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

NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
February 27, 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 Agenda

A. Approve the meeting minutes to date.

Regular Agenda

A. Consideration and possible action to approve and forward with recommendation 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.

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 February 24, 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

February 13, 2023 PLANNING DEVELOPMENT AND ZONING MEETING

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

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MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
February 13, 2023

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Regular Session

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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 AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.641 ACRE TRACT OF LAND LOCATED AT THE SOUTHWESTERN CORNER OF STATE HIGHWAY 6 / MORRIS AVE AND BLUEWATER STREET INTERSECTION, MANVEL, TEXAS (ACROSS THE STREET FROM STARBUCKS AT 7326 BLUEWATER ST, MANVEL, TX), FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 811192 "CAR WASHES"; 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

A. The Planning, Development, and Zoning will convene into Executive Session pursuant to Texas Local Government Code, Section 551-071: "Consultation with Attorney" to discuss the following:
Update on Litigation – Rise Communities, LLC and GR-M1, LTD. VS. Manvel Planning Development and Zoning Commission, and Jose Abraham, City Planner.

Regular Agenda

A. Consideration and possible action to approve Preliminary Plat for Meridiana Section 10A;
BEING A SUBDIVISION OF 11.19 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

B. Consideration and possible action to approve Preliminary Plat for Meridiana Section 10B;
BEING A SUBDIVISION OF 16.99 ACRES, BEING A PARTIAL REPLAT OF LOTS 13, 14, & 15, 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.

C. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2023-O-09;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.641 ACRE TRACT OF LAND LOCATED AT THE

SOUTHWESTERN CORNER OF STATE HIGHWAY 6 / MORRIS AVE AND BLUEWATER STREET INTERSECTION, MANVEL, TEXAS (ACROSS THE STREET FROM STARBUCKS AT 7326 BLUEWATER ST, MANVEL, TX), FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 811192 "CAR WASHES"; 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 an Extended Stay Permit for a recreational vehicle (RV) located at 7716 Bissell Road.

E. Discussion/update on a Subdivision Ordinance Amendment presented by Staff.

F. 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.

G. 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 2-9-2023 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: February 27, 2023 PDZ & March 6, 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 CONTINOUSLY 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

Feb 23, 2023

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:	February 27, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriquez, Director of Development Services
Recommendation:	Approval

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 Master Plan of Manvel Palms was submitted in November 2022 was denied because parkland dedication and traffic impact analysis requirement was not addressed.*
- *Reserve acreage are used for landscaping, open space, parkland, utility purposes, cell tower, lift station, and detention.*
- *The proposed master plan also includes Kirby Drive and Rodeo Palms Parkway extension.*
- *The City Council will take action on this proposed Master Plan on March 6, 2023 following recommendation from the Planning, Development, and Zoning Commission.*

Proposed Park land Dedication:

- According to Manvel Code of Ordinances Section 47-6. *Park land and trail dedication requirements*, single-family residential developments are required to dedicate one acre of land per 100 homes to be used as parkland. Up to fifty (50) percent of the requirements of parkland may be met by land used for trails that meet specific criteria. Also, subject to veto of the City Council, a developer may elect to meet this requirement, in whole or in part, by a cash payment in lieu of land, in the amount set forth in subsection 47-6 (c)(3) which is $900.00 per dwelling unit.
- This proposed development subdivides an approximate 125.58 acres tract into 362 residential lots, 9 Blocks, and 19 reserves. *Therefore, 3.62 acres of land required to be dedicated as parkland.*

- The developer is proposing to meet the minimum requirement by providing (a) 2.5 Acres for trail; (b) 0.2 acre for parkland, and (c) fifty (50) percent of requirement to be met by a payment in lieu of land at a per acre price which equals to $162,900 for 181 homes (Exhibit attached).
- As indicated on the Master Plan exhibits, the proposed trail meets the minimum required criteria provided in Section 47-6. (e) *Trails.*

