

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

LARRY AKERY, COUNCIL PLACE 1  
LORRAINE HEHN, COUNCIL PLACE 2  
NICCOLE TYSON, COUNCIL PLACE 3  
ED PERRY, COUNCIL PLACE 4  
JASON ALBERT, COUNCIL PLACE 5  
JEROME HUDSON, COUNCIL PLACE 6



DEBRA DAVISON, MAYOR  
KYLE JUNG, CITY MANAGER  
TAMMY BELL, CITY SECRETARY

**NOTICE OF A CITY COUNCIL MEETING  
OF THE CITY OF MANVEL  
March 6, 2023**

**NOTICE IS HEREBY GIVEN  
5:00 P.M. WORKSHOP – 6:00 P.M. REGULAR SESSION**

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Manvel City Council 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 City Council 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. The City Council 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 x6 for further information.**

**Workshop Session**

Discussion on the Sign Ordinance.

Discussion on any subject listed on the agenda dated March 6, 2023.

**Regular Session**

**Call To Order**

**Inspirational Reading - Council Member Hudson**

**Pledge**

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

**Presentation**

Proclamation - Flood Safety Awareness Week - March 6 - March 10, 2023.

**Public Hearing**

Hearing #1

TO HEAR COMMENTS FOR OR AGAINST AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF TWO RIGHTS- OF-WAY BEING: (1) A 40' RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 0.3022 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF THE SOUTH HALF OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOT 47, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; AND (2) A 40' RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 0.6044 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 42, AND 43 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHTS-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHTS-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Hearing #2

TO HEAR COMMENTS FOR OR AGAINST AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A RIGHT-OF- WAY KNOWN AS 0.3011 ACRES (13,115 SQUARE FEET) OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF THE NORTH HALF OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOT 50 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Hearing #3

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF THE FOLLOWING RIGHTS-OF-WAY: (1) A 40' RIGHT-OF- WAY DEDICATION CONSISTING OF 0.6051 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 34, AND 35 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED

IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; (2) A 20' RIGHT-OF-WAY DEDICATION CONSISTING OF 0.9066 ACRES OF LAND LOCATED IN THE H.T.& B. R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 20 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 24, 32, AND 40 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; (3) A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 2.1152 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 13, 21, 29, 36, 37, 44, AND 45 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; (4) A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 2.7197 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 14, 15, 22, 23, 30, 31, 38, 39, AND 46 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; (5) A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 0.7228 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, ALSO KNOWN AS THE MARY V. O'DONNELL SURVEY, ABSTRACT 483 BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF THE WEST HALF OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION AS SHOWN ON THE DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, AND VOLUME 3, PAGES 139-140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; AND (6) A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 1.2359 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A/K/A THE MARY V. O'DONNELL SURVEY, ABSTRACT 483, AND H.T. & B.R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285, AND ALSO BEING A PORTION OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION AS SHOWN ON THE DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, AND VOLUME 3, PAGES 139-140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHTS- OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHTS-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Hearing #4

TO HEAR INPUT FOR OT AGAINST AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A PORTION OF A 20' RIGHT OF WAY AND A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 0.5953 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, AND ALSO BEING A PORTION OF A 20 FOOT WIDE RIGHT-OF-WAY AND A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOT 7, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND

THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

**Hearing #5**

TO HEAR INPUT FOR OR AGAINST AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF (1) A 20' RIGHT- OF-WAY DEDICATION CONSISTING OF 0.8967 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 20 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 8, AND 16 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; AND (2) A PORTION OF A 20' RIGHT-OF-WAY DEDICATION AND A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 1.1916 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, AND ALSO BEING A PORTION OF A 20 FOOT WIDE AND A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 5 AND 6, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHTS-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHTS-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

**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.

**City Manager Update**

Update on current events and city issues.

- \*Recognition of staff that achieved the Certified Water Professional (CWP) Designation.
- \*Update on Superior Water Status

**Consent Agenda**

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

1. Acceptance of infrastructure improvements for **Del Bello Lakes Phase 3 Detention** and begin the two-year maintenance period.
2. Acceptance of infrastructure improvements for **Manvel Town Center Wastewater Treatment Plant** and begin the one-year maintenance Period.
3. Acceptance of infrastructure improvements for **Meridiana Detention Basin X, Basin C- 2, and Basin D2** and begin the two-year maintenance period.



4. Approve the meeting minutes to date.
5. Approve the second and final reading of 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.
6. Consideration and possible action to approve the first of two readings of Ordinance 2023-O-10;  
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF TWO RIGHTS-OF-WAY BEING: (1) A 40' RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 0.3022 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF THE SOUTH HALF OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOT 47, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; AND (2) A 40' RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 0.6044 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 40 FOOT WIDE RIGHT- OF-WAY DEDICATION CROSSING LOTS 42, AND 43 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHTS-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHTS-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
7. Consideration and possible action to approve the first of two readings of Ordinance 2023-O-11;  
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A RIGHT-OF-WAY KNOWN AS 0.3011 ACRES (13,115 SQUARE FEET) OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF THE NORTH HALF OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOT 50 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID

PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

8. Consideration and possible action to approve the first of two readings of Ordinance 2023-O-12; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF THE FOLLOWING RIGHTS-OF- WAY: (1) A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 0.6051 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 34, AND 35 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; (2) A 20' RIGHT-OF-WAY DEDICATION CONSISTING OF 0.9066 ACRES OF LAND LOCATED IN THE H.T.& B. R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 20 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 24, 32, AND 40 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; (3) A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 2.1152 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 13, 21, 29, 36, 37, 44, AND 45 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; (4) A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 2.7197 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 14, 15, 22, 23, 30, 31, 38, 39, AND 46 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; (5) A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 0.7228 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, ALSO KNOWN AS THE MARY V. O'DONNELL SURVEY, ABSTRACT 483 BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF THE WEST HALF OF A 40 FOOT WIDE RIGHT-OF- WAY DEDICATION AS SHOWN ON THE DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, AND VOLUME 3, PAGES 139- 140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; AND (6) A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 1.2359 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A/K/A THE MARY V. O'DONNELL SURVEY, ABSTRACT 483, AND H.T. & B.R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285, AND ALSO BEING A PORTION OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION AS SHOWN ON THE DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, AND VOLUME 3, PAGES 139-140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHTS-

OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHTS- OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

9. Consideration and possible action to approve the first of two readings of Ordinance 2023-O-13; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A PORTION OF A 20' RIGHT OF WAY AND A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 0.5953 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, AND ALSO BEING A PORTION OF A 20 FOOT WIDE RIGHT- OF-WAY AND A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOT 7, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
10. Consideration and possible action to approve the first of two readings of Ordinance 2023-O-14; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF (1) A 20' RIGHT-OF-WAY DEDICATION CONSISTING OF 0.8967 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 20 FOOT WIDE RIGHT- OF-WAY DEDICATION CROSSING LOTS 8, AND 16 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; AND (2) A PORTION OF A 20' RIGHT-OF-WAY DEDICATION AND A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 1.1916 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, AND ALSO BEING A PORTION OF A 20 FOOT WIDE AND A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 5 AND 6, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHTS-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHTS- OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
11. Authorize the City Manager to negotiate and execute the Commercial Lease Agreement between AMAENS Investments, LLC, and the City of Manvel for the Manvel Library.



**Regular Agenda**

1. Update on the Alvin Manvel Area Chamber of Commerce by Cary Perin, President/CEO.
2. Consideration and possible action to direct staff on amendments to the Sign Ordinance.
3. Consideration and possible action to approve the 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. (FORWARDED  
WITH FAVORABLE RECOMMENDATION BY PD&Z)
4. 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.
5. Consideration and possible action on the appointments of the Manvel Economic Development Corporation Board Position #2 with a term (1 year) to expire March 2024 and Board Position #4, #5, #6, and #7 with a term (2 years) to expire March 2025.
6. Consideration and possible action on the appointments of the Planning Development and Zoning Board position #1, #2, #3, and #4 with a term to expire in March 2023.
7. Consideration and possible action to direct staff concerning street parking on McCoy. (Requested by Council Member Albert and Mayor Davison).

**Mayor and Council Comments**

Update on current events and city issues.

Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report.

Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

**Adjourn**

**CERTIFICATION**

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel City Council 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 March 3, 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





**From:** [Dan Johnson](#)  
**To:** [Kyle Jung](#); [Tammy Bell](#)  
**Cc:** [Jessica Rodriguez](#); [Gilbert Salas](#)  
**Subject:** 03/06/2023 Consent Agenda - Del Bello Lakes Phase 3 Detention  
**Date:** Wednesday, March 1, 2023 5:42:40 PM  
**Attachments:** [image003.png](#)

---

Kyle and Tammy,

In order to begin the **two-year** maintenance period, a final inspection walk-through has been conducted for:

### **Del Bello Lakes Phase 3 Detention**

The Maintenance Bonds have been submitted to the City Secretary's Office, and the As-Built Construction Plans have been submitted to the Development Coordinator's Office.

In short, we recommend that City Council accept the infrastructure improvements for this project to begin the Maintenance Period.

Please let me know if you need any further information.

~Dan

**Daniel S. Johnson, P.E., CFM**

Assistant City Manager

City Engineer

20025 Highway 6

Manvel, Texas 77578

(832) 336-4049

[www.cityofmanvel.com](http://www.cityofmanvel.com)



**From:** [Dan Johnson](#)  
**To:** [Kyle Jung](#); [Tammy Bell](#)  
**Cc:** [Gilbert Salas](#); [Jessica Rodriguez](#)  
**Subject:** 03/06/2023 Consent Agenda - Manvel Town Center Wastewater Treatment Plant  
**Date:** Wednesday, February 22, 2023 3:20:38 PM  
**Attachments:** [image003.png](#)

---

Kyle and Tammy,

In order to begin the **one-year** maintenance period, a final inspection walk-through has been conducted for:

### **Manvel Town Center Wastewater Treatment Plant**

The Maintenance Bonds have been submitted to the City Secretary's Office, and the As-Built Construction Plans have been submitted to the Development Coordinator's Office.

In short, we recommend that City Council accept the infrastructure improvements for this project to begin the Maintenance Period.

Please let me know if you need any further information.  
~Dan

**Daniel S. Johnson, P.E., CFM**

Assistant City Manager  
City Engineer  
20025 Highway 6  
Manvel, Texas 77578  
(832) 336-4049

[www.cityofmanvel.com](http://www.cityofmanvel.com)



#21-003172

**From:** [Dan Johnson](#)  
**To:** [Kyle Jung](#); [Tammy Bell](#)  
**Cc:** [Gilbert Salas](#); [Jessica Rodriguez](#)  
**Subject:** 03/06/2023 Consent Agenda - Meridiana Detention Basin X, Basin C-2, and Basin D-2  
**Date:** Wednesday, February 22, 2023 3:19:42 PM  
**Attachments:** [image003.png](#)

---

Kyle and Tammy,

In order to begin the **two-year** maintenance period, a final inspection walk-through has been conducted for:

**Meridiana Detention Basin X, Basin C-2, and Basin D-2**

The Maintenance Bonds have been submitted to the City Secretary's Office, and the As-Built Construction Plans have been submitted to the Development Coordinator's Office.

In short, we recommend that City Council accept the infrastructure improvements for this project to begin the Maintenance Period.

Please let me know if you need any further information.

~Dan

**Daniel S. Johnson, P.E., CFM**

Assistant City Manager

City Engineer

20025 Highway 6

Manvel, Texas 77578

(832) 336-4049

[www.cityofmanvel.com](http://www.cityofmanvel.com)



#22-001820

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

LARRY AKERY, COUNCIL PLACE 1  
LORRAINE HEHN, COUNCIL PLACE 2  
NICCOLE TYSON, COUNCIL PLACE 3  
ED PERRY, COUNCIL PLACE 4  
JASON ALBERT, COUNCIL PLACE 5  
JEROME HUDSON, COUNCIL PLACE 6



DEBRA DAVISON, MAYOR  
KYLE JUNG, CITY MANAGER  
TAMMY BELL, CITY SECRETARY

## **MINUTES 2/21/2023**

### **Regular Session - 6:00 p.m.**

#### **Call To Order**

Mayor Davison called the meeting of the Manvel City Council to order at 6:00 p.m.

