

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



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

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

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

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

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

Regular Session

Call to Order

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.

1. Consideration and possible action to approve Preliminary Plat for Del Bello Lakes Section Nine;
BEING A SUBDIVISION OF 12.7 ACRES OF LAND OUT OF THE H.T. & B.R.R. SURVEY, A-460, BRAZORIA COUNTY, TEXAS.
2. 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.
3. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve Final Plat for Meridiana Section 54B;
BEING A SUBDIVISION OF 21.70 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve an Extended Stay Permit located at 6406 Crestridge Street.
- C. 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.
- D. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, Alyssa Deaton, Assistant City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the 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 10/7/2022 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



ALYSSA DEATON, ASSISTANT 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: October 11, 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: Colin Davidson

Daytime Phone: 281-895-3041 Fax Number: _____

E-mail Address: cdavidson@meta-pd.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Del Bello
Lakes Section Nine, being a subdivision of 12.7 acres of land out of the H.T.
& B.R.R. Survey, A-460, Brazoria County, Texas.

Plats:

Preliminary X

Final _____

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

Jessica Rodriguez

Digitally signed by Jessica Rodriguez
Date: 2022.10.04 12:03:08 -05'00'

SIGNATURE

October 4, 2022

DATE



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

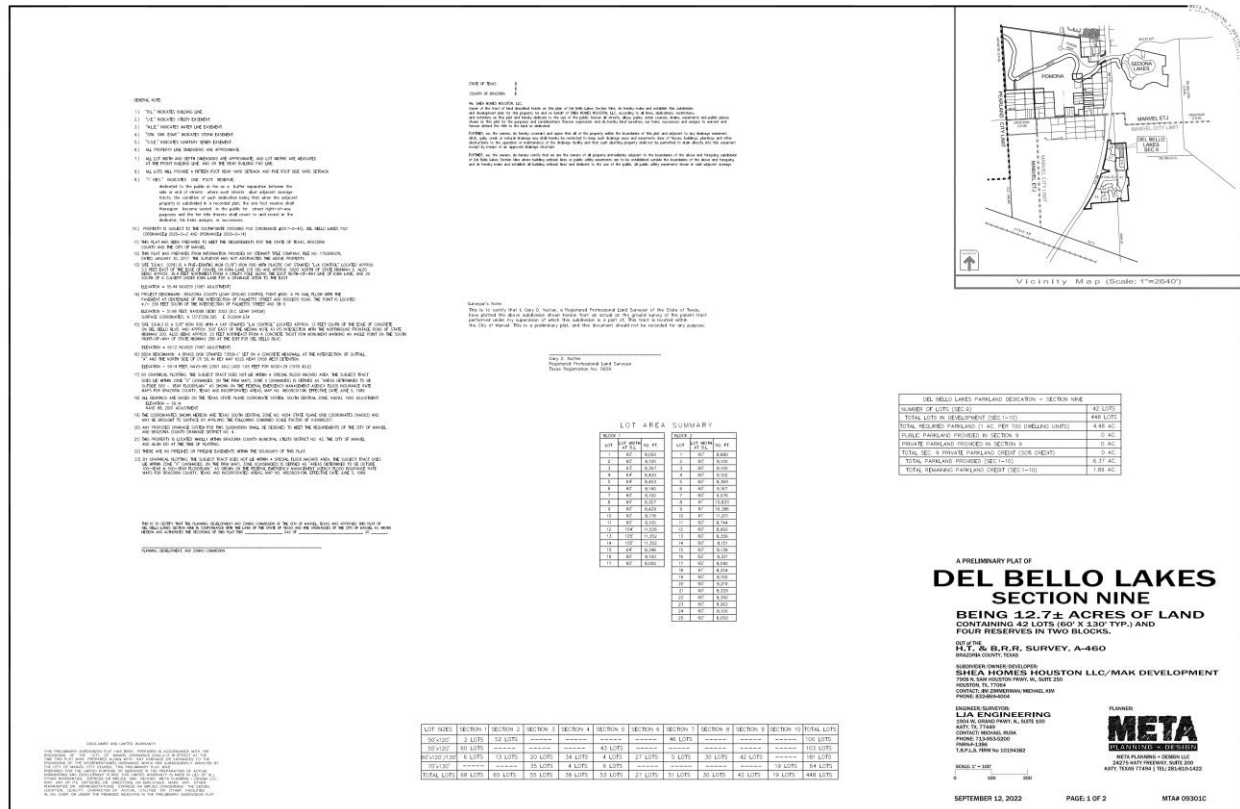
Planning, Development and Zoning Commission Plat Report

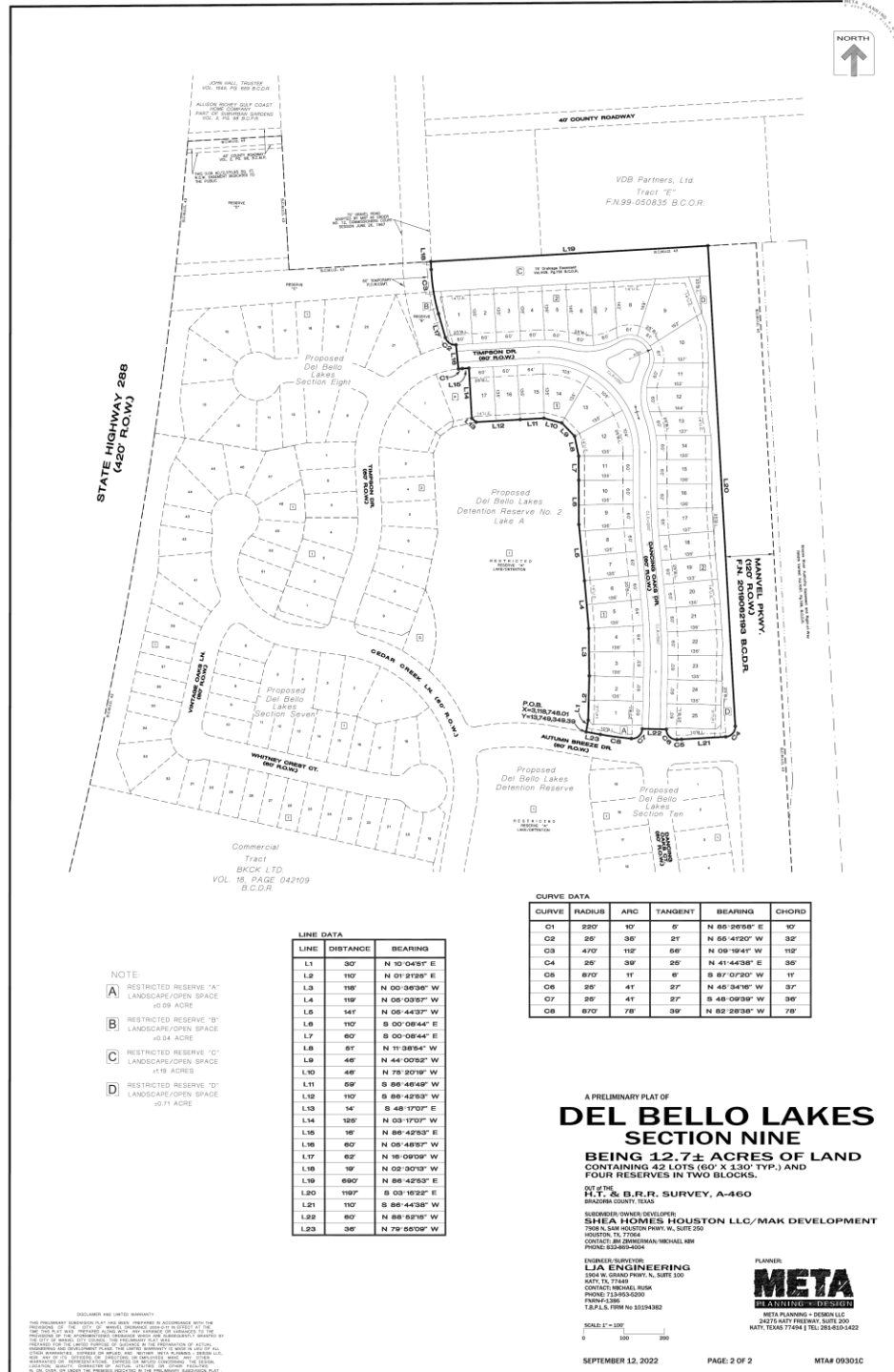
Plat Name	Del Bello Lakes Section 9 - Preliminary Plat
Applicant	Colin Davidson - META Planning + Design LLC
PD&Z Meeting Date	October 11, 2022
Recommendation	Approval
Submitted By	Jose Abraham, City Planner

Staff Recommendation

The City staff recommends approval of this proposed plat - Del Bello Lakes Section 9 - Preliminary Plat

Plat Exhibit





GENERAL NOTE:

- "B.L." INDICATES BUILDING LINE.
- "U.E." INDICATES UTILITY EASEMENT.
- "W.L.E." INDICATES WATER LINE EASEMENT.
- "STM. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
- "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND FIVE FOOT SIDE YARD SETBACK.
- "1' RES." INDICATES ONE FOOT RESERVE.

dedicated to the public in fee as a buffer separation between the side or end of streets where such streets about 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 dedicatior, his heirs assigns, or successors.

- PROPERTY IS SUBJECT TO THE SOUTHPOINTE CROSSING PUD (ORDINANCE #2017-0-45), DEL BELLO LAKES PUD (ORDINANCE# 2020-0-2 AND ORDINANCE# 2020-0-14).
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1750045CPL DATED JANUARY 30, 2017. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- SITE T.B.M.1: (CP8) IS A FIVE-EIGHTHS INCH (5/8") IRON ROD WITH PLASTIC CAP STAMPED "LJA CONTROL" LOCATED APPROX. 3.5 FEET EAST OF THE EDGE OF GRAVEL ON IOWA LANE (CR 58) AND APPROX. 500' NORTH OF STATE HIGHWAY 6. ALSO BEING APPROX. 36.4 FEET NORTHWEST FROM A UTILITY POLE ALONG THE EAST RIGHT-OF-WAY LINE OF IOWA LANE, AND 20 SOUTH OF A CULVERT UNDER IOWA LANE FOR A DRAINAGE DITCH TO THE EAST
ELEVATION = 55.44 NGVD29 (1987 ADJUSTMENT)
- PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED +/- 336 FEET SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.
ELEVATION = 51.98 FEET, NAVD88 GEOD 2003 (B.C. LIDAR DATUM)
SURFACE COORDINATES: N 13737256.595 E 3122941.634
- SITE T.B.M.2 IS A 5/8" IRON ROD WITH A CAP STAMPED "LJA CONTROL" LOCATED APPROX. 13 FEET SOUTH OF THE EDGE OF CONCRETE ON DEL BELLO BLVD. AND APPROX. 500' EAST OF THE MEDIAN NOTE AT ITS INTERSECTION WITH THE NORTHBOUND FRONTAGE ROAD OF STATE HIGHWAY 200. ALSO BEING APPROX. 22 FEET NORTHEAST FROM A CONCRETE TYPOT ROW MONUMENT MARKING AN ANGLE POINT ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 288 AT THE EXT FOR DEL BELLO BLVD.
ELEVATION = 55.12 NGVD29 (1987 ADJUSTMENT)
- BDD4 BENCHMARK: A BRASS DISK STAMPED "CR58-1" SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF CR 58, IN KEY MAP 652G NEAR CR58 WEST DETENTION.
ELEVATION = 59.14 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ.))
- BY GRAPHICAL PLOTTING, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. THE SUBJECT TRACT DOES LIE WITHIN ZONE "X" (UNSHADED, ON THE FIRM MAP). ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500 - YEAR FLOODPLAIN," AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48039C0110H, EFFECTIVE DATE JUNE 5, 1989.
- ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, 1993 ADJUSTMENT.
ELEVATION = 59.14
NAVD 88, 2001 ADJUSTMENT
- 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 OF 0.99986357.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43, THE CITY OF MANVEL AND ALIGNED TO THE TIME OF PLATTING.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
- BY GRAPHICAL PLOTTING, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. THE SUBJECT TRACT DOES LIE WITHIN ZONE "X" (UNSHADED, ON THE FIRM MAP). ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 100-YEAR & 500-YEAR FLOODPLAIN," AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48039C0110H, EFFECTIVE DATE JUNE 5, 1989.

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF DEL BELLO LAKES SECTION NINE 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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, SHEA HOMES HOUSTON, LLC,
Owner of the tract of land described herein on this plan of Del Bello Lakes Section Nine, do hereby make and establish this subdivision and development plan for this property for and on behalf of SHEA HOMES HOUSTON, LLC, according to all laws, 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 Del Bello Lakes Section Nine where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing 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.

Surveyor's Note:

This is to certify that I, Gary D. Nutter, 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; that this tract is located within the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Gary D. Nutter
Registered Professional Land Surveyor
Texas Registration No. 5659

LOT AREA SUMMARY

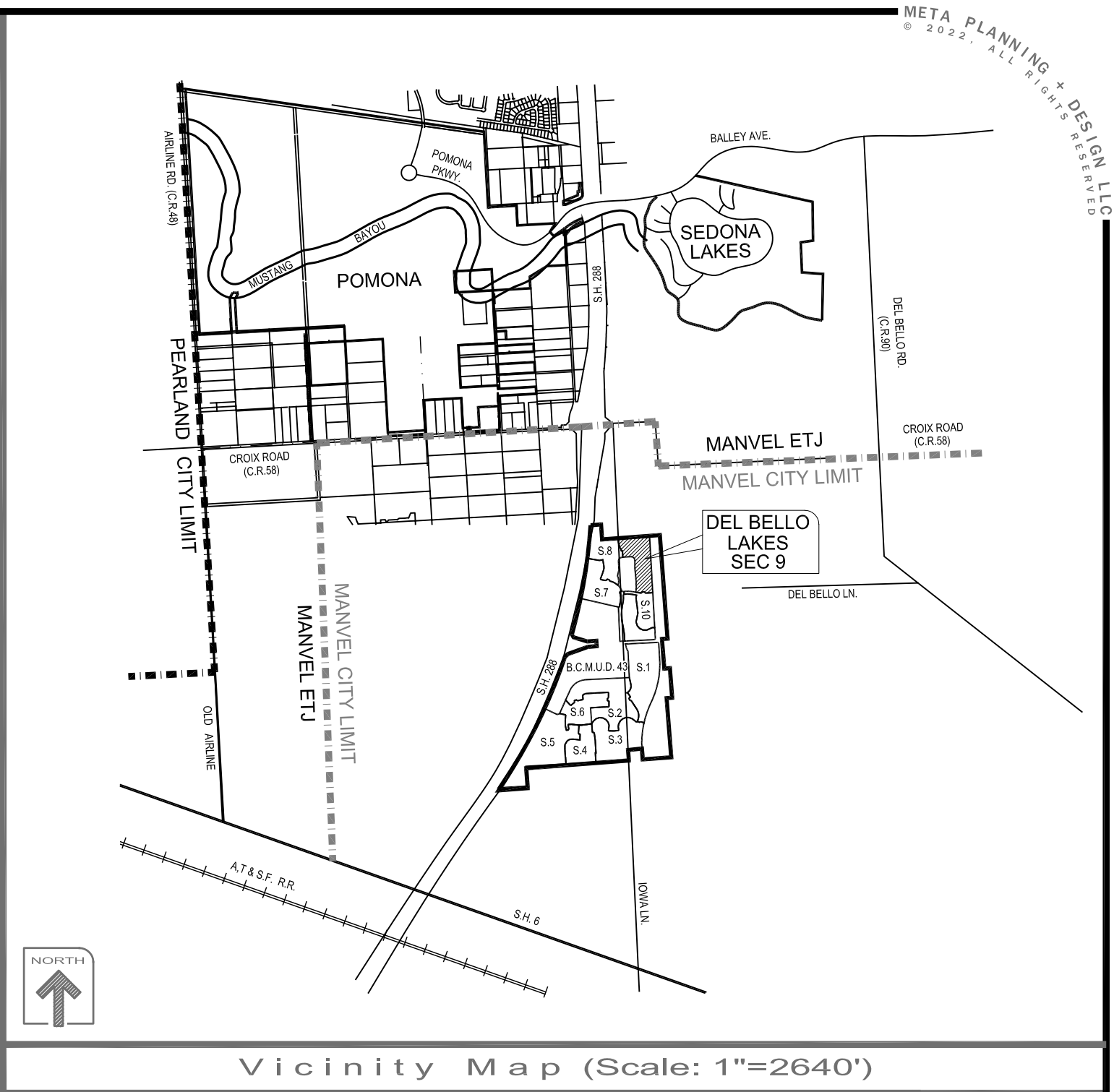
BLOCK 1		
LOT	LOT WIDTH AT B.L.	SQ. FT.
1	60'	8,050
2	60'	8,100
3	63'	8,357
4	64'	8,420
5	64'	8,403
6	60'	8,140
7	60'	8,100
8	60'	8,327
9	60'	8,429
10	60'	8,178
11	60'	8,100
12	104'	11,526
13	105'	11,352
14	105'	11,352
15	64'	8,346
16	60'	8,100
17	60'	8,050

