

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



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
October 24, 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.

Public Hearing

TO HEAR COMMENTS ON A REQUEST FOR CLOSURE AND ABANDONMENT OF A 40 FOOT WIDE UNNAMED AND UNIMPROVED ROAD EASEMENT OF RECORD IN VOLUME 3, PAGE 139, OF THE BRAZORIA COUNTY PLAT RECORDS, IN THE M.V. O'DONNELL SURVEY ABSTRACT NO. 479 BEING PART OF 116.90 ACRE TRACT INCLUDING TRACT 1 - 35.298 ACRES AND TRACT 2 - 80.247 ACRES IN BCCF # 2020004157.

Consent PDZ

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

- A. Consideration and possible action to approve Final Plat for Meridiana Highway 6 Commercial Reserve No. 1;
BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283, THE H.T. & B.R.R. CO. SURVEY, SECTION 64, A-483, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve Final Plat for Meridiana Highway 6 Commercial Reserve No. 2;
BEING A SUBDIVISION OF 4.304 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283 AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING A PARTIAL REPLAT OF LOTS 1, 2, AND 3, BLOCK 1 OF SUNSET GARDENS AS RECORDED IN VOL. 13, PG. 47-48, BRAZORIA COUNTY PLAT RECORDS, ALSO BEING OUT OF LOT 88 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve Preliminary Plat for Meridiana Section 24A;
BEING A SUBDIVISION OF 18.64 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- B. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2022-O-29;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF 40' CITY RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 1.354 ACRES OF LAND, BEING AN UNNAMED AND UNIMPROVED ROAD EASEMENT OF RECORD IN VOLUME 3, PAGE 139, OF THE BRAZORIA COUNTY PLAT RECORDS, IN THE M.V. O'DONNELL SURVEY ABSTRACT NO. 479 BEING PART OF 116.90 ACRE TRACT INCLUDING TRACT 1 - 35.298 ACRES AND TRACT 2 - 80.247 ACRES IN BCCF # 2020004157 IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
- 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, Tammy Bell, 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 10/21/2022 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: October 24, 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: NA

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

Description of Request and Physical Address:

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

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.

Jose Abraham
SIGNATURE

10/19/2022
DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION **PLAT APPLICATION**

Plat Name:	Meridiana Highway 6 Commercial Reserve No. 1 - Final Plat
Applicant:	Jackie Overton – EHRA Engineering
PD&Z Meeting Date:	October 24, 2022
Recommendation:	<u>Approval</u>
Submitted By:	Jose Abraham, City Planner

BACKGROUND/ REVIEW NOTES

- *The subject site is a proposed commercial reserve within Meridiana master planned community established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The subject site is located at the southwest corner of Highway 6 and Meridiana Parkway.*
- *This proposed plat conforms to the approved Preliminary Plat and Master Plan (GDP).*
- *This proposed plat subdivides a 5.872 acres tract into 1 block, 3 reserves.*
- *This proposed plat was previously considered and denied by Manvel Planning, Development and Zoning Commission on September 12, 2022.*

STAFF RECOMMENDATION

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

STATE OF TEXAS
COUNTY OF BRAZORIA

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

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Highway 6 Commercial Reserve No. 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, on the 24th day of February, 2021.

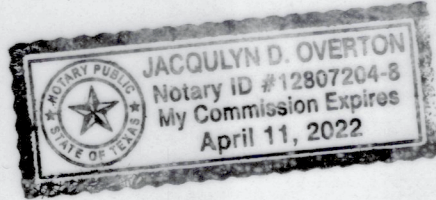
OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

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

STATE OF TEXAS
COUNTY OF HARRIS

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

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



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

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



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

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

Planning, Development and Zoning Commission

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

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

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

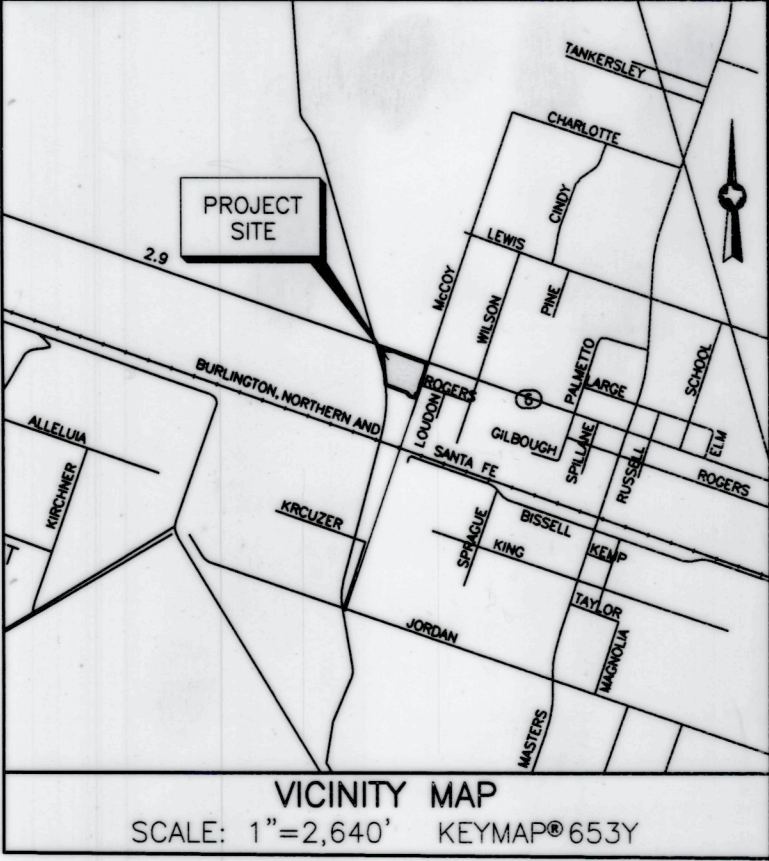
THENCE, along the westerly right-of-way line of Meridiana Parkway (based on the plat of Meridiana Parkway Phase 7 Replat) the following six (6) courses and distances:

- 1) THENCE, South 25°25'38" East, for a distance of 35.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 2) THENCE, South 19°37'48" West, for a distance of 257.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the left;
- 3) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 1000.00 feet, a central angle of 07°23'59", an arc length of 129.15 feet, and a chord bearing of South 15°55'49" West, for a distance of 129.06 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for reverse curvature to the right;
- 4) THENCE, in a southwesterly direction along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 86°52'35", an arc length of 37.91 feet, and a chord bearing of South 55°40'06" West, for a distance of 34.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for compound curvature to the right;
- 5) THENCE, in a northwesterly direction along the arc of said compound curve to the right having a radius of 270.00 feet, a central angle of 00°10'11", an arc length of 0.80 feet, and a chord bearing of North 80°48'31" West, for a distance of 0.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 6) THENCE, South 09°16'34" West, for a distance of 46.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 7) THENCE, North 80°35'20" West, for a distance of 35.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 8) THENCE, North 73°52'20" West, for a distance of 43.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 9) THENCE, North 38°49'44" West, for a distance of 62.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 10) THENCE, North 70°29'05" West, passing at 230.26 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for reference, and continuing for a total distance of 311.91 feet to a point in a drainage ditch for the southwesterly corner of the herein described tract being in the east line of Manvel Business Park, as per the plat recorded in Volume 21, Pages 187-188 of the Brazoria County Plat Records;
- 11) THENCE, North 03°46'29" West, in an upstream direction with the said drainage ditch along the east line of Manvel Business Park for a distance of 341.51 feet to a point for corner;
- 12) THENCE, North 15°36'22" West, continuing in an upstream direction with the said drainage ditch along the east line of Manvel Business Park for a distance of 155.93 feet to a point for corner in the southerly right-of-way line of State Highway 6;
- 13) THENCE, South 70°29'05" East, along the southerly right-of-way line of said State Highway 6 for a distance of 79.10 feet to a 5/8-inch TxDOT capped iron rod found for corner;
- 14) THENCE, South 81°47'41" East, continuing along the southerly right-of-way line of said State Highway 6 for a distance of 101.98 feet to a 5/8-inch TxDOT capped iron rod found for corner;
- 15) THENCE, South 70°29'05" East, continuing along the southerly right-of-way line of said State Highway 6 for a distance of 459.29 feet to the POINT OF BEGINNING and containing 5.872 acres of land.

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

Ricky Kubecka DATE
RICKY KUBECKA COMMISSIONER
Alfred Frobenius DATE
ALFRED FROBENIUS COMMISSIONER
Jody Schibi DATE
JODY SCHIBI COMMISSIONER
Dong Nguyen DATE
DONG NGUYEN, P.E., C.F.M. DISTRICT ENGINEER

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



FINAL PLAT MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE No. 1

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

1 BLOCK 3 RESERVES (5.872 Acres)

OWNER

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

OCTOBER 11, 2022

ENGINEER/SURVEYOR



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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803900130K, dated December 30, 2020, The subject property shown hereon lies within the Special Flood Hazard Area Zone "AO" (areas determined to be subject to 100-year flood plain depths of 2 feet).