Those in attendance were:

**Present:** Mayor Debra Davison  
City Council Member Place 2 Lorraine Hehn  
City Council Member Place 3 Niccole Tyson  
City Council Member Place 4 Ed Perry  
City Council Member Place 5 Jason Albert  
City Council Member Place 6 Jerome Hudson

**Absent:** None

**Also Present:** Kyle Jung, City Manager  
Daniel Johnson, Assistant City Manager/City Engineer  
Robert Gervais, City Attorney  
Tammy Bell, City Secretary  
Keith Traylor, Chief of Police  
Gilbert Salas, Director of Community Services  
Jose Abraham, City Planner  
Joe Murray, Fire Marshal  
Brooke Cyphers, Public Information Officer

#### **Inspirational Reading - Council Member Albert**

#### **Pledge**

#### **Presentations**

Proclamation - Colorectal Cancer Awareness Month, March 2023



## **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.

Opened at 6:06 p.m.

1st call for comments - Petty Hardin, owner of the car wash, spoke in favor of the proposed carwash.

2nd call for comments - None

3rd call for comments - George White shared that the language in these items is difficult to understand and asks that they be explained in laymen's terms.

Closed at 6:10 p.m.

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

Robert Johnson (online submission read by Mayor) -

Against the renewal of the City Manager Contract extension.

Lori Cimerhanzel (online submission read by Mayor) -

Against the renewal of the City Manager Contract extension.

Angelo Cassaro -

Concerns about mud on the roads caused by Valencia construction. No responses were received from emails that were sent to the Mayor and City Manager. Dewatering is causing the Blue Water Lakes pond water levels to drop over 25 feet.

David Jones -

New resident to Manvel. He retired from CenterPoint and offers any help he can give to city staff and council.

George White -

Against the contract extension of the City Manager. Knows personally that the City Manager knows the law but feels the staff is harassing exempt institutions regarding food handling.

Joe Bolduc -

Opposed to the extension of the City Manager's contract. He has been here a long time and has done a lot of good for the city. However, the community would be better served to have new leadership to help move us towards the future.

## **City Manager Update**

- Covid numbers update

- Manvel Citizens Police Academy is open for citizen registration, Officer Carr-Lacy is the contact for that.

- Striping of streets; Cemetery, Crestridge, Alabama, and Georgia

- Parking on McCoy complaints from Lakeland residents, contacted the school district but have not heard back from them

- 20 year anniversary celebrated by staff for employee Elaine Graham

**Consent Agenda**

1. Approve the second and final reading of Ordinance 2023-O-06;  
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS BY AMENDING CHAPTER 17, BUILDINGS AND BUILDING REGULATIONS, ARTICLE II, BUILDING PERMITS; AMENDING CHAPTER 17, BUILDINGS AND BUILDING REGULATIONS, ARTICLE III, TECHNICAL CODES, TO ADOPT NEW TECHNICAL CODES GOVERNING THE CONSTRUCTION OF STRUCTURES WITHIN THE CITY; ADOPTING THE INTERNATIONAL BUILDING CODE, 2021 EDITION, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC., PROVIDING CERTAIN AMENDMENTS AND DELETIONS TO SAID INTERNATIONAL BUILDING CODE; ADOPTING THE INTERNATIONAL PLUMBING CODE, 2021 EDITION, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC., PROVIDING CERTAIN AMENDMENTS AND DELETIONS TO SAID INTERNATIONAL PLUMBING CODE; ADOPTING THE INTERNATIONAL FUEL GAS CODE, 2021 EDITION, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC., PROVIDING CERTAIN AMENDMENTS AND DELETIONS TO SAID INTERNATIONAL FUEL GAS CODE; ADOPTING THE INTERNATIONAL ENERGY CONSERVATION CODE, 2021 EDITION, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC., PROVIDING CERTAIN AMENDMENTS AND DELETIONS TO SAID INTERNATIONAL ENERGY CONSERVATION CODE; ADOPTING THE INTERNATIONAL MECHANICAL CODE, 2021 EDITION, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC., PROVIDING CERTAIN AMENDMENTS AND DELETIONS TO SAID INTERNATIONAL MECHANICAL CODE; ADOPTING THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, 2021 EDITION, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC., PROVIDING CERTAIN AMENDMENTS AND DELETIONS TO SAID INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS; ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 EDITION, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC., PROVIDING CERTAIN AMENDMENTS AND DELETIONS TO SAID INTERNATIONAL PROPERTY MAINTENANCE CODE; ADOPTING THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2021 EDITION, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC., PROVIDING CERTAIN AMENDMENTS AND DELETIONS TO SAID INTERNATIONAL SWIMMING POOL AND SPA CODE; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF, WITH EACH DAY OF VIOLATION CONSTITUTING A SEPARATE OFFENSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.
2. Approve the second and final reading of Ordinance 2023-O-07;  
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS BY AMENDING CHAPTER 17, BUILDINGS AND BUILDING REGULATIONS, ARTICLE III, TECHNICAL CODES, TO ADOPT THE NATIONAL ELECTRICAL CODE, 2020 EDITION, PROVIDING CERTAIN AMENDMENTS AND DELETIONS TO SAID NATIONAL ELECTRICAL CODE; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF, WITH EACH DAY OF VIOLATION CONSTITUTING A SEPARATE OFFENSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.
3. Approve the second and final reading of Ordinance 2023-O-08;  
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS BY AMENDING CHAPTER 17, BUILDINGS AND BUILDING REGULATIONS, ARTICLE III, TECHNICAL CODES, BY REPEALING THE 2015 EDITION OF THE INTERNATIONAL FIRE CODE AND SECTION 319 OF THE 2018

INTERNATIONAL FIRE CODE AND ADOPTING THE 2021 INTERNATIONAL FIRE CODE; AMENDING THE LOCAL AMENDMENTS TO THE CITY'S INTERNATIONAL FIRE CODE; PROVIDING THAT FEES ASSOCIATED WITH THE FIRE CODE SHALL BE THE FEES STATED IN THE MOST CURRENT FEE SCHEDULE RESOLUTION ADOPTED BY CITY COUNCIL; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF, WITH EACH DAY OF VIOLATION CONSTITUTING A SEPARATE OFFENSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

4. Approve the meeting minutes to date.
5. Acceptance of the infrastructure improvements for Pursley Boulevard Phase 7 to begin the One-Year Maintenance Period.
6. Acceptance of the infrastructure improvements for Water and Sewer Facilities to serve Rogers Road and Wilson Drive to begin the Two-Year Maintenance Period.

Council Member Lorraine Hehn made the motion to approve the Consent Agenda. Council Member Jerome Hudson seconded the motion.

**The motion carried with a vote: 7/0**

Yes: Mayor Debra Davison, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

**Regular Agenda**

1. Consideration and possible action to approve the first of two readings of 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.

Jose Abraham, City Planner, provided an overview to council. Planning, Development, and Zoning, and City staff are recommending approval with the following conditions;

1. A plat shall be prepared and approved in conformance with Chapter 62 – Subdivisions, prior to developing the subject site for the proposed carwash;
2. A recorded copy of the agreement with adjacent property owner regarding access to the subject site shall be provided prior to plat approval and referenced on the plat;
3. Any changes to the presented concept site development plan that may be required to conform to adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process;
4. The proposed carwash on the subject site must comply with all pollution control related requirements of Chapter 77, Article III, Appendix A - Pollution Control;
5. Sidewalk shall be provided in conformance with Section 62-113, Sidewalks;
6. An opaque fence shall be provided at the rear property line in conformance with Section 77-43, Fences;
7. In addition to complying with all trees, landscaping, fencing and screening requirements of Section 77-44, a continuous row of shrubs shall be provided along the front property line to provide screening;
8. A minimum of 33 parking spaces as shown on the site plan shall be provided;
9. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
10. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed five-tenths foot-candles, measured vertically and horizontally.

Council Member Jason Albert made the motion to approve with conditions. Council Member Lorraine Hehn seconded the motion.

**The motion carried with a vote: 7/0**

Yes: Mayor Debra Davison, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

2. Consideration and possible action to approve a subdivision variance request for an approximate 14.13-acres of land located at 7207 Jordan Road (7207 S. Masters Rd according to BrazoriaCAD) seeking to vary Chapter 62, Section 62-111, *Additional Street Requirements* and Section 62-113, *Sidewalks*, and authorize the Mayor to execute the Development Agreement.

Jose Abraham, City Planner, provided an overview to council. This is a variance request that expired and is being brought back. Staff recommends approval with the following conditions;

1. The subdivision variance will expire upon change of use from single-family residential use or zoning;
2. The subdivision variance will expire upon replatting of the property.

## **February 21, 2023 MANVEL CITY COUNCIL MEETING MINUTES**

Council Member Jason Albert made the motion to approve with conditions. Council Member Lorraine Hehn seconded the motion.

### **The motion carried with a vote: 7/0**

Yes: Mayor Debra Davison, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

3. Consideration and possible action to participate in the State of Texas' subsequent settlements with litigants in opioid litigation, and authorize the City Manager to execute the following: CVS Settlement Subdivision and Release Form, Allergan Subdivision and Special District Settlement Participation Form, Walgreens Subdivision Participation Form, and the Walmart Subdivision Participation Form and any other paperwork needed to finalize the settlements.

Council Member Jason Albert made the motion to approve. Mayor Debra Davison seconded the motion.

### **The motion carried with a vote: 7/0**

Yes: Mayor Debra Davison, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

4. Consideration and possible action to approve a third-party headhunter company for the Finance Director position and authorize the City Manager to execute the agreement.

Council Member Jason Albert made the motion to approve moving forward with Robert Half and Associates. Council Member Lorraine Hehn seconded the motion.

### **The motion carried with a vote: 7/0**

Yes: Mayor Debra Davison, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

## **Executive Session**

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.074. "Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee".

Kyle J. Jung, City Manager



Mayor Davison recessed the meeting at 6:42 p.m. for Executive Session.

Mayor Davison reconvened the meeting at 8:16 p.m.

There was no action taken during executive session.

### **Regular Agenda**

5. Consideration and possible action regarding compensation and terms of employment of the City Manager.

No action taken.

### **Mayor and Council Comments**

### **Adjourn**

Council Member Lorraine Hehn made the motion to adjourn the meeting at 8:17 p.m. Council Member Jerome Hudson seconded the motion.

### **The motion carried with a vote: 7/0**

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

### **CERTIFICATION**

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DEBRA DAVISON, MAYOR  
CITY OF MANVEL, TEXAS

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TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS



# MANVEL CITY COUNCIL DATA SHEET

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**MEETING DATE: February 21, 2023**

**TOPIC:** Public hearing regarding amending the zoning ordinance by changing the zoning classification of 1.641-acre of lot area located at the southwestern corner of State Highway 6 / Morris Ave and Bluewater Street intersection (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) authorizing NAICS use 811192 "Car Washes".

**BACKGROUND:** The subject site is 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). The subject site includes three vacant tracts of land that are proposed to be combined and developed as a carwash. The entire subject site will be an approximate 1.641 acres and currently zoned Light Commercial District /State Highway 6 Overlay District (LC/SH6). The applicant, Petty Hardin, is a potential buyer and is intending to develop the subject site for a Rich's carwash-Manvel use. Section 77-50 of the zoning ordinance requires a Specific Use Permit (SUP) for NAICS use No. 811192 "Car Washes." Therefore, with permission from property owner, Scott & Sons Investments Inc. (Charles E. Scott Jr.), is requesting this SUP for NAICS use No. 811192 "Car Washes."

The applicant met with staff for a pre-development meeting in September 2022 to discuss the proposed project. An SUP application with proposed plans were submitted on November 29, 2022. Since the submittal, applicant have addressed preliminary site plan and design comments provided by staff. The submitted plans (Attached as exhibits) demonstrate general conformance to City of Manvel's site development standards. Please note that a detailed review of a full set of construction plans will take place as part of the platting and permitting process. A traffic memo based on Institute of Traffic Engineers Manual was submitted to show that proposed on-site stacking provide will be sufficient to not have peak-hour traffic back-up onto Hwy 6. Staff has also communicated general concerns about impact of car-wash uses on City's wastewater system, to which, the applicant has agreed to conform to all applicable requirements. The applicant has also provided a preliminary drainage study for the proposed development which was reviewed by staff. The proposed use and the submitted concept site layout and design is not anticipated to have any detrimental impact to the area, in comparison to other uses allowed within the LC district. Additionally, surrounding properties are all zoned LC district, therefore, the proposed use is not

abutting any single-family residential areas.

The subject site being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals. The proposed use is not anticipated to be injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values in the vicinity.

At the February 13, 2023, Planning, Development and Zoning Commission discussed platting of the property and staff clarified that the platting of the property is a recommended condition for approval. The Commission also asked if on-site detention requirement, to which staff clarified that detention will be required and that the applicant has provided preliminary stormwater management micro-study and detailed review of a full set of construction plans will take place as part of the platting and permitting process.