BLOCK 2		
LOT	LOT WIDTH AT B.L.	SQ. FT.
1	60'	8,680
2	60'	8,100
3	60'	8,100
4	60'	8,102
5	60'	8,369
6	60'	9,167
7	60'	9,076
8	61'	10,833
9	61'	16,386
10	61'	11,971
11	60'	8,744
12	60'	8,992
13	60'	8,356
14	60'	8,151
15	60'	8,139
16	62'	8,321
17	65'	8,542
18	61'	8,254
19	60'	8,100
20	60'	8,219
21	60'	8,329
22	60'	8,390
23	60'	8,262
24	60'	8,100
25	60'	8,050

LOT SIZES	SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10	TOTAL LOTS
50'x120'	2 LOTS	52 LOTS	-----	-----	-----	-----	46 LOTS	-----	-----	-----	100 LOTS
55'x120'	60 LOTS	-----	-----	-----	43 LOTS	-----	-----	-----	-----	-----	103 LOTS
60'x120'/130'	6 LOTS	13 LOTS	20 LOTS	34 LOTS	4 LOTS	27 LOTS	5 LOTS	30 LOTS	42 LOTS	-----	181 LOTS
70'x130'	-----	-----	35 LOTS	4 LOTS	6 LOTS	-----	-----	-----	-----	19 LOTS	64 LOTS
TOTAL LOTS	68 LOTS	65 LOTS	55 LOTS	38 LOTS	53 LOTS	27 LOTS	51 LOTS	30 LOTS	42 LOTS	19 LOTS	448 LOTS

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCE 2004-0-17 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 CITY OF MANVEL CITY COUNCIL. THIS PRELIMINARY 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 META PLANNING + DESIGN LLC, 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 UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



DEL BELLO LAKES PARKLAND DEDICATION - SECTION NINE	
NUMBER OF LOTS (SEC.9)	42 LOTS
TOTAL LOTS IN DEVELOPMENT (SEC.1-10)	448 LOTS
TOTAL REQUIRED PARKLAND (1 AC. PER 100 DWELLING UNITS)	4.48 AC.
PUBLIC PARKLAND PROVIDED IN SECTION 9	0 AC.
PRIVATE PARKLAND PROVIDED IN SECTION 9	0 AC.
TOTAL SEC. 9 PRIVATE PARKLAND CREDIT (50% CREDIT)	0 AC.
TOTAL PARKLAND PROVIDED (SEC.1-10)	6.37 AC.
TOTAL REMAINING PARKLAND CREDIT (SEC.1-10)	1.89 AC.

A PRELIMINARY PLAT OF

DEL BELLO LAKES SECTION NINE

**BEING 12.7± ACRES OF LAND
CONTAINING 42 LOTS (60' X 130' TYP.) AND
FOUR RESERVES IN TWO BLOCKS.**

OUT OF THE
H.T. & B.R.R. SURVEY, A-460
BRAZORIA COUNTY, TEXAS

SUBDIVIDER/OWNER/DEVELOPER:
SHEA HOMES HOUSTON LLC/MAK DEVELOPMENT
7908 N. SAM HOUSTON PKWY. W., SUITE 250
HOUSTON, TX. 77064
CONTACT: JIM ZIMMERMAN/MICHAEL KIM
PHONE: 832-869-4004

ENGINEER/SURVEYOR:
LJA ENGINEERING
1904 W. GRAND PKWY. N, SUITE 100
KATY, TX. 77449
CONTACT: MICHAEL RUSK
PHONE: 713-953-5200
FNRN-F-1386
T.B.P.L.S. FIRM No 10194382

PLANNER:

META
PLANNING + DESIGN

META PLANNING + DESIGN LLC
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200



LINE DATA		
LINE	DISTANCE	BEARING
L1	30'	N 10°04'51" E
L2	110'	N 01°21'25" E
L3	118'	N 00°36'36" W
L4	119'	N 05°03'57" W
L5	141'	N 05°44'37" W
L6	110'	S 00°08'44" E
L7	60'	S 00°08'44" E
L8	51'	N 11°38'54" W
L9	46'	N 44°00'52" W
L10	46'	N 75°20'19" W
L11	59'	S 86°46'49" W
L12	110'	S 86°42'53" W
L13	14'	S 48°17'07" E
L14	125'	N 03°17'07" W
L15	16'	N 86°42'53" E
L16	60'	N 05°48'57" W
L17	62'	N 16°09'09" W
L18	19'	N 02°30'13" W
L19	690'	N 86°42'53" E
L20	1197'	S 03°15'22" E
L21	110'	S 86°44'38" W
L22	60'	N 88°52'15" W
L23	36'	N 79°55'09" W

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCE 2004-017 IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PRELIMINARY SUBDIVISION PLAT. THE PREPARED PLAT IS NOT SUBSEQUENTLY GRANTED BY THE CITY OF MANVEL CITY COUNCIL. THIS PRELIMINARY 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 CONCERNING META PLANNING DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, CONSTRUCTION, OR MAINTENANCE OF THE PROJECT. THIS WARRANTY IS LIMITED TO, IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

MTA# 09301C



LOT SUMMARY

50'x120'	100 LOTS	22%
55'x120'	103 LOTS	23%
60'x130'	181 LOTS	40%
70'x130'	64 LOTS	15%

TOTAL 448 LOTS

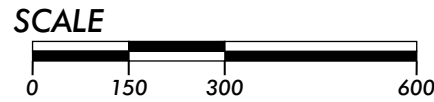
a master plan for
DEL BELLO LAKES
± 268.4 ACRES OF LAND
prepared for
SHEA HOMES / MAK

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

© 2019 META PLANNING + DESIGN, ALL RIGHTS RESERVED



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-09301C
OCTOBER 31, 2019



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: October 11, 2022

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Person to Speak: Brian Edwards

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

E-mail Address: bedwards@lja.com

Description of Request and Physical Address:

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

Plats:

Preliminary _____

Final x _____

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.10.04 10:55:26 -05'00'

SIGNATURE

October 4, 2022

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Pomona Section 24 – Final Plat
Applicant	Lacey Bell – LJA Engineering
PD&Z Meeting Date	October 11, 2022
Recommendation	Approval
Submitted By	Jose Abraham, City Planner

Staff Recommendation

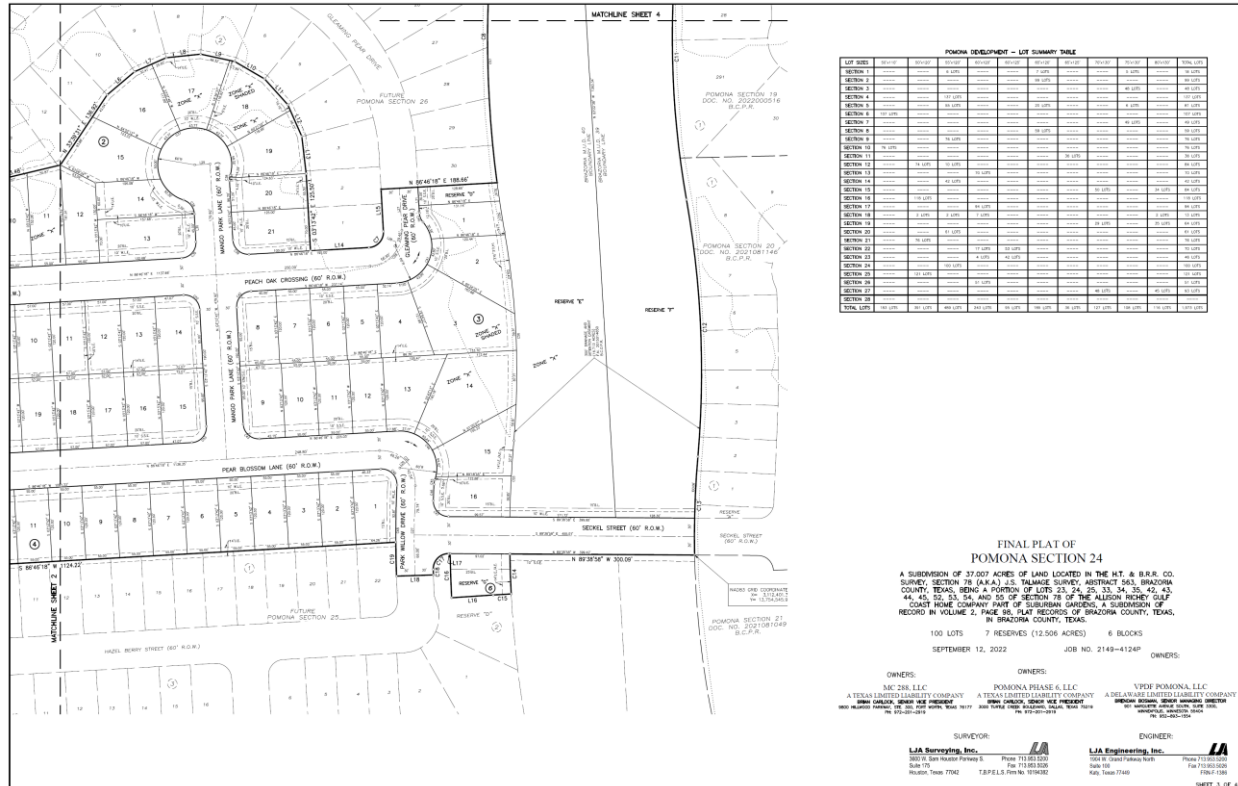
The City staff recommends approval for this proposed plat: Pomona Section 24 – Final Plat.

[illegible]





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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF POMONA SECTION 24 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, VPDF POMONA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH VP FINDERS 2 HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER, ACTING BY AND THROUGH VARDE PARTNERS, INC., A DELAWARE CORPORATION, MANAGER HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR OF VARDE PARTNERS, INC., A DELAWARE CORPORATION, THEREUNTO AUTHORIZED.

THIS 25th DAY OF August, 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
BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR

STATE OF Minnesota
COUNTY OF Hennepin

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRENDAN BOSMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF August, 2022.

BY: Brian Witte
NOTARY PUBLIC IN AND FOR THE STATE OF MINNESOTA



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

THIS 14 DAY OF September, 2022.

BY: POMONA PHASE 6, LLC,
A TEXAS LIMITED LIABILITY COMPANY

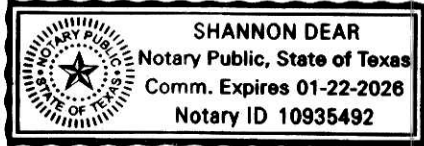
BY: Brian Carlock
BRIAN CARLOCK, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN CARLOCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF September, 2022.

BY: Shannon Dear
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF POMONA SECTION 24 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

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

THIS 14 DAY OF September, 2022.

BY: MC 288, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

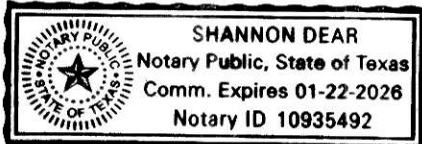
BY: Brian Carlock
BRIAN CARLOCK, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN CARLOCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF September, 2022.

BY: Shannon Dear
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

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

BY: Keith W. Monroe
KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797



APPROVED BY THE BOARD OF COMMISSIONERS ON 05/03/22

BY: J.R.R.
BRAZORIA DRAINAGE DISTRICT NO. 4

BY: John
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 CHECKED AND VERIFIED, IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN DISTRICT'S "RULES, REGULATIONS AND GUIDELINES" AND THESE APPROVED DRAINAGE PLANS AND/OR PLAT, THE DISTRICT'S "RULES, REGULATIONS & GUIDELINES" SHALL GOVERN AND PREVAIL. ANY APPROVED VARIANCES SHALL BE ITEMIZED ON THE COVER SHEET AND PLACED ON THE APPROPRIATE SHEET WHERE APPLICABLE. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

BDD4 REF. ID #22-000074

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

TEXAS CAPITAL BANK, A TEXAS STATE BANK

BY: Tom Miller

PRINT NAME: TOM MILLER

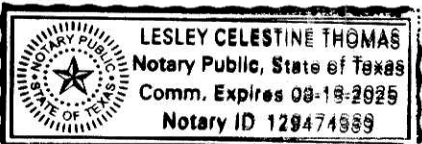
TITLE: VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOM MILLER, 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 20 DAY OF SEPTEMBER, 2022.

