

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



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
September 26, 2022**

**NOTICE IS HEREBY GIVEN
6:00 P.M.**

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Planning Development and Zoning Commission will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:

NOTE: The PD&Z Commission of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. They may discuss the items on this agenda in any order.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 for further information.

Regular Session

Call to Order

Pos #1 Ryan Miller, Vice-Chair 3/2023
Pos #2 Kyle Marasckin 3/2023
Pos #3 Christine Diaz 3/2023
Pos #4 Alina Rogers, Secretary 3/2023
Pos #5 Christy Kennard 3/2024
Pos #6 Dorothy Wynne, Chair 3/2024
Pos #7 Muhammed Alam 3/2024

Pledge

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

Public Comments: "Comment Card" Required

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

Consent PDZ

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

- A. Consideration and possible action to approve Preliminary Plat for Valencia School Site; BEING A SUBDIVISION OF 14.82 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 13, 14, 21, 22, AND 29 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.).
- B. Approval of Meeting Minutes to date.

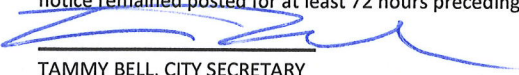
Regular Agenda

- A. Consideration and possible action to approve Final Plat for Meridiana Unit 14 Commercial Reserve;
BEING A SUBDIVISION OF 1.534 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve Final Plat for Meridiana Detention Reserves L-2 and O-2;
BEING A SUBDIVISION OF 46.90 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve Final Plat for Meridiana Section 32A;
BEING A SUBDIVISION OF 1.029 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to approve Final Plat for Pomona Section 27;
BEING A SUBDIVISION OF 85.449 ACRES OF LAND LOCATED IN THE H.T.& B.R.R. CO. SURVEY, SEC 78 (AKA) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1-6, 11-16 AND 22- 26 OF SEC 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.
- E. 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.
- F. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel Planning Development and Zoning Commission is true and correct; and that I posted such notice on the bulletin board at the Manvel City Hall. A place convenient and readily accessible to the public on September 23, 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 26, 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: 713-356-8536 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 School Site,
being a subdivision of 14.82 acres of land located in the H.T. & B.R.R. Company Survey,
Sec 73, A-301, Brazoria County, Texas being a part of Lots 13, 14, 21, 22, and 29 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.).

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: 2022.09.19 14:48:54 -05'00'

SIGNATURE

September 19, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Valencia School Site - Preliminary Plat
Applicant	Katy Harris, LJA Engineering
PD&Z Meeting Date	September 26, 2022
Recommendation	Approval
Submitted By	Jose Abraham, City Planner

Background

This Preliminary plat includes the site for a proposed elementary school within Valencia master planned community. The site is located along the south side of Dogwood Avenue (across the street from City owned property).

Staff Recommendation

The City staff recommends approval of the Valencia School Site - Preliminary Plat.



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A SUBDIVISION OF ±14.82 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 13, 14, 21, 22, AND 29 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.)

OWNERS:
VALENCIA 288, LLC
3006 TURTLE CREEK BOULEVARD DALLAS, TEXAS 75219
(214) 303-5535

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77611

LJA
PLANNING &
LANDSCAPE
ARCHITECTURE

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

2000 W. San Francisco Street
Suite 400
Menlo Park, CA 94025
765.953.5200 • 765.953.5605

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 963-0273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600

ENGINEER:
LJA ENGINEERING, INC.
3888 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77062-1200
(713) 861-1100

PAGE 2 OF 2

NORTH

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NORTH

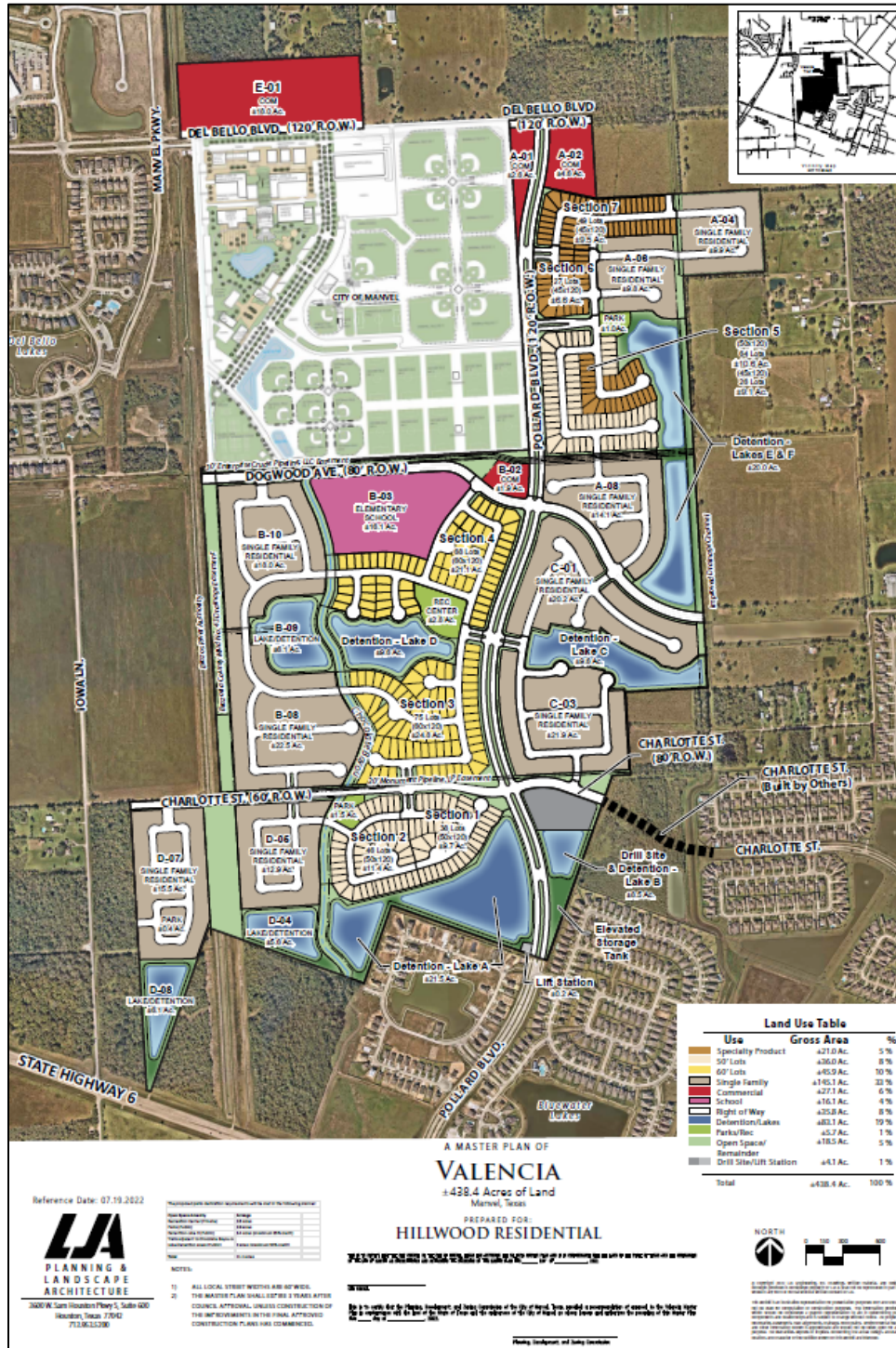
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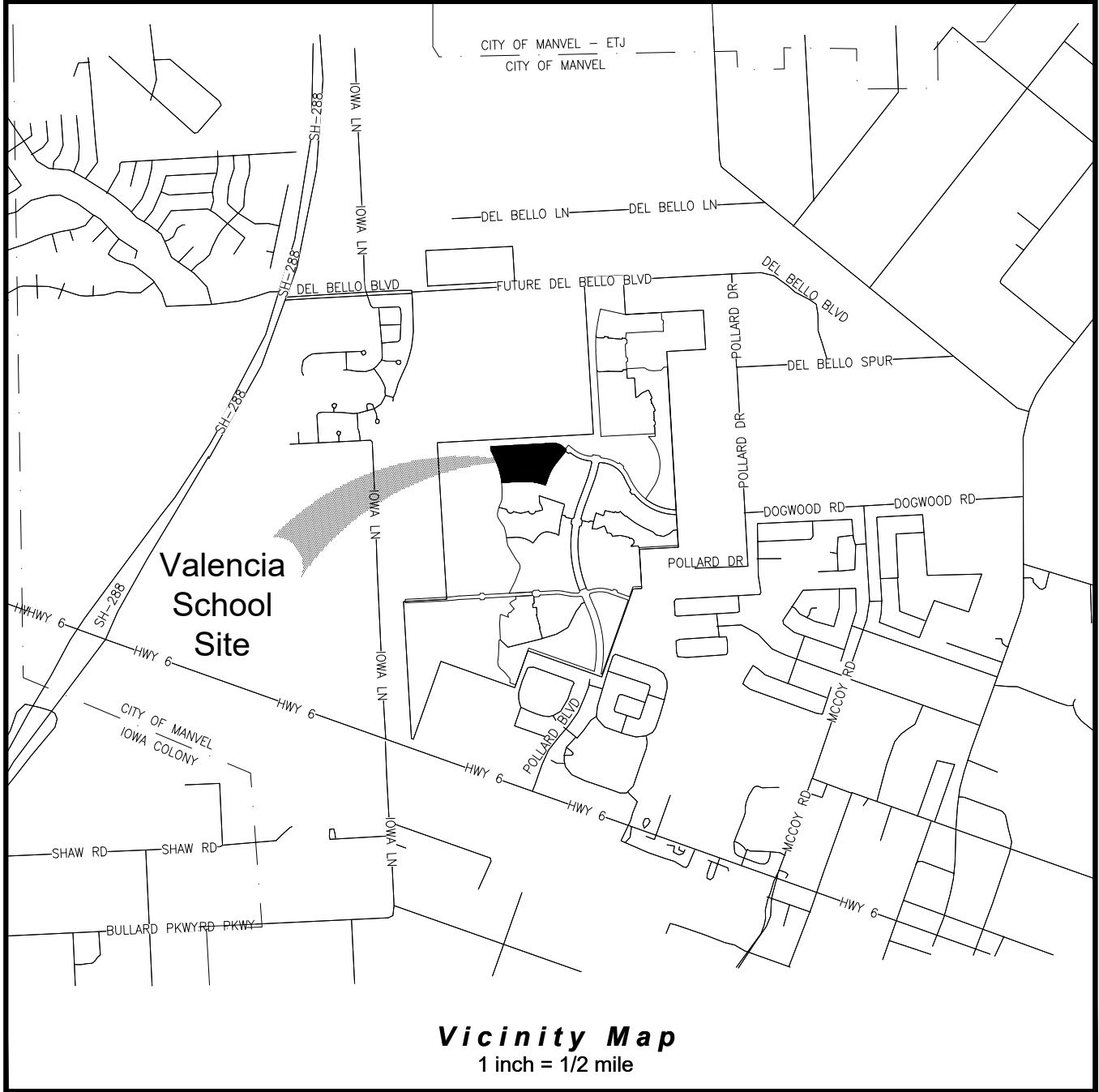
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PLANNING DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

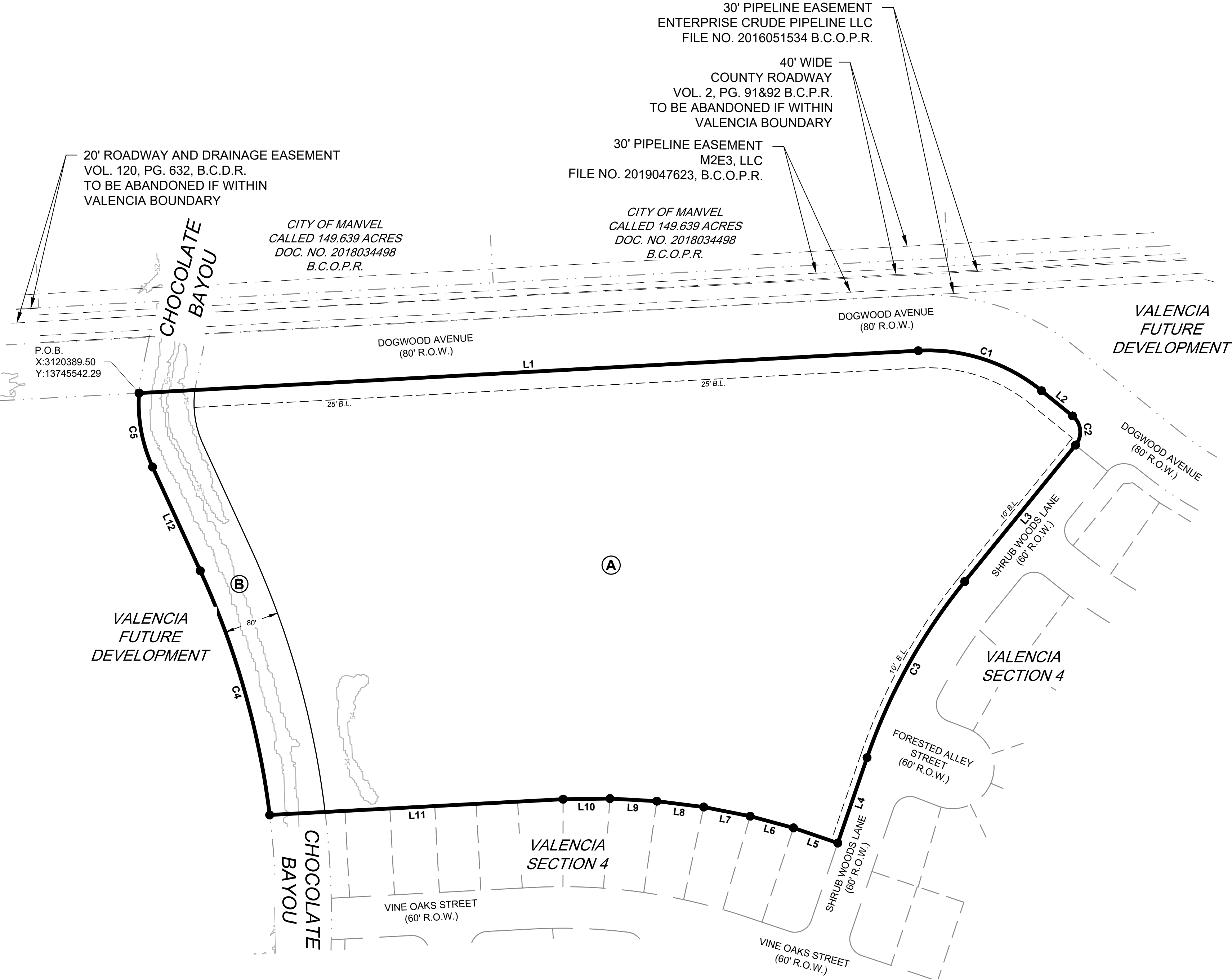
Valencia Master Plan (dated July 19, 2022 and approved August 1, 2022)





BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°53'10" E	1128'
L2	S 50°53'45" E	58'
L3	S 39°06'15" W	254'
L4	S 18°54'12" W	131'
L5	N 71°05'48" W	68'
L6	N 74°54'06" W	65'
L7	N 78°49'21" W	68'
L8	N 82°50'30" W	68'
L9	N 86°50'44" W	68'
L10	S 89°10'15" W	68'
L11	S 86°55'52" W	425'
L12	N 24°40'40" W	165'

BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	260'	42°13'05"	192'	S 72°00'17" E	187'
C2	30'	90°00'00"	47'	S 05°53'45" E	42'
C3	830'	20°12'03"	293'	S 29°00'14" W	291'
C4	1200'	17°35'42"	369'	N 15°52'49" W	367'
C5	220'	28°35'18"	110'	N 10°23'01" W	109'



- 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.
 - 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. 48039C0110K & 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
 - PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A P.K. NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 2336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.98 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737286.595 E 3127396.634.
 - SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741985.373 E 3123247.496.
 - 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 ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
 - ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
 - DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
 - MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.
 - OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

RESTRICTED RESERVE TABLE			
RESTRICTED RESERVE	ACRES	TYPE	MAINTENANCE
A	±14.82Ac.	Elementary School	Alvin Independant School District
B	±1.18Ac.	Landscape / Open Space / Drainage	BCMUD No. 83 / BCC&RD No. 3

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

A PRELIMINARY PLAT OF

VALENCIA SCHOOL SITE

A SUBDIVISION OF ±14.82 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 13, 14, 21, 22, AND 29 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.)

