

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



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
December 12, 2022**

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

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

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

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

Regular Session

Call to Order

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

Pledge

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

Public Comments: "Comment Card" Required

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

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 5.7420 ACRE TRACT LOCATED AT 2951 COUNTY ROAD 58, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT (LC) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE CODE 447110 "GASOLINE STATIONS WITH CONVENIENCE STORES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF AN APPROXIMATE 13.82 ACRE TRACT OF LAND LOCATED AT 11700 MAGNOLIA PARKWAY, MANVEL, TEXAS FROM OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF

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.

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: "Consultation with Attorney" to discuss the following:

Pending Litigation – Rise Communities, LLC and GR-MI, LTD. VS. Manvel Planning Development and Zoning Commission, and Jose Abraham, City Planner.

Regular Agenda

- A. Consideration and possible action to forward with recommendation to City Council, **Manvel Palms Master Plan:**
BEING A SUBDIVISION OF 125.58 ACRES OUT OF THE H.T.&B.R.R. CO. SURVEY, SECTION 75, A- 299, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve, **Final Plat for Pomona Section 27:**
BEING A SUBDIVISION OF 85.449 ACRES OF LAND LOCATED IN THE H.T.& B.R.R. CO. SURVEY, SEC 78 (AKA) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1-6, 11-16 AND 22-26 OF SEC 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY

December 12, 2022 PLANNING DEVELOPMENT AND ZONING MEETING

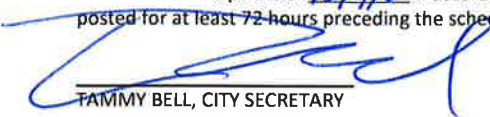
PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOL. 2, PG. 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

- C. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2022-O-31;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 5.742 ACRES LOCATED AT 2951 COUNTY ROAD 58/ CROIX RD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT (LC) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC/ SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE EXISTING USE OF PROPERTY FOR 447110 "GASOLINE STATIONS WITH CONVENIENCE STORES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
- D. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2022-O-32;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND 13.82 ACRES LOCATED AT 11700 MAGNOLIA PARKWAY, CONTAINING 13.82 ACRES, OR 602,164 SQUARE FEET OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 298, BRAZORIA COUNTY, TEXAS, ALSO BEING A RESIDUE OF A CALLED 16.0231 ACRE TRACT DESCRIBED IN DEED TO ARAMCO INVESTMENT GROUP, AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F. NO. 2010005107), FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO LIGHT COMMERCIAL DISTRICT (LC); PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
- E. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.
- F. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the 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 12/9/22 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
November 28, 2022

MINUTES 11/28/2022

Regular Session

Call to Order

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

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

Absent: Muhammed Alam
Ryan Miller

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

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- A. 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. Approve the meeting minutes to date.

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

The motion carried with a vote: 5/0

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

No: None

Absent: Muhammed Alam, Ryan Miller

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Preliminary Plat for Meridiana Detention Reserve H-2 Phase 1;
BEING A SUBDIVISION OF 2.93 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Items A, B, and C were voted on together.

- B. Consideration and possible action to approve Preliminary Plat for Meridiana Detention Reserve J-2;
BEING A SUBDIVISION OF 17.65 ACRES OUT OF THE OLIVER HALL SURVEY, A- 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Items A, B, and C were voted on together.

- C. Consideration and possible action to approve Preliminary Plat for Meridiana Section 14A;
BEING A SUBDIVISION OF 15.02 ACRES OUT OF THE OLIVER HALL SURVEY, A- 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PDZ Member Christy Kennard made the motion to approve Regular Agenda Items A, B, and C, with the following conditions; for A, Provide Drainage plan approval from Drainage District. The Letter of no objection submitted indicates that a drainage plan has not been approved/submitted for approval; for B, Provide Drainage plan approval from Drainage District. The Letter of no objection submitted indicates that a drainage plan has not been approved; and for C, 1. Provide Drainage plan approval from Drainage District. The Letter of no objection submitted indicates that a drainage plan has not been approved/ submitted for approval, 2. Provide water and sewer summary for Meridiana or confirm that the summary table provided by staff is accurate. PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote: 5/0

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

No: None

Absent: Muhammed Alam, Ryan Miller

Abstained: None

- D. Consideration and possible action to approve Final Plat for Meridiana Section 32B;
BEING A SUBDIVISION OF 0.2269 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Items D and E were voted on together.

- E. Consideration and possible action to approve Final Plat for Meridiana Section 4A East; BEING A SUBDIVISION OF 16.84 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PDZ Member Christine Diaz made the motion to approve Regular Agenda items D and E.

PDZ Member Christy Kennard seconded the motion.

The motion **FAILED** with a vote: 0/5

Yes: None

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

Absent: Muhammed Alam, Ryan Miller

Abstained: None

- F. Consideration and possible action to approve Final Plat for Valencia Lake E and F; BEING A SUBDIVISION OF 20.080 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, ALSO BEING A PART OF LOTS 35, 43, 44, 45, 46, AND 47 OF THE ALLISON RICHEY GULF COAST HOMES COMPANY, PART OF THE SUBURBAN GARDENS SEC. 73, VOL. 2, PAGES 91 & 92, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

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

The motion **FAILED** with a vote: 0/5

Yes: None

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

Absent: Muhammed Alam, Ryan Miller

Abstained: None

- G. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

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

The motion carried with a vote: 5/0

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

No: None

Absent: Muhammed Alam, Ryan Miller

Abstained: None

- H. 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: 5/0

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

No: None

Absent: Muhammed Alam, Ryan Miller

Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn. PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Dorothy Wynne, Christine Diaz No:
None

Absent: Muhammed Alam, Ryan Miller

Abstained: None

The meeting adjourned at 6:11 p.m.

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
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Date of Request: December 12, 2022 PDZ & January 3, 2023 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to recommend approval to City Council,
Master Plan for Manvel Palms, being a subdivision of 125.58 acres out of the
H.T. & B.R.R. Co. Survey, Section 75, A-299, City of Manvel, Brazoria County,
Texas.

Plats:

Preliminary _____

Final _____

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.12.08 09:00:21 -06'00'

SIGNATURE

December 7, 2022

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Manvel Palms – Master Plan
Applicant:	Brad Sweitzer - EHRA Engineering
PD&Z Meeting Date:	December 12, 2022
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriquez, Director of Development Services
Recommendation:	<u>Denial</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a Master Plan for Manvel Palms, formerly known as Yanni Palms, which is located near the intersection of County Road 48 and Rodeo Palms Parkway, abutting Rodeo Palms Subdivision to the east.*
- *A Development Agreement (DA) for Manvel Palms was approved in by City Council in November 2022.*
- *The Yanni Palms – Master Preliminary Plat was previously submitted in 2019 and Yanni Palms Section 1 Final Plat was previously submitted and denied in 2021. Previously approved master preliminary plat and final plat are expired. As well as previously approved construction plans have expired.*
- *This Master Plan of Manvel Palms also serves as the Preliminary Plat as specified in the DA.*
- *The subject master plan subdivides an approximate 125.58 acres tract into 362 residential lots, 9 Blocks, and 20 reserves.*
- *Reserve acreage are used for landscaping, open space, utility purposes, cell tower, lift station, and detention.*
- *The proposed master plan also includes Kirby Drive and Rodeo Palms Parkway extension.*

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - *Manvel Palms – Master Plan*.

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

1. Provide a traffic study to the city where development is located along a major thoroughfare (Manvel Code of Ordinances Section 62-38 (a)(13)).
2. Provide written and signed acknowledgement from GC Engineering to use the Preliminary Drainage Plan that was submitted (Manvel Code of Ordinances Section 62-38 (a) (12) and Section 62-115, and DCM Section 4. 1.04 J. 6., Section 5. 1.01 D., Section 5. 1.04, and Section 5. 1.06 A.).

continued on next page



DEVELOPMENT SERVICES DEPARTMENT

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

3. Revise Master Plan to indicate how parkland dedication requirement will be met as required by Section 47-6.- *Parkland and Trail dedication requirements.*, of the Manvel Code of Ordinances (Manvel Code of Ordinances Section 47-6 and Section 62-39).

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.480390110K, 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, Hinchaw, 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, Hinchaw, Russ & Associates, Inc. d/b/a EHRA.

- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Public Records.
O.P.R.O.P. indicates Official Public Records of Real Property.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
STM S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
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. 29 Alvin Independent School District, and Brazoria County Drainage District #4.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- 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 master plan shall expire three years after council approval, unless within the three-year period, the subdivider has commenced construction of the improvements in the construction plans approved by the city per sec 62-39 of the Manvel Code of Ordinances.
- 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 three years after council approval, unless within the three year period, the subdivider has commenced construction of the improvements in the final construction plans approved by the city per sec 62-39 of the Manvel Code of Ordinances. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, 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.
- This tract is subject to blanket easements (as recorded at B.C.C.F. No. 2020077785 and B.C.C.F. No. 2020059841) which have been dedicated for the following purposes: to CenterPoint electric, an easement for electric distribution and related facilities, to CenterPoint gas an easement for natural gas and related communication facilities, to AT&T and to Comcast, an easement for telephone, fiber and / or cable communication facilities within the easement area.
- One foot reserve dedicated to the public in fee as a buffer separation between the side 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 re-vest in the dedicators, his heirs, assigns, or successors.

13. This Master Plan of Manvel Palms also serves as the preliminary plat

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 NOTES:

- Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement, access easement, or fee strip.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICT'S inspector at least forty-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.
- The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for the side slopes, bottom, and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips, and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
- Drainage Easements shall be used only for the purposes of constructing, operating, maintaining, repairing, replacing, and reconstructing of a drainage facility, and any and all related equipment and facilities together with any and all necessary incidentals and appurtenances thereto in, upon, over, across, and through the Easement Area. The DISTRICT'S successors, assigns, agents, employees, workmen, and representatives shall at all present and future times, have the right and privilege of ingress and egress in, upon, over, across, and through the Easement Area.
- Access Easements shall be used for ingress and egress to the DISTRICT'S drainage facilities and shall be kept clear of any and all obstructions.
- An As-Built Certificate and As-Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contract the DISTRICT'S inspector for further clarification.
- All drainage plans and plats shall be in conformance with the DISTRICT'S Rules, Regulations & Guidelines. Board approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICT'S Rules, Regulations & Guidelines is only authorized and allowed by a separate Request for Variance which was approved by the board. Any Board approved variance shall be referenced in 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.

OWNER # 1 CONTACT INFORMATION
RIC Yanni LLC
162 Cumberland Street, Suite 300
Toronto, Ontario M5R 3N5
Phone: 713-784-4500

OWNER # 2 CONTACT INFORMATION
Brazoria MUD No. 29
3200 Southwest Freeway Suite 2600, 77027
Houston, TX.
Phone: 832-490-3139

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MANVEL PALMS 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 PLAT THIS DAY OF _____, 2022.

CITY COUNCIL _____

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL FOR THE PLAT OF MANVEL PALMS 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 PLAT THIS DAY OF _____, 2022.

CITY COUNCIL _____

BENCHMARK(S):

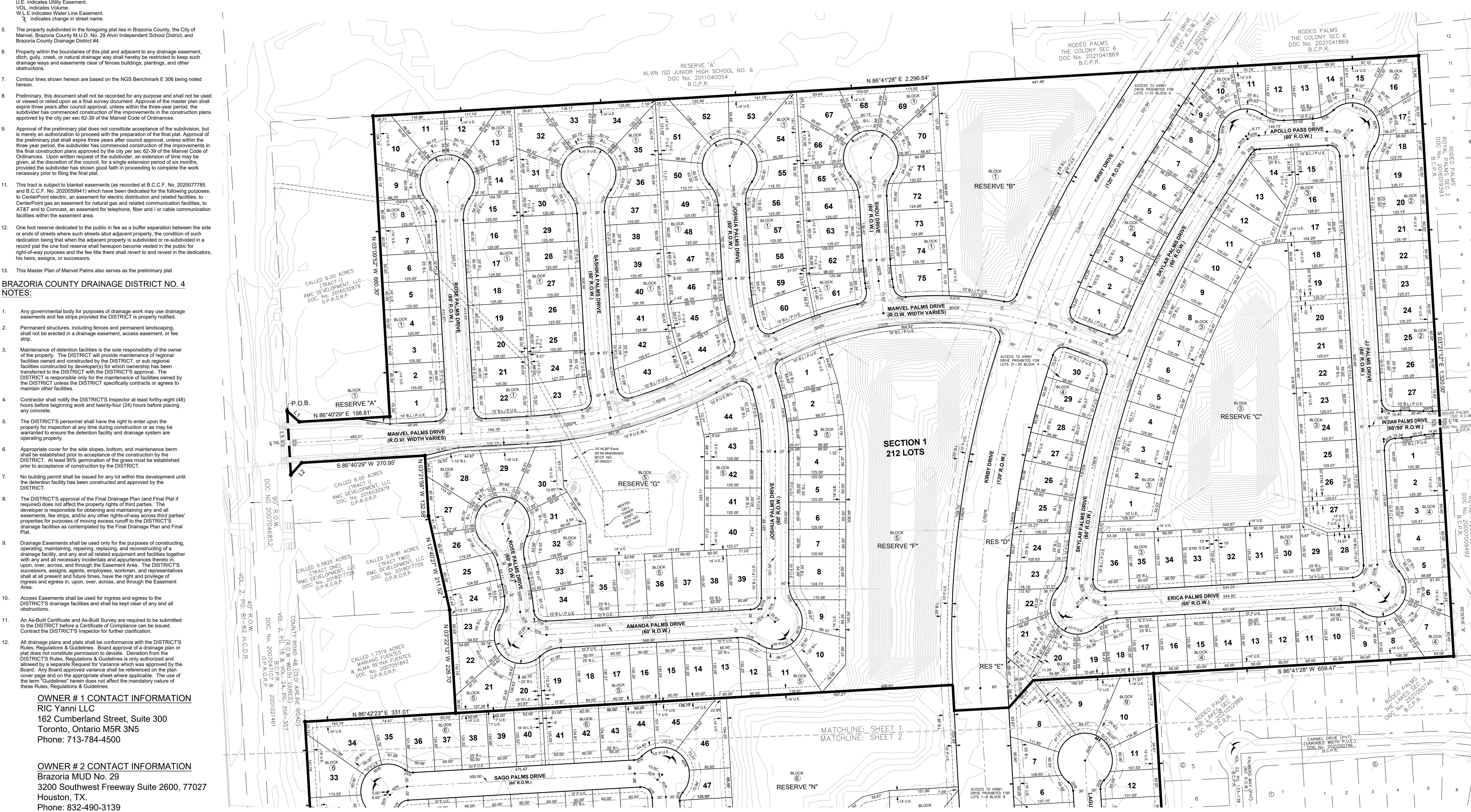
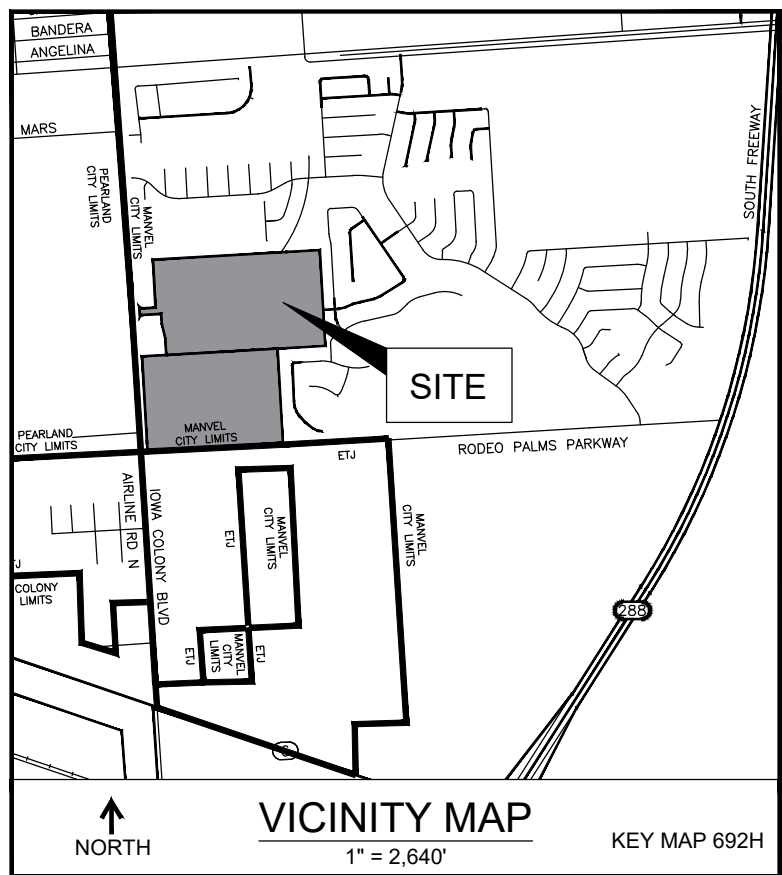
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH 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

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	634.26'	0.01	B.C.M.U.D. NO. 29
B	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	134,296.85'	3.08	B.C.M.U.D. NO. 29
C	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	137,535.10'	3.16	B.C.M.U.D. NO. 29
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,161.54'	0.07	B.C.M.U.D. NO. 29
E	LIFT STATION	3,279.46'	0.08	B.C.M.U.D. NO. 29
F	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	219,971.35'	5.05	B.C.M.U.D. NO. 29
G	CELL TOWER LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	93,493.03'	2.15	B.C.M.U.D. NO. 29
H	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,102.25'	0.03	B.C.M.U.D. NO. 29
I	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,106.56'	0.03	B.C.M.U.D. NO. 29
J	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,648.53'	0.04	B.C.M.U.D. NO. 29
K	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,668.43'	0.04	B.C.M.U.D. NO. 29

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
L	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,029.56'	0.02	B.C.M.U.D. NO. 29
M	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,029.56'	0.02	B.C.M.U.D. NO. 29
N	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	177,007.12'	4.06	B.C.M.U.D. NO. 29
O	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	291,638.60'	6.70	B.C.M.U.D. NO. 29
P	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,862.71'	0.13	B.C.M.U.D. NO. 29
Q	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,504.17'	0.06	B.C.M.U.D. NO. 29
R	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,063.00'	0.12	B.C.M.U.D. NO. 29
S	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,919.17'	0.04	B.C.M.U.D. NO. 29
T	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	59,325.68'	1.40	B.C.M.U.D. NO. 29
TOTAL		1,143,267.10'	26.29	B.C.M.U.D. NO. 29

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 48°19'51"E	35.36'
L2	S 41°40'09"W	35.35'
L3	N 03°20'28"W	140.00'

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



Manvel Palms, Master Plan A Subdivision of 125.58 acres out of the H.T. & B. R.R.

