

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
January 23, 2023

NOTICE IS HEREBY GIVEN
6:00 P.M.

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

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

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

Regular Session

Call to Order

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

Pledge

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

Public Comments: "Comment Card" Required

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

Consent PDZ

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

- A. Approve a six-month Preliminary plat extension, Preliminary plat for Foxtail Palms; BEING A SUBDIVISION OF 80.958 ACRES OF LAND BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 44-46 AND 52-55 AND A PORTION OF A 40' WIDE ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T. & B. RAILROAD CO. SURVEY, SEC. 71, A-291 BRAZORIA COUNTY, TEXAS.
- B. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve the Final Plat of Pomona Lake "E" and "H";
BEING A SUBDIVISION OF 43.122 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 5, 6, 7 AND 15-20 OF SECTION 89 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.
- B. 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.
- C. 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 1/19/2023 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: 01/23/23

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: Todd Elston

Daytime Phone: 281-921-8787 Fax Number: _____

E-mail Address: CMiller@rgmiller.com

Description of Request and Physical Address:

Consideration and action for a six-month preliminary plat extension, Preliminary Plat for
Foxtail Palms, a subdivision of 80.958 acres of land being a replat of a portion of Lots
43 and 51, and all of Lots 44-46 and 52-55 and a portion of a 40' wide road of the Emigration Land
Company Subdivision, a subdivision of record in Volume 2, Page 81 of the Brazoria County
Plat Records, Located in H.T. & B. Railroad CO. Survey , Sec. 71, A-291 Brazoria County, Texas.

Plats:

Preliminary X

Final _____

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

Jose Abraham
SIGNATURE

1/18/2022
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:	Foxtail Palms – Preliminary Plat
Applicant:	Todd Elston – R. G. Miller DCCM
PD&Z Meeting Date:	January 23, 2023
Recommendation:	Approval of a 6-Month Extension
Submitted By:	Jessica Rodriguez, Director of Development Services

BACKGROUND/ REVIEW NOTES

- *This preliminary plat was heard and approved at the February 28, 2022, PD&Z Commission meeting.*
- *The applicant is requesting a 6-month preliminary plat extension per Section 62-38 of the subdivision ordinance. The request has been made to allow additional time to coordinate with Brazoria County Engineering and CenterPoint Energy on a roadway abandonment.*

STAFF RECOMMENDATION

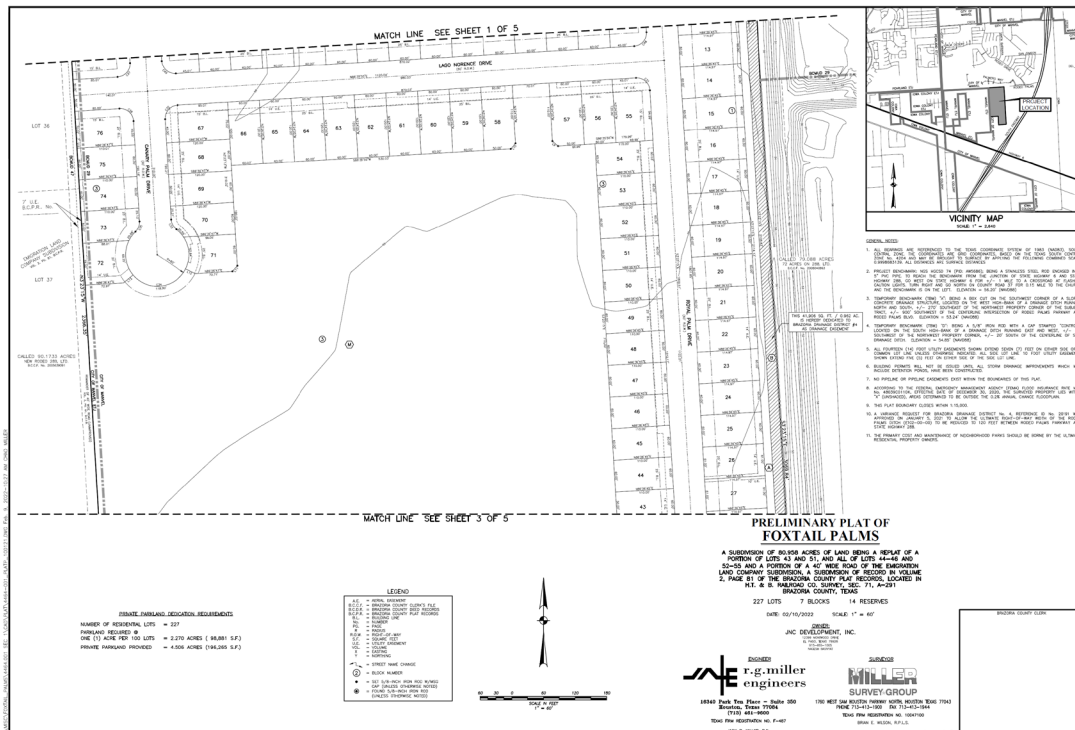
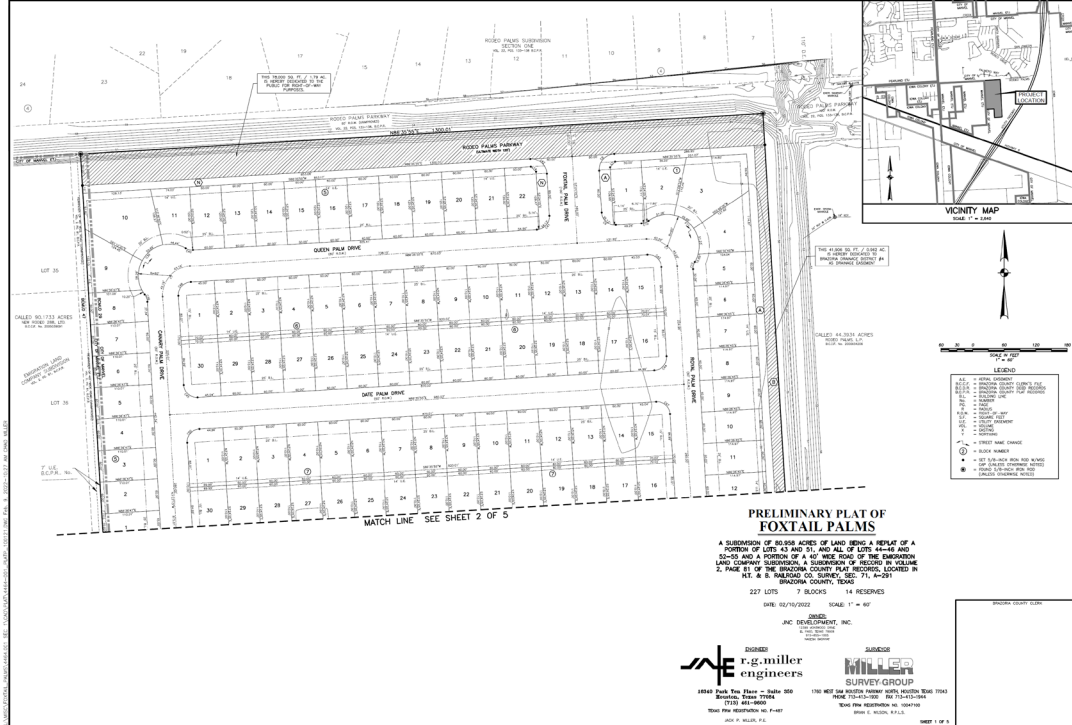
The City staff recommends approval of this six-month preliminary plat extension: *Foxtail Palms – Preliminary Plat*.

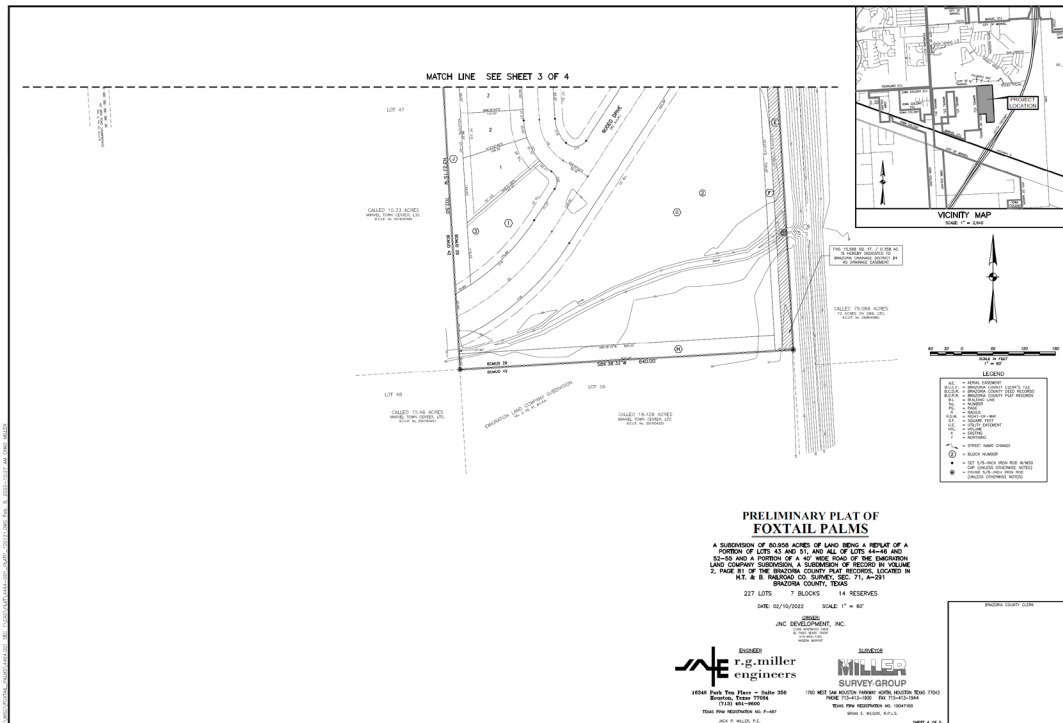


DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit







DEVELOPMENT SERVICES DEPARTMENT

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

Applicant's Request Letter



January 9, 2023

Jessica Rodriguez
Director of Development Services
20025 Highway 6
Manvel, Texas 77578

Re: Foxtail Palms Extension Request

We are requesting a preliminary plat extension of up to six months per Chapter 62-38(f). Foxtail Palms Preliminary Plat was approved on February 28, 2022 and therefore will expire on February 28, 2023. We are still working through the 40' roadway abandonment with Brazoria County Engineering and CenterPoint. Since we do not have approval from both entities at this time, we are not able to move forward with the final plat submittal. We are requesting a six-month extension to obtain the approvals in order to submit the final plat to the City of Manvel. Thank you for your consideration.

Regards,

R.G. Miller | DCCM

Todd Elston
Market Sector Leader
telston@rgmiller.com

L:\Misc\Foxtail_Palms\4464.001 Sec 1\CAD\Plat\Final Submittal



PRELIMINARY PLAT OF FOXTAIL PALMS

A SUBDIVISION OF 80.958 ACRES OF LAND BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 44-46 AND 52-55 AND A PORTION OF A 40' WIDE ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T. & B. RAILROAD CO. SURVEY, SEC. 71, A-291 BRAZORIA COUNTY, TEXAS

227 LOTS 7 BLOCKS 14 RESERVES

DATE: 02/10/2022 SCALE: 1" = 60'

OWNER:
JNC DEVELOPMENT, INC.