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

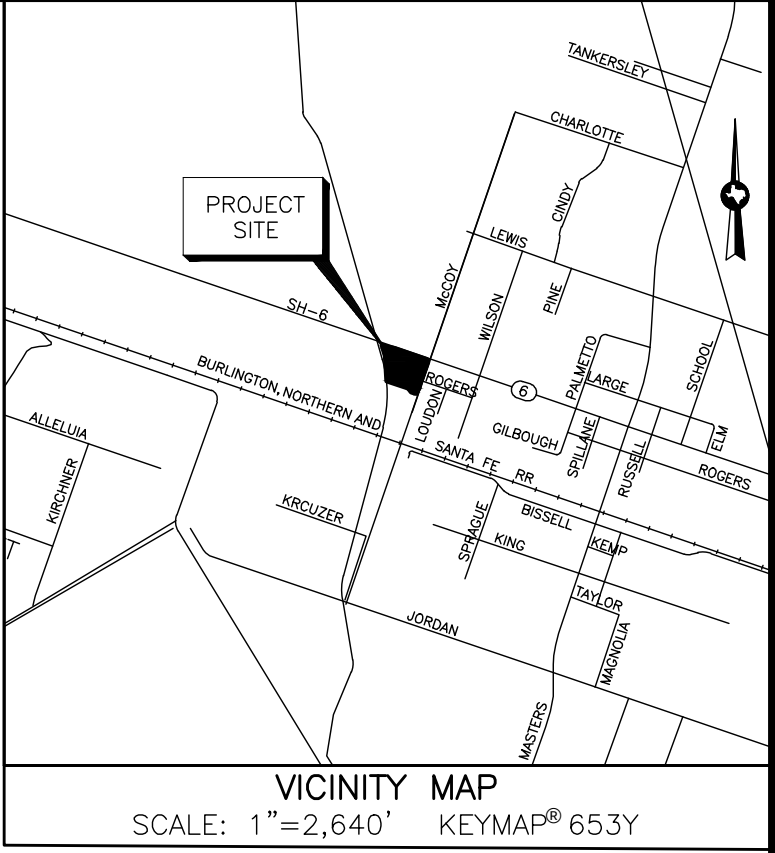
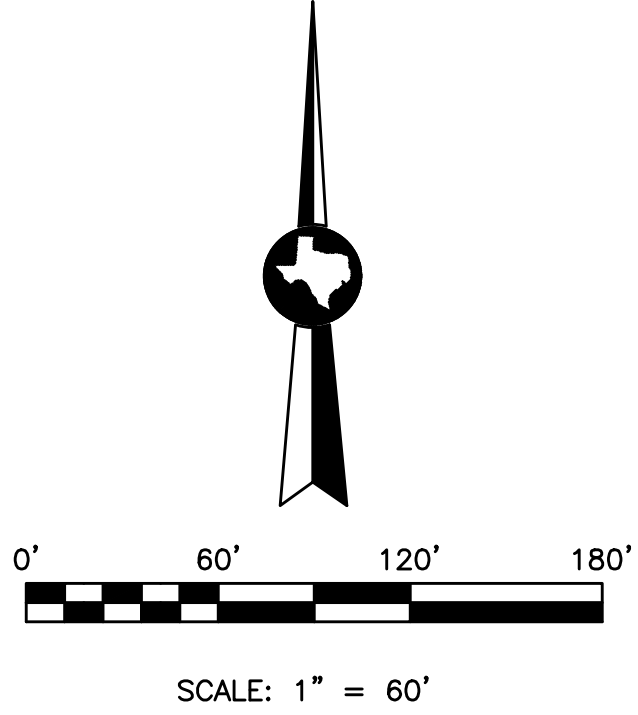
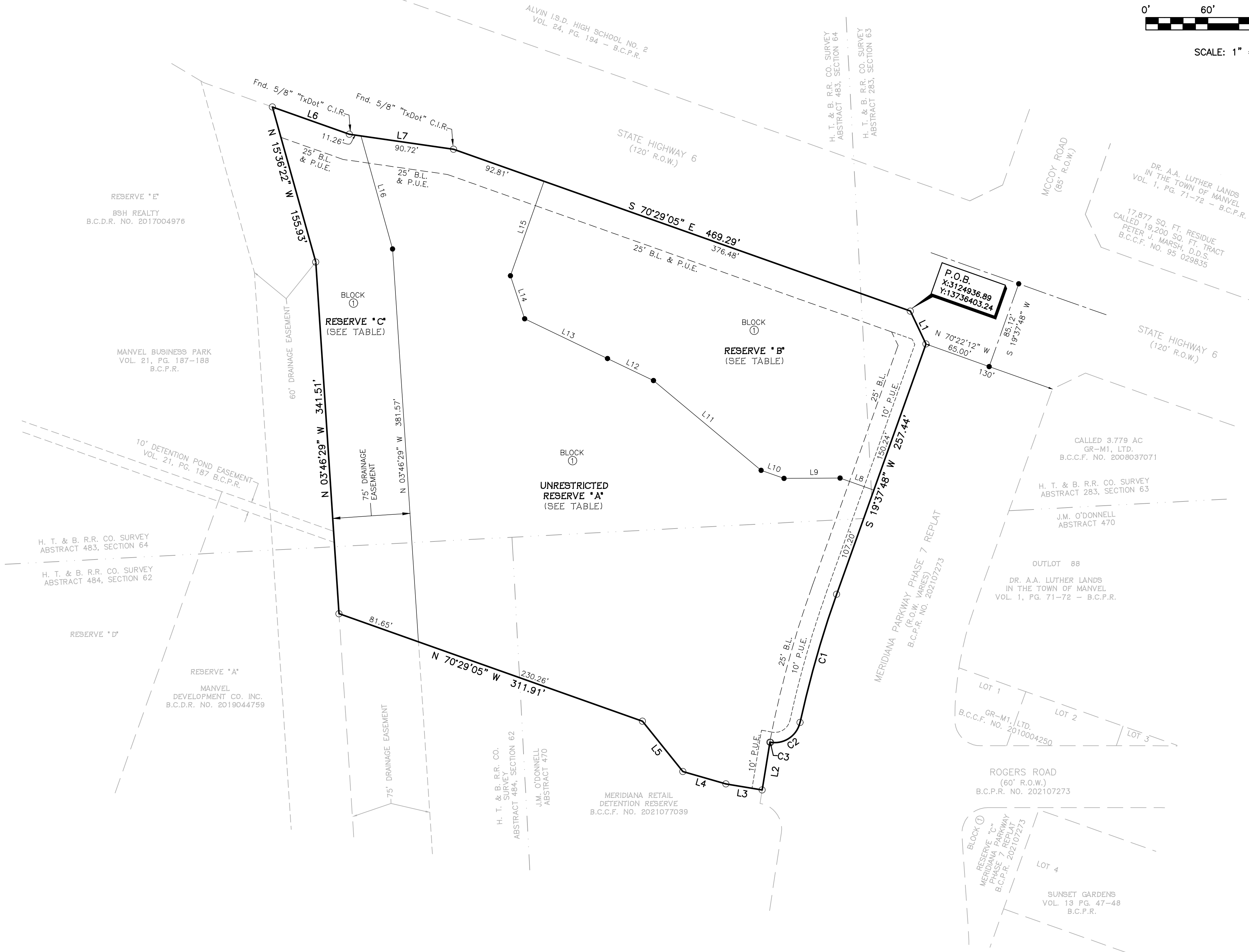
BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3:

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

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1000.00	72°33'59"	129.15	S 15°55'49" W	129.06
C2	25.00	86°52'36"	37.91	S 45°40'05" W	14.38
C3	270.00	0°10'11"	0.80	N 80°48'31" W	0.80

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 25°22'38" E	35.31
L2	S 08°18'44" W	46.82
L3	N 80°35'20" W	35.63
L4	N 73°52'20" W	43.29
L5	N 38°49'44" W	62.49
L6	S 70°29'05" E	19.10
L7	S 81°47'41" E	101.98
L8	N 70°22'12" W	34.74
L9	S 89°58'30" W	64.35
L10	N 70°22'12" W	23.46
L11	N 50°12'01" W	135.80
L12	N 64°18'13" W	49.33
L13	N 64°22'28" W	89.03
L14	N 18°14'37" W	43.80
L15	N 19°30'55" E	97.12
L16	N 15°36'22" W	113.65

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	NONE	155,007 SQ.FT. / 3.558 ACRES	OWNER
B	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE & RECREATION PURPOSES	63,653 SQ.FT. / 1.461 ACRES	B.C.M.U.D. 57
C	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	37,137 SQ.FT. / 0.8526 ACRES	B.C.C.&R. NO. 3
TOTAL		255,797 SQ.FT. / 5.872 ACRES	



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

FINAL PLAT
MERIDIANA HIGHWAY 6
COMMERCIAL RESERVE No. 1

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

1 BLOCK 3 RESERVES (5.872 Acres)

OWNER

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

OCTOBER 11, 2022

ENGINEER/SURVEYOR



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

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

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

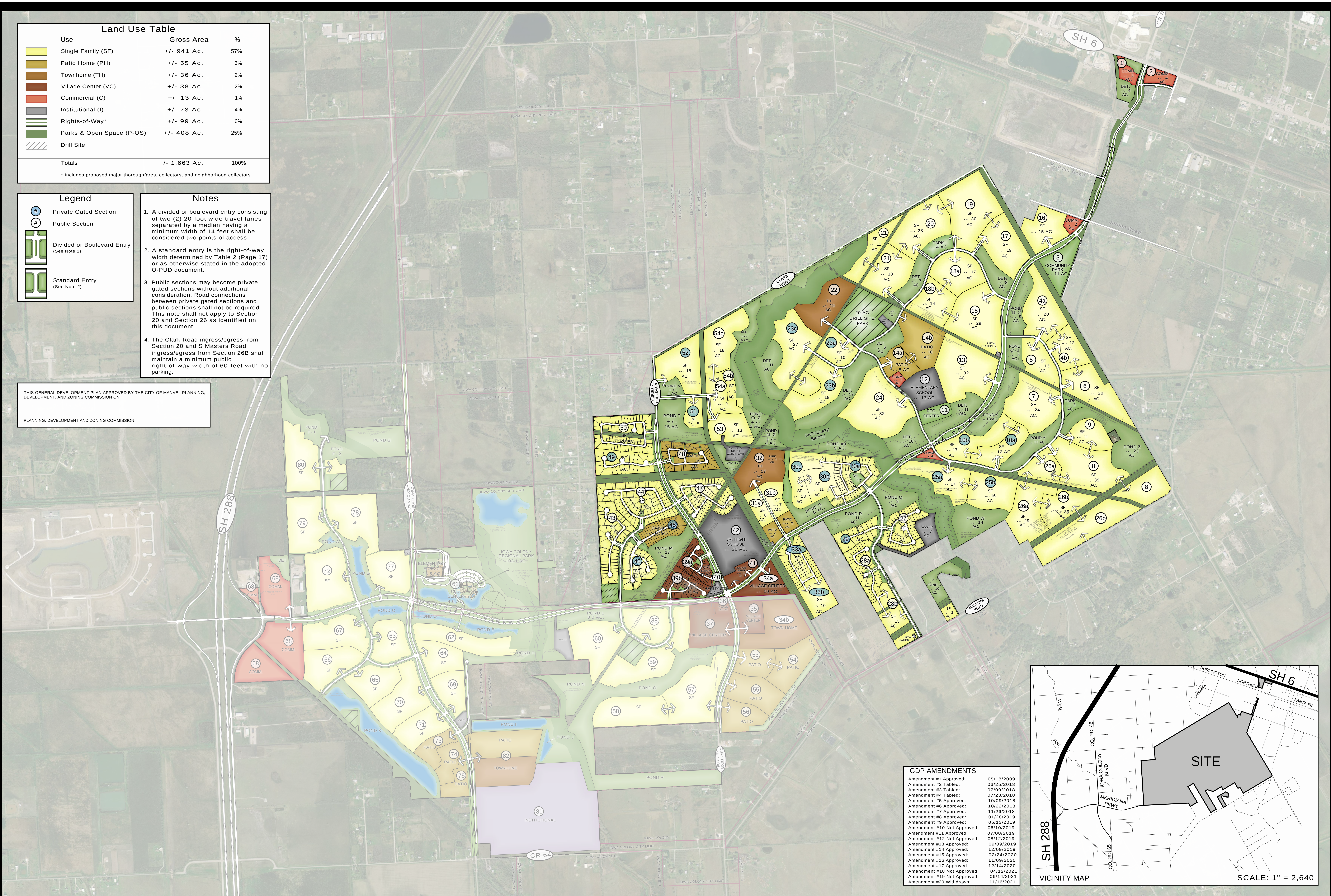
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: October 24, 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: NA

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

Description of Request and Physical Address:

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

Plats:

Preliminary _____

Final x _____

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

Jose Abraham
SIGNATURE

10/19/2022
DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION **PLAT APPLICATION**

Plat Name:	Meridiana Highway 6 Commercial Reserve No. 2 - Final Plat
Applicant:	Jackie Overton – EHRA Engineering
PD&Z Meeting Date:	October 24, 2022
Recommendation:	<u>Approval</u>
Submitted By:	Jose Abraham, City Planner

BACKGROUND/ REVIEW NOTES

- *The subject site is a proposed commercial reserve within Meridiana master planned community established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The subject site is located at the southeast corner of Highway 6 and Meridiana Parkway.*
- *This proposed plat conforms to the approved Preliminary Plat and Master Plan (GDP).*
- *This proposed plat subdivides a 4.301-acre tract into 1 block, 2 reserves.*
- *This proposed plat was previously considered and denied by Manvel Planning, Development and Zoning Commission on September 12, 2022.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - Meridiana Highway 6 Commercial Reserve No. 2 - Final Plat

STATE OF TEXAS

COUNTY OF BRAZORIA

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

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

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this 24th day of February, 2021.

OWNER

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

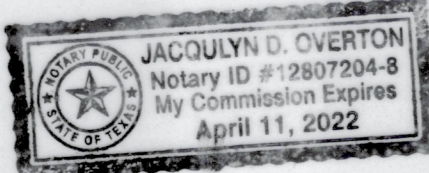
By: *nt*
Print Name: Matt Lawson
Title: Vice President

STATE OF TEXAS

COUNTY OF HARRIS

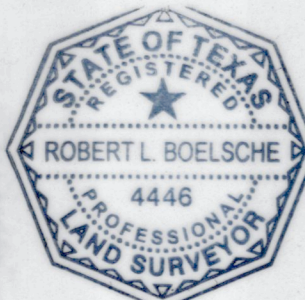
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument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

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



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

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



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of Meridiana Highway 6 Commercial Reserve No. 2 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this 24th day of February, 2021.