CO. Survey, Section 75, A-299, City of Manvel, Brazoria County, Texas.

362 Lots, 9 Blocks and 20 Reserves

Owner: RIC Yanni LLC and Brazoria County Municipal Utility District No. 29

December 2, 2022



EHRA JOB NO. 211-057-00

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
WWW.EHRAINC.COM
713.784.4500
TBR No. F-726
TBR/L No. 10072800

No warranty or representation of intended use, design or of facilities are subject to change without notice.

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: 1.0.
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 Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Public Records.
O.P.R.O.R.P. indicates Official Public Records of Real Property.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.C. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
STM S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 29 Alvin Independent School District, and Brazoria County Drainage District #4.
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. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
8. 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 master plan shall expire three years after council approval, unless within the three-year period, the subdivider has commenced construction of the improvements in the construction plans approved by the city per sec 62-39 of the Manvel Code of Ordinances.
9. 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 three years after council approval, unless within the three year period, the subdivider has commenced construction of the improvements in the final construction plans approved by the city per sec 62-39 of the Manvel Code of Ordinances. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, 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.
11. This tract is subject to blanket easements (as recorded at B.C.C.F. No. 2020077785 and B.C.C.F. No. 2020059941) which have been dedicated for the following purposes: to CenterPoint electric, an easement for electric distribution and related facilities, to CenterPoint gas an easement for natural gas and related communication facilities, to AT&T and to Comcast, an easement for telephone, fiber and / or cable communication facilities within the easement area.
12. 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.

This Master Plan of Manvel Palms also serves as the preliminary plat

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 NOTES:

1. Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
2. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement, access easement, or fee strip.
3. Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
4. Contractor shall notify the DISTRICT'S Inspector at least forty-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.
5. The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
6. Appropriate cover for the side slopes, bottom, and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
7. No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
8. The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips, and/or any other rights-of-way across third parties' properties for purposes of moving access runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
9. Drainage Easements shall be used only for the purposes of constructing, operating, maintaining, repairing, replacing, and reconstructing of a drainage facility, and any and all related equipment and facilities together with any and all necessary incidentals and appurtenances thereto in, upon, over, across, and through the Easement Area. The DISTRICT'S successors, assigns, agents, employees, workmen, and representatives shall at all present and future times, have the right and privilege of ingress and egress in, upon, over, across, and through the Easement Area.
10. Access Easements shall be used for ingress and egress to the DISTRICT'S drainage facilities and shall be kept clear of any and all obstructions.
11. An As-Built Certificate and As-Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contract the DISTRICT'S Inspector for further clarification.
12. All drainage plans and plats shall be conformance with the DISTRICT'S Rules, Regulations & Guidelines. Board approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICT'S Rules, Regulations & Guidelines is only authorized and allowed by a separate Request for Variance which was approved by the Board. Any Board approved variance shall be referenced on the plan cover page and on the appropriate sheet where applicable. The use of the term "Guidelines" herein does not affect the mandatory nature of these Rules, Regulations & Guidelines.

OWNER # 1 CONTACT INFORMATION
RIC Yanni LLC
162 Cumberland Street, Suite 300
Toronto, Ontario M5R 3N5
Phone: 713-784-4500

OWNER # 2 CONTACT INFORMATION
Brazoria MUD No. 29
3200 Southwest Freeway Suite 2600, 77027
Houston, TX.
Phone: 832-490-3139

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MANVEL PALMS 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 PLAT THIS DAY OF _____, 2022.

CITY COUNCIL _____

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL FOR THE PLAT OF MANVEL PALMS 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 PLAT THIS DAY OF _____, 2022.

CITY COUNCIL _____

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

RESERVE TABLE

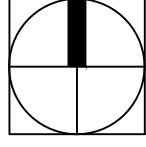
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	634.26'	0.01	B.C.M.U.D. NO. 29
B	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	134,296.85'	3.08	B.C.M.U.D. NO. 29
C	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	137,535.10'	3.16	B.C.M.U.D. NO. 29
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,161.54'	0.07	B.C.M.U.D. NO. 29
E	LIFT STATION	3,279.46'	0.08	B.C.M.U.D. NO. 29
F	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	219,971.35'	5.05	B.C.M.U.D. NO. 29
G	CELL TOWER, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	93,493.03'	2.15	B.C.M.U.D. NO. 29
H	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,102.25'	0.03	B.C.M.U.D. NO. 29
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J	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,648.53'	0.04	B.C.M.U.D. NO. 29
K	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,668.43'	0.04	B.C.M.U.D. NO. 29

RESERVE TABLE

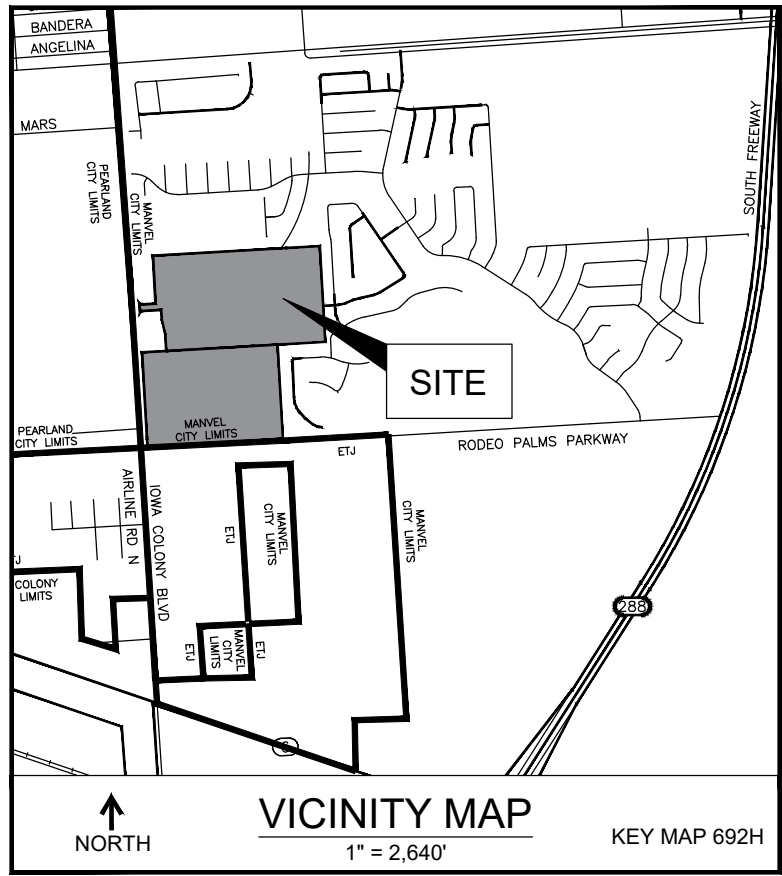
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
L	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,029.56'	0.02	B.C.M.U.D. NO. 29
M	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,029.56'	0.02	B.C.M.U.D. NO. 29
N	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	177,007.12'	4.06	B.C.M.U.D. NO. 29
O	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	291,638.60'	6.70	B.C.M.U.D. NO. 29
P	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,862.71'	0.13	B.C.M.U.D. NO. 29
Q	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,504.17'	0.06	B.C.M.U.D. NO. 29
R	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,053.00'	0.12	B.C.M.U.D. NO. 29
S	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,919.17'	0.04	B.C.M.U.D. NO. 29
T	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	59,325.68'	1.40	B.C.M.U.D. NO. 29
	TOTAL	1,143,267.10'	26.29	B.C.M.U.D. NO. 29

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 48°19'51"E	35.30'
L2	S 41°40'00"W	35.30'
L3	N 03°20'28"W	140.00'



SCALE: 1"=100' NORTH



LOT 9
NEW RODEO 288, LTD
CALLED 34.83 ACRES
DOC. NO. 20050325005
O.P.R.O.B.C.

LOT 17
NEW RODEO 288, LTD
CALLED 17.9508 ACRES
(PARCEL 2)
DOC. NO. 2005039091
O.P.R.O.B.C.

NEW RODEO 288, LTD
CALLED 17.9508 ACRES
(PARCEL 2)
DOC. NO. 2005039091
O.P.R.O.B.C.

Manvel Palms, Master Plan A Subdivision of 125.58 acres out of the H.T. & B. R.R.

CO. Survey, Section 75, A-299, City of Manvel, Brazoria County, Texas.

362 Lots, 9 Blocks and 20 Reserves

Owner: RIC Yanni LLC and Brazoria County Municipal Utility District No. 29

December 2, 2022



EHRA JOB NO. 211-057-00

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCCOM
TBRF No. F-726
TBR/L No. 10072600

No warranty or representation of intended use, design or construction is made by EHRA. The user of these plans and specifications are subject to change without notice.

1. Bearing origin is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown herein 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: 1.0.
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 Zone X.

This flood statement does not imply that the property or structures therein will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. B.C.C.F. indicates Brazoria County Clerk's Records.
B.C.P.C. indicates Brazoria County Public Records.
Q.P.R.O.P.R. indicates Official Public Records of Real Property.
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P.V.T. indicates Private.
R indicates Radius.
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S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 29 Alvin Independent School District, and Brazoria County Drainage District #4.

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. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.

8. 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 master plan shall expire three years after council approval, unless within the three-year period, the subdivider has commenced construction of the improvements in the construction plans approved by the city per sec 62-39 of the Manvel Code of Ordinances.

9. 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 three years after council approval, unless within the three year period, the subdivider has commenced construction of the improvements in the subdivision as constructed by the city per section 22.01 of the Manual Code of Ordinances. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, 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.

11. This tract is subject to blanket easements (as recorded at B.C.C.F. No. 2020077785 and B.C.C.F. No. 2020059941) which have been dedicated for the following purposes: to CenterPoint electric, an easement for electric distribution and related facilities, to CenterPoint gas an easement for natural gas and related communication facilities, to AT&T and to Comcast, an easement for telephone, fiber and / or cable communication facilities within the easement area.

12. 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.

13. This Master Plan of Manvel Palms also serves as the preliminary plan

1. Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
2. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement, access easement, or fee strip.

3. Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.

4. Contractor shall notify the DISTRICT'S Inspector at least forty-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.

5. The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.

6. Appropriate cover for the side slopes, bottom, and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.

7. No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.

8. The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips, and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.

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10. Access Easements shall be used for ingress and egress to the DISTRICT'S drainage facilities and shall be kept clear of any and all obstructions.

11. An As-Built Certificate and As-Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contract the DISTRICT'S Inspector for further clarification.

12. All drainage plans and plats shall be in conformance with the DISTRICT'S Rules, Regulations & Guidelines. Board approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICT'S Rules, Regulations & Guidelines is only authorized and allowed by a separate Request for Variance which was approved by the Board. Any Board approved variance shall be referenced on the plan cover page and on the appropriate sheet where applicable. The use of the term "Guidelines" herein does not affect the mandatory nature of these Rules, Regulations & Guidelines.

RIC Yanni LLC
162 Cumberland Street, Suite 300
Toronto, Ontario M5R 3N5
Phone: 713-784-4500

Brazoria MUD No. 29
3200 Southwest Freeway Suite 2600, 77027
Houston, TX.
Phone: 832-490-3139

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MANVEL PALMS 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 PLAT THIS _____ DAY OF _____, 2022.

CITY COUNCIL

MONUMENT # 5 366 DISKET SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES
 F MANVEL, 2.1 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY
 E- STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-
 RO- RO, 5.12 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL-
 NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE
 F-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE
 A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
 2.00 (NAVD '88) 1991 ADJUSTMENT

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	8,633.00	60.15'
	2	7,500.00	60.00'
	3	7,500.00	60.00'
	4	7,500.00	60.00'
	5	7,500.00	60.00'
	6	7,500.00	60.00'
	7	7,500.00	60.00'
	8	7,155.50	64.44'
	9	6,482.55	60.29'
	10	9,920.34	60.04'
	11	7,841.95'	60.73'
	12	7,901.35'	60.73'
	13	9,926.19	60.04'
	14	6,464.59'	60.64'
	15	7,159.94'	64.41'
	16	7,500.00	60.00'
	17	7,500.00	60.00'
	18	7,500.00	60.00'
	19	7,500.00	60.00'
	20	7,500.00	60.00'
	21	7,500.00	60.00'
	22	8,622.49	60.02'
	23	9,324.98	61.41'
	24	7,939.16'	60.12'
	25	7,500.00	60.00'
	26	7,500.00	60.00'
	27	7,500.00	60.00'
	28	7,500.00	60.00'
	29	7,500.00	60.00'
	30	6,987.75'	65.20'
	31	6,752.34'	60.47'
	32	10,275.26	60.10'
	33	7,724.46	60.72'
	34	9,785.00	60.72'
	35	9,287.02	60.65'
	36	6,395.41'	63.63'
	37	7,434.53	60.91'
	38	7,500.00	60.00'
	39	7,500.00	60.00'
	40	7,552.70'	60.00'
	41	7,821.30'	60.00'
	42	7,817.24'	70.09'
	43	10,648.02	61.88'
	44	8,716.91'	60.99'
	45	9,090.40	60.25'
	46	7,828.88	60.08'
	47	7,500.00	60.00'
48	7,500.00	60.00'	
49	7,392.05	61.93'	
50	6,499.13	62.75'	
51	11,006.76	61.09'	
52	8,920.76	60.31'	
53	9,595.16'	60.10'	
54	10,272.36	60.24'	
55	6,581.80	65.20'	
56	7,437.89	60.84'	
57	7,500.00	60.00'	
58	7,132.83	60.67'	
59	7,304.62	60.99'	
60	8,812.20	63.30'	
61	9,416.47	60.34'	
62	7,502.41'	60.01'	
63	7,500.84	60.00'	
64	7,492.59	60.05'	
65	6,559.39	65.78'	
66	7,076.83	60.49'	
67	10,205.45	60.13'	
68	6,803.38	60.03'	
69	9,615.81'	60.02'	
70	8,625.94	60.66'	
71	6,317.78	64.20'	
72	7,457.44'	60.46'	
73	7,499.06	60.00'	
74	7,498.77	60.00'	
75	6,548.18	60.49'	
1	8,707.20'	60.01'	
2	2	7,652.18	60.01'
	3	7,652.18	60.01'
	4	7,652.18	60.01'
	5	7,652.18	60.01'
	6	7,637.64'	60.01'
	7	7,500.00	60.00'
	8	7,072.66	60.92'
	9	6,307.51	60.37'
	10	7,062.79	60.81'
	11	6,300.01'	60.83'
	12	7,054.66	60.11'
	13	7,359.56'	60.22'
	14	6,295.97	62.18'
	15	6,793.99	60.07'
	16	10,033.27	60.00'
	17	6,636.92	60.05'
	18	6,312.84	62.99'
19	7,499.11'	60.04'	
20	7,507.18	60.00'	
21	7,508.64	60.00'	
22	7,510.11'	60.00'	
23	7,511.58'	60.00'	
24	7,513.04'	60.00'	
25	7,514.51'	60.00'	
26	7,515.97	60.00'	
27	8,883.35	60.00'	
3	1	8,529.81'	76.37'
	2	7,674.94	62.71'
	3	7,673.92	62.71'
	4	7,674.94	62.71'
	5	7,677.80	62.71'
	6	7,622.69	62.46'
	7	7,701.99	62.79'
* Lot width measured at the front building setback line.			

* Lot width measured at the front building setback line.

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS HAS RECOMMENDED APPROVAL FOR THE PLAT OF MANVEL PALMS 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 PLAT THIS _____ DAY OF _____, 2022.

CITY COUNCIL

LOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
3	8	7,702.74	62.80
	9	7,702.85	62.80
	10	7,702.34	62.79
	11	7,701.19	62.79
	12	8,544.05	61.14
	13	8,688.84	78.79
	14	8,373.61	93.23
	15	8,038.14	71.38
	16	7,583.31	66.37
	17	8,483.45	60.00
	18	7,500.36	60.00
	19	8,750.43	70.00
	20	8,750.43	70.00
	21	7,500.36	60.00
	22	7,500.36	60.00
	23	7,500.36	60.00
	24	7,500.36	60.00
	25	7,500.36	60.00
	26	8,750.43	70.00
	27	8,173.76	70.00
	28	7,518.69	65.00
	29	6,924.65	60.00
	30	7,505.29	60.00
	31	7,513.24	60.00
	32	8,775.50	70.00
	33	8,786.32	70.00
	34	8,589.75	60.00
	35	7,588.92	65.64
	36	9,336.62	89.93
4	1	8,893.08	60.00
	2	7,522.33	60.00
	3	7,523.80	60.00
	4	7,524.89	60.00
	5	6,865.78	65.99
	6	6,528.60	60.30
	7	10,432.62	60.00
	8	9,653.67	60.01
	9	6,530.68	65.64
	10	7,501.85	60.08
	11	7,516.10	60.00
	12	7,519.20	60.00
	13	7,522.25	60.00
	14	7,525.30	60.00
	15	7,528.35	60.00
	16	7,531.39	60.00
	17	7,553.47	60.00
	18	7,167.52	60.70
	19	6,676.58	65.36
	20	7,936.75	61.56
	21	9,405.18	60.33
	22	6,678.47	63.28
	23	7,309.75	66.25
	24	7,563.44	60.53
	25	8,163.75	60.00
	26	7,631.44	60.01
	27	7,631.44	60.01
	28	7,631.44	60.01
	29	7,631.44	60.01
5	30	8,757.34	60.27
	1	10,494.71	68.89
	2	7,961.61	60.06
	3	7,961.61	60.06
	4	7,579.51	60.00
	5	7,500.00	60.00
	6	7,500.00	60.00
	7	7,500.00	60.00
	8	8,048.29	64.39*
	9	7,319.75	68.97
	10	10,259.61	69.00
	11	8,900.73	66.17
	12	7,240.16	65.77
	13	7,818.30	60.00
	14	7,816.74	60.00
	15	7,816.42	60.00
	16	7,814.83	60.00
	17	7,813.66	60.00
	18	7,812.50	60.00
	19	8,973.53	81.00*
	20	6,988.29	60.10
	21	10,328.10	60.00
	22	7,709.45	60.07
	23	6,565.29	69.63
	24	7,453.38	63.87
	25	7,426.49	60.70
	26	7,148.97	67.64
	27	9,984.66	80.86
	28	12,172.70	80.84
	29	8,878.53	60.84
	30	10,731.35	60.78
	31	7,219.79	60.15
	32	8,386.49	63.56
	33	8,502.28	61.41*
	34	9,195.83	60.00
	35	8,100.01	60.00
	36	8,100.00	60.00
	37	8,100.00	60.00

* Lot width measured at the front building setback line.