12399 MONTWOOD DRIVE
EL PASO, TEXAS 79928
915-885-1005
NAGESH BASHNYAT

ENGINEER
r.g.miller
engineers

16340 Park Ten Place - Suite 350
Houston, Texas 77084
(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.

SURVEYOR
MILLER
SURVEY GROUP

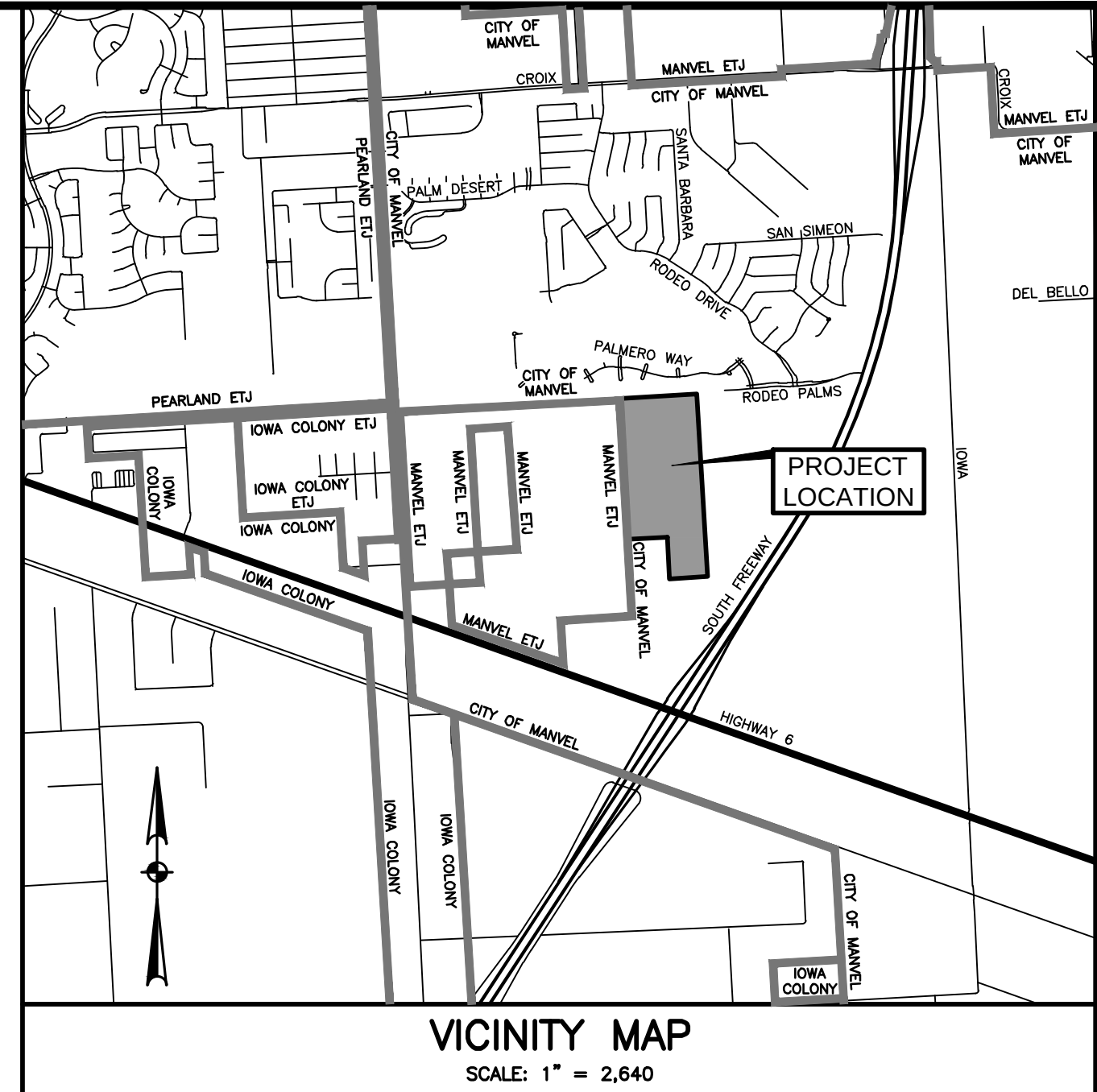
1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944

TEXAS FIRM REGISTRATION NO. 10047100

BRIAN E. WILSON, R.P.L.S.

BRAZORIA COUNTY CLERK

L:\MISC\FOXTAIL PALMS\4464-001_PLATP-100121.DWG Feb. 9, 2022-10:27 AM CHAD MILLER



- GENERAL NOTES:**
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE. THE COORDINATES ARE GRID COORDINATES, BASED ON THE TEXAS SOUTH CENTRAL ZONE No. 4204 AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.9998683139. ALL DISTANCES ARE SURFACE DISTANCES.
 - PROJECT BENCHMARK: NGS HGCD 74 (PID: AW5686); BEING A STAINLESS STEEL ROD ENCASED IN A 5" PVC PIPE. TO REACH THE BENCHMARK FROM THE JUNCTION OF STATE HIGHWAY 6 AND STATE HIGHWAY 288, GO WEST ON STATE HIGHWAY 6 FOR +/- 1 MILE TO A CROSSROAD AT FLASHING CAUTION LIGHTS. TURN RIGHT AND GO NORTH ON COUNTY ROAD 37 FOR 0.15 MILE TO THE CHURCH AND THE BENCHMARK IS ON THE LEFT. ELEVATION = 56.20' (NAVD88)
 - TEMPORARY BENCHMARK (TBM) "A": BEING A BOX CUT ON THE SOUTHWEST CORNER OF A SLOPED CONCRETE DRAINAGE STRUCTURE, LOCATED ON THE WEST HIGH-BANK OF A DRAINAGE DITCH RUNNING NORTH AND SOUTH, +/- 270' SOUTHEAST OF THE NORTHWEST PROPERTY CORNER OF THE SUBJECT TRACT, +/- 900' SOUTHWEST OF THE CENTERLINE INTERSECTION OF RODEO PALMS PARKWAY AND RODEO PALMS BLVD. ELEVATION = 53.24' (NAVD88)
 - TEMPORARY BENCHMARK (TBM) "D": BEING A 5/8" IRON ROD WITH A CAP STAMPED "CONTROL", LOCATED ON THE SOUTH HIGH-BANK OF A DRAINAGE DITCH RUNNING EAST AND WEST, +/- 50' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, +/- 20' SOUTH OF THE CENTERLINE OF SAID DRAINAGE DITCH. ELEVATION = 54.85' (NAVD88)
 - ALL FOURTEEN (14) FOOT UTILITY EASEMENTS SHOWN EXTEND SEVEN (7) FEET ON EITHER SIDE OF A COMMON LOT LINE UNLESS OTHERWISE INDICATED. ALL SIDE LOT LINE 10 FOOT UTILITY EASEMENTS SHOWN EXTEND FIVE (5) FEET ON EITHER SIDE OF THE SIDE LOT LINE.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
 - NO PIPELINE OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0110K, EFFECTIVE DATE OF DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - THIS PLAT BOUNDARY CLOSURES WITHIN 1:15,000.
 - A VARIANCE REQUEST FOR BRAZORIA DRAINAGE DISTRICT No. 4, REFERENCE ID No. 20191 WAS APPROVED ON JANUARY 5, 2021 TO ALLOW THE ULTIMATE RIGHT-OF-WAY WIDTH OF THE RODEO PALMS DITCH (E102-00-00) TO BE REDUCED TO 120 FEET BETWEEN RODEO PALMS PARKWAY AND STATE HIGHWAY 288.
 - THE PRIMARY COST AND MAINTENANCE OF NEIGHBORHOOD PARKS SHOULD BE BORNE BY THE ULTIMATE RESIDENTIAL PROPERTY OWNERS.

PRELIMINARY PLAT OF FOXTAIL PALMS

A SUBDIVISION OF 80.958 ACRES OF LAND BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 44-46 AND 52-55 AND A PORTION OF A 40' WIDE ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T. & B. RAILROAD CO. SURVEY, SEC. 71, A-291 BRAZORIA COUNTY, TEXAS

227 LOTS 7 BLOCKS 14 RESERVES

DATE: 02/10/2022 SCALE: 1" = 60'

OWNER:
JNC DEVELOPMENT, INC.
12399 MONTWOOD DRIVE
EL PASO, TEXAS 79928
915-865-1005
NAGESH BASHNAT

ENGINEER
r.g.miller
engineers

16340 Park Ten Place - Suite 350
Houston, Texas 77084
(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.

SURVEYOR

MILLER
SURVEY GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944

TEXAS FIRM REGISTRATION NO. 10047100

BRIAN E. WILSON, R.P.L.S.

BRAZORIA COUNTY CLERK

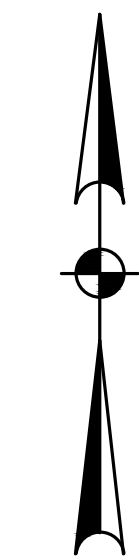
SHEET 2 OF 5

PRIVATE PARKLAND DEDICATION REQUIREMENTS

NUMBER OF RESIDENTIAL LOTS = 227
PARKLAND REQUIRED ②
ONE (1) ACRE PER 100 LOTS = 2.270 ACRES (98,881 S.F.)
PRIVATE PARKLAND PROVIDED = 4.506 ACRES (196,265 S.F.)

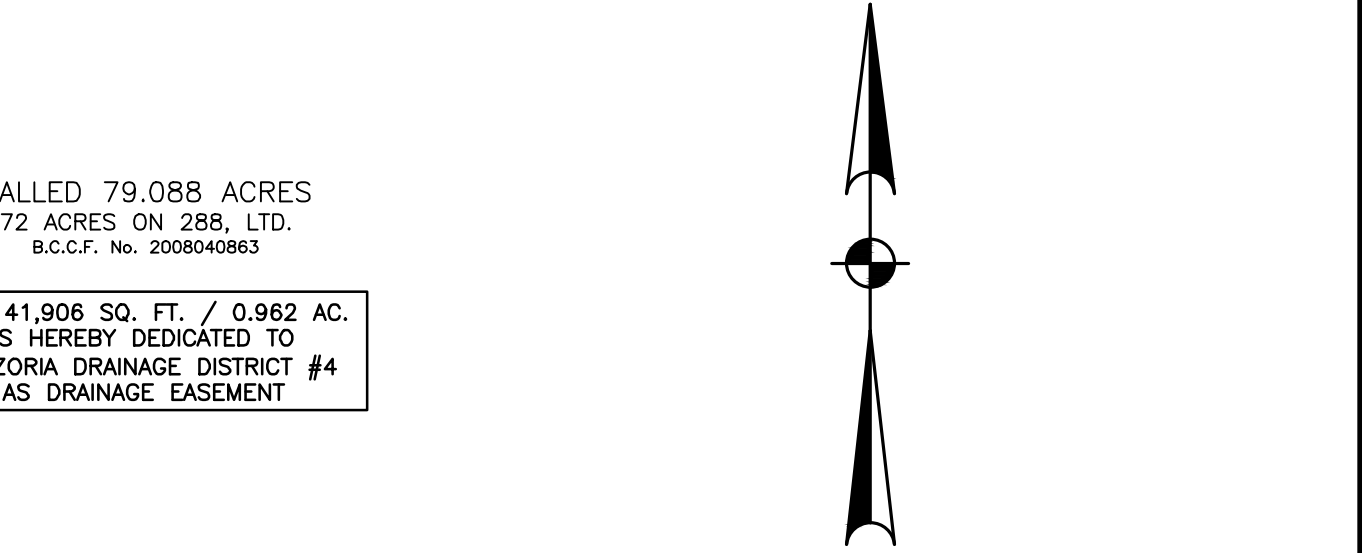
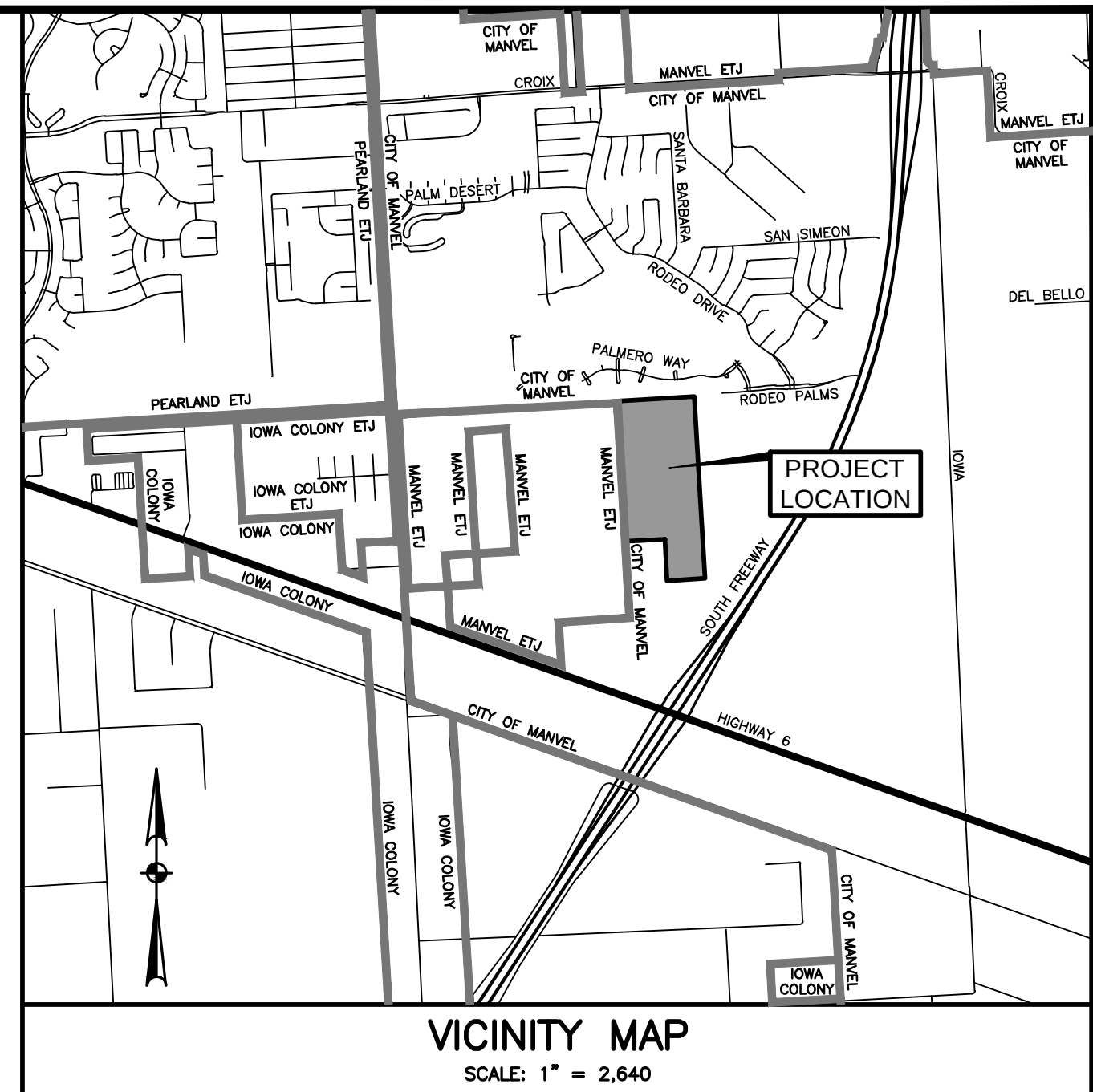
LEGEND

