

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
September 12, 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 Member of the public with business before the board, NOT scheduled on the agenda as a public hearing (that has submitted a public comment card) may have three (3) minutes to address the board. o The board may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

Consent 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. Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake D; BEING A SUBDIVISION OF 12.34 ACRES OF LAND IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 14, 15, 22, 23, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92, IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- B. Consideration and possible action to approve, Preliminary Plat for Valencia Section 1; BEING A SUBDIVISION OF 9.73 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE 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.).
- C. Consideration and possible action to approve, Preliminary Plat for Valencia Section 2; BEING A SUBDIVISION OF 12.96 ACRES OF LAND IN THE H.T. & B.R.R. SECTION 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 175 AND 180 OF 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.).
- D. Consideration and possible action to approve, Preliminary Plat for Valencia Section 4; BEING A SUBDIVISION OF 21.11 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 14, 21, 22, 29, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- E. Consideration and possible action to approve, Preliminary Plat for Valencia Section 5; BEING A SUBDIVISION OF 19.74 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING PART OF LOTS 35, 36, 37, 43, 44, AND 45 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

- F. Consideration and possible action to approve, Preliminary Plat for Valencia Section 6;
BEING A SUBDIVISION OF 6.62 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 34, 35, AND 42 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.).
- G. Approval of Meeting Minutes to date.

Regular Agenda

- A. Consideration and possible action to approve, Minor Plat of Manvel City Hall State Highway 6;
BEING A REPLAT OF THE MINOR PLAT OF MANVEL CITY HALL AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019007731 AND A PORTION OF LOTS 7 AND 8, BLOCK 6 OF THE TOWN OF MANVEL, MAP OR PLAT RECORDED UNDER VOL. 1, PG. 69, BRAZORIA COUNTY PLAT RECORDS, ABSTRACT NO. 470, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve, Preliminary Plat for Meridiana Section 13A;
BEING A SUBDIVISION OF 17.22 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CONSISTING OF 57 LOTS, 5 BLOCKS, AND 4 RESERVES.
- C. Consideration and possible action to approve, Preliminary Plat for Meridiana Section 32B;
BEING A SUBDIVISION OF 0.23 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CONSISTING OF 2 LOTS, AND 1 BLOCK.
- D. Consideration and possible action to approve, Final Plat for Meridiana Section 4 East;
BEING A SUBDIVISION OF 28.86 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Consideration and possible action to approve, Final Plat for Meridiana Section 54B;
BEING A SUBDIVISION OF 21.70 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY TEXAS.
- F. Consideration and possible action to approve, Final Plat for Meridiana Highway 6 Commercial Reserve No. 1;
BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283, HE H.T. & B.R.R. CO. SURVEY, SECTION 64, A-483, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- G. Consideration and possible action to approve, Final Plat for Meridiana Highway 6 Commercial Reserve No. 2;
BEING A SUBDIVISION OF 4.304 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283, AND THE J.M. O'DONNELL SURVEY, A- 470, ALSO BEING A PARTIAL REPLAT OF LOTS 1, 2, AND 3, BLOCK 1 OF SUNSET GARDENS AS RECORDED IN VOL. 13, PG. 47-48, BRAZORIA COUNTY PLAT RECORDS, ALSO BEING OUT OF LOT 88 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- H. Consideration and possible action to approve, Final Plat for Pomona Section 24;
BEING A SUBDIVISION OF 37.007 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 25, 33, 34, 35, 42, 43, 44, 45, 52, 53, 54, AND 55 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOL. 2, PG. 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, IN BRAZORIA COUNTY, TEXAS.
- I. Consideration and possible action to approve, Preliminary Plat for 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 HOMECOMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOL. 2, PG. 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- J. Consideration and possible action to approve, Preliminary Plat for Valencia Section 3;
BEING A SUBDIVISION OF 24.83 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 15, 16, 23, 24, 31 AND 32 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PGS. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND A PART OF OUTLOT 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 (B.C.P.R.).
- K. Consideration and possible action to approve, Preliminary Plat for Valencia Section 7;
BEING A SUBDIVISION OF 9.47 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 33, 34, AND 42 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.).

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

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel is true and correct; and that I posted such notice on the bulletin board at the Manvel City Hall. A place convenient and readily accessible to the public on September 7, 2022 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: September 12, 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 D,
being a subdivision of 12.34 acres of land in the H.T. & B.R.R. Company Survey, Section 73,
A-301, Brazoria County, Texas, being a part of Lots 14, 15, 22, 23, 30, and 31 in the Allison
Richey Gulf Coast Home Company part of the Suburban Gardens Sec. 73, a subdivision
recorded in Vol. 2, Pages 91 & 92, in 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: 2022.09.01 18:11:01 -05'00'

SIGNATURE

September 1, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Detention Lake D Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	September 12, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

The preliminary plat was heard by the Planning, Development and Zoning Commission on January 10, 2022. The Commission did not approve this plat. This preliminary plat was resubmitted on August 29, 2022.

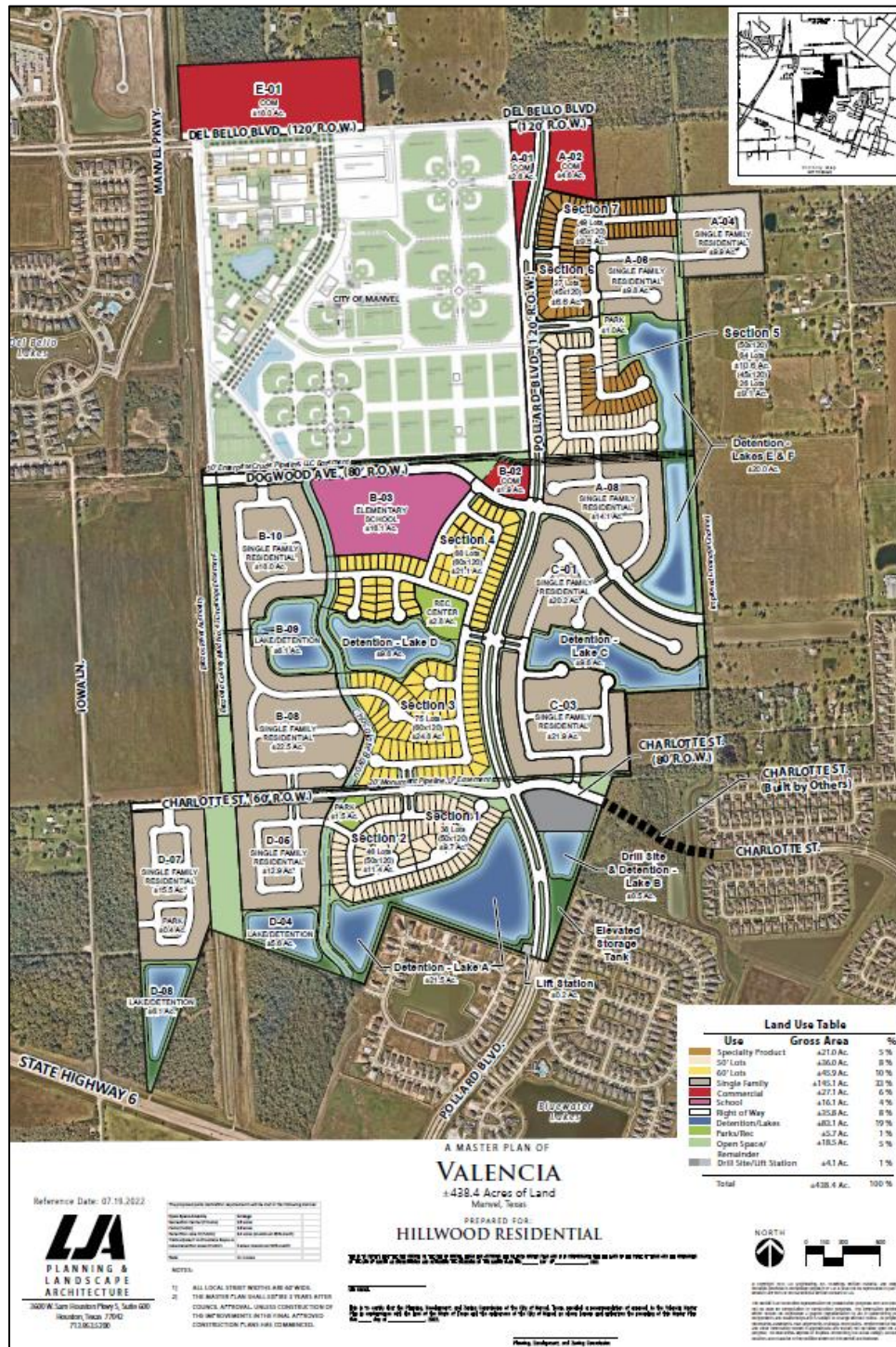
Staff Recommendation

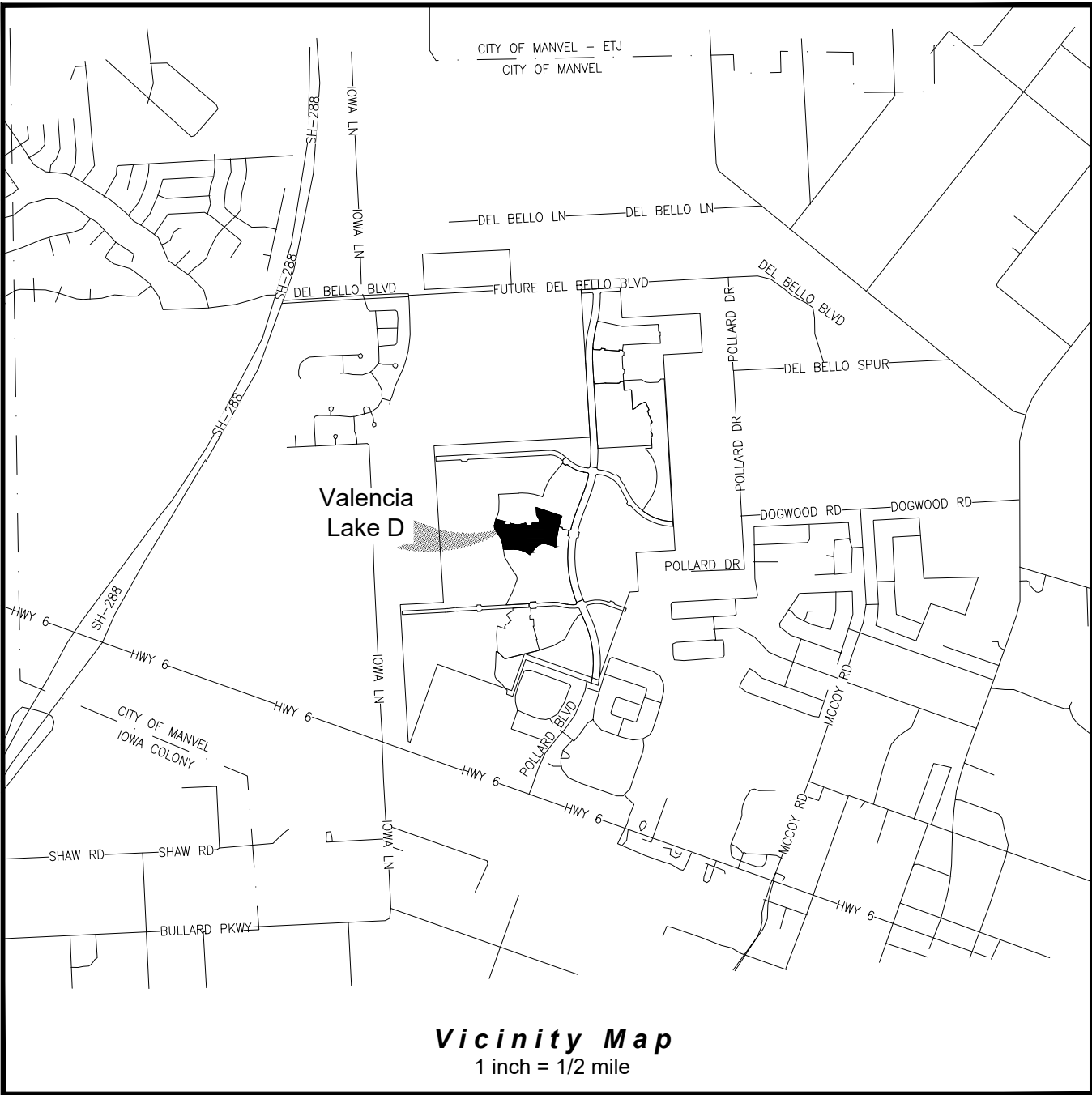
The City staff recommends approval of the Valencia Detention Lake D Preliminary Plat.



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

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





- LEGEND
- B.L. INDICATES BUILDING LINE
 - 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.P.R. INDICATES BRAZORIA COUNTY PROPERTY RECORDS

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 D, 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 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 Detention Lake D, 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 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 Detention Lake D 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 LAKE D" 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 48038C0110K, 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 NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737268.988 E 3127296.654.
- SITE TBM-8: A 54-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 219 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741595.372 E 3122367.496.
- 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.

A PRELIMINARY PLAT OF

VALENCIA LAKE D

A SUBDIVISION OF ±12.34 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 14, 15, 22, 23, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 IN 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

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
PHONE NUMBER

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

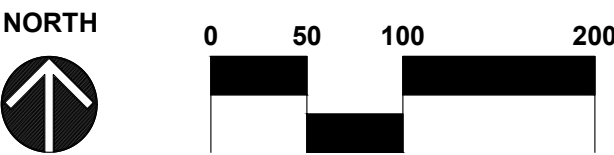
B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:



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

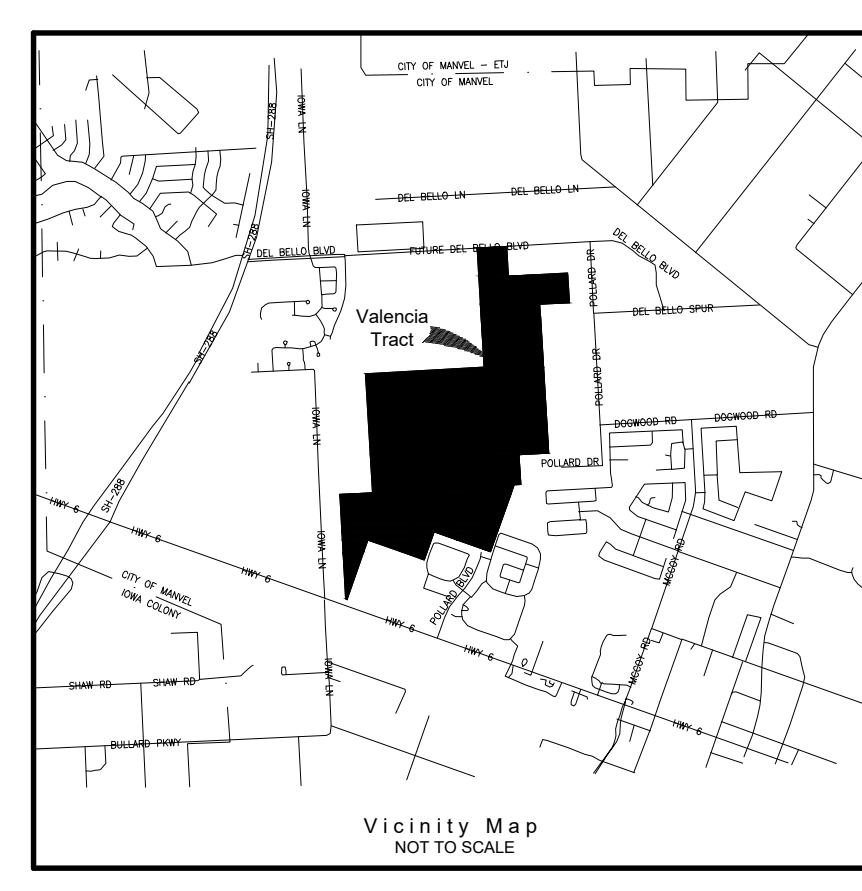
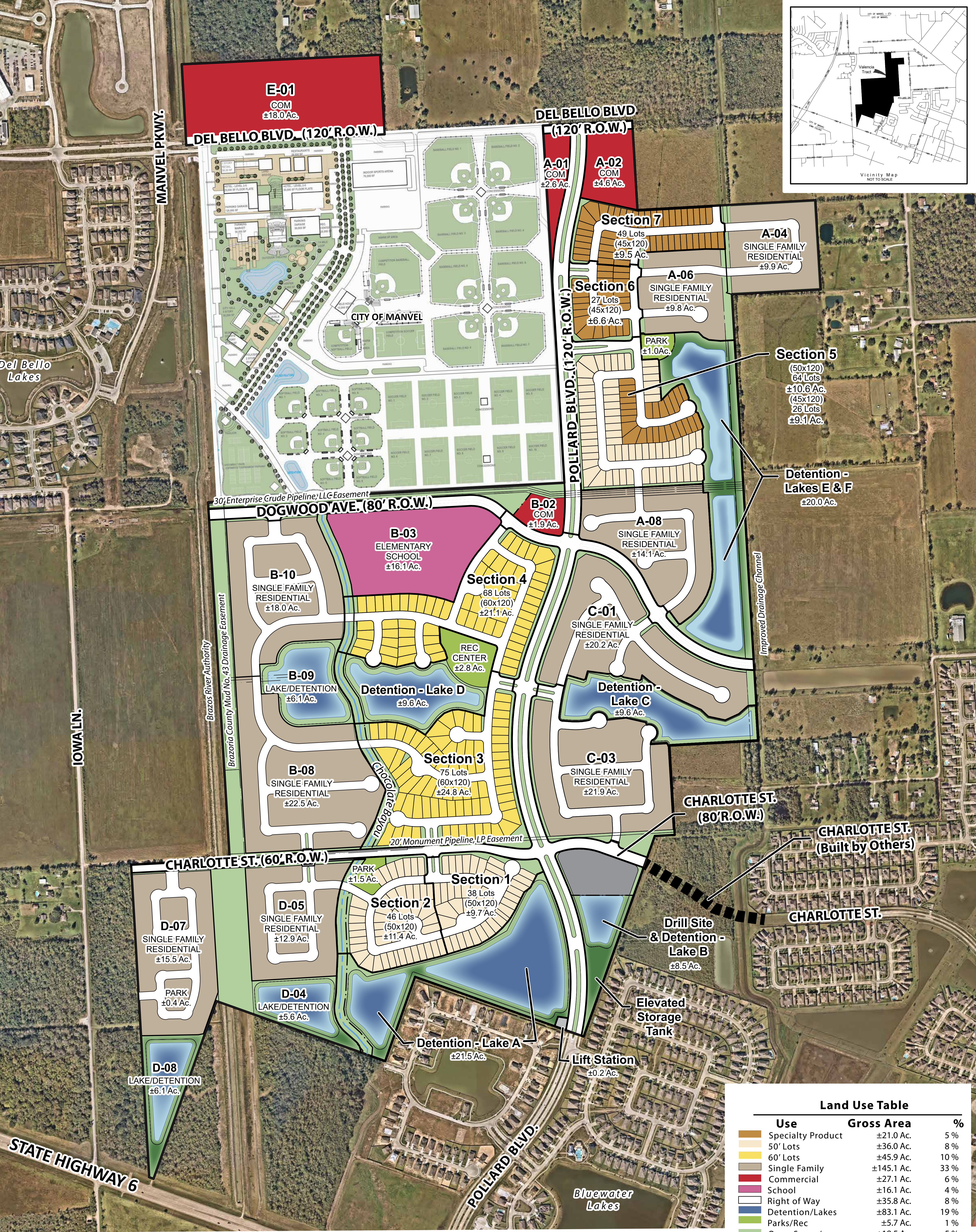
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - F 713.953.5026



LJA# 2791-09001

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08.29.2022



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 %

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

PREPARED FOR:
HILLWOOD RESIDENTIAL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THE VALENCIA MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS MASTER PLAN THIS ____ DAY OF ____, 2022.

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

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 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: September 12, 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 Section 1,
being a subdivision of 9.73 acres of land located in the H.T. & B.R.R. Company Survey, Section 64,
A-483, Brazoria County, Texas, being a part of Outlots 175, 180, and 195 of the Dr. A.A. Luther
Subdivision of the 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.).

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: 2022.09.01 18:12:17 -05'00'

SIGNATURE

September 1, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Section 1 Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	September 12, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

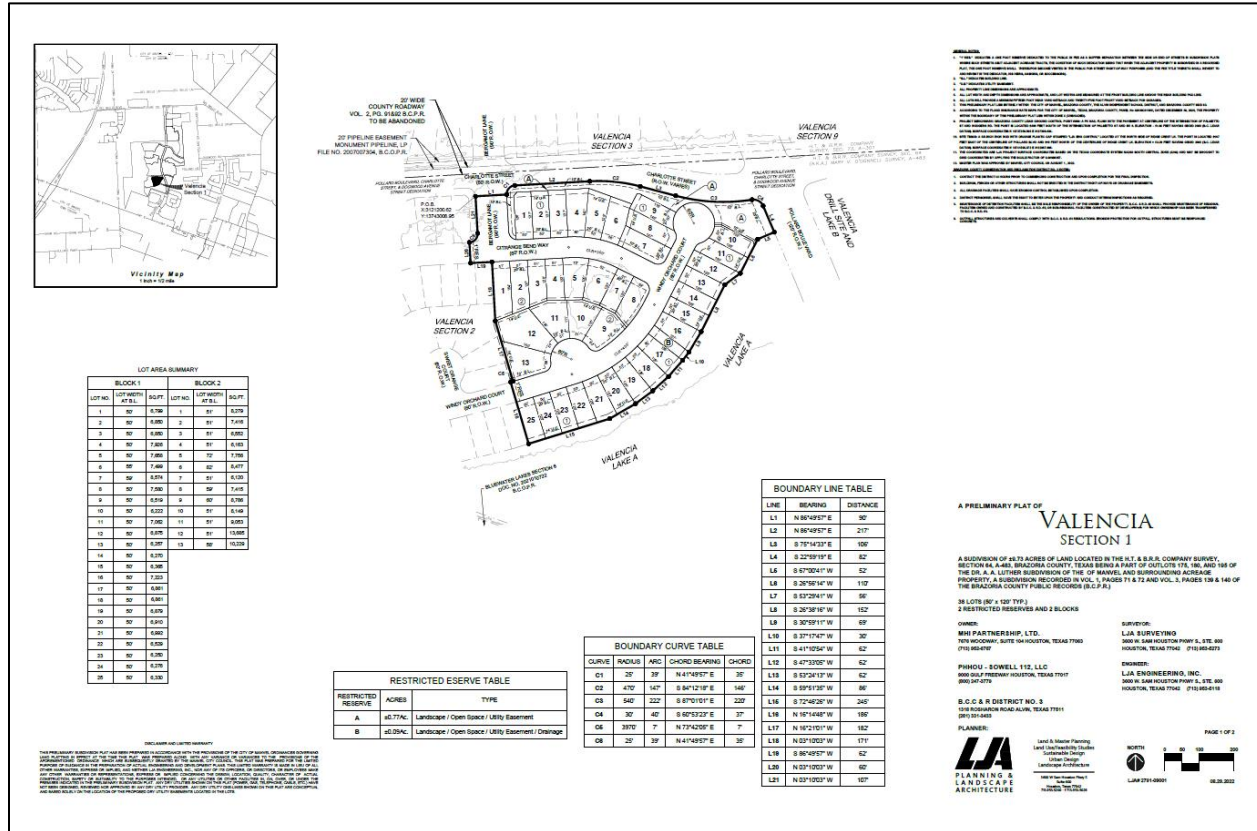
The preliminary plat was heard by the Planning, Development and Zoning Commission on January 10, 2022. The Commission did not approve this plat. This preliminary plat was resubmitted on August 29, 2022.

Staff Recommendation

The City staff recommends approval of the Valencia Section 1 Preliminary Plat.



Plat Exhibit





1. **THE STATE OF TEXAS, County of _____, do hereby certify that _____, of the County of _____, State of Texas, is the owner of the following described land, to-wit:**

THE UNDERSIGNED, of the County of _____ State of _____ do hereby certify that _____ of the County of _____ State of _____ is the owner of the above described property, and that the same is subject to the lien of the mortgage hereinbefore described, and that the same is subject to the lien of the mortgage hereinbefore described, and that the same is subject to the lien of the mortgage hereinbefore described.

[illegible][illegible]

This is to certify that I have in person, or through a designated independent Land Surveyor of the State of Texas, have plotted the above subdivision, shown below, that is in accordance with the intent of the general laws of the State of Texas, of which this subdivision is a part of. The tract is located within the City of San Antonio, Texas.

This is to certify that the Planning, Engineering, and Public Works Department of the City of Grand Haven, has approved the design and installation of a storm water collection and detention system for the City of Grand Haven and the installation of the City of Grand Haven to construct, install and maintain the facility for the _____ of _____ 20____.

 Planning, Engineering, and Public Works Department Head

0940204 COUNTY C & R DISTRICT NO. 3

I, JOHN E. BROWN, of SPANISH COUNTRY CONSERVATION AND RECREATION DISTRICT NO. 3, in order to carry out the intended purpose hereof, hereby certify that the above is a true and correct copy of the original as the same appears in the records of the said DISTRICT NO. 3.

DATED: 10/11/2011 BY: JOHN E. BROWN

FOR THE UNITED STATES
OF AMERICA

A SUBDIVISION OF 49.73 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 34, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 175, 180, AND 195 OF THE DR. A. LUTHER SUBDIVISION OF THE OF MARVEL 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 (S.C.P.R.).

38 LOTS (50' x 120' TYP.)
2 RESTRICTED RESERVES AND 2 BLOCKS

OWNER:
MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 962-6767

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-5779

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511

PLANNER.

LJA
PLANNING &
LANDSCAPE
ARCHITECTURE

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

1400 W. 5th Avenue, Suite 1100
Seattle, WA 98101
206.461.1400
www.landscape-architect.com

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 963-6273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77062 (713) 963-6118

PAGE 3 OF 3

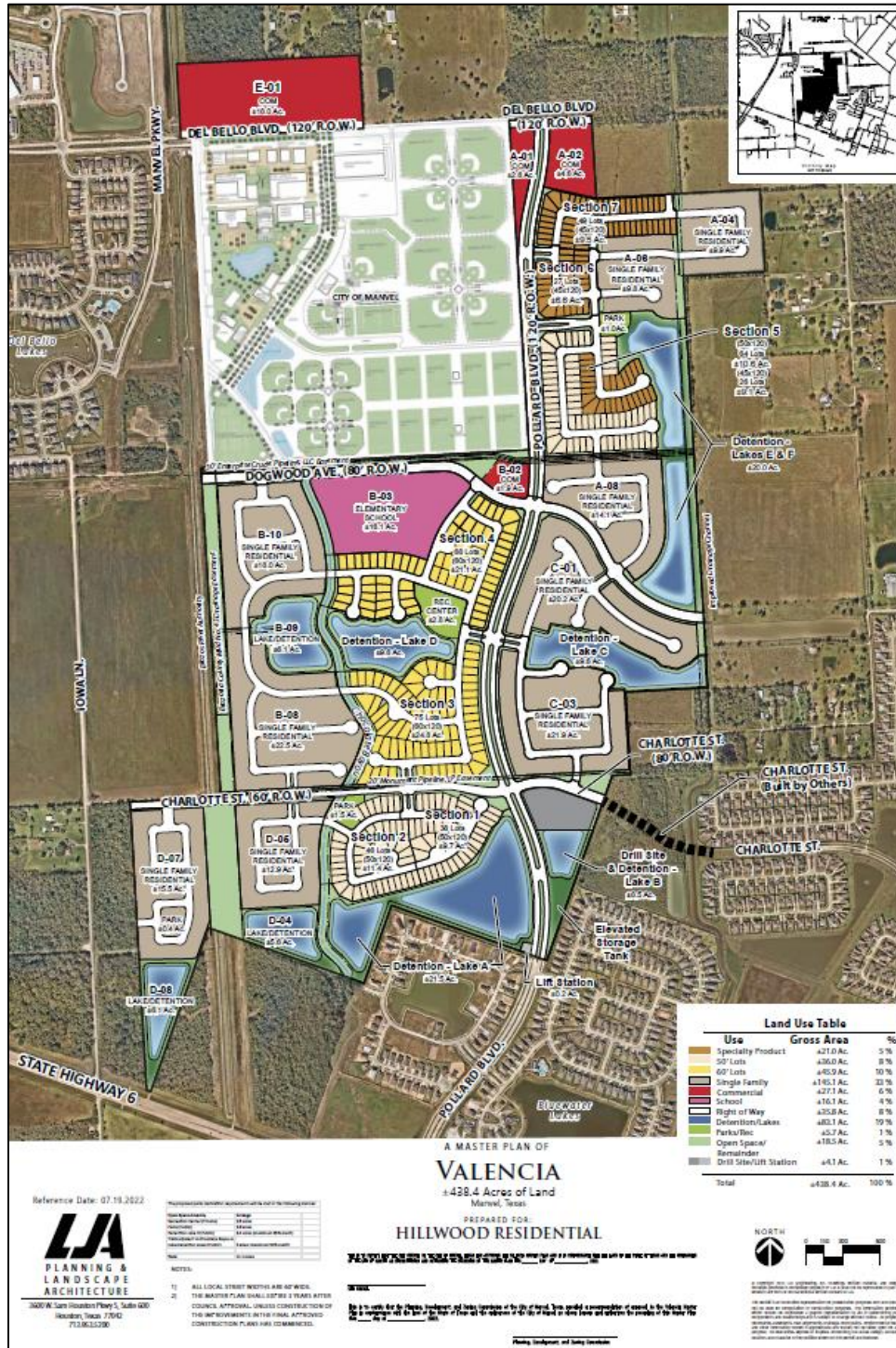
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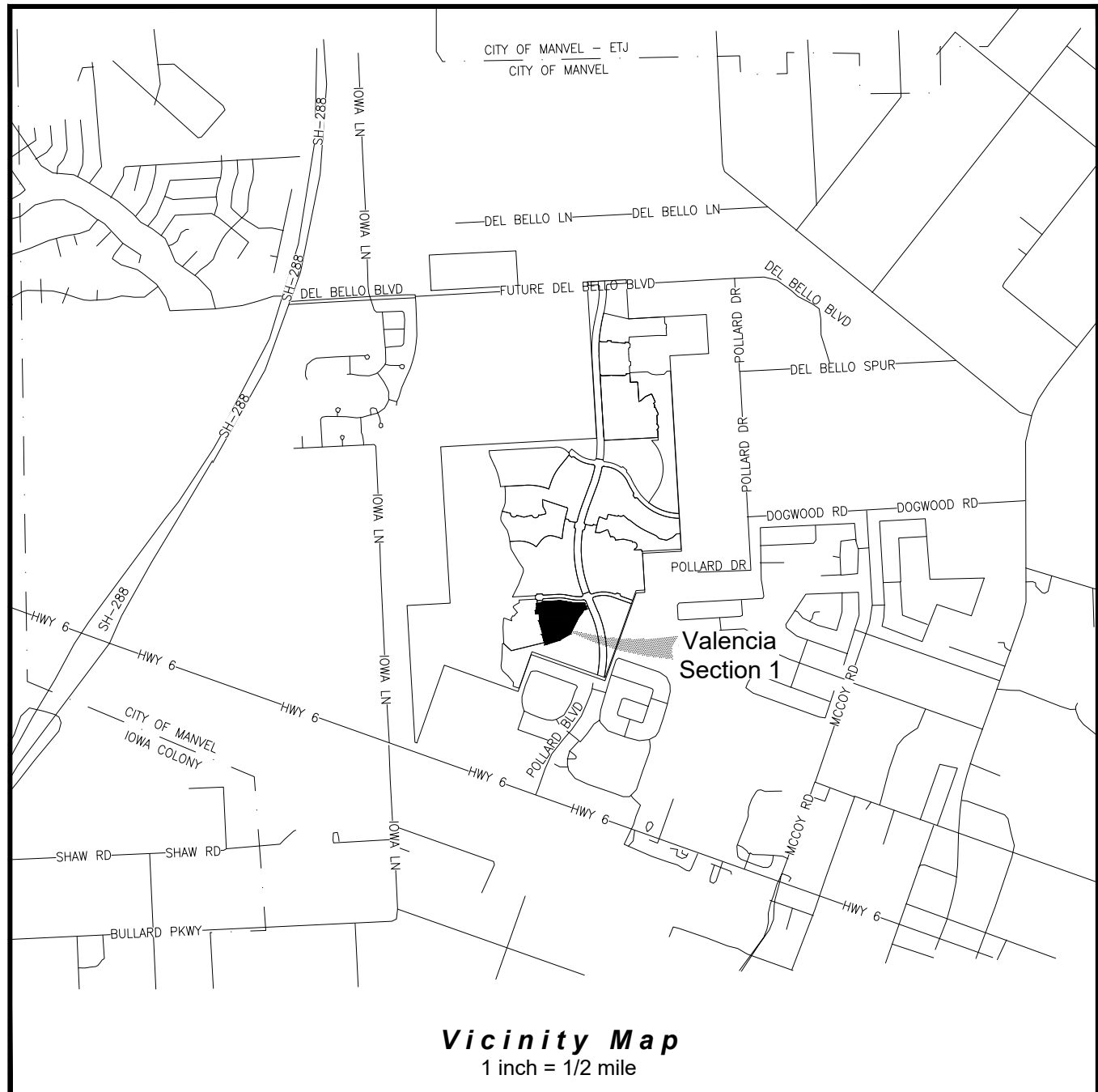





PLANNING DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

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





LOT AREA SUMMARY					
BLOCK 1			BLOCK 2		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	50'	6,799	1	51'	8,279
2	50'	6,850	2	51'	7,416
3	50'	6,850	3	51'	6,552
4	50'	7,926	4	51'	6,163
5	50'	7,658	5	72'	7,756
6	55'	7,499	6	82'	8,477
7	59'	8,574	7	51'	6,120
8	50'	7,580	8	59'	7,415
9	50'	6,519	9	60'	8,786
10	50'	6,222	10	51'	8,149
11	50'	7,062	11	51'	9,053
12	50'	6,875	12	51'	13,685
13	50'	6,257	13	58'	10,229
14	50'	6,270			
15	50'	6,365			
16	50'	7,223			
17	50'	6,861			
18	50'	6,861			
19	50'	6,879			
20	50'	6,910			
21	50'	6,992			
22	50'	6,529			
23	50'	6,250			
24	50'	6,276			
25	50'	6,330			

RESTRICTED ESERVE TABLE		
RESTRICTED RESERVE	ACRES	TYPE
A	±0.77Ac.	Landscape / Open Space / Utility Easement
B	±0.09Ac.	Landscape / Open Space / Utility Easement / Drainage

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	25'	39'	N 41°49'57" E	35'
C2	470'	147'	S 84°12'18" E	146'
C3	540'	222'	S 87°01'01" E	220'
C4	30'	40'	S 60°53'23" E	37'
C5	3970'	7'	N 73°42'05" E	7'
C6	25'	39'	N 41°49'57" E	35'

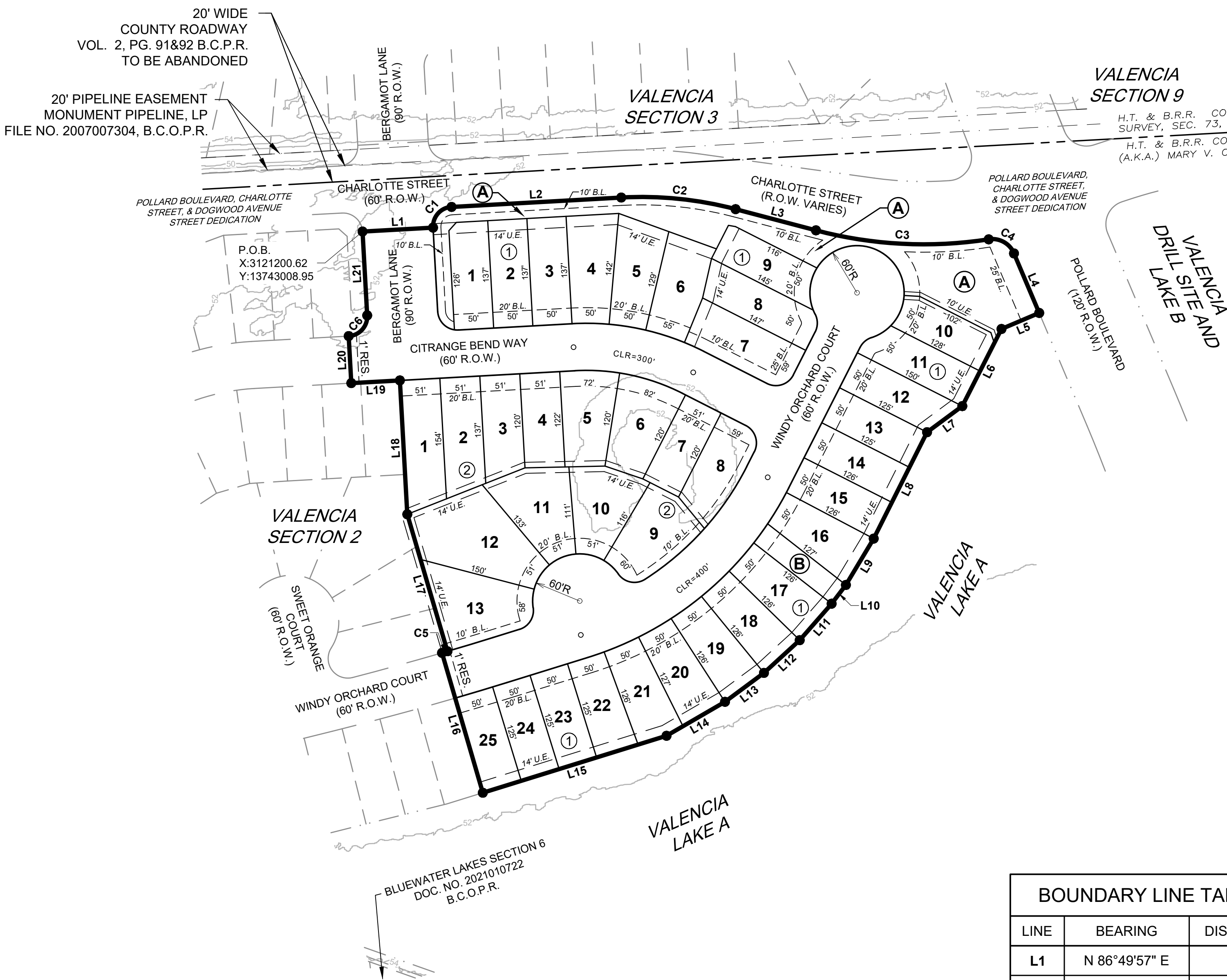
BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°49'57" E	90'
L2	N 86°49'57" E	217'
L3	S 75°14'33" E	106'
L4	S 22°59'19" E	82'
L5	S 67°00'41" W	52'
L6	S 26°56'14" W	110'
L7	S 53°29'41" W	56'
L8	S 26°38'16" W	152'
L9	S 30°59'11" W	69'
L10	S 37°17'47" W	30'
L11	S 41°10'54" W	62'
L12	S 47°33'05" W	62'
L13	S 53°24'13" W	62'
L14	S 59°51'35" W	86'
L15	S 72°46'26" W	245'
L16	N 16°14'48" W	186'
L17	N 16°21'01" W	182'
L18	N 03°10'03" W	171'
L19	S 86°49'57" W	62'
L20	N 03°10'03" W	60'
L21	N 03°10'03" W	107'

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 STRIPS ARE NOT ADJACENT ACROSS TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A REVERTED TO THE CITY THE CITY RESERVE SHALL THEREON BE REVERTED IN FEE TO THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES (AND THE FEE TITLE THEREON SHALL REVERT TO AND BE REVEYED IN THE DEEDS, HIS HEIRS, ASSIGNS, OR SUCCESSORS).
2. "B.L." INDICATES BUILDING LINE.
3. "U.E." INDICATES UTILITY EASEMENT.
4. ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
5. ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.
6. ALL LOTS WILL PROVIDE A MINIMUM FIFTY FEET FRONT YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.
7. THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN DOWNSCHOOL SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD #3. WITHIN THE BOUNDS OF THE PRELIMINARY PLAT, THERE ARE NO UNLAWFUL, UNRECORDED, OR UNPAID TAXES (UNPAID).
8. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL NO. 480360130K, DATED DECEMBER 30, 2020, THE PROPERTY IS IN FLOOD ZONE X-1 (UNDESIGNED).
9. PROJECT BENCHMARK: BRAZORIA LAND GRANT (ROUND CONTROL) POINT #609: A PL N4AL PALMETTO WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF LADDER STREET AND RIDDERS ROAD. THE POINT IS LOCATED 2338 FEET SOUTH OF THE INTERSECTION OF PALMETTO WITH ST 48 E. ELEVATION: -51.98 FEET NAVD83 GEOID 2011 (B.C. LADDER DATUM). SURFACE COORDINATES N 13737266.895 E 3127366.834.
10. SITE TBM: A 58-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDDERS CREST LN. THE POINT IS LOCATED 8167 FEET EAST OF THE CENTERLINE OF POLARIS BLVD AND 115 FEET SOUTH OF THE CENTERLINE OF RIDDERS CREST LN. ELEVATION: -53.23 FEET NAVD83 GEOID 2011 (B.C. LADDER DATUM). SURFACE COORDINATES N 13741995.372 E 3123267.696.
11. 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 0.99998307.
12. MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 2, 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 OBLIGATION OF THE OWNER OF THE PROPERTY. B.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPERS FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C. & R.D. #3.
6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.



A PRELIMINARY PLAT OF

VALENCIA

SECTION 1

A SUBDIVISION OF 49.73 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY,
SECTION 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 175, 180, AND 195 OF
THE DR. A. A. LUTHER SUBDIVISION OF THE 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.)

38 LOTS (50' x 120' TYP.)
2 RESTRICTED RESERVES AND 2 BLOCKS

OWNER:
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:

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

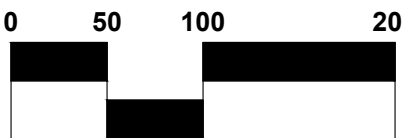
ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PAGE 1 OF 2



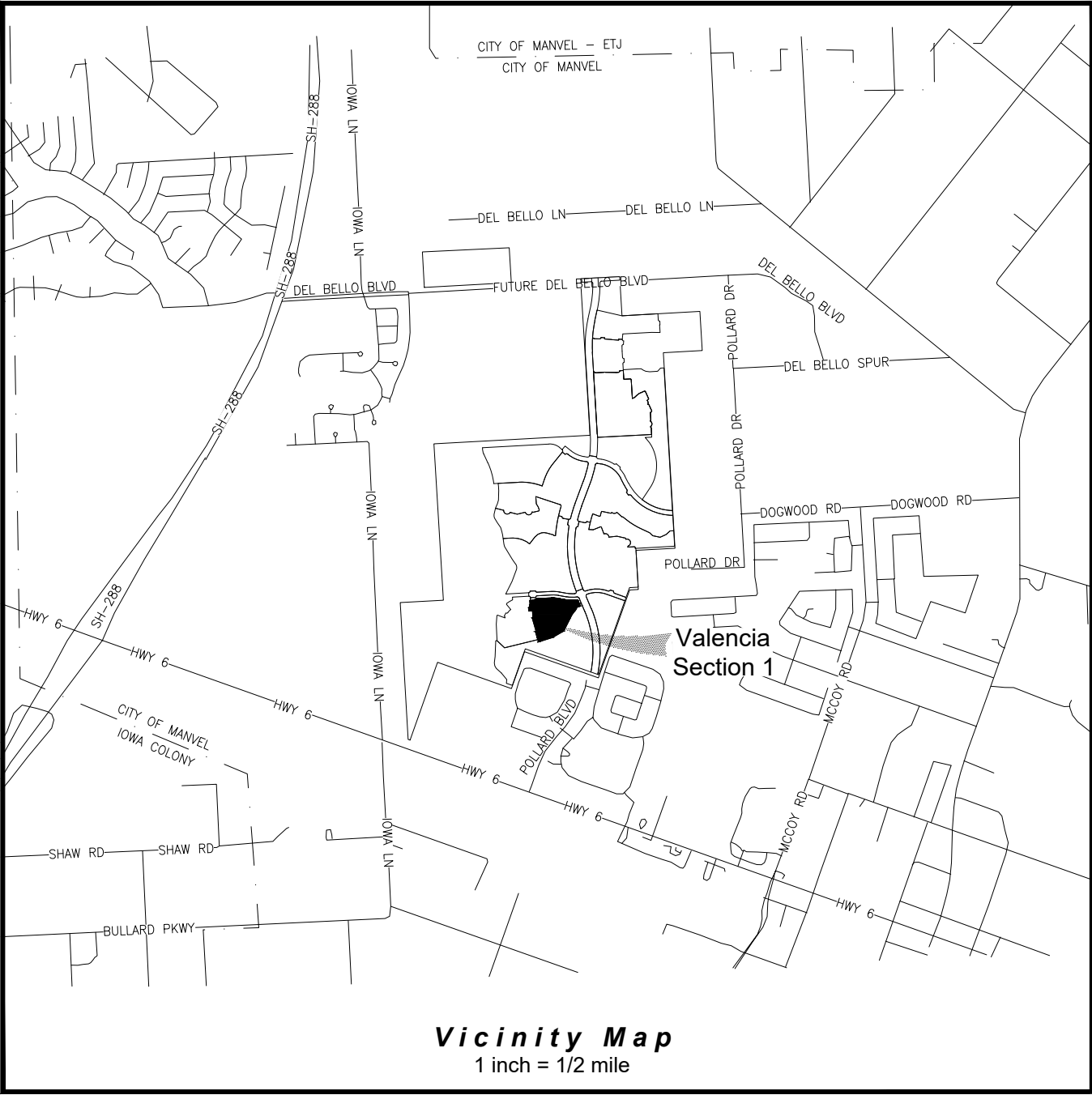
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3600 W Sam Houston Pkwy
Suite 600
Houston, Texas 77042
713.953.5200 - f 713.953.502



LJA# 2791-09001

08.29.2022



STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, MHI Partnership, LTD., owner of the tract of land described herein on this plan of Valencia Section 1, 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 Section 1, 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.

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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: _____

- 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.P.R. INDICATES BRAZORIA COUNTY PROPERTY RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - INDICATES STREETNAME CHANGE

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 Section 1 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 SECTION 1" AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, 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.

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

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

A PRELIMINARY PLAT OF VALENCIA SECTION 1

A SUDIVISION OF ±9.73 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 175, 180, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE 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.)

38 LOTS (50' x 120' TYP.)
2 RESTRICTED RESERVES AND 2 BLOCKS

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

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

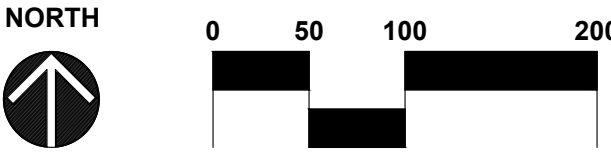
B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:

LJA
PLANNING &
LANDSCAPE
ARCHITECTURE

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

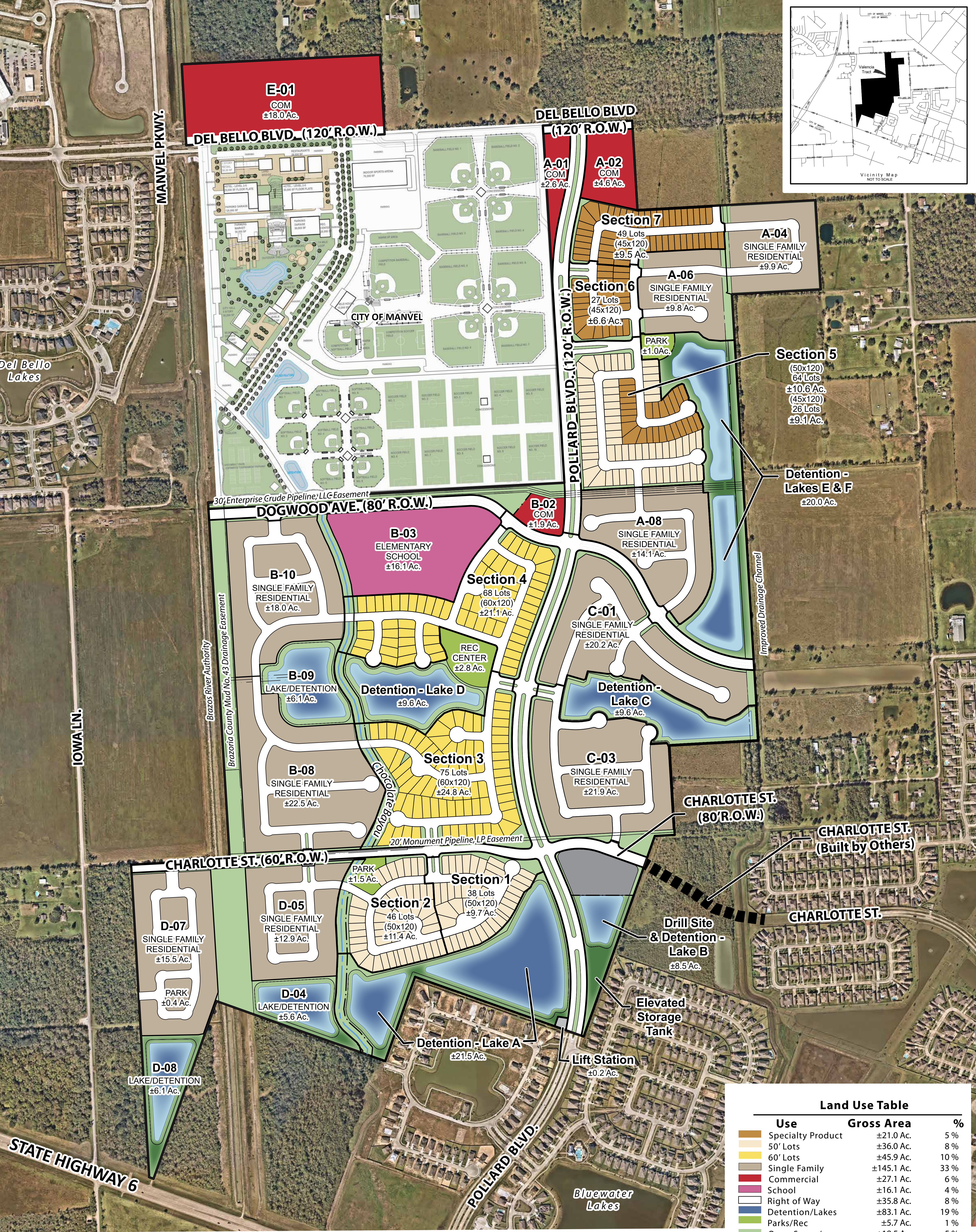
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - F 713.953.5026



LJA# 2791-09001

PAGE 2 OF 2

08.29.2022



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	

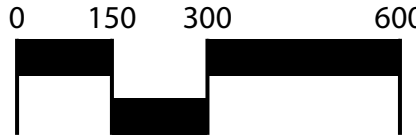
NOTES:

- 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	☐
--------------------------------	-------------------------------------	--------------	--------------------------	------	--------------------------

Date of Request: September 12, 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 Section 2,
being a subdivision of 12.96 acres of land in the H.T. & B.R.R. Section 64, A-483, Brazoria
County, Texas, being a part of Outlots 175 and 180 of 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.).