BY: Lesley Celestine Thomas
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



BEING 37.007 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23-25, 33-35, 42-45, AND 52-55 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), SAID 37.007 ACRES ALSO BEING A PORTION OF THAT CERTAIN CALLED 65,773 ACRE TRACT (DESCRIBED AS TRACT 2) CONVEYED TO MHI PARTNERSHIP, LTD., BY INSTRUMENT OF RECORD IN FILE NUMBER 2021084483, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 971,956 ACRE TRACT (DESCRIBED AS PART 1) CONVEYED TO MC 288, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2013052084, B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED 107,789 ACRE TRACT CONVEYED TO POMONA PH 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082799, B.C.O.P.R., SAID 37.007 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT));

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG", PREVIOUSLY SET FOR THE NORTHEAST CORNER OF SAID 65,773 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 16,713 ACRE DRAINAGE AND DETENTION EASEMENT OF RECORD IN FILE NUMBER 2015014650, B.C.O.P.R., AND ON THE SOUTHERLY LINE OF A 101,719 ACRE DRAINAGE EASEMENT (DESCRIBED AS PART 1), CONVEYED TO BRAZORIA DRAINAGE DISTRICT NO. 4, BY INSTRUMENT OF RECORD IN FILE NUMBER 2014020078, B.C.O.P.R.;

THENCE, NORTH 58° 29' 49" EAST, ALONG THE NORTH LINE OF SAID 16,713 ACRES, SAME BEING THE SOUTH LINE OF SAID 101,719 ACRE TRACT, 300.16 FEET TO THE NORTHEAST CORNER OF SAID 16,713 ACRE TRACT, AND ON THE WEST LINE OF POMONA SECTION 19, A SUBDIVISION OF RECORD IN FILE NUMBER 2022005516, B.C.P.R., THE BEGINNING OF A CURVE;

THENCE, DEPARTING THE SOUTH LINE OF SAID 101,719 ACRES, ALONG THE EAST LINE OF SAID 16,713 ACRE TRACT, AND PARTIALLY ALONG THE EAST LINE OF SAID 65,773 ACRE TRACT, SAME BEING THE WEST LINE OF SAID POMONA SECTION 19 AND THE WEST LINE OF POMONA SECTION 20, A SUBDIVISION OF RECORD IN FILE NUMBER 2021081146, B.C.P.R., FOR THE FOLLOWING FOUR (4) COURSES;

- 496.10 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 40° 36' 23", AND A CHORD WHICH BEARS SOUTH 12° 38' 02" EAST, 485.78 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 463.81 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,500.00 FEET, A CENTRAL ANGLE OF 17° 42' 58", AND A CHORD WHICH BEARS SOUTH 01° 11' 20" EAST, 461.96 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 418.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,800.00 FEET, A CENTRAL ANGLE OF 14° 59' 55", AND A CHORD WHICH BEARS SOUTH 02° 32' 51" EAST, 417.65 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 160.07 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,500.00 FEET, A CENTRAL ANGLE OF 06° 06' 51", AND A CHORD WHICH BEARS SOUTH 01° 53' 41" WEST, 159.99 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED POMONA SECTION 20, SAME BEING THE NORTHWEST CORNER OF POMONA SECTION 21, A SUBDIVISION OF RECORD IN FILE NUMBER 2021081049, B.C.P.R. AND AN EASTERLY CORNER OF THE AFOREMENTIONED 65,773 ACRE TRACT;

THENCE, NORTH 89° 38' 58" WEST, DEPARTING THE EAST LINE OF SAID 16,713 ACRE TRACT, ALONG AN EASTERLY LINE OF SAID 65,773 ACRE TRACT, 300.09 FEET TO AN EASTERLY CORNER OF SAID 65,773 ACRE TRACT, AND ON THE WESTERLY LINE OF SAID 16,713 ACRE TRACT, THE BEGINNING OF A CURVE;

THENCE, WITH THE COMMON LINE OF SAID 16,713 ACRE TRACT AND SAID 65,773 ACRE TRACT, 64.93 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,800.00 FEET, A CENTRAL ANGLE OF 02° 04' 01", AND A CHORD WHICH BEARS SOUTH 01° 56' 37" EAST, 64.93 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

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

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

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

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

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

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

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

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

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

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

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

THENCE, 38.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 20' 48", AND A CHORD WHICH BEARS NORTH 47° 55' 09" WEST, 35.15 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

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

THENCE, NORTH 82° 10' 39" WEST, PASSING AT 5.95 FEET A WESTERLY CORNER OF SAID 65,773 ACRE TRACT, CONTINUING ALONG A WESTERLY LINE OF SAID 65,773 ACRE TRACT FOR A TOTAL DISTANCE OF 109.14 FEET TO A WESTERLY CORNER OF THE AFOREMENTIONED 65,773 ACRE TRACT;

THENCE, NORTH 06° 15' 19" EAST, CONTINUING ALONG A WESTERLY LINE OF SAID 65,773 ACRE TRACT, 90.03 FEET TO A WESTERLY CORNER OF SAID 65,773 ACRE TRACT, THE BEGINNING OF A CURVE;

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

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

THENCE, NORTH 03° 15' 00" WEST, 774.94 FEET TO A POINT FOR CORNER ON THE SOUTHERLY LINE OF THE AFOREMENTIONED 101,719 ACRES, THE BEGINNING OF A CURVE;

THENCE, ALONG THE SOUTHERLY LINE OF SAID 101,719 ACRES, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, PASSING AT AN ARC LENGTH OF 143.01 FEET, THE NORTHWEST CORNER OF SAID 65,773 ACRE TRACT, AND CONTINUING ALONG THE NORTH LINE OF SAID 65,773 ACRE TRACT, SAME BEING THE SOUTHERLY LINE OF SAID 101,719 ACRE TRACT, FOR A TOTAL ARC-LENGTH OF 172.38 FEET, HAVING A RADIUS OF 875.00 FEET, A CENTRAL ANGLE OF 11° 17' 16", AND A CHORD WHICH BEARS NORTH 65° 08' 01" EAST, 172.10 FEET TO A POINT FOR CORNER;

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

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

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

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

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

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

THENCE, 41.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94° 52' 13", AND A CHORD WHICH BEARS SOUTH 45° 47' 20" EAST, 36.83 FEET TO A POINT FOR CORNER;

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

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

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

THENCE, NORTH 88° 46' 18" EAST, 340.04 FEET TO A POINT FOR CORNER;

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

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

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

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

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

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

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

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

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

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

THENCE, SOUTH 06° 43' 01" EAST, 80.86 FEET TO A POINT FOR CORNER;

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

THENCE, NORTH 86° 46' 18" EAST, 95.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 41° 46' 18" EAST, 35.36 FEET TO A POINT FOR CORNER;

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

THENCE, NORTH 86° 46' 18" EAST, 188.66 FEET TO A POINT FOR CORNER ON THE EAST LINE OF THE AFOREMENTIONED 65,773 ACRE TRACT, SAME BEING THE WESTERLY LINE OF THE AFOREMENTIONED 16,713 ACRE TRACT, THE BEGINNING OF A CURVE;

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

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

FINAL PLAT OF POMONA SECTION 24

A SUBDIVISION OF 37.007 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	875.00'	11°17'16"	172.38'	N 65°08'01" E	172.10'
C2	60.00'	168°24'53"	176.36'	S 19°02'27" E	119.39'
C3	25.00'	59°25'23"	25.93'	S 35°27'18" W	24.78'
C4	270.00'	4°05'36"	19.29'	S 03°41'49" W	19.28'
C5	25.00'	94°52'43"	41.40'	S 45°47'20" E	36.83'
C6	25.00'	90°01'19"	39.28'	S 41°45'39" W	35.36'
C7	25.00'	90°00'00"	39.27'	N 41°46'18" E	35.36'
C8	1800.00'	15°08'53"	475.89'	N 00°05'43" E	474.51'
C9	400.00'	41°40'57"	291.00'	N 13°10'19" W	284.62'
C10	700.00'	40°36'23"	496.10'	S 12°38'02" E	485.78'
C11	1500.00'	17°42'58"	463.81'	S 01°11'20" E	461.96'
C12	1600.00'	14°59'55"	418.84'	S 02°32'51" E	417.65'
C13	1500.00'	6°06'51"	160.07'	S 01°53'41" W	159.99'
C14	1800.00'	2°04'01"	64.93'	S 01°56'37" E	64.93'
C15	1407.00'	11°11'45"	29.36'	S 86°47'23" W	29.36'
C16	1897.00'	2°09'53"	71.67'	N 01°55'41" W	71.66'
C17	25.00'	91°56'54"	40.12'	S 44°22'35" W	35.95'
C18	1925.00'	0°16'02"	8.98'	S 01°43'54" E	8.98'
C19	1985.00'	1°35'33"	55.17'	N 01°04'08" W	55.17'
C20	25.00'	89°20'18"	38.98'	N 47°55'09" W	35.15'
C21	545.00'	10°24'40"	99.03'	N 87°22'59" W	98.89'
C22	545.00'	2°29'48"	23.75'	N 83°25'32" W	23.75'
C23	25.00'	81°25'26"	35.53'	N 43°57'43" W	32.61'
C24	500.00'	11°04'22"	96.63'	S 87°42'49" E	96.48'
C25	300.00'	15°58'47"	83.67'	N 04°44'23" E	83.40'
C26	55.00'	95°38'05"	91.80'	S 45°24'39" E	81.51'
C27	1955.00'	4°16'18"	145.75'	S 00°16'14" W	145.72'
C28	55.00'	90°00'00"	86.39'	N 41°46'18" E	77.78'
C29	455.00'	10°11'44"	80.97'	S 87°16'31" E	80.86'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C30	25.00'	90°52'37"	39.65'	N 42°11'18" E	35.62'
C31	330.00'	12°12'08"	70.28'	N 02°51'04" E	70.15'
C32	25.00'	42°03'04"	18.35'	N 12°04'24" W	17.94'
C33	60.00'	278°15'55"	291.40'	S 73°57'58" E	78.52'
C34	25.00'	89°58'41"	39.26'	S 48°14'21" E	35.35'
C35	25.00'	90°00'00"	39.27'	N 41°46'18" E	35.36'
C36	25.00'	69°19'58"	30.25'	N 37°53'40" W	28.44'
C37	60.00'	269°04'57"	281.78'	N 61°58'49" E	85.53'
C38	25.00'	19°45'00"	8.62'	S 06°38'48" W	8.57'
C39	25.00'	90°00'00"	39.27'	S 48°13'42" E	35.36'
C40	25.00'	37°01'47"	16.16'	S 21°44'35" E	15.88'
C41	60.00'	127°01'47"	133.03'	S 23°15'25" W	107.41'
C42	25.00'	90°00'00"	39.27'	S 41°46'18" W	35.36'
C43	25.00'	90°00'00"	39.27'	S 48°13'42" E	35.36'
C44	60.00'	112°24'29"	117.71'	S 37°01'27" E	99.72'
C45	25.00'	16°40'14"	7.27'	S 10°50'40" W	7.25'
C46	1925.00'	0°47'23"	26.53'	S 02°06'52" W	26.53'
C47	25.00'	91°22'09"	39.87'	S 43°57'54" E	35.78'
C48	1985.00'	4°16'18"	147.99'	N 00°16'14" E	147.95'
C49	25.00'	95°38'05"	41.73'	N 45°24'39" W	37.05'
C50	25.00'	90°01'19"	39.28'	S 41°45'39" W	35.36'
C51	25.00'	90°01'19"	39.28'	N 41°45'39" E	35.36'
C52	25.00'	90°00'00"	39.27'	S 48°13'42" E	35.36'
C53	25.00'	90°00'00"	39.27'	S 41°46'18" W	35.36'
C54	25.00'	89°58'41"	39.26'	N 48°14'21" W	35.35'
C55	1800.00'	3°57'07"	124.16'	N 02°58'33" E	124.13'
C56	1300.00'	14°59'55"	340.31'	N 02°32'51" W	339.34'
C57	1800.00'	17°42'58"	556.57'	N 01°11'20" W	554.35'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.582	25,357	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
B	1.945	84,728	RESTRICTED TO CANAL	MUD/GCWA
C	0.128	5,560	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
D	0.089	3,896	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
E	4.710	205,163	RESTRICTED TO LAKE/DETENTION/LANDSCAPE/AMENITY	MUD
F	4.900	213,463	RESTRICTED TO LAKE/DETENTION/LANDSCAPE/AMENITY	MUD
G	0.152	6,613	LIFT STATION	MUD
TOTAL	12.506	544,780		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 76°45'07" E	24.58'
L2	S 13°14'53" E	12.19'
L3	S 02°24'47" E	60.01'
L4	S 03°15'00" E	94.99'
L5	N 84°04'11" E	55.06'
L6	N 49°50'13" E	58.19'
L7	N 66°08'40" E	56.31'
L8	N 84°08'30" E	56.31'
L9	S 77°51'40" E	56.31'
L10	S 59°51'50" E	56.31'
L11	S 41°52'00" E	56.31'
L12	S 23°52'10" E	56.31'
L13	N 06°43'01" E	60.86'
L14	N 86°46'18" E	95.00'
L15	N 03°13'42" W	68.37'
L16	S 86°11'31" W	67.64'
L17	N 89°38'58" W	2.31'
L18	S 88°08'05" W	60.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	S 03°15'00" E	69.73'
L20	S 86°45'00" W	60.00'
L21	N 82°10'39" W	109.14'
L22	N 06°15'19" E	90.03'
L23	N 86°45'00" E	48.42'
L24	N 12°43'47" E	37.58'
L25	S 77°16'13" E	5.00'
L26	S 48°05'23" W	15.00'
L27	N 03°13'42" W	68.37'
L28	N 62°33'03" W	6.00'
L29	S 86°46'18" W	25.00'
L30	N 03°13'42" W	45.39'
L31	S 03°13'42" E	42.18'
L32	S 48°15'00" E	14.14'
L33	N 29°05'00" W	36.30'
L34	S 86°45'00" W	55.45'
L35	N 86°45'00" E	20.00'

FINAL PLAT OF
POMONA SECTION 24

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

100 LOTS 7 RESERVES (12.506 ACRES) 6 BLOCKS
SEPTEMBER 20, 2022 JOB NO. 2149-4124P

OWNERS:

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

OWNERS:

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

OWNERS:

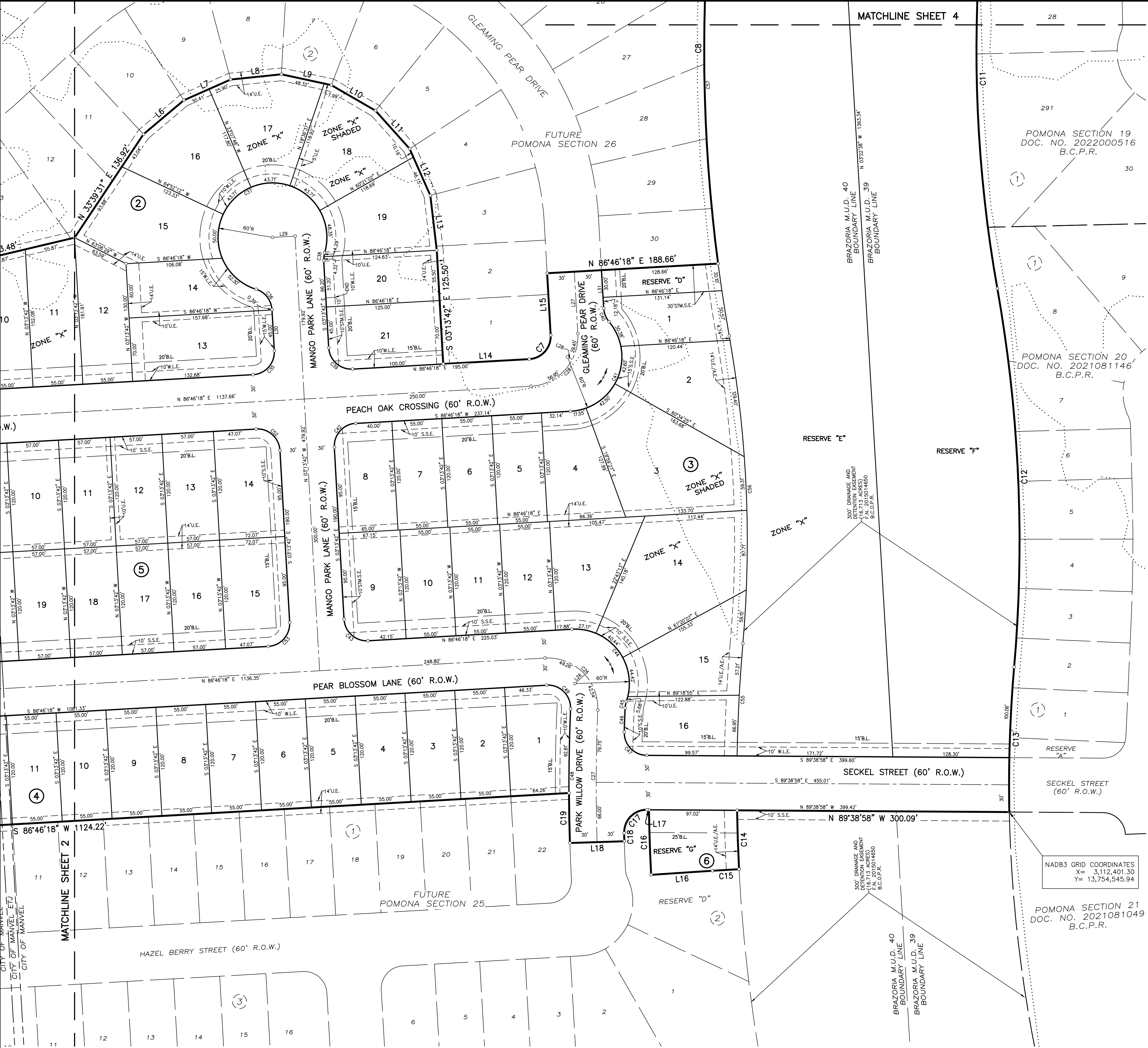
VPDF POMONA, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR
901 MARQUETTE AVENUE SOUTH, SUITE 3300, MINNEAPOLIS, MINNESOTA 55404
PH: 952-893-1554