- | | |
|----------|--|
| A.E. | = AERIAL EASEMENT |
| B.C.C.F. | = BRAZORIA COUNTY CLERK'S FILE |
| B.C.D.R. | = BRAZORIA COUNTY DEED RECORDS |
| B.C.P.R. | = BRAZORIA COUNTY PLAT RECORDS |
| B.L. | = BUILDING LINE |
| No. | = NUMBER |
| Pg. | = PAGE |
| R | = RADIUS |
| R.O.W. | = RIGHT-OF-WAY |
| S.F. | = SQUARE FEET |
| U.E. | = UTILITY EASEMENT |
| VOL. | = VOLUME |
| X | = EASTING |
| Y | = NORTHING |
| — | = STREET NAME CHANGE |
| ② | = BLOCK NUMBER |
| • | = SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED) |
| ⊙ | = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED) |



60 30 0 60 120 180
SCALE IN FEET
1" = 60'

MATCH LINE SEE SHEET 2 OF 5



- LEGEND**
- A.E. = AERIAL EASEMENT
 - B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
 - B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
 - B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
 - B.L. = BUILDING LINE
 - No. = NUMBER
 - P.G. = PAGE
 - R. = RADIUS
 - R.O.W. = RIGHT-OF-WAY
 - S.F. = SQUARE FEET
 - U.E. = UTILITY EASEMENT
 - VOL. = VOLUME
 - X = EASTING
 - Y = NORTHING
 - = STREET NAME CHANGE
 - ② = BLOCK NUMBER
 - = SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
 - ⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)

PRELIMINARY PLAT OF FOXTAIL PALMS

A SUBDIVISION OF 80.958 ACRES OF LAND BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 44-46 AND 52-55 AND A PORTION OF A 40' WIDE ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T. & B. RAILROAD CO. SURVEY, SEC. 71, A-291 BRAZORIA COUNTY, TEXAS

227 LOTS 7 BLOCKS 14 RESERVES

DATE: 02/10/2022 SCALE: 1" = 60'

OWNER:
JNC DEVELOPMENT, INC.
12399 MONTWOOD DRIVE
EL PASO, TEXAS 79928
915-885-1005
NAGESH BASHNAT

ENGINEER
r.g.miller
engineers

16340 Park Ten Place - Suite 350
Houston, Texas 77084
(713) 461-9600
TEXAS FIRM REGISTRATION NO. F-487

SURVEYOR
MILLER
SURVEY GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944
TEXAS FIRM REGISTRATION NO. 10047100
BRIAN E. WILSON, R.P.L.S.

JACK P. MILLER, P.E.

SHEET 3 OF 5

MATCH LINE SEE SHEET 4 OF 5

L:\MISC\FOXTAIL PALMS\4464.001 SEC 1\CAD\PLAT\4464-001_PLAT_100121.DWG Feb. 9, 2022-10:27 AM CHAD MILLER

LOT 37

CALLED 90.1733 ACRES
NEW RODEO 288, LTD.
B.C.C.F. No. 2005039091

LOT 38

EMIGRATION LAND
COMPANY SUBDIVISION
VOL. 2, PG. 81, B.C.P.R.

LOT 39

CALLED 90.1733 ACRES
NEW RODEO 288, LTD.
B.C.C.F. No. 2005039091

CALLED 10.33 ACRES
MANVEL TOWN CENTER, LTD.
B.C.C.F. No. 2016034464

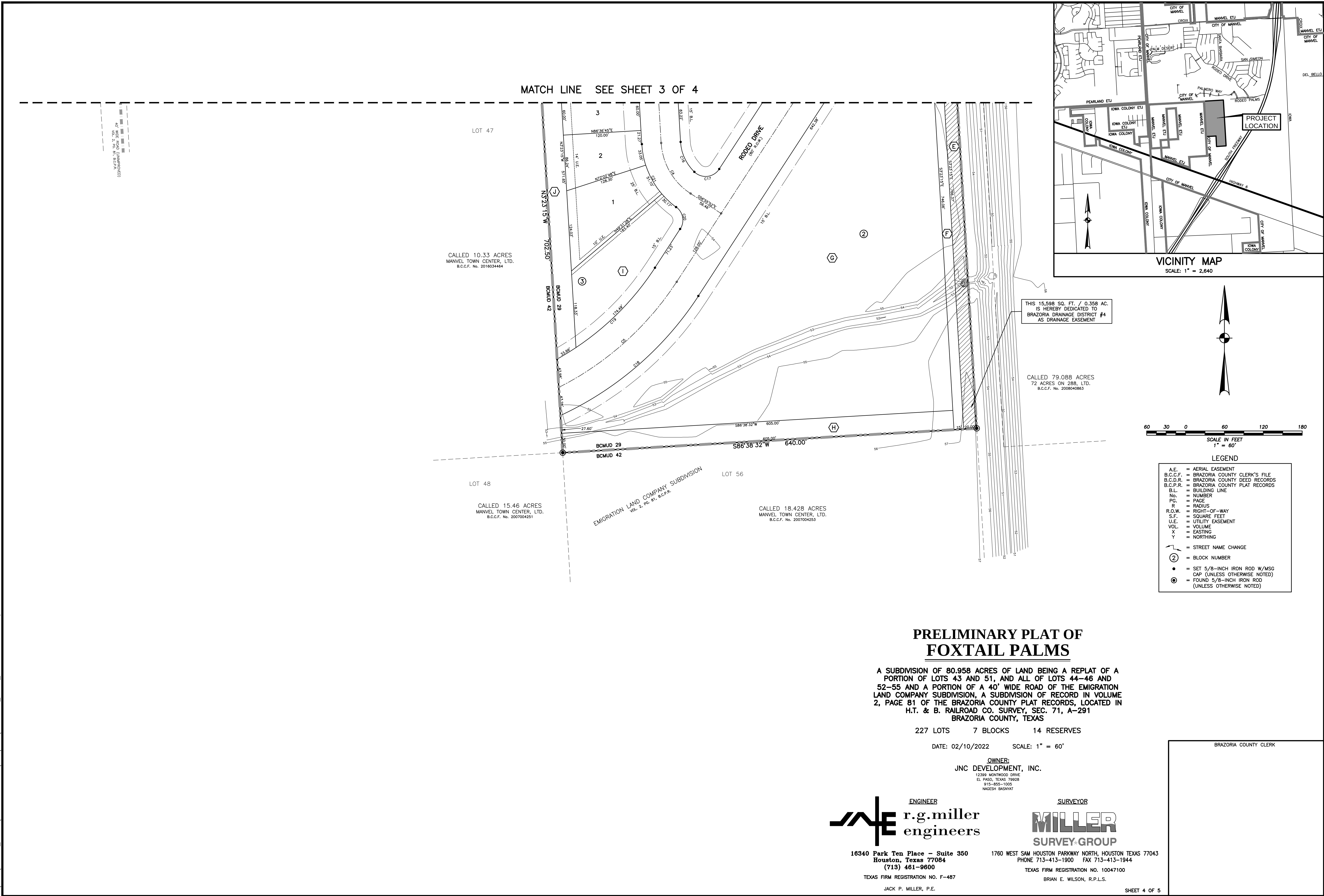
LOT 47

CALLED 79.088 ACRES
72 ACRES ON 288, LTD.
B.C.C.F. No. 2008040863

THIS 41,908 SQ. FT. / 0.962 AC.
IS HEREBY DEDICATED TO
BRAZORIA DRAINAGE DISTRICT #4
AS DRAINAGE EASEMENT

THIS 15,598 SQ. FT. / 0.358 AC.
IS HEREBY DEDICATED TO
BRAZORIA DRAINAGE DISTRICT #4
AS DRAINAGE EASEMENT

L:\MISC\FOXTAIL_PALMS\4464.001 SEC 1\CAD\PLAT\4464-001_PLATP_100121.DWG Feb. 9, 2022-10:27 AM CHAD MILLER



L:\MISC\FOXTAIL PALMS\4464-001_PLAT\100121.DWG Feb. 9, 2022--10:28 AM CHAD MILLER

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, JNC DEVELOPMENT, INC. ACTING BY AND THROUGH CARLOS D. BOMBACH, COO, AND LAUREL R. SANTEE, SECRETARY, BOTH BEING OFFICERS OF JNC DEVELOPMENT, INC., OWNERS OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF FOXTAIL PALMS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE 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 THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

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

IN TESTIMONY, HERETO, THE JNC DEVELOPMENT, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY CARLOS D. BOMBACH, ITS COO, HEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, LAUREL R. SANTEE, BOTH BEING OFFICERS OF JNC DEVELOPMENT, INC. THIS _____ DAY OF _____, 2022.

JNC DEVELOPMENT, INC.

BY: _____
CARLOS D. BOMBACH, COO

ATTEST: _____
LAUREL R. SANTEE, SECRETARY

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS D. BOMBACH, COO AND LAUREL R. SANTEE, SECRETARY, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITIES THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME:

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT I, CAROLYN J. QUINN, A REGISTERED PUBLIC LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

CAROLYN J. QUINN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6033

BRAZORIA COUNTY DRAINAGE DISTRICT #4

- 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 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 THE DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICTS 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 IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- THE DISTRICTS PERSONNEL SHALL HAVE THE RIGHTS TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING THE 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 THE 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 DISTRICTS 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 DISTRICTS DRAINAGE FACILITIES AS COMTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

BRAZORIA DRAINAGE DISTRICT No. 4

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME, RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, REVIEWED 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.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°35'55"E	14.14'
L2	N41°36'45"E	14.14'
L3	S24°47'19"E	20.00'
L4	S44°15'22"W	20.00'
L5	N48°23'13"W	14.14'
L7	N41°38'32"E	14.14'
L9	N48°24°05"W	14.14'
L11	N41°36'47"E	14.14'
L12	N63°24°02"W	20.00'
L13	N50°08'13"E	23.36'
L14	N48°24°05"W	14.14'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING
C1	55.00'	90°00'50"	86.41'	N48°23'40"W
C2	55.00'	36°27'23"	35.00'	N14°50'27"E
C3	55.00'	53°34'24"	51.43'	N59°51'20"E
C4	100.00'	53°32'37"	93.45'	S30°09'33"E
C5	470.00'	30°06'39"	247.00'	N48°07'28"E
C6	55.00'	89°58'15"	86.37'	S48°22'21"E
C7	55.00'	89°59'08"	86.38'	S41°36'21"W
C8	30.00'	90°00'00"	47.12'	S41°35'55"W
C9	25.00'	90°00'00"	39.27'	S48°24°05"E
C10	25.00'	33°12'49"	14.49'	N69°59'30"E
C11	60.00'	156°26'29"	163.82'	N48°23'40"W
C12	25.00'	33°12'49"	14.49'	S13°13'10"W
C13	85.00'	36°27'23"	54.08'	N14°50'27"E
C14	85.00'	53°34'24"	79.48'	N59°51'20"E
C15	25.00'	90°01'47"	39.28'	S41°37'38"W
C16	70.00'	42°36'12"	52.05'	S24°41'21"E
C17	25.00'	100°56'24"	44.04'	N83°32'21"E
C18	510.00'	32°02'41"	285.24'	N49°05'29"E
C19	430.00'	27°46'47"	208.48'	N46°57'32"E
C20	25.00'	86°50'29"	37.89'	N10°21'06"W
C21	130.00'	50°23'06"	114.32'	S28°34'48"E
C22	25.00'	89°58'13"	39.26'	N48°22'22"W
C23	25.00'	33°13'54"	14.50'	S70°01'35"W
C24	60.00'	156°26'03"	163.82'	S48°22'21"E
C25	25.00'	33°13'54"	14.50'	N13°13'44"E
C26	25.00'	49°40'47"	21.68'	N28°13'37"W
C27	60.00'	279°21'34"	292.54'	S86°36'47"W
C28	25.00'	49°40'47"	21.68'	S21°27'10"W
C29	25.00'	89°58'15"	39.26'	S48°22'21"E
C30	25.00'	90°01'47"	39.28'	N41°37'38"E
C31	25.00'	90°00'50"	39.28'	N48°23'40"W
C32	25.00'	89°59'08"	39.26'	S41°36'21"W
C33	25.00'	49°40'47"	21.68'	S28°13'37"E
C34	60.00'	279°21'34"	292.54'	N86°36'47"E
C35	25.00'	49°40'47"	21.68'	N21°27'10"E
C36	25.00'	90°00'52"	39.28'	N48°23'39"W
C37	25.00'	89°59'08"	39.26'	N41°36'21"E
C38	25.00'	33°13'32"	14.50'	N19°59'59"W
C39	60.00'	156°26'12"	163.82'	S41°36'21"W
C40	25.00'	33°13'32"	14.50'	S76°47'19"E
C41	25.00'	90°00'00"	39.27'	N41°35'55"E
C42	30.00'	90°00'00"	47.12'	N48°24°05"W
C43	25.00'	90°00'50"	39.28'	N48°23'40"W
C44	25.00'	89°59'10"	39.26'	N41°36'20"E
C45	25.00'	90°00'52"	39.28'	S48°23'39"E
C46	25.00'	89°59'08"	39.26'	S41°36'21"W
C47	25.00'	90°00'50"	39.28'	N48°23'40"W
C48	25.00'	89°59'10"	39.26'	N41°36'20"E
C49	25.00'	90°00'52"	39.28'	S48°23'39"E
C50	25.00'	89°59'08"	39.26'	S41°36'21"W
C51	25.00'	89°58'13"	39.26'	N48°22'22"W
C52	25.00'	36°27'23"	15.91'	N14°50'27"E
C53	25.00'	53°34'24"	23.38'	N59°51'20"E
C54	25.00'	89°58'15"	39.26'	S48°22'21"E
C55	25.00'	90°01'45"	39.28'	S41°37'39"W