**PD&Z RECOMMENDATION:** The Planning, Development and Zoning Commission recommended approval of Ordinance No. 2023-O-09 to the City Council with a vote of six "Yeas" to zero "Nays" at their February 13, 2023, meeting.

**ATTACHMENTS:** Staff Report and Ordinance No. 2023-O-09

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



### FUNDING ISSUES

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

**SUBMITTING STAFF MEMBER**  
Jose Abraham

**FINANCE DIRECTOR APPROVAL** \_\_\_\_\_

**CITY MANAGER APPROVAL** \_\_\_\_\_



## City Council Specific Use Permit Request

|                    |                      |                      |                                                |
|--------------------|----------------------|----------------------|------------------------------------------------|
| <b>Agenda of:</b>  | February 21, 2023    | <b>Initiated By:</b> | Jose Abraham<br>City Planner                   |
| <b>Department:</b> | Development Services | <b>Presented By:</b> | Jessica Rodriguez<br>Dir. Development Services |

### Subject/Proceeding

Specific Use Permit (SUP) request to establish a car wash on an approximate 1.641-acre tract located at State Highway 6 / Morris Ave in the Light Commercial District /State Highway 6 Overlay District (LC/SH6).

### Exhibits

Zoning Vicinity Map, Aerial Vicinity & Surrounding Land Uses Map, Major Thoroughfare Plan Map, Property Survey, Proposed Site Plan, Proposed Elevations, Proposed Landscape Plan, Proposed Photometric Plan, Application, Letter of Authorization, and Public Hearing Notice.

### Recommended Action

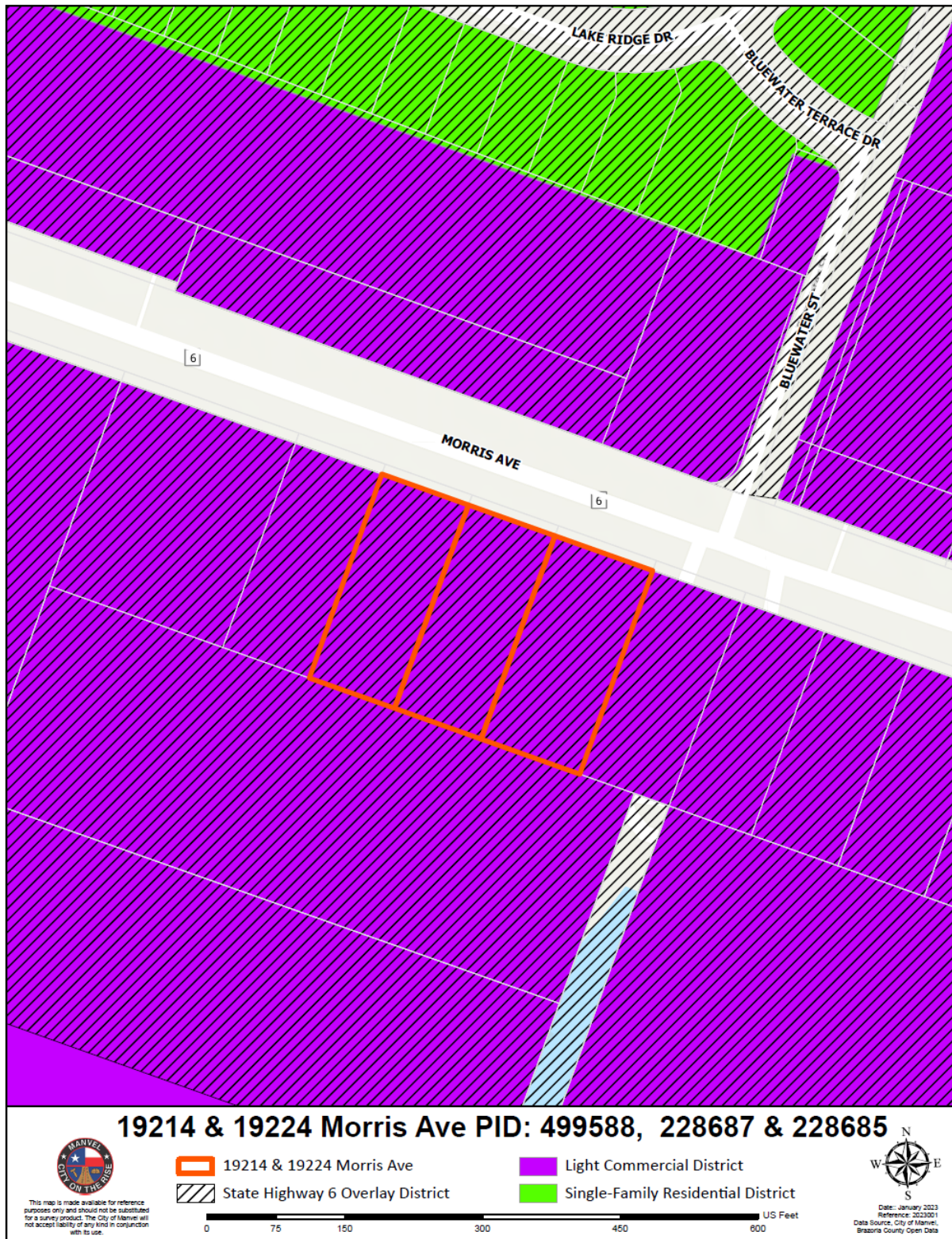
A Public Hearing following by Consideration and Action from the City Council

### Executive Summary

The subject site is located at the southwestern corner of State Highway 6 / Morris Ave and Bluewater Street intersection (across the street from Starbucks at 7326 Bluewater St, Manvel, Tx). The subject site includes three vacant tracts of land that are proposed to be combined and developed as a carwash. The entire subject site is an approximate 1.641 acres and is currently zoned Light Commercial District /State Highway 6 Overlay District (LC/SH6).

The applicant, Petty Hardin, with permission from property owner, Scott & Sons Investments Inc. (Charles E. Scott Jr.), is requesting a Specific Use Permit (SUP) for a carwash use located at State Highway 6 / Morris Ave. The carwash use is classified as NAICS Use No. 811192 "Car Washes." Staff overview of the proposed SUP is contained in the attached Staff Report section.

## Zoning Vicinity Map





## Staff Report

### **Zoning Ordinance Provisions for Specific Use Permits**

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

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

### **General Site Information**

The following is a summary of general site information.

|                                    |                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Surrounding Property Zoning</b> | <b>North:</b> Light Commercial District /State Highway 6 Overlay District (LC/SH6)<br><b>South:</b> Light Commercial District /State Highway 6 Overlay District (LC/SH6)<br><b>East:</b> Light Commercial District /State Highway 6 Overlay District (LC/SH6)<br><b>West:</b> Light Commercial District /State Highway 6 Overlay District (LC/SH6) |
| <b>Surrounding Land Use</b>        | <b>North:</b> Commercial (Starbucks)<br><b>South:</b> Twin Lakes RV Park<br><b>East:</b> Vacant/Undeveloped<br><b>West:</b> Vacant/Undeveloped                                                                                                                                                                                                     |

### **Overview**

The subject site includes three vacant tracts of land located at 19214, 19224, 19230 Highway 6. The entire subject site, which, is currently zoned Light Commercial District /State Highway 6 Overlay District (LC/SH6) is an approximate 1.641 acres of undeveloped land, located along southern side of State Highway 6 / Morris Ave, adjacent to the northern side of the Twin Lakes RV Park, and across from Starbucks. State Highway 6 is classified as Major Throughfare with minimum right-of-way width of 120 feet. The immediate vicinity of the subject site is Light Commercial District /State Highway 6 Overlay District (LC/SH6), with Starbucks to the north across from State Highway 6 and abutting Twin Lakes RV Park to the south, and undeveloped Light Commercial District /State

Highway 6 Overlay District (LC/SH6) lots to the west, and east. The applicant, Petty Hardin, is a potential buyer and is intending to develop the subject site for a Rich's carwash-Manvel use. Section 77-50 of the zoning ordinance requires a Specific Use Permit (SUP) for NAICS use No. 811192 "Car Washes." Therefore, with permission from property owner, Scott & Sons Investments Inc. (Charles E. Scott Jr.), is requesting this SUP for NAICS use No. 811192 "Car Washes."

The applicant has indicated that Rich's Car wash locations include express wash tunnels and flex-serve options with the option of Unlimited Wash Club memberships. The applicant met with staff for a pre-development meeting in September 2022 to discuss the proposed project. An SUP application with proposed plans were submitted on November 29, 2022. Since the submittal, applicant have addressed preliminary site plan and design comments provided by staff. The submitted plans (*Attached as exhibits*) demonstrate general conformance to City of Manvel's site development standards. Please note that a detailed review of a full set of construction plans will take place as part of the platting and permitting process. A traffic memo based on Institute of Traffic Engineers Manual was submitted to show that proposed on-site stacking provide will be sufficient to not have peak-hour traffic back-up onto Hwy 6. Staff has also communicated general concerns about impact of car-wash uses on City's wastewater system, to which, the applicant has agreed to conform to all applicable requirements. The applicant also provided a Preliminary Stormwater Management Micro-Study for the proposed development to identify any potential issues, show general site compliance with flood mitigation requirements based on development in the floodplain, and to ensure the necessary stormwater storage is available based on the increased runoff while still maintaining existing peak flow rates from the site. The proposed use and the submitted concept site layout and design is not anticipated to have any detrimental impact to the area, in comparison to other uses allowed within the LC district. Additionally, surrounding properties are all zoned LC district, therefore, the proposed use is not abutting any single-family residential areas.

### **Comprehensive Plan**

The vision statement in the 2015 Comprehensive Plan seeks to maintain its rural character and small-town values while managing its growth by: "Benefiting from our strategic location by encouraging well planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life". The subject site being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals. The proposed use is not anticipated to be detrimental to the use and enjoyment of neighboring property, or significantly diminish or impair property values in the vicinity.

### **Staff Recommendation**

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS Use No. 811192 "Car Washes" with the following conditions:

1. A plat shall be prepared and approved in conformance with Chapter 62 – Subdivisions, prior to developing the subject site for the proposed carwash;
2. A recorded copy of the agreement with adjacent property owner regarding access to the subject site shall be provided prior to plat approval and referenced on the plat;
3. Any changes to the presented concept site development plan that may be required to conform to adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process;

4. The proposed carwash on the subject site must comply with all pollution control related requirements of Chapter 77, Article III, Appendix A - *Pollution Control*;
5. Sidewalk shall be provided in conformance with Section 62-113, *Sidewalks*;
6. An opaque fence shall be provided at the rear property line in conformance with Section 77-43, *Fences*;
7. In addition to complying with all *trees, landscaping, fencing and screening* requirements of Section 77-44, a continuous row of shrubs shall be provided along the front property line to provide screening;
8. A minimum of 33 parking spaces as shown on the site plan shall be provided;
9. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
10. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed five-tenths foot-candles, measured vertically and horizontally.

#### **Planning, Development and Zoning Commission Public Hearing**

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. No one spoke in favor or opposition of the proposed SUP at the Public Hearing held on February 13, 2023 at the Planning, Development and Zoning Commission regular meeting.

#### **Planning, Development and Zoning Commission Discussion**

At the February 13, 2023, Planning, Development and Zoning Commission discussed platting of the property and staff clarified that the platting of the property is a recommended condition for approval. The Commission also asked if on-site detention requirement, to which staff clarified that detention will be required and that the applicant has provided preliminary stormwater management micro-study and detailed review of a full set of construction plans will take place as part of the platting and permitting process.

#### **Planning, Development and Zoning Commission Recommendation**

The Planning, Development and Zoning Commission voted five (6) "Yeas" to zero (0) "Nays" in favor of the staff recommendations as proposed in Ordinance No. 2023-O-09.

#### **City Council Public Hearing**

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received and staff is not aware of opposition.