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

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

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

PLANNER:



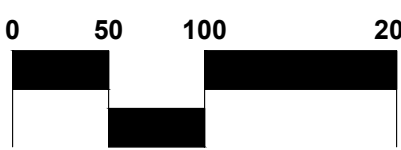
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

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



LJA# 2791-09001

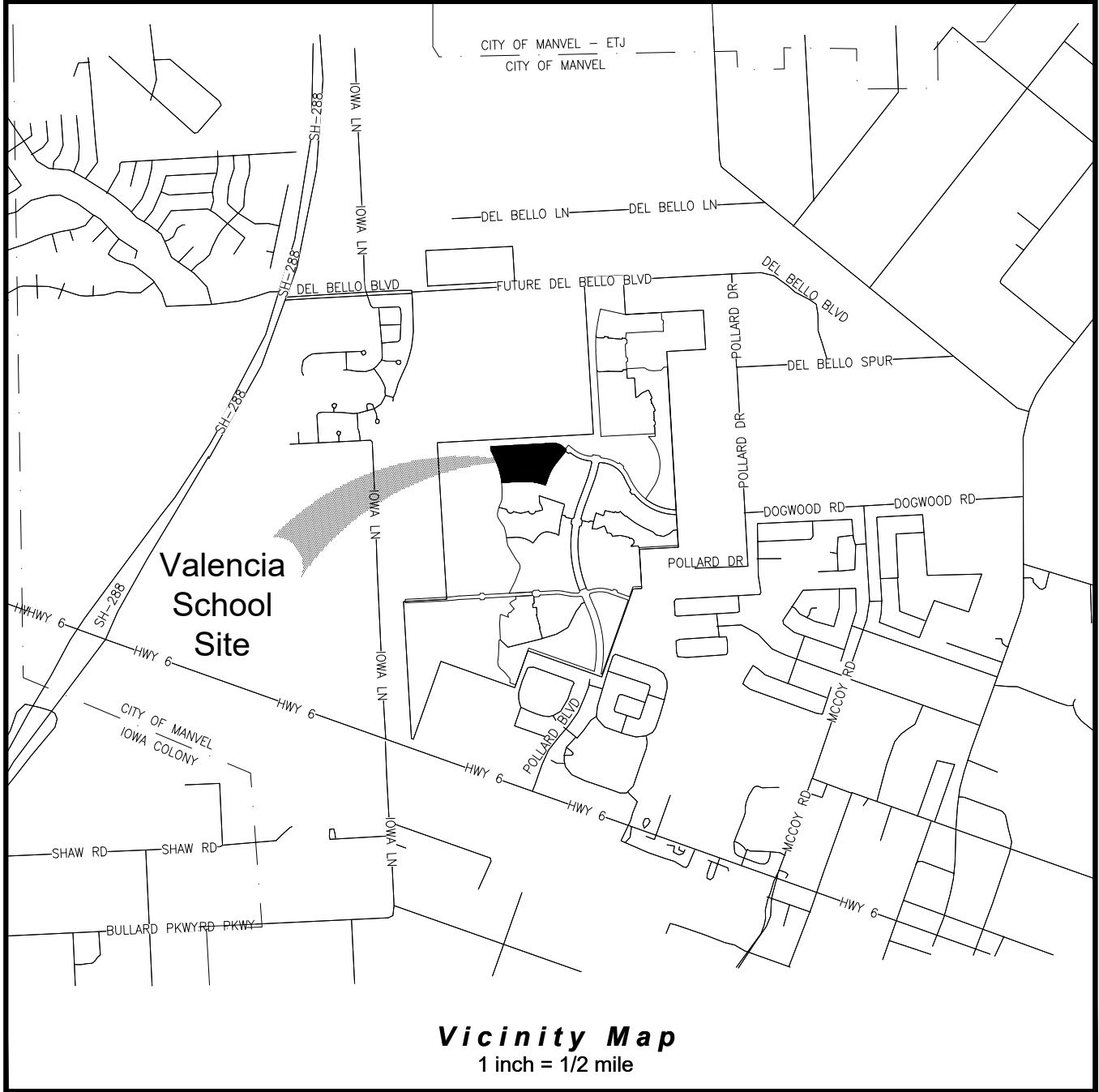
PAGE 1 OF 2



09.16.2022

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

DISCLAIMER AND LIMITED WARRANTY



STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

VALENCIA 288, LLC
By: _____
Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

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

Notary Public, State of Texas
My Commission Expires: _____

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 School Site 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.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- B.C.P.R. INDICATES BRAZORIA COUNTY PROPERTY RECORDS
- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- INDICATES STREETNAME CHANGE

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.
- 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 48039C0110K & 48039C0120K, 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 PPKIAL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 2336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.98 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737286.595 E 3127396.634.
- SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 2107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND 215 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741986.972 E 3123207.696.
- THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99986357.
- MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

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

A PRELIMINARY PLAT OF

VALENCIA SCHOOL SITE

A SUBDIVISION OF ±14.82 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 13, 14, 21, 22, AND 29 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.)

2 RESTRICTED RESERVES

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

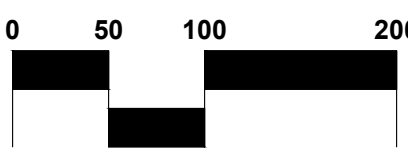
B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

PLANNER:



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

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



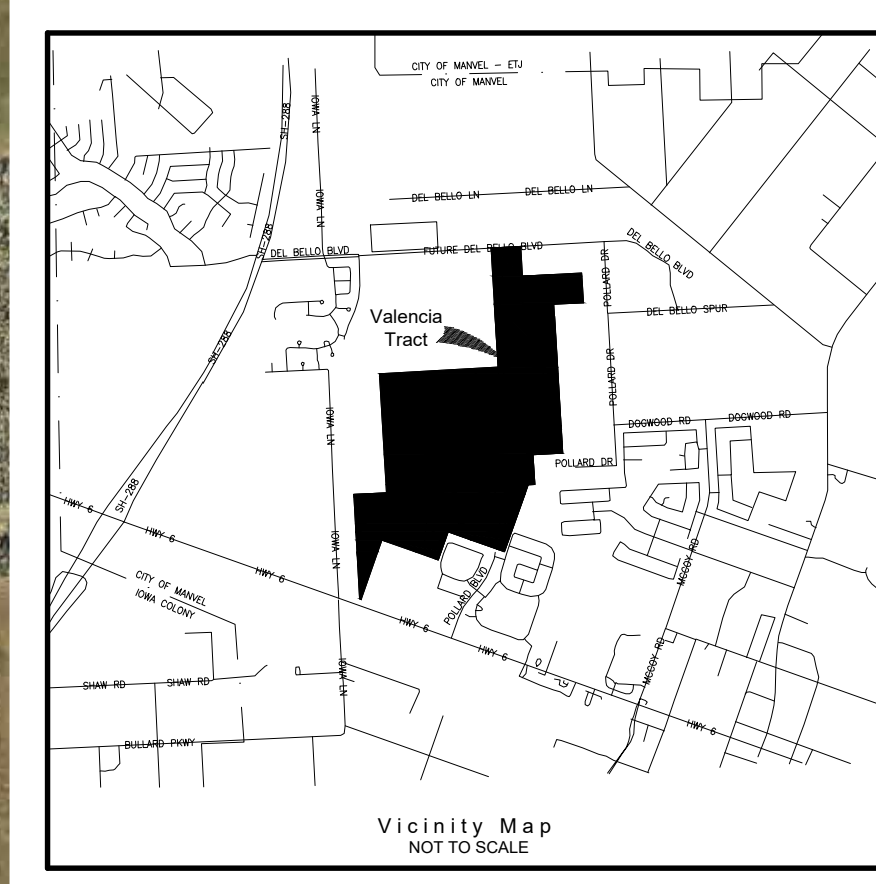
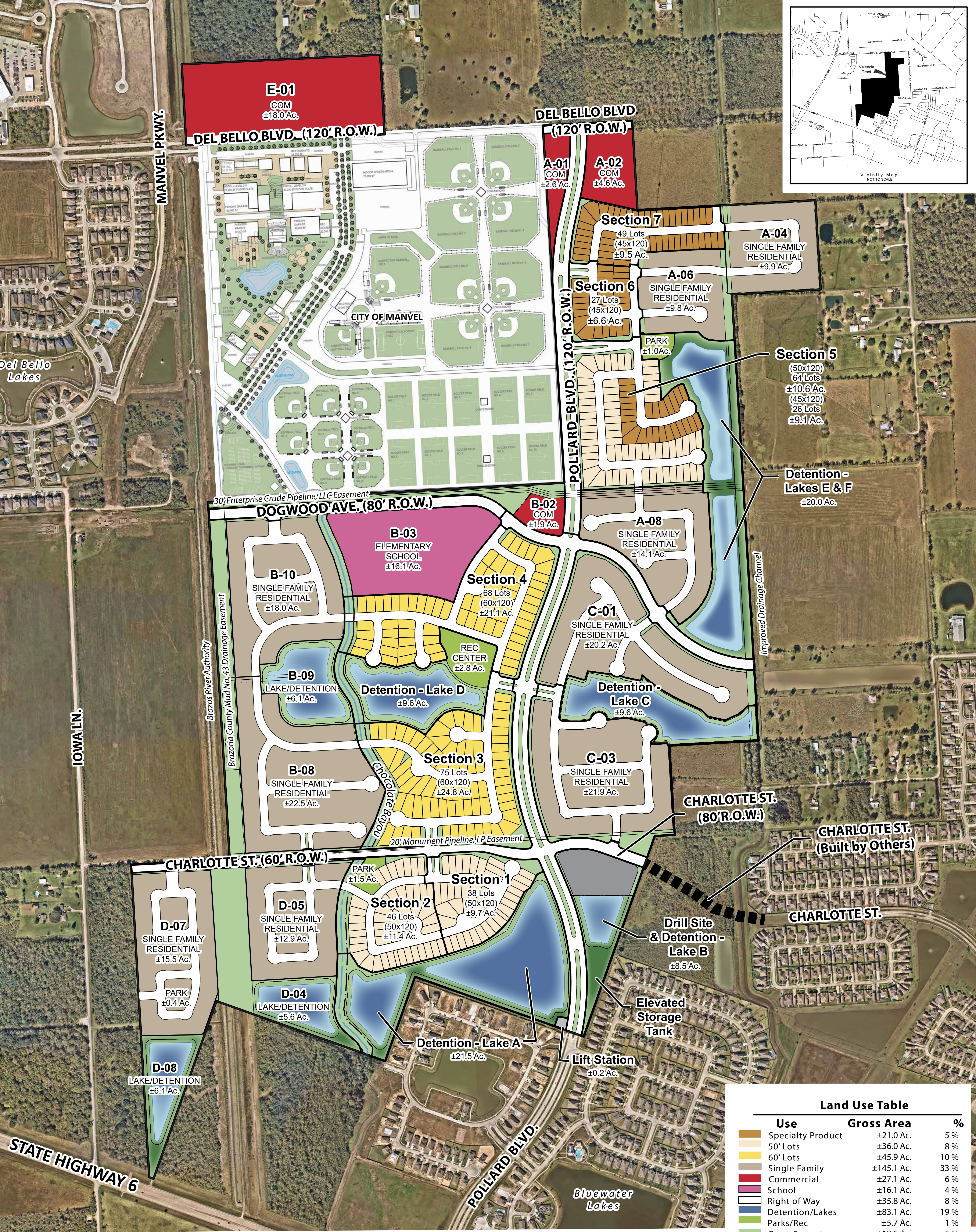
LJA# 2791-09001

PAGE 2 OF 2

09.16.2022

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 %

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



PLANNING & LANDSCAPE ARCHITECTURE

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.

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
September 12, 2022

NOTICE IS HEREBY GIVEN
7:00 P.M.

MINUTES 9/12/2022

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

PDZ Member Wynne called the meeting of the PDZ to order at 6:03 p.m.
Those in attendance were:

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

Absent: Muhammed Alam

Also Present: Daniel Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jessica Rodriguez, Director of Development Services
Jose Abraham, City Planner
Elaheh Roohbakhsh, Associate City Planner
Brooke Cyphers, Public Information Officer

Pledge

Public Comments: "Comment Card" Required

None

Consent PDZ

- 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.

PDZ Member Marasckin made the motion to approve the consent agenda. PDZ Member Diaz seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

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.

PDZ Member Marasckin made the motion to approve with the condition to remove note 10.

PDZ Member Rogers seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

- 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.

PDZ Member Marasckin made the motion to approve with the following condition: 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).

PDZ Member Miller seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

9-12-2022 PLANNING DEVELOPMENT AND ZONING MINUTES

- 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.

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

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

- 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.

PDZ Member Kennard made the motion to approve agenda items D, E, F, and G. PDZ Member Marasckin seconded the motion.

The motion FAILED with a vote: 0-6

Yes: None

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

Absent: Muhammed Alam

Abstained: None

9-12-2022 PLANNING DEVELOPMENT AND ZONING MINUTES

- 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.

PDZ Member Marasckin made the motion to approve. PDZ Member Diaz seconded the motion.

The motion FAILED with a vote: 0/6

Yes: None

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

Absent: Muhammed Alam

Abstained: None

- 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 HOME COMPANY PART OF SUBURBAN GARDENS, A
SUBDIVISION OF RECORD IN VOL. 2, PG. 98, PLAT RECORDS OF BRAZORIA
COUNTY, TEXAS.

PDZ Member Marasckin made the motion to approve with the following conditions:

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).conditions.

PDZ Member Kennard seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

- 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

9-12-2022 PLANNING DEVELOPMENT AND ZONING MINUTES

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.).

PDZ Member Marasckin made the motion to approve agenda items J and K with the following conditions:

For J:

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)).

For K:

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

PDZ Member Rogers seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

- 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.

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

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

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

PDZ Member Rogers made the motion to approve. PDZ Member Kennard seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

Adjourn

PDZ Member Kennard made the motion to adjourn at 6:24 p.m. PDZ Member Rogers seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: September 26, 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 Unit 14
Commercial Reserve, being a subdivision of 1.534 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: 2022.09.20 15:19:14 -05'00'

SIGNATURE

September 20, 2022

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Unit 14 Commercial Reserve - Final Plat
Applicant	Jackie Overton – EHRA Engineering
PD&Z Meeting Date	September 26, 2022
Recommendation	Conditional Approval
Submitted By	Jose Abraham, City Planner

Staff Recommendation

The City staff recommends conditional approval of this proposed plat - Meridiana Unit 14 Commercial Reserve - Final Plat with two (2) conditions. The conditions include:

1. Either remove Note# 6 or revise to accurately indicate maintenance responsibility of the proposed reserve. The plat includes a commercial reserve and not a common area type reserve, therefore, the note does not clearly indicate maintenance responsibility.
2. Revise plat to specify the northing and southing for Point of Commencing (P.O.C) (Section 62-41 (b)(12)).

Plat Exhibit

[illegible]

[illegible]

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 UNIT 14 COMMERCIAL RESERVE, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA UNIT 14 COMMERCIAL RESERVE where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this 3rd day of June, 2022.

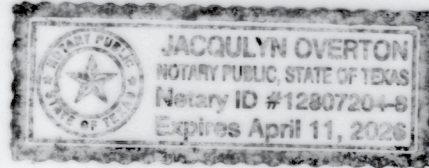
OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

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

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of June, 2022.



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of MERIDIANA UNIT 14 COMMERCIAL RESERVE 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 3rd day of June, 2022.

