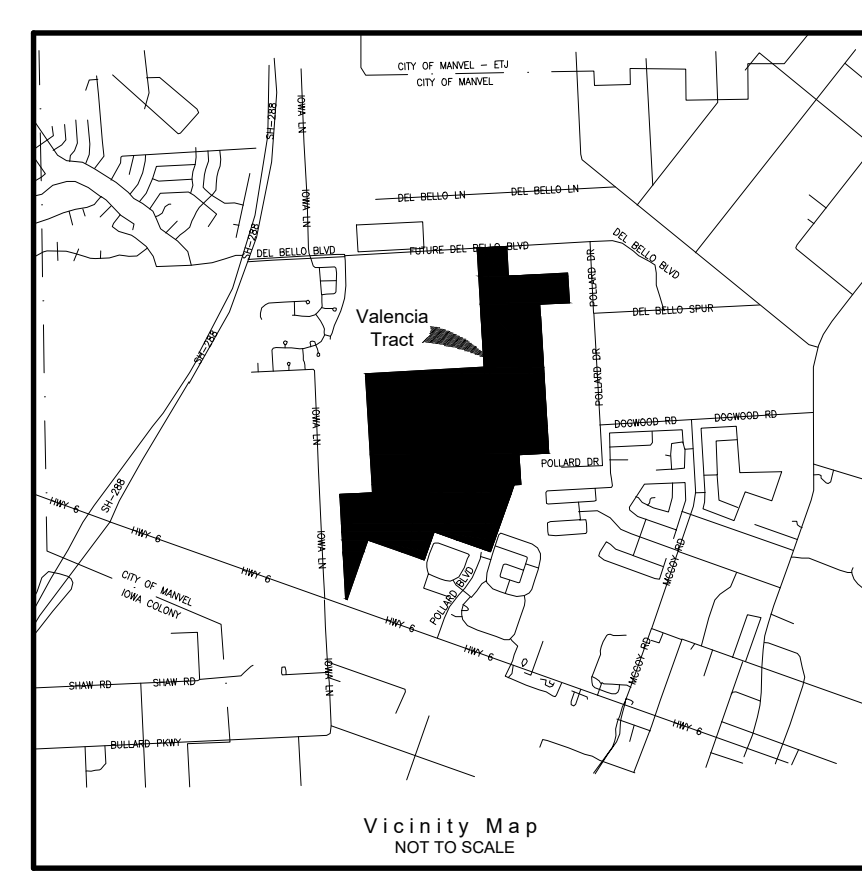
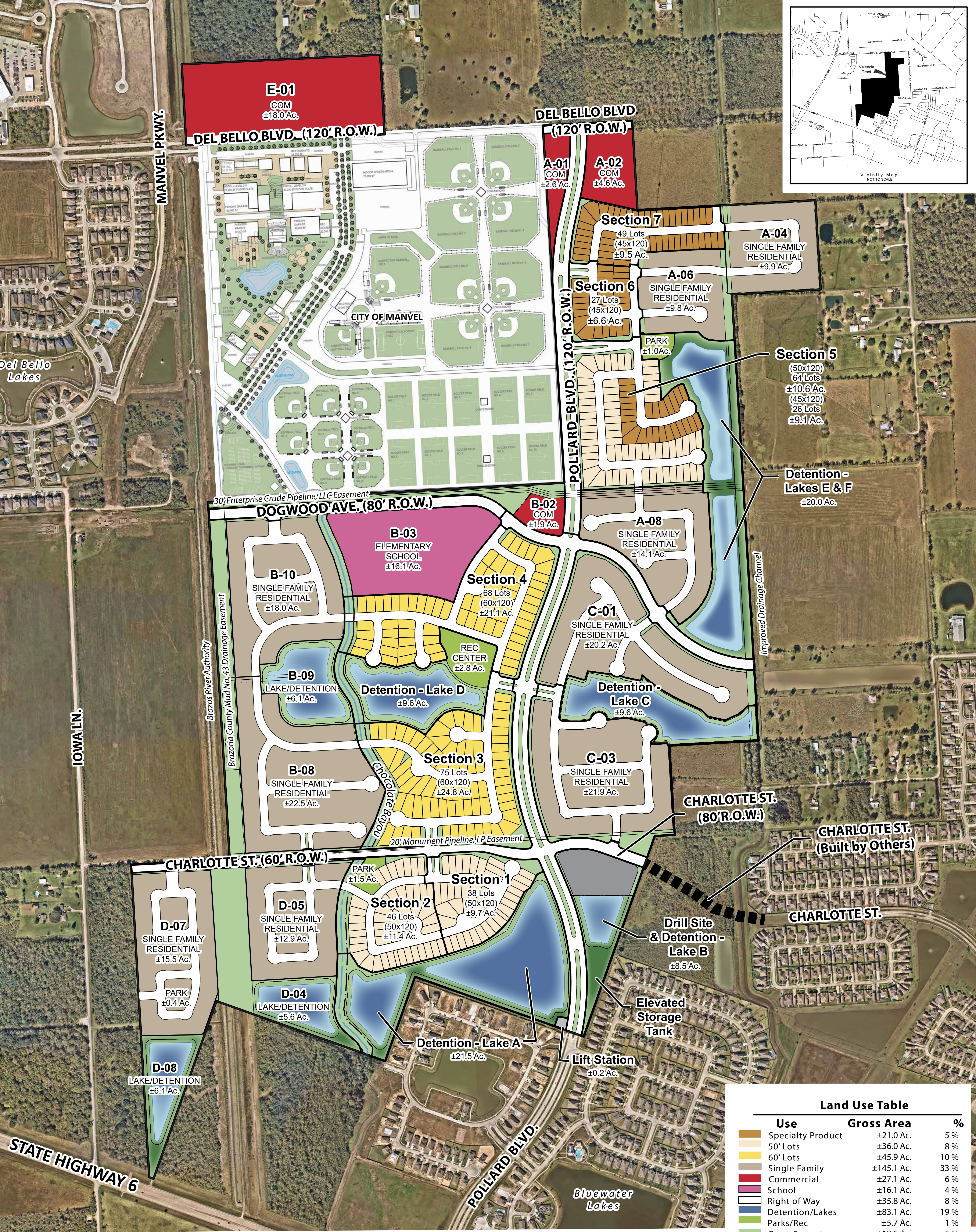
PLANNER:

LJA
PLANNING &
LANDSCAPE
ARCHITECTURE

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - F 713.953.5026

NORTH
0 50 100 200
LJA# 2791-09001 08.08.2022



Land Use Table		
Use	Gross Area	%
Specialty Product	±21.0 Ac.	5 %
50' Lots	±36.0 Ac.	8 %
60' Lots	±45.9 Ac.	10 %
Single Family	±145.1 Ac.	33 %
Commercial	±27.1 Ac.	6 %
School	±16.1 Ac.	4 %
Right of Way	±35.8 Ac.	8 %
Detention/Lakes	±83.1 Ac.	19 %
Parks/Rec	±5.7 Ac.	1 %
Open Space/Remainder	±18.5 Ac.	5 %
Drill Site/Lift Station	±4.1 Ac.	1 %
Total	±438.4 Ac.	100 %

Reference Date: 07.19.2022



3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	Acreage	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.4 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	11.1 acres	

NOTES:

- ALL LOCAL STREET WIDTHS ARE 60' WIDE.
- THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

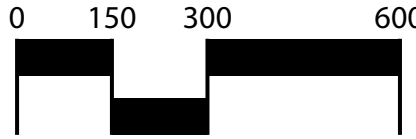
CITY COUNCIL

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, provided a recommendation of approval to the Valencia Master Plan 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 Master Plan this ____ day of ____, 2022.

Planning, Development, and Zoning Commission

A MASTER PLAN OF
VALENCIA
±438.4 Acres of Land
Manvel, Texas

PREPARED FOR:
HILLWOOD RESIDENTIAL



© Copyright 2022 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: August 22, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake C,
being a subdivision of 9.98 acres of land located in the H.T. & B.R.R. Company Survey Sec. 73,
A-301 Brazoria County, Texas being a part of Lots 31, 39, 47 of the Allison Richey Gulf
Coast Home Company part of the Suburban Gardens Sec. 73, Vol. 2, Pgs. 91 & 92
Brazoria County Public Records (B.C.P.R.).

Plats:

Preliminary X

Final

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.08.16 11:14:15 -05'00'

SIGNATURE

August 16, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Lake C Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	August 22, 2022
Recommendation	Conditional Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

This preliminary plat was heard by the Planning, Development and Zoning Commission at their January 10, 2022, meeting. The Commission did not approve this preliminary plat. The Valencia Master Plan was approved by City Council on August 1, 2022. On August 8, 2022, the applicant resubmitted this preliminary plat to be considered by the Commission for approval.