## Site Photographs



*View of the property from north-west corner.*



*View of the property from Starbucks looking to the south-west.*



## Site Photographs



*Looking at abutting property (Twin Lakes RV Park) from the property to the south.*



*View of the surrounding developed Light Commercial properties to the north-east.*



## Site Photographs



*Looking at the proposed access road from abutting property (Twin Lakes RV Park) to the north-east.*



*Looking at rear of the property from the proposed access road to the west.*



## Aerial Vicinity & Surrounding Land Uses Map

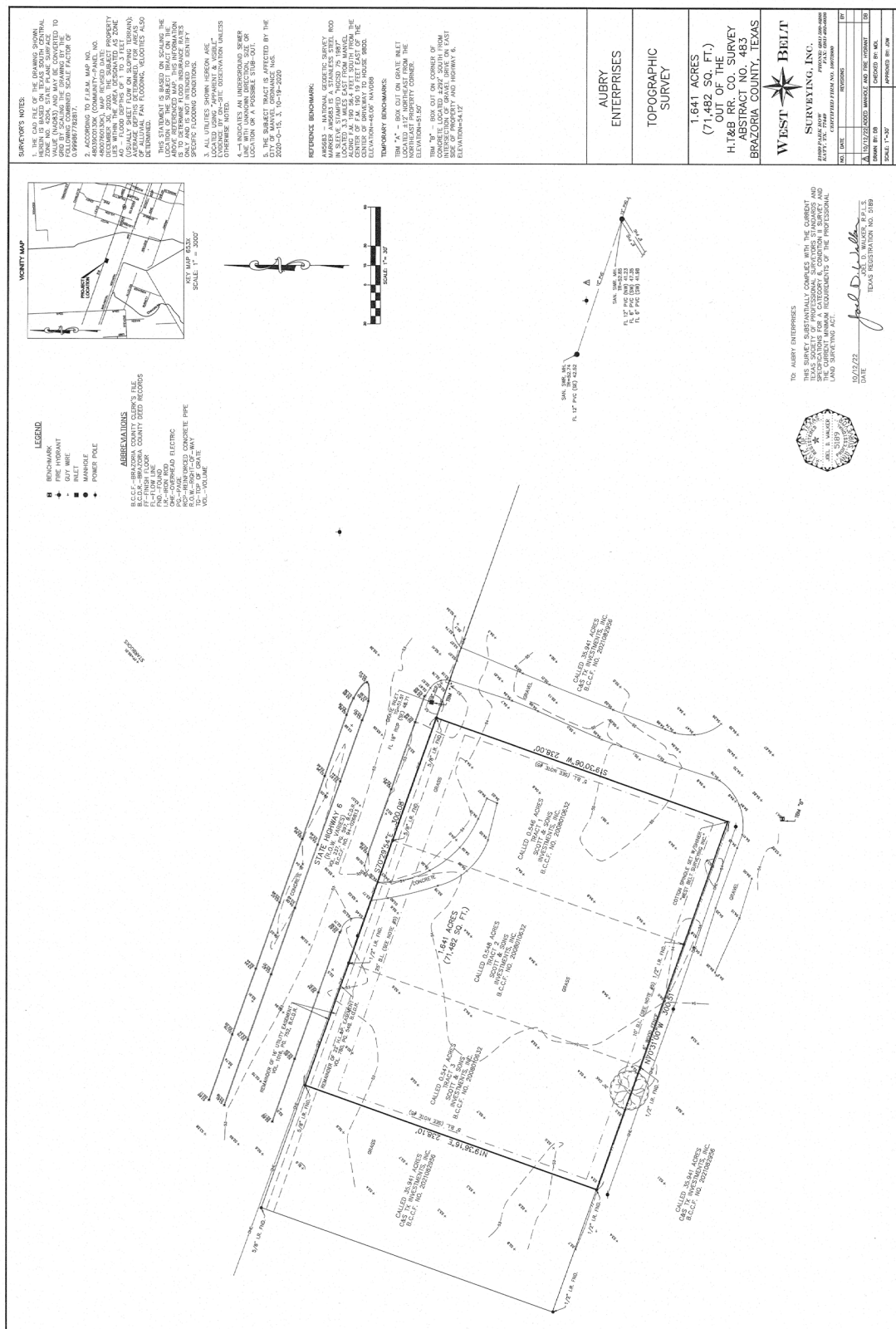




Major Thoroughfare Plan Map



# Property Survey

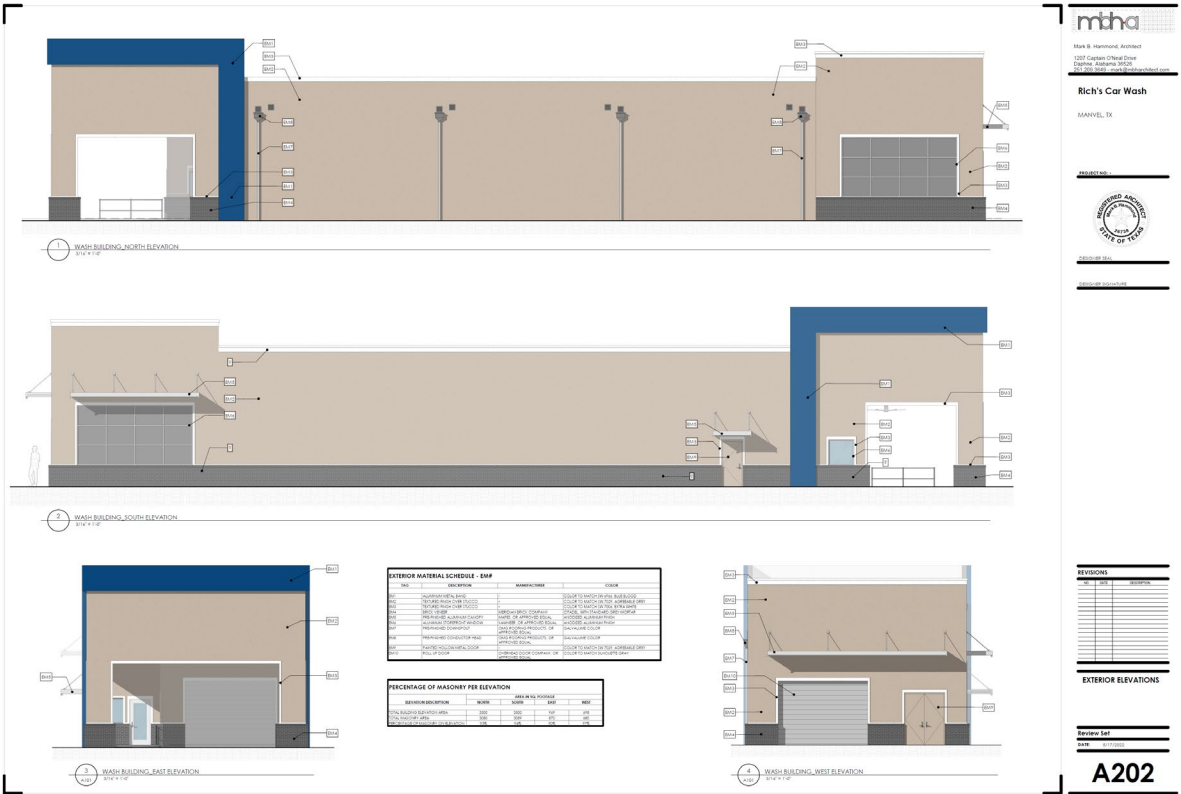
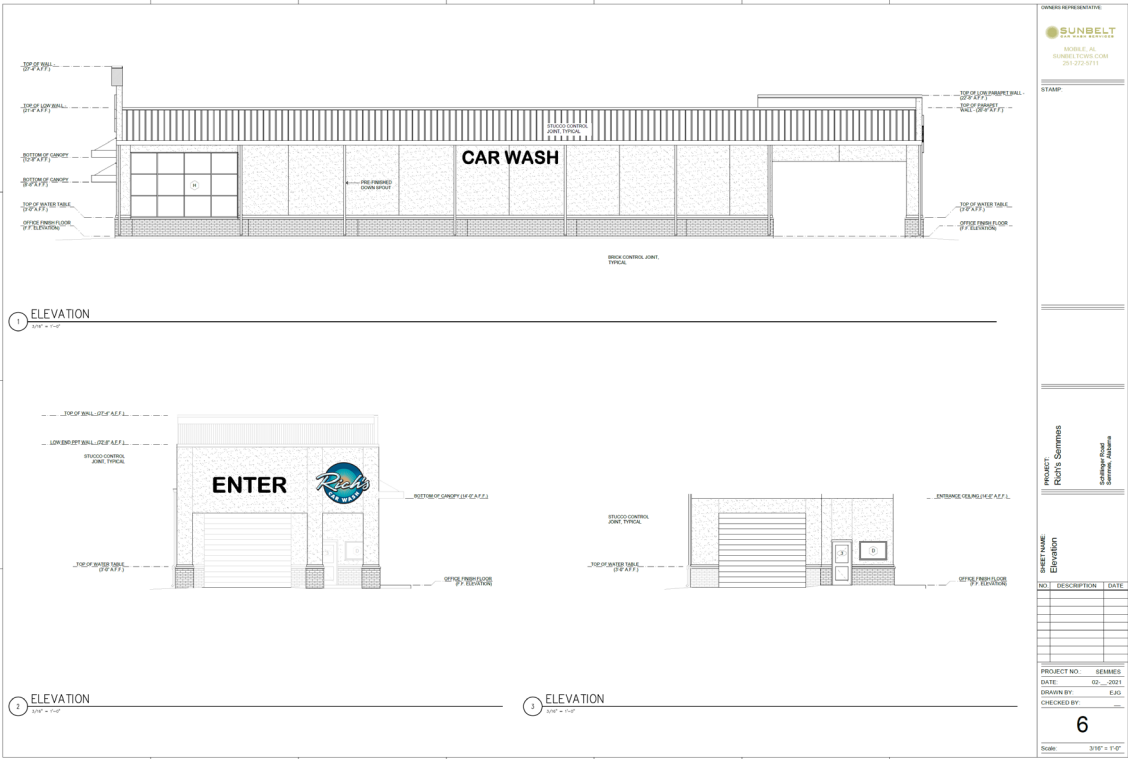








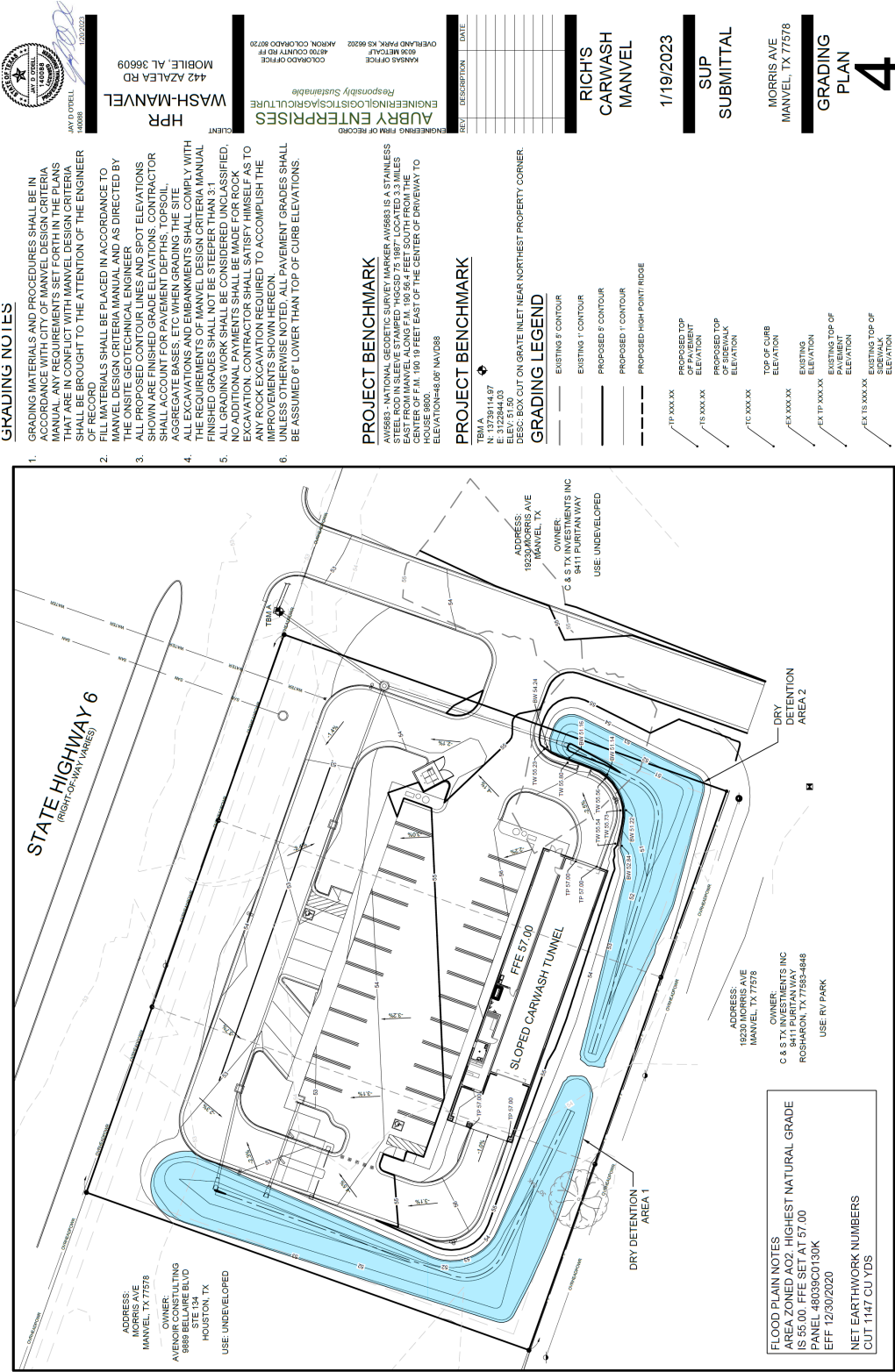
Proposed Elevations



LANDSCAPE PLAN  
524.C 1-73-07



Preliminary Grading Plan





# Application



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

## SPECIFIC USE PERMIT APPLICATION

### PROJECT INFORMATION

Project Name: Rich's Car Wash- Manvel, TX

Project Location/Address: Morris Ave

Legal Description: \_\_\_\_\_

Current Zoning: LC

Proposed Land Use: Commercial

NAICS No.: 811192

Parcel/Tax ID# (s): 228687, 228685,  
499588

Total Acreage: 1.641

### APPLICANT INFORMATION

Applicant Name: Petty Hardin

Company Name: HPR Wash-Manvel

Address: 442 Azalea Rd

City: Mobile

State: AL

Zip: 36609

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

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

Petty Hardin

11-11-22

Applicant Signature (REQUIRED)