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: 2022.09.01 18:13:24 -05'00'

SIGNATURE

September 1, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Section 2 Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	September 12, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

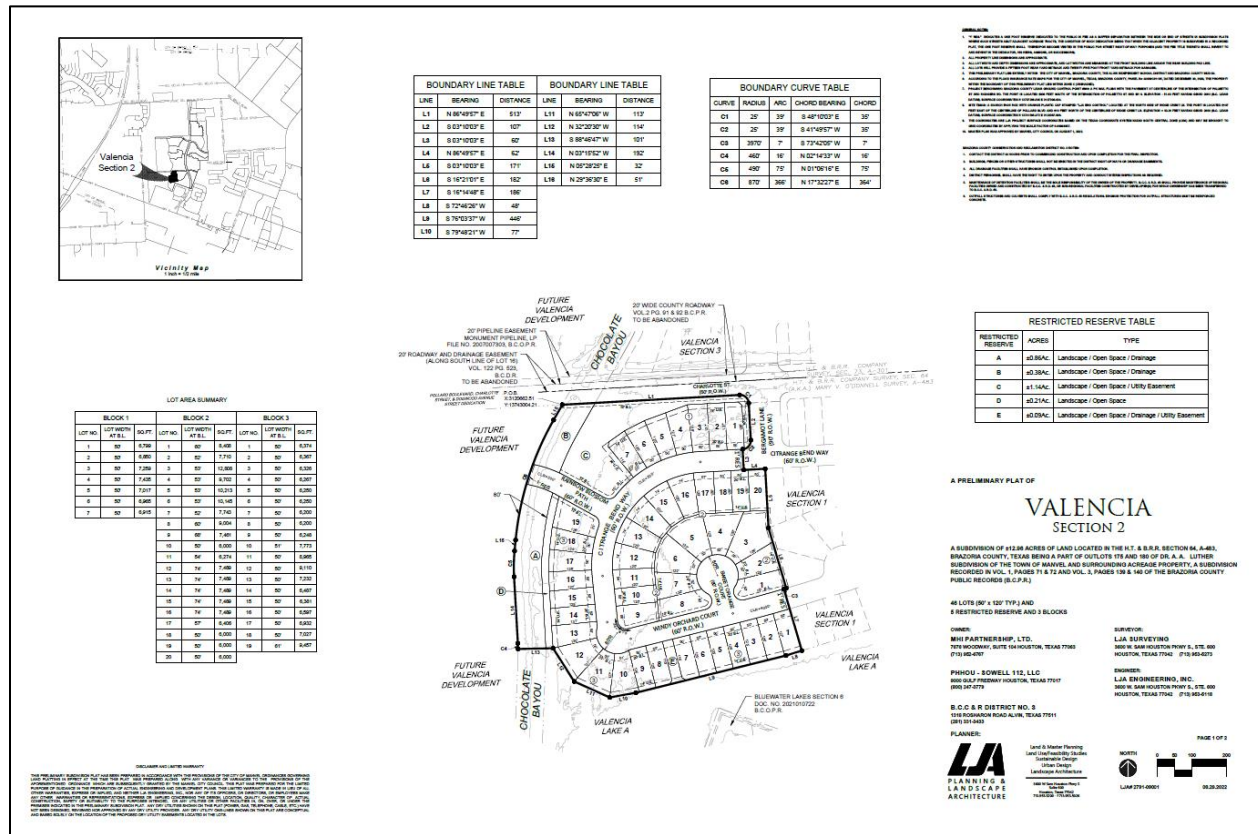
Background

The preliminary plat was heard by the Planning, Development and Zoning Commission on January 10, 2022. The Commission did not approve this plat. This preliminary plat was resubmitted on August 29, 2022.

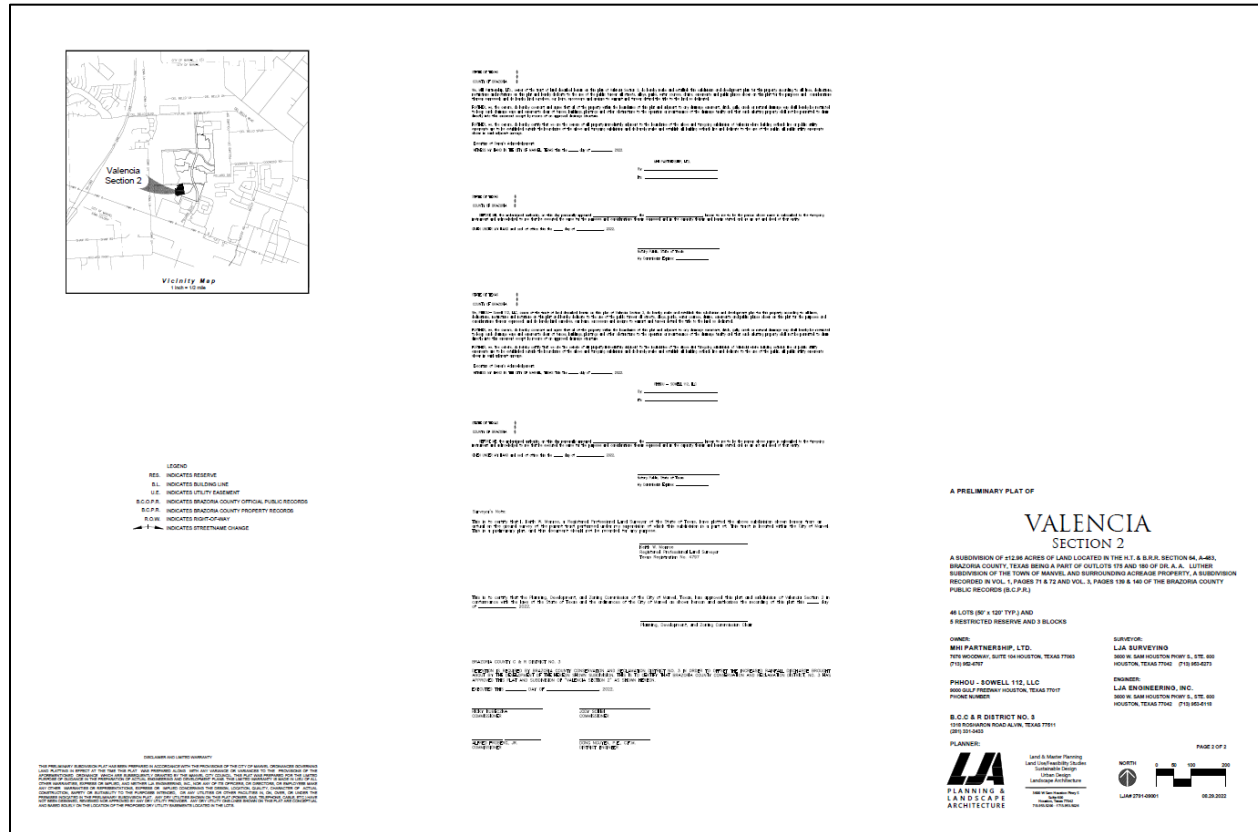
Staff Recommendation

The City staff recommends approval of the Valencia Section 2 Preliminary Plat.

Plat Exhibit



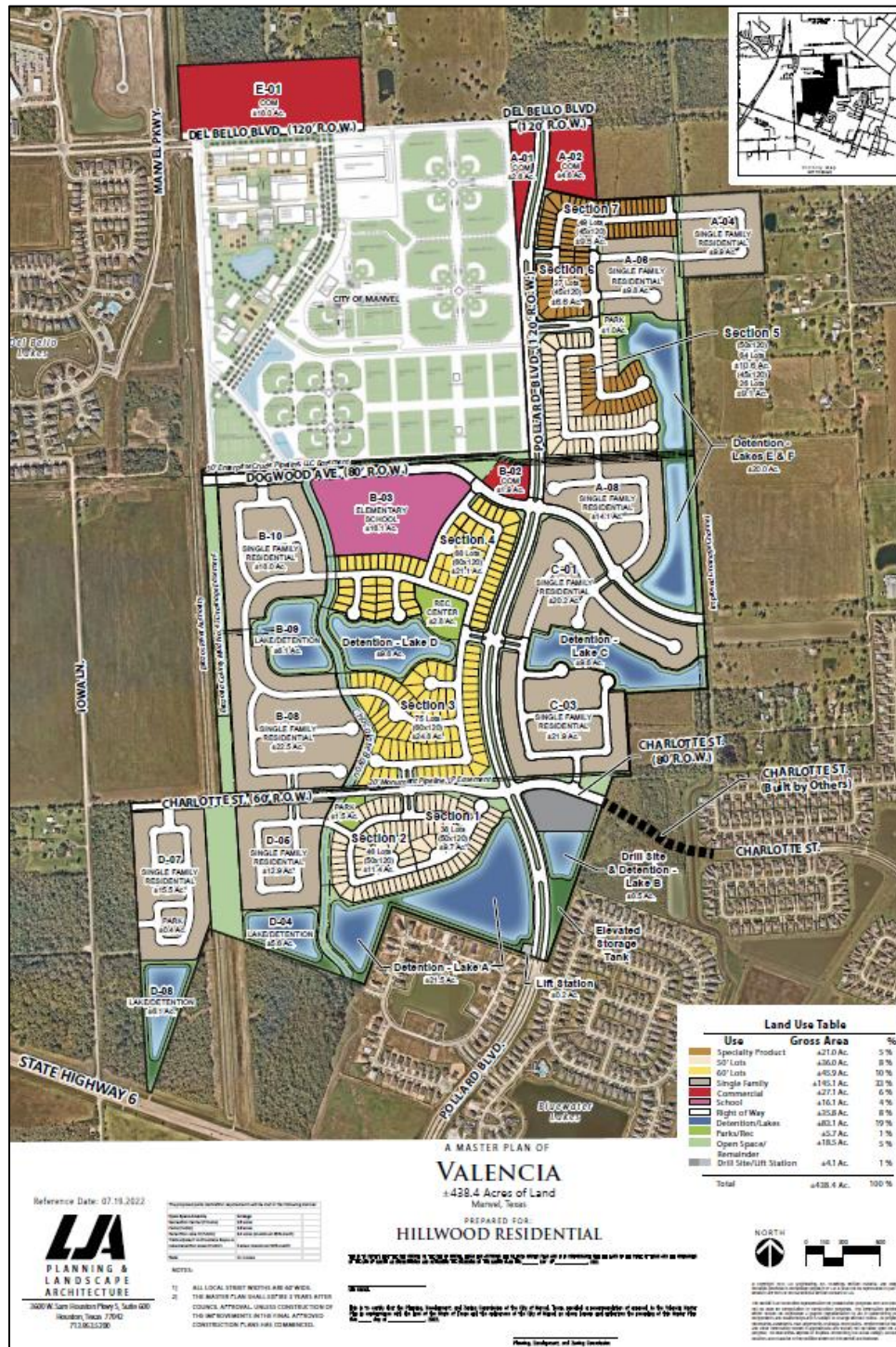
Plat Exhibit

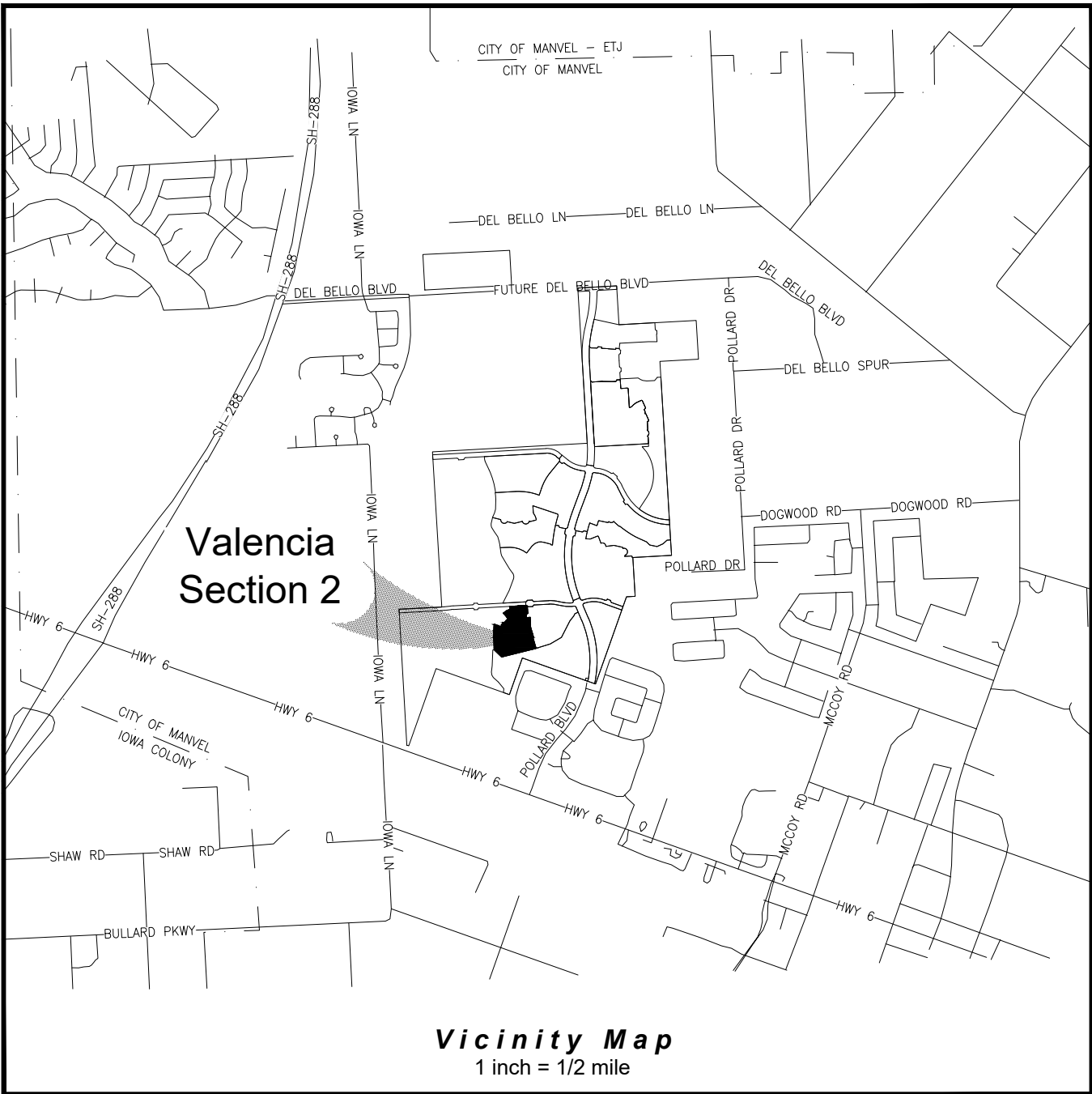




PLANNING DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

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





BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 86°49'57" E	513'	L11	N 65°47'06" W	113'
L2	S 03°10'03" E	107'	L12	N 32°20'30" W	114'
L3	S 03°10'03" E	60'	L13	S 88°46'47" W	101'
L4	N 86°49'57" E	62'	L14	N 03°15'52" W	192'
L5	S 03°10'03" E	171'	L15	N 05°28'25" E	32'
L6	S 16°21'01" E	182'	L16	N 29°36'30" E	51'
L7	S 16°14'48" E	186'			
L8	S 72°46'26" W	48'			
L9	S 76°03'37" W	446'			
L10	S 79°48'21" W	77'			

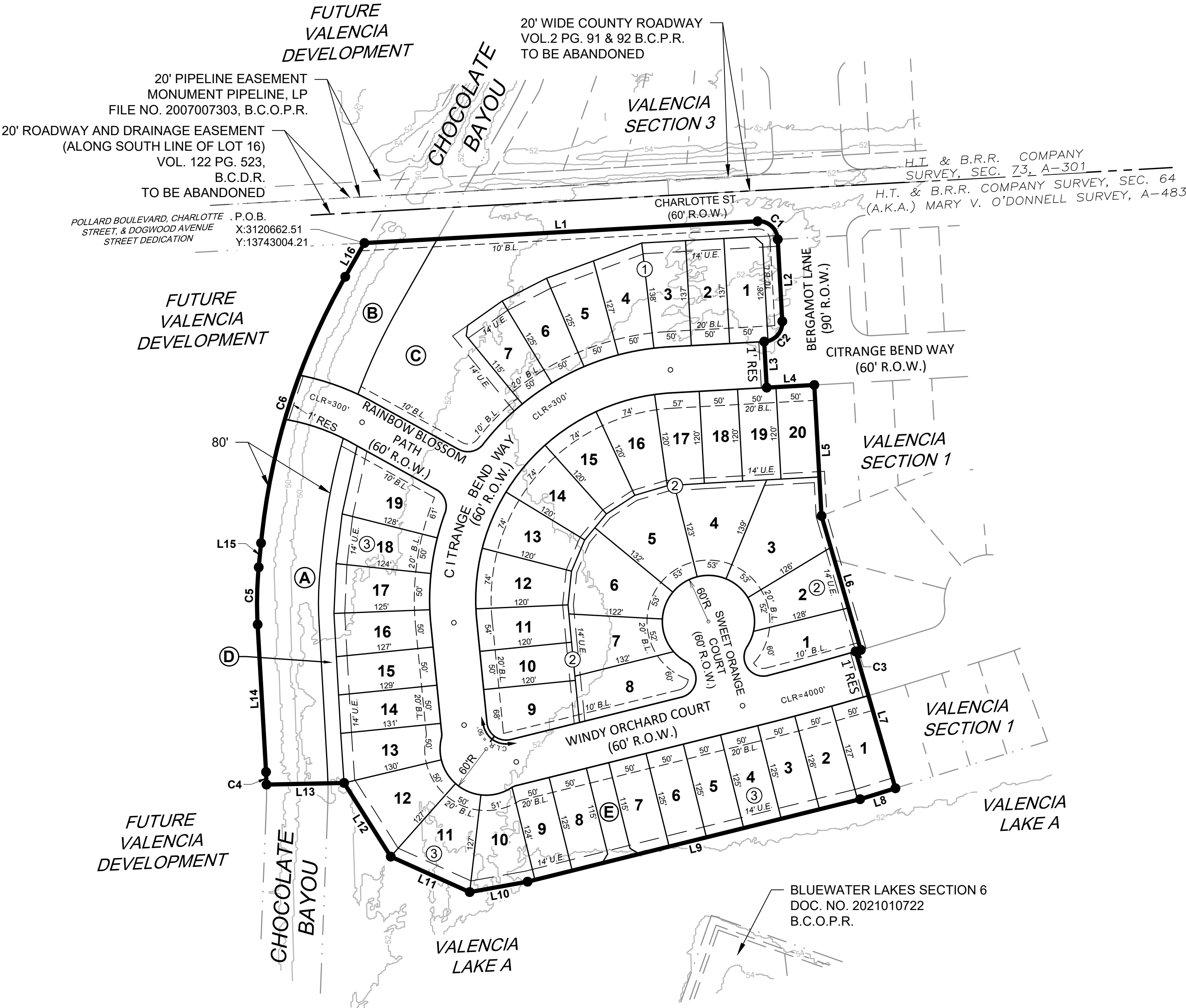
BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	25'	39'	S 48°10'03" E	35'
C2	25'	39'	S 41°49'57" W	35'
C3	3970'	7'	S 73°42'05" W	7'
C4	460'	16'	N 02°14'33" W	16'
C5	490'	75'	N 01°06'16" E	75'
C6	870'	366'	N 17°32'27" E	364'

- 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).
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.
 - ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.
 - 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.48539C0110K, 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 13737256.595 E 3127396.634.
 - NOTE: A 58-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA END CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 1187 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND 519 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 3122367.696.
 - 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 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.

RESTRICTED RESERVE TABLE		
RESTRICTED RESERVE	ACRES	TYPE
A	±0.86Ac.	Landscape / Open Space / Drainage
B	±0.38Ac.	Landscape / Open Space / Drainage
C	±1.14Ac.	Landscape / Open Space / Utility Easement
D	±0.21Ac.	Landscape / Open Space
E	±0.09Ac.	Landscape / Open Space / Drainage / Utility Easement

BLOCK 1			BLOCK 2			BLOCK 3		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	50'	6,799	1	60'	8,408	1	50'	6,374
2	50'	6,850	2	52'	7,710	2	50'	6,367
3	50'	7,259	3	53'	12,808	3	50'	6,326
4	50'	7,435	4	53'	9,702	4	50'	6,267
5	50'	7,017	5	53'	10,213	5	50'	6,250
6	50'	6,965	6	53'	10,145	6	50'	6,250
7	50'	6,915	7	52'	7,743	7	50'	6,200
			8	60'	9,004	8	50'	6,200
			9	68'	7,461	9	50'	6,248
			10	50'	6,000	10	51'	7,773
			11	54'	6,274	11	50'	8,965
			12	74'	7,489	12	50'	9,110
			13	74'	7,489	13	50'	7,232
			14	74'	7,489	14	50'	6,487
			15	74'	7,489	15	50'	6,381
			16	74'	7,489	16	50'	6,597
			17	57'	6,406	17	50'	6,932
			18	50'	6,000	18	50'	7,027
			19	50'	6,000	19	61'	9,457
			20	50'	6,000			



A PRELIMINARY PLAT OF

VALENCIA SECTION 2

A SUBDIVISION OF ±12.96 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. SECTION 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 175 AND 180 OF 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.)

46 LOTS (50' x 120' TYP.) AND
5 RESTRICTED RESERVE AND 3 BLOCKS

OWNER:
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

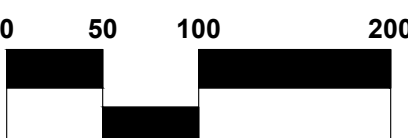
PLANNER:



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 - 713.953.5026

NORTH



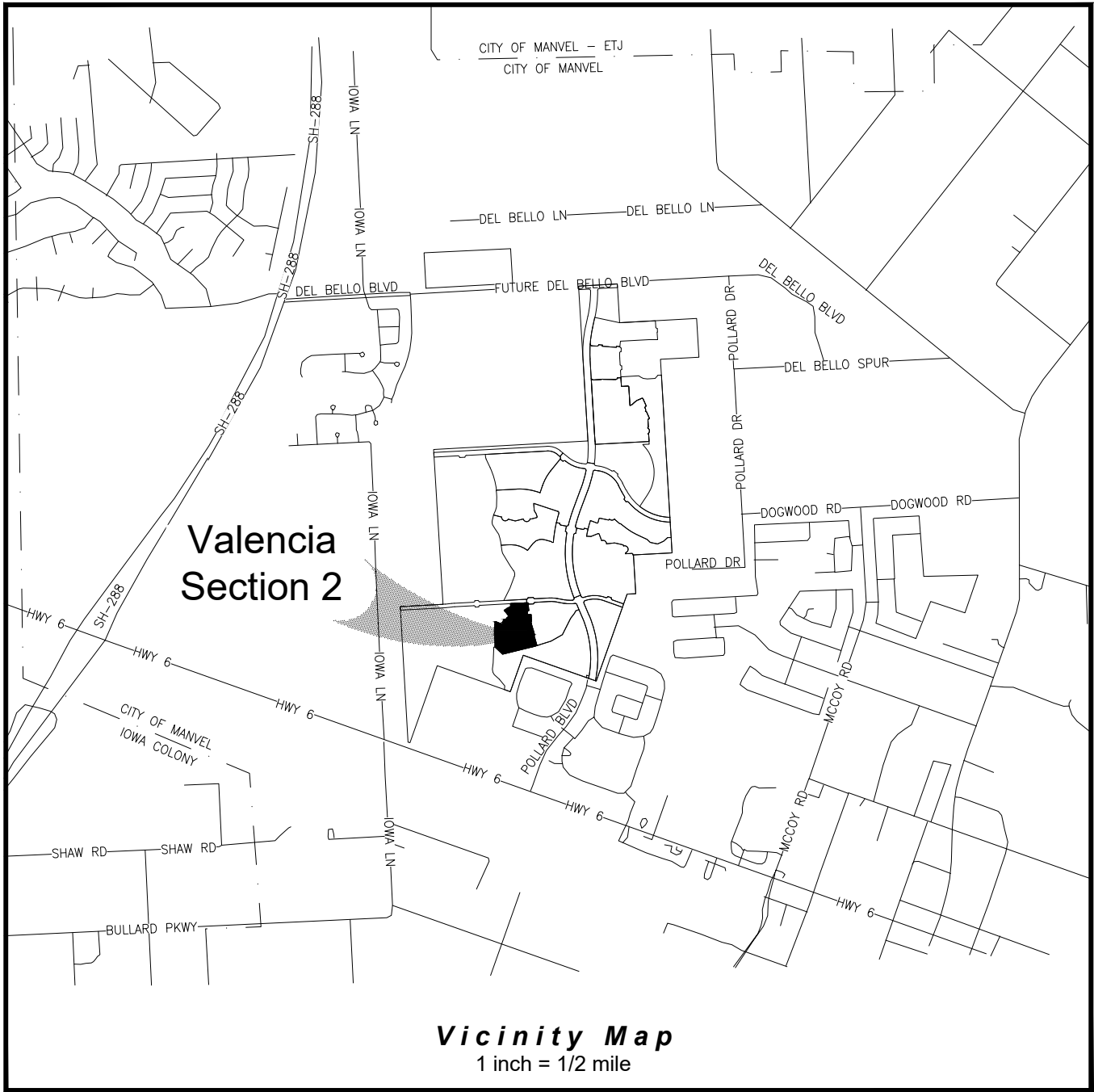
LJA# 2791-09001

PAGE 1 OF 2

08.29.2022

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 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
- 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.P.R. INDICATES BRAZORIA COUNTY PROPERTY RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- INDICATES STREETNAME CHANGE

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 Section 2, 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 Section 2, 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.

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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 Section 2 in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2022.

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 SECTION 2" 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

A PRELIMINARY PLAT OF

VALENCIA SECTION 2

A SUBDIVISION OF ±12.96 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. SECTION 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 175 AND 180 OF 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.)

46 LOTS (50' x 120' TYP.) AND
5 RESTRICTED RESERVE AND 3 BLOCKS

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

PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
PHONE NUMBER

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

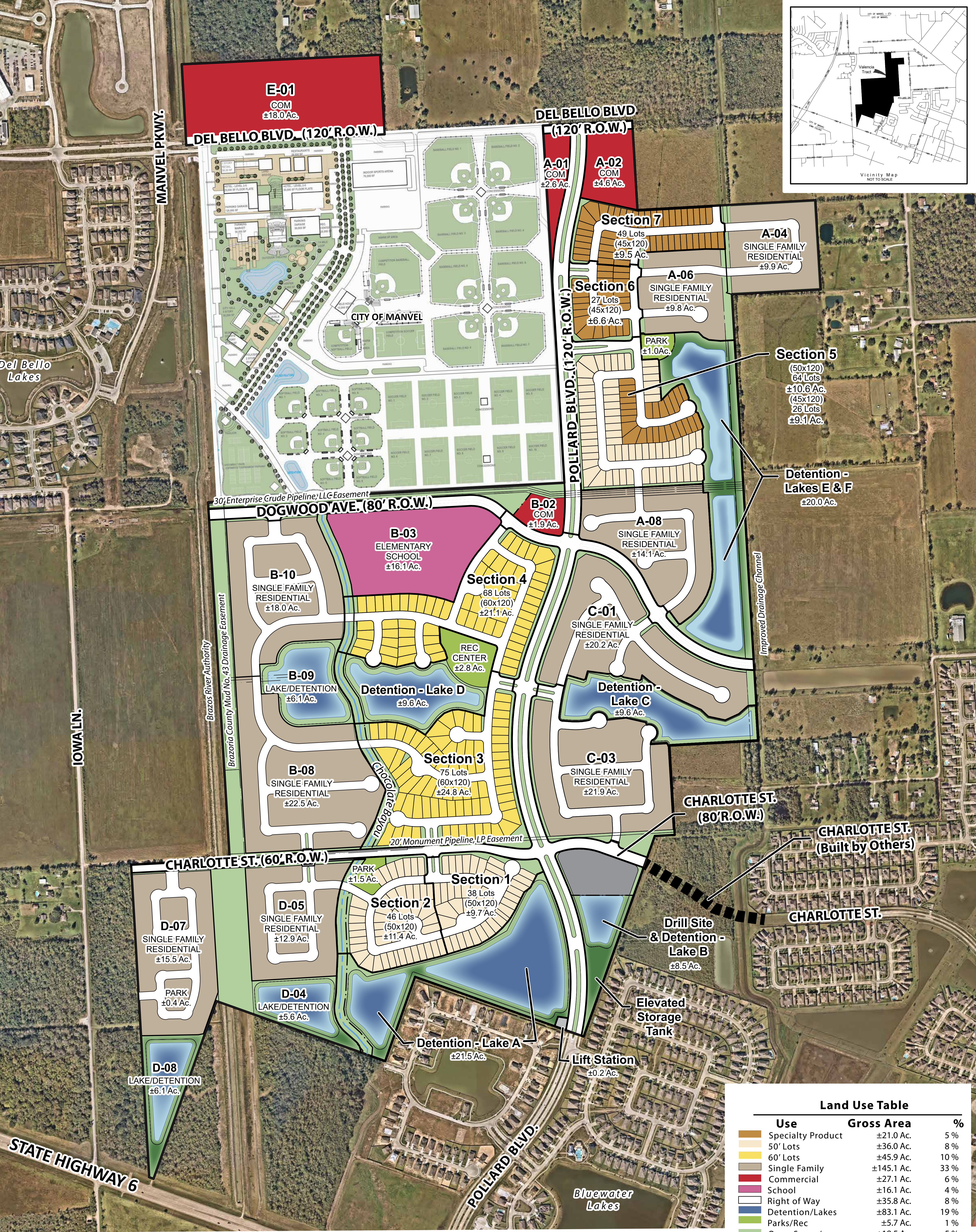
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - F 713.953.5026

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

NORTH
0 50 100 200
LJA# 2791-09001 08.29.2022

PAGE 2 OF 2



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	

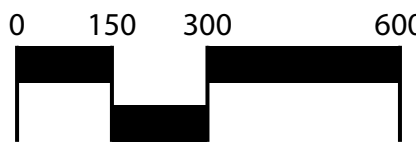
NOTES:

- 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

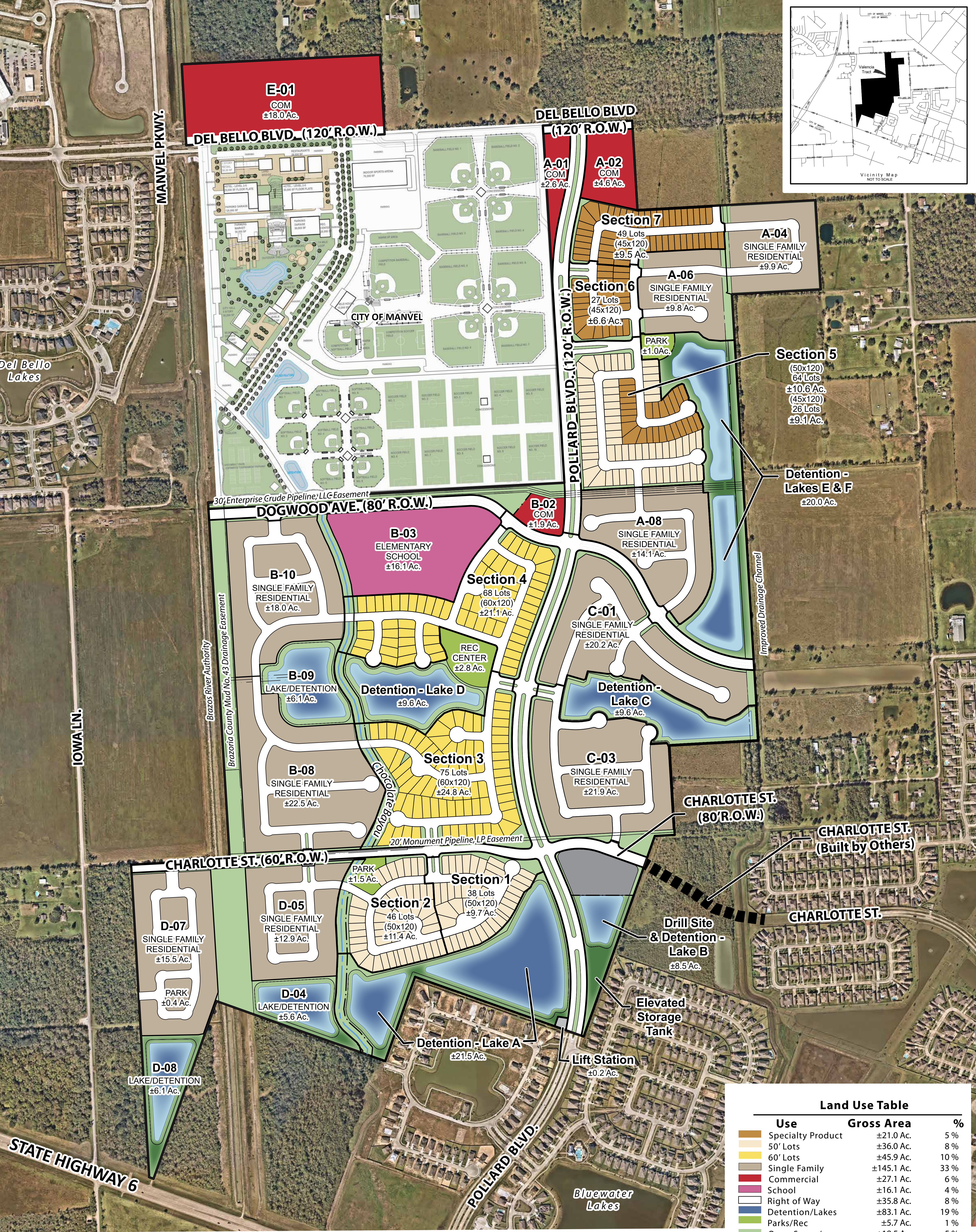
This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, provided a recommendation of approval to the Valencia Master Plan in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this Master Plan this ____ day of _____, 2022.

Planning, Development, and Zoning Commission



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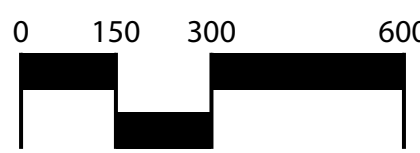
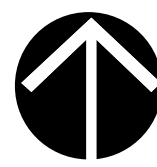
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Planning, Development, and Zoning Commission

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

PREPARED FOR:
HILLWOOD RESIDENTIAL

NORTH



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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: September 12, 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 Section 4,
being a subdivision of 21.11 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 14, 21, 22, 29, 30, and 31 in the
Allison Richey Gulf Coast Home Company part of Suburban Gardens Section 73, a subdivision
recorded in Vol. 2, Pages 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: 2022.09.01 18:15:20 -05'00'

SIGNATURE

September 1, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Section 4 Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	September 12, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

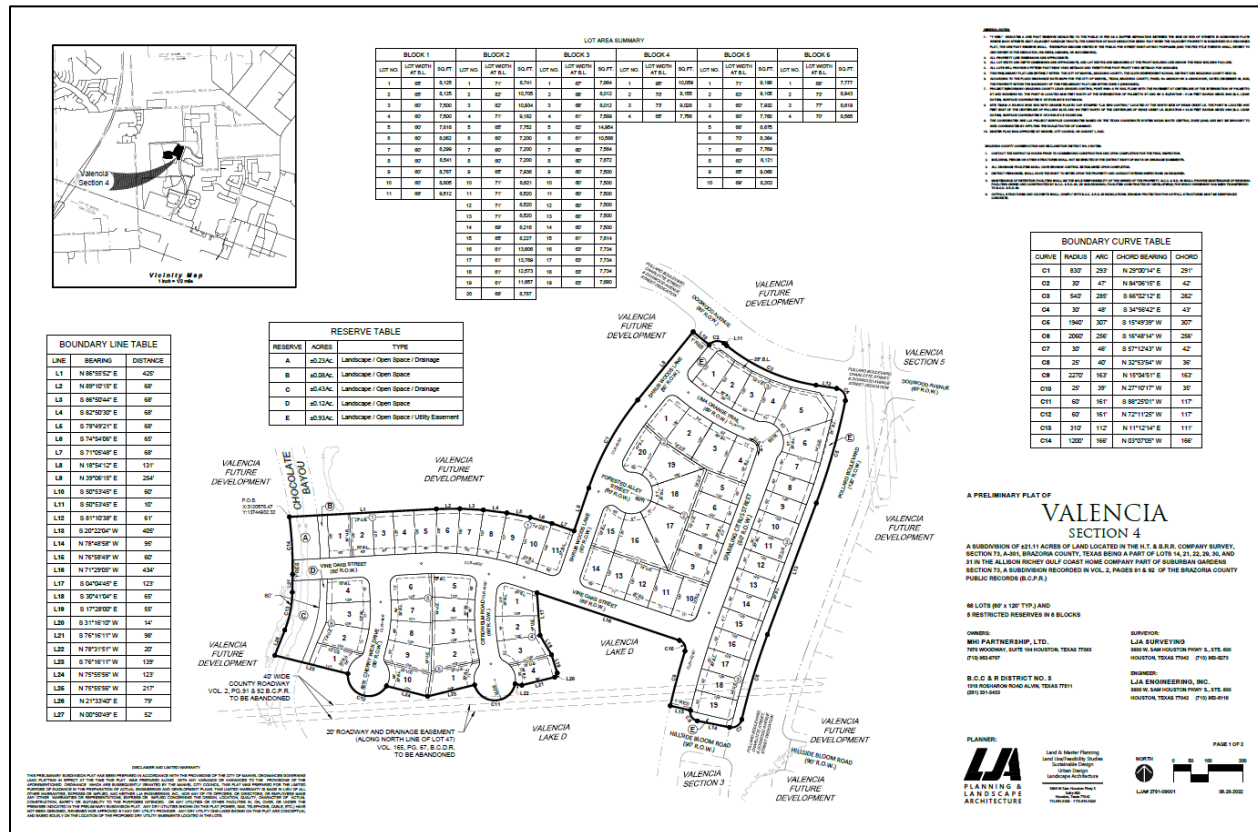
The preliminary plat was heard by the Planning, Development and Zoning Commission on January 10, 2022. The Commission did not approve this plat. This preliminary plat was resubmitted on August 29, 2022.

Staff Recommendation

The City staff recommends approval of the Valencia Section 4 Preliminary Plat.



Plat Exhibit





- LEGEND
- RES. INDICATES RESERVE
- S.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- S.C.D.P.R. INDICATES SRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- S.C.D.R. INDICATES SRAZORIA COUNTY DEED RECORDS
- S.C.P.R. INDICATES SRAZORIA COUNTY PROPERTY RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- INDICATES STREETNAME CHANGE

DECLARATION AND LIMITED WARRANTY

THE FOREGOING INFORMATION IS PLANT AND/OR INSTRUMENT INFORMATION IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF FEDERAL REGULATIONS GOVERNING THE PROVISION OF SUCH INFORMATION TO THE PUBLIC. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED. THE INFORMATION IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE U.S. DEPARTMENT OF ENERGY. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED. THE INFORMATION IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE U.S. DEPARTMENT OF ENERGY. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED. THE INFORMATION IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE U.S. DEPARTMENT OF ENERGY.

姓名: _____
 日期: _____
 1. 请描述你最喜欢的季节。

我最喜欢的季节是春天。春天是一个美好的季节，因为天气温暖，花儿开了，小草绿了。我喜欢在春天去公园散步，呼吸新鲜空气。春天也是一个适合旅行的季节，因为景色宜人，气候舒适。

2. 请描述你最喜欢的食物。

我最喜欢的食物是披萨。披萨是一种美味的食物，它有很多种口味，比如意大利辣味、海鲜、蔬菜等。我喜欢吃披萨，因为它既好吃又方便。

3. 请描述你最喜欢的动物。

我最喜欢的动物是狗。狗是一种非常忠诚的动物，它们可以陪伴我们，保护我们。我喜欢养狗，因为它们可以给我们带来很多快乐。

4. 请描述你最喜欢的城市。

我最喜欢的城市是巴黎。巴黎是一个美丽的城市，它有美丽的建筑、艺术和美食。我喜欢去巴黎旅游，因为那里有很多好玩的地方。

5. 请描述你最喜欢的运动。

我最喜欢的运动是足球。足球是一项非常有趣的运动，它可以锻炼身体，培养团队合作精神。我喜欢踢足球，因为它可以给我们带来很多快乐。

6. 请描述你最喜欢的书籍。

我最喜欢的书籍是《哈利·波特》系列。这是一套非常有趣的小说，它讲述了一个关于魔法的故事。我喜欢读这本书，因为它可以让我进入一个神奇的世界。

7. 请描述你最喜欢的电视节目。

我最喜欢的电视节目是《新闻联播》。这是一个非常权威的电视节目，它可以让我们了解国内外的新闻。我喜欢看这个节目，因为它可以给我们带来很多有用的信息。

8. 请描述你最喜欢的电影。

我最喜欢的电影是《阿凡达》。这是一部非常精彩的电影，它讲述了一个关于外星人的故事。我喜欢看这部电影，因为它可以给我们带来很多视觉上的享受。

9. 请描述你最喜欢的旅游目的地。

我最喜欢的旅游目的地是三亚。三亚是一个美丽的海滨城市，它有美丽的海滩、阳光和海水。我喜欢去三亚旅游，因为那里是一个度假的好地方。

10. 请描述你最喜欢的节日。

我最喜欢的节日是春节。春节是一个非常重要的节日，它是中国的传统节日。我喜欢过春节，因为它是一个团圆、喜庆的节日。

11. 请描述你最喜欢的颜色。

我最喜欢的颜色是蓝色。蓝色是一种非常美丽的颜色，它可以给人一种宁静的感觉。我喜欢蓝色，因为它可以让我感到放松。

12. 请描述你最喜欢的季节。

我最喜欢的季节是秋天。秋天是一个美丽的季节，树叶变黄了，天气凉爽了。我喜欢秋天，因为它是一个收获的季节。

13. 请描述你最喜欢的食物。

我最喜欢的食物是饺子。饺子是一种传统的中国食物，它有很多种口味。我喜欢吃饺子，因为它是一种很有营养的食物。

14. 请描述你最喜欢的动物。

我最喜欢的动物是猫。猫是一种非常可爱的动物，它们可以陪伴我们，给我们带来很多快乐。我喜欢养猫，因为它们可以给我们带来很多乐趣。

15. 请描述你最喜欢的城市。

我最喜欢的城市是北京。北京是一个古老的城市，它有丰富的历史文化。我喜欢去北京旅游，因为那里有很多名胜古迹。

16. 请描述你最喜欢的运动。

我最喜欢的运动是跑步。跑步是一项非常简单的运动，它可以锻炼身体，提高免疫力。我喜欢跑步，因为它可以让我感到充满活力。

17. 请描述你最喜欢的书籍。

我最喜欢的书籍是《红楼梦》。这是一部非常经典的小说，它讲述了一个关于封建社会的故事。我喜欢读这本书，因为它可以让我了解中国的历史文化。

18. 请描述你最喜欢的电视节目。

我最喜欢的电视节目是《中国好声音》。这是一个非常受欢迎的电视节目，它可以让我们听到很多好听的音乐。我喜欢看这个节目，因为它可以给我们带来很多感动。

19. 请描述你最喜欢的电影。

我最喜欢的电影是《泰坦尼克号》。这是一部非常经典的电影，它讲述了一个关于爱情的故事。我喜欢看这部电影，因为它可以给我们带来很多感动。

20. 请描述你最喜欢的旅游目的地。

我最喜欢的旅游目的地是九寨沟。九寨沟是一个美丽的自然保护区，它有美丽的湖泊、瀑布和森林。我喜欢去九寨沟旅游，因为那里是一个风景如画的地方。

21. 请描述你最喜欢的节日。

我最喜欢的节日是中秋节。中秋节是一个传统的中国节日，它是关于团圆和丰收的节日。我喜欢过中秋节，因为它是一个很有意义的节日。

22. 请描述你最喜欢的颜色。

我最喜欢的颜色是红色。红色是一种非常喜庆的颜色，它可以给人一种热情的感觉。我喜欢红色，因为它可以让我感到充满活力。

23. 请描述你最喜欢的季节。

我最喜欢的季节是夏天。夏天是一个炎热的季节，天气晴朗，阳光明媚。我喜欢夏天，因为它是一个适合度假的季节。

24. 请描述你最喜欢的食物。

我最喜欢的食物是火锅。火锅是一种非常有特色的中国食物，它有很多种口味。我喜欢吃火锅，因为它是一种很有营养的食物。

25. 请描述你最喜欢的动物。

我最喜欢的动物是兔子。兔子是一种非常可爱的动物，它们可以陪伴我们，给我们带来很多快乐。我喜欢养兔子，因为它们可以给我们带来很多乐趣。

26. 请描述你最喜欢的城市。

我最喜欢的城市是上海。上海是一个现代化的城市，它有美丽的建筑、繁华的街道和美食。我喜欢去上海旅游，因为那里有很多好玩的地方。

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我最喜欢的运动是游泳。游泳是一项非常健康的运动，它可以锻炼身体，提高免疫力。我喜欢游泳，因为它可以让我感到清凉。

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我最喜欢的节日是中秋节。中秋节是一个传统的中国节日，它是关于团圆和丰收的节日。我喜欢过中秋节，因为它是一个很有意义的节日。

44. 请描述你最喜欢的颜色。

我最喜欢的颜色是红色。红色是一种非常喜庆的颜色，它可以给人一种热情的感觉。我喜欢红色，因为它可以让我感到充满活力。

45. 请描述你最喜欢的季节。

我最喜欢的季节是夏天。夏天是一个炎热的季节，天气晴朗，阳光明媚。我喜欢夏天，因为它是一个适合度假的季节。

46. 请描述你最喜欢的食物。

我最喜欢的食物是火锅。火锅是一种非常有特色的中国食物，它有很多种口味。我喜欢吃火锅，因为它是一种很有营养的食物。

47. 请描述你最喜欢的动物。

我最喜欢的动物是兔子。兔子是一种非常可爱的动物，它们可以陪伴我们，给我们带来很多快乐。我喜欢养兔子，因为它们可以给我们带来很多乐趣。

48. 请描述你最喜欢的城市。

我最喜欢的城市是上海。上海是一个现代化的城市，它有美丽的建筑、繁华的街道和美食。我喜欢去上海旅游，因为那里有很多好玩的地方。

49. 请描述你最喜欢的运动。

我最喜欢的运动是游泳。游泳是一项非常健康的运动，它可以锻炼身体，提高免疫力。我喜欢游泳，因为它可以让我感到清凉。

50. 请描述你最喜欢的书籍。

我最喜欢的书籍是《三国演义》。这是一部非常经典的小说，它讲述了一个关于三国时期的故事。我喜欢读这本书，因为它可以让我了解中国的历史文化。

51. 请描述你最喜欢的电视节目。

我最喜欢的电视节目是《中国好声音》。这是一个非常受欢迎的电视节目，它可以让我们听到很多好听的音乐。我喜欢看这个节目，因为它可以给我们带来很多感动。

52. 请描述你最喜欢的电影。

我最喜欢的电影是《阿凡达》。这是一部非常精彩的电影，它讲述了一个关于外星人的故事。我喜欢看这部电影，因为它可以给我们带来很多视觉上的享受。

53. 请描述你最喜欢的旅游目的地。

我最喜欢的旅游目的地是九寨沟。九寨沟是一个美丽的自然保护区，它有美丽的湖泊、瀑布和森林。我喜欢去九寨沟旅游，因为那里是一个风景如画的地方。

54. 请描述你最喜欢的节日。

我最喜欢的节日是春节。春节是一个非常重要的节日，它是中国的传统节日。我喜欢过春节，因为它是一个团圆、喜庆的节日。

55. 请描述你最喜欢的颜色。

我最喜欢的颜色是蓝色。蓝色是一种非常美丽的颜色，它可以给人一种宁静的感觉。我喜欢蓝色，因为它可以让我感到放松。

56. 请描述你最喜欢的季节。

我最喜欢的季节是秋天。秋天是一个美丽的季节，树叶变黄了，天气凉爽了。我喜欢秋天，因为它是一个收获的季节。

57. 请描述你最喜欢的食物。

我最喜欢的食物是饺子。饺子是一种传统的中国食物，它有很多种口味。我喜欢吃饺子，因为它是一种很有营养的食物。

58. 请描述你最喜欢的动物。

我最喜欢的动物是猫。猫是一种非常可爱的动物，它们可以陪伴我们，给我们带来很多快乐。我喜欢养猫，因为它们可以给我们带来很多乐趣。

59. 请描述你最喜欢的城市。

我最喜欢的城市是北京。北京是一个古老的城市，它有丰富的历史文化。我喜欢去北京旅游，因为那里有很多名胜古迹。

60. 请描述你最喜欢的运动。

我最喜欢的运动是跑步。跑步是一项非常简单的运动，它可以锻炼身体，提高免疫力。我喜欢跑步，因为它可以让我感到充满活力。

61. 请描述你最喜欢的书籍。

我最喜欢的书籍是《红楼梦》。这是一部非常经典的小说，它讲述了一个关于封建社会的故事。我喜欢读这本书，因为它可以让我了解中国的历史文化。

62. 请描述你最喜欢的电视节目。

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Author's Note

This is a pre-registered study. Dr. M. H. Hooper, a Registered Professional Land Surveyor in the State of Texas, has planned the above information about surveying, surveyors, and the public's access to the public land information about the availability of data. This information is a part of this study to be used with the City of Houston. This is a preliminary plan, and this document should not be treated for any purpose.

Dr. M. H. Hooper
Registered Professional Land Surveyor
Texas Registration No. 0707

It is to be certified that the Planning, Development, and Zoning Commission of the City of Grand Prairie, Texas, has approved this plat and submission of Volume 160, in accordance with the laws of the State of Texas and the ordinances of the City of Grand Prairie, Texas, and certifies the recording of this plat this _____ day of _____, 2015.

Hessing, Goodenowich, and Young-Greenwood (2004)

NOTED BY _____ DAY OF _____ 2022.