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO LANDSCAPE USE	0.878 AC. ~ 38,242 S.F.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO DRAINAGE USE	0.962 AC. ~ 41,906 S.F.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO DRAINAGE	0.258 AC. ~ 11,226 S.F.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO LANDSCAPE USE	0.790 AC. ~ 34,391 S.F.
(E)	RESTRICTED RESERVE "E"	RESTRICTED TO DRAINAGE USE	0.358 AC. ~ 15,598 S.F.
(F)	RESTRICTED RESERVE "F"	RESTRICTED TO LANDSCAPE USE	0.260 AC. ~ 11,343 S.F.
(G)	RESTRICTED RESERVE "G"	RESTRICTED TO PRIVATE PARK USE	4.506 AC. ~ 196,265 S.F.
(H)	RESTRICTED RESERVE "H"	RESTRICTED TO DRAINAGE USE	0.417 AC. ~ 18,150 S.F.
(I)	RESTRICTED RESERVE "I"	RESTRICTED TO LANDSCAPE USE	0.421 AC. ~ 18,320 S.F.
(J)	RESTRICTED RESERVE "J"	RESTRICTED TO LANDSCAPE USE	0.854 AC. ~ 37,197 S.F.
(K)	RESTRICTED RESERVE "K"	RESTRICTED TO LANDSCAPE USE/INCIDENTAL UTILITY	0.252 AC. ~ 10,990 S.F.
(L)	RESTRICTED RESERVE "L"	RESTRICTED TO LANDSCAPE USE	0.146 AC. ~ 6,373 S.F.
(M)	RESTRICTED RESERVE "M"	RESTRICTED TO DETENTION USE	17.142 AC. ~ 746,682 S.F.
(N)	RESTRICTED RESERVE "N"	RESTRICTED TO LANDSCAPE USE	0.353 AC. ~ 15,357 S.F.
TOTAL			27.597 AC. ~ 1,202,040 S.F.

LOT FRONTAGE • B.L. TABLE			
LOT	BLOCK	FRONTAGE • B.L.	
1	1	60.00'	
2	1	63.10'	
3	1	60.88'	
4	1	61.86'	
5	1	60.00'	
6	1	60.00'	
7	1	60.00'	
8	1	60.00'	
9	1	60.00'	
10	1	60.00'	
11	1	60.00'	
12	1	60.00'	
13	1	60.00'	
14	1	60.00'	
15	1	60.00'	
16	1	60.00'	
17	1	60.00'	
18	1	60.00'	
19	1	60.00'	
20	1	60.00'	
21	1	60.00'	
22	1	60.00'	
23	1	60.00'	
24	1	60.00'	
25	1	60.00'	
26	1	60.00'	
27	1	61.00'	
28	1	61.00'	
29	1	61.00'	
30	1	60.00'	
31	1	60.00'	
32	1	60.00'	
33	1	62.01'	
34	1	60.99'	
35	1	62.01'	
36	1	60.87'	
37	1	61.57'	
38	1	60.00'	
39	1	70.03'	
40	1	60.00'	
41	1	60.00'	
42	1	61.00'	
1	3	60.93'	
2	3	60.68'	
3	3	60.00'	
4	3	60.00'	
5	3	60.00'	
6	3	63.00'	
7	3	70.00'	
8	3	60.00'	
9	3	60.00'	
10	3	60.00'	
11	3	60.00'	
12	3	60.00'	
13	3	60.00'	
14	3	60.00'	
15	3	60.00'	
16	3	60.00'	
17	3	60.48'	
18	3	61.84'	
19	3	63.22'	
20	3	61.03'	
21	3	60.00'	
22	3	60.00'	
23	3	60.00'	
24	3	60.00'	
25	3	60.00'	
26	3	70.65'	
27	3	83.75'	
28	3	73.32'	
29	3	60.00'	
30	3	70.00'	
31	3	60.00'	
32	3	60.00'	
33	3	60.00'	
34	3	60.00'	

LOT FRONTAGE • B.L. TABLE		
LOT	BLOCK	FRONTAGE • B.L.
35	3	60.00'
36	3	60.00'
37	3	60.00'
38	3	60.00'
39	3	60.00'
40	3	60.00'
41	3	60.00'
42	3	70.03'
43	3	60.00'
44	3	60.00'
45	3	60.00'
46	3	60.00'
47	3	60.00'
48	3	60.00'
49	3	60.00'
50	3	60.00'
51	3	60.00'
52	3	60.00'
53	3	60.00'
54	3	60.02'
55	3	70.01'
56	3	60.00'
57	3	60.00'
58	3	60.00'
59	3	60.00'
60	3	60.00'
61	3	60.00'
62	3	60.00'
63	3	60.00'
64	3	60.00'
65	3	60.00'
66	3	60.01'
67	3	70.00'
68	3	60.00'
69	3	60.00'
70	3	60.00'
71	3	60.00'
72	3	79.50'
73	3	60.00'
74	3	60.00'
75	3	60.00'
76	3	70.05'
1	4	70.09'
2	4	60.00'
3	4	60.00'
4	4	60.00'
5	4	60.00'
6	4	60.00'
7	4	60.00'
8	4	60.00'
9	4	60.00'
10	4	60.00'
11	4	60.00'
12	4	60.00'
13	4	60.00'
14	4	70.00'
15	4	60.00'
16	4	60.00'
17	4	60.00'
18	4	60.00'
19	4	60.00'
20	4	60.00'
21	4	60.00'
22	4	60.00'
23	4	60.00'
24	4	60.00'
25	4	60.00'
26	4	60.00'
27	4	70.00'
1	5	70.00'
2	5	60.00'
3	5	60.00'
4	5	60.00'
5	5	60.00'
6	5	60.00'
7	5	60.00'

January 9, 2023

Jessica Rodriguez
Director of Development Services
20025 Highway 6
Manvel, Texas 77578

Re: Foxtail Palms Extension Request

We are requesting a preliminary plat extension of up to six months per Chapter 62-38(f). Foxtail Palms Preliminary Plat was approved on February 28, 2022 and therefore will expire on February 28, 2023. We are still working through the 40' roadway abandonment with Brazoria County Engineering and CenterPoint. Since we do not have approval from both entities at this time, we are not able to move forward with the final plat submittal. We are requesting a six-month extension to obtain the approvals in order to submit the final plat to the City of Manvel. Thank you for your consideration.

Regards,

R.G. Miller | DCCM

Todd Elston

Todd Elston
Market Sector Leader
telston@rgmiller.com

L:\Misc\Foxtail_Palms\4464.001 Sec 1\CAD\Plat\Final Submittal

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



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
January 9, 2023**

**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

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

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

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

Pledge

Public Comments: "Comment Card" Required

None.

Prospective PDZ applicants in attendance:

Kenneth Haynes
Mary Ann Atkinson
Joe Rodriguez

Consent PDZ

- A. Approve a six-month preliminary plat extension, Preliminary Plat for Meridiana Section 25A; BEING A SUBDIVISION OF 19.42 ACRES BEING A PARTIAL REPLAT OF LOTS 17 & 18, BLOCK 1, OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve a six-month preliminary plat extension, Preliminary Plat for Meridiana Detention Reserve W; BEING A SUBDIVISION OF 15.53 ACRES, BEING A PARTIAL REPLAT OF LOTS 16, 17, & 18, BLOCK 1 OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES, 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve a six-month preliminary plat extension, Preliminary Plat for Meridiana Section 7 East; A SUBDIVISION OF 23.36 ACRES, BEING A PARTIAL REPLAT OF LOTS 11-16, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Approve Final Plat for Meridiana Detention Reserve A-2; BEING A SUBDIVISION OF 10.15 ACRES OUR OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Approve Final Plat for Meridiana Detention Reserve B-2; BEING A SUBDIVISION OF 11.18 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- F. Approve Final Plat of Valencia Lakes E and F; BEING A SUBDIVISION OF 20.080 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; ALSO BEING A PART OF LOTS 35, 43, 44, 45, 46, AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOL. 2, PAGES 91 & 92, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

- G. Approve the meeting minutes to date.

PDZ Member Ryan Miller made the motion to approve. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 5/0

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

Executive Session

The Planning, Development, and Zoning Commission will convene into Executive Session pursuant to Texas Local Government Code, Section 551-071: "Consultation with Attorney" to discuss the following:

Pending Litigation – Rise Communities, LLC and GR-M1, LTD. VS. Manvel Planning Development and Zoning Commission, and Jose Abraham, City Planner.

****Executive Session was moved to the end of the Regular Agenda after item E.**

Regular Agenda

- A. 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.

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

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

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

- B. 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 Christy Kennard made the motion to approve. PDZ Member Alina Rogers seconded the motion.

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

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

- C. Consideration and possible action to approve, Partial Replat of Paulose-Madhu Addition; BEING ALL OF LOT 1 OF DAFFERN/KILBOURN ADDITION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2016027996.

This is the second submission. The first had more conditions than this and failed by PDZ. There are still items that need to be addressed.

PDZ Member Christy Kennard made the motion to approve. PDZ Member Ryan Miller seconded the motion.

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

Yes: None

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

Absent: Kyle Marasckin, Muhammed Alam

Abstained: None

- D. 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.

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

PDZ Member Alina Rogers made the motion to approve Regular Agenda items D and E. Christy Kennard seconded the motion.

The motion carried with a vote: 5/0

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

No: None

Absent: Kyle Marasckin, Muhammed Alam

Abstained: None

****PDZ Member Dorothy Wynne convened the PDZ into executive session at 6:13 p.m.**

PDZ Member Ryan Miller reconvened the meeting at 6:53 p.m.

No action was taken during Executive Session.

Adjourn

PDZ Member Alina Rogers made the motion to adjourn the meeting at 6:53 p.m. PDZ Member Christine Diaz seconded the motion.

The motion carried with a vote: 5/0

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

No: None

Absent: Kyle Marasckin, Muhammed Alam

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

P. O. Box 187
6615 FM 1128
Manvel, Texas 77578

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

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

Date of Request: 1/9/23

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE FIRST AND THIRD MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND SECOND AND FOURTH MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. 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: 713-953-5118 Fax Number: 713-953-5026

E-mail Address: bedwards@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve the Final Plat of Pomona Lake "E" and "H", a subdivision of 43.122 acres of land located in the A.C.H. & B.R.R. Co. Survey, Section 89, Abstract 417, Brazoria County, Texas, being a portion of lots 5, 6, 7 and 15-20 of Section 89 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.

Plats:

Preliminary-

Final- X

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

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

Lacey Bell

1/9/23

SIGNATURE

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Pomona Lake E & H - Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	January 23, 2023
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	<u>Denial</u>

BACKGROUND/ REVIEW NOTES

- *The subject site is a proposed detention facility within the Pomona Master Planned Development located within the City's Extra Territorial Jurisdiction. A Development Agreement for Pomona was entered into in 2006.*
- *The subject site is located near the southeastern extent of Pomona development along Croix Road and Croix Parkway.*
- *The proposed plat conforms to the approved preliminary plat.*
- *The proposed plat includes approximately 43.122 acres of land and creates 7 reserves for landscape, open space, drainage easement, lake, detention, amenity, and utility purposes.*
- *This proposed plat was previously denied by Planning, Development and Zoning Commission in January 2022.*

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - *Pomona Lake E & H - Final Plat*.