Date

### PROPERTY OWNER INFORMATION

Owner(s) Name: SCOTT FUNERAL HOME (CHARLES E. SCOTT JR. OWNER)

Address: 1421 EAST HWY 6

City: ALVIN

State: TX

Zip: 77511

Phone #: 281-585-1000

Email: KEL@SCOTTFUNERALHOME.COM

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

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

Charles E. Scott Jr.

11-11-22

Owner's Signature (REQUIRED)

Date

## Application



### DEVELOPMENT SERVICES

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

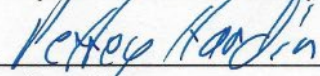
### SUBMITTAL CHECKLIST

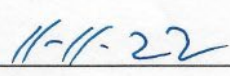
So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it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

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

### APPLICANT CERTIFICATION

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

  
Applicant Signature

  
Date

## Letter Of Authorization



### DEVELOPMENT SERVICES

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

### LETTER OF AUTHORIZATION

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

SCOTT FEDERAL HOME (CHARLES E SCOTT JR, OWNER)

Owner Name

1421 EAST HWY 6

Owner Address

ALVIN TEXAS 77511

Owner City, State

Zip

11-11-22

Date

Building and Inspections

20025 Highway 6

Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

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

Please contact me directly at 281-585-1000 if you have any questions.

Sincerely,

Owner Name CHARLES E SCOTT JR

Owner Signature Charles E. Scott Jr.

## **Public Hearing Notice**

Public Hearing Notice to run on Sunday 01/29/2023

**A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, FEBRUARY 13, 2023, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON TUESDAY, FEBRUARY 21, 2023, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 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 CODE 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. /S/ TAMMY BELL, CITY SECRETARY.**



**ORDINANCE NO. 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.**

\* \* \* \* \*  
\* \*

**WHEREAS**, Scott & Sons Investments Inc, is the owner (the “Owner”) of a certain 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), such tract being out of the H.T&B RR. CO. Survey, Abstract No. 483, Brazoria County, Texas, a map and description of which is attached hereto as Exhibit “A”; and

**WHEREAS**, the 1.641-acre tract is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6) District; and

**WHEREAS**, the Pettey Hardin, on behalf of the owner has filed an application to change the zoning classification of the 1.641-acre tract to Light Commercial

District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP) allowing use of the property for NAICS use 811192 “Car Washes”; and

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

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

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

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

**Section 2.** The zoning classification of a certain 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), such tract being out of the H.T&B RR. CO. Survey, Abstract No. 483, Brazoria County, Texas, as more particularly described in Exhibit “A” attached hereto, shall be changed 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), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Car Washes – (NAICS 811192)

**Section 3.** The request meets the criteria set forth in Section 77-50 of the City of Manvel Zoning Ordinance for a Specific Use Permit. The City of Manvel Zoning Ordinance is hereby further amended by granting a Specific Use Permit authorizing use of the Property for the additional NAICS use listed in Section 2, above.

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

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

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

**Section 7.** The City Council hereby finds and determines that said rezoning comports to the City's Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tract(s) as described above.

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

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

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



(1) The Specific Use Permit was obtained or extended by misrepresentation, fraud or deception: or

(2) That one of more of the conditions imposed by the permit has not been met or has been violated.

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

**PASSED, APPROVED, AND ADOPTED on second and final reading this \_\_\_\_\_ day of \_\_\_\_\_, 2023.**

\_\_\_\_\_

\_\_\_\_\_

Debra Davison, Mayor

ATTEST:

\_\_\_\_\_  
Tammy Bell, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert Gervais, City Attorney

1.641 acres being out of the H.T&B RR. CO. Survey, Abstract No. 483, Brazoria County, Texas.

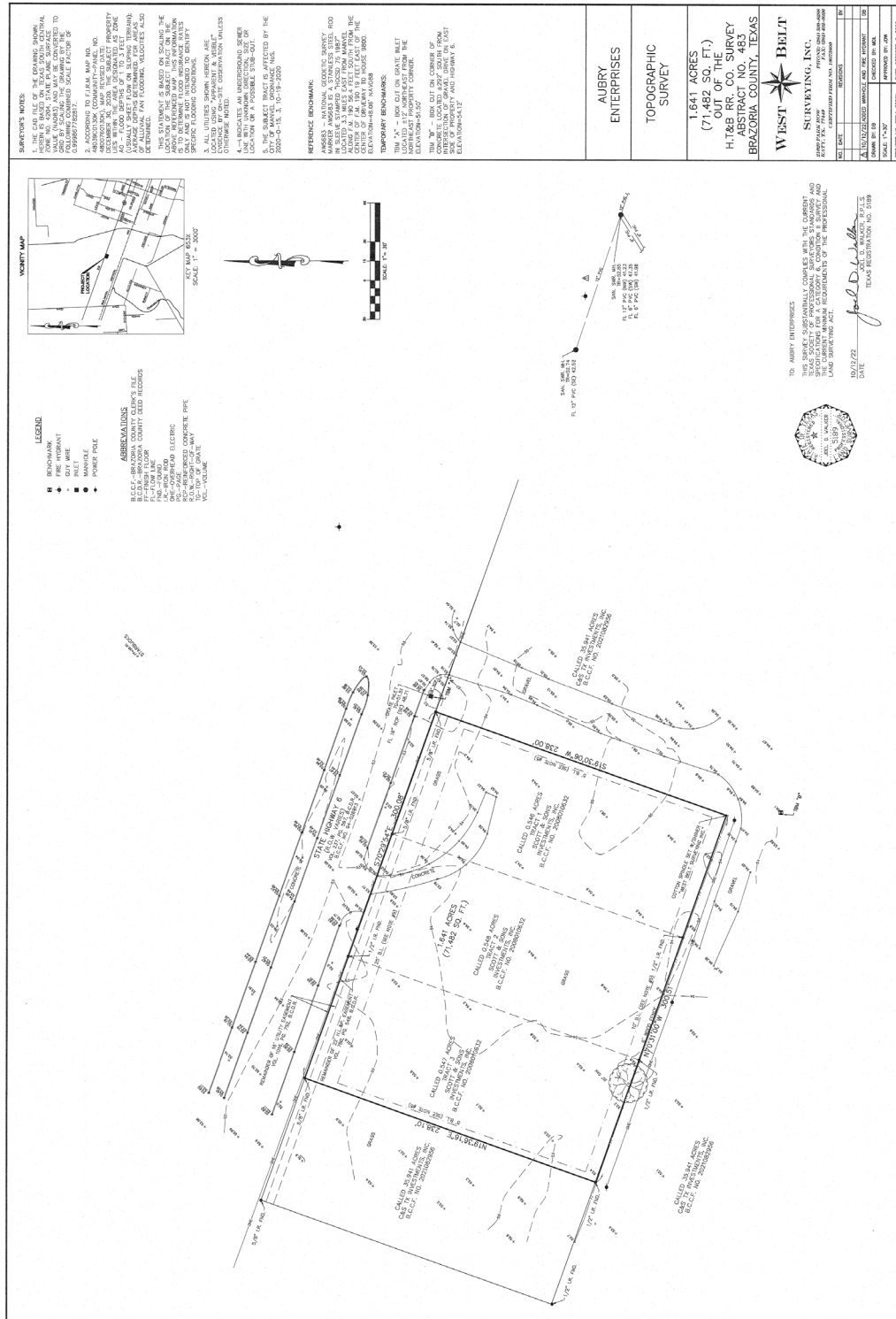
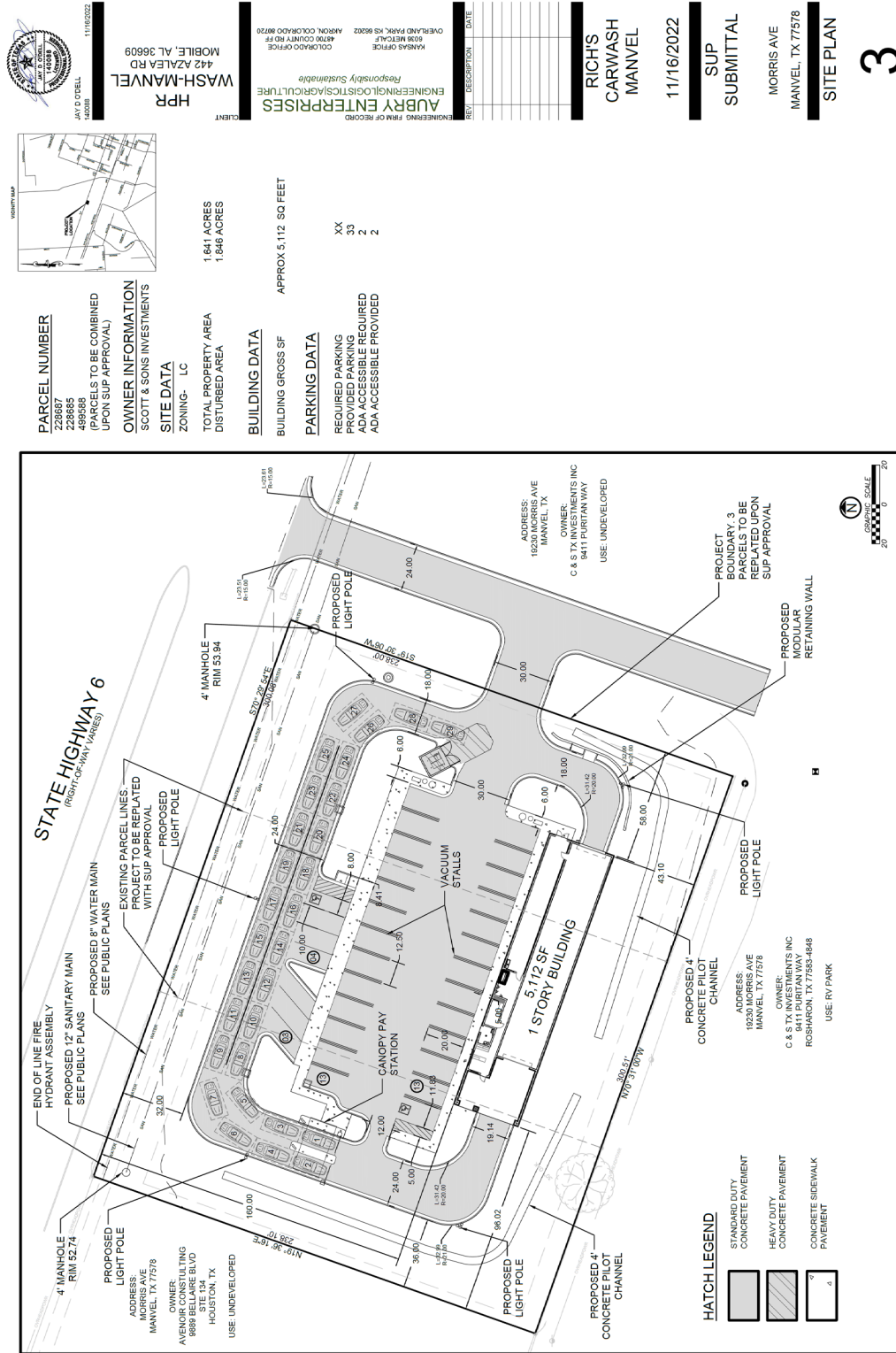


Exhibit B

SUP CONDITIONS FOR 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) (CARWASH)

1. A plat shall be prepared and approved in conformance with Chapter 62 – Subdivisions, prior to developing the subject site for the proposed carwash;
2. A recorded copy of the agreement with adjacent property owner regarding access to the subject site shall be provided prior to plat approval and referenced on the plat;
3. Any changes to the presented concept site development plan that may be required to conform to adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process;
4. The proposed carwash on the subject site must comply with all pollution control related requirements of Chapter 77, Article III, Appendix A - *Pollution Control*;
5. Sidewalk shall be provided in conformance with Section 62-113, *Sidewalks*;
6. An opaque fence shall be provided at the rear property line in conformance with Section 77-43, *Fences*;
7. In addition to complying with all *trees, landscaping, fencing and screening* requirements of Section 77-44, a continuous row of shrubs shall be provided along the front property line to provide screening;
8. A minimum of 33 parking spaces as shown on the site plan shall be provided;
9. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
10. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed five-tenths foot-candles, measured vertically and horizontally.