Planning, Development and Zoning Commission

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E. 6/6/22
Lee Walden, P.E., Date
President

Kerry L. Osburn 6/6/22
Kerry L. Osburn Date
Vice President

Brandon Middleton 6/6/22
Brandon Middleton Date
Secretary/Treasurer

Jarrod D. Aden, P.E., C.F.M. 6/6/22
Jarrod D. Aden, P.E., C.F.M. Date
District Engineer

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

BCCDD 5 ID# B220009

METES AND BOUNDS DESCRIPTION
MERIDIANA UNIT 14 COMMERCIAL RESERVE
BEING 1.534 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 1.534 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 884.331 ACRE TRACT RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 1.534 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 with cap stamped "E.H.R.A. 713-784-4500" called for and found marking the northerly end of a 25' radius return in the easterly right-of-way line of North Inspiration Way as per the plat of Meridiana Parkway Phase 6 recorded under File Number 2021001846 Brazoria County Plat Records (B.C.P.R.), and marking the southeasterly corner of North Inspiration Way as per plat recorded under File Number 2021007546 of the B.C.P.R.,

THENCE, along the easterly right-of-way line North Inspiration Way as per said recorded plat the following six (6) courses and distances:

North 30°06'57" West, for a distance of 205.86 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" called for and found marking a point of curvature,

In a northeasterly direction along the arc of said curve to the right having a radius of 770.00 feet, a central angle of 11°48'04", an arc length of 158.60 feet, and a chord bearing of North 24°12'54" West, for a distance of 158.32 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of tangency,

North 18°18'52" West, for a distance of 317.75 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of curvature to the left;

In a northwesterly direction along the arc of said curve to the left having a radius of 830.00 feet, a central angle of 32°02'51", an arc length of 464.25 feet, and a chord bearing of North 34°20'18" West, for a distance of 458.22 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of tangency,

North 50°21'43" West, for a distance of 176.75 feet a found a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for corner marking southwesterly corner and POINT OF BEGINNING of the herein described tract of land;

THENCE, continuing along the easterly right-of-way line of North Inspiration Way the following two (2) courses and distances:

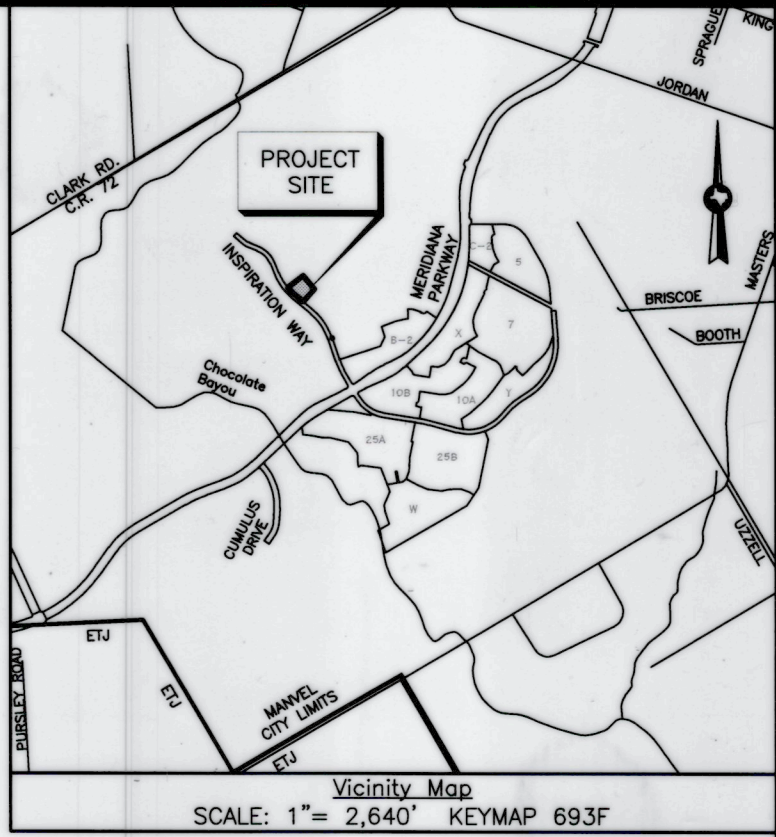
(1) North 50°21'43" West, for a distance of 151.66 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of curvature to the left;

(2) In a northwesterly direction along the arc of a curve to the right having a radius of 770.00 feet, an arc length of 137.36 feet, an angle of 10°13'15", and a chord bearing North 45°15'05" West, for a distance of 137.18 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;

(3) THENCE, North 51°47'53" East, for a distance of 268.71 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(4) THENCE, South 39°26'21" East, for a distance of 242.63 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for corner;

(5) THENCE, South 41°16'34" West, for a distance of 229.02 feet to the POINT OF BEGINNING and containing 1.534 acres of land.



BENCHMARK:

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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	50.00

**FINAL PLAT
MERIDIANA
UNIT 14
COMMERCIAL RESERVE**

BEING A SUBDIVISION OF 1.534 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE (1.534 Acres)

OWNER

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

SEPTEMBER 16, 2022

ENGINEER/SURVEYOR



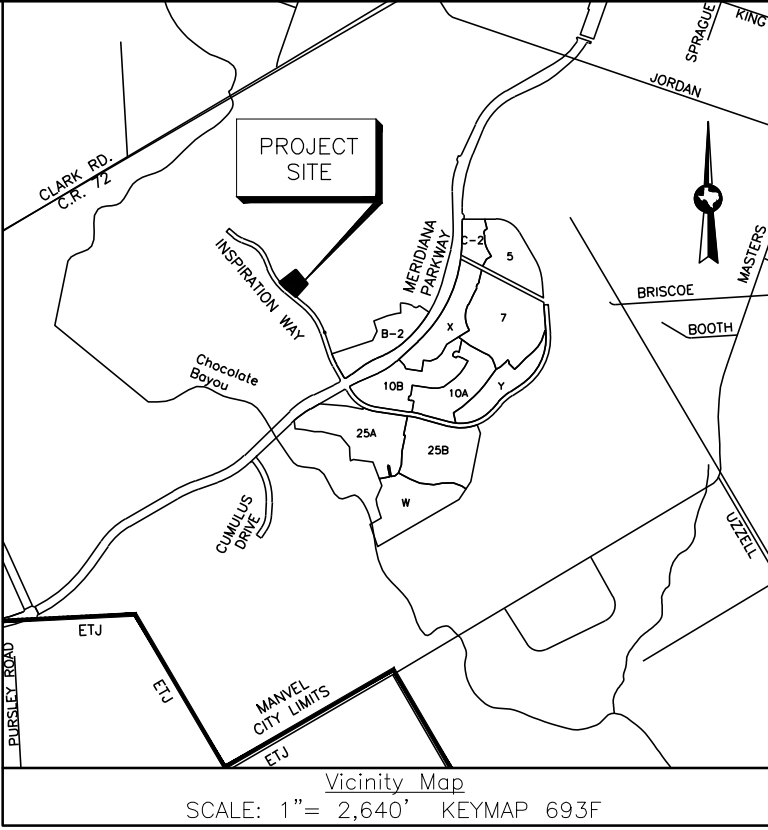
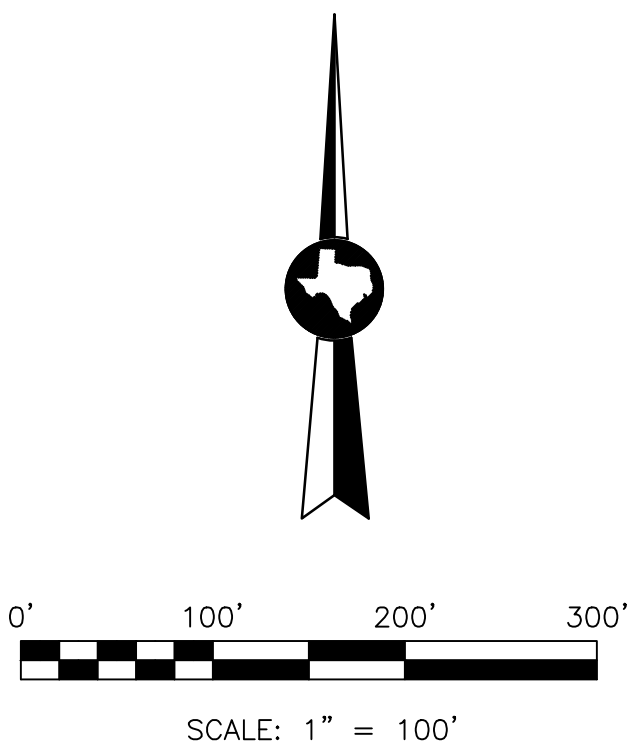
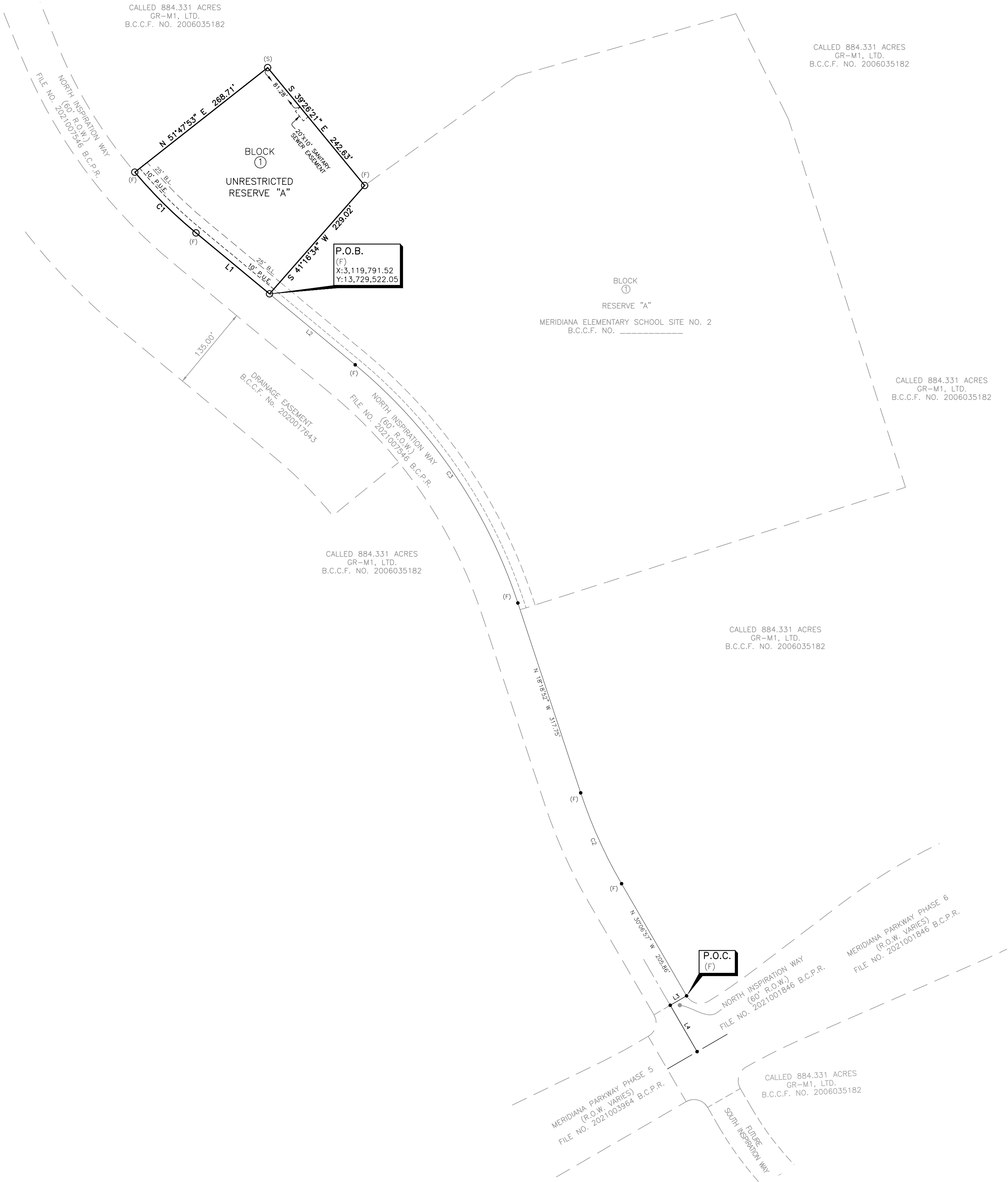
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral 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.
2. 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" (areas determined to be outside the 0.2% annual chance floodplain).
- 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.
3. B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500".
NO. indicates Number
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
R.O.W. indicates Right-Of-Way.
SQ. FT. Square Feet.
(S) indicates Set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500".
4. 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.
5. 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.
6. In general, the HOA shall maintain all open space reserves and parking reserves, a combination of the MUD and HOA shall maintain all detention reserves and recreation reserves, the owner and MUD shall maintain all unrestricted reserves, the respective pipeline company shall maintain any pipeline easements within a reserve, and the drainage district shall maintain any reserves with that district's facilities in it. The Meridiana Covenants, Conditions, and Restrictions, as recorded at Brazoria County Clerk's File number 2015051049, shall be the overriding authority regarding any questions of operation or maintenance of reserves. The MUD reserves the right to maintain its utilities within any reserve of this plat.
7. 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.
8. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
9. 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.
10. 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.
11. 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 for which a final, minor, or amending plat has not been approved by the city and filed of record. 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, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.
12. 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.
13. 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.
14. There are no visible or apparent pipelines within the boundaries of this subdivision.
15. 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.
16. The boundary for this plat has a closure in excess of 1:15,000.
17. The drainage on adjacent property will not be impacted by this development.
18. Reserve "A" provides a total of 0.00 acres of unencumbered open space within the boundary of this plat.
19. Development regulations and City permits are required on all property.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. 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.
5. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
6. This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
7. Land use within the subdivision is limited to an average imperviousness of no more than 80 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.
8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
10. 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.
11. 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.
12. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
13. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
16. 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.
17. 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.



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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	50.00'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	UNRESTRICTED	66,837 SQ.FT. / 1.534 ACRES

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	770.00'	11°01'31"	137.36'	N 41°46'05" W	137.18'
C2	770.00'	11°48'04"	158.60'	N 24°12'54" W	158.32'
C3	830.00'	32°02'51"	464.25'	N 34°20'18" W	458.22'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 50°21'43" W	151.66'
L2	N 50°21'43" W	176.75'
L3	S 59°53'03" W	30.00'
L4	S 30°06'57" E	85.13'

FINAL PLAT
MERIDIANA
UNIT 14
COMMERCIAL RESERVE

BEING A SUBDIVISION OF 1.534 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE (1.534 Acres)

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

SEPTEMBER 16, 2022

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.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.

