

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



**NOTICE OF A MEETING**  
**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION**  
**November 14, 2022**

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

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

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

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

**Regular Session**

**Call to Order**

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

**Pledge**

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

**Public Comments: "Comment Card" Required**

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



**Consent PDZ**

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

- A. Approve the meeting minutes to date.

**Regular Agenda**

- A. Consideration and possible action to approve Final Plat for SKYWAY TOWERS MANVEL;  
BEING A SUBDIVISION OF 3.737 ACRES BEING A PARTIAL REPLAT OF LOT 109 OF THE E.C. PITKIN SUBDIVISION AS RECORDED IN VOLUME 3, PAGE 139, OF THE B.C.P.R., IN THE H. T. & B. R.R. CO. SURVEY, SECTION 63, ABSTRACT NO. 283, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
- B. Consideration and possible action to approve Final Plat for Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication;  
BEING A SUBDIVISION OF 33.972 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC.73, ABSTRACT 301, H.T. & B.R.R. COMPANY SURVEY SECTION 64, ALSO KNOWN AS THE MARY V. O'DONNELL SURVEY, ABSTRACT 483, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285, BRAZORIA COUNTY, TEXAS; ALSO BEING A PORTION OF LOTS 5, 8, 13, 16, 21, 24, 29, 30-38, 40, 46, AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, RECORDED UNDER VOL. 2, PAGES 91-92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R) AND A PORTION OF OUTLOTS OF 174, 175, 180, AND 195 OF THE DR. AA. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, AS RECORDED UNDER VOL. 1, PAGES 71 & 72, AND VOL. 3, PAGES 139 AND 140, B.C.P.R.
- C. Consideration and possible action to approve the Final plat for Valencia Del Bello Boulevard Street Dedication;  
BEING A SUBDIVISION OF 2.018 ACRES OUT OF THE MARY V. O'DONNELL SURVEY, A-483, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 6 AND 12 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS DIVISION "O", VOL. 2, PG. 91 & 92, B.C.P.R.
- D. Consideration and possible action to approve the Final Plat of Valencia Lake A;  
BEING A SUBDIVISION OF 21.473 ACRES OF LAND OUT OF THE MARY V. O'DONNELL SURVEY, A-483; BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF OUTLOTS 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, AS

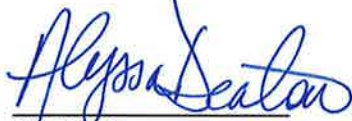
SHOWN ON THE PLAT RECORDED IN VOL. 1, PG. 71&72, AND VOL. 3, PG. 139 &140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS.

- E. Consideration and possible action to approve the final plat of Valencia Lake C;  
BEING A SUBDIVISION OF 9.983 ACRES OF LAND OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING LOTS 31, 39, 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOL. 2 PGS. 91 & 92, BRAZORIA COUNTY PLAT RECORDS.
- F. Consideration and possible action to approve the Preliminary Plat for Meridiana Cadence Drive Phase 1;  
BEING A SUBDIVISION OF 2.24 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- G. Consideration and possible action to approve Preliminary Plat for Meridiana Section 18;  
BEING A SUBDIVISION OF 27.08 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- H. 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.
- I. Consideration and possible action to approve excused committee member absences.

**Adjourn**

**CERTIFICATION**

I, Alyssa Deaton, Assistant City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 11/10/2022 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



ALYSSA DEATON, ASSISTANT CITY SECRETARY  
CITY OF MANVEL, TEXAS

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



**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION**  
**October 24, 2022**

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

**MINUTES 10/24/2022**

**Regular Session**

**Call to Order**

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:01 p.m.  
Those in attendance were:

**Present:** Kyle Marasckin  
Alina Rogers  
Ryan Miller  
Muhammed Alam

**Absent:** Dorothy Wynne  
Christy Kennard  
Christine Diaz

**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

**Pledge**

**Public Comments: "Comment Card" Required**

**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.*

PDZ Member Ryan Miller opened the Public Hearing at 6:02 p.m.

1st call for comments

None

2nd call for comments

None

3rd call for comments

None

PDZ Member Ryan Miller closed the Public Hearing at 6:03 p.m.

### Consent PDZ

- 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.

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

The motion carried with a vote: 4/0

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

No: None

Absent: Dorothy Wynne, Christy Kennard, Christine Diaz

Abstained: None

### 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.

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

The motion carried with a vote: 4/0

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

- 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.

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

The motion carried with a vote: 4/0

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

- 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.

No action taken.

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

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

The motion carried with a vote: 4/0

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

## Adjourn

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

The motion carried with a vote: 4/0



## 10/24/2022 PLANNING DEVELOPMENT AND ZONING MINUTES

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

The meeting adjourned at 6:08 p.m.

### **CERTIFICATION**

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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 | <input checked="" type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input type="checkbox"/> |
|--------------------------------|-------------------------------------|--------------|--------------------------|------|--------------------------|

Date of Request: 11-14-22

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](http://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: Adaris Socarras

Daytime Phone: 713-839-9181 Fax Number: \_\_\_\_\_

E-mail Address: adaris@civil-surv.net

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for SKYWAY TOWERS MANVEL being a subdivision of 3.737 ACRES BEING A PARTIAL REPLAT OF LOT 109 OF THE E.C. PITKIN SUBDIVISION AS RECORDED IN VOLUME 3, PAGE 139, OF THE B.C.P.R., IN THE H. T. & B. R.R. Co. SURVEY, SECTION 63, ABSTRACT NO. 283, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

#### Plats:

Preliminary \_\_\_\_\_

Final 1

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.

SIGNATURE

11-8-22

DATE



## DEVELOPMENT SERVICES DEPARTMENT

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

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

|                               |                                             |
|-------------------------------|---------------------------------------------|
| <b>Plat Name:</b>             | Skyway Towers Manvel - Final Plat           |
| <b>Applicant:</b>             | Adaris Socarras – Civil Surv Land Surveying |
| <b>PD&amp;Z Meeting Date:</b> | November 14, 2022                           |
| <b>Recommendation:</b>        | Denial                                      |
| <b>Submitted By:</b>          | Jose Abraham, City Planner                  |

#### **BACKGROUND/ REVIEW NOTES**

- The subject site is the location for Brazoria County ESD 3 facility building and is located at 6931 Masters Road, abutting the Post Office.
- The property is zoned Open-Single Family Residential (O-SFR) District.
- The proposed plat conforms to the preliminary plat approved in July 2022.
- The property owner is leasing a portion of the property for a monopole tower that will be located behind the existing ESD No. 3 building.
- A variance to the sidewalk requirements was granted to waive construction of sidewalk along a portion of Cedar St frontage.

#### **STAFF RECOMMENDATION**

The City staff recommends denial of this proposed plat: *Skyway Towers Manvel - Final Plat*

This plat submittal does not address following deficiencies pertaining to Chapter 62, *Subdivision Ordinance*, *Design Criteria Manual*, and associated *Development Agreement/ PUD*:

1. Provide construction plans approved by the City Engineer. (Section 62-38 (b) (25, 26, & 28)).







STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, DARRELL VALUSEK, PRESIDENT, AND Cynthia Reeves *Authorized Representative* OF BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NO. 3, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF SKYWAY TOWERS MANVEL, 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 TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

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

IN TESTIMONY, HERETO, BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NO. 3, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DARRELL VALUSEK, PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY Cynthia Reeves *Authorized Representative* AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS 13 DAY OF October, 2022.

BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NO. 3

BY: [Signature]  
NAME: DARRELL VALUSEK, PRESIDENT

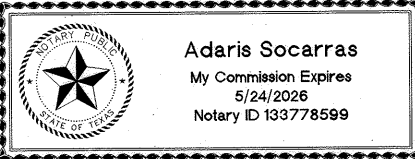
ATTEST  
BY: [Signature]  
NAME: Cynthia Reeves

STATE OF TEXAS  
COUNTY OF BRAZORIA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13 DAY OF October, 2022.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PRINTED NAME: Adair Socarras

COMMISSION EXPIRES: 5/24/2026

WE, PROSPERITY BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SKYWAY TOWERS MANVEL, SAID LIEN BEING EVIDENCED BY INSTRUMENTS OF RECORD IN BRAZORIA COUNTY CLERK'S FILE NO. 2010015212, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

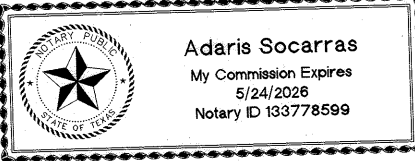
PROSPERITY BANK  
BY: [Signature]  
NAME: Cynthia Reeves  
TITLE: Regional President

STATE OF TEXAS  
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Cynthia Harris, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13 DAY OF October, 2022.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PRINTED NAME: Adair Socarras

COMMISSION EXPIRES: 5/24/26

THIS IS TO CERTIFY THAT THE CITY PLANNING, DEVELOPMENT, AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT OF SKYWAY TOWERS MANVEL 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

I, CHRIS RHODES, AM REGISTERED 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 THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS THAT HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

[Signature]  
CHRIS RHODES, R.P.L.S.  
TEXAS REGISTRATION NO. 6532



METES AND BOUNDS DESCRIPTION OF 3.737 ACRES

BEING A TRACT OF LAND CONTAINING 3.737 ACRES, LOCATED IN THE H. T. & B. R.R. CO. SURVEY, SECTION 63, ABSTRACT NUMBER 283, IN BRAZORIA COUNTY, TEXAS; SAID 3.737 ACRE BEING OUT OF LOT 109 OF THE E.C. PITKIN SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 139, OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), SAME BEING ALL OF A CALLED 3.737 ACRE TRACT OF LAND RECORDED IN THE NAME OF BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NO. 3, IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2009048729; SAID 3.737 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 SET AT THE SOUTHWEST CORNER OF SAID 3.737 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF RESTRICTED RESERVE "A" OF ALVIN ISD CAREER & TECHNICAL EDUCATION CENTER, A SUBDIVISION OF RECORD IN B.C.C.F. NO. 2018013280 OF THE B.C.P.R., ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 1128 (ALSO KNOWN AS MASTERS ROAD, ONE HUNDRED AND TEN FEET WIDE PER VOLUME 276, PAGE 473, OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.)), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WEST LINE OF SAID 3.737 ACRE TRACT AND WITH THE EAST R.O.W. LINE OF SAID F.M. 1128, 182.21 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,814.79 FEET, A CENTRAL ANGLE OF 03° 42' 32", AND A CHORD THAT BEARS NORTH 15° 38' 47" EAST, A DISTANCE OF 182.18 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND AT THE WESTERLY NORTHWEST CORNER OF SAID 3.737 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.8563 ACRE TRACT OF LAND RECORDED IN THE NAME OF UNITED POST OFFICE INVESTMENTS, INC., IN B.C.C.F. NO. 1989637457;

THENCE, WITH THE LINES COMMON TO SAID 3.737 ACRE TRACT WITH SAID 0.8563 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 70° 01' 47" EAST, A DISTANCE OF 247.03 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND AT THE SOUTHERLY CORNER OF SAID 0.8563 ACRE TRACT;

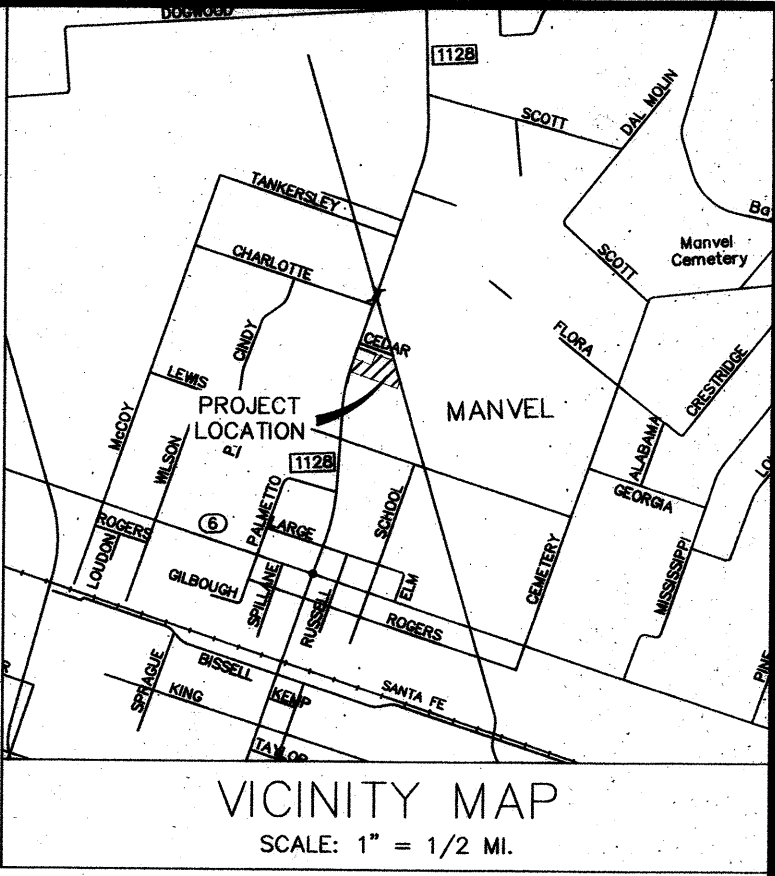
2. NORTH 19° 54' 58" EAST, A DISTANCE OF 150.48 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND AT THE NORTHERLY NORTHWEST CORNER OF SAID 3.737 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAME BEING THE EASTERLY CORNER OF SAID 0.8563 ACRE TRACT, ON THE SOUTHWEST R.O.W. LINE OF CEDAR ROAD (SIXTY FEET WIDE PER VOLUME 768, PAGE 241, OF THE B.C.D.R.);

THENCE, SOUTH 70° 04' 57" EAST, WITH THE NORTHEAST LINE OF SAID 3.737 ACRE TRACT AND WITH THE SOUTHWEST R.O.W. LINE OF SAID CEDAR ROAD, A DISTANCE OF 256.52 FEET TO A 5/8-INCH CAPPED IRON ROD SET AT THE NORTHERLY EAST CORNER OF SAID 3.737 ACRE TRACT, ON THE SOUTHERLY SOUTHWEST LINE OF LOT 1, BLOCK 1, OF FINAL PLAT OF THE FIRST BAPTIST CHURCH OF MANVEL, A SUBDIVISION OF RECORD IN B.C.C.F. NO. 2006036841 OF THE B.C.P.R., FOR THE NORTHERLY EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 15° 43' 59" EAST, WITH THE LINE COMMON TO SAID 3.737 ACRE TRACT WITH SAID LOT 1, A DISTANCE OF 278.88 FEET TO A 5/8-INCH CAPPED IRON ROD SET AT THE SOUTHERLY CORNER OF SAID LOT 1, ON THE COMMON LINE OF LOTS 109 AND 110 OF THE E.C. PITKIN SUBDIVISION,

THENCE, SOUTH 19° 34' 58" WEST, WITH THE LINE COMMON TO SAID LOTS 109 AND 110, A DISTANCE OF 100.00 FEET TO A THREE-INCH METAL POST FOUND AT THE SOUTHERLY CORNER OF SAID 3.737 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, ON THE NORTHEAST LINE OF SAID RESTRICTED RESERVE "A";

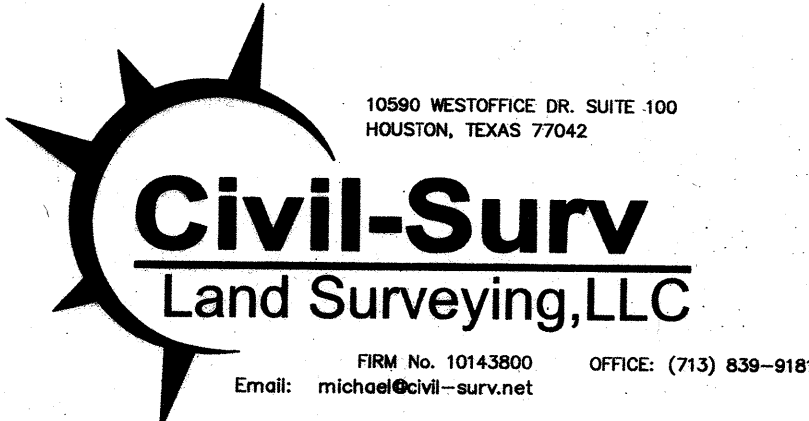
THENCE, NORTH 70° 32' 57" WEST, WITH THE SOUTHWEST LINE OF SAID 3.737 ACRE TRACT AND WITH THE NORTHEAST LINE OF SAID RESTRICTED RESERVE "A", A DISTANCE OF 653.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.737 ACRES OF LAND.



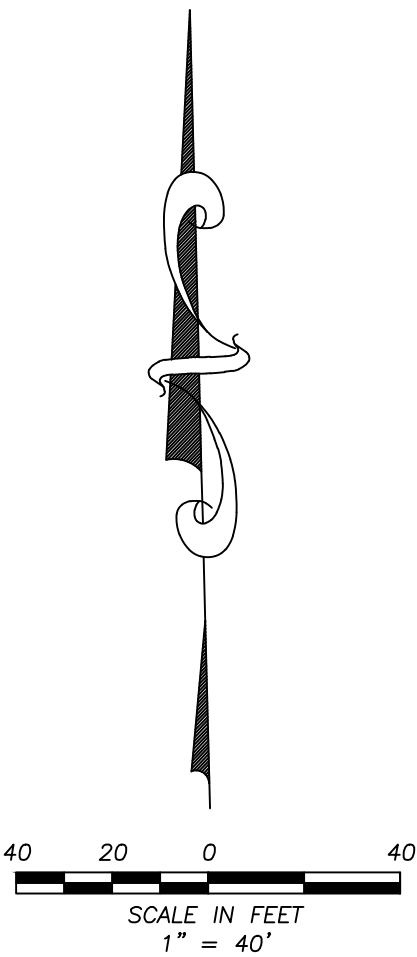
FINAL PLAT OF  
SKYWAY TOWERS MANVEL

A SUBDIVISION OF 3.737 ACRES, BEING A PARTIAL REPLAT OF LOT 109 OF THE E.C. PITKIN SUBDIVISION AS RECORDED IN VOLUME 3, PAGE 139, OF THE B.C.P.R., IN THE H. T. & B. R.R. Co. SURVEY, SECTION 63, ABSTRACT NO. 283, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

1 BLOCK 0 LOTS 1 RESERVE  
DATE: OCTOBER 11, 2022 JOB NO. 22077  
OWNER:  
BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT No. 3  
6931 MASTERS, MANVEL, TX 77578  
281-519-8779







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. THE COORDINATES SHOWN HEREON ARE GRID, TO CONVERT TO TOP SURFACE APPLY THE COMBINED SCALE FACTOR OF 0.9998679596.

TEMPORARY BENCHMARK: A BOX OUT ON THE NORTH END OF THE SOUTH SAFETY END TREATMENT OF THE DRAINAGE DITCH SOUTH OF THE SOUTH DRIVEWAY ENTRANCE TO THE SURVEYED PROPERTY, AS SHOWN ON SHEET 1 OF THIS SURVEY.

T.B.M. ELEVATION=53.20, NAVD 1988

BENCHMARK: NGS MONUMENT J 1208 1973 (AW2026) BEING A 4' LONG 5/8" IRON ROD ENCASED IN A 5" IRON PIPE STAKED "J 1208 1973" LOCATED ALONG THE EAST SIDE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD AT THE SOUTHEAST INTERSECTION OF THE RAILROAD AND COUNTY ROAD 281, APPROXIMATELY 50.6' EAST OF THE EAST RAIL AND 30.5' SOUTH OF THE CENTERLINE OF COUNTY ROAD 281.

ELEVATION=39.83 FEET, NAVD 1988

THIS TRACT LIES IN UNSHADED ZONE "X", AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER 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 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 HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.

ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.

ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AS TO SITE DESIGN REQUIREMENTS FOR MOTORISTS.

BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:50,000.

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.

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

THIS PROPERTY IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE CITY OF MANVEL, PERTAINING TO THE CONSTRUCTION OF A SUBDIVISION VARIANCE BY CITY COUNCIL, RECORDED IN DOCUMENT NO. 2022060777 IN THE BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS.

[illegible]

A SUBDIVISION OF 3.737 ACRES, BEING A PARTIAL REPLAT  
OF LOT 109 OF THE E.C. PITKIN SUBDIVISION AS RECORDED  
IN VOLUME 3, PAGE 139, OF THE B.C.P.R., IN THE  
H. T. & B. R.R. Co. SURVEY, SECTION 63,  
ABSTRACT NO. 283,  
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS



10590 WESTOFFICE DR, SUITE 100  
HOUSTON, TEXAS 77042

**Civil-Surv**  
**Land Surveying, LLC**

FIRM No. 10143800  
Email: [michael@civil-surv.net](mailto:michael@civil-surv.net) OFFICE: (713) 839-9181



# 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 | <input checked="" type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input type="checkbox"/> |
|--------------------------------|-------------------------------------|--------------|--------------------------|------|--------------------------|

Date of Request: 11/14/2022

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](http://www.cityofmanvel.com). THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Brian Edwards

Daytime Phone: 713.657.6010 Fax Number: \_\_\_\_\_

E-mail Address: bedwards@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication being a subdivision of 33.972 acres of land located in the

H.T. & B.R.R. Company Survey, Sec.73, Abstract 301, H.T. & B.R.R. Company Survey Section 64, also known as the Mary V. O'Donnell Survey, Abstract 483, and the H.T. & B.R.R. Company Survey,

section 65, Abstract 285, Brazoria County, Texas; also being a portion of Lots 5, 8, 13, 16, 21, 24, 29, 30-38, 40, 46, and 47 of the Allison Richey Gulf Coast Home Company, part of

Suburban Gardens Section 73, recorded under Vol. 2, pages 91-92 of the Plat records of Brazoria County, Texas (B.C.P.R) and a portion of outlots of 174, 175, 180, and 195 of the

DR. AA. Luther Subdivision of the Town of Manvel and surrounding acreage property, as recorded under Vol. 1, Pages 71 & 72, and Vol. 3, Pages 139 and 140, B.C.P.R.

#### 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

11/09/22

DATE



## DEVELOPMENT SERVICES DEPARTMENT

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

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

|                               |                                                                         |
|-------------------------------|-------------------------------------------------------------------------|
| <b>Plat Name:</b>             | Pollard Blvd, Charlotte St & Dogwood Ave Street Dedication - Final Plat |
| <b>Applicant:</b>             | Lacey Bell, LJA Engineering                                             |
| <b>PD&amp;Z Meeting Date:</b> | November 14, 2022                                                       |
| <b>Recommendation:</b>        | Conditional Approval                                                    |
| <b>Submitted By:</b>          | Jose Abraham, City Planner                                              |

#### **BACKGROUND/ REVIEW NOTES**

- *The proposed plat provides street dedication within Valencia Master Planned Community. A master plan was approved by City Council in August 2022.*
- *This proposed subdivision conforms to the approved preliminary plat and includes 33.972 acres of land being dedicated for right-of-way purposes.*
- *120' wide Pollard Boulevard right-of-way provides north-south connectivity within the proposed development.*
- *60' & 80' wide Charlotte Street; and 80' wide Dogwood Avenue provide east-west connectivity within the proposed development.*

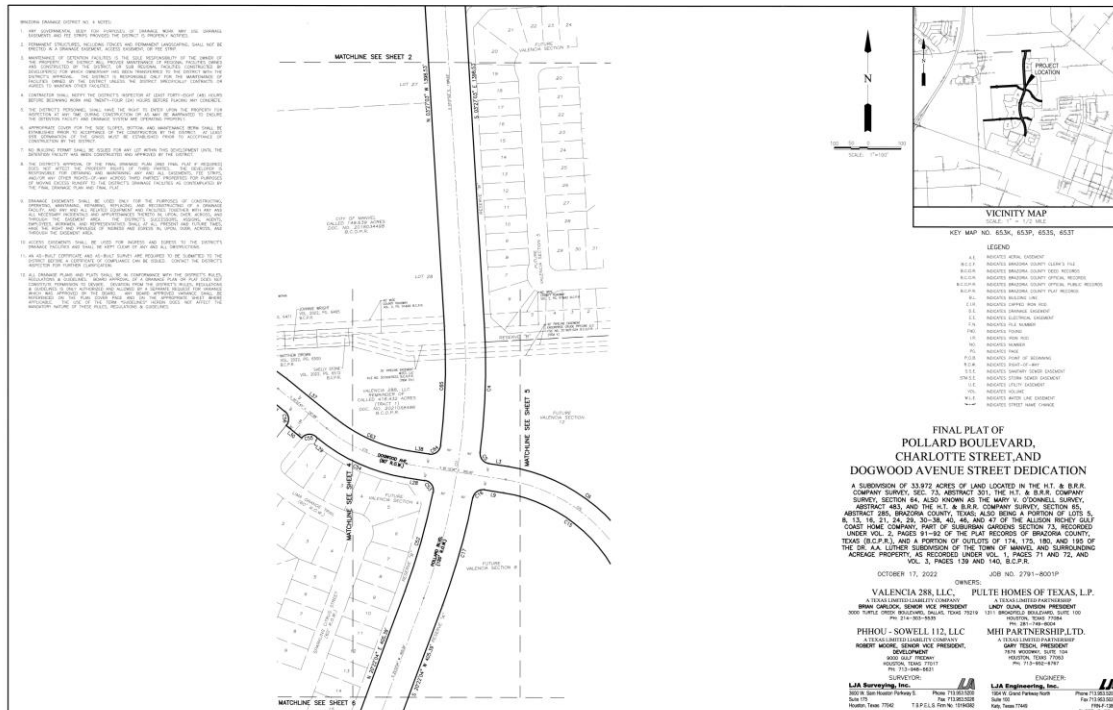
#### **STAFF RECOMMENDATION**

The City staff recommends approval of the Pollard Blvd, Charlotte St & Dogwood Ave Street Dedication Final Plat with two (2) conditions. The conditions include:

1. Revise to indicate Hillside Bloom Road right-of-way width accurately. The plat currently shows inaccurate dimensions for the right-of-way width. (Section 62-41 (b) (10)).
2. Revise to indicate a 1-foot reserve where the proposed street dedication abuts unplatted property as indicated in plat note #21 (Section 62-41 (b) (13)).





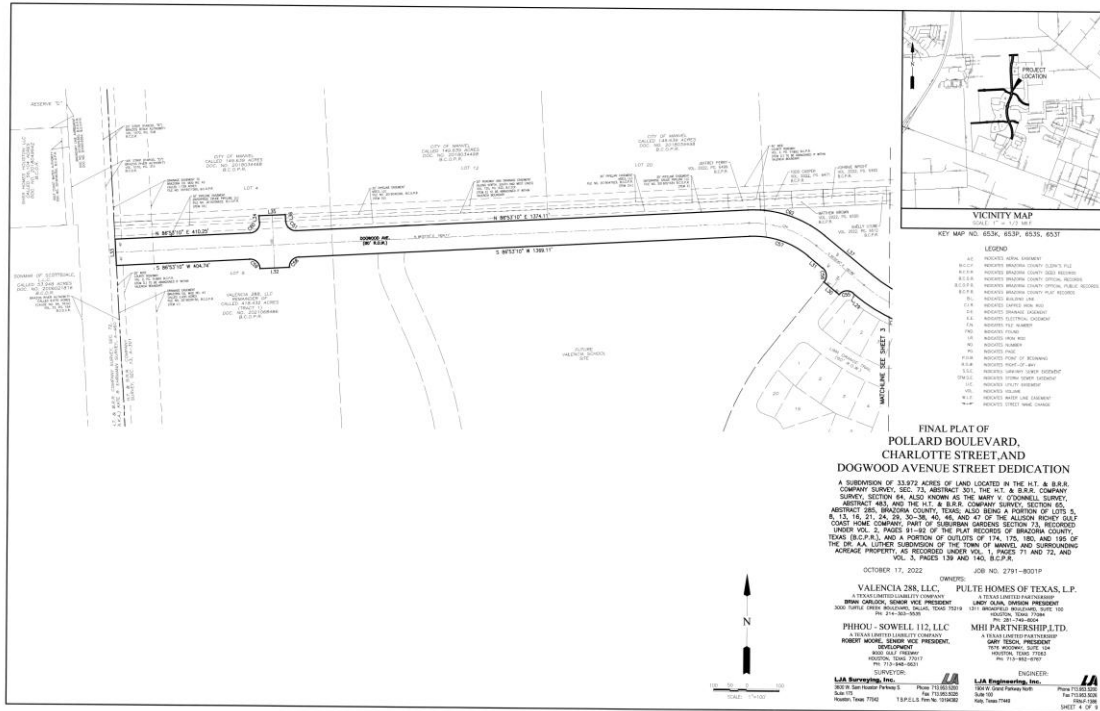






## DEVELOPMENT SERVICES DEPARTMENT

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











## DEVELOPMENT SERVICES DEPARTMENT

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

FINAL PLAT OF  
POLLARD BOULEVARD,  
CHARLOTTE STREET, AND  
DOGWOOD AVENUE STREET DEDICATION

A SUBDIVISION OF 53.875 ACRES OF LAND LOCATED IN THE H.T. & B.R. COMPANY SURVEY, SEC. 73, ABSTRACT 301, THE H.T. & B.R. COMPANY SURVEY, SECTION 64, ALSO KNOWN AS THE MARY J. O'DONNELL SURVEY, ABSTRACT 463, AND THE H.T. & B.R. COMPANY SURVEY, SECTION 65, ABSTRACT 228, BRADSHAW COUNTY, TEXAS, ALSO BEING A PORTION OF LOTS 8, 13, 14, 21, 24, 25, 30-34, 45, 46, AND 47 OF THE ALLEIGH ROONEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 13, RECORDED UNDER VOL. 2, PAGES 81-92 OF THE PLAT RECORDS OF BRADSHAW COUNTY, TEXAS (B.C.P.A.), AND A PORTION OF CLOSETS OF 174, 175, 180, AND 145 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ADJACENT PROPERTY, AS RECORDED UNDER VOL. 1, PAGES 71 AND 72, AND VOL. 3, PAGES 139 AND 140, B.C.P.A.

OCTOBER 17, 2022 OWNERS: JOB NO. 2791-8001P

VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP,  
BRAND ORLOCK, SENIOR VICE PRESIDENT, LINDY OLIVA, SENIOR PRESIDENT  
2009 THREE CORNERS BOULEVARD, SUITE 100, HOUSTON, TEXAS 77056  
PH: 281-330-0000 FAX: 281-330-0001

PHUOK - SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, MHI PARTNERSHIP LTD., A TEXAS LIMITED PARTNERSHIP,  
ROBERT MOORE, SENIOR VICE PRESIDENT, GARY MOORE, PRESIDENT  
10000 WEST 10TH STREET, SUITE 100, HOUSTON, TEXAS 77036  
PH: 713-248-0001 FAX: 713-248-0001

LJA Surveying, Inc., LJA Engineering, Inc.,  
10000 West 10th Street, Suite 100, Houston, Texas 77036  
PH: 281-330-0000 FAX: 281-330-0001  
PH: 281-330-0000 FAX: 281-330-0001

8880 G. Grand Parkway South, Suite 100, Houston, Texas 77056  
PH: 281-330-0000 FAX: 281-330-0001

SHEET 8 OF 8

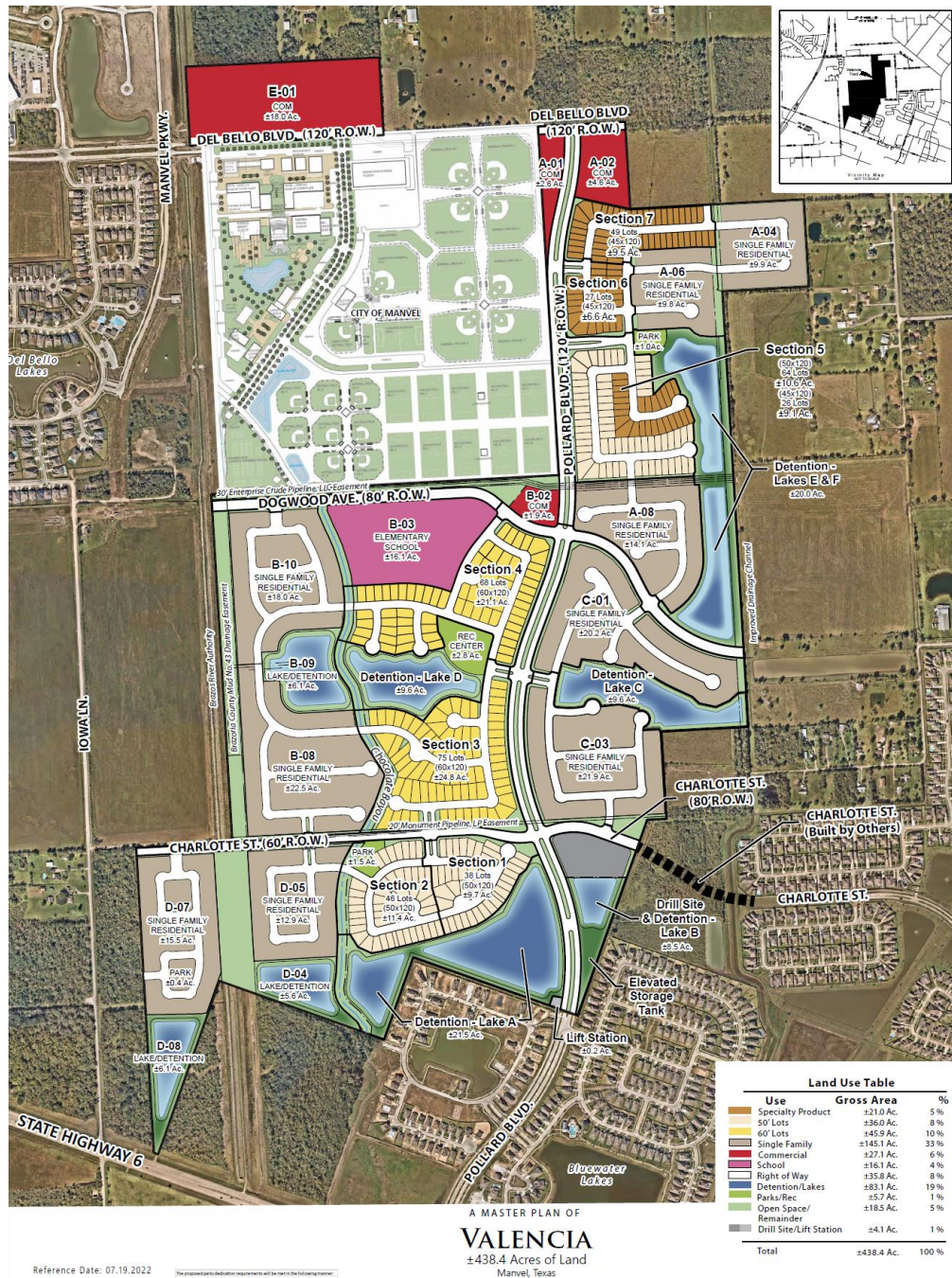




## DEVELOPMENT SERVICES DEPARTMENT

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

### Proposed Valencia Master Plan (dated 07.19.2022)



Reference Date: 07.19.2022



3600 W. Sam Houston Pkwy S, Suite 600  
Houston, Texas 77062  
713.953.5200

| Open Space Inventory    | Acres        |
|-------------------------|--------------|
| Specialty Product       | 21.0         |
| 50' Lots                | 36.0         |
| 60' Lots                | 45.9         |
| Single Family           | 145.1        |
| Commercial              | 27.1         |
| School                  | 16.1         |
| Right of Way            | 35.8         |
| Detention/Lakes         | 83.1         |
| Parks/Rec               | 5.7          |
| Open Space/Remainder    | 18.5         |
| Drill Site/Lift Station | 4.1          |
| <b>Total</b>            | <b>438.4</b> |

#### NOTES:

- 1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
- 2) THE MASTER PLAN SHALL EXPIRE 5 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

THIS IS TO CERTIFY THAT THE Planning, Engineering, and Survey Commission of the City of Manvel, Texas, approved a recommendation of approval to the Valencia Master Plan in accordance with the laws of the State of Texas and the ordinance of the City of Manvel in order to honor and sustain the recording of this Master Plan. The City of Manvel, Texas, hereby certifies that the Valencia Master Plan is in accordance with the laws of the State of Texas and the ordinance of the City of Manvel in order to honor and sustain the recording of this Master Plan. The City of Manvel, Texas, hereby certifies that the Valencia Master Plan is in accordance with the laws of the State of Texas and the ordinance of the City of Manvel in order to honor and sustain the recording of this Master Plan.