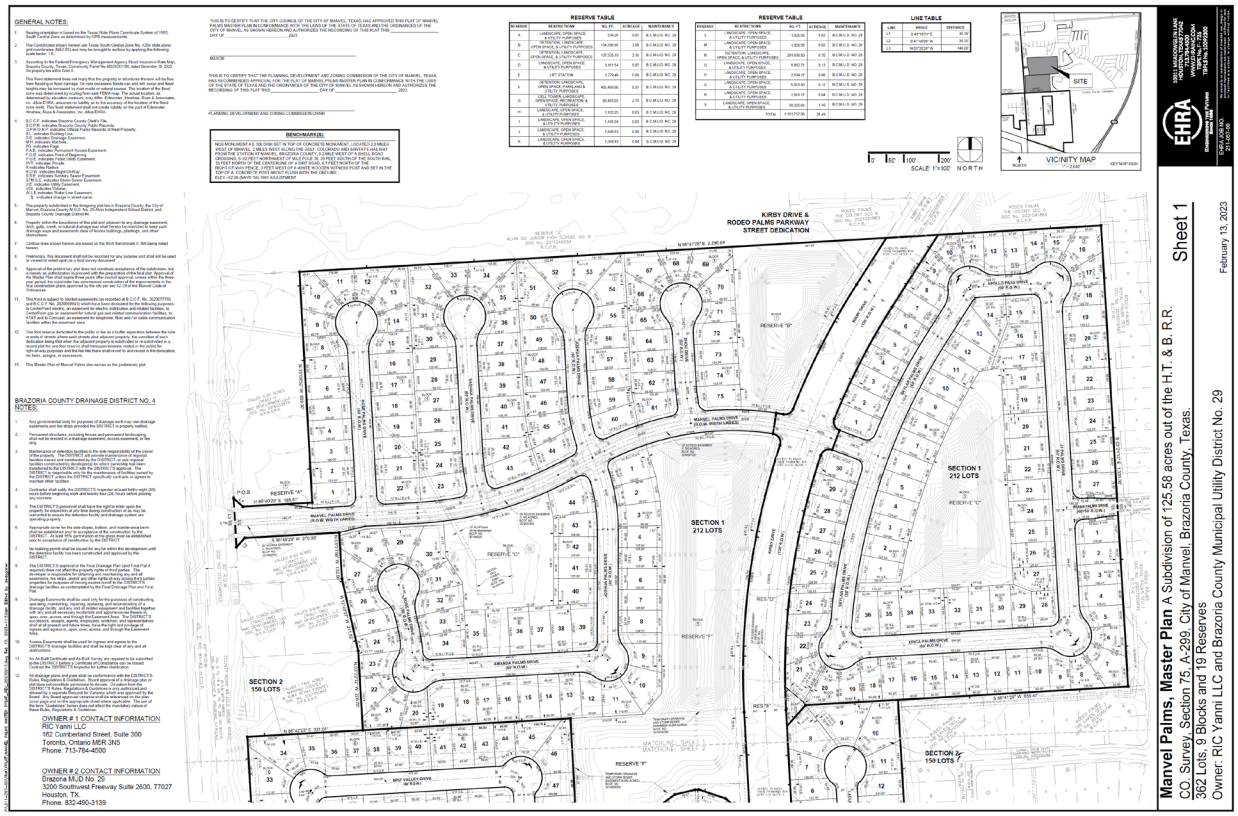
STAFF RECOMMENDATION

The City staff recommends approval of the park land dedication proposal and this proposed plat - *Manvel Palms – Master Plan.*