Block No.	Lot No.	Lot Area (sq. ft.)	*Lot Width (ft.)
6	7	7,200.06'	60.00'
	8	7,200.04'	60.00'
	9	8,265.28'	60.00'
	10	8,266.50'	60.00'
	11	7,199.99'	60.00'
	12	7,199.97'	60.00'
	13	7,199.99'	60.00'
	14	7,199.07'	60.00'
	15	7,029.94'	63.71'
	16	6,667.40'	60.00'
	17	11,720.21'	60.00'
	18	10,525.72'	60.00'
	19	10,427.06'	60.43'
	20	9,220.50'	60.00'
	21	6,820.20'	67.54'
	22	7,722.26'	60.01'
	23	7,733.29'	60.00'
	24	7,744.31'	60.00'
	25	7,755.32'	60.00'
	26	7,766.34'	60.00'
	27	7,777.35'	60.00'
	28	7,788.37'	60.00'
	29	7,799.39'	60.00'
	30	7,810.40'	60.00'
	31	7,821.42'	60.00'
	32	7,832.44'	62.72'
	33	7,843.45'	62.73'
	34	12,655.79'	60.00'
	35	6,990.25'	61.05'
	36	4,484.02'	60.66'
	37	7,498.79'	60.00'
	38	7,499.92'	60.00'
	39	7,499.79'	60.00'
	40	8,874.64'	63.00'
	41	8,874.50'	63.00'
42	7,499.40'	60.00'	
43	7,499.27'	60.00'	
44	9,921.05'	64.80'	
45	6,759.11'	62.27'	
46	12,093.81'	72.91'	
47	6,471.88'	72.04'	
48	6,899.99'	60.01'	
49	7,368.88'	60.00'	
50	8,120.10'	62.12'	
51	11,036.30'	62.69'	
52	9,978.02'	62.73'	
53	7,463.48'	61.94'	
54	6,366.62'	61.55'	
55	8,198.39'	60.00'	
56	9,429.77'	60.00'	
57	12,650.03'	60.15'	
58	10,523.69'	60.00'	
59	6,354.18'	61.49'	
60	7,480.74'	62.12'	
7	61	7,452.19'	60.00'
	62	7,974.89'	60.00'
	1	7,200.00'	60.00'
	3	7,200.00'	60.00'
	4	7,200.00'	60.00'
	5	7,200.00'	60.00'
	6	7,200.00'	60.00'
	7	7,200.00'	60.00'
	8	7,200.00'	60.00'
	9	7,067.78'	60.00'
	10	6,172.79'	61.20'
	11	8,521.69'	66.25'
	12	8,049.44'	66.25'
	13	7,680.00'	66.25'
	14	7,680.00'	66.25'
	15	7,680.00'	66.25'
	16	7,680.00'	66.25'
	17	8,162.39'	60.38'
	18	8,230.01'	60.00'
	8	1	8,428.75'
2		7,831.68'	60.00'
3		7,500.00'	60.00'
4		7,500.00'	60.00'
5		7,500.00'	60.00'
6		7,500.00'	60.00'
7		7,500.00'	60.00'
8		7,500.00'	60.00'
9		7,500.00'	60.00'
10		8,825.03'	62.34'
11		8,995.16'	60.00'
12		7,500.00'	60.00'
13		7,500.00'	60.00'
14		7,500.00'	60.00'
15		7,500.00'	60.00'
16		8,926.85'	62.00'
17		8,328.63'	60.00'
18		7,779.71'	61.49'
19		6,405.51'	61.96'
20		7,357.52'	75.29'
21	7,304.23'	74.61'	
22	6,557.78'	63.26'	
23	7,919.87'	60.80'	
24	7,832.87'	60.00'	
25	7,623.29'	62.50'	
26	8,274.71'	60.00'	
27	12,068.92'	60.77'	
28	7,910.66'	60.00'	
29	7,274.41'	62.71'	
30	7,500.00'	60.00'	
31	7,500.00'	60.00'	
32	7,500.00'	60.00'	
33	7,500.00'	60.00'	
34	7,500.00'	60.00'	
35	7,452.19'	60.00'	
9	1	7,884.16'	60.00'
	2	7,917.63'	60.00'

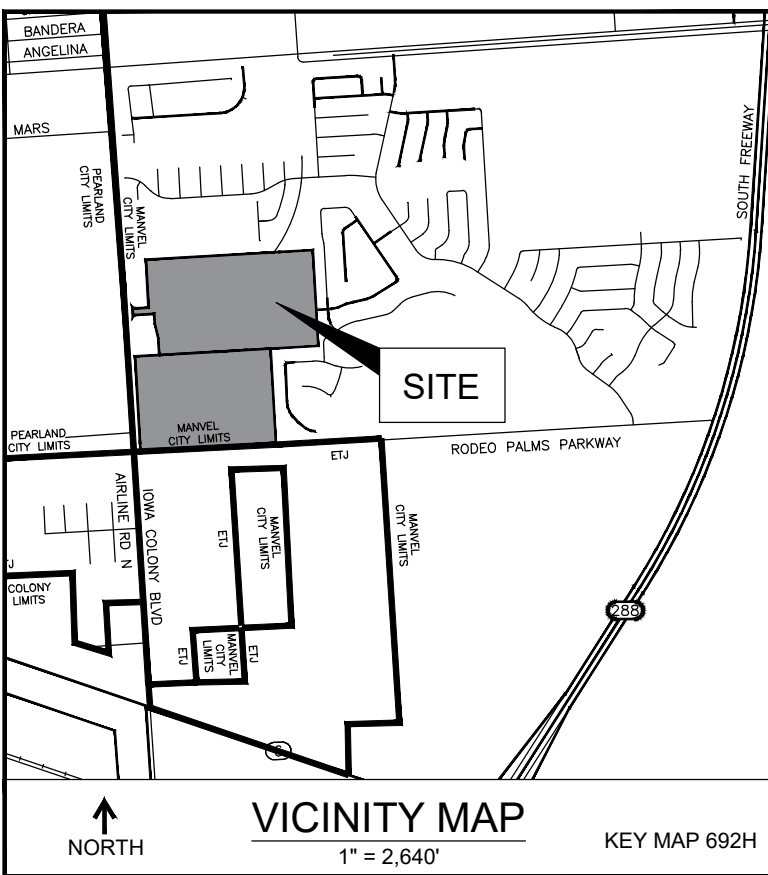
* Lot width measured at the front building setback line.

* Lot width measured at the front building setback line

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
9	3	7,902.82	60'00"
	4	7,888.02	60'00"
	5	7,873.21'	60'00"
	6	7,544.27	64'99"
	7	7,334.25	60'00"
	8	13,009.55	67.77'
	9	14,744.24	69.21'
	10	14,686.75	60'00"
	11	7,510.63	60'00"
	12	7,489.94	65'09"
	13	7,860.07	60'00"
	14	7,860.07	60'00"
	15	7,860.07	60'00"
	16	7,860.07	60'00"
	17	7,860.07	60'00"
	18	7,860.07	60'00"
	19	7,860.07	60'00"
	20	7,860.07	60'00"
	21	7,860.07	60'00"
	22	7,860.07	60'00"
	23	7,860.07	60'00"
	24	7,860.07	60'00"
	25	7,568.48	64.84'
	26	7,308.73	60'00"
	27	14,306.15	60.01"
	28	11,543.43	60'00"
	29	13,443.23	60'00"
	30	9,501.15	60'00"
	31	7,173.98	66.79'
	32	8,041.01	60'00"
	33	8,026.21	60'00"
	34	8,011.40	60'00"
	35	7,996.59	60'00"
	36	7,981.79	60'00"
	37	7,919.63	60'00"

* Lot width measured at the front building setback line.

* Lot width measured at the front building setback line



Manvel Palms, Master Plan A Subdivision of 125.58 acres out of the H.T. & B. R.R.

CO. Survey, Section 75, A-299, City of Marvel, Brazoria County, Texas.

362 Lots, 9 Blocks and 20 Reserves

Owner: RIC Yanni LLC and Brazoria County Municipal Utility District No. 29



EHRA
ENGINEERING THE FUTURE

EHRA JOB NO.
211-057-00

December 2, 2022



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: September 26, 2022

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

Person to Speak: Brian Edwards

Daytime Phone: 713-380-4420 Fax Number: _____

E-mail Address: bedwards@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat for Pomona Section 27, being a
subdivision of 85.449 acres of land located in the H.T.& B.R.R. Co. Survey, Sec 78 (AKA)
J.S. Talmage Survey, Abstract 563, Brazoria County, Texas, being a portion of Lots 1-6, 11-16
and 22-26 of Sec 78 of the Allison Richey Gulf Coast Home Company part of Suburban
Gardens, a subdivision of record in Vol. 2, Pg. 98, Plat Records of Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2022.09.20 15:14:51 -05'00'

SIGNATURE

September 20, 2022

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Pomona Section 27 – Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	December 12, 2022
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriquez, Director of Development Services
Recommendation:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *The subject site is a residential section within Pomona Master planned development established as part of a Development Agreement.*
- *The proposed plat subdivides 85.449 acres tract into 2 blocks, 93 residential lots, and 7 reserves.*
- *The proposed section includes residential lots that are 70-foot and 80-foot-wide lots and an approximate 27.655-acre detention reserve.*
- *This proposed plat was previously denied by Planning, Development and Zoning Commission in September 2022.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Pomona Section 27 – Final Plat* with one (1) condition. The condition includes:

1. Revise to include City limit and/or ETJ boundary lines on the face of the plat and accurately reflect the same on the vicinity map (Section 62-41 (b)(18)).



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

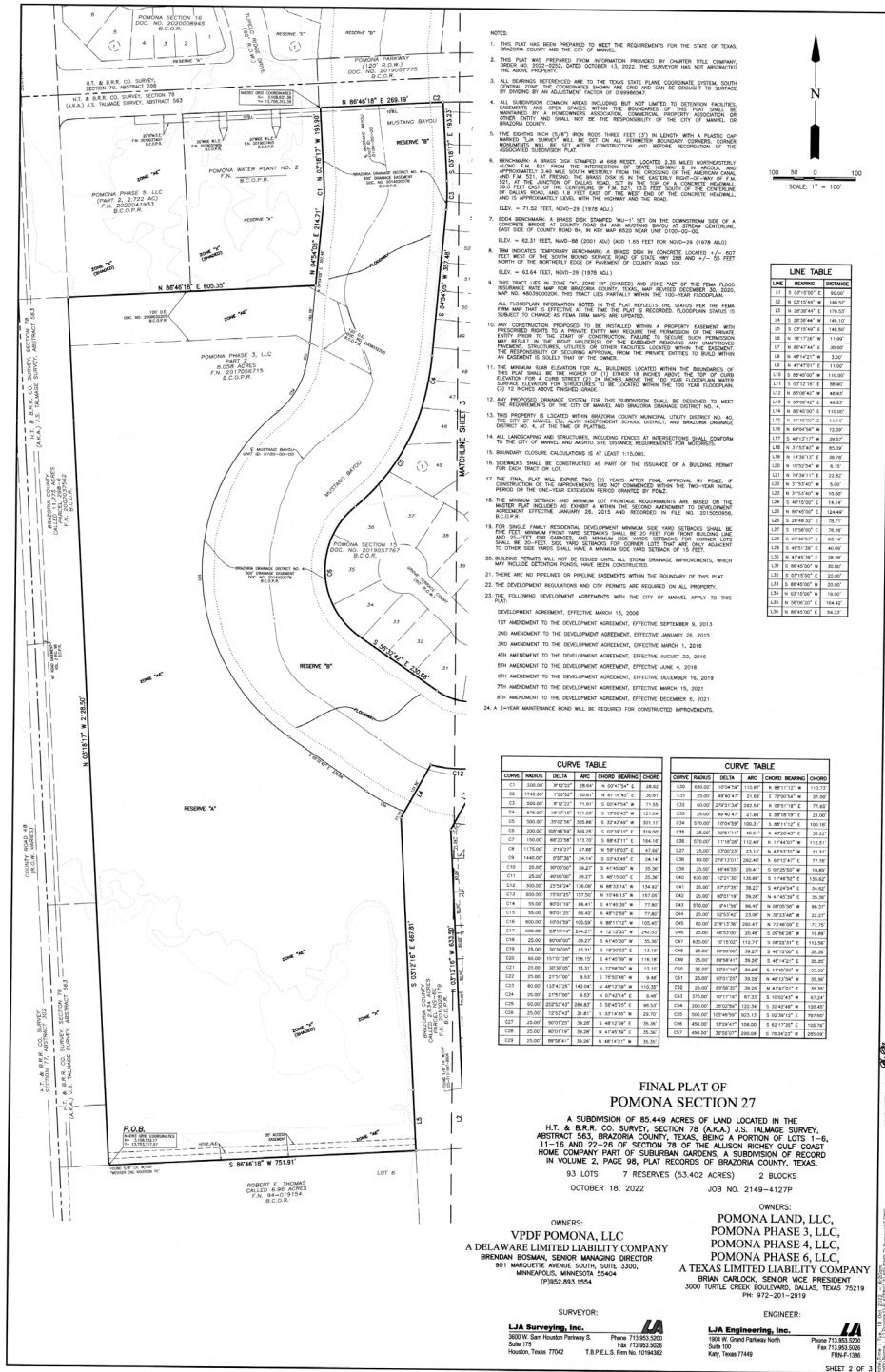
[illegible]



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, VPDF POMONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR OF VARDE PARTNERS, INC., A DELAWARE CORPORATION, MANAGER OF VP FINDERS 2 HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER OF VPDF POMONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND POMONA LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, POMONA PHASE 3, LLC, A TEXAS LIMITED LIABILITY COMPANY, POMONA PHASE 4, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, SENIOR VICE PRESIDENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF POMONA SECTION 27, 85.449 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1-6, 11-16 AND 22-26 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOMES COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS REQUIRED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF POMONA SECTION 27 WHERE BUILDING LINES AND PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

THIS 8th DAY OF NOVEMBER, 2022.

BY: VPDF POMONA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

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

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

BY: Brendan Bosman
BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR

STATE OF MINNESOTA
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR OF VPDF POMONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8th DAY OF NOVEMBER, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF MINNESOTA



IN TESTIMONY HERETO, POMONA LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, POMONA PHASE 3, LLC, A TEXAS LIMITED LIABILITY COMPANY, POMONA PHASE 4, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN CARLOCK, ITS SENIOR VICE PRESIDENT, THEREUNTO AUTHORIZED.

THIS 21 DAY OF October, 2022.

BY: POMONA LAND, LLC,
POMONA PHASE 3, LLC,
POMONA PHASE 4, LLC,
POMONA PHASE 6, LLC,
A TEXAS LIMITED LIABILITY COMPANY

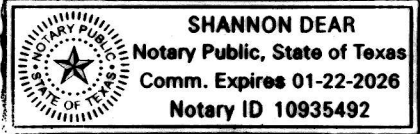
BY: Brian Carlock
BRIAN CARLOCK, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF Dallas

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WE, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA 27, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2021081894 AND 2021081698 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TEXAS CAPITAL BANK,
NATIONAL ASSOCIATION

BY: Tom Miller

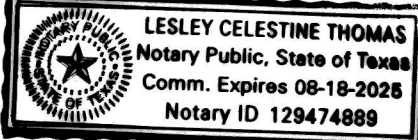
PRINT NAME: Tom Miller
TITLE: Vice President

STATE OF TEXAS
COUNTY OF Harris

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 1 DAY OF November, 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.

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



APPROVED 12/2 THE BOARD OF COMMISSIONERS ON 09/03/22

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICTS ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICTS "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 DISTRICTS "RULES, REGULATIONS AND GUIDELINES" AND THESE APPROVED DRAINAGE PLANS AND/OR PLAT, THE DISTRICTS "RULES, REGULATIONS & GUIDELINES" SHALL GOVERN AND PREVAIL. ANY APPROVED VARIANCES SHALL BE ITEMIZED ON THE COVER SHEET AND PLACED ON THE APPROPRIATE SHEET WHERE APPLICABLE. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

BDD4 REF. ID #22-000077

BEING 85.449 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1-6, 11-16, AND 22-26 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORD OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), ALSO BEING A PORTION OF THAT CERTAIN CALLED 382.586 ACRE TRACT CONVEYED TO POMONA LAND, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2017030819, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 136.648 ACRE TRACT (DESCRIBED AS TRACT 3) AND THAT CERTAIN CALLED 19.597 ACRE TRACT (DESCRIBED AS TRACT 4) CONVEYED TO POMONA PHASE 4, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2018052949, B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 8.058 ACRE TRACT (DESCRIBED AS PART 2) CONVEYED TO POMONA PHASE 3, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2017056715, B.C.O.P.R., ALL OF THAT CERTAIN CALLED 5.259 ACRE TRACT CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082801, B.C.O.P.R., AND ALL OF THAT CERTAIN CALLED 34.293 ACRE TRACT CONVEYED TO MHI PARTNERSHIP, LTD, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021084483, B.C.O.P.R. SAID 85.449 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT));

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER ENG HOUSTON TX" FOUND FOR THE SOUTHWEST CORNER OF SAID 5.259 ACRES, SAME BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 48;

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

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

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

1. NORTH 04° 54' 05" EAST, 214.71 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
2. 28.64 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 08° 12' 22", AND A CHORD WHICH BEARS NORTH 00° 47' 54" EAST, 28.62 FEET TO A POINT FOR CORNER;
3. NORTH 03° 18' 17" WEST, 193.90 FEET TO A POINT FOR CORNER, SAME BEING ON THE SOUTHERLY LINE OF POMONA PARKWAY STREET DEDICATION NO. 3, A SUBDIVISION OF RECORD IN FILE NUMBER 2019057775, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.);

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

1. NORTH 86° 46' 18" EAST, 269.19 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
2. 30.81 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,740.00 FEET, A CENTRAL ANGLE OF 01° 00' 52", AND A CHORD WHICH BEARS NORTH 87° 16' 45" EAST, 30.81 FEET TO A POINT FOR CORNER, SAME BEING THE NORTHWEST CORNER OF POMONA SECTION 15, A SUBDIVISION OF RECORD IN FILE NUMBER 2019057767, B.C.P.R.;

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

1. SOUTH 03° 18' 17" WEST, 193.23 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
2. 71.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 08° 12' 22", AND A CHORD WHICH BEARS SOUTH 00° 47' 54" WEST, 71.55 FEET TO A POINT FOR CORNER;
3. SOUTH 04° 54' 05" WEST, 357.48 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
4. 121.20 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 675.00 FEET, A CENTRAL ANGLE OF 10° 17' 16", AND A CHORD WHICH BEARS SOUTH 10° 02' 43" WEST, 121.04 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;
5. 305.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 35° 02' 56", AND A CHORD WHICH BEARS SOUTH 32° 42' 49" WEST, 301.11 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
6. 369.25 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 105° 46' 59", AND A CHORD WHICH BEARS SOUTH 02° 39' 12" EAST, 319.00 FEET TO A POINT FOR CORNER;
7. SOUTH 55° 32' 42" EAST, 230.68 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
8. 173.70 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 66° 20' 58", AND A CHORD WHICH BEARS SOUTH 88° 43' 11" EAST, 164.16 FEET TO A POINT FOR CORNER;
9. NORTH 58° 06' 20" EAST, 1,369.14 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
10. 47.66 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1175.00 FEET, A CENTRAL ANGLE OF 02° 19' 27", AND A CHORD WHICH BEARS NORTH 59° 16' 03" EAST, 47.66 FEET TO THE MOST EASTERLY CORNER OF SAID POMONA SECTION 15;