# Exhibit C SITE PLAN

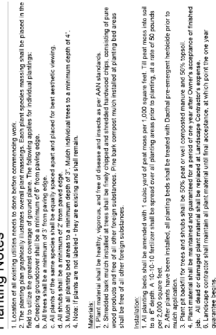




Architectural drawings of a car wash facility. The top drawing is a long elevation of the main car wash building, labeled "CAR WASH". It features a large glass window on the left, a central entrance, and a large open bay on the right. The bottom left drawing is a smaller elevation of the entrance area, labeled "ENTER", featuring a "Relax car wash" logo and a "ENTER" sign. The bottom right drawing is a side elevation of the building, showing a large bay door and a smaller entrance. All drawings include various elevation markers and dimensions.



## 5



| Luminaire Symbol                                                                    | Qty | Label    | Arrangement | LMF   | Lum. Lumens | Lum. Watts | Part Number                                                  |
|-------------------------------------------------------------------------------------|-----|----------|-------------|-------|-------------|------------|--------------------------------------------------------------|
|  | 28  | D        | SINGLE      | 1,000 | 13750       | 86         | CPY250-13L-57K7-DUL-DL-WH-HZ                                 |
|  | 5   | F        | SINGLE      | 1,000 | 13750       | 86         | CPY250-13L-57K7-F-DUL-DL-BK-HZ                               |
|  | 2   | B        | SINGLE      | 1,000 | 8475        | 71         | OSBP-B-WW-57K7-BL-57K-LU                                     |
|  | 34  | 16 L WLS | SINGLE      | 1,000 | 12700       | 104        | OSCM-B-16L-57K7-BL-57K-LU... w/O50-M-L-B-DL... + O50-BL-SM-L |
|  | 4   | 44 WLS   | SINGLE      | 1,000 | 12350       | 104        | OSCM-B-16L-57K7-44-LU... w/O50-M-L-B-DL... + O50-BL-SM-L     |

| Calculation Summary: 100 LUF |       |       |      |     |         |         |  |
|------------------------------|-------|-------|------|-----|---------|---------|--|
| Label                        | Units | Avg   | Max  | Min | Avg/Min | Max/Min |  |
| AI Calc Points               | Fc    | 2.49  | 38.0 | 0.0 | N.A.    | N.A.    |  |
| Entry Canopy                 | Fc    | 41.03 | 56   | 23  | 1.78    | 2.43    |  |
| Pay Canopy                   | Fc    | 35.87 | 48   | 26  | 1.38    | 1.85    |  |
| Sheet Parking                | Fc    | 1.05  | 4.5  | 0.0 | N.A.    | N.A.    |  |
| Vacuum Canopy 1              | Fc    | 42.21 | 54   | 18  | 2.35    | 3.00    |  |
| Vacuum Canopy 2              | Fc    | 42.1  | 57   | 10  | 4.22    | 5.70    |  |
| Paved Parking                | Fc    | 6.05  | 38.0 | 0.3 | 22.17   | 128.67  |  |

**Furnace Mounting Height:**  
25' AFG (22' Pole - 3.0' Base)

**Pole Schedule:**

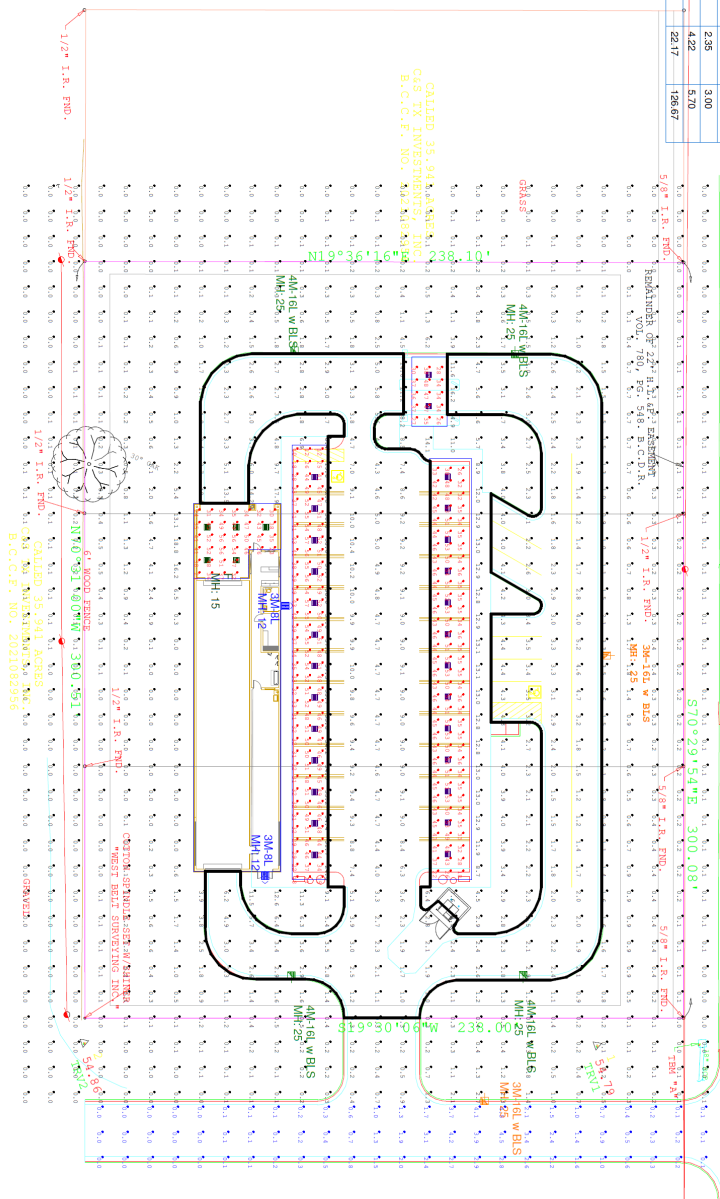
(4) SS8-11-22-OV-BD-CX (27' X 6" X 11ga SQUARE STEEL POLE, Single)

Proposed poles meet 12mpw installed winds.

**Additional Required Equipment:**

(1) 12MPW WIND MITIGATOR (Windstorm Mitigator)  
(6) OSCO BLEND™ (American Blend Light Sinks)

"Customer to verify Color, Mounting, Furnure Location and  
Tallage prior to ordering."



**CREE® LIGHTING**

A COMPANY OF IDEAL INDUSTRIES, INC.

9201 Washington Ave. Racine, WI 53406 <http://www.creeledg.com> • (800) 226-6900

Project Name: Rich's Car Wash - Marvel, TX - EXT  
CASE #: 00524525

Layout By:  
Collin Withero

Filename: RJ221107MATXCWR3.AQI Date: 1/9/2023

Scale 1" = 20'



0 40 80

**ORDINANCE NO. 2023-O-XX**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF TWO RIGHTS-OF-WAY BEING: (1) A 40' RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 0.3022 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF THE SOUTH HALF OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOT 47, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; AND (2) A 40' RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 0.6044 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 42, AND 43 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHTS-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHTS-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.**

\* \* \* \* \*

**WHEREAS**, Eastbank Bayou, L.P. has petitioned the City of Manvel, Texas, to vacate, abandon, and close rights-of-way known as: (1) approximately 0.3022 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of the south half of a 40 foot wide right-of-way dedication crossing lot 47, of the Allison Richey Gulf Coast Home Company part of Suburban Gardens Subdivision, Section 73, according to

the plat recorded in volume 2, pages 91-92, of the plat records of said Brazoria County, Texas; and (2) being approximately 0.6044 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of a 40 foot wide right-of-way dedication crossing lots 42, and 43 of the Allison Richey Gulf Coast Home Company part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in volume 2, pages 91-92, of the plat records of said Brazoria County, Texas; and

**WHEREAS,** Applicant has submitted the necessary application and information to the City to review the request for abandonment, said application attached hereto as Exhibit A;

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

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

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

**Section 2.** The City Council of the City of Manvel, Texas, hereby finds and determines that public convenience and necessity no longer require the continued existence of city rights-of-way consisting of: (1) approximately 0.3022 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of the south half of a 40 foot wide right-of-way dedication crossing lot 47, of the Allison Richey Gulf Coast Home Company part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in volume 2, pages 91-92, of the plat records of said Brazoria County, Texas; and (2) approximately 0.6044 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of a 40 foot wide right-of-way dedication crossing



lots 42, and 43 of the Allison Richey Gulf Coast Home Company part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in volume 2, pages 91-92, of the plat records of said Brazoria County, Texas, and being more particularly described by metes and bounds, and shown by map, in the application attached as Exhibit A, attached hereto and incorporated herein.

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

**Section 4.** This abandonment is subject to, and contingent upon, fulfillment of all requirements of state law, city ordinances, and the City's abandonment policy.

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

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

**Section 7.** Severability. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

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

\_\_\_\_\_  
Debra Davison, Mayor

ATTEST:

\_\_\_\_\_  
Tammy Bell, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert Gervais, City Attorney

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

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

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

Date June 11, 2021

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

Eastbank Bayou, L.P.

Address: 2414 Ella Blvd, Houston, TX 77008 Phone# \_\_\_\_\_

Reason and intent for requested action:

The reason for this request is to abandon the existing 40' wide rights-of-way within the planned development of the area known as the Sowell Tract. The intent is to allow flexibility in the location of the arterial roadways passing through the development while still adhering to the City of Manvel's Master Thoroughfare Plan. North/south circulation will be provided through Pollard Boulevard (120' R.O.W.) and east/west circulation will be provided through Del Bello Boulevard (120' R.O.W.), Dogwood Avenue (80' R.O.W.) and Charlotte Street (60' R.O.W.).

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

This request is to abandon certain rights-of-way within the properties owned by Eastbank Bayou, L.P. within the Sowell Tract. This proposed right-of-way abandonment is approximately 1,316.32 feet in total length and 0.9066 acres in total area. Attached are the legal descriptions and surveys.



\_\_\_\_\_  
Signature of Applicant

Procedures:

Date of Action \_\_\_\_\_

FEES PAID \_\_\_\_\_

Check Number \_\_\_\_\_

*Collect the following documents*

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

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

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

*Staff procedures:*

\_\_\_\_\_ Commission a title report of the area to be abandoned.