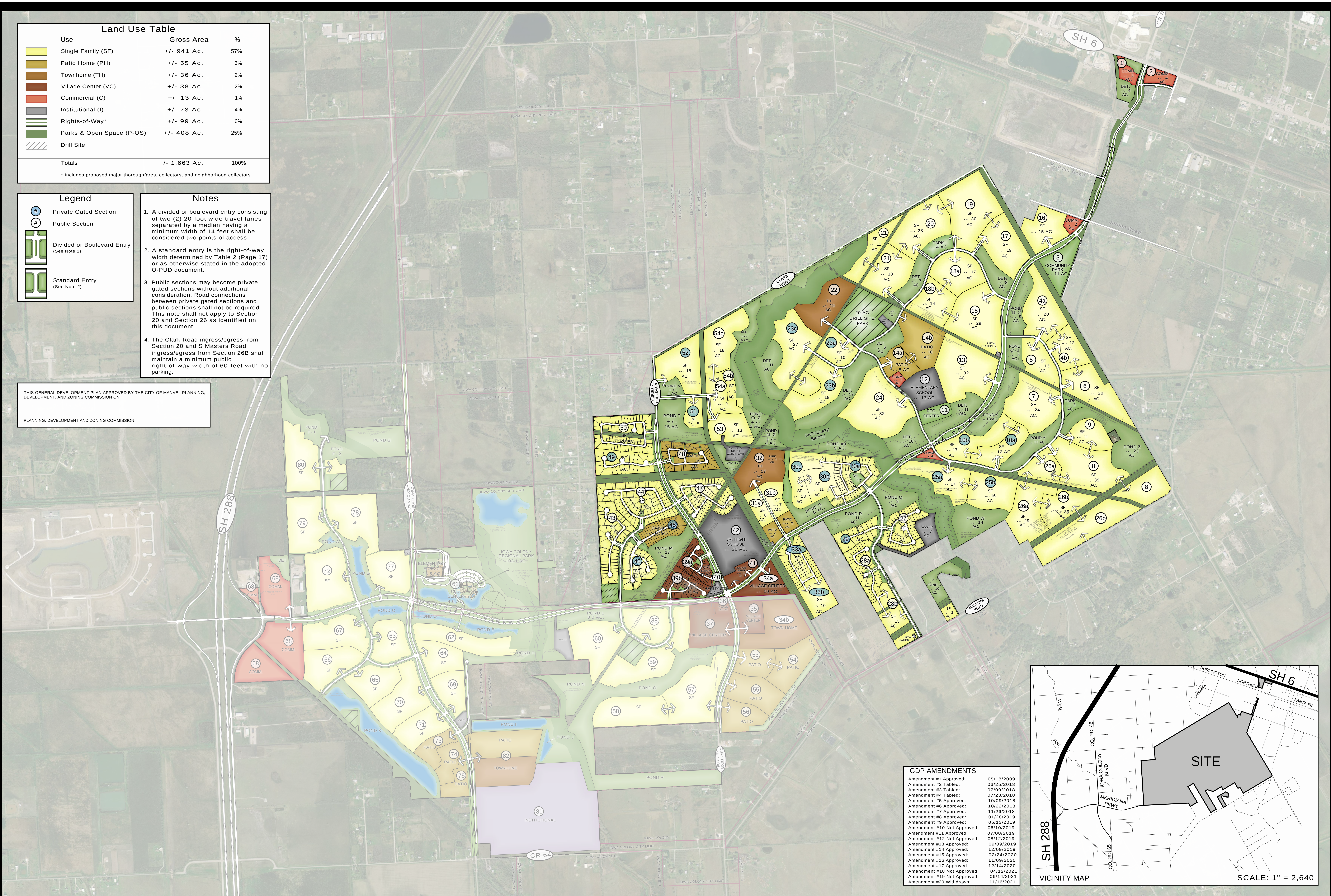
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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



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 26, 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 Detention
Reserves L-2 and O-2, being a subdivision of 46.90 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: 2022.09.20 15:22:50 -05'00'

SIGNATURE

September 20, 2022

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserves L-2 and O-2 - Final Plat
Applicant	Jackie Overton – EHRA Engineering
PD&Z Meeting Date	September 26, 2022
Recommendation	Conditional Approval
Submitted By	Jose Abraham, City Planner

Staff Recommendation

The City staff recommends conditional approval of this proposed plat - Meridiana Detention Reserves L-2 and O-2 - Final Plat with one (1) condition. The condition includes:

1. Revise Plat note# 17 to provide clarity on maintenance of all reserves and add a 4th column to the Reserve Table to show the entity responsible for maintenance of each Reserve. The note as written does not clearly indicate maintenance responsibility (Section 62-115 (b) & Section 47-6 (d) (2) of the Subdivision Ordinance and Section 5, 1.04, G.5.b of Design Criteria Manual).

[illegible]



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





STATE OF TEXAS: I
COUNTY OF BRAZORIA: I

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 DETENTION RESERVES 'L-2' AND 'O-2', do hereby make subdivision of sold property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, dlays, parks and esements as shown hereon and dedicate for public use, the streets, alleys, streets, parks and esements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage esements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage esements 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 aeral esements. The aeral esements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter esements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter esements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter esements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility esement that are designated with aeral esements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aeral esement 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 aeral esements. The aeral esements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back esements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back esements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back esements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility esements that are designated with aeral esements (U.E. & A.E.) as indicated and depicted hereon, whereby the aeral esement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this ____ day of _____, 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 I
COUNTY OF HARRIS I

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 ____ day of _____, 2022.

Notary Public in and for the
State of Texas
My Notary Commission Expires _____

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., President	Date	Kerry L. Osburn Vice President	Date
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Brandon Middleton Secretary/Treasurer	Date	Jarrod D. Aden, P.E., C.F.M. District Engineer	Date
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Note: Project field startup will start within 365 calendar days from date here shown.
Continuous and reasonable field site work is expected.

BCDDS REF ID # B220004

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

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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved of this plat of MERIDIANA DETENTION RESERVES 'L-2' AND 'O-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 ____ day of _____, 2022.

Planning, Development and Zoning Commission

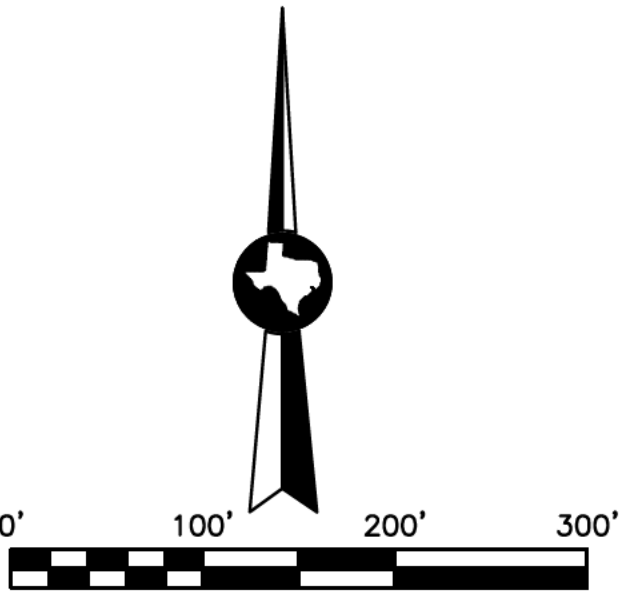
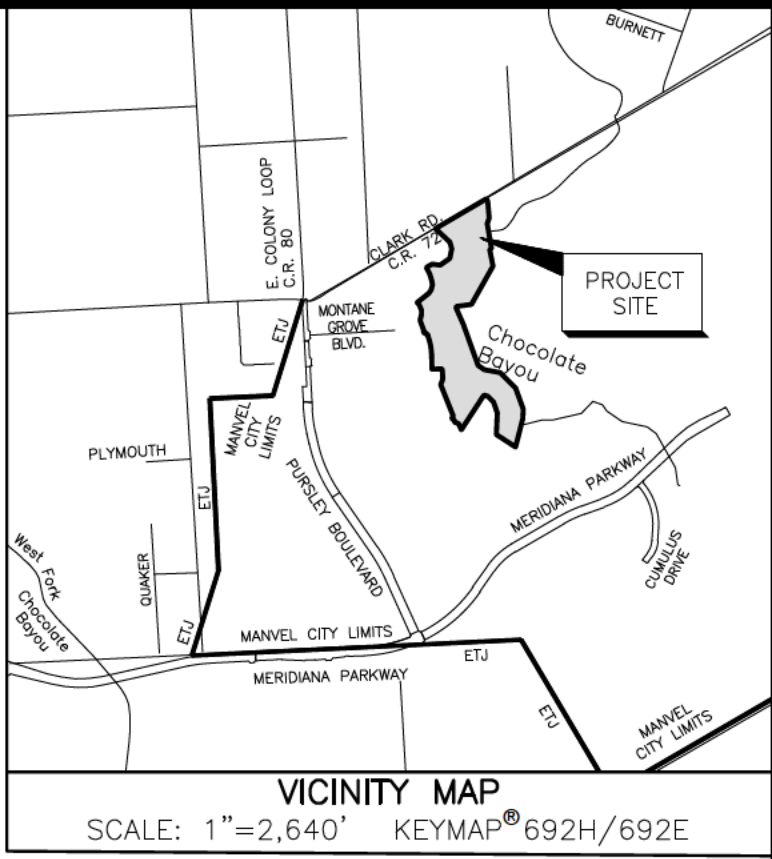
METES AND BOUNDS DESCRIPTION
MERIDIANA DETENTION RESERVES 'L-2' AND 'O-2'
BEING A 46.90 ACRE TRACT OF LAND SITUATED IN
THE OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 46.90 ACRE TRACT OF LAND IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT 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; THE SAID 46.90 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, Section 61, Abstract 282, same being the northwest corner of the said 884.331 acre tract and the northeast corner of that certain tract called 56.69 acres described in deed to GR-M1, LTD. recorded under B.C.C.F. NO. 2008047179;

THENCE, North 59°48'12" East, along the common line of the said Oliver Hall Survey and the said H.T. & B. R.R. Co. Survey, for a distance of 2,002.68 feet to "MAG" nail set marking the most northerly northwest corner and the POINT OF BEGINNING of the herein described tract of land;

- 1) THENCE, North 59°48'12" East, continuing along the common line of the said Oliver Hall Survey and the said H.T. & B. R.R. Co. Survey, for a distance of 811.42 feet to "MAG" nail set for corner;
- 2) THENCE, South 30°11'48" East, for a distance of 40.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 3) THENCE, South 04°04'08" East, for a distance of 226.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 4) THENCE, South 18°04'22" West, for a distance of 85.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 5) THENCE, South 10°04'07" East, for a distance of 350.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 6) THENCE, South 79°12'38" West, for a distance of 26.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 7) THENCE, South 12°01'24" East, for a distance of 232.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 8) THENCE, South 29°25'03" West, for a distance of 607.89 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 9) THENCE, South 83°04'01" West, for a distance of 207.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 10) THENCE, South 20°16'39" West, for a distance of 22.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 11) THENCE, South 24°21'18" East, for a distance of 246.87 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 12) THENCE, South 20°03'00" East, for a distance of 603.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 13) THENCE, South 55°51'54" East, for a distance of 102.02 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 14) THENCE, South 79°01'02" East, for a distance of 218.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 15) THENCE, South 45°22'14" East, for a distance of 297.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 16) THENCE, South 19°47'56" East, for a distance of 314.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 17) THENCE, South 03°18'59" West, for a distance of 130.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 18) THENCE, South 14°36'18" West, for a distance of 399.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the most southerly corner of herein described tract;
- 19) THENCE, North 56°46'50" West, for a distance of 313.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 20) THENCE, North 03°18'59" East, for a distance of 295.24 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 21) THENCE, North 19°47'56" West, for a distance of 163.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 22) THENCE, North 45°22'14" West, for a distance of 112.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 23) THENCE, North 78°01'02" West, for a distance of 51.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 24) THENCE, South 33°24'32" West, for a distance of 568.40 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 25) THENCE, North 21°50'54" West, for a distance of 97.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 26) THENCE, North 71°26'51" West, for a distance of 63.48 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;
- 27) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 60.00 feet, an arc length of 55.02 feet, an angle of 52°32'30", and a chord bearing North 37°43'06" West, for a distance of 53.11 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 28) THENCE, North 26°00'39" East, for a distance of 44.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 29) THENCE, North 21°50'54" West, for a distance of 462.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 30) THENCE, North 23°42'42" East, for a distance of 70.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 31) THENCE, North 00°36'57" West, for a distance of 76.93 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 32) THENCE, North 04°59'54" West, for a distance of 80.06 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 33) THENCE, South 87°08'57" West, for a distance of 137.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 34) THENCE, North 02°51'03" West, for a distance of 207.11 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;
- 35) THENCE, in a northerly direction along the arc of a curve to the left having a radius of 830.00 feet, an arc length of 246.13 feet, an angle of 16°59'25", and a chord bearing North 11°20'45" West, for a distance of 245.23 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;
- 36) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 85.00 feet, an arc length of 85.08 feet, an angle of 57°21'07", and a chord bearing North 48°31'01" West, for a distance of 81.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 37) THENCE, North 12°48'25" East, for a distance of 25.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 38) THENCE, North 21°45'58" West, for a distance of 154.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 39) THENCE, North 17°30'56" East, for a distance of 82.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 40) THENCE, North 01°35'53" West, for a distance of 61.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 41) THENCE, North 21°41'39" West, for a distance of 85.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 42) THENCE, North 46°09'36" West, for a distance of 40.23 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 43) THENCE, North 53°26'02" East, for a distance of 200.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 44) THENCE, North 31°59'10" East, for a distance of 60.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 45) THENCE, North 15°42'36" East, for a distance of 70.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 46) THENCE, North 08°21'30" West, for a distance of 72.04 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 47) THENCE, North 20°44'42" West, for a distance of 85.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 48) THENCE, North 25°57'24" West, for a distance of 98.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 49) THENCE, North 59°48'12" East, for a distance of 91.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 50) THENCE, South 83°48'25" East, for a distance of 108.89 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 51) THENCE, North 54°50'48" East, for a distance of 159.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 52) THENCE, North 12°25'32" East, for a distance of 133.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 53) THENCE, North 17°15'53" West, for a distance of 95.67 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 54) THENCE, North 46°32'47" West, for a distance of 269.02 feet to the POINT OF BEGINNING and containing 46.90 acres of land.



SCALE: 1" = 100'

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

FINAL PLAT MERIDIANA DETENTION RESERVES 'L-2' AND 'O-2'

BEING A SUBDIVISION OF 46.90 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 3 RESERVES (46.16 ACRES)

OWNER

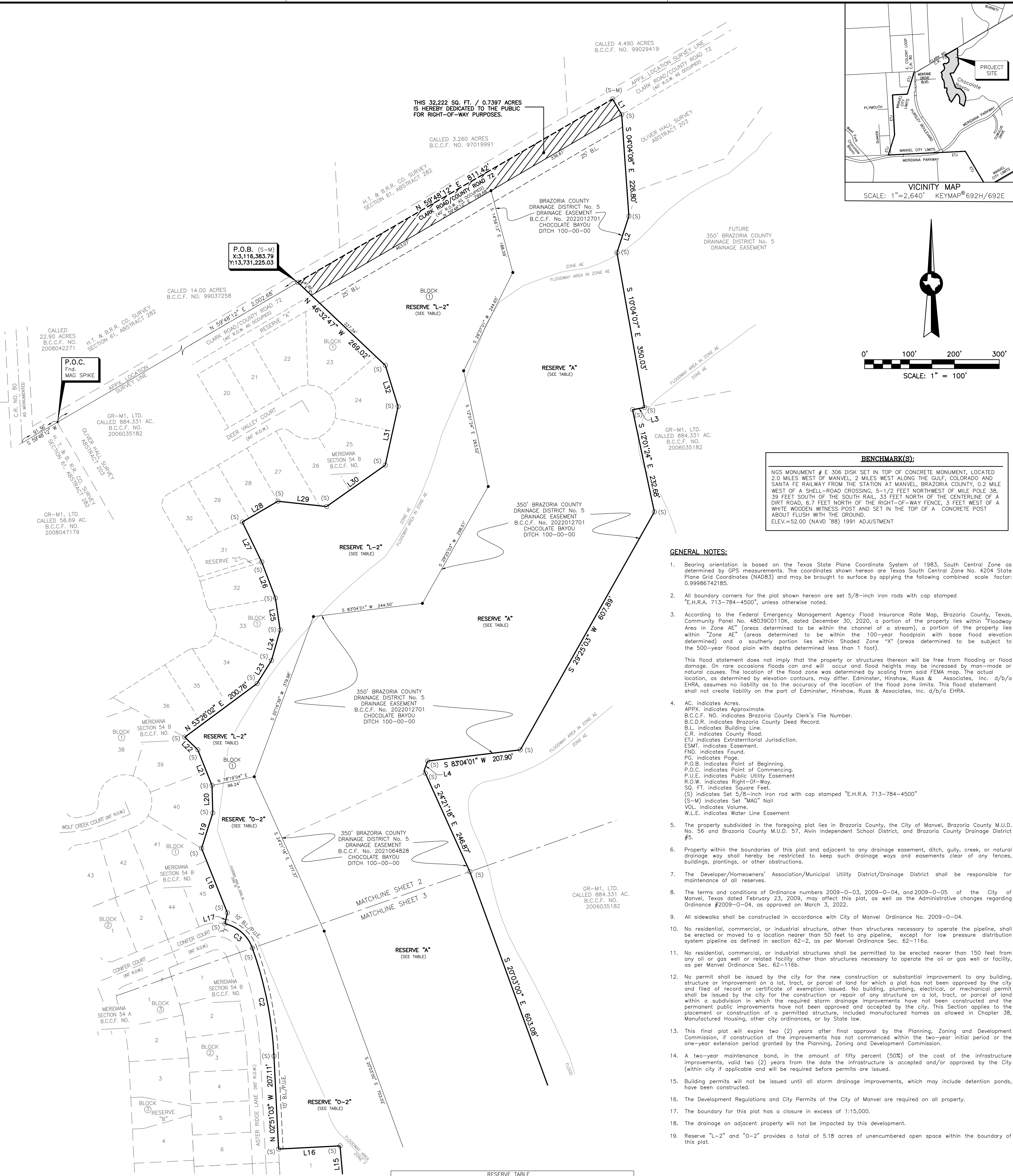
GR-M1, LTD.,
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