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

THENCE, SOUTH 03° 15' 00" EAST, PASSING AT 316.49 FEET, THE NORTHEAST CORNER OF THE AFOREMENTIONED 34.239 ACRE TRACT, AND CONTINUING ALONG THE EAST LINE OF SAID 34.293 ACRE TRACT A TOTAL DISTANCE OF, 1,019.79 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

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

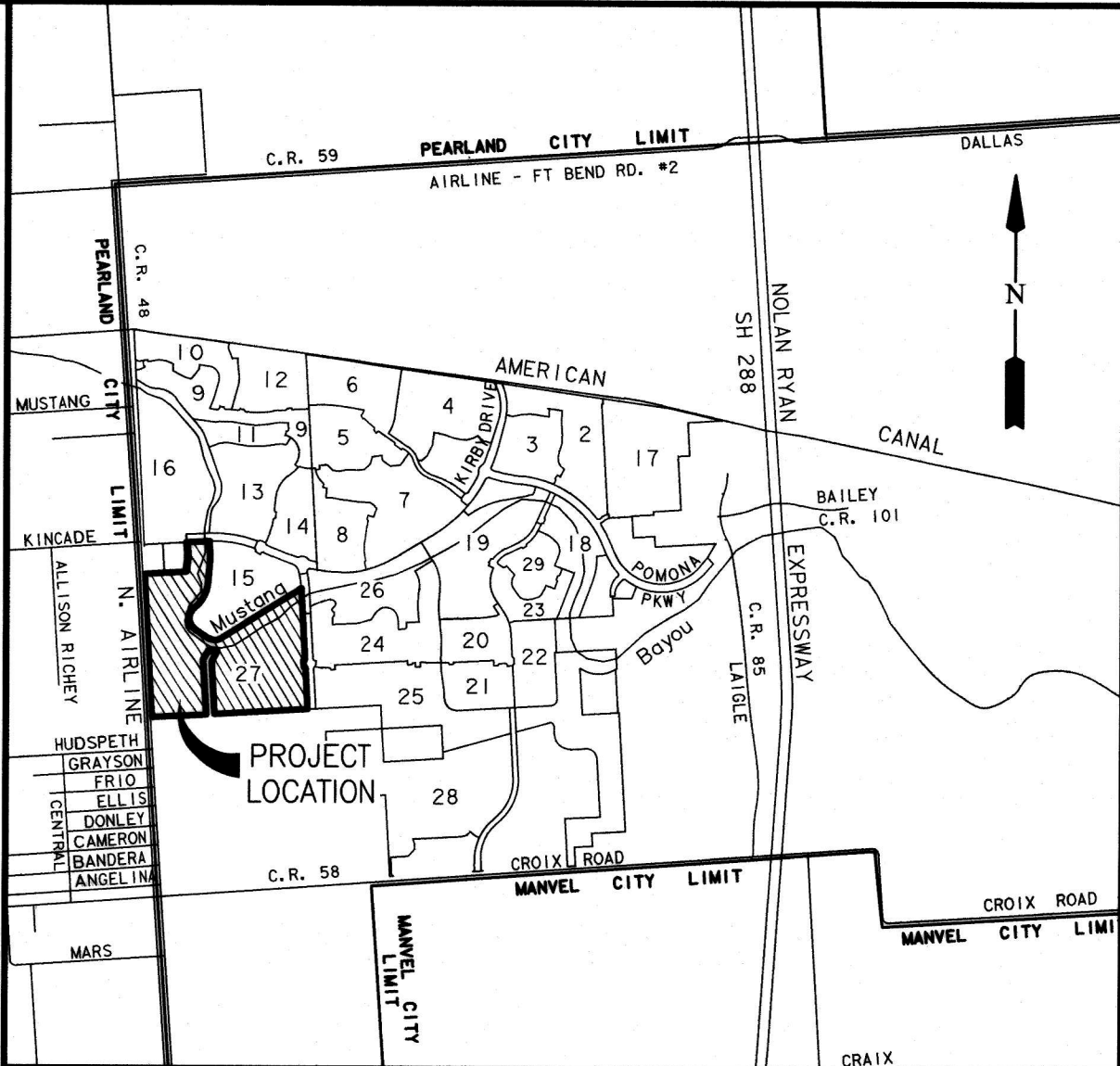
1. 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 41° 45' 00" WEST, 35.36 FEET TO A POINT FOR CORNER;
2. SOUTH 03° 15' 00" EAST, 90.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
3. 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 48° 15' 00" EAST, 35.36 FEET TO A POINT FOR CORNER;
4. SOUTH 03° 15' 00" EAST, 605.11 FEET TO A POINT FOR CORNER, SAME BEING THE SOUTHEAST CORNER OF SAID 34.293 ACRE TRACT;

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

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

1. NORTH 03° 15' 49" WEST, ALONG THE WEST LINE OF SAID 34.293 ACRES, 148.52 FEET TO A POINT FOR CORNER;
2. NORTH 03° 12' 16" WEST, ALONG THE WEST LINE OF SAID 34.293 ACRES, 633.50 FEET TO A POINT FOR CORNER;
3. NORTH 28° 38' 44" EAST, ALONG THE NORTHWEST LINE OF SAID 34.293 ACRES, PASSING AT 17.10 FEET, THE NORTHWEST CORNER OF SAID 34.293 ACRES, AND CONTINUING ALONG SAID 2.634 ACRES, 176.53 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE, SAME BEING THE NORTHEAST CORNER OF SAID 2.634 ACRES, AND AN ANGLE POINT OF SAID 382.586 ACRES;
4. 136.08 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 25° 59' 24", AND A CHORD WHICH BEARS NORTH 88° 33' 14" WEST, 134.92 FEET TO A POINT FOR CORNER, SAME BEING THE NORTHWEST CORNER OF SAID 2.634 ACRES, AND AN ANGLE POINT OF SAID 382.586 ACRES;
5. SOUTH 28° 38' 44" WEST, 149.10 FEET TO A POINT FOR CORNER, SAME BEING AN EASTERLY CORNER OF THE AFOREMENTIONED 19.597 ACRES
6. SOUTH 03° 12' 16" EAST, ALONG THE EASTERLY LINE OF SAID 19.597 ACRES AND THE EAST LINE OF THE AFOREMENTIONED 5.259 ACRES, 667.81 FEET TO A POINT FOR CORNER;
7. SOUTH 03° 15' 49" EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID 5.259 ACRES, 148.50 FEET TO A POINT FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID 2.634 ACRES, AND THE SOUTHEAST CORNER OF SAID 5.259 ACRES;

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



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652C

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF POMONA SECTION 27 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT
THIS _____ DAY OF _____, 20____.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

FINAL PLAT OF POMONA SECTION 27

A SUBDIVISION OF 85.449 ACRES OF LAND LOCATED IN THE
H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY,
ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1-6,
11-16 AND 22-26 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST
HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD
IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

93 LOTS 7 RESERVES (53.402 ACRES) 2 BLOCKS
OCTOBER 18, 2022 JOB NO. 2149-4127P

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

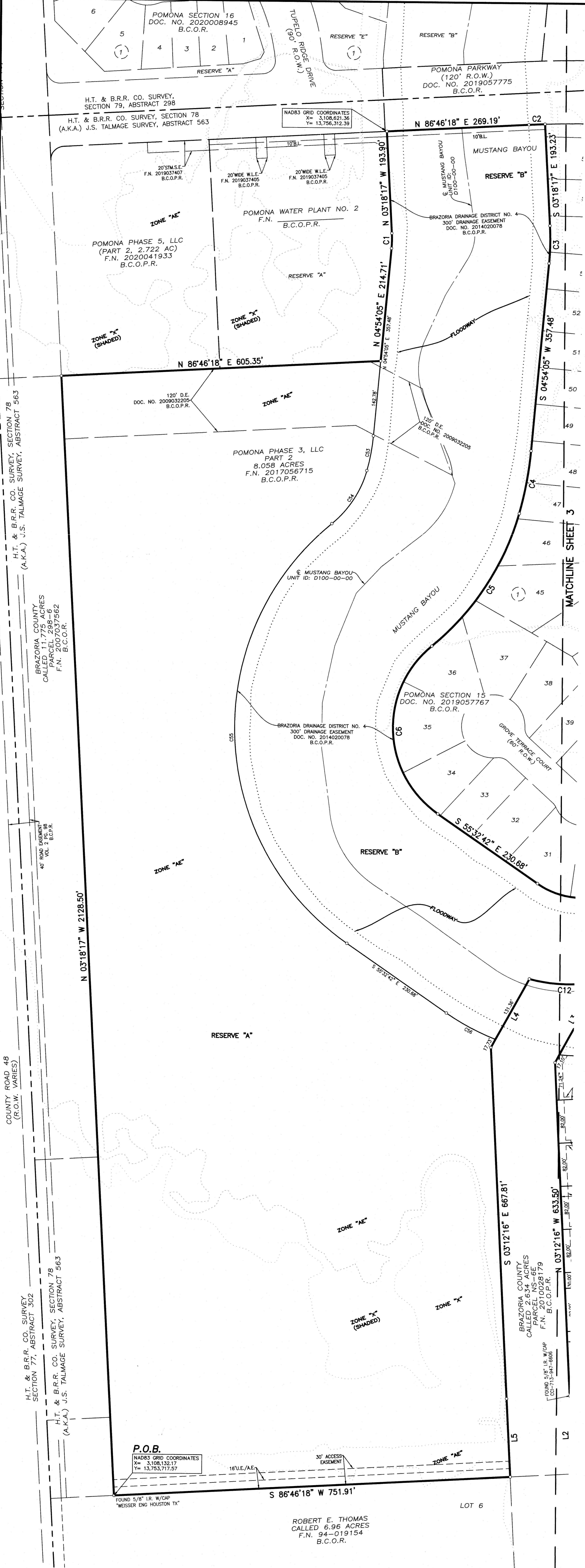
SURVEYOR:

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

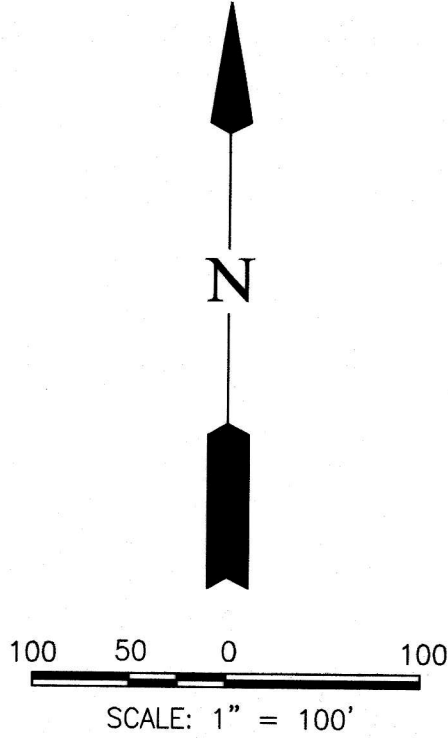
ENGINEER:

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

SHEET 1 OF 3



- NOTES:
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
 - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0252, DATED OCTOBER 13, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986547.
 - ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.
 - FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
 - BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.
ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
 - BDD4 BENCHMARK: A BRASS DISK STAMPED 'MU-1' SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100-00-00.
ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ.))
 - TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.
ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
 - THIS TRACT LIES IN ZONE "X", ZONE "X" (SHADED) AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0020K. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE REMOVAL OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
 - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
 - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
 - THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40, THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
 - SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
 - THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL, BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
 - THE MINIMUM SETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE MASTER PLAT INCLUDED AS EXHIBIT A WITHIN THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT EFFECTIVE JANUARY 26, 2015 AND RECORDED IN FILE NO. 2015050956, B.C.O.P.R.
 - FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25-FEET FOR GARAGES AND MINIMUM SIDE YARD SETBACK FOR CORNER LOTS SHALL BE 20- FEET. SIDE YARD SETBACKS FOR CORNER LOTS THAT ARE ONLY ADJACENT TO OTHER SIDE YARDS SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 15 FEET.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
 - THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
 - THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:
DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006
1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013
2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015
3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016
4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016
5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018
6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019
7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021
8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021
 - A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°15'00" E	90.00'
L2	N 03°15'49" W	148.52'
L3	N 28°36'44" E	176.53'
L4	S 28°38'44" W	149.10'
L5	S 03°15'49" E	148.50'
L6	N 18°17'26" W	11.99'
L7	N 86°47'44" E	30.00'
L8	N 48°14'21" W	3.00'
L9	N 41°47'01" E	11.00'
L10	S 86°45'00" W	110.00'
L11	S 03°12'16" E	88.90'
L12	N 83°08'42" W	48.93'
L13	S 83°08'42" E	48.93'
L14	N 86°45'00" E	110.00'
L15	N 41°45'00" E	14.14'
L16	N 69°04'56" W	12.09'
L17	S 48°13'17" W	39.57'
L18	N 31°53'40" W	85.09'
L19	N 14°36'13" E	38.78'
L20	N 16°52'54" W	6.15'
L21	N 78°39'11" E	22.82'
L22	N 31°53'40" W	5.00'
L23	N 31°53'40" W	10.00'
L24	S 48°15'00" E	14.14'
L25	N 86°45'00" E	124.49'
L26	S 26°48'32" E	78.71'
L27	S 19°58'00" E	78.26'
L28	S 07°30'57" E	63.14'
L29	S 49°51'39" E	40.09'
L30	N 41°45'39" E	28.28'
L31	S 86°45'00" W	30.00'
L32	S 03°15'00" E	20.00'
L33	S 86°45'00" W	20.00'
L34	N 03°15'00" W	19.90'
L35	N 58°06'20" E	164.42'
L36	N 86°45'00" E	54.23'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	200.00'	8°12'22"	28.64'	N 00°47'54" E	28.62'
C2	1740.00'	1°00'52"	30.81'	N 87°16'45" E	30.81'
C3	500.00'	8°12'22"	71.61'	S 00°47'54" W	71.55'
C4	675.00'	10°17'16"	121.20'	S 10°02'43" W	121.04'
C5	500.00'	35°02'56"	305.86'	S 32°42'49" W	301.11'
C6	200.00'	105°46'59"	369.25'	S 02°39'12" E	319.00'
C7	150.00'	66°20'58"	173.70'	S 88°43'11" E	164.16'
C8	1175.00'	2°19'27"	47.66'	N 59°16'03" E	47.66'
C9	1440.00'	0°57'38"	24.14'	S 03°43'49" E	24.14'
C10	25.00'	90°00'00"	39.27'	S 41°45'00" W	35.36'
C11	25.00'	90°00'00"	39.27'	S 48°15'00" E	35.36'
C12	300.00'	25°59'24"	136.08'	N 88°33'14" W	134.92'
C13	600.00'	15°02'25"	157.50'	N 10°46'13" W	157.05'
C14	55.00'	90°01'19"	86.41'	S 41°45'39" W	77.80'
C15	55.00'	90°01'25"	86.42'	N 48°12'59" W	77.80'
C16	600.00'	10°04'59"	105.59'	N 88°11'12" W	105.45'
C17	600.00'	23°19'14"	244.21'	N 12°13'33" W	242.53'
C18	25.00'	90°00'00"	39.27'	S 41°45'00" W	35.36'
C19	25.00'	30°30'05"	13.31'	S 18°30'03" E	13.15'
C20	60.00'	151°01'28"	158.15'	S 41°45'39" W	116.18'
C21	25.00'	30°30'05"	13.31'	N 77°58'39" W	13.15'
C22	25.00'	21°51'00"	9.53'	S 75°50'48" W	9.48'
C23	60.00'	133°43'25"	140.04'	N 48°12'59" W	110.35'
C24	25.00'	21°51'00"	9.53'	N 07°43'14" E	9.48'
C25	60.00'	252°53'43"	264.83'	S 56°45'25" E	96.53'
C26	25.00'	72°53'43"	31.81'	S 33°14'35" W	29.70'
C27	25.00'	90°01'25"	39.28'	S 48°12'59" E	35.36'
C28	25.00'	90°01'19"	39.28'	N 41°45'39" E	35.36'
C29	25.00'	89°58'41"	39.26'	N 48°14'21" W	35.35'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C30	630.00'	10°04'59"	110.87'	N 88°11'12" W	110.73'
C31	25.00'	49°40'47"	21.68'	S 72°00'54" W	21.00'
C32	60.00'	279°21'34"	292.54'	N 06°51'18" E	77.65'
C33	25.00'	49°40'47"	21.68'	S 58°18'19" E	21.00'
C34	570.00'	10°04'59"	100.31'	S 88°11'12" E	100.18'
C35	25.00'	92°51'11"	40.51'	N 40°20'43" E	36.22'
C36	570.00'	11°18'28"	112.49'	N 11°44'07" W	112.31'
C37	25.00'	53°00'23"	23.13'	N 43°53'32" W	22.31'
C38	60.00'	279°13'01"	292.40'	N 69°12'47" E	77.76'
C39	25.00'	46°46'55"	20.41'	S 05°25'50" W	19.85'
C40	630.00'	12°21'30"	135.89'	S 11°46'52" E	135.62'
C41	25.00'	87°37'35"	38.23'	S 49°24'54" E	34.62'
C42	25.00'	90°01'19"	39.28'	N 41°45'39" E	35.36'
C43	570.00'	9°41'56"	96.49'	N 08°05'58" W	96.37'
C44	25.00'	52°53'42"	23.08'	N 39°23'48" W	22.27'
C45	600.00'	279°13'36"	292.41'	N 73°46'09" E	77.75'
C46	25.00'	46°53'00"	20.46'	S 09°56'28" W	19.89'
C47	630.00'	10°15'02"	112.71'	S 08°22'31" E	112.56'
C48	25.00'	90°00'00"	39.27'	S 48°15'00" E	35.36'
C49	25.00'	89°58'41"	39.26'	S 48°14'21" E	35.35'
C50	25.00'	90°01'19"	39.28'	S 41°45'39" W	35.36'
C51	25.00'	90°01'25"	39.28'	N 48°12'59" W	35.36'
C52	25.00'	89°58'35"	39.26'	N 41°47'01" E	35.35'
C53	375.00'	10°17'16"	67.33'	S 10°02'43" W	67.24'
C54	200.00'	35°02'56"	122.34'	S 32°42'49" W	120.45'
C55	500.00'	105°46'59"	923.13'	S 02°39'12" E	797.50'
C56	450.00'	13°29'47"	106.00'	S 62°17'35" E	105.76'
C57	450.00'	36°56'07"	290.09'	S 76°34'23" W	285.09'