Development Services Department

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

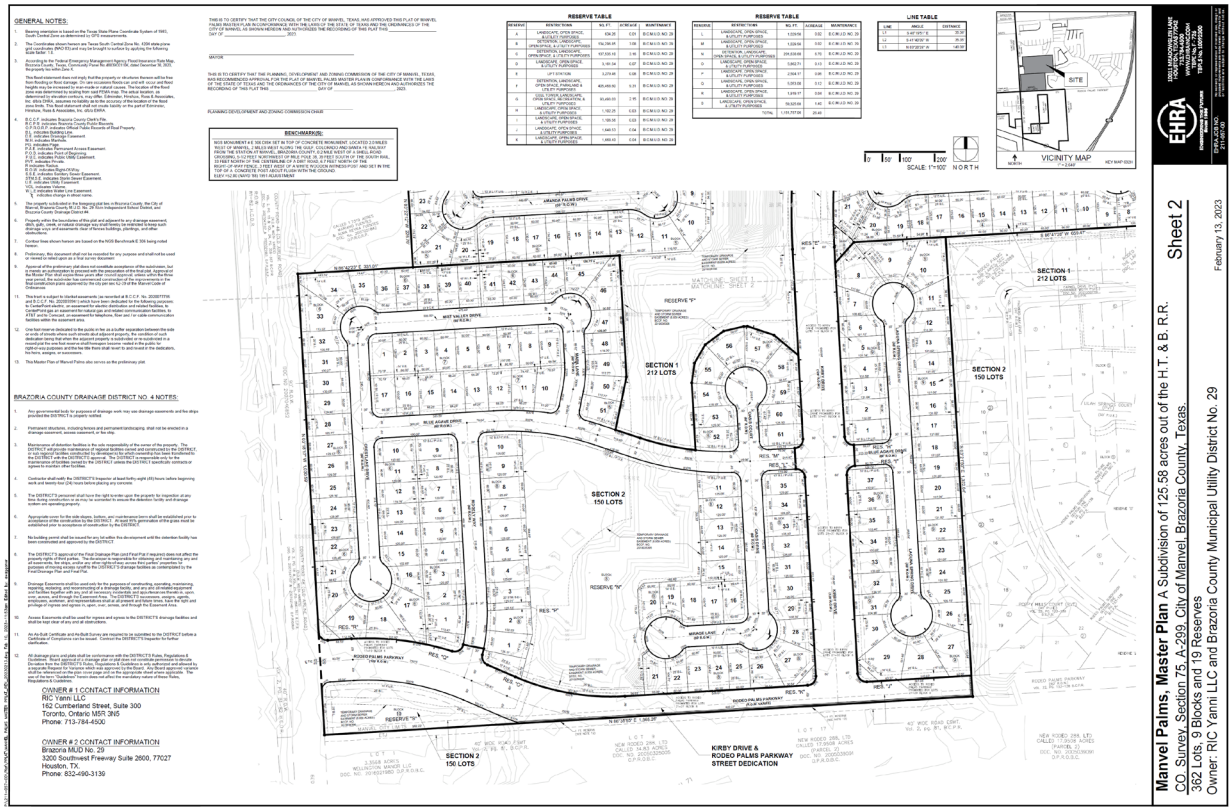
Master Plan Exhibit



Development Services Department

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

Master Plan Exhibit



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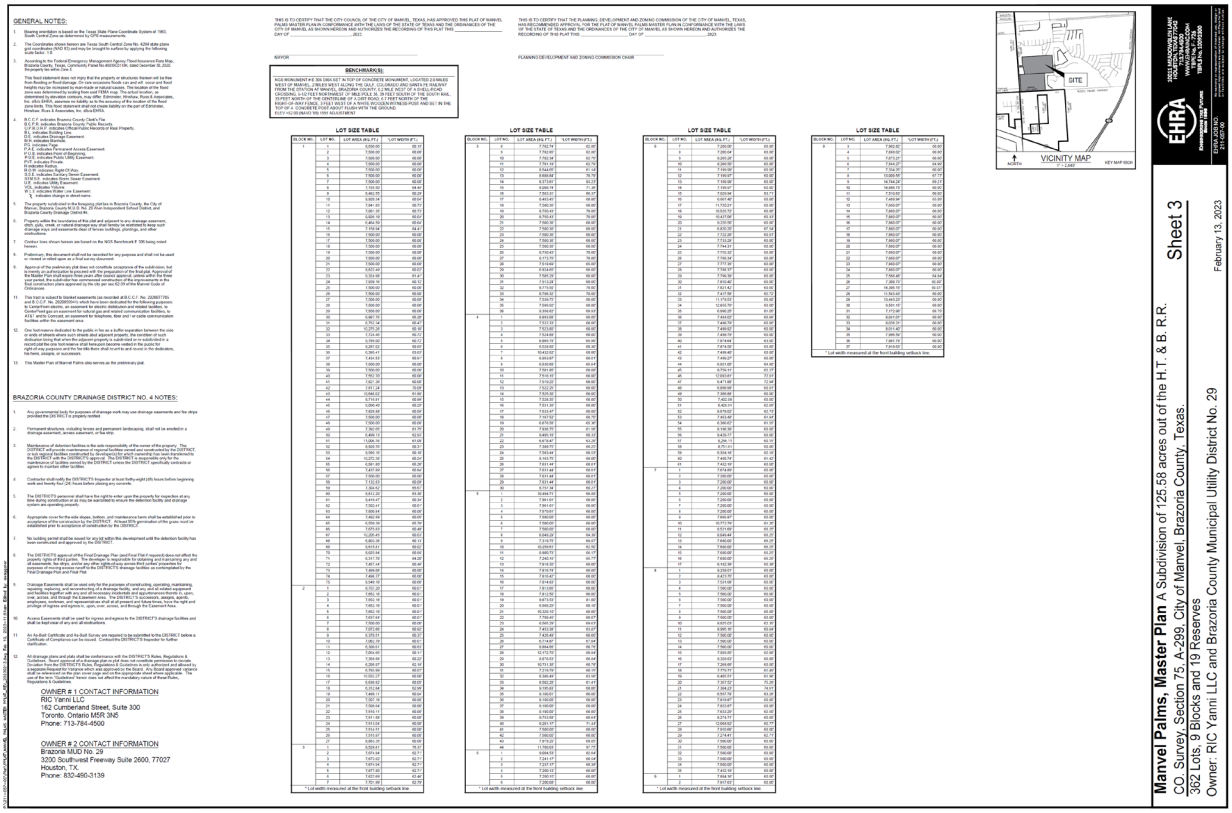

GENERAL NOTES:

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 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.48039C0195K, 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 damage. On rare occasions greater floods can 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 a more detailed study, may differ significantly from that shown hereon. Manvel, 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 Emmaker, Hendee, Ross & Associates, Inc. d/b/a EHRA.
4. B.C.C.F. indicates Brazoria County Clerk's File
   F.N. indicates Field Note Description of record
   O.P.R.B.C.T. indicates Official Public Records of Real Property, Brazoria County, Texas
   D.E. indicates Drainage Easement
   U.E. indicates Utility Easement
   P.O. indicates Pipe
   P.A.E. indicates Permanent Access Easement
   P.U.E. indicates Public Utility Easement
   P.U.D. indicates Public Utility Easement
   P.V.E. indicates Private
   R.O.W. indicates Right Of Way
   B.L.D.E. indicates Building Line Drainage Easement
   S.D.E.D.E. indicates Storm Sewer Easement
   S.S.E. indicates Sanitary Sewer Easement
   V.E. indicates Vehicle
   W.L.E. indicates Water Line Easement
   ℄ indicates change in direction
5. The property restricted to the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County MUD No. 29, Pearland Independent School District and Brazoria County District #4.
6. Property within the boundaries of this plat and adjacent to any drainage easement, shall not be used for any purpose that would impede the flow of water in the drainage ways and easements (fence, buildings, plantings, and other obstructions).
7. Contour lines shown hereon are based on the NGS Benchmark # 1306 being noted hereon.
8. Preliminary; this document shall not be recorded for any purpose and shall not be used or viewed or altered within the final survey document.
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 Master Plan shall expire three years after (insert approval, unless within the three years a Final Plat has been approved and is in effect for portions of the Master Plan. Final construction plans approved by the city per sec 82-33 of the Manvel Code of Ordinances.
11. This tract is subject to blanket easements (as recorded at B.C.C.F. No. 2020037795 and B.C.C.F. No. 2020035041) which have been dedicated for the following purposes: Right of Ingress and Egress for the purpose of constructing, maintaining and operating Center Point gas an easement for natural gas and related communication facilities, to AT&T and its Contract, an easement for telephone, fiber and / or cable communication facilities within the easement area.
12. Only lot/reserves dedicated to the public in fee as a buffer separation between the side or back of residential lots and a street, thoroughfare or collector street, or any other dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one lot/reserve shall hereupon become vested in the public for the purpose of a buffer separation. Title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
13. This Master Plan of Manvel Farms 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, across easement, or fee strip.
3. Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will not be responsible for maintenance of detention facilities owned and maintained by the DISTRICT or by other entities. Any modifications to the approved detention facilities must be approved by the DISTRICT with the DISTRICT's approval. The DISTRICT is responsible only for the maintenance of facilities the DISTRICT owns 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 closing any concrete.
5. The DISTRICT's personnel shall have the rights 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. Minimum 80% 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 ownership or the rights of the DISTRICT in any drainage easement, fee strip, or other property rights, 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 and replacing a drainage ditch, canal, channel, levee, dike, dam, drainage structure and/or facilities together with any and all incidental appurtenances thereto in, upon, over, across, and through the Easement Area. The DISTRICT, its successors, assigns, agents, employees, and contractors shall at all times have the right of ingress and egress, and 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 in kind ease 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 conformance with the DISTRICT'S Rules, Regulations & Guidelines. Board approval of a drainage plan or plat does not constitute permission to deviate from the DISTRICT'S Rules, Regulations & Guidelines. Any deviation must be approved by a separate Request for Variance which was approved by the Board. Any Board approved variance shall be noted on the plat or plan, and shall be in effect for the approved variance only. 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: 832-450-3139

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 _____, 2023.