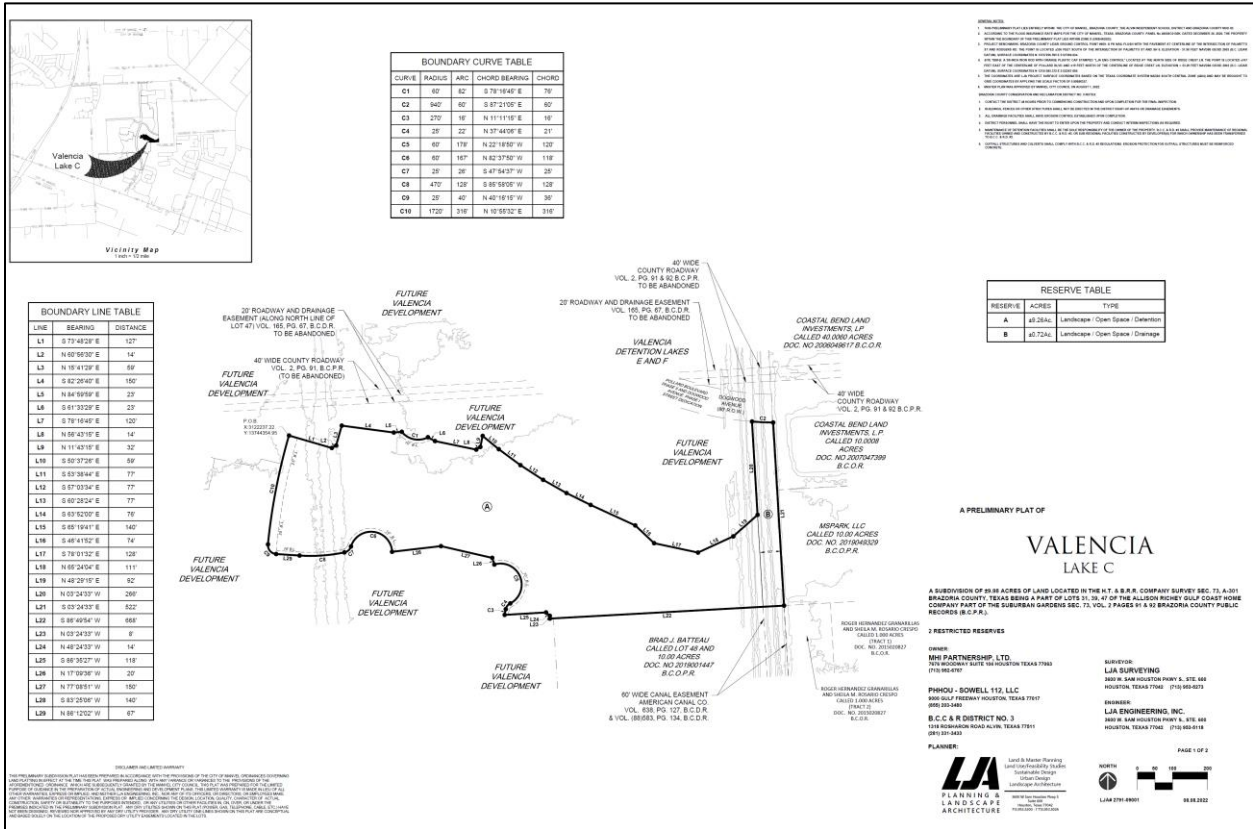
Staff Recommendation

The City staff recommends approval with one condition for the Valencia Lake C Preliminary Plat. The condition includes:

1. Proposed Preliminary Plat for Pollard Boulevard, Charlotte Street & Dogwood Avenue Street Dedication shall be approved (Section 62-104 (11) and Section 62-108 (a) (8)).



Plat Exhibit





A vicinity map showing the location of Valencia Lake C. The map includes a grid of streets with names such as 1st St, 2nd St, 3rd St, 4th St, 5th St, 6th St, 7th St, 8th St, 9th St, 10th St, 11th St, 12th St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St, 21st St, 22nd St, 23rd St, 24th St, 25th St, 26th St, 27th St, 28th St, 29th St, 30th St, 31st St, 32nd St, 33rd St, 34th St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, 60th St, 61st St, 62nd St, 63rd St, 64th St, 65th St, 66th St, 67th St, 68th St, 69th St, 70th St, 71st St, 72nd St, 73rd St, 74th St, 75th St, 76th St, 77th St, 78th St, 79th St, 80th St, 81st St, 82nd St, 83rd St, 84th St, 85th St, 86th St, 87th St, 88th St, 89th St, 90th St, 91st St, 92nd St, 93rd St, 94th St, 95th St, 96th St, 97th St, 98th St, 99th St, 100th St. Valencia Lake C is highlighted in black. The map is titled "Vicinity Map" and "Santa Clara County".

Kath. A. Nourse
Registered Professional Land Surveyor
Texas Registration No. 4797

Pharmacy, Therapeutics, and Policy Committee Chair

By _____

Survey Public, State of Texas

TABLE 1. Summary of the 1996-1997 season.

Survey Data, State of Texas

JOY L. KIRCHGASSNER
COMMISSIONER

ALBERT F. HARRIS, JR.
COMMISSIONER

JOY L. KIRCHGASSNER
COMMISSIONER

DAVID HARRIS, JR., CFA
DEPUTY COMMISSIONER

IMAGINE COUNTY CONSERVATION AND RECREATION DISTRICTING 2 WORDS

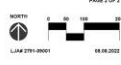
1. UPGRADE THE EXISTING ACCESS PAVES TO CEMENT PAVED DRIVEWAY AND OPEN COMPLETION FROM THE DRIVEWAY IMPROVEMENTS
2. EXISTING FENCES ON OTHER SPECIFIED SITES SHALL NOT BE DETECTED BY THE DISTRICTING OF SITES ON INDEMNITY DISTRICTS
3. ALL EXISTING FACILITIES SHALL BE MAINTAINED OR REPLACED EXISTING OR NEW CONSTRUCTION
4. EXISTING FACILITIES SHALL HAVE NO EFFECT ON THE PROPERTY AND CONCEPT REFINEMENTS AND REDESIGN
5. MAINTENANCE OF EXISTING FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. A.C.C. & R.C. & FACILITIES OWNED AND CONSTRUCTED BY A.C.C. & R.C. OR UNDESIGNED FACILITIES CONSTRUCTED BY UNDESIGNED/DESIGNED BY A.C.C. & R.C.
6. EXISTING STRUCTURES AND UTILITIES SHALL COMPLY WITH A.C.C. & R.C. REGULATIONS AND PROTECTION FOR UTILITIES

VALENCIA
LAKE C

2 RESTRICTED RESERVE

SURVEYOR:
LJA SURVEYING
3668 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-8273

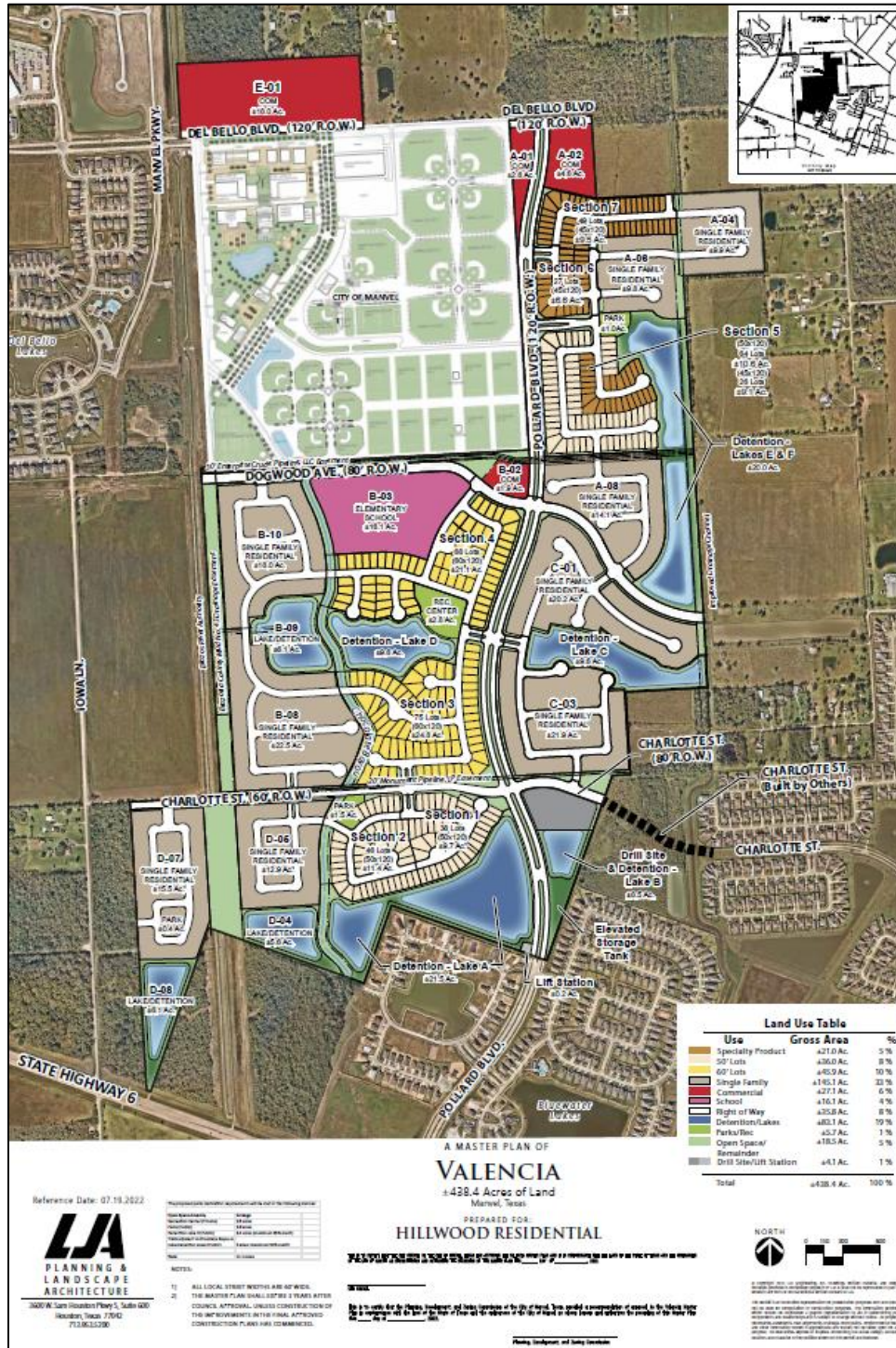
ENGINEER:
LJA ENGINEERING, INC.
3608 W. SAM HOUSTON PKWY S., STE. 900
HOUSTON, TEXAS 77042 (713) 953-8118