SURVEYOR:

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

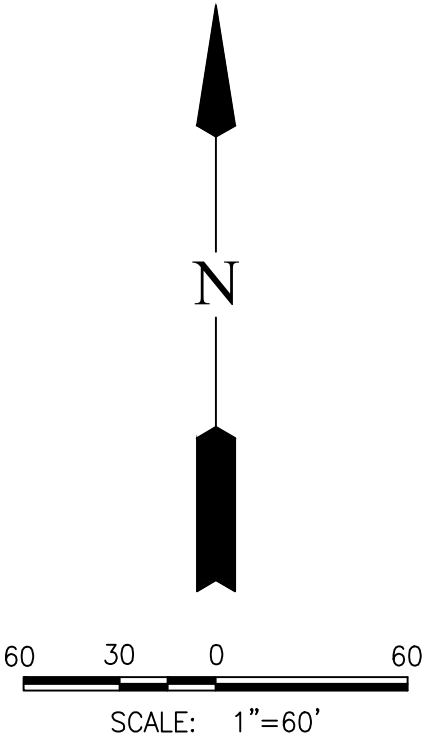
ENGINEER:

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



POMONA DEVELOPMENT – LOT SUMMARY TABLE

LOT SIZES	40'x110'	42'x125'	43'x125'	50'x110'	50'x120'	55'x120'	60'x120'	60'x125'	65'x120'	65'x125'	70'x130'	75'x130'	80'x130'	TOTAL LOTS
SECTION 1	----	----	----	----	----	----	----	----	----	----	----	5 LOTS	----	18 LOTS
SECTION 2	----	----	----	----	----	----	----	----	7 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
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	----	----	----	----	----	36 LOTS	----	----	----	----	----	57 LOTS	----	93 LOTS
SECTION 28	124 LOTS	58 LOTS	58 LOTS	----	----	----	----	----	----	----	----	----	----	240 LOTS
TOTAL LOTS	124 LOTS	58 LOTS	58 LOTS	183 LOTS	391 LOTS	489 LOTS	243 LOTS	95 LOTS	185 LOTS	36 LOTS	115 LOTS	108 LOTS	128 LOTS	2,213 LOTS



FINAL PLAT OF
POMONA SECTION 24

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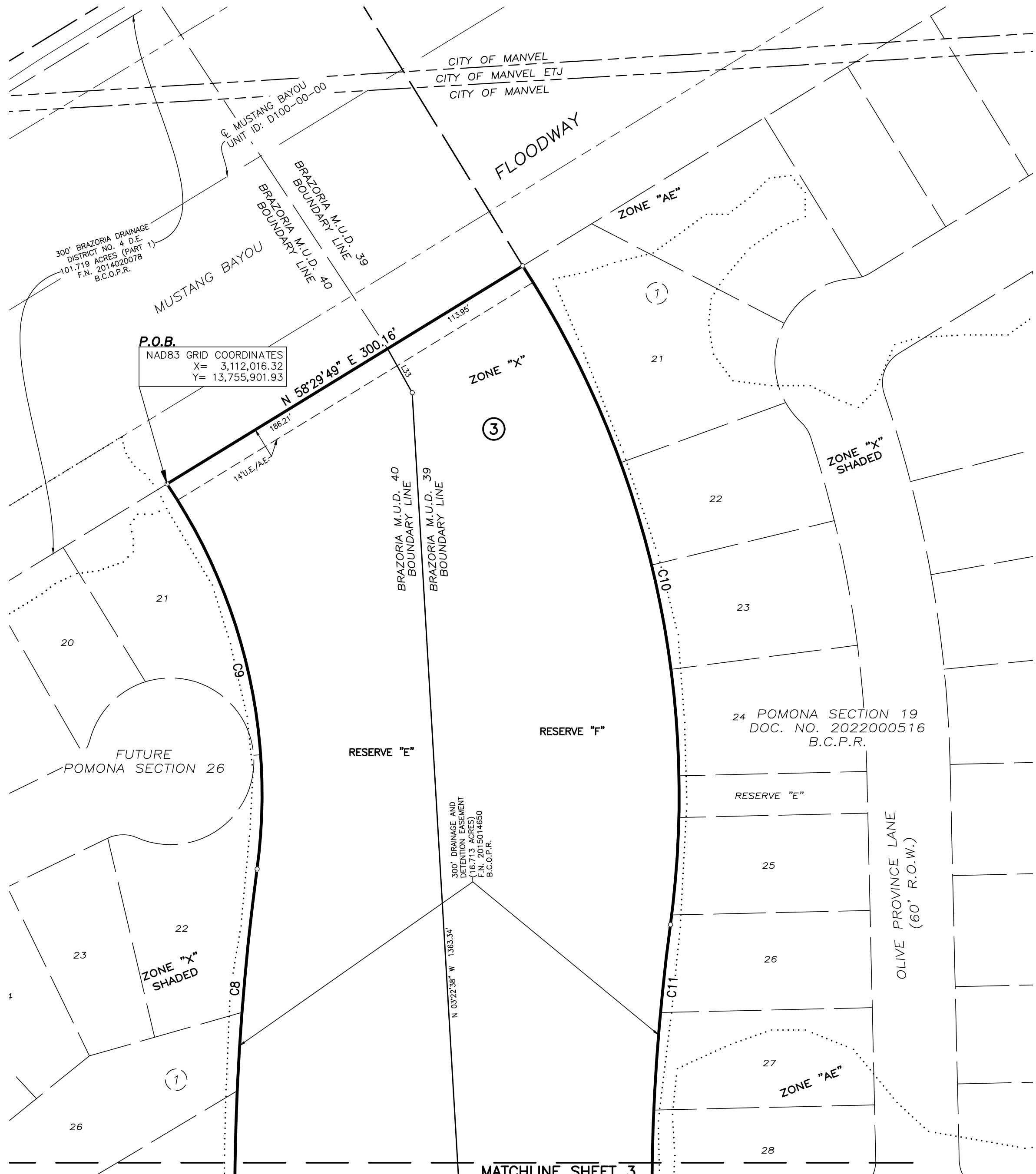
100 LOTS 7 RESERVES (12.506 ACRES) 6 BLOCKS
SEPTEMBER 20, 2022 JOB NO. 2149-4124P

OWNERS: OWNERS: OWNERS:
MC 288, LLC POMONA PHASE 6, LLC VPDF POMONA, LLC
A DELAWARE LIMITED LIABILITY COMPANY A TEXAS LIMITED LIABILITY COMPANY A DELAWARE LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT BRIAN CARLOCK, SENIOR VICE PRESIDENT BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR
9800 HILLWOOD PARKWAY, STE. 300, FORT WORTH, TEXAS 76177 3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219 901 MARQUETTE AVENUE SOUTH, SUITE 3300,
PH: 972-201-2919 PH: 972-201-2919 MINNEAPOLIS, MINNESOTA 55404
PH: 952-893-1554

SURVEYOR: ENGINEER:

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3600 W. Sam Houston Parkway S. Phone 713.953.5200
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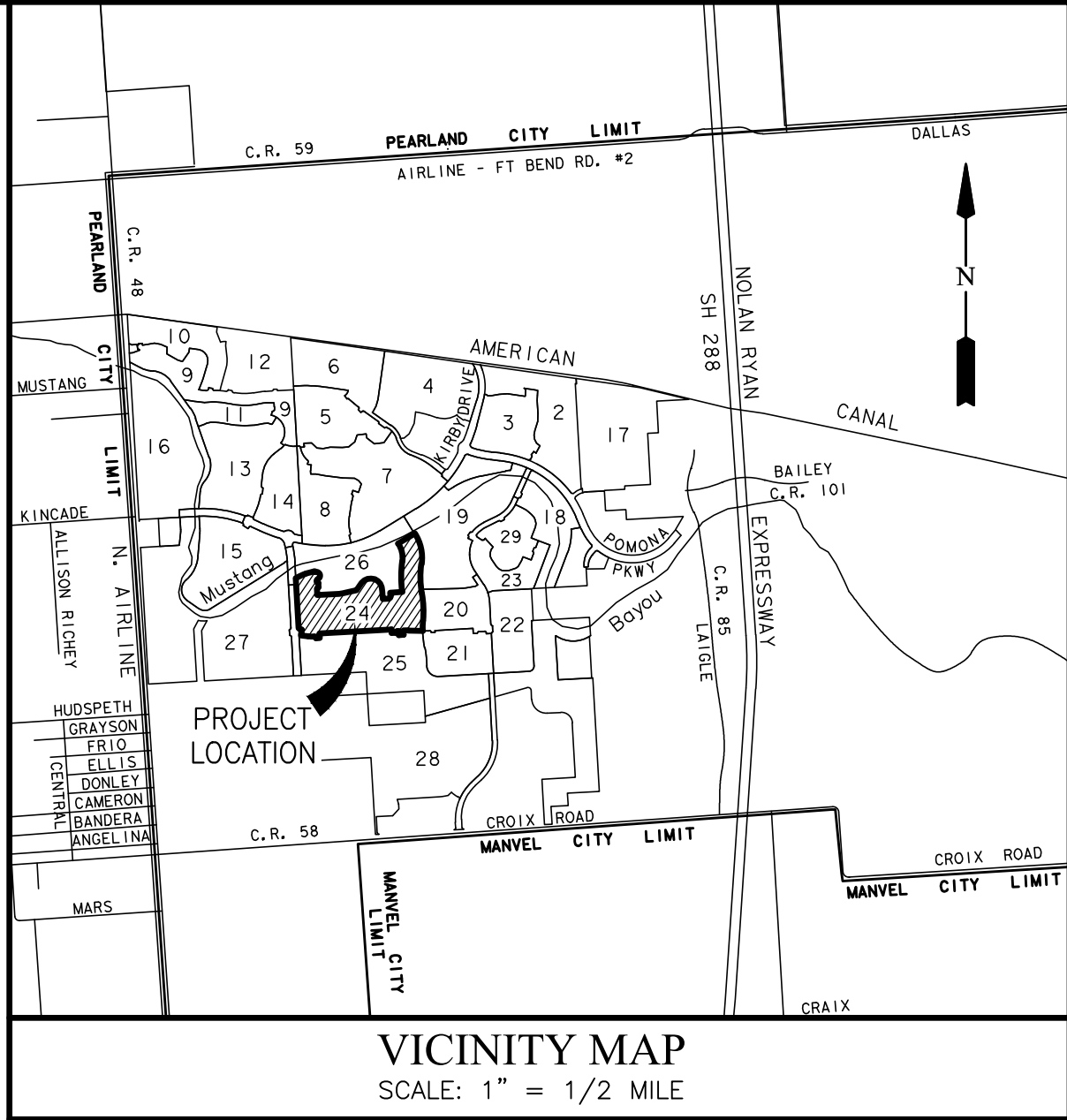
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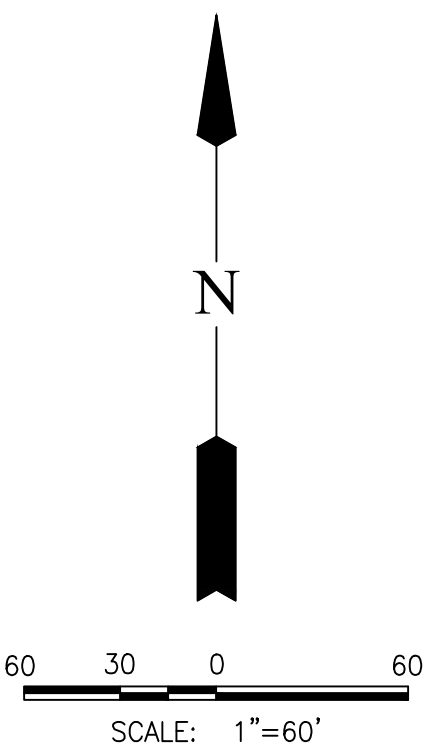
- LEGEND
- A.E. INDICATES AERIAL EASEMENT
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - RES. INDICATES RESERVE
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD

- 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. 2022-0249, DATED APRIL 5, 2022. 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-11" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100-00-00.
ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ.))
 - 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 AND 40, THE CITY OF MANVEL, 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.

- 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.



KEY MAP NO. 652D



FINAL PLAT OF POMONA SECTION 24

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

100 LOTS 7 RESERVES (12.506 ACRES) 6 BLOCKS

SEPTEMBER 20, 2022 JOB NO. 2149-4124P

OWNERS:

OWNERS:

OWNERS:

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

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

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

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

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



LJA Engineering, Inc.

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



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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
September 26, 2022

NOTICE IS HEREBY GIVEN
6:00 P.M.

MINUTES 9/26/2022

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

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

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

Absent: Christy Kennard
Dorothy Wynne

Also Present: Dan 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

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- 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.

PDZ Member Alina Rogers made the motion to approve the Consent Agenda. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Christy Kennard, Dorothy Wynne

Abstained: None

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.

PDZ Member Kyle Marasckin made the motion to approve with 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)).

PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Christy Kennard, Dorothy Wynne

Abstained: None

- 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.

PDZ Member Kyle Marasckin made the motion to approve with conditions.

The condition includes:

9/26/2022 PLANNING DEVELOPMENT AND ZONING MINUTES

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).

PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Christy Kennard, Dorothy Wynne

Abstained: None

- 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.

PDZ Member Alina Rogers made the motion to approve with conditions.

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).

PDZ Member Christine Diaz seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Christy Kennard, Dorothy Wynne

Abstained: None

- 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.

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member Alina Rogers seconded the motion.

The motion FAILED with a vote: 0/5

Yes: None

No: Kyle Marasckin, Alina Rogers, Muhammed Alam, Ryan Miller, Christine Diaz

Absent: Christy Kennard, Dorothy Wynne

Abstained: None

- 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.

PDZ Member Alina Rogers made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Muhammed Alam, Ryan Miller, Christine Diaz
No: None
Absent: Christy Kennard, Dorothy Wynne
Abstained: None

F. Consideration and possible action to approve excused committee member absences.

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Muhammed Alam, Ryan Miller, Christine Diaz
No: None
Absent: Christy Kennard, Dorothy Wynne
Abstained: None

Adjourn

PDZ Member Kyle Marasckin made the motion to adjourn. PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Muhammed Alam, Ryan Miller, Christine Diaz
No: None
Absent: Christy Kennard, Dorothy Wynne
Abstained: None

The meeting adjourned at 6:08 p.m.