[illegible]

APR 19 1992

2016 RELEASE UNDER E.O. 14176
 2016 RELEASE UNDER E.O. 14176

A PRELIMINARY PLAT OF

VALENCIA

SECTION 4

A SUBDIVISION OF #21.11 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 14, 21, 22, 25, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

68 LOTS (90' x 120' TYP.) AND
5 RESTRICTED RESERVES IN 6 BLOCKS.

OWNERS:
MHI PARTNERSHIP, LTD.
7575 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 861-2527

B.C.C. & R. DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS
(281) 331-0433

SURVEYOR:
LJA SURVEYING
3850 W. SAM HOUSTON PKWY S., STE. 800
HOUSTON, TEXAS 77042 (713) 963-6273

ENGINEER:
LJA ENGINEERING, INC.
3800 W. SAM HOUSTON PKWY S., STE. 800
HOUSTON, TEXAS 77042 (713) 963-6118

PLANNER:

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

1400 W. Gore Mountain Pkwy.
Suite 100
Houston, Texas 77062
713.951.0200 • 1775.951.0200

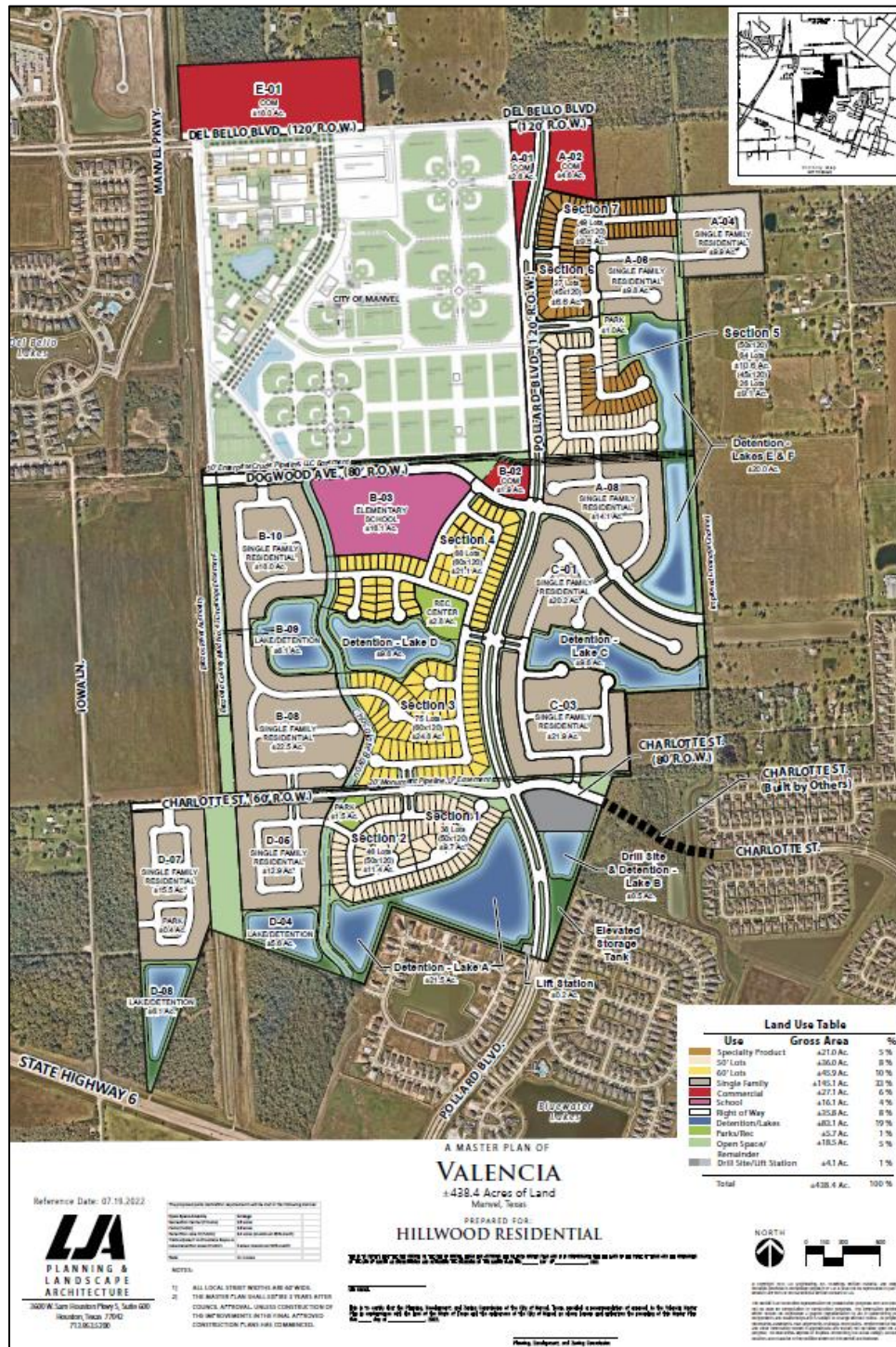


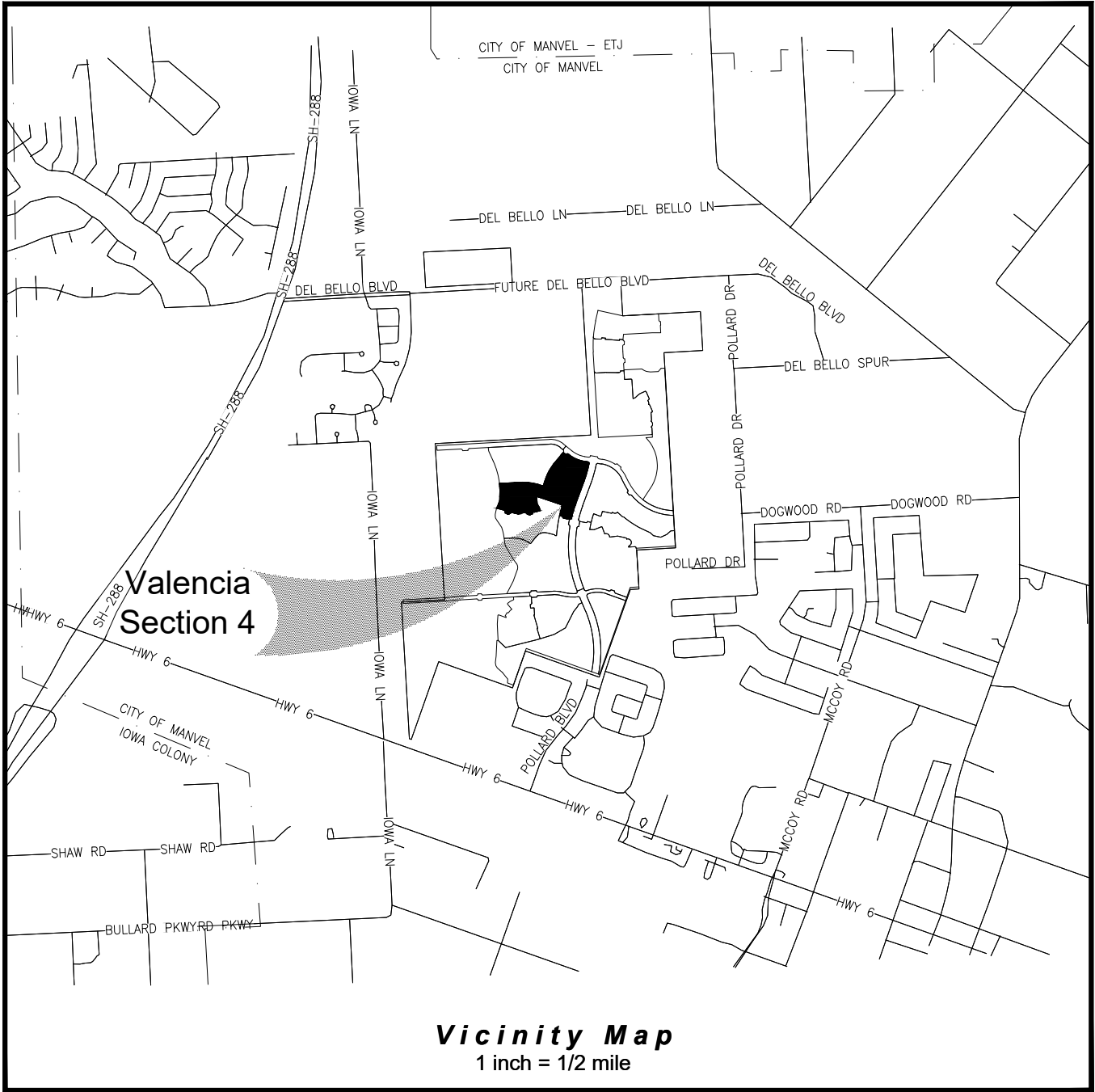

LJA# 2791-08001 06.29.2022



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

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





- 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
- B.C.P.R. INDICATES BRAZORIA COUNTY PROPERTY RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- INDICATES STREETNAME CHANGE

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 Section 4, 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 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 Section 4 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 SECTION 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

A PRELIMINARY PLAT OF

VALENCIA

SECTION 4

A SUBDIVISION OF ±21.11 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 14, 21, 22, 29, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

68 LOTS (60' x 120' TYP.) AND
5 RESTRICTED RESERVES IN 6 BLOCKS

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

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

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

PLANNER:



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

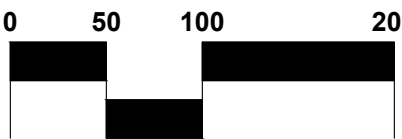
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - 713.953.5026

NORTH



LJA# 2791-09001

PAGE 2 OF 2



08.29.2022



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: September 12, 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 Section 5,
being a subdivision of 19.74 acres of land located in the H.T. & B.R.R. Company Survey, Sec. 73,
A-301, and the H.T. & B.R.R. Company Survey, Sec. 64, A-483, Brazoria County, Texas, being
part of Lots 35, 36, 37, 43, 44, and 45 in the Allison Richey Gulf Coast Home Company part of Suburban
Gardens Sec. 73, a subdivision recorded in Vol. 2, Page 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: 2022.09.01 18:16:16 -05'00'

SIGNATURE

September 1, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Section 5 Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	September 12, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

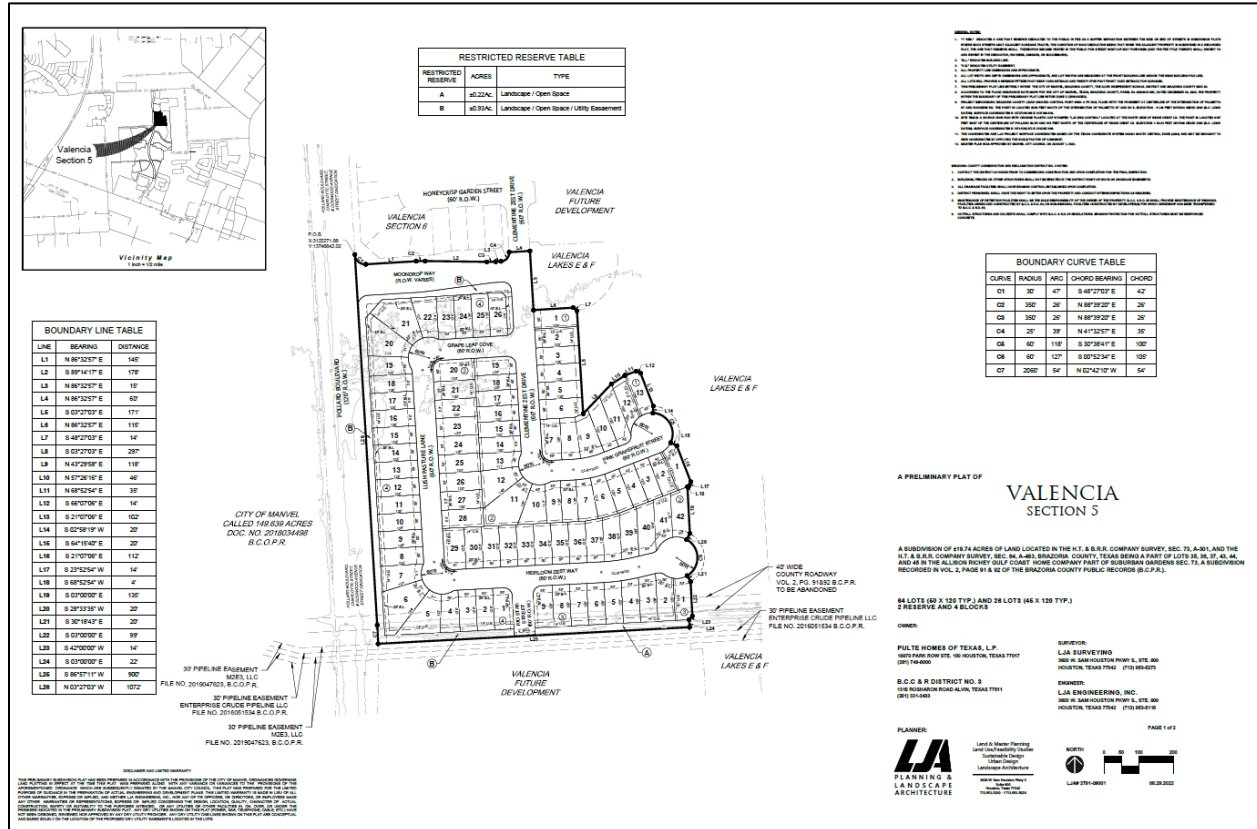
Background

The preliminary plat was heard by the Planning, Development and Zoning Commission on January 10, 2022. The Commission did not approve this plat. This preliminary plat was resubmitted on August 29, 2022.

Staff Recommendation

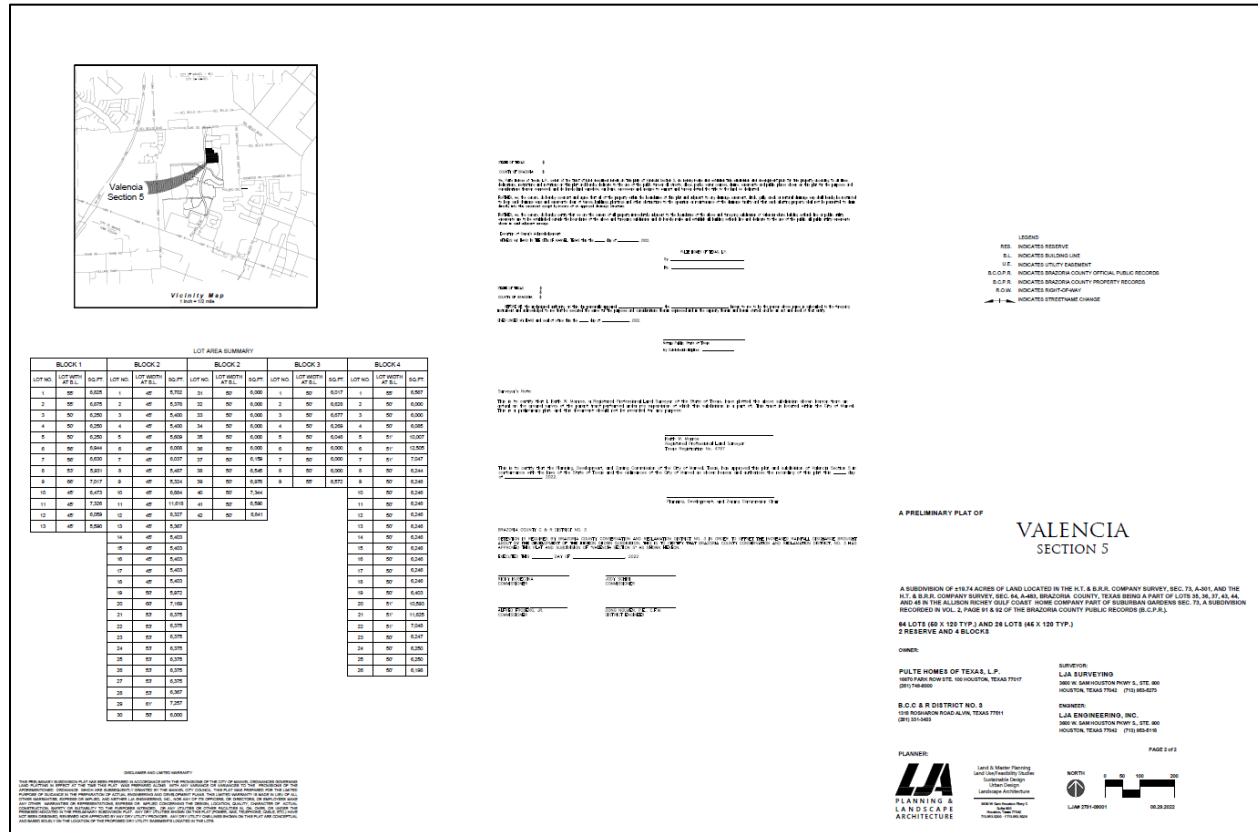
The City staff recommends approval of the Valencia Section 5 Preliminary Plat.

Plat Exhibit





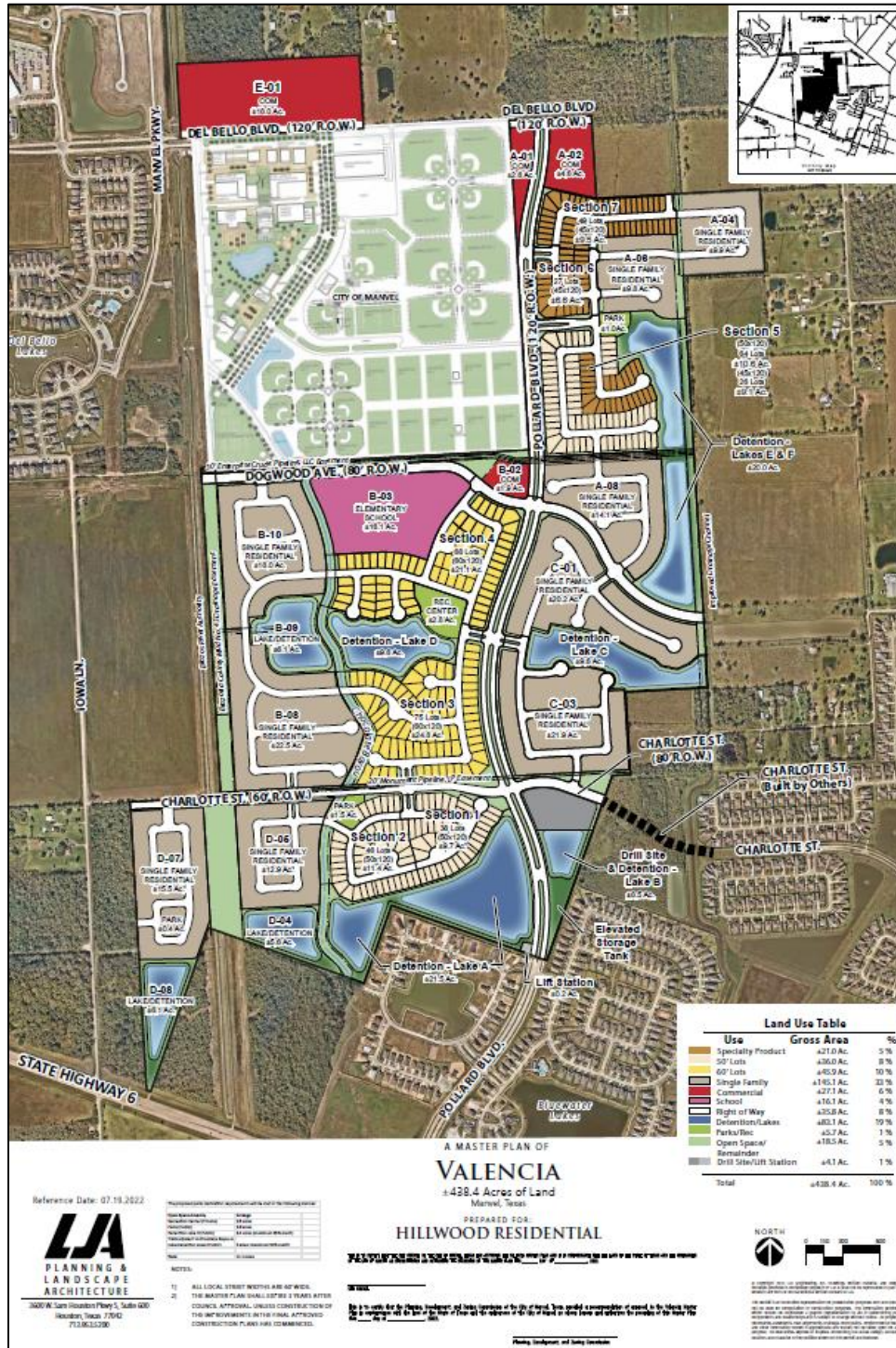
Plat Exhibit

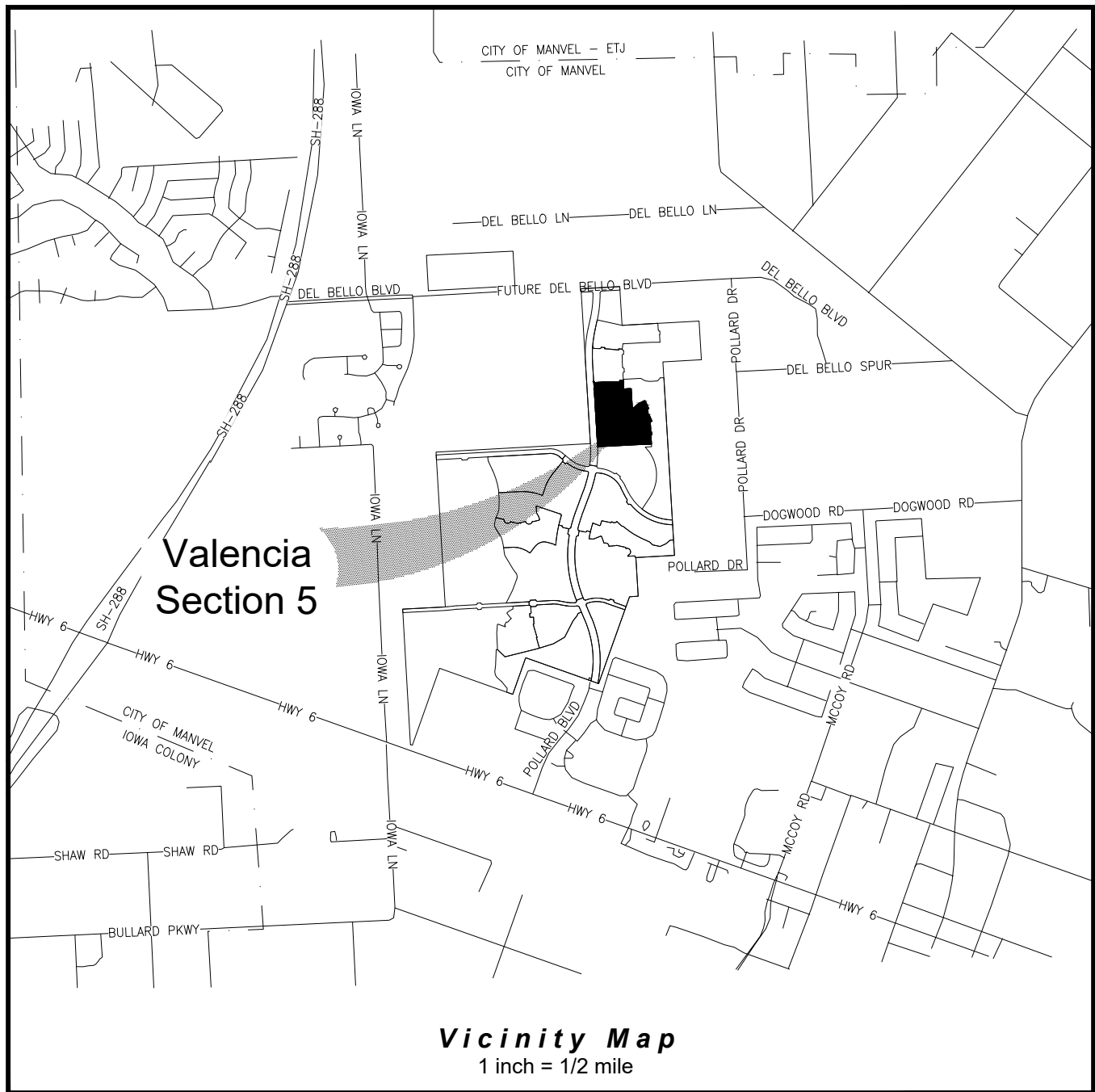




PLANNING DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

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





BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°32'57" E	145'
L2	S 89°14'17" E	178'
L3	N 86°32'57" E	15'
L4	N 86°32'57" E	60'
L5	S 03°27'03" E	171'
L6	N 86°32'57" E	115'
L7	S 48°27'03" E	14'
L8	S 03°27'03" E	297'
L9	N 43°29'58" E	118'
L10	N 57°26'16" E	46'
L11	N 68°52'54" E	35'
L12	S 66°07'06" E	14'
L13	S 21°07'06" E	102'
L14	S 02°58'19" W	20'
L15	S 64°15'40" E	20'
L16	S 21°07'06" E	112'
L17	S 23°52'54" W	14'
L18	S 68°52'54" W	4'
L19	S 03°00'00" E	135'
L20	S 28°33'35" W	20'
L21	S 30°18'43" E	20'
L22	S 03°00'00" E	99'
L23	S 42°00'00" W	14'
L24	S 03°00'00" E	22'
L25	S 86°57'11" W	900'
L26	N 03°27'03" W	1072'

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

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

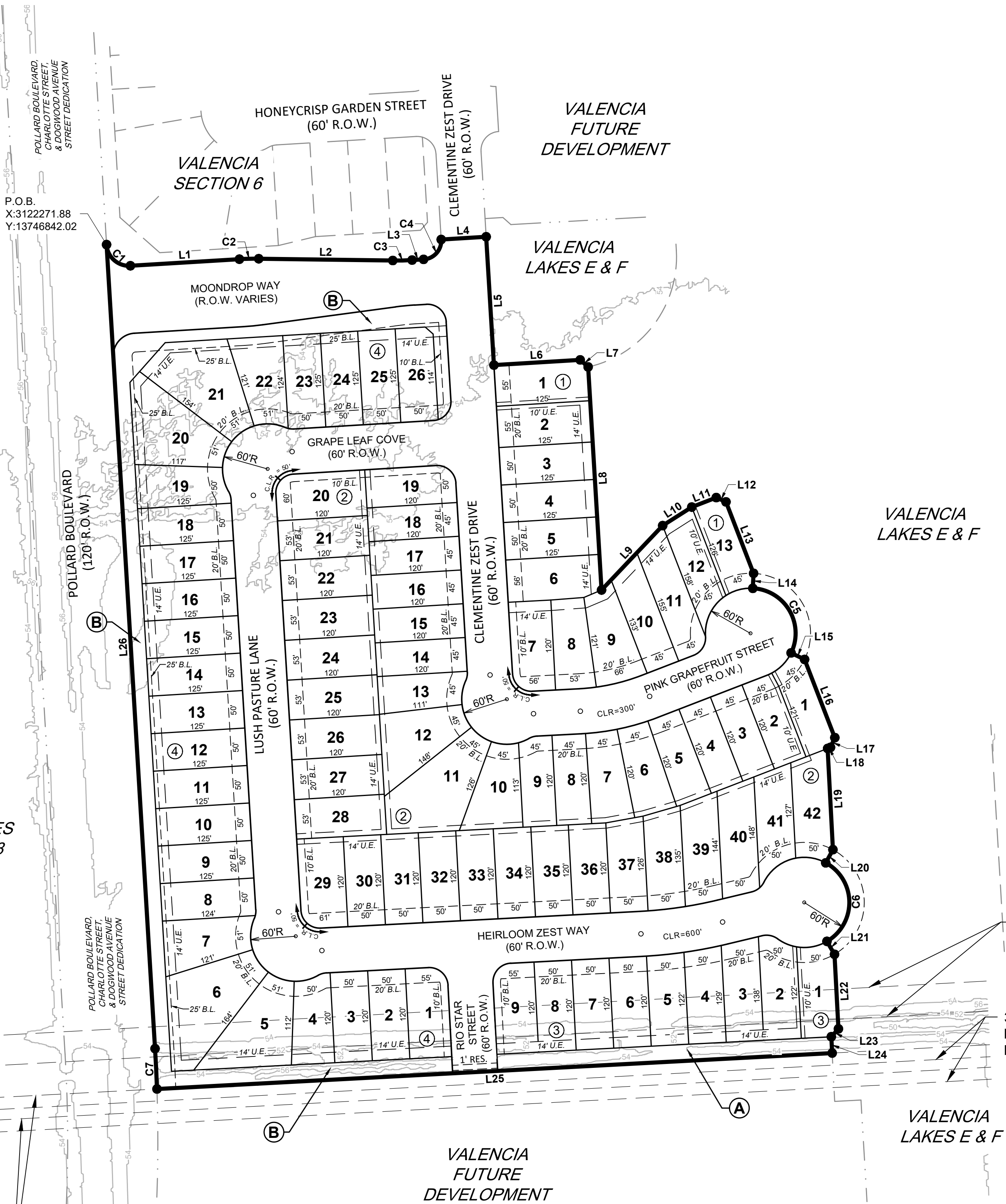
30' PIPELINE EASEMENT
ENTERPRISE CRUDE PIPELINE LLC
FILE NO. 2016051534 B.C.O.P.R.

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

DISCLAIMER AND LIMITED WARRANTY

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RESTRICTED RESERVE TABLE		
RESTRICTED RESERVE	ACRES	TYPE
A	±0.22Ac.	Landscape / Open Space
B	±0.93Ac.	Landscape / Open Space / Utility Easement



GENERAL NOTES:

1. "1. REE" INDICATES A ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A SEPARATE SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHICH SUGGESTS A ONE FOOT 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 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).
2. "U.E." INDICATES UTILITY EASEMENT.
3. ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
4. ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.
5. ALL LOTS WILL PROVIDE A MINIMUM FIFTY FOOT REAR YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.
6. THIS RESUBDIVISION PLAT LIES WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD 83.
7. ACCORDING TO THE DISCOUNT RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PLANS #680309/0306, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
8. PROJECT BENCHMARK: BRAZORIA COUNTY QUAD GENERAL CONTROL, POINT #609: A PA NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS RD. THE POINT IS LOCATED 1336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND S.H. 6. ELEVATION: 51.98 FEET NAVD83 GEOD 2011 (C.B. LIAR DATUM). SURVEY COORDINATES N 1377266.526 E 5127396.634.
9. SITE TBM-4: A 58 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LUA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 1107 FEET EAST OF THE CENTERLINE OF HOLLARD BLVD. THE POINT IS LOCATED 1107 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION: 52.29 FEET NAVD83 GEOD 2011 (C.B. LIAR DATUM). SURVEY COORDINATES N 13741695.272 E 5122267.695.
10. THE COORDINATES ARE LIA PROJECT SURVEY COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM MADES SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99996537.
12. MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022.

- RAZORIA 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. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C. & R.D. #3.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	30'	47'	S 48°27'03" E	42'
C2	350'	26'	N 88°39'20" E	26'
C3	350'	26'	N 88°39'20" E	26'
C4	25'	39'	N 41°32'57" E	35'
C5	60'	118'	S 30°38'41" E	100'
C6	60'	127'	S 00°52'34" E	105'
C7	2060'	54'	N 02°42'10" W	54'

A PRELIMINARY PLAT OF

VALENCIA

SECTION 5

A SUBDIVISION OF ±19.74 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 35, 36, 37, 43, 44, AND 45 IN THE ALLISON RICHHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS [B.C.P.R.].

**64 LOTS (50 X 120 TYP.) AND 26 LOTS (45 X 120 TYP.)
2 RESERVE AND 4 BLOCKS**

OWNER:

PULTE HOMES OF TEXAS, L.P.
16670 PARK ROW STE. 100 HOUSTON, TEXAS 77017
(281) 749-8000

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

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

PLANNER:

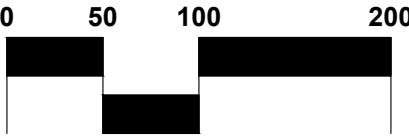
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

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

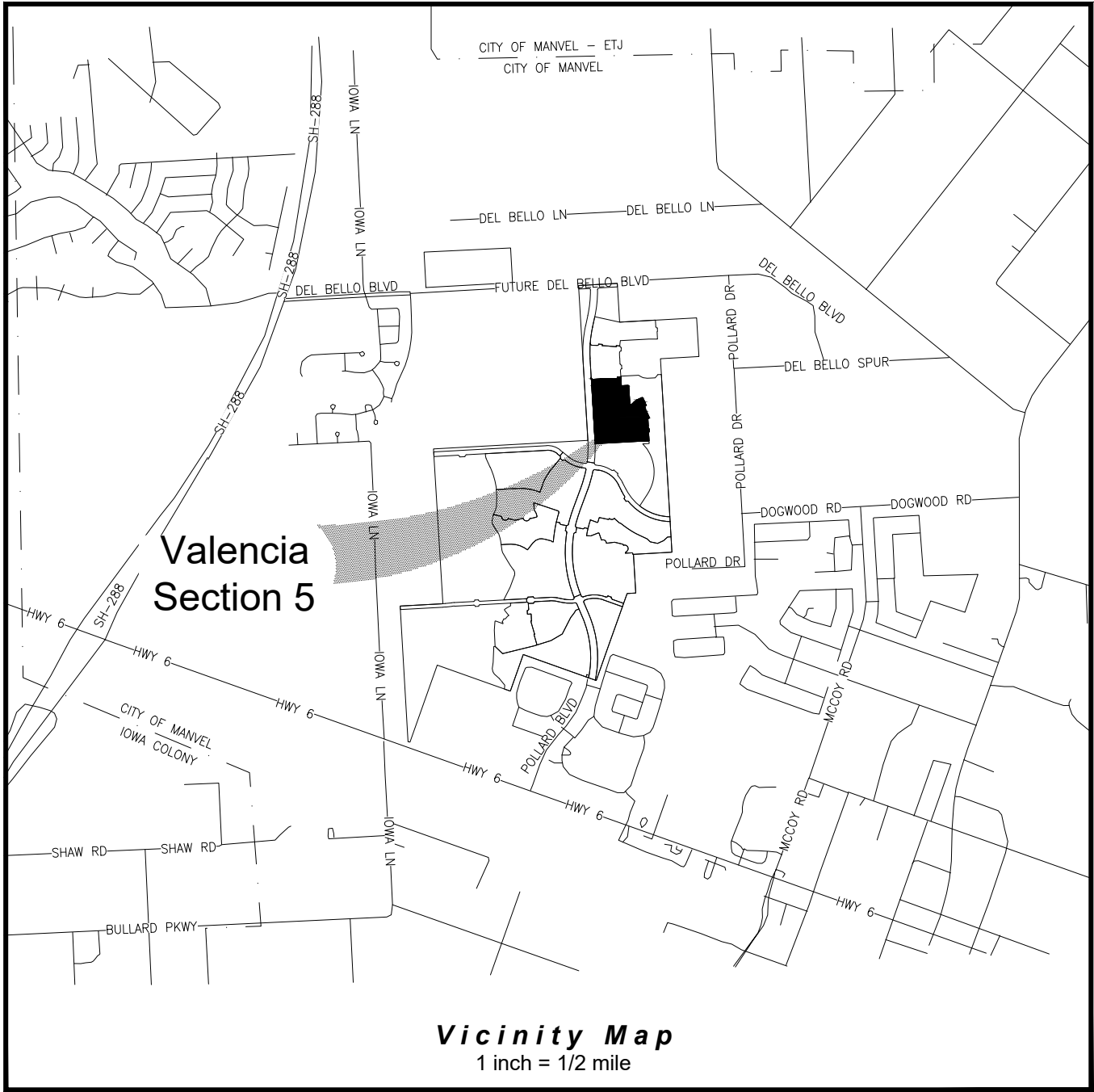


LJA# 2791-09001

PAGE 1 of 2



08.29.2022



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 Section 5, 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: _____

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 Section 5 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 SECTION 5" 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

A PRELIMINARY PLAT OF

VALENCIA SECTION 5

A SUBDIVISION OF ±19.74 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 35, 36, 37, 43, 44, AND 45 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

64 LOTS (50 X 120 TYP.) AND 26 LOTS (45 X 120 TYP.)
2 RESERVE AND 4 BLOCKS

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PULTE HOMES OF TEXAS, L.P.
16670 PARK ROW STE. 100 HOUSTON, TEXAS 77017
(281) 749-8000

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

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

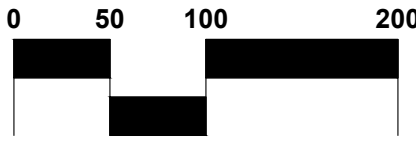
PLANNER:

LJA
PLANNING &
LANDSCAPE
ARCHITECTURE

Land & Master Planning
Land Use/Feasibility Studies
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3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
713.953.5200 - F 713.953.5026

NORTH



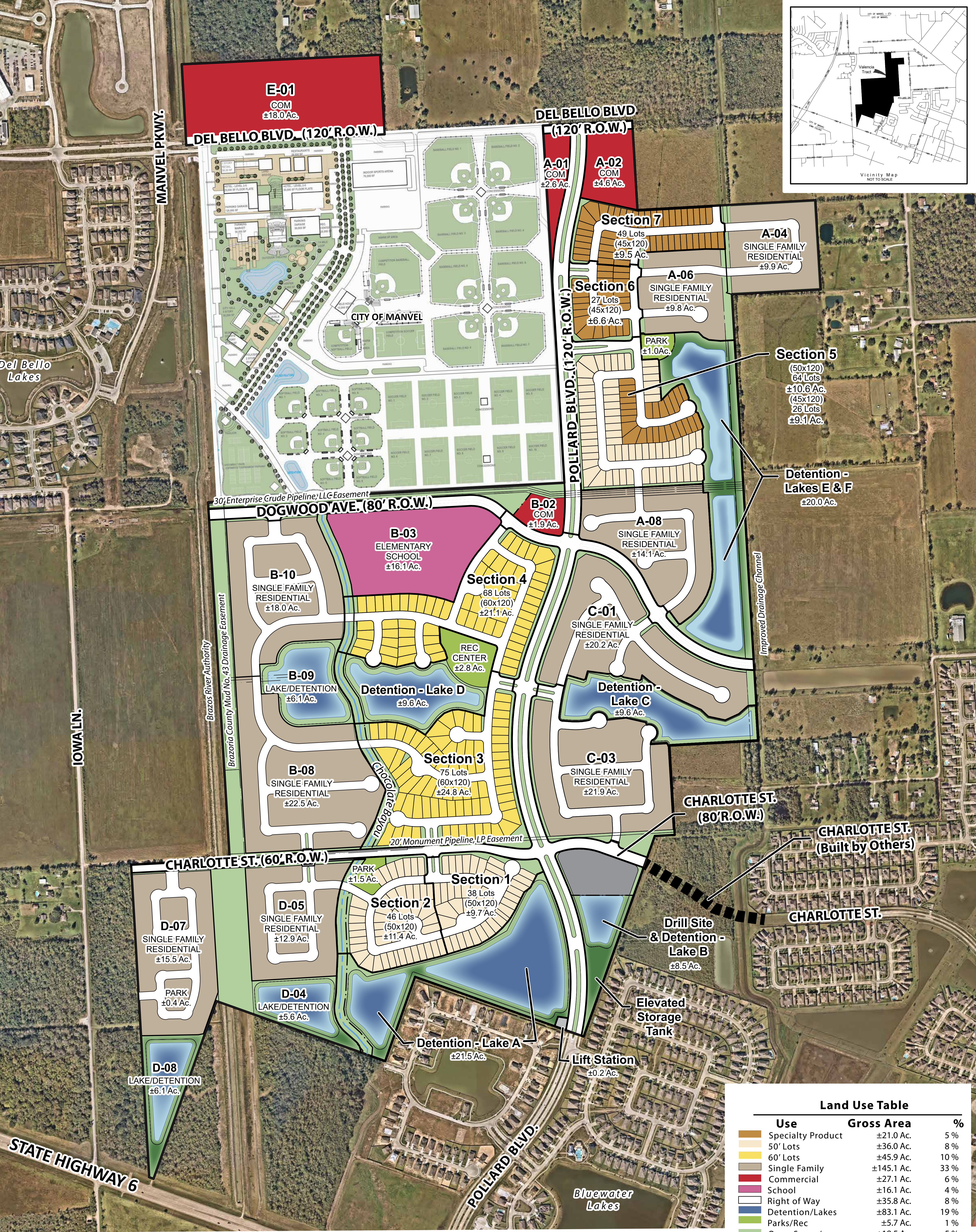
LJA# 2791-09001

08.29.2022

PAGE 2 of 2

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:

- 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.

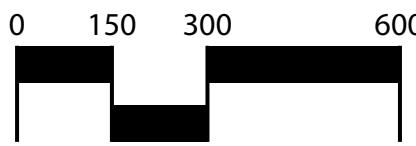
CITY COUNCIL

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



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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: September 12, 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 Section 6,
being a subdivision of 6.62 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 34, 35, and 42 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.).

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: 2022.09.01 18:17:04 -05'00'

SIGNATURE

September 1, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Section 6 Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	September 12, 2022
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

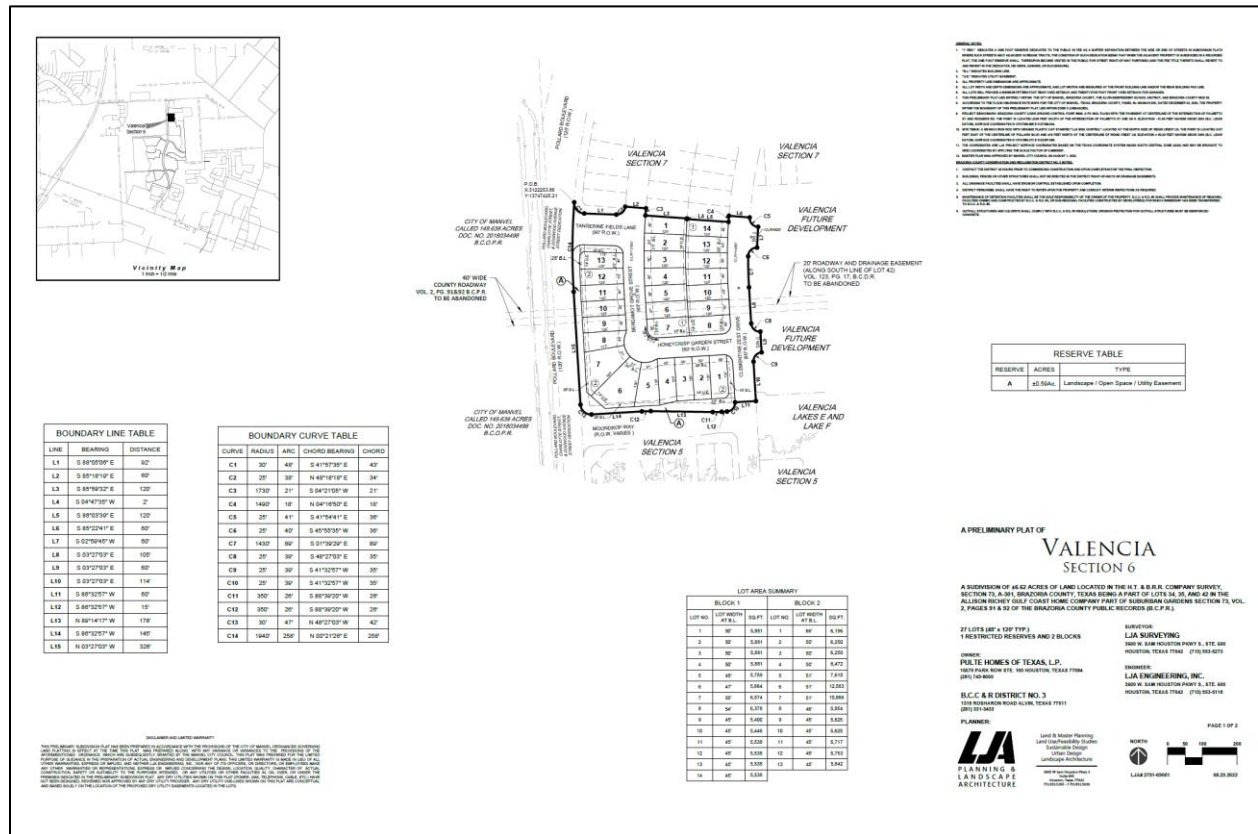
Background

The preliminary plat was heard by the Planning, Development and Zoning Commission on January 10, 2022. The Commission did not approve this plat. This preliminary plat was resubmitted on August 29, 2022.

Staff Recommendation

The City staff recommends approval of the Valencia Section 6 Preliminary Plat.

Plat Exhibit



[illegible]

This is to certify that I, Barb A. Weaver, a registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown herein was accepted as the general survey of the piece was performed under my supervision or that the subdivision is a part of. The work is based upon the City of Houston this is a preliminary plan and this document should not be recorded for any purpose.

It is to certify that the Planning, Development, and Zoning Commission of the City of Grand Prairie has approved the plan and submission of Volume 10000 in accordance with the City of Grand Prairie Code of Ordinances and the submission of the City of Grand Prairie to the Board of Commissioners of the State of Texas.

NOTICE IS HEREBY GIVEN THAT THE BOARD OF SUPERVISORS OF SPADINA COUNTY COMMISSION AND RELATIONS DISTRICT NO. 1 IS DESIRING TO OFFER THE FOLLOING PARCELS (ENCLOSED MAP) FOR THE REDEMPTION OF THE MORTGAGE THEREON. THE CITY OF SPADINA HAS APPROVED THE SALE AND SUBDIVISION OF THE SAID PARCELS AS SHOWN HEREON.

NAME _____
 DATE _____
 GRADE _____

[illegible]

A PRELIMINARY PLAT OF
VALENCIA
SECTION 6

A SUBDIVISION OF 46.62 ACRES OF LAND LOCATED IN THE H.T. & S.R.R. COMPANY SURVEY, SECTION 73, A-391, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 34, 35, AND 42 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.).

27 LOTS (45' x 120' TYP.)
1 RESTRICTED RESERVE AND 2 BLOCKS

OWNER:
PULTE HOMES OF TEXAS, L.P.
16275 PARK ROW STE. 100 HOUSTON, TEXAS 77064
(281) 742-8000

B.L.C. & R. DISTRICT NO. 3
1218 ROSHARON ROAD ALVYN, TEXAS 77511
(281) 331-3433

LJA
PLANNING &
LANDSCAPE
ARCHITECTURE

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

2000 W. 34th Avenue, Suite 200
Boulder, CO 80502
Phone: 303.440.1100
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www.lja.com

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77062 (713) 953-5273

ENGINEER:
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PAGE 2 OF 2

NORTH



0 50 100 200

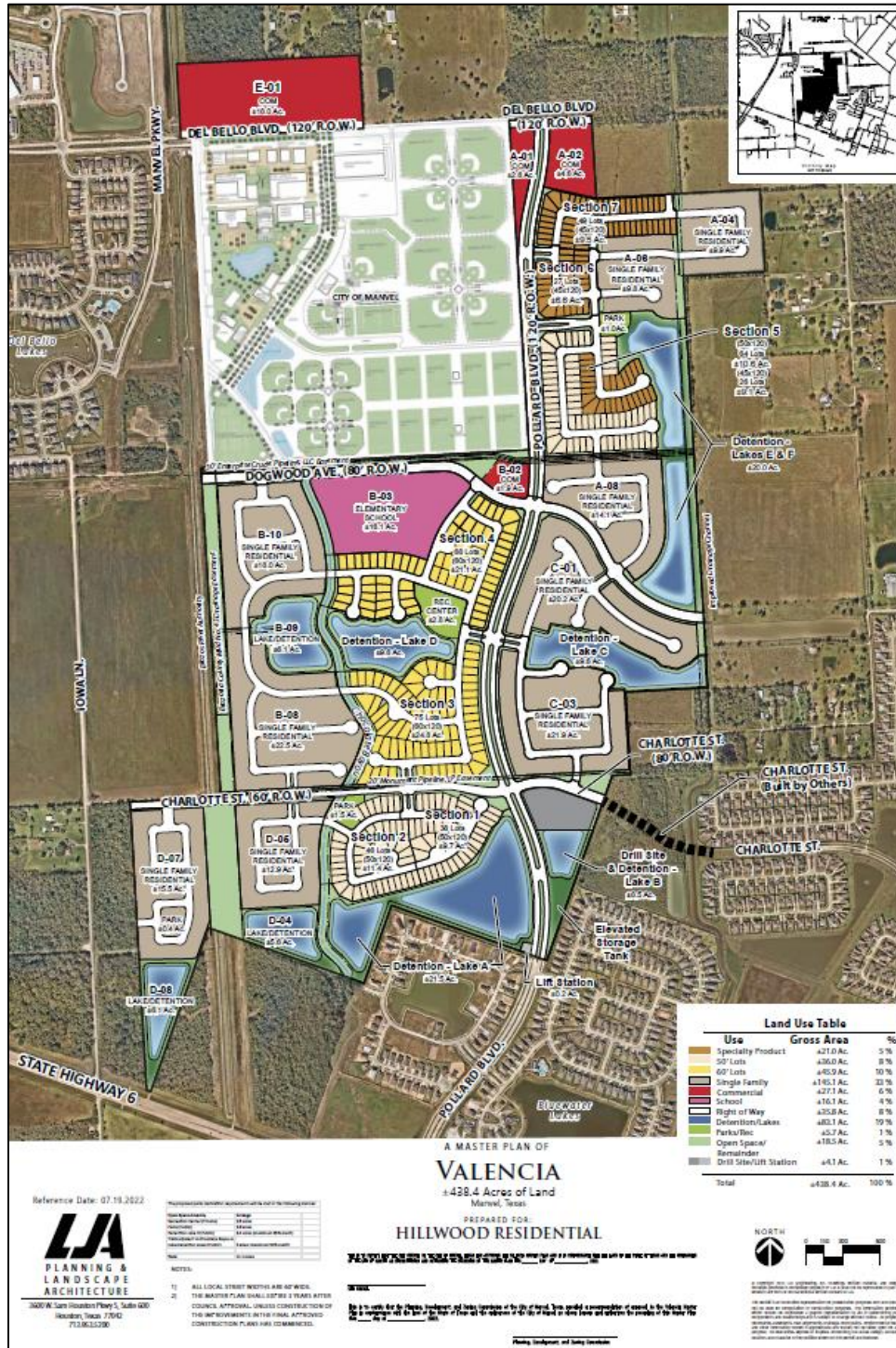


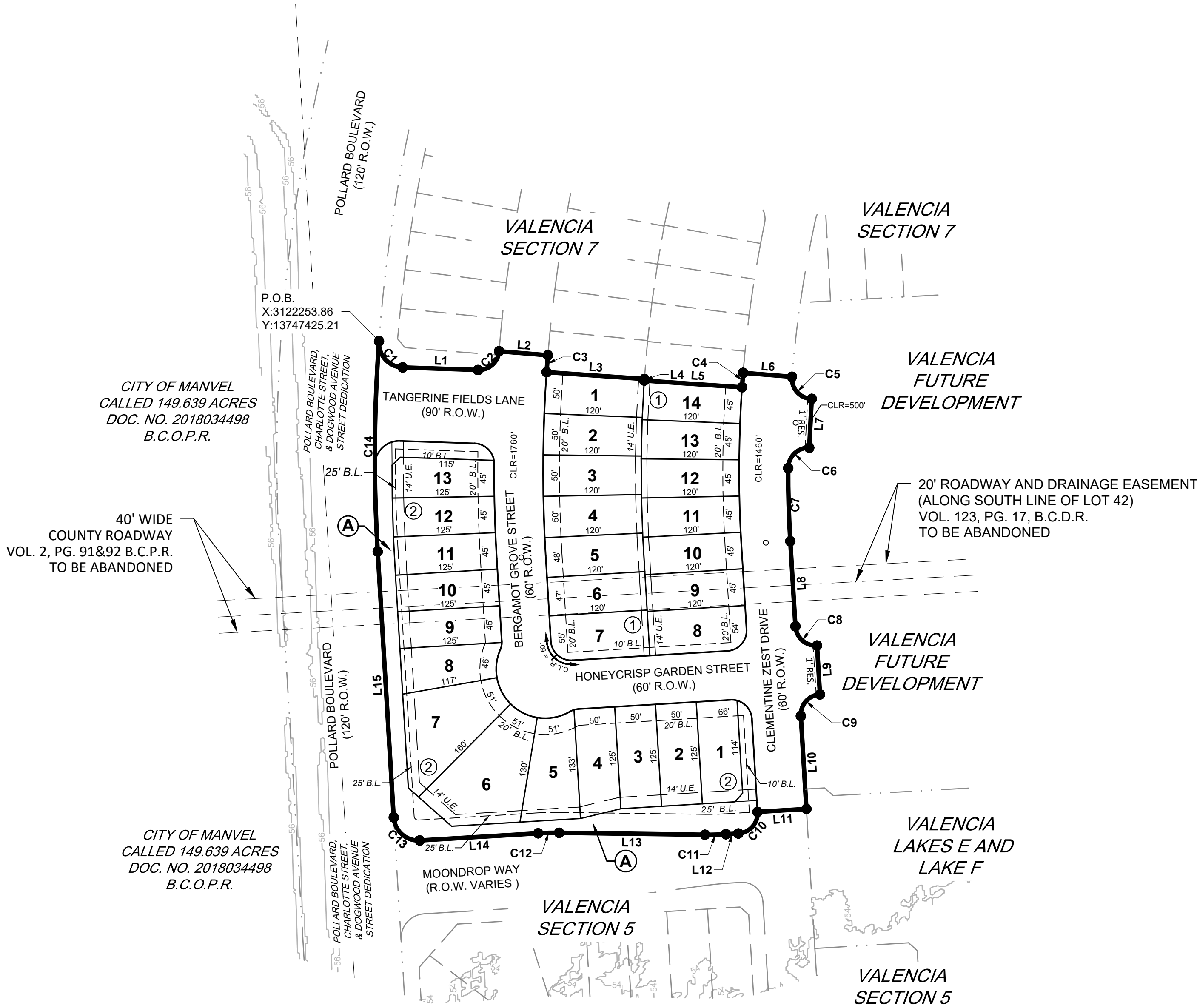
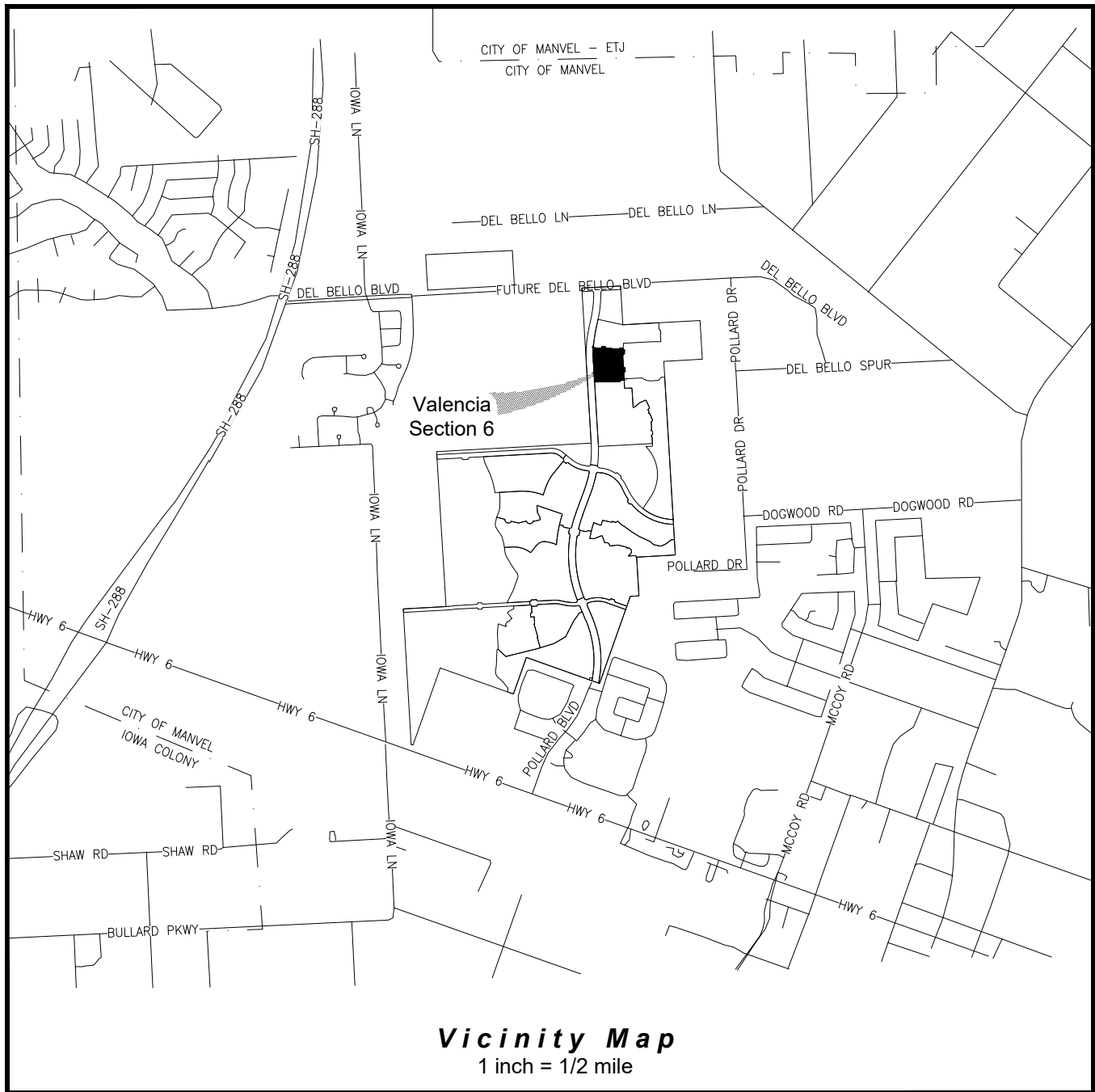
LJA 2751-00001 6.29.2022



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	S 88°05'06" E	92'
L2	S 85°18'19" E	60'
L3	S 85°59'32" E	120'
L4	S 04°47'35" W	2'
L5	S 86°03'39" E	120'
L6	S 85°22'41" E	60'
L7	S 02°59'45" W	60'
L8	S 03°27'03" E	105'
L9	S 03°27'03" E	60'
L10	S 03°27'03" E	114'
L11	S 86°32'57" W	60'
L12	S 86°32'57" W	15'
L13	N 89°14'17" W	178'
L14	S 86°32'57" W	145'
L15	N 03°27'03" W	326'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	30'	48'	S 41°57'35" E	43'
C2	25'	38'	N 48°18'18" E	34'
C3	1730'	21'	S 04°21'05" W	21'
C4	1490'	18'	N 04°16'50" E	18'
C5	25'	41'	S 41°54'41" E	36'
C6	25'	40'	S 45°55'35" W	36'
C7	1430'	89'	S 01°39'29" E	89'
C8	25'	39'	S 48°27'03" E	35'
C9	25'	39'	S 41°32'57" W	35'
C10	25'	39'	S 41°32'57" W	35'
C11	350'	26'	S 88°39'20" W	26'
C12	350'	26'	S 88°39'20" W	26'
C13	30'	47'	N 48°27'03" W	42'
C14	1940'	258'	N 00°21'26" E	258'

LOT AREA SUMMARY					
BLOCK 1			BLOCK 2		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	50'	5,881	1	66'	6,196
2	50'	5,881	2	50'	6,250
3	50'	5,881	3	50'	6,250
4	50'	5,881	4	50'	6,472
5	48'	5,759	5	51'	7,610
6	47'	5,664	6	51'	12,583
7	55'	6,574	7	51'	10,866
8	54'	6,378	8	46'	5,854
9	45'	5,400	9	45'	5,625
10	45'	5,446	10	45'	5,625
11	45'	5,538	11	45'	5,717
12	45'	5,538	12	45'	5,753
13	45'	5,538	13	45'	5,842
14	45'	5,538			

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±0.59Ac.	Landscape / Open Space / Utility Easement

A PRELIMINARY PLAT OF

VALENCIA

SECTION 6

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1 RESTRICTED RESERVES AND 2 BLOCKS

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(281) 749-8000

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

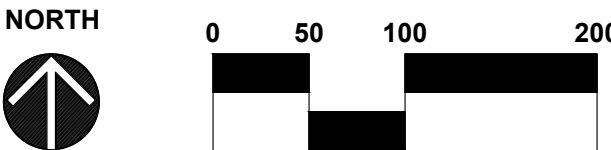
PLANNER:

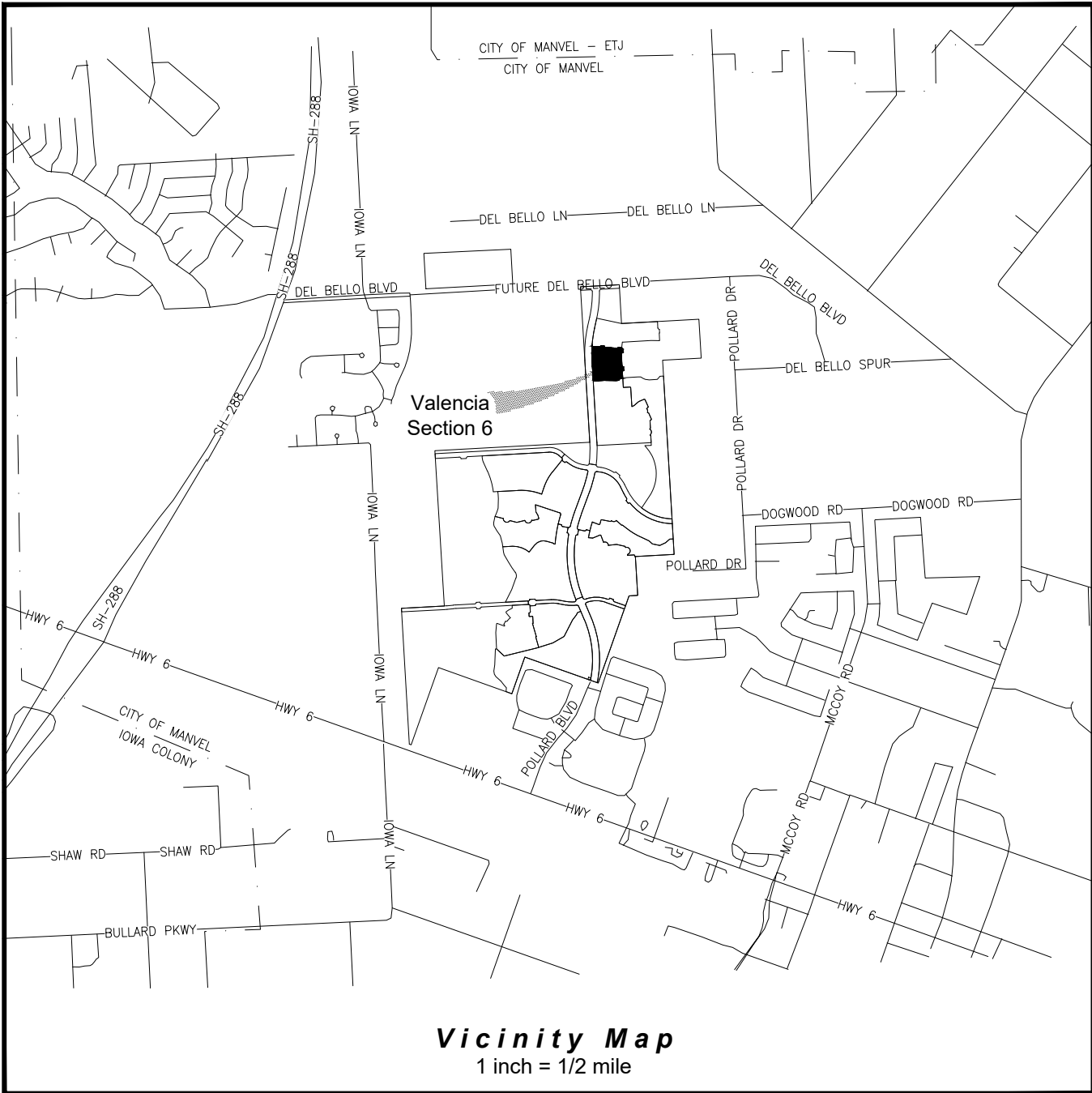
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Landscape Architecture

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





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 Section 6, 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: _____

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 Section 6 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 SECTION 6" 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

- 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
 - B.C.P.R. INDICATES BRAZORIA COUNTY PROPERTY RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - INDICATES STREETNAME CHANGE

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.