FINAL PLAT OF POMONA SECTION 27

A SUBDIVISION OF 85.449 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1-6, 11-16 AND 22-26 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

93 LOTS 7 RESERVES (53.402 ACRES) 2 BLOCKS
OCTOBER 18, 2022 JOB NO. 2149-4127P

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

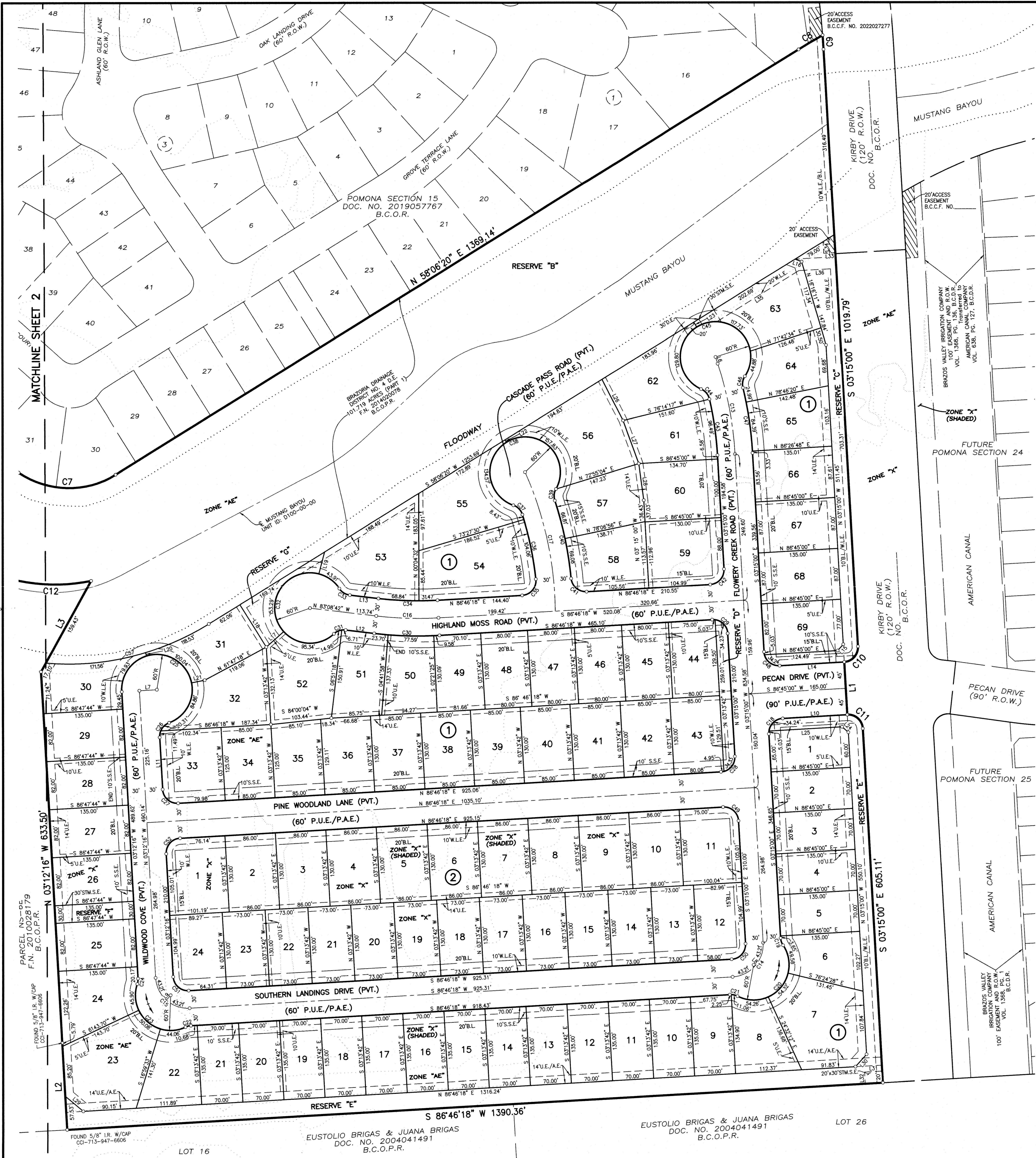
OWNERS:
**POMONA LAND, LLC,
POMONA PHASE 3, LLC,
POMONA PHASE 4, LLC,
POMONA PHASE 6, LLC,**
A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219
PH: 972-201-2919

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.
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



BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	9,399	70.00'
2	9,450	70.00'
3	9,450	70.00'
4	9,450	70.00'
5	9,450	70.00'
6	10,580	72.62'
7	20,129	77.96'
8	11,109	73.45'
9	9,450	70.00'
10	9,450	70.00'
11	9,450	70.00'
12	9,450	70.00'
13	9,450	70.00'
14	9,450	70.00'
15	9,450	70.00'
16	9,450	70.00'
17	9,450	70.00'
18	9,450	70.00'
19	9,450	70.00'
20	9,450	70.00'
21	9,450	70.00'
22	11,538	71.95'
23	20,013	70.96'
24	13,395	84.09'
25	11,070	82.00'
26	11,070	82.00'
27	11,070	82.00'
28	11,070	82.00'
29	11,070	82.00'
30	11,865	83.02'
31	11,853	93.36'
32	14,623	112.75'
33	12,976	104.47'
34	10,625	85.00'
35	10,800	85.00'
36	11,042	85.00'
37	11,050	85.00'
38	11,050	85.00'
39	11,050	85.00'
40	11,050	85.00'
41	11,050	85.00'
42	11,050	85.00'
43	11,049	85.00'
44	10,399	80.00'
45	10,400	80.00'
46	10,400	80.00'
47	10,400	80.00'
48	10,400	80.00'
49	10,488	79.99'
50	11,384	80.15'
51	11,832	80.19'
52	16,098	122.50'
53	20,022	171.09'
54	20,902	124.75'
55	16,910	126.24'
56	19,481	140.94'
57	13,430	88.31'
58	13,580	96.24'
59	14,554	112.49'
60	13,148	100.00'
61	12,966	99.20'
62	14,551	119.10'
63	16,287	131.26'
64	12,633	91.50'
65	12,878	87.20'
66	11,779	87.00'
67	11,745	87.00'
68	11,745	87.00'
69	11,694	87.00'

BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	13,017	100.64'
2	11,180	86.00'
3	11,180	86.00'
4	11,180	86.00'
5	11,180	86.00'
6	11,180	86.00'
7	11,180	86.00'
8	11,180	86.00'
9	11,180	86.00'
10	11,180	86.00'
11	12,868	99.50'
12	10,654	82.49'
13	9,490	73.00'
14	9,490	73.00'
15	9,490	73.00'
16	9,490	73.00'
17	9,490	73.00'
18	9,490	73.00'
19	9,490	73.00'
20	9,490	73.00'
21	9,490	73.00'
22	9,490	73.00'
23	9,490	73.00'
24	11,474	88.81'

POMONA DEVELOPMENT - LOT SUMMARY TABLE

LOT SIZES	40'x110'	42'x125'	45'x125'	50'x110'	50'x120'	55'x120'	60'x120'	60'x125'	65'x120'	65'x125'	70'x130'	75'x130'	80'x130'	TOTAL LOTS
SECTION 1	-----	-----	-----	-----	-----	-----	6 LOTS	-----	-----	-----	-----	5 LOTS	-----	18 LOTS
SECTION 2	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	99 LOTS
SECTION 3	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	46 LOTS
SECTION 4	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	137 LOTS
SECTION 5	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	81 LOTS
SECTION 6	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	107 LOTS
SECTION 7	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	49 LOTS
SECTION 8	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	59 LOTS
SECTION 9	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	76 LOTS
SECTION 10	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	76 LOTS
SECTION 11	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	36 LOTS
SECTION 12	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	84 LOTS
SECTION 13	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	70 LOTS
SECTION 14	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	42 LOTS
SECTION 15	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	50 LOTS
SECTION 16	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	118 LOTS
SECTION 17	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	94 LOTS
SECTION 18	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	2 LOTS
SECTION 19	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	29 LOTS
SECTION 20	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	61 LOTS
SECTION 21	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	76 LOTS
SECTION 22	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	17 LOTS
SECTION 23	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	4 LOTS
SECTION 24	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	100 LOTS
SECTION 25	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	121 LOTS
SECTION 26	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	51 LOTS
SECTION 27	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	36 LOTS
SECTION 28	124 LOTS	58 LOTS	58 LOTS	183 LOTS	391 LOTS	489 LOTS	243 LOTS	95 LOTS	185 LOTS	36 LOTS	115 LOTS	108 LOTS	128 LOTS	2,213 LOTS
TOTAL LOTS	124 LOTS	58 LOTS	58 LOTS	183 LOTS	391 LOTS	489 LOTS	243 LOTS	95 LOTS	185 LOTS	36 LOTS	115 LOTS	108 LOTS	128 LOTS	2,213 LOTS

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	27.655	1,204,639	RESTRICTED TO LANDSCAPE/LAKE/DETENTION/AMENITY
B	23.502	1,023,737	BRAZORIA DRAINAGE DISTRICT NO. 4 DRAINAGE EASEMENT
C	0.543	23,647	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.113	4,944	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	1.373	59,797	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.093	4,050	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.123	5,346	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	53.402	2,326,160	

LEGEND

- A.E. INDICATES AERIAL EASEMENT
- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
- B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
- B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- INDICATES STREET NAME CHANGE
- F.N. INDICATES FILE NUMBER
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- P.O.B. INDICATES POINT OF BEGINNING
- R.O.W. INDICATES RIGHT-OF-WAY
- RES. INDICATES RESERVE
- FND. INDICATES FOUND
- I.R. INDICATES IRON ROD
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- P.A.E. INDICATES PERMANENT ACCESS EASEMENT
- PVT. INDICATES PRIVATE

FINAL PLAT OF POMONA SECTION 27

A SUBDIVISION OF 85.449 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1-6, 11-16 AND 22-26 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

93 LOTS 7 RESERVES (53.402 ACRES) 2 BLOCKS
OCTOBER 18, 2022 JOB NO. 2149-4127P

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

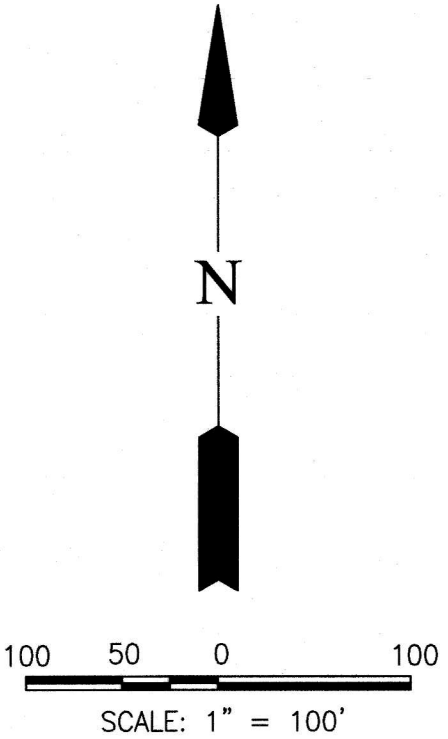
OWNERS:
POMONA LAND, LLC,
POMONA PHASE 3, LLC,
POMONA PHASE 4, LLC,
POMONA PHASE 6, LLC,
A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219
PH: 972-201-2919

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.
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



MYLAR CHECK: SURV. 9/27/24



MANVEL PD&Z DATA SHEET

MEETING DATE: December 12, 2022

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 5.742-acre of lot area located at 2951 County Road 58, Manvel, Texas, from Light Commercial District to Light Commercial District with Specific Use Permit (LC/SUP) authorizing and existing NAICS use 447110 "Gas Station with Convenience Store" and allowing addition of five (5) gas dispensers.

BACKGROUND: The subject site is the Manvel Express gas station and convenience store located at 2951 County Road 58 (north side of CR 58/ Croix Road across from Rodeo palms residential neighborhood). The subject site was part an approximate 302.14-acre area annexed on July 7, 2014 (Ordinance No. 2014-O-13). Upon annexation the subject site was zoned LC, Light Commercial district on July 28, 2014 (Ordinance No. 2014-O-27). The subject site is situated at the northeast corner of Croix Road's intersection with the extension of Kirby Drive proposed in the City's Major Thoroughfare plan. Both Croix Rd and Kirby Dr are classified as Parkway with minimum right-of-way width of 120 feet. The subject site was annexed into the Manvel City limits and subsequently zoned LC, Light Commercial in July 2014. The immediate vicinity of the subject site is predominantly residential in nature, with Rodeo Palms and Newport Lake Estates to the south across from Croix Rd and abutting large acreage residential lots to the north, east, and west.

The subject site was developed as a gas station with convenience store prior to annexation and hence, the use was established without a Specific Use Permit (SUP). Currently, Section 77-50 of the zoning ordinance requires a Specific Use Permit for NAICS use 447110 "Gas Station with Convenience Store." The applicant is requesting the SUP to allow addition of five (5) fuel dispensers to the existing gas station which currently has four (4) dispensers.

RECOMMENDATION: City staff recommends approval with nine conditions as proposed by staff and listed in the Staff Report.

ATTACHMENTS: Staff Report and Ordinance No. 2022-O-31

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jose Abraham

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





Planning, Development, and Zoning Commission Specific Use Permit Request

Agenda of:	December 12, 2022	Initiated By:	Jose Abraham City Planner
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

Specific Use Permit (SUP) request to establish the existing gas station with a convenience store use, and allow addition of five (5) fuel dispensers on an approximate 5.742-acre tract located at 2951 County Road 58 in the Light Commercial District (LC).

Exhibits

Zoning Vicinity Map, Aerial Vicinity & Surrounding Land Uses Map, Major Thoroughfare Plan Map, Property Survey, Proposed Concept Plat, Applicant Letter, Application, and Public Hearing Notice.

Recommended Action

A Public Hearing following by Consideration and Action from the Commission to the City Council

Executive Summary

The subject site is the Manvel Express gas station and convenience store located at 2951 County Road 58 (north side of CR 58/ Croix Road across from Rodeo Palms residential neighborhood). The subject site was part an approximate 302.14-acre area annexed on July 7, 2014 (Ordinance No. 2014-O-13). Upon annexation the subject site was zoned LC, Light Commercial district on July 28, 2014 (Ordinance No. 2014-O-27). The subject site was developed as a gas station with convenience store prior to annexation and hence, the use was established without a Specific Use Permit (SUP). Currently, Section 77-50 of the zoning ordinance requires a Specific Use Permit with location related restrictions for NAICS use 447110 "Gas Station with Convenience Store." The applicant is requesting the SUP to allow addition of five (5) fuel dispensers to the existing gas station which currently has four (4) dispensers.

Staff overview of the proposed SUP is contained in the attached Staff Report section.

Zoning Vicinity Map



Staff Report

Zoning Ordinance Provisions for Specific Use Permits

In Section 77-50 (a) *Uses Requiring Specific Use Permit*, of the Zoning Ordinance it states “certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district, but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides city council and planning, development and zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. Because, however, of the nature of use, the importance of the use’s relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required.”

In Section 77-50 (b) of the Zoning Ordinance it further states, “the city council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use permit uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.”

General Site Information

The following is a summary of general site information.

Surrounding Property Zoning	North: Open- Single Family Residential (O-SFR) South: Open-Planned Unit Development (O-PUD) East: Open- Single Family Residential (O-SFR) West: Open- Single Family Residential (O-SFR)
Surrounding Land Use	North: Vacant/Undeveloped South: Single-Family Residential (Rodeo Palms) East: Vacant/Undeveloped West: Single-Family Residential

Overview

The subject site is an approximate 5.742 acres of land developed as a gas station with convenience store, located at 2951 County Road 58 AKA Croix Road (along north side of Croix Road across from Rodeo Palms residential neighborhood). The subject site is situated at the northeast corner of Croix Road’s intersection with the extension of Kirby Drive proposed in the City’s Major Thoroughfare plan. Both Croix Rd and Kirby Dr are classified as Parkway with minimum right-of-way width of 120 feet. The subject site was annexed into the Manvel City limits and subsequently zoned LC, Light Commercial in July 2014. The immediate vicinity of the subject site is predominantly residential in nature, with Rodeo Palms and Newport Lake Estates to the south across from Croix Rd and abutting

large acreage residential lots to the north, east, and west. The subject site was developed prior to annexation into City of Manvel city limits, therefore, was established without the approval of a SUP.

The applicant intends to add (5) fuel dispensers to the existing gas station which currently has four (4) dispensers. The proposed addition and associated site improvement (conceptual site plan attached) triggers the requirement of a SUP approval. Section 77-50 (e) of the Zone Ordinance provides the criteria for SUP approval which is discussed in the following sections.

The vision statement in the 2015 Comprehensive Plan seeks City of Manvel to maintain its rural character and small-town values while managing its growth by, "Benefiting from our strategic location by encouraging well planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life". The gas station and convenience store land use exist on the subject site, therefore, granting of the requested SUP is not establishing a new use at this location. The purpose of the requested SUP is to allow additional fuel dispensers and associated site improvement possibly including parking, canopy structure, outdoor lighting, and signage. Additionally, subject site's location at the intersection of an existing and a proposed major thoroughfare further supports the Comprehensive Plan goal of strategically locating commercial uses. The applicant has not provided a Traffic Impact analysis based on the proposed addition. Since the existing convenience store is not proposed to be expanded, significant increase in trip generation is not anticipated. The surrounding properties are residentially zoned and used, therefore, screening and buffering related provisions will be necessary to avoid detrimental impact related to sound, light, and aesthetics.

Section 77-50 (g) (5) & (7) of the zoning ordinance provide the following predetermined conditions for gasoline station and convenience store uses.

- A convenience store shall not be located within two miles of an existing gasoline station and convenience store. The distance shall be measured from property line to property line.
- A gasoline station shall not be located within two miles of an existing gasoline station and convenience store. The distance shall be measured from property line to property line.

Since the subject site is already developed as a gas station and convenience store, these conditions may be only applicable if the gas station and convenience store uses are abandoned and the SUP is amended.