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: October 11, 2022

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

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

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez

Digitally signed by Jessica Rodriguez
Date: 2022.10.04 11:53:18 -05'00'

SIGNATURE

October 4, 2022

DATE



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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 54B – Final Plat
Applicant	Jackie Overton – EHRA Engineering
PD&Z Meeting Date	October 11, 2022
Recommendation	Denial
Submitted By	Jose Abraham, City Planner

Background

This proposed plat was denied by Manvel Planning, Development and Zoning Commission on September 12, 2022. The reason for denial was the absence of a detailed utility summary table. The resubmittal includes a letter indicating that the proposed section will be served by water and wastewater capacity from Brazoria County Municipal Utility District No. 56, however, a utility summary table to show adequate capacity was not included to address the deficiency. Additionally, the applicant has indicated that the project is vested to the older subdivision ordinance and that the requirement do not apply to apply at the platting stage. Please note that the both older and current subdivision ordinance include *“ensuring that adequate public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed development”* as a stated purpose.

Staff Recommendation

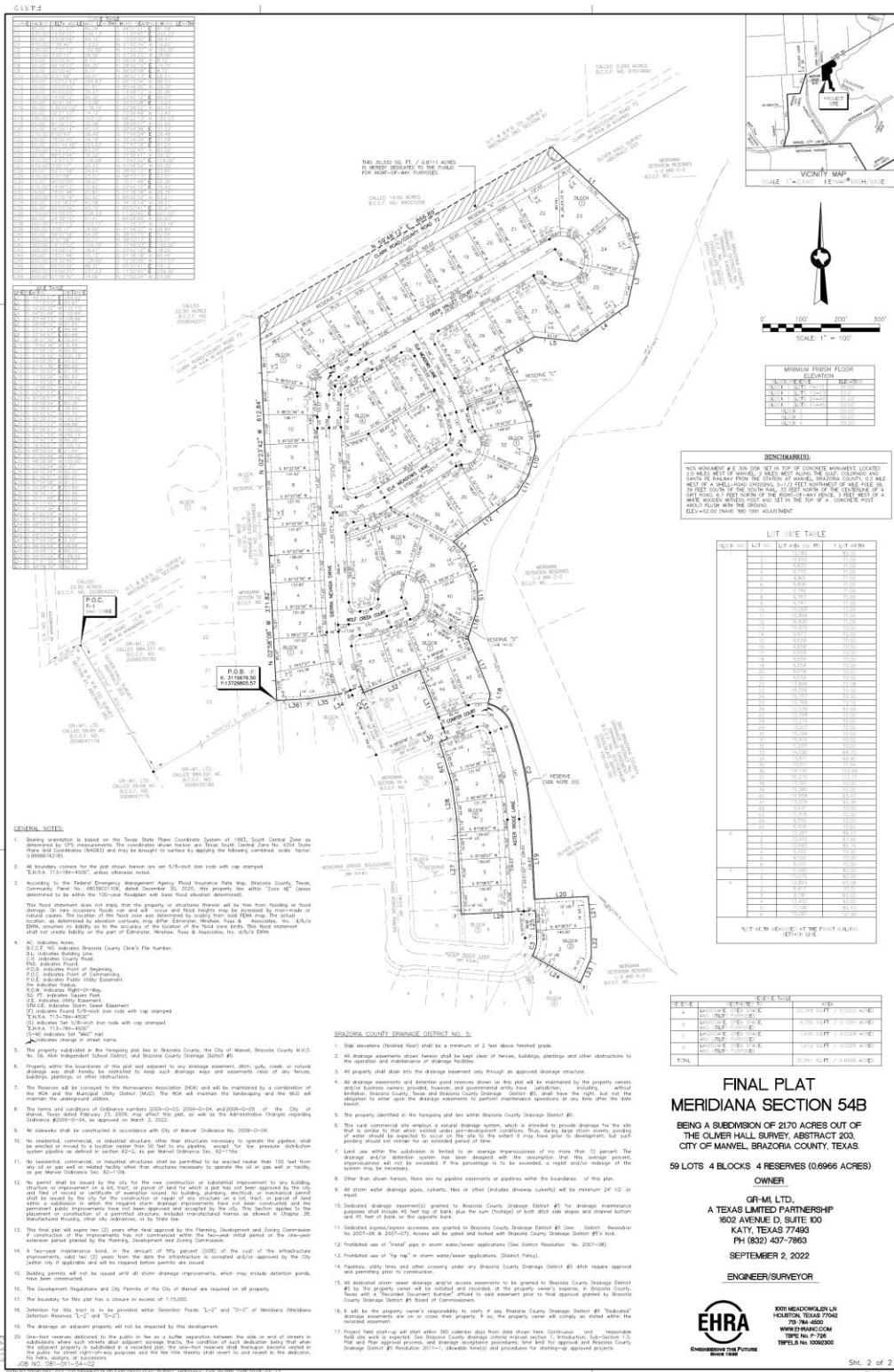
The City staff recommends denial of this proposed plat - Meridiana Section 54B – Final Plat

1. According to the MUD 55 Operations Report and the current MUD 56 Development Summary, there is not adequate capacity to serve this proposed subdivision.
(Subdivision Ordinance: Section 62-1 (3); and Section 62-41 (b) (18))
(Design Criteria Manual: DCM Section 2, Wastewater, 1.04 F, General Requirements; and DCM Section 3, Water, 2.02, Design Analysis;).
(Ordinance No. 2004-0-17: Section 1 (c); Section 49; and Section 24. B. 19)

[illegible]



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



STATE OF TEXAS: }
COUNTY OF BRAZORIA: }

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 54B, 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.

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 20th day of April, 2022.

OWNER

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

BY: nt

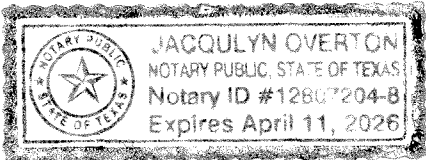
Print Name: Matt Lawson

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 20th day of April, 2022.



Notary Public in and for the
State of Texas
My Notary Commission Expires April 11, 2026

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

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

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

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

Jarrod D. Aden 05/2/22
Jarrod D. Aden, P.E., C.F.M. Date
District Engineer

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

BCDD5 REF ID # B220003

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, approves this plat of MERIDIANA SECTION 54B 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 SECTION 54B
BEING A 21.70 ACRE TRACT OF LAND SITUATED IN
THE OLIVER HALL SURVEY, ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 21.70 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 21.70 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, South 29°59'58" East, along the common line of said 884.331 and said 56.69 acre tract, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, for a distance of 870.37 feet to a point for corner;

THENCE, North 60°00'02" East, a distance of 682.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the most westerly southwest corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 02°58'08" West, for a distance of 371.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, North 02°23'42" West, for a distance of 612.84 feet to a "MAG" nail set marking the most northerly corner of herein described tract;

3) THENCE, North 59°48'12" East, for a distance of 866.89 feet to a "MAG" nail set marking the most northerly corner of herein described tract;

4) THENCE, South 46°32'47" East, for a distance of 269.02 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, South 17°15'53" East, 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;

6) THENCE, South 12°25'32" West, 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;

7) THENCE, South 54°50'48" West, 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;

8) THENCE, North 83°48'25" West, 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;

9) THENCE, South 59°48'12" West, 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;

10) THENCE, South 25°57'24" East, 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;

11) THENCE, South 20°44'42" East, 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;

12) THENCE, South 08°21'30" East, 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;

13) THENCE, South 15°42'36" West, 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;

14) THENCE, South 31°59'10" West, 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;

15) THENCE, South 53°26'02" West, 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;

16) THENCE, South 46°09'36" East, 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;

17) THENCE, South 21°41'39" East, 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;

18) THENCE, South 01°35'53" East, 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;

19) THENCE, South 17°30'56" West, 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;

20) THENCE, South 21°45'58" East, 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;

21) THENCE, South 12°48'25" West, for a distance of 25.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the beginning of a curve to the right;

22) THENCE, in a southeasterly direction along the arc of a curve to the right having a radius of 85.00 feet, an arc length of 85.08 feet, an angle of 57°21'07", and a chord bearing South 48°31'01" East, 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 for compound curvature;

23) THENCE, in a southerly direction along the arc of a curve to the right having a radius of 830.00 feet, an arc length of 246.13 feet, an angle of 16°59'25", and a chord bearing South 11°20'45" East, 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 tangency;

24) THENCE, South 02°51'03" East, for a distance of 207.11 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

25) THENCE, North 87°08'57" East, 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;

26) THENCE, South 04°59'54" East, 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;

27) THENCE, South 00°36'57" East, 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;

28) THENCE, South 23°42'42" West, for a distance of 70.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the southeasterly corner of herein described tract;

29) THENCE, North 60°34'21" West, for a distance of 140.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the beginning of a curve to the left;

30) THENCE, in a northerly direction along the arc of a curve to the left having a radius of 85.00 feet, an arc length of 49.16 feet, an angle of 33°08'06", and a chord bearing North 13°43'00" East, for a distance of 48.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;

31) THENCE, North 02°51'03" West, for a distance of 68.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

32) THENCE, South 87°08'57" West, for a distance of 190.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

33) THENCE, North 02°51'03" West, for a distance of 242.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

34) THENCE, North 07°40'16" West, for a distance of 96.26 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

35) THENCE, North 16°42'51" West, for a distance of 109.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

36) THENCE, North 68°09'06" East, for a distance of 21.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

37) THENCE, North 21°50'54" West, for a distance of 190.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

38) THENCE, South 68°09'06" West, for a distance of 155.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

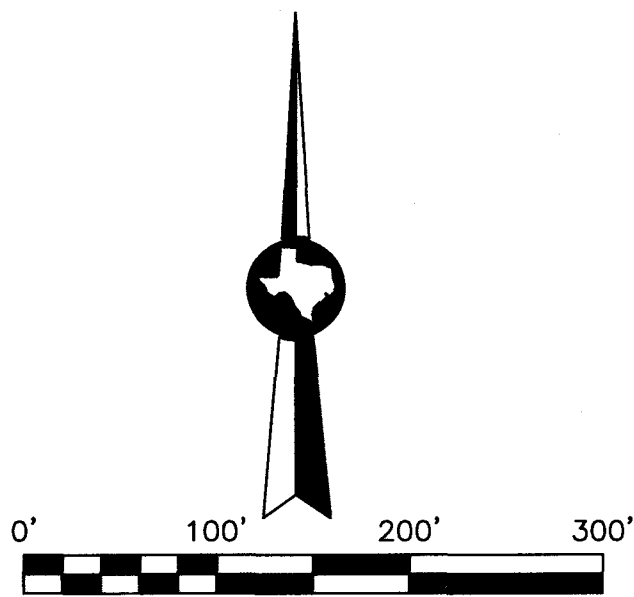
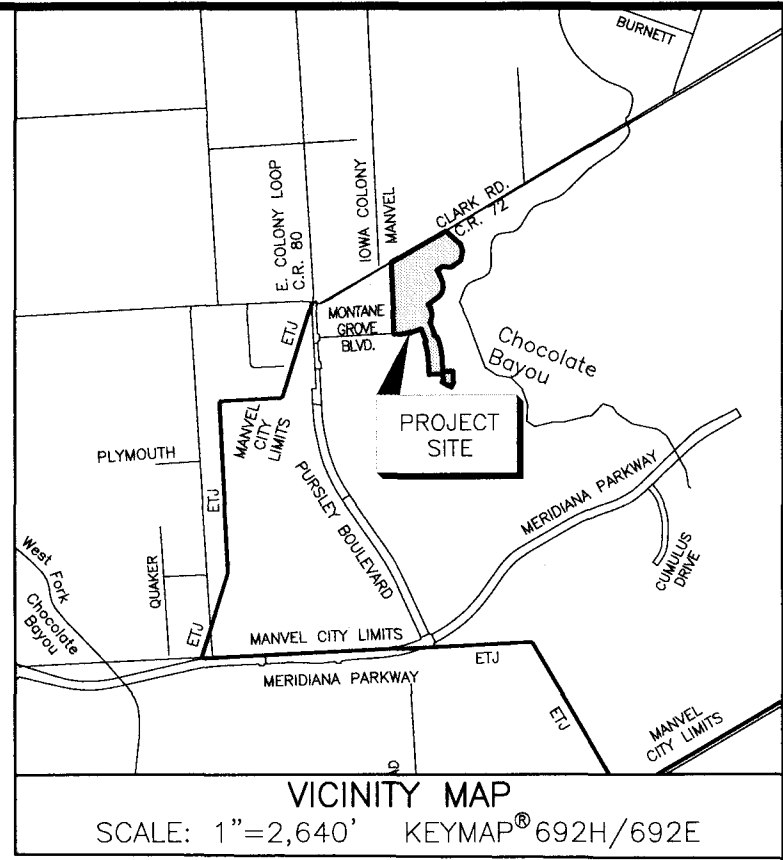
39) THENCE, North 21°50'54" West, for a distance of 4.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the beginning of a curve to the right;

40) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 470.00 feet, an arc length of 13.22 feet, an angle of 01°36'40", and a chord bearing North 21°02'34" West, for a distance of 13.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;

41) THENCE, South 69°45'46" West, for a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

42) THENCE, South 81°42'01" West, for a distance of 80.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

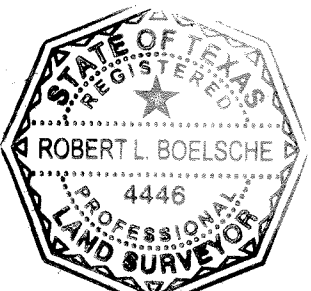
43) THENCE, South 87°04'08" West, for a distance of 81.01 feet to the POINT OF BEGINNING and containing 21.70 acres of land.



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



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

FINAL PLAT
MERIDIANA SECTION 54B

BEING A SUBDIVISION OF 21.70 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

59 LOTS 4 BLOCKS 3 RESERVES (0.6642 ACRES)

OWNER

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

SEPTEMBER 2, 2022

ENGINEER/SURVEYOR

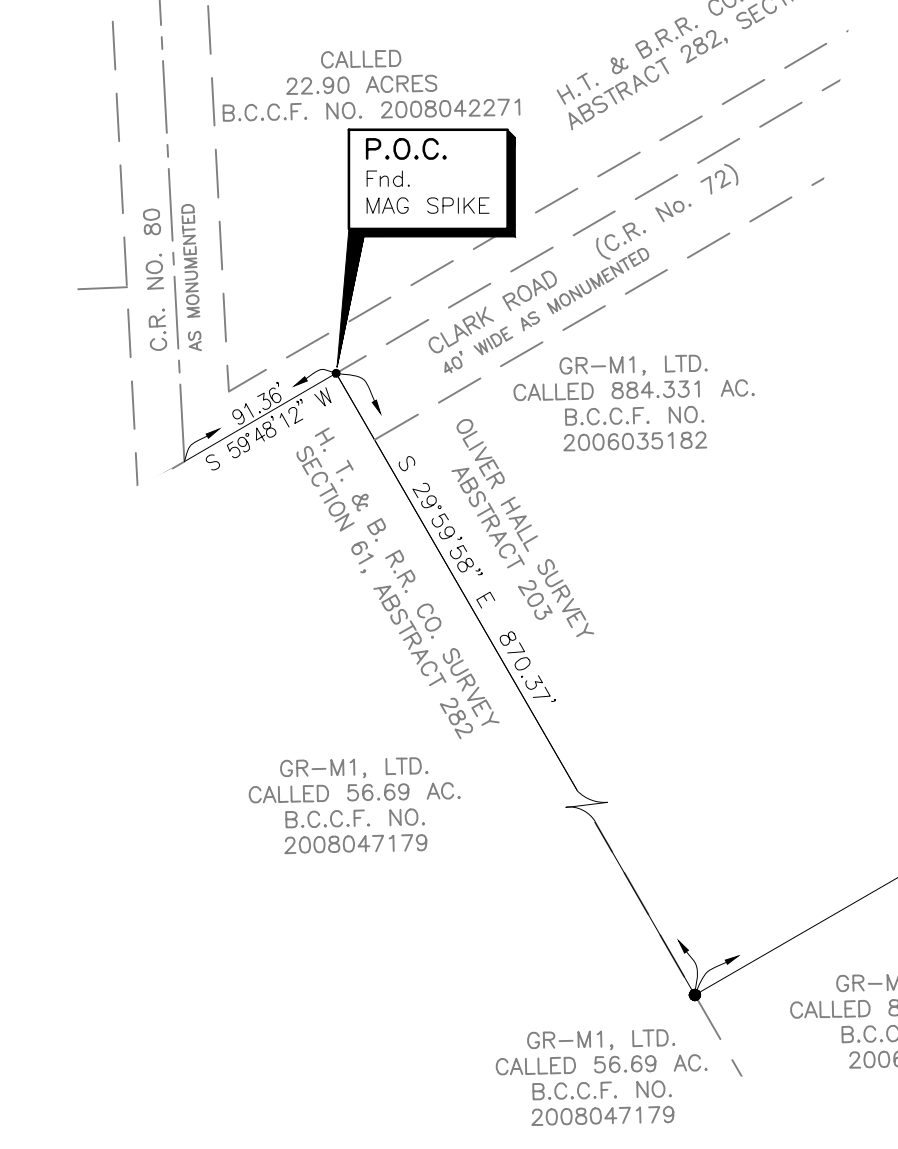


1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBP# No. F-726
TBP#LS No. 10092300