\_\_\_\_\_ Commission an independent appraisal of the area to be abandoned;

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

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

\_\_\_\_\_ Scheduled Public Hearing Date for Planning Development and Zoning

\_\_\_\_\_ Scheduled Public Hearing Date for City Council (1<sup>st</sup> reading of the ordinance)

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

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

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

DESCRIPTION OF  
0.3022 ACRE  
(13,163 SQUARE FEET)  
RIGHT-OF-WAY ABANDONMENT  
(20 FEET WIDE)

Being 0.3022 acre (13,163 square feet) of land located in the H.T.& B. R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of the south half of a 40 foot wide right-of-way dedication crossing Lot 47, of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas (B.C.P.R.), and being a portion of that certain called 10 acre tract (Lot 47) conveyed to Eastbank Bayou, LP, by instrument of record in Document Number 2008004367, of the Official Records of said Brazoria County, Texas (B.C.O.R.), said 0.3022 acres (13,163 square feet) being more particularly described as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

COMMENCING for reference at a 1/2-inch iron rod with cap stamped "S ADAMS RPLS 3666" found for the common corner of said Lot 47, Lot 39, Lot 40, and Lot 48 of said Section 73, same being the southwest corner of said 10 acre tract, same being the northwest corner of that certain tract conveyed to Brad J. Batteau by an instrument of record in Document Number 2019001447, of the Official Public Records of said Brazoria County, Texas (B.C.O.P.R.) and in the east line of that certain tract described as "First Tract", conveyed to Four Forty-Three, LTD. by an instrument of record in Volume 1048, Page 760 of the Deed Records of said Brazoria County, Texas (B.C.D.R.), from which a 1/2-inch iron rod with cap stamped "S ADAMS RPLS 3666" found for reference, bears North 86° 49' 54" East, 628.13 feet;

Thence, North 03° 24' 33" West, along the east line of said Lot 39, and said "First Tract", same being the west line of said Lot 47 and said 10 acre, 640.01 feet to the southwest corner and POINT OF BEGINNING of the herein described tract;



0.3022 Acre

June 11, 2021  
Job No. LJAS001-2791-2103

Thence, North 03° 24' 33" West, continuing along said common line, 20.00 feet to the common corner of Lot 38, said Lot 39, Lot 46 and said 47 of said Section 73, same being the northwest corner of said 10 acre tract and an easterly interior corner of said "First Tract";

Thence, North 86° 49' 56" East, along the north line of said Lot 47 and said 10 acre tract, same being the south line of said Lot 46 and an interior line of said "First Tract", 658.16 feet to the common corner of said Lot 46, said Lot 47, Lot 53 of said Section 73, same being the northeast corner said 10 acre tract, an easterly corner of said "First Tract", the northwest corner of that certain called 10.0008 acre tract conveyed to Coastal Bend Land Investments, LP by an instrument of record in Document Number 2007047399, B.C.O.R., and the southwest corner of that certain called 40.0060 acre tract conveyed to Coastal Bend Land Investments, LP by an instrument of record in Document Number 2006049617, B.C.O.R.;

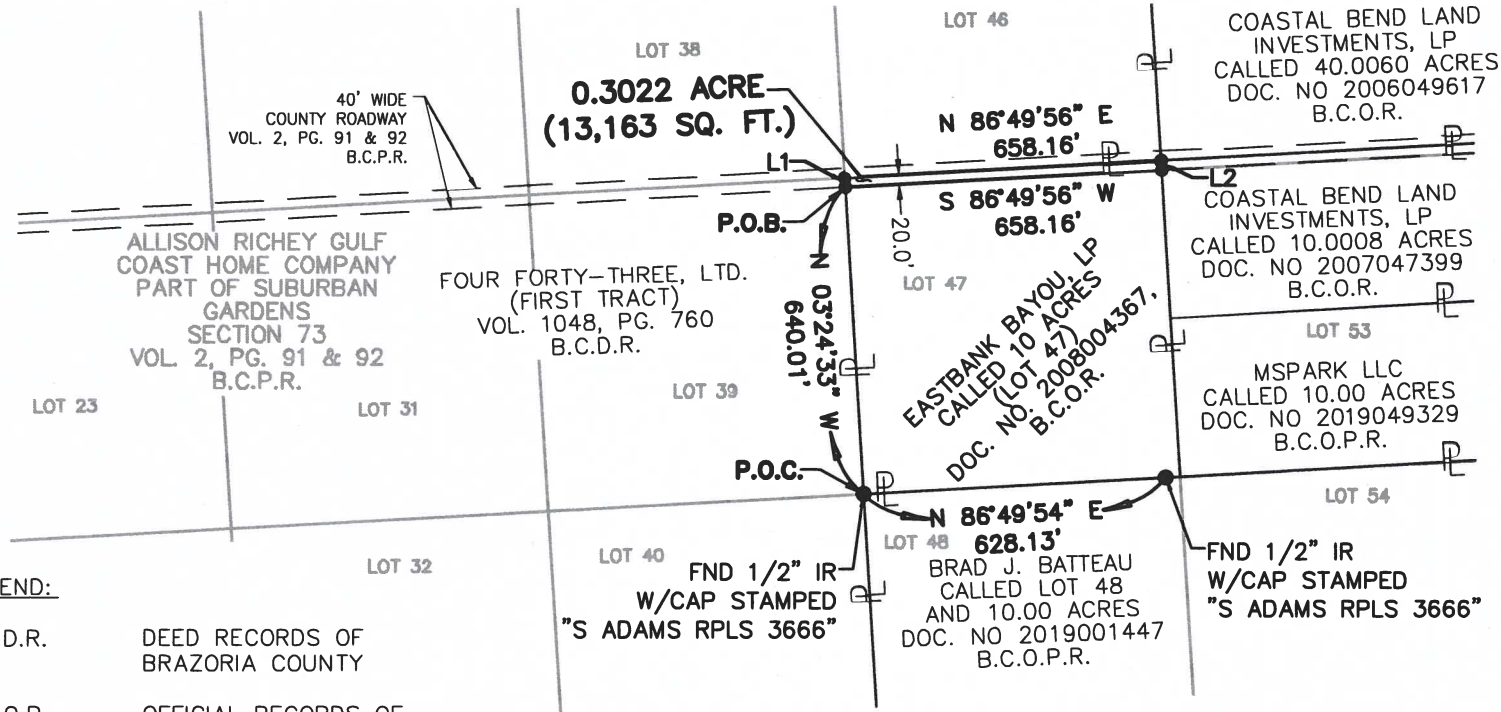
Thence, South 03° 24' 33" East, along the east line of said Lot 47, and said 10 acre tract, same being the west line of said Lot 53 and said 10.0008 acre tract, 20.00 feet to a point for corner;

Thence, South 86° 49' 56" West, departing said common line, 658.16 feet to the POINT OF BEGINNING and containing 0.3022 acre (13,163 square feet) of land.

Corner monuments were not set at the Client's request.



LJA Surveying, Inc.



**LEGEND:**

- B.C.D.R. DEED RECORDS OF BRAZORIA COUNTY
- B.C.O.R. OFFICIAL RECORDS OF BRAZORIA COUNTY
- B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
- B.C.P.R. PLAT RECORDS OF BRAZORIA COUNTY
- PROPERTY LINE
- LAND HOOK
- VOL./PG. VOLUME/PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- FND FOUND

**NOTES:**

- 1) ALL BEARINGS AND DISTANCES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJ.)
- 2) CORNER MONUMENTS NOT SET AT CLIENTS REQUEST.

| Line Table |               |        |
|------------|---------------|--------|
| Line #     | Direction     | Length |
| L1         | N03° 24' 33"W | 20.00' |
| L2         | S03° 24' 33"E | 20.00' |



SCALE 1" = 400'

**EXHIBIT OF  
0.3022 ACRES  
(13,163 SQ. FT.)  
RIGHT-OF-WAY ABANDONMENT  
(20 FEET WIDE)**

**IN THE  
H.T. & B.R.R. COMPANY SURVEY,  
SECTION 73, A-301  
BRAZORIA COUNTY, TEXAS**

JUNE 2021 JOB NO. LJA001-2791-2103

**LJA Surveying, Inc.**

3600 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382



DESCRIPTION OF  
0.6044 ACRE  
(26,326 SQUARE FEET)  
RIGHT-OF-WAY ABANDONMENT  
(40 FEET WIDE)

Being 0.6044 acre (26,326 square feet) of land located in the H.T.& B. R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of a 40 foot wide right-of-way dedication crossing Lots 42, and 43 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas (B.C.P.R.), and being a portion of that certain called 19.944 acre tract conveyed Eastbank Bayou, LP by instrument of record in Document Number 2008004369 of the Official Records of said Brazoria County, Texas (B.C.O.R), said 0.6044 acre being more particularly described as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

COMMENCING at a 1/2-inch iron rod with a cap stamped "S ADAMS RPLS 3666" found for the common corner of said Lot 42, Lot 33, Lot 34, and Lot 41 of said Section 73, same being the northwest corner of said 19.944 acre tract, a northeast corner of that certain tract described as "First Tract", conveyed to Four Forty-Three, LTD. by an instrument of record in Volume 1048, Page 760 of the Deed Records of said Brazoria County, Texas (B.C.D.R.), the southeast corner of that certain called 19.950 acre tract conveyed to Eastbank Bayou, L.P. by instrument of record in Document Number 2007022032, B.C.O.R. and the southwest corner of a called 5 acre tract conveyed to Katherine Ott Miles described in Volume 1495, Page 1, B.C.D.R from which a 1/2-inch iron rod with a cap stamped "S ADAMS RPLS 3666" found for reference bears North 86° 49' 56" East, 677.47 feet;

Thence, South 03° 24' 33" East, along the east line of said Lot 34, an interior northeasterly line of said "First Tract", same being the west line of said Lot 42 and said 19.944 acre tract, 640.00 feet to the northwest corner POINT OF BEGINNING of herein described tract;

0.6044 Acre

June 11, 2021  
Job No. LJAS001-2791-2103

Thence, North 86° 49' 56" East, departing said common line, 658.16 feet to a point for corner on the east line of said Lot 42 and said 19.944 acre tract, same being the west line of Lot 50 of aforementioned Section 73, and that certain called 10 acre tract (Lot 47) conveyed to Eastbank Bayou, LP, by instrument of record in Document Number 2008004367, B.C.O.R.;

Thence, South 03° 24' 33" East, along said common line, passing at 20.00 feet the common corner of said Lot 42, said Lot 50, Lot 51 and aforementioned Lot 43 of said Section 73, same being the southwest corner of said 10 acre tract and the northwest corner of that certain tract conveyed to Louis Lira by an instrument of record in Volume 1694, Page 653, B.C.D.R., continuing along the east line of said Lot 43 and said 19.944 acre tract, same being the west line of said Lot 51 and said Louis Lira tract, for a total distance of 40.00 feet to a point for corner;

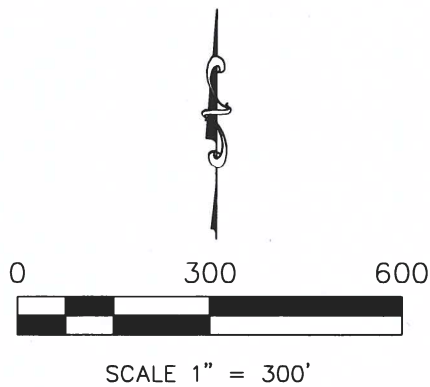
Thence, South 86° 49' 56" West, departing said common line, 658.16 feet to a point for corner, on the west line of line of said Lot 43 and said 19.944 acre tract, same being the east line east line of Lot 35 of said section 73 and said "First Tract";

Thence, North 03° 24' 33" West, along the west line of said Lot 43 and said 19.944 acre tract, same being the east line of said of said Lot 35 and said "First Tract", passing at 20.00 feet the common corner of said Lot 35, said Lot 43, said Lot 42 and aforementioned Lot 34, continuing along the west line of said Lot 42 and said 19.944 acre tract, same being east line of said Lot 43 and said "First Tract" for a total distance of, 40.00 feet to the POINT OF BEGINNING and containing 0.6044 acres (26,326 square feet) of land.

Corner monuments were not set at the Client's request.



LJA Surveying, Inc.