#### NOTES:

Planning, Engineering, and Survey Commission



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STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, SENIOR VICE PRESIDENT, BEING AN OFFICER OF VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH GARY TESCH, PRESIDENT, BEING AN OFFICER OF MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, AND PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT, BEING AN OFFICER OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE MEMBER OF PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH LINDY OLIVA, DIVISION PRESIDENT, BEING AN OFFICER OF PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE, 33.972 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, ABSTRACT 301, THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, ALSO KNOWN AS THE MARY V. O'DONNELL SURVEY, ABSTRACT 483, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285, BRAZORIA COUNTY, TEXAS; ALSO BEING A PORTION OF LOTS 5, 8, 13, 16, 21, 24, 29, 30-38, 40, 46, AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, RECORDED UNDER VOL. 2, PAGES 91-92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND A PORTION OF OUTLOTS OF 174, 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, AS RECORDED UNDER VOL. 1, PAGES 71 AND 72, AND VOL. 3, PAGES 139 AND 140, B.C.P.R. DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

THIS 21 DAY OF October, 2022.

BY: VALENCIA 288, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

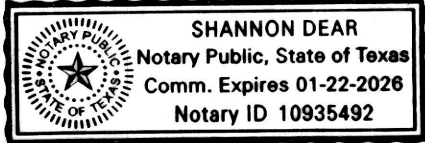
BY: Brian Carlock  
BRIAN CARLOCK, SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN CARLOCK, SENIOR VICE PRESIDENT OF VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21 DAY OF October, 2022.

Shannon Dear  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



IN TESTIMONY HERETO, MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY GARY TESCH, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS 31<sup>st</sup> DAY OF October, 2022.

BY: MHI PARTNERSHIP, LTD.,  
A TEXAS LIMITED PARTNERSHIP

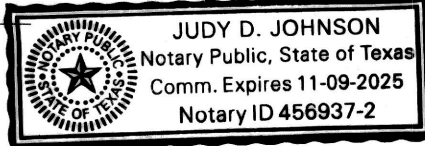
BY: Gary Tesch  
GARY TESCH, PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY TESCH, PRESIDENT OF MHI PARTNERSHIP, 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 IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 31<sup>st</sup> DAY OF October, 2022.

Judy D. Johnson  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



IN TESTIMONY HERETO, PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT, OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE MEMBER OF PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, THEREUNTO AUTHORIZED

THIS 27<sup>th</sup> DAY OF OCTOBER, 2022.

BY: PHHOU-SOWELL 112, LLC  
A TEXAS LIMITED LIABILITY COMPANY

BY: PH LAND HOLDINGS, LLC  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS SOLE MEMBER

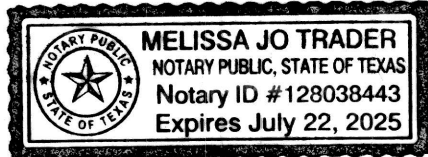
BY: Robert Moore  
ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF PHHOU-SOWELL 112, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27<sup>th</sup> DAY OF October, 2022.

Melissa Jo Trader  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



IN TESTIMONY HERETO, PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY LINDY OLIVA, ITS DIVISION PRESIDENT, THEREUNTO AUTHORIZED

THIS 27<sup>th</sup> DAY OF October, 2022.

BY: PULTE HOMES OF TEXAS, L.P.,  
A TEXAS LIMITED PARTNERSHIP

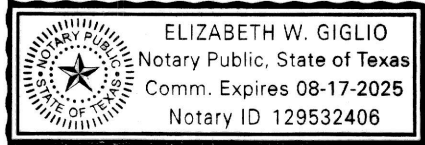
BY: Lindy Oliva  
LINDY OLIVA, DIVISION PRESIDENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDY OLIVA, DIVISION PRESIDENT OF PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27<sup>th</sup> DAY OF October, 2022.

Elizabeth W. Giglio  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WE, SIMMONS BANK, AN ARKANSAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2021070898 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

SIMMONS BANK  
AN ARKANSAS STATE BANK

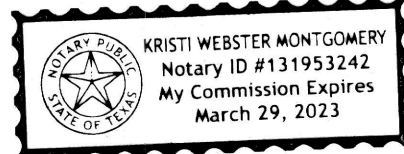
BY: Gary Norton  
PRINT NAME: Gary Norton  
TITLE: Vice President

STATE OF Texas  
COUNTY OF Tarrant

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gary Norton, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24<sup>th</sup> DAY OF October, 2022.

Krist Webster Montgomery  
NOTARY PUBLIC IN AND FOR THE STATE OF Texas



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

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



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

APPROVED BY THE BOARD OF COMMISSIONERS ON 10/6/22

BRAZORIA DRAINAGE DISTRICT NO. 4

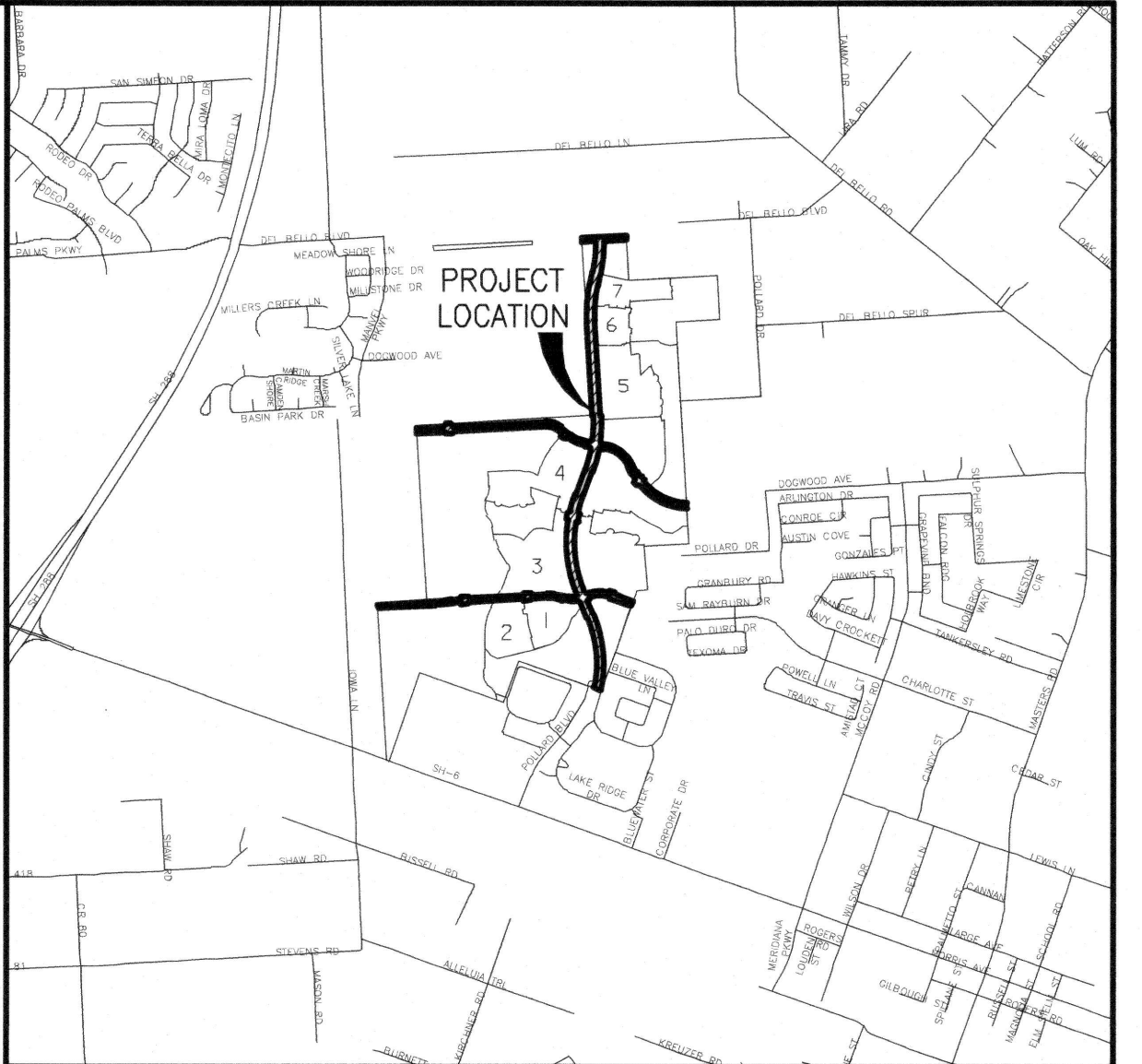
DISTRICT ENGINEER

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

BDD4 REF. ID #22-000195

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. 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.
2. 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.
3. 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.
4. THE SIDES OF DRAINAGE CHANNELS AND DETENTION FACILITIES SHALL BE HYDROMULCH SEED.
5. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH THE STORM SEWER SECTION 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.
6. 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.
7. 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.
8. 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.



KEY MAP NO. 653K, 653P, 653S, 653T  
KEY MAP

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THIS PLAT OF "POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE" AS SHOWN HEREON

THIS 1 DAY OF November, 2022.

Rick Kulezka  
RICK KULEZKA, COMMISSIONER

Alfred Proberg  
ALFRED PROBERG, JR.,  
COMMISSIONER

Judy Schmitt  
JUDY SCHMITT, COMMISSIONER

Dong Nguyen  
DONG NGUYEN, V.C.E.,  
DISTRICT ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

## FINAL PLAT OF POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION

A SUBDIVISION OF 33.972 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, ABSTRACT 301, THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, ALSO KNOWN AS THE MARY V. O'DONNELL SURVEY, ABSTRACT 483, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285, BRAZORIA COUNTY, TEXAS; ALSO BEING A PORTION OF LOTS 5, 8, 13, 16, 21, 24, 29, 30-38, 40, 46, AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, RECORDED UNDER VOL. 2, PAGES 91-92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND A PORTION OF OUTLOTS OF 174, 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, AS RECORDED UNDER VOL. 1, PAGES 71 AND 72, AND VOL. 3, PAGES 139 AND 140, B.C.P.R.

OCTOBER 17, 2022

JOB NO. 2791-8001P

OWNERS:

VALENCIA 288, LLC, PULTE HOMES OF TEXAS, L.P.  
A TEXAS LIMITED LIABILITY COMPANY  
BRIAN CARLOCK, SENIOR VICE PRESIDENT  
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219  
PH: 214-303-5535

LINDY OLIVA, DIVISION PRESIDENT  
1311 BROADFIELD BOULEVARD, SUITE 100  
HOUSTON, TEXAS 77084  
PH: 281-749-8004

PHHOU - SOWELL 112, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
ROBERT MOORE, SENIOR VICE PRESIDENT,  
DEVELOPMENT  
9000 GULF FREEWAY  
HOUSTON, TEXAS 77017  
PH: 713-948-6631

MHI PARTNERSHIP, LTD.  
A TEXAS LIMITED PARTNERSHIP  
GARY TESCH, PRESIDENT  
7676 WOODWAY, SUITE 104  
HOUSTON, TEXAS 77063  
PH: 713-952-6787

SURVEYOR:

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

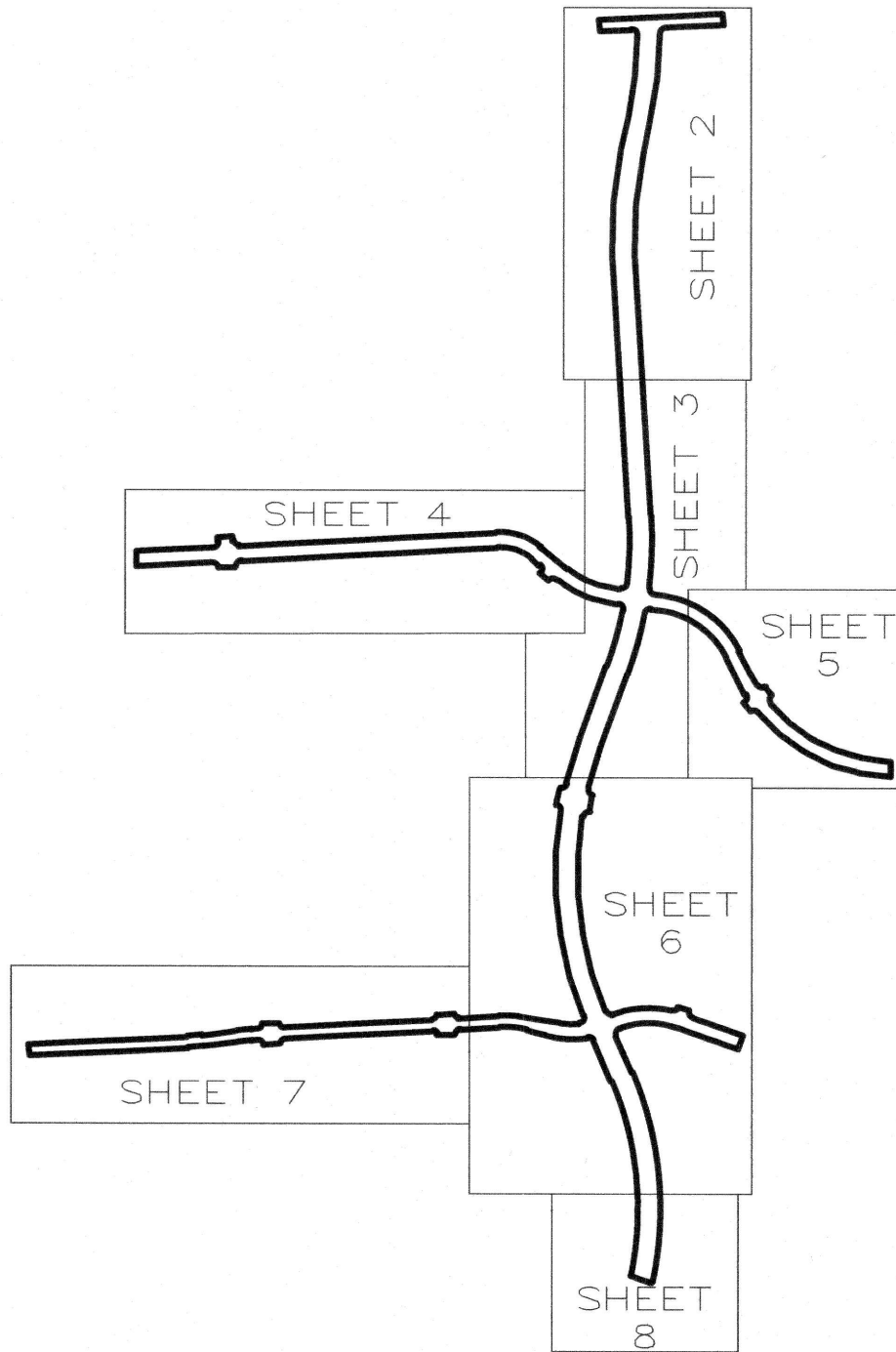


**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5020  
FRN-F-138

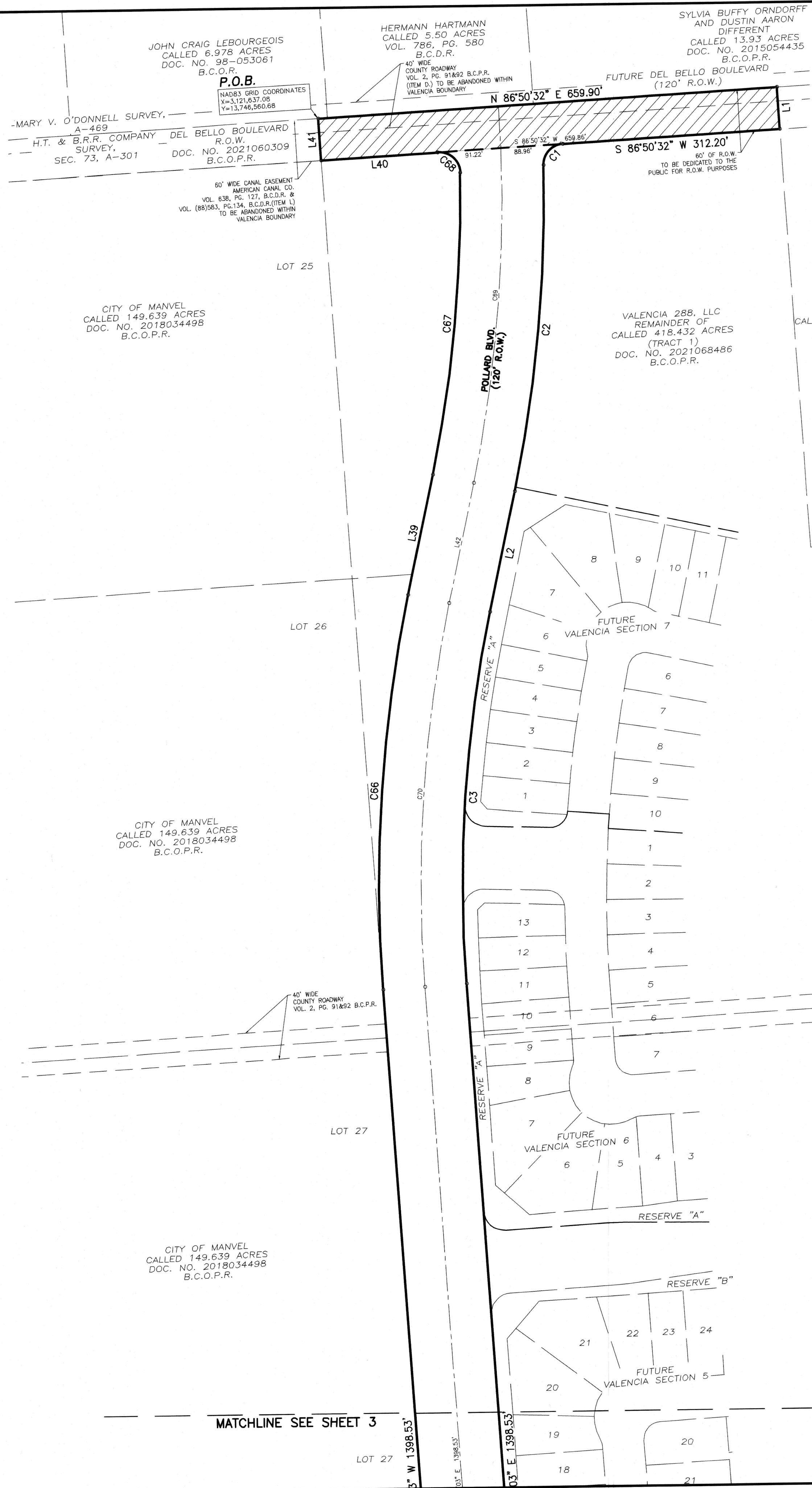


ENGINEER:

SHEET 1 OF 9

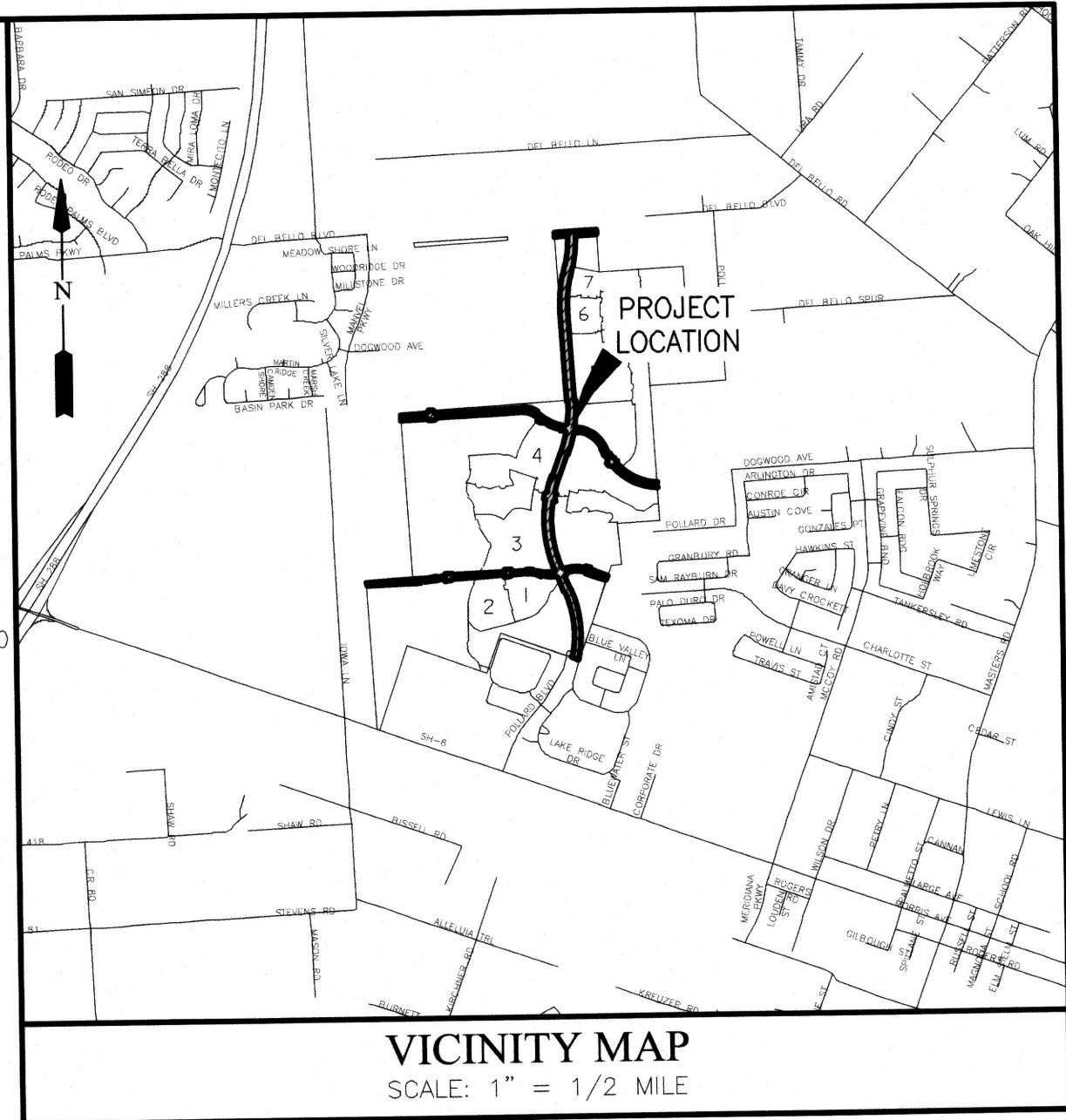
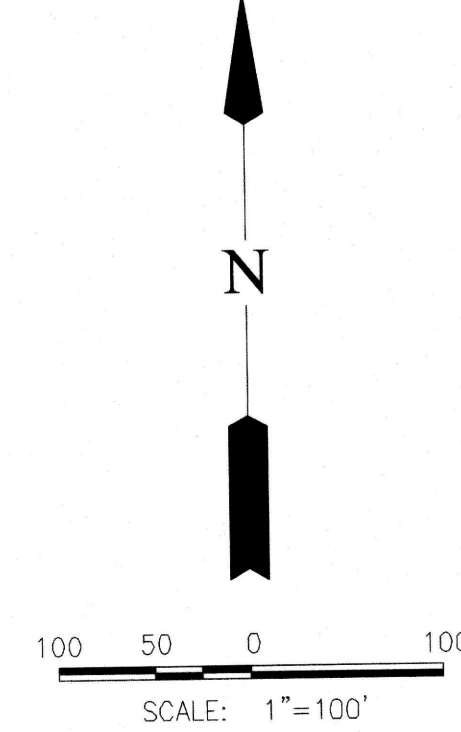






NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS. THE CITY OF MANVEL, BRAZORIA DRAINAGE DISTRICT NO. 4, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0591, DATED SEPTEMBER 8, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986547.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
- PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED +/- 336 FEET SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.  
ELEVATION = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)  
SURFACE COORDINATES: N 13,737,256.595 E 3,127,396.634  
ADD 0.21 FEET TO CONVERT TO THE BRAZORIA DRAINAGE DISTRICT NO. 4 DATUM NAVD88 (GEOID 2003)
- BDD4 BENCHMARK: A BRASS DISK STAMPED "CR58-1" SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF CR 58, IN KEY MAP 6526 NEAR CR58 WEST DETENTION.  
ELEVATION = 59.14 FEET, NAVD88 (GEOID 2003)  
SUBTRACT 0.21 FEET TO CONVERT TO THE PROJECT DATUM, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)  
ELEVATION = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)  
SURFACE COORDINATES: N 13,741,595.372 E 3,122,367.696
- THIS TRACT LIES WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 20, 2020, MAP NO. 48039C0150K AND 48039C0110K.  
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION OR CENTER OF STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL, BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, BRAZORIA DRAINAGE DISTRICT NO. 4 AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3, AT THE TIME OF PLATING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- 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 ARE REQUIRED ON ALL PROPERTY.
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- ACCESS TO DRAINAGE EASEMENTS SHALL NOT BE OBSTRUCTED BY PERMANENT STRUCTURES, INCLUDING GUARDRAILS, FENCES AND PERMANENT LANDSCAPING UNLESS ADDITIONAL UNOBSTRUCTED ACCESS EASEMENTS ARE DEDICATED TO THE APPLICABLE DRAINAGE DISTRICT.
- A LETTER OF NO OBJECTION FROM EXXON PIPELINE COMPANY AND ENTERPRISE PIPELINE COMPANY WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF EASEMENT CROSSINGS



KEY MAP NO. 653K, 653P, 653S, 653T

LEGEND

|            |                                                   |
|------------|---------------------------------------------------|
| A.E.       | INDICATES AERIAL EASEMENT                         |
| B.C.C.F.   | INDICATES BRAZORIA COUNTY CLERK'S FILE            |
| B.C.D.R.   | INDICATES BRAZORIA COUNTY DEED RECORDS            |
| B.C.O.R.   | INDICATES BRAZORIA COUNTY OFFICIAL RECORDS        |
| B.C.O.P.R. | INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS |
| B.C.P.R.   | INDICATES BRAZORIA COUNTY PLAT RECORDS            |
| B.L.       | INDICATES BUILDING LINE                           |
| C.I.R.     | INDICATES CAPPED IRON ROD                         |
| D.E.       | INDICATES DRAINAGE EASEMENT                       |
| E.E.       | INDICATES ELECTRICAL EASEMENT                     |
| F.N.       | INDICATES FILE NUMBER                             |
| FND.       | INDICATES FOUND                                   |
| I.R.       | INDICATES IRON ROD                                |
| NO.        | INDICATES NUMBER                                  |
| PG.        | INDICATES PAGE                                    |
| P.O.B.     | INDICATES POINT OF BEGINNING                      |
| R.O.W.     | INDICATES RIGHT-OF-WAY                            |
| S.S.E.     | INDICATES SANITARY SEWER EASEMENT                 |
| STM.S.E.   | INDICATES STORM SEWER EASEMENT                    |
| U.E.       | INDICATES UTILITY EASEMENT                        |
| VOL.       | INDICATES VOLUME                                  |
| W.L.E.     | INDICATES WATER LINE EASEMENT                     |
| ---        | INDICATES STREET NAME CHANGE                      |

## FINAL PLAT OF POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION

A SUBDIVISION OF 33.972 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, ABSTRACT 301, THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, ALSO KNOWN AS THE MARY V. O'DONNELL SURVEY, ABSTRACT 483, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285, BRAZORIA COUNTY, TEXAS; ALSO BEING A PORTION OF LOTS 5, 8, 13, 16, 21, 24, 29, 30-38, 40, 46, AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, RECORDED UNDER VOL. 2, PAGES 91-92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND A PORTION OF OUTLOTS OF 174, 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, AS RECORDED UNDER VOL. 1, PAGES 71 AND 72, AND VOL. 3, PAGES 139 AND 140, B.C.P.R.