Staff Recommendation

Based on the above discussion, staff recommends approval of this SUP request for property located at 2951 County Road 58 to allow NAICS Use No. 447110, "Gasoline Stations with Convenience Store" with the following conditions:

1. A plat shall be prepared and approved in conformance with Chapter 62 – Subdivisions, prior to the proposed addition of five (5) gas dispensers on the subject site;
2. The proposed addition of five (5) gas dispensers on the subject site shall be in conformance with Section 77-31, *Light-commercial (LC) district* requirements;
3. Design, location and arrangement of all driveways and parking spaces shall be provided for the safe and convenient movement of vehicular and pedestrian traffic without adversely

affecting the general public or adjacent developments as required by Section 77-50 (e)(9) and City of Manvel Design Criteria Manual as amended.

4. With the proposed addition of five (5) gas dispensers on the subject site, parking spaces required for the entire site to meet the current standards of Section 77-45, *Parking*, shall be provided.
5. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture.
6. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally.
7. Opaque privacy fence shall be provided for screening along the side and rear property lines adjoining an existing residential use or zoning, using a minimum of eight-foot-high wooden or masonry fence must be constructed and retained adjacent to the property line.
8. Proposed expansion area must comply with all landscaping requirements of Section 77-44.
9. One evergreen tree that is 1½ inches in caliper measured at the base of the tree shall be planted every 35 feet at the perimeter of the subject site along the proposed expansion area to provide adequate buffer to abutting residentially used or zoned property.

Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, staff has received one informational inquiry and is not aware of opposition to the request.

Site Photographs



View of the existing Gas station and convenience store from south-eastern corner.



View of the existing Gas station and convenience store looking west along Croix Road.

Site Photographs



View of the adjoining residential property to the west.



View of the adjoining vacant property to the east.

Aerial Vicinity & Surrounding Land Uses Map

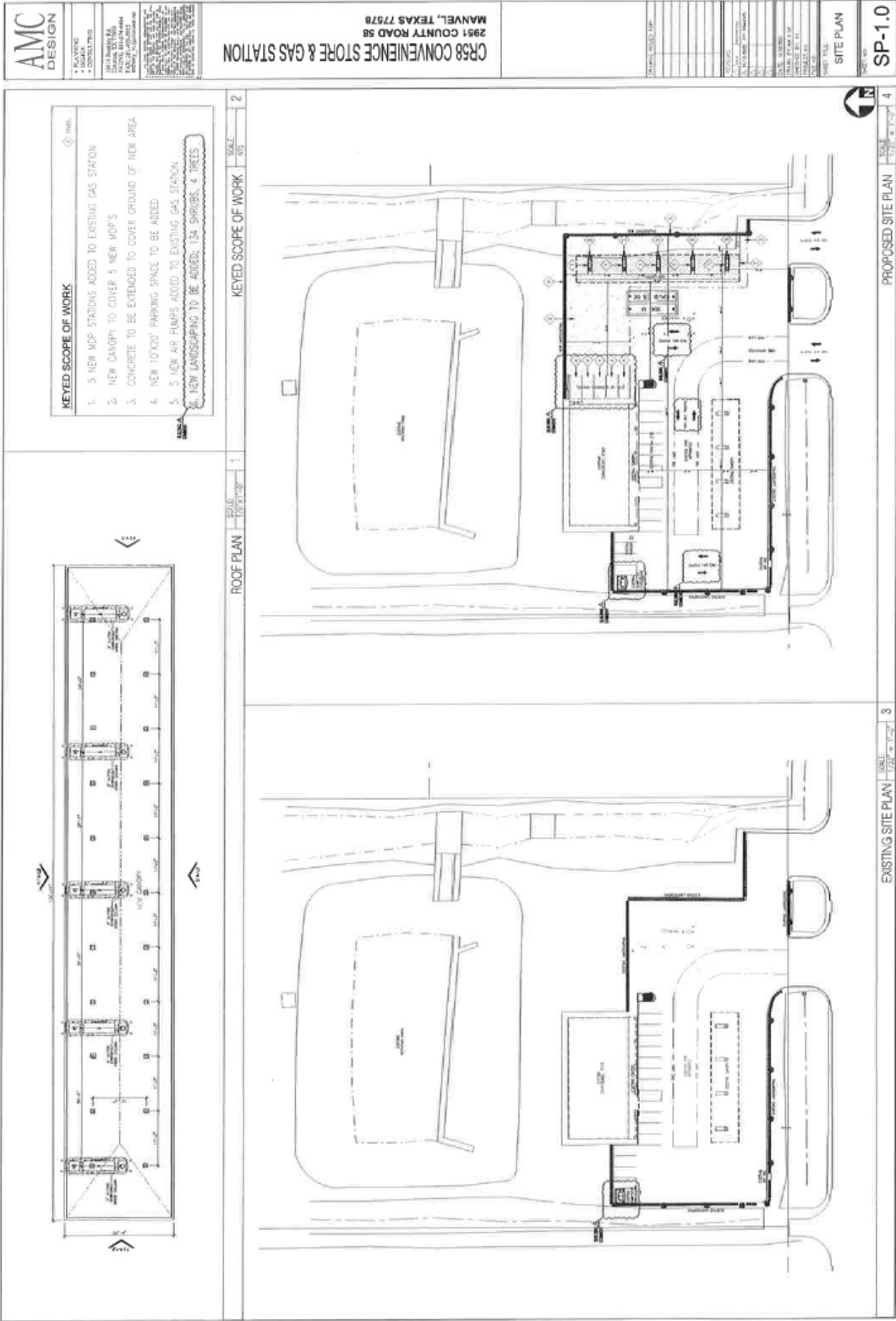
2951 CR 58 | PID 652887



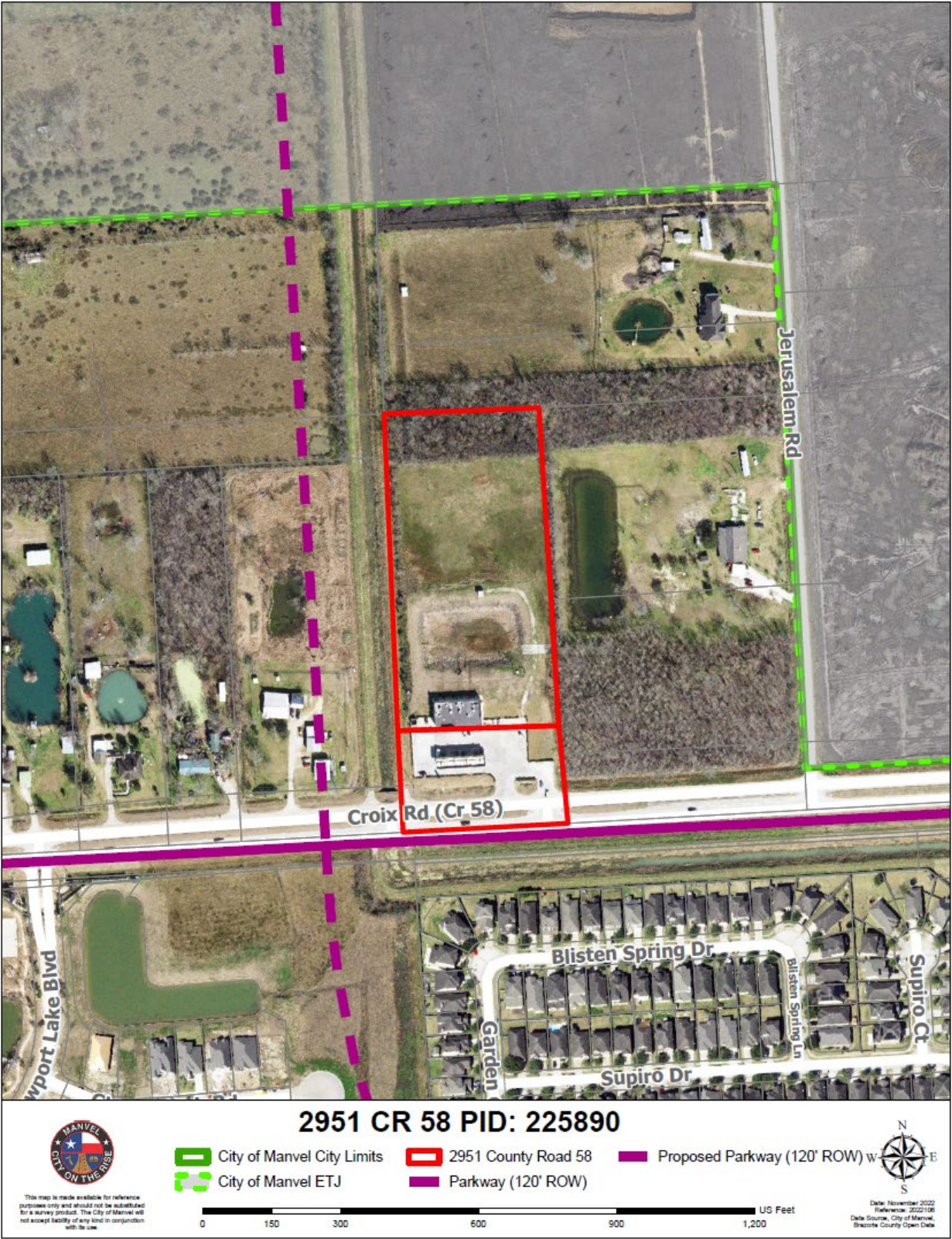
11/23/2022

1-2 074

Proposed Site Plan



Major Thoroughfare Plan Map



[illegible]

Applicant Letter

Barkatali Momin

2951 County Rd 58, Manvel, TX 77578

832-755-9250

Manvel Express

October 19, 2022

Dear City Planner Mr. Abraham,

My name is Barkatali Momin, and my business is located at 2951 County Rd 58, Manvel, TX 77578. It is a gas station with a convenience store. This location was built while we were in Brazoria County about 10 years ago. When I built this location, I built only 4 fuel dispensers. At the time this many fuel dispensers were enough to support the residents nearby. However, over the years, the City of Manvel and the surrounding area of my store have experienced tremendous growth. It would be extremely helpful to have additional fuel dispensers at my site to support my neighbors in making their shopping experience a pleasant one. I am requesting a specific use permit to add an additional 5 fuel dispensers on my site. Your support is greatly appreciated in this regard.

Kind Regards,



Barkatali Momin

Application



DEVELOPMENT SERVICES

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: _____
Project Location/Address: 2951 COONM ROAD 58, MANVEL, TX, 77578
Legal Description: A0563 HT & BRR TRACT 40 ACRES 5.742
Current Zoning: LC Proposed Land Use: GAS STATION NAICS No.: 447110
Parcel/Tax ID# (s): 652887 Total Acreage: 5.742

APPLICANT INFORMATION

Applicant Name: BARAKATU MOMIN
Company Name: MANVEL EXPRESS
Address: 11507 KINCRAIG PATH City: RICHMOND State: TX Zip: 77407
Phone #: 832 755 9250 Email: SUNESARA.US@GMAIL.COM

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.



Applicant Signature (REQUIRED)

10/18/2022

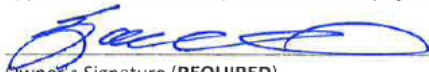
Date

PROPERTY OWNER INFORMATION

Owner(s) Name: BARAKATU MOMIN
Address: 11507 KINCRAIG PATH City: RICHMOND State: TX Zip: 77407
Phone #: 832 755 9250 Email: SUNESARA.US@GMAIL.COM

PROPERTY OWNER'S AUTHORIZATION (Required – If owner is also the applicant, must sign as both):

I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.



Owner's Signature (REQUIRED)

10/18/2022

Date

Application



DEVELOPMENT SERVICES

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

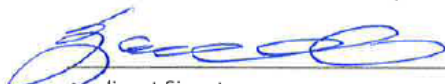
SUBMITTAL CHECKLIST

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these exceptions for your project **before** submitting an application. Answers to specific use permit applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

SPECIFIC USE PERMIT SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Specific Use Permit Application (with all signatures)	✓
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	✓
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	✓
Two (2) Copies of Recorded Plat (if platted)	
Two (2) Applicant Letters of Request	
Traffic Impact Analysis, (if applicable)	
Paid Application Fee	

APPLICANT CERTIFICATION

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.


Applicant Signature


Date

Public Hearing Notice

Public Hearing Notice to run on Sunday 11/27/2022

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, DECEMBER 12, 2022, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, JANUARY 2, 2023, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 5.7420 ACRE TRACT LOCATED AT 2951 COUNTY ROAD 58, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT (LC) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE CODE 447110 “GASOLINE STATIONS WITH CONVENIENCE STORES”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.

CORRECTED – Notice of Public Hearing

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 6:00 P.M. ON ~~MONDAY, JANUARY 2,~~ TUESDAY, JANUARY 3, 2023, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 5.7420 ACRE TRACT LOCATED AT 2951 COUNTY ROAD 58, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT (LC) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE CODE 447110 “GASOLINE STATIONS WITH CONVENIENCE STORES”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.

ORDINANCE NO. 2022-O-31

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 5.742 ACRES LOCATED AT 2951 COUNTY ROAD 58/ CROIX RD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT (LC) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC/ SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE EXISTING USE OF PROPERTY FOR 447110 “GASOLINE STATIONS WITH CONVENIENCE STORES”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, Mr. Barkatali Momin, is the owner (the “Owner”) of a certain 5.742-acre tract of land located at 2951 County Road 58, Manvel, Texas, such tract being out of Lot 40, Allison -Richey Gulf Coast Home Company Subdivision, Section 78, Abstract No. 563 H.T. & B.R.R. CO. Survey, Brazoria County, Texas, a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 5.742-acre tract is currently zoned Light Commercial District; and

WHEREAS, the Owner has filed an application to change the zoning classification of the 5.742-acre tract to Light Commercial District, with a Specific Use Permit (LC/SUP) allowing the existing use of the property for NAICS use 447110 “Gas Station with Convenience Store”; and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

WHEREAS, the Planning, Development, and Zoning Commission has recommended in its report the approval of such request, and the City Council deems it appropriate to approve said amendment to the zoning and specific use permit; now, therefore,

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

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

Section 2. The zoning classification of a certain 5.742-acre tract of land located at 2951 County Road 58, Manvel, Texas, such tract being out of Lot 40, Allison -Richey Gulf Coast Home Company Subdivision, Section 78, Abstract No. 563 H.T. & B.R.R. CO. Survey, Brazoria County, Texas, as more particularly described in Exhibit “A” attached hereto, shall be changed from Light Commercial District (LC) to Light Commercial District with Specific Use Permit (LC/SUP), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Gasoline Station with Convenience Store - (NAICS 447110)

Section 3. The request meets the criteria set forth in Section 77-50 of the City of Manvel Zoning Ordinance for a Specific Use Permit. The City of Manvel Zoning

Ordinance is hereby further amended by granting a Specific Use Permit authorizing use of the Property for the NAICS use listed in Section 2, above.

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit “B”, attached hereto and incorporated herein as if set out in full. Use and Development of the Property shall comply with the conditions and with the site plan as shown in Exhibit “C”, attached hereto. The uses and site may not be changed or expanded except by amendment of this Specific Use Permit.

Section 5. The Specific Use Permit issued under this ordinance, or a specific use listed herein, shall expire one year after its date of issuance if construction or if the listed use authorized hereunder is not substantially under way or in use prior to the expiration of said one year period. If, prior to the expiration of such one-year period, the owner of the property to which the Specific Use Permit applies in writing, for an extension, the City Council may, after recommendation from the Planning, Development, and Zoning Commission, grant such extension for one additional year.

Section 6. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tract, as described and as provided in Section 2, above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 7. The City Council hereby finds and determines that said rezoning comports to the City’s Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City

of Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 8. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 9. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

Section 10. Revocation. This Specific Use Permit may be revoked or modified by the City Council, in whole or in part, after notice and hearing, for either of the following reasons:

- (1) The Specific Use Permit was obtained or extended by misrepresentation, fraud or deception: or
- (2) That one of more of the conditions imposed by the permit has not been met or has been violated.

PASSED AND APPROVED on first reading this _____ day of _____, 2023.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2023.

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

Exhibit A

Being out of Lot 40, Allison -Richey Gulf Coast Home Company Subdivision, Section 78, Abstract No. 563 H.T. & B.R.R. CO. Survey, Brazoria County, Texas.