MAYOR

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 _____, 2023.

PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

BENCHMARK(S):

NGS MONUMENT # E 306 DBG-EET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES SOUTHEAST OF MANVEL, 0.8 MILE EAST OF SOUTH FRONTAGE ROAD OF HWY 6, 0.3 MILE FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A WELL-ROAD CROSSING, 0.1 FEET NORTHWEST OF IRIS PULE, 36.39 FEET SOUTH OF THE SOUTH RAIL, 0.1 FEET WEST OF A WHITE WOOD LATH, 0.1 FEET WEST OF A WHITE WOOD LATH, 0.9 FEET SOUTH OF HAY FORCE, 3.1 FEET WEST OF A WHITE WOOD LATH BEARING PLUG AND 0.6 IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=42.09 (NAVD 88) (TBM 1) (LC0370E1M1)

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ.FT.)	*LOT WIDTH (FT.)
1	1	8,000.00	80.00
	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	7,170.00	58.64
	9	6,463.70	55.22
	10	9,500.34	68.04
	11	7,041.00	60.70
	12	7,500.00	60.00
	13	7,500.00	60.00
	14	7,464.59	60.00
	15	7,934.04	64.47
	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	7,500.00	60.00
	23	6,324.98	55.07
	24	7,000.00	60.00
	25	7,000.00	60.00
	26	7,000.00	60.00
	27	7,000.00	60.00
	28	7,000.00	60.00
	29	7,000.00	60.00
	30	7,000.00	60.00
	31	6,961.70	60.30
	32	7,000.00	60.00
	33	10,206.14	83.00
	34	7,134.46	58.12
	35	6,184.00	55.12
	36	6,287.52	58.00
	37	5,380.41	53.02
	38	7,454.00	60.61
	39	7,500.00	60.00
	40	7,500.00	60.00
	41	7,500.00	60.00
	42	7,500.00	60.00
	43	7,500.00	60.00
	44	7,500.00	60.00
	45	7,500.00	60.00
	46	7,500.00	60.00
	47	7,500.00	60.00
	48	7,500.00	60.00
	49	7,500.00	60.00
	50	7,500.00	60.00
	51	7,500.00	60.00
	52	6,600.70	60.31
	53	6,500.00	60.00
	54	10,275.38	68.24
	55	6,561.00	60.00
	56	7,837.99	60.54
	57	7,500.00	60.00
	58	7,153.31	60.00
	59	7,304.52	60.51
	60	8,613.20	63.30
	61	9,410.47	65.34
	62	7,500.00	60.00
	63	7,500.00	60.00
	64	7,500.00	60.00
	65	6,956.50	60.50
	66	7,075.33	60.48
	67	10,205.40	68.03
	68	6,663.30	60.12
	69	7,500.00	60.00
	70	8,600.14	60.00
	71	6,317.39	64.28
	72	7,467.44	60.40
	73	7,866.08	60.30
	74	7,466.77	60.00
	75	6,340.19	60.00
2	1	7,500.00	60.00
	2	7,500.00	60.00
	3	7,500.18	60.01
	4	7,500.18	60.01
	5	7,500.18	60.01
	6	7,500.18	60.01
	7	7,500.18	60.01
	8	7,500.18	60.01
	9	7,500.18	60.01
	10	7,500.18	60.01
	11	5,375.11	60.27
	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	7,500.00	60.00
	17	7,500.00	60.00
	18	7,500.00	60.00
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	32	7,500.00	60.00
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	47	7,500.00	60.00
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	49	7,500.00	60.00
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	14	7,500.00	60.00
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	2	8,473.70	60.00
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	4	7,500.00	60.00
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	7	7,500.00	60.00
	8	7,500.00	60.00
	9	7,500.00	60.00
	10	8,675.00	60.00
	11	7,500.00	60.00
	12	8,664.44	60.00
	13	7,840.00	60.00
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	15	7,500.00	60.00
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	2	8,473.70	60.00
	3	7,511.99	60.00
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	6	7,500.00	60.00
	7	7,500.00	60.00
	8	7,500.00	60.00
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	13	7,500.00	60.00
	14	7,500.00	60.00
	15	7,500.00	60.00
	16	7,500.00	60.00
	17	6,143.38	60.00
6	1	7,500.00	60.00
	2	7,500.00	60.00
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	2	7,500.00	60.00
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	25	7,500.00	60.00
	26	7,500.00	60.00
	27	7,500.00	60.00
8	1	7,500.00	60.00
	2	7,500.00	60.00
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	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	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	7,500.00	60.00
	23	7,500.00	60.00
	24	7,500.00	60.00
	25	7,500.00	60.00
	26	7,500.00	60.00
	27	7,500.00	60.00
9	1	7,500.00	60.00
	2	7,500.00	60.00

* Lot width measured at the front building setback line

EHRA
EMMAKER, HENDEE, ROSS & ASSOCIATES, INC.
20011 BANDERA BALLPARK
HOUSTON, TEXAS 77015
TEL: 281-489-0630
TBPELS F-2580
TBPLS FIRM # 10018800
Engineer: Mark Hendee
Surveyor: Jeff Ross
Date: 2023-05-08