A PRELIMINARY PLAT OF

VALENCIA SECTION 6

A SUDIVISION OF ±6.62 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 34, 35, AND 42 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.).

27 LOTS (45' x 120' TYP.)
1 RESTRICTED RESERVES AND 2 BLOCKS

OWNER:
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:

LJA
PLANNING &
LANDSCAPE
ARCHITECTURE

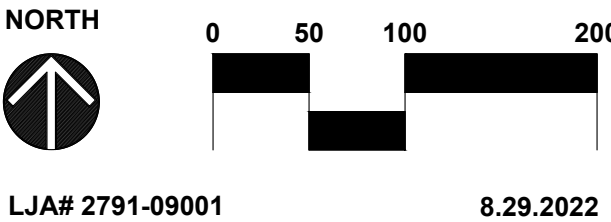
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

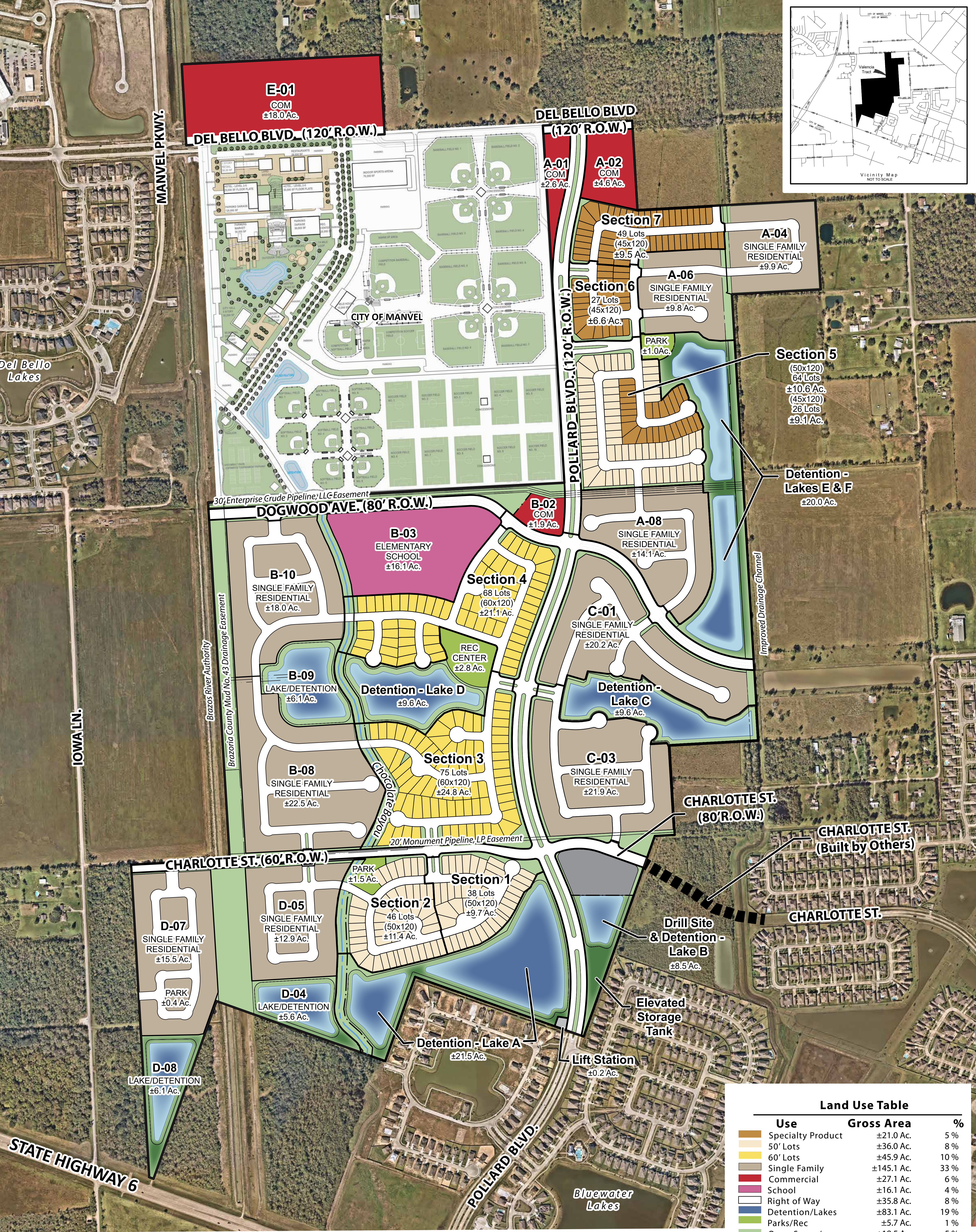
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PAGE 2 OF 2





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	

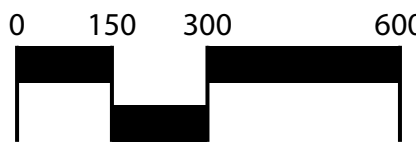
NOTES:

- 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



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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.



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Manvel City Hall State Highway 6 – Minor Plat
Applicant	Scott R. Sheridan PE, RPLS, CFM – FMS Surveying
PD&Z Meeting Date	September 12, 2022
Recommendation	Conditional Approval
Submitted By	Jose Abraham, City Planner

Background

The subject site is located at the intersection of Highway 6 and Palmetto St (existing City Hall Property). This proposed Minor Plat combines a replat of the Minor Plat of Manvel City Hall recorded in Brazoria County Clerk's File Number 2019007731 with portions of Lots 7 and Lot 8 of Block 6 of Manvel Townsite (vacant property at the corner). Current plat for the Manvel City Hall was approved by City Council in December 2018.

Staff Recommendation

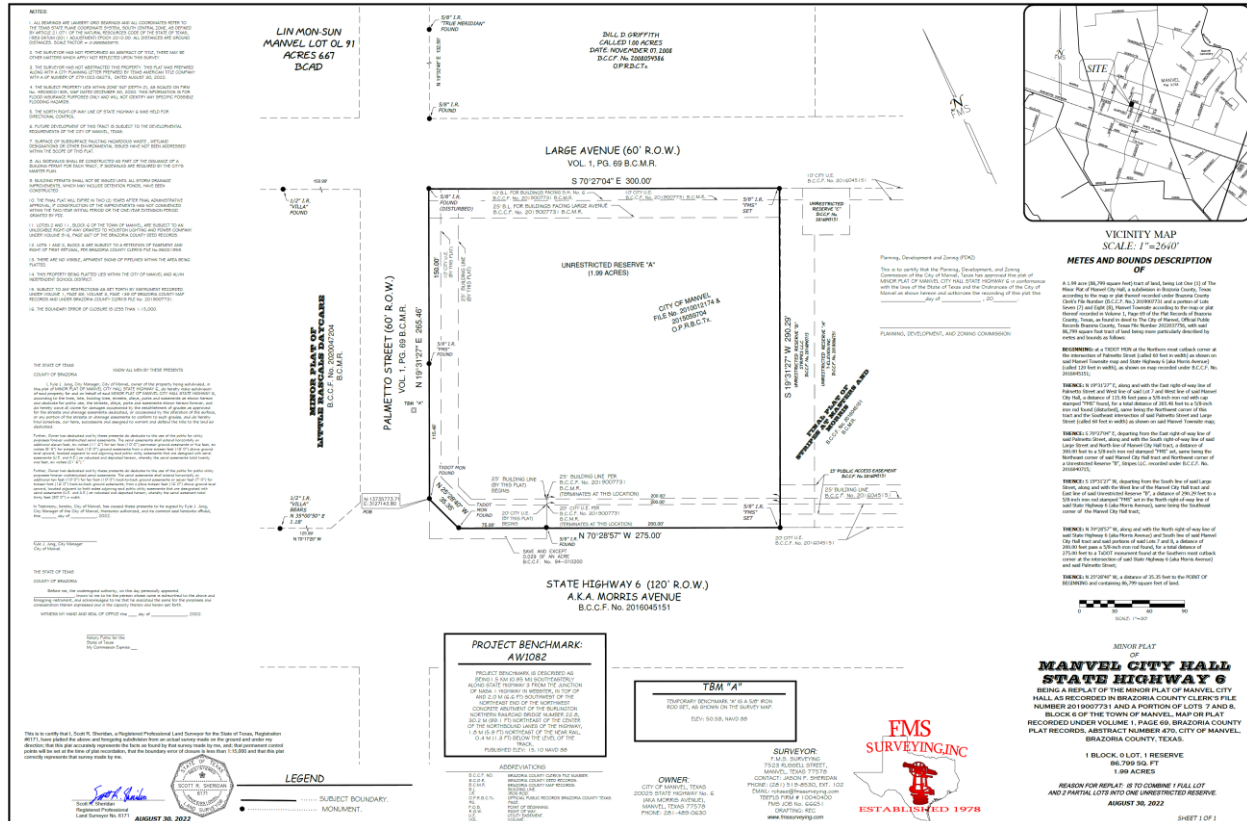
The City staff recommends approval with one condition for the Manvel City Hall State Highway 6 – Minor Plat. The condition includes:

1. Remove Note 10 as it is inaccurate and does not apply.



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

Plat Exhibit





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: September 12, 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: Scott R. Sheridan

Daytime Phone: 281-519-8530 Fax Number: N/A

E-mail Address: srsheridan@fmssurveying.com

Description of Request and Physical Address:

Consideration and possible action to approve, Minor Plat of Manvel City Hall
State Highway 6, being a replat of the minor plat of Manvel City Hall as recorded
in Brazoria County Clerk's File No. 2019007731 and a portion of Lots 7 and 8,
Block 6 of the Town of Manvel, Map or Plat recorded under Vol. 1, Pg. 69, Brazoria
County Plat Records, Abstract No. 470, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.09.01 16:42:32 -05'00'

SIGNATURE

September 1, 2022

DATE

NOTES:

1. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE GROUND DISTANCES. SCALE FACTOR = *0.999965975*.

2. THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE. THERE MAY BE OTHER MATTERS WHICH APPLY NOT REFLECTED UPON THIS SURVEY.

3. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS PLAT WAS PREPARED ALONG WITH A CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE COMPANY WITH A GF NUMBER OF 2791022-06273, DATED JULY 12, 2022.

4. THE SUBJECT PROPERTY LIES WITHIN ZONE "AO" (DEPTH 2), AS SCALED ON FIRM No. 48039C0130K, MAP DATED DECEMBER 30, 2020. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.

5. THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 6 WAS HELD FOR DIRECTIONAL CONTROL.

6. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENTAL REQUIREMENTS OF THE CITY OF MANVEL, TEXAS.

7. SURFACE OF SUBSURFACE FAULTING HAZARDOUS WASTE, WETLAND DESIGNATIONS OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS PLAT.

8. ALL SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF SIDEWALKS ARE REQUIRED BY THE CITY'S MASTER PLAN.

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

10. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE INITIAL TWO YEAR PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.

11. LOT(S) 2 AND 11, BLOCK 6 OF THE TOWN OF MANVEL, ARE SUBJECT TO AN UNLOCABLE RIGHT-OF-WAY GRANTED TO HOUSTON LIGHTING AND POWER COMPANY UNDER VOLUME 916, PAGE 667 OF THE BRAZORIA COUNTY DEED RECORDS.

12. LOTS 1 AND 2, BLOCK 6 ARE SUBJECT TO A RETENTION OF EASEMENT AND RIGHT OF FIRST REFUSAL, PER BRAZORIA COUNTY CLERK'S FILE No.96021959.

13. THERE ARE NO VISIBLE, APPARENT SIGNS OF PIPELINES WITHIN THE AREA BEING PLATTED.

14. THIS PROPERTY BEING PLATTED LIES WITHIN THE CITY OF MANVEL AND ALVIN INDEPENDENT SCHOOL DISTRICT.

15. SUBJECT TO ANY RESTRICTIONS AS SET FORTH BY INSTRUMENT RECORDED UNDER VOLUME 1, PAGE 69; VOLUME 3, PAGE 139 OF BRAZORIA COUNTY MAP RECORDS AND UNDER BRAZORIA COUNTY CLERK'S FILE No. 2019007731.

THE STATE OF TEXAS
COUNTY OF BRAZORIA

I, Kyle J. Jung, City Manager, City of Manvel, owner of the property being subdivided, in this plat of MINOR PLAT OF MANVEL CITY HALL STATE HIGHWAY 6, do hereby make subdivision of said property for and on behalf of said MINOR PLAT OF MANVEL CITY HALL STATE HIGHWAY 6, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

Further, Owner has dedicated and by these presents do dedicate to the use of the public for utility purposes forever unrestricted aeral easements. The aeral easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten foot (10'-0") perimeter ground easements or five feet, six inches (5'-6") for sixteen foot (16'-0") ground easements from a plane sixteen feet (16'-0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aeral easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aeral easements total twenty one feet, six inches (21'-6").

Further, Owner has dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unrestricted aeral easements. The aeral easements shall extend horizontally an additional ten feet (10'-0") for ten foot (10'-0") back-to-back ground easements or seven feet (7'-0") for sixteen foot (16'-0") back-to-back ground easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides adjacent said public utility easements that are designated with aeral easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aeral easement total thirty feet (30'-0") in width.

In Testimony, hereto, City of Manvel, has caused these presents to be signed by Kyle J. Jung, City Manager of the City of Manvel, thereunto authorized, and its common seal hereunto affixed, this ____ day of _____, 2022.

Kyle J. Jung, City Manager
City of Manvel

THE STATE OF TEXAS
COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

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

Notary Public for the
State of Texas
My Commission Expires: ____

This is to certify that I, Scott R. Sheridan, a Registered Professional Land Surveyor for the State of Texas, Registration #6171, have platted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that permanent control points will be set at the time of plat recordation, that the boundary error of closure is less than 1:15,000 and that this plat correctly represents that survey made by me.

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.

Scott R. Sheridan
Registered Professional
Land Surveyor No. 6171

LIN MON-SUN
MANVEL LOT OL 91
ACRES 6.67
BCAD

150.99'
1/2" I.R.
"VILLA"
FOUND

MINOR PLAT OF
LITTLE RASCALS DAYCARE
B.C.C.F. No. 2020047204
B.C.M.R.

1/2" I.R.
"VILLA"
BEARS
N 35°00'50" E
1.18'
125.99'
N 70°17'29" W

LEGEND

..... SUBJECT BOUNDARY.
● MONUMENT.

5/8" I.R.
"TRUE MERIDIAN"
FOUND
N 19°32'48" E 132.50'
5/8" I.R.
FOUND

BILL D. GRIFFITH
CALLED 1.00 ACRES
DATE: NOVEMBER 07, 2008
B.C.C.F. No. 2008054386
O.P.R.B.C.T.x.

LARGE AVENUE (60' R.O.W.)
VOL. 1, PG. 69 B.C.M.R.

S 70°27'04" E 300.00'

5/8" I.R.
FOUND
(DISTURBED)

10' B.L. FOR BUILDINGS FACING S.H. No. 6
B.C.C.F. No. 2019007731 B.C.M.R.
25' B.L. FOR BUILDINGS FACING LARGE AVENUE
B.C.C.F. No. 2019007731 B.C.M.R.

10' CITY U.E.
B.C.C.F. No. 2019007731 B.C.M.R.

5/8" I.R.
"FMS"
SET

UNRESTRICTED
RESERVE "C"
B.C.C.F. No.
2016045151

UNRESTRICTED RESERVE "A"
(1.99 ACRES)

CITY OF MANVEL
FILE No. 2010012174 &
2015059704
O.P.R.B.C.T.x.

5/8" I.R.
FOUND
(DISTURBED)

10' CITY U.E.
(BY THIS PLAT)
25' BUILDING LINE
(BY THIS PLAT)

10' CITY U.E.
B.C.C.F. No. 2019007731 B.C.M.R.

5/8" I.R.
FOUND

UNRESTRICTED
RESERVE "B"
B.C.C.F. No. 2016045151

FINAL PLAT OF
STRIPES 44 MORRIS AND
B.C.C.F. No. 2016045151
B.C.M.R.

TXDOT MON
FOUND

25' BUILDING LINE
(BY THIS PLAT)
BEGINS

25' BUILDING LINE PER
B.C.C.F. No. 2019007731
B.C.M.R.
(TERMINATES AT THIS LOCATION)

5/8" I.R.
"FMS"
SET

25' PUBLIC ACCESS EASEMENT
B.C.C.F. No. 2016045151

25' BUILDING LINE
B.C.C.F. No. 2016045151

TXDOT
MON
FOUND

20' CITY U.E.
(BY THIS PLAT)
BEGINS

20' CITY U.E. PER
B.C.C.F. No. 2019007731
B.C.M.R.
(TERMINATES AT THIS LOCATION)

5/8" I.R.
FOUND

20' CITY U.E.
B.C.C.F. No. 2016045151

N 25°28'40" W
33.35'

20' CITY U.E.
(BY THIS PLAT)
BEGINS

20' CITY U.E. PER
B.C.C.F. No. 2019007731
B.C.M.R.
(TERMINATES AT THIS LOCATION)

5/8" I.R.
FOUND

20' CITY U.E.
B.C.C.F. No. 2016045151

N 70°28'57" W 275.00'

20' CITY U.E.
(BY THIS PLAT)
BEGINS

20' CITY U.E. PER
B.C.C.F. No. 2019007731
B.C.M.R.
(TERMINATES AT THIS LOCATION)

5/8" I.R.
FOUND

20' CITY U.E.
B.C.C.F. No. 2016045151

N 25°28'40" W
33.35'

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BEGINS

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B.C.C.F. No. 2019007731
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(TERMINATES AT THIS LOCATION)

5/8" I.R.
FOUND

20' CITY U.E.
B.C.C.F. No. 2016045151

N 70°28'57" W 275.00'

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(BY THIS PLAT)
BEGINS

20' CITY U.E. PER
B.C.C.F. No. 2019007731
B.C.M.R.
(TERMINATES AT THIS LOCATION)

5/8" I.R.
FOUND

20' CITY U.E.
B.C.C.F. No. 2016045151

N 25°28'40" W
33.35'

20' CITY U.E.
(BY THIS PLAT)
BEGINS

20' CITY U.E. PER
B.C.C.F. No. 2019007731
B.C.M.R.
(TERMINATES AT THIS LOCATION)

5/8" I.R.
FOUND

20' CITY U.E.
B.C.C.F. No. 2016045151

N 70°28'57" W 275.00'

20' CITY U.E.
(BY THIS PLAT)
BEGINS

20' CITY U.E. PER
B.C.C.F. No. 2019007731
B.C.M.R.
(TERMINATES AT THIS LOCATION)

5/8" I.R.
FOUND

20' CITY U.E.
B.C.C.F. No. 2016045151

N 25°28'40" W
33.35'

20' CITY U.E.
(BY THIS PLAT)
BEGINS

20' CITY U.E. PER
B.C.C.F. No. 2019007731
B.C.M.R.
(TERMINATES AT THIS LOCATION)

5/8" I.R.
FOUND

20' CITY U.E.
B.C.C.F. No. 2016045151

N 70°28'57" W 275.00'

20' CITY U.E.
(BY THIS PLAT)
BEGINS

20' CITY U.E. PER
B.C.C.F. No. 2019007731
B.C.M.R.
(TERMINATES AT THIS LOCATION)

5/8" I.R.
FOUND

20' CITY U.E.
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N 25°28'40" W
33.35'

20' CITY U.E.
(BY THIS PLAT)
BEGINS

20' CITY U.E. PER
B.C.C.F. No. 2019007731
B.C.M.R.
(TERMINATES AT THIS LOCATION)

5/8" I.R.
FOUND

20' CITY U.E.
B.C.C.F. No. 2016045151

N 70°28'57" W 275.00'

20' CITY U.E.
(BY THIS PLAT)
BEGINS

20' CITY U.E. PER
B.C.C.F. No. 2019007731
B.C.M.R.
(TERMINATES AT THIS LOCATION)

5/8" I.R.
FOUND

20' CITY U.E.
B.C.C.F. No. 2016045151

N 25°28'40" W
33.35'

20' CITY U.E.
(BY THIS PLAT)
BEGINS

20' CITY U.E. PER
B.C.C.F. No. 2019007731
B.C.M.R.
(TERMINATES AT THIS LOCATION)

5/8" I.R.
FOUND

20' CITY U.E.
B.C.C.F. No. 2016045151

N 70°28'57" W 275.00'

20' CITY U.E.
(BY THIS PLAT)
BEGINS

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B.C.C.F. No. 2019007731
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B.C.C.F. No. 2019007731
B.C.M.R.
(TERMINATES AT THIS LOCATION)

5/8" I.R.
FOUND

20' CITY U.E.
B.C.C.F. No. 201604515

THE STATE OF TEXAS
COUNTY OF BRAZORIA

I, Kyle J. Jung, City Manager, City of Manvel, owner of the property being subdivided, in this plat of MANVEL CITY HALL, do hereby make subdivision of said property for and on behalf of said MANVEL CITY HALL, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigned to warrant and defend the title to the land so dedicated.

Further, Owner has dedicated and by these presents do dedicate to the use of the public for utility purposes forever unobstructed ariel easements. The ariel easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten foot (10' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen foot (16' 0") ground easements from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with ariel easements (U.E. and A.E.) as indicated and depicted hereon, whereby the ariel easements total twenty one feet, six inches (21' 6").

Further, Owner has dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed ariel easements. The ariel easements shall extend horizontally an additional ten feet (10' 0") for ten foot (10' 0") back-to-back ground easements or seven feet (7' 0") for sixteen foot (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides adjoining said public utility easements that are designed with ariel easements (U.E. and A.E.) as indicated and depicted hereon, whereby the ariel easement total thirty feet (30' 0") in width.

In Testimony, hereto, City of Manvel, has caused these presents to be signed by Kyle J. Jung, City Manager of the City of Manvel, thereto authorized, and its common seal hereunto attested, this day of February, 2018.

Kyle J. Jung
City Manager
City of Manvel

THE STATE OF TEXAS
COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared Kyle J. Jung, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this 20 day of February, 2018.

Notary Public for the
State of Texas
My Commission Expires 5-8-21



This is to certify that I, Scott R. Sheridan, a Registered Professional Land Surveyor for the State of Texas, Registration #6171, have platted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that permanent control points will be set at the time of plat recordation, that the boundary error of closure is less than 1:15,000 and that this plat correctly represents that survey made by me.

Scott R. Sheridan
Registered Professional
Land Surveyor No. 6171



1/29/18

LEGEND

A.K.A.	ALSO KNOWN AS.
B.C.C. No.	BRAZORIA COUNTY CLERK'S FILE NUMBER.
R.O.W.	RIGHT-OF-WAY.
TX. DOT.	TEXAS DEPARTMENT OF TRANSPORTATION.
O.P.R.B.C. Tx.	OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS.
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS.

PROJECT BENCHMARK
PUBLISHED ELEVATION: 53.57, NAVD 88

PROJECT BENCHMARK IS NGS REFERENCE
MARK PID No. AW5604, BEING A STAINLESS
STEEL ROD WITHOUT SLEEVE, STAMPED "P"
1512 1987."

ELEV: 53.57 NAVD 88.

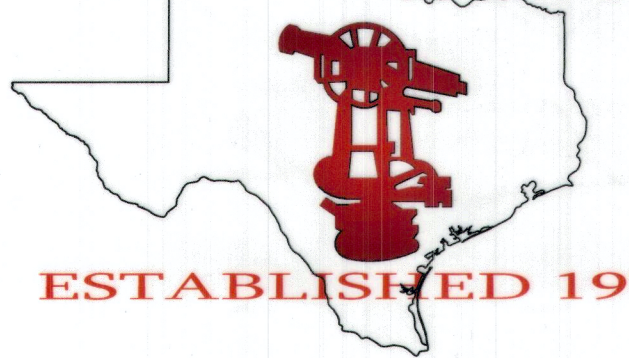
TBM "A"
ELEVATION: 53.14 NAVD 88

TEMPORARY BENCHMARK "A" IS A RAILROAD
SPIKE SET IN POWER POLE ON THE SOUTH
EAST CORNER OF SUBJECT PROPERTY.

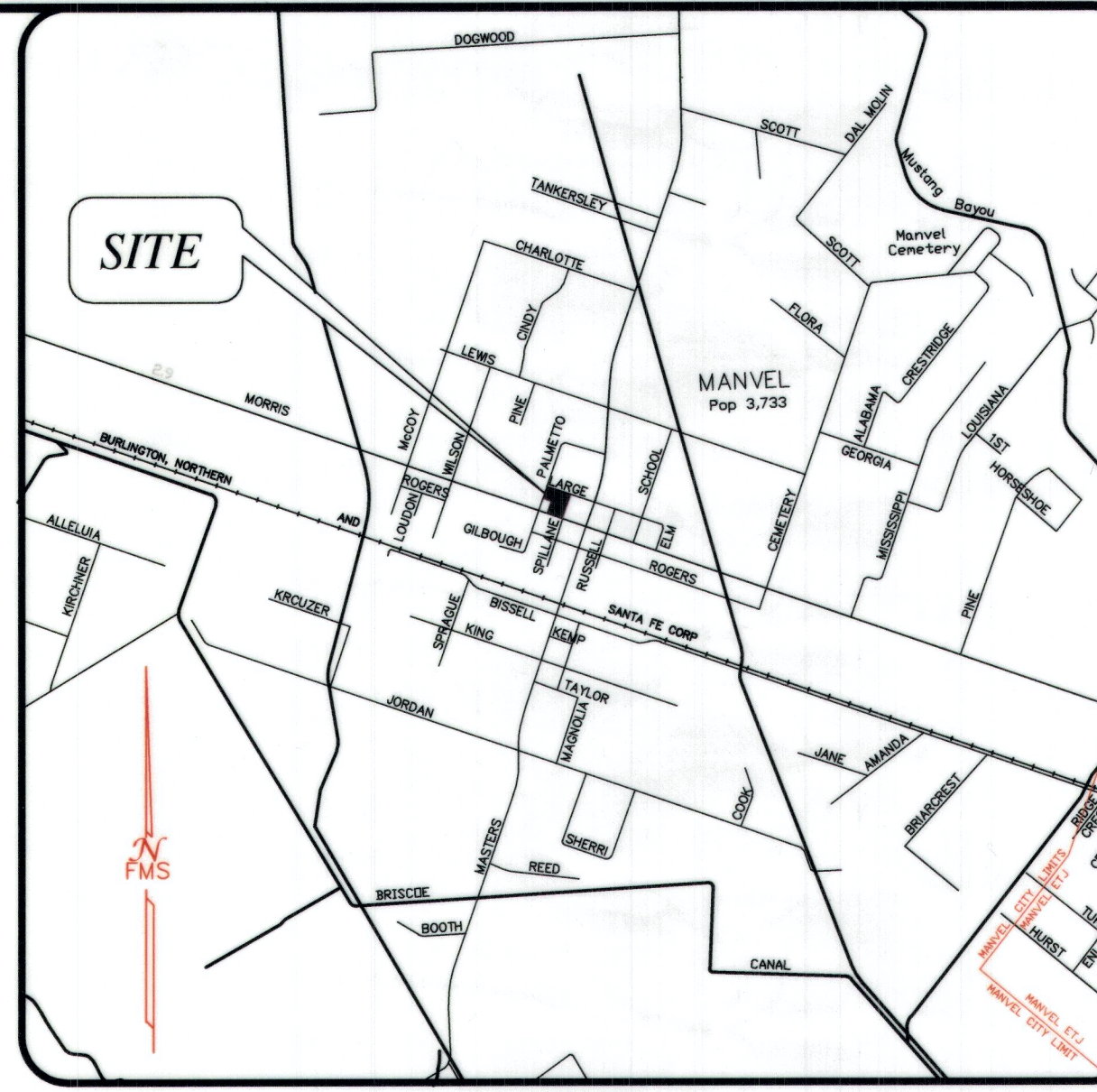
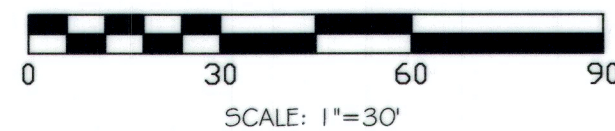
ELEV: 53.14 NAVD 88.

SURVEYOR:
F.M.S. SURVEYING
19701 STATE HIGHWAY 6,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
TBPLS FIRM # 10040400
www.fmsurveying.com
DRAFTING: JPS
FMS JOB No. 58427

FMS
SURVEYING, INC



OWNER:
CITY OF MANVEL, TEXAS
20025 STATE HIGHWAY No. 6
(AKA MORRIS AVENUE),
MANVEL, TEXAS 77578
PHONE: 281-469-0630



VICINITY MAP
SCALE: 1"=2640'

METES AND BOUNDS DESCRIPTION OF

A 1.6774 acres (73,069 square feet) tract of land being lots 1 through 6, block 6 and part of lots 9 through 12, block 6 of the Town of Manvel, a map or plat thereof recorded under volume 1, page 69 of the Brazoria County Plat Records (B.C.P.R.), being those same tracts of land described in deed to the City of Manvel under Brazoria County Clerk's File Numbers (B.C.C. No.) 96-021954 and 96-021955, with said 73,069 square foot tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the Southeast intersection of Palmetto Street, based on a width of 60 feet, per volume 1, page 69, B.C.P.R. and Large Avenue, based on a width of 60 feet, per volume 1, page 69 B.C.P.R., at the North corner of Block 6 and at the North corner of the herein described tract, said point having Texas Plane Coordinates of **N:13736024.17, E:3127232.75**;

THENCE: S 70°27'04" E, along and with the South right-of-way line of Large Avenue, the North line of Block 6 and the North line of this tract, a distance of 300.00 feet to a point for corner at the North corner of Unrestricted Reserve "B" of the Stripes at Masters and Morris Subdivision, a map or plat thereof recorded under B.C.C. No. 2016045151, same being the North corner of said plat, at the East corner of Block 6 and the East corner of this tract;

THENCE: S 19°31'27" W, along and with the Southwest line of Unrestricted Reserve "B" and the Stripes subdivision, the East line of Block 6 and the East line of this tract, a distance of 290.29 feet to a Texas Department of Transportation (TXDOT) disk found on the North right-of-way line of State Highway Number 6 (S.H. 6), also known as Morris Avenue, based on a width of 120 feet, per B.C.C. No. 2016045151, at the West corner of Unrestricted Reserve "B" and the Stripes Subdivision, at the South corner of Block 6 and the South corner of the herein described tract;

THENCE: N 70°28'57" W, along and with the North right-of-way line of S.H. 6 and the South line of this tract, a distance of 200.00 feet to a point for corner on the common line of Lots 8 and 9, Block 6, at the South corner of that certain tract of land described in deed to Earline Ragier under B.C.C. No. 98-037620, at a point for angle of this tract;

THENCE: N 19°31'27" E, along and with the common line of lots 8 and 9, block 6, and an interior line of this tract, a distance of 140.40 feet to a point for corner at the common corner of lots 8, 9, 5 and 6, being an interior corner of the herein described tract;

THENCE: N 70°27'04" W, along and with the North lines of lots 7 and 8, the South lines of lots 5 and 6 and an interior line of this tract, a distance of 100.00 feet to a 5/8 inch iron rod found on the East right-of-way line of the aforementioned Palmetto Street, on the West line of block 6, at the North corner of lot 7, the West corner of lot 6 and the West corner of this tract;

THENCE: N 19°31'27" E, along and with the East line of Palmetto Street, the West line of Block 6 the West line of lot 6 and the West line of this tract, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing a calculated area of 1.6774 acres of land.

MINOR PLAT MANVEL CITY HALL

A SUBDIVISION OF
LOTS 1-6 AND PORTIONS OF LOTS
9-12, BLOCK 6 OF THE TOWN OF
MANVEL, A MAP OR PLAT THEREOF
RECORDED UNDER VOL. 1 PG. 69,
B.C.P.R.

ABSTRACT No. 470
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS

ONE LOT, ONE BLOCK
73,069 SQ. FT.
1.6774 ACRES

NOVEMBER 26, 2018

SHEET 1 OF 1



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: September 12, 2022 PDZ

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

Person to Speak: Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: N/A

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for

Meridiana Section 13A, A Subdivision of 17.22 acres out of the Oliver Hall Survey,

A-203, consisting of 57 Lots, 5 Block, and 4 Reserves.

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.

Brad Sweitzer

SIGNATURE

8/15/2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 13A – Preliminary Plat
Applicant	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date	September 12, 2022
Recommendation	Conditional Approval
Submitted By	Jose Abraham, City Planner

Staff Recommendation

The City staff recommends conditional approval of this proposed plat - Meridiana Section 13A – Preliminary Plat. The condition includes:

1. Provide a detailed Utility Summary Table for the Water and Wastewater Capacity in Brazoria County MUD No. 55, No. 56, and No. 57. The Summary Table shall include but not limited to current connections, reserved connections, available connections, plant capacity, etc., using the adopted City regulations in the Design Criteria Manual and Subdivision Ordinance (DCM Section 2, Wastewater, 1.04 F, General Requirements and DCM Section 3, Water, 2.02, Design Analysis).

[illegible]

GENERAL NOTES:

- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicant, his heirs, assigns, or successors.
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies within Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. db/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. db/a EHRA.
- B.C.C.F. Indicates Brazoria County Clerk's File.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.
M.H. Indicates Manhole.
P.G. Indicates Page.
P.A.E. Indicates Permanent Access Easement.
P.O.B. Indicates Point of Beginning.
P.U.E. Indicates Public Utility Easement.
P.V.T. Indicates Private.
R. Indicates Radius.
R.O.W. Indicates Right-Of-Way.
S.S.E. Indicates Sanitary Sewer Easement.
STM.S.E. Indicates Storm Sewer Easement.
U.E. Indicates Utility Easement.
VOL. Indicates Volume.
W.L.E. Indicates Water Line Easement.
 λ indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-Q-03, 2009-Q-04, and 2009-Q-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance number 2009-Q-04, approved on March 3, 2022.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-Q-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after planning development and zoning commission, unless the final plat has been submitted to planning development and zoning commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the planning development and zoning commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 13A 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.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA SECTION 13A 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

RESERVE TABLE

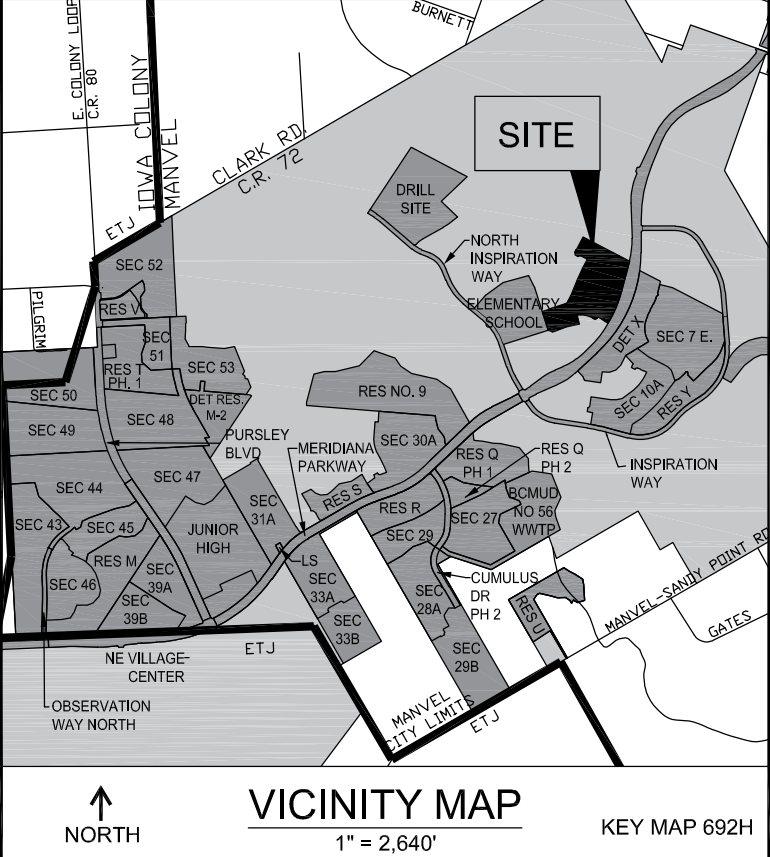
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	66,672.24	1.53
B	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	10,957.21	0.25
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,810.25	0.04
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,870.43	0.11
TOTAL		84,310.13	1.93

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	98.91'	S 82°06'08" W	83.55'
C2	25.00'	10.10'	N 52°47'57" W	10.03'
C3	375.00'	203.45'	N 80°06'36" W	200.14'
C4	25.00'	39.27'	S 72°30'36" W	35.36'
C5	25.00'	39.27'	N 17°11'53" W	35.17'
C6	1,722.29'	490.73'	S 22°48'35" W	489.07'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 56°21'23" W	161.79'
L2	S 13°11'34" E	132.00'
L3	S 79°48'51" W	65.09'
L4	S 76°48'26" W	121.41'
L5	N 65°22'45" W	68.07'
L6	N 72°22'55" W	132.00'
L7	N 17°37'05" W	8.32'
L8	N 28°26'34" E	122.00'
L9	N 21°52'17" E	234.65'
L10	N 25°22'15" E	178.36'
L11	N 27°30'36" E	130.00'
L12	N 62°29'24" W	100.00'
L13	N 62°29'24" W	50.00'
L14	N 27°30'36" E	50.00'
L15	S 62°29'24" E	6.51'
L16	N 27°30'36" E	197.22'



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (SQ. FT.)
1	1	8,172.55'	60.00'
	2	8,231.47'	60.00'
	3	8,348.99'	60.00'
	4	8,431.47'	60.00'
	5	9,458.59'	65.21'
2	1	7,920.00'	60.00'
	2	7,920.00'	60.00'
	3	7,949.34'	60.00'
	4	7,949.34'	60.49'
	5	15,729.94'	59.78'
	6	9,761.48'	60.00'
	7	7,500.00'	60.00'
	8	7,500.00'	60.00'
	9	7,500.00'	60.00'
	10	7,500.00'	60.00'
	11	7,500.00'	60.00'
	12	7,500.00'	60.00'
	13	7,500.00'	60.00'
	14	7,500.00'	60.00'
	15	7,500.00'	60.00'
	16	7,500.00'	60.00'
	17	7,500.00'	60.00'
	18	7,500.00'	60.00'
	19	8,818.42'	60.00'
	20	13,042.45'	60.00'
3	1	14,186.24'	60.00'
	2	7,493.85'	63.89'
	3	9,342.94'	68.50'
	4	11,333.56'	68.75'
	5	11,303.96'	62.00'
	6	7,554.13'	60.00'
	7	7,500.00'	60.00'
	8	7,500.00'	60.00'
	9	8,239.57'	60.31'
	10	17,189.72'	60.52'
	11	11,298.91'	60.27'
	12	7,544.03'	60.00'
	13	7,545.85'	60.00'
	14	7,545.85'	60.00'
	15	9,817.71'	60.34'
	16	7,718.75'	61.75'
	17	7,718.75'	61.75'
	18	7,718.75'	61.75'
	19	7,718.24'	61.75'
	20	7,750.00'	62.00'
4	1	10,046.60'	57.16'
	2	8,125.66'	63.83'
	3	8,202.66'	63.75'
	4	9,507.37'	60.00'
	5	9,886.44'	68.94'
5	6	11,397.29'	60.00'
	7	8,771.97'	68.62'
	8	8,577.43'	68.62'
	9	9,343.90'	69.75'
	1	8,633.61'	65.10'
	2	7,920.00'	60.00'
	3	7,920.00'	60.00'
5	4	8,148.35'	60.00'
	5	13,426.16'	59.96'
	6	16,885.62'	63.89'
	7	9,412.00'	60.50'
	8	7,920.00'	60.00'
	9	7,920.00'	60.00'
	10	7,920.00'	60.00'

* Lot width measured at the front building setback line.

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

BENCHMARK(S):

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



0' 50' 100' 200'
SCALE: 1"=100'

Meridiana Section 13A Preliminary Plat

A Subdivision of 17.22 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

57 Lots, 5 Blocks and 4 Reserves

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

September 1, 2022



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
081-011-13-01

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

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

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

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

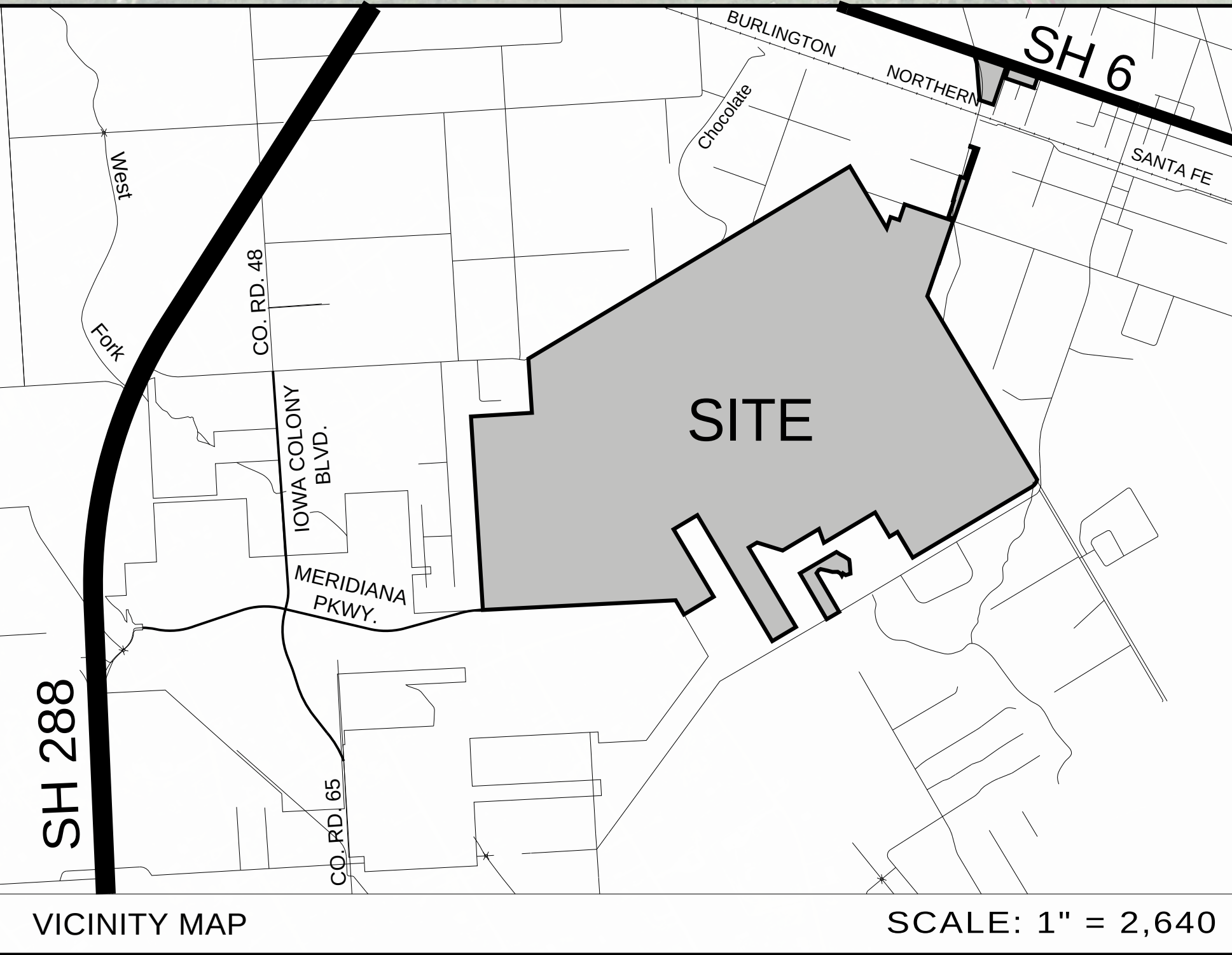
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

EHRA JOB NO.
081-011-150

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: September 12, 2022 PDZ

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

Person to Speak: Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: N/A

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for

Meridiana Section 32B, A subdivision of 0.23 acres out of the Oliver Hall Survey,

A-203, consisting of 2 Lots and 1 Block.

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.

Brad Sweitzer

SIGNATURE

8/15/22

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 32B – Preliminary Plat
Applicant	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date	September 12, 2022
Recommendation	Approval
Submitted By	Jose Abraham, City Planner

Background

The applicant is adding two lots to the Model Home Section. The applicant has indicated that platting this section separately will allow them to not slow down the construction timeline of Section 32A.

Staff Recommendation

The City staff recommends approval of this proposed plat - Meridiana Section 32B – Preliminary Plat



EHRA

50011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO.
081-011-32-02

No warranty or representation of storage value, design, construction, materials and workmanship, other than that stated on faceplate and subject to change without notice.