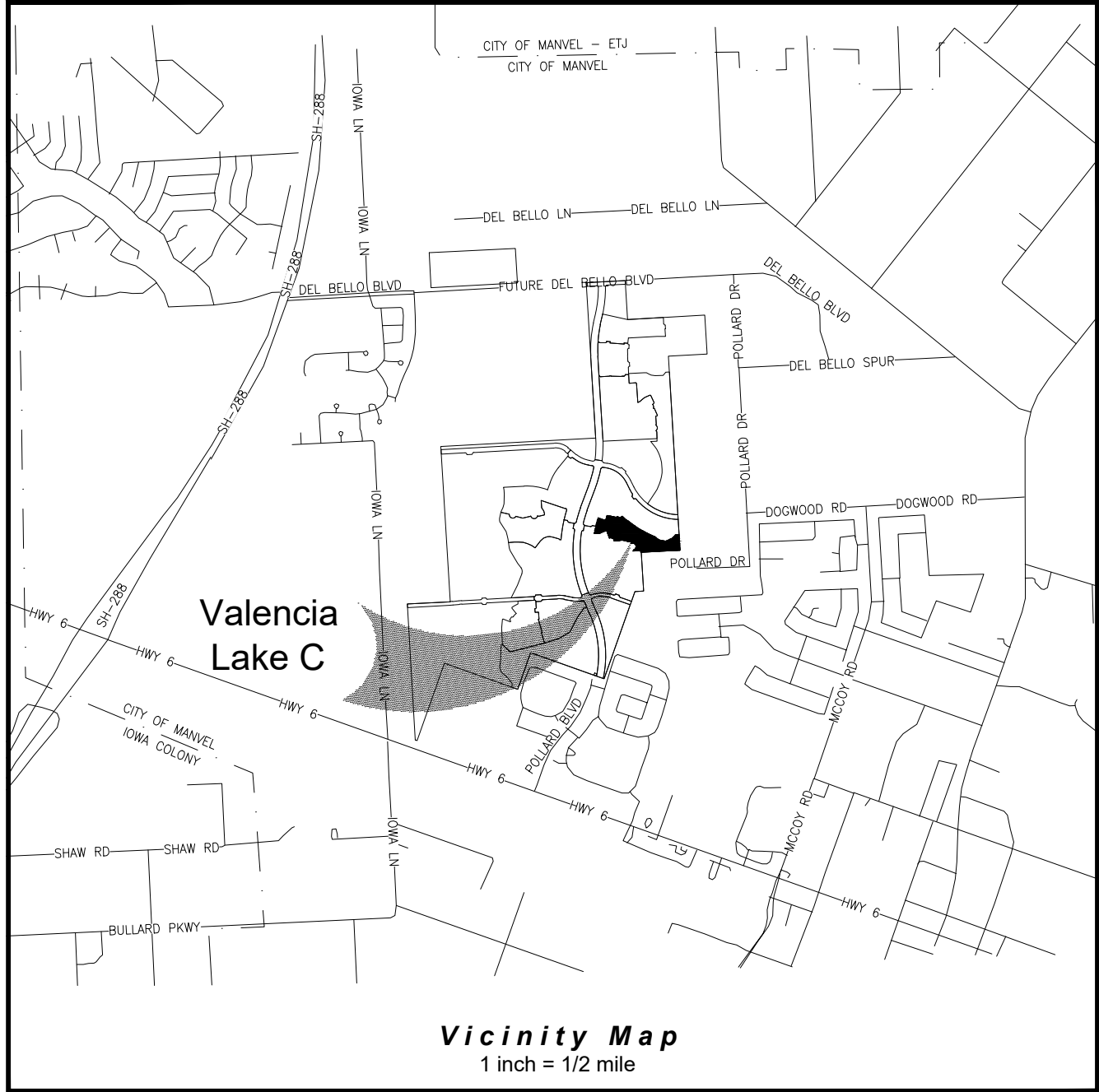




PLANNING DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Valencia Master Plan (dated July 19, 2022 and approved August 1, 2022)



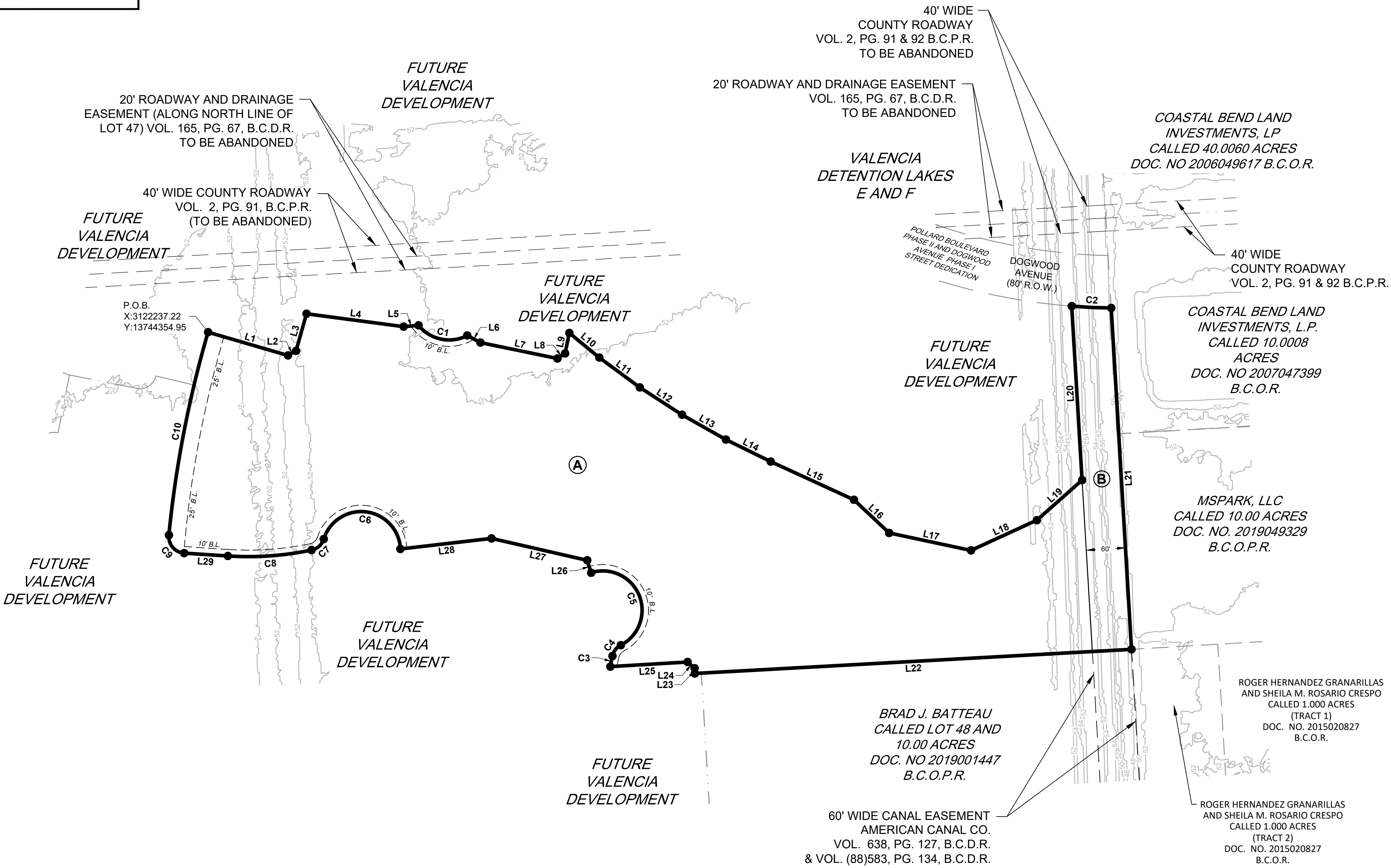


BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	60'	82'	S 78°16'45" E	76'
C2	940'	60'	S 87°21'05" E	60'
C3	270'	16'	N 11°1'15" E	16'
C4	25'	22'	N 37°44'06" E	21'
C5	60'	178'	N 22°18'50" W	120'
C6	60'	167'	N 82°37'50" W	118'
C7	25'	26'	S 47°54'37" W	25'
C8	470'	128'	S 85°58'05" W	128'
C9	25'	40'	N 40°16'15" W	36'
C10	1720'	316'	N 10°55'32" E	316'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 73°48'28" E	127'
L2	N 60°56'30" E	14'
L3	N 15°41'29" E	59'
L4	S 82°26'40" E	150'
L5	N 84°59'59" E	23'
L6	S 61°33'29" E	23'
L7	S 78°16'45" E	120'
L8	N 56°43'15" E	14'
L9	N 11°43'15" E	32'
L10	S 50°37'26" E	59'
L11	S 53°38'44" E	77'
L12	S 57°03'34" E	77'
L13	S 60°28'24" E	77'
L14	S 63°52'00" E	76'
L15	S 65°19'41" E	140'
L16	S 46°41'52" E	74'
L17	S 78°01'32" E	128'
L18	N 65°24'04" E	111'
L19	N 48°29'15" E	92'
L20	N 03°24'33" W	266'
L21	S 03°24'33" E	522'
L22	S 86°49'54" W	668'
L23	N 03°24'33" W	8'
L24	N 48°24'33" W	14'
L25	S 86°35'27" W	118'
L26	N 17°09'36" W	20'
L27	N 77°08'51" W	150'
L28	S 83°25'06" W	140'
L29	N 86°12'02" W	67'