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

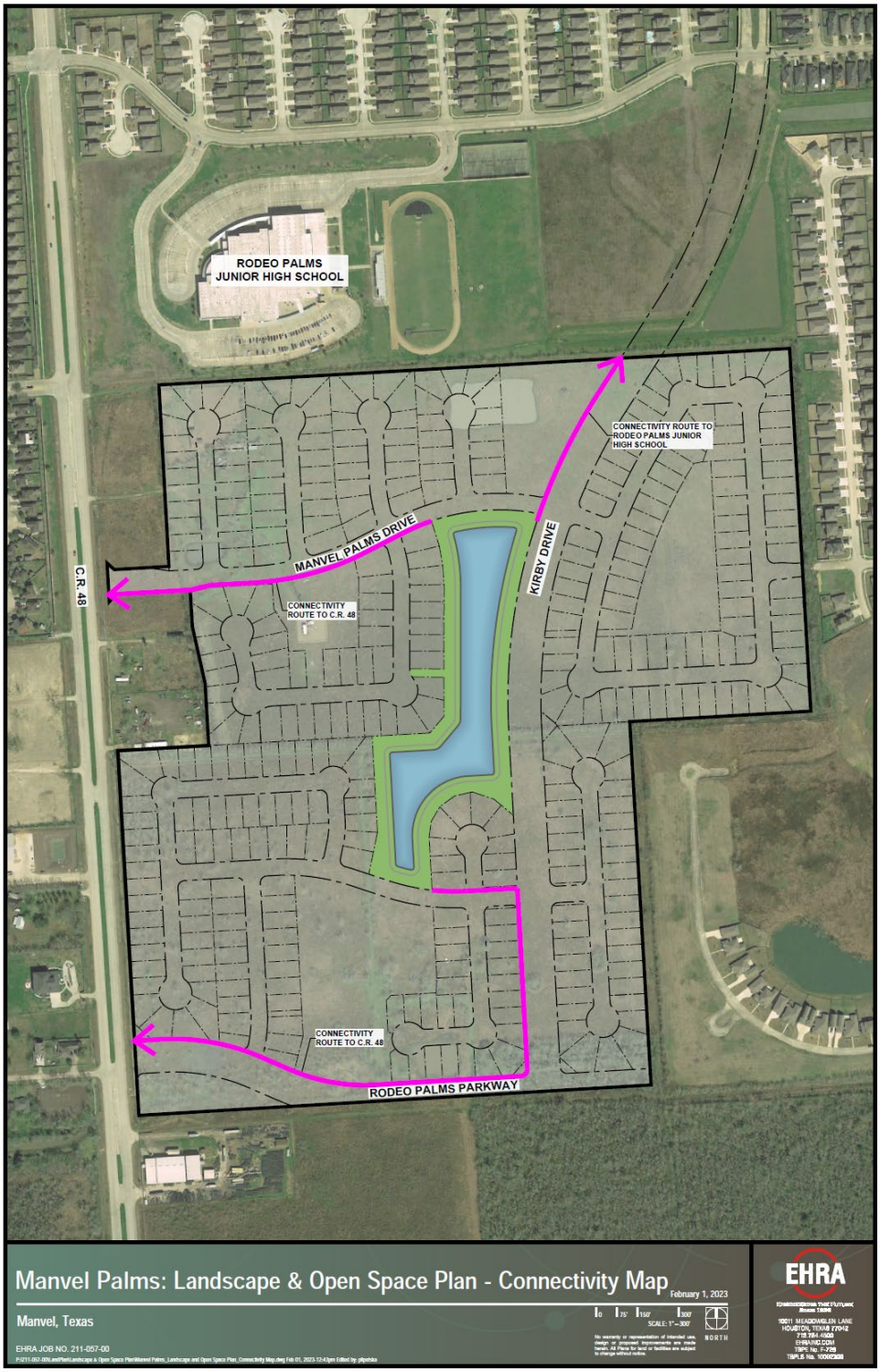
Sheet 3
February 13, 2023

Park Land Dedication Proposal

	PARKLAND	TRAILS	FEE IN LIEU*
C.O.M. ORDINANCE OPTION #1	3.6 AC.** (1/100 AC. PER LOT)	0.0 AC.	$0
C.O.M. ORDINANCE OPTION #2	0.0 AC.	0.0 AC.	$325,800 ($900 PER LOT)
C.O.M. ORDINANCE OPTION #3	1.8 AC.** (50% OF 1/100 AC. PER LOT)	0.0 AC.	$162,900 (50% OF $900 PER LOT)
C.O.M. ORDINANCE OPTION #4	1.8 AC.** (50% OF 1/100 AC. PER LOT)	1.8 AC.	$0
PROPOSED	0.2 AC.	2.5 AC.	$162,900 (50% OF $900 PER LOT)

** MUST BE 150' WIDE WITH PARKING
* WITH CITY COUNCIL APPROVAL

Park Land Dedication Proposal



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.
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
   PVT. 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.
   indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 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
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 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 final construction plans approved by the city per sec 62-39 of the Manvel Code of Ordinances
11. This tract is subject to blanket easements (as recorded at B.C.C.F. No. 2020077785 and B.C.C.F. No. 2020055941) 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 plat.

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 _____, 2023.

_____
MAYOR

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 _____, 2023.

_____
PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

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, PARKLAND & UTILITY PURPOSES	405,468.60	9.31	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	291,638.60	6.70	B.C.M.U.D. NO. 29
O	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,862.71	0.13	B.C.M.U.D. NO. 29
P	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,504.17	0.06	B.C.M.U.D. NO. 29
Q	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,053.00	0.12	B.C.M.U.D. NO. 29
R	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,919.17	0.04	B.C.M.U.D. NO. 29
S	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	59,325.68	1.40	B.C.M.U.D. NO. 29
	TOTAL	1,151,757.06	26.49	

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

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 forthy-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.
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

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPLS No. 10092300
EHRA
ENGINEERING THE FUTURE SINCE 1936
EHRA JOB NO. 211-057-00

No warranty or representation is intended nor, design or professional services are to be rendered without written specifications and/or plans sealed and signed by a licensed professional.