OCTOBER 17, 2022 JOB NO. 2791-8001P

OWNERS:

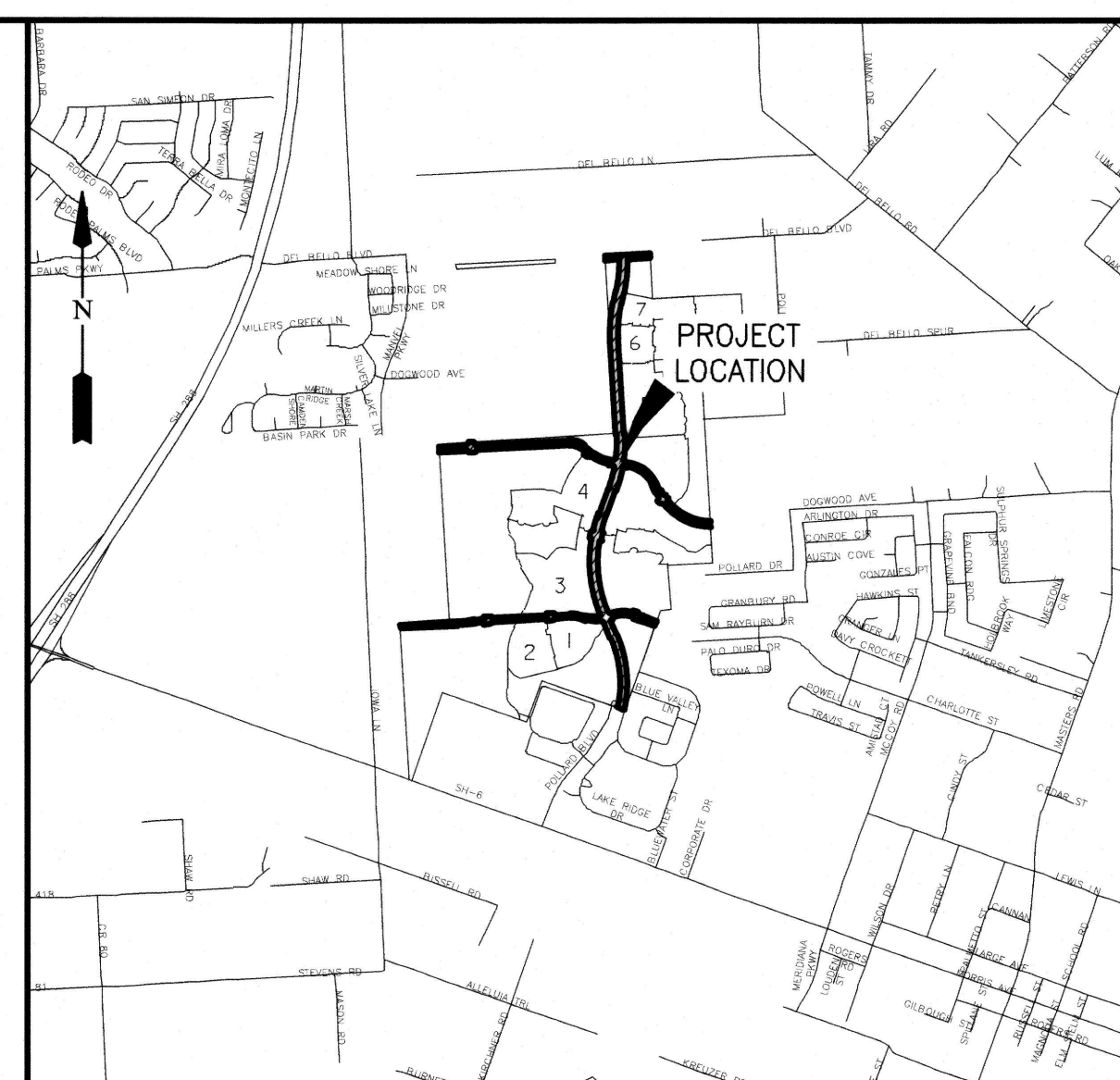
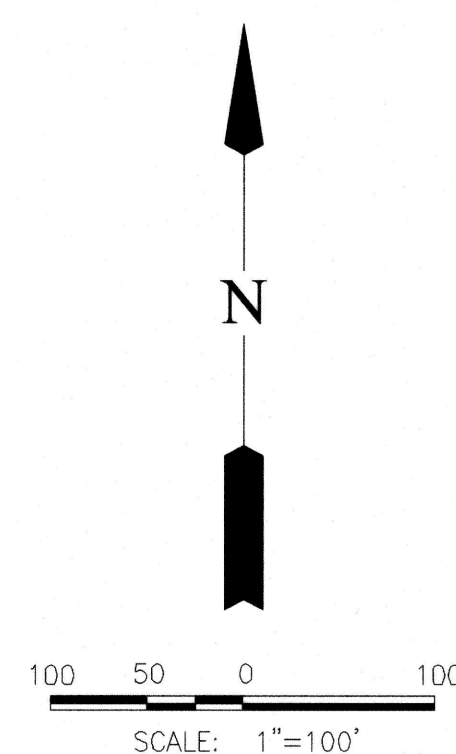
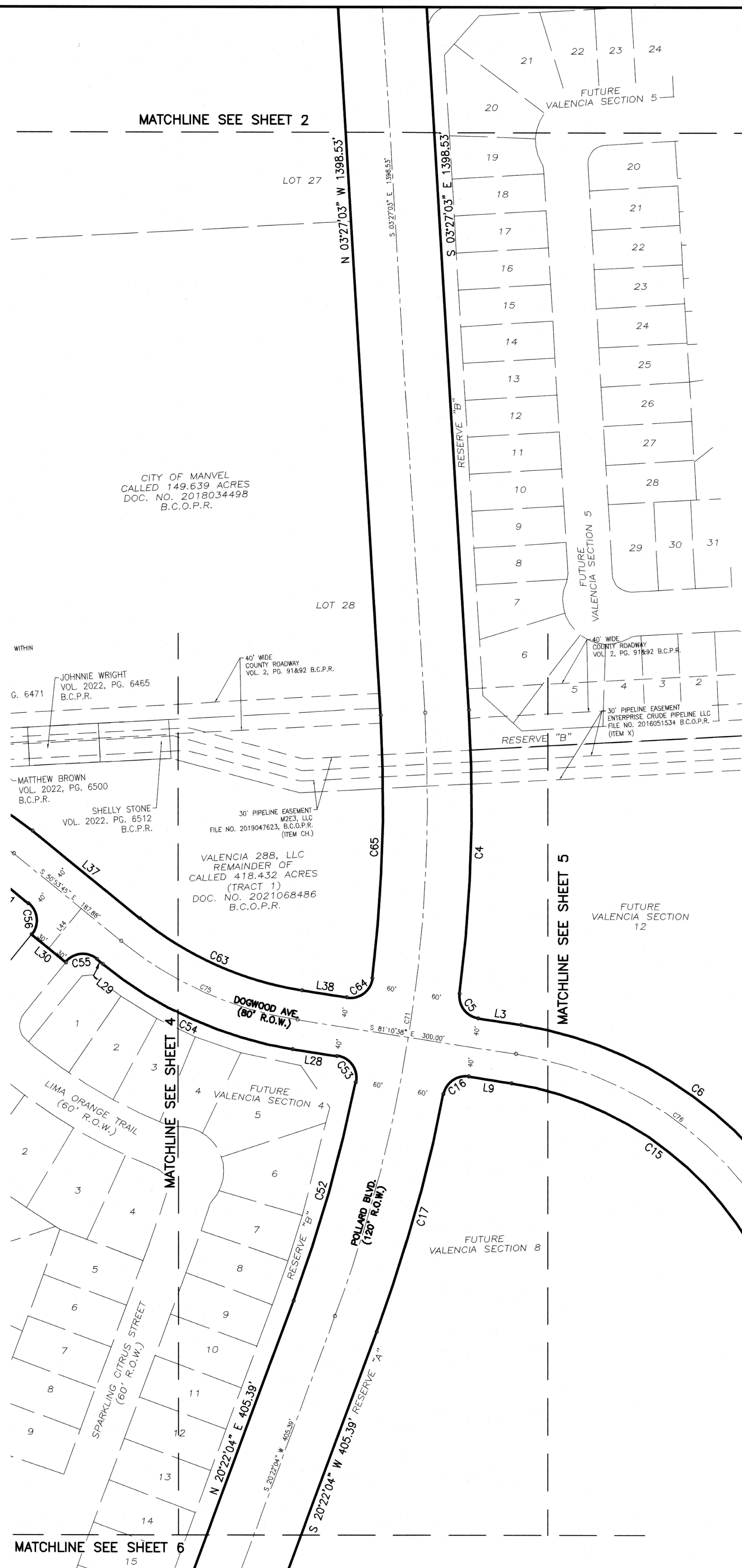
|                                                                                                                                                                                       |                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>VALENCIA 288, LLC,</b><br>A TEXAS LIMITED LIABILITY COMPANY<br><b>BRIAN CARLOCK, SENIOR VICE PRESIDENT</b><br>3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219<br>PH: 214-303-5535 | <b>PULTE HOMES OF TEXAS, L.P.</b><br>A TEXAS LIMITED PARTNERSHIP<br><b>LINDY OLIVA, DIVISION PRESIDENT</b><br>1311 BROADFIELD BOULEVARD, SUITE 100<br>HOUSTON, TEXAS 77084<br>PH: 281-749-8004 |
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|                                                                                                                                                                                                    |                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PHHOU - SOWELL 112, LLC</b><br>A TEXAS LIMITED LIABILITY COMPANY<br><b>ROBERT MOORE, SENIOR VICE PRESIDENT,</b><br>DEVELOPMENT<br>9000 GULF FREEWAY<br>HOUSTON, TEXAS 77017<br>PH: 713-948-6631 | <b>MHI PARTNERSHIP, LTD.</b><br>A TEXAS LIMITED PARTNERSHIP<br><b>GARY TESCH, PRESIDENT</b><br>7676 WOODWAY, SUITE 104<br>HOUSTON, TEXAS 77063<br>PH: 713-952-6767 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                   |                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SURVEYOR:</b><br><b>LJA Surveying, Inc.</b><br>3600 W. Sam Houston Parkway S.<br>Suite 175<br>Houston, Texas 77042<br>Phone 713.953.5200<br>Fax 713.953.5026<br>T.B.P.E.L.S. Firm No. 10194382 | <b>ENGINEER:</b><br><b>LJA Engineering, Inc.</b><br>1904 W. Grand Parkway North<br>Suite 100<br>Katy, Texas 77449<br>Phone 713.953.5200<br>Fax 713.953.5026<br>FRN-F-1386<br>SHEET 2 OF 9 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



12. ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.



**VICINITY MAP**  
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653K, 653P, 653S, 653T

LEGEND

|            |                                                   |
|------------|---------------------------------------------------|
| A.E.       | INDICATES AERIAL EASEMENT                         |
| B.C.C.F.   | INDICATES BRAZORIA COUNTY CLERK'S FILE            |
| B.C.D.R.   | INDICATES BRAZORIA COUNTY DEED RECORDS            |
| B.C.O.R.   | INDICATES BRAZORIA COUNTY OFFICIAL RECORDS        |
| B.C.O.P.R. | INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS |
| B.C.P.R.   | INDICATES BRAZORIA COUNTY PLAT RECORDS            |
| B.L.       | INDICATES BUILDING LINE                           |
| C.I.R.     | INDICATES CAPPED IRON ROD                         |
| D.E.       | INDICATES DRAINAGE EASEMENT                       |
| E.E.       | INDICATES ELECTRICAL EASEMENT                     |
| F.N.       | INDICATES FILE NUMBER                             |
| FND.       | INDICATES FOUND                                   |
| I.R.       | INDICATES IRON ROD                                |
| NO.        | INDICATES NUMBER                                  |
| PG.        | INDICATES PAGE                                    |
| P.O.B.     | INDICATES POINT OF BEGINNING                      |
| R.O.W.     | INDICATES RIGHT-OF-WAY                            |
| S.S.E.     | INDICATES SANITARY SEWER EASEMENT                 |
| STM.S.E.   | INDICATES STORM SEWER EASEMENT                    |
| U.E.       | INDICATES UTILITY EASEMENT                        |
| VOL.       | INDICATES VOLUME                                  |
| W.L.E.     | INDICATES WATER LINE EASEMENT                     |
| W.S.       | INDICATES STREET NAME CHANGE                      |

FINAL PLAT OF  
POLLARD BOULEVARD,  
CHARLOTTE STREET, AND  
DOGWOOD AVENUE STREET DEDICATION

A SUBDIVISION OF 33.972 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, ABSTRACT 301, THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, ALSO KNOWN AS THE MARY V. O'DONNELL SURVEY, ABSTRACT 483, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285, BRAZORIA COUNTY, TEXAS; ALSO BEING A PORTION OF LOTS 5, 8, 13, 16, 21, 24, 29, 30-38, 40, 46, AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, RECORDED UNDER VOL. 2, PAGES 91-92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND A PORTION OF OUTLOTS OF 174, 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, AS RECORDED UNDER VOL. 1, PAGES 71 AND 72, AND VOL. 3, PAGES 139 AND 140. B.C.P.R.

OCTOBER 17, 2022                      JOB NO. 2791-8001F

OWNERS:

VALENCIA 288, LLC,      PULTE HOMES OF TEXAS, L.P.

|                                                                                                                                                                             |                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>A TEXAS LIMITED LIABILITY COMPANY</p> <p><b>BRIAN CARLOCK, SENIOR VICE PRESIDENT</b></p> <p>3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219</p> <p>PH: 214-303-5535</p> | <p>A TEXAS LIMITED PARTNERSHIP</p> <p><b>LINDY OLIVA, DIVISION PRESIDENT</b></p> <p>1311 BROADFIELD BOULEVARD, SUITE 100</p> <p>HOUSTON, TEXAS 77084</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|

PHHOU - SOWELL 112, LLC

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**ROBERT MOORE, SENIOR VICE PRESIDENT,**  
**DEVELOPMENT**  
9000 GULF FREEWAY  
HOUSTON, TEXAS 77017  
PH: 713-948-6631

SURVEYOR:

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

**MHI PARTNERSHIP,LTD.**

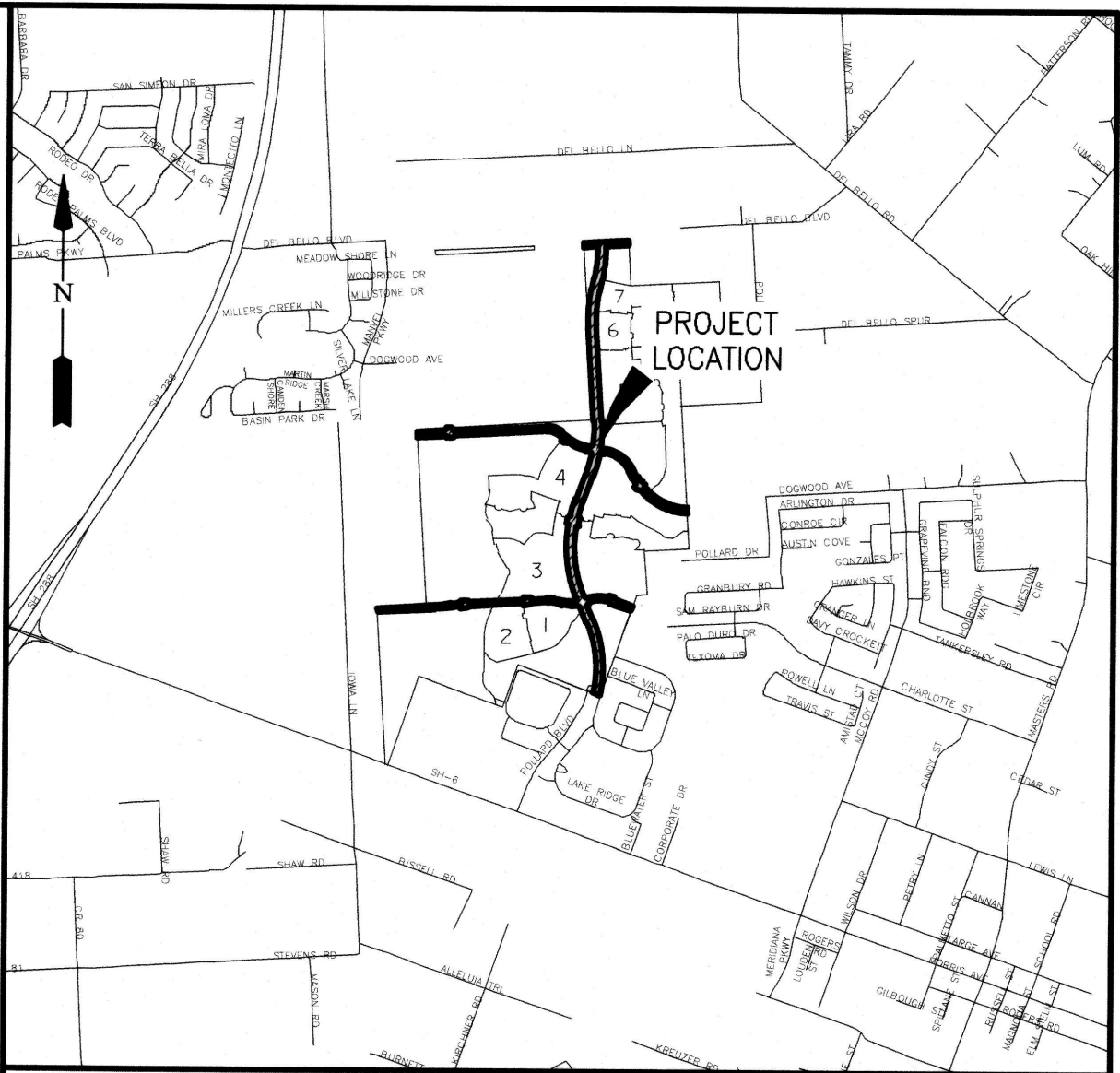
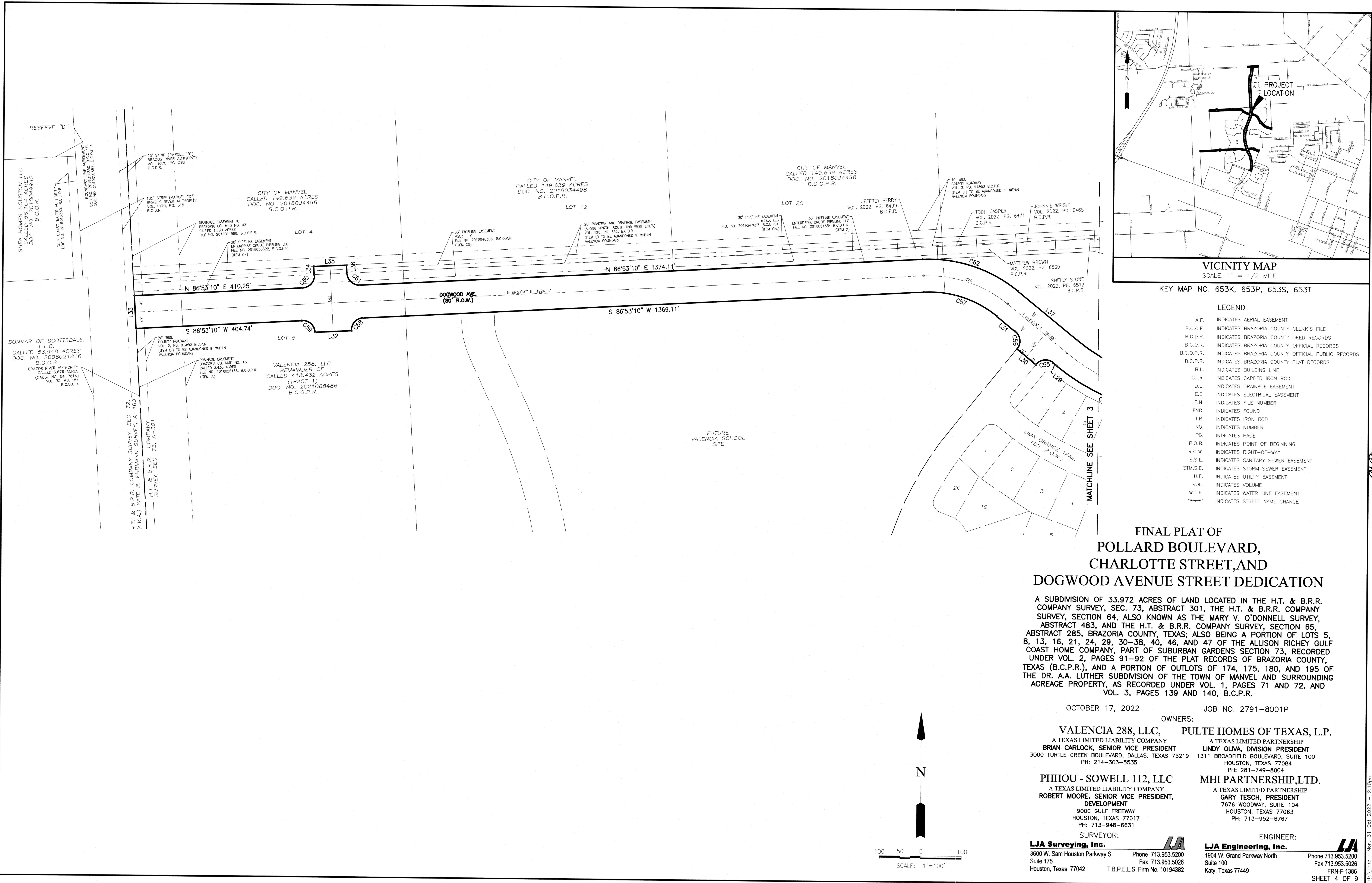
**A TEXAS LIMITED PARTNERSHIP**  
**GARY TESCH, PRESIDENT**  
7676 WOODWAY, SUITE 104  
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FRN-F-1386





VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 653K, 653P, 653S, 653T

- LEGEND
- A.E. INDICATES AERIAL EASEMENT
  - B.C.C.F. INDICATES BRAZORIA COUNTY CLERK'S FILE
  - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
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  - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
  - B.L. INDICATES BUILDING LINE
  - C.I.R. INDICATES CAPPED IRON ROD
  - D.E. INDICATES DRAINAGE EASEMENT
  - E.E. INDICATES ELECTRICAL EASEMENT
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  - U.E. INDICATES UTILITY EASEMENT
  - VOL. INDICATES VOLUME
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OCTOBER 17, 2022 JOB NO. 2791-8001P

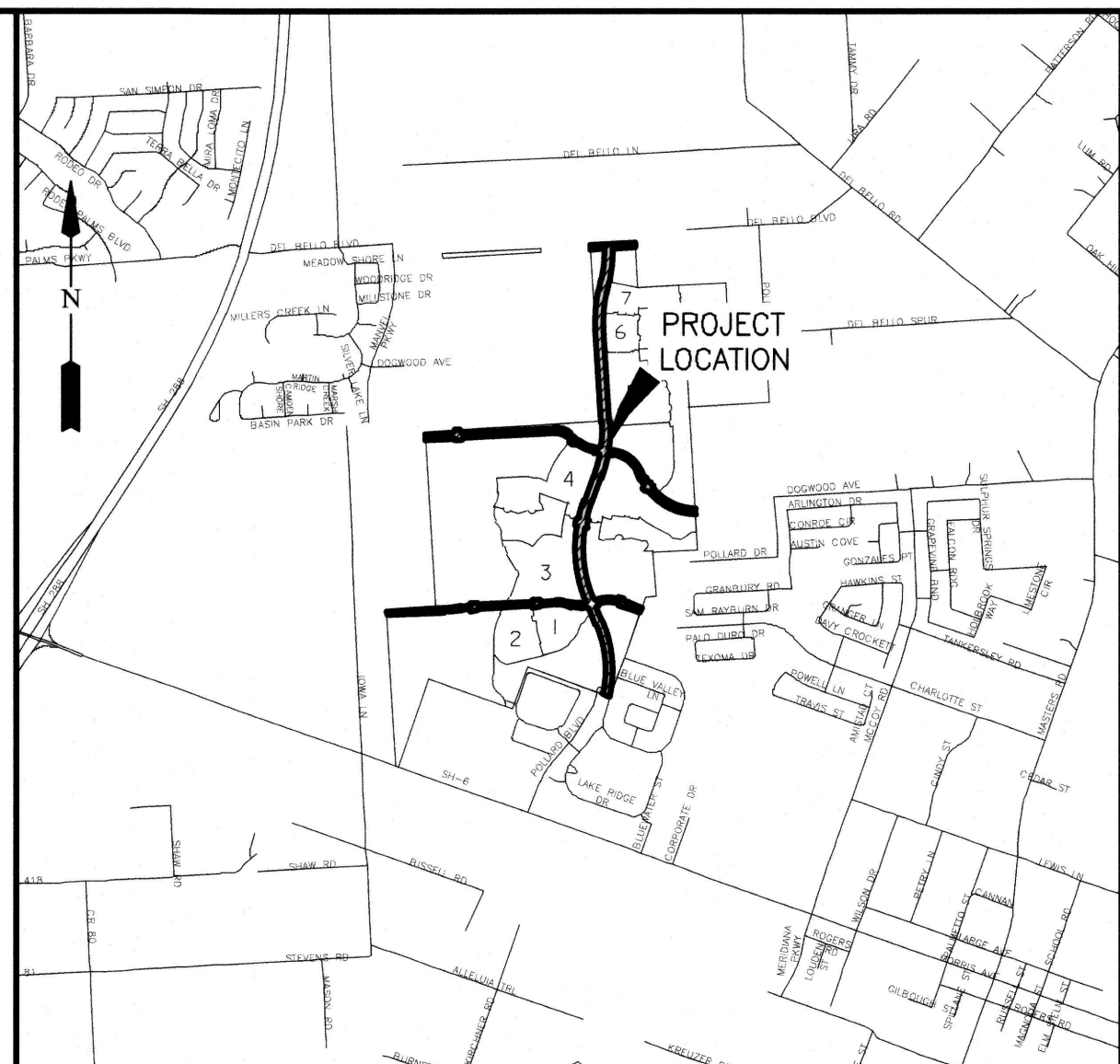
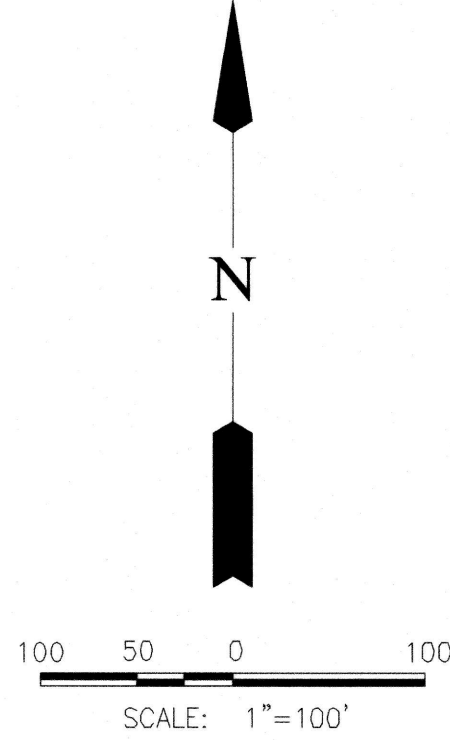
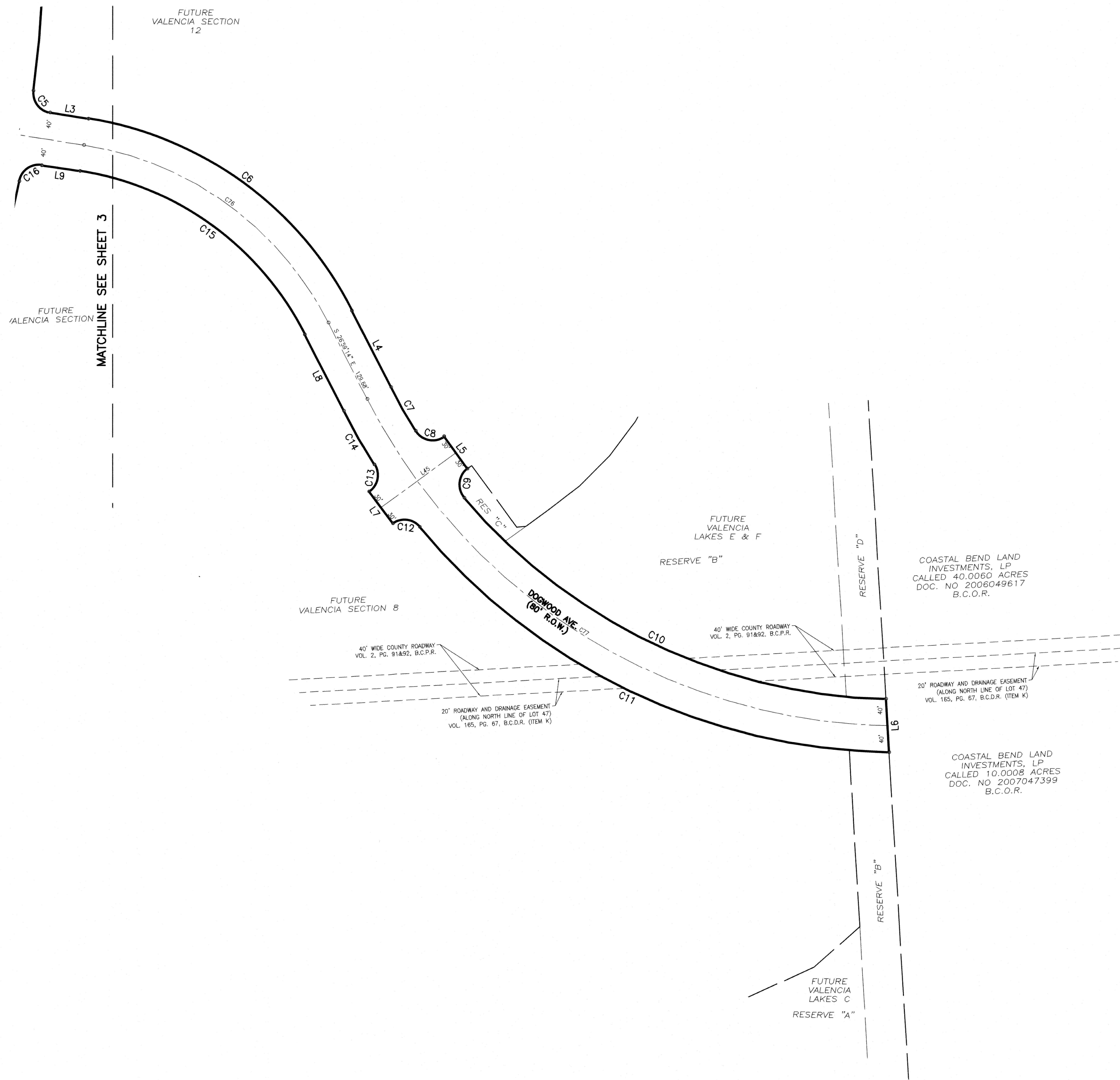
OWNERS:

**VALENCIA 288, LLC,** **PULTE HOMES OF TEXAS, L.P.**  
A TEXAS LIMITED LIABILITY COMPANY A TEXAS LIMITED PARTNERSHIP  
**BRIAN CARLOCK, SENIOR VICE PRESIDENT** **LINDY OLIVA, DIVISION PRESIDENT**  
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219 1311 BROADFIELD BOULEVARD, SUITE 100  
PH: 214-303-5535 HOUSTON, TEXAS 77084  
PH: 281-749-8004

**PHHOU - SOWELL 112, LLC** **MHI PARTNERSHIP, LTD.**  
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**ROBERT MOORE, SENIOR VICE PRESIDENT,** **GARY TESCH, PRESIDENT**  
DEVELOPMENT  
9000 GULF FREEWAY  
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PH: 713-948-6631 HOUSTON, TEXAS 77063  
PH: 713-952-6767

SURVEYOR: **LJA Surveying, Inc.** **LJA Engineering, Inc.**  
3600 W. Sam Houston Parkway S. Phone 713.953.5200 1904 W. Grand Parkway North Phone 713.953.5200  
Suite 175 Fax 713.953.5026 Suite 100 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382 Katy, Texas 77449 FRN-F-1386  
SHEET 4 OF 9





VICINITY MAP  
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653K, 653P, 653S, 653T

LEGEND

- |            |                                                   |
|------------|---------------------------------------------------|
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OCTOBER 17, 2022 JOB NO. 2791-8001P

OWNERS:

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| <b>VALENCIA 288, LLC,</b><br>A TEXAS LIMITED LIABILITY COMPANY<br><b>BRIAN CARLOCK, SENIOR VICE PRESIDENT</b><br>3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219<br>PH: 214-303-5535 | <b>PULTE HOMES OF TEXAS, L.P.</b><br>A TEXAS LIMITED PARTNERSHIP<br><b>LINDY OLIVA, DIVISION PRESIDENT</b><br>1311 BROADFIELD BOULEVARD, SUITE 100<br>HOUSTON, TEXAS 77084<br>PH: 281-749-8004 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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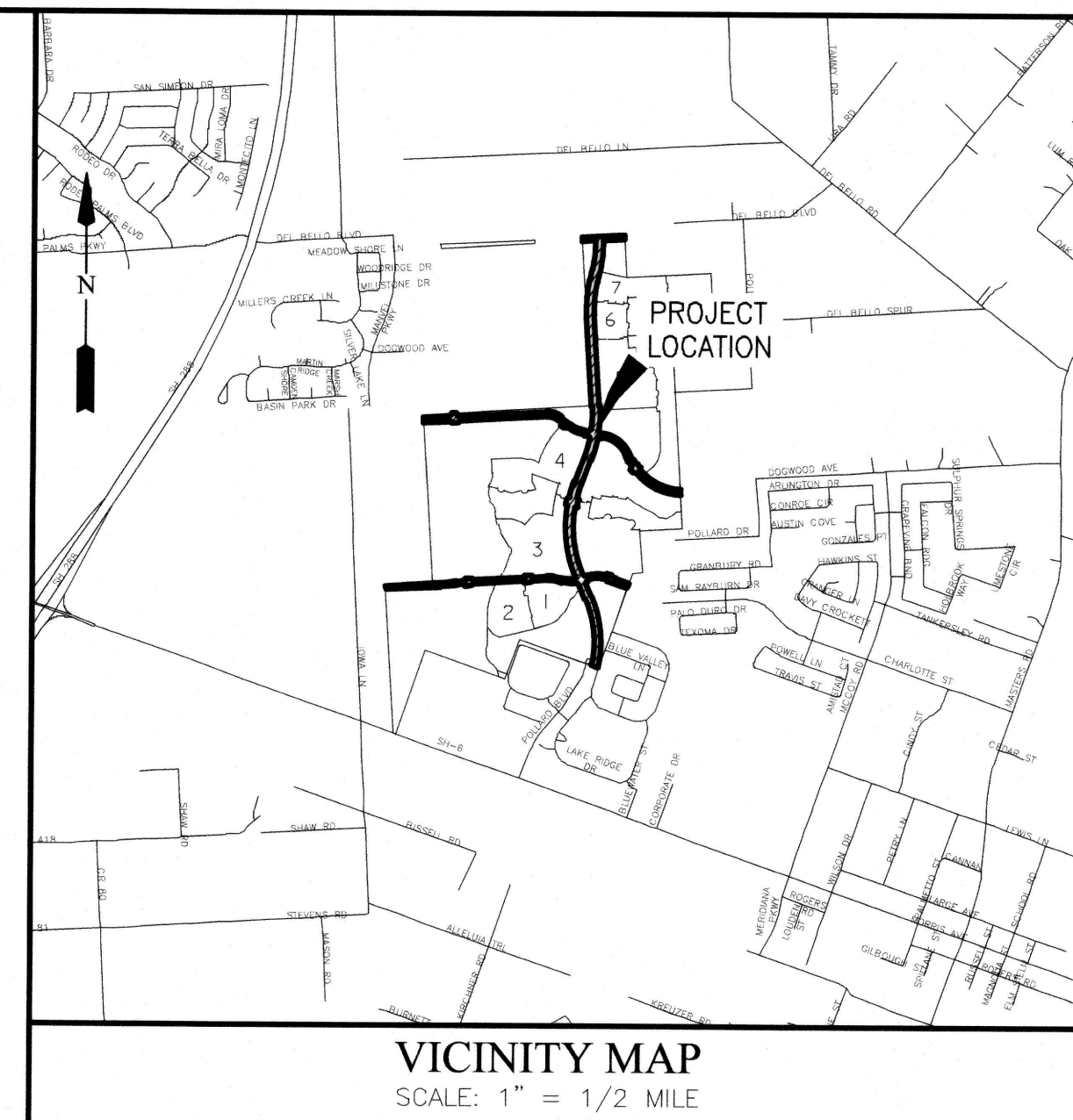
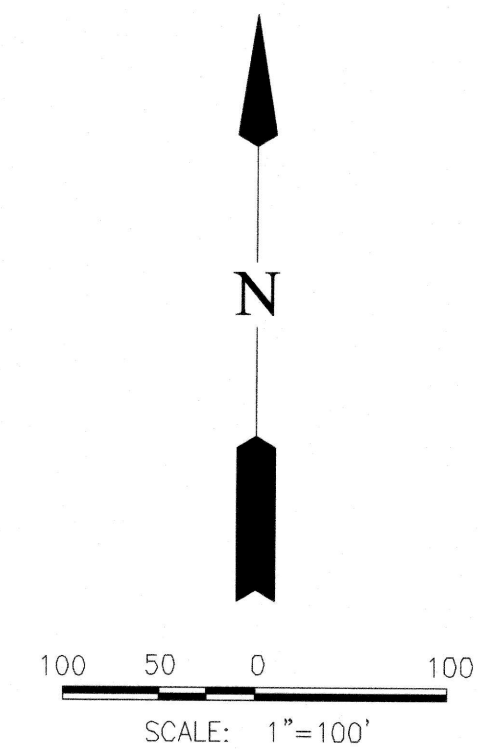
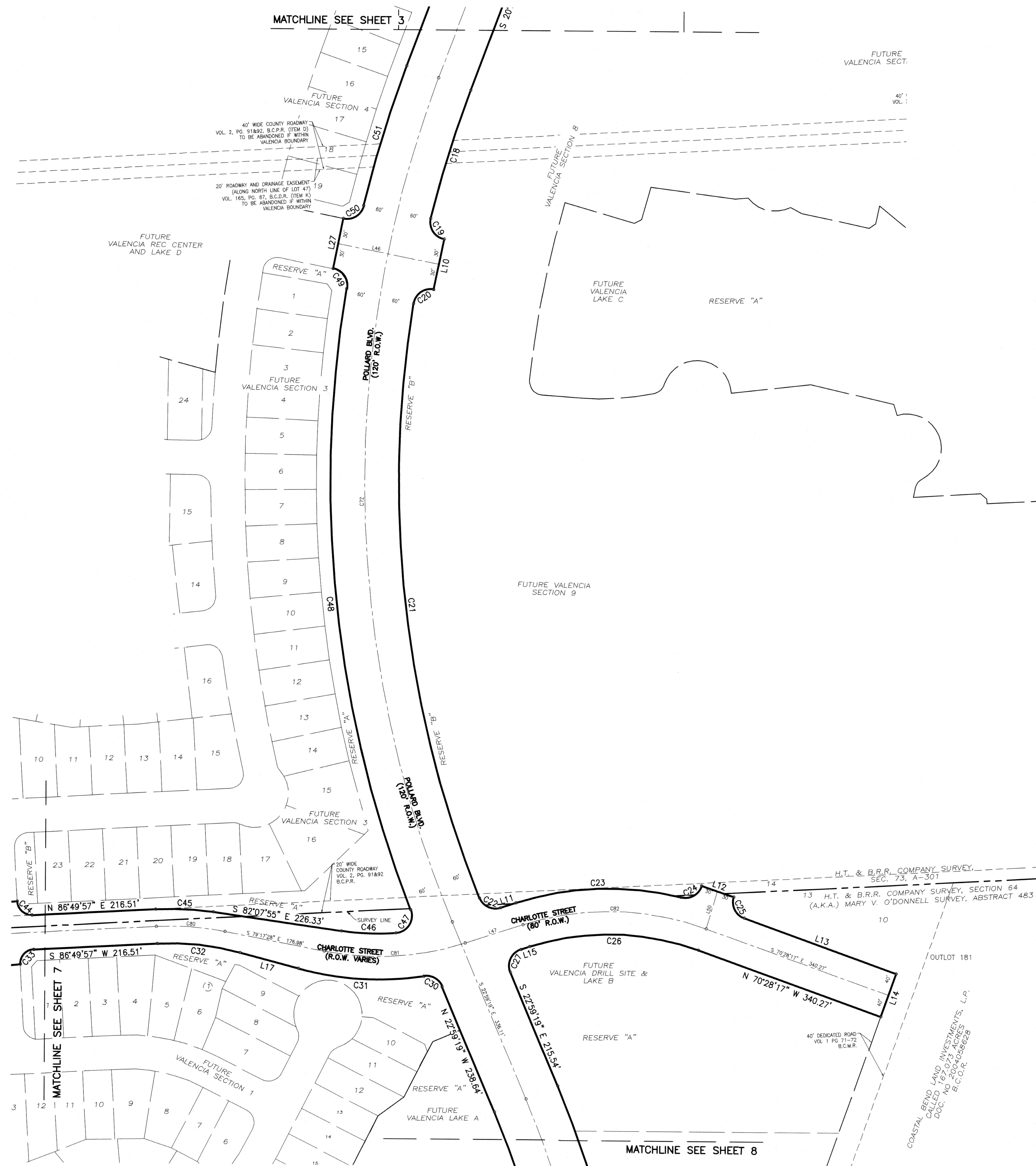
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KEY MAP NO. 653K, 653P, 653S, 653T