Sht. 1 of 2

CURVE	RADIUS	DELTA	ANGLE	ARC	CHORD	BEARING	CHORD	LENGTH	CHORD	LENGTH
C1	85.00	57°21'07"	85.08	S 48°31'01" E	81.58					
C2	830.00	16°59'25"	246.13	S 11°20'45" E	45.23					
C3	85.00	13°09'06"	49.16	N 12°43'00" E	48.43					
C4	470.00	1°36'40"	13.22	N 21°02'34" W	13.22					
C5	530.00	17°37'13"	162.99	N 11°25'37" W	162.35					
C6	530.00	17°37'13"	162.99	N 11°25'37" W	162.35					
C7	25.00	20°05'47"	8.77	N 09°34'58" W	8.72					
C8	50.00	96°39'33"	84.35	N 28°42'15" E	74.70					
C9	25.00	20°05'47"	8.77	N 09°34'58" W	8.72					
C10	530.00	25°15'58"	263.11	N 09°22'13" E	265.51					
C11	60.00	25°23'43"	264.83	S 06°15'04" W	96.53					
C12	25.00	72°53'43"	31.81	N 83°44'56" W	29.70					
C13	25.00	90°00'00"	39.27	S 14°48'12" W	35.38					
C14	330.00	14°59'12"	86.32	S 22°42'12" E	86.07					
C15	25.00	30°41'04"	13.39	S 30°33'08" E	13.23					
C16	50.00	136°04'03"	118.74	S 22°08'22" W	92.74					
C17	25.00	32°21'10"	14.12	S 73°59'48" W	13.93					
C18	280.00	21°06'01"	103.12	S 68°22'13" W	102.53					
C19	25.00	81°32'15"	35.58	S 38°09'07" W	32.65					
C20	25.00	96°35'14"	42.14	S 50°54'38" E	37.33					
C21	270.00	6°02'43"	28.49	N 77°46'24" E	28.48					
C22	25.00	78°20'45"	34.18	N 35°34'39" E	31.58					
C23	60.00	25°14'44"	263.63	S 57°43'18" E	97.24					
C24	330.00	14°27'07"	83.24	S 75°22'40" W	83.02					
C25	25.00	89°53'04"	39.22	S 37°39'41" W	35.32					
C26	470.00	12°57'23"	106.28	S 57°43'18" E	106.06					
C27	470.00	12°57'23"	106.28	S 57°43'18" E	106.06					
C28	25.00	56°27'58"	24.64	N 28°42'15" E	23.65					
C29	470.00	2°51'58"	23.51	N 58°22'13" E	23.51					
C30	25.00	90°00'00"	39.27	S 14°48'12" W	35.38					
C31	230.00	14°59'12"	86.02	S 22°42'12" E	70.45					
C32	25.00	73°01'48"	31.87	S 21°18'18" W	29.75					
C33	220.00	16°15'19"	62.42	S 65°56'52" W	62.21					
C34	25.00	103°19'27"	45.08	N 54°16'14" W	39.21					
C35	25.00	92°00'26"	40.15	S 65°50'41" E	35.97					
C36	770.00	16°59'25"	228.33	S 11°20'45" E	227.50					
C37	85.00	34°39'19"	51.41	S 85°28'45" W	50.63					
C38	500.00	17°37'13"	163.77	N 11°25'37" W	153.16					
C39	500.00	3°05'17"	26.95	N 01°04'22" W	26.94					
C40	55.00	56°27'58"	54.20	N 28°42'15" E	52.04					
C41	500.00	2°51'58"	25.01	N 58°22'13" E	25.01					
C42	300.00	19°13'53"	100.70	S 22°42'12" E	100.22					
C43	300.00	14°59'12"	78.47	S 22°42'12" E	78.25					
C44	55.00	73°01'48"	70.10	S 21°18'18" W	65.45					
C45	280.00	28°43'46"	128.99	S 72°38'08" W	127.57					
C46	55.00	92°00'26"	88.32	S 65°50'41" E	79.13					
C47	800.00	16°59'25"	237.23	S 11°20'45" E	236.36					
C48	500.00	10°13'40"	14.06	N 21°02'34" W	14.06					

LINE	BEARING	DISTANCE
L1	S 46°32'47" E	269.02
L2	S 17°15'53" E	95.67
L3	S 12°25'32" E	133.73
L4	S 54°50'48" W	159.84
L5	N 83°48'25" W	108.89
L6	S 59°48'12" W	91.84
L7	S 25°57'24" E	98.38
L8	S 20°44'42" E	85.98
L9	S 08°21'30" E	72.04
L10	S 15°42'36" W	70.49
L11	S 31°59'10" W	60.30
L12	S 53°26'02" W	200.78
L13	S 46°09'36" E	40.23
L14	S 21°41'39" E	85.62
L15	S 01°35'53" E	61.18
L16	S 17°30'56" W	82.63
L17	S 21°45'58" E	154.62
L18	S 12°48'25" W	105.00
L19	S 02°51'03" E	207.11
L20	N 87°08'57" E	137.00
L21	S 04°59'54" E	80.06
L22	S 00°36'57" E	76.93
L23	S 23°42'42" W	70.75
L24	N 60°34'21" W	140.97
L25	N 02°51'03" W	68.88
L26	S 87°08'57" W	190.00
L27	N 02°51'03" W	242.14
L28	N 07°40'16" W	96.26
L29	N 16°42'51" W	109.14
L30	N 68°09'06" E	21.84
L31	N 21°50'54" W	190.00
L32	S 68°09'06" W	155.00
L33	N 21°50'54" W	4.31
L34	S 69°45'46" W	60.00
L35	S 81°42'01" W	80.21
L36	S 87°04'08" W	61.01
L37	N 00°28'16" E	57.89
L38	S 56°56'14" E	57.96
L39	S 30°11'42" E	30.00
L40	N 61°17'45" W	10.09
L41	S 15°12'36" E	50.24
L42	S 87°22'59" W	101.12
L43	N 87°22'59" E	101.12
L44	N 68°09'06" E	52.57
L45	N 21°50'54" W	50.00
L46	N 68°09'06" E	82.42
L47	S 67°44'10" E	2.33
L48	N 66°39'59" E	58.58
L49	N 59°48'12" E	58.33
L50	N 69°45'26" E	168.02
L51	N 21°41'39" W	48.05
L52	N 46°09'36" W	62.53



GENERAL NOTES:

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

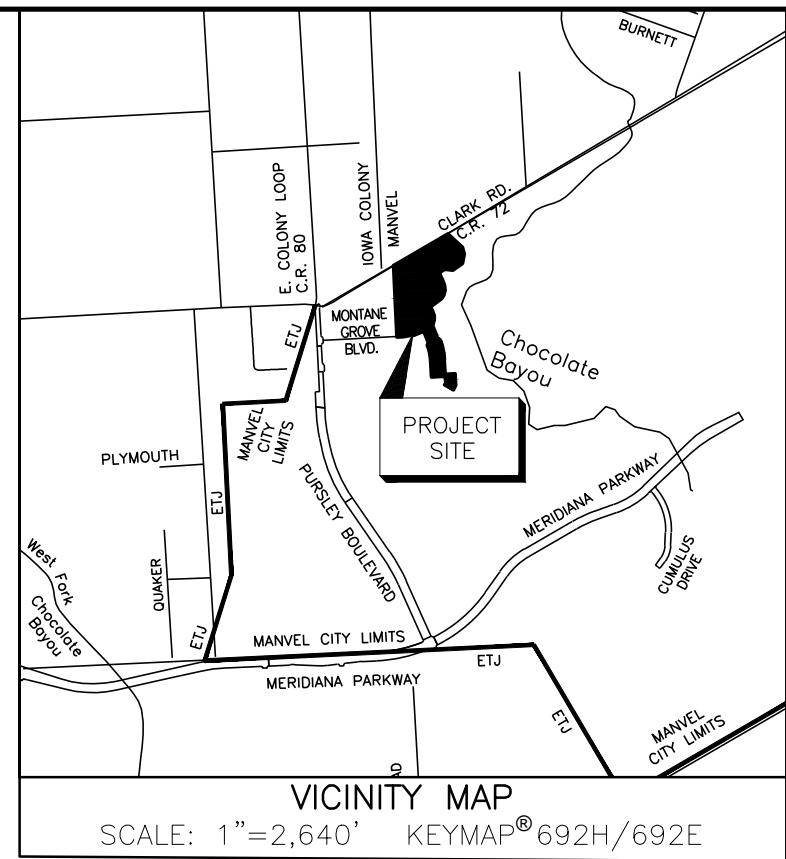
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA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

JOB NO. 081-011-54-02

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

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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



SCALE: 1"=2,640' KEYMAP® 692H/692E

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

BENCHMARK(S):

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

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	* LOT WIDTH
1	1	12,182	85.32
	2	10,692	71.00
	3	9,835	71.00
	4	9,770	71.00
	5	9,801	71.00
	6	9,806	71.00
	7	9,786	71.00
	8	9,767	71.00
	9	9,747	71.00
	10	10,068	71.00
	11	10,899	71.00
	12	16,830	71.00
	13	10,822	70.50
	14	9,973	70.50
	15	9,659	70.50
	16	9,659	70.50
	17	9,659	70.50
	18	9,659	70.50
	19	9,659	70.50
	20	9,659	70.50
	21	9,659	70.50
	22	13,849	72.08
	23	18,556	70.50
	24	15,757	70.50
	25	15,769	72.16
	26	12,539	92.69
	27	12,348	75.00
	28	10,275	75.00
	29	10,071	75.00
	30	10,266	70.00
	31	10,914	70.02
	32	11,203	70.00
	33	14,026	68.70
	34	13,871	68.90
	35	10,911	71.04
	36	14,735	122.99
	37	16,275	112.17
	38	13,501	70.00
	39	15,380	70.00
	40	14,958	65.47
	41	13,509	65.36
	42	9,641	70.00
	43	11,418	70.00
	44	9,750	75.00
	45	9,409	72.64
2		12,261	89.73
	1	10,910	87.95
	3	10,665	84.74
	4	9,100	70.00
	5	9,100	70.00
	6	9,100	70.00
3	1	11,080	80.00
	2	15,075	80.25
4	1	12,824	65.08
	2	9,417	70.01
	3	9,781	65.00
	4	13,493	83.00
	5	11,106	85.43
	6	15,087	121.82

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

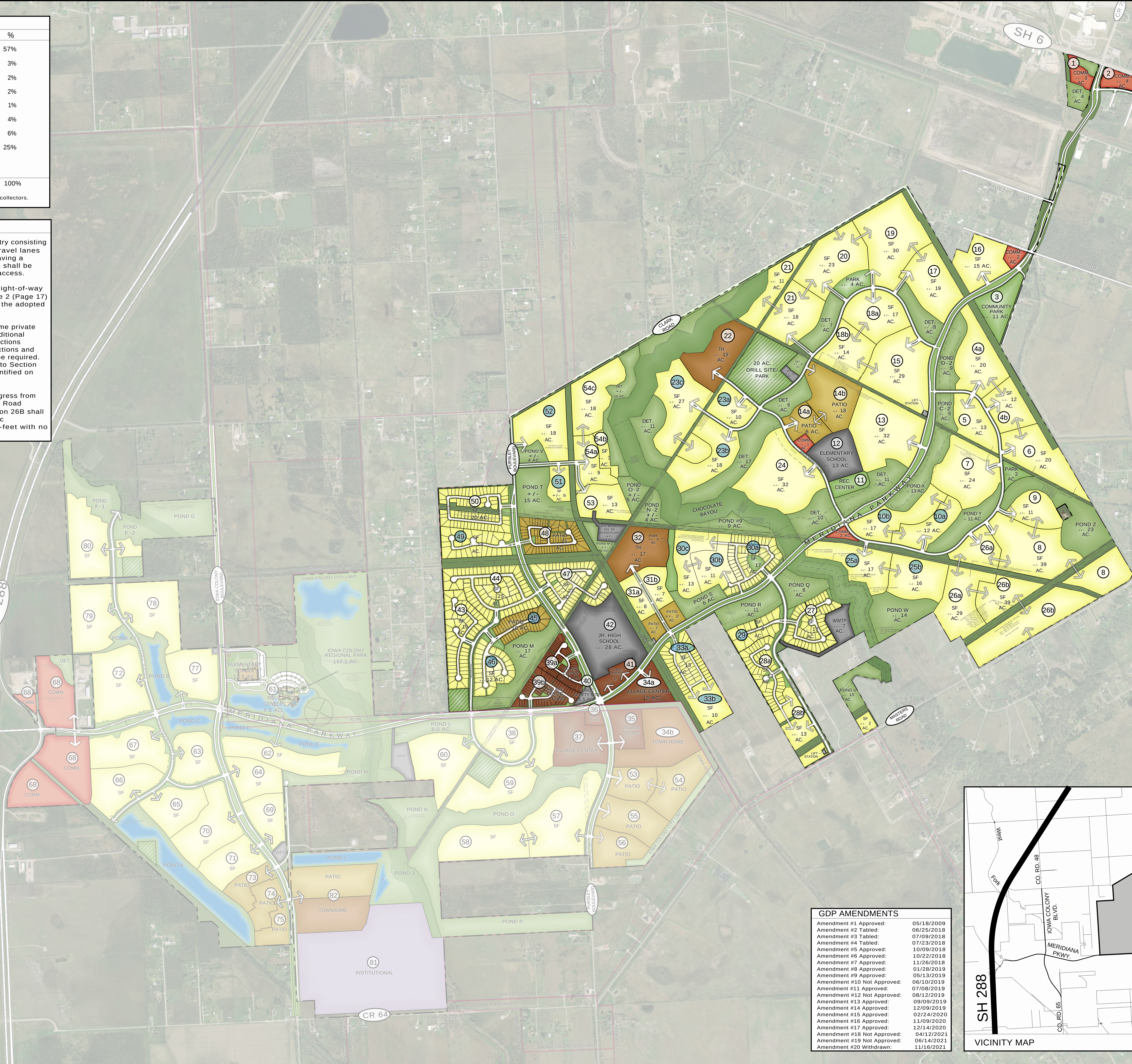
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

ENGINEERING THE FUTURE

EHRA JOB NO.
081-011-150

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



MANVEL PD&Z

DATA SHEET

MEETING DATE: October 11, 2022

TOPIC: Consideration and possible action to approve an Extended Stay Permit located at 6406 Crestridge Street.