Sheet 1

February 13, 2023

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

P:\211-057-00\Civil\PPLAT\MANVEL PALMS MASTER PPLAT_REV_20230213.dwg Feb 10, 2023--11:52am Edited by: ckcopper

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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.
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
   PVT. 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.
   indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 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
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 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 final construction plans approved by the city per sec 62-39 of the Manvel Code of Ordinances
11. This tract is subject to blanket easements (as recorded at B.C.C.F. No. 2020077785 and B.C.C.F. No. 2020055941) 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 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 forthy-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.
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 _____, 2023.

_____
MAYOR

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 _____, 2023.

_____
PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

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

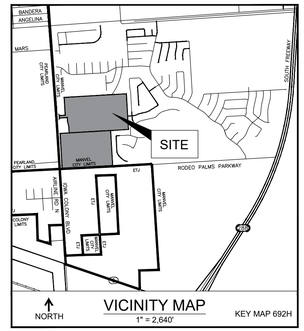
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	634.26	0.01	B.C.M.U.D. NO. 29
B	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	134,296.85	3.08	B.C.M.U.D. NO. 29
C	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	137,535.10	3.16	B.C.M.U.D. NO. 29
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, PARKLAND & UTILITY PURPOSES	405,468.60	9.31	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

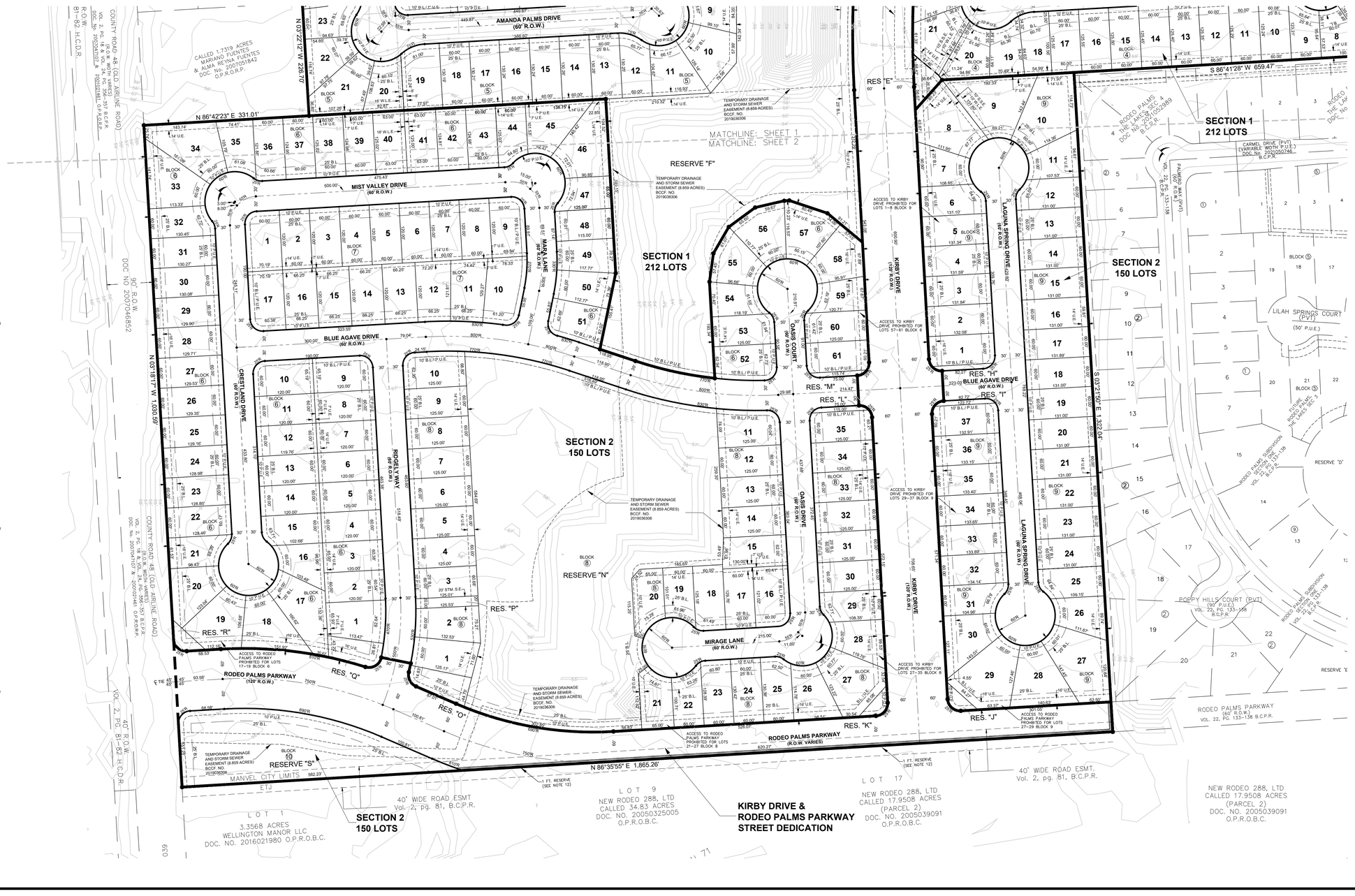
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
L	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,029.56	0.02	B.C.M.U.D. NO. 29
M	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,029.56	0.02	B.C.M.U.D. NO. 29
N	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	291,638.60	6.70	B.C.M.U.D. NO. 29
O	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,862.71	0.13	B.C.M.U.D. NO. 29
P	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,504.17	0.06	B.C.M.U.D. NO. 29
Q	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,053.00	0.12	B.C.M.U.D. NO. 29
R	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,919.17	0.04	B.C.M.U.D. NO. 29
S	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	59,325.68	1.40	B.C.M.U.D. NO. 29
	TOTAL	1,151,757.06	26.49	

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



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPLS No. 10092300
ENGINEERING THE FUTURE SINCE 1936

No warranty or representation is intended nor shall one be inferred from the delivery of these plans. Alterations or photocopies are not to be made without written consent.