AUGUST 12, 2022

ENGINEER/SURVEYOR



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



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

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	1,322,344 SQ.FT. / 30.36 ACRES
L-2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	302,445 SQ.FT. / 6.94 ACRES
O-2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	386,037 SQ.FT. / 8.86 ACRES
TOTAL		2,010,826 SQ.FT. / 46.16 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 30°11'48" E	40.00'
L2	S 18°04'22" W	85.30'
L3	S 79°12'38" W	26.91'
L4	S 20°16'39" W	22.70'
L5	S 55°51'54" W	102.02'
L6	S 03°18'59" W	130.98'
L7	N 19°47'56" W	163.34'
L8	N 45°22'14" W	112.12'
L9	N 79°01'02" W	51.34'
L10	N 21°50'54" W	97.32'
L11	N 71°26'51" W	63.48'
L12	N 26°00'39" E	44.33'
L13	N 23°42'42" E	70.75'
L14	N 00°36'57" W	76.93'
L15	N 04°59'54" W	80.06'
L16	S 87°08'57" W	137.00'
L17	N 12°48'25" E	25.00'
L18	N 21°45'58" W	154.62'
L19	N 17°30'56" E	82.63'
L20	N 01°35'53" W	61.18'
L21	N 21°41'39" W	85.62'
L22	N 46°09'36" W	40.23'
L23	N 31°59'10" E	60.30'
L24	N 15°42'36" E	70.49'
L25	N 08°21'30" W	72.04'
L26	N 20°44'42" W	85.68'
L27	N 25°57'24" W	98.98'
L28	N 59°48'12" E	91.84'
L29	S 83°48'25" E	108.89'
L30	N 54°50'48" E	159.84'
L31	N 12°25'32" E	133.73'
L32	N 17°15'53" W	95.67'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	60.00'	52°32'30"	55.02'	N 37°43'06" W
C2	830.00'	1°59'24"	246.13'	N 11°20'45" W
C3	85.00'	57°21'07"	85.08'	N 48°31'01" W

FINAL PLAT MERIDIANA DETENTION RESERVES 'L-2' AND 'O-2'

BEING A SUBDIVISION OF 46.90 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 3 RESERVES (46.16 ACRES)

OWNER

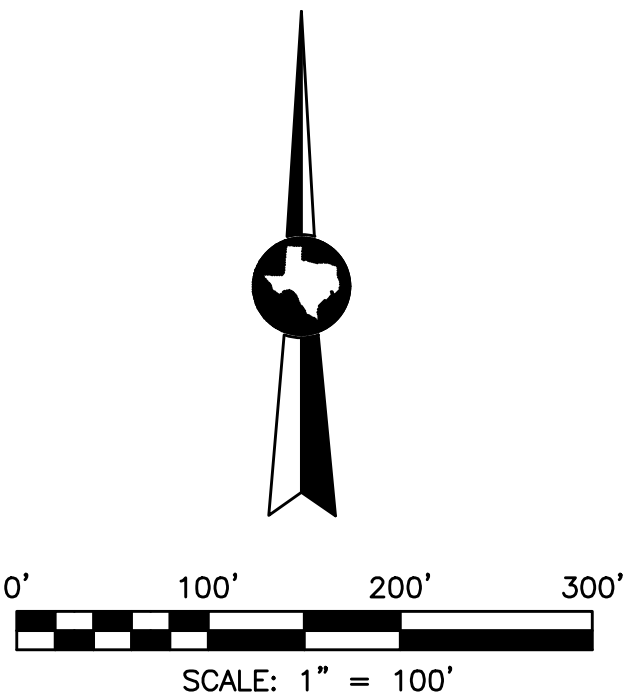
GR-M1, LTD.,
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
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AUGUST 12, 2022

ENGINEER/SURVEYOR



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



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 SOUTH 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, 1 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WEEB POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	1,322,344 SQ.FT. / 30.36 ACRES
L-2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	302,445 SQ.FT. / 6.94 ACRES
O-2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	386,037 SQ.FT. / 8.86 ACRES
TOTAL		2,010,826 SQ.FT. / 46.16 ACRES

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.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.

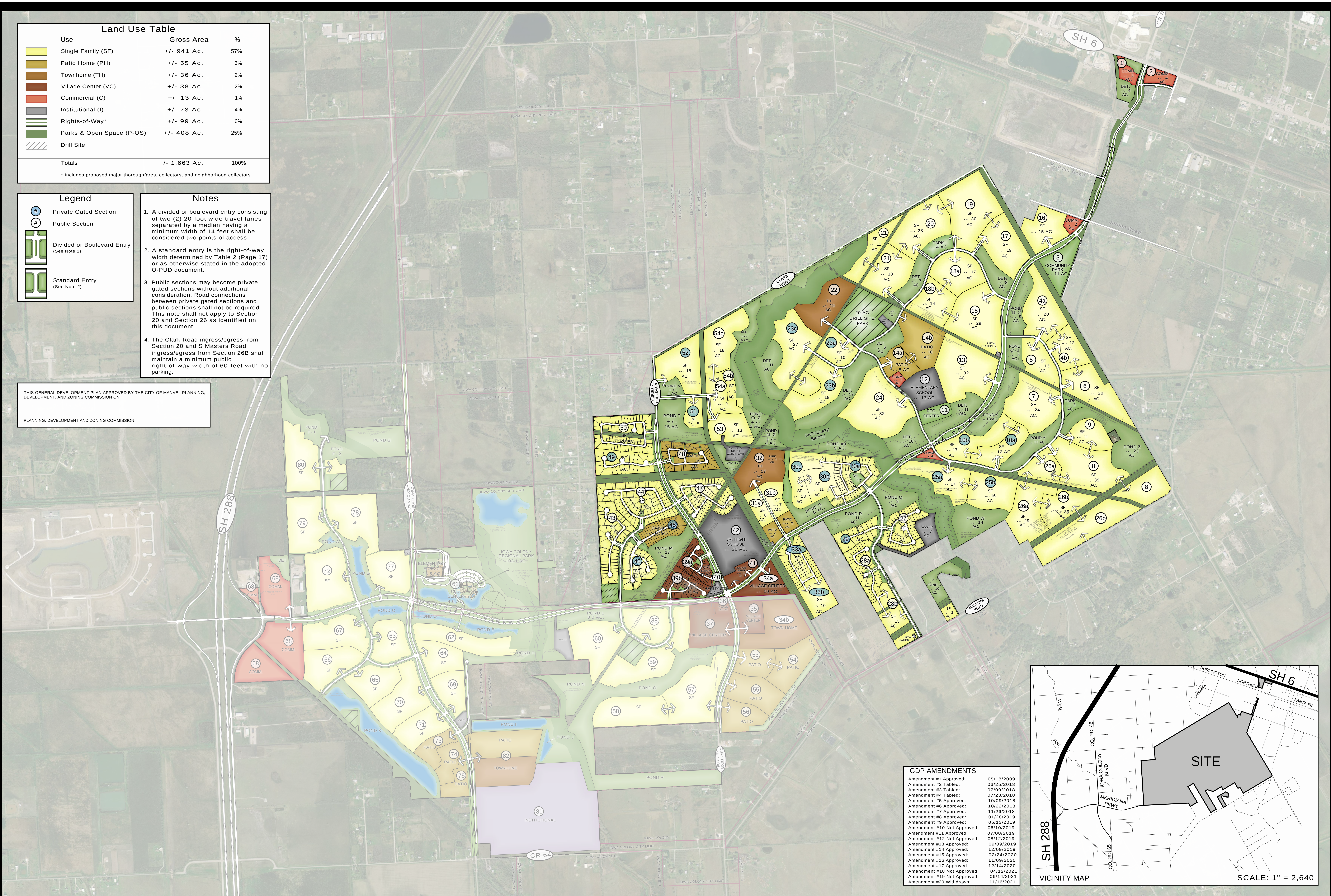
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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.

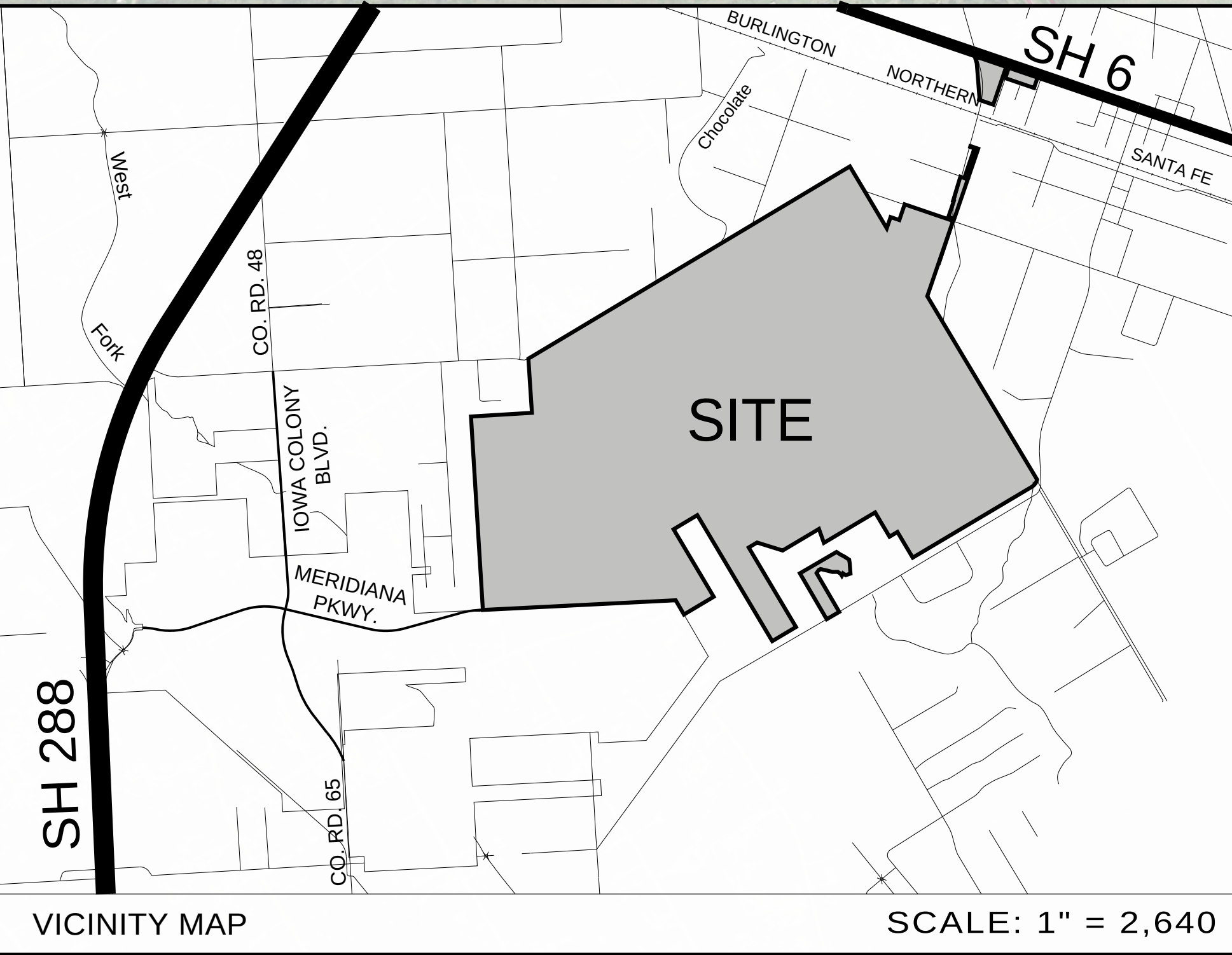
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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





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 26, 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
32A, being a subdivision of 1.029 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: 2022.09.20 15:25:49 -05'00'

SIGNATURE

September 20, 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 32A - Final Plat
Applicant	Jackie Overton – EHRA Engineering
PD&Z Meeting Date	September 26, 2022
Recommendation	Conditional Approval
Submitted By	Jose Abraham, City Planner

Staff Recommendation

The City staff recommends conditional approval of this proposed plat - Meridiana Section 32A - Final Plat with one (1) condition. The condition includes:

1. Revise Plat note# 17 to provide clarity on maintenance of all reserves and add a 4th column to the Reserve Table to show the entity responsible for maintenance of each Reserve. The note as written does not clearly indicate maintenance responsibility (Section 62-115 (b) & Section 47-6 (d) (2) of the Subdivision Ordinance and Section 5, 1.04, G.5.b of Design Criteria Manual).



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

Plat Exhibit

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 foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this _____ day of August, 2022.

Notary Public in and for the State of Texas
My commission expires _____

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

President

Secretary/Treasurer

Notary Public in and for the State of Texas
My commission expires _____

4 LOTS 2 BLOCKS 3 RESERVES (0.0036 Acres)

OWNER:
QPM-LLP
A TEXAS LIMITED PARTNERSHIP
10011 MEADOWS LANE
HOUSTON, TEXAS 77042
TELEPHONE NO. 713-344-4550
FAX NO. 713-344-4550
TELETYPE NO. 713-344-4550

SEPTEMBER 6, 2022
ENGINEER/SURVEYOR

EHRA
ENGINEERING & SURVEYING
10011 MEADOWS LANE
HOUSTON, TEXAS 77042
TELEPHONE NO. 713-344-4550
FAX NO. 713-344-4550
TELETYPE NO. 713-344-4550

Sht. 1 of 2

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, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Section 32A, 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 above and foregoing subdivision of Meridiana Section 32A where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

OWNER

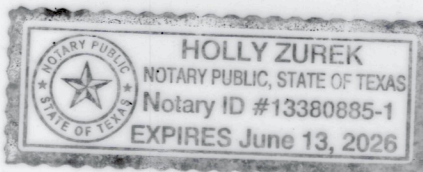
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

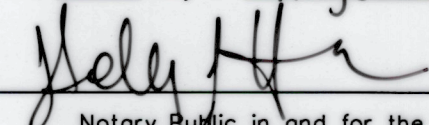
BY: 
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

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

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

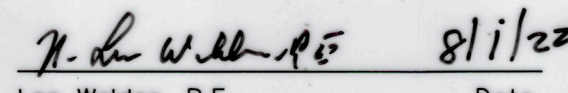


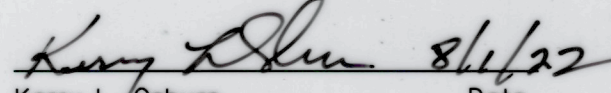

Notary Public in and for the
State of Texas
My Notary Commission Expires June 13, 2026

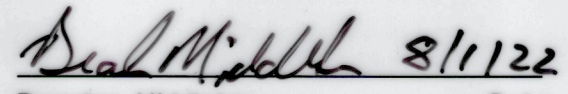
This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of Meridiana Section 32A in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this day of 2022.