Planning, Development and Zoning Commission

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

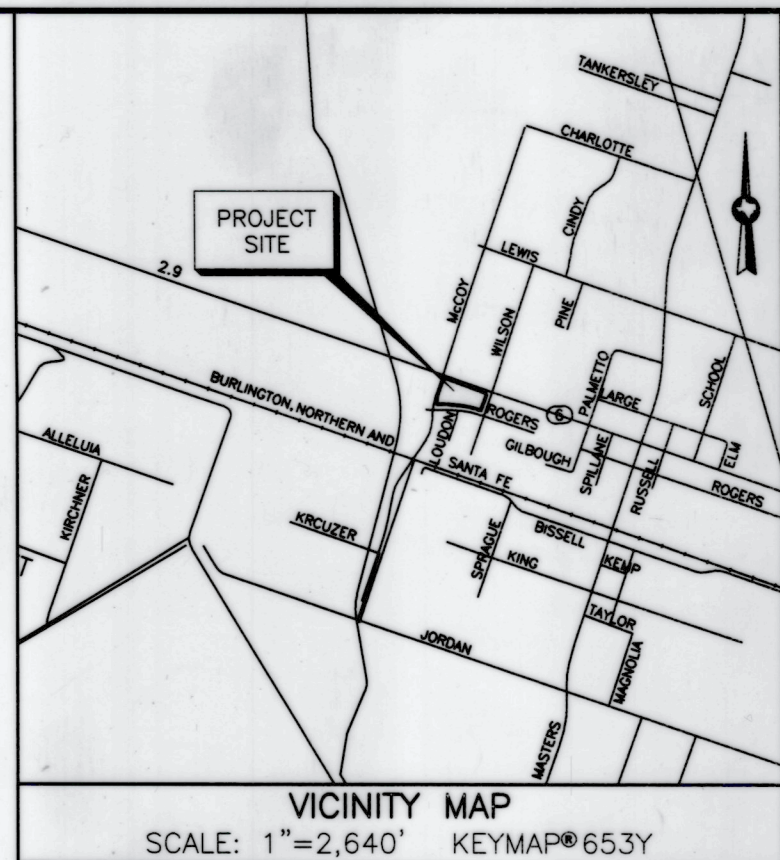
A 4.304 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. CO. SURVEY, SECTION 63, ABSTRACT 283, AND THE J.M. O'DONNELL SURVEY, ABSTRACT 470, BRAZORIA COUNTY, TEXAS, BEING A PARTIAL REPLAT OF LOTS 1, 2 AND 3, BLOCK 1, OF SUNSET GARDENS AS RECORDED IN VOLUME 13, PAGES 47-48 OF THE BRAZORIA COUNTY PLAT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

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

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

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

Ricky Lubeczka DATE
RICKY LUBECZKA COMMISSIONER
Alfred Roberson, Jr. DATE
ALFRED ROBBERG, JR. COMMISSIONER
Jody Schae DATE
JODY SCHAE COMMISSIONER
Dong Nguyen DATE
DONG NGUYEN, P.E., C.F.M. DISTRICT ENGINEER



BENCHMARK(S):

NCS 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
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

FINAL PLAT
MERIDIANA
HIGHWAY 6
COMMERCIAL RESERVE No. 2

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

1 BLOCK 2 RESERVES (4.301 ACRES)

OWNER

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

OCTOBER 11, 2022

ENGINEER/SURVEYOR



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

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

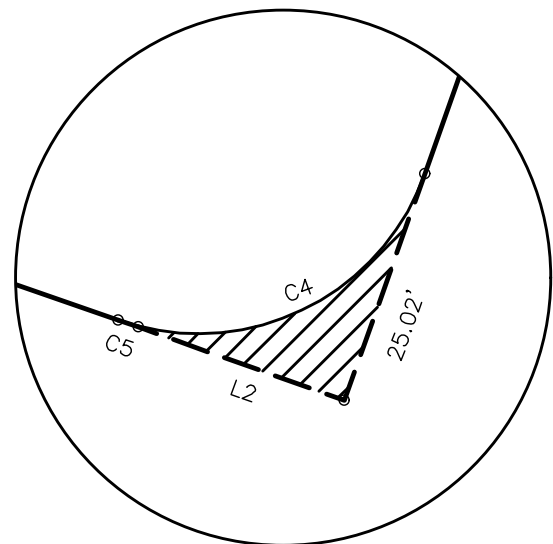
BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3:

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

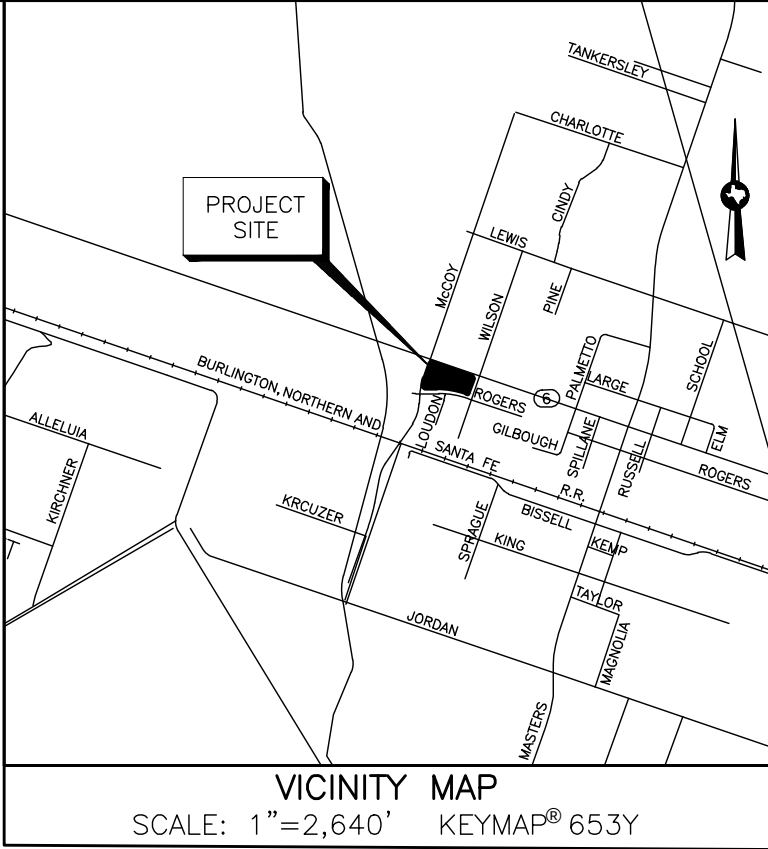
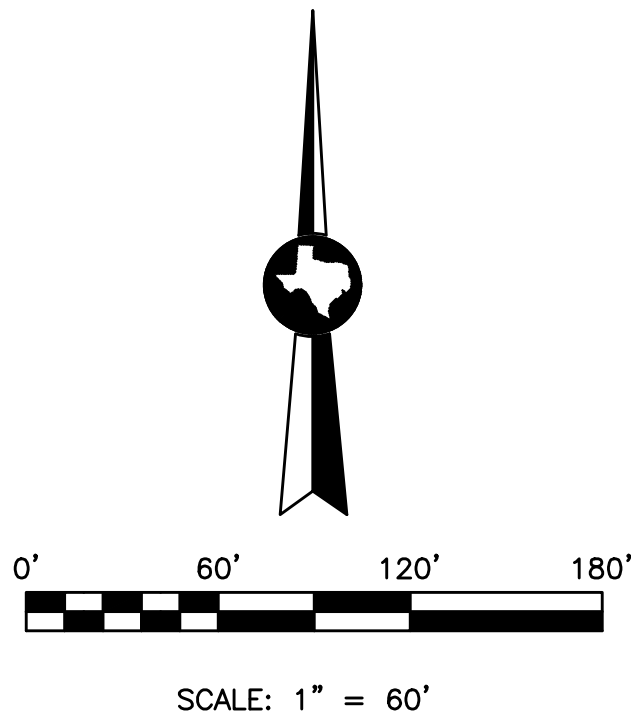
CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	1230.00'	19°36'38"	420.39'	N 60°14'34" W	418.94'	
C2	25.00'	89°59'51"	39.27'	N 45°02'58" W	35.35'	
C3	320.00'	19°40'51"	109.92'	N 09°47'23" E	109.38'	
C4	25.00'	89°57'23"	39.25'	S 64°28'52" W	35.34'	
C5	1230.00'	0°06'12"	2.22'	N 70°29'21" W	2.22'	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 25°29'28" E	35.36'
L2	N 70°26'14" W	22.76'
L3	N 64°34'22" E	35.41'
L4	S 70°22'12" E	67.35'

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



Detail "A"
Scale 1"=20'



BENCHMARK(S):

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

FINAL PLAT MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE No. 2

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

1 BLOCK 2 RESERVES (4.301 Acres)

OWNER

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

OCTOBER 11, 2022

ENGINEER/SURVEYOR



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

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

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

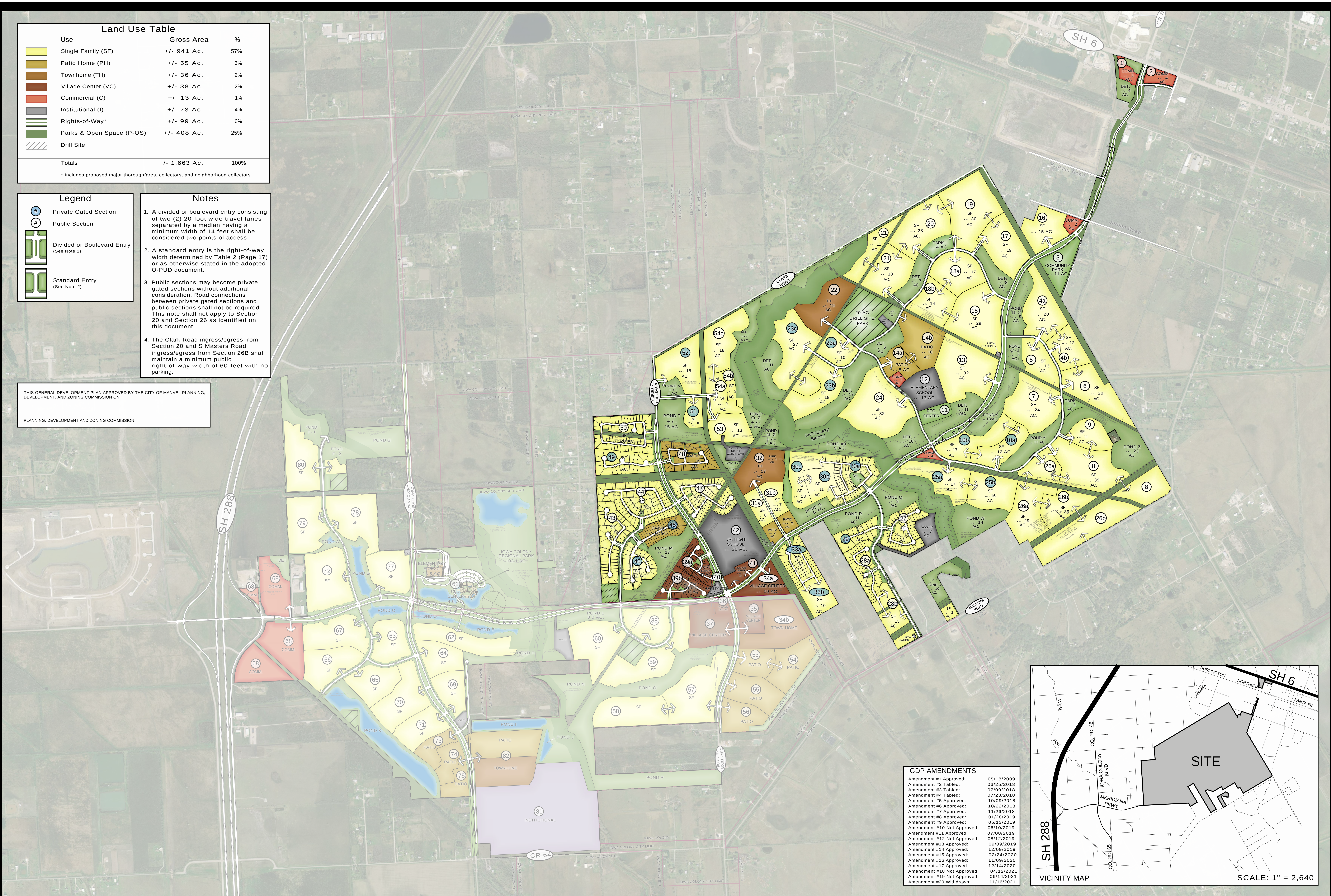
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



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

EHRA JOB NO.
081-011-150

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

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
October 11, 2022

MINUTES 10/11/2022

Regular Session

Call to Order

PDZ Member Dorothy Wynne called the meeting of the PDZ to order at 6:05 p.m. Those in attendance were:

Present: Muhammed Alam
Christine Diaz
Kyle Marasckin
Dorothy Wynne
Christy Kennard

Absent: Alina Rogers
Ryan Miller

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

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- A. 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.