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OCTOBER 17, 2022 JOB NO. 2791-8001P

OWNERS:

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**BRIAN CARLOCK, SENIOR VICE PRESIDENT** **LINDY OLIVA, DIVISION PRESIDENT**  
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219 1311 BROADFIELD BOULEVARD, SUITE 100  
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PH: 214-303-5535 PH: 281-749-8004

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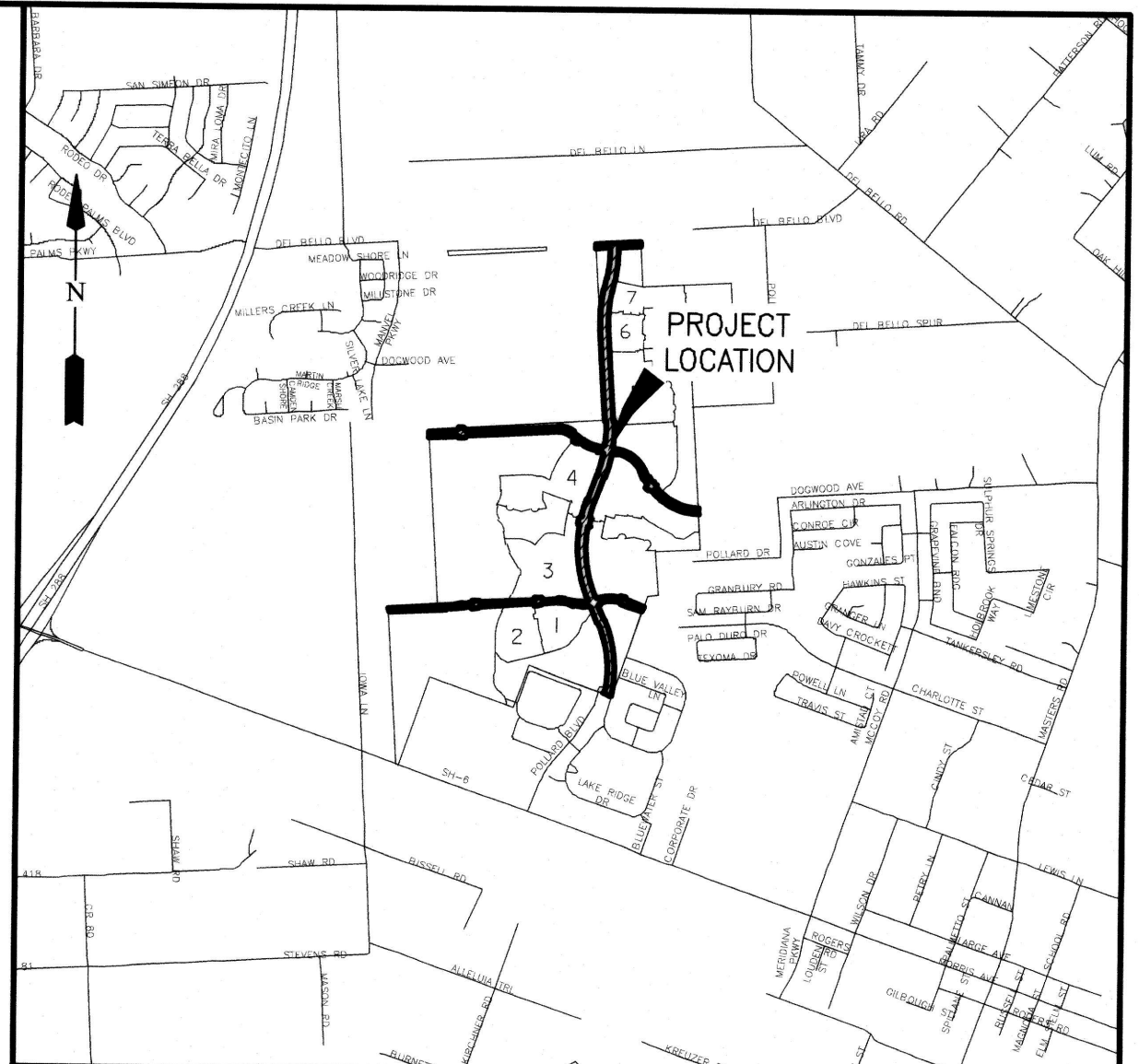
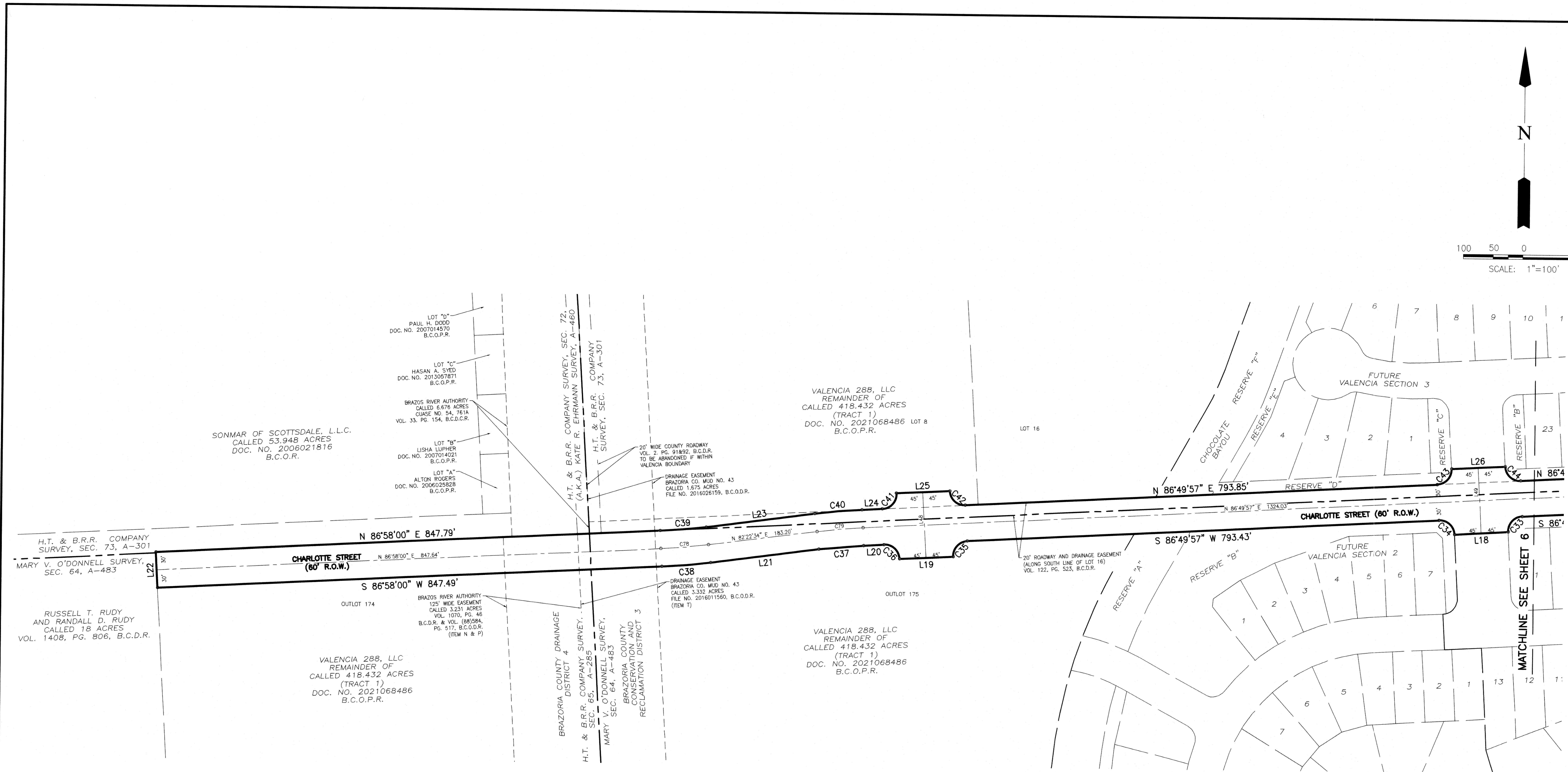
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SHEET 6 OF 9





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Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

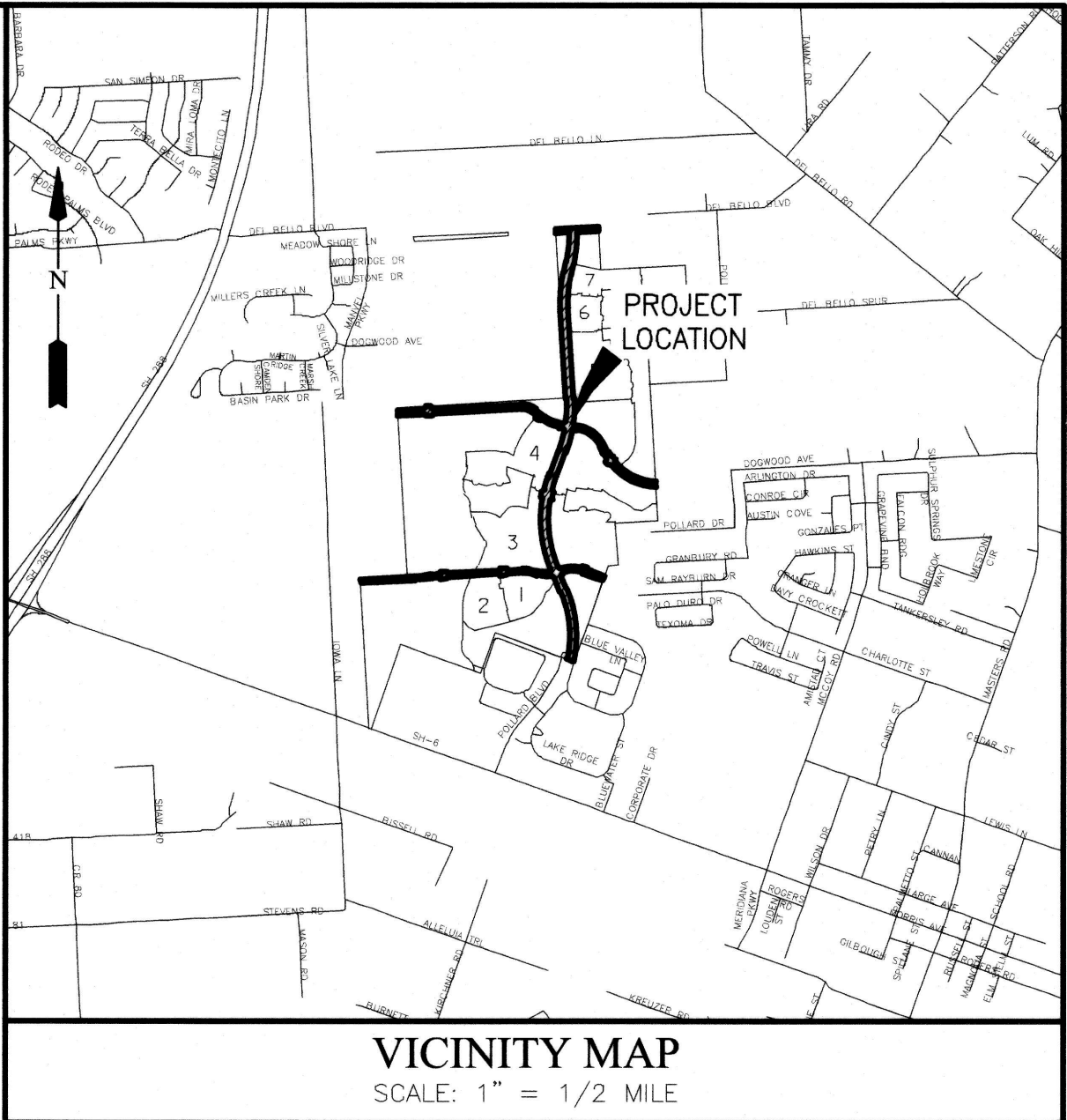
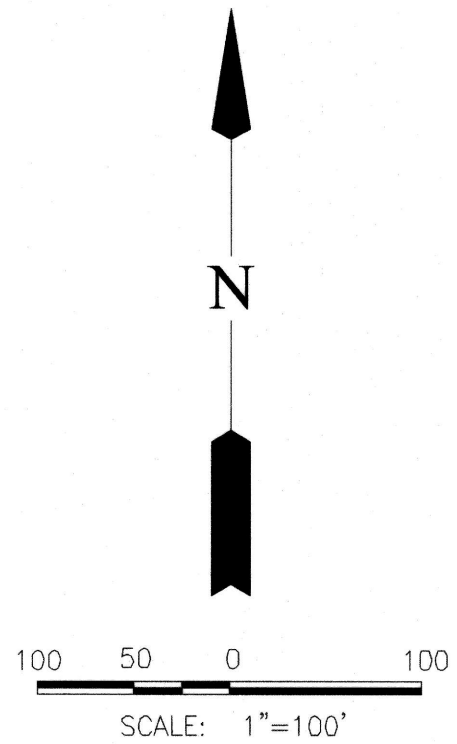
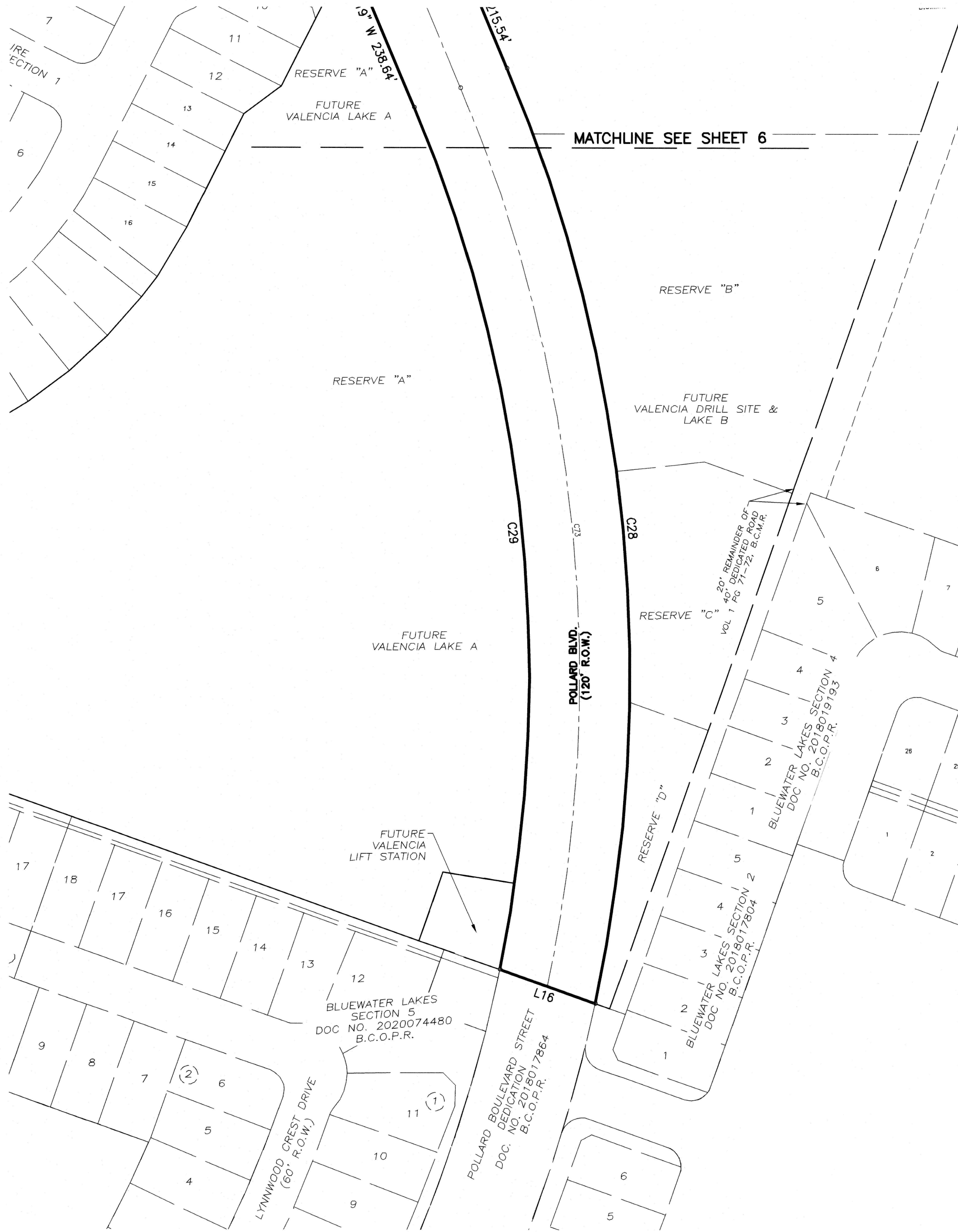
**ENGINEER:**  
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North Phone 713.953.5200  
Suite 100 Fax 713.953.5026  
Katy, Texas 77449 FRN-F-1386  
SHEET 7 OF 9



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 03°24'33" E | 60.00'   |
| L2         | S 12°23'10" W | 176.22'  |
| L3         | S 81°10'38" E | 58.32'   |
| L4         | S 26°59'14" E | 129.68'  |
| L5         | S 36°11'18" E | 60.00'   |
| L6         | S 03°24'33" E | 80.24'   |
| L7         | N 36°11'18" W | 60.00'   |
| L8         | N 26°59'14" W | 129.68'  |
| L9         | N 81°10'38" W | 59.14'   |
| L10        | S 11°11'02" W | 90.00'   |
| L11        | N 72°00'41" E | 28.23'   |
| L12        | S 70°55'26" E | 60.06'   |
| L13        | S 70°28'17" E | 283.78'  |
| L14        | S 19°31'43" W | 80.00'   |
| L15        | S 72°00'41" W | 16.09'   |
| L16        | N 70°28'49" W | 121.10'  |
| L17        | N 75°14'33" W | 105.94'  |
| L18        | S 86°49'57" W | 90.00'   |
| L19        | S 86°57'17" W | 90.00'   |
| L20        | S 86°49'57" W | 34.10'   |
| L21        | S 82°22'34" W | 183.20'  |
| L22        | N 03°19'10" W | 60.00'   |
| L23        | N 82°22'34" E | 183.20'  |
| L24        | N 86°49'57" E | 33.67'   |
| L25        | N 86°57'17" E | 90.00'   |
| L26        | N 86°49'57" E | 90.00'   |
| L27        | N 11°11'02" E | 90.00'   |
| L28        | N 81°10'38" W | 60.71'   |
| L29        | N 50°53'45" W | 10.08'   |
| L30        | N 50°53'45" W | 60.00'   |
| L31        | N 50°53'45" W | 57.80'   |
| L32        | S 86°53'10" W | 90.00'   |
| L33        | N 03°28'46" W | 80.00'   |
| L34        | N 03°06'50" W | 20.84'   |
| L35        | N 86°51'06" E | 80.00'   |
| L36        | S 03°06'50" E | 20.89'   |
| L37        | S 50°53'45" E | 187.88'  |
| L38        | S 81°10'38" E | 61.60'   |
| L39        | N 12°23'10" E | 176.22'  |
| L40        | S 86°50'32" W | 167.47'  |
| L41        | N 03°27'03" W | 60.00'   |
| L42        | S 12°23'10" W | 176.22'  |
| L43        | N 03°06'50" W | 160.87'  |
| L44        | N 39°06'15" E | 70.00'   |
| L45        | N 53°48'42" E | 140.31'  |
| L46        | S 78°48'58" E | 180.13'  |
| L47        | N 72°00'41" E | 106.31'  |
| L48        | N 03°23'14" W | 110.00'  |

| CURVE TABLE |          |           |          |               |          |
|-------------|----------|-----------|----------|---------------|----------|
| CURVE       | RADIUS   | DELTA     | ARC      | CHORD BEARING | CHORD    |
| C1          | 30.00'   | 87°31'55" | 45.83'   | S 43°04'34" W | 41.50'   |
| C2          | 2060.00' | 13°04'33" | 470.13'  | S 05°50'53" W | 469.11'  |
| C3          | 1940.00' | 15°50'13" | 536.23'  | S 04°28'03" W | 534.52'  |
| C4          | 2060.00' | 10°41'13" | 384.23'  | S 01°53'33" W | 383.68'  |
| C5          | 30.00'   | 88°24'48" | 46.29'   | S 36°58'14" E | 41.83'   |
| C6          | 540.00'  | 54°11'24" | 510.73'  | S 54°04'56" E | 491.91'  |
| C7          | 860.00'  | 5°03'20"  | 75.88'   | S 29°30'54" E | 75.86'   |
| C8          | 30.00'   | 94°08'44" | 49.29'   | S 79°06'56" E | 43.93'   |
| C9          | 30.00'   | 94°08'44" | 49.29'   | S 06°44'20" W | 43.93'   |
| C10         | 860.00'  | 48°27'49" | 727.43'  | S 64°33'56" E | 705.94'  |
| C11         | 940.00'  | 49°27'21" | 811.38'  | N 64°27'45" W | 786.42'  |
| C12         | 30.00'   | 86°27'13" | 45.27'   | N 82°57'41" W | 41.09'   |
| C13         | 30.00'   | 86°27'13" | 45.27'   | N 10°35'05" E | 41.09'   |
| C14         | 940.00'  | 5°39'17"  | 92.77'   | N 29°48'53" W | 92.73'   |
| C15         | 460.00'  | 54°11'24" | 435.07'  | N 54°04'56" W | 419.03'  |
| C16         | 30.00'   | 87°44'52" | 45.94'   | S 54°56'56" W | 41.58'   |
| C17         | 2060.00' | 9°17'34"  | 334.11'  | S 15°43'17" W | 333.75'  |
| C18         | 1940.00' | 6°56'01"  | 234.76'  | S 16°54'03" W | 234.62'  |
| C19         | 30.00'   | 92°15'01" | 48.30'   | S 32°41'28" E | 43.25'   |
| C20         | 30.00'   | 92°15'01" | 48.30'   | S 55°03'31" W | 43.25'   |
| C21         | 1940.00' | 31°18'24" | 1060.59' | S 06°43'42" E | 1047.43' |
| C22         | 30.00'   | 85°35'55" | 44.82'   | S 65°11'21" E | 40.77'   |
| C23         | 540.00'  | 31°07'21" | 293.32'  | N 87°34'21" E | 289.73'  |
| C24         | 30.00'   | 86°32'25" | 45.31'   | N 59°51'50" E | 41.13'   |
| C25         | 30.00'   | 87°03'54" | 45.59'   | S 26°56'20" E | 41.33'   |
| C26         | 460.00'  | 37°31'02" | 301.21'  | N 89°13'48" W | 295.86'  |
| C27         | 30.00'   | 95°00'00" | 49.74'   | S 24°30'41" W | 44.24'   |
| C28         | 1860.00' | 35°02'17" | 1137.45' | S 05°28'10" E | 1119.81' |
| C29         | 1740.00' | 34°31'11" | 1048.32' | N 05°43'44" W | 1032.54' |
| C30         | 30.00'   | 75°48'09" | 39.69'   | N 60°53'23" W | 36.86'   |
| C31         | 540.00'  | 23°32'55" | 221.94'  | N 87°01'01" W | 220.38'  |
| C32         | 470.00'  | 17°55'30" | 147.04'  | N 84°12'18" W | 146.44'  |
| C33         | 25.00'   | 90°00'00" | 39.27'   | N 41°49'57" W | 35.36'   |
| C34         | 25.00'   | 90°00'00" | 39.27'   | N 48°10'03" W | 35.36'   |
| C35         | 25.00'   | 90°13'11" | 39.37'   | S 41°43'21" W | 35.42'   |
| C36         | 25.00'   | 89°46'49" | 39.17'   | N 48°16'39" W | 35.29'   |
| C37         | 970.00'  | 4°27'23"  | 75.45'   | S 84°36'15" W | 75.43'   |
| C38         | 1030.00' | 4°35'27"  | 82.53'   | S 84°40'17" W | 82.50'   |
| C39         | 970.00'  | 4°35'27"  | 77.72'   | N 84°40'17" E | 77.70'   |
| C40         | 1030.00' | 4°27'23"  | 80.11'   | N 84°36'15" E | 80.09'   |
| C41         | 25.00'   | 90°13'11" | 39.37'   | N 41°43'21" E | 35.42'   |

| CURVE TABLE |          |            |          |               |          |
|-------------|----------|------------|----------|---------------|----------|
| CURVE       | RADIUS   | DELTA      | ARC      | CHORD BEARING | CHORD    |
| C42         | 25.00'   | 89°46'49"  | 39.17'   | S 48°16'39" E | 35.29'   |
| C43         | 25.00'   | 90°00'00"  | 39.27'   | N 41°49'57" E | 35.36'   |
| C44         | 25.00'   | 90°00'00"  | 39.27'   | S 48°10'03" E | 35.36'   |
| C45         | 530.00'  | 11°02'08"  | 102.08'  | S 87°38'59" E | 101.92'  |
| C46         | 460.00'  | 11°57'45"  | 96.04'   | S 88°06'47" E | 95.87'   |
| C47         | 30.00'   | 107°34'13" | 56.32'   | N 32°07'14" E | 48.41'   |
| C48         | 2060.00' | 30°47'31"  | 1107.08' | N 05°16'07" W | 1093.81' |
| C49         | 30.00'   | 87°56'37"  | 46.05'   | N 34°50'40" W | 41.66'   |
| C50         | 30.00'   | 87°56'37"  | 46.05'   | N 57°12'43" E | 41.66'   |
| C51         | 2060.00' | 7°07'39"   | 256.26'  | N 16°48'14" E | 256.09'  |
| C52         | 1940.00' | 9°04'50"   | 307.46'  | N 15°49'39" E | 307.14'  |
| C53         | 30.00'   | 92°27'52"  | 48.41'   | N 34°56'42" W | 43.33'   |
| C54         | 540.00'  | 30°16'53"  | 285.40'  | N 66°02'12" W | 282.09'  |
| C55         | 30.00'   | 90°00'00"  | 47.12'   | S 84°06'15" W | 42.43'   |
| C56         | 30.00'   | 90°00'00"  | 47.12'   | N 05°53'45" W | 42.43'   |
| C57         | 260.00'  | 42°13'05"  | 191.58'  | N 72°00'17" W | 187.27'  |
| C58         | 30.00'   | 90°00'00"  | 47.12'   | S 41°53'10" W | 42.43'   |
| C59         | 30.00'   | 90°00'00"  | 47.12'   | N 48°06'50" W | 42.43'   |
| C60         | 30.00'   | 90°00'00"  | 47.12'   | N 41°53'10" E | 42.43'   |
| C61         | 30.00'   | 90°00'00"  | 47.12'   | S 48°06'50" E | 42.43'   |
| C62         | 340.00'  | 42°13'05"  | 250.53'  | S 72°00'17" E | 244.90'  |
| C63         | 460.00'  | 30°16'53"  | 243.12'  | S 66°02'12" E | 240.30'  |
| C64         | 30.00'   | 91°44'10"  | 48.03'   | N 52°57'16" E | 43.06'   |
| C65         | 1940.00' | 10°32'14"  | 356.79'  | N 01°49'04" E | 356.28'  |
| C66         | 2060.00' | 15°50'13"  | 569.40'  | N 04°28'03" E | 567.59'  |
| C67         | 1940.00' | 12°50'35"  | 434.86'  | N 05°57'52" E | 433.95'  |
| C68         | 30.00'   | 92°42'03"  | 48.54'   | N 46°48'27" W | 43.41'   |
| C69         | 2000.00' | 15°32'38"  | 542.58'  | S 04°36'51" W | 540.92'  |
| C70         | 2000.00' | 15°50'13"  | 552.81'  | S 04°28'03" W | 551.06'  |
| C71         | 2000.00' | 23°49'07"  | 831.42'  | S 08°27'30" W | 825.45'  |
| C72         | 2000.00' | 43°21'23"  | 1513.42' | S 01°16'38" E | 1477.57' |
| C73         | 1800.00' | 34°47'15"  | 1092.89' | S 05°35'41" E | 1076.18' |
| C74         | 300.00'  | 42°13'05"  | 221.05'  | S 72°00'17" E | 216.09'  |
| C75         | 500.00'  | 30°16'53"  | 264.26'  | S 66°02'12" E | 261.19'  |
| C76         | 500.00'  | 54°11'24"  | 472.90'  | S 54°04'56" E | 455.47'  |
| C77         | 900.00'  | 62°00'56"  | 974.14'  | S 57°59'42" E | 927.28'  |
| C78         | 1000.00' | 4°35'27"   | 80.12'   | N 84°40'17" E | 80.10'   |
| C79         | 1000.00' | 4°27'23"   | 77.78'   | N 84°36'15" E | 77.76'   |
| C80         | 500.00'  | 13°52'35"  | 121.09'  | S 86°13'46" E | 120.80'  |
| C81         | 500.00'  | 28°41'51"  | 250.43'  | N 85°21'36" E | 247.82'  |
| C82         | 500.00'  | 37°31'02"  | 327.40'  | S 89°13'48" E | 321.56'  |



KEY MAP NO. 653K, 653P, 653S, 653T

LEGEND

- A.E. INDICATES AERIAL EASEMENT
- B.C.C.F. INDICATES BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
- B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
- B.L. INDICATES BUILDING LINE
- C.I.R. INDICATES CAPPED IRON ROD
- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- F.N. INDICATES FILE NUMBER
- FND. INDICATES FOUND
- I.R. INDICATES IRON ROD
- NO. INDICATES NUMBER
- PG. INDICATES PAGE
- P.O.B. INDICATES POINT OF BEGINNING
- R.O.W. INDICATES RIGHT-OF-WAY
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- VOL. INDICATES VOLUME
- W.L.E. INDICATES WATER LINE EASEMENT
- INDICATES STREET NAME CHANGE

FINAL PLAT OF  
POLLARD BOULEVARD,  
CHARLOTTE STREET, AND  
DOGWOOD AVENUE STREET DEDICATION

A SUBDIVISION OF 33.972 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, ABSTRACT 301, THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, ALSO KNOWN AS THE MARY V. O'DONNELL SURVEY, ABSTRACT 483, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285, BRAZORIA COUNTY, TEXAS; ALSO BEING A PORTION OF LOTS 5, 8, 13, 16, 21, 24, 29, 30-38, 40, 46, AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, RECORDED UNDER VOL. 2, PAGES 91-92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND A PORTION OF OUTLOTS OF 174, 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, AS RECORDED UNDER VOL. 1, PAGES 71 AND 72, AND VOL. 3, PAGES 139 AND 140, B.C.P.R.