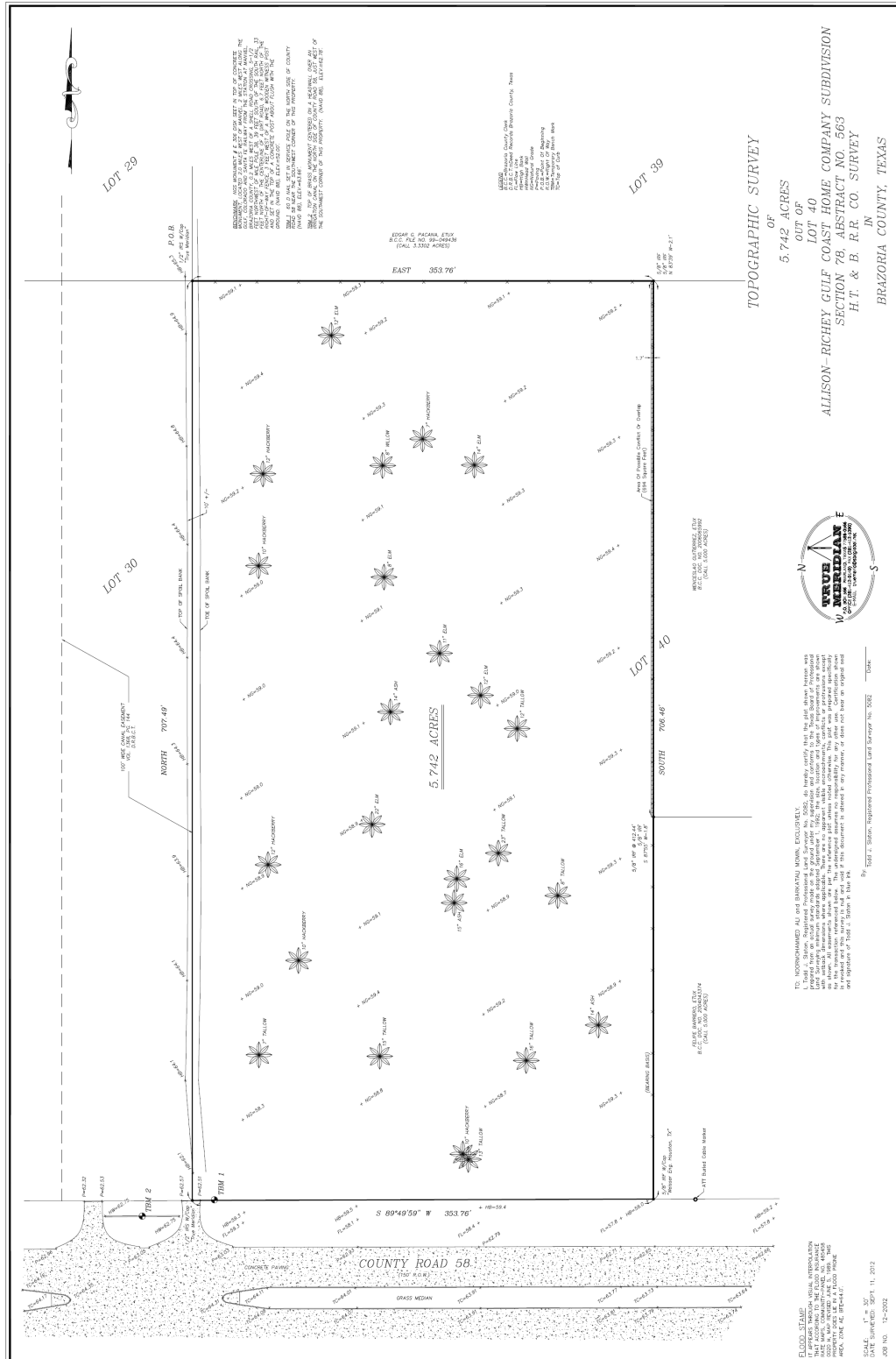


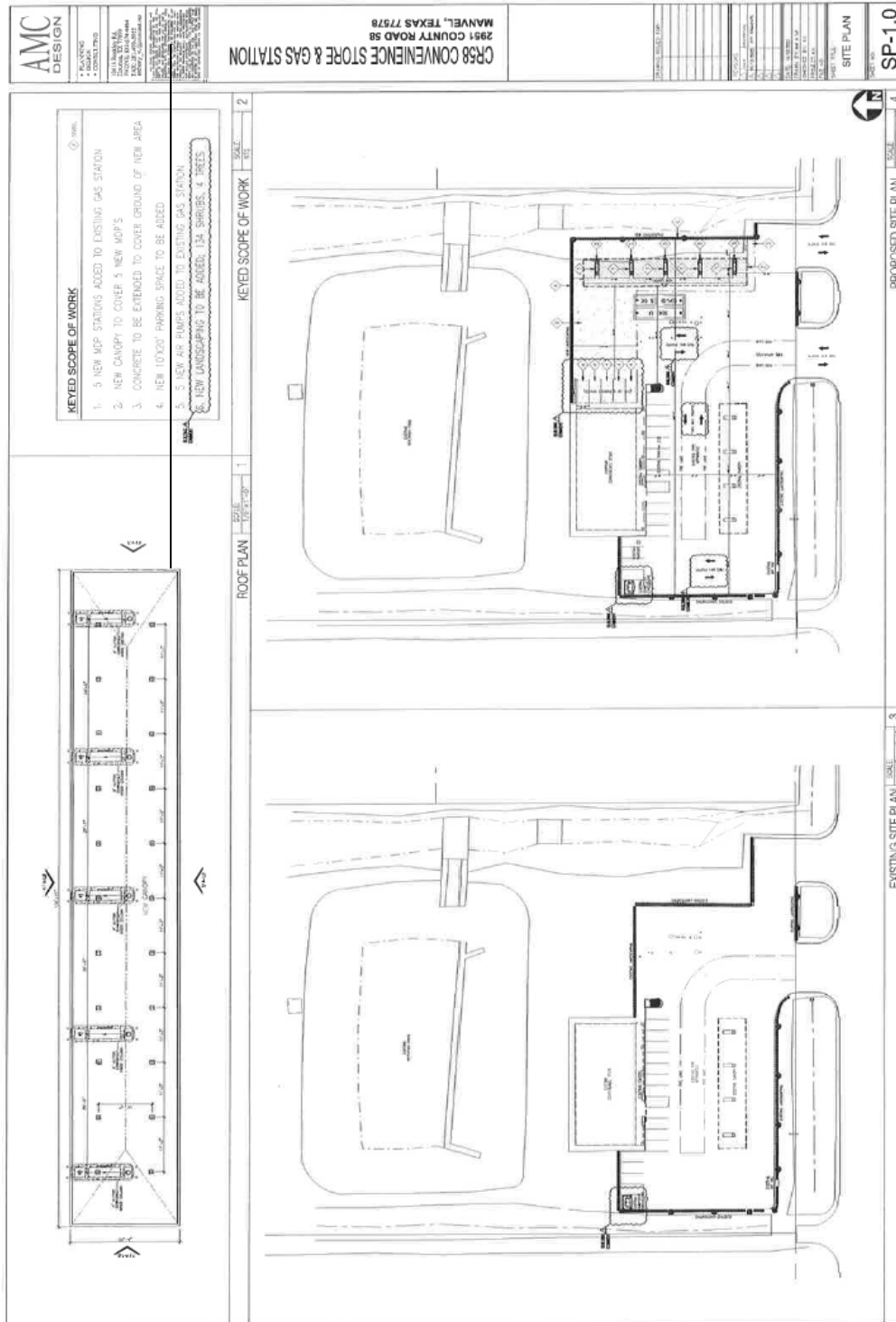
Exhibit B

CONDITIONS FOR 2951 CR 58 (GASOLINE STATION WITH CONVENIENCE
STORE)

1. A plat shall be prepared and approved in conformance with Chapter 62 – Subdivisions, prior to the proposed addition of five (5) gas dispensers on the subject site;
2. The proposed addition of five (5) gas dispensers on the subject site shall be in conformance with Section 77-31, *Light-commercial (LC) district* requirements;
3. Design, location and arrangement of all driveways and parking spaces shall be provided for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments as required by Section 77-50 (e)(9) and City of Manvel Design Criteria Manual as amended.
4. With the proposed addition of five (5) gas dispensers on the subject site, parking spaces required for the entire site to meet the current standards of Section 77-45, *Parking*, shall be provided.
5. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture.
6. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally.
7. Opaque privacy fence shall be provided for screening along the side and rear property lines adjoining an existing residential use or zoning, using a minimum of eight-foot-high wooden or masonry fence must be constructed and retained adjacent to the property line.
8. Proposed expansion area must comply with all landscaping requirements of Section 77-44.
9. One evergreen tree that is 1½ inches in caliper measured at the base of the tree shall be planted every 35 feet at the perimeter of the subject site along the proposed expansion area to provided adequate buffer to abutting residentially used or zoned property.

Exhibit C

2951 CR 58 SITE PLAN





MANVEL D & Z DATA SHEET

MEETING DATE: December 12, 2022

TOPIC: A Public Hearing regarding amending the zoning ordinance by changing the zoning classification of 13.82 acres located at 11700 Magnolia Parkway, from Open-Single Family Residential District (O-SFR) to Light Commercial District (LC).

BACKGROUND: Identity Architects, on behalf of the property owner, Aramco Investment Group Inc, has requested to rezone the property from Open-Single Family Residential District (O-SFR) to Light Commercial District (LC). The property is 13.82 acres of land located at 11700 Magnolia Parkway. The property currently includes an unoccupied Single-Family residential building. The property owner is requesting to rezone the property to LC zoning district in order to subdivide and redevelop the property for retail and commercial uses. The applicant has indicated that the existing building will be demolished to develop the entire property as a new commercial retail center with pad sites (see conceptual plan in Staff Report). The uses of the proposed spaces are classified as NAICS use numbers 52 "Finance and insurance", 6244 "Child Day care services", and 722 "Food services and drinking places" which are permitted in the LC zoning district. These uses are permitted in the LC zoning district.

The subject site is located at the northern extent of the City of Manvel City limits. Properties to the north are in City of Pearland; properties to the east and south are within City of Manvel's Extra Territorial Jurisdiction (ETJ), and properties to the west are within Manvel City Limits. The subject site is located at the intersection of two major thoroughfares (Kirby Drive and Magnolia Parkway) with three corners of the intersection developed for retail/ commercial land use. The residential use in the general area is predominantly planned residential neighborhoods (Southfork residential development) and not rural acreage. The abutting property to the west is zoned LC zoning district with a Specific Use Permit to allow religious organization and school use. The aforementioned property is already developed and is proposed to be used for non-residential uses. Based on general planning principles and existing development character of the area, the subject site is an appropriate location for the proposed LC zoning district designation. The Manvel 2015 Comprehensive Plan focuses on maintaining its rural character and small-town values while managing its growth by, "Benefiting from our strategic location by encouraging well planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life". The LC zoning district corresponds to the recommendations made in the Comprehensive Plan.

RECOMMENDATION: City staff recommends reclassifying subject property from Open-Single Family Residential District (O-SFR) to Light Commercial District (LC).

ATTACHMENTS: Staff Report and Ordinance No. 2022-O-32

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Jose Abraham

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



Planning, Development, and Zoning Commission Rezoning Request

Agenda of:	December 12, 2022	Initiated By:	Jose Abraham City Planner
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

A rezoning from Open-Single Family Residential District (O-SFR) to Light Commercial District (LC) for 13.82 acres located at 11700 Magnolia Parkway.

Exhibits

Zoning Vicinity Map, Staff Report, Site Photographs, Aerial Vicinity Map, Major Thoroughfare Plan Map, Survey, Land Description, Applicant Letter, Application, Letter of Authorization, Concept Site Plan, and Public Hearing Notice

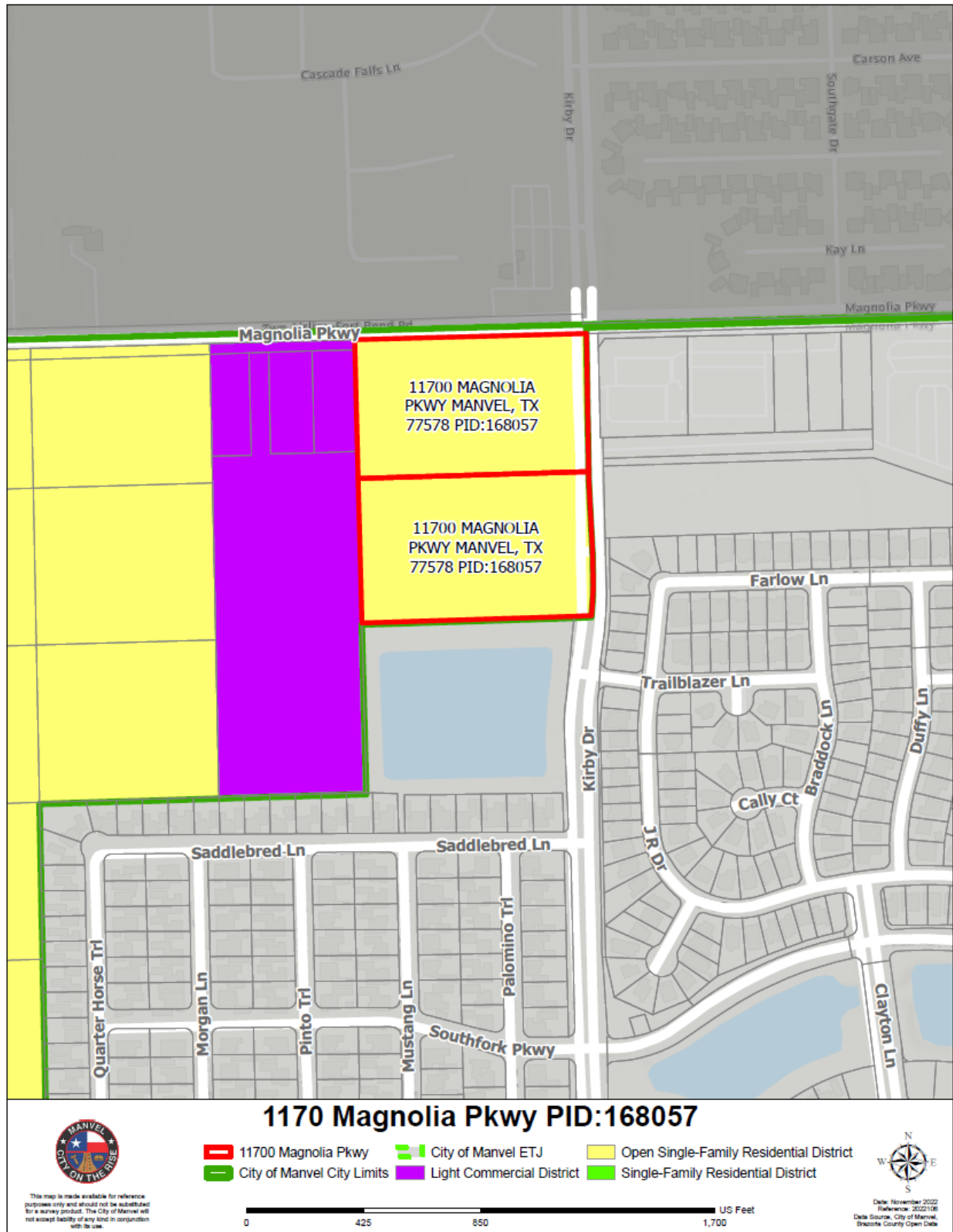
Recommended Action

A Public Hearing following by Consideration and Action from the Commission to the City Council

Executive Summary

The proposed rezoning is for 13.82 acres of land located at 11700 Magnolia Parkway. The property is zoned Open-Single Family Residential District (O-SFR). The property currently has a vacant Single-Family residential building which is proposed to be demolished. The applicant, Identity Architects, on behalf of the property owner, Aramco Investment Group Inc, is requesting to rezone the property to Light Commercial District (LC) in order to subdivide and develop the subject site for uses such as daycare, financial/insurance offices, and restaurants. The proposed commercial uses are not permitted in the O-SFR zoning district so the applicant has filed for a rezoning of the subject site to LC whereby the proposed uses are classified as NAICS use numbers 52 "Finance and insurance;" 6244 "Child Day care services;" and 722 "Food services and drinking places;" which are permitted in the LC zoning district. Staff overview of the proposed rezoning is contained in the Staff Report Section of this document.

Zoning Vicinity Map



Staff Report

Overview

Identity Architects, on behalf of the property owner, Aramco Investment Group Inc, has requested to rezone the property from Open-Single Family Residential District (O-SFR) to Light Commercial District (LC). The property is 13.82 acres of land located at 11700 Magnolia Parkway. The property currently includes an unoccupied Single-Family residential building. The property owner is requesting to rezone the property to LC zoning district in order to subdivide and redevelop the property for retail and commercial uses. The applicant has indicated that the existing building will be demolished to develop the entire property as a new commercial retail center with pad sites (conceptual plan attached). The uses of the proposed spaces are classified as NAICS use numbers 52 "Finance and insurance", 6244 "Child Day care services", and 722 "Food services and drinking places" which are permitted in the LC zoning district. These uses are permitted in the LC zoning district.

The subject site is located at the northern extent of the City of Manvel City limits. Properties to the north are in City of Pearland; properties to the east and south are within City of Manvel's Extra Territorial Jurisdiction (ETJ), and properties to the west are within Manvel City Limits. The subject site is located at the intersection of two major thoroughfares (Kirby Drive and Magnolia Parkway) with three corners of the intersection developed for retail/ commercial land use. The residential use in the general area is predominantly planned residential neighborhoods (Southfork residential development) and not rural acreage. The abutting property to the west was zoned LC zoning district by Ordinance No. 2017-O-13 (dated June 12, 2017) and permitted a Specific Use Permit to allow religious organization and school use by Ordinance No. 2018-O-45 (dated January 7, 2019). The aforementioned property is already developed and is proposed to be used for non-residential uses. Based on general planning principles and existing development character of the area, the subject site is an appropriate location for the proposed LC zoning district designation.

Rezoning the property to LC zoning district would also allow uses included in Section 77-26., *Permitted Uses*, and listed below:

1. retail bakeries;
2. printing and related support activities;
3. furniture and home furnishing stores;
4. electronics and appliance stores;
5. building material, garden equipment and supplies dealers;
6. food and beverage stores;
7. health and personal care stores;
8. clothing and clothing accessory stores;
9. sporting goods, hobby, book and music stores;
10. miscellaneous store retailers;
11. postal service;
12. finance and insurance;
13. real estate;
14. consumer good rental;
15. professional, scientific, and technical services;
16. accounting, tax preparation, bookkeeping and payroll;
17. veterinary services;

18. management of companies and enterprises;
19. administrative and support services;
20. educational support services;
21. social assistance;
22. child day care services;
23. arts, entertainment, and recreation;
24. fitness and sports centers;
25. food services and drinking places;
26. automotive glass replacement shop;
27. electronic and precision equipment repair and maintenance;
28. personal and laundry services; and
29. public administration.

General Site Information

Surrounding Property Zoning	North: City of Pearland South: Extra Territorial Jurisdiction (ETJ) East: Extra Territorial Jurisdiction (ETJ) West: Light Commercial with SUP allowing Religious Organizations and School and O-SFR
Surrounding Land Use	North: Retail strip center and Residential neighborhood. South: Single Family Residential (Southfork) East: Gas station with convenience store West: Church and private school

Staff Recommendation

City Staff recommends reclassifying subject property from Open-Single Family Residential District (O-SFR) to Light Commercial (LC) District to the Planning, Development, and Zoning Commission. The proposed rezoning is compatible with the *Manvel 2015 Comprehensive Plan*.

Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, staff has received two informational inquiries and is not aware of support or opposition to this request.

Points for Consideration

- The *Manvel 2015 Comprehensive Plan* focuses on maintaining its rural character and small-town values while managing its growth by, “Benefiting from our strategic location by encouraging well planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life”. The LC zoning district corresponds to the recommendations made in the *Comprehensive Plan*.
- The subject site is located at the intersection of two major thoroughfares and abuts a property currently zoned LC zoning district. Properties at the other corners of the intersection are developed for commercial and retail uses, hence, are compatible with the proposed rezoning.

- Existing residential areas in the vicinity are planned single-family residential neighborhoods and not large-acreage rural residential lots. Therefore, the proposed rezoning is not anticipated to present a stark contrast to the existing development pattern in the general area or encroach upon existing rural residential area.
- Based on the nature of existing development in close vicinity to the subject site, and the range of uses allowed within the proposed LC zoning district designation, the proposed rezoning is not anticipated to cause detrimental impact in terms of public health, safety, or quality of life.

Site Photographs



View of Subject site from Magnolia Parkway



View of Commercial Property and Residential neighborhood across from Magnolia Parkway to the North.