GENERAL NOTES:

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

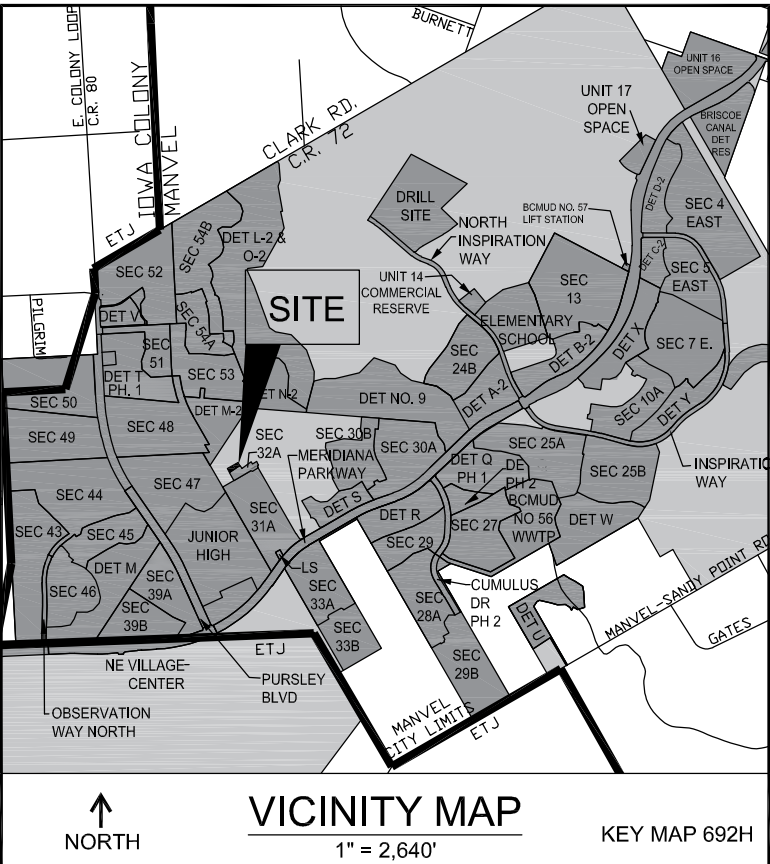
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. db/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. db/a EHRA.
- B.C.C.F. Indicates Brazoria County Clerk's File.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.
M.H. Indicates Manhole.
PG. Indicates Page.
P.A.E. Indicates Permanent Access Easement.
P.O.B. Indicates Point of Beginning.
P.U.E. Indicates Public Utility Easement.
P.V.T. Indicates Private.
R. Indicates Radius.
R.O.W. Indicates Right-Of-Way.
S.S.E. Indicates Sanitary Sewer Easement.
S.T.M.S.E. Indicates Storm Sewer Easement.
U.E. Indicates Utility Easement.
VOL. Indicates Volume.
W.L.E. Indicates Water Line Easement.
↗ Indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance number 2009-O-04, approved on March 3, 2022.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after PD&Z approval, unless the final plat has been submitted to PD&Z for final approval during that time. Upon written request of the subdividor, an extension of time may be given, at the discretion of PD&Z, for a single extension period of six months, provided the subdividor has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- There are 0.00 acres of unencumbered open space within the boundary of this plat
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to an revest in the dedicator, his heirs, assigns, or successors.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA SECTION 32B 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



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (SQ. FT.)
1	1	3,553.087	27.45
	2	3,705.987	26.97

* Lot width measured at the front building setback line.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	475.00'	37.35'	S 32°17'53" E	37.88'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 55°29'43" W	174.01'
L2	N 29°59'58" W	64.13'
L3	S 29°59'58" E	13.15'

OFF-STREET GUEST PARKING SPACES

NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
2	0.5	15

*Parking for this section will be provided in Meridiana Section 32A



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

BENCHMARK(S):

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



0' 25' 50' 100'
SCALE: 1"=50'

Meridiana Section 32B Preliminary Plat

A subdivision of 0.23 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

2 Lots and 1 Block

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

September 1, 2022



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO. 081-011-32-02 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

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

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBPPL No. 10092300

ENGINEERING THE FUTURE

EHRA JOB NO.
081-011-150

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Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

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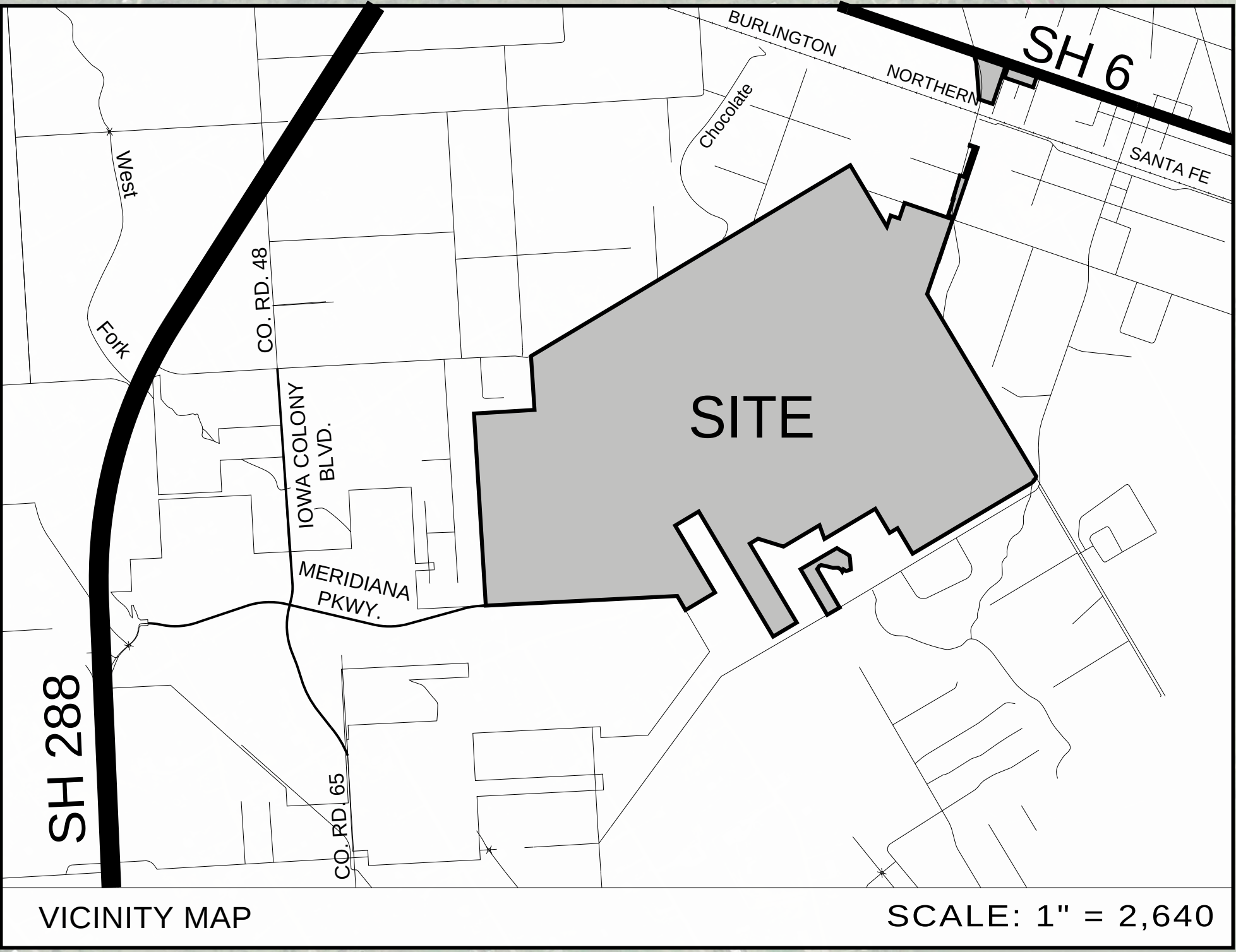
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PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
281.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TGPLS No. 10092300

ENGINEERING THE FUTURE

EHRA JOB NO.
081-011-150

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: September 12, 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: Jared Bowlin or Brad Sweitzer

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

E-mail Address: jbowlin@ehrainc.com or bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat for Meridiana Section
4 East, being a subdivision of 28.86 acres out of the Oliver Hall Survey, Abstract
203, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.09.01 17:46:53 -05'00'

SIGNATURE

September 1, 2022

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 4 East – Final Plat
Applicant	Jackie Overton – EHRA Engineering
PD&Z Meeting Date	September 12, 2022
Recommendation	Denial
Submitted By	Jose Abraham, City Planner

Staff Recommendation

The City staff recommends denial of this proposed plat - Meridiana Section 4 East – Final Plat

This plat submittal does not address following deficiencies pertaining to Chapter 62, Subdivision Ordinance and adopted PUD:

1. Provide a detailed Utility Summary Table for the Water and Wastewater Capacity in Brazoria County MUD No. 55, No. 56, and No. 57. The Summary Table shall include but not limited to current connections, reserved connections, available connections, plant capacity, etc., using the adopted City regulations in the Design Criteria Manual and Subdivision Ordinance (Subdivision Ordinance Section 62-112; and DCM Section 2, Wastewater, 1.04 F, General Requirements and



STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, PRESIDENT of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 4 EAST, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

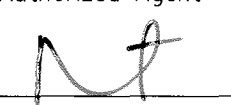
FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six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

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

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the foregoing subdivision of MERIDIANA SECTION 4 EAST where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, PRESIDENT of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereto authorized by this 19th day of July, 2022.

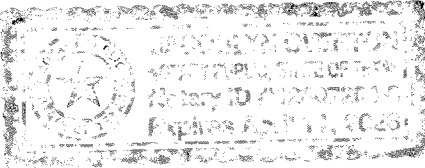
OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
Authorized Agent

By: 
Print Name: Matt Lawson
Title: PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

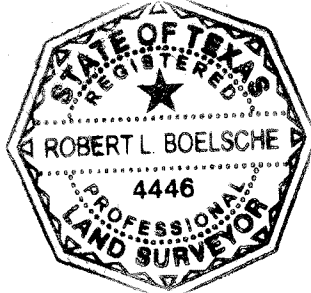
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, PRESIDENT of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of July, 2022.




Notary Public in and for the
State of Texas
My Notary Commission Expires April 11, 2024

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

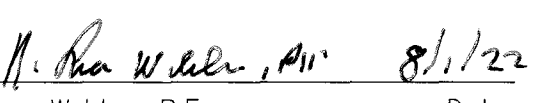



Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, approves of this plat of MERIDIANA SECTION 4 EAST in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this 21st day of July, 2022.

Planning, Development and Zoning Commission

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

 8/1/22
Lee Walden, P.E., Date
President
 8/1/22
Kerry L. Osburn, Date
Vice President
 8/1/22
Brandon Middleton, Date
Secretary/Treasurer
 8/1/22
Jarrod D. Aden, P.E., C.F.M., Date
District Engineer

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

BCDD5 REF ID # 220017

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 4 EAST
BEING 28.86 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 28.86 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 884.331 ACRES DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 28.86 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found at the original southeasterly corner of the said 884.331 acre tract, same being the northeasterly corner of Lot 1 of said Lulling Stone Section One;

THENCE, North 30°06'57" West, along the easterly line of said 884.331 acre tract for a distance of 345.73 feet to a point for corner;

THENCE, South 59°53'03" West, a distance of 120.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeast corner and POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 59°52'55" West, for a distance of 636.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;

2) THENCE, in a northwesterly direction along the arc of said curve to the left having a radius of 730.00 feet, a central angle of 03°38'11", an arc length of 46.33 feet, and a chord bearing of North 28°17'51" West, for a distance of 46.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

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

4) THENCE, in a northwesterly direction along the arc of said curve to the left having a radius of 430.00 feet, a central angle of 59°53'03", an arc length of 449.43 feet, and a chord bearing of North 60°03'29" West, for a distance of 429.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

5) THENCE, West, for a distance of 120.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, North, for a distance of 100.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 37°21'53" East, for a distance of 131.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;

8) THENCE, in a northwesterly direction along the arc of said curve to the right having a radius of 275.00 feet, a central angle of 57°49'21", an arc length of 277.53 feet, and a chord bearing of North 23°49'31" West, for a distance of 265.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;

9) THENCE, in a northeasterly direction along the arc of said compound curve to the right having a radius of 775.00 feet, a central angle of 23°03'00", an arc length of 311.78 feet, and a chord bearing of North 16°36'40" East, for a distance of 309.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

10) THENCE, North 28°08'10" East, for a distance of 248.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

11) THENCE, in a northerly direction along the arc of said curve to the left having a radius of 275.00 feet, a central angle of 53°22'47", an arc length of 256.20 feet, and a chord bearing of North 01°26'46" East, for a distance of 247.04 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;

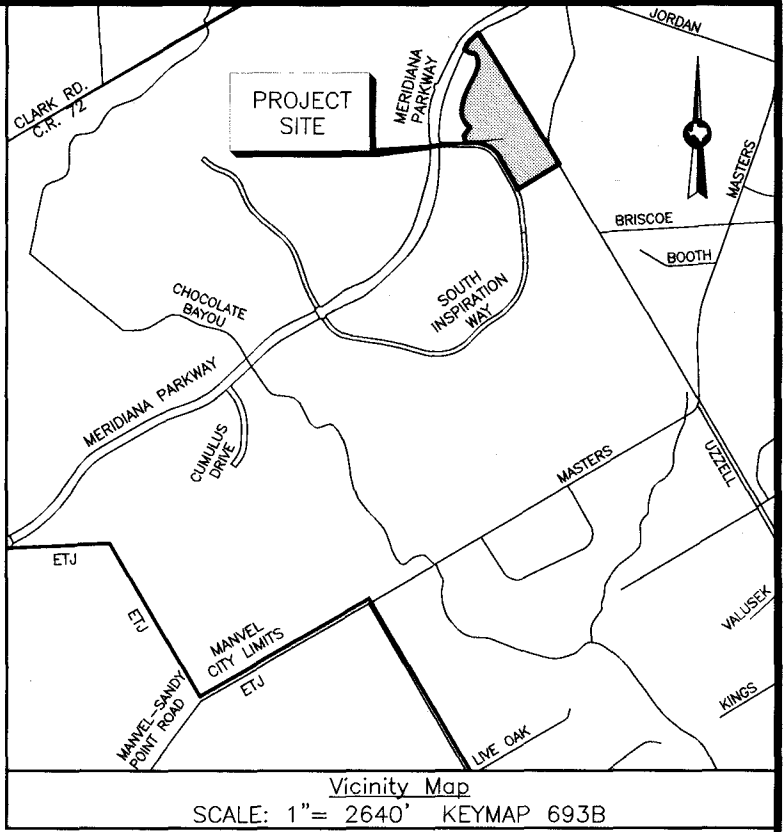
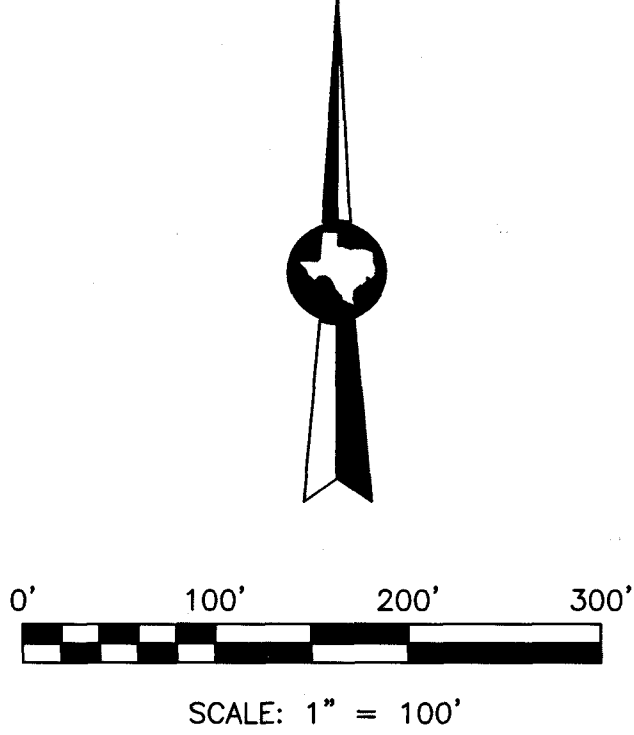
12) THENCE, in a northwesterly direction along the arc of said compound curve to the left having a radius of 25.00 feet, a central angle of 82°01'10", an arc length of 35.79 feet, and a chord bearing of North 66°15'13" West, for a distance of 32.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;

13) THENCE, in a northwesterly direction along the arc of said reverse curve to the right having a radius of 60.00 feet, a central angle of 49°15'48", an arc length of 51.59 feet, and a chord bearing of North 82°37'53" West, for a distance of 50.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

14) THENCE, North 57°59'59" West, for a distance of 119.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a non-tangent curve in the southerly right-of-way of Meridiana Parkway as shown on Meridiana Parkway Phase 6 a subdivision plat recorded under Brazoria County Plat Records Number 2021001846;

15) THENCE, along said southerly right-of-way line of Meridiana Parkway in a northeasterly direction along the arc of said curve to the right having a radius of 871.50 feet, a central angle of 20°52'02", an arc length of 317.40 feet, and a chord bearing of North 42°26'02" East, for a distance of 315.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

16) THENCE, South 30°06'57" East, for a distance of 2,134.74 feet to the POINT OF BEGINNING and containing 28.86 acres of land.





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: September 12, 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: Jared Bowlin or Brad Sweitzer

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

E-mail Address: jbowlin@ehrainc.com or bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat for Meridiana Section 54B,
being a subdivision of 21.70 acres out of the Oliver Hall Survey, Abstract 203,
City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x _____

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.09.01 17:45:38 -05'00'

SIGNATURE

September 1, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 54B – Final Plat
Applicant	Jackie Overton – EHRA Engineering
PD&Z Meeting Date	September 12, 2022
Recommendation	Denial
Submitted By	Jose Abraham, City Planner

Staff Recommendation

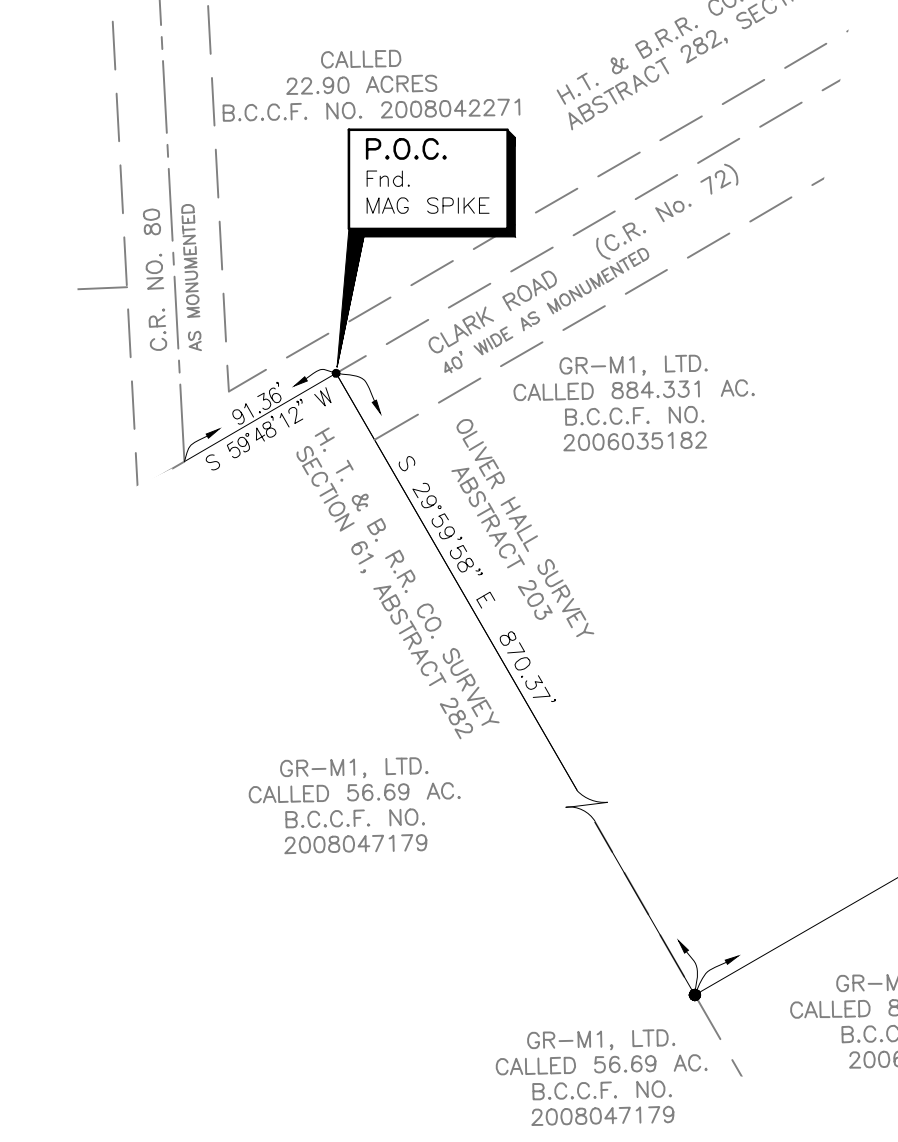
The City staff recommends denial of this proposed plat - Meridiana Section 54B – Final Plat

1. Provide a detailed Utility Summary Table for the Water and Wastewater Capacity in Brazoria County MUD No. 55, No. 56, and No. 57. The Summary Table shall include but not limited to current connections, reserved connections, available connections, plant capacity, etc., using the adopted City regulations in the Design Criteria Manual and Subdivision Ordinance (Subdivision Ordinance Section 62-112; and DCM Section 2, Wastewater, 1.04 F, General Requirements and



CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	85.00	57°21'07"	85.08	S 48°31'01" E	81.58	
C2	830.00	16°59'25"	246.13	S 11°20'45" E	445.23	
C3	85.00	13°09'06"	49.16	N 12°43'00" E	48.44	
C4	470.00	1°36'40"	13.22	N 21°02'34" W	13.22	
C5	530.00	17°37'13"	162.99	N 11°25'37" W	162.35	
C6	530.00	17°37'13"	162.99	N 11°25'37" W	162.35	
C7	25.00	20°05'47"	8.77	N 09°34'58" W	8.72	
C8	50.00	96°39'33"	84.35	N 28°42'15" E	74.70	
C9	25.00	20°05'47"	8.77	N 09°34'58" W	8.72	
C10	530.00	25°15'58"	263.11	N 06°22'13" E	265.51	
C11	60.00	25°23'43"	264.83	S 06°15'04" W	96.53	
C12	25.00	72°53'43"	31.81	S 83°44'56" W	29.70	
C13	25.00	90°00'00"	39.27	S 14°48'12" W	35.38	
C14	330.00	14°59'12"	86.32	S 22°42'12" E	86.07	
C15	25.00	30°41'04"	13.39	S 30°33'08" E	13.23	
C16	50.00	136°04'03"	118.74	S 22°08'22" W	92.74	
C17	25.00	32°21'10"	14.12	S 73°59'48" W	13.93	
C18	280.00	21°06'01"	103.12	S 68°22'13" W	102.53	
C19	25.00	81°32'15"	35.58	S 38°09'07" W	32.65	
C20	25.00	96°35'14"	42.14	S 50°54'38" E	37.33	
C21	270.00	6°02'43"	28.49	N 77°46'24" E	28.48	
C22	25.00	78°20'45"	34.18	N 35°34'39" E	31.58	
C23	60.00	25°14'44"	263.63	S 57°43'18" E	97.24	
C24	330.00	14°27'07"	83.24	S 75°22'40" W	83.02	
C25	25.00	89°53'04"	39.22	S 37°39'41" W	35.32	
C26	470.00	12°57'23"	106.28	S 57°43'18" E	106.06	
C27	470.00	12°57'23"	106.28	S 57°43'18" E	106.06	
C28	25.00	56°27'58"	24.64	N 28°42'15" E	23.65	
C29	470.00	25°15'58"	23.51	N 58°22'13" E	23.51	
C30	25.00	90°00'00"	39.27	S 15°11'48" E	35.38	
C31	230.00	14°59'12"	86.02	S 22°42'12" E	70.45	
C32	25.00	73°01'48"	31.87	S 21°18'18" W	29.75	
C33	220.00	16°15'19"	62.42	S 65°56'52" W	62.21	
C34	25.00	103°19'27"	45.08	N 54°16'14" W	39.21	
C35	25.00	92°00'26"	40.15	S 65°50'41" E	35.97	
C36	770.00	16°59'25"	228.33	S 11°20'45" E	227.50	
C37	85.00	34°39'19"	51.41	S 85°28'45" W	50.63	
C38	500.00	17°37'13"	163.77	N 11°25'37" W	153.16	
C39	500.00	3°05'17"	26.95	N 01°04'22" W	26.94	
C40	55.00	56°27'58"	54.20	N 28°42'15" E	52.04	
C41	500.00	25°15'58"	25.01	N 58°22'13" E	25.01	
C42	300.00	19°13'53"	100.70	S 22°42'12" E	100.22	
C43	300.00	14°59'12"	78.47	S 22°42'12" E	78.25	
C44	55.00	73°01'48"	70.10	S 21°18'18" W	65.45	
C45	280.00	28°43'46"	128.99	S 72°38'08" W	127.57	
C46	55.00	92°00'26"	88.32	S 65°50'41" E	79.13	
C47	800.00	16°59'25"	237.23	S 11°20'45" E	236.36	
C48	500.00	10°13'40"	14.06	N 21°02'34" W	14.06	

LINE	BEARING	DISTANCE
L1	S 46°32'47" E	269.02
L2	S 17°15'53" E	95.67
L3	S 12°25'32" E	133.73
L4	S 54°50'48" W	159.84
L5	N 83°48'25" W	108.89
L6	S 59°48'12" W	91.84
L7	S 25°57'24" E	98.38
L8	S 20°44'42" E	85.88
L9	S 08°21'30" E	72.04
L10	S 15°42'36" W	70.49
L11	S 31°59'10" W	60.30
L12	S 53°26'02" W	200.78
L13	S 46°09'36" E	40.23
L14	S 21°41'39" E	85.62
L15	S 01°35'53" E	61.18
L16	S 17°30'56" W	82.63
L17	S 21°45'58" E	154.62
L18	S 12°48'25" W	105.00
L19	S 02°51'03" E	207.11
L20	N 87°08'57" E	137.00
L21	S 04°59'54" E	80.06
L22	S 00°36'57" E	76.93
L23	S 23°42'42" W	70.75
L24	N 60°34'21" W	140.97
L25	N 02°51'03" W	68.88
L26	S 87°08'57" W	190.00
L27	N 02°51'03" W	242.14
L28	N 07°40'16" W	96.26
L29	N 16°42'51" W	109.14
L30	N 68°09'06" E	21.84
L31	N 21°50'54" W	190.00
L32	S 68°09'06" W	155.00
L33	N 21°50'54" W	4.31
L34	S 69°45'46" W	60.00
L35	S 81°42'01" W	80.21
L36	S 87°04'08" W	61.01
L37	N 00°28'16" E	57.89
L38	S 56°56'14" E	57.96
L39	S 30°11'45" E	30.00
L40	N 61°17'45" W	10.09
L41	S 15°12'36" E	50.24
L42	S 87°22'59" W	101.12
L43	N 87°22'59" E	101.12
L44	N 68°09'06" E	52.57
L45	N 21°50'54" W	50.00
L46	N 68°09'06" E	82.42
L47	S 67°44'10" E	2.33
L48	N 66°39'59" E	58.58
L49	N 59°48'12" E	58.33
L50	N 69°45'26" E	168.02
L51	N 21°41'39" W	48.05
L52	N 46°09'36" E	62.53



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown herein are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plot shown herein are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, this property lies within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined).

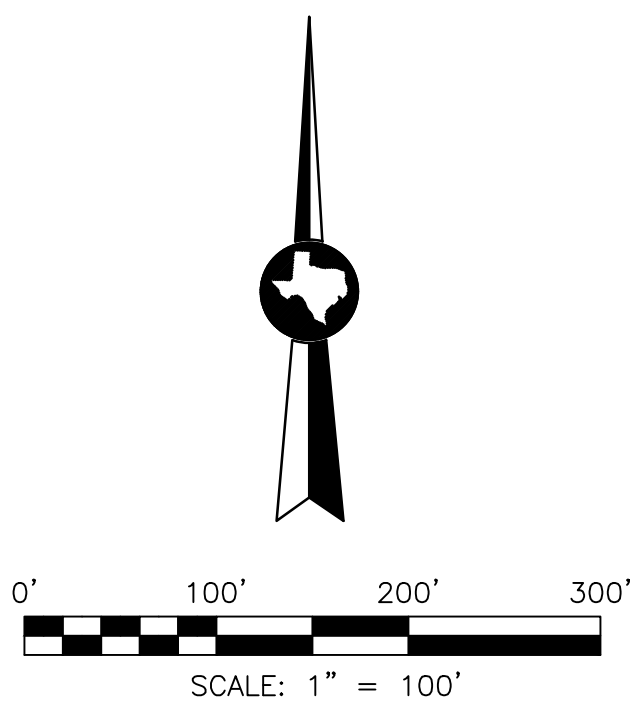
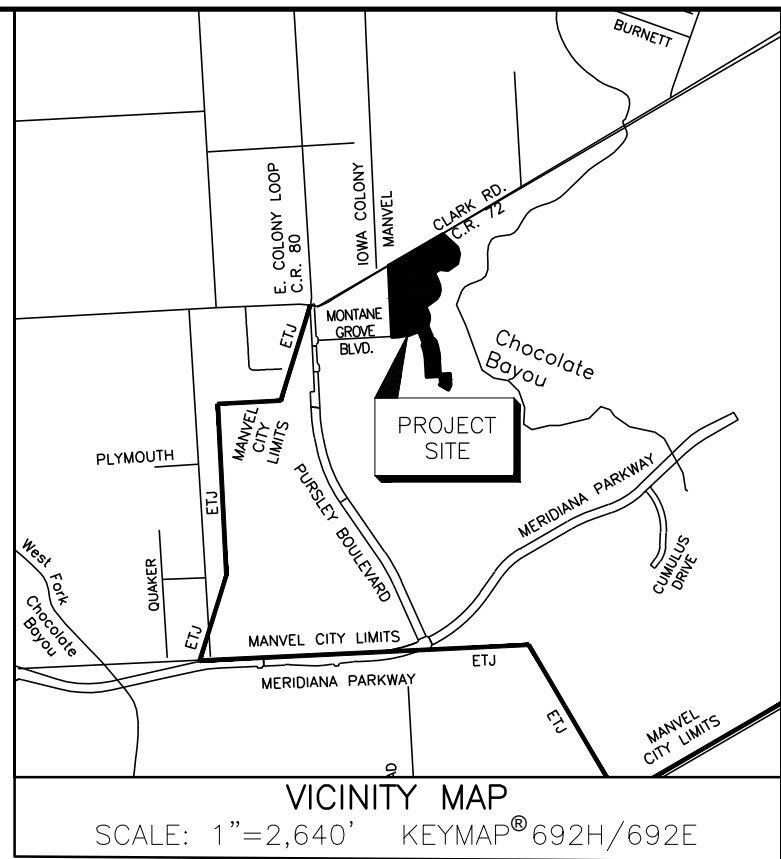
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the location of the flood zone limits. This flood statement, if used, shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- AC. indicates Acres.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.L. indicates Building Line.
C.R. indicates County Road.
FND. indicates Found.
P.O.B. indicates Point of Beginning.
P.O.C. indicates Point of Commencing.
P.U.E. indicates Public Utility Easement.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
SQ. FT. indicates Square Feet.
U.E. indicates Utility Easement.
STM.S.E. indicates Storm Sewer Easement.
(F) indicates Found 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500".
(S) indicates Set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500".
(S-M) indicates Set "MAG" nail indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The Reserves will be conveyed to the Homeowners Association (HOA) and will be maintained by a combination of the HOA and the Municipal Utility District (MUD). The HOA will maintain the landscaping and the MUD will maintain the underground utilities.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance #2009-0-04, as approved on March 3, 2022.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, including manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by the Planning, Development and Zoning Commission if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
- A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- The boundary for this plat has a closure in excess of 1:15,000.
- Detention for this tract is to be provided within Detention Ponds "L-2" and "O-2" of Meridiana (Meridiana Detention Reserves "L-2" and "O-2").
- The drainage on adjacent property will not be impacted by this development.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.

JOB NO. 081-011-54-02

PATHR:\2008\081-011-54\DRAWING\PLAT\54B\08101154V-PLF01_MERIDIANA-54B.BY:BTB DATE:2022-03-17

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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



MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1 (LOTS 1-11)	51.50'
BLOCK 1 (LOTS 12-23)	52.0'
BLOCK 1 (LOTS 24-40)	51.50'
BLOCK 1 (LOTS 41-45)	50.50'
BLOCK 2	50.50'
BLOCK 3	50.50'
BLOCK 4	50.50'

BENCHMARK(S):

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

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT)	* LOT WIDTH
1	1	12,182	85.32
	2	10,692	71.00
	3	9,835	71.00
	4	9,770	71.00
	5	9,801	71.00
	6	9,806	71.00
	7	9,786	71.00
	8	9,767	71.00
	9	9,747	71.00
	10	10,068	71.00
	11	10,899	71.00
	12	16,830	71.00
	13	10,822	70.50
	14	9,973	70.50
	15	9,659	70.50
	16	9,659	70.50
	17	9,659	70.50
	18	9,659	70.50
	19	9,659	70.50
	20	9,659	70.50
	21	9,659	70.50
	22	13,849	72.08
	23	18,556	70.50
	24	15,757	70.50
	25	15,769	72.16
	26	12,539	92.69
	27	12,348	75.00
	28	10,275	75.00
	29	10,071	75.00
	30	10,266	70.00
	31	10,914	70.02
	32	11,203	70.00
	33	14,026	68.70
	34	13,871	68.90
	35	10,911	71.04
	36	14,735	122.99
	37	16,275	112.17
	38	13,501	70.00
	39	15,380	70.00
	40	14,958	65.47
	41	13,509	65.36
	42	9,641	70.00
	43	11,418	70.00
	44	9,750	75.00
	45	9,409	72.64
2	1	12,261	89.73
	2	10,910	87.95
	3	10,665	84.74
3	1	9,100	70.00
	2	9,100	70.00
	3	9,100	70.00
4	1	11,080	80.00
	2	15,075	80.25
	3	12,824	65.08
	4	9,417	70.01
	5	13,493	83.00
	6	11,106	85.43
	6	15,087	121.82

*LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK LINE.

RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	22,749 SQ.FT. / 0.5223 ACRES
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	4,750 SQ.FT. / 0.1091 ACRES
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1,430 SQ.FT. / 0.0328 ACRES
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1,412 SQ.FT. / 0.0324 ACRES
TOTAL		30,341 SQ.FT. / 0.6966 ACRES

FINAL PLAT MERIDIANA SECTION 54B

BEING A SUBDIVISION OF 2170 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

59 LOTS 4 BLOCKS 4 RESERVES (0.6966 ACRES)

OWNER

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

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

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

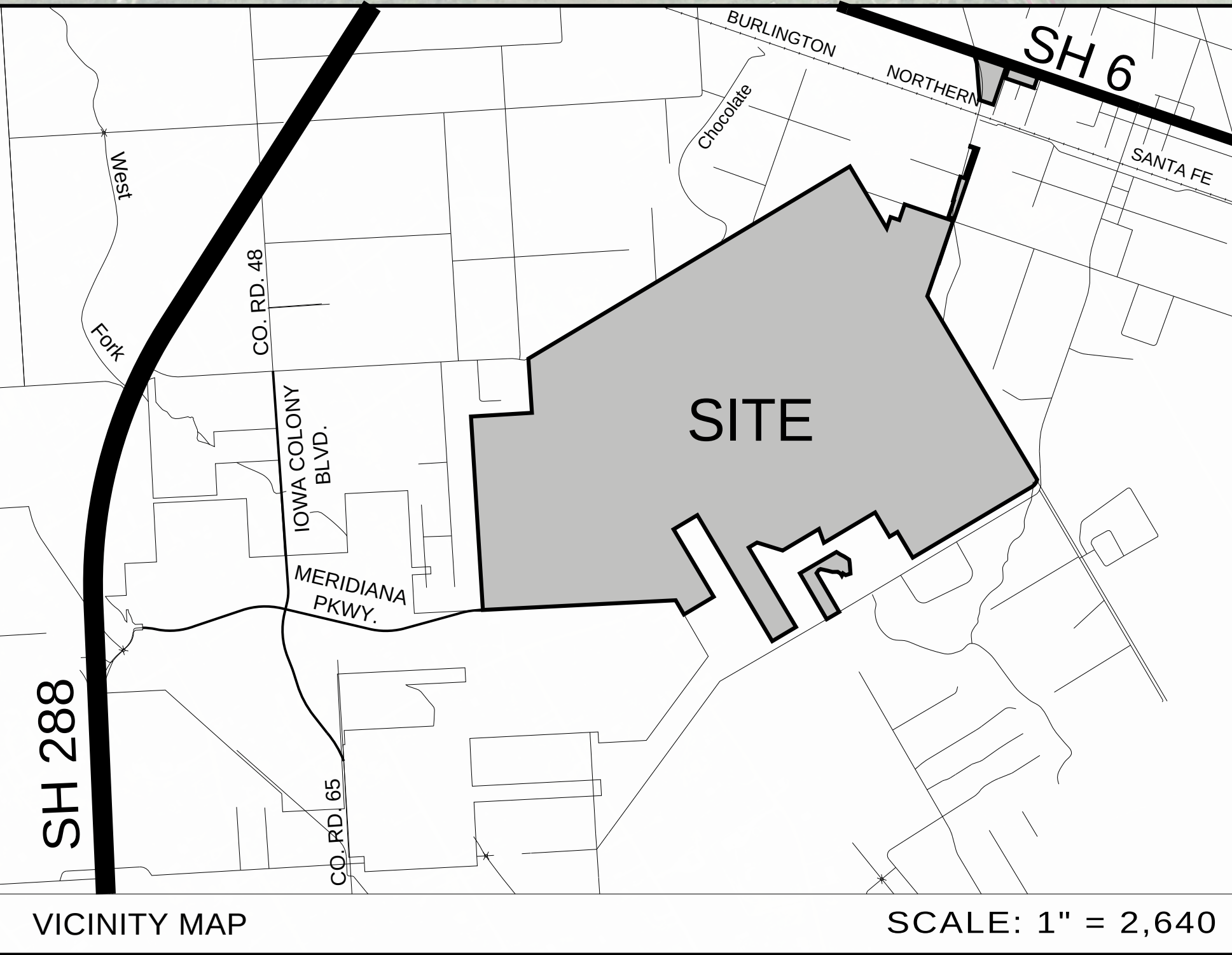
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

EHRA JOB NO.
081-011-150

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: September 12, 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: Jared Bowlin or Brad Sweitzer

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

E-mail Address: jbowlin@ehrainc.com or bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat for Meridiana Highway 6 Commercial Reserve
No. 1, being a subdivision of 5.872 acres being out of the H.T. & B.R.R. Co. Survey, Section 62, A-484,
the H.T. & B.R.R. Co. Survey, Section 63, A-283, he H.T. & B.R.R. Co. Survey, Section 64, A-483, and the J.M.
O'Donnell Survey, A-470, also being out of Lots 139 and 140 of Dr. A.A. Luther Lands in the Town of Manvel,
as recorded under Vol. 1, Pg. 71-72, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x _____

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.09.01 17:43:47 -05'00'

SIGNATURE

September 1, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

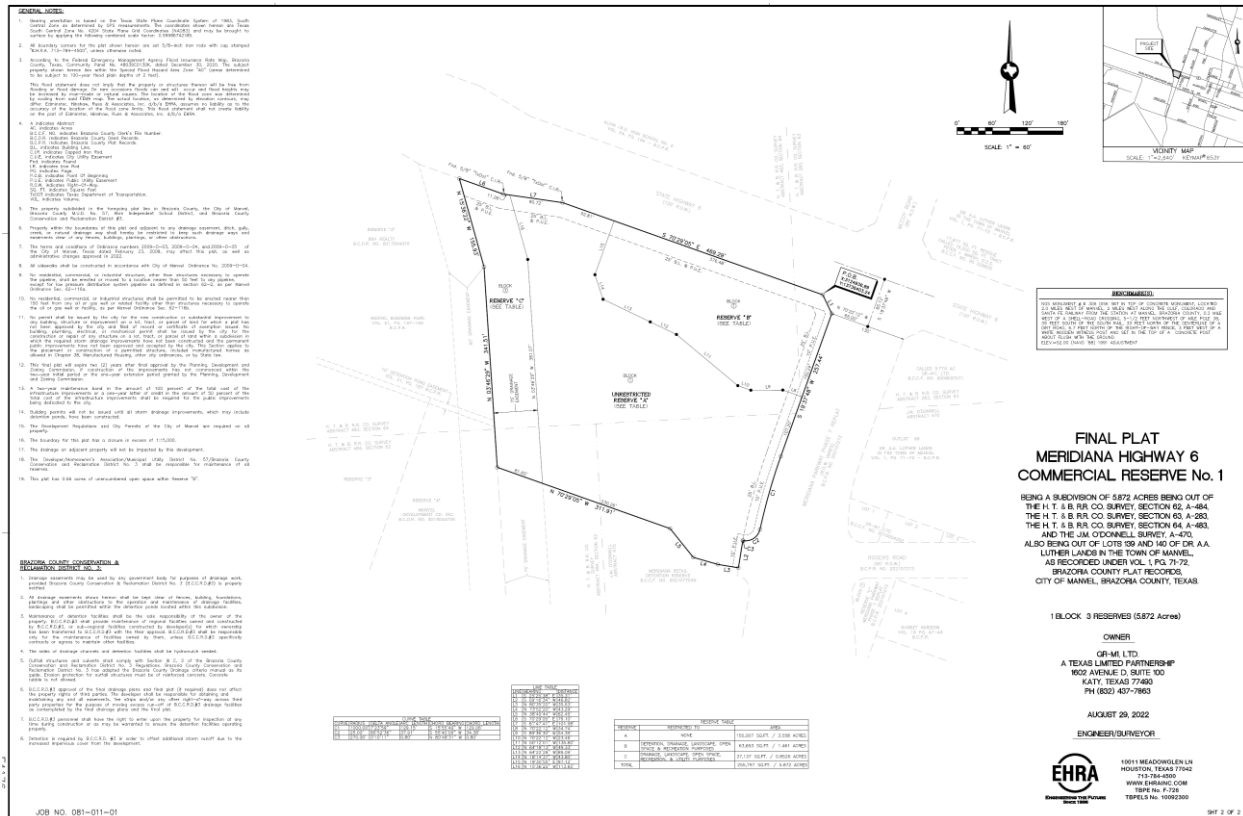
Plat Name	Meridiana Highway 6 Commercial Reserve No. 1 - Final Plat
Applicant	Jackie Overton – EHRA Engineering
PD&Z Meeting Date	September 12, 2022
Recommendation	Denial
Submitted By	Jose Abraham, City Planner

Staff Recommendation

The City staff recommends denial of this proposed plat - Meridiana Highway 6 Commercial Reserve No. 1 - Final Plat

This plat submittal does not address following deficiencies pertaining to Chapter 62, Subdivision Ordinance and associated Development Agreement:

1. Label the plat as a “final plat” in the Title Block on Sheet 1 of 1 (Section 62-41 (b) (1)).
2. Update the date in the Title Block on Sheet 1 of 1 (Section 62-41 (b) (2)).
3. Provide current Drainage District signatures (Section 62-41 (b) (20)).
4. Provide approved construction plans (Section 62-41 (b) (27)).
5. Add a 4th column to the Reserve Table including the entity responsible for maintenance of each Reserve. (i.e., Reserve A and B - Property Owner, Reserve C - C&R3) (Section 62-41 (b) (18)).
6. Revise Note # 18 to clarify Maintenance responsibility of Reserves. If MUD is responsible for maintenance, provide documentation indicating so (Section 62-41 (b) (18)).



Page 3 of 3

STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, Vice President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Highway 6 Commercial Reserve No. 1, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades or approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Highway 6 Commercial Reserve No. 1 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 WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this 24th day of February, 2021.

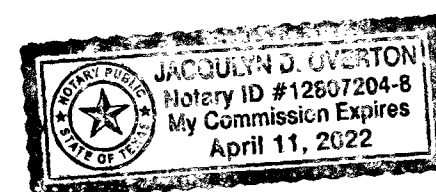
OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

BY: Matt Lawson
Print Name: Matt Lawson
Title: Vice President

STATE OF TEXAS
COUNTY OF HARRIS

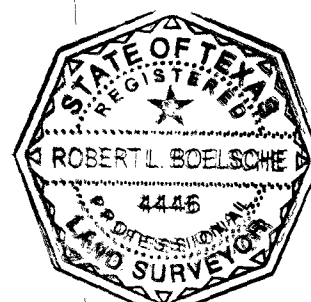
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of February, 2021.



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

I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference will be marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of Meridiana Highway 6 Commercial Reserve No. 1 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this 24th day of February, 2021.

Planning, Development and Zoning Commission

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THE PLAT OF MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE NO. 1 AS SHOWN HEREON ON THE 24th DAY OF February, 2021.

Ricky Kubecka
RICKY KUBECKA
COMMISSIONER

Alfred Froberg, Jr.
ALFRED FROBERG, JR.
COMMISSIONER

Jody Seib
JODY SEIB
COMMISSIONER

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

METES AND BOUNDS DESCRIPTION
MERIDIANA HIGHWAY 6
COMMERCIAL RESERVE No. 1
BEING 5.872 ACRES OF LAND SITUATED IN THE
H. T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484, THE
H. T. & B. R.R. CO. SURVEY, SECTION 63, ABSTRACT 283, THE
H. T. & B. R.R. CO. SURVEY, SECTION 64, ABSTRACT 483 AND THE
J.M. O'DONNELL SURVEY, ABSTRACT 470,
BRAZORIA COUNTY, TEXAS

A 5.872 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484, THE H. T. & B. R.R. CO. SURVEY, SECTION 63, ABSTRACT 283, THE H. T. & B. R.R. CO. SURVEY, SECTION 64, ABSTRACT 483 AND THE J.M. O'DONNELL SURVEY, ABSTRACT 470, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 1, PAGES 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS AND BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 10.134 ACRES DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. (B.C.C.F. NO.) 2009011530; SAID 5.872 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

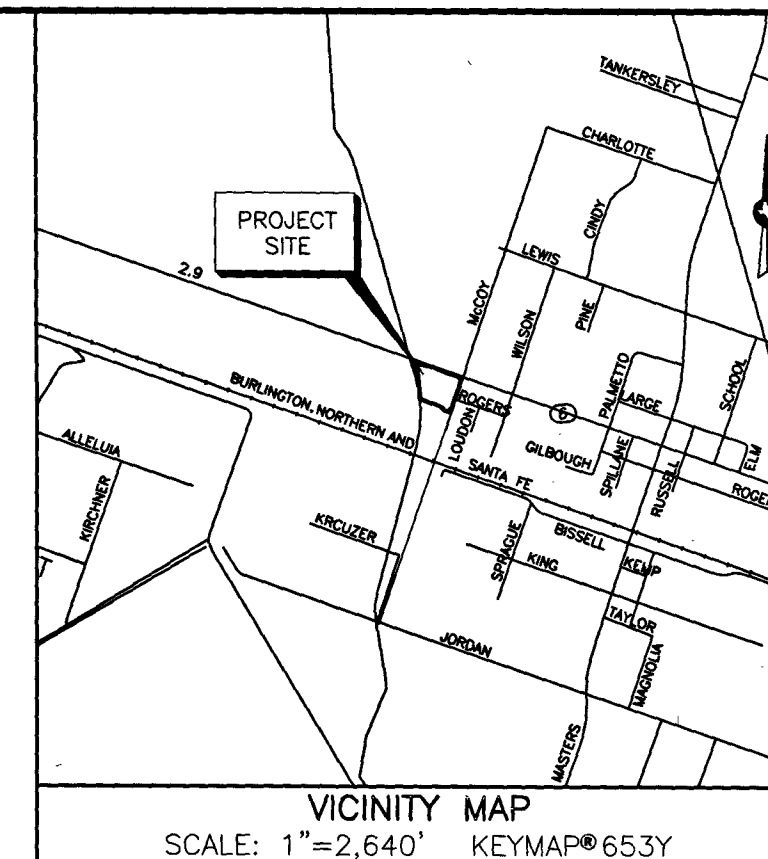
BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set at the intersection of the westerly right-of-way line of Meridiana Parkway (a variable width right-of-way based on the plat of Meridiana Parkway Phase 7 Replat) with the southerly right-of-way line of State Highway 6 (120 foot wide) marking the most north northeasterly corner of the herein described tract of land;

THENCE, along the westerly right-of-way line of Meridiana Parkway (based on the plat of Meridiana Parkway Phase 7 Replat) the following six (6) courses and distances:

- 1) THENCE, South 25°25'38" East, for a distance of 35.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 2) THENCE, South 19°37'48" West, for a distance of 257.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the left;
- 3) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 1000.00 feet, a central angle of 07°23'59", an arc length of 129.15 feet, and a chord bearing of South 15°55'49" West, for a distance of 129.06 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for reverse curvature to the right;
- 4) THENCE, in a southwesterly direction along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 86°52'36", an arc length of 37.91 feet, and a chord bearing of South 55°40'06" West, for a distance of 34.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for compound curvature to the right;
- 5) THENCE, in a northwesterly direction along the arc of said compound curve to the right having a radius of 270.00 feet, a central angle of 00°10'11", an arc length of 0.80 feet, and a chord bearing of North 80°48'31" West, for a distance of 0.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 6) THENCE, South 09°16'34" West, for a distance of 46.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 7) THENCE, North 80°35'20" West, for a distance of 35.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 8) THENCE, North 73°52'20" West, for a distance of 43.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 9) THENCE, North 38°49'44" West, for a distance of 62.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 10) THENCE, North 70°29'05" West, passing at 230.26 feet a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for reference, and continuing for a total distance of 311.91 feet to a point in a drainage ditch for the southwesterly corner of the herein described tract being in the east line of Manvel Business Park, as per the plat recorded in Volume 21, Pages 187-188 of the Brazoria County Plat Records;
- 11) THENCE, North 03°46'29" West, in an upstream direction with the said drainage ditch along the east line of Manvel Business Park for a distance of 341.51 feet to a point for corner;
- 12) THENCE, North 19°36'22" West, continuing in an upstream direction with the said drainage ditch along the east line of Manvel Business Park for a distance of 155.93 feet to a point for corner in the southerly right-of-way line of State Highway 6;
- 13) THENCE, South 70°29'05" East, along the southerly right-of-way line of said State Highway 6 for a distance of 79.10 feet to a 5/8-inch 1xDOT capped iron rod found for corner;
- 14) THENCE, South 81°47'41" East, continuing along the southerly right-of-way line of said State Highway 6 for a distance of 101.98 feet to a 5/8-inch 1xDOT capped iron rod found for corner;
- 15) THENCE, South 70°29'05" East, continuing along the southerly right-of-way line of said State Highway 6 for a distance of 469.29 feet to the POINT OF BEGINNING and containing 5.872 acres of land.

BENCHMARK(S):

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



MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE No. 1

BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 62, A-484,
THE H. T. & B. R.R. CO. SURVEY, SECTION 63, A-283,
THE H. T. & B. R.R. CO. SURVEY, SECTION 64, A-483,
AND THE J.M. O'DONNELL SURVEY, A-470,
ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A.
LUTHER LANDS IN THE TOWN OF MANVEL,
AS RECORDED UNDER VOL. 1, PG. 71-72,
BRAZORIA COUNTY PLAT RECORDS,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 3 RESERVES (5.872 Acres)

OWNER

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

JANUARY 15, 2021

ENGINEER/SURVEYOR



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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0130K, dated December 30, 2020. The subject property shown hereon lies within the Special Flood Hazard Area Zone "AO" (areas determined to be subject to 100-year flood plain depths of 2 feet).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- A indicates Abstract
AC. indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
C.I.R. indicates Capped Iron Rod.
C.U.E. indicates City Utility Easement
Fnd. indicates Found
I.R. indicates Iron Rod
PG. indicates Page
P.O.B. indicates Point Of Beginning
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way.
SQ. FT. indicates Square Feet
TxDOT indicates Texas Department of Transportation.
VOL. indicates Volume.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation and Reclamation District #3.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as administrative changes approved in 2022.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by the Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
- A two-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- The Developer/Homeowner's Association/Municipal Utility District No. 57/Brazoria County Conservation and Reclamation District No. 3 shall be responsible for maintenance of all reserves.
- This plat has 0.66 acres of unencumbered open space within Reserve "B".