- B. 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.
- C. Approve the meeting minutes to date.

PDZ Member Christy Kennard 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, Christy Kennard, Dorothy Wynne, Muhammed Alam,
Christine Diaz

No: None

Absent: Alina Rogers, Ryan Miller

Abstained: None

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.

Hannah Richey with EHRA -

It is their opinion that they have provided the necessary information for approval of this plat for the city code to ensure adequate services are available concurrent to development and will have sufficient capacity. They provided a letter on behalf of Brazoria County MUD 56 stating that Meridiana Section 54B will be served by MUD 56 for water and sewer capacity. Neither the state nor city code require that a water or sewage capacity must be proven available at the time of plat approval or recordation. BC MUD 56 wastewater treatment plant is currently under construction and scheduled to complete after the first of the year. Schedule for construction of this section would not be complete until next May. Homebuilders would not be able to begin construction until after that date. Occupancy would not be until several months after that. The completion of the MUD 56 wastewater treatment plant will provide more than enough wastewater capacity to serve this plat and will be in place months before that need arises.

Dorothy Wynne -

Asks Hannah Richey how many connections there are going to be.

Hannah Richey -

States that the interpretation for connections differs.

Jessica Rodriguez, Director of Development Services -

Our subdivision ordinance says that you have to have the capacity on a final plat in order to be able to approve it whether the lot is there or not because upon acting on the final plat, construction plans are released, construction takes place - it happens, we accept infrastructure, lots are for sale, you can't stop the moving freight train once it goes. That's why that's taken care of on a final plat before it's even approved.

10/11/2022 PLANNING DEVELOPMENT AND ZONING MINUTES

Christy Kennard -

Confirms with Jessica that we're saying that they do not have enough capacity for the lots shown in this section.

Jessica confirms.

Robert Gervais, City Attorney -

States there is a risk involved if the PDZ were to approve this because we would be effectively saying they're good to go when they're not.

Muhammed Alam -

Asks about if a conditional approval would be a possibility.

Jessica Rodriguez -

She states that for the same reasons that are described about construction delays is the very reason why you wouldn't want to recommend a conditional approval on something like this because we don't have control of those things that are outside of the purview of what we're doing. We can't control the supply chain.

Robert Gervais -

Shared a case with another city where the Supreme Court ruled in favor of the developer when that city tried to put a moratorium on development in a similar instance because once the final plat is approved, you can't stop the development.

PDZ Member Christy Kennard made the motion to approve. PDZ Member Christine Diaz seconded the motion.

The motion FAILED with a vote: 0/5

Yes: None

No: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Christine Diaz

Absent: Alina Rogers, Ryan Miller

Abstained: None

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

Jessica Rodriguez -

The applicant has made no attempt to comply since the first notice of violation was issued in February. Additional notice of violation was issued in August.

Shares that they could construct on lot 17 or do an addition that may require a replant, but again, they have not provided any concrete plans or due diligence to meet with the city to discuss options.

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

The motion FAILED with a vote: 0/5

Yes: None

No: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Christine Diaz

Absent: Alina Rogers, Ryan Miller

Abstained: None

10/11/2022 PLANNING DEVELOPMENT AND ZONING MINUTES

- 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.

PDZ Member Christine Diaz made the motion to approve. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Christine Diaz

No: None

Absent: Alina Rogers, Ryan Miller

Abstained: None

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

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

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Christine Diaz

No: None

Absent: Alina Rogers, Ryan Miller

Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn. PDZ Member Christine Diaz seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Christine Diaz

No: None

Absent: Alina Rogers, Ryan Miller

Abstained: None

The meeting adjourned at 6:38 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	☐
--------------------------------	-------------------------------------	--------------	--------------------------	------	--------------------------

Date of Request: October 24, 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: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Preliminary Plat for
Meridiana Section 24A, being a subdivision of 18. 64 acres, out of the Oliver Hall
Survey, A-203, City of Manvel, 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.

Jose Abraham
SIGNATURE

10/19/2022
DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION **PLAT APPLICATION**

Plat Name:	Meridiana Section 24A - Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	October 24, 2022
Recommendation:	<u>Approval</u>
Submitted By:	Jose Abraham, City Planner

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new section within Meridiana Master planned Community established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *This proposed plat subdivides 18.64 acres tract into 78 lots, 2 blocks, and 5 reserves.*
- *This section is proposed to be a gated residential section with private streets and minimum 55-foot-wide lots.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - Meridiana Section 24A - Preliminary Plat.

With the approval staff recommends providing the following note to be addressed at the time of Final plat submittal:

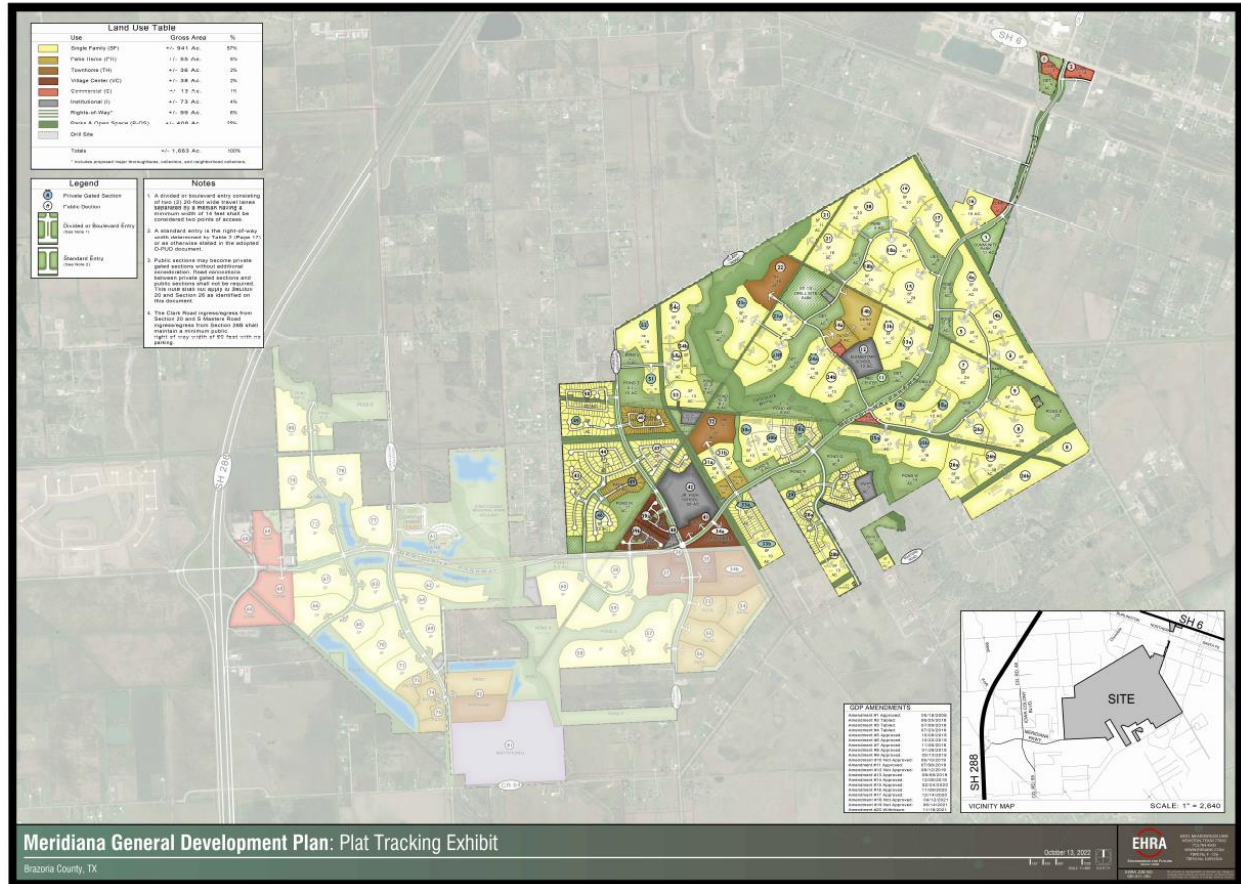
- Please provide a Water and Sewer Utility Availability Summary Table that includes a summary of currently platted lots and corresponding connections, along with reserved connections and planned future connections. Also include the current capacity of the water and wastewater facilities (plant(s), lift stations, etc.) within MUD 57, or agreements with MUD 55, MUD 56, etc. (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)



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

Meridiana Master Plan



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies partially within Zone AE, Shaded Zone X, and Unshaded Zone X.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. B.C.C.F. Indicates Brazoria County Clerk's File.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.
M.H. Indicates Manhole.
PG. Indicates Page.
P.A.E. Indicates Permanent Access Easement.
P.O.B. Indicates Point of Beginning.
P.U.E. Indicates Public Utility Easement.
P.V.T. Indicates Private.
R. Indicates Radius.
R.O.W. Indicates Right-Of-Way.
S.S.E. Indicates Sanitary Sewer Easement.
S.T.M.S.E. Indicates Storm Sewer Easement.
U.E. Indicates Utility Easement.
VOL. Indicates Volume.
W.L.E. Indicates Water Line Easement.
↗ Indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
6. 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.
7. The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance number 2009-O-04, approved on March 3, 2022.
8. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
9. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
10. 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.
11. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
12. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
13. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 24A 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.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA SECTION 24A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 2022.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