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCES. THE SOURCE WHICH GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

DISCLAIMER AND LIMITED WARRANTY



- GENERAL NOTES:
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD 83.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL NO 48030C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
 - PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 4336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION - 51.98 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737286.595 E 3127398.634.
 - SITE TBM-4: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 2107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND 219 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741695.372 E 3122387.696.
 - THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99980357.
 - MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022.
- BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:
- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
 - BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
 - ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
 - DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
 - 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.
 - OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±9.26Ac.	Landscape / Open Space / Detention
B	±0.72Ac.	Landscape / Open Space / Drainage

A PRELIMINARY PLAT OF

VALENCIA LAKE C

A SUBDIVISION OF ±9.98 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301 BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 31, 39, 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOL. 2 PAGES 91 & 92 BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

2 RESTRICTED RESERVES

OWNER:
MHI PARTNERSHIP, LTD.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(855) 203-3480

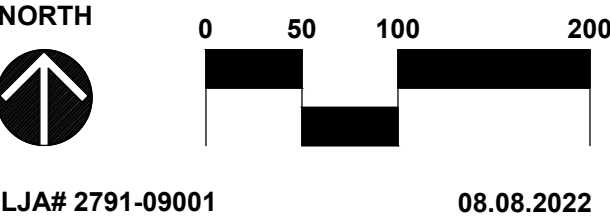
B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

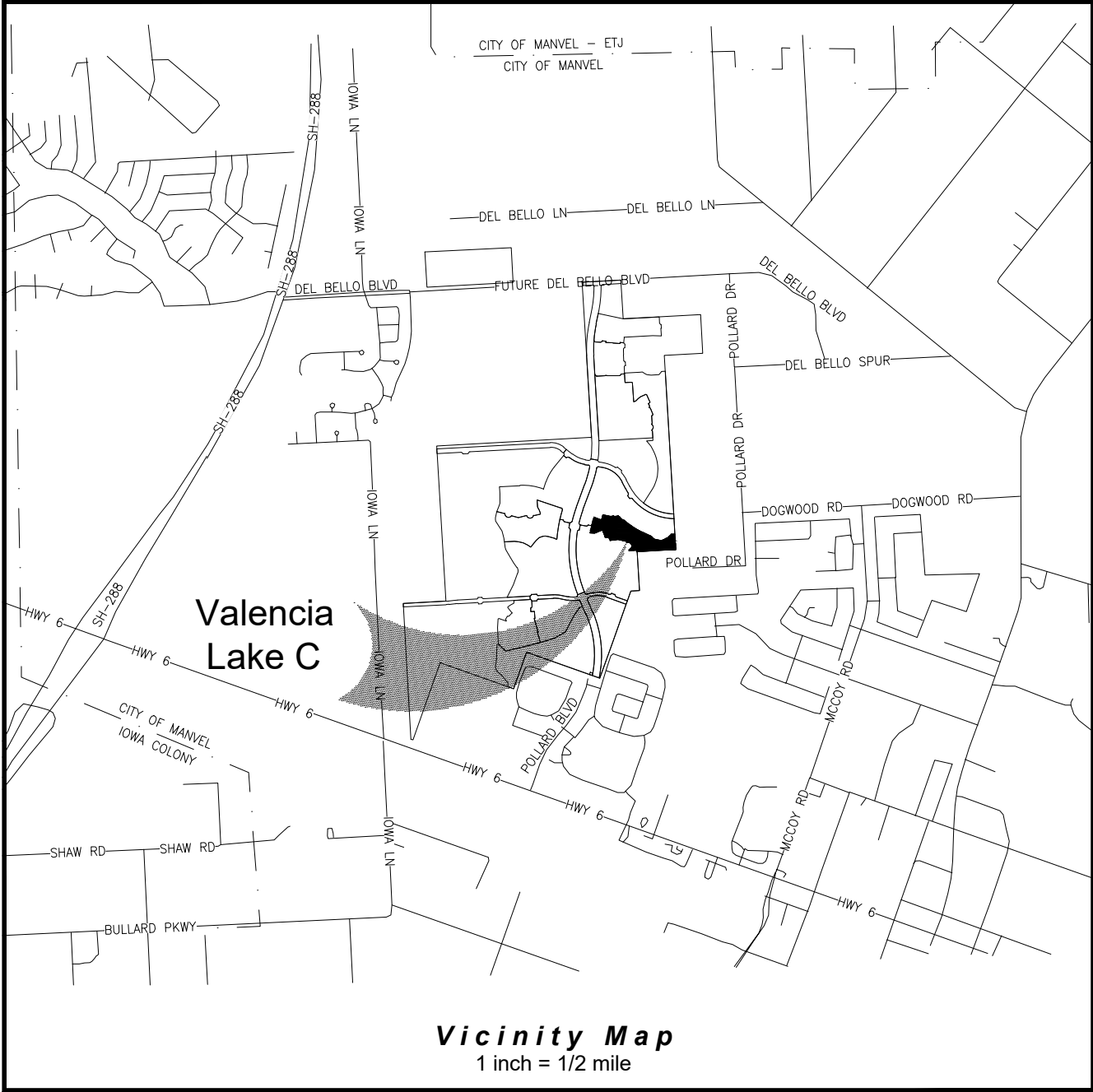
PLANNER:



Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - 713.953.5026





Surveyor's Note:

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of; This tract is located within the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Detention Lake C, 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 Chair

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, MHI Partnership, LTD., owner of the tract of land described herein on this plan of Valencia Detention Lake C, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:
WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

MHI PARTNERSHIP, LTD.
By: _____
Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, 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, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, PHHOU - Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Detention Lake C, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:
WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

PHHOU - SOWELL 112, LLC
By: _____
Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, 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, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas
My Commission Expires: _____

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA RESERVE DETENTION 4" AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, 2022.

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

GENERAL NOTES:

1. THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD #3.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
3. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 5336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = -51.98 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 1373256.895 E 5127396.654.
4. SITE TBM-8: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 2107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = ±3.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 1374195.372 E 5122287.696.
5. THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.9998597.
6. MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
3. ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
4. DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
5. 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 DEVELOPERS) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.
6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

A PRELIMINARY PLAT OF

VALENCIA LAKE C

A SUBDIVISION OF ±9.98 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301 BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 31, 39, 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOL. 2 PAGES 91 & 92 BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

2 RESTRICTED RESERVES

OWNER:
MHI PARTNERSHIP, LTD.
7676 WOODWAY SUITE 104 HOUSTON TEXAS 77063
(713) 952-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(855) 203-3480

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

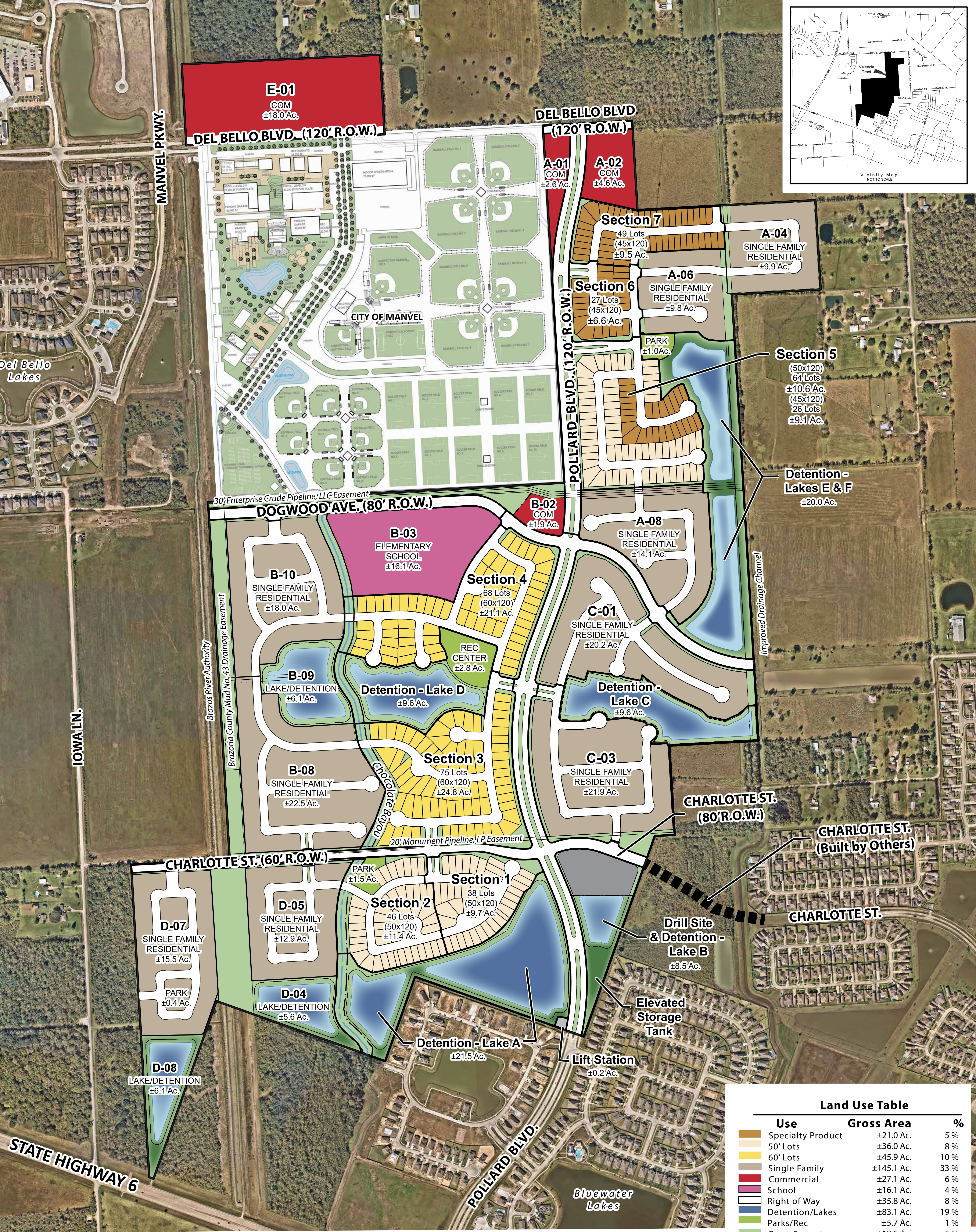
PLANNER:

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



Land Use Table		
Use	Gross Area	%
Specialty Product	±21.0 Ac.	5 %
50' Lots	±36.0 Ac.	8 %
60' Lots	±45.9 Ac.	10 %
Single Family	±145.1 Ac.	33 %
Commercial	±27.1 Ac.	6 %
School	±16.1 Ac.	4 %
Right of Way	±35.8 Ac.	8 %
Detention/Lakes	±83.1 Ac.	19 %
Parks/Rec	±5.7 Ac.	1 %
Open Space/Remainder	±18.5 Ac.	5 %
Drill Site/Lift Station	±4.1 Ac.	1 %
Total	±438.4 Ac.	100 %

Reference Date: 07.19.2022



3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	Acreage	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.4 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	11.1 acres	

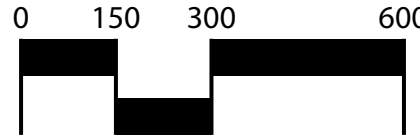
NOTES:

- 1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
- 2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

CITY COUNCIL

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, provided a recommendation of approval to the Valencia Master Plan 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 Master Plan this ____ day of _____, 2022.

Planning, Development, and Zoning Commission



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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: August 22, 2022

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lakes
E and F, a subdivision of 20.01 acres of land located in the H.T. & B.R.R. Company
Survey, Section 73, A-301, Brazoria County, Texas being a part of Lots 35, 43, 44, 45, 46 & 47
in the Allison Richey Gulf Coast Home Company part of Suburban Gardens Sec. 73,
a subdivision recorded in Vol. 2, Pgs. 91 & 92 in the Brazoria County Public Records (B.C.P.R.).

Plats:

Preliminary X

Final

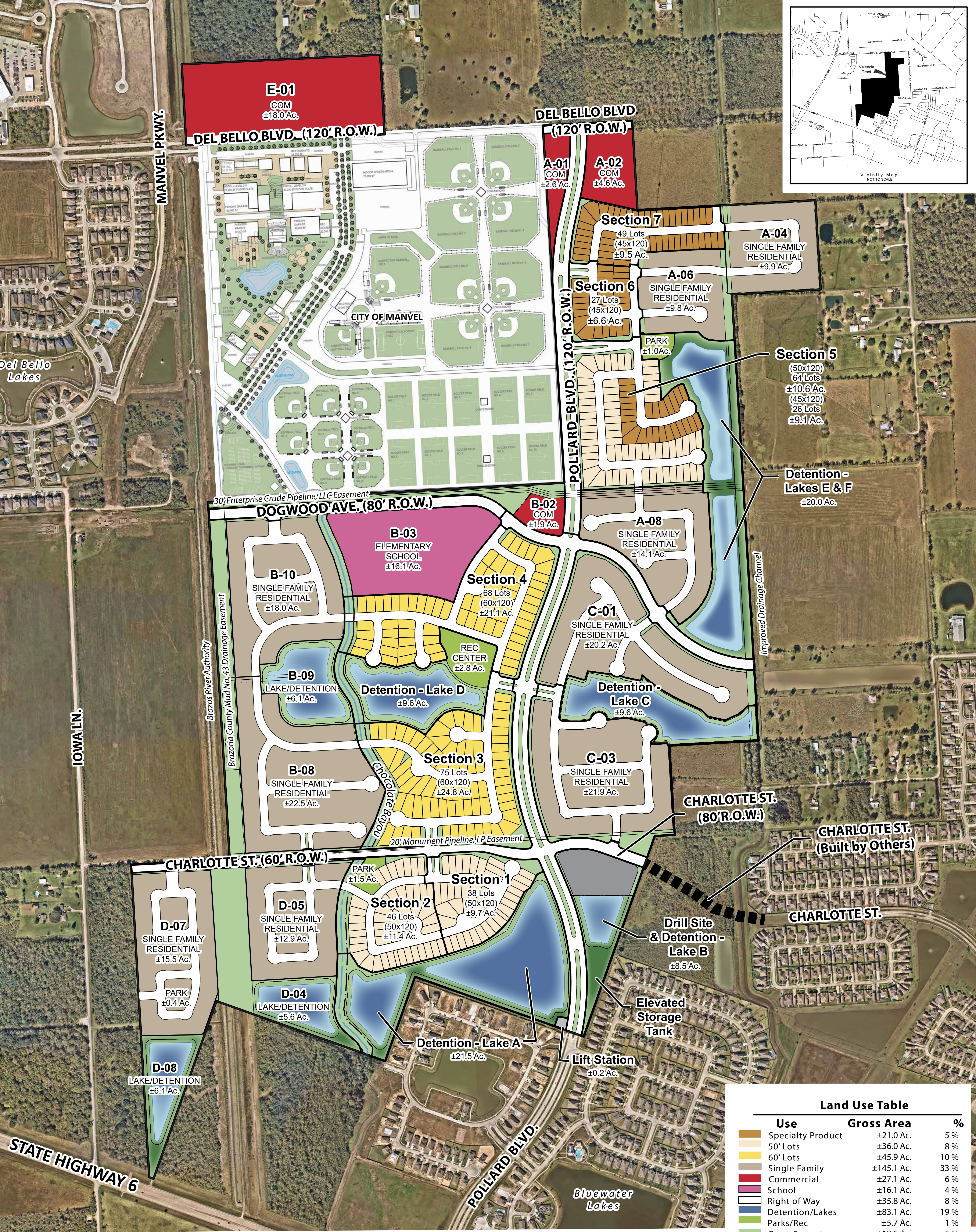
ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE SUBMITTED ACCORDING TO THE MEETING SUBMITTAL SCHEDULE WHICH CAN BE FOUND ON OUR WEBSITE. BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.08.16 11:10:45 -05'00'

SIGNATURE

August 16, 2022

DATE



Land Use Table		
Use	Gross Area	%
Specialty Product	±21.0 Ac.	5 %
50' Lots	±36.0 Ac.	8 %
60' Lots	±45.9 Ac.	10 %
Single Family	±145.1 Ac.	33 %
Commercial	±27.1 Ac.	6 %
School	±16.1 Ac.	4 %
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3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

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Total	11.1 acres	

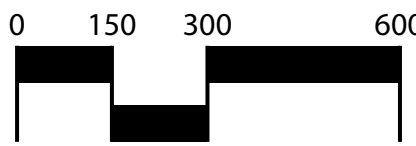
NOTES:

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- THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

CITY COUNCIL

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, provided a recommendation of approval to the Valencia Master Plan 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 Master Plan this ____ day of _____, 2022.

Planning, Development, and Zoning Commission



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Lakes E and F Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	August 22, 2022
Recommendation	Conditional Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

This preliminary plat was heard by the Planning, Development and Zoning Commission at their January 10, 2022, meeting. The Commission did not approve this preliminary plat. The Valencia Master Plan was approved by City Council on August 1, 2022. On August 8, 2022, the applicant resubmitted this preliminary plat to be considered by the Commission for approval.