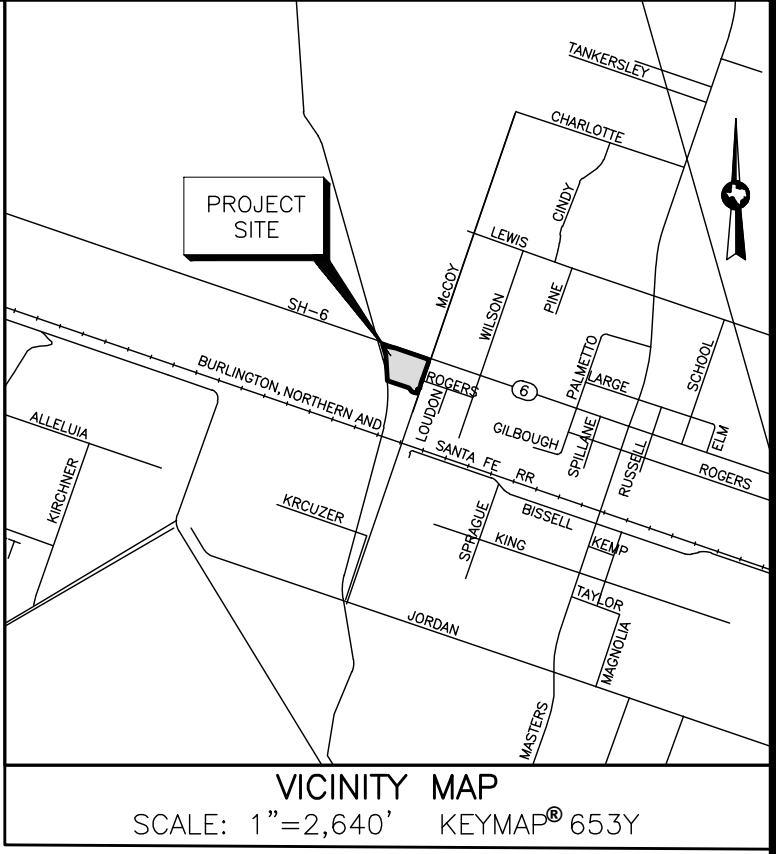
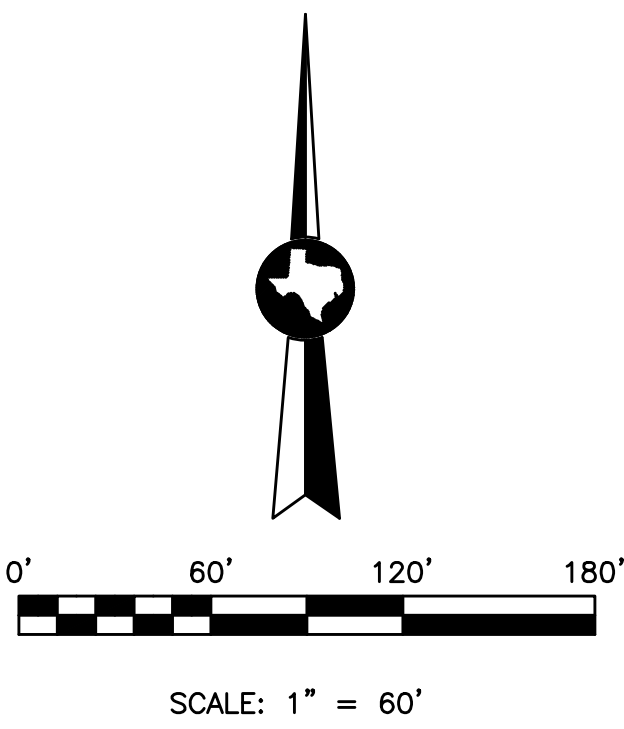
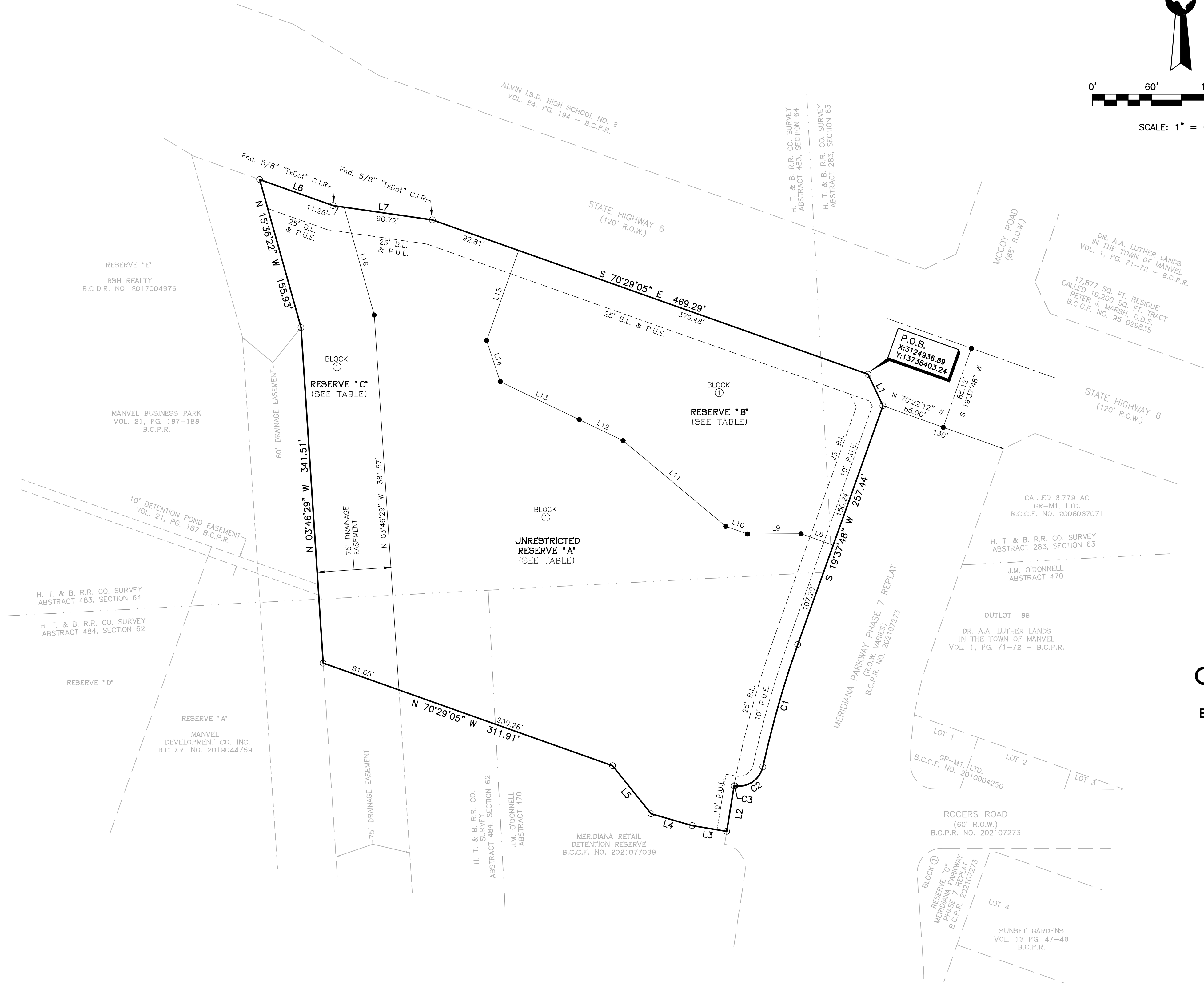
BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3:

- Drainage easements may be used by any government body for purposes of drainage work, provided Brazoria County Conservation & Reclamation District No. 3 (B.C.C.R.D.#3) is properly notified.
- All drainage easements shown hereon shall be kept clear of fences, building, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities, landscaping shall be permitted within the detention ponds located within this subdivision.
- Maintenance of detention facilities shall be the sole responsibility of the owner of the property. B.C.C.R.D.#3 shall provide maintenance of regional facilities owned and constructed by B.C.C.R.D.#3, or sub-regional facilities constructed by developer(s) for which ownership has been transferred to B.C.C.R.D.#3 with their approval. B.C.C.R.D.#3 shall be responsible only for the maintenance of facilities owned by them, unless B.C.C.R.D.#3 specifically contracts or agrees to maintain other facilities.
- The sides of drainage channels and detention facilities shall be hydromulch seeded.
- Outfall structures and culverts shall comply with Section III C, 2 of the Brazoria County Conservation and Reclamation District No. 3 Regulations. Brazoria County Conservation and Reclamation District No. 3 has adopted the Brazoria County Drainage criteria manual as its guide. Erosion protection for outfall structures must be of reinforced concrete. Concrete rubble is not allowed.
- B.C.C.R.D.#3 approval of the final drainage plans and final plat (if required) does not affect the property rights of third parties. The developer shall be responsible for obtaining and maintaining any and all easements, fee strips and/or any other right-of-way across third party properties for the purpose of moving excess runoff-off of B.C.C.R.D.#3 drainage facilities as contemplated by the final drainage plans and the final plat.
- B.C.C.R.D.#3 personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facilities operating properly.
- Detention is required by B.C.C.R.D. #3 in order to offset additional storm runoff due to the increased impervious cover from the development.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1000.00	72°3'59"	179.15'	S 15°53'49" W	129.06'
C2	25.00'	86°52'36"	37.91'	S 55°40'06" W	34.38'
C3	270.00'	0°10'11"	0.80'	N 80°48'31" W	0.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°22'38" E	135.31'
L2	S 09°18'34" W	46.82'
L3	N 80°35'20" W	35.63'
L4	N 73°52'20" W	43.29'
L5	N 38°49'44" W	62.49'
L6	S 70°29'05" E	79.10'
L7	S 81°47'41" E	101.98'
L8	N 70°22'12" W	34.74'
L9	S 89°36'30" W	54.35'
L10	N 70°22'12" W	23.46'
L11	N 50°12'01" W	135.80'
L12	N 64°18'13" W	49.33'
L13	N 64°22'28" W	89.09'
L14	N 18°14'37" W	43.80'
L15	N 19°30'55" E	97.12'
L16	N 15°36'22" W	113.65'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	NONE	155,007 SQ.FT. / 3.558 ACRES
B	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE & RECREATION PURPOSES	63,653 SQ.FT. / 1.461 ACRES
C	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	37,137 SQ.FT. / 0.8526 ACRES
TOTAL		255,797 SQ. FT. / 5.872 ACRES



BENCHMARK(S):
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 59 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

**FINAL PLAT
MERIDIANA HIGHWAY 6
COMMERCIAL RESERVE No. 1**

BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF THE H. T. & B. R.R. CO. SURVEY, SECTION 62, A-484, THE H. T. & B. R.R. CO. SURVEY, SECTION 63, A-283, THE H. T. & B. R.R. CO. SURVEY, SECTION 64, A-483, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 3 RESERVES (5.872 Acres)

OWNER

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

AUGUST 29, 2022

ENGINEER/SURVEYOR



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

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

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

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

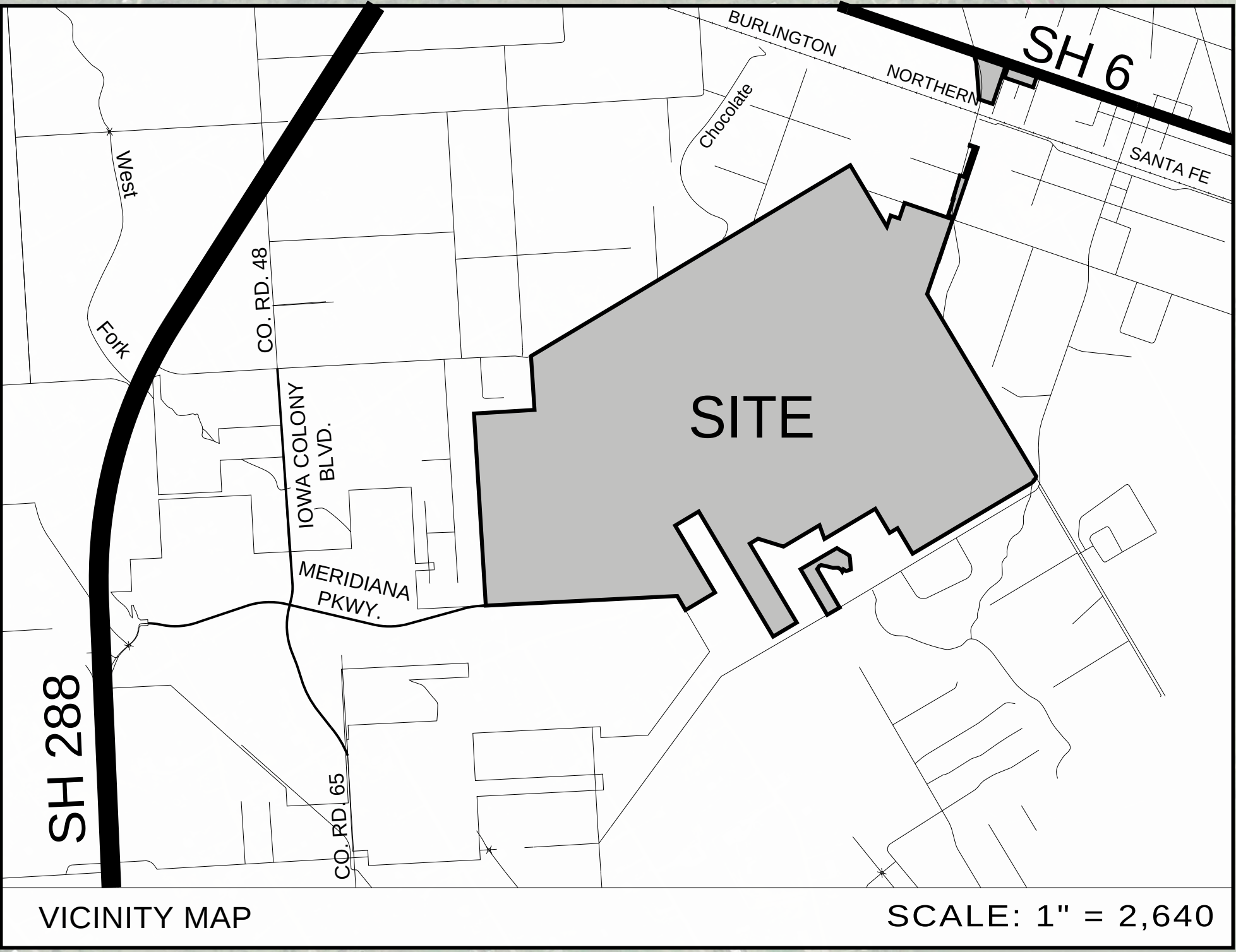
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

EHRA JOB NO.
081-011-150

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

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
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Public Section

Divided or Boulevard Entry
(See Note 1)

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PLANNING, DEVELOPMENT AND ZONING COMMISSION



GDP AMENDMENTS	
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Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: September 12, 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: Jared Bowlin or Brad Sweitzer

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

E-mail Address: jbowlin@ehrainc.com or bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat for Meridiana Highway 6 Commercial Reserve No. 2,
being a subdivision of 4.304 acres being out of the H.T. & B.R.R. Co. Survey, Section 63, A-283, and the J.M.
O'Donnell Survey, A-470, also being a partial replat of Lots 1, 2, and 3, Block 1 of Sunset Gardens as recorded in Vol. 13,
Pg. 47-48, Brazoria County Plat Records, also being out of Lot 88 of the Dr. A.A. Luther Lands in the Town of Manvel, as
recorded under Vol. 1, Pg. 71-72, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.09.01 17:38:12 -05'00'

SIGNATURE

September 1, 2022

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Highway 6 Commercial Reserve No. 2 - Final Plat
Applicant	Jackie Overton – EHRA Engineering
PD&Z Meeting Date	September 12, 2022
Recommendation	Denial
Submitted By	Jose Abraham, City Planner

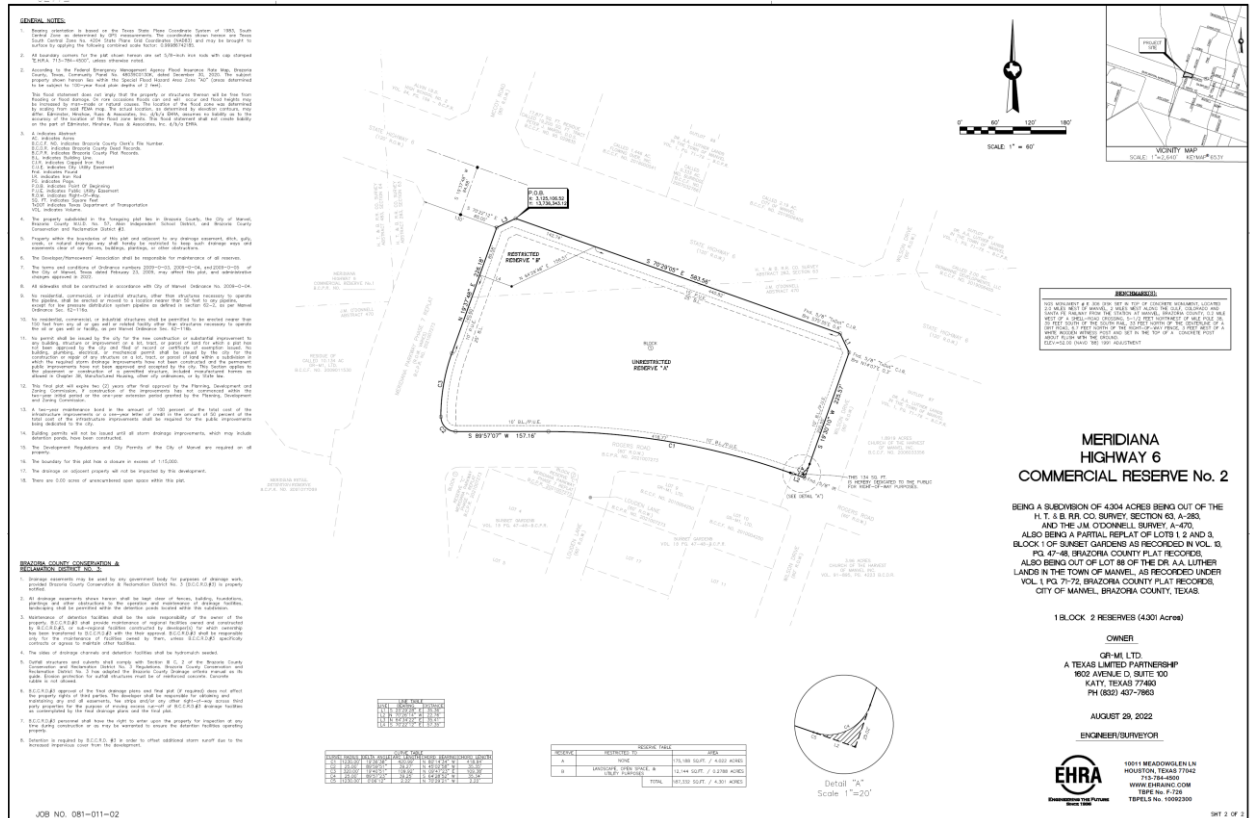
Staff Recommendation

The City staff recommends denial of this proposed plat - Meridiana Highway 6 Commercial Reserve No. 1 - Final Plat

This plat submittal does not address following deficiencies pertaining to Chapter 62, Subdivision Ordinance and associated Development Agreement:

1. Provide current Drainage District signatures (Section 62-41 (b) (20)).
2. Provide approved construction plans by the City Engineer (Section 62-41 (b) (27)).
3. Label the plat as a “final plat” in the Title Block on Sheet 1 of 1 (Section 62-41 (b) (1)).
4. Update the date in the Title Block on Sheet 1 of 2 (Section 62-41 (b) (2)).
5. Provide amended deed records for BCCF No. 96021058. The deed restrictions filed under Vol. 1076, Page 650, for Sunset Gardens subdivision states, “no lots will be used for anything except residential purposes.” The proposed re-plat is in violation of the deed restrictions unless otherwise amended (Section 62-41 (b) (16)).
6. Add a 4th column to the Reserve Table including the entity responsible for maintenance of each Reserve. (i.e., Reserve A and B - Property Owner, Reserve C - C&R3) (Section 62-41 (b) (18)).
7. Revise Note # 6 to clarify Maintenance responsibility of Reserves. If MUD is responsible for maintenance, provide documentation indicating so (Section 62-41 (b) (18)).

Plat Exhibit



Page 3 of 3

STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, Vice President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Highway 6 Commercial Reserve No. 2, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Highway 6 Commercial Reserve No. 2 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereto authorized, this 21st day of February, 2021.

OWNER

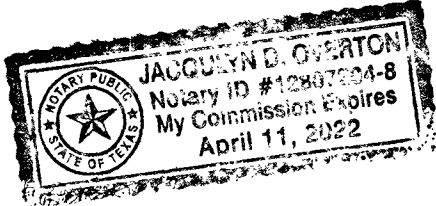
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

By: *[Signature]*
Print Name: Matt Lawson
Title: Vice President

STATE OF TEXAS
COUNTY OF HARRIS

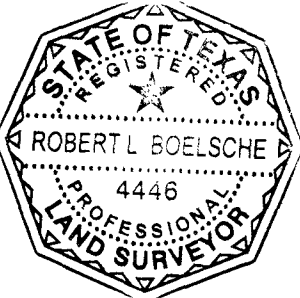
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, Vice President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of February, 2021.



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

I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference will be marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of Meridiana Highway 6 Commercial Reserve No. 2 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this 21st day of February, 2021.

Planning, Development and Zoning Commission

METES AND BOUNDS DESCRIPTION
MERIDIANA HIGHWAY 6
COMMERCIAL RESERVE No. 2
BEING 4.304 ACRES OF LAND SITUATED IN THE
H. T. & B. R.R. CO. SURVEY, SECTION 63, ABSTRACT 283
AND THE J.M. O'DONNELL SURVEY, ABSTRACT 470,
BRAZORIA COUNTY, TEXAS

A 4.304 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. CO. SURVEY, SECTION 63, ABSTRACT 283, AND THE J.M. O'DONNELL SURVEY, ABSTRACT 470, BRAZORIA COUNTY, TEXAS, BEING A PARTIAL REPLAT OF LOTS 1, 2 AND 3, BLOCK 1, OF SUNSET GARDENS AS RECORDED IN VOLUME 13, PAGES 47-48 OF THE BRAZORIA COUNTY PLAT RECORDS, ALSO BEING OUT OF LOT 88 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 1, PAGES 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS; SAID 4.304 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set at the intersection of the easterly right-of-way line of Meridiana Parkway (a variable width right-of-way based on the plat of Meridiana Parkway Phase 7 Replat) with the southerly right-of-way line of State Highway 6 (120 foot wide) marking the most north northwesterly corner of the herein described tract of land;

- 1) THENCE, South 70°29'05" East, along the southerly right-of-way of said State Highway 6 for a distance of 583.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner from which a 5/8-inch TxDOT capped iron rod bears S 75°35' E, a distance of 0.6 feet;
- 2) THENCE, South 25°29'28" East, continuing along the southerly line of said State Highway 6 for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the westerly right-of-way line of Wilson Drive (60 foot wide) from which a 5/8-inch TxDOT capped iron rod bears N 14°07' E, a distance of 0.3 feet;
- 3) THENCE, South 19°30'10" West, along the westerly right-of-way line of said Wilson Drive for a distance of 225.57 feet to a 5/8-inch iron rod found for corner in the northerly right-of-way line of Rogers Road (60 foot wide) marking the southeasterly corner of the herein described tract of land;
- 4) THENCE, North 70°26'14" West, along the northerly right-of-way line of said Rogers Road for a distance of 22.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature to the left based on said Meridiana Parkway Phase 7 Replat;
- 5) THENCE, in a northwesterly direction continuing along the northerly right-of-way line of said Rogers Road with the arc of said curve to the left having a radius of 1,230.00 feet, a central angle of 19°36'38", an arc length of 420.99 feet, and a chord bearing of North 80°14'34" West, for a distance of 418.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 6) THENCE, South 89°57'07" West, continuing along the northerly right-of-way line of said Rogers Road for a distance of 157.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the right at the intersection of the easterly right-of-way line of Meridiana Parkway;
- 7) THENCE, continuing along the northerly right-of-way line of said Rogers Road in a northwesterly direction with the arc of said curve to the right having a radius of 25.00 feet, a central angle of 89°59'51", an arc length of 39.27 feet, and a chord bearing of North 45°02'58" West, for a distance of 35.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the easterly right-of-way line of Meridiana Parkway marking a point for compound curve to the right;
- 8) THENCE, along the easterly right-of-way line of Meridiana Parkway in a northeasterly direction with the arc of said compound curve to the right having a radius of 320.00 feet, a central angle of 19°40'51", an arc length of 109.92 feet, and a chord bearing of North 09°47'23" East, for a distance of 109.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 9) THENCE, North 19°37'48" East, continuing along the easterly right-of-way line of Meridiana Parkway for a distance of 226.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 10) THENCE, North 64°34'22" East, along the easterly right-of-way line of Meridiana Parkway for a distance of 35.41 feet to the POINT OF BEGINNING and containing 4.304 acres of land.

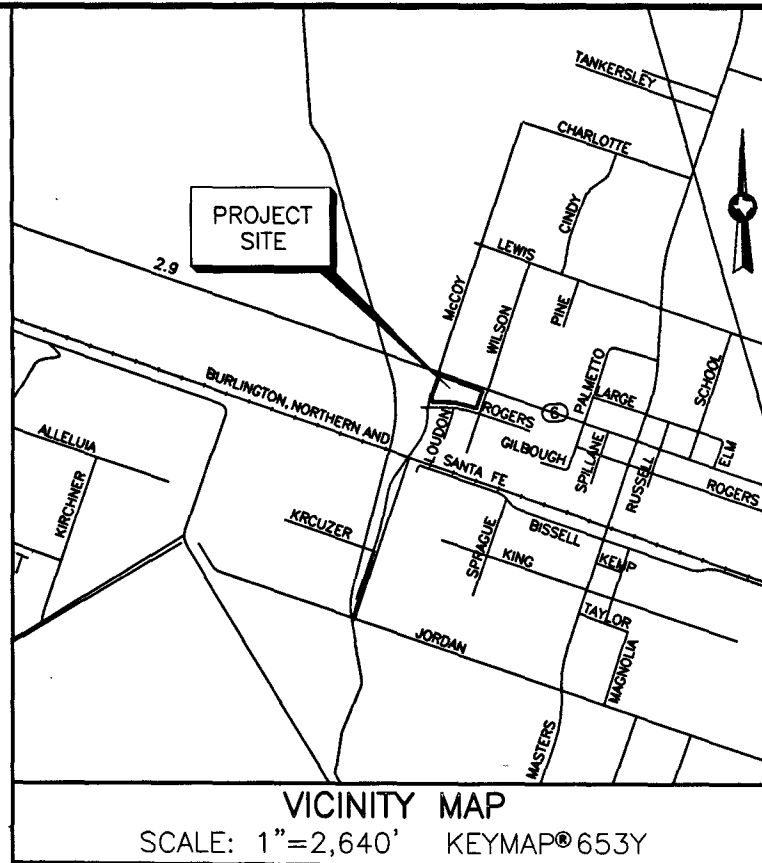
THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THE PLAT OF MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE No. 2 AS SHOWN HEREON ON THE DAY OF February, 2021.

[Signature]
RICKY KUBIECZKA
COMMISSIONER

[Signature]
ALFRED FROBENIUS
COMMISSIONER

[Signature]
DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

[Signature]
DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER



BENCHMARK(S):

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

MERIDIANA
HIGHWAY 6
COMMERCIAL RESERVE No. 2

BEING A SUBDIVISION OF 4.304 ACRES BEING OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 63, A-283,
AND THE J.M. O'DONNELL SURVEY, A-470,
ALSO BEING A PARTIAL REPLAT OF LOTS 1, 2 AND 3,
BLOCK 1 OF SUNSET GARDENS AS RECORDED IN VOL. 13,
PG. 47-48, BRAZORIA COUNTY PLAT RECORDS,
ALSO BEING OUT OF LOT 88 OF THE DR. A.A. LUTHER
LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER
VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE (4.304 Acres)

OWNER

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

JANUARY 15, 2021

ENGINEER/SURVEYOR



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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83), and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0130K, dated December 30, 2020. The subject property shown hereon lies within the Special Flood Hazard Area Zone "AO" (areas determined to be subject to 100-year flood plain depths of 2 feet).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- A. indicates Abstract
AC, indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
C.I.R. indicates Capped Iron Rod
C.U.E. indicates City Utility Easement
Fnd. indicates Found
I.R. indicates Iron Rod
PG. indicates Page.
P.O.B. indicates Point of Beginning
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way.
SQ. FT. indicates Square Feet
TxDOT indicates Texas Department of Transportation
VOL. indicates Volume.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation and Reclamation District #3.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, and administrative changes approved in 2022.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, including manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by the Planning, Development and Zoning Commission, if the construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
- A two-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- There are 0.00 acres of unencumbered open space within this plat.

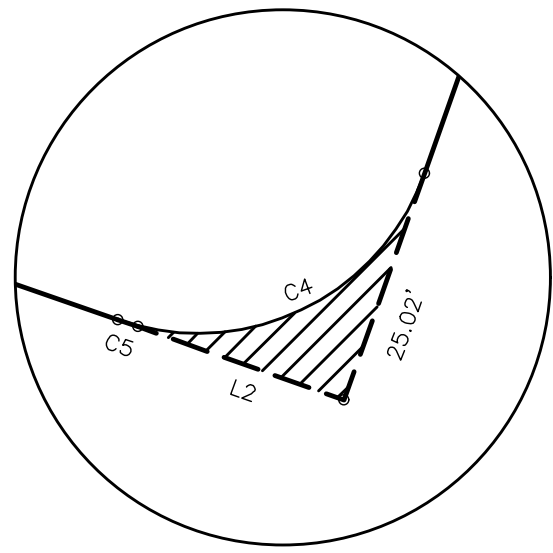
BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3:

- Drainage easements may be used by any government body for purposes of drainage work, provided Brazoria County Conservation & Reclamation District No. 3 (B.C.C.R.D.#3) is properly notified.
- All drainage easements shown hereon shall be kept clear of fences, building, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities, landscaping shall be permitted within the detention ponds located within this subdivision.
- Maintenance of detention facilities shall be the sole responsibility of the owner of the property. B.C.C.R.D.#3 shall provide maintenance of regional facilities owned and constructed by B.C.C.R.D.#3, or sub-regional facilities constructed by developer(s) for which ownership has been transferred to B.C.C.R.D.#3 with their approval. B.C.C.R.D.#3 shall be responsible only for the maintenance of facilities owned by them, unless B.C.C.R.D.#3 specifically contracts or agrees to maintain other facilities.
- The sides of drainage channels and detention facilities shall be hydromulch seeded.
- Outfall structures and culverts shall comply with Section III C, 2 of the Brazoria County Conservation and Reclamation District No. 3 Regulations. Brazoria County Conservation and Reclamation District No. 3 has adopted the Brazoria County Drainage criteria manual as its guide. Erosion protection for outfall structures must be of reinforced concrete. Concrete rubble is not allowed.
- B.C.C.R.D.#3 approval of the final drainage plans and final plat (if required) does not affect the property rights of third parties. The developer shall be responsible for obtaining and maintaining any and all easements, fee strips and/or any other right-of-way across third party properties for the purpose of moving excess run-off of B.C.C.R.D.#3 drainage facilities as contemplated by the final drainage plans and the final plat.
- B.C.C.R.D.#3 personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facilities operating properly.
- Detention is required by B.C.C.R.D. #3 in order to offset additional storm runoff due to the increased impervious cover from the development.

LINE TABLE				
LINE	BEARING	DISTANCE		
L1	S 25°29'28" E	35.36'		
L2	N 70°26'14" W	22.76'		
L3	N 64°34'22" E	35.41'		
L4	S 70°22'12" E	57.35'		

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	1230.00'	19°36'38"	420.99'	N 80°14'34" W
C2	25.00'	89°59'51"	39.27'	N 45°02'58" W
C3	320.00'	19°40'51"	109.92'	N 09°47'23" E
C4	25.00'	89°57'23"	39.25'	S 64°28'52" W
C5	1230.00'	0°06'12"	2.22'	N 70°29'21" W

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	NONE	175,188 SQ.FT. / 4.022 ACRES
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	12,144 SQ.FT. / 0.2788 ACRES
TOTAL		187,332 SQ.FT. / 4.301 ACRES





Prepared For:
HILLWOOD COMMUNITIES
 Reference Date: 03.03.2021



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

LJA Engineering, Inc.
 3400 W. Sam Houston Pkwy. S., Suite 400
 Houston, Texas 77066
 713.988.8200

LJA Engineering, Inc. is a registered professional engineering firm in the State of Texas. The firm is not responsible for the design or construction of any project not specifically designed or constructed by the firm. The firm is not responsible for the design or construction of any project not specifically designed or constructed by the firm. The firm is not responsible for the design or construction of any project not specifically designed or constructed by the firm.



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



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: September 12, 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: Brian Edwards

Daytime Phone: 713-380-4420 Fax Number: N/A

E-mail Address: bedwards@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat for Pomona Section 24, being a subdivision of
37.007 acres of land located in the H.T. & B.R.R. Co. Survey, Section 78 (A.K.A.) J.S. Talmage
Survey, Abstract 563, Brazoria County, Texas, being a portion of Lots 23, 24, 25, 33, 34, 35, 42, 43, 44,
45, 52, 53, 54, and 55 of Section 78 of the Allison Richey Gulf Coast Home Company part of Suburban Gardens,
a subdivision of record in Vol. 2, Pg. 98, plat records of Brazoria County, Texas, in Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.09.01 17:26:01 -05'00'

SIGNATURE

September 12, 2022

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Pomona Section 24 – Final Plat
Applicant	Lacey Bell – LJA Engineering
PD&Z Meeting Date	September 12, 2022
Recommendation	Denial
Submitted By	Jose Abraham, City Planner

Staff Recommendation

The City staff recommends denial of this proposed plat - Pomona Section 24 – Final Plat

This plat submittal does not address following deficiencies pertaining to Chapter 62, Subdivision Ordinance and associated Development Agreement:

1. Provide signature at the time of final submittal (Section 62-41 (b)(4)).
2. Provide Drainage District Signatures (Section 62-41 (b) (20)).
3. The subdivision layout includes changes from the layout approved as part of the preliminary plat. It appears that there are slight changes in the acreage of reserves (including the lift station reserve) and also excludes acreage from this plat. Provide a mark-up of the proposed plat showing all changes and the reasons for the changes. Please note that this may result in additional comments. (Section 62-41 (a)).
4. Revise to show the City Limit Line and ETJ area within the proposed subdivision as shown on the Preliminary Plat. Additionally revise Note 13 for accuracy (Section 62-41 (a)).
5. Provide approved construction plans (Section 62-41 (b) (27)).
6. Add North Arrow and Graphic Scale to Sheets 2 and 3 (Section 62-41 (b)(2)).
7. Correct the Table Overlap on the top of Sheet 2.

[illegible]







STATE OF TEXAS
COUNTY OF BRAZORIA

WE, VPDF POMONA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH VP FINDERS 2 HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER, ACTING BY AND THROUGH VARDE PARTNERS, INC., A DELAWARE CORPORATION, MANAGER, ACTING BY AND THROUGH BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR, POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, SENIOR VICE PRESIDENT, AND MC 288, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, SENIOR VICE PRESIDENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF POMONA SECTION 24, BEING 37.007 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 25, 33, 34, 35, 42, 43, 44, 45, 52, 53, 54, AND 55 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOMES COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO 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 24 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, VPDF POMONA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH VP FINDERS 2 HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER, ACTING BY AND THROUGH VARDE PARTNERS, INC., A DELAWARE CORPORATION, MANAGER HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR OF VARDE PARTNERS, INC., A DELAWARE CORPORATION, THEREUNTO AUTHORIZED

THIS _____ DAY OF _____, 2022.

BY: VPDF POMONA LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: VP FINDERS 2 HOLDINGS LLC,
A DELAWARE LIMITED LIABILITY COMPANY
SOLE MEMBER

BY: VARDE PARTNERS, INC.,
A DELAWARE CORPORATION
MANAGER

BY: BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRENDAN BOSMAN, 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

IN TESTIMONY HERETO, POMONA PHASE 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN CARLOCK, ITS SENIOR VICE PRESIDENT, THEREUNTO AUTHORIZED

THIS _____ DAY OF _____, 2022.

BY: POMONA PHASE 6, LLC,
A DELAWARE 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, 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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF POMONA SECTION 24 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

IN TESTIMONY HERETO, MC 288, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN CARLOCK, ITS SENIOR VICE PRESIDENT, THEREUNTO AUTHORIZED

THIS _____ DAY OF _____, 2022.

BY: MC 288, LLC, A DELAWARE 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, 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 OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED BY ME AND THAT THESE CORNERS ARE TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL LOT GRADING WITHIN THE SUBDIVISION; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM OF 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP.

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

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.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6850

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: #22-000074

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 24, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO(S). 2020018766, 2021061693, 2021061699, 2020018797, 2020018797 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TEXAS CAPITAL BANK, A TEXAS STATE BANK

BY: _____

PRINT NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF HARRIS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BEING 37.007 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23-25, 33-35, 42-45, AND 52-55, OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), SAID 37.007 ACRES ALSO BEING A PORTION OF THAT CERTAIN CALLED 65.773 ACRE TRACT (DESCRIBED AS TRACT 2) CONVEYED TO MHI PARTNERSHIP, LTD., BY INSTRUMENT OF RECORD IN FILE NUMBER 2021084483, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 971.956 ACRE TRACT (DESCRIBED AS PART 1) CONVEYED TO MC 288, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2013052984, B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED 107.789 ACRE TRACT CONVEYED TO POMONA PH 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082799, B.C.O.P.R., SAID 37.007 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT));

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA ENG', PREVIOUSLY SET FOR THE NORTHEAST CORNER OF SAID 65.773 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 16.713 ACRE DRAINAGE AND DETENTION EASEMENT OF RECORD IN FILE NUMBER 2015014650, B.C.O.P.R., AND ON THE SOUTHERLY LINE OF A 101.719 ACRE DRAINAGE EASEMENT (DESCRIBED AS PART 1), CONVEYED TO BRAZORIA DRAINAGE DISTRICT NO. 4, BY INSTRUMENT OF RECORD IN FILE NUMBER 2014020078, B.C.O.P.R.;

THENCE, NORTH 58° 29' 49" EAST, ALONG THE NORTH LINE OF SAID 16.713 ACRES, SAME BEING THE SOUTH LINE OF SAID 101.719 ACRE TRACT, 300.16 FEET TO THE NORTHEAST CORNER OF SAID 16.713 ACRE TRACT, AND ON THE WEST LINE OF POMONA SECTION 19, A SUBDIVISION OF RECORD IN FILE NUMBER 2022000516, B.C.P.R., THE BEGINNING OF A CURVE;

THENCE, DEPARTING THE PORTION OF SAID 101.719 ACRES, ALONG THE EAST LINE OF SAID 16.713 ACRE TRACT, AND PARTIALLY ALONG THE EAST LINE OF SAID 65.773 ACRE TRACT, SAME BEING THE WEST LINE OF SAID POMONA SECTION 19 AND THE WEST LINE OF POMONA SECTION 20, A SUBDIVISION OF RECORD IN FILE NUMBER 2021081146, B.C.P.R., FOR THE FOLLOWING FOUR (4) COURSES;

- 496.10 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 40° 36' 23", AND A CHORD WHICH BEARS SOUTH 12° 38' 02" EAST, 485.78 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 463.81 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,500.00 FEET, A CENTRAL ANGLE OF 17° 42' 58", AND A CHORD WHICH BEARS SOUTH 01° 11' 20" EAST, 461.96 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 418.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,600.00 FEET, A CENTRAL ANGLE OF 14° 59' 55", AND A CHORD WHICH BEARS SOUTH 02° 32' 51" EAST, 417.65 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 160.07 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,500.00 FEET, A CENTRAL ANGLE OF 08° 06' 51", AND A CHORD WHICH BEARS SOUTH 01° 53' 41" WEST, 159.99 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED POMONA SECTION 20, SAME BEING THE NORTHWEST CORNER OF POMONA SECTION 21, A SUBDIVISION OF RECORD IN FILE NUMBER 2021081049, B.C.P.R. AND AN EASTERLY CORNER OF THE AFOREMENTIONED 65.773 ACRE TRACT;

THENCE, NORTH 89° 38' 58" WEST, DEPARTING THE EAST LINE OF SAID 16.713 ACRE TRACT, ALONG AN EASTERLY LINE OF SAID 65.773 ACRE TRACT, 300.09 FEET TO AN EASTERLY CORNER OF SAID 65.773 ACRE TRACT, AND ON THE WESTERLY LINE OF SAID 16.713 ACRE TRACT, THE BEGINNING OF A CURVE;

THENCE, WITH THE COMMON LINE OF SAID 16.713 ACRE TRACT AND SAID 65.773 ACRE TRACT, 64.93 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,800.00 FEET, A CENTRAL ANGLE OF 02° 04' 01", AND A CHORD WHICH BEARS SOUTH 01° 56' 37" EAST, 64.93 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, DEPARTING SAID COMMON LINE, 29.36 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,407.00 FEET, A CENTRAL ANGLE OF 01° 11' 45", AND A CHORD WHICH BEARS SOUTH 86° 47' 23" WEST, 29.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 11' 31" WEST, 67.64 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 71.67 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,897.00 FEET, A CENTRAL ANGLE OF 02° 09' 53", AND A CHORD WHICH BEARS NORTH 01° 55' 41" WEST, 71.66 FEET TO A POINT FOR CORNER;

THENCE, NORTH 89° 38' 58" WEST, 2.31 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 40.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 56' 54", AND A CHORD WHICH BEARS SOUTH 44° 22' 35" WEST, 35.95 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 8.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,925.00 FEET, A CENTRAL ANGLE OF 00° 16' 02", AND A CHORD WHICH BEARS SOUTH 01° 43' 54" EAST, 8.98 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 08' 05" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 55.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,985.00 FEET, A CENTRAL ANGLE OF 01° 35' 33", AND A CHORD WHICH BEARS NORTH 01° 04' 08" WEST, 55.17 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 46' 18" WEST, 1,124.22 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 15' 00" EAST, 69.73 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 45' 00" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 38.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 20' 18", AND A CHORD WHICH BEARS NORTH 47° 55' 09" WEST, 35.15 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 99.03 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 10° 24' 40", AND A CHORD WHICH BEARS NORTH 87° 22' 59" WEST, 98.89 FEET TO A POINT FOR CORNER;

THENCE, NORTH 82° 10' 39" WEST, PASSING AT 5.95 FEET A WESTERLY CORNER OF SAID 65.773 ACRE TRACT, CONTINUING ALONG A WESTERLY LINE OF SAID 65.773 ACRE TRACT FOR A TOTAL DISTANCE OF 109.14 FEET TO A WESTERLY CORNER OF THE AFOREMENTIONED 65.773 ACRE TRACT;

THENCE, NORTH 06° 15' 19" EAST, CONTINUING ALONG A WESTERLY LINE OF SAID 65.773 ACRE TRACT, 90.03 FEET TO A WESTERLY CORNER OF SAID 65.773 ACRE TRACT, THE BEGINNING OF A CURVE;

THENCE, 23.75 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 02° 29' 48", AND A CHORD WHICH BEARS NORTH 83° 25' 32" WEST, 23.75 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 35.53 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81° 25' 26", AND A CHORD WHICH BEARS NORTH 43° 57' 43" WEST, 32.61 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 15' 00" WEST, 774.94 FEET TO A POINT FOR CORNER ON THE SOUTHERLY LINE OF THE AFOREMENTIONED 101.719 ACRES, THE BEGINNING OF A CURVE;

THENCE, ALONG THE SOUTHERLY LINE OF SAID 101.719 ACRES, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, PASSING AT AN ARC LENGTH OF 143.01 FEET, THE NORTHWEST CORNER OF SAID 65.773 ACRE TRACT, AND CONTINUING ALONG THE NORTH LINE OF SAID 65.773 ACRE TRACT, SAME BEING THE SOUTHERLY LINE OF SAID 101.719 ACRE TRACT, FOR A TOTAL ARC-LENGTH OF 172.38 FEET, HAVING A RADIUS OF 875.00 FEET, A CENTRAL ANGLE OF 11° 17' 16", AND A CHORD WHICH BEARS NORTH 65° 08' 01" EAST, 172.10 FEET TO A POINT FOR CORNER;

THENCE, ALONG SAID COMMON LINE, THE FOLLOWING TWO (2) COURSES;

- NORTH 74° 32' 01" EAST, 122.78 FEET TO A POINT FOR CORNER;
- NORTH 76° 45' 07" EAST, 24.58 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 13° 14' 53" EAST, DEPARTING SAID COMMON LINE, 12.19 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 176.36 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 168° 24' 53", AND A CHORD WHICH BEARS SOUTH 19° 02' 27" EAST, 119.39 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 25.93 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 59° 25' 23", AND A CHORD WHICH BEARS SOUTH 35° 27' 18" WEST, 24.78 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 19.29 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 04° 05' 36", AND A CHORD WHICH BEARS SOUTH 03° 41' 49" WEST, 19.28 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 41.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94° 52' 43", AND A CHORD WHICH BEARS SOUTH 45° 47' 20" EAST, 36.83 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 02° 24' 47" EAST, 60.01 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.28 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 01' 19", AND A CHORD WHICH BEARS SOUTH 41° 45' 39" WEST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 15' 00" EAST, 94.99 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 46' 18" EAST, 340.04 FEET TO A POINT FOR CORNER;

THENCE, NORTH 84° 04' 11" EAST, 55.06 FEET TO A POINT FOR CORNER;

THENCE, NORTH 76° 38' 25" EAST, 223.48 FEET TO A POINT FOR CORNER;

THENCE, NORTH 33° 39' 31" EAST, 136.92 FEET TO A POINT FOR CORNER;

THENCE, NORTH 49° 50' 13" EAST, 58.19 FEET TO A POINT FOR CORNER;

THENCE, NORTH 66° 08' 40" EAST, 56.31 FEET TO A POINT FOR CORNER;

THENCE, NORTH 84° 08' 30" EAST, 56.31 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 77° 51' 40" EAST, 56.31 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 59° 51' 50" EAST, 56.31 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 41° 52' 00" EAST, 56.31 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 23° 52' 10" EAST, 56.31 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 08° 43' 01" EAST, 60.86 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 13' 42" EAST, 125.50 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 46' 18" EAST, 95.00 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 41° 46' 18" EAST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 13' 42" WEST, 68.37 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 46' 18" EAST, 188.66 FEET TO A POINT FOR CORNER ON THE EAST LINE OF THE AFOREMENTIONED 65.773 ACRE TRACT, SAME BEING THE WESTERLY LINE OF THE AFOREMENTIONED 16.713 ACRE TRACT, THE BEGINNING OF A CURVE;

THENCE, ALONG SAID COMMON LINE, THE FOLLOWING TWO (2) COURSES;

- 475.89 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,800.00 FEET, A CENTRAL ANGLE OF 15° 08' 53", AND A CHORD WHICH BEARS NORTH 00° 05' 43" EAST, 474.51 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 291.00 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 41° 40' 57", AND A CHORD WHICH BEARS NORTH 13° 10' 19" WEST, 284.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.007 ACRES OF LAND.

FINAL PLAT OF POMONA SECTION 24

A SUBDIVISION OF 37.007 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 25, 33, 34, 35, 42, 43, 44, 45, 52, 53, 54, AND 55 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, IN BRAZORIA COUNTY, TEXAS.

100 LOTS 7 RESERVES (12.506 ACRES) 6 BLOCKS

SEPTEMBER 12, 2022 JOB NO. 2149-4124P OWNERS:

OWNERS:

MC 288, LLC
A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
9800 HILLWOOD PARKWAY, STE. 300, FORT WORTH, TEXAS 76177
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

VPDF POMONA, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BRENDAN



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 76°45'07" E	24.58'
L2	S 13°14'53" E	12.19'
L3	S 02°24'47" E	60.01'
L4	S 03°15'00" E	94.99'
L5	N 84°04'11" E	55.06'
L6	N 49°50'13" E	58.19'
L7	N 66°08'40" E	56.31'
L8	N 84°08'30" E	56.31'
L9	S 77°51'40" E	56.31'
L10	S 59°51'50" E	56.31'
L11	S 41°52'00" E	56.31'
L12	S 23°52'10" E	56.31'
L13	S 06°43'01" E	60.86'
L14	N 86°46'18" E	95.00'
L15	N 03°13'42" W	68.37'
L16	S 86°11'31" W	67.64'
L17	N 89°38'58" W	2.31'

LINE TABLE			CURVE TABLE		
LINE	BEARING	DISTANCE	CHORD BEARING	CHORD	DELTA
L18	S 88°08'05" W	60.00'	S 88°08'05" W	60.00'	11°17'16"
L19	S 03°15'00" E	69.73'	S 03°15'00" E	69.73'	168°24'53"
L20	S 86°45'00" W	60.00'	S 86°45'00" W	60.00'	59°25'23"
L21	N 82°10'39" W	109.14'	N 82°10'39" W	109.14'	4°05'36"
L22	N 06°15'19" E	90.03'	N 06°15'19" E	90.03'	94°52'43"
L23	N 86°45'00" E	48.42'	N 86°45'00" E	48.42'	90°01'19"
L24	N 12°43'47" E	37.58'	N 12°43'47" E	37.58'	90°00'00"
L25	S 77°16'13" E	5.00'	S 77°16'13" E	5.00'	15°08'53"
L26	S 48°05'23" W	15.00'	S 48°05'23" W	15.00'	41°40'57"
L27	N 03°13'42" W	68.37'	N 03°13'42" W	68.37'	40°36'23"
L28	N 62°33'03" W	6.00'	N 62°33'03" W	6.00'	17°42'58"
L29	S 86°46'18" W	25.00'	S 86°46'18" W	25.00'	14°59'55"
L30	N 03°13'42" W	45.39'	N 03°13'42" W	45.39'	6°06'51"
L31	N 86°46'18" E	42.18'	N 86°46'18" E	42.18'	2°04'01"
L32	N 48°15'00" W	14.14'	N 48°15'00" W	14.14'	1°11'45"
L33	N 29°05'00" W	36.30'	N 29°05'00" W	36.30'	91°56'54"
L34	S 86°45'00" W	55.45'	S 86°45'00" W	55.45'	40°12'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C30	25.00'	90°52'37"	39.65'	N 42°11'18" E	35.62'
C31	330.00'	12°12'08"	70.28'	N 02°51'04" E	70.15'
C32	25.00'	42°03'04"	18.35'	N 12°04'24" W	17.94'
C33	60.00'	27°15'55"	29.140'	S 73°57'58" E	78.52'
C34	25.00'	89°58'41"	39.26'	S 48°14'21" E	35.35'
C35	25.00'	90°00'00"	39.27'	N 41°46'18" E	35.36'
C36	25.00'	69°19'58"	30.25'	N 37°53'40" W	28.44'
C37	60.00'	269°04'57"	281.78'	N 61°58'49" E	85.53'
C38	25.00'	19°45'00"	8.62'	S 06°38'48" W	8.57'
C39	25.00'	90°00'00"	39.27'	S 48°13'42" E	35.36'
C40	25.00'	37°01'47"	16.16'	S 21°44'35" E	15.88'
C41	60.00'	127°01'47"	133.03'	S 23°15'25" W	107.41'
C42	25.00'	90°00'00"	39.27'	S 41°46'18" W	35.36'
C43	25.00'	90°00'00"	39.27'	S 48°13'42" E	35.36'
C44	60.00'	112°24'29"	117.71'	S 37°01'27" E	99.72'
C45	25.00'	16°40'14"	7.27'	S 10°50'40" W	7.25'
C46	1925.00'	0°47'23"	26.53'	S 02°06'52" W	26.53'
C47	25.00'	91°22'09"	39.87'	S 43°57'54" E	35.78'
C48	1985.00'	41°16'18"	147.99'	N 00°16'14" E	147.95'
C49	25.00'	95°38'06"	41.73'	N 45°24'39" W	37.05'
C50	25.00'	90°01'19"	39.28'	S 41°45'39" W	35.36'
C51	25.00'	90°01'19"	39.28'	N 41°45'39" E	35.36'
C52	25.00'	90°00'00"	39.27'	S 48°13'42" E	35.36'
C53	25.00'	90°00'00"	39.27'	S 41°46'18" W	35.36'
C54	25.00'	89°58'41"	39.26'	N 48°14'21" W	35.35'
C55	1800.00'	3°57'07"	124.16'	N 02°58'33" E	124.13'
C56	1300.00'	14°59'55"	340.31'	N 02°32'51" W	339.34'
C57	1800.00'	17°42'58"	556.57'	N 01°11'20" W	554.35'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.582	25,357	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
B	2.014	87,746	RESTRICTED TO BRAZOS VALLEY IRRIGATION COMPANY
C	0.058	2,542	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	0.089	3,896	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
E	4.710	205,163	RESTRICTED TO DRAINAGE / DETENTION
F	4.900	213,463	RESTRICTED TO DRAINAGE / DETENTION
G	0.152	6,613	LIFT STATION
TOTAL	12.505	544,780	

FINAL PLAT OF
POMONA SECTION 24

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100 LOTS 7 RESERVES (12.506 ACRES) 6 BLOCKS
SEPTEMBER 12, 2022 JOB NO. 2149-4124P OWNERS:

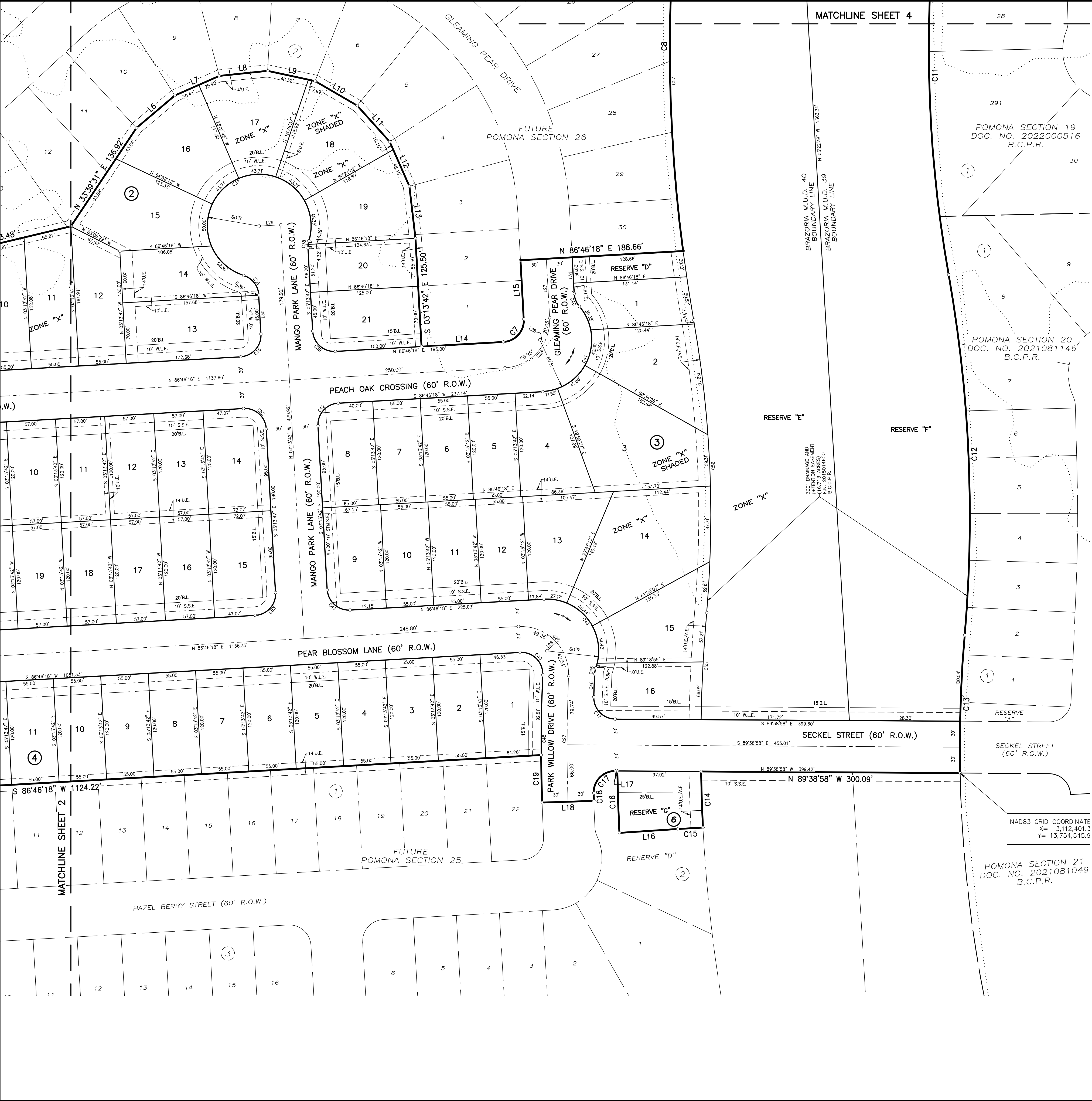
OWNERS:
MC 288, LLC
A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
9800 HILLWOOD PARKWAY, STE. 300, FORT WORTH, TEXAS 76177
PH: 972-201-2919