RESERVE TABLE

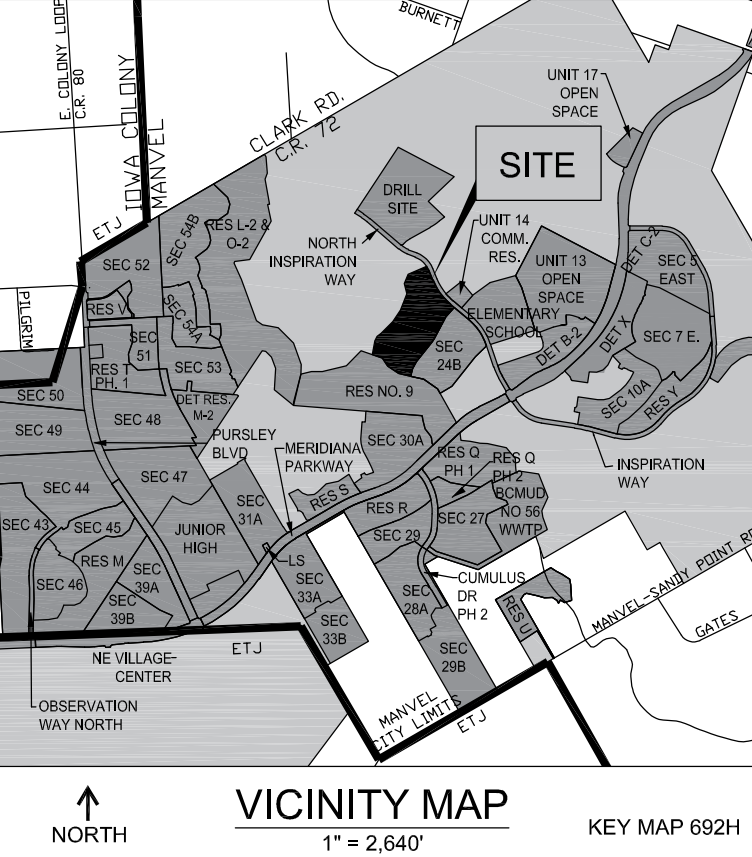
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	12,176.77	0.28	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,373.61	0.03	B.C.M.U.D. NO. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,270.00	0.03	B.C.M.U.D. NO. 57
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	13,643.52	0.31	B.C.M.U.D. NO. 57
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,282.50	0.17	B.C.M.U.D. NO. 57
TOTAL		35,746.40	0.82	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	320.00'	59.88'	S 27°18'30" E	60.24'
C2	830.00'	410.61'	S 36°10'29" E	406.85'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 50°21'43" E	68.32'
L2	S 33°23'43" W	50.45'
L3	S 28°17'56" D	111.73'
L4	S 15°20'17" W	107.33'
L5	N 70°59'56" W	137.09'
L6	N 23°23'02" W	46.28'
L7	N 20°45'33" E	70.03'



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH
1	1	6,859.43	55.00'
	2	6,909.44	55.00'
	3	7,061.96	55.00'
	4	7,806.84	55.00'
	5	12,313.29	55.00'
	6	10,776.06	55.00'
	7	7,309.19	55.01'
	8	7,170.48	55.00'
	9	7,031.55	55.00'
	10	6,892.63	55.00'
	11	6,753.71	55.00'
	12	7,130.18	55.00'
	13	7,147.57	55.00'
	14	6,770.22	55.00'
	15	6,600.00	55.00'
	16	6,600.00	55.00'
	17	6,600.00	55.00'
	18	6,600.00	55.00'
	19	6,600.00	55.00'
	20	6,869.13	55.00'
	21	7,319.67	55.22'
	22	19,248.77	55.50'
	23	10,479.83	55.50'
	24	9,614.67	55.50'
	25	8,457.91	55.50'
	26	7,913.70	55.50'
	27	7,388.91	55.50'
	28	10,674.44	55.50'
2	1	10,633.52	55.00'
	2	6,780.00	56.50'
	3	6,780.00	56.50'
	4	6,780.00	56.50'
	5	6,780.00	56.50'
	6	7,452.16	64.59'
	7	7,731.54	68.12'
	8	6,955.26	56.50'
	9	7,126.24	56.50'
	10	7,297.22	56.50'
	11	7,468.20	56.50'
	12	7,639.18	56.50'
	13	7,747.13	56.50'
	14	8,206.09	56.75'
	15	8,949.55	55.00'
	16	7,388.36	55.00'
	17	7,230.72	55.00'
	18	7,063.09	55.00'
	19	6,895.46	55.00'
	20	7,061.83	55.00'
	21	7,241.35	55.00'
	22	7,118.94	55.00'
	23	7,164.14	55.00'
	24	6,917.07	55.00'
	25	6,931.94	55.00'
	26	7,113.21	55.00'
	27	7,294.30	55.00'
	28	7,366.76	55.27'

* Lot width measured at the front building setback line.

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

BENCHMARK(S):

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



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

Meridiana Section 24A Preliminary Plat

A Subdivision of 18.64 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

78 Lots, 2 Blocks and 5 Reserves

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

October 13, 2022



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
WWW.EHRAINCO.COM
TBPENo. F-726
TBPENo. 10092300

EHRA JOB NO.
081-011-24-01

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

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

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

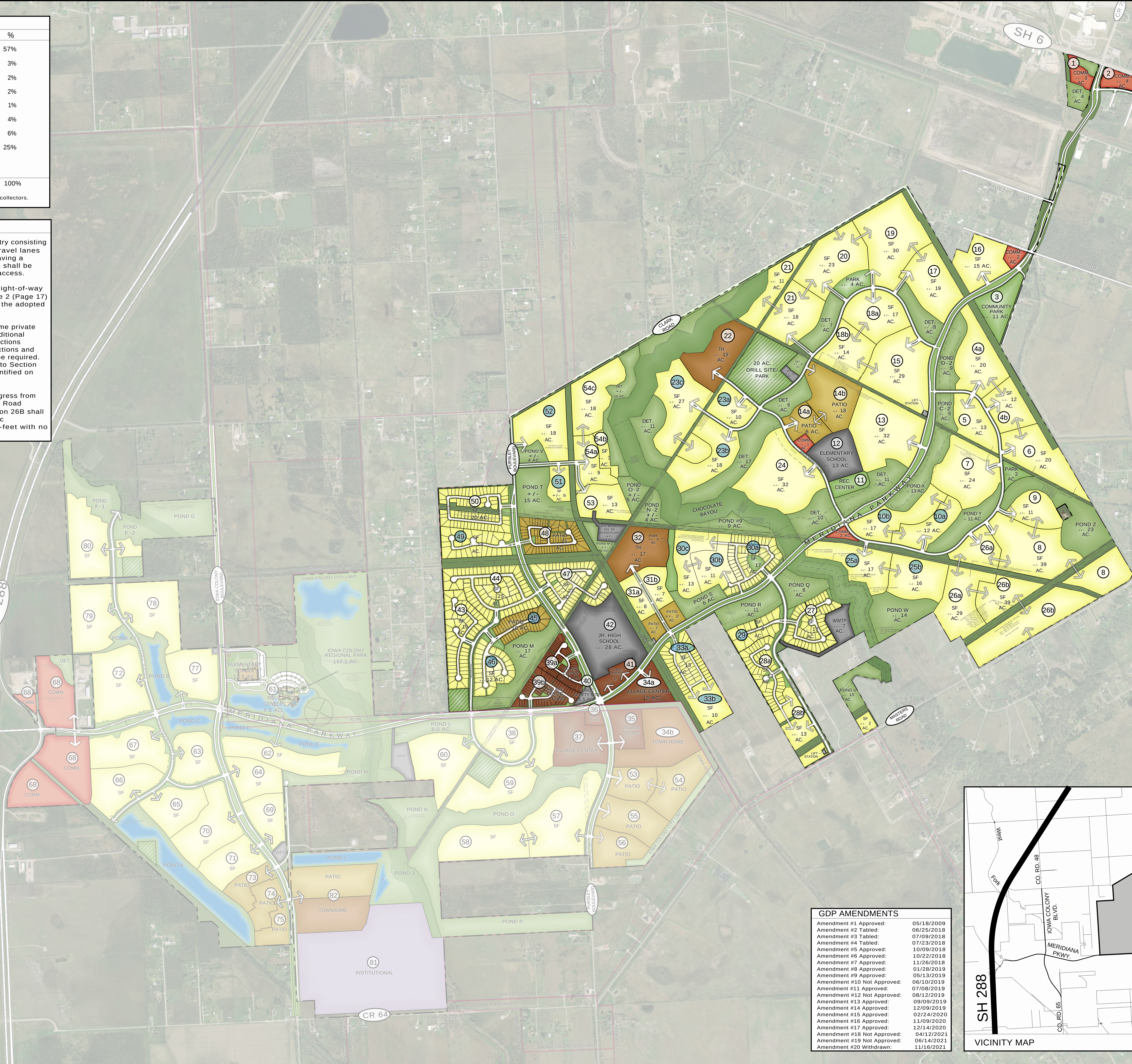
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

ENGINEERING THE FUTURE

EHRA JOB NO.
081-011-150

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



MANVEL D & Z DATA SHEET

MEETING DATE: October 24, 2022

TOPIC: Consideration and possible action to approve and forward with recommendation to City Council a request for closure and abandonment of an unimproved 40-foot road from a subdivision of 116.90 acres of land.

BACKGROUND: The owner of the property, City of Manvel, requests an unimproved 40-foot right-of-way be closed and abandoned. This is a 116.90-acre tract purchased by the City for the Regional Drainage Facility located on Jordan Street and Masters Road. An unimproved 40-foot road (Vol. 3, Pg. 139 B.C.P.R.) traverses the 116.90-acre tract from north (Refugio Macias property) to south (GCWA Canal). The utility companies have been notified of the road closure and abandonment and have offered no objection. Since the City will be constructing a regional drainage pond at this site, the 40-foot road is not needed.

RECOMMENDATION: City staff recommends approval of the closure and abandonment of the unimproved 40-foot road located on the 116.90-acre tract of land.

ATTACHMENTS: Proposed Plat and Application

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 _____

LINE TABLE			
LINE NO.	LENGTH	DIRECTION	
L1	180.00	S20° 18' 28"W	
L2	243.34	S70° 19' 43"E	
L3	348.02	N30° 17' 56"W	
L4	150.00	N19° 47' 31"E	

ABBREVIATIONS

ESMT. = EASEMENT
B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
No. = NUMBER
Pg. = PAGE
R.O.W. = RIGHT OF WAY
VOL. = VOLUME
FND. = FOUND
I.R. = IRON ROD
C.I.R. = CAPPED IRON ROD
I.P. = IRON PIPE
C.I.P. = CAPPED IRON PIPE

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL. 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.
- ALL BEARINGS REFERENCED ARE THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE.
- TEMPORARY BENCHMARK: "LL" IN MUELLER ON FLANGE OF FIRE HYDRANT ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 6 APPROXIMATELY 90± NORTH OF THE NORTHEAST CORNER OF THE SURVEYED PROPERTY, AS SHOWN ON SHEET 1 OF SURVEY.
T.B.M. ELEVATION=54.73', NAVD 1988
- BENCHMARK: NOS MONUMENT E 306 (AW2026) BEING A BRASS DISK SET IN CONCRETE STAMPED "E 306 1935" ALONG THE GULF, COLORADO, AND SANTA FE RAILWAY 2 MILES WEST OF MANVEL, 32' NORTH OF THE CENTERLINE OF A GRAVEL ROAD AND 6' NORTHWEST OF A UTILITY POLE.
ELEVATION=52.00 FEET, NAVD 1988
- THIS TRACT LIES IN ZONE "AO", SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NO. 480076, DATED DECEMBER 30, 2020. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.
- 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 HOLDERS(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.
- 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.
- 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.
- THE FINAL PLAT WILL EXPIRE IN TWO (2) YEARS AFTER FINAL APPROVAL BY PDZ, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PDZ.
- UPON APPROVAL OF THE FINAL PLAT, COMPLIANCE WITH ALL CONDITIONS, AND SUBMISSION OF ALL REQUIRED DOCUMENTATION, THE COUNCIL WILL CONSIDER THE ACCEPTANCE OF THE IMPROVEMENTS. A TWO-YEAR MAINTENANCE BOND IN THE AMOUNT OF 100 PERCENT OF THE TOTAL COST OF THE INFRASTRUCTURE IMPROVEMENTS OR A ONE-YEAR LETTER OF CREDIT IN THE AMOUNT OF 50 PERCENT OF THE TOTAL COST OF THE INFRASTRUCTURE IMPROVEMENTS SHALL BE REQUIRED FOR THE PUBLIC IMPROVEMENTS BEING DEDICATED TO THE CITY. ADDITIONALLY, AN UPDATED ORIGINAL CERTIFICATE OBTAINED FROM THE APPROPRIATE COUNTY TAXING AUTHORITY SHOWING THAT ALL TAXES HAVE BEEN PAID ON THE TRACT TO BE SUBDIVIDED AND THAT THERE ARE NO OUTSTANDING DELINQUENT TAXES AGAINST THE PROPERTY SHALL BE PROVIDED BEFORE THE PLAT CAN BE FILED WITH THE COUNTY. ONCE SUCH PAPERWORK IS SUBMITTED, AND THE IMPROVEMENTS APPROVED BY THE CITY ENGINEER AND ACCEPTED BY THE COUNCIL, THE CITY SHALL FILE THE PLAT WITH COUNTY. THE CITY SHALL BE LISTED AS AN OWNER ON ALL REQUIRED DOCUMENTATION. THE ACCEPTANCE OF THE IMPROVEMENTS BY THE COUNCIL IS VALID FROM THE DATE OF COUNCIL ACCEPTANCE.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

- DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR THE PURPOSES OF DRAINAGE WORK, PROVIDED BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT No. 3 (B.C.C.R.D. #3) IS PROPERLY NOTIFIED.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. LANDSCAPING SHALL BE PERMITTED WITHIN THE DETENTION PONDS LOCATED WITHIN THIS SUBDIVISION.
- MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C.R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C.R.D. #3 OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C.R.D. #3 WITH THEIR APPROVAL. B.C.C.R.D. #3 SHALL BE RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THEM, UNLESS B.C.C.R.D. #3 SPECIFICALLY CONTACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- THE SIDES OF DRAINAGE CHANNELS AND DETENTION FACILITIES SHALL BE HYDROMULCH SEEDED.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH SECTION LLL S, 2 OF THE BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 REGULATIONS. BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS ADOPTED THE BRAZORIA COUNTY DRAINAGE DISTRICT CRITERIA MANUAL AS ITS GUIDE. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE. CONCRETE RUBBLE IS NOT ALLOWED.
- B.C.C.R.D. #3 APPROVAL OF THE FINAL DRAINAGE PLANS AND FINAL PLAT (IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHT-OF-WAY ACROSS THIRD PARTY DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLANS AND THE FINAL PLAT.
- B.C.C.R.D. #3 PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITIES ARE OPERATING PROPERLY.
- DETENTION IS REQUIRED BY B.C.C.R.D. #3 IN ORDER TO OFFSET ADDITIONAL STORM RUNOFF DUE TO THE INCREASED IMPERVIOUS COVER FROM THE DEVELOPMENT.

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THE PLAT OF _____ AS SHOWN HEREON ON THE _____ DAY OF _____ 202 .

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED PROBERG, JR.
COMMISSIONER

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

PRELIMINARY PLAT

MANVEL MASTERS DETENTION

A SUBDIVISION OF 116.90 ACRES OF LAND
BEING ALL OF
TRACT ONE-A CALLED 35.298 ACRE TRACT OF LAND
AND TRACT TWO-A CALLED 80.247 ACRE TRACT OF
LAND RECORDED IN THE NAME OF THE CITY OF MANVEL,
TEXAS IN BRAZORIA COUNTY CLERK'S
FILE NUMBER 2020004157
AND BEING
OUT OF OUTLOTS 133 AND 159 AND ALL OF A 40'
ROAD AND OUTLOTS 132 AND 160, MANVEL OUTLOTS, A
SUBDIVISION RECORDED IN VOLUME 3, PAGE 139,
BRAZORIA COUNTY PLAT RECORDS

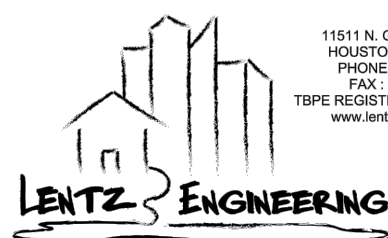
M.V. O'DONNELL SURVEY
ABSTRACT NO.479
AND THE
H.T. & B. R.R. CO. SURVEY
ABSTRACT NO. 484

CITY OF MANVEL
BRAZORIA COUNTY, TEXAS
OWNERS: THE CITY OF MANVEL
20031 MORIS AVENUE, MANVEL , TX 77518
281-489-0630

JANUARY,, 2022
1 BLOCK 1 RESERVE

0 100 200 400 600
SCALE IN FEET
1" = 200'

ENGINEER



1101 N. GARDEN STREET
HOUSTON, TEXAS 77001
PHONE: 713.858.8800
FAX: 713.858.8800
TIDPE REGISTRATION No. F-001570
www.lentzengineering.net

SURVEYOR

10580 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181
FAX: (713) 839-9020

Civil-Surv
Land Surveying,LLC

TIDPE No. 10143800
Email: michael@civil-srv.net

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, THE CITY OF MANVEL, A HOME RULE CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF MANVEL MASTERS DETENTION, 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, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

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

IN TESTIMONY, HERETO, THE CITY OF MANVEL, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS _____, THEREUNTO AUTHORIZED, ATTESTED BY ITS _____, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS ____ DAY OF _____, 2021.

BY: THE CITY OF MANVEL

BY: _____, TITLE

BY: _____, TITLE

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERSON 1, AND PERSON 2 OF THE CITY OF MANVEL, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, MICHAEL HALL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT. (SEE NOTE NO. 4)

MICHAEL HALL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5765

WE, METHODIST BOARD OF MISSIONS OF HOUSTON DISTRICTS, OWNER AND HOLDER OF A LIEN AGAINST THE ABOVE-DESCRIBED PROPERTY, SAID LIEN BEING EVIDENCED BY AN INSTRUMENT OF RECORD IN VOLUME 763, PAGE 585, FILED IN THE DEED RECORDS OR OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DEDICATION SAID LIENS, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME, NOR ANY PART THEREOF.

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, PRESIDENT, AND _____, SECRETARY OF _____, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF MANVEL MASTERS DETENTION AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ____ DAY OF _____, 2022.

MAYOR DEBRA DAVISON _____ LARRY AKERY _____

LORRAINE HEHM-MAYOR PRO-TEM _____ JASON ALBERT _____

DAN DAVIS _____ JEROME HUDSON _____

NICCOLE TYSON _____

THIS IS TO CERTIFY THAT THE CITY PLANNING, DEVELOPMENT, AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT OF MANVEL MASTERS DETENTION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS ____ DAY OF _____, 2022.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

County: Brazoria
Project: 117 Ac Manvel
M&B No: 21-212
CS Job No: 20144

METES AND BOUNDS DESCRIPTION OF 116.90 ACRES

Being a tract of land containing 116.90 acres, located in the M.V. O'Donnell Survey, Abstract 479 and the H.T. & B.R.R. Co. Survey, Abstract 484, in Brazoria County, Texas; Said 116.90 acre tract being all of Tract One and Tract Two recorded in the name of The City of Manvel, Texas, in Brazoria County Clerk's File (B.C.C.F.) Number 2020004157, same being out of Outlots 131, 132, 133, 159, 160 and a portion of an unimproved forty feet wide road in Manvel Outlots, a subdivision recorded in Volume 3, Page 139, of the Brazoria County Plat Records (B.C.P.R.); Said 116.90 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone).

BEGINNING, at a 5/8-inch capped iron rod found for the northeast corner of said Tract Two, same being the northeast corner of Outlot 132, on the northwest line of said forty feet wide unimproved road and being on the southwest Right-of-Way (R.O.W.) line of Jordan Street (sixty feet wide as occupied);

THENCE, South 19° 32' 01" West, with the southeast line of said Tract Two, same being the southeast line of said Outlot 132 and the northwest R.O.W. line of said forty feet wide unimproved road, a distance of 1319.74 feet to a 5/8-inch capped iron rod found for the southeast corner of said Outlot 132, same being the northeast corner of said Outlot 160;

THENCE, South 70° 28' 32" East, through and across said forty feet wide unimproved road, at 40.00 feet pass a 5/8-inch iron rod found at the northwest corner of said Tract One, same being the northwest corner of said Outlot 159, and the southwest corner of a called 15.00 acre tract of land recorded in the name of Refugio Macias in B.C.C.F. Number 2020039014, same being the southwest corner of said Outlot 131, on the southeast R.O.W. line of said forty feet wide unimproved road and continuing with the northeast line of said Tract One, same being the northeast line of said Outlot 159, and with the southwest line of said 15.00 acre tract and the southwest line of a called 5.00 acre tract of land recorded in the name of Refugio Macias in B.C.C.F. Number 2017013287, same being the southwest lines of said Outlot 131 and Outlot 130, an overall distance of 1,119.09 feet to a 5/8-inch iron rod found for the most northerly northeast corner of said Tract One and the northwest corner of a called 1.000 acre tract of land recorded in the name of Manvel Volunteer Fire Department in Volume 1415, Page 673, of the B.C.D.R.;

THENCE, with lines common to said Tract One and said 1.000 acre tract the following two (2) courses:

- South 20° 18' 28" West, a distance of 180.00 feet to a 5/8-inch capped iron rod found for the southwest corner of said 1.000 acre tract;
- South 70° 19' 43" East, a distance of 243.34 feet to a 5/8-inch capped iron rod found for the most easterly northeast corner of said Tract One and the southeast corner of said 1.000 acre tract on the northwest R.O.W. line of Masters Road (eighty feet wide as occupied);

THENCE, South 19° 32' 01" West, with the southeast line of said Tract One and the northwest R.O.W. line of said Masters Road, a distance of 748.57 feet to a 5/8-inch capped iron rod found for the southeast corner of said Tract One on the north line of a tract of land recorded in the name of Gulf Coast Water Authority in B.C.C.F. No. 2010016893 and Volume 620, Pages 403 and 360, of the Brazoria County Deed Records;

THENCE, with the south line of said Tract One, same being the south line of said Outlot 159, through and across said fort feet wide unimproved road, with the south and southwest lines of said Tract Two, same being the south and southwest lines of said Outlot 160, and with the north and northeast lines of said Gulf Coast Water Authority tract, the following three (3) courses:

- South 87° 22' 18" West, a distance of 1,838.38 feet to a 5/8-inch capped iron rod found for the south corner of said Tract Two;
- North 30° 17' 56" West, a distance of 348.02 feet to a 5/8-inch capped iron rod found for an angle point in the southwest line of said Tract Two;
- North 30° 08' 54" West, a distance of 1,457.76 feet to a 5/8-inch capped iron rod found for the west corner of said Tract Two, same being the west corner of said Outlot 160, on the southeast R.O.W. line of Peters Road (unimproved, forty feet wide per Volume 3, Page 139, of the B.C.P.R.);

THENCE, North 19° 23' 46" East, with the northwest line of said Tract Two, same being the northwest line of said Outlots 160 and 133, and with the southeast R.O.W. line of said Peters Road, a distance of 1,010.36 feet to a 1/2-inch iron capped iron rod found for the most westerly northwest corner of said Tract Two and the southwest corner of a called 2.00 acre tract of land recorded in the name of Roberto Aguilera in B.C.C.F. Number 2017054908;

THENCE, through and across said Outlot 133 with northerly lines of said Tract Two, the following three (3) courses:

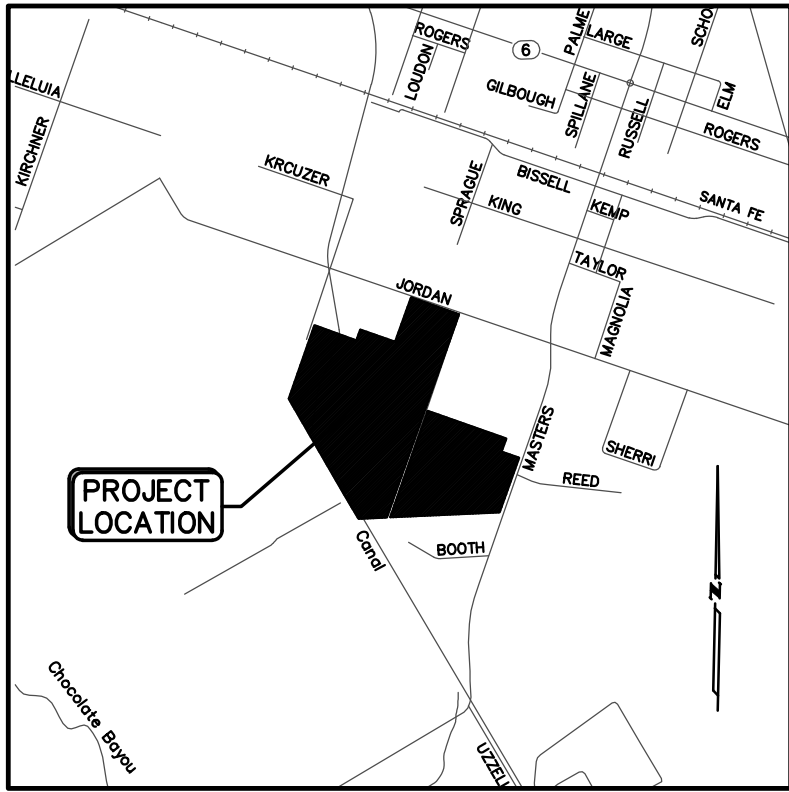
- South 70° 12' 30" East, with a line common to said Tract Two and said 2.00 acre tract, a distance of 579.91 feet to a 5/8-inch capped iron rod found;
- North 19° 47' 31" East, a distance of 150.00 feet to a 5/8-inch capped iron rod found for an angle point on the south line of a called 8.6319 acre tract of land recorded in the name of Jesus Guerra, Jr. in B.C.C.F. Number 2018053688;
- South 70° 43' 58" East, with a line common to said Tract Two, said 8.6319 acre tract, a called 3.175 acre tract of land recorded in the name of Stephen J. Venti, Et Ux, in B.C.C.F. Number 2016028416 and a called 1.000 acre tract of land recorded in the name of Yuri Kotlyarov and Julianne Marie Kotlyarov in B.C.C.F. Number 2017051312, a distance of 480.85 feet to a 5/8-inch capped iron rod found at the southeast corner of said 1.000 acre tract on the southeast line of said Outlet 133 and the northwest line of said Outlot 132;

THENCE, North 19° 37' 36" East, with a line common to said Tract Two, said 1.000 acre tract and said 3.175 acre tract, same being the northwest line of said Outlot 132 and the southeast line of said Outlot 133, a distance of 614.67 feet to a 5/8-inch iron rod with cap set at the northwest corner of said Tract Two and the northeast corner of said 3.175 acre tract on the southwest R.O.W. line of said Jordan Street, from which a 1/2-inch iron rod found bears North 25° 52' East, a distance of 1.7 feet and a 1/2-inch capped iron rod found bears South 18° 11" East, a distance of 8.3 feet;

THENCE, South 70° 27' 11" East, with the north line of said Tract Two and the southwest R.O.W. line of said Jordan Road, a distance of 660.00 feet to the **POINT OF BEGINNING** and containing 116.90 acres of land.

Michael Hall, R.P.L.S.
Texas Registration Number 5765

CIVIL-SURV LAND SURVEYING, LC
PH: (713) 839-9181
November 10, 2021



VICINITY MAP

SCALE: 1" = 1/2 MI.
KEY MAP : XXXX

PRELIMINARY PLAT

MANVEL MASTERS DETENTION

A SUBDIVISION OF 116.90 ACRES OF LAND
BEING ALL OF

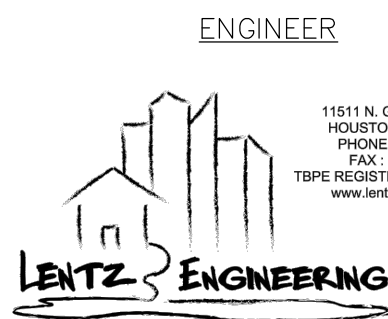
TRACT ONE—A CALLED 35.298 ACRE TRACT OF LAND
AND TRACT TWO—A CALLED 80.247 ACRE TRACT OF
LAND RECORDED IN THE NAME OF THE CITY OF
MANVEL, TEXAS IN BRAZORIA COUNTY CLERK'S
FILE NUMBER 2020004157
AND BEING
OUT OF OUTLOTS 133 AND 159 AND ALL OF
OUTLOTS 132 AND 160, MANVEL OUTLOTS, A
SUBDIVISION RECORDED IN VOLUME 3, PAGE 139,
BRAZORIA COUNTY PLAT RECORDS

M.V. O'DONNELL SURVEY
ABSTRACT NO.479
AND THE
H.T. & B. R.R. CO. SURVEY
ABSTRACT NO. 484

CITY OF MANVEL
BRAZORIA COUNTY, TEXAS
OWNERS: THE CITY OF MANVEL
20031 MORIS AVENUE, MANVEL , TX 77518
281-489-0630

JANUARY,, 2022
1 BLOCK 1 RESERVE

0 100 200 400 600
SCALE IN FEET
1" = 200'



11811 N. GARDEN STREET
HOUSTON, TEXAS 77071
PHONE: (713) 839-9181
FAX: (713) 839-9020
TIDPE REGISTRATION No. F-001570
www.leitzengineering.net



SURVEYOR
10580 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181
FAX: (713) 839-9020

TBPLS No. 10143800
Email: michael@civil-surv.net

City of Manvel
20025 Hwy 6 * Manvel, TX 77578
Phone 281-489-0630 Fax 281-489-0634

Application for Abandonment, Vacation, Closing and Relocation
of Streets, Alleys, Rights-of-Way and Easements

Fees: \$1000.00 (to be paid after staff determines if the request is feasible)

Date 7/26/22

Name of property owner: (Proof of ownership must be provided)

CITY OF MANVEL

Address: 20031 MORRIS AVENUE Phone# 281-489-0630
MANVEL, TX 77578

Reason and intent for requested action:

VACATE A 40' ROAD WITH NO EXISTING ROAD IMPROVEMENTS

Entire limits and extent of the property to be abandoned, vacated, closed or relocated:

PART OF 116.90 ACRES TRACT INCLUDING TRACT 1-35.298 ACRES
AND TRACT 2- 80.247 ACRES IN BCCF # 2020004157.


Signature of Applicant

Procedures:

Date of Action _____

FEES PAID N/A

Check Number _____

Collect the following documents

_____ A formal recent survey prepared by a registered professional land surveyor that identifies the location and physical configuration of the site. The survey shall also specify the acreage or square footage;

_____ The proper legal description of the property to be considered for abandonment, including, if appropriate, a metes and bounds description verified by a registered surveyor or by county records (that will identify the property by a legal instrument with volume, page, etc.); and

_____ Collect administration processing fee of \$1,000.00 to cover the cost of the title report, appraisal, staff and consultant review time, and the ordinance and deed preparation legal fees;

Staff procedures:

_____ Commission a title report of the area to be abandoned.

_____ Commission an independent appraisal of the area to be abandoned;

_____ Send letters to all utility companies, drainage districts, affected city departments, and/or other interested agencies identifying the proposed action and requesting a letter of "no objection" from each of the concerned entities within thirty (30) days; and

_____ Determine if a utility easement is needed in the area considered to be abandoned and, if determined to be necessary, to have the new utility easement reserved in the deed of conveyance or obtained separately and recorded in the property deed record to be filed with the Brazoria County Clerk.

_____ Scheduled Public Hearing Date for Planning Development and Zoning

_____ Scheduled Public Hearing Date for City Council (1st reading of the ordinance)

_____ Notice to property owners will be initiated ten (10) days prior to the schedule public hearing. The city shall provide written notice of such public hearing to each owner of real property, as indicated by the most recently approved city tax roll, whose property abuts or lies within 200 feet of the subject street, alley, right-of-way or easement.

_____ Collect tender/escrow by the applicant(s) of the appraised value of the abandoned area (must be collected prior to second reading of the ordinance)

_____ Upon request by applicant, and the pre-payment of all recordation fees, a quitclaim deed will be prepared and filed in the deed records of the Brazoria County Clerk. The Mayor and City Manager are authorized to execute said quitclaim deeds.

EXHIBIT __, PAGE 1 OF 4 PAGES

County: Brazoria
Project: Manvel Detention
M&B No: 22-209
CS Job No: 20144

METES AND BOUNDS DESCRIPTION OF 1.354 ACRES

Being a tract of land containing 1.354 acres, located in the M.V. O'Donnell Survey, Abstract 479, in Brazoria County, Texas; Said 1.354 acre tract being out of a forty feet wide unnamed and unimproved road easement of record in Volume 3, Page 139, of the Brazoria County Plat Records (B.C.P.R); Said 1.354 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a 5/8-inch capped iron rod found on the northwest Right-of-Way (R.O.W.) line of said forty feet wide road easement and on the southeast line of a called 80.247 acre tract of land described as Tract Two and recorded in the name of the City of Manvel in Brazoria County Clerk's File Number (B.C.C.F. No.) 2020004157, same being the southerly corner of Outlot 132 of Manvel Outlots, a subdivision of record in Volume 3, Page 139, of the B.C.P.R. and the easterly corner of Outlot 160 of said Manvel Outlots, for the northerly corner of the herein described tract;

THENCE, South 70° 27' 59" East, through and across said forty feet wide road easement, a distance of 40.00 feet to a 5/8-inch capped iron rod found on the southeast R.O.W. line of said forty feet wide road easement, at the northerly corner of a called 35.298 acre tract of land described as Tract One and recorded in the name of the City of Manvel in B.C.C.F. No. 2020004157, same being the westerly corner of a called 15.00 acre tract of land recorded in the name of Refugio Macias in B.C.C.F. No. 2020039014, also being the northerly corner of Outlot 159 of said Manvel Outlots and the westerly corner of Outlot 131 of said Manvel Outlots, for the easterly corner of the herein described tract;

THENCE, South 19° 32' 01" West, with the southeast R.O.W line of said forty feet wide road easement and with the northwest line of said Outlot 159 and said Tract One, a distance of 1,466.63 feet to a point at the southeast corner of said forty feet wide road easement, same being the southwest corner of said Outlot 159 and said Tract One, on the north line of a tract of land recorded in the name of Gulf Coast Water Authority in B.C.C.F. No. 2010016893, for the southeast corner of the herein described tract;

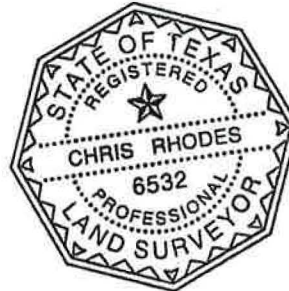
THENCE, South 87° 22' 18" West, with the south line of said forty feet wide road easement and with the north line of said Gulf Coast Water Authority tract, a distance of 43.19 feet to a point at the southwest corner of said forty feet wide road easement, same being the southeast corner of said Outlot 160 and said Tract Two, for the southwest corner of the herein described tract;

THENCE, North 19° 32' 01" East, with the northwest R.O.W. line of said forty feet wide road easement and with the southeast line of said Outlot 160 and said Tract Two, a distance of 1,482.92 feet to the **POINT OF BEGINNING** and containing 1.354 acres of land.