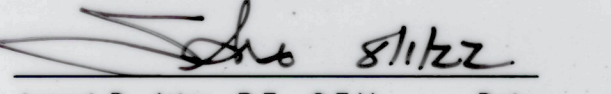
Planning, Development and Zoning Commission

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5


Lee Walden, P.E.,
President


Kerry L. Osburn
Vice President


Brandon Middleton
Secretary/Treasurer


Jarrod D. Aden, P.E., C.F.M.
District Engineer

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

BCDD 5 ID# B220019

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 oil 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

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 32A
BEING 1.029 ACRES TRACT OF LAND SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 1.029 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF THE 884.331 ACRES CONVEYED TO GR-M1 UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 1.029 ACRE TRACT 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):

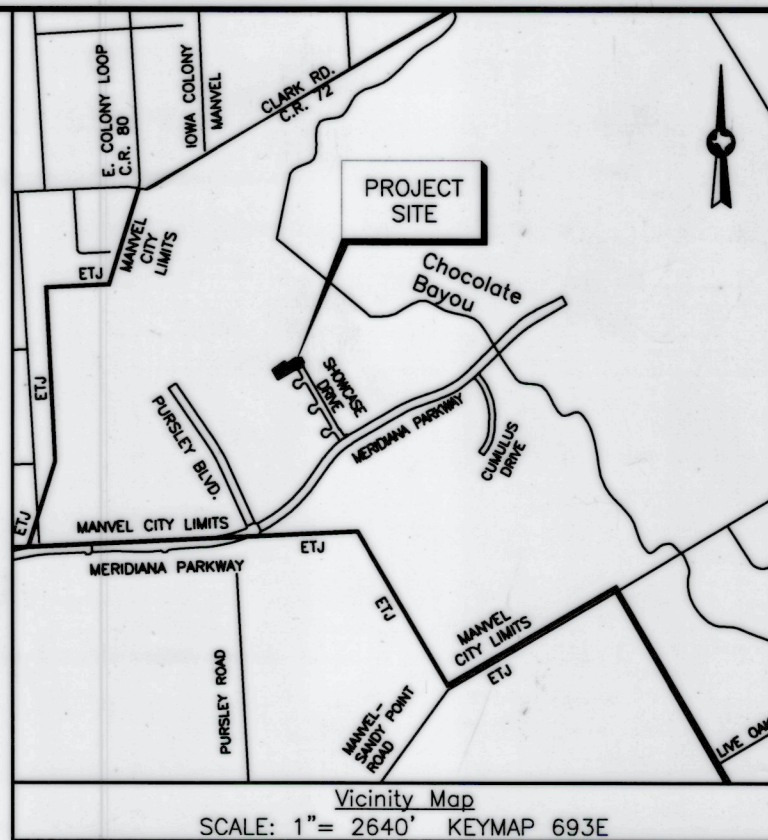
COMMENCING at a 5/8-inch iron rod found at the original southeasterly corner of the said 884.331 acre tract, some being the northeasterly corner of Lot 1 of Lulling Stone Section One, a subdivision as per plot recorded in Volume 21, Page 267-270 of the Brazoria County Plat Records (B.C.P.R.);

THENCE, North 30°16'05" West, along the easterly line of said 884.331 acre tract, for a distance of 1,310.48 feet to a point for corner;

THENCE, South 59°43'55" West, for a distance of 7,543.78 to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the northeasterly terminus point of Showcase Lane (80-feet-wide) as shown on Meridiana Section 31A a subdivision plot Recorded under B.C.C.F. NO. 2022000903 and the POINT OF BEGINNING of the herein described tract;

THENCE, along the northerly line of said Meridiana section 31A the following three (3) courses and distances:

- 1) South 60°00'02" West, for a distance of 90.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- 2) North 74°59'58" West, for a distance of 20.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;
- 3) South 60°00'02" West, for a distance of 269.39 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the southwesterly corner of herein described tract;
- 4) THENCE, North 29°59'58" West, for a distance of 126.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner of herein described tract;
- 5) THENCE, North 55°29'43" East, for a distance of 174.03 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 to the left;
- 6) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 475.00 feet, on arc length of 9.55 feet, an angle of 01°09'07", and a chord bearing South 35°06'56" East, for a distance of 9.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 7) THENCE, South 35°41'30" East, for a distance of 35.39 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 8) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, on arc length of 3.89 feet, an angle of 08°54'27", and a chord bearing South 40°08'43" East, for a distance of 3.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 9) THENCE, North 54°15'41" East, for a distance of 154.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 10) THENCE, South 29°59'58" East, for a distance of 34.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 11) THENCE, North 60°00'02" East, for a distance of 66.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the most easterly northeast corner of herein described tract;
- 12) THENCE, South 29°59'58" East, for a distance of 50.00 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;
- 13) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 25.00 feet, on arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 15°00'02" West, 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 marking a point of tangency;
- 14) THENCE, South 29°59'58" East, for a distance of 12.50 feet to the POINT OF BEGINNING and containing 1.029 acres of land.



MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	49.70

FINAL PLAT
MERIDIANA SECTION 32A

BEING A SUBDIVISION OF 1.029 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

4 LOTS 2 BLOCKS 3 RESERVES (0.1636 Acres)

OWNER

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

SEPTEMBER 16, 2022

ENGINEER/SURVEYOR



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

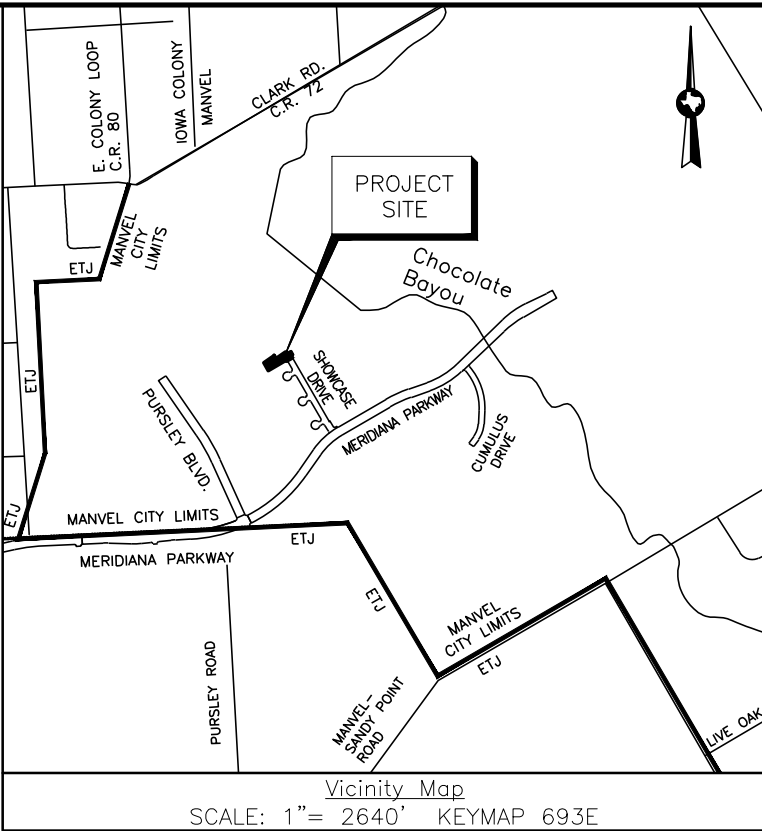
GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral 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: 0.99986742165.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803900110K, dated December 30, 2020. The property lies within unshaded "Zone X" (areas determined to be outside 500-year flood plain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
3. AC. indicates Acres
B.C.D.R. indicates Brazoria County Deed Records
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.P.R. indicates Brazoria County Plat Records
B.L. indicates Building Line
E.T.J. indicates Extraterritorial Jurisdiction
FND indicates Found
I.R. indicates Iron Rod
(F) Indicates Found 5/8-inch capped iron rod stamped "E.H.R.A 713-745-4500"
PG. indicates Page
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
RES indicates Reserve
SQ. FT. indicates Square Feet
U.E. indicates Utility Easement
VOL. indicates Volume
 indicates Street Name Change
4. 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.
5. 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.
6. 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 number 2009-0-04, approved on March 3, 2022.
7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
8. 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. 62-116b.
9. 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.
10. 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 for which a final, minor, or amending plat has not been approved by the city and filed of record. 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.
11. 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.
12. 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).
13. There are no visible or apparent pipelines within the boundaries of this subdivision.
14. 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.
15. The boundary for this plat has a closure in excess of 1:15,000.
16. The drainage on adjacent property will not be impacted by this development.
17. In general, the HOA shall maintain all open space reserves and parking reserves, a combination of the MUD and HOA shall maintain all detention reserves and recreation reserves, the owner and MUD shall maintain all unrestricted reserves, the respective pipeline company shall maintain any pipeline easements within a reserve, and the drainage district shall maintain any reserves with that district's facilities in it. The Meridiana Covenants, Conditions, and Restrictions, as recorded at Brazoria County Clerk's File number 2015051049, shall be the overriding authority regarding any questions of operation or maintenance of reserves. The MUD reserves the right to maintain its utilities within any reserve of this plat.
18. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
19. The Development Regulations and City Permits of the City of Manvel are required on all property.
20. 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 dedicatior, his heirs, assigns, or successors.
21. 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 32A 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.

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	3,170 SQ.FT. / 0.0728 ACRES
B	PARKING PURPOSES	1,456 SQ.FT. / 0.0334 ACRES
C	LANDSCAPE, OPEN SPACE, UTILITY PURPOSES	2,501 SQ.FT. / 0.0574 ACRES
TOTAL		7,127 SQ.FT. / 0.1636 ACRES

OFF-STREET GUEST PARKING SPACES		
NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
4	1	6

Block	Lot	Sq. Feet	Lot Width
1	1	3,338	34.81'
1	2	4,310	34.03'
1	3	4,603	38.07'
1	4	4,833	43.59'
* LOT WIDTH MEASURED AT THE FRONT BUILDING LINE.			



BENCHMARK:

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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	49.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 60°00'02" W	90.00'
L2	N 74°59'58" W	20.65'
L3	S 35°41'30" E	35.39'
L4	S 29°59'58" E	34.18'
L5	N 60°00'02" E	66.38'
L6	S 29°59'58" E	50.00'
L7	S 29°59'58" E	12.60'
L8	N 35°41'30" W	35.39'
L9	N 14°18'51" E	10.87'
L10	N 29°59'58" W	20.50'
L11	S 60°00'02" W	71.00'
L12	S 29°59'58" E	20.50'
L13	S 04°54'31" W	25.66'
L14	S 25°15'16" W	20.00'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	475.00'	1°09'07"	9.55'	S 35°06'56" E
C2	25.00'	8°54'27"	3.89'	S 40°08'43" E
C3	25.00'	90°00'00"	39.27'	S 15°00'02" W
C4	50.00'	84°18'28"	73.57'	N 77°50'44" W
C5	500.00'	1°09'13"	10.07'	N 35°06'53" W
C6	25.00'	90°00'00"	39.27'	N 74°59'58" W
C7	25.00'	16°15'37"	7.69'	S 51°52'14" W
C8	50.00'	12°13'33"49"	106.08'	N 75°28'40" W
C9	25.00'	20°59'44"	9.16'	N 25°11'38" W
C10	525.00'	1°09'19"	10.59'	N 35°06'50" W
C11	25.00'	84°18'28"	36.79'	S 77°50'44" E

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. 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.
5. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
6. This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
7. 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.
8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
10. 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.
11. 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.
12. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
13. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
16. 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.
17. 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 procedure; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.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.

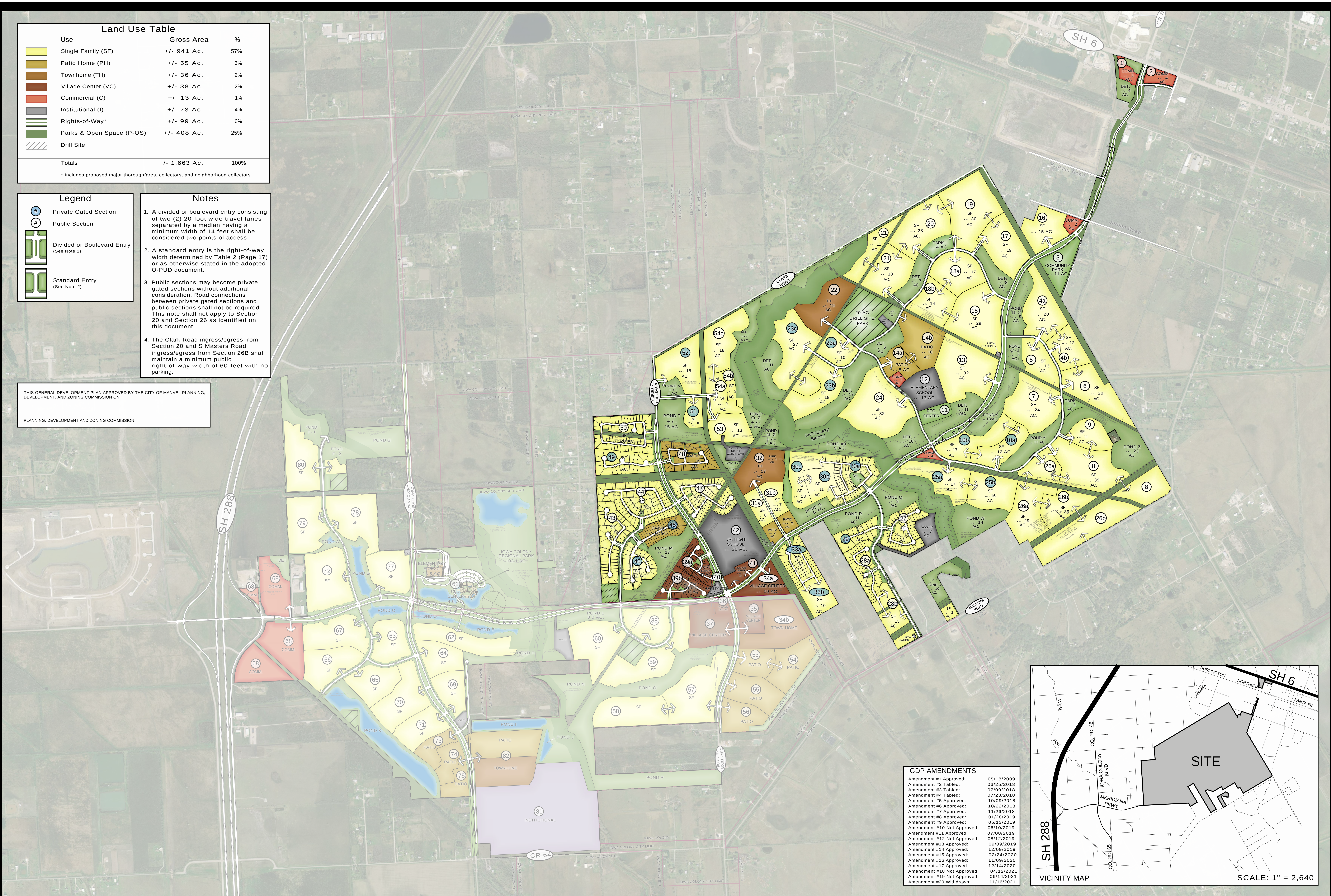
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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





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 26, 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: _____

E-mail Address: bedwards@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat for Pomona Section 27, being a
subdivision of 85.449 acres of land located in the H.T.& B.R.R. Co. Survey, Sec 78 (AKA)
J.S. Talmage Survey, Abstract 563, Brazoria County, Texas, being a portion of Lots 1-6, 11-16
and 22-26 of Sec 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.