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

1. Revise the plat and/or City Planning Letter (CPL) to provide accurate ownership information. The title block shows "a Texas limited liability company" for MC 288 LLC, while CPL shows "a Delaware limited liability company" (Section 62-41 (b)(3)).
2. Revise to include missing dates and signatures on the owner's acknowledgement. Additionally, revise the lienholder's acknowledgment to include all the instruments of record identified in the CPL (Section 62-41 (b)(6)).
3. Plat does not reflect all easements and lease agreements listed on the City Planning Letter (CPL). Boundaries of certain easements are shown but not labelled. (Section 62-41 (b) (13)).

continued on next page



DEVELOPMENT SERVICES DEPARTMENT

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

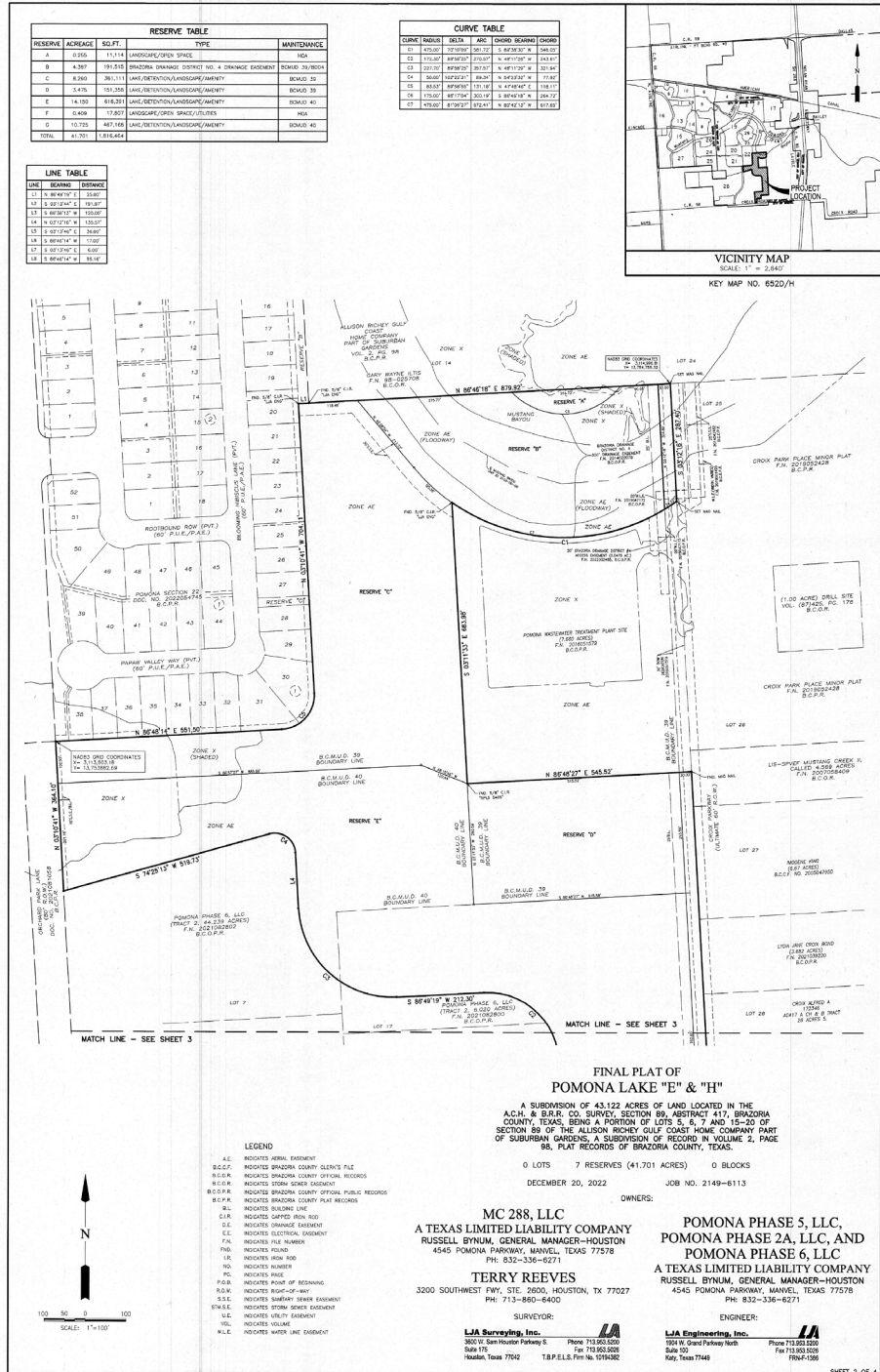
4. Provide an original certificate obtained from the appropriate Brazoria County taxing authority showing that all taxes have been paid on the tract to be subdivided and that there are no outstanding delinquent taxes against the property. The tax certificate provided previously are not current (Section 62-41 (b)(17)).
5. The drainage district approval for the plat has expired. Provide updated Drainage District signature on the face of the plat. (Section 62-41 (b)(19)).
6. Label Croix Pkwy and associated call-outs on Sheet 3 of 4 (Section 62-41 (b) (13)).



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

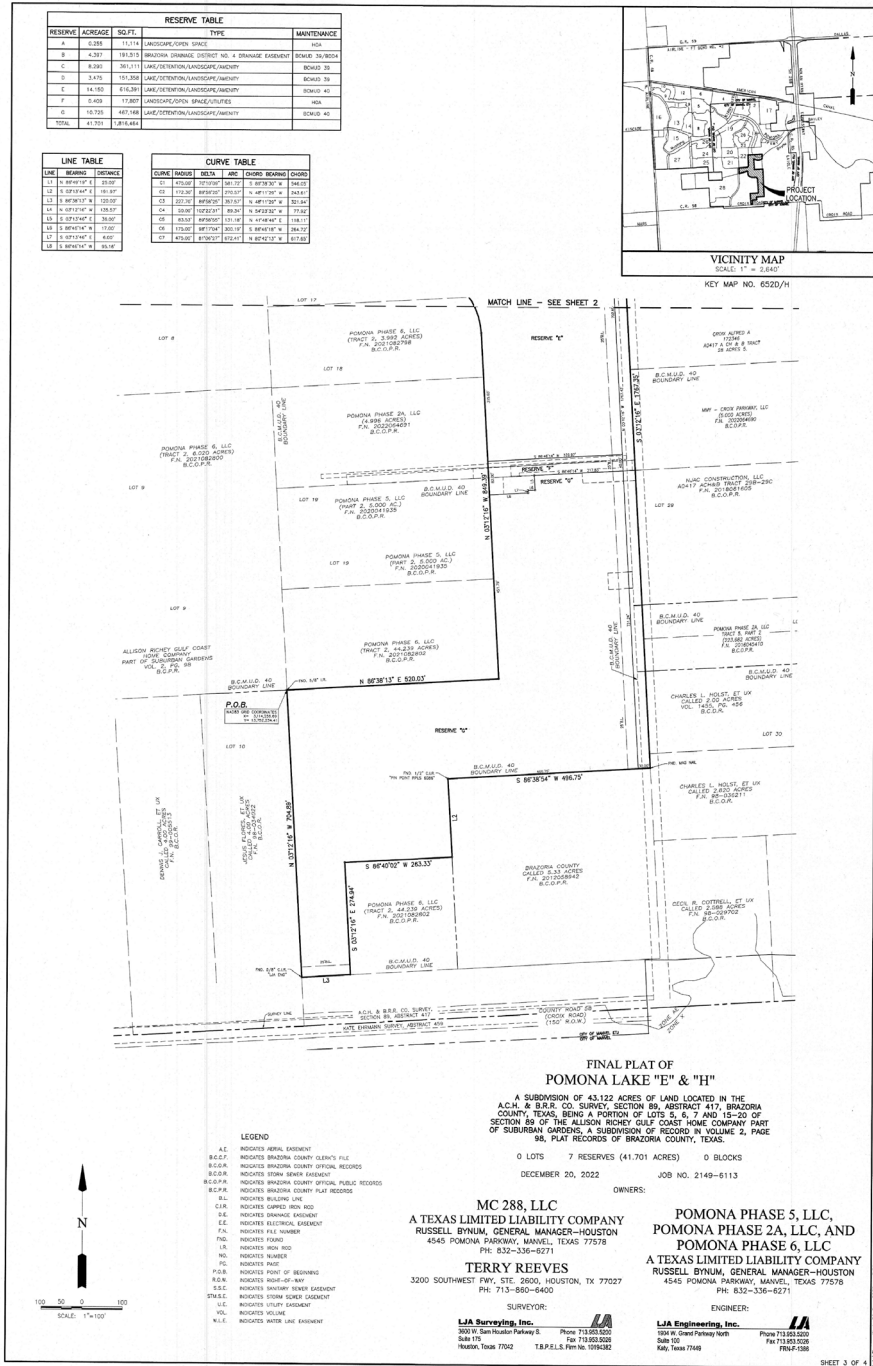




DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

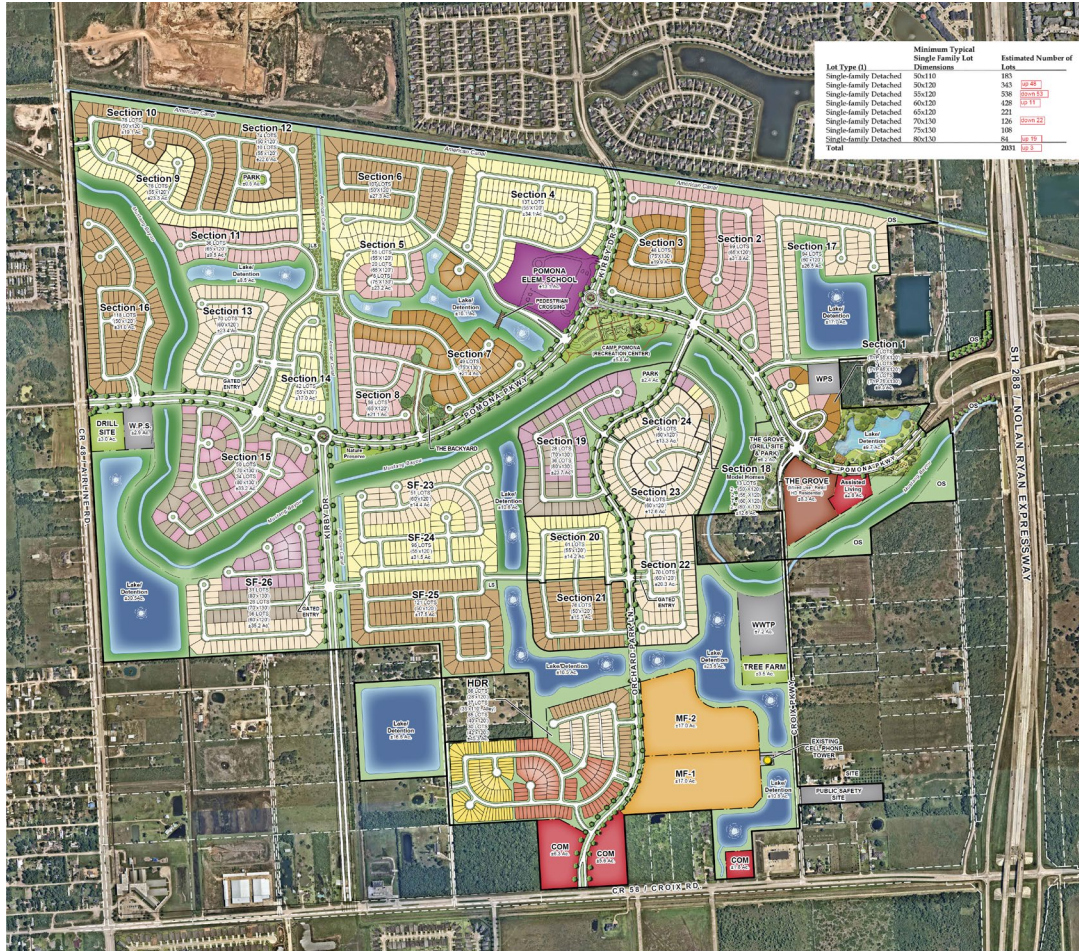




DEVELOPMENT SERVICES DEPARTMENT

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

Pomona Master Plan



Lot Type (D)	Minimum Typical Single Family Lot Dimensions	Estimated Number of Lots
Single-family Detached	30x150	185
Single-family Detached	30x120	343
Single-family Detached	30x120	538
Single-family Detached	40x120	428
Single-family Detached	40x120	221
Single-family Detached	70x150	126
Single-family Detached	75x150	108
Single-family Detached	80x150	84
Total		2033

Project Lot Allocation			
LOT SIZES	Total	% of Total	
20' x 120'	86	2.6%	
25' x 150'	27	1.6%	
40' x 120'	85	3.2%	
42' x 120'	30	1.3%	
50' x 120'	874	25.3%	
55' x 120'	485	21.4%	
60' x 120'	439	19.2%	
65' x 120'	221	9.7%	
70' x 150'	104	4.6%	
75' x 150'	108	4.8%	
80' x 150'	109	4.8%	
Total	3,272	100.0%	

South of Creek Lot Allocation			
LOT SIZES	Total	% of Total	
50' x 120'	199	26.3%	
55' x 120'	155	21.0%	
60' x 120'	275	36.4%	
65' x 120'	54	0%	
70' x 150'	54	7.1%	
75' x 150'	69	9.2%	
80' x 150'	69	9.2%	
Total	756	100.0%	

HDR Lot Allocation			
LOT SIZES	Total	% of Total	
20' x 120' Driveway	86	26.1%	
25' x 150' Alley	27	1.6%	
40' x 120'	85	35.9%	
42' x 120'	30	12.4%	
Total	238	100.0%	



POMONA
±1,066.2 Acres of Land
Manvel, Texas
Project #: 2149-0903

Prepared For:
HILLWOOD COMMUNITIES
Reference Date: 09.08.2020



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

LJA Engineering, Inc.
3800 W Sam Houston Pkwy S, Suite 400
Houston, Texas 77062
713.953.5200

This project was prepared by LJA Engineering, Inc. for Hillwood Communities, Inc. and is the property of Hillwood Communities, Inc. It is not to be used for any other purpose without the written consent of Hillwood Communities, Inc. The information contained herein is for informational purposes only and does not constitute a contract. The information is provided as a guide only and is not intended to be used as a basis for any legal action. The information is provided as a guide only and is not intended to be used as a basis for any legal action. The information is provided as a guide only and is not intended to be used as a basis for any legal action.