OCTOBER 17, 2022

JOB NO. 2791-8001P

OWNERS:

VALENCIA 288, LLC, PULTE HOMES OF TEXAS, L.P.  
A TEXAS LIMITED LIABILITY COMPANY A TEXAS LIMITED PARTNERSHIP  
BRIAN CARLOCK, SENIOR VICE PRESIDENT LINDY OLIVA, DIVISION PRESIDENT  
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219 1311 BROADFIELD BOULEVARD, SUITE 100  
PH: 214-303-5535 HOUSTON, TEXAS 77084  
PH: 281-749-8004

PHHOU - SOWELL 112, LLC

A TEXAS LIMITED LIABILITY COMPANY  
ROBERT MOORE, SENIOR VICE PRESIDENT,  
DEVELOPMENT  
9000 GULF FREEWAY  
HOUSTON, TEXAS 77017  
PH: 713-948-6631

MHI PARTNERSHIP, LTD.

A TEXAS LIMITED PARTNERSHIP  
GARY TESCH, PRESIDENT  
7676 WOODWAY, SUITE 104  
HOUSTON, TEXAS 77063  
PH: 713-952-6767

SURVEYOR:

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

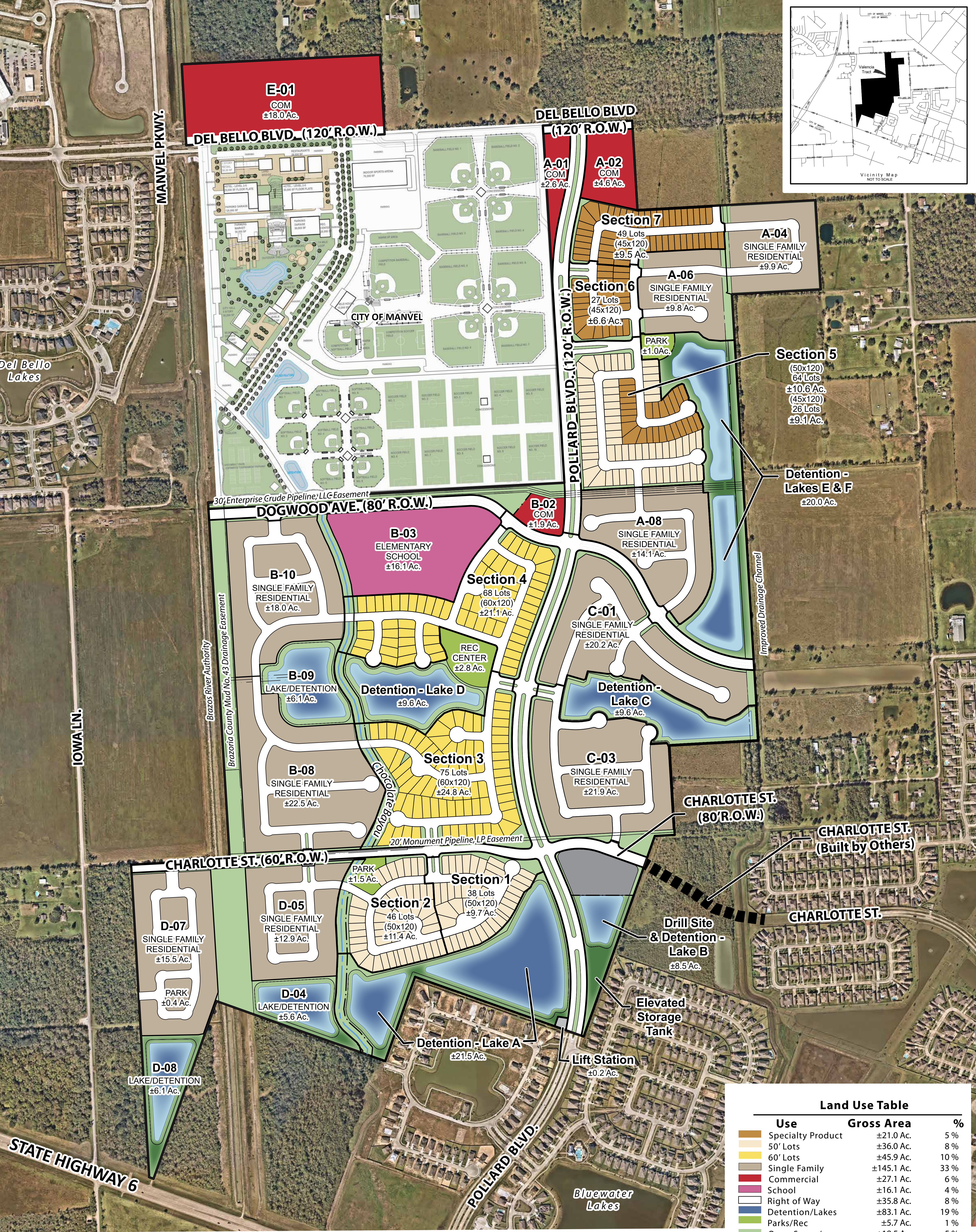
ENGINEER:

LJA Engineering, Inc.  
1904 W. Grand Parkway North Suite 100  
Katy, Texas 77449  
Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386  
SHEET 8 OF 9









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

Reference Date: 07.19.2022



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

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

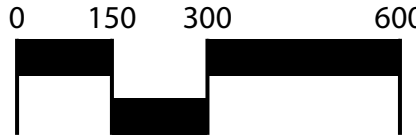
NOTES:

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

CITY COUNCIL

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

Planning, Development, and Zoning Commission



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





# City of Manvel

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

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

## AGENDA REQUEST

**REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING**

Meeting Requested: (Please check applicable meeting)

|                                |                                            |              |                          |      |                          |
|--------------------------------|--------------------------------------------|--------------|--------------------------|------|--------------------------|
| Planning, Development & Zoning | <input checked="checked" type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input type="checkbox"/> |
|--------------------------------|--------------------------------------------|--------------|--------------------------|------|--------------------------|

Date of Request:

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE FIRST AND THIRD MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND SECOND AND FOURTH MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT [www.cityofmanvel.com](http://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:

Daytime Phone:  Fax Number:

E-mail Address:

Description of Request and Physical Address:

### Plats:

Preliminary

Final

☒

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE TURNED IN 7 CALENDAR DAYS PRIOR TO THE MEETING.

BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

SIGNATURE

DATE





## DEVELOPMENT SERVICES DEPARTMENT

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

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

|                               |                                                             |
|-------------------------------|-------------------------------------------------------------|
| <b>Plat Name:</b>             | Valencia Del Bello Boulevard Street Dedication - Final Plat |
| <b>Applicant:</b>             | Lacey Bell, LJA Engineering                                 |
| <b>PD&amp;Z Meeting Date:</b> | November 14, 2022                                           |
| <b>Recommendation:</b>        | Conditional Approval                                        |
| <b>Submitted By:</b>          | Jose Abraham, City Planner                                  |

#### **BACKGROUND/ REVIEW NOTES**

- *The proposed plat provides street dedication within Valencia Master Planned Community. A master plan was approved by City Council in August 2022.*
- *This subdivision conforms to the approved preliminary plat and includes 2.018 acres of land being dedicated for half (60-foot) of Del Bello Boulevard right-of-way.*
- *This street dedication fronts the commercial acreage within Valencia located near the intersection of Manvel Parkway and Del Bello Boulevard (Across from future Manvel City Center site).*
- *The proposed street dedication will add to the existing 60-foot right-of-way to conform to the adopted Major Thoroughfare Plan's minimum requirement of 120-foot right-of-way width.*

#### **STAFF RECOMMENDATION**

The City staff recommends approval of the Valencia Del Bello Boulevard Street Dedication Final Plat with two (2) conditions. The conditions include:

1. Revise to indicate a 1-foot reserve where "Del Bello Boulevard" abuts unplatted property as indicated in plat note #21 (Section 62-41 (b) (13)).
2. Revise to include Planning, Development, and Zoning Commission certificate of approval (Section 62-41 (b) (19)).









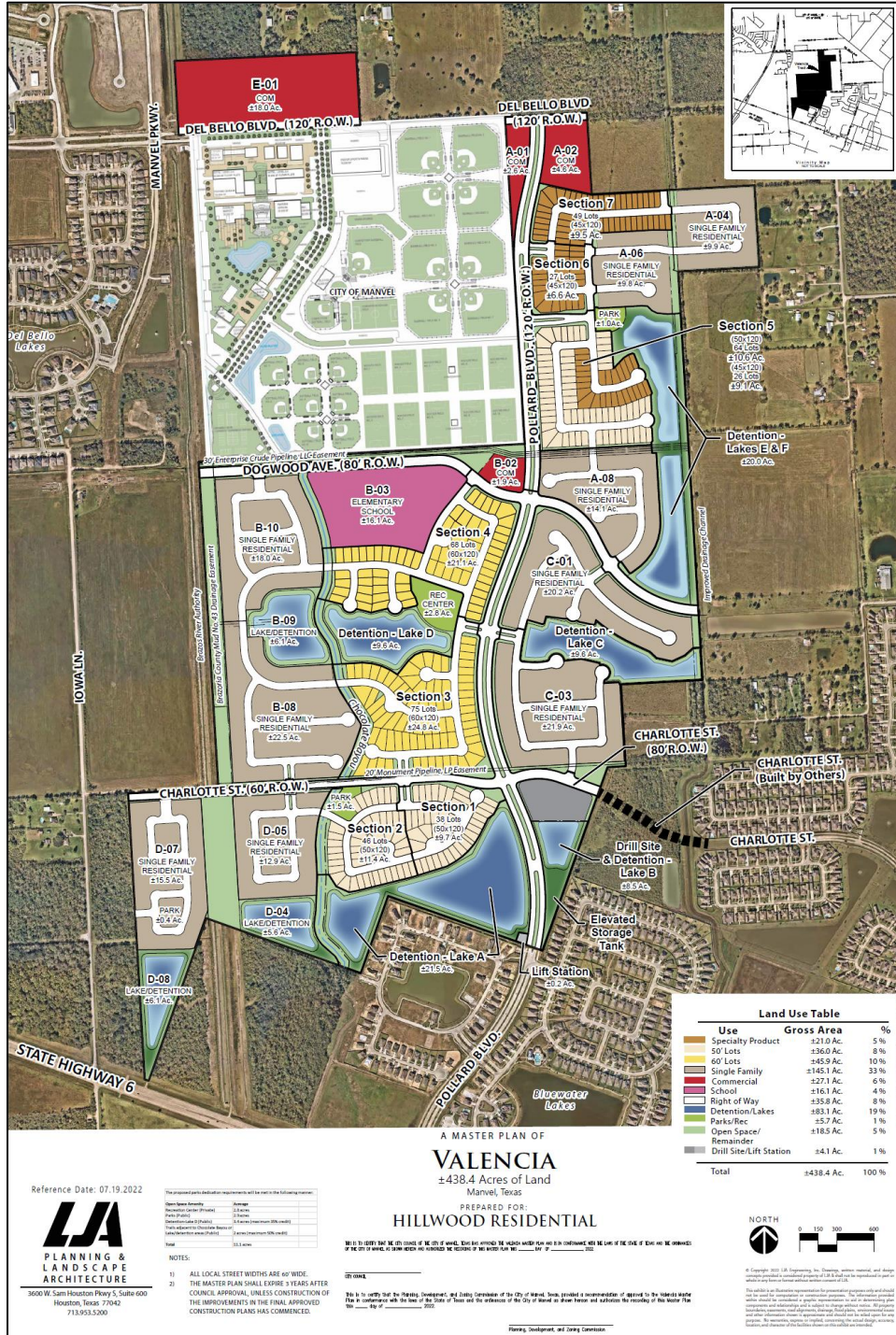




## DEVELOPMENT SERVICES DEPARTMENT

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

### Proposed Valencia Master Plan (dated 07.19.2022)





STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, SENIOR VICE PRESIDENT, BEING AN OFFICER OF VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA DEL BELLO BOULEVARD STREET DEDICATION, BEING 2.018 ACRES OUT OF THE MARY V. O'DONNELL SURVEY, ABSTRACT 469, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 6 AND 12 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS DIVISION "O", RECORDED UNDER VOL. 2, PAGES 91-92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

THIS 21 DAY OF October, 2022.

BY: VALENCIA 288, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: Brian Carlock  
BRIAN CARLOCK, SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN CARLOCK, SENIOR VICE PRESIDENT OF VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21 DAY OF October, 2022.

Shannon Dear  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WE, SIMMONS BANK, AN ARKANSAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VALENCIA DEL BELLO BOULEVARD STREET DEDICATION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2021070896 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN SUBORDIN TO SAID SUBORDIN PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

SIMMONS BANK  
AN ARKANSAS STATE BANK

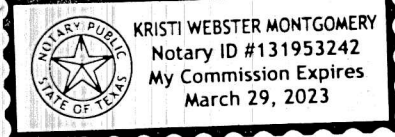
BY: Joy Norton  
PRINT NAME: Joy Norton  
TITLE: Vice President

STATE OF Texas  
COUNTY OF Tarrant

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

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

Kristi Webster Montgomery  
NOTARY PUBLIC IN AND FOR THE STATE OF Texas



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



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

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. 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.
2. 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.
3. 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.
4. THE SIDES OF DRAINAGE CHANNELS AND DETENTION FACILITIES SHALL BE HYDROMULCH SEEDED.
5. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH THE STORM SEWER SECTION 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.
6. 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.
7. 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.
8. 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 THIS PLAT OF "VALENCIA DEL BELLO BOULEVARD STREET DEDICATION" AS SHOWN HEREON.

THIS 21 DAY OF November, 2022.

Ricky Kibezka  
RICKY KIBEZKA  
COMMISSIONER

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

Alfred Probert  
ALFRED PROBERT, R.  
COMMISSIONER

METES AND BOUNDS DESCRIPTION:

BEING 2.018 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT 469, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOTS 6 AND 12 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, DIVISION "O", A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91-92 OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND A PORTION OF THAT CERTAIN CALLED 19.961 ACRE TRACT CONVEYED TO VALENCIA 288, LLC, (DESCRIBED AS "TRACT 2") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021088486, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 2.018 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT):

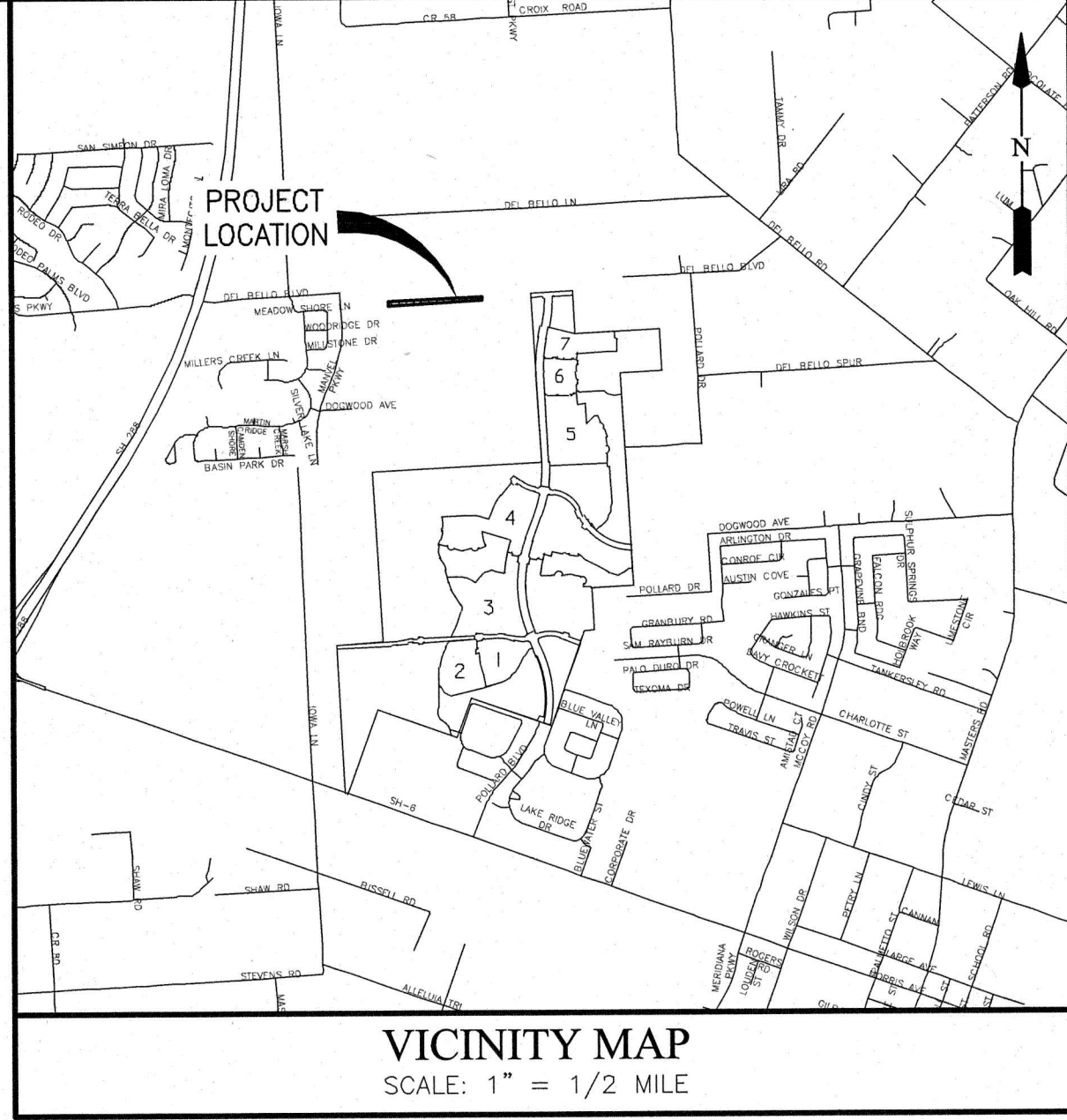
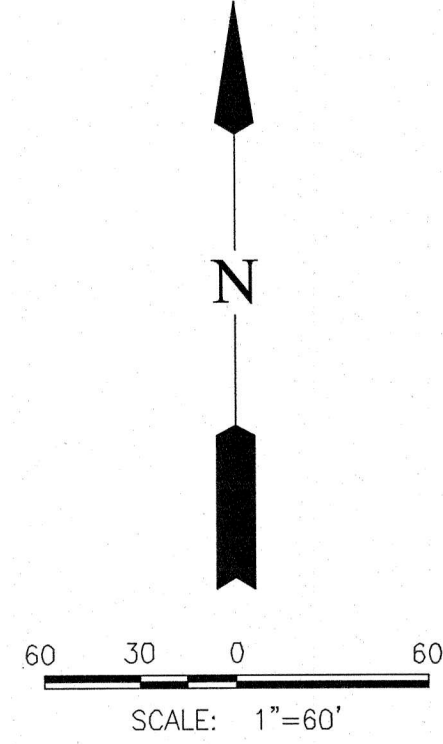
BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "S ADAMS RPLS" PREVIOUSLY FOUND FOR THE SOUTHWEST CORNER OF SAID 19.961 ACRE TRACT AND SAID LOT 6, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 149.639 ACRE TRACT CONVEYED TO CITY OF MANVEL BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2018034498, B.C.O.P.R., AND LOT 1 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91-92, B.C.P.R., SAID POINT LYING ON THE EAST LINE OF THAT CERTAIN GULF COAST-WATER AUTHORITY TRACT, DEFINED BY DOCUMENT NUMBER 2018016351, B.C.O.P.R., SAID POINT BEING THE COMMON CORNER OF SAID MARY V. O'DONNELL SURVEY, THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, THE H.T. & B.R.R. COMPANY SURVEY, SECTION 72 ALSO KNOWN AS THE KATE R. EHRLMANN SURVEY, ABSTRACT 460, AND THE A.C.H. & B.R.R. COMPANY SURVEY SECTION 90, ALSO KNOWN AS THE KATE R. EHRLMANN SURVEY, ABSTRACT 459;

THENCE, NORTH 03° 15' 28" WEST, ALONG THE WEST LINE OF SAID 19.961 ACRE TRACT AND SAID LOT 6, SAME BEING THE EAST LINE OF SAID GULF COAST-WATER AUTHORITY TRACT, SAME BEING THE COMMON LINE OF SAID MARY V. O'DONNELL SURVEY AND SAID KATE R. EHRLMANN SURVEY, ABSTRACT 459, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHWEST CORNER OF SAID 19.961 ACRE TRACT AND SAID LOT 6, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 10.002 ACRE TRACT CONVEYED TO HNPV PROPERTIES, LLC BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2019060177, B.C.O.P.R. AND LOT 5 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, DIVISION "O" BEARS NORTH 03° 15' 28" WEST, 538.61 FEET;

THENCE, NORTH 86° 50' 32" EAST, DEPARTING SAID COMMON LINE, 1,465.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER ON THE EAST LINE OF SAID 19.961 ACRE TRACT AND SAID LOT 12 SAME BEING THE WEST LINE OF THAT CERTAIN CALLED 8.50 ACRE TRACT CONVEYED TO MARY J. MOUNTFORD, MICHAEL H. KASPAR, AND MEDA M. KASPAR BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2014047736, B.C.O.P.R. AND LOT 18 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY, DIVISION "O";

THENCE, SOUTH 03° 13' 48" EAST, ALONG SAID COMMON LINE, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF SAID 19.961 ACRE TRACT AND SAID LOT 12, SAME BEING THE SOUTHWEST CORNER OF SAID 8.50 ACRE TRACT AND SAID LOT 18, SAID POINT LYING ON THE NORTH LINE OF THE AFOREMENTIONED 149.639 ACRE TRACT AND LOT 17 OF THE AFOREMENTIONED ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR REFERENCE BEARS SOUTH 15° 37' 01" EAST, 0.90 FEET;

THENCE, SOUTH 86° 50' 32" WEST, ALONG THE SOUTH LINE OF SAID 19.961 ACRE TRACT AND SAID LOTS 12 AND 6, SAME BEING THE NORTH LINE OF SAID 149.639 ACRE TRACT AND LOTS 17, 9, AND 1 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, AT 1,436.21 FEET PASSING A 5/8-INCH IRON ROD (DISTURBED) FOUND FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 1,465.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.018 ACRES OF LAND.



KEY MAP NO. 653J & 653K

#### LEGEND

|            |                                                   |
|------------|---------------------------------------------------|
| A.E.       | INDICATES AERIAL EASEMENT                         |
| B.C.C.F.   | INDICATES BRAZORIA COUNTY CLERK'S FILE            |
| B.C.O.R.   | INDICATES BRAZORIA COUNTY OFFICIAL RECORDS        |
| B.C.O.R.   | INDICATES STORM SEWER EASEMENT                    |
| B.C.O.P.R. | INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS |
| B.C.P.R.   | INDICATES BRAZORIA COUNTY PLAT RECORDS            |
| B.L.       | INDICATES BUILDING LINE                           |
| C.I.R.     | INDICATES CAPPED IRON ROD                         |
| D.E.       | INDICATES DRAINAGE EASEMENT                       |
| E.E.       | INDICATES ELECTRICAL EASEMENT                     |
| F.N.       | INDICATES FILE NUMBER                             |
| FND.       | INDICATES FOUND                                   |
| I.R.       | INDICATES IRON ROD                                |
| NO.        | INDICATES NUMBER                                  |
| PG.        | INDICATES PAGE                                    |
| P.O.B.     | INDICATES POINT OF BEGINNING                      |
| R.O.W.     | INDICATES RIGHT-OF-WAY                            |
| S.S.E.     | INDICATES SANITARY SEWER EASEMENT                 |
| STM.S.E.   | INDICATES STORM SEWER EASEMENT                    |
| U.E.       | INDICATES UTILITY EASEMENT                        |
| VOL.       | INDICATES VOLUME                                  |
| W.L.E.     | INDICATES WATER LINE EASEMENT                     |

## FINAL PLAT OF VALENCIA DEL BELLO BOULEVARD STREET DEDICATION

A SUBDIVISION OF 2.018 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT 469, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 6, AND 12 OF ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS DIVISION "O" VOL. 2, PG. 91 & 92 B.C.P.R

OCTOBER 18, 2022

JOB NO. 2791-8003P

OWNERS:

**VALENCIA 288, LLC,**  
BRIAN CARLOCK, SENIOR VICE PRESIDENT  
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219  
PH: 214.303.5535

SURVEYOR:

ENGINEER:

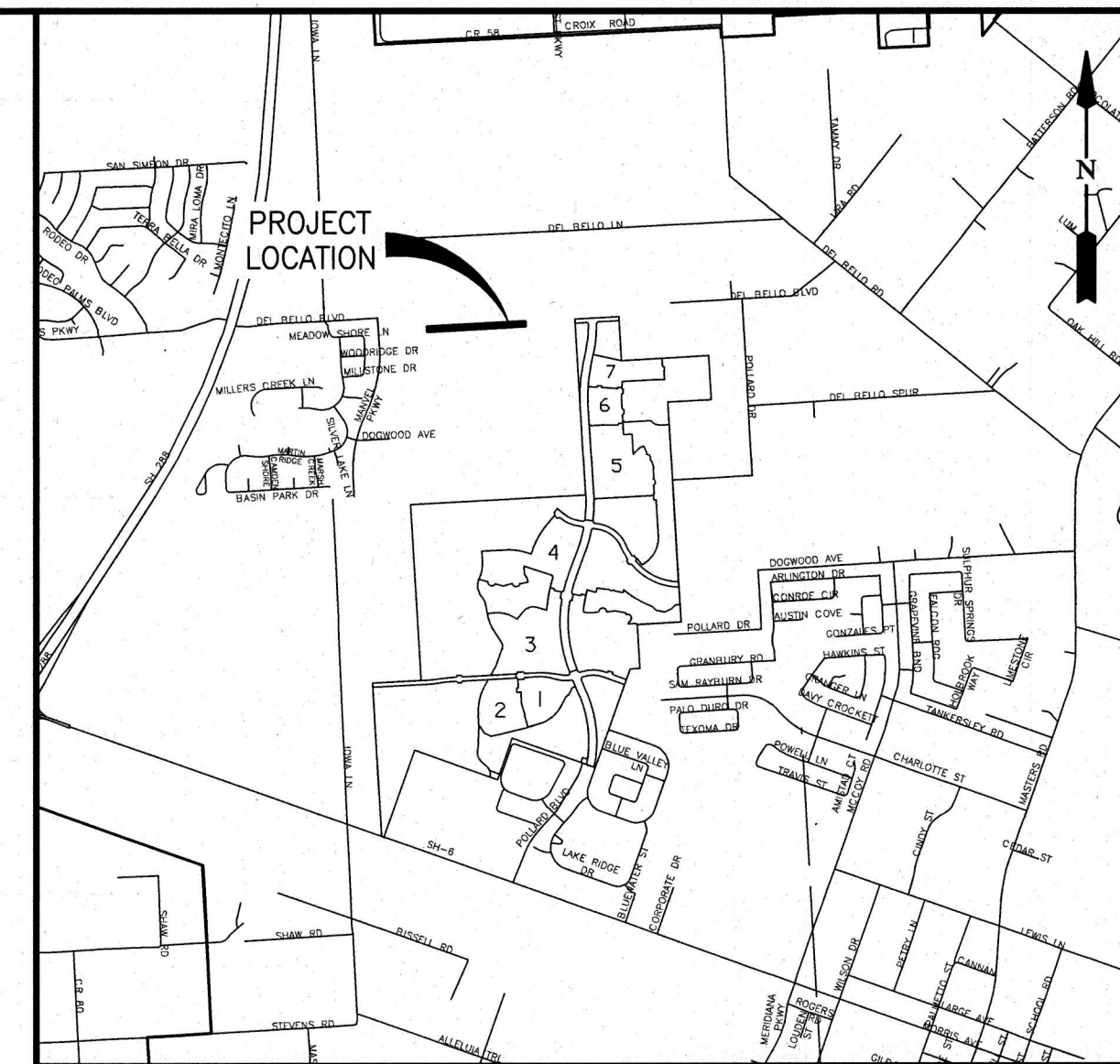
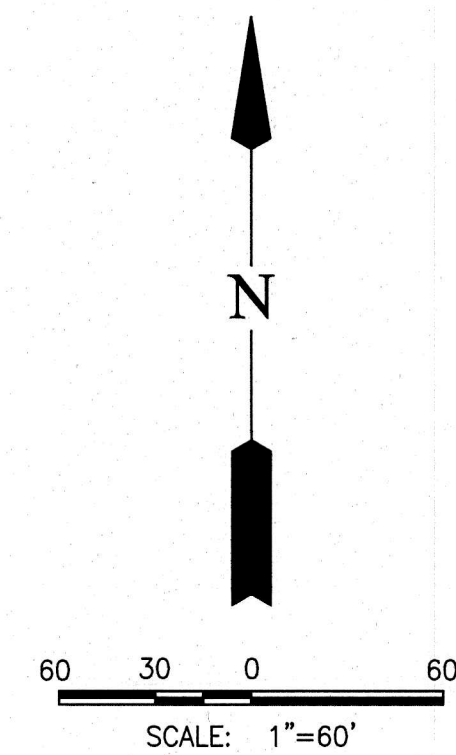
**LJA Surveying, Inc.**  
3600 W. Sam Houston Parkway S.  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382

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



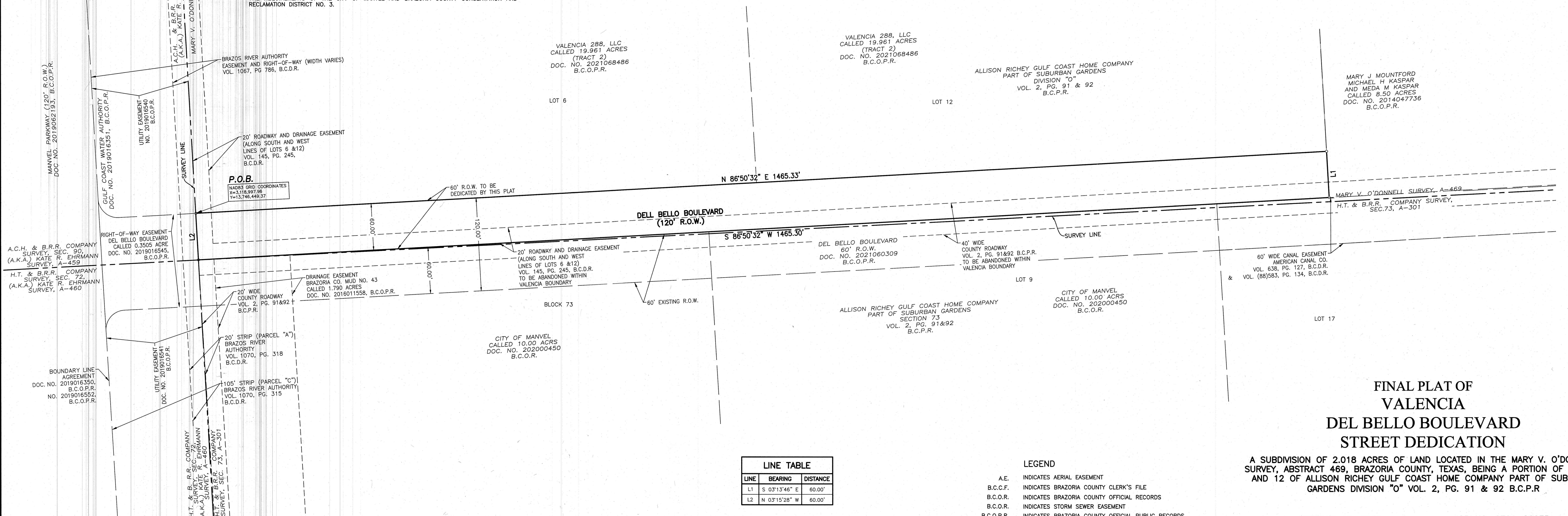
1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 AND THE CITY OF MANVEL.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0650, DATED SEPTEMBER 8, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY THE ADJUSTMENT FACTOR OF 0.9986357.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS' ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP STAMPED "LA ENG" SHALL BE SET ON ALL PERMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
6. BENCHMARK: BRAZORIA COUNTY LAND GRID SOUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD, THE POINT IS LOCATED ±335' SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.  
ELEV. = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LAND DATUM)
7. TBM-INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LA ENG" CONTROL POINT LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE, THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.  
ELEV. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LAND DATUM)
8. THIS TRACT LIES WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0110K. 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.
9. 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 BEGINNING OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
10. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION OR CENTER OF STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN (3) 12 INCHES ABOVE FINISHED GRADE.
11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.

12. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3, AT THE TIME OF PLATTING.
13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
14. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
15. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
16. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF COMPLETION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
17. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
18. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
19. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
20. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
21. ONE-YEAR RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE COMPLETION OF THE DEDICATION BEING THAT ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN RECORDED SUBDIVISION PLAT, THE ONE-YEAR RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE TITLE TO THE PROPERTY SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
22. NO PERMANENT IMPROVEMENTS INCLUDING GUARDRAILS ARE PERMITTED WHERE DEL Bello BOULEVARD FRONTS ON COOPER DITCH WITHOUT EXPRESS, PRIOR APPROVAL OF BCCRD #3.



**VICINITY MAP**  
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653J &amp; 653K



FINAL PLAT OF  
VALENCIA  
DEL BELLO BOULEVARD  
STREET DEDICATION

A SUBDIVISION OF 2.018 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT 469, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 6, AND 12 OF ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS DIVISION "O" VOL. 2, PG. 91 & 92 B.C.P.R.