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: 2022.09.20 15:14:51 -05'00'

SIGNATURE

September 20, 2022

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

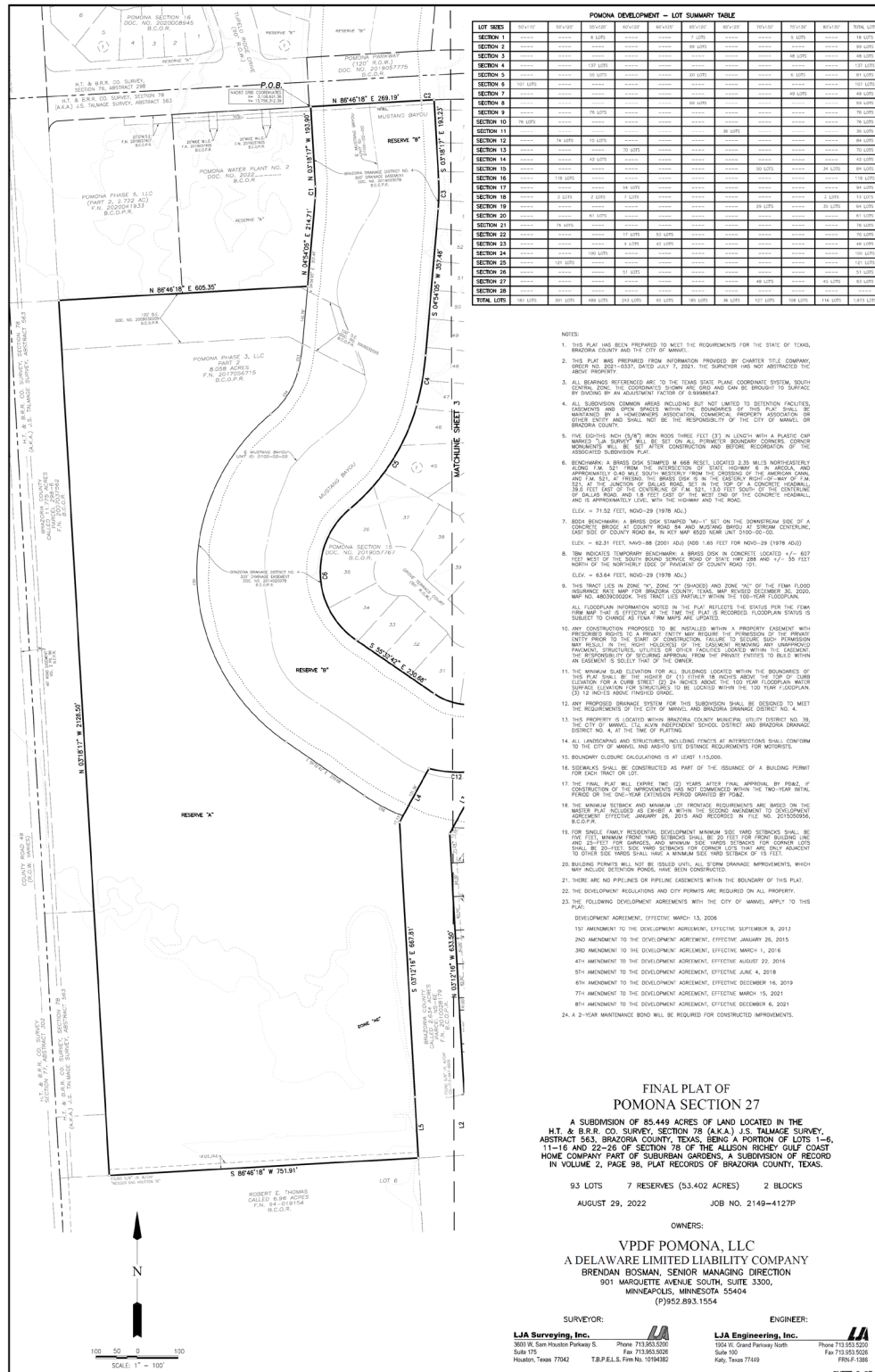
Plat Name	Pomona Section 27 – Final Plat
Applicant	Lacey Bell – LJA Engineering
PD&Z Meeting Date	September 26, 2022
Recommendation	Denial
Submitted By	Jose Abraham, City Planner

Staff Recommendation

The City staff recommends denial of this proposed plat - Pomona Section 27 – Final Plat

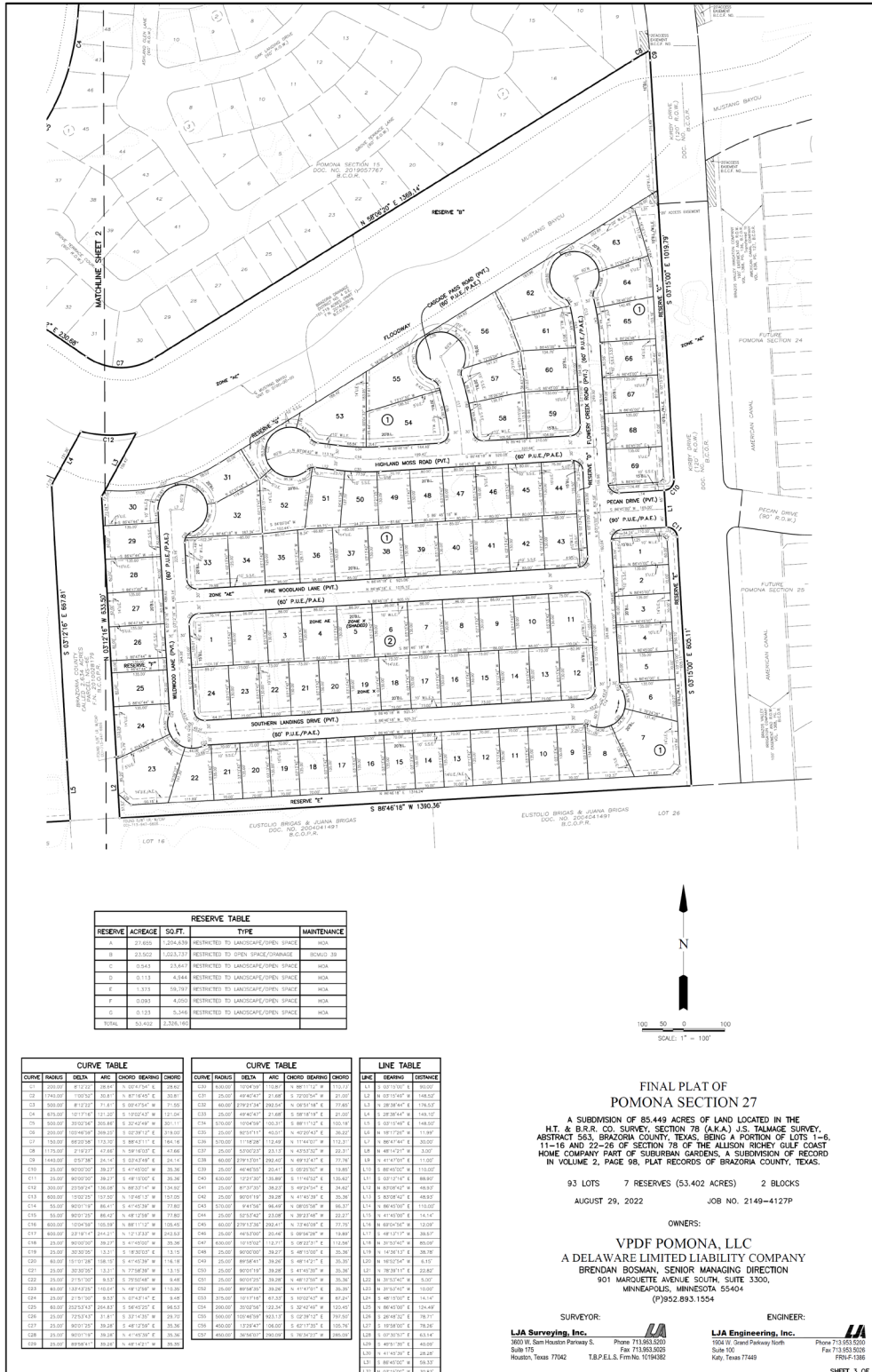
This plat submittal does not address following deficiencies pertaining to Chapter 62, Subdivision Ordinance and associated Development Agreement:

1. Provide signature at the time of final submittal (Section 62-41 (b)(4)).
2. Provide Drainage plan approval and Drainage District Signatures (Section 62-41 (b) (20)).
3. The subdivision layout includes changes from the layout approved as part of the preliminary 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. Provide letter from all applicable utility companies indicating that their required easements are correctly shown on the plat and verifying availability of utility service (Section 62-41 (b) (20)).
5. Revise Lot Summary table to include the proposed number of lots in Section 28 (Section 62-38 (a) (10)).
6. Revise Note# 13 to indicate accurate Municipal Utility District jurisdiction (Section 62-41 (b)).
7. Revise to include City limit and/or ETJ boundary lines on the face of the plat (Section 62-41 (b)).
8. Provide pdf copies of approved construction plans (Section 62-41 (b) (27)).





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



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, VPDF POMONA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR OF VARDE PARTNERS, INC., A DELAWARE CORPORATION, MANAGER OF VP FINDERS 2 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER OF VPDF POMONA LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND POMONA LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, POMONA PHASE 4, LLC, A TEXAS LIMITED LIABILITY COMPANY, POMONA PHASE 3, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND POMONA PHASE T, 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 27, 85.449 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 1-6, 11-16 AND 22-26 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOMES COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF POMONA SECTION 27 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 HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR OF VARDE PARTNERS, INC., A DELAWARE CORPORATION, MANAGER OF VP FINDERS 2 HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER OF VPDF POMONA LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 MINNESOTA
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR OF VPDF POMONA, LLC, A DELAWARE 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

IN TESTIMONY HERETO, POMONA LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, POMONA PHASE 4, LLC, A TEXAS LIMITED LIABILITY COMPANY, POMONA PHASE 3, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND POMONA PHASE T, LLC, A TEXAS 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 LAND, LLC,
POMONA PHASE 3, LLC,
POMONA PHASE 4, LLC
POMONA PHASE T, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: BRIAN CARLOCK, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF _____

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

WE, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA , SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2021061694 AND 2021061698. 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,
NATIONAL ASSOCIATION

BY: _____

PRINT NAME: _____

TITLE: _____

STATE OF MINNESOTA
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT 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 MINNESOTA

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 SET MARKERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

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

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS AND GUIDELINES" AND THESE APPROVED DRAINAGE PLANS AND/ OR PLAT, THE DISTRICT'S "RULES, REGULATIONS & GUIDELINES" SHALL GOVERN AND PREVAIL. ANY APPROVED VARIANCES SHALL BE ITEMIZED ON THE COVER SHEET AND PLACED ON THE APPROPRIATE SHEET WHERE APPLICABLE. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

BDD4 REF. ID #22-000077

BEING 85.449 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 1-6, 11-16, AND 22-26 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPAN, PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORD OF BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), ALSO BEING A PORTION OF THAT CERTAIN CALLED 382.586 ACRE TRACT CONVEYED TO POMONA LAND, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2017030819, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 136.648 ACRE TRACT (DESCRIBED AS TRACT 3) AND THAT CERTAIN CALLED 19.597 ACRE TRACT (DESCRIBED AS TRACT 4) CONVEYED TO POMONA PHASE 4, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2018052949, B.C.O.P.R., AND ALL OF THAT CERTAIN CALLED 8.058 ACRE TRACT (DESCRIBED AS PART 2) CONVEYED TO POMONA PHASE 3, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2017056715, B.C.O.P.R., ALL OF THAT CERTAIN CALLED 5.259 ACRE TRACT CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082861, B.C.O.P.R., AND ALL OF THAT CERTAIN CALLED 34.293 ACRE TRACT CONVEYED TO MHI PARTNERSHIP, LTD, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021084453, B.C.O.P.R. SAID 85.449 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 "WEISSER ENG HOUSTON TX" FOUND FOR THE SOUTHWEST CORNER OF SAID 5.259 ACRES, SAME BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 48;

THENCE, NORTH 03° 18' 17" WEST, ALONG THE WEST LINE OF SAID 5.259 ACRE TRACT AND SAID 19.597 ACRE TRACT, SAME BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 48, PASSING AT 1312.59 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET, MARKING THE NORTHWEST CORNER OF SAID 19.597 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE AFOREMENTIONED 8.058 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID 8.058 ACRE TRACT, SAME BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 48 FOR A TOTAL DISTANCE OF 2,128.50 FEET TO THE NORTHWEST CORNER OF SAID 8.058 ACRES, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 2.722 ACRE TRACT (DESCRIBED AS PART 2), CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041933, B.C.O.P.R.;

THENCE, NORTH 86° 46' 18" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID 8.058 ACRES, SAME BEING THE SOUTH LINE OF SAID 2.722 ACRES, PASSING AT 272.88 FEET, THE SOUTHEAST CORNER OF SAID 2.722 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 3.561 ACRE TRACT CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041934, B.C.O.P.R., AND CONTINUING ALONG THE NORTH LINE OF SAID 8.058 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 3.561 ACRE TRACT, FOR A TOTAL DISTANCE OF 605.35 FEET TO THE NORTHEAST CORNER OF SAID 8.058 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 3.561 ACRE TRACT;

THENCE, ALONG THE EASTERLY LINE OF SAID 3.561 ACRE TRACT, THE FOLLOWING THREE (3) COURSES;

- NORTH 04° 54' 05" EAST, 214.71 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 28.64 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 08° 12' 22", AND A CHORD WHICH BEARS NORTH 00° 47' 54" EAST, 28.62 FEET TO A POINT FOR CORNER;
- NORTH 03° 18' 17" WEST, 193.90 FEET TO A POINT FOR CORNER, SAME BEING ON THE SOUTHERLY LINE OF POMONA PARKWAY STREET DEDICATION NO. 3, A SUBDIVISION OF RECORD IN FILE NUMBER 2019057775, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.);

THENCE, ALONG THE SOUTHERLY LINE OF SAID POMONA PARKWAY STREET DEDICATION NO. 3, THE FOLLOWING TWO (2) COURSES;

- NORTH 86° 46' 18" EAST, 269.19 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 30.81 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,740.00 FEET, A ANTRAL ANGLE OF 01° 00' 52", AND A CHORD WHICH BEARS NORTH 87° 16' 45" EAST, 30.81 FEET TO A POINT FOR CORNER, SAME BEING THE NORTHWEST CORNER OF POMONA SECTION 15, A SUBDIVISION OF RECORD IN FILE NUMBER 2019057767, B.C.P.R.;

THENCE, ALONG THE PERIMETER OF SAID POMONA SECTION 15, THE FOLLOWING TEN (10) COURSES;

- SOUTH 03° 18' 17" EAST, 193.23 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 71.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 08° 12' 22", AND A CHORD WHICH BEARS SOUTH 00° 47' 54" WEST, 71.55 FEET TO A POINT FOR CORNER;
- SOUTH 04° 54' 05" WEST, 357.48 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 121.20 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 675.00 FEET, A CENTRAL ANGLE OF 10° 17' 16", AND A CHORD WHICH BEARS SOUTH 10° 02' 43" WEST, 121.04 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;
- 305.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 35° 02' 56", AND A CHORD WHICH BEARS SOUTH 32° 42' 49" WEST, 301.11 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 369.25 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 105° 46' 59", AND A CHORD WHICH BEARS SOUTH 02° 39' 12" EAST, 319.00 FEET TO A POINT FOR CORNER;
- SOUTH 55° 32' 42" EAST, 230.68 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 173.70 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 68° 02' 58", AND A CHORD WHICH BEARS SOUTH 88° 43' 11" EAST, 164.16 FEET TO A POINT FOR CORNER;
- NORTH 58° 06' 20" EAST, 1,369.14 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 47.66 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1175.00 FEET, A CENTRAL ANGLE OF 02° 19' 27", AND A CHORD WHICH BEARS NORTH 59° 16' 03" EAST, 47.66 FEET TO THE MOST EASTERLY CORNER OF SAID POMONA SECTION 15;

THENCE, 24.14 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,440.00 FEET, A CENTRAL ANGLE OF 00° 57' 38", AND A CHORD WHICH BEARS SOUTH 03° 43' 49" EAST, 24.14 FEET TO A POINT FOR CORNER;

THENCE SOUTH 03° 15' 00" EAST, PASSING AT 316.49 FEET, THE NORTHEAST CORNER OF THE AFOREMENTIONED 34.293 ACRE TRACT, AND CONTINUING ALONG THE EAST LINE OF SAID 34.293 ACRE TRACT A TOTAL DISTANCE OF, 1,019.79 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EASTERLY LINE OF SAID 34.293 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

- 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 41° 45' 00" WEST, 35.36 FEET TO A POINT FOR CORNER;
- SOUTH 03° 15' 00" EAST, 90.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 48° 15' 00" EAST, 35.36 FEET TO A POINT FOR CORNER;
- SOUTH 03° 15' 00" EAST, 605.11 FEET TO A POINT FOR CORNER, SAME BEING THE SOUTHEAST CORNER OF SAID 34.293 ACRE TRACT;

THENCE, SOUTH 86° 46' 18" WEST, ALONG THE SOUTHERLY LINE OF SAID 34.293 ACRE TRACT, 1,390.36 FEET TO A POINT FOR CORNER, SAME BEING THE SOUTEAST CORNER OF THAT CERTAIN CALLED 2.634 ACRE TRACT (DESCRIBED AS PARCEL NS-6E) CONVEYED TO BRAZORIA COUNTY, BY INSTRUMENT OF RECORD IN FILE NUMBER 2010028179, B.C.O.P.R., SAME BEING THE SOUTHWEST CORNER OF SAID 34.293 ACRE TRACT;