An Exhibit Map of the herein described tract was prepared in conjunction with and accompanies this description.


Chris Rhodes, R.P.L.S.
Texas Registration Number 6532

CIVIL-SURV LAND SURVEYING, LC
PH: (713) 839-9181
August 10, 2022



SCALE: 1"=150'

OUTLOT 132
MANVEL OUTLOTS
VOL. 3, PG. 139
B.C.P.R.

CALLLED 80.247 ACRES
 TRACT TWO
 THE CITY OF MANVEL, TEXAS
 B.C.C.F. No. 2020004157

OUTLOT 131
MANVEL OUTLOTS
VOL. 3, PG. 139
B.C.P.R.

CALLLED 15.00 ACRES
 REFUGIO MACIAS
 B.C.C.F. No. 2020039014

CALLLED 5.00 ACRES
 REFUGIO MACIAS
 B.C.C.F. No. 2017013287

P.O.B.
 FND. 5/8" C.I.R.

FND. 5/8" C.I.R.

FND. 1/2" C.I.R.

1.354 ACRES
58,991 SQUARE FEET

40' ROAD EASEMENT
 PER VOL. 3, PG. 139
 B.C.P.R.
 UNIMPROVED

OUTLOT 160
MANVEL OUTLOTS
VOL. 3, PG. 139
B.C.P.R.

CALLLED 80.247 ACRES
 TRACT TWO
 THE CITY OF MANVEL, TEXAS
 B.C.C.F. No. 2020004157

OUTLOT 159
MANVEL OUTLOTS
VOL. 3, PG. 139
B.C.P.R.

CALLLED 35.298 ACRES
 TRACT ONE
 THE CITY OF MANVEL, TEXAS
 B.C.C.F. No. 2020004157

LEGEND

B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
 B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
 FND. = FOUND
 C.I.R. = CAPPED IRON ROD
 No. = NUMBER
 R.O.W. = RIGHT-OF-WAY
 P.O.B. = POINT OF BEGINNING
 VOL. = VOLUME
 PG. = PAGE
 S.F. = SQUARE FEET

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 70°27'59" E	40.00'
L2	S 87°22'18" W	43.19'

N 19°32'01" E 1482.92'

S 19°32'01" W 1466.63'

MATCH LINE / MATCH LINE

NOTE:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS EXHIBIT.

1.354 ACRE EXHIBIT

OUT OF A 40' FEET WIDE UNNAMED AND UNIMPROVED ROAD EASEMENT OF RECORD IN VOLUME 3, PAGE 139, OF THE BRAZORIA COUNTY PLAT RECORDS, IN THE

M.V. O'DONNELL SURVEY
ABSTRACT NO. 479

BRAZORIA COUNTY, TEXAS JOB#: 20144 AUGUST 10, 2022



ORDINANCE NO. 2022-O-29

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF 40' CITY RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 1.354 ACRES OF LAND, BEING AN UNNAMED AND UNIMPROVED ROAD EASEMENT OF RECORD IN VOLUME 3, PAGE 139, OF THE BRAZORIA COUNTY PLAT RECORDS, IN THE M.V. O'DONNELL SURVEY ABSTRACT NO. 479 BEING PART OF 116.90 ACRE TRACT INCLUDING TRACT 1 - 35.298 ACRES AND TRACT 2 - 80.247 ACRES IN BCCF # 2020004157 IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, the City of Manvel, Texas, wishes to vacate, abandon, and close right of way known as approximately 01.354 acres of land, being a 40' unnamed and unimproved road easement of record in Volume 3, Page 139, of the Brazoria County Plat Records, in the M.V. O'Donnel Survey Abstract No. 479 being part of 116.90 acre tract including tract 1 - 35.298 acres and tract 2 - 80.247 acres in BCCF # 2020004157 in the City of Manvel, Brazoria County, Texas; and

WHEREAS, the application for abandonment is attached hereto as Exhibit A;

WHEREAS, the City Council has determined that such public right-of-way is no longer necessary for public convenience and necessity and should be vacated, abandoned, and closed, and any interest in said right of way released; now, therefore;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, STATE OF TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The City Council of the City of Manvel, Texas, hereby finds and determines that public convenience and necessity no longer require the continued existence of city right-of-way consisting of 1.354 acres of land, being a 40' unnamed and unimproved road easement of record in Volume 3, Page 139, of the Brazoria County Plat Records, in the M.V. O'Donnel Survey Abstract No. 479 being part of 116.90-acre tract including tract 1 - 35.298 acres and tract 2 - 80.247 acres in BCCF # 2020004157 in the City of Manvel, Brazoria County, Texas, and being more particularly described by metes and bounds, and shown by map, in the application attached as Exhibit A, attached hereto and incorporated herein.

Section 3. The right-of-way is hereby vacated, abandoned, and closed, and any public right-of-way interest therein is released.

Section 5. The Mayor and City Secretary are hereby authorized to execute and attest, respectively, a quitclaim deed, conveying the respective abandoned right of way interests to the abutting property owner(s).

Section 6. Repealer. All ordinances or parts of ordinances, or resolutions, official or unofficial policies, or practices inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

Section 7. Severability. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of

Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED AND APPROVED on first reading this _____ day of October, 2022.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2022.

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

City of Manvel
20025 Hwy 6 * Manvel, TX 77578
Phone 281-489-0630 Fax 281-489-0634

Application for Abandonment, Vacation, Closing and Relocation
of Streets, Alleys, Rights-of-Way and Easements

Fees: \$1000.00 (to be paid after staff determines if the request is feasible)

Date 7/26/22

Name of property owner: (Proof of ownership must be provided)

CITY OF MANVEL

Address: 20031 MORRIS AVENUE Phone# 281-489-0630
MANVEL, TX 77578

Reason and intent for requested action:

VACATE A 40' ROAD WITH NO EXISTING ROAD IMPROVEMENTS

Entire limits and extent of the property to be abandoned, vacated, closed or relocated:

PART OF 116.90 ACRES TRACT INCLUDING TRACT 1-35.298 ACRES
AND TRACT 2- 80.247 ACRES IN BCCF # 2020004157.



Signature of Applicant

EXHIBIT __, PAGE 1 OF 4 PAGES

County: Brazoria
Project: Manvel Detention
M&B No: 22-209
CS Job No: 20144

METES AND BOUNDS DESCRIPTION OF 1.354 ACRES

Being a tract of land containing 1.354 acres, located in the M.V. O'Donnell Survey, Abstract 479, in Brazoria County, Texas; Said 1.354 acre tract being out of a forty feet wide unnamed and unimproved road easement of record in Volume 3, Page 139, of the Brazoria County Plat Records (B.C.P.R); Said 1.354 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a 5/8-inch capped iron rod found on the northwest Right-of-Way (R.O.W.) line of said forty feet wide road easement and on the southeast line of a called 80.247 acre tract of land described as Tract Two and recorded in the name of the City of Manvel in Brazoria County Clerk's File Number (B.C.C.F. No.) 2020004157, same being the southerly corner of Outlot 132 of Manvel Outlots, a subdivision of record in Volume 3, Page 139, of the B.C.P.R. and the easterly corner of Outlot 160 of said Manvel Outlots, for the northerly corner of the herein described tract;

THENCE, South 70° 27' 59" East, through and across said forty feet wide road easement, a distance of 40.00 feet to a 5/8-inch capped iron rod found on the southeast R.O.W. line of said forty feet wide road easement, at the northerly corner of a called 35.298 acre tract of land described as Tract One and recorded in the name of the City of Manvel in B.C.C.F. No. 2020004157, same being the westerly corner of a called 15.00 acre tract of land recorded in the name of Refugio Macias in B.C.C.F. No. 2020039014, also being the northerly corner of Outlot 159 of said Manvel Outlots and the westerly corner of Outlot 131 of said Manvel Outlots, for the easterly corner of the herein described tract;

THENCE, South 19° 32' 01" West, with the southeast R.O.W line of said forty feet wide road easement and with the northwest line of said Outlot 159 and said Tract One, a distance of 1,466.63 feet to a point at the southeast corner of said forty feet wide road easement, same being the southwest corner of said Outlot 159 and said Tract One, on the north line of a tract of land recorded in the name of Gulf Coast Water Authority in B.C.C.F. No. 2010016893, for the southeast corner of the herein described tract;

THENCE, South 87° 22' 18" West, with the south line of said forty feet wide road easement and with the north line of said Gulf Coast Water Authority tract, a distance of 43.19 feet to a point at the southwest corner of said forty feet wide road easement, same being the southeast corner of said Outlot 160 and said Tract Two, for the southwest corner of the herein described tract;

EXHIBIT __, PAGE 2 OF 4 PAGES

THENCE, North 19° 32' 01" East, with the northwest R.O.W. line of said forty feet wide road easement and with the southeast line of said Outlot 160 and said Tract Two, a distance of 1,482.92 feet to the **POINT OF BEGINNING** and containing 1.354 acres of land.

An Exhibit Map of the herein described tract was prepared in conjunction with and accompanies this description.


Chris Rhodes, R.P.L.S.
Texas Registration Number 6532

CIVIL-SURV LAND SURVEYING, LC
PH: (713) 839-9181
August 10, 2022



SCALE: 1"=150'

OUTLOT 132
MANVEL OUTLOTS
VOL. 3, PG. 139
B.C.P.R.

CALLED 80.247 ACRES
 TRACT TWO
 THE CITY OF MANVEL, TEXAS
 B.C.C.F. No. 2020004157

OUTLOT 131
MANVEL OUTLOTS
VOL. 3, PG. 139
B.C.P.R.

CALLED 15.00 ACRES
 REFUGIO MACIAS
 B.C.C.F. No. 2020039014

CALLED 5.00 ACRES
 REFUGIO MACIAS
 B.C.C.F. No. 2017013287

P.O.B.
 FND. 5/8" C.I.R.

FND. 5/8" C.I.R.

FND. 1/2" C.I.R.

1.354 ACRES
58,991 SQUARE FEET

40' ROAD EASEMENT
 PER VOL. 3, PG. 139
 B.C.P.R.
 UNIMPROVED

OUTLOT 160
MANVEL OUTLOTS
VOL. 3, PG. 139
B.C.P.R.

CALLED 80.247 ACRES
 TRACT TWO
 THE CITY OF MANVEL, TEXAS
 B.C.C.F. No. 2020004157

OUTLOT 159
MANVEL OUTLOTS
VOL. 3, PG. 139
B.C.P.R.

CALLED 35.298 ACRES
 TRACT ONE
 THE CITY OF MANVEL, TEXAS
 B.C.C.F. No. 2020004157

LEGEND

B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
 B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
 FND. = FOUND
 C.I.R. = CAPPED IRON ROD
 No. = NUMBER
 R.O.W. = RIGHT-OF-WAY
 P.O.B. = POINT OF BEGINNING
 VOL. = VOLUME
 PG. = PAGE
 S.F. = SQUARE FEET

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 70°27'59" E	40.00'
L2	S 87°22'18" W	43.19'

N 19°32'01" E 1482.92'

S 19°32'01" W 1466.63'

MATCH LINE / MATCH LINE

NOTE:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS EXHIBIT.

1.354 ACRE EXHIBIT

OUT OF A 40' FEET WIDE UNNAMED AND UNIMPROVED ROAD EASEMENT OF RECORD IN VOLUME 3, PAGE 139, OF THE BRAZORIA COUNTY PLAT RECORDS, IN THE

M.V. O'DONNELL SURVEY
ABSTRACT NO. 479

BRAZORIA COUNTY, TEXAS JOB#: 20144 AUGUST 10, 2022

10590 WESTOFFICE DRIVE, SUITE #100
 HOUSTON, TEXAS 77042

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 Land Surveying, LLC

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 TBPELS No. 10143800
 Email: michael@civil-surv.net