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, MC 288, LLC, POMONA PHASE 5, LLC, POMONA PHASE 2A, LLC, POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RUSSELL BYNUM, GENERAL MANAGER-HOUSTON, AND TERRY REEVES, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF POMONA LAKE "E" & "H", BEING 43.122 ACRES OUT OF THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 5, 6, 7, 15, 16, 17, 18, 19 AND 20 OF THE ALLISON RICHEY GULF COAST HOMES COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

IN TESTIMONY HERETO, MC 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, POMONA PHASE 5, LLC, A TEXAS LIMITED LIABILITY COMPANY, POMONA PHASE 2A, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RUSSELL BYNUM, ITS GENERAL MANAGER-HOUSTON, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2022.

BY: MC 288, LLC, AND
POMONA PHASE 5, LLC, AND
POMONA PHASE 2A, LLC, AND
POMONA PHASE 6, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: Russell Bynum
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON

STATE OF TEXAS
COUNTY OF DALLAS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS,
THIS _____ DAY OF _____, 2022.

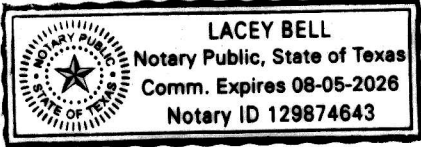
BY: Terry Reeves
TERRY REEVES

STATE OF TEXAS
COUNTY OF DALLAS

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

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

BY: Lacey Bell
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 LAKE "E" & "H", SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO(S). 2020018776, 2021061699, 2021061695 & 2021061701 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

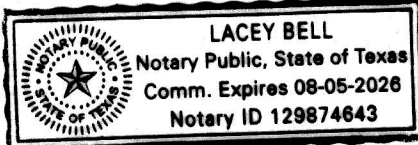
BY: Tom M. Miller
PRINT NAME: TOM MILLER
TITLE: VICE PRESIDENT

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 21st DAY OF December, 2022.

BY: Lacey Bell
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WE, MC 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA LAKE "E" & "H", SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO(S). 2017014487, 2021061693 & 2021061700 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.

MC 288, LLC, A TEXAS LIMITED LIABILITY COMPANY

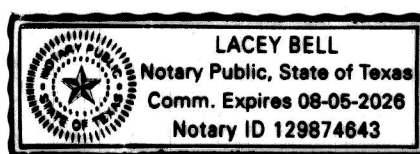
BY: Russell Bynum
PRINT NAME: Russell Bynum
TITLE: General Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Russell Bynum, 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 21st DAY OF December, 2022.

BY: Lacey Bell
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

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

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



BEING 43.122 ACRES OF LAND LOCATED IN THE A.C.H. AND B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 5, 6, 7, 15, 16, 17, 18, 19, AND 20 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.), SAID 43.122 ACRES ALSO BEING A PORTION OF THAT CERTAIN CALLED 219.915 ACRE TRACT (DESCRIBED AS PART 1) CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041936, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 44.239 ACRE TRACT (DESCRIBED AS TRACT 2), CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082802, B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 6.020 ACRE TRACT (DESCRIBED AS TRACT 2), CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082800, B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 3.992 ACRE TRACT (DESCRIBED AS TRACT 2) CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082798, B.C.O.P.R., ALL OF THAT CERTAIN CALLED 0.255 ACRE TRACT (DESCRIBED AS TRACT 5, PART 5) CONVEYED TO POMONA PHASE 2A, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2016045410, B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 971.956 ACRE TRACT CONVEYED TO MC 288, LLC (DESCRIBED AS PART 1), BY INSTRUMENT OF RECORD IN FILE NUMBER 2013052984, B.C.O.P.R., ALL OF THOSE CERTAIN CALLED 0.092 ACRE TRACTS CONVEYED TO MC 288, LLC, BY INSTRUMENT OF RECORDS IN FILE NUMBER'S 2020071434 (DIRECTOR'S LOT A), 2020032860 (DIRECTOR'S LOT B), 2020071437 (DIRECTOR'S LOT D), 2018028933 (DIRECTOR'S LOT E), B.C.O.P.R., AND ALL OF THAT CERTAIN CALLED 0.092 ACRE TRACT CONVEYED TO TERRY REEVES, BY INSTRUMENT OF RECORD IN FILE NUMBER 2017014485 (DIRECTOR'S LOT C), B.C.O.P.R., SAID 43.122 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, PREVIOUSLY FOUND MARKING AN INTERIOR CORNER ON THE SOUTHERLY LINE OF SAID 44.239 ACRES, SAME BEING THE COMMON CORNER OF LOT 9, LOT 10, LOT 19 AND LOT 20, OF SAID SECTION 89;

THENCE, NORTH 86° 38' 13" EAST, ALONG THE COMMON LINE OF SAID LOT 19 AND LOT 20, 520.03 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 12' 16" WEST, DEPARTING SAID COMMON LINE, 849.39 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 270.57 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 172.30 FEET, A CENTRAL ANGLE OF 89° 58' 25", AND A CHORD WHICH BEARS NORTH 48° 11' 29" WEST, 243.61 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 49' 19" WEST, 212.30 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 357.57 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 227.70 FEET, A CENTRAL ANGLE OF 89° 58' 25", AND A CHORD WHICH BEARS NORTH 48° 11' 29" WEST, 321.94 FEET TO A POINT FOR CORNER, SAME BEING ON THE MOST NORTHERLY EASTERLY LINE OF SAID 44.239 ACRES;

THENCE, ALONG AN EASTERLY AND THE NORTHERLY LINE OF SAID 44.239 ACRES, THE FOLLOWING THREE (3) COURSES;

1. NORTH 03° 12' 16" WEST, 135.57 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

2. 89.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 102° 22' 31", AND A CHORD WHICH BEARS NORTH 54° 23' 32" WEST, 77.92 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

3. SOUTH 74° 25' 13" WEST, 519.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER OF THE EASTERLY RIGHT-OF-WAY LINE OF ORCHARD PARK LANE (80 FEET WIDE), AS SHOWN ON ORCHARD PARK LANE PHASE 2, STREET DEDICATION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2021081508 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.R.), SAME BEING THE NORTHWEST CORNER OF SAID 44.239 ACRES;

THENCE, NORTH 03° 10' 41" WEST, WITH SAID EASTERLY RIGHT-OF-WAY LINE, 364.10 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 18.902 ACRE TRACT (DESCRIBED AS TRACT 3), CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN AFOREMENTIONED FILE NUMBER 2021082800, B.C.O.P.R.;

THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID 18.902 ACRES, THE FOLLOWING FOUR (4) COURSES;

1. NORTH 86° 48' 14" EAST, 551.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

2. 131.18 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 83.53 FEET, A CENTRAL ANGLE OF 89° 58' 55", AND A CHORD WHICH BEARS NORTH 41° 48' 46" EAST, 118.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

3. NORTH 03° 10' 41" WEST, 704.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, SAME BEING ON THE COMMON LINE OF LOT 4, AND LOT 5, OF AFOREMENTIONED SECTION 89;

4. NORTH 86° 49' 19" EAST, ALONG SAID COMMON LINE, 25.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" MARKING AN ANGLE POINT ON THE EASTERLY LINE OF SAID 18.902 ACRES, SAME BEING THE COMMON CORNER OF LOT 4, LOT 5, LOT 14, AND LOT 15, OF SAID SECTION 89;

THENCE, NORTH 86° 46' 18" EAST, ALONG THE COMMON LINE OF SAID LOT 14 AND LOT 15, PASSING AT 494.23 FEET THE WEST CORNER OF THE AFOREMENTIONED 0.255 ACRE TRACT, PASSING AT 758.95 FEET THE EAST CORNER OF SAID 0.255 ACRE TRACT, AND CONTINUING IN ALL, 879.92 FEET TO THE COMMON CORNER OF LOT 14, LOT 15, LOT 24 AND LOT 25, OF SAID SECTION 89, SAME BEING IN THE CENTERLINE OF CROIX PARKWAY;

THENCE, SOUTH 03° 12' 16" EAST, ALONG THE COMMON LINE OF SAID LOT 15, LOT 25, AND SAID CENTERLINE, 287.40 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE, SAME BEING THE NORTHEAST CORNER OF POMONA WASTEWATER TREATMENT PLANT SITE, A SUBDIVISION OF RECORD IN FILE NUMBER 2016051579, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.);

THENCE, DEPARTING SAID COMMON LINE, WITH THE NORTHERLY LINE OF SAID POMONA WASTEWATER TREATMENT PLANT SITE, 581.72 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 70° 10' 09", AND A CHORD WHICH BEARS SOUTH 89° 38' 30" WEST, 548.05 FEET TO THE NORTHWEST CORNER OF SAID POMONA WASTEWATER TREATMENT PLANT SITE, SAME BEING AN ANGLE POINT ON THE EASTERLY LINE OF THE AFOREMENTIONED 219.915 ACRES;

THENCE, SOUTH 03° 11' 33" EAST, ALONG THE COMMON LINE OF SAID POMONA WASTEWATER TREATMENT PLANT SITE, AND SAID 219.915 ACRES, 683.98 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS" 5489, PREVIOUSLY FOUND FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID POMONA WASTE WATER TREATMENT PLANT;

THENCE, NORTH 86° 48' 27" EAST, CONTINUING ALONG SAID COMMON LINE, 545.52 FEET TO A MAG NAIL IN THE CENTERLINE OF AFOREMENTIONED CROIX PARKWAY, PREVIOUSLY FOUND FOR THE SOUTHEAST CORNER OF SAID POMONA WASTEWATER TREATMENT PLANT SITE, SAME BEING AN ANGLE POINT OF SAID 219.915 ACRES, AND ON THE COMMON LINE OF LOT 16 AND LOT 26, OF AFOREMENTIONED SECTION 89;

THENCE, SOUTH 03° 12' 16" EAST, ALONG THE CENTERLINE OF SAID CROIX PARKWAY, 1767.35 FEET TO A MAG NAIL, PREVIOUSLY FOUND, MARKING A SOUTHEAST CORNER OF THE AFOREMENTIONED 44.239 ACRES, SAME BEING ON THE COMMON LINE OF LOT 20 AND LOT 30, OF SAID SECTION 89;

THENCE, SOUTH 86° 38' 54" WEST, DEPARTING THE CENTERLINE OF SAID CROIX PARKWAY, AND THE COMMON LINE OF SAID LOT 20 AND LOT 30, ALONG A SOUTHERLY LINE OF SAID 44.239 ACRES, 496.61 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PIN-POINT RPLS 6086", PREVIOUSLY FOUND FOR CORNER;