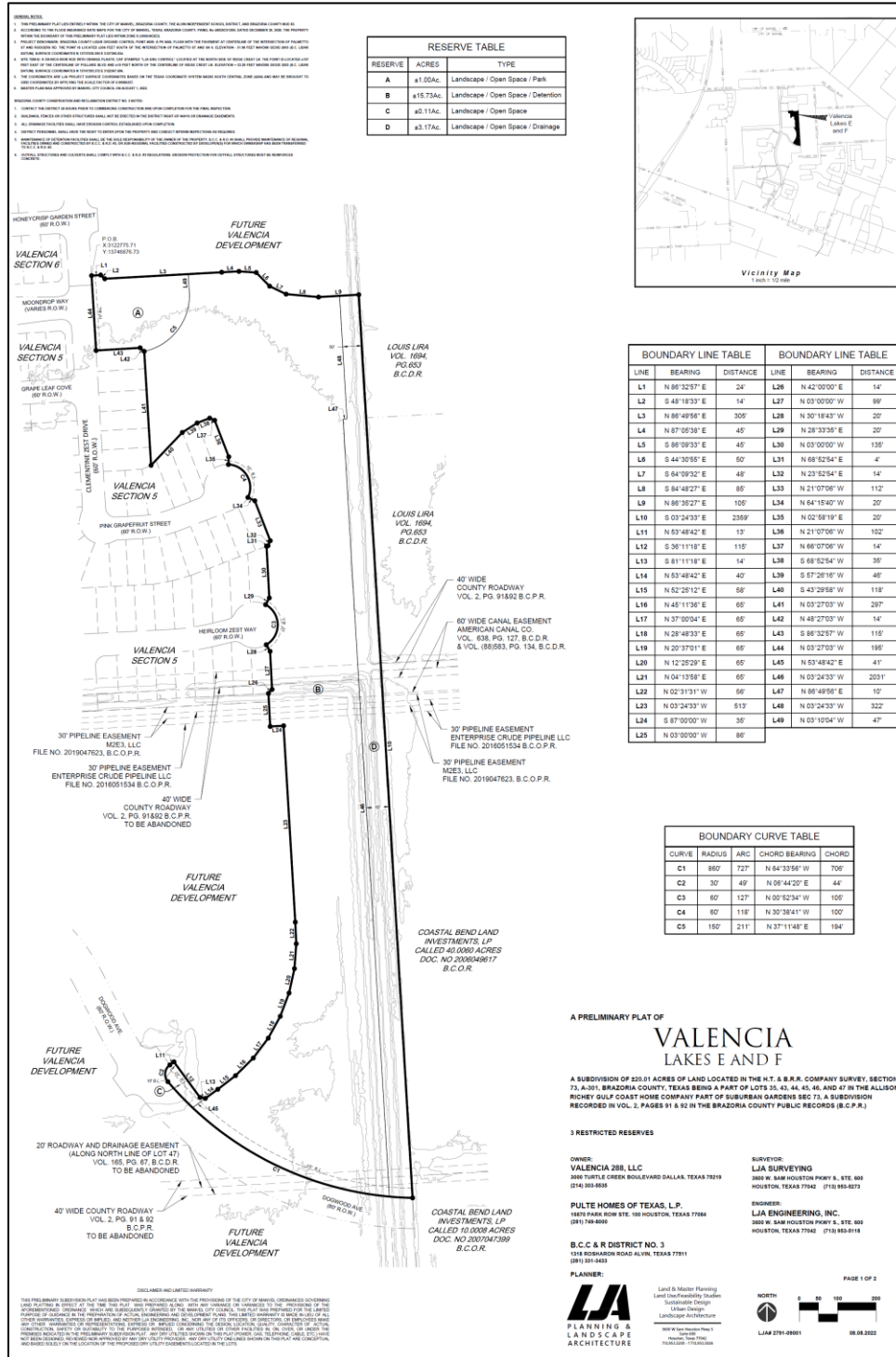
Staff Recommendation

The City staff recommends approval with one condition for the Valencia Lakes E and F Preliminary Plat. The condition includes:

1. Proposed Preliminary Plat for Pollard Boulevard, Charlotte Street & Dogwood Avenue Street Dedication shall be approved (Section 62-104 (11) and Section 62-108 (a) (8)).



Plat Exhibit



Plat Exhibit



LEGEND

R.O.W.	INDICATES RIGHT-OF-WAY
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.D.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.M.R.	INDICATES BRAZORIA COUNTY MAP RECORDS
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS

UNITED STATES DISTRICT COURT
DISTRICT OF MASSACHUSETTS

IN RE: THE ESTATE OF [Name], Deceased.

THE ESTATE OF [Name], Plaintiff,
vs.
[Name], Defendant.

Case No. [Number]

FILED [Date]

MASSACHUSETTS

STATE OF TEXAS
COUNTY OF _____

_____,
being a duly authorized authority, on this day personally appeared _____ for _____, 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 consideration therein expressed and he is not under any legal disability.

GIVEN UNDER MY HAND and seal of office this _____ day of _____, 2021.

Notary Public, State of Texas

THE STATE OF TEXAS, ss: I, _____, County Clerk of said State, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said County.

Witness my hand in the City of Miami, Florida this _____ day of _____, 2005.

FULTON COUNTY OF MIAMI, FL

By _____

For _____

STATE OF _____
COUNTY OF _____

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 he executed the same for the purposes and considerations therein expressed and that he signed, read and understood the contents thereof.

GIVEN UNDER MY HAND and seal of office this _____ day of _____, 2021.

Notary Public, State of Texas

Notar's Note

This is to certify that I, Keith N. Moore, a Registered Professional Land Surveyor of the State of Texas, have joined the above subdivision shown herein from as part of the general survey of the parcel here performed under my supervision of which this addition is a part of. This note is located within the City of Mar. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith N. Moore
Registered Professional Land Surveyor
Texas Registration No. 4767

This is to certify that the Planning, Development, and Zoning Commission of the City of Miami, Texas, has approved this plan and submission of interests (hereinafter "Lakes I and II") in accordance with the laws of the State of Texas and the ordinances of the City of Miami to show interest and authorize the recording of the said "Lakes I and II" of _____ 2012.

Planning, Development, and Zoning Commission Chair

BRADSHAW COUNTY C & R DISTRICT NO. _____

RESOLUTION IN REGARDS OF BRADSHAW COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 1 IN ORDER TO UPSET THE INCREASED HANDED ECONOMIC BURDEN OF THE RECLAMATION OF THE ACREAS SHOWN SUBSEQUENT THIS IS TO QUOTE THAT BRADSHAW COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 1 APPROVED THIS PLAN AND SUPERVISION OF "HATCHER DITCH LINE C AND F" AS SHOWN HEREIN

DECEASED THIS _____ DAY OF _____, 2021.

ROBY KUBISKA
COMMISSIONER

JOHN GORR
COMMISSIONER

ALBERT HERRERA JR.
COMMISSIONER

JOSE SILVEIRA, C.E., C.F.M.
DISTRICT ENGINEER

[illegible][illegible]

A PRELIMINARY PLAT OF

VALENCIA
LAKES E AND F

A SUBDIVISION OF 120.01 ACRES OF LAND LOCATED IN THE N.T. & S.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 33, 43, 44, 45, 46, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73; A SUBDIVISION RECORDED IN VOL. 3, PAGES 91 & 92 IN THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

3 RESTRICTED RESERVES

OWNER:
VALENCIA 208, LLC
3000 TULLEY CREEK BOULEVARD DALLAS, TEXAS 75219
(214) 383-0538

FULTE HOMES OF TEXAS, L.P.
HIGHTWAY 190, STE. 190 HOUSTON, TEXAS 77060
(281) 748-8888

SURVEYOR:
JOE W. SAH-HOUSTON PONY & S, LTD. 600
HOUSTON, TEXAS 77062 (713) 882-6273

ENGINEER:
JLA ENGINEERING, INC.
3000 W. SAH-HOUSTON PONY & S, LTD. 600
HOUSTON, TEXAS 77062 (713) 882-6216

PLANNER: **LJA**
PLANNING &
LANDSCAPE
ARCHITECTURE

Land & Master Planning
Land Use/Habitability Studies
Sustainable Design
Urban Design
Landscape Architecture

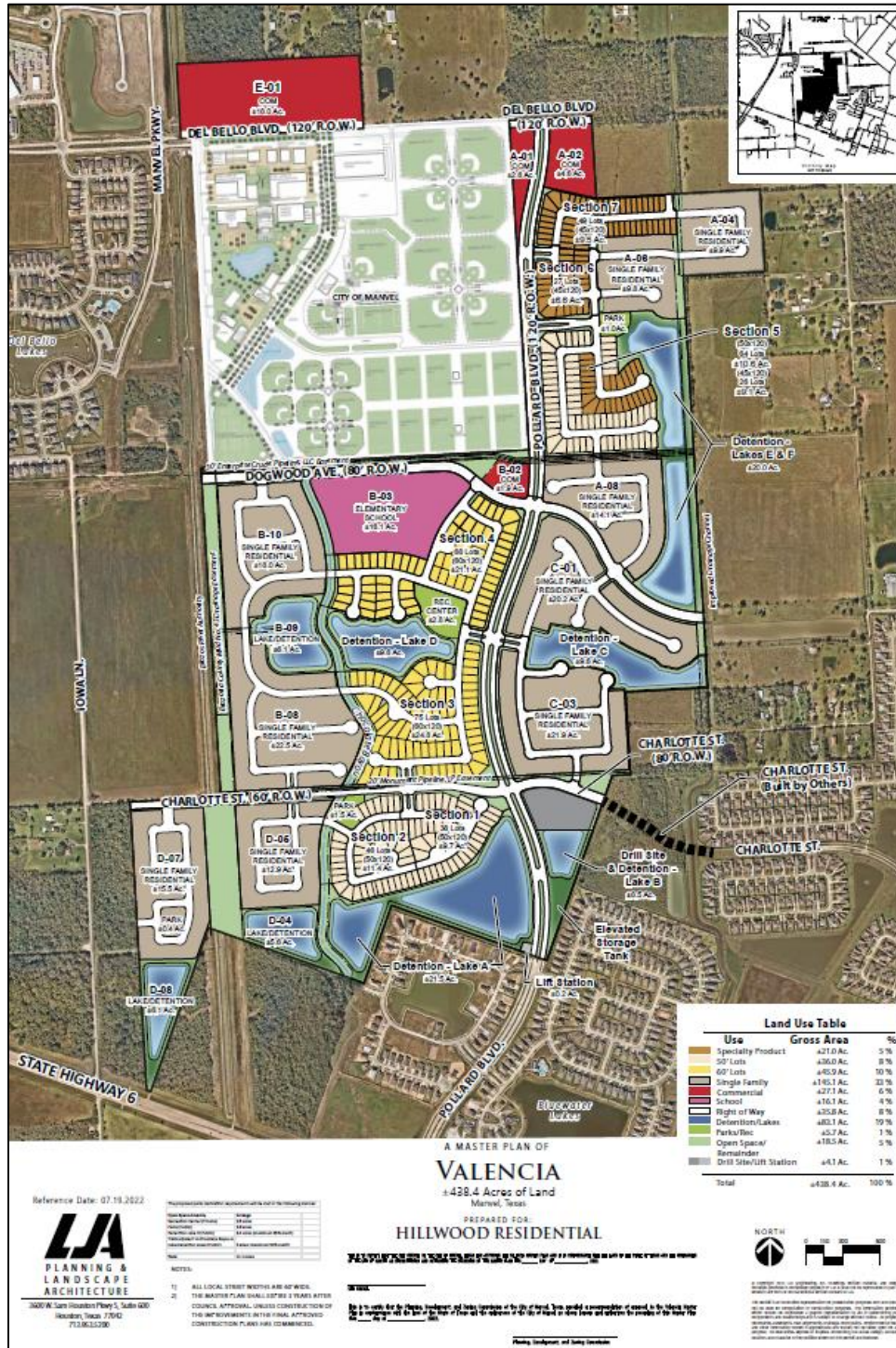
1001 W. 1st Avenue, Suite 500
Portland, Oregon 97201
770.500.0700