BACKGROUND: On February 17, 2022, Code Enforcement Officer Bryan performed an initial inspection of 6406 Crestridge Street for a RV being used as a dwelling. Officer Bryan saw the RV from the street right-of-way connected to utility services and other evidence the RV is being used as a permanent dwelling such as slides out, a garden, a garbage bin, and tree debris on the roof and slides. Officer Bryan left a 14-day notice of violation door hanger on the front fence. On February 25, 2022, the property owner Ms. Brandi Holloway spoke with Officer Bryan regarding the 14-day notice of violation. Ms. Holloway stated the RV is currently being used a temporary residence for her mother until a secondary structure can be built on her property or an addition to Ms. Holloway's current residence. During the conversation Officer Bryan provided contact information for Development Services to schedule a pre-development meeting for said construction. Officer Bryan told Ms. Holloway that the RV can be used as a temporary living arrangement for no more than six months. During this time Ms. Holloway did not reach out to Development Services to schedule a pre-development meeting. Officer Bryan scheduled a follow up inspection on August 25, 2022. On August 25, 2022, Officer Bryan visited 6406 Crestridge and saw no visible change from February 17, 2022, and issued another 14-day notice of violation by certified mail to the property owner. The certified mail notice was returned to the City on September 1, 2022. On September 2, 2022, Officer Bryan received an email from Ms. Holloway stating attempts were made to speak to Development Services but no response was given, however, Development Services reached out multiple times with no attempt to speak with Ms. Holloway. The property owner stated she "had many issues with general contractors over this period" and others "seem promising". Officer Bryan forwarded an Extended Stay Permit to the property owner. The application was filed with Permits on September 13, 2022.

Correspondence with Ms. Holloway has indicated the Extended Stay Permit request is based off of regulation No. 3 where, "individuals who have selected interim lodging during temporary transfer to a new locality or while waiting construction of permanent housing". The property owner has further confirmed notes taken from Officer Bryan that her intent is to construct a new dwelling or construct an addition to the existing home. The timeline for completion on either option is June 2023. However, to date, the property owner has not scheduled a pre-development meeting or spoken to staff regarding construction of either option.

The current configuration of the property at 6406 Crestridge Street consists of four lots identified by BCAD as Lots 17, 18, 18A, and 19, Crestridge Subdivision, Section 1. However, it appears Lot 18 was illegally subdivided to produce Lot 18A since Crestridge Subdivision Section 1 was legally subdivided with Lots 17, 18, and 19. The existing home currently occupies Lots 18A, 18B, and 19, and Lot 17 is vacant. Collectively, the property owner has approximately 90,513 square feet or 2.080 acres of lot area (please note these are calculations based on approved plat). If the property owner would construct a new residence, it appears it could be

accomplished on Lot 17 as long as each residence maintains a minimum lot area of one acre and 120-feet of lot width per O-SFR zoning regulations. The lots will also need to maintain a minimum one-acre lot area due to TCEQ requirements for new well water and septic systems. The Crestridge Subdivision does not have access to City utilities. Construction to the existing home could pose other challenges in that it appears the principal and accessory structures may have been constructed over Lot 18 and 19 lot lines.

Under the O-SFR zoning, the City's land use table does not permit a RV as a single-family residence. The use of a RV is only permitted in a RV Park. RV Parks are permitted as a SUP in the LC, HC, MF, and HMU zoning districts. A RV can be used as a temporary residence under the criteria mentioned above from Section 47-38 for no greater than six months. The property owner at 6406 Crestridge has exceeded the allowable six-month provision. An extended stay permit is needed for a RV used as a residence for greater than six months. Per the applicant's statement, the extended stay permit would be needed in excess of an additional six-month period since construction on either a home addition or new residence would not occur until June 2023. Taking into account a minimum of nine months to one year to construct a new residence or three to four months for a residential addition the minimum time needed is approximately one year to allow the Extended Stay Permit if approved by the Commission. This would allow the RV to be used as a single-family residence for a minimum total of approximately 1 ½ years or maximum 2 ½ years.

RECOMMENDATION: City staff does not recommend approval of the extended stay request because the RV has been identified through notice since February 2022 and again August 2022, which is greater than six months. The applicant has not submitted a new home permit, submitted a home addition, or conducted a pre-development meeting to comply with satisfying the intent of Section 47-38. The construction timeline provided by the property owner is to begin June 2023. Besides email documentation from the property owner, staff has no other concrete evidence such as a building permit application or approved permit to attest the property owner will comply with the zoning ordinance. The City's zoning ordinance does not permit RVs as a residence in the O-SFR zoning district. Allowance of continued residential use of the RV beyond six months without permits for construction will confer rights to this property owner that are not allowed by other property owners in the City.

ATTACHMENTS: Staff Report, Application, and Code Enforcement Case Comments

FUNDING ISSUES

- ☒ **Not applicable**
☐ **Not budgeted**
☐ **Full amount already budgeted**
☐ **Funds to be transferred from Acct.#**

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



EXTENDED STAY PERMIT

Address: 6406 Crestridge Street

Applicant/Representative: Pamela K. Holloway

Property Owner: Pamela K. Holloway

Current Zoning: Open-Single Family Residential (O-SFR)

Request: An extended stay permit to allow use of the RV as a single-family residence in excess of six months

Applicable Regulation: Section 38-39, *Prohibited Uses*, Section 47-38, *Criteria for Extended Stay Permits*, and Section 77-26, *Permitted Uses*

Exhibits: Site Photographs, Notice of Violation, Zoning Site Map, Aerial Site Map, and Application

Submitting Staff:

Jessica Rodriguez

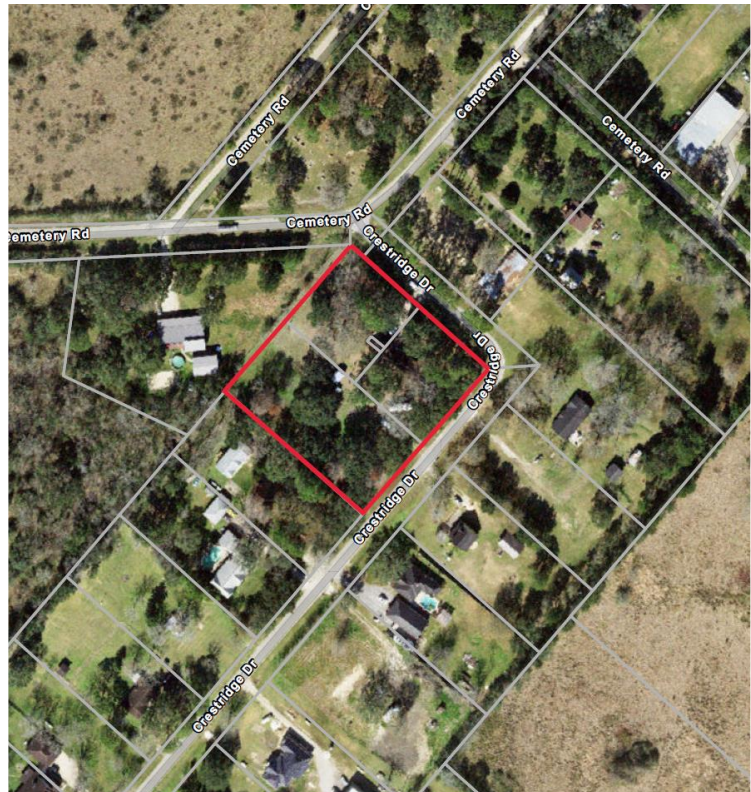
Director of Development Services

jrodriguez@cityofmanvel.com

Executive Summary

The property owner is requesting an extended stay permit approval from the Planning, Development and Zoning Commission to allow a RV to be used as a single-family residence until a new home or an existing home addition can be constructed beginning June 2023. The property is zoned Open-Single Family Residential (O-SFR) District.

Site Exhibit Map





Staff Report

Ordinance Criteria

Manvel Code of Ordinances, Chapter 38, *Manufactured Housing*, Section 38-39. (a), *Prohibited Uses*, states “a recreational vehicle shall not be used or occupied as a permanent dwelling. Limited temporary occupancy in excess of six months is permitted only by extended stay permit granted by the city planning and development commission and the approval of the city inspector.”

Overview

On February 17, 2022, Code Enforcement Officer Bryan performed an initial inspection of 6406 Crestridge Street for a RV being used as a dwelling. Officer Bryan saw the RV from the street right-of-way connected to utility services and other evidence the RV is being used as a permanent dwelling such as slides out, a garden, a garbage bin, and tree debris on the roof and slides. Officer Bryan left a 14-day notice of violation door hanger on the front fence. On February 25, 2022, the property owner Ms. Brandi Holloway spoke with Officer Bryan regarding the 14-day notice of violation. Ms. Holloway stated the RV is currently being used a temporary residence for her mother until a secondary structure can be built on her property or an addition to Ms. Holloway’s current residence. During the conversation Officer Bryan provided contact information for Development Services to schedule a pre-development meeting for said construction. Officer Bryan told Ms. Holloway that the RV can be used as a temporary living arrangement for no more than six months. During this time Ms. Holloway did not reach out to Development Services to schedule a pre-development meeting. Officer Bryan scheduled a follow up inspection on August 25, 2022. On August 25, 2022, Officer Bryan visited 6406 Crestridge and saw no visible change from February 17, 2022, and issued another 14-day notice of violation by certified mail to the property owner. The certified mail notice was returned to the City on September 1, 2022. On September 2, 2022, Officer Bryan received an email from Ms. Holloway stating attempts were made to speak to Development Services but no response was given, however, Development Services reached out multiple times with no attempt to speak with Ms. Holloway. The property owner stated she “had many issues with general contractors over this period” and others “seem promising”. Officer Bryan forwarded an Extended Stay Permit to the property owner. The application was filed with the Permits Department on September 13, 2022, by the property owner. The listed permit criteria from Section 47-38 for the extended stay permit includes:

1. The RV is to be occupied as a single-family dwelling in excess of six months and is to be placed within the city limits of Manvel.
2. Individuals that have selected a recreationally-centered lifestyle and that chose a specific location for a traditional season (“sunbirds” and “snowbirds”).
3. Individuals who have selected interim lodging during temporary transfer to a new locality or while waiting construction of permanent housing.
4. Individual who frequently relocate for employment purposes.
5. Individual who have selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness.

Manvel Planning, Development & Zoning Commission

Planning Department

City of Manvel

October 11, 2022



Correspondence with Ms. Holloway has indicated the Extended Stay Permit request is based off of regulation No. 3, above, where, “individuals who have selected interim lodging during temporary transfer to a new locality or while waiting construction of permanent housing”. The property owner has further confirmed notes taken from Officer Bryan that her intent is to construct a new dwelling or construct an addition to the existing home. The timeline for completion on either option is June 2023. However, to date, the property owner has not scheduled a pre-development meeting or spoken to staff regarding construction of either option.

The current configuration of the property at 6406 Crestridge Street consists of four lots identified by BCAD as Lots 17, 18, 18A, and 19, Crestridge Subdivision, Section 1. However, it appears Lot 18 was illegally subdivided to produce Lot 18A since Crestridge Subdivision Section 1 was legally subdivided with Lots 17, 18, and 19. The existing home currently occupies Lots 18A, 18B, and 19, and Lot 17 is vacant. Collectively, the property owner has approximately 90,513 square feet or 2.080 acres of lot area (please note these are calculations based on approved plat). If the property owner would construct a new residence, it appears it could be accomplished on Lot 17 as long as each residence maintains a minimum lot area of one acre and 120-feet of lot width per O-SFR zoning regulations. The lots will also need to maintain a minimum one-acre lot area due to TCEQ requirements for new well water and septic systems. The Crestridge Subdivision does not have access to City utilities. Construction to the existing home could pose other challenges in that it appears the principal and accessory structures may have been constructed over Lot 18 and 19 lot lines.

Lot	Lot Width (feet)	Lot Depth (feet)	Lot Area (square feet)
17	150	301.5	45,225
18^	150.75	157.85	23,795
19	143	151	21,593
* Please note these are calculations based on approved plat			
^ Includes Lots 18A and 18B per BCAD.			

Under the O-SFR zoning, the City’s land use table does not permit a RV as a single-family residence. The use of a RV is only permitted in a RV Park. RV Parks are permitted as a SUP in the LC, HC, MF, and HMU zoning districts. A RV can be used as a temporary residence under the criteria mentioned above from Section 47-38 for no greater than six months. The property owner at 6406 Crestridge has exceeded the allowable six-month provision. An extended stay permit is needed for a RV used as a residence for greater than six months. Per the applicant’s statement, the extended stay permit would be needed in excess of an additional six-month period since construction on either a home addition or new residence would not occur until June 2023. Taking into account a minimum of nine months to one year to construct a new residence or three to four months for a residential addition the minimum time needed is approximately one year to allow the Extended Stay Permit if approved by the Commission. This would allow the RV to be used as a single-family residence for a minimum total of approximately 1 ½ years or maximum total of 2 ½ years.

Manvel Planning, Development & Zoning Commission

Planning Department

City of Manvel

October 11, 2022



Staff Recommendation

City staff does not recommend approval of the extended stay request because the RV has been identified through notice since February 2022 and again August 2022, which is greater than six months. The applicant has not submitted a new home permit, submitted a home addition, or conducted a pre-development meeting to comply with satisfying the intent of Section 47-38. The construction timeline provided by the property owner is to begin June 2023. Besides email documentation from the property owner, staff has no other concrete evidence such as a building permit application or approved permit to attest the property owner will comply with the zoning ordinance. The City's zoning ordinance does not permit RVs as a residence in the O-SFR zoning district. Allowance of continued residential use of the RV beyond six months without permits for construction will confer rights to this property owner that are not allowed by other property owners in the City,



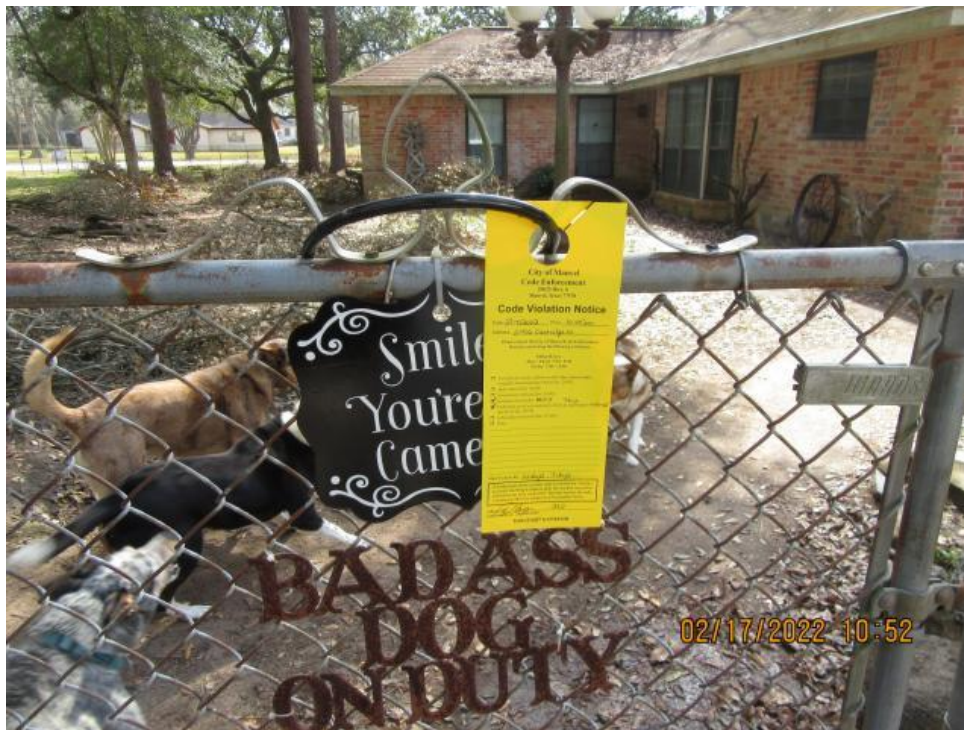
Site Photographs



The RV located at 6406 Crestridge Street (February 17, 2022).