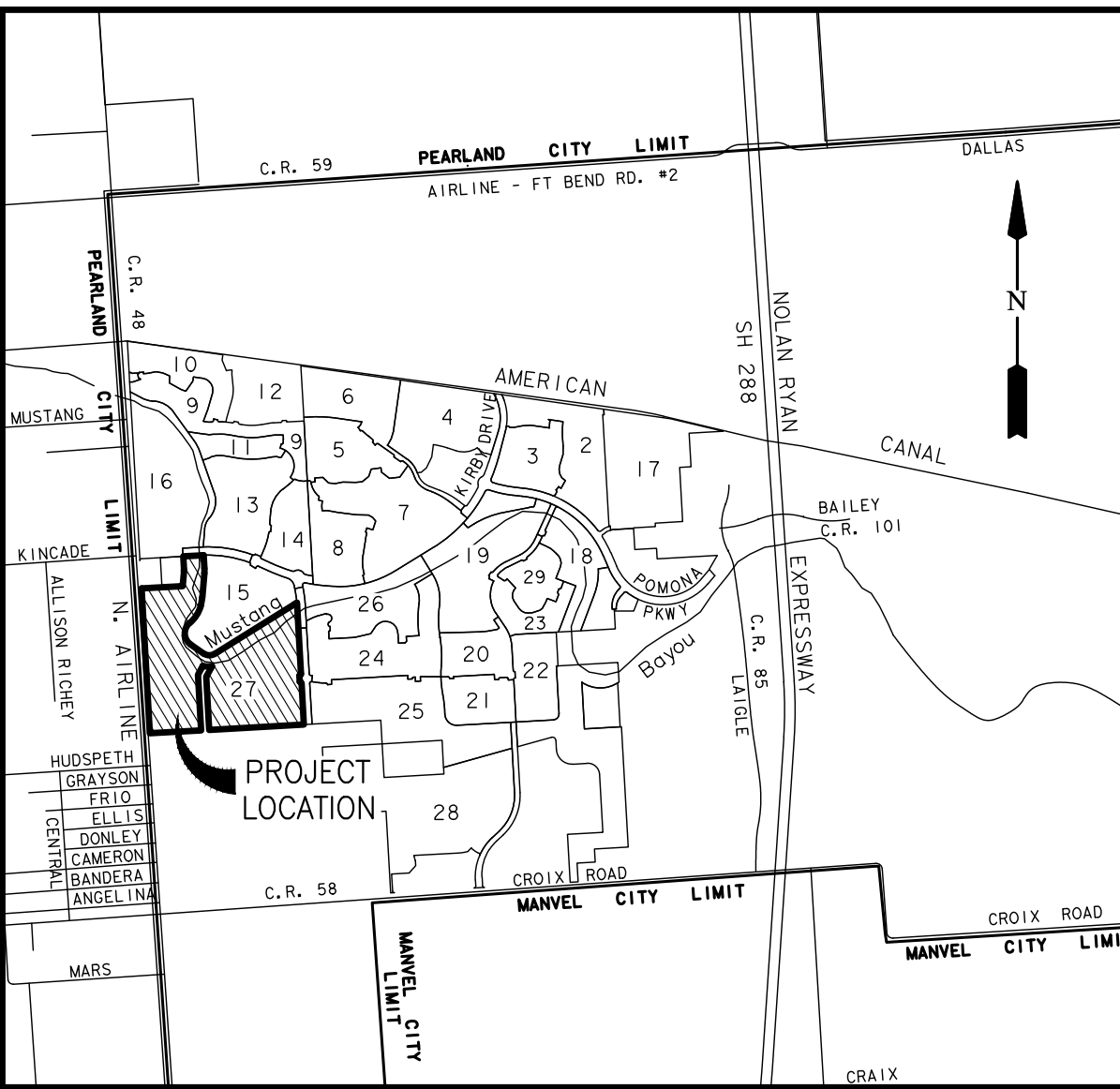
THENCE, ALONG THE PERIMETER OF SAID 2.634 ACRES, THE FOLLOWING SEVEN (7) COURSES;

- NORTH 03° 15' 49" WEST, ALONG THE WEST LINE OF SAID 34.293 ACRES, 148.52 FEET TO A POINT FOR CORNER;
- NORTH 03° 12' 16" WEST, ALONG THE WEST LINE OF SAID 34.293 ACRES, 633.50 FEET TO A POINT FOR CORNER;
- NORTH 28° 38' 44" EAST, ALONG THE NORTHWEST LINE OF SAID 34.293 ACRES, PASSING AT 17.10 FEET, THE NORTHWEST CORNER OF SAID 34.293 ACRES, AND CONTINUING ALONG SAID 2.634 ACRES, 176.53 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE, SAME BEING THE NORTHEAST CORNER OF SAID 2.634 ACRES, AND AN ANGLE POINT OF SAID 382.586 ACRES;
- 136.08 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 25° 59' 24", AND A CHORD WHICH BEARS NORTH 88° 33' 14" WEST, 134.92 FEET TO A POINT FOR CORNER, SAME BEING THE NORTHWEST CORNER OF SAID 2.634 ACRES, AND AN ANGLE POINT OF SAID 382.586 ACRES;
- SOUTH 28° 38' 44" WEST, 149.10 FEET TO A POINT FOR CORNER, SAME BEING AN EASTERLY CORNER OF THE AFOREMENTIONED 19.597 ACRES
- SOUTH 03° 12' 16" EAST, ALONG THE EASTERLY LINE OF SAID 19.597 ACRES AND THE EAST LINE OF THE AFOREMENTIONED 5.259 ACRES, 667.81 FEET TO A POINT FOR CORNER;
- SOUTH 03° 15' 49" EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID 5.259 ACRES, 148.50 FEET TO A POINT FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID 2.634 ACRES, AND THE SOUTHEAST CORNER OF SAID 5.259 ACRES;

THENCE, SOUTH 86° 46' 18" WEST, ALONG THE SOUTHERLY LINE OF SAID 5.259 ACRES, 751.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 85.449 ACRES OF LAND.

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
—	INDICATES STREET NAME CHANGE
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
I.R.	INDICATES IRON ROD
P.U.E.	INDICATES PUBLIC UTILITY EASEMENT
P.A.E.	INDICATES PERMANENT ACCESS EASEMENT
PVT.	INDICATES PRIVATE



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652D

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF POMONA SECTION 27 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

FINAL PLAT OF POMONA SECTION 27

A SUBDIVISION OF 85.449 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 1-6,
11-16 AND 22-26 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.

93 LOTS 7 RESERVES (53.402 ACRES) 2 BLOCKS

AUGUST 29, 2022 JOB NO. 20149-4127P

OWNERS:

VPDF POMONA, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BRENDAN BOSMAN, SENIOR MANAGING DIRECTION
901 MARQUETTE AVENUE SOUTH, SUITE 3300,
MINNEAPOLIS, MINNESOTA 55404
(P)952.893.1554

SURVEYOR:

ENGINEER:

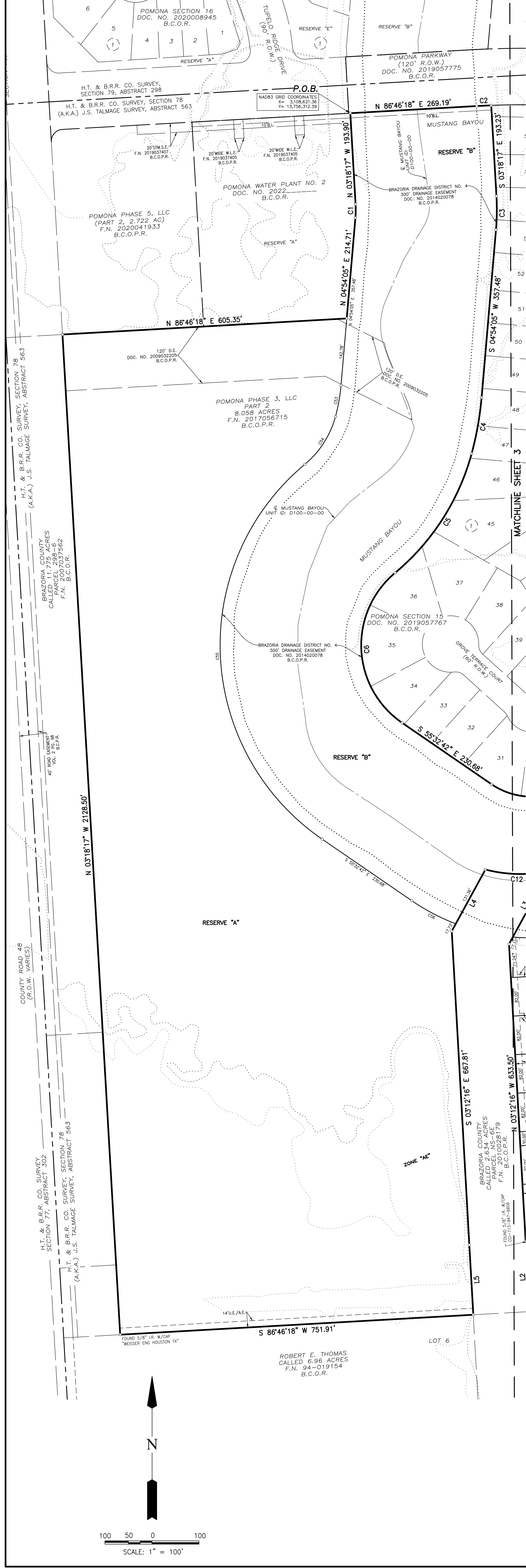
LJA Surveying, Inc.
3600 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042

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

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

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 1 OF 3



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

- NOTES:
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
 - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0337, DATED JULY 7, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986547.
 - ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.
 - FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
 - BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.

ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
 - BDD4 BENCHMARK: A BRASS DISK STAMPED 'MU-1' SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100-00-00.

ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ))
 - TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.

ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
 - 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.
 - ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
 - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
 - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
 - THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39, THE CITY OF MANVEL ETJ, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND 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.
 - 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
24. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

FINAL PLAT OF
POMONA SECTION 27

A SUBDIVISION OF 85.449 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 1-6,
11-16 AND 22-26 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.

93 LOTS 7 RESERVES (53.402 ACRES) 2 BLOCKS

AUGUST 29, 2022 JOB NO. 2149-4127P

OWNERS:

VPDF POMONA, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BRENDAN BOSMAN, SENIOR MANAGING DIRECTION
901 MARQUETTE AVENUE SOUTH, SUITE 3300,
MINNEAPOLIS, MINNESOTA 55404
(P)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.I.S. Firm No. 10194382

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



RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	27.655	1,204,639	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
B	23.502	1,023,737	RESTRICTED TO OPEN SPACE/DRAINAGE	BCMUD 39
C	0.543	23,647	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
D	0.113	4,944	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
E	1.373	59,797	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
F	0.093	4,050	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
G	0.123	5,346	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
TOTAL	53.402	2,326,160		

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	200.00'	8°12'22"	28.64'	N 00°47'54" E
C2	1740.00'	1°00'52"	30.81'	N 87°16'45" E
C3	500.00'	8°12'22"	71.61'	S 00°47'54" W
C4	675.00'	10°17'16"	121.20'	S 10°02'43" W
C5	500.00'	35°02'56"	305.86'	S 32°42'49" W
C6	200.00'	105°46'59"	369.25'	S 02°39'12" E
C7	150.00'	66°20'58"	173.70'	S 88°43'11" E
C8	1175.00'	2°19'27"	47.66'	N 59°16'03" E
C9	1440.00'	0°57'38"	24.14'	S 03°43'49" E
C10	25.00'	90°00'00"	39.27'	S 41°45'00" W
C11	25.00'	90°00'00"	39.27'	S 48°15'00" E
C12	300.00'	25°59'24"	136.08'	N 88°33'14" W
C13	600.00'	15°02'25"	157.50'	N 10°46'13" W
C14	55.00'	90°01'19"	86.41'	S 41°45'39" W
C15	55.00'	90°01'25"	86.42'	N 48°12'59" W
C16	600.00'	10°04'59"	105.59'	N 88°11'12" W
C17	600.00'	23°19'14"	244.21'	N 12°13'33" W
C18	25.00'	90°00'00"	39.27'	S 41°45'00" W
C19	25.00'	30°30'05"	13.31'	S 18°30'03" E
C20	60.00'	15°01'28"	158.15'	S 41°45'39" W
C21	25.00'	30°30'05"	13.31'	N 77°58'39" W
C22	25.00'	21°51'00"	9.53'	S 75°50'48" W
C23	60.00'	13°34'35"	140.04'	N 48°12'59" W
C24	25.00'	21°51'00"	9.53'	N 07°43'14" E
C25	60.00'	25°53'43"	264.83'	S 56°45'25" E
C26	25.00'	72°53'43"	31.81'	S 33°14'35" W
C27	25.00'	90°01'25"	39.28'	S 48°12'59" E
C28	25.00'	90°01'19"	39.28'	N 41°45'39" E
C29	25.00'	89°58'41"	39.26'	N 48°14'21" W

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C30	630.00'	10°04'59"	110.87'	N 88°11'12" W
C31	25.00'	49°40'47"	21.68'	S 72°00'54" W
C32	60.00'	279°21'34"	292.54'	N 06°51'18" E
C33	25.00'	49°40'47"	21.68'	S 58°18'19" E
C34	570.00'	10°04'59"	100.31'	S 88°11'12" E
C35	25.00'	92°51'11"	40.51'	N 40°20'43" E
C36	570.00'	11°18'28"	112.49'	N 11°44'07" W
C37	25.00'	53°00'23"	23.13'	N 43°53'32" W
C38	60.00'	279°13'01"	292.40'	N 69°12'47" E
C39	25.00'	46°46'55"	20.41'	S 05°25'50" W
C40	630.00'	12°21'30"	135.89'	S 11°46'52" E
C41	25.00'	87°37'35"	38.23'	S 49°24'54" E
C42	25.00'	90°01'19"	39.28'	N 41°45'39" E
C43	570.00'	9°41'56"	96.49'	N 08°05'58" W
C44	25.00'	52°53'42"	23.08'	N 39°23'48" W
C45	60.00'	279°13'36"	292.41'	N 73°46'09" E
C46	25.00'	46°53'00"	20.46'	S 09°56'28" W
C47	630.00'	10°15'02"	112.71'	S 08°22'31" E
C48	25.00'	90°00'00"	39.27'	S 48°15'00" E
C49	25.00'	89°58'41"	39.26'	S 48°14'21" E
C50	25.00'	90°01'19"	39.28'	S 41°45'39" W
C51	25.00'	90°01'25"	39.28'	N 48°12'59" W
C52	25.00'	89°58'35"	39.26'	N 41°47'01" E
C53	375.00'	10°17'16"	67.33'	S 10°02'43" W
C54	200.00'	35°02'56"	122.34'	S 32°42'49" W
C55	500.00'	105°46'59"	923.13'	S 02°39'12" E
C56	450.00'	13°29'47"	106.00'	S 62°17'35" E
C57	450.00'	36°56'07"	290.09'	S 76°34'23" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°15'00" E	90.00'
L2	N 03°15'49" W	148.52'
L3	N 28°38'44" E	176.53'
L4	S 28°38'44" W	149.10'
L5	S 03°15'49" E	148.50'
L6	N 18°17'26" W	11.99'
L7	N 86°47'44" E	30.00'
L8	N 48°14'21" W	3.00'
L9	N 41°47'01" E	11.00'
L10	S 86°45'00" W	110.00'
L11	S 03°12'16" E	88.90'
L12	N 83°08'42" W	48.93'
L13	S 83°08'42" E	48.93'
L14	N 86°45'00" E	110.00'
L15	N 41°45'00" E	14.14'
L16	N 69°04'56" W	12.09'
L17	S 48°13'17" W	39.57'
L18	N 31°53'40" W	85.09'
L19	N 14°36'13" E	38.78'
L20	N 16°52'54" W	6.15'
L21	N 78°39'11" E	22.82'
L22	N 31°53'40" W	5.00'
L23	N 31°53'40" W	10.00'
L24	S 48°15'00" E	14.14'
L25	N 86°45'00" E	124.49'
L26	S 26°48'32" E	78.71'
L27	S 19°58'00" E	78.26'
L28	S 07°30'57" E	63.14'
L29	S 49°51'39" E	40.09'
L30	N 41°45'39" E	28.28'
L31	S 86°45'00" W	59.33'
L32	N 03°15'00" W	30.63'

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