OCTOBER 18, 2022

JOB NO. 2791-8003P

OWNERS:

**VALENCIA 288, LLC,**  
**BRIAN CARLOCK, SENIOR VICE PRESIDENT**  
 3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219  
 PH: 214.303.5535

SURVEYOR:

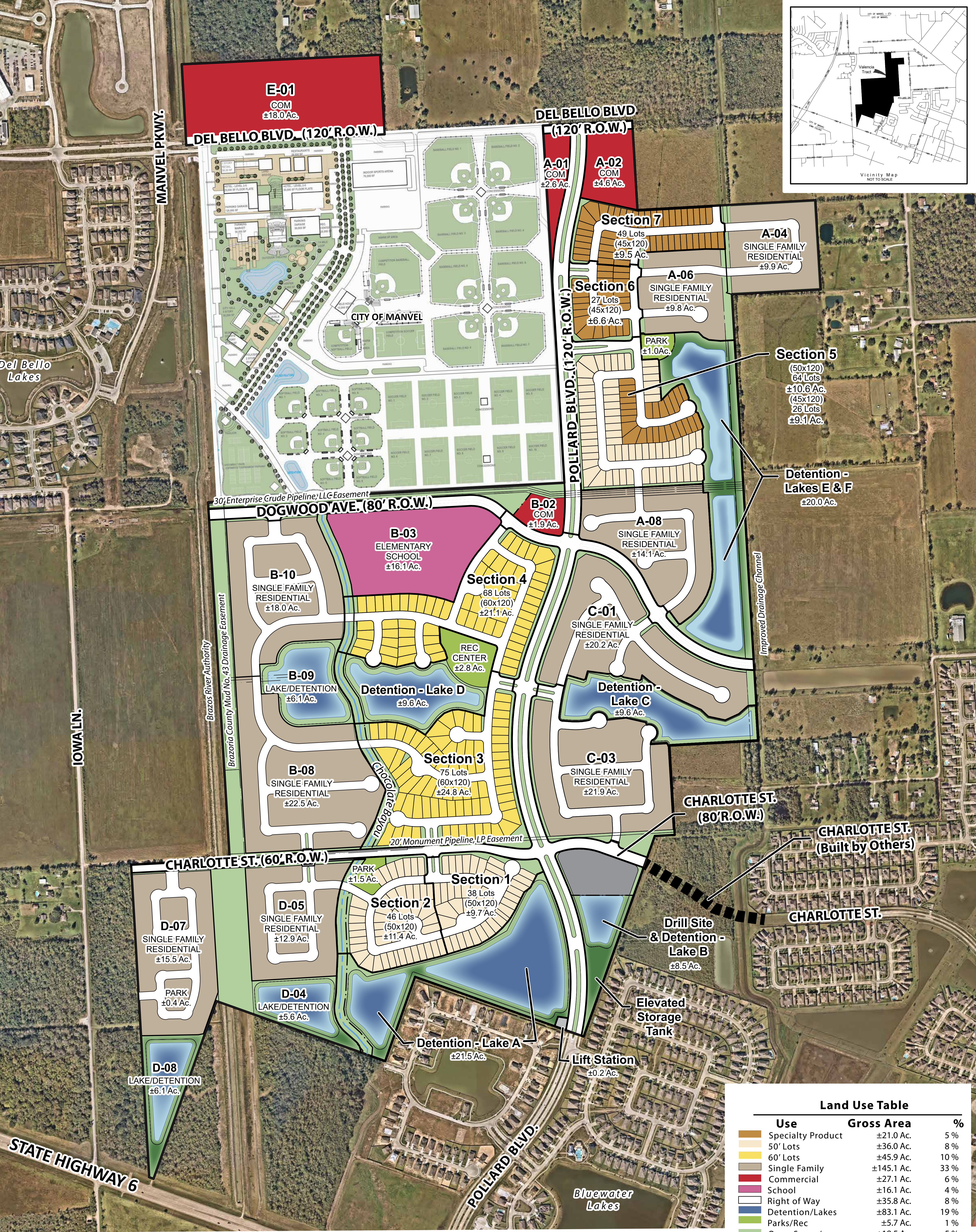
ENGINEER:

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

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

Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386





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

Reference Date: 07.19.2022



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

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

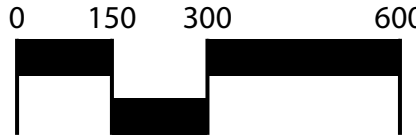
NOTES:

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

CITY COUNCIL

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

Planning, Development, and Zoning Commission



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





# City of Manvel

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

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

## AGENDA REQUEST

**REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING**

Meeting Requested: (Please check applicable meeting)

|                                |                                            |              |                          |      |                          |
|--------------------------------|--------------------------------------------|--------------|--------------------------|------|--------------------------|
| Planning, Development & Zoning | <input checked="checked" type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input type="checkbox"/> |
|--------------------------------|--------------------------------------------|--------------|--------------------------|------|--------------------------|

Date of Request:

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE FIRST AND THIRD MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND SECOND AND FOURTH MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT [www.cityofmanvel.com](http://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:

Daytime Phone:  Fax Number:

E-mail Address:

Description of Request and Physical Address:

|                                                                                               |
|-----------------------------------------------------------------------------------------------|
| Consideration and possible action to approve the Final Plat of Valencia Lake A, being a       |
| subdivision of 21.473 acres of land out of the Mary V. O'Donnell Survey, A-483;               |
| Brazoria County, Texas, and also being a portion of outlots 175, 180, and 195 of the Dr. A.A. |
| Luther Subdivision of Manvel and Surrounding Acreage Property, as shown on the plat           |
| recorded in Vol. 1, Pg. 71&72, and Vol. 3, Pg. 139 &140, of the plat records of said Brazoria |
| County, Texas.                                                                                |

### Plats:

Preliminary  
Final ☒

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE TURNED IN 7 CALENDAR DAYS PRIOR TO THE MEETING.

BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

SIGNATURE

DATE





## DEVELOPMENT SERVICES DEPARTMENT

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

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

|                               |                              |
|-------------------------------|------------------------------|
| <b>Plat Name:</b>             | Valencia Lake A - Final Plat |
| <b>Applicant:</b>             | Lacey Bell, LJA Engineering  |
| <b>PD&amp;Z Meeting Date:</b> | November 14, 2022            |
| <b>Recommendation:</b>        | Approval                     |
| <b>Submitted By:</b>          | Jose Abraham, City Planner   |

#### **BACKGROUND/ REVIEW NOTES**

- *The subject site is a detention reserve within the Valencia Master Planned Community. A master plan was approved by City Council in August 2022.*
- *The subject site is located on the west side of proposed Pollard Boulevard extension and abuts Bluewater Lakes residential neighborhood on the south side.*
- *The proposed plat conforms to the approved preliminary plat.*
- *The proposed plat includes 21.473 acres of land and creates two reserves for detention and drainage purposes.*

#### **STAFF RECOMMENDATION**

The City staff recommends approval of this proposed plat: *Valencia Lake A - Final Plat.*



















STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, SENIOR VICE PRESIDENT, BEING AN OFFICER OF VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH GARY TESCH, PRESIDENT, BEING AN OFFICER OF MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, AND PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT, BEING AN OFFICER OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE MEMBER OF PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA LAKE A, A SUBDIVISION OF 21.473 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 73, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF OUTLOTS 175, 180, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, AND VOLUME 3, PAGES 139-140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

THIS 21 DAY OF October, 2022.

BY: VALENCIA 288, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

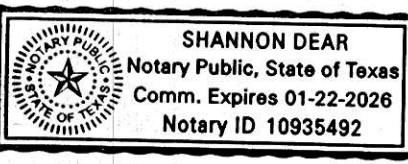
BY: Brian Carlock  
BRIAN CARLOCK, SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN CARLOCK, SENIOR VICE PRESIDENT OF VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21 DAY OF October, 2022.

Shannon Dear  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



IN TESTIMONY HERETO, MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY GARY TESCH, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS 31<sup>st</sup> DAY OF October, 2022.

BY: MHI PARTNERSHIP, LTD.  
A TEXAS LIMITED PARTNERSHIP

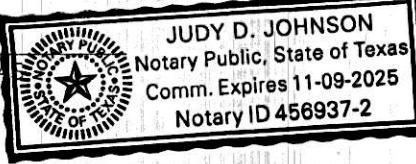
BY: Gary Tesch  
GARY TESCH, PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY TESCH, PRESIDENT OF MHI PARTNERSHIP, 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 IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 31<sup>st</sup> DAY OF October, 2022.

Judy D. Johnson  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



IN TESTIMONY HERETO, PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT, OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE MEMBER, THEREUNTO AUTHORIZED

THIS 27<sup>th</sup> DAY OF OCTOBER, 2022.

BY: PHHOU-SOWELL 112, LLC  
A TEXAS LIMITED LIABILITY COMPANY

BY: PH LAND HOLDINGS, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
ITS SOLE MEMBER

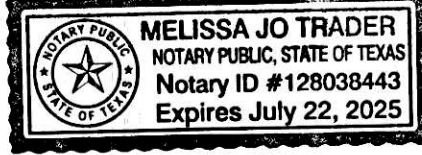
BY: Robert Moore  
ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF PHHOU-SOWELL 112, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27<sup>th</sup> DAY OF October, 2022.

Melissa Jo Trader  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WE, SIMMONS BANK, AN ARKANSAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POLLARD BOULEVARD, CHARLOTTE STREET, AND DOWWOOD AVENUE STREET DEDICATION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2021070896 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

SIMMONS BANK  
AN ARKANSAS STATE BANK

BY: Joe J. Norton

PRINT NAME: Joe J. Norton

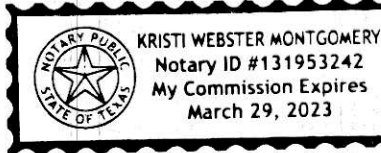
TITLE: Vice President

STATE OF Texas  
COUNTY OF Tarrant

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24<sup>th</sup> DAY OF October, 2022.

Kristi Webster Montgomery  
NOTARY PUBLIC IN AND FOR THE STATE OF Texas



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

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

Keith W. Monroe

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



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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

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 SEEDDED.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH THE STORM SEWER SECTION 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 THIS PLAT OF VALENCIA LAKE A AS SHOWN HEREON

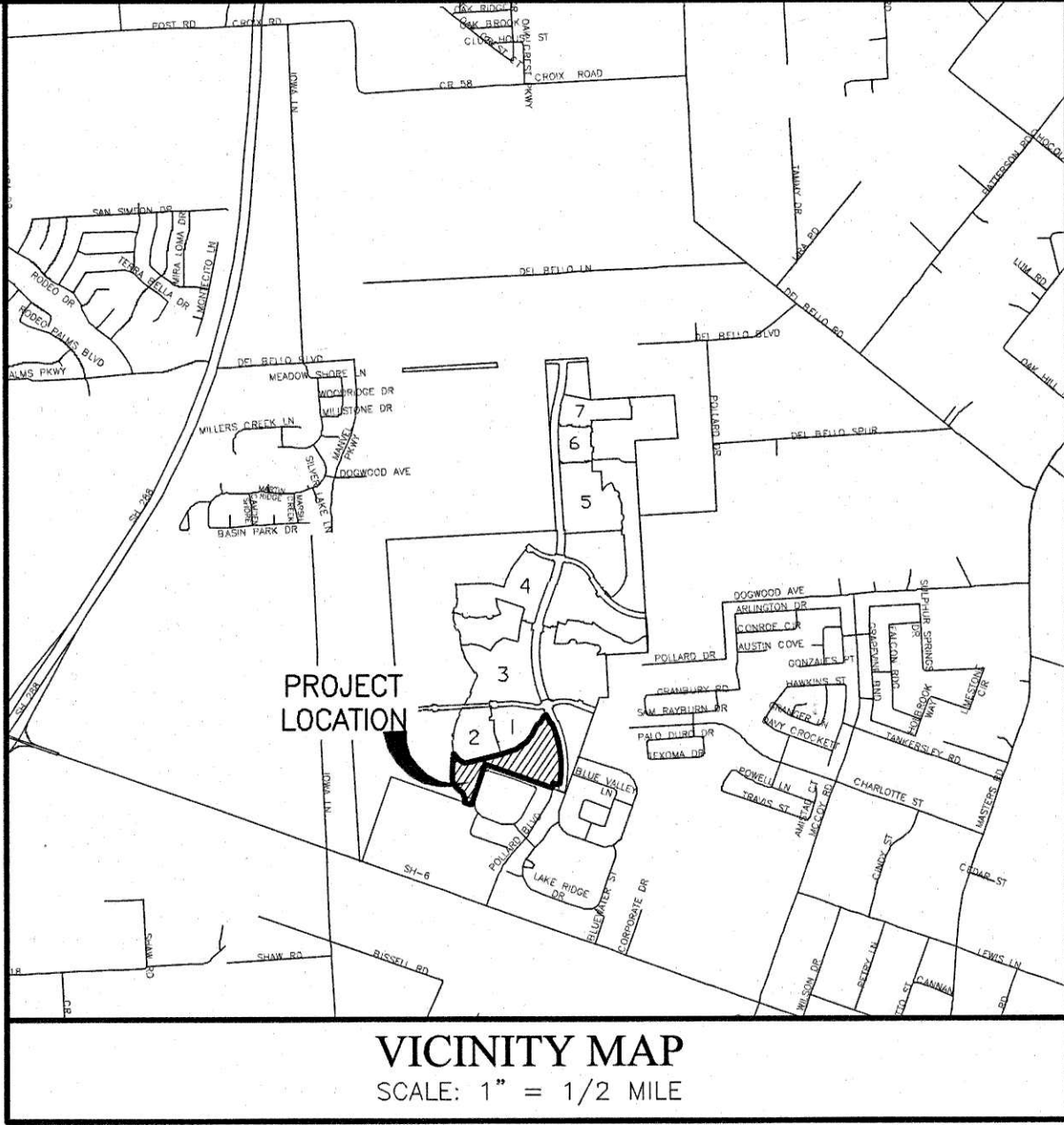
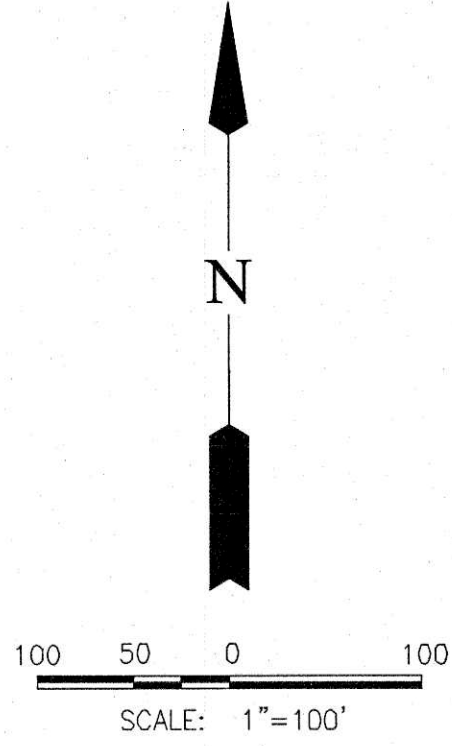
THIS 1 DAY OF November, 2022.

Ricky Kubezka  
RICKY KUBEZKA, COMMISSIONER

Alfred Probert  
ALFRED PROBERT, DISTRICT ENGINEER

Judy Schuler  
JUDY SCHULER, COMMISSIONER

Don Nguyen  
DONG NGUYEN, P.E., C.E.M.  
DISTRICT ENGINEER



VICINITY MAP  
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653T

#### LEGEND

|            |                                                   |
|------------|---------------------------------------------------|
| A.E.       | INDICATES AERIAL EASEMENT                         |
| B.C.C.F.   | INDICATES BRAZORIA COUNTY CLERK'S FILE            |
| B.C.D.R.   | INDICATES BRAZORIA COUNTY DEED RECORDS            |
| B.C.O.R.   | INDICATES BRAZORIA COUNTY OFFICIAL RECORDS        |
| B.C.O.P.R. | INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS |
| B.C.P.R.   | INDICATES BRAZORIA COUNTY PLAT RECORDS            |
| B.L.       | INDICATES BUILDING LINE                           |
| C.I.R.     | INDICATES CAPPED IRON ROD                         |
| D.E.       | INDICATES DRAINAGE EASEMENT                       |
| E.E.       | INDICATES ELECTRICAL EASEMENT                     |
| F.N.       | INDICATES FILE NUMBER                             |
| F.N.D.     | INDICATES FOUND                                   |
| I.R.       | INDICATES IRON ROD                                |
| N.O.       | INDICATES NUMBER                                  |
| P.G.       | INDICATES PAGE                                    |
| P.O.B.     | INDICATES POINT OF BEGINNING                      |
| R.O.W.     | INDICATES RIGHT-OF-WAY                            |
| S.S.E.     | INDICATES SANITARY SEWER EASEMENT                 |
| STM.S.E.   | INDICATES STORM SEWER EASEMENT                    |
| U.E.       | INDICATES UTILITY EASEMENT                        |
| VOL.       | INDICATES VOLUME                                  |
| W.L.E.     | INDICATES WATER LINE EASEMENT                     |
| ---        | INDICATES STREET NAME CHANGE                      |

## FINAL PLAT OF VALENCIA LAKE A

A SUBDIVISION OF 21.473 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 73, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF OUTLOTS 175, 180, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, AND VOLUME 3, PAGES 139-140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS

0 LOTS      2 RESERVES      1 BLOCK  
OCTOBER 19, 2022      JOB NO. 2791-6101  
OWNERS:

VALENCIA 288, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
BRIAN CARLOCK, SENIOR VICE PRESIDENT  
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219  
PH: 214-303-5535

PHHOU - SOWELL 112, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
ROBERT MOORE, SENIOR VICE PRESIDENT,  
DEVELOPMENT  
9000 GULF FREEWAY  
HOUSTON, TEXAS 77017  
PH: 713-948-6631

MHI PARTNERSHIP, LTD.  
A TEXAS LIMITED PARTNERSHIP  
GARY TESCH, PRESIDENT  
7676 WOODWAY, SUITE 104  
HOUSTON, TEXAS 77063  
PH: 713-952-6767

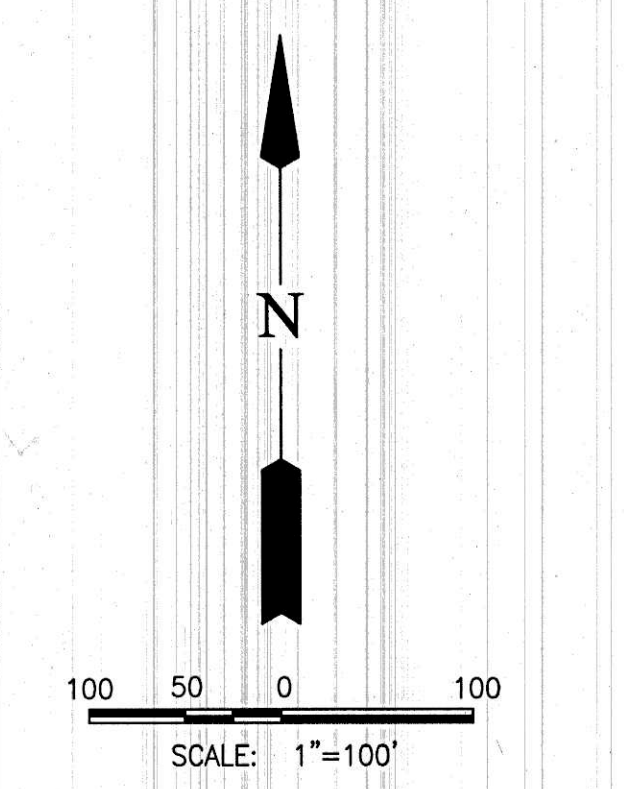
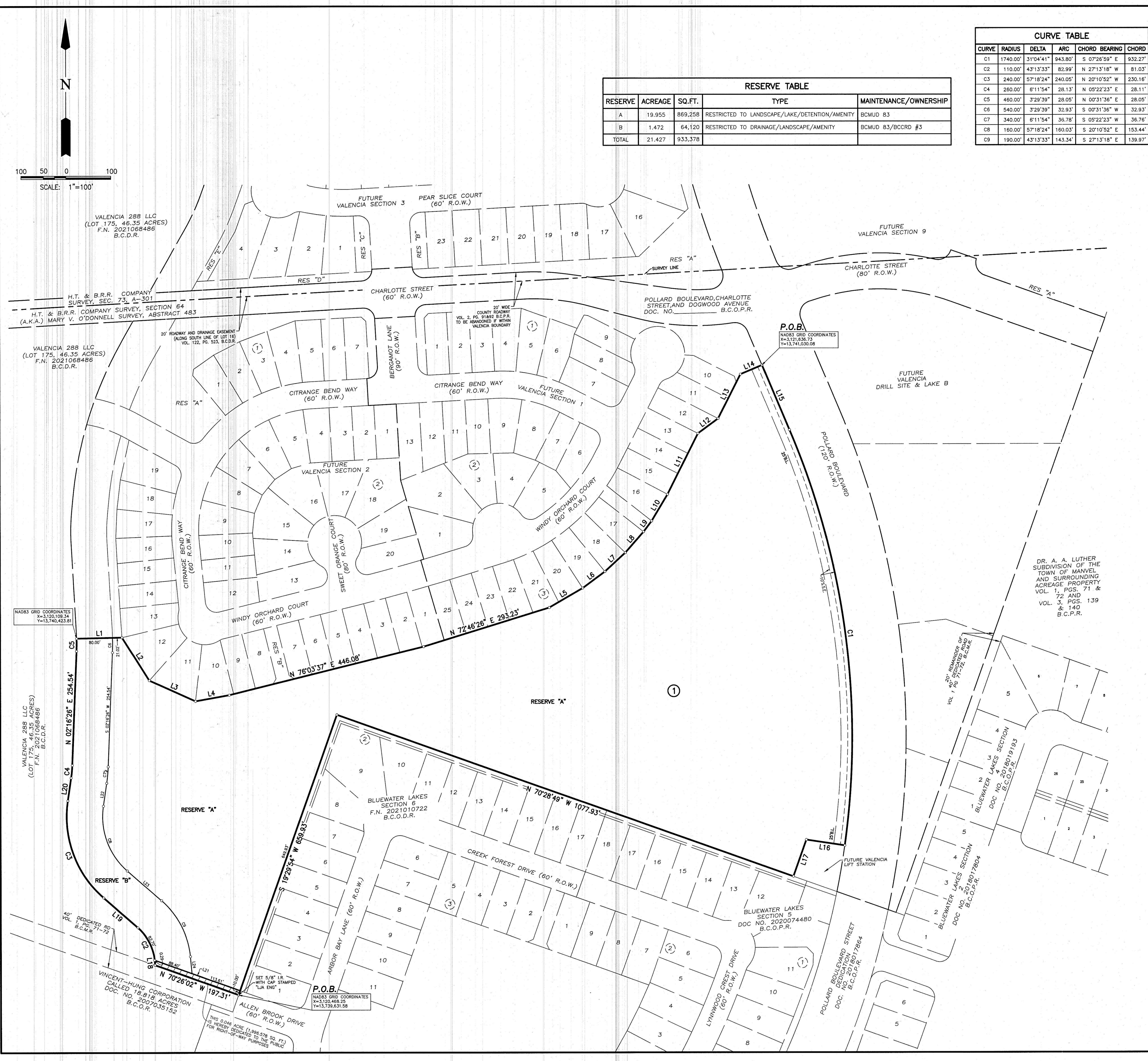
SURVEYOR:  
**LJA Surveying, Inc.**  
3600 W. Sam Houston Parkway S.  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382



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



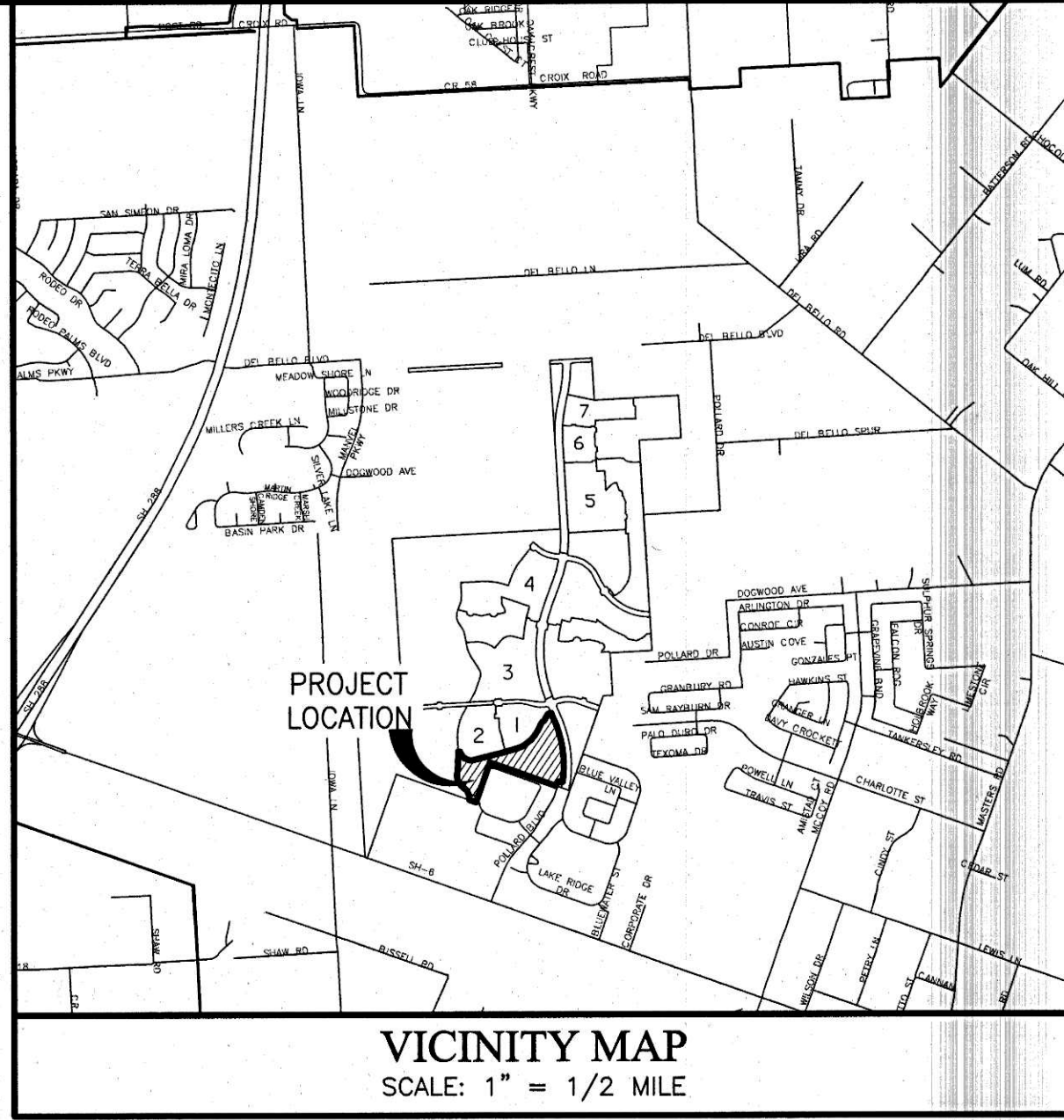




| RESERVE TABLE |         |         |                                                |                       |
|---------------|---------|---------|------------------------------------------------|-----------------------|
| RESERVE       | ACREAGE | SQ.FT.  | TYPE                                           | MAINTENANCE/OWNERSHIP |
| A             | 19.955  | 869,258 | RESTRICTED TO LANDSCAPE/LAKE/DETENTION/AMENITY | BCMUD 83              |
| B             | 1.472   | 64,120  | RESTRICTED TO DRAINAGE/LANDSCAPE/AMENITY       | BCMUD 83/BCCORD #3    |
| TOTAL         | 21.427  | 933,378 |                                                |                       |

| CURVE TABLE |          |           |         |               |         |
|-------------|----------|-----------|---------|---------------|---------|
| CURVE       | RADIUS   | DELTA     | ARC     | CHORD BEARING | CHORD   |
| C1          | 1740.00' | 31°04'41" | 943.80' | S 07°26'59" E | 932.27' |
| C2          | 110.00'  | 43°13'33" | 82.99'  | N 07°13'18" W | 81.03'  |
| C3          | 240.00'  | 57°18'24" | 240.05' | N 20°10'52" W | 230.16' |
| C4          | 260.00'  | 6°11'54"  | 28.13'  | N 05°22'23" E | 28.11'  |
| C5          | 460.00'  | 3°29'39"  | 28.05'  | N 00°31'36" E | 28.05'  |
| C6          | 540.00'  | 3°29'39"  | 32.93'  | S 00°31'36" W | 32.93'  |
| C7          | 340.00'  | 6°11'54"  | 36.78'  | S 05°22'23" W | 36.76'  |
| C8          | 160.00'  | 57°18'24" | 160.03' | S 20°10'52" E | 153.44' |
| C9          | 190.00'  | 43°13'33" | 143.34' | S 27°13'18" E | 139.97' |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 88°46'47" E | 101.02'  |
| L2         | S 32°20'30" E | 113.56'  |
| L3         | S 65°47'06" E | 112.71'  |
| L4         | N 79°48'21" E | 76.54'   |
| L5         | N 59°51'35" E | 86.17'   |
| L6         | N 53°24'13" E | 61.80'   |
| L7         | N 47°33'05" E | 61.76'   |
| L8         | N 41°10'54" E | 61.76'   |
| L9         | N 37°17'47" E | 30.00'   |
| L10        | N 30°59'11" E | 68.87'   |
| L11        | N 26°38'16" E | 151.61'  |
| L12        | N 53°29'41" E | 55.90'   |
| L13        | N 26°56'14" E | 110.22'  |
| L14        | N 67°00'41" E | 52.21'   |
| L15        | S 22°59'19" E | 156.26'  |
| L16        | N 81°26'58" W | 86.49'   |
| L17        | S 19°31'11" W | 86.55'   |
| L18        | N 05°36'32" W | 10.76'   |
| L19        | N 48°50'05" W | 101.09'  |
| L20        | N 08°28'20" E | 51.21'   |
| L21        | S 70°28'02" E | 202.00'  |
| L22        | S 08°28'20" W | 51.21'   |
| L23        | S 48°50'05" E | 101.09'  |
| L24        | S 05°36'32" E | 37.31'   |



- LEGEND**
- A.E. INDICATES AERIAL EASEMENT
  - B.C.C.F. INDICATES BRAZORIA COUNTY CLERK'S FILE
  - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
  - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
  - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
  - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
  - B.L. INDICATES BUILDING LINE
  - C.I.R. INDICATES CAPPED IRON ROD
  - D.E. INDICATES DRAINAGE EASEMENT
  - E.E. INDICATES ELECTRICAL EASEMENT
  - F.N. INDICATES FILE NUMBER
  - FND. INDICATES FOUND
  - I.R. INDICATES IRON ROD
  - NO. INDICATES NUMBER
  - PG. INDICATES PAGE
  - P.O.B. INDICATES POINT OF BEGINNING
  - R.O.W. INDICATES RIGHT-OF-WAY
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - U.E. INDICATES UTILITY EASEMENT
  - VOL. INDICATES VOLUME
  - W.L.E. INDICATES WATER LINE EASEMENT
  - INDICATES STREET NAME CHANGE

**FINAL PLAT OF VALENCIA LAKE A**

A SUBDIVISION OF 21.473 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 73, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF OUTLOTS 175, 180, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, AND VOLUME 3, PAGES 139-140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS

0 LOTS      2 RESERVES      1 BLOCK

OCTOBER 19, 2022      JOB NO. 2791-6101

OWNERS:

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

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

**SHEET 2 OF 3**



BEING 21.473 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 73, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF OUTLOTS 175, 180, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, AND VOLUME 3, PAGES 139-140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND A PORTION OF THAT CERTAIN CALLED 18.155 ACRE TRACT DESCRIBED AS TRACT 3 IN THE DEED TO MHI PARTNERSHIP, LTD RECORDED BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2021068982, OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN CALLED 28.056 ACRE TRACT DESCRIBED AS TRACT 4 IN THE DEED TO PHHOU - SOWELL 112, LLC BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2021068983, B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED 418.432 ACRE TRACT DESCRIBED AS TRACT 1 IN THE DEED TO VALENCIA 288, LLC BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2021068486, B.C.O.P.R., SAID 21.473 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND MARKING THE SOUTH CORNER OF SAID 18.155 ACRE TRACT, SAID 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET LYING IN THE NORTH RIGHT-OF-WAY LINE OF A 40 FOOT WIDE DEDICATED ROAD, AS SHOWN IN VOLUME 1 PAGE 71-72, (B.C.M.R.) FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "S ADAMS RPLS 3666" BEARS NORTH 05° 54' 03" WEST, 0.73 FEET;

THENCE, NORTH 70° 26' 02" WEST, ALONG THE SOUTH LINE OF SAID 18.155 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 418.432 ACRE TRACT, COMMON TO THE NORTH RIGHT-OF-WAY LINE OF SAID 40 FOOT WIDE DEDICATED ROAD, 197.31 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 05° 36' 32" WEST, DEPARTING SAID COMMON LINE, 10.76 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 82.99 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 43° 13' 33", AND A CHORD WHICH BEARS NORTH 27° 13' 18" WEST, 81.03 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 49° 50' 05" WEST, 101.09 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 240.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 57° 18' 24", AND A CHORD WHICH BEARS NORTH 20° 10' 52" WEST, 230.16 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 08° 28' 20" EAST, 51.21 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 28.13 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 06° 11' 54", AND A CHORD WHICH BEARS NORTH 09° 22' 23" EAST, 28.11 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 02° 16' 26" EAST, 254.54 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 28.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 03° 29' 39", AND A CHORD WHICH BEARS NORTH 00° 31' 36" EAST, 28.05 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 88° 46' 47" EAST, 101.02 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 32° 20' 30" EAST, 113.56 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 65° 47' 06" EAST, 112.71 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 79° 48' 21" EAST, 76.54 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 76° 03' 37" EAST, 446.08 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 72° 46' 26" EAST, 293.23 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 59° 51' 35" EAST, 86.17 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 53° 24' 13" EAST, 61.80 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 47° 33' 05" EAST, 61.76 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 41° 10' 54" EAST, 61.76 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 37° 17' 47" EAST, 30.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 30° 59' 11" EAST, 68.87 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 26° 38' 16" EAST, 151.61 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 53° 29' 41" EAST, 55.90 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 26° 56' 14" EAST, 110.22 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 67° 00' 41" EAST, 52.21 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 22° 59' 19" EAST, 156.26 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 943.80 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,740.00 FEET, A CENTRAL ANGLE OF 31° 04' 41", AND A CHORD WHICH BEARS SOUTH 07° 26' 59" EAST, 932.27 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 81° 26' 58" WEST, 86.49 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 19° 31' 11" WEST, 86.55 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, SAID 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET LYING ON THE NORTH LINE OF BLUEWATER LAKES, SECTION 6, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2021010722, B.C.O.P.R., COMMON TO THE SOUTH LINE OF THE AFOREMENTIONED 28.056 ACRE TRACT;