OWNERS:
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

OWNERS:
VPDF POMONA, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR
901 MARQUETTE AVENUE SOUTH, SUITE 3300,
MINNEAPOLIS, MINNESOTA 55404
PH: 952-893-1554

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



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'	TOTAL LOTS
SECTION 1			6 LOTS			7 LOTS			5 LOTS		18 LOTS
SECTION 2						99 LOTS					99 LOTS
SECTION 3									48 LOTS		48 LOTS
SECTION 4			137 LOTS								137 LOTS
SECTION 5			55 LOTS			20 LOTS			6 LOTS		81 LOTS
SECTION 6	107 LOTS										107 LOTS
SECTION 7									49 LOTS		49 LOTS
SECTION 8						59 LOTS					59 LOTS
SECTION 9			76 LOTS								76 LOTS
SECTION 10	76 LOTS										76 LOTS
SECTION 11							36 LOTS				36 LOTS
SECTION 12		74 LOTS	10 LOTS								84 LOTS
SECTION 13				70 LOTS							70 LOTS
SECTION 14			42 LOTS								42 LOTS
SECTION 15								50 LOTS		34 LOTS	84 LOTS
SECTION 16		118 LOTS									118 LOTS
SECTION 17				94 LOTS							94 LOTS
SECTION 18		2 LOTS	2 LOTS	7 LOTS						2 LOTS	13 LOTS
SECTION 19								29 LOTS		35 LOTS	64 LOTS
SECTION 20			61 LOTS								61 LOTS
SECTION 21		76 LOTS									76 LOTS
SECTION 22			17 LOTS	53 LOTS							70 LOTS
SECTION 23			4 LOTS	42 LOTS							46 LOTS
SECTION 24			100 LOTS								100 LOTS
SECTION 25		121 LOTS									121 LOTS
SECTION 26			51 LOTS								51 LOTS
SECTION 27								48 LOTS		45 LOTS	93 LOTS
SECTION 28											
TOTAL LOTS	183 LOTS	391 LOTS	489 LOTS	243 LOTS	95 LOTS	185 LOTS	36 LOTS	127 LOTS	108 LOTS	116 LOTS	1,973 LOTS

FINAL PLAT OF
POMONA SECTION 24

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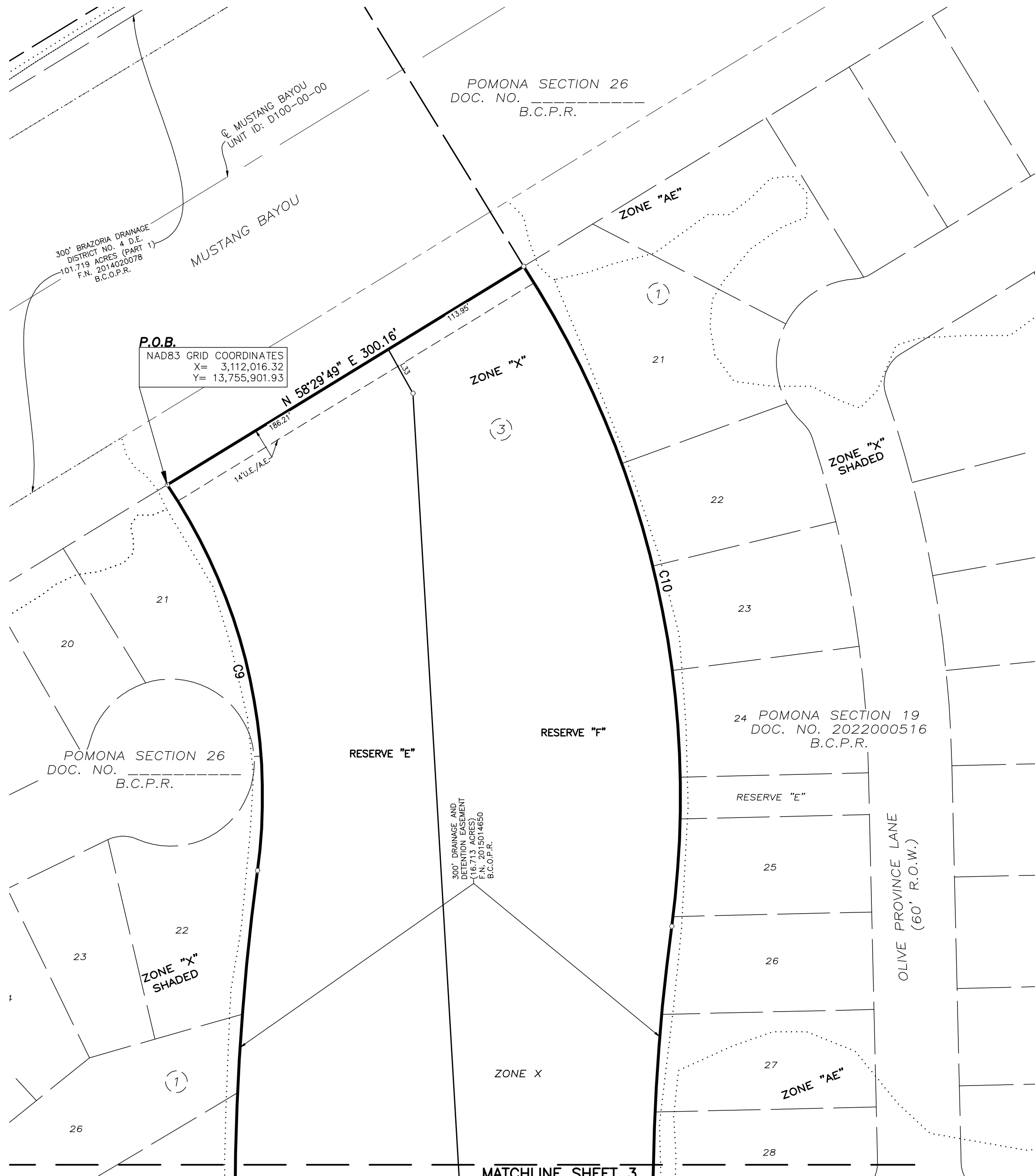
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SURVEYOR: ENGINEER:

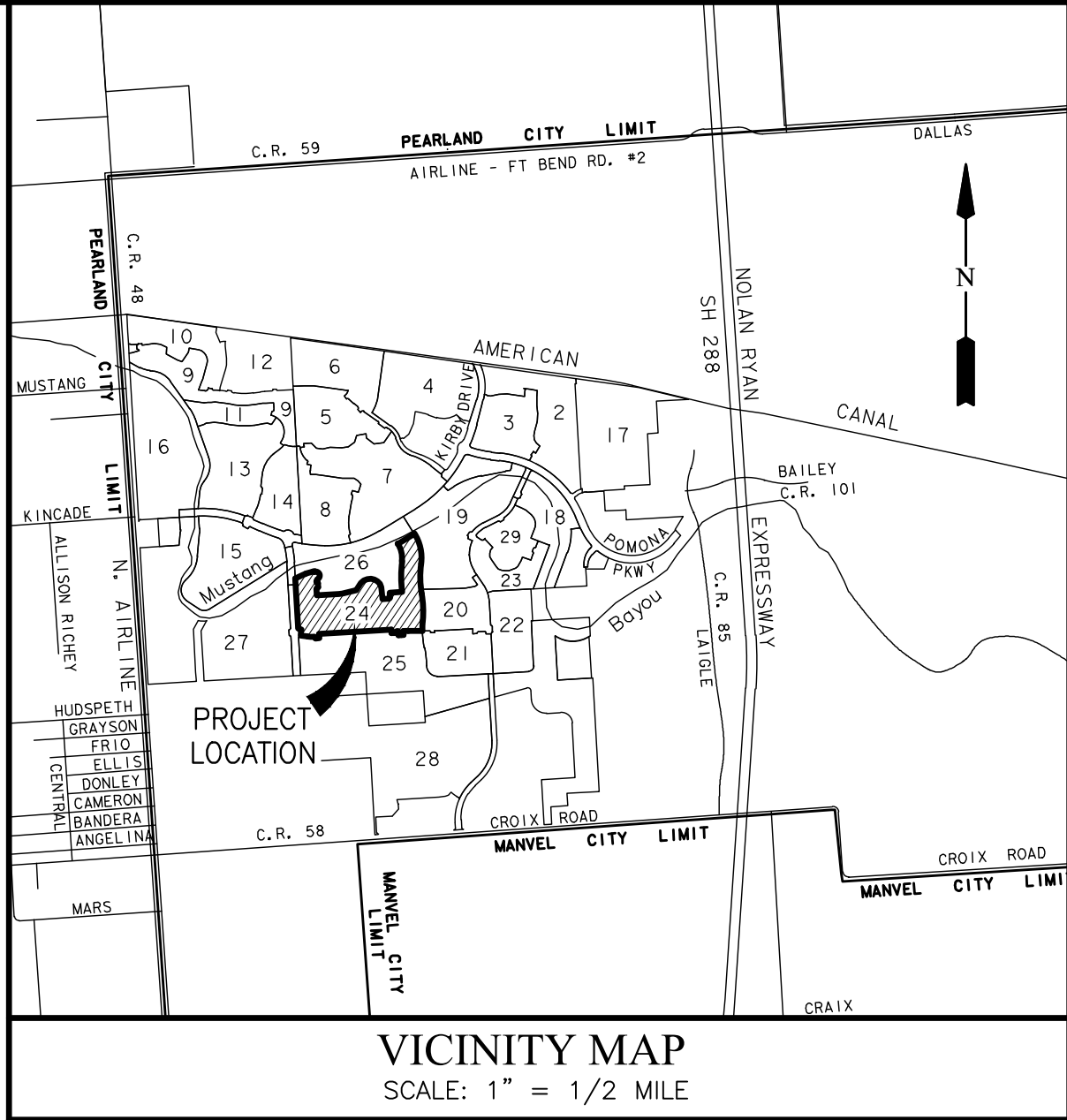
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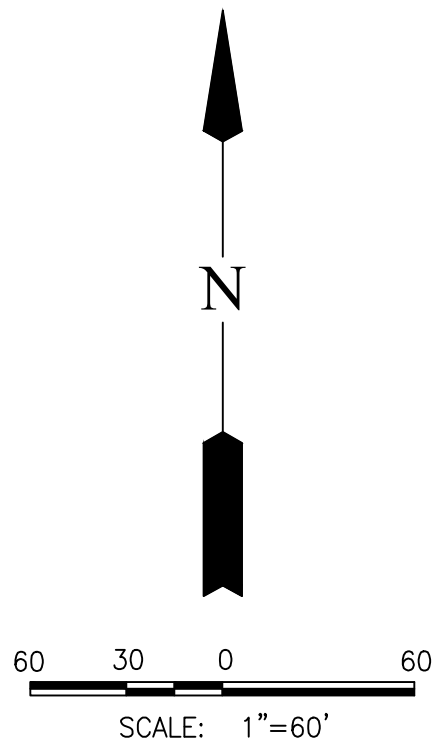
- NOTES:
1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE CITY OF MANVEL.
 2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0249, DATED APRIL 5, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 3. 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.
 4. 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.
 5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
 6. 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.)
 7. BDD4 BENCHMARK: A BRASS DISK STAMPED "MU-11" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100-00-00.
ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ.))
 8. 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.)
 9. THIS TRACT LIES IN ZONE "X", ZONE "X" (SHADED) AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0020K. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
 11. 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.
 12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
 13. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39 AND 40, THE CITY OF MANVEL ETJ, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.
 14. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 15. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
 16. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
 17. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
 18. THE 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.
 19. 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.
 20. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
 21. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
 22. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
 23. THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:
DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006
1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013
2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015
3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016
4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016
5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018
6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019
7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021
8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021
24. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

- 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 ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
 3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
 4. CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
 5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
 6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. 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 RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
 9. DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
 10. ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
 11. AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
 12. ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY 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.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652D



FINAL PLAT OF POMONA SECTION 24

A SUBDIVISION OF 37.007 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 25, 33, 34, 35, 42, 43, 44, 45, 52, 53, 54, AND 55 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, IN BRAZORIA COUNTY, TEXAS.

100 LOTS 7 RESERVES (12.506 ACRES) 6 BLOCKS

SEPTEMBER 12, 2022 JOB NO. 2149-4124P OWNERS:

OWNERS:

MC 288, LLC
A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
9800 HILLWOOD PARKWAY, STE. 300, FORT WORTH, TEXAS 76177
PH: 972-201-2919

OWNERS:

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

VPDF POMONA, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR
901 MARQUETTE AVENUE SOUTH, SUITE 3300,
MINNEAPOLIS, MINNESOTA 55404
PH: 952-893-1554

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



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: September 12, 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: Brian Edwards

Daytime Phone: 713-953-5118 Fax Number: N/A

E-mail Address: bedwards@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for 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 Vol. 2, Pg. 98, Plat Records of Brazoria County, Texas.

Plats:

Preliminary X

Final

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.09.02 10:41:17 -05'00'

SIGNATURE

September 2, 2022

DATE



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	September 12, 2022
Recommendation	Conditional Approval
Submitted By	Jose Abraham, City Planner

Background

The subject site is located on the north side of Croix Road and west side of Orchard Park Lane within Pomona Master Planned Community. A preliminary plat for the subject site was previously approved in September 2021. This proposed plat includes an additional lot and makes minor modification to the right of way location around Block 2 to address Brazoria County review comments. Please note that this section includes Single Family Specialty Product (High Density Residential) allowed in the 7th Amendment to the Pomona Development Agreement.

Staff Recommendation

The City staff recommends approval with four conditions for the Pomona Section 28 – Preliminary Plat. The conditions include:

1. Remove plat note #18 & 19 as they apply to regular single-family lot requirements and do not reflect the plat and specialty product related provisions of the Development Agreement (Pomona 7th and 8th Development Agreement).
2. Revise the Brazoria County MUD No. 40 boundary lines on the face of the plat where Section 28 lotting occurs. The City Council has not approved a consent of this property into BCMUD No. 40 (Pomona Development Agreement Exhibit C (e) and Section 62-38 (a) (11)).
3. Remove BCMUD No. 40 reference from Note No. 8 (Section 62-38 (a) (11)).
4. The Final Plat cannot be approved until in compliance with Section 62-112 and the Design Criteria Manual (Section 62-112 and DCM Section 2, Wastewater, 1.04 F, General Requirements, and DCM Section 3, Water, 2.02, Design Analysis).

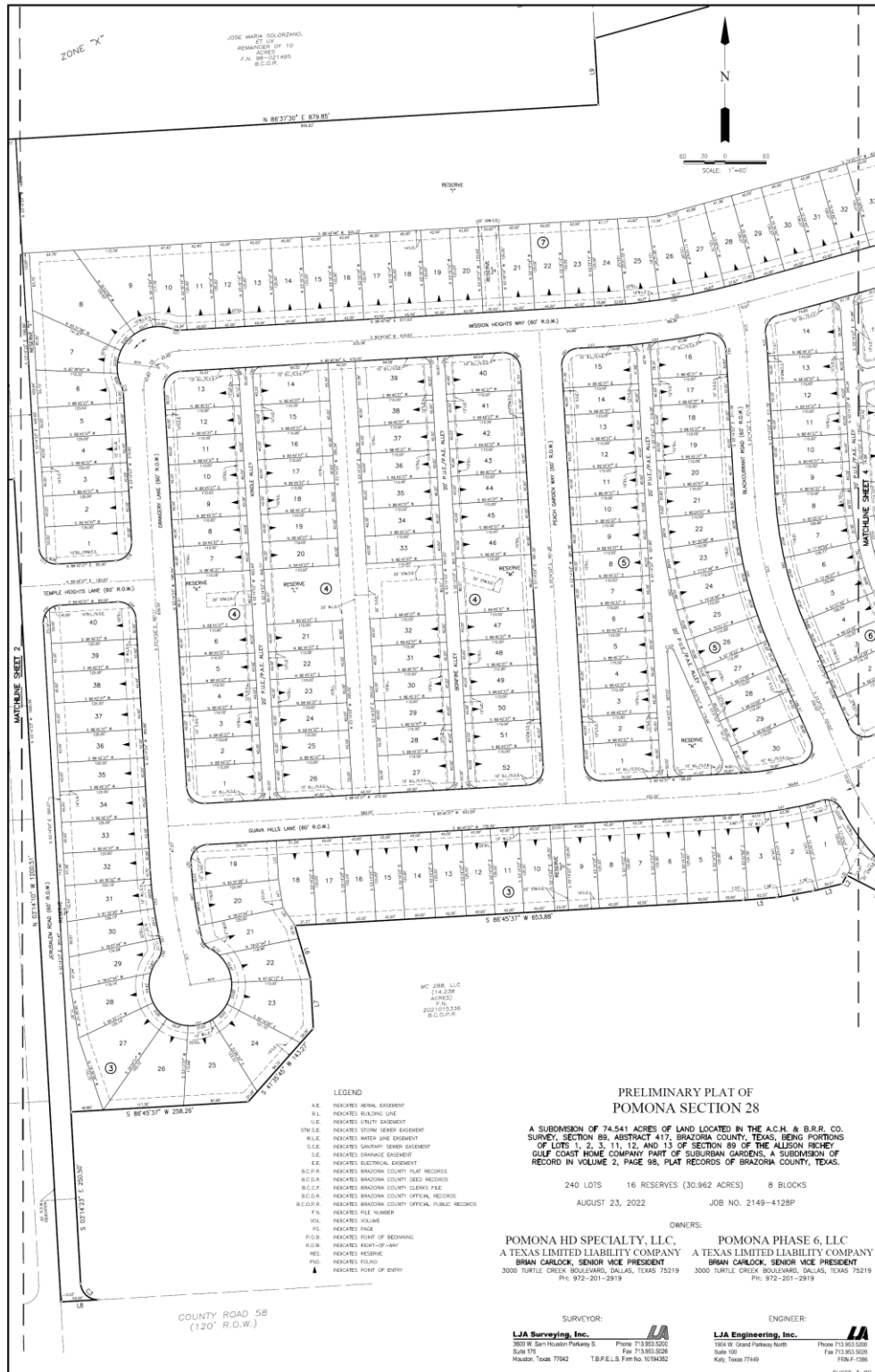


Page 2 of 5



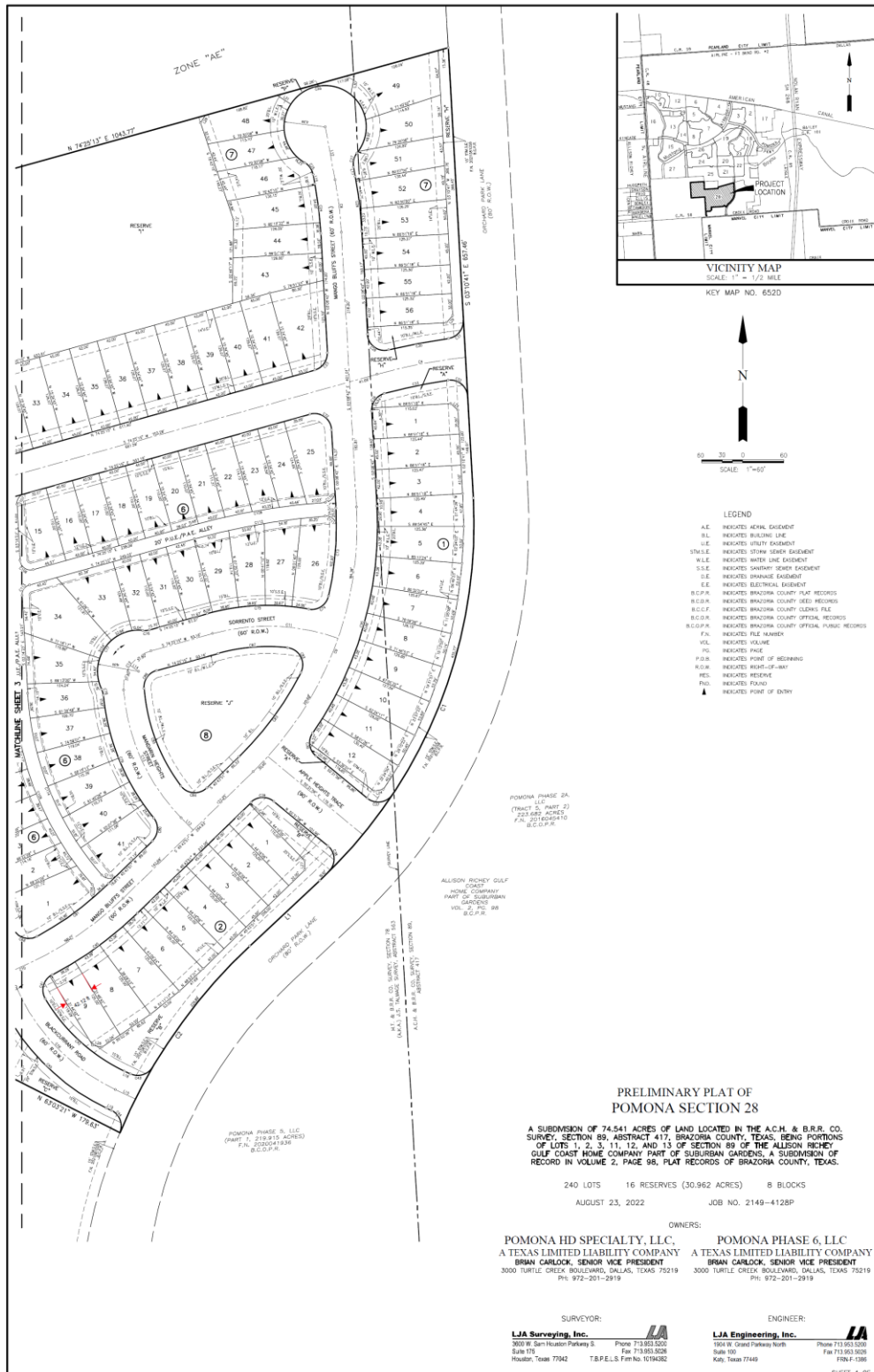


PLANNING DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630





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



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 CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF 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 NOT KNOWN TO BE A BOUNDARY CORNER, LOT CORNERS, ANGLE POINTS, 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 VERIED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CULLEN D. WEISHUHN, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8850

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 _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

BEING 14,538 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAKE 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.O.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' 58", 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;

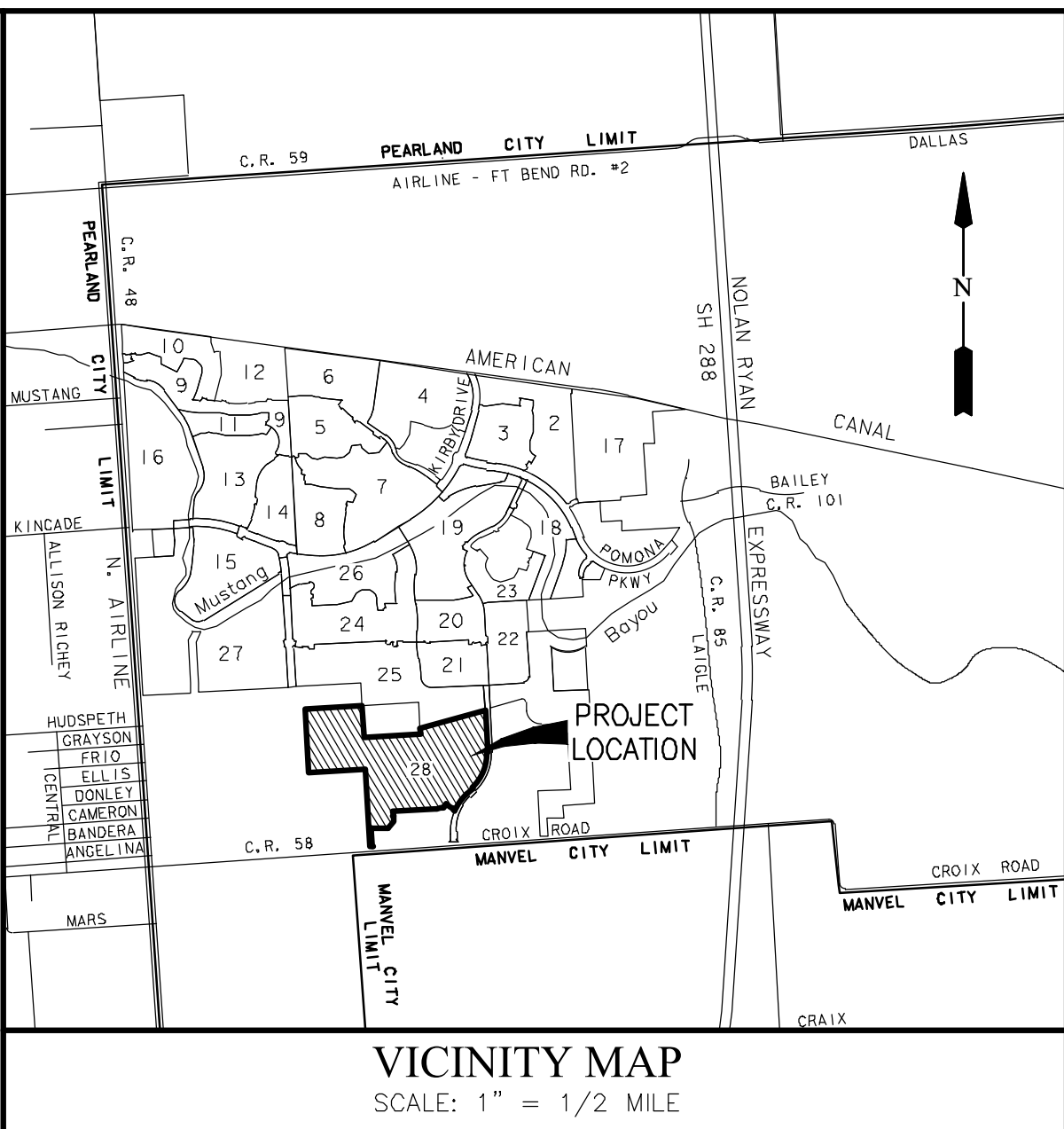
THENCE, ALONG SAID COMMON LINE, THE FOLLOWING THREE (3) COURSES:

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 0.999847.
- 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 RECORDED 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 OVER COUNTY ROAD 101 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 PARTIALLY IN ZONE "a" AND PARTIALLY IN UNSHADED ZONE "x" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, REVISED DECEMBER 30, 2020, MAP NO. 48039CDD20K. 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 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.))
- 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. 40, 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 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.
- FOR SINGLE FAMILY SPECIALTY PRODUCT REAR ENTRY LOTS MINIMUM FRONT YARD SETBACK OF 15 FEET FOR BUILDING LINE IF GARAGE IS LOCATED IN REAR ALLEY.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:
DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006
1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013
2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015
3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016
4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016
5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018
6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019
7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021
8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021
25. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
26. THERE ARE A TOTAL OF 240 LOTS WITHIN THIS SECTION OF POMONA DEVELOPMENT, 240 UNITS/43,579 NET AC=5.5 UNITS PER ACRE. THERE ARE NO MORE THAN 6 UNITS PER ACRE IN THIS PLAT AND NO MORE THAN 50% FRONT LOT LOTS.
27. THIS PLAT HAS 117 TOTAL LOTS THAT WILL BE TAKING ACCESS FROM THE FRONT OF LOT AND 123 TOTAL LOTS THAT WILL BE TAKING ACCESS FROM THE REAR OF LOT.

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
AUGUST 23, 2022 JOB NO. 2149-4128P

OWNERS:

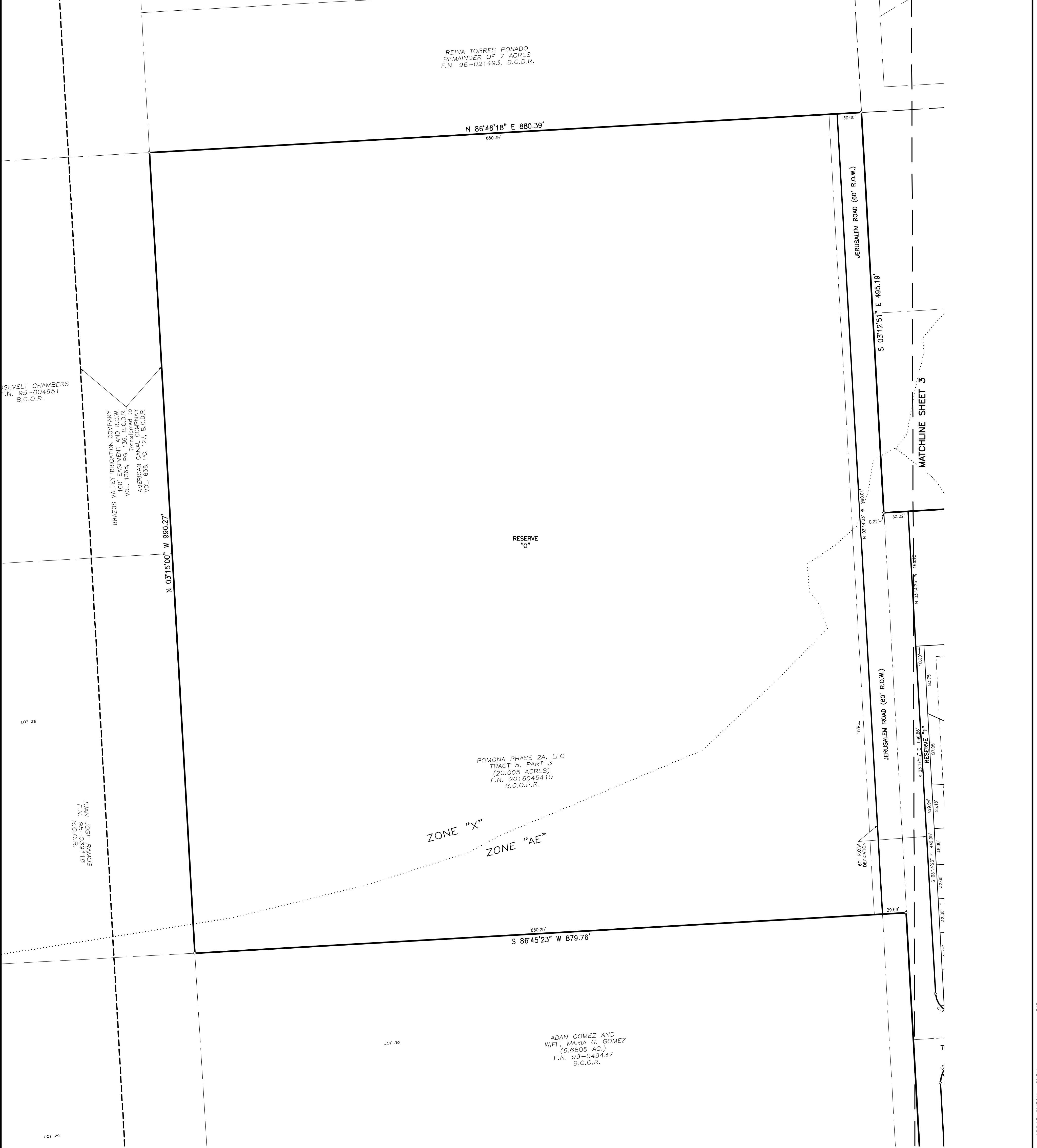
POMONA HD SPECIALTY, LLC,
A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219
PH: 972-201-2919

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:

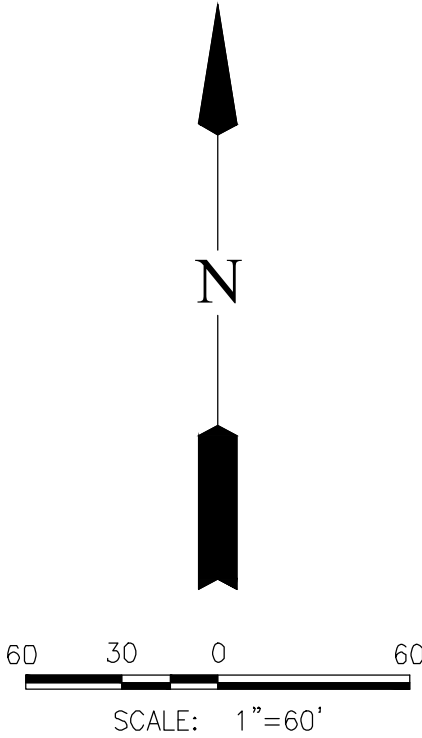
ENGINEER:

LJA Surveying, Inc.



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 RIGHT-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

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240 LOTS 16 RESERVES (30.962 ACRES) 8 BLOCKS

AUGUST 23, 2022 JOB NO. 2149-4128P

OWNERS:

POMONA HD SPECIALTY, LLC, POMONA PHASE 6, LLC
A TEXAS LIMITED LIABILITY COMPANY A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT BRIAN CARLOCK, SENIOR VICE PRESIDENT
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219 3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219
PH: 972-201-2919 PH: 972-201-2919

SURVEYOR:

ENGINEER:

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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

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



JOSE MARIA SOLORZANO,
ET UX
REMAINDER OF 10
ACRES
F.N. 96-021495
B.C.O.R.

60 30 0 60
SCALE: 1"=60'

N

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
- ▲ INDICATES POINT OF ENTRY

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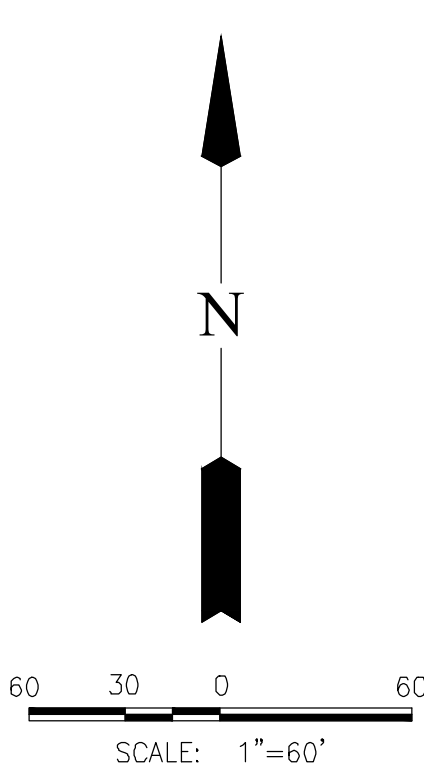
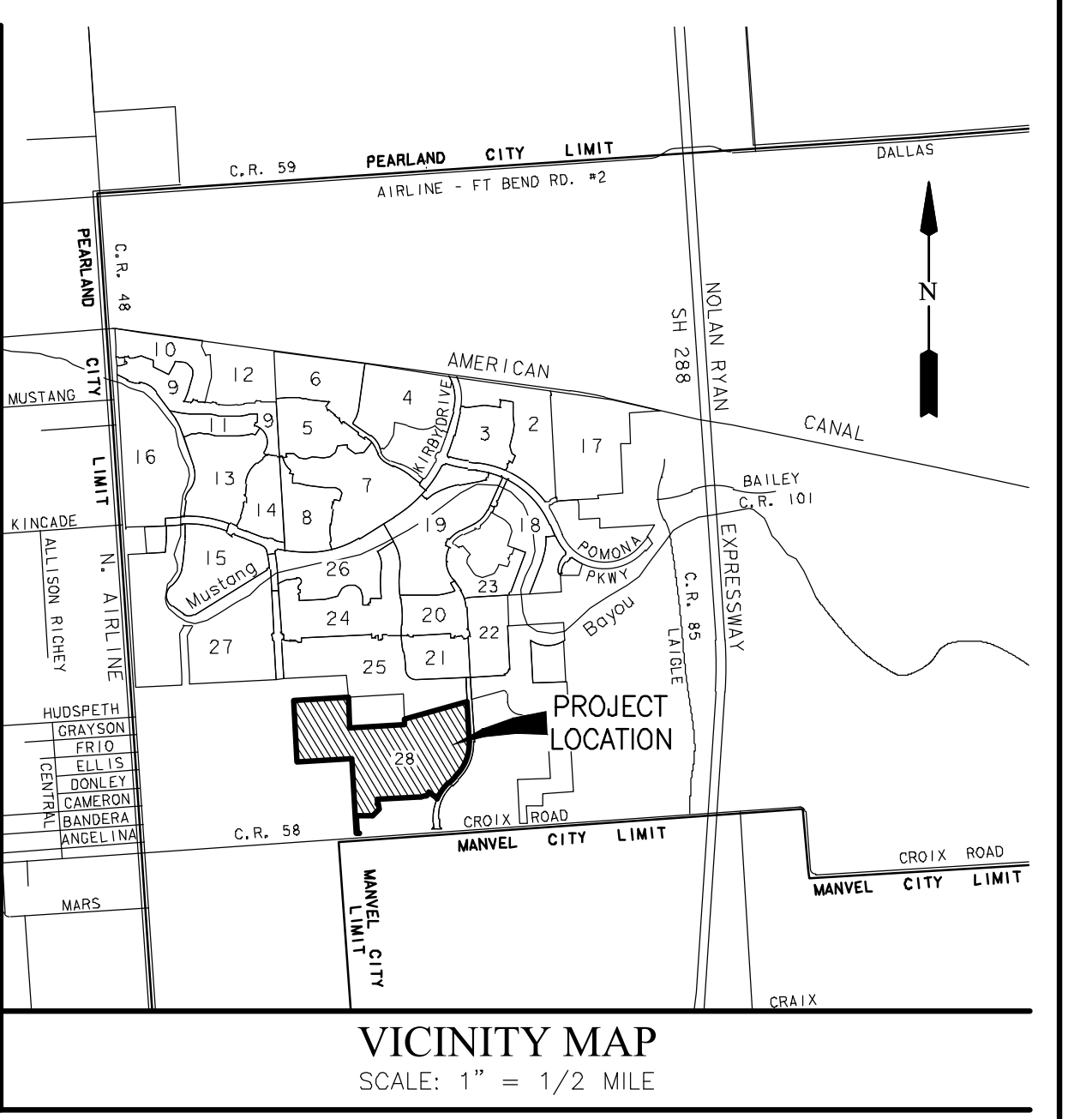
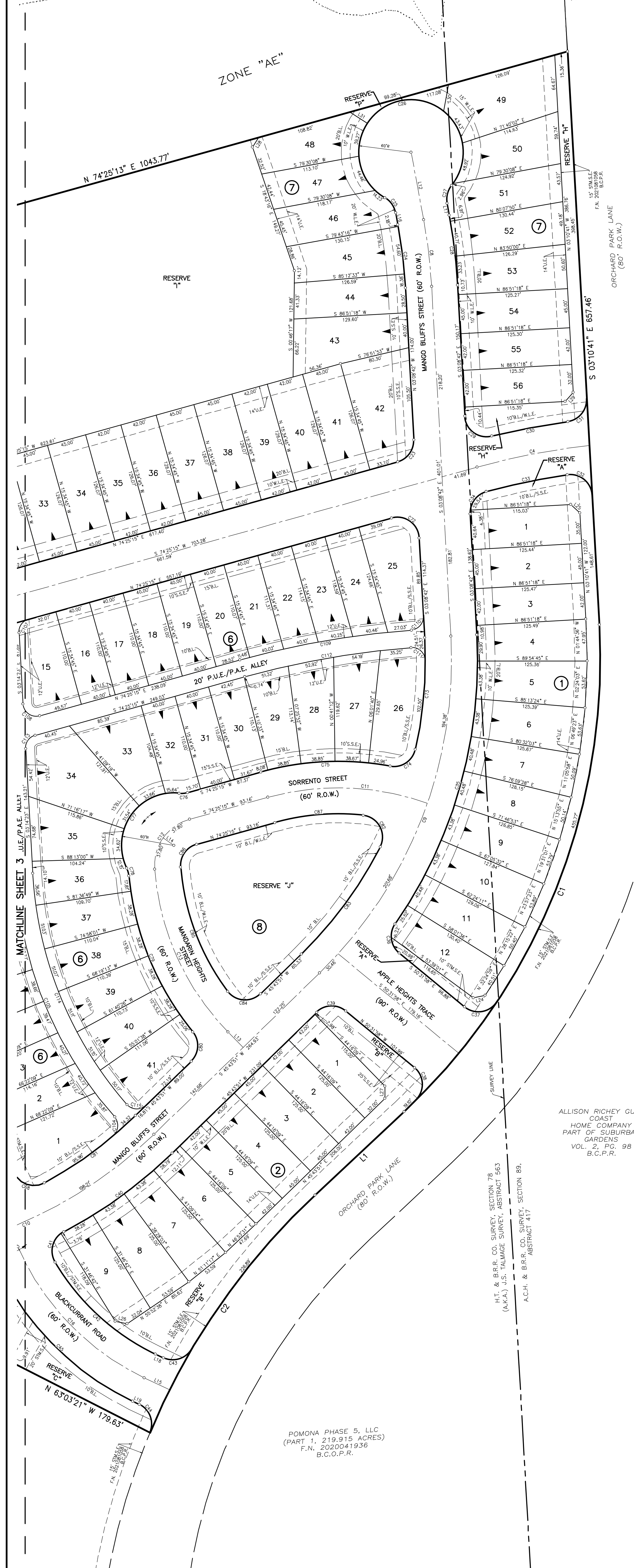
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 - ▲ INDICATES POINT OF ENTRY

POMONA PHASE 2A, LLC
(TRACT 5, PART 2)
223.682 ACRES
F.N. 2016045410
B.C.O.P.R.

ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS
VOL. 2, PG. 98
B.C.P.R.

H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563
A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417

POMONA PHASE 5, LLC (PART 1, 219.915 ACRES)
F.N. 2020041936
B.C.O.P.R.

PRELIMINARY PLAT OF
POMONA SECTION 28

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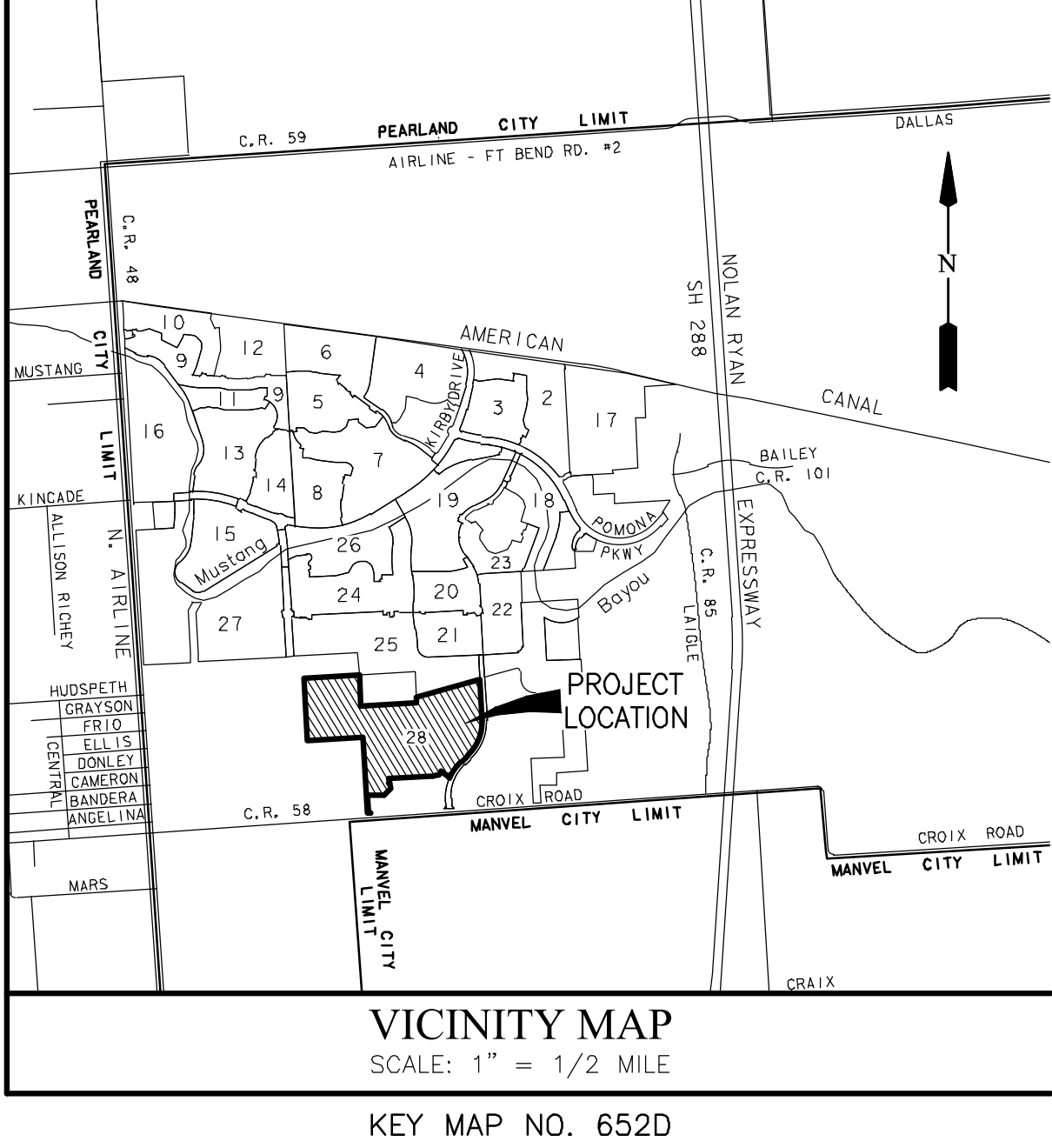
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BLOCK 1			BLOCK 3			BLOCK 4			BLOCK 5			BLOCK 6			BLOCK 7			BLOCK 7		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	5,594	45.00'	1	5,584	45.01'	1	5,868	54.14'	1	5,868	54.14'	1	8,147	69.08'	1	6,717	54.49'	29	5,673	45.00'
2	5,645	45.00'	2	6,042	45.04'	2	4,400	40.00'	2	4,400	40.00'	2	4,705	40.00'	2	5,625	45.00'	30	5,673	45.00'
3	5,270	42.00'	3	5,592	41.66'	3	4,400	40.00'	3	4,400	40.00'	3	4,475	40.00'	3	5,250	42.00'	31	5,295	42.00'
4	5,559	42.04'	4	5,312	42.27'	4	4,400	40.00'	4	4,400	40.00'	4	4,494	42.08'	4	5,250	42.00'	32	5,295	42.00'
5	6,062	45.04'	5	5,625	45.00'	5	4,400	40.00'	5	4,400	40.00'	5	4,742	46.59'	5	5,625	45.00'	33	5,673	45.00'
6	6,070	45.04'	6	5,625	45.00'	6	4,400	40.00'	6	4,400	40.00'	6	4,760	46.73'	6	6,042	46.09'	34	5,673	45.00'
7	5,687	42.04'	7	5,250	42.00'	7	4,400	40.00'	7	4,400	40.00'	7	4,765	46.73'	7	7,393	42.31'	35	5,295	42.00'
8	5,716	42.04'	8	5,250	42.00'	8	4,400	40.00'	8	4,400	40.00'	8	4,754	46.25'	8	12,302	42.34'	36	5,295	42.00'
9	6,168	45.04'	9	5,625	45.00'	9	4,400	40.00'	9	4,400	40.00'	9	4,400	40.00'	9	8,852	45.39'	37	5,673	45.00'
10	6,227	45.04'	10	5,625	45.00'	10	4,400	40.00'	10	4,400	40.00'	10	4,400	40.00'	10	5,856	46.79'	38	5,673	45.00'
11	5,878	42.04'	11	5,250	42.00'	11	4,400	40.00'	11	4,400	40.00'	11	4,400	40.00'	11	5,250	42.00'	39	5,295	42.00'
12	5,876	42.04'	12	5,250	42.00'	12	4,400	40.00'	12	4,400	40.00'	12	4,400	40.00'	12	5,250	42.00'	40	5,295	42.00'
BLOCK 2			13	5,625	45.00'	13	5,876	54.27'	13	4,400	40.00'	13	4,400	40.00'	13	5,625	45.00'	41	5,673	45.00'
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	14	5,625	45.00'	14	6,030	54.34'	14	4,400	40.00'	14	7,158	57.19'	14	5,625	45.00'	42	8,240	57.60'
1	5,200	42.00'	15	5,250	42.00'	15	4,400	40.00'	15	6,033	54.27'	15	6,072	47.42'	15	5,250	42.00'	43	6,867	43.52'
2	5,250	42.00'	16	5,250	42.00'	16	4,400	40.00'	16	6,130	59.26'	16	4,400	40.00'	16	5,250	42.00'	44	5,515	44.30'
3	5,625	45.00'	17	5,625	45.00'	17	4,400	40.00'	17	4,400	40.00'	17	4,400	40.00'	17	5,625	45.00'	45	6,166	52.66'
4	5,625	45.00'	18	5,996	51.29'	18	4,400	40.00'	18	4,400	40.00'	18	4,400	40.00'	18	5,625	45.00'	46	5,836	50.35'
5	5,250	42.00'	19	7,411	61.96'	19	4,400	40.00'	19	4,400	40.00'	19	4,400	40.00'	19	5,250	42.00'	47	4,738	43.45'
6	5,625	45.00'	20	6,006	51.93'	20	4,400	40.00'	20	4,400	40.00'	20	4,400	40.00'	20	5,250	42.00'	48	5,667	56.73'
7	6,042	45.04'	21	6,181	52.95'	21	4,400	40.00'	21	4,529	40.00'	21	4,422	40.00'	21	5,625	45.00'	49	8,233	70.04'
8	6,042	45.04'	22	5,862	48.25'	22	4,400	40.00'	22	4,672	40.00'	22	4,504	40.00'	22	5,625	45.00'	50	5,872	51.91'
9	5,259	42.03'	23	7,872	44.53'	23	4,400	40.00'	23	4,672	40.00'	23	4,650	40.00'	23	5,250	42.00'	51	5,590	45.31'
			24	7,381	43.07'	24	4,400	40.00'	24	4,672	40.00'	24	4,860	40.00'	24	5,404	44.70'	52	5,746	42.02'
			25	8,888	50.96'	25	4,400	40.00'	25	4,672	40.00'	25	6,936	62.00'	25	5,798	49.13'	53	5,934	45.05'
			26	9,277	45.39'	26	6,002	54.14'	26	4,672	40.00'	26	7,026	49.49'	26	5,734	49.13'	54	5,638	45.00'
			27	8,974	42.34'	27	6,002	54.14'	27	4,472	40.00'	27	5,714	40.48'	27	5,469	45.86'	55	5,263	42.00'
			28	6,556	49.52'	28	4,400	40.00'	28	4,400	40.00'	28	5,303	40.66'	28	5,440	44.39'	56	5,214	42.00'
			29	6,164	53.40'	29	4,400	40.00'	29	4,400	40.00'	29	5,055	40.66'						
			30	6,253	45.04'	30	4,400	40.00'	30	6,095	61.77'	30	4,522	40.12'						
			31	6,062	45.01'	31	4,400	40.00'	31	4,400	40.00'	31	4,400	40.00'						
			32	5,741	45.00'	32	4,400	40.00'	32	4,400	40.00'	32	4,334	40.39'						
			33	5,625	45.00'	33	4,400	40.00'	33	4,400	40.00'	33	6,354	41.12'						
			34	5,625	45.00'	34	4,400	40.00'	34	4,400	40.00'	34	8,757	40.36'						
			35	5,250	42.00'	35	4,400	40.00'	35	4,400	40.00'	35	5,731	40.55'						
			36	5,250	42.00'	36	4,400	40.00'	36	4,400	40.00'	36	4,810	40.46'						
			37	5,625	45.00'	37	4,400	40.00'	37	4,400	40.00'	37	4,906	40.07'						
			38	5,625	45.00'	38	4,400	40.00'	38	4,400	40.00'	38	4,924	40.07'						
			39	5,250	42.00'	39	6,053	54.67'	39	4,400	40.00'	39	4,941	40.07'						
			40	6,717	54.49'	40	5,939	54.74'	40	4,400	40.00'	40	4,958	40.07'						
						41	4,400	40.00'	41	4,400	40.00'	41	6,170	49.61'						
						42	4,400	40.00'	42	4,400	40.00'									
						43	4,400	40.00'	43	4,400	40.00'									
						44	4,400	40.00'	44	4,400	40.00'									
						45	4,400	40.00'	45	4,400	40.00'									
						46	4,400	40.00'	46	4,400	40.00'									
						47	4,400	40.00'	47	4,400	40.00'									
						48	4,400	40.00'	48	4,400	40.00'									
						49	4,400	40.00'	49	4,400	40.00'									
						50	4,400	40.00'	50	4,400	40.00'									
						51	4,400	40.00'	51	4,400	40.00'									
						52	5,868	54.14'												