NORTH
0 50 100 200
LJA# 2791-0001
05.05.2022



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

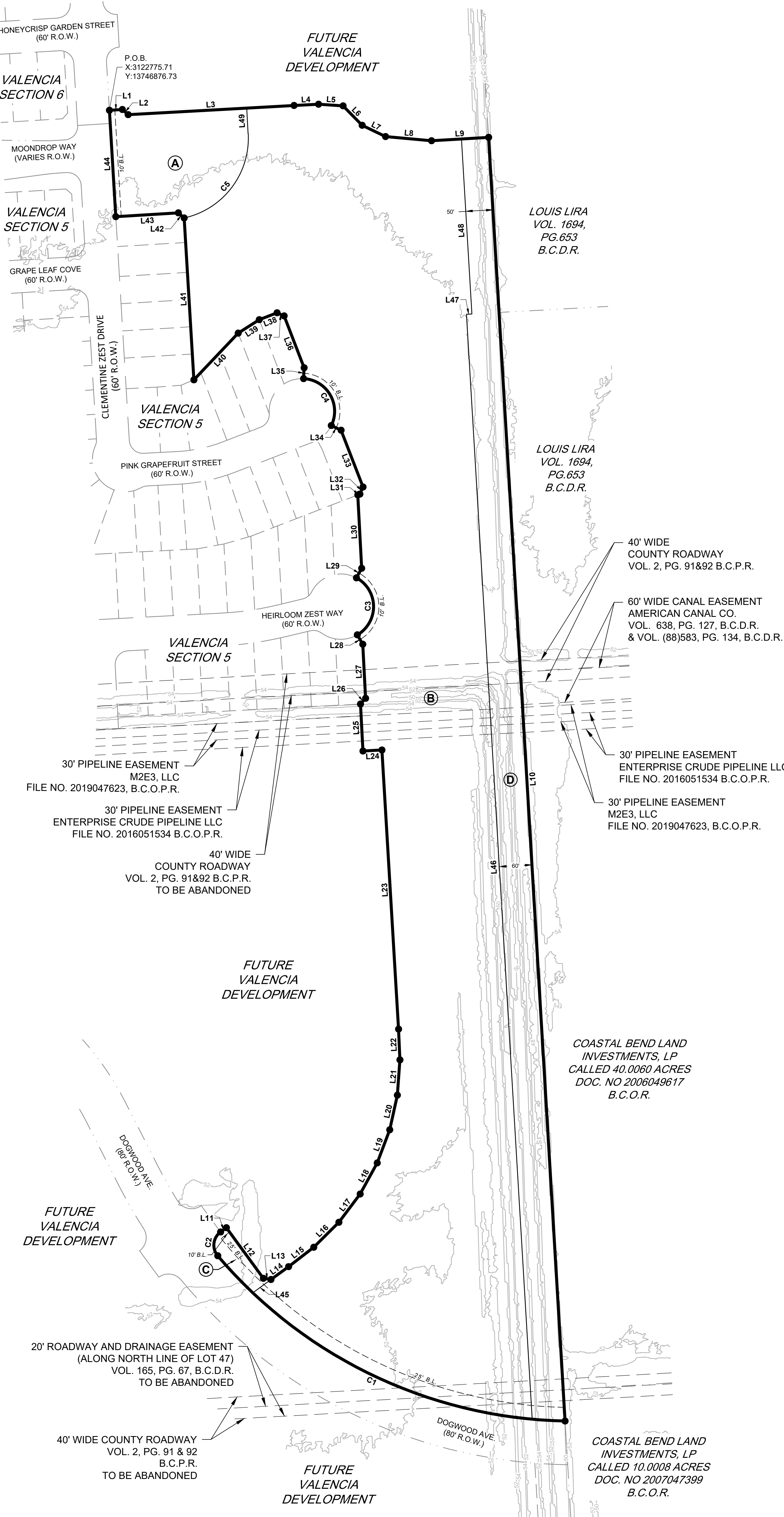
Valencia Master Plan (dated July 19, 2022 and approved August 1, 2022)



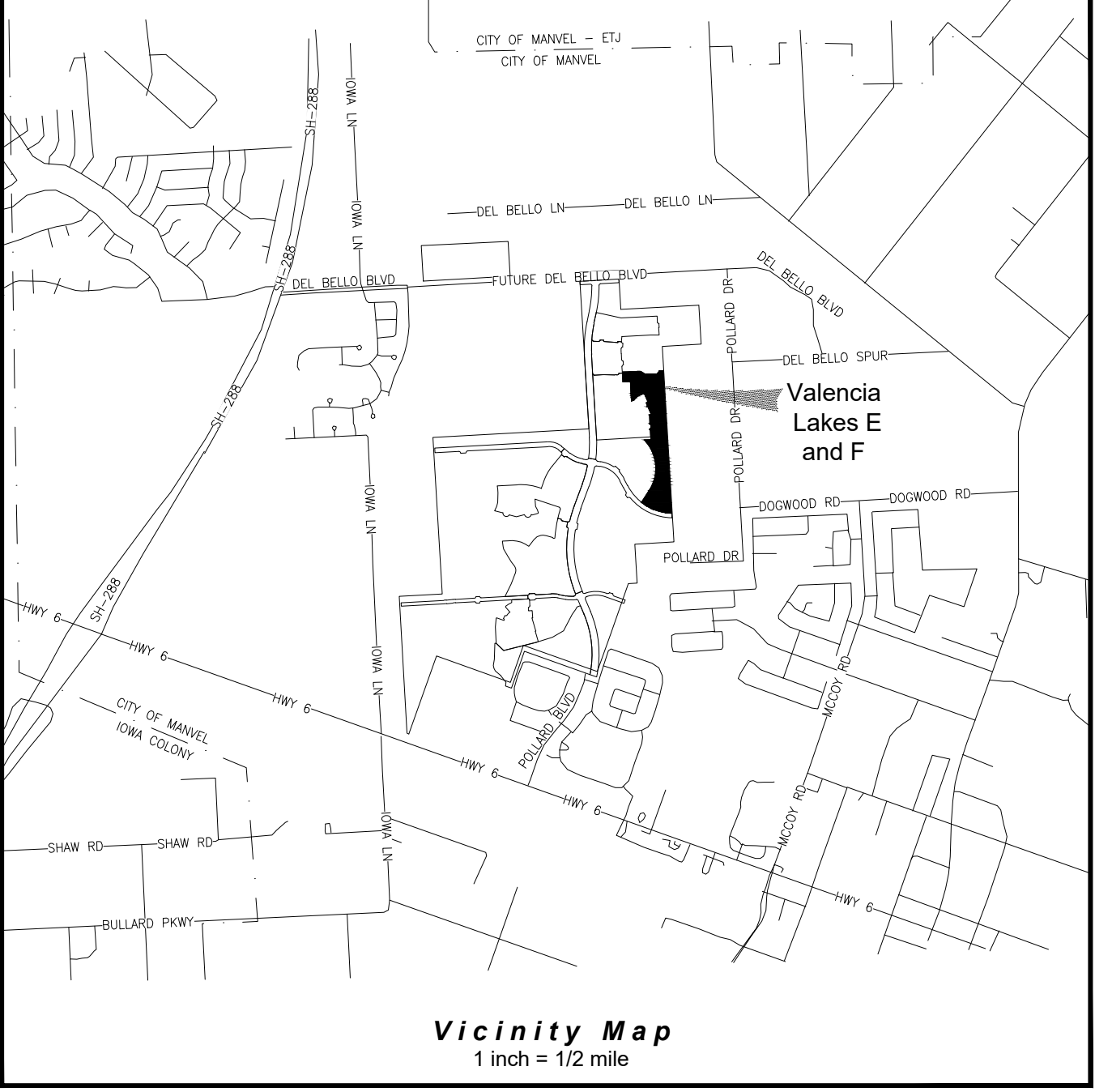
- GENERAL NOTES:
1. THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 83.
 2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48038C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
 3. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A P.K. NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODDERS RD. THE POINT IS LOCATED 2336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.98 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13727266.595 E 3127396.634.
 4. SITE TBM-8: A 58-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±197 FEET EAST OF THE CENTERLINE OF POLLARD DR. LVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.375 E 3122287.696.
 5. THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99983267.
 6. MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
3. ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
4. DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
5. 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.
6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.



RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±1.00Ac.	Landscape / Open Space / Park
B	±15.73Ac.	Landscape / Open Space / Detention
C	±0.11Ac.	Landscape / Open Space
D	±3.17Ac.	Landscape / Open Space / Drainage



BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 86°32'57" E	24'	L26	N 42°00'00" E	14'
L2	S 48°18'33" E	14'	L27	N 03°00'00" W	99'
L3	N 86°49'56" E	305'	L28	N 30°18'43" W	20'
L4	N 87°05'38" E	45'	L29	N 28°33'35" E	20'
L5	S 86°09'33" E	45'	L30	N 03°00'00" W	135'
L6	S 44°30'55" E	50'	L31	N 68°52'54" E	4'
L7	S 64°09'32" E	48'	L32	N 23°52'54" E	14'
L8	S 84°48'27" E	85'	L33	N 21°07'06" W	112'
L9	N 86°35'27" E	105'	L34	N 64°15'40" W	20'
L10	S 03°24'33" E	2359'	L35	N 02°58'19" E	20'
L11	N 53°48'42" E	13'	L36	N 21°07'06" W	102'
L12	S 36°11'18" E	115'	L37	N 66°07'06" W	14'
L13	S 81°11'18" E	14'	L38	S 68°52'54" W	35'
L14	N 53°48'42" E	40'	L39	S 57°26'16" W	46'
L15	N 52°25'12" E	58'	L40	S 43°29'58" W	118'
L16	N 45°11'36" E	65'	L41	N 03°27'03" W	297'
L17	N 37°00'04" E	65'	L42	N 48°27'03" W	14'
L18	N 28°48'33" E	65'	L43	S 86°32'57" W	115'
L19	N 20°37'01" E	65'	L44	N 03°27'03" W	195'
L20	N 12°25'29" E	65'	L45	N 53°48'42" E	41'
L21	N 04°13'58" E	65'	L46	N 03°24'33" W	2031'
L22	N 02°31'31" W	56'	L47	N 86°49'56" E	10'
L23	N 03°24'33" W	513'	L48	N 03°24'33" W	322'
L24	S 87°00'00" W	35'	L49	N 03°10'04" W	47'
L25	N 03°00'00" W	86'			

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	860'	727'	N 64°33'56" W	706'
C2	30'	49'	N 06°44'20" E	44'
C3	60'	127'	N 00°52'34" W	105'
C4	60'	118'	N 30°38'41" W	100'
C5	150'	211'	N 37°11'48" E	194'

A PRELIMINARY PLAT OF

VALENCIA LAKES E AND F

A SUBDIVISION OF ±20.01 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 35, 43, 44, 45, 46, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 IN THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

3 RESTRICTED RESERVES

OWNER:
VALENCIA 288, LLC
3000 TURTLE CREEK BOULEVARD DALLAS, TEXAS 75219
(214) 303-5535

PULTE HOMES OF TEXAS, L.P.
16670 PARK ROW STE. 100 HOUSTON, TEXAS 77084
(281) 749-8000

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:



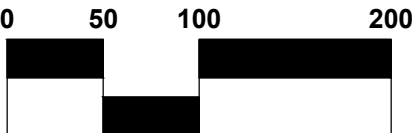
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - F 713.953.5026

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PAGE 1 OF 2

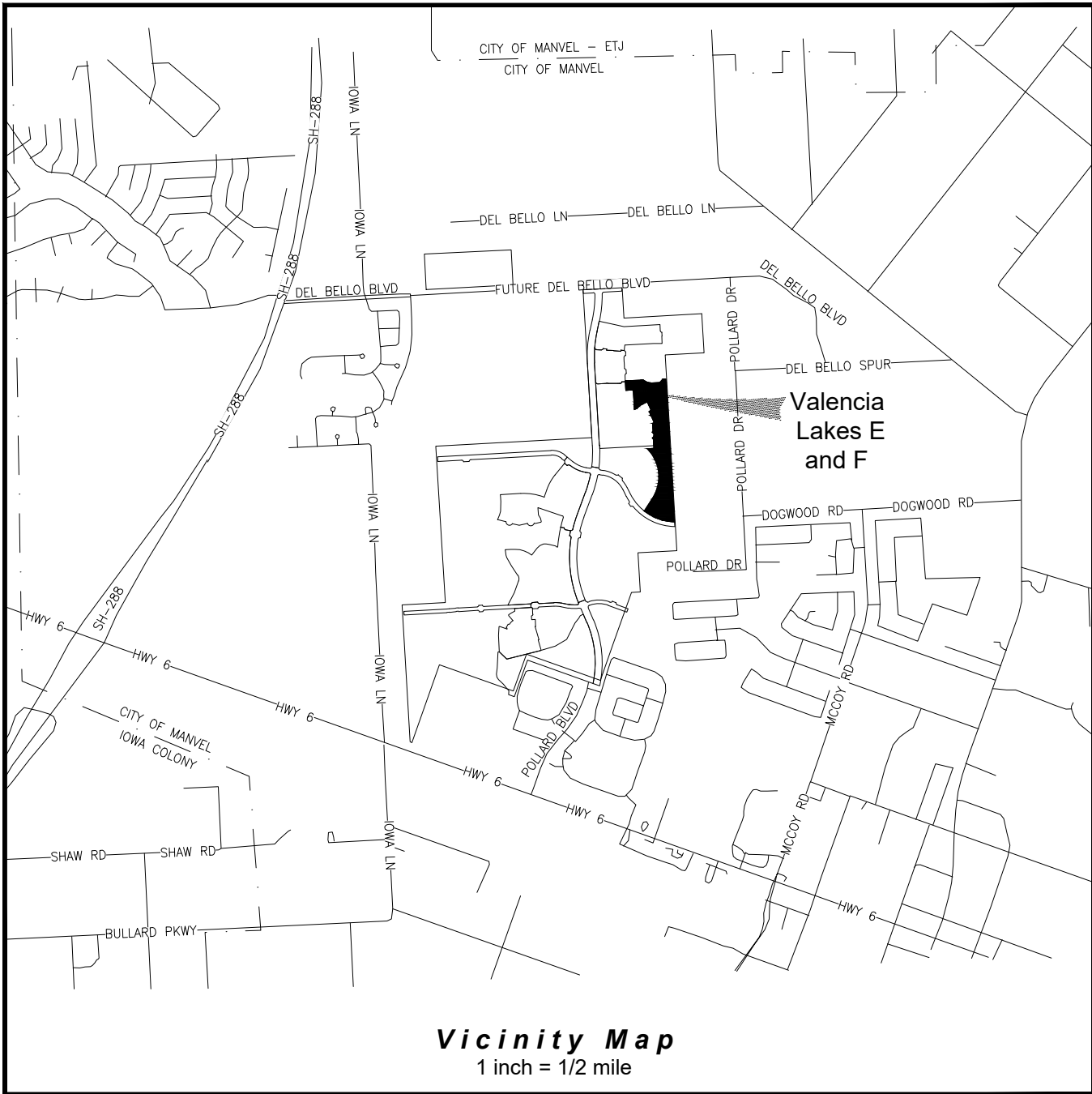


LJA# 2791-09001

08.08.2022

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



Vicinity Map
1 inch = 1/2 mile

LEGEND

- R.O.W. INDICATES RIGHT-OF-WAY
B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.M.R. INDICATES BRAZORIA COUNTY MAP RECORDS
B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Valencia 288, LLC, owner of the tract of land described herein on this plan of Valencia Detention Lakes E and F, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plot and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plot for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plot and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

VALENCIA 288, LLC

By: _____

Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, 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, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Pulte Homes of Texas, L.P., owner of the tract of land described herein on this plan of Valencia Detention Lakes E and F, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plot and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plot for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plot and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2022.

PULTE HOMES OF TEXAS, L.P.

By: _____

Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, 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, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2022.

Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of; This tract is located within the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Detention Lakes E and F 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 Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA DETENTION LAKES E AND F" AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, 2022.

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

GENERAL NOTES:

- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD 33.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 4893G0159K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
- PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 4336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.98 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.898 E 5127386.634
- SITE TBM-B: A 3/4-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL." LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 4107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND 419 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.28 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741695.372 E 5122367.696.
- THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.
- MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
- DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
- 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.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

A PRELIMINARY PLAT OF

VALENCIA LAKES E AND F

A SUBDIVISION OF ±20.01 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 35, 43, 44, 45, 46, AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 IN THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

3 RESTRICTED RESERVES

OWNER:
VALENCIA 288, LLC
3000 TURTLE CREEK BOULEVARD DALLAS, TEXAS 75219
(214) 303-5535

PULTE HOMES OF TEXAS, L.P.
16670 PARK ROW STE. 100 HOUSTON, TEXAS 77084
(281) 749-8000

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:



PLANNING &
LANDSCAPE
ARCHITECTURE

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

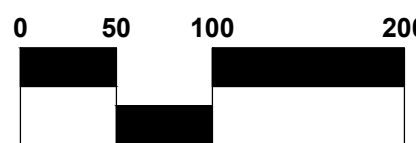
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - 713.953.5026

NORTH



LJA# 2791-09001

PAGE 2 OF 2



08.08.2022

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAIDED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.