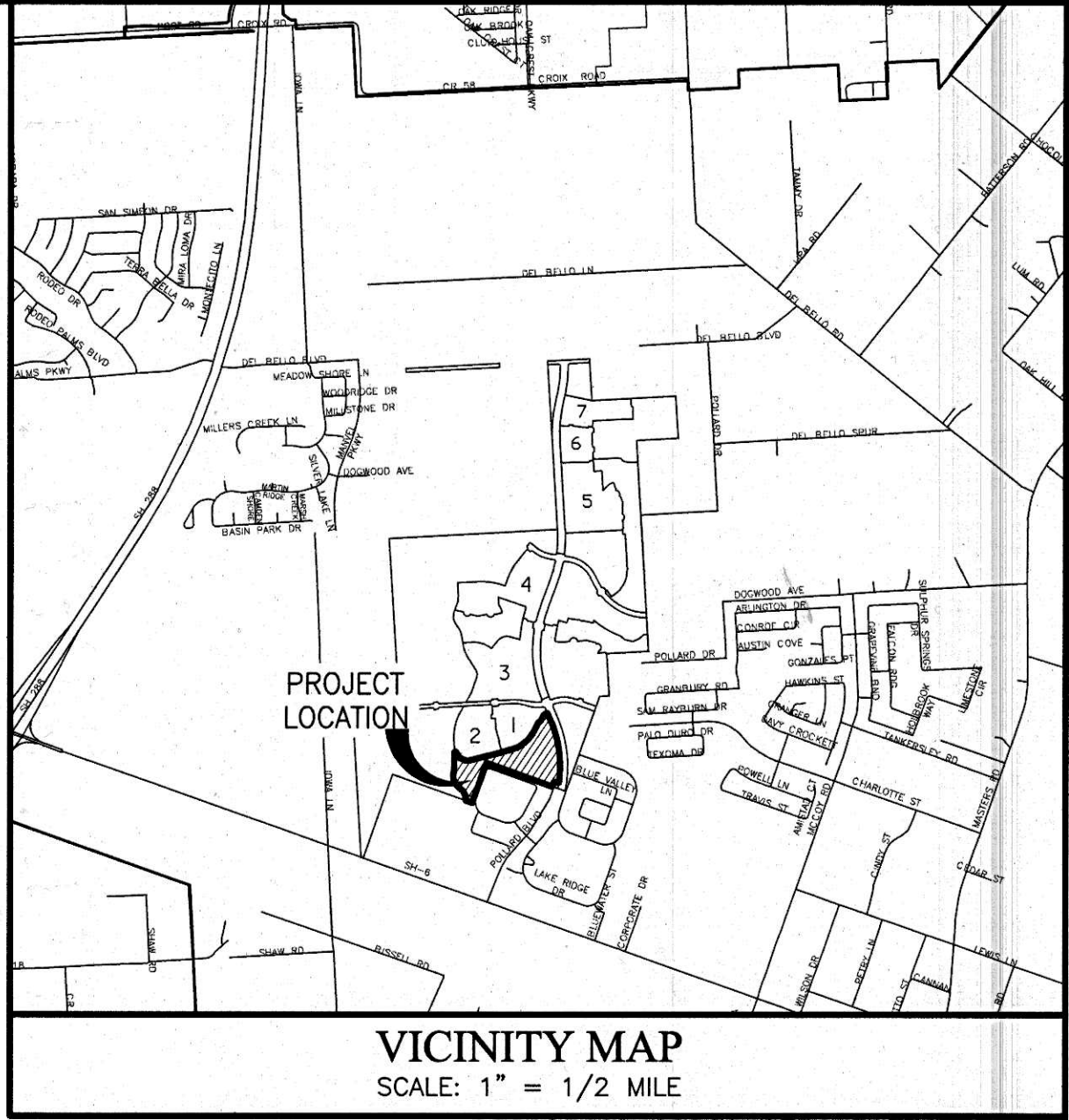
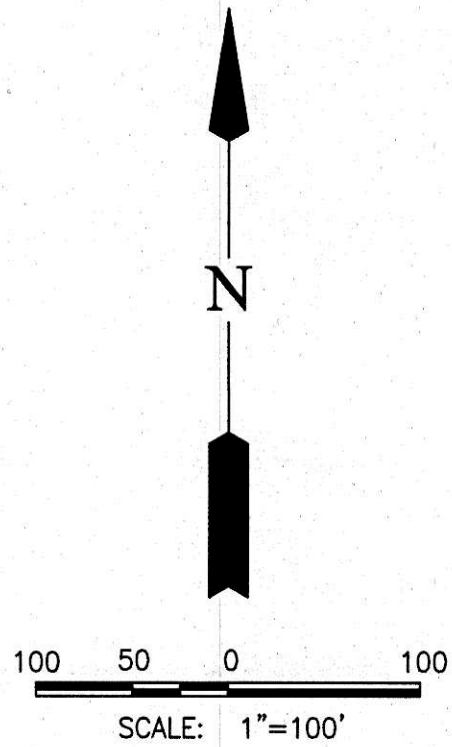
THENCE, NORTH 70° 28' 49" WEST, PARTIALLY ALONG SAID COMMON LINE, AT 955.68 FEET PASSING A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR AN EASTERLY CORNER OF SAID 18.155 ACRE TRACT, CONTINUING ALONG THE NORTH LINE OF BLUEWATER LAKES, SECTION 6. SAME BEING THE

SOUTH LINE OF SAID 18.155 ACRE TRACT FOR A TOTAL DISTANCE OF 1,077.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND MARKING THE NORTHWEST CORNER OF SAID BLUEWATER LAKES, SECTION 6. SAME BEING AN INTERIOR SOUTHERLY CORNER OF SAID 18.155 ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "S ADAMS RPLS 3666" BEARS NORTH 03° 19' 39" EAST, 0.47 FEET;

THENCE, SOUTH 19° 29' 54" WEST, DEPARTING SAID COMMON LINE, AND ALONG THE EAST LINE OF SAID 18.155 ACRE TRACT, SAID POINT LYING ON THE EAST LINE OF OUTLOT 175, SAME BEING THE WEST LINE OF OUTLOT 180, SAME BEING THE WEST LINE OF SAID BLUEWATER LAKES, SECTION 6, 659.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.473 ACRES OF LAND.

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0647, DATED SEPTEMBER 30, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986357.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
- BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED ±336" SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.  
ELEV. = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- TBM-INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107" EASET OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19" NORTH OF THE CENTERLINE OF RIDGE CREST LANE.  
ELEV. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- THIS TRACT LIES WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 20, 2020, MAP NO. 48039C0110K AND 48039C0130K.  
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PRIVATE EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION OR CENTER OF STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (3) 12 INCHES ABOVE FINISHED GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3 AT THE TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- 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 ARE REQUIRED ON ALL PROPERTY.
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.



VICINITY MAP  
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653T

LEGEND

|            |                                                   |
|------------|---------------------------------------------------|
| A.E.       | INDICATES AERIAL EASEMENT                         |
| B.C.C.F.   | INDICATES BRAZORIA COUNTY CLERK'S FILE            |
| B.C.D.R.   | INDICATES BRAZORIA COUNTY DEED RECORDS            |
| B.C.O.R.   | INDICATES BRAZORIA COUNTY OFFICIAL RECORDS        |
| B.C.O.P.R. | INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS |
| B.C.P.R.   | INDICATES BRAZORIA COUNTY PLAT RECORDS            |
| B.L.       | INDICATES BUILDING LINE                           |
| C.I.R.     | INDICATES CAPPED IRON ROD                         |
| D.E.       | INDICATES DRAINAGE EASEMENT                       |
| E.E.       | INDICATES ELECTRICAL EASEMENT                     |
| F.N.       | INDICATES FILE NUMBER                             |
| FND.       | INDICATES FOUND                                   |
| I.R.       | INDICATES IRON ROD                                |
| NO.        | INDICATES NUMBER                                  |
| PG.        | INDICATES PAGE                                    |
| P.O.B.     | INDICATES POINT OF BEGINNING                      |
| R.O.W.     | INDICATES RIGHT-OF-WAY                            |
| S.S.E.     | INDICATES SANITARY SEWER EASEMENT                 |
| STM.S.E.   | INDICATES STORM SEWER EASEMENT                    |
| U.E.       | INDICATES UTILITY EASEMENT                        |
| VOL.       | INDICATES VOLUME                                  |
| W.L.E.     | INDICATES WATER LINE EASEMENT                     |
| ↔          | INDICATES STREET NAME CHANGE                      |

FINAL PLAT OF  
VALENCIA  
LAKE A

A SUBDIVISION OF 21.473 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 73, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF OUTLOTS 175, 180, AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, AND VOLUME 3, PAGES 139-140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS

0 LOTS      2 RESERVES      1 BLOCK  
OCTOBER 19, 2022      JOB NO. 2791-6101

OWNERS:

VALENCIA 288, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
BRIAN CARLOCK, SENIOR VICE PRESIDENT  
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219  
PH: 214-303-5535

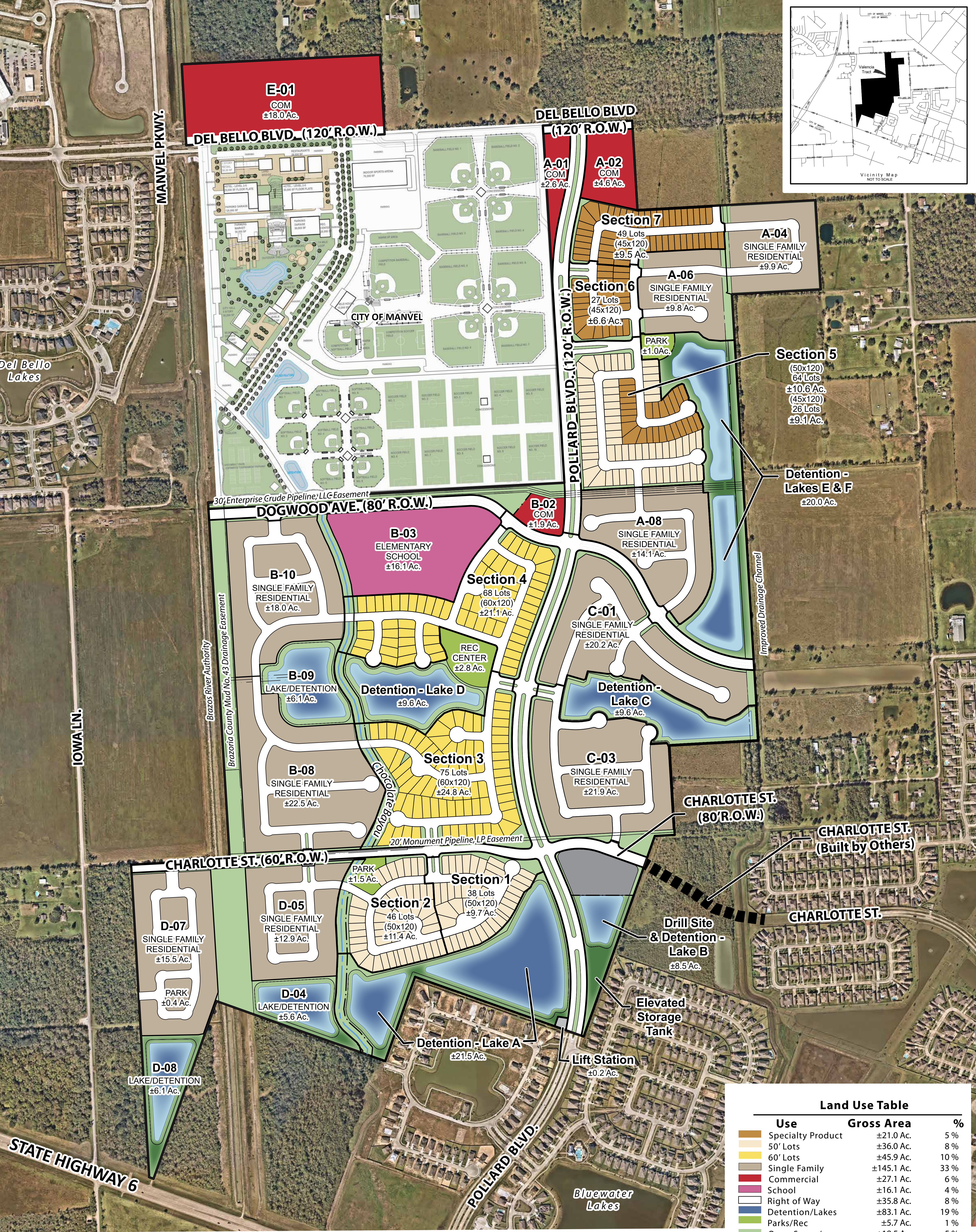
PHHOU - SOWELL 112, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
ROBERT MOORE, SENIOR VICE PRESIDENT,  
DEVELOPMENT  
9000 GULF FREEWAY  
HOUSTON, TEXAS 77017  
PH: 713-948-6631

MHI PARTNERSHIP, LTD.  
A TEXAS LIMITED PARTNERSHIP  
GARY TESCH, PRESIDENT  
7676 WOODWAY, SUITE 104  
HOUSTON, TEXAS 77063  
PH: 713-952-6767

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

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





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

Reference Date: 07.19.2022



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

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

NOTES:

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

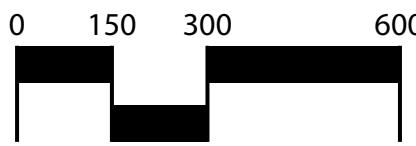
CITY COUNCIL

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

Planning, Development, and Zoning Commission

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

PREPARED FOR:  
**HILLWOOD RESIDENTIAL**



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





# City of Manvel

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

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

## AGENDA REQUEST

**REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING**

Meeting Requested: (Please check applicable meeting)

|                                |                                     |              |                          |      |                          |
|--------------------------------|-------------------------------------|--------------|--------------------------|------|--------------------------|
| Planning, Development & Zoning | <input checked="" type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input type="checkbox"/> |
|--------------------------------|-------------------------------------|--------------|--------------------------|------|--------------------------|

Date of Request:

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE FIRST AND THIRD MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND SECOND AND FOURTH MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT [www.cityofmanvel.com](http://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:

Daytime Phone:  Fax Number:

E-mail Address:

Description of Request and Physical Address:

|                                                                                                  |
|--------------------------------------------------------------------------------------------------|
| Consideration and possible action to approve the final plat of Valencia Lake C, being a          |
| subdivision of 9.983 acres of land out of the H.T. & B.R.R. Co. Survey, Section 73, A-301, _____ |
| Brazoria County, Texas, being lots 31, 39, 47 of the Allison Richey Gulf Coast Home Company      |
| Part of the Suburban Gardens Sec. 73, Vol. 2 Pgs. 91 & 92, Brazoria County Plat Records.         |
|                                                                                                  |

### Plats:

Preliminary  
Final ☒

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE TURNED IN 7 CALENDAR DAYS PRIOR TO THE MEETING.

BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

SIGNATURE

DATE





## DEVELOPMENT SERVICES DEPARTMENT

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

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

|                               |                              |
|-------------------------------|------------------------------|
| <b>Plat Name:</b>             | Valencia Lake C - Final Plat |
| <b>Applicant:</b>             | Lacey Bell, LJA Engineering  |
| <b>PD&amp;Z Meeting Date:</b> | November 14, 2022            |
| <b>Recommendation:</b>        | Approval                     |
| <b>Submitted By:</b>          | Jose Abraham, City Planner   |

#### **BACKGROUND/ REVIEW NOTES**

- *The subject site is a detention reserve within the Valencia Master Planned Community. A master plan was approved by City Council in August 2022.*
- *The subject site is located on the east side of proposed Pollard Boulevard extension.*
- *The proposed plat conforms to the approved preliminary plat.*
- *The proposed plat includes 9.983 acres of land and creates two reserves for detention and drainage purposes.*

#### **STAFF RECOMMENDATION**

The City staff recommends approval of this proposed plat: *Valencia Lake C - Final Plat*





## DEVELOPMENT SERVICES DEPARTMENT

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

## Plat Exhibit

[illegible]











STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH GARY TESCH, PRESIDENT, BEING AN OFFICER OF MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, AND PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT BEING AN OFFICER OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE MEMBER OF PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA LAKE C, 9.983 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOTS 31, 39, AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, SECTION 73, RECORDED UNDER VOL. 2, PAGES 91-92, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AS DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF VALENCIA LAKE C, 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 AREAE.

IN TESTIMONY HERETO, MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GARY TESCH, ITS PRESIDENT, THEREUNTO AUTHORIZED

THIS 31 DAY OF October, 2022.

BY: MHI PARTNERSHIP, LTD.,  
A TEXAS LIMITED PARTNERSHIP

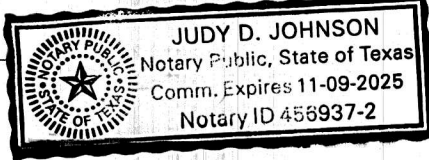
BY: Gary Tesch  
GARY TESCH, PRESIDENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY TESCH, PRESIDENT OF MHI PARTNERSHIP, 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 IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 31<sup>st</sup> DAY OF October, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



IN TESTIMONY HERETO, PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE MEMBER OF PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, THEREUNTO AUTHORIZED

THIS 27<sup>th</sup> DAY OF OCTOBER, 2022.

BY: PHHOU-SOWELL 112, LLC  
A TEXAS LIMITED LIABILITY COMPANY

BY: PH LAND HOLDINGS, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
ITS SOLE MEMBER

BY: Robert Moore  
ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27<sup>th</sup> DAY OF October, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

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

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



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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

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 HYDOMULCH SEEDED.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH THE STORM SEWER SECTION 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 THIS PLAT OF " VALENCIA LAKE C" AS SHOWN HEREON

THIS 1 DAY OF November, 2022.

BY: Ricky Kuleczka  
RICKY KULECZKA, COMMISSIONER

BY: Alfred Froberg  
ALFRED FROBERG, C.E., C.S.  
COMMISSIONER

BY: Dong N. Le  
DONG N. LE, C.E., C.S.  
DISTRICT ENGINEER

BEING 9.983 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOTS 31, 39, AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, SECTION 73, AS SHOWN ON THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.), A PORTION OF THAT CERTAIN CALLED 27.948 ACRE TRACT DESCRIBED AS TRACT 2 IN THE DEED TO MHI PARTNERSHIP, LTD. BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2021068983, OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), AN A PORTION OF THAT CERTAIN CALLED 29.905 ACRE TRACT DESCRIBED AS TRACT 3 IN THE DEED TO PHHOU-SOWELL 112, LLC, RECORDED BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2021068983, B.C.O.P.R., SAID 9.983 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR A NORTHEASTERLY CORNER OF SAID 27.948 ACRE TRACT BEARS NORTH 03° 24' 43" WEST, 40.11 FEET, SAID 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET LYING ON THE EAST LINE OF THAT CERTAIN CALLED 418.432 ACRE TRACT DESCRIBED AS TRACT 1 IN THE DEED TO VALENCIA 288, LLC BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068486 AND SAID LOT 47, SAME BEING THE WEST LINE OF THAT CERTAIN CALLED 50.000 ACRE TRACT DESCRIBED AS TRACT 1 IN THE DEED TO ALVIN INDEPENDENT SCHOOL DISTRICT BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021066368, B.C.O.P.R., AND LOT 53 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73;

THENCE, SOUTH 03° 24' 33" EAST, ALONG THE WEST LINE OF SAID LOT 53, SAME BEING THE EAST LINE OF SAID LOT 47, AND ALONG THE WEST LINE OF THAT CERTAIN CALLED 10.00 ACRE TRACT DESCRIBED IN THE DEED TO MSPARK LLC BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2019049329, B.C.O.P.R., 522.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF SAID 10 ACRE TRACT, SAME BEING A NORTHWEST CORNER OF THAT CERTAIN CALLED 1 ACRE TRACT DESCRIBED AS TRACT 2 IN THE DEED TO ROGER HERNANDEZ GRANARILLAS AND SHEILA M. ROSARIO CRESPO BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2015020927, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, B.C.O.P.R., SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 10-ACRE TRACT DESCRIBED AS LOT 48 IN THE DEED TO BATEAU J. BATEAU BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2019001447, B.C.O.P.R., SAME BEING AN EASTERLY CORNER OF SAID 29.905 ACRE TRACT;

THENCE, SOUTH 86° 49' 54" WEST, ALONG THE SOUTH LINE OF SAID LOT 47, SAME BEING AN INTERIOR EASTERLY LINE OF SAID 29.905 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID BRAD J. BATEAU TRACT AND SAID LOT 48, AT 30.03 FEET PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED "S ADAMS RPLS 3666" FOUND FOR REFERENCE, AND CONTINUING ALONG SAID COMMON LINE AT 658.16 FEET PASSES A 1/2 INCH IRON ROD WITH CAP STAMPED "S ADAMS RPLS 3666" FOUND FOR THE COMMON CORNER OF LOTS 39, 40, 47, AND 48, AND CONTINUING ALONG THE NORTH LINE OF LOT 40, SAME BEING THE SOUTH LINE OF SAID LOT 39 FOR A TOTAL DISTANCE OF 668.16 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 03° 24' 33" WEST, DEPARTING SAID COMMON LINE, 8.17 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 48° 24' 33" WEST, 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 86° 35' 27" WEST, 118.24 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 16.50 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 03° 30' 03", AND A CHORD WHICH BEARS NORTH 11° 11' 15" EAST, 18.49 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 177.70 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 169° 41' 31", AND A CHORD WHICH BEARS NORTH 22° 18' 50" WEST, 119.51 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 17° 09' 36" WEST, 20.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 77° 08' 51" WEST, 149.99 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 83° 25' 06" WEST, 140.22 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 166.89 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 159° 22' 15", AND A CHORD WHICH BEARS NORTH 82° 37' 50" WEST, 118.06 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 26.38 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 60° 27' 10", AND A CHORD WHICH BEARS SOUTH 47° 54' 37" WEST, 25.17 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 128.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 15° 39' 46", AND A CHORD WHICH BEARS SOUTH 85° 58' 05" WEST, 128.08 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 86° 12' 02" WEST, 66.93 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 40.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 51' 34", AND A CHORD WHICH BEARS NORTH 40° 16' 15" WEST, 35.92 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 316.20 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,720.00 FEET, A CENTRAL ANGLE OF 10° 31' 59", AND A CHORD WHICH BEARS NORTH 10° 55' 32" EAST, 315.76 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 73° 48' 28" EAST, 127.10 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 60° 56' 30" EAST, 14.08 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 15° 41' 29" EAST, 58.96 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 82° 26' 40" EAST, 149.62 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 84° 59' 59" EAST, 22.88 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 82.34 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 78° 37' 49", AND A CHORD WHICH BEARS SOUTH 78° 16' 45" EAST, 76.03 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 61° 33' 29" EAST, 22.88 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 78° 16' 45" EAST, 120.08 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 56° 43' 15" EAST, 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 11° 43' 15" EAST, 31.91 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 50° 37' 26" EAST, 59.20 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 53° 38' 44" EAST, 76.85 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 57° 03' 34" EAST, 76.85 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 60° 28' 24" EAST, 76.85 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 63° 52' 00" EAST, 76.32 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 65° 19' 41" EAST, 140.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 46° 41' 52" EAST, 73.87 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

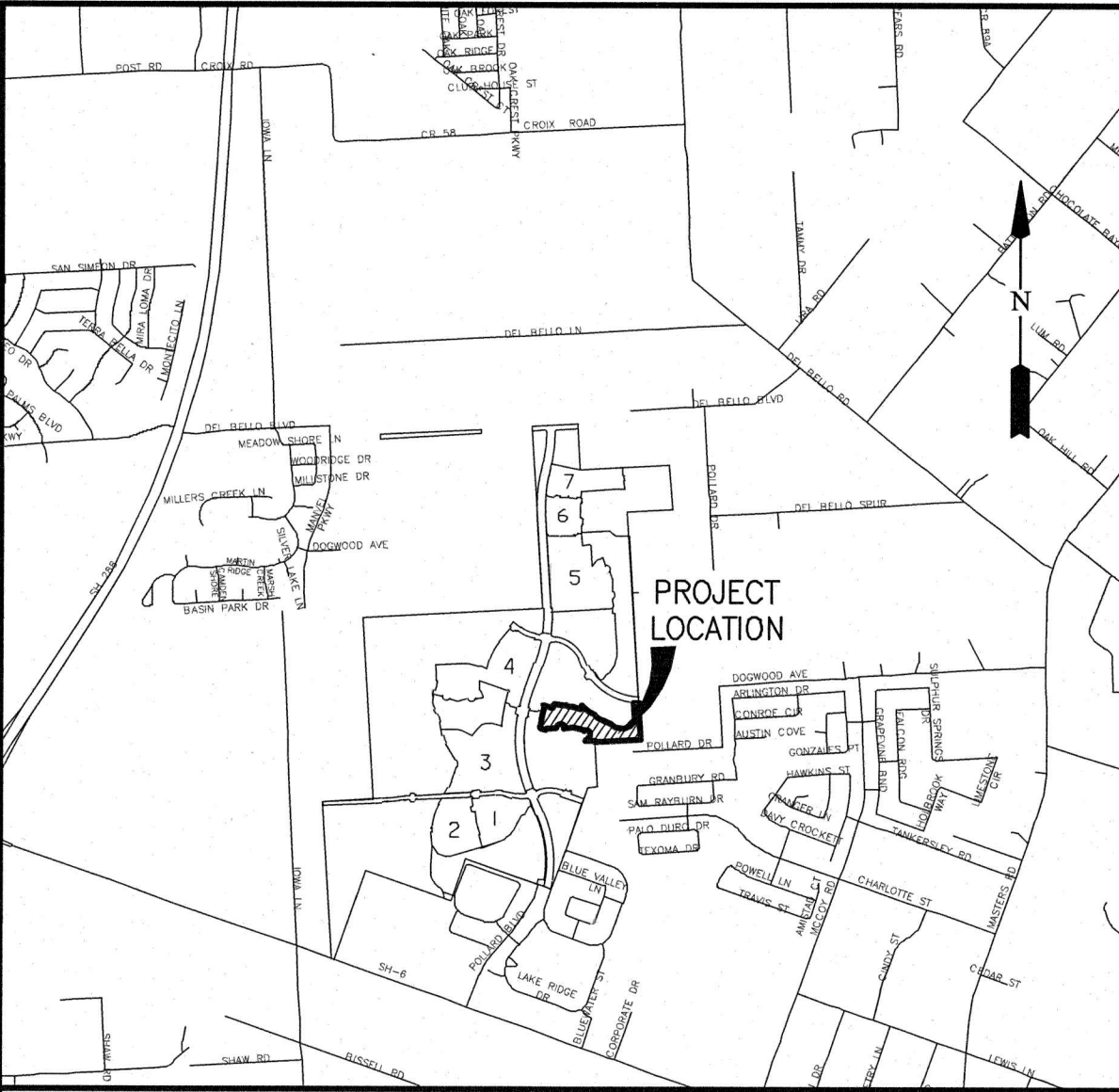
THENCE, SOUTH 78° 01' 32" EAST, 127.84 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 65° 24' 04" EAST, 110.55 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 48° 29' 15" EAST, 92.46 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 03° 24' 33" WEST, 266.20 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 60.35 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 03° 40' 42", AND A CHORD WHICH BEARS SOUTH 87° 21' 05" EAST, 60.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.983 ACRES OF LAND.



VICINITY MAP  
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652D

## FINAL PLAT OF VALENCIA LAKE C

A SUBDIVISION OF 9.983 ACRES OF LAND LOCATED IN THE H.T. & B. R. R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING LOTS 31, 39, 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOL. 2 PAGES 91& 92 BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.)

0 LOTS      2 RESERVES      1 BLOCK

OCTOBER 19, 2022      JOB NO. 2791-6103

OWNERS:

PHHOU - SOWELL 112, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
ROBERT MOORE, SENIOR VICE PRESIDENT,  
DEVELOPMENT  
9000 GULF FREEWAY  
HOUSTON, TEXAS 77017  
PH: 713-948-6631

SURVEYOR:

LJA Surveying, Inc.

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

MHI PARTNERSHIP, LTD.  
A TEXAS LIMITED PARTNERSHIP  
GARY TESCH, PRESIDENT  
7676 WOODWAY, SUITE 104  
HOUSTON, TEXAS 77063  
PH: 713-952-6767

ENGINEER:

LJA Engineering, Inc.

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



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 73°48'28" E | 127.10'  |
| L2         | N 60°56'30" E | 14.08'   |
| L3         | N 15°41'29" E | 58.96'   |
| L4         | S 82°26'40" E | 149.62'  |
| L5         | N 84°59'59" E | 22.88'   |
| L6         | S 61°33'29" E | 22.88'   |
| L7         | S 78°16'45" E | 120.08'  |
| L8         | N 56°43'15" E | 14.14'   |
| L9         | N 11°43'15" E | 31.91'   |
| L10        | S 50°37'26" E | 59.20'   |
| L11        | S 53°38'44" E | 76.85'   |
| L12        | S 57°03'34" E | 76.85'   |
| L13        | S 60°28'24" E | 76.85'   |
| L14        | S 63°52'00" E | 76.32'   |
| L15        | S 65°19'41" E | 140.00'  |
| L16        | S 46°41'52" E | 73.87'   |
| L17        | S 78°01'32" E | 127.84'  |
| L18        | N 65°24'04" E | 110.55'  |
| L19        | N 48°29'15" E | 92.46'   |
| L20        | N 03°24'33" W | 8.17'    |
| L21        | N 48°24'33" W | 14.14'   |
| L22        | S 86°35'27" W | 118.24'  |
| L23        | N 17°09'36" W | 20.00'   |
| L24        | N 77°08'51" W | 149.99'  |
| L25        | S 83°25'06" W | 140.22'  |
| L26        | N 86°12'02" W | 66.93'   |

| CURVE TABLE |          |            |         |               |         |
|-------------|----------|------------|---------|---------------|---------|
| CURVE       | RADIUS   | DELTA      | ARC     | CHORD BEARING | CHORD   |
| C1          | 60.00'   | 78°37'49"  | 82.34'  | S 78°16'45" E | 76.03'  |
| C2          | 940.00'  | 3°40'42"   | 60.35'  | S 87°21'05" E | 60.34'  |
| C3          | 270.00'  | 3°30'03"   | 16.50'  | N 11°11'15" E | 16.49'  |
| C4          | 25.00'   | 49°35'38"  | 21.64'  | N 37°44'06" E | 20.97'  |
| C5          | 60.00'   | 169°41'31" | 177.70' | N 22°18'50" W | 119.51' |
| C6          | 60.00'   | 159°22'15" | 166.89' | N 82°37'50" W | 118.05' |
| C7          | 25.00'   | 60°27'10"  | 26.38'  | S 47°54'37" W | 25.17'  |
| C8          | 470.00'  | 15°39'46"  | 128.48' | S 85°58'05" W | 128.08' |
| C9          | 25.00'   | 91°51'34"  | 40.08'  | N 40°16'15" W | 35.92'  |
| C10         | 1720.00' | 10°31'59"  | 316.20' | N 10°55'32" E | 315.76' |

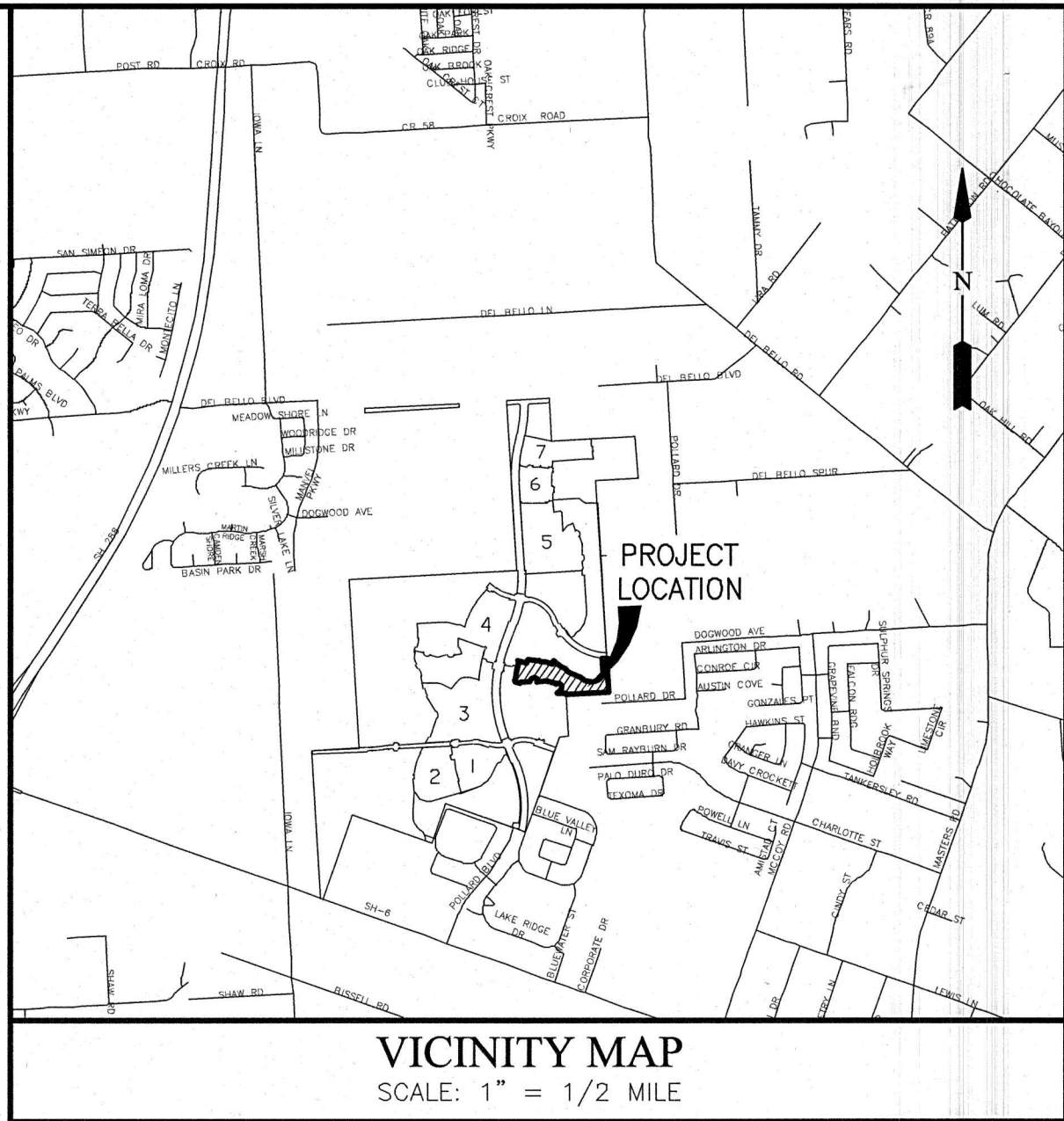
| RESERVE TABLE |         |         |                                                |                       |
|---------------|---------|---------|------------------------------------------------|-----------------------|
| RESERVE       | ACREAGE | SQ.FT.  | TYPE                                           | MAINTENANCE/OWNERSHIP |
| A             | 9.260   | 403,352 | RESTRICTED TO LAKE/DETENTION/LANDSCAPE/AMENITY | BCMUD 83              |
| B             | 0.723   | 31,506  | RESTRICTED TO DRAINAGE                         | BCMUD 83/BCCRD #3     |
| TOTAL         | 9.983   | 434,858 |                                                |                       |

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0649, DATED OCTOBER 3, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986357.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
- BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED ±336' SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.  
ELEV. = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- TBM-INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.  
ELEV. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- THIS TRACT LIES WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0130K.