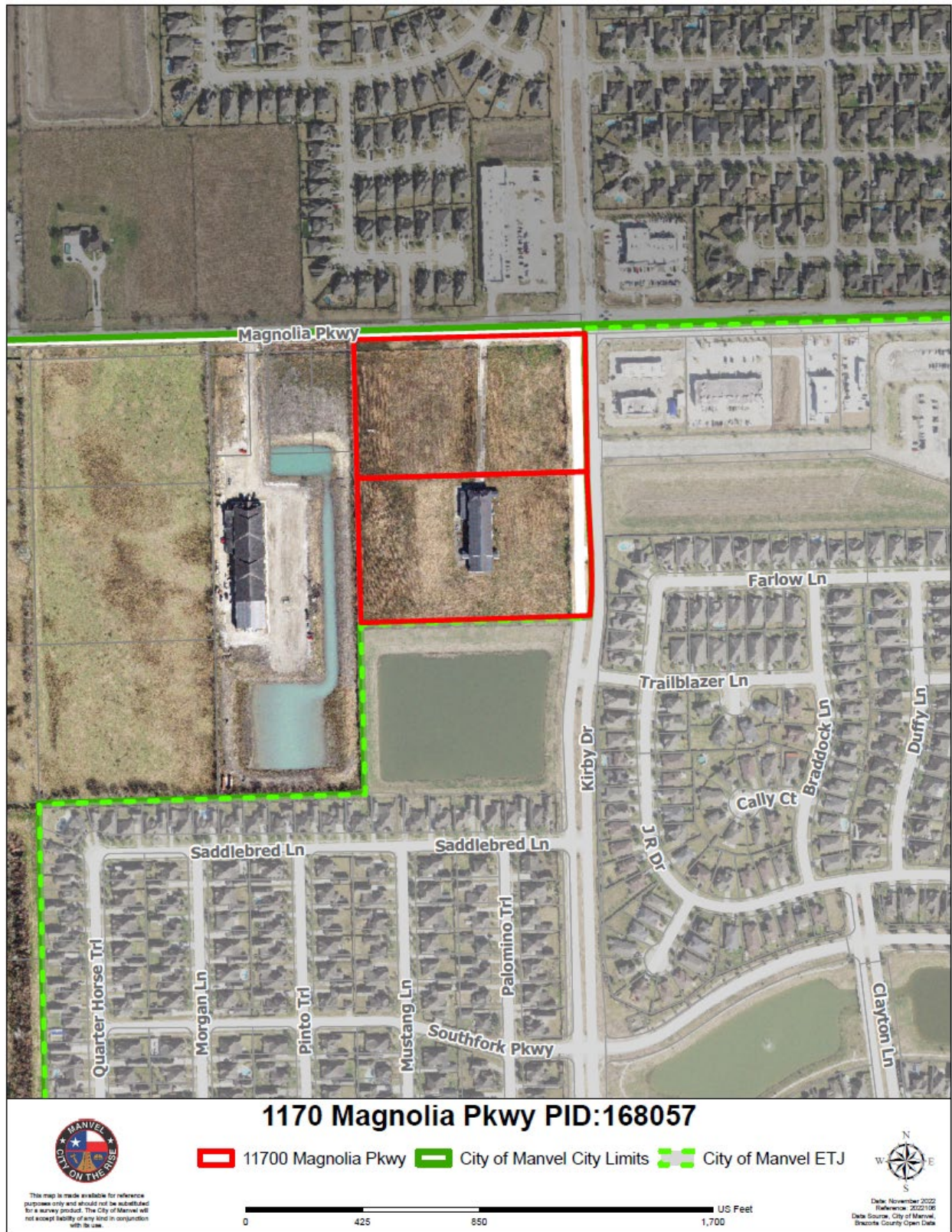


View of Commercial Property at the northeast corner of Kirby Dr and Magnolia Pkwy intersection

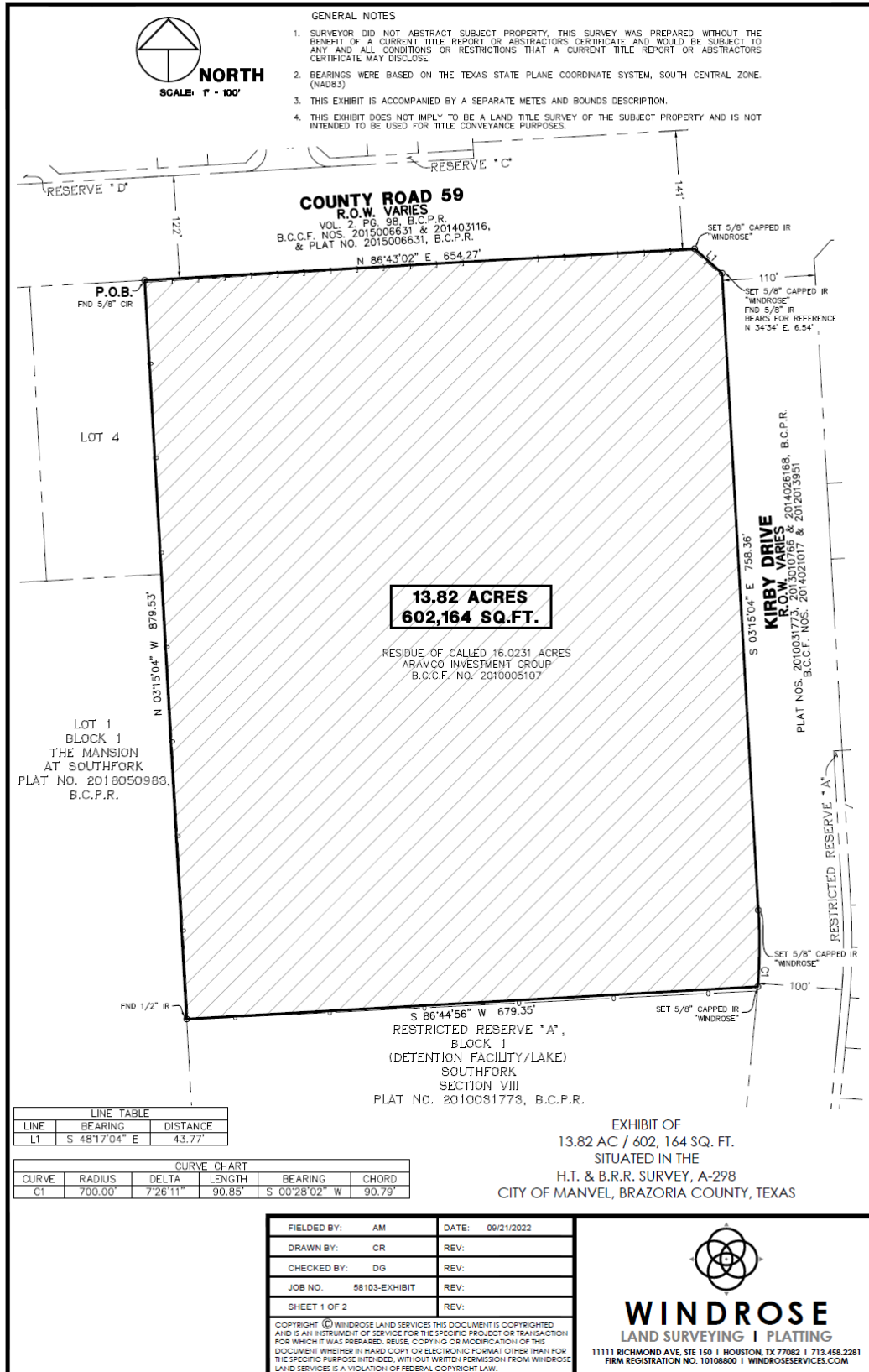


View of Commercial Property at the southeast corner of Kirby Dr and Magnolia Pkwy intersection

Aerial Vicinity Map



Survey



Land Description



DESCRIPTION OF 13.82 ACRES OR 602,164 SQ. FT.

A TRACT OR PARCEL CONTAINING 13.82 ACRES, OR 602,164 SQUARE FEET OF LAND SITUATED IN THE H.T. & B., R.R. CO. SURVEY, ABSTRACT NO. 298, BRAZORIA COUNTY, TEXAS, BEING A RESIDUE OF A CALLED 16.0231 ACRE TRACT DESCRIBED IN DEED TO ARAMCO INVESTMENT GROUP, AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2010005107, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 59 (R.O.W. VARIES) RECORDED UNDER VOL. 2, PG. 98, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NOS. 2015006631 & 201403116, AND PLAT NO. 2015006631, B.C.P.R., MARKING THE NORTHEAST CORNER OF LOT 4, THE MANSION AT SOUTHFORK, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2018050983, B.C.P.R., AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 43 MIN. 02 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID COUNTY ROAD 59, A DISTANCE OF 654.27 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST END OF A CUTBACK CORNER AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF SAID COUNTY ROAD 59, AND THE WEST R.O.W. LINE OF KIRBY DRIVE (R.O.W. VARIES) RECORDED UNDER PLAT NOS. 2010031773, 2013010766, AND 2014026168, B.C.P.R., AND B.C.C.F. NOS. 2014021017 AND 2012013951, AND THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

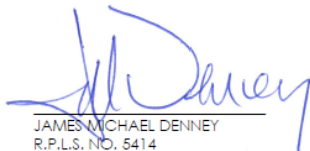
THENCE, SOUTH 48 DEG. 17 MIN. 04 SEC. EAST, WITH SAID CUTBACK LINE, A DISTANCE OF 43.77 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST END OF SAID CUTBACK CORNER AND THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE NORTH 34 DEG. 34 MIN EAST - 6.54 FEET.

THENCE, SOUTH 03 DEG. 15 MIN. 04 SEC. EAST, WITH THE WEST R.O.W. LINE OF SAID KIRBY DRIVE, A DISTANCE OF 758.36 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE, WITH THE WEST R.O.W. LINE OF SAID KIRBY DRIVE AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 07 DEG. 26 MIN. 11 SEC., AN ARC LENGTH OF 90.85 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 00 DEG. 28 MIN. 02 SEC. WEST - 90.79 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF RESTRICTED RESERVE "A", BLOCK 1, SOUTHFORK SECTION VIII, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2010031773, B.C.P.R., AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEG. 44 MIN. 56 SEC. WEST, WITH THE NORTH LINE OF SAID RESTRICTED RESERVE "A", A DISTANCE OF 679.35 FEET, TO A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF LOT 1, BLOCK 1 OF SAID THE MANSION AT SOUTHFORK, MARKING THE NORTHWEST CORNER OF SAID RESTRICTED RESERVE "A" AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 15 MIN. 04 SEC. EAST, WITH THE EAST LINE OF LOTS 1 AND 4 OF SAID THE MANSION AT SOUTHFORK, A DISTANCE OF 879.53 TO THE **POINT OF BEGINNING** AND CONTAINING 13.82 ACRES OR 602,164 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 58103, PREPARED BY WINDROSE LAND SERVICES.


JAMES MICHAEL DENNEY
R.P.L.S. NO. 5414
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



09/21/2022
DATE:

Applicant Letter



Date: 10/21/2022

LETTER OF REQUEST

Identity Architects on behalf of Aramco Investment Group Inc requests a rezoning of the approximately 13.82 acres located at 11700 Magnolia Parkway in Manvel, Tx 77578 (Parcel identification Number 168057) from the O-SFR Open Single-Family Residential District to the LC Light Commercial District.

The project area shown has an existing, unoccupied, Single-Family residence that would be removed. We are proposing the development of a tract containing 62,500 SF of retail and detention as well as 4 pad sites with uses ranging from daycare to financial and restaurants. With the recent rezoning of the neighboring property to the West from O-SFR to LC as well as the CR 59 & Kirby Commercial Subdivision across the street, we feel that this development will be a good fit for this site and a positive addition to the surrounding neighborhood.

www.identityarchitects.com
Voice: 713.595.2150 Email: info@identityarchitects.com
111 Travis Street Houston, Texas 77002

Application



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6

MANVEL, TX 77578

P: 281-489-0630

F: 281-489-0634

REZONING APPLICATION

PROJECT INFORMATION

Project Name: SWC Magnolia and Kirby

Project Location/Address: 11700 MAGNOLIA PKWY, MANVEL, TX 77578

Legal Description: PID : 168057

Current Zoning: O-SFR Proposed Zoning: Light Commercial

Parcel/Tax ID# (s): 168057 Total Acreage: 13.82 AC Proposed Land Use: Mixed Use

APPLICANT INFORMATION

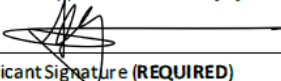
Applicant Name: Stephanie Yachnin

Company Name: Identity Architects

Address: 111 Travis St. City: Houston State: TX Zip: 77002

Phone #: 713-595-2150 Email: syachnin@identityarchitects.com

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

 10/19/2022
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

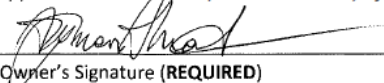
Owner(s) Name: Aramco Investment Group Inc, manager Aliman Ahmad

Address: 2910 Holmes Rd City: Houston State: TX Zip: 77051

Phone #: 713-417-2682 Email: ggg@usa.com

PROPERTY OWNER'S AUTHORIZATION (Required – If owner is also the applicant, must sign as both):

I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

 08/15/2022
Owner's Signature (REQUIRED) Date

Application



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SUBMITTAL CHECKLIST

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these exceptions for your project **before** submitting an application. Answers to rezoning applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

REZONING SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Rezoning Application (with all signatures)	X
One (1) Legal Description of Property (metes & bounds description if not platted)	X
One (1) Copy of Recorded Plat (if platted)	X
One (1) Applicant Letter of Request	X
Traffic Impact Analysis, if applicable	
Paid Application Fee	X

APPLICANT CERTIFICATION

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.

Applicant Signature

08/15/2022

Date

Letter of Authorization



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

Aramco Investment Group Inc
Owner Name

2910 Holmes Rd
Owner Address

Houston, TX 77051
Owner City, State Zip

08/15/2022
Date

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

I, Ayman Ahmad, certify that I am the owner of the project property located at 11700 Magnolia Pkwy, Manvel, TX 77578 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Stephanie Yachnin with the company Identity Architects (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at 713-417-2682 if you have any questions.

Sincerely,

Owner Name Aramco Investment Group Inc, manager Ayman Ahmad
Owner Signature Ayman Ahmad

identityARCHITECTS
111 Travis Street, Houston, Texas 77002
www.identityarchitects.com 713.586.2150

Scale: 1" = 60'-0"



DATA TABLE	SITE	13.9 AC	MANUEL TEXAS	12.07 COMMERCIAL - REQUIRES REMEDIATION
JURISDICTION	STATE			
PARKING SPONSOR	PWD 1: DAVICORE (@ 2.9 FS / 1k) **	5F	PS RECD	PS PROVIDED 28 (@ 2.6 FS / 1k)
PWD 2: RESTAURANT (@ 4 FS / 1k)	5.6k SF	27	23	99 (@ 4 FS / 1k) 24 (@ 3.6 FS / 1k)
PWD 3: RESTAURANT (@ 4 FS / 1k)	2.5k SF	10		35 (@ 4 FS / 1k) 25 (@ 3.6 FS / 1k)
PWD 4: BUNK (@ 4 FS / 1k)	5.5k SF	22		55 (@ 4 FS / 1k) 35 (@ 3.6 FS / 1k)
TRACT TOTAL (64 FS / 1k)	62.3k SF	250		

NOTES:

- PARKING DATA REQUIREMENTS TO BE REVIEWED
- DESIGNATED POND MAY BE LESS THAN 20% PER PER DEVELOPMENT MEETING AND
- DESIGN CRITERIA MANUAL, SECTION 5: DRAINAGE & A CONCRETE PARKING LOT MAY
- WITHER OVER THE INLET DOES NOT EXCEED 9" AND THE MAX DEPTH IN THE PARKING
- STALL DOES NOT EXCEED 9"
- ** DAVICORE PARKING PAVD TO BE COMBINED WITH THE CITY

COMMERCIAL DEVELOPMENT

October 24, 2022

COUNTRY ROAD 59 @ KIRBY DR
MANVEL, TX 77654

2006-00 SITE 22 10 24

Public Hearing Notice

Public Hearing Notice to run on Sunday 11/27/2022

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 6:00 P.M. ON MONDAY, DECEMBER 12, 2022, BEFORE THE MANVEL PLANNING, DEVELOPMENT AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, JANUARY 2, 2023, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF AN APPROXIMATE 13.82 ACRE TRACT OF LAND LOCATED AT 11700 MGNOLIA PARKWAY, MANVEL, TEXAS FROM OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.

CORRECTED – Notice of Public Hearing

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 6:00 P.M. ON ~~MONDAY, JANUARY 2,~~ TUESDAY, JANUARY 3, 2023, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF AN APPROXIMATE 13.82 ACRE TRACT OF LAND LOCATED AT 11700 MAGNOLIA PARKWAY, MANVEL, TEXAS FROM OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.

ORDINANCE NO. 2022-O-32

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND 13.82 ACRES LOCATED AT 11700 MAGNOLIA PARKWAY, CONTAINING 13.82 ACRES, OR 602,164 SQUARE FEET OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 298, BRAZORIA COUNTY, TEXAS, ALSO BEING A RESIDUE OF A CALLED 16.0231 ACRE TRACT DESCRIBED IN DEED TO ARAMCO INVESTMENT GROUP, AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F. NO. 2010005107), FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO LIGHT COMMERCIAL DISTRICT (LC); PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, Aramco Investment Group Inc is the owner (the "Owner") of a certain tract of land 13.82 acres located at 11700 Magnolia Parkway, being a tract or parcel containing 13.82 acres, or 602,164 square feet of land situated in the H.T. & B. R.R. CO. Survey, Abstract No. 298, Brazoria County, Texas, being a residue of a called 16.0231 acre tract described in deed to Aramco Investment Group, as recorded under Brazoria County Clerk's File (B.C.C.F.) No. 2010005107, as shown on said map and description of which is attached hereto as Exhibit "A"; and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

WHEREAS, the Planning, Development, and Zoning Commission recommended approval of such request, and, the City Council deems it appropriate to approve said rezoning; now, therefore,

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

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

Section 2. The zoning classification of the certain tract of land 13.82 acres located at 11700 Magnolia Parkway, being a tract or parcel containing 13.82 acres, or 602,164 square feet of land situated in the H.T. & B. R.R. CO. Survey, Abstract No. 298, Brazoria County, Texas, being a residue of a called 16.0231 acre tract described in deed to Aramco Investment Group, as recorded under Brazoria County Clerk's File (B.C.C.F.) No. 2010005107, as shown on a map and description of which is attached hereto as Exhibit "A" attached hereto and for all things made a part hereof, shall be changed

from the Open-Single Family Residential District (O-SFR) to Light Commercial District (LC) to for uses as permitted within such zone classification.

Section 3. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tracts, as described and as provided in Section 2 above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. The City Council hereby finds and determines that said rezoning comports to the City's Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

PASSED AND APPROVED on first reading this _____ day of _____, 2023.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2023.

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

EXHIBIT A

A TRACT OR PARCEL CONTAINING 13.82 ACRES, OR 602,164 SQUARE FEET OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 298, BRAZORIA COUNTY, TEXAS, BEING A RESIDUE OF A CALLED 16.0231 ACRE TRACT DESCRIBED IN DEED TO ARAMCO INVESTMENT GROUP, AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2010005107