EHRA JOB NO.
211-057-00

Sheet 2

February 13, 2023

Manvel Palms, Master Plan A Subdivision of 125.58 acres out of the H.T. & B. R.R.
C.O. Survey, Section 75, A-299, City of Manvel, Brazoria County, Texas.
362 Lots, 9 Blocks and 19 Reserves
Owner: RIC Yanni LLC and Brazoria County Municipal Utility District No. 29

P:\211-057-00\Plat\PPLAT\MANVEL PALMS MASTER PPLAT_REV_20230213.dwg Feb. 10, 2023--11:53am Edited by: avasquez

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.

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   B.C.P.R. indicates Brazoria County Public Records.
   O.P.R.O.R.P. indicates Official Public Records of Real Property.
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5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 29 Alvin Independent School District, and Brazoria County Drainage District #4.

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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 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 final construction plans approved by the city per sec 62-39 of the Manvel Code of Ordinances

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BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 NOTES:

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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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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

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MAYOR

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_____
PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

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

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	8,630.06'	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	7,821.36'	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'	61.75'
	50	6,499.13'	62.93'
	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'	60.09'
	59	7,304.62'	65.67'
	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	7,675.83'	60.49'
	67	10,205.45'	60.03'
	68	6,803.38'	60.13'
	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	8,549.18'	60.60'
2	1	8,707.20'	60.01'
	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	6,370.51'	60.37'
	10	7,082.79'	60.01'
	11	6,300.01'	60.63'
	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 SIZE TABLE

BLOCK 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	8,008.74'	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	7,539.75'	60.00'
	35	7,588.92'	60.00'
	36	9,358.62'	69.93'
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	6,953.67'	60.01'
	9	6,530.68'	65.64'
	10	7,501.85'	60.08'
	11	7,516.16'	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	7,533.47'	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'
	30	8,757.34'	60.27'
5	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'	68.87'
	10	10,259.61'	62.50'
	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	9,873.53'	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'	60.60'
	26	6,714.87'	67.04'
	27	8,984.66'	60.78'
	28	12,172.70'	60.84'
	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'	60.06'
	35	8,100.01'	60.00'
	36	8,100.00'	60.00'
	37	8,100.00'	60.00'
	38	8,100.00'	60.00'
	39	9,753.58'	60.64'
	40	9,201.17'	71.44'
	41	7,500.00'	60.00'
	42	7,500.00'	60.00'
	43	7,979.20'	68.05'
	44	11,700.03'	97.75'
6	1	9,004.53'	82.64'
	2	7,241.17'	60.54'
	3	7,237.17'	60.38'
	4	7,200.12'	60.00'
	5	7,200.10'	60.00'
	6	7,200.08'	60.00'

* Lot width measured at the front building setback line.

LOT SIZE TABLE

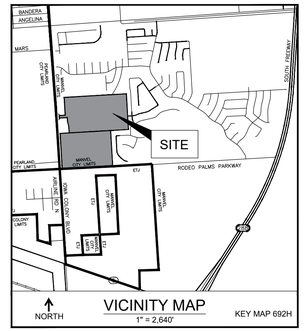
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
6	7	7,200.06'	60.00'
	8	7,200.04'	60.00'
	9	8,265.28'	60.00'
	10	8,266.50'	60.00'
	11	7,199.99'	60.00'
	12	7,199.97'	60.00'
	13	7,199.99'	60.00'
	14	7,199.97'	60.00'
	15	7,029.94'	63.71'
	16	6,667.40'	60.00'
	17	11,720.21'	60.00'
	18	10,525.72'	60.00'
	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	7,417.58'	62.72'
	33	11,179.53'	60.00'
	34	12,655.79'	60.00'
	35	6,990.25'	61.05'
	36	7,484.02'	60.66'
	37	7,498.79'	60.00'
	38	7,499.92'	60.00'
	39	7,499.79'	60.00'
	40	7,874.64'	63.00'
	41	7,874.50'	63.00'
	42	7,499.40'	60.00'
	43	7,499.27'	60.00'
	44	6,921.05'	64.80'
	45	9,759.11'	62.27'
	46	12,093.81'	72.01'
	47	6,471.88'	72.94'
	48	6,899.99'	60.01'
	49	7,366.88'	60.00'
	50	7,402.08	60.00'
	51	8,428.91	62.69'
	52	8,578.02'	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	9,256.11	60.15'
	58	8,751.61	60.00'
	59	6,354.18'	62.19'
	60	7,480.74'	61.42'
	61	7,452.19'	60.00'
7	1	7,674.89'	60.00'
	2	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	7,665.87'	60.00'
	10	10,772.79'	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	8,182.39'	60.38'
8	1	8,238.01'	60.00'
	2	8,423.75'	60.00'
	3	7,531.68'	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'	62.35'
	11	8,995.16'	60.04'
	12	7,500.00'	60.00'
	13	7,500.00'	60.00'
	14	7,500.00'	60.00'
	15	7,926.85'	62.00'
	16	8,328.63'	60.00'
	17	7,268.65'	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	7,819.87'	60.80'
	24	7,823.87'	60.00'
	25	7,633.29'	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 SIZE TABLE

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	14,486.75'	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	7,172.98'	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.