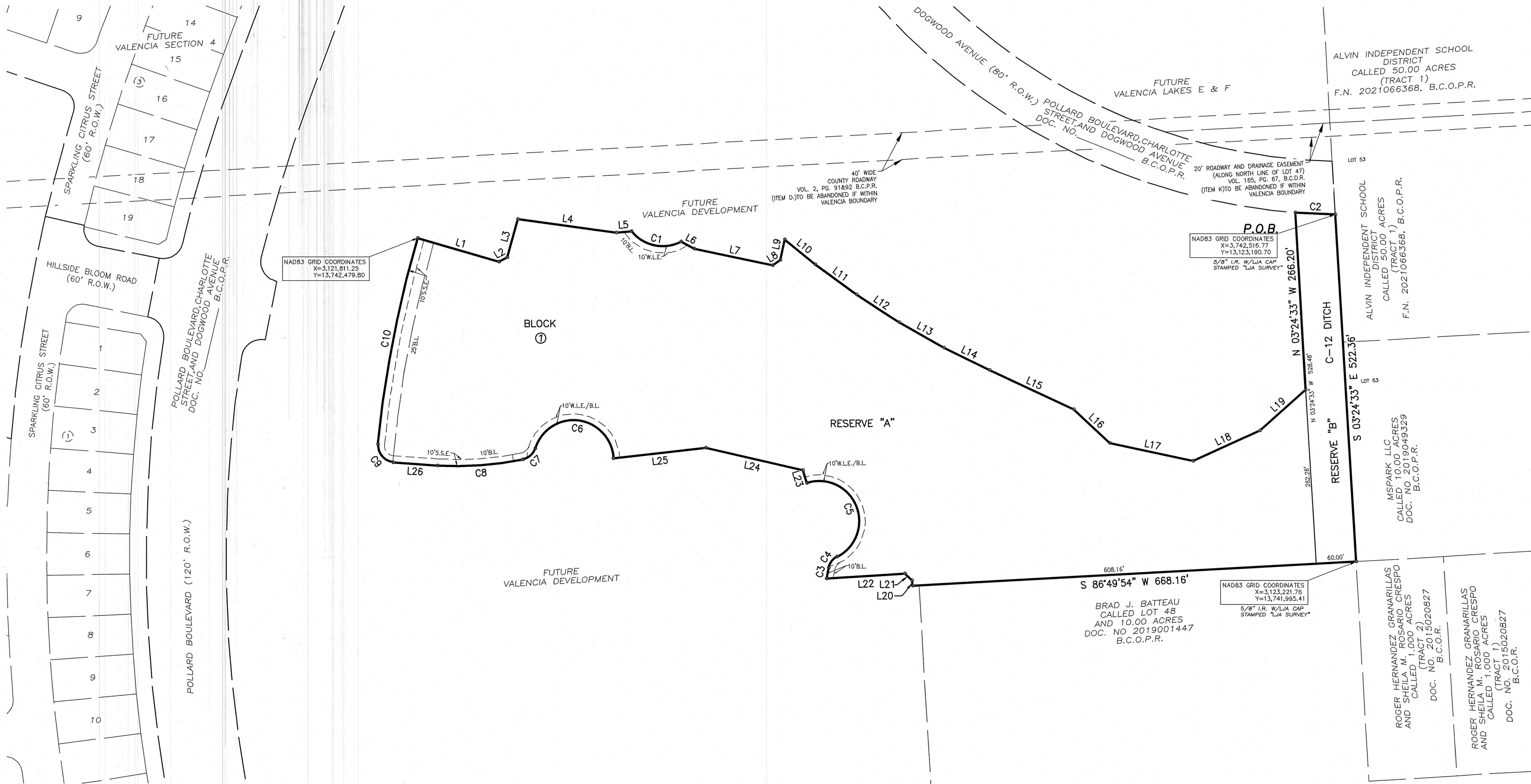
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION OR CENTER OF STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3 AT THE TIME OF PLATING.
- 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.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- 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 ARE REQUIRED ON ALL PROPERTY.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.



VICINITY MAP  
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652D



LEGEND

- A.E. INDICATES AERIAL EASEMENT
- B.C.C.F. INDICATES BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
- B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
- B.L. INDICATES BUILDING LINE
- C.I.R. INDICATES CAPPED IRON ROD
- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- F.N. INDICATES FILE NUMBER
- FND. INDICATES FOUND
- I.R. INDICATES IRON ROD
- NO. INDICATES NUMBER
- PG. INDICATES PAGE
- P.O.B. INDICATES POINT OF BEGINNING
- R.O.W. INDICATES RIGHT-OF-WAY
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM-S.E. INDICATES STORM SEWER EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- VOL. INDICATES VOLUME
- W.L.E. INDICATES WATER LINE EASEMENT
- INDICATES STREET NAME CHANGE

FINAL PLAT OF  
VALENCIA  
LAKE C

A SUBDIVISION OF 9.983 ACRES OF LAND LOCATED IN THE H.T. & B. R. R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING LOTS 31, 39, 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOL. 2 PAGES 91& 92 BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.)

0 LOTS 2 RESERVES 1 BLOCK

OCTOBER 19, 2022 JOB NO. 2791-6103

OWNERS:

PHHOU - SOWELL 112, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
ROBERT MOORE, SENIOR VICE PRESIDENT,  
DEVELOPMENT  
9000 GULF FREEWAY  
HOUSTON, TEXAS 77017  
PH: 713-948-6631

MHI PARTNERSHIP, LTD.  
A TEXAS LIMITED PARTNERSHIP  
GARY TESCH, PRESIDENT  
7676 WOODWAY, SUITE 104  
HOUSTON, TEXAS 77063  
PH: 713-952-6767

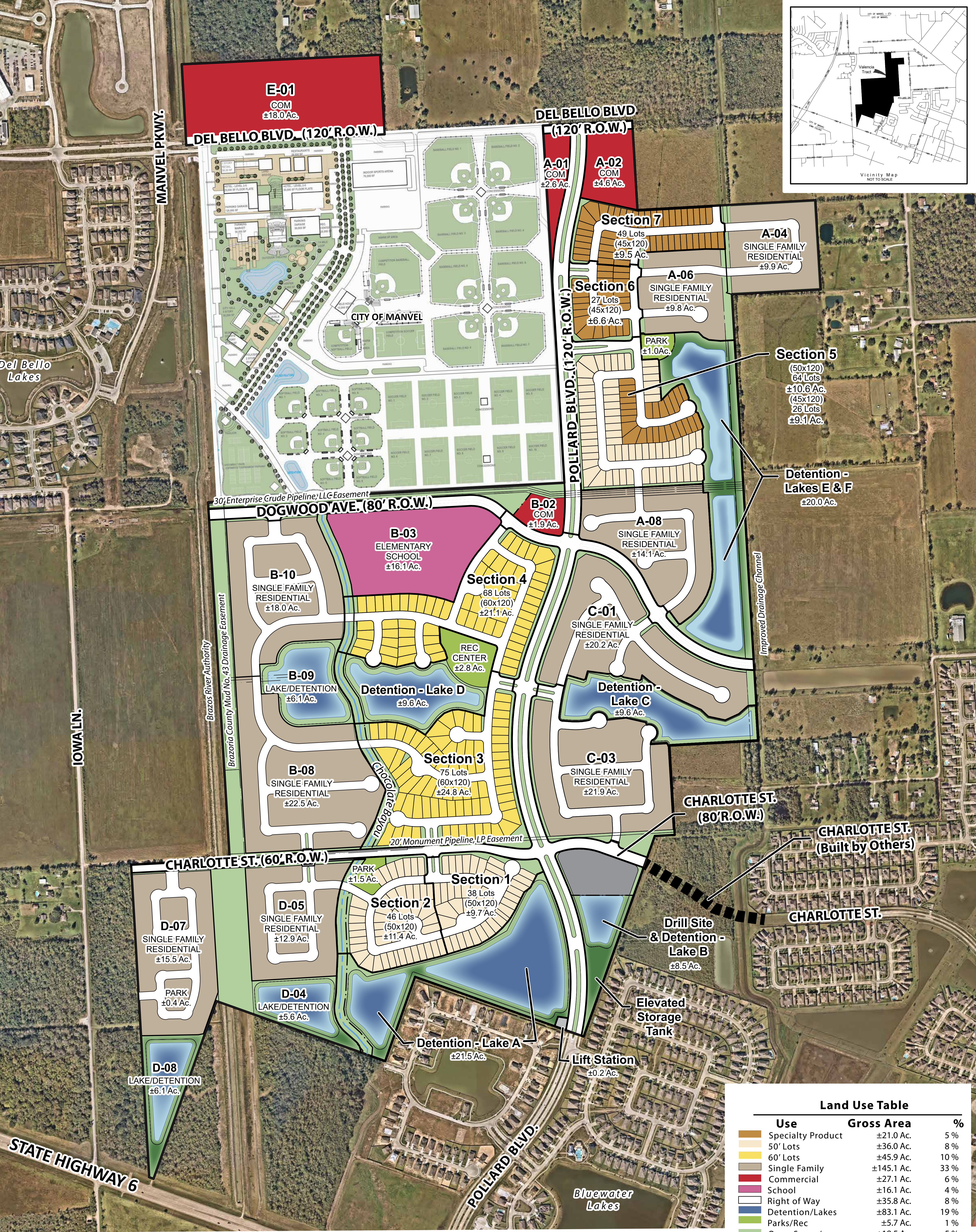
SURVEYOR:

ENGINEER:

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

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





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

Reference Date: 07.19.2022



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

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

NOTES:

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

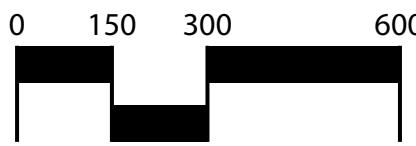
CITY COUNCIL

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

Planning, Development, and Zoning Commission

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

PREPARED FOR:  
**HILLWOOD RESIDENTIAL**



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





# City of Manvel

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

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

## AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

|                                |                                     |              |                          |      |                          |
|--------------------------------|-------------------------------------|--------------|--------------------------|------|--------------------------|
| Planning, Development & Zoning | <input checked="" type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input type="checkbox"/> |
|--------------------------------|-------------------------------------|--------------|--------------------------|------|--------------------------|

Date of Request: November 14, 2022 PDZ

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve the Preliminary Plat for

Meridiana Cadence Drive Phase 1, A subdivision of 2.24 acres out of the Oliver Hall Survey,  
A-203.

**Plats:**

Preliminary X

Final       

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

Brad Sweitzer

SIGNATURE

10/17/22

DATE





## DEVELOPMENT SERVICES DEPARTMENT

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

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

|                               |                                                    |
|-------------------------------|----------------------------------------------------|
| <b>Plat Name:</b>             | Meridiana Cadence Drive Phase 1 – Preliminary Plat |
| <b>Applicant:</b>             | Brad Sweitzer – EHRA Engineering                   |
| <b>PD&amp;Z Meeting Date:</b> | November 14, 2022                                  |
| <b>Recommendation:</b>        | Approval                                           |
| <b>Submitted By:</b>          | Jose Abraham, City Planner                         |

#### **BACKGROUND/ REVIEW NOTES**

- *The proposed plat provides street dedication within Meridiana Master Planned Community.*
- *This proposed subdivision includes 2.24 acres of land being dedicated for the first phase of Cadence Drive right-of-way.*
- *Cadence Drive is a 60-foot-wide neighborhood collector on the west side of Meridiana Parkway.*

#### **STAFF RECOMMENDATION**

The City staff recommends approval of this proposed plat: *Meridiana Cadence Drive Phase 1 – Preliminary Plat*











Z:\Meridiana\_Cadence\_street\_plat\DD5\Meridiana\_Cadence\_Drive\_Phase\_1\_Plot.twg Dct 05, 2022-10:25m Edited by: Nguyen

GENERAL NOTES:

- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies within Zone X.  
  
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. 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.
- B.C.C.F. indicates Brazoria County Clerk's File.  
B.L. indicates Building Line.  
D.E. indicates Drainage Easement.  
M.H. indicates Manhole.  
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P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.E. indicates Sanitary Sewer Easement.  
STM.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.  
x indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance number 2009-O-04, approved on March 3, 2022.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after planning development and zoning commission, unless the final plat has been submitted to planning development and zoning commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the planning development and zoning commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

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) 1981 ADJUSTMENT

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA CADENCE DRIVE PHASE 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

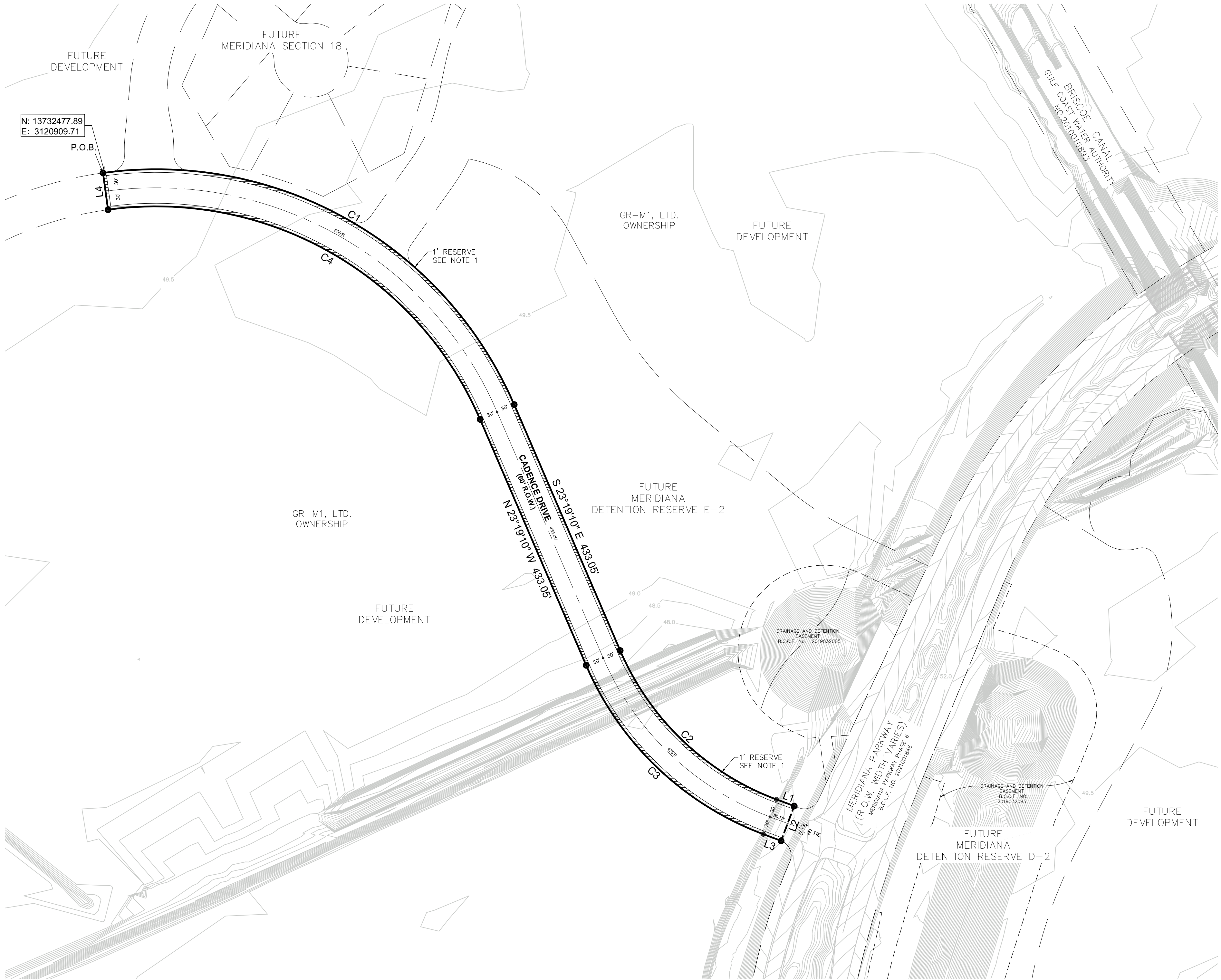
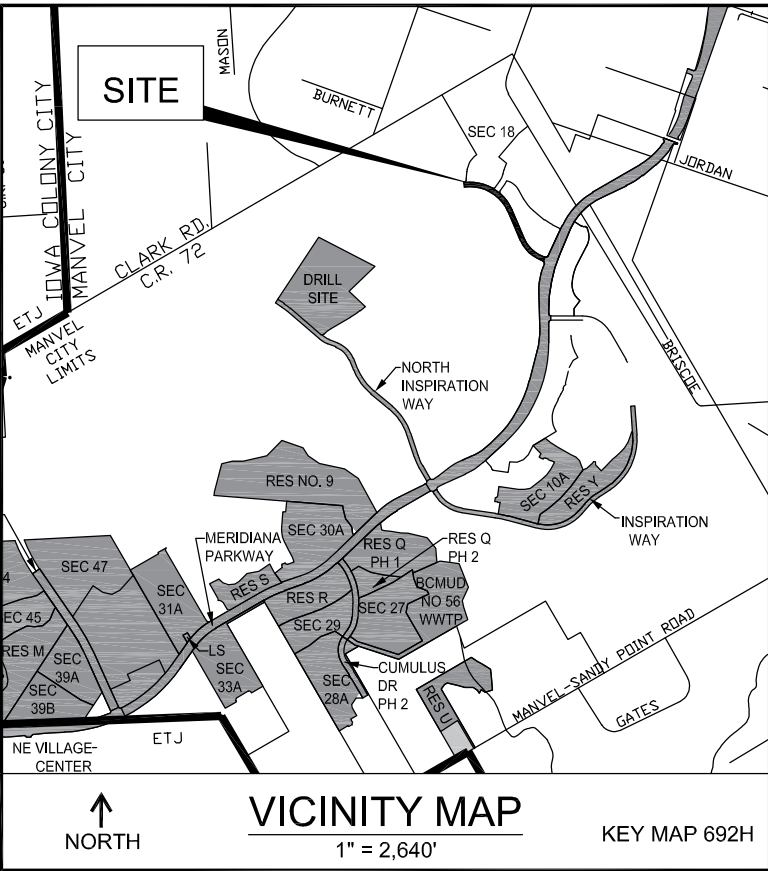
PLANNING, DEVELOPMENT AND ZONING COMMISSION

CURVE TABLE

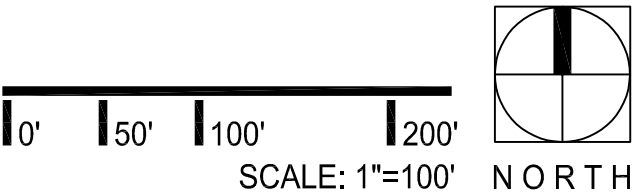
| CURVE | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|------------|---------------|--------------|
| C1    | 630.00' | 819.68'    | S 60°35'34" E | 763.08'      |
| C2    | 445.00' | 358.17'    | S 46°22'39" E | 348.58'      |
| C3    | 505.00' | 34.75'     | N 46°22'39" W | 395.58'      |
| C4    | 570.00' | 737.62'    | N 60°35'34" W | 690.40'      |

LINE TABLE

| LINE | ANGLE         | DISTANCE |
|------|---------------|----------|
| L1   | S 69°26'09" E | 30.79'   |
| L2   | S 20°33'51" W | 60.00'   |
| L3   | N 69°26'09" W | 30.79'   |
| L4   | N 07°51'58" W | 60.00'   |



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



Meridiana Cadence Drive Phase 1 Preliminary Plat

A Subdivision of 2.24 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

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

October 17, 2022



EHRA JOB NO. 081011-129

10011 MEADOWGLEN LANE  
HOUSTON, TEXAS 77042  
WWW.EHRAINCO.COM  
TBP# N- F- 726  
TBP# L- 10092300

These plans 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  
TGPL No. 10092300

ENGINEERING THE FUTURE

EHRA JOB NO.  
081-011-150

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





# City of Manvel

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

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

## AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

|                                |                                     |              |                          |      |                          |
|--------------------------------|-------------------------------------|--------------|--------------------------|------|--------------------------|
| Planning, Development & Zoning | <input checked="" type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input type="checkbox"/> |
|--------------------------------|-------------------------------------|--------------|--------------------------|------|--------------------------|

Date of Request: November 14, 2022 PDZ

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Preliminary Plat for

Meridiana Section 18, A subdivision of 27.05 acres out of the Oliver Hall Survey,  
A-203.

**Plats:**

Preliminary X

Final       

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Brad Sweitzer

SIGNATURE

10/17/22

DATE





## DEVELOPMENT SERVICES DEPARTMENT

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

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

|                               |                                         |
|-------------------------------|-----------------------------------------|
| <b>Plat Name:</b>             | Meridiana Section 18 – Preliminary Plat |
| <b>Applicant:</b>             | Brad Sweitzer – EHRA Engineering        |
| <b>PD&amp;Z Meeting Date:</b> | November 14, 2022                       |
| <b>Recommendation:</b>        | Conditional Approval                    |
| <b>Submitted By:</b>          | Jose Abraham, City Planner              |

#### **BACKGROUND/ REVIEW NOTES**

- *This proposed plat is for a new section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *This proposed plat subdivides 27.08 acres into 76 lots, 5 blocks, and 3 reserves and is located near the intersection of Clark Road and Jordan Road.*
- *Majority of the lots in this section are proposed to be 70 foot or greater in lot width.*
- *The proposed layout of this section does not conform to the proposed alignment of Jordan Road and Clark Road intersection as provided in the Major Thoroughfare Plan (exhibit attached). The O-PUD for Meridiana includes a Circulation plan that was based on Major Thoroughfare Plan which has been updated since the approval of the O-PUD. In response to initial review comments, the applicant has indicated that the current Major Thoroughfare Plan does not apply to the development.*
- *A letter of no objection from Gulf Coast Water Authority (GCWA) will be required at the Final Platting stage since the section abuts a GCWA Canal easement.*

#### **STAFF RECOMMENDATION**

The City staff recommends approval of the Meridiana Section 18 – Preliminary Plat with two (2) conditions. The conditions include:

1. Provide drainage district approval of the proposed drainage plan. The letter of no objection provided does not reference approval of the drainage plans. (Ord No. 2004-0-17, Article II, Section 21. A.14).
2. According to the MUD 55 Operations Report and the current MUD 56 Development Summary, there is not adequate capacity to serve this proposed subdivision. Provide MUD 57 Water and Sewer Summary. (Ord No. 2004-0-17, Article I, Section 1 (c) and Article IV, Section 49)





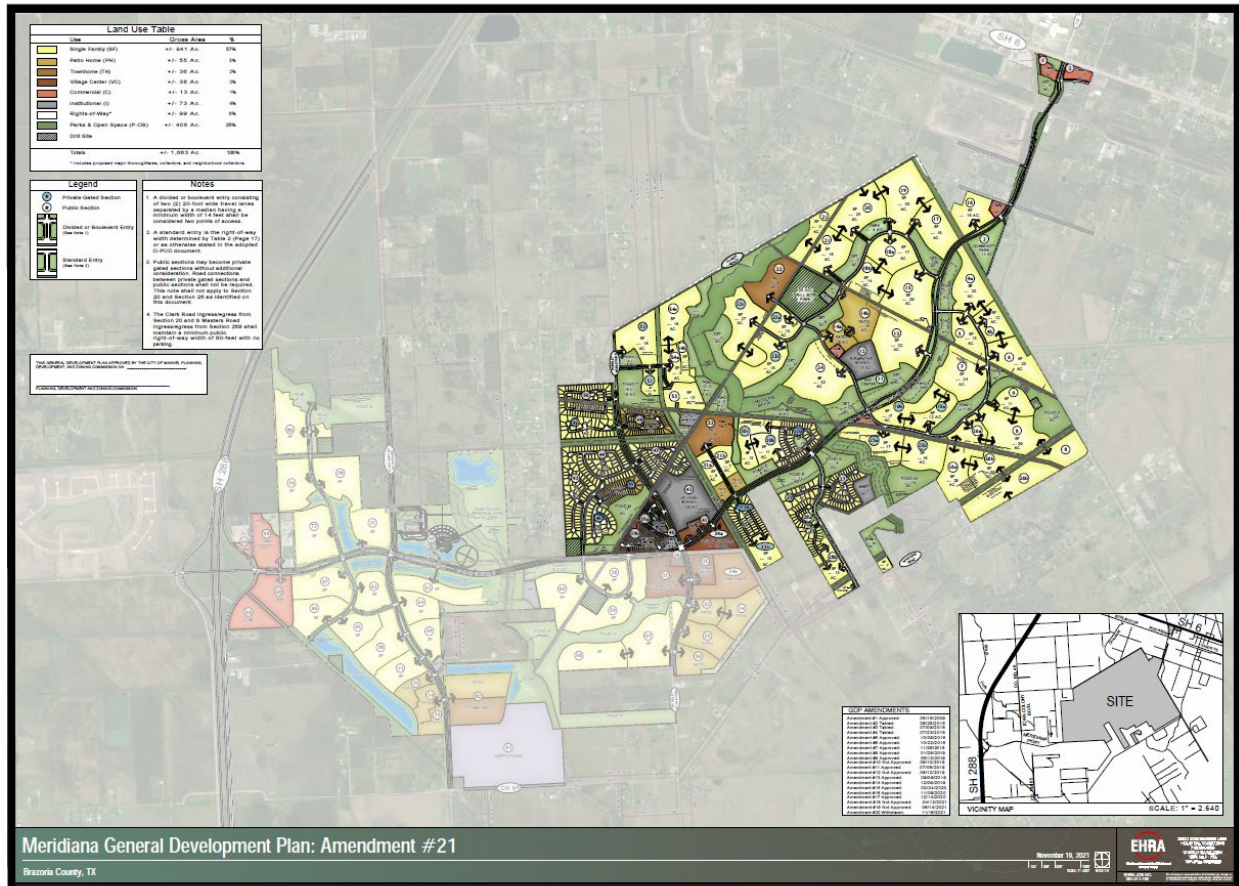




## DEVELOPMENT SERVICES DEPARTMENT

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

### Meridiana General Development Plan Amendment No. 21 (dated November 19, 2021)





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 within Unshaded Zone X.
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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.
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One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.
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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.
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14.

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 18 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.
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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 starting-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 18 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 | 3,731.97  | 0.09    | B.C.M.U.D. NO. 57 |
| B             | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES | 34,805.05 | 0.80    | B.C.M.U.D. NO. 57 |
| C             | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES | 19,641.56 | 0.45    | B.C.M.U.D. NO. 57 |
| TOTAL         |                                           | 58,178.58 | 1.34    | B.C.M.U.D. NO. 57 |

| CURVE TABLE |         |            |               |              |
|-------------|---------|------------|---------------|--------------|
| CURVE       | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1          | 630.00' | 334.21'    | N 81°30'50" W | 330.31'      |
| C2          | 25.00'  | 36.78'     | N 41°08'10" E | 33.56'       |
| C3          | 200.00' | 22.73'     | N 02°14'21" E | 22.71'       |
| C4          | 330.00' | 279.85'    | N 29°47'19" E | 271.54'      |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | ANGLE         | DISTANCE |
| L1         | S 70°28'36" E | 30.80'   |
| L2         | S 56°32'56" W | 78.89'   |
| L3         | S 48°00'19" W | 68.32'   |
| L4         | S 45°36'58" W | 73.11'   |
| L5         | S 47°14'51" E | 8.83'    |
| L6         | S 50°18'28" E | 113.12'  |
| L7         | S 11°40'47" W | 134.33'  |
| L8         | S 25°18'43" W | 88.77'   |
| L9         | N 05°29'40" E | 95.59'   |

LOT SIZE TABLE

| BLOCK NO. | LOT NO. | LOT AREA (SQ. FT.) | *LOT WIDTH (FT.) |
|-----------|---------|--------------------|------------------|
| 1         | 1       | 12,949.61          | 98.58'           |
|           | 2       | 12,016.25          | 70.00'           |
|           | 3       | 16,202.57          | 70.00'           |
|           | 4       | 15,736.52          | 70.00'           |
|           | 5       | 16,517.25          | 70.00'           |
|           | 6       | 11,662.12          | 73.50'           |
|           | 7       | 9,971.70           | 70.01'           |
|           | 8       | 10,430.68          | 71.15'           |
|           | 9       | 16,517.25          | 79.58'           |
|           | 10      | 9,759.66           | 77.50'           |
|           | 11      | 9,272.21           | 77.50'           |
|           | 12      | 9,272.21           | 70.00'           |
| 2         | 1       | 10,712.18          | 76.29'           |
|           | 2       | 9,974.89           | 77.83'           |
|           | 3       | 9,852.31           | 70.11'           |
|           | 4       | 12,677.49          | 70.00'           |
|           | 5       | 19,411.57          | 66.00'           |
|           | 6       | 12,083.92          | 72.56'           |
|           | 7       | 10,986.79          | 70.00'           |
|           | 8       | 9,773.80           | 70.00'           |
|           | 9       | 9,590.00           | 70.00'           |
|           | 10      | 9,590.00           | 70.00'           |
|           | 11      | 9,590.00           | 70.00'           |
|           | 12      | 9,590.00           | 70.00'           |
| 3         | 1       | 13,104.67          | 70.00'           |
|           | 2       | 18,778.53          | 66.00'           |
|           | 3       | 12,083.92          | 72.56'           |
|           | 4       | 10,986.79          | 70.00'           |
|           | 5       | 9,773.80           | 70.00'           |
|           | 6       | 9,590.00           | 70.00'           |
|           | 7       | 9,590.00           | 70.00'           |
|           | 8       | 9,590.00           | 70.00'           |
|           | 9       | 9,590.00           | 70.00'           |
|           | 10      | 9,590.00           | 70.00'           |
|           | 11      | 9,590.00           | 70.00'           |
|           | 12      | 9,590.00           | 70.00'           |
| 4         | 1       | 11,784.02          | 94.11'           |
|           | 2       | 9,100.00           | 70.00'           |
|           | 3       | 9,100.00           | 70.00'           |
|           | 4       | 9,100.00           | 70.00'           |
|           | 5       | 9,100.00           | 70.00'           |
|           | 6       | 9,100.00           | 70.00'           |
|           | 7       | 9,100.00           | 70.00'           |
|           | 8       | 9,100.00           | 70.00'           |
|           | 9       | 9,993.94           | 67.85'           |
|           | 10      | 10,274.60          | 70.13'           |
|           | 11      | 9,457.50           | 72.75'           |
|           | 12      | 9,457.50           | 72.75'           |
| 5         | 1       | 9,457.50           | 72.75'           |
|           | 2       | 9,457.50           | 72.75'           |
|           | 3       | 9,457.50           | 72.75'           |
|           | 4       | 9,457.50           | 72.75'           |
|           | 5       | 9,457.50           | 72.75'           |
|           | 6       | 9,457.50           | 72.75'           |
|           | 7       | 10,274.60          | 70.00'           |
|           | 8       | 10,274.60          | 70.00'           |
|           | 9       | 9,360.00           | 72.00'           |
|           | 10      | 9,360.00           | 72.00'           |
|           | 11      | 9,360.00           | 72.00'           |
|           | 12      | 9,360.00           | 72.00'           |
| 6         | 13      | 9,322.51           | 71.71'           |
|           | 14      | 10,902.46          | 70.00'           |

\* Lot width measured at the front building setback line.

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

BENCHMARK(S):

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



0' 150' 100' 1200'  
SCALE: 1"=100'

Meridiana Section 18 Preliminary Plat

A Subdivision of 27.08 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

76 Lots, 5 Blocks and 3 Reserves

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

November 4, 2022



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

EHRA JOB NO.  
081-011-18

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.





# Meridiana Section 18 Plat Resubmittal

Collector (80' ROW)

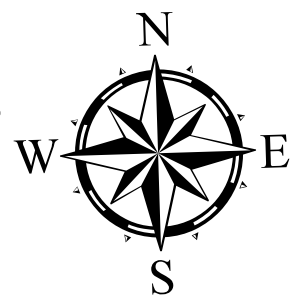
Proposed Collector (80' ROW)

Meridiana Section 18 PPlat

Parcels

| Existing Alignment Option |                                   |
|---------------------------|-----------------------------------|
| Pros                      | Cons                              |
| Existing Footprint        | Design Exception For Design Speed |
| Lowest Cost               | Modified Standard Bridge          |

| Re-Alignment Option              |                          |
|----------------------------------|--------------------------|
| Pros                             | Cons                     |
| No S-Curve                       | Highest Cost             |
| No Design Exception Required     | 96564 SF Row Acquisition |
| Standard Bridge                  |                          |
| Matches Master Thoroughfare Plan |                          |



Scale: 1:900



| 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



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

ENGINEERING THE FUTURE

EHRA JOB NO.  
081-011-150

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