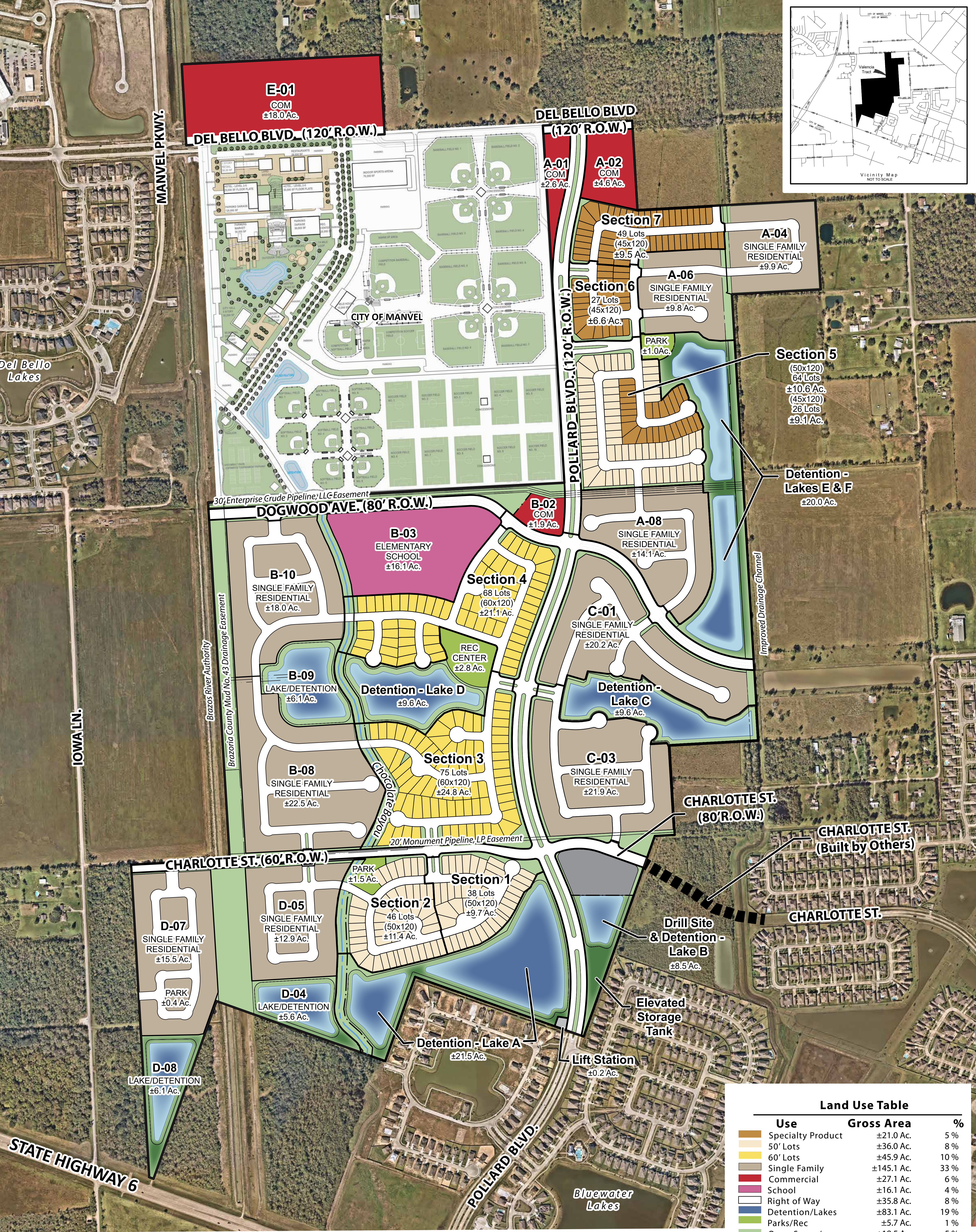


VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652D

POMONA DEVELOPMENT – LOT SUMMARY TABLE

LOT SIZES	40'x110'	42'x125'	45'x125'	50'x110'	50'x120'	55'x120'	60'x120'	60'x125'	65'x120'	65'x125'	70'x130'	75'x130'	80'x130'	TOTAL LOTS
SECTION 1	-----	-----	-----	-----	-----	6 LOTS	-----	-----	7 LOTS	-----	-----	5 LOTS	-----	18 LOTS
SECTION 2	-----	-----	-----	-----	-----	-----	-----	-----	99 LOTS	-----	-----	-----	-----	99 LOTS
SECTION 3	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	48 LOTS	-----	48 LOTS
SECTION 4	-----	-----	-----	-----	-----	137 LOTS	-----	-----	-----	-----	-----	-----	-----	137 LOTS
SECTION 5	-----	-----	-----	-----	-----	55 LOTS	-----	-----	20 LOTS	-----	-----	6 LOTS	-----	81 LOTS
SECTION 6	-----	-----	-----	107 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	-----	107 LOTS
SECTION 7	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	49 LOTS	-----	49 LOTS
SECTION 8	-----	-----	-----	-----	-----	-----	-----	-----	59 LOTS	-----	-----	-----	-----	59 LOTS
SECTION 9	-----	-----	-----	-----	-----	76 LOTS	-----	-----	-----	-----	-----	-----	-----	76 LOTS
SECTION 10	-----	-----	-----	76 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	-----	76 LOTS
SECTION 11	-----	-----	-----	-----	-----	-----	-----	-----	-----	36 LOTS	-----	-----	-----	36 LOTS
SECTION 12	-----	-----	-----	-----	74 LOTS	10 LOTS	-----	-----	-----	-----	-----	-----	-----	84 LOTS
SECTION 13	-----	-----	-----	-----	-----	-----	70 LOTS	-----	-----	-----	-----	-----	-----	70 LOTS
SECTION 14	-----	-----	-----	-----	-----	42 LOTS	-----	-----	-----	-----	-----	-----	-----	42 LOTS
SECTION 15	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	50 LOTS	-----	34 LOTS	84 LOTS
SECTION 16	-----	-----	-----	-----	118 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	118 LOTS
SECTION 17	-----	-----	-----	-----	-----	-----	94 LOTS	-----	-----	-----	-----	-----	-----	94 LOTS
SECTION 18	-----	-----	-----	-----	2 LOTS	2 LOTS	7 LOTS	-----	-----	-----	-----	-----	13 LOTS	13 LOTS
SECTION 19	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	29 LOTS	-----	35 LOTS	64 LOTS
SECTION 20	-----	-----	-----	-----	-----	61 LOTS	-----	-----	-----	-----	-----	-----	-----	61 LOTS
SECTION 21	-----	-----	-----	-----	76 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	76 LOTS
SECTION 22	-----	-----	-----	-----	-----	-----	17 LOTS	53 LOTS	-----	-----	-----	-----	-----	70 LOTS
SECTION 23	-----	-----	-----	-----	-----	-----	4 LOTS	42 LOTS	-----	-----	-----	-----	-----	46 LOTS
SECTION 24	-----	-----	-----	-----	-----	100 LOTS	-----	-----	-----	-----	-----	-----	-----	100 LOTS
SECTION 25	-----	-----	-----	-----	121 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	121 LOTS
SECTION 26	-----	-----	-----	-----	-----	-----	51 LOTS	-----	-----	-----	-----	-----	-----	51 LOTS
SECTION 27	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	48 LOTS	-----	45 LOTS	93 LOTS
SECTION 28	124 LOTS	58 LOTS	58 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	240 LOTS
TOTAL LOTS	124 LOTS	58 LOTS	58 LOTS	183 LOTS	391 LOTS	489 LOTS	243 LOTS	95 LOTS	185 LOTS	36 LOTS	127 LOTS	108 LOTS	116 LOTS	2,213 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:

- 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.

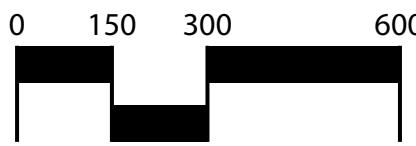
CITY COUNCIL

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



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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: September 12, 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 Section 3, being a subdivision of 24.83 acres of land located in the H.T. & B.R.R. Company Survey, Sec. 73, A-301, and the H.T. & B.R.R. Company Survey, Sec. 64, A-483, Brazoria County, Texas, being a part of Lots 15, 16, 23, 24, 31 and 32 in the Allison Richey Gulf Coast Home Company part of Suburban Gardens Sec. 73, a subdivision recorded in Vol. 2, Pgs. 91 & 92 of the Brazoria County Public Records (B.C.P.R.) and a part of Outlot 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 (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: 2022.09.01 18:14:27 -05'00'

SIGNATURE

September 1, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Section 3 Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	September 12, 2022
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Background

The preliminary plat was heard by the Planning, Development and Zoning Commission on January 10, 2022. The Commission did not approve this plat. This preliminary plat was resubmitted on August 29, 2022.

Staff Recommendation

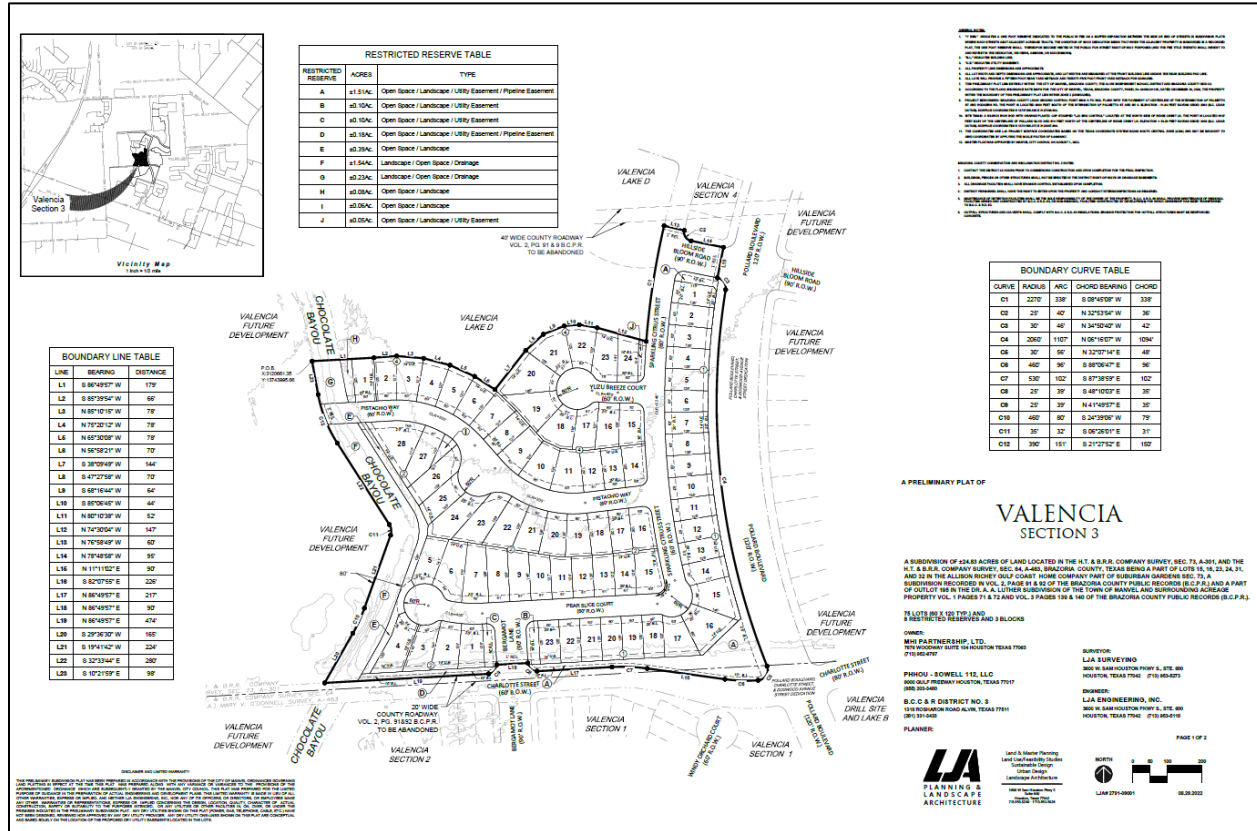
The City staff recommends approval with one condition for the Valencia Section 3 Preliminary Plat. The conditions include:

1. There are three blocks in the preliminary plat. Correct the Block Labels on the face of the plat from "Block 4" to "Block 3" (Section 62-38 (b) (10)).



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

Plat Exhibit





L2 AREA SUMMARY									
BLOCK 1			BLOCK 2			BLOCK 3			
LOT NO.	LOTPRINT AREA	SQ. FT.	LOT NO.	LOTPRINT AREA	SQ. FT.	LOT NO.	LOTPRINT AREA	SQ. FT.	SQ. FT.
1	7754	1	32	8732	1	33	7779	1	7779
2	7754	1	33	8732	1	34	7779	1	7779
3	7754	1	34	8732	1	35	7779	1	7779
4	7754	4	35	8732	1	36	7779	1	7779
5	7754	4	36	8732	1	37	7779	1	7779
6	7754	6	37	8732	6	38	7779	6	7779
7	7754	7	38	8732	7	39	7779	7	7779
8	7754	8	39	8732	8	40	7779	8	7779
9	7754	9	40	8732	9	41	7779	9	7779
10	7754	10	41	8732	10	42	7779	10	7779
11	7754	11	42	8732	11	43	7779	11	7779
12	7754	12	43	8732	12	44	7779	12	7779
13	7754	13	44	8732	13	45	7779	13	7779
14	7754	14	45	8732	14	46	7779	14	7779
15	7754	15	46	8732	15	47	7779	15	7779
16	7754	16	47	8732	16	48	7779	16	7779
17	7754	17	48	8732	17	49	7779	17	7779
18	7754	18	49	8732	18	50	7779	18	7779
19	7754	19	50	8732	19	51	7779	19	7779
20	7754	20	51	8732	20	52	7779	20	7779
21	7754	21	52	8732	21	53	7779	21	7779
22	7754	22	53	8732	22	54	7779	22	7779
23	7754	23	54	8732	23	55	7779	23	7779
24	7754	24	55	8732	24	56	7779	24	7779
25	7754	25	56	8732	25	57	7779	25	7779
26	7754	26	57	8732	26	58	7779	26	7779
27	7754	27	58	8732	27	59	7779	27	7779
28	7754	28	59	8732	28	60	7779	28	7779
29	7754	29	60	8732	29	61	7779	29	7779
30	7754	30	61	8732	30	62	7779	30	7779
31	7754	31	62	8732	31	63	7779	31	7779
32	7754	32	63	8732	32	64	7779	32	7779
33	7754	33	64	8732	33	65	7779	33	7779
34	7754	34	65	8732	34	66	7779	34	7779
35	7754	35	66	8732	35	67	7779	35	7779
36	7754	36	67	8732	36	68	7779	36	7779
37	7754	37	68	8732	37	69	7779	37	7779
38	7754	38	69	8732	38	70	7779	38	7779
39	7754	39	70	8732	39	71	7779	39	7779
40	7754	40	71	8732	40	72	7779	40	7779
41	7754	41	72	8732	41				

[illegible][illegible][illegible][illegible][illegible]

LEGEND

RES.	INDICATES RESERVE
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
B.C.P.R.	INDICATES BRAZORIA COUNTY PROPERTY RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
	INDICATES STREETNAME CHANGE

A PRELIMINARY FLAT OF

VALENCIA
SECTION 3

A SUBDIVISION OF 424.83 ACRES OF LAND LOCATED IN THE H.T. & B.J.R. COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.J.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 15, 16, 23, 24, 31, AND 32 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND A PART OF OUTLOT 195 IN THE DR. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACRRAGE PROPERTY VOL. 1 PAGES 71 & 72 AND VOL. 3 PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS.

75 LOTS (80 X 120 TYP.) AND
8 RESTRICTED RESERVES AND 3 BLOCKS

OWNER:
MHI PARTNERSHIP, L.T.D.
7075 WOODWAY SUITE 104 HOUSTON TEXAS 77055
(713) 862-4767

PHOU - BOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77071
(855) 215-3430

B.C.C & R DISTRICT NO. 3
1218 ROXBOROUGH ROAD ALVIN, TEXAS 77511

PLANNER

SURVIVOR:

LJA SURVEYING
3600 W. SAM HOUSTON Pkwy S., STE. 600
HOUSTON, TEXAS 77042 (713) 963-8273

ENGINEER:

3600 W. SAM HOUSTON Pkwy S., STE. 600
HOUSTON, TEXAS 77042 (713) 963-8118

PAGE 1 OF 1



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

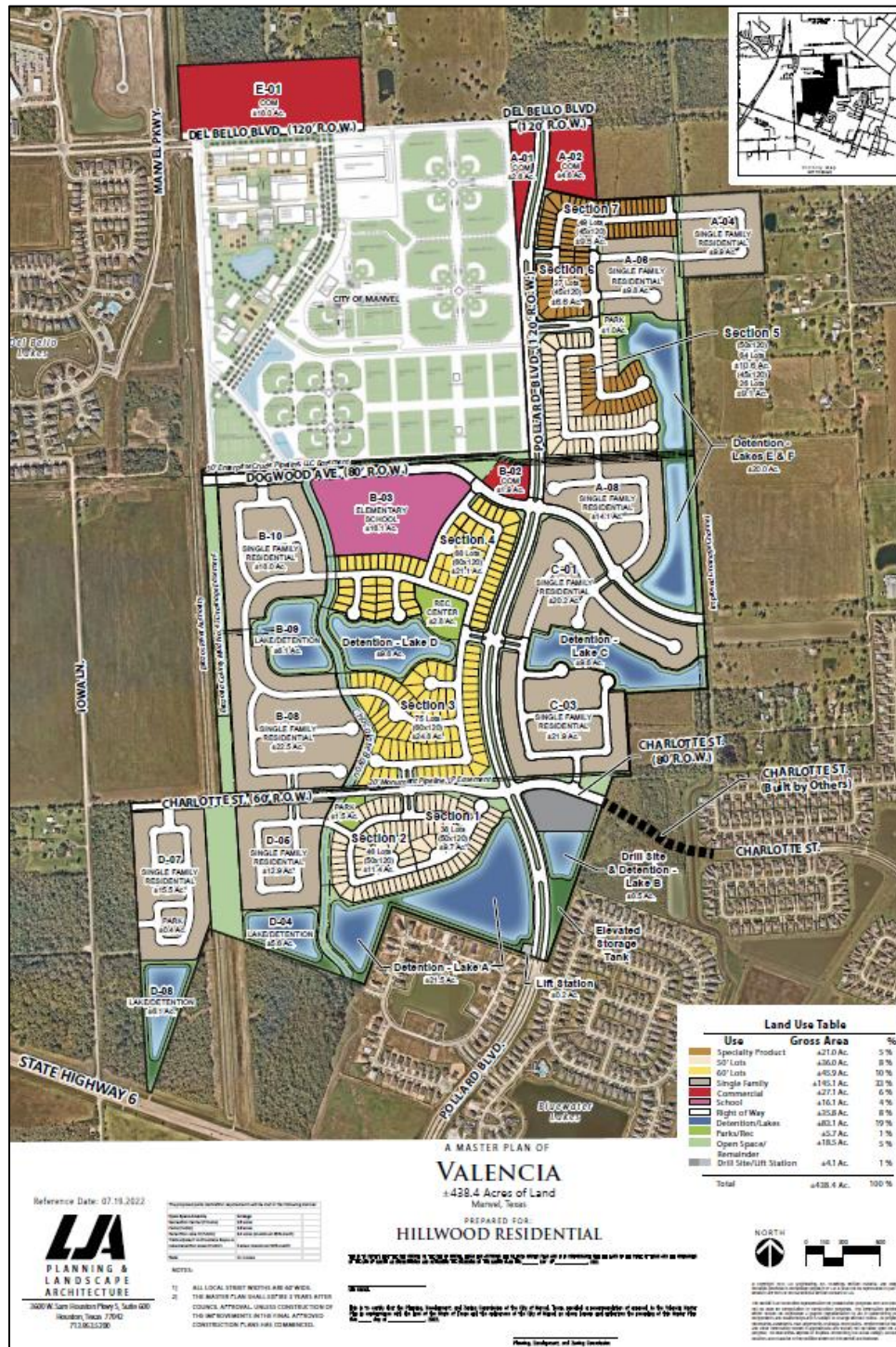
4401 W. Sam Houston Pkwy. S.
Suite 500
Houston, Texas 77062
Tel: 281.439.4000 • Fax: 281.439.4001
www.hilliergroup.com

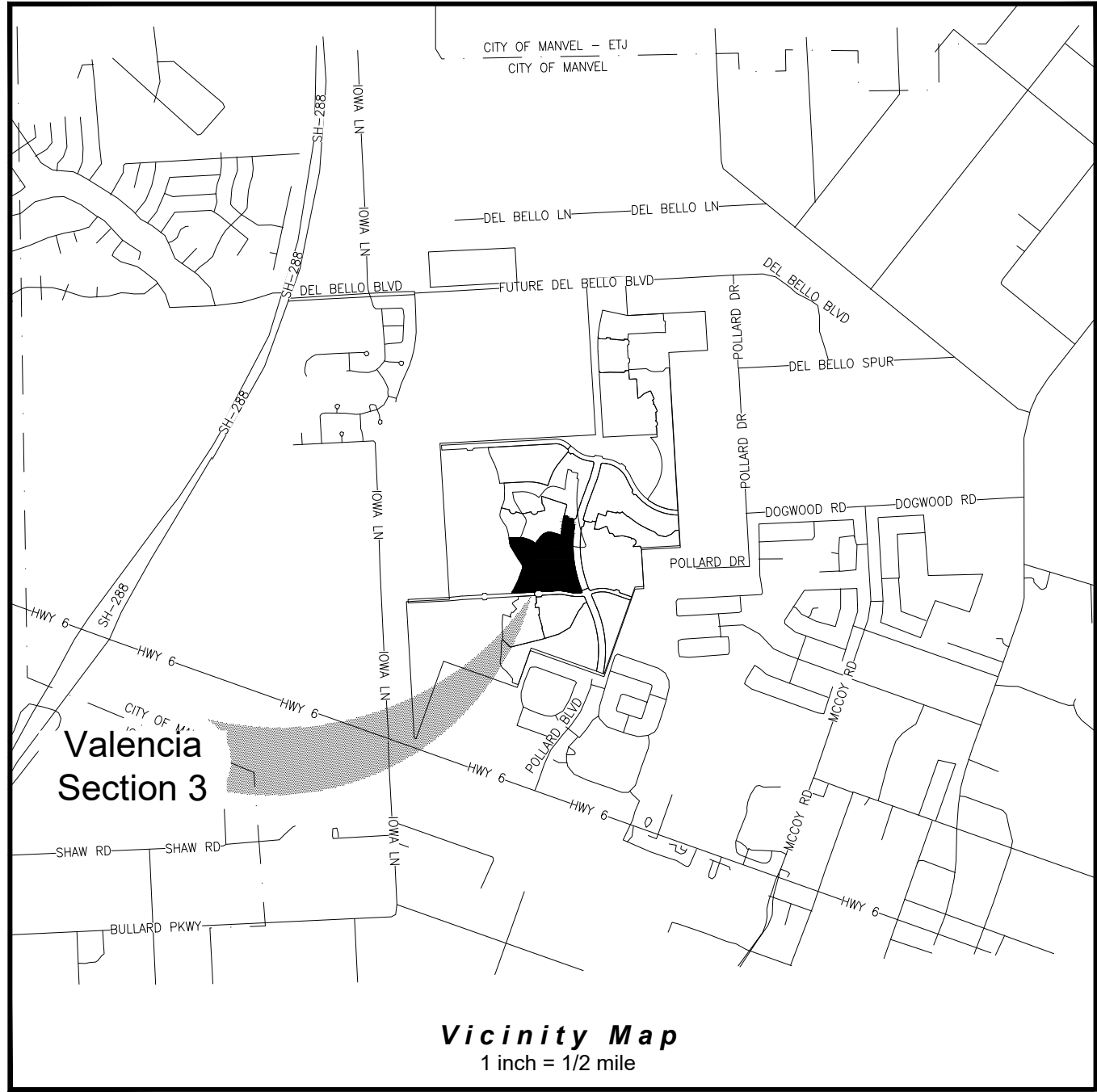




PLANNING DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

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





STATE OF TEXAS
COUNTY OF BRAZORIA

We, PHHOU- Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Section 3, 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.

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, MHI Partnership, LTD., owner of the tract of land described herein on this plan of Valencia Section 3, 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.

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: _____

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 Section 3 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 SECTION 3" 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

LEGEND
RES. INDICATES RESERVE
B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
B.C.P.R. INDICATES BRAZORIA COUNTY PROPERTY RECORDS
R.O.W. INDICATES RIGHT-OF-WAY
INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF

VALENCIA SECTION 3

A SUBDIVISION OF ±24.83 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 15, 16, 23, 24, 31, AND 32 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND A PART OF OUTLOT 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.

75 LOTS (60 X 120 TYP.) AND
8 RESTRICTED RESERVES AND 3 BLOCKS

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

PAGE 2 OF 2

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

NORTH
0 50 100 200
LJA# 2791-09001 08.29.2022

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.



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: September 12, 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 Section 7,
being a subdivision of 9.47 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 33, 34, and 42 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.).

Plats:

Preliminary _____

Final _____

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.09.01 18:17:54 -05'00'

SIGNATURE

September 1, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia Section 7 Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	September 12, 2022
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Background

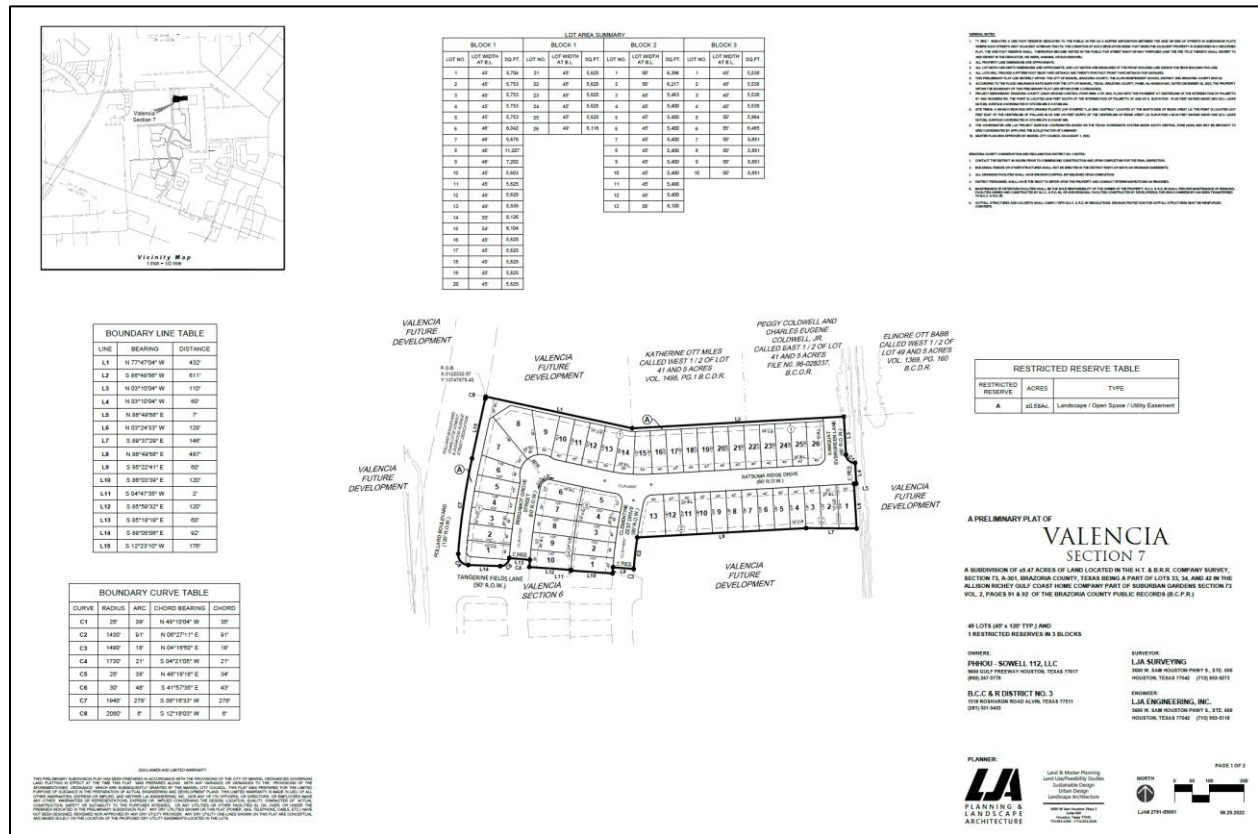
The preliminary plat was heard by the Planning, Development and Zoning Commission on January 10, 2022. The Commission did not approve this plat. This preliminary plat was resubmitted on August 29, 2022.

Staff Recommendation

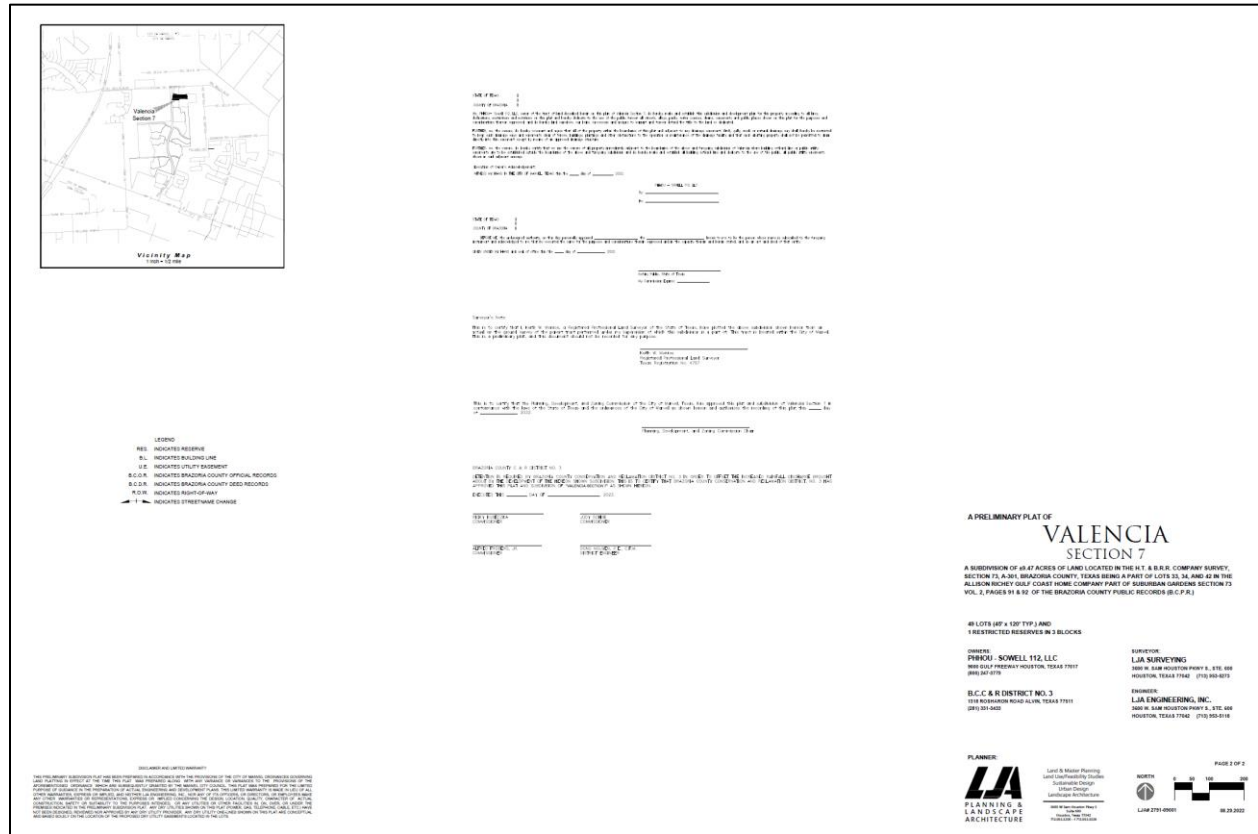
The City staff recommends approval with one condition for the Valencia Section 7 Preliminary Plat. The condition includes:

1. Label the street side building line on Lot 13, Block 2.

Plat Exhibit



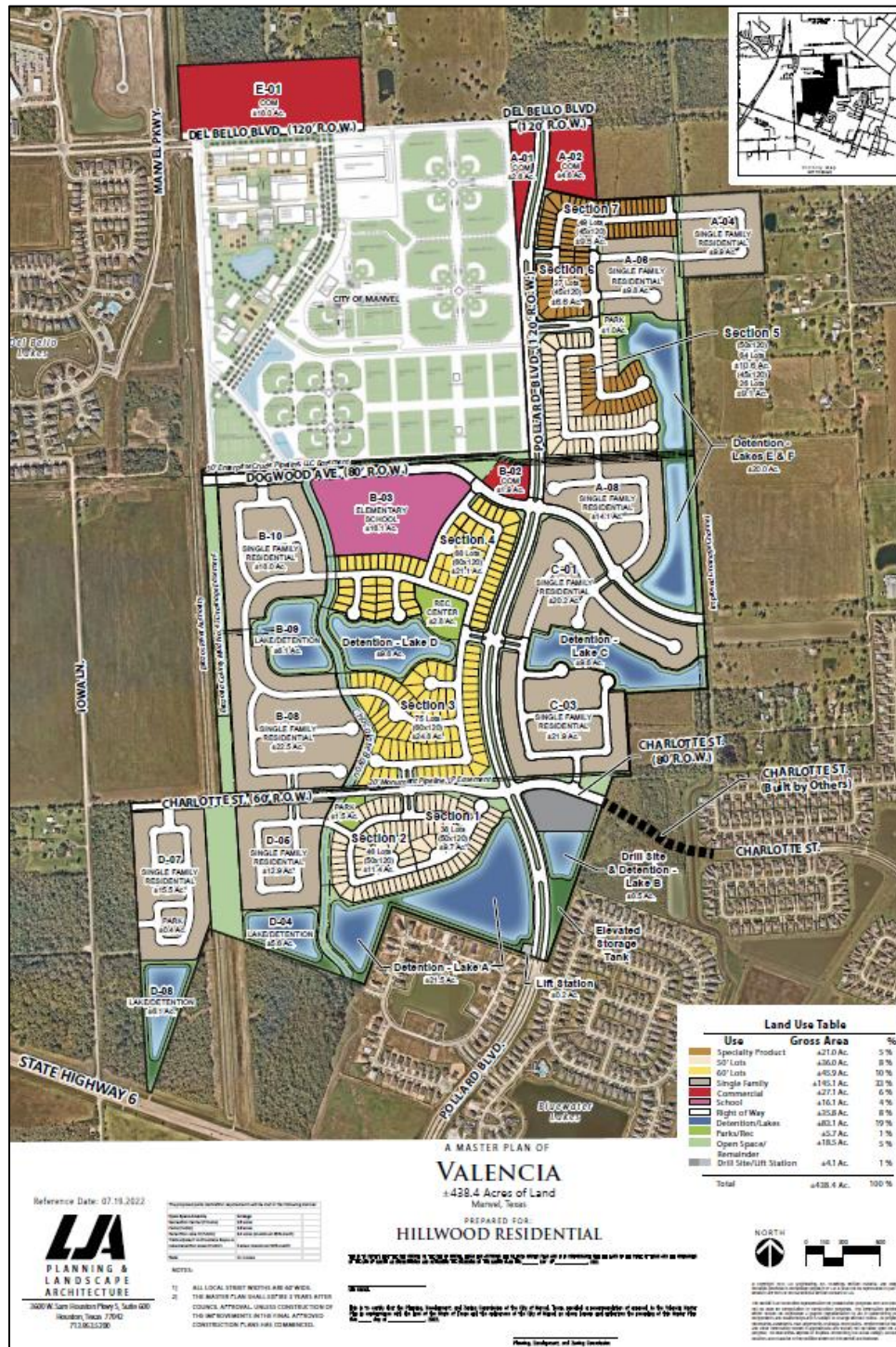
Plat Exhibit

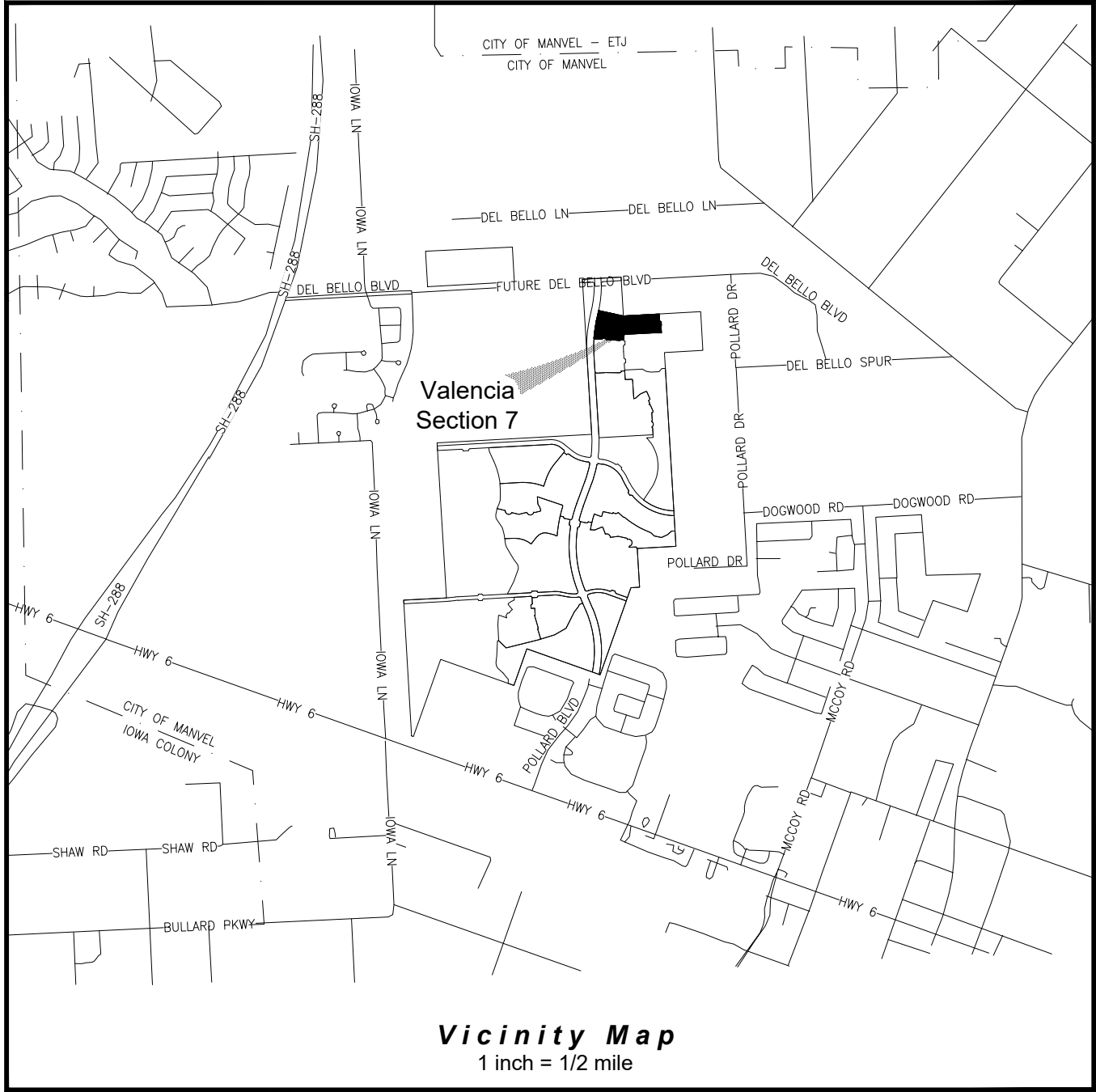




PLANNING DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

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





LOT AREA SUMMARY											
BLOCK 1			BLOCK 1			BLOCK 2		BLOCK 3			
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	45'	5,704	21	45'	5,625	1	50'	6,396	1	45'	5,538
2	45'	5,753	22	45'	5,625	2	50'	6,217	2	45'	5,538
3	45'	5,753	23	45'	5,625	3	45'	5,463	3	45'	5,538
4	45'	5,753	24	45'	5,625	4	45'	5,400	4	45'	5,538
5	45'	5,753	25	45'	5,625	5	45'	5,400	5	50'	5,964
6	46'	6,042	26	49'	6,116	6	45'	5,400	6	55'	6,465
7	46'	9,678				7	45'	5,400	7	50'	5,881
8	46'	11,207				8	45'	5,400	8	50'	5,881
9	46'	7,202				9	45'	5,400	9	50'	5,881
10	45'	5,603				10	45'	5,400	10	50'	5,881
11	45'	5,625				11	45'	5,400			
12	45'	5,625				12	45'	5,400			
13	49'	5,935				13	58'	8,100			
14	55'	6,126									
15	54'	6,104									
16	45'	5,625									
17	45'	5,625									
18	45'	5,625									
19	45'	5,625									
20	45'	5,625									

- 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 ADJUT 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).
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.
 - ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.
 - 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 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 2336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 61.98 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 1371756.595 E 312739.654.
 - 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 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 3122367.696.
 - 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 0.99999357.
 - 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.

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 77°47'04" W	432'
L2	S 86°49'56" W	611'
L3	N 03°10'04" W	110'
L4	N 03°10'04" W	60'
L5	N 86°49'56" E	7'
L6	N 03°24'33" W	129'
L7	S 89°37'29" E	146'
L8	N 86°49'56" E	487'
L9	S 85°22'41" E	60'
L10	S 86°03'39" E	120'
L11	S 04°47'35" W	2'
L12	S 85°59'32" E	120'
L13	S 85°18'19" E	60'
L14	S 88°05'06" E	92'
L15	S 12°23'10" W	176'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	25'	39'	N 48°10'04" W	35'
C2	1430'	91'	N 06°27'11" E	91'
C3	1490'	18'	N 04°16'50" E	18'
C4	1730'	21'	S 04°21'05" W	21'
C5	25'	38'	N 48°18'18" E	34'
C6	30'	48'	S 41°57'35" E	43'
C7	1940'	278'	S 08°16'33" W	278'
C8	2060'	6'	S 12°18'03" W	6'

VALENCIA
FUTURE
DEVELOPMENT

VALENCIA
FUTURE
DEVELOPMENT

KATHERINE OTT MILES
CALLED WEST 1 / 2 OF LOT
41 AND 5 ACRES
VOL. 1495, PG. 1 B.C.D.R.

PEGGY COLDWELL AND
CHARLES EUGENE
COLDWELL, JR.
CALLED EAST 1 / 2 OF LOT
41 AND 5 ACRES
FILE NO. 96-028237,
B.C.O.R.

ELINORE OTT BABB
CALLED WEST 1 / 2 OF
LOT 49 AND 5 ACRES
VOL. 1369, PG. 160
B.C.D.R.

RESTRICTED RESERVE TABLE		
RESTRICTED RESERVE	ACRES	TYPE
A	±0.58Ac.	Landscape / Open Space / Utility Easement

A PRELIMINARY PLAT OF

VALENCIA SECTION 7

A SUBDIVISION OF ±9.47 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 33, 34, AND 42 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.)

49 LOTS (45' x 120' TYP.) AND
1 RESTRICTED RESERVES IN 3 BLOCKS

OWNERS:
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

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

PLANNER:

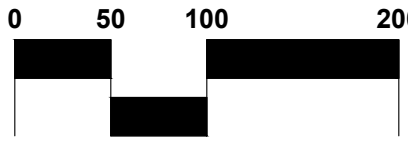


PLANNING &
LANDSCAPE
ARCHITECTURE

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



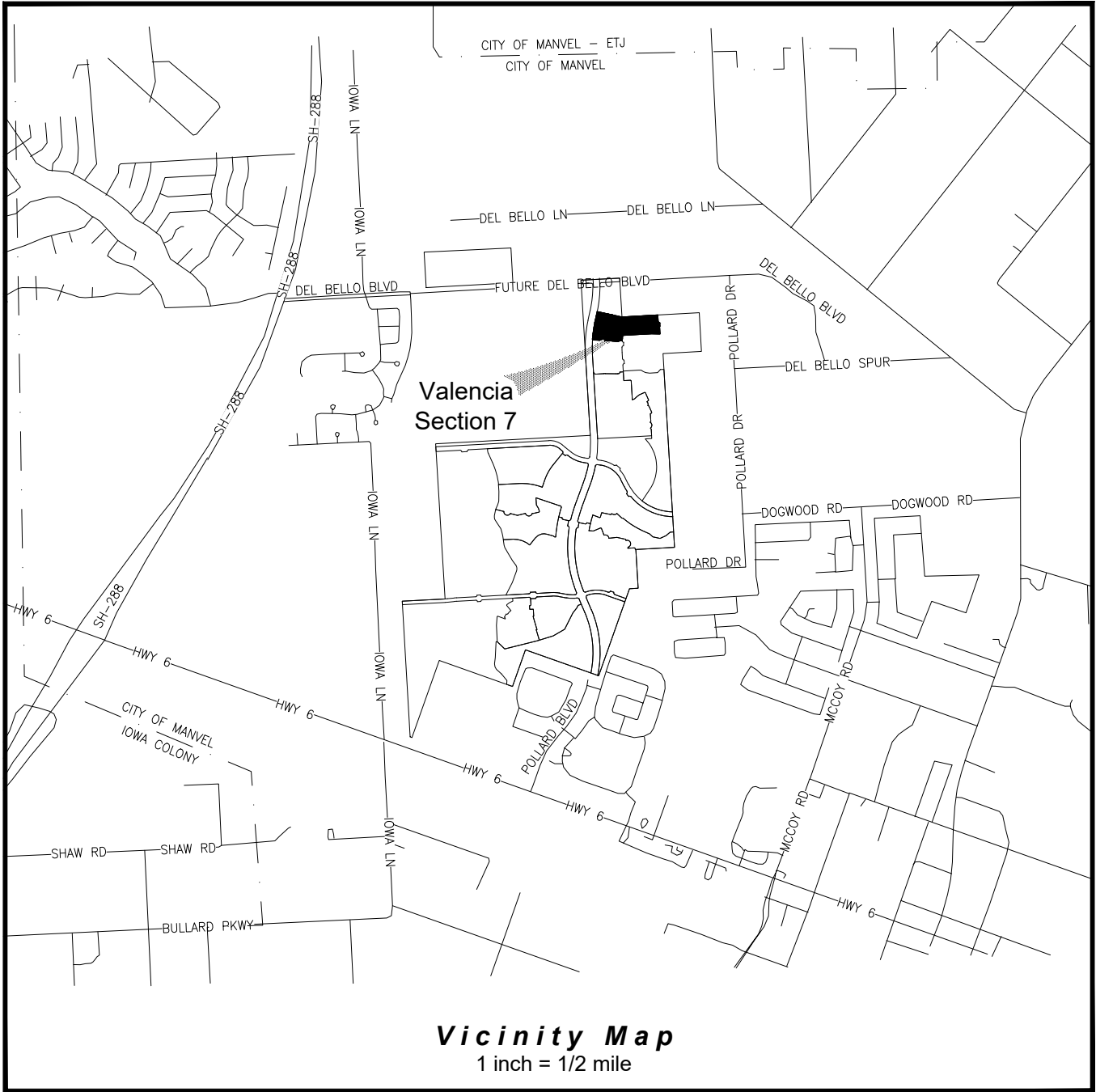
LJA# 2791-09001

PAGE 1 OF 2

08.29.2022

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.



STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, PHHOU - Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Section 7, 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.

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 Section 7 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

- LEGEND
- RES. INDICATES RESERVE
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - INDICATES STREETNAME CHANGE

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 SECTION 7" 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

A PRELIMINARY PLAT OF

VALENCIA SECTION 7

A SUBDIVISION OF ±9.47 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 33, 34, AND 42 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.)

49 LOTS (45' x 120' TYP.) AND
1 RESTRICTED RESERVES IN 3 BLOCKS

OWNERS:
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

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5218

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

PLANNER:



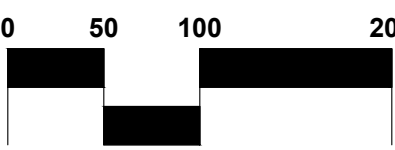
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

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



LJA# 2791-09001

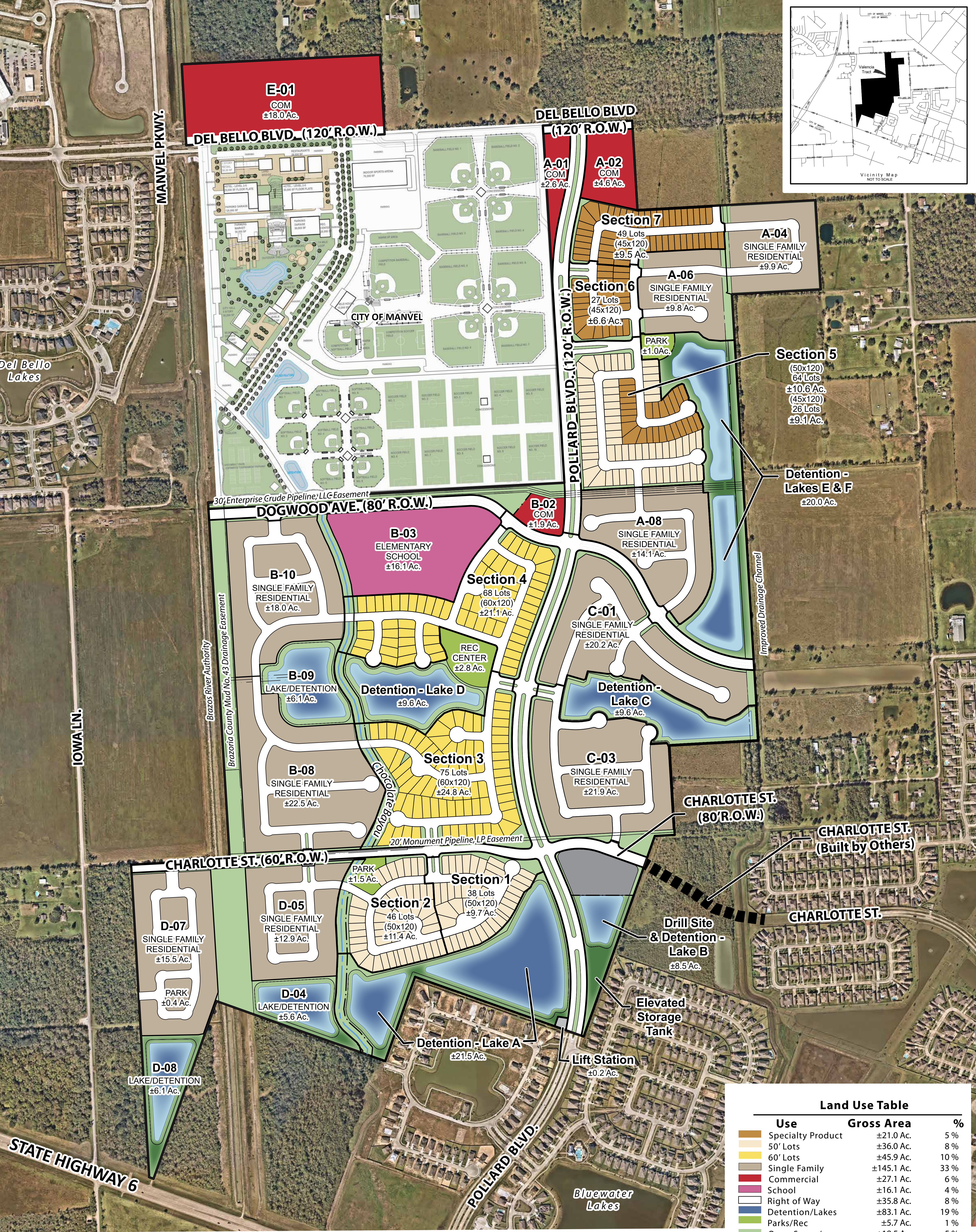
PAGE 2 OF 2



08.29.2022

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.



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	

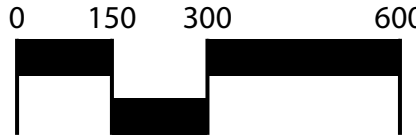
NOTES:

- 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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