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TBPLS No. 10092300

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ENGINEERING THE FUTURE SINCE 1936

No warranty or representation of intended use, design or specifications are made by EHRA for any purpose other than those authorized by EHRA for this project.

EHRA JOB NO.
211-057-00

Sheet 3

February 13, 2023

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

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	PARKLAND	TRAILS	FEE IN LIEU*
C.O.M. ORDINANCE OPTION #1	3.6 AC.** (1/100 AC. PER LOT)	0.0 AC.	$0
C.O.M. ORDINANCE OPTION #2	0.0 AC.	0.0 AC.	$325,800 ($900 PER LOT)
C.O.M. ORDINANCE OPTION #3	1.8 AC.** (50% OF 1/100 AC. PER LOT)	0.0 AC.	$162,900 (50% OF $900 PER LOT)
C.O.M. ORDINANCE OPTION #4	1.8 AC.** (50% OF 1/100 AC. PER LOT)	1.8 AC.	$0
PROPOSED	0.2 AC.	2.5 AC.	$162,900 (50% OF $900 PER LOT)

** MUST BE 150' WIDE WITH PARKING
* WITH CITY COUNCIL APPROVAL

LEGEND

PARKLAND & TRAILS PROVIDED: 2.7 AC.

- PARKLAND & TRAILS
- POND SIDE SLOPE
- SEATING AREA (4)
- 5' WIDE ALL-WEATHER TRAIL (+/- 3,102 LF)
- FITNESS STATION (4)
- DIRECTIONAL SIGNAGE (2)

Manvel Palms: Landscape & Open Space Plan

Manvel, Texas

February 6, 2023

0 25' 50' 100'
SCALE: 1" = 100'
NORTH

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

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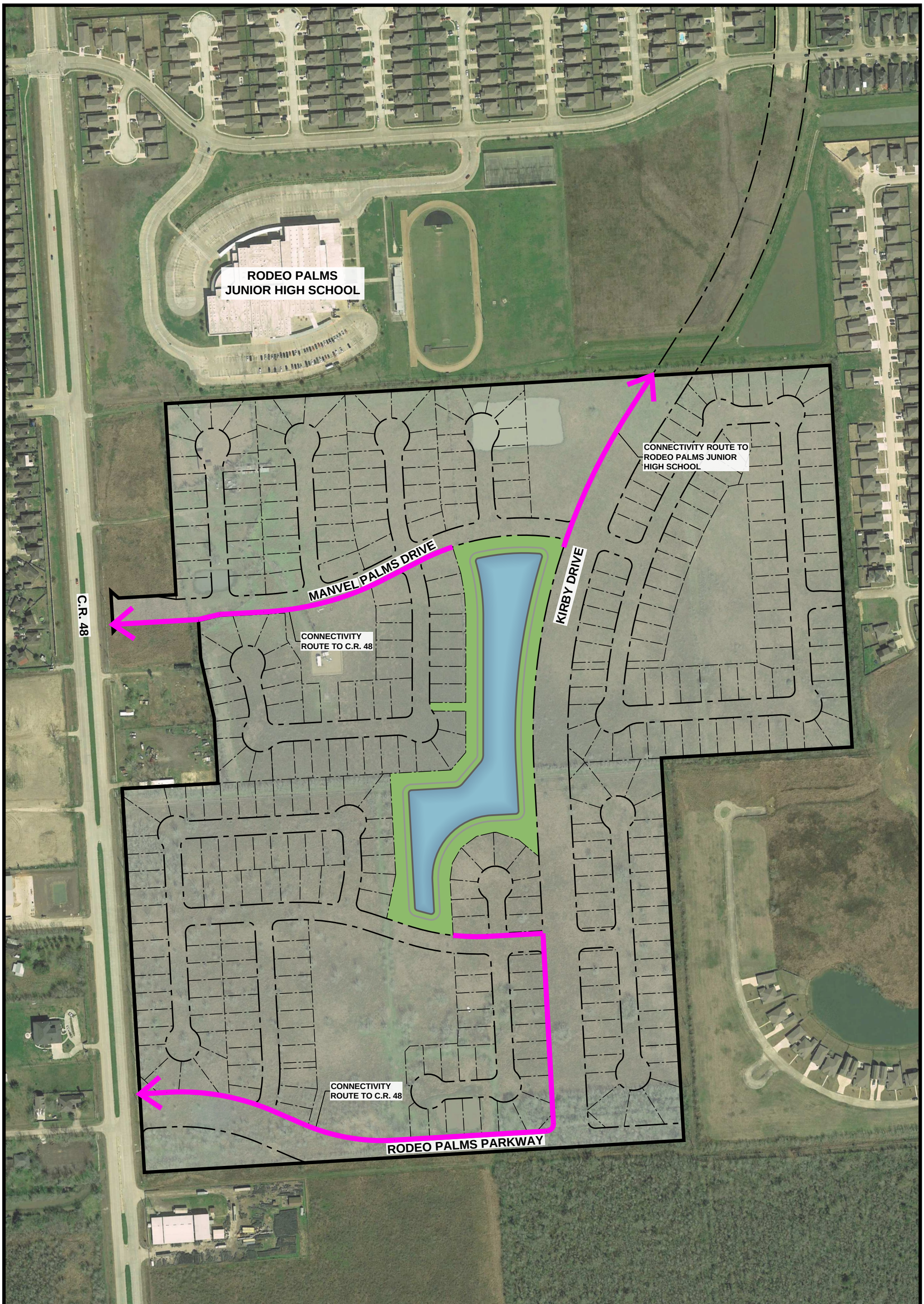

Manvel Palms: Landscape & Open Space Plan - Connectivity Map

February 1, 2023

Manvel, Texas

0 75' 150' 300'
SCALE: 1"=300'

NORTH

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

EHRA JOB NO. 211-057-00

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