The RV with utility hook up at 6406 Crestridge Street (February 17, 2022).



The notice of violation left at 6406 Crestridge Street for the RV (February 17, 2022).



RV at 6406 Crestridge Street (August 25, 2022).



The RV utility connection located at 6406 Crestridge Street (August 25, 2022).





The RV slides out located at 6406 Crestridge Street (August 25, 2022).

Notice of Violation

02/17/2022 10:52

City of Manvel
Code Enforcement
20825 Hwy. 4
Manvel, Texas 77578

Code Violation Notice

Date: 02/17/2022 Time: 10:45 am
Address: 6406 Crestridge St

Please contact the City of Manvel Code Enforcement Division concerning the following violations.

Office Hours:
Mon - Thurs 7:30 - 5:30
Friday 7:30 - 11:30

☐ Tall grass & weeds, rubbish and all other objectionable, unsightly and unsanitary matter (Sec. 26-43)
☐ Junk vehicle (Sec. 26-64)
☐ Commercial vehicles (Sec. 39-83)
☒ Nuisance animal (Sec. ~~38-29~~ 7 days)
☒ Prohibited use of a recreational vehicle as a permanent dwelling (Sec. 38-29) 14 days
☐ Substandard structure (Sec. 17-456)
☐ Other

Must Comply By: 14 days, 7 days

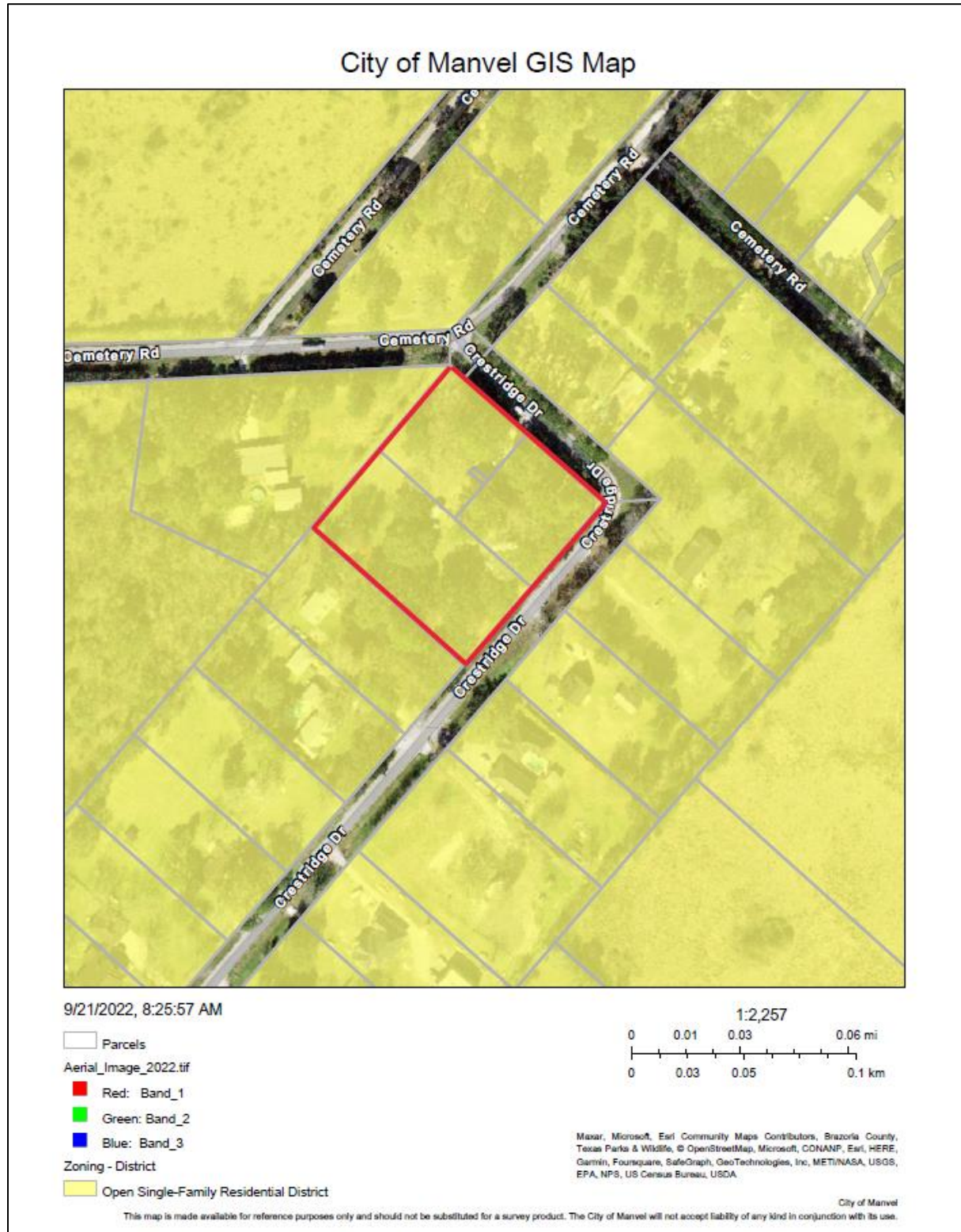
It is imperative that you take steps to correct the violation to avoid receiving a citation after the normal inspection procedure has been conducted. You may contact the code compliance officer by telephone at the number below.

Officer: [Signature] 333
Office Number: 281/489-0630

THIS IS NOT A CITATION

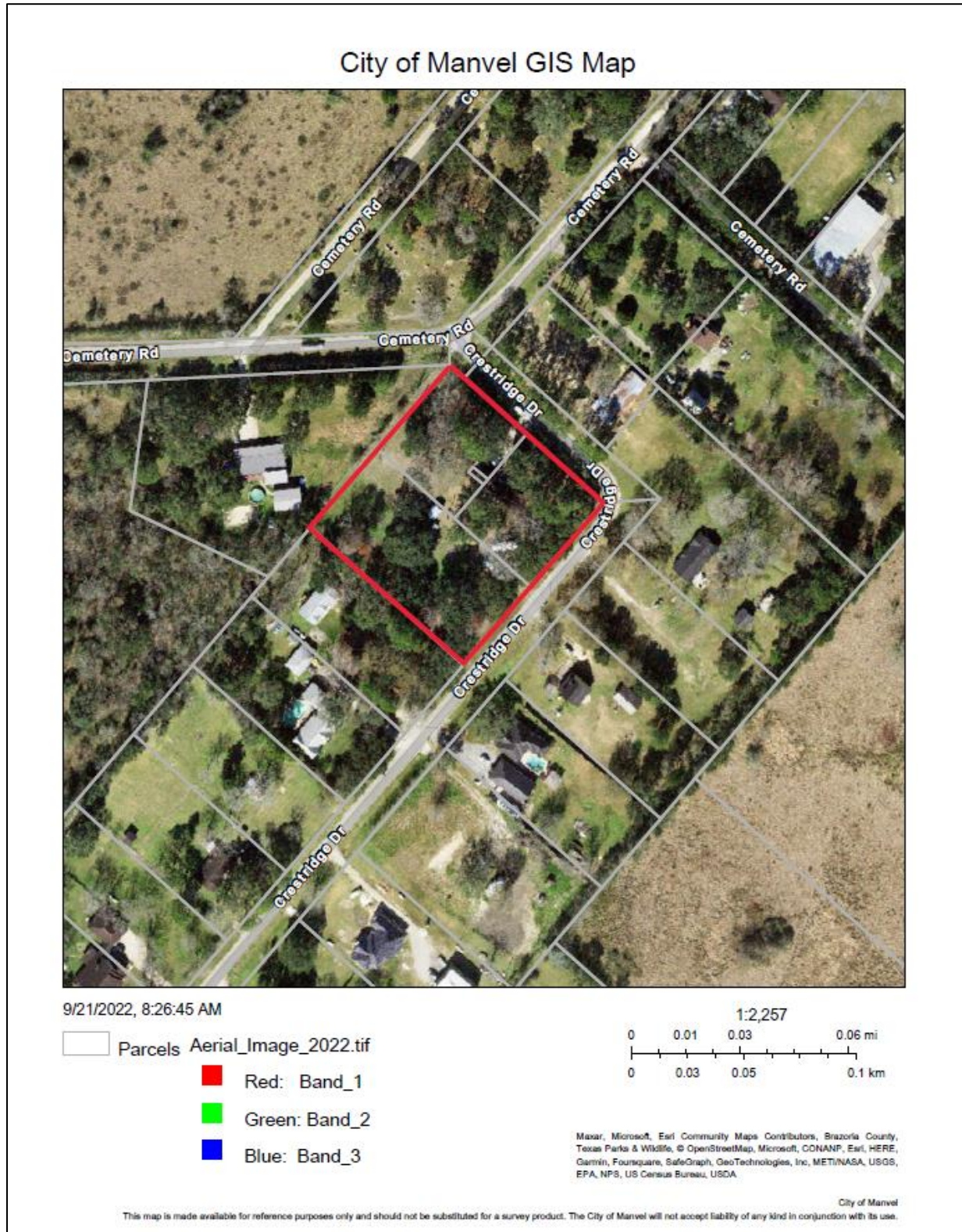


Zoning Vicinity Map





Aerial Site Map





Application

CITY OF MANVEL
<http://www.cityofmanvel.com>

PO Box 187
Manvel, Texas 77578

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

EXTENDED STAY PERMIT

Name of Person Applying for Permit Pamela K. Holloway

Name of Person who owns the Land Pamela K. Holloway
(Where RV will be sitting)

Address 6406 Crestridge St.

City Manvel State TX Zip 77578

Phone Number 713-724-16415

FEE FOR PERMIT IS \$50.00
MUST BE APPROVED BY P D & Z PRIOR TO ISSUING OF PERMIT
PERMIT VALID FOR UP TO 180 DAYS

CRITERIA FOR EXTENDED-STAY PERMITS

1. The recreational vehicle is to be occupied as a single-family dwelling in excess of six (6) months and is to be placed within the City limits of Manvel.
2. Individuals that have selected a recreationally-centered lifestyle and that chose a specific location for a traditional season.
3. Individuals who have selected interim lodging during temporary transfer to a new locality or while waiting construction of permanent housing.
4. Individuals who frequently relocate for employment purposes.
5. Individuals who have selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness.

Date of permit: _____

Date of Expiration: _____

Anticipated Length of Stay: _____

APPROVED _____

DENIED _____

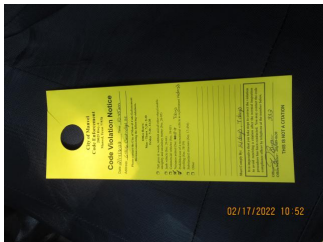
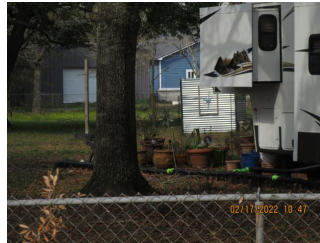
Comments List

Case Type: General/Misc. Complaint | ID # 22-000073



Danielle Bryan

Code Enforcement, Feb 17, 2022 at 8:53 AM ago Initial Inspection 2/17/2022: CE Officer Bryan Permanent dwelling of a recreational vehicle see from public right of way. RV connected to utility services, and shows evidence of residence. 14 day NOV door hanger issued



Danielle Bryan

Code Enforcement, Feb 25, 2022 at 2:57 AM ago Phone Call 2/25/2022: CE Officer Bryan spoke with property owner Brandi Holloway regarding the violation. The RV is currently being used by her mother as temporary living. Brandi intends to build a secondary structure or an extension of the current structure to house her mother. Officer gave Brandi contact information for Development Services for the construction. Per ordinance, 6 month extension granted. Officer informed Brandi usage of the RV as a dwelling beyond the 6 month period will require approval from Development Services. Follow up schedule on 8/25/2022



Danielle Bryan

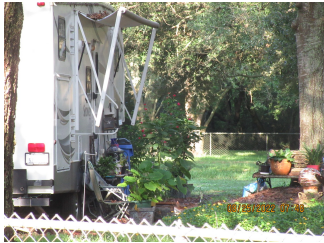
Code Enforcement, Aug 25, 2022 at 5:04 PM ago

Re-inspection

8/25/2022: CE Officer Bryan

No visible change

14 day NOV certified mailed to property owner



**Danielle Bryan***Code Enforcement, Sep 07, 2022 at 11:38 AM ago*

Green Card Delivery

9/1/2022

**Danielle Bryan***Code Enforcement, Sep 07, 2022 at 8:47 AM ago*

Email

9/2/2022: CE Officer Bryan

Officer received an email from Brandi, stating the she attempted to reach out to Development Services Permits on 8/16/2022, but received no response. Brandi states that she "had many issues with general contractors over this period" but had other that "seem promising". Officer forwarded the email to Development Services.

**Danielle Bryan***Code Enforcement, Sep 07, 2022 at 8:48 AM ago*

Development Service permits stated they returned the call multiple times. However, no one answered and the voicemail box was full.

**Danielle Bryan***Code Enforcement, Sep 07, 2022 at 9:09 AM ago*

Email

9/7/2022: CE Officer Bryan

Officer returned the email, explained the application process with PD&Z approval and attached Extended Stay Permit application.

**Danielle Bryan***Code Enforcement, Sep 13, 2022 at 12:31 PM ago*

Email

9/12/2022: CE Officer Bryan

Officer received an Extended Stay Permit application, via email, from Brandi Holloway. Officer forwards it to development services permits, and responds to Holloway that the application must be approved by PD&Z before a permit can be issued. Officer stated that someone would contact her to let her know when the public hearing will be held.

**Danielle Bryan***Code Enforcement, Sep 20, 2022 at 9:15 AM ago*

Email

9/19/2022: Dev Serv Director Rodriguez

Payment was received for the extended stay permit.

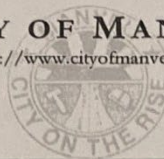
Jessica Rodriguez emailed Holloway to request information for the reasons for the extended stay permit.

CITY OF MANVEL

<http://www.cityofmanvel.com>

PO Box 187
Manvel, Texas 77578

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



EXTENDED STAY PERMIT

Name of Person Applying for Permit Pamela K. Holloway
Name of Person who owns the Land Pamela K. Holloway
(Where RV will be sitting)
Address 6406 Crestridge St.
City Manvel State TX Zip 77578
Phone Number 713-724-6415

FEE FOR PERMIT IS \$50.00

MUST BE APPROVED BY P D & Z PRIOR TO ISSUING OF PERMIT
PERMIT VALID FOR UP TO 180 DAYS

CRITERIA FOR EXTENDED-STAY PERMITS

1. The recreational vehicle is to be occupied as a single-family dwelling in excess of six (6) months and is to be placed within the City limits of Manvel.
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3. Individuals who have selected interim lodging during temporary transfer to a new locality or while waiting construction of permanent housing.
4. Individuals who frequently relocate for employment purposes.
5. Individuals who have selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness.

Date of permit: _____

Date of Expiration: _____

Anticipated Length of Stay: _____

APPROVED _____

DENIED _____