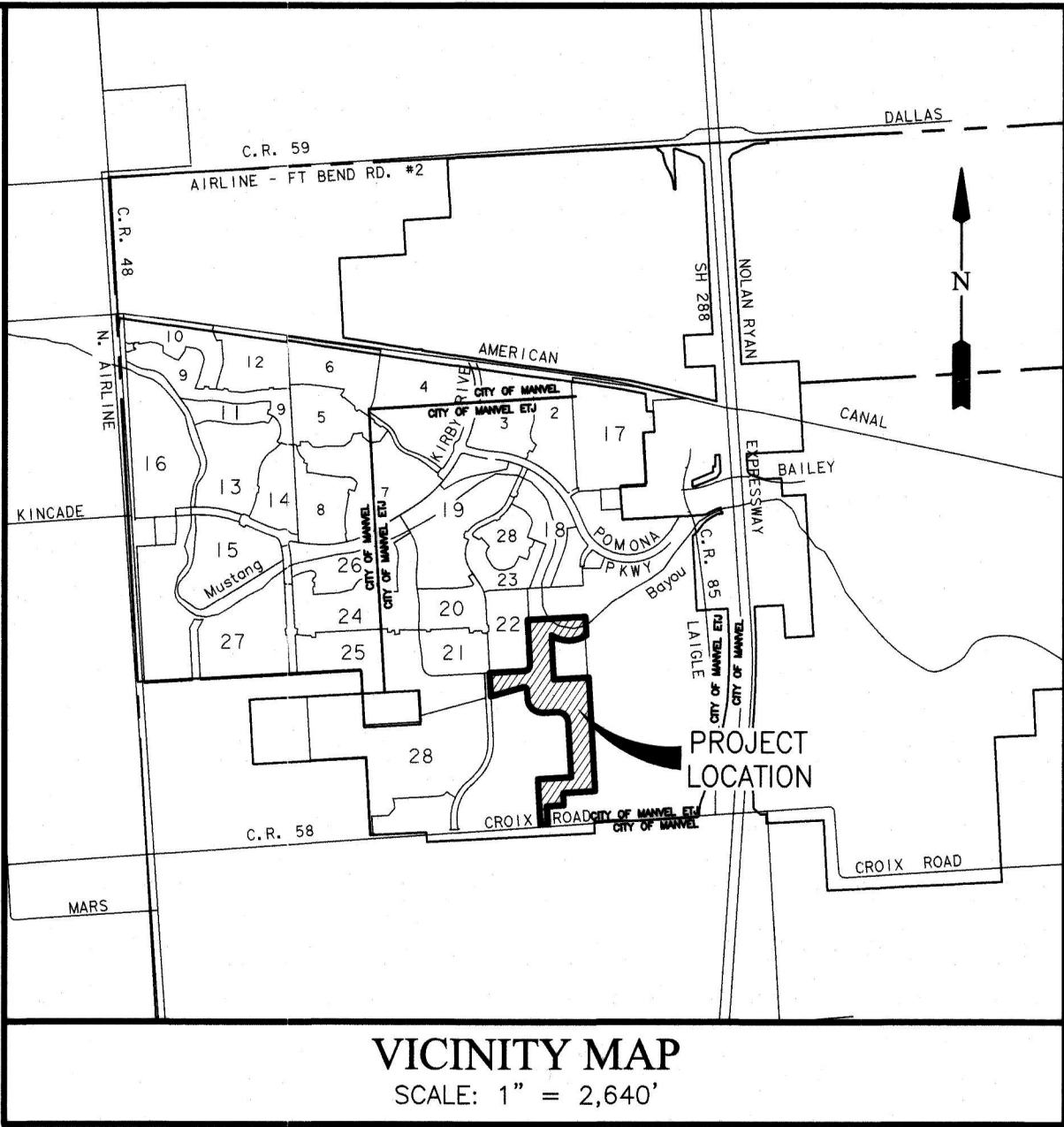
THENCE, SOUTH 03° 13' 44" EAST, CONTINUING ALONG THE BOUNDARY LINE OF SAID 44.239 ACRES, 191.97 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 40' 02" WEST, DEPARTING THE BOUNDARY LINE OF SAID 44.239 ACRES, 263.33 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 12' 16" EAST, 274.94 FEET TO A POINT FOR CORNER, SAME BEING ON THE SOUTHERLY LINE OF SAID 44.239 ACRES, AND ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 58;

THENCE, SOUTH 86° 38' 13" WEST, ALONG THE COMMON LINE OF SAID 44.239 ACRES AND SAID COUNTY ROAD 58, 120.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

THENCE, NORTH 03° 12' 16" WEST, DEPARTING SAID COMMON LINE, ALONG THE BOUNDARY LINE OF SAID 44.239 ACRES, 704.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.122 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 2,640'

KEY MAP NO. 652D/H

APPROVED BY THE BOARD OF COMMISSIONERS ON 01/11/22

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

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

BDD4 REF. ID #21-000017

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

THIS _____ DAY OF _____, 20____

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

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

FINAL PLAT OF POMONA LAKE "E" & "H"

A SUBDIVISION OF 43.122 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 5, 6, 7 AND 15-20 OF SECTION 89 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.

0 LOTS 7 RESERVES (41.701 ACRES) 0 BLOCKS

DECEMBER 20, 2022

JOB NO. 2149-6113

OWNERS:

MC 288, LLC
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
4545 POMONA PARKWAY, MANVEL, TEXAS 77578
PH: 832-336-6271

POMONA PHASE 5, LLC,
POMONA PHASE 2A, LLC, AND
POMONA PHASE 6, LLC
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
4545 POMONA PARKWAY, MANVEL, TEXAS 77578
PH: 832-336-6271

SURVEYOR:

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

ENGINEER:

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

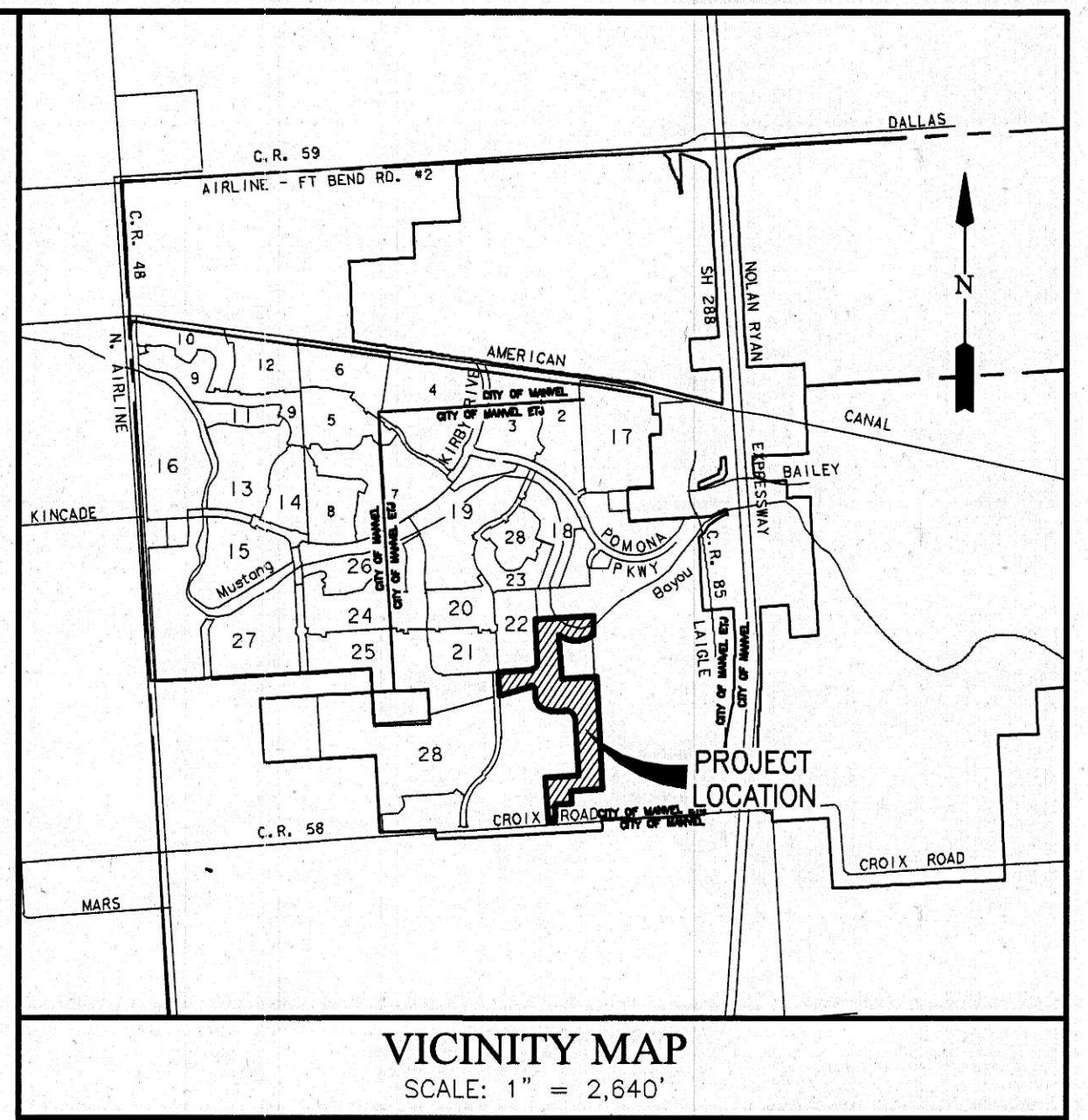
SHEET 1 OF 4

Date: Time : Wed, 21 Dec 2022 1:20pm
Path Name : C:\Users\mreacock\AppData\Local\Temp\wPublish...1607272\PomonaLakeE-H.DWG

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.255	11,114	LANDSCAPE/OPEN SPACE	HOA
B	4.397	191,515	BRAZORIA DRAINAGE DISTRICT NO. 4 DRAINAGE EASEMENT	BCMUD 39/BDD4
C	8.290	361,111	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 39
D	3.475	151,358	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 39
E	14.150	616,391	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 40
F	0.409	17,807	LANDSCAPE/OPEN SPACE/UTILITIES	HOA
G	10.725	467,168	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 40
TOTAL	41.701	1,816,464		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°49'19" E	25.00'
L2	S 03°13'44" E	191.97'
L3	S 86°38'13" W	120.00'
L4	N 03°12'16" W	135.57'
L5	S 03°13'46" E	36.00'
L6	S 86°46'14" W	17.00'
L7	S 03°13'46" E	6.00'
L8	S 86°46'14" W	95.16'

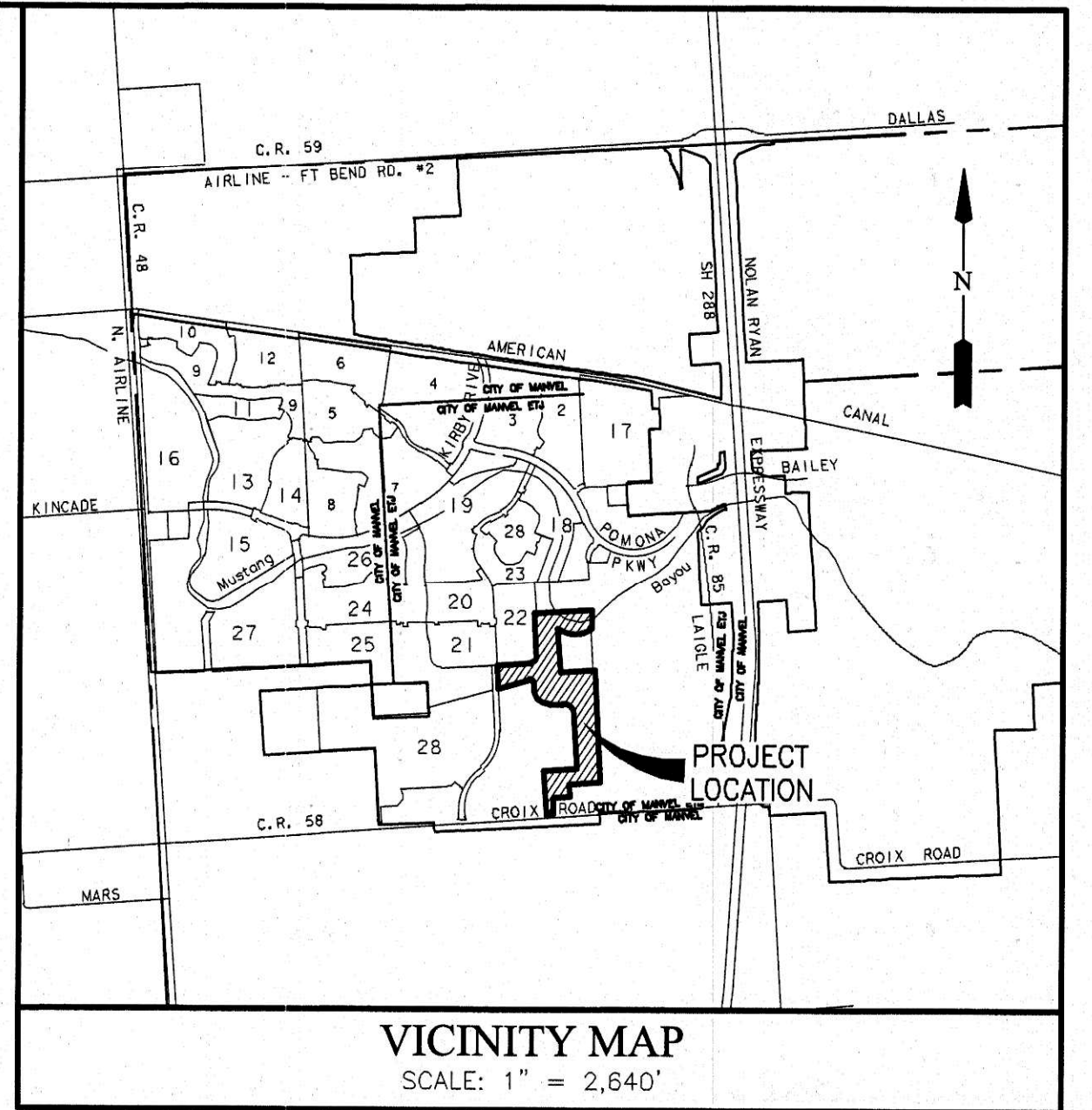
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	475.00'	70°10'09"	581.72'	S 86°38'30" W	546.05'
C2	172.30'	89°58'25"	270.57'	N 48°11'29" W	243.61'
C3	227.70'	89°58'25"	357.57'	N 48°11'29" W	321.94'
C4	50.00'	102°22'31"	89.34'	N 54°23'32" W	77.92'
C5	83.53'	89°58'55"	131.18'	N 41°48'46" E	118.11'
C6	175.00'	98°17'04"	300.19'	S 86°46'18" W	264.72'
C7	475.00'	81°06'27"	672.41'	N 86°42'13" W	617.65'



RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.255	11,114	LANDSCAPE/OPEN SPACE	HOA
B	4.397	191,515	BRAZORIA DRAINAGE DISTRICT NO. 4 DRAINAGE EASEMENT	BCMUD 39/BDD4
C	8.290	361,111	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 39
D	3.475	151,358	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 39
E	14.150	616,391	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 40
F	0.409	17,807	LANDSCAPE/OPEN SPACE/UTILITIES	HOA
G	10.725	467,168	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 40
TOTAL	41.701	1,816,464		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°49'19" E	25.00'
L2	S 03°13'44" E	191.97'
L3	S 86°38'13" W	120.00'
L4	N 03°12'16" W	135.57'
L5	S 03°13'46" E	36.00'
L6	S 86°46'14" W	17.00'
L7	S 03°13'46" E	6.00'
L8	S 86°46'14" W	95.16'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	475.00'	70°10'09"	581.72'	S 86°38'30" W	546.05'
C2	172.30'	89°58'25"	270.57'	N 48°11'29" W	243.61'
C3	227.70'	89°58'25"	357.57'	N 48°11'29" W	321.94'
C4	50.00'	102°22'31"	89.34'	N 54°23'32" W	77.92'
C5	83.53'	89°58'55"	131.18'	N 41°48'46" E	118.11'
C6	175.00'	98°17'04"	300.19'	S 86°46'18" W	264.72'
C7	475.00'	81°06'27"	672.41'	N 86°42'13" W	617.65'



KEY MAP NO. 652D/H



FINAL PLAT OF POMONA LAKE "E" & "H"

A SUBDIVISION OF 43.122 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 5, 6, 7 AND 15-20 OF SECTION 89 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.

0 LOTS 7 RESERVES (41.701 ACRES) 0 BLOCKS

DECEMBER 20, 2022

JOB NO. 2149-6113

OWNERS:

MC 288, LLC
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
4545 POMONA PARKWAY, MANVEL, TEXAS 77578
PH: 832-336-6271

TERRY REEVES
3200 SOUTHWEST FWY, STE. 2600, HOUSTON, TX 77027
PH: 713-860-6400

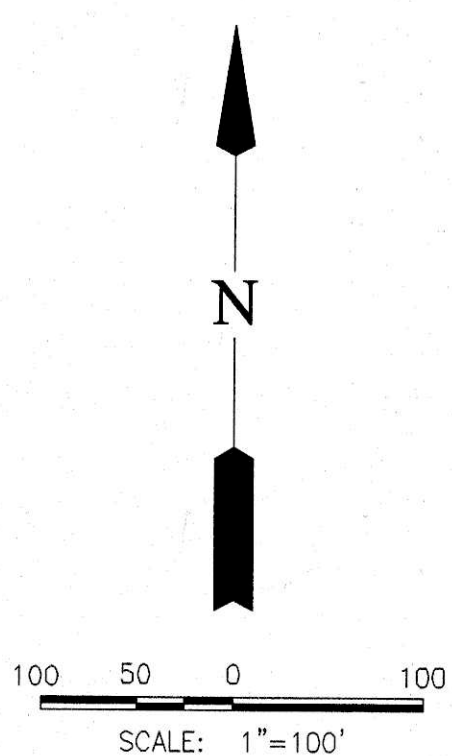
SURVEYOR:

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

**POMONA PHASE 5, LLC,
POMONA PHASE 2A, LLC, AND
POMONA PHASE 6, LLC**
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
4545 POMONA PARKWAY, MANVEL, TEXAS 77578
PH: 832-336-6271

ENGINEER:

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

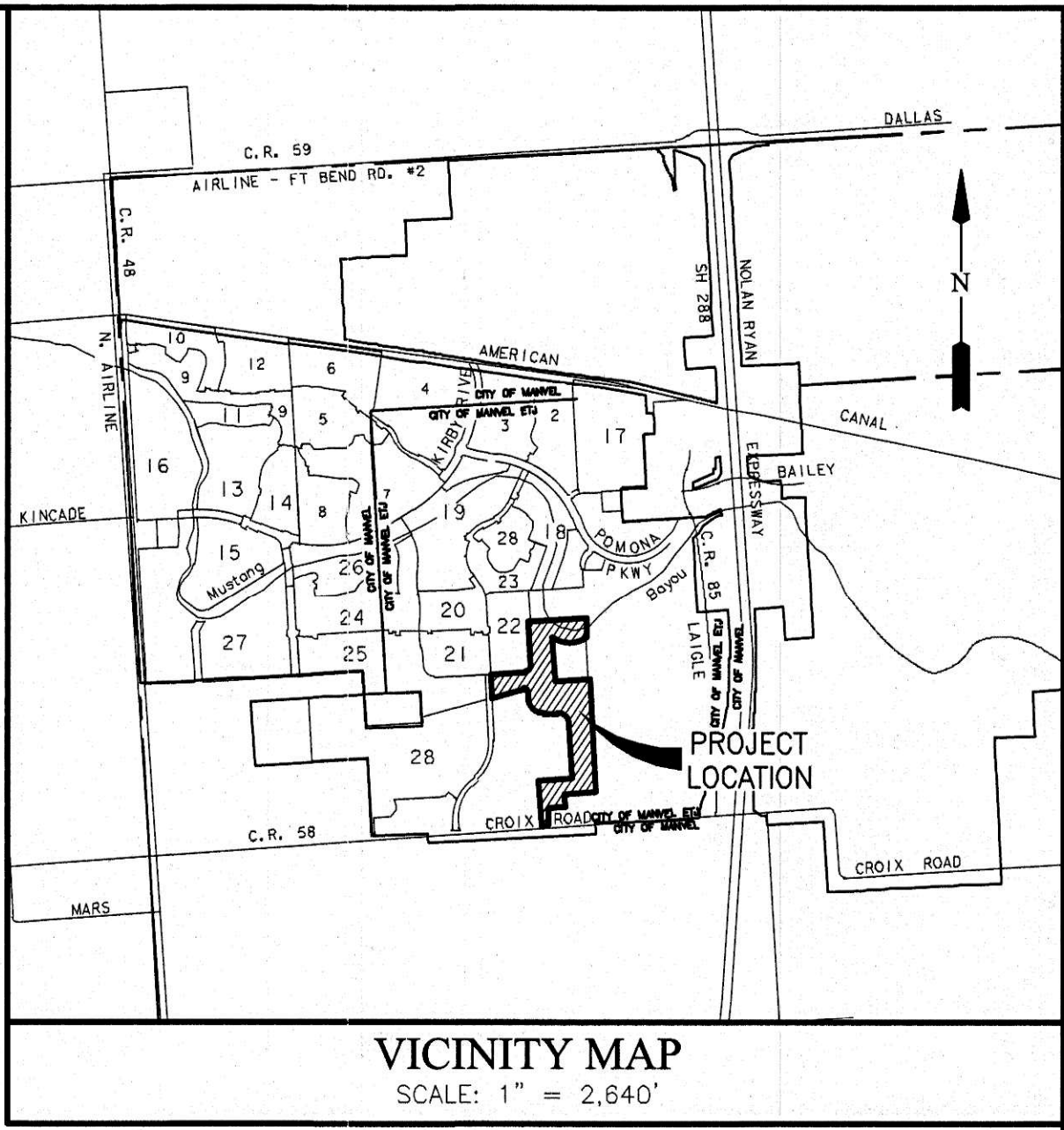


LEGEND	
A.E.	INDICATES AERIAL EASEMENT
B.C.C.F.	INDICATES BRAZORIA COUNTY CLERK'S FILE
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.O.R.	INDICATES STORM SEWER EASEMENT
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.L.	INDICATES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

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.255	11,114	LANDSCAPE/OPEN SPACE	HOA
B	4.397	191,515	BRAZORIA DRAINAGE DISTRICT NO. 4 DRAINAGE EASEMENT	BCMUD 39/BDD4
C	8.290	361,111	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 39
D	3.475	151,358	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 39
E	14.150	616,391	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 40
F	0.409	17,807	LANDSCAPE/OPEN SPACE/UTILITIES	HOA
G	10.725	467,168	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 40
TOTAL	41.701	1,816,464		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°49'19" E	25.00'
L2	S 03°13'44" E	191.97'
L3	S 86°39'13" W	120.00'
L4	N 03°12'16" W	135.57'
L5	S 03°13'46" E	36.00'
L6	S 86°46'14" W	17.00'
L7	S 03°13'46" E	6.00'
L8	S 86°46'14" W	95.16'

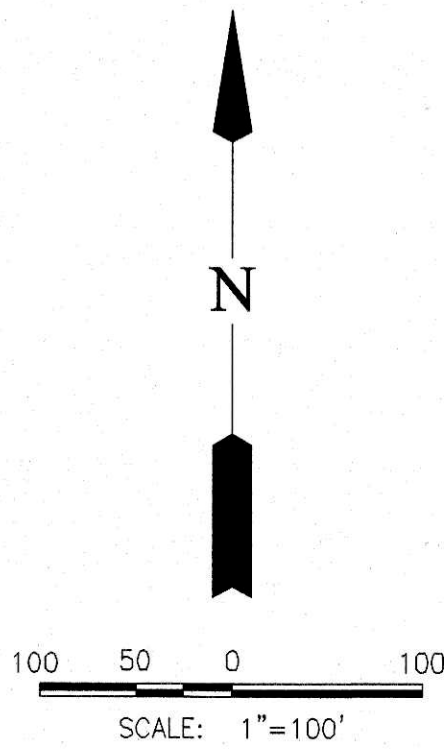
CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	
C1	475.00'	70°10'09"	581.72'	S 89°38'30" W	546.05'	
C2	172.30'	89°58'25"	270.57'	N 48°11'29" W	243.51'	
C3	227.70'	89°58'25"	357.57'	N 48°11'29" W	321.94'	
C4	50.00'	102°22'31"	89.34'	N 54°23'32" W	77.92'	
C5	83.53'	89°58'55"	131.18'	N 41°46'46" E	116.11'	
C6	175.00'	98°17'04"	300.19'	S 86°46'18" W	264.72'	
C7	475.00'	81°06'27"	672.41'	N 80°42'13" W	617.65'	



KEY MAP NO. 652D/H

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0558, DATED DECEMBER 21, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986547.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" - MAG NAILS IN THE STREET ALONG CROW PARKWAY - 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 8 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, 3.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.
ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
- BDD4 BENCHMARK: A BRASS DISK STAMPED "MU-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100-00-00.
ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ.))
- TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.
ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
- THIS TRACT LIES IN ZONE "X", ZONE "X" (SHADED) AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0020K. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39 & 40, THE CITY OF MANVEL ETJ, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- 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.



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

FINAL PLAT OF
POMONA LAKE "E" & "H"

A SUBDIVISION OF 43.122 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 5, 6, 7 AND 15-20 OF SECTION 89 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.

0 LOTS 7 RESERVES (41.701 ACRES) 0 BLOCKS

DECEMBER 20, 2022

JOB NO. 2149-6113

OWNERS:

MC 288, LLC
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
4545 POMONA PARKWAY, MANVEL, TEXAS 77578
PH: 832-336-6271

TERRY REEVES
3200 SOUTHWEST FWY, STE. 2600, HOUSTON, TX 77027
PH: 713-860-6400

SURVEYOR:

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

POMONA PHASE 5, LLC,
POMONA PHASE 2A, LLC, AND
POMONA PHASE 6, LLC
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
4545 POMONA PARKWAY, MANVEL, TEXAS 77578
PH: 832-336-6271

ENGINEER:

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