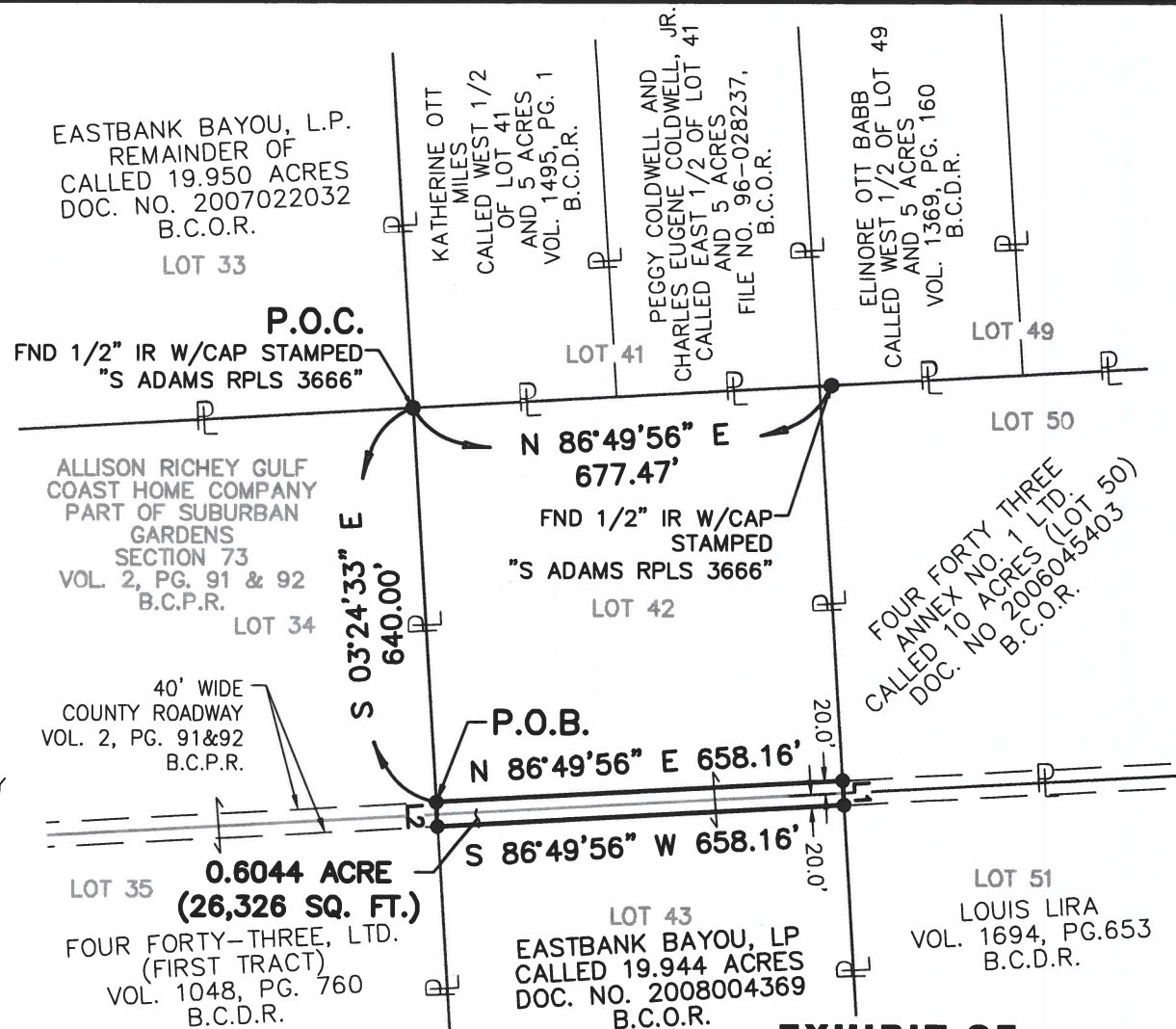
**LEGEND:**

|            |                                            |
|------------|--------------------------------------------|
| B.C.D.R.   | DEED RECORDS OF BRAZORIA COUNTY            |
| B.C.O.R.   | OFFICIAL RECORDS OF BRAZORIA COUNTY        |
| B.C.O.P.R. | OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY |
| B.C.P.R.   | PLAT RECORDS OF BRAZORIA COUNTY            |
|            | PROPERTY LINE                              |
|            | LAND HOOK                                  |
| VOL./PG.   | VOLUME/PAGE                                |
| P.O.B.     | POINT OF BEGINNING                         |
| P.O.C.     | POINT OF COMMENCEMENT                      |
| FND        | FOUND                                      |

**NOTES:**

1) ALL BEARINGS AND DISTANCES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJ.)

2) CORNER MONUMENTS NOT SET AT CLIENTS REQUEST.



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 03°24'33" E | 40.00'   |
| L2   | N 03°24'33" W | 40.00'   |

**EXHIBIT OF  
0.6044 ACRE  
(26,326 SQ. FT.)  
RIGHT-OF-WAY ABANDONMENT  
(40 FEET WIDE)**

**IN THE  
H.T. & B.R.R. COMPANY SURVEY,  
SECTION 73, A-301  
BRAZORIA COUNTY, TEXAS**

JUNE 2021 JOB NO. LJAS001-2791-2103

**LJA Surveying, Inc.**

3600 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382





**ORDINANCE NO. 2023-O-11**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A RIGHT-OF-WAY KNOWN AS 0.3011 ACRES (13,115 SQUARE FEET) OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF THE NORTH HALF OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOT 50 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.**

\* \* \* \* \*

**WHEREAS**, Four Forty-Three Annex No. 1, Ltd. has petitioned the City of Manvel, Texas, to vacate, abandon, and close right of way known as 0.3011 acres (13,115 square feet) of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of the north half of a 40 foot wide right-of-way dedication crossing Lot 50 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas; and

**WHEREAS**, Applicant has submitted the necessary application and information and fees to the City to review the request for abandonment, said application attached hereto as Exhibit A;

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

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

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

**Section 2.** The City Council of the City of Manvel, Texas, hereby finds and determines that public convenience and necessity no longer require the continued existence of city right-of-way consisting of 0.3011 acres (13,115 square feet) of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of the north half of a 40 foot wide right-of-way dedication crossing Lot 50 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas, and being more particularly described by metes and bounds, and shown by map, in the application attached as Exhibit A, attached hereto and incorporated herein.

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

**Section 4.** This abandonment is subject to, and contingent upon, fulfillment of all other requirements of state law, city ordinances, and the City's abandonment policy.

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

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

**Section 7.** Severability. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

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

\_\_\_\_\_  
Debra Davison, Mayor

ATTEST:

\_\_\_\_\_  
Tammy Bell, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert Gervais, City Attorney

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

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

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

Date June 11, 2021

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

Four Forty-Three Annex No. 1, Ltd.

Address: 2414 Ella Blvd, Houston, TX 77008 Phone# \_\_\_\_\_

Reason and intent for requested action:

The reason for this request is to abandon the existing 40' wide rights-of-way within the planned development of the area known as the Sowell Tract. The intent is to allow flexibility in the location of the arterial roadways passing through the development while still adhering to the City of Manvel's Master Thoroughfare Plan. North/south circulation will be provided through Pollard Boulevard (120' R.O.W.) and east/west circulation will be provided through Del Bello Boulevard (120' R.O.W.), Dogwood Avenue (80' R.O.W.) and Charlotte Street (60' R.O.W.).

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

This request is to abandon the right-of-way within the property owned by Four Forty-Three Annex No. 1, Ltd. within the Sowell Tract. This proposed right-of-way abandonment is approximately 655.76 feet in total length and 0.3011 acres in total area. Attached are the legal description and survey.

Lend Management Company, G P  
Signature of Applicant Andrew Sowell, Vice President

Procedures:

Date of Action \_\_\_\_\_

FEES PAID \_\_\_\_\_

Check Number \_\_\_\_\_

*Collect the following documents*

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

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

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

*Staff procedures:*

\_\_\_\_\_ Commission a title report of the area to be abandoned.

\_\_\_\_\_ Commission an independent appraisal of the area to be abandoned;

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

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

\_\_\_\_\_ Scheduled Public Hearing Date for Planning Development and Zoning

\_\_\_\_\_ Scheduled Public Hearing Date for City Council (1<sup>st</sup> reading of the ordinance)

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

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

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



DESCRIPTION OF  
0.3011 ACRE  
(13,115 SQUARE FEET)  
RIGHT-OF-WAY ABANDONMENT  
(20 FEET WIDE)

Being 0.3011 acre (13,115 square feet) of land located in the H.T.& B. R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of the north half of a 40 foot wide right-of-way dedication crossing Lot 50 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas (B.C.P.R.), and also a portion of that certain called 10 acre tract described as "Lot 50" conveyed to Four Forty Three Annex No. 1 LTD. by an instrument of record in Document Number 2006045403 of the Official Records of said Brazoria County, Texas (B.C.O.R.), said 0.3011 acre being more particularly described as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for a the common corner of said Lot 50, Lot 51, Lot 42, and Lot 43 of said Section 73, same being the southwest corner of said 10 acre tract, the northwest corner of that certain tract conveyed to Louis Lira in Volume 1694, Page 653 of the Deed Records of said Brazoria County, Texas (B.C.D.R.), and on the east line of a called 19.944 acre tract conveyed to Eastbank Bayou, LP by an instrument of record in Document Number 2008004369, (B.C.O.R.);

Thence, North 03° 24' 33" West, along the west line of said Lot 50 and said 10 acre tract, same being the east line of said Lot 42 and said 19.944 acre tract, 20.00 feet to a point for corner;

Thence, North 86° 49' 56" East, departing said common line, 655.76 feet to a point for corner on the east line of said Lot 50 and said 10 acre tract, same being the west line of Lot 56 of Section 73, and a called 1.157 acre tract conveyed to Douglas L. Varner by an instrument of record Volume (87)421, Page 194, B.C.O.R.;

0.3011 Acre

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Thence, South 03° 24' 33" East, along said common line, 20.00 feet to 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for the common corner of said Lot 50, said Lot 56, aforementioned Lot 51 and Lot 57 of said Section 73, same being the southeast corner of said 10 acre tract, the northeast corner of said Louis Lira tract, the southeast corner of said Douglas L. Varner tract, and the northwest corner of Lot 1, Block 1 of the Loterbauer Minor Plat, a subdivision of record in Document Number 2018013012 of the Official Public Records of Brazoria County, Texas (B.C.O.P.R.);

Thence, South 86° 49' 56" West, along the south line of said Lot 50 and said 10 acre tract, same being the north line of said Lot 51 and said Louis Lira Tract, passing at 636.01 feet a 1/2-inch iron rod with cap stamped "S ADAMS RPLS 3666" found for reference, and continuing along said common line for a total distance of 655.76 feet to the POINT OF BEGINNING and containing 0.3011 acre (13,115 square feet) of land.

Corner monuments were not set at the Client's request.



LJA Surveying, Inc.



SCALE 1" = 100'

**LEGEND:**

- B.C.D.R. DEED RECORDS OF BRAZORIA COUNTY
- B.C.O.R. OFFICIAL RECORDS OF BRAZORIA COUNTY
- B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
- B.C.P.R. PLAT RECORDS OF BRAZORIA COUNTY
- (S)● PREVIOUSLY SET 5/8" I.R. W/CAP STAMPED "LJA SURVEY"
- P PROPERTY LINE
- ← LAND HOOK
- VOL./PG. VOLUME/PAGE
- P.O.B. POINT OF BEGINNING
- FND FOUND

ALLISON RICHEY GULF COAST HOME COMPANY  
PART OF SUBURBAN GARDENS  
SECTION 73  
VOL. 2, PG. 91&92  
B.C.P.R.

FOUR FORTY THREE  
ANNEX NO. 1 LTD.  
CALLED 10 ACRES (LOT 50)  
DOC. NO 2006045403, B.C.O.R.

LOT 50

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 03°24'33" W | 20.00'   |
| L2   | S 03°24'33" E | 20.00'   |

EASTBANK BAYOU, LP  
CALLED 19.944 ACRES  
DOC. NO. 2008004369  
B.C.O.R.

LOT 42

P.O.B.  
(S)

LOT 43

● 636.01' PASSING  
FND 1/2" IR W/CAP STAMPED  
"S ADAMS RPLS 3666"

20.0'

0.3011 ACRE  
(13,115 SQUARE FEET)

N 86°49'56" E 655.76'

S 86°49'56" W 655.76'

40' WIDE  
COUNTY ROADWAY  
VOL. 2, PG. 91&92  
B.C.P.R.

LOT 51

LOUIS LIRA  
VOL. 1694, PG.653  
B.C.D.R.

JEFFERY WAYNE SCOPEL  
CALLED 1.157 ACRES  
DOC. NO. 2005013107  
B.C.O.R.

LOT 56

ALEXANDRIA MacMILLAN  
AND BENJAMIN MacMILLAN  
CALLED 2.31 ACRES  
DOC. NO. 2019049484,  
B.C.O.P.R.

DOUGLAS L. VARNER  
CALLED 1.157 ACRES  
DOC. NO. 2005049976  
DESCRIBED IN  
DOC. NO. 94-045184  
B.C.O.R.

DOUGLAS L. VARNER  
CALLED 1.157 ACRES  
VOL. (87)421 PG. 194  
B.C.O.R.

LOT 57

LOTERBAUER MINOR PLAT  
LOT 1, BLOCK 1  
DOC. NO. 2018013012  
B.C.O.P.R.

**NOTES:**

- 1) ALL BEARINGS AND DISTANCES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJ.)
- 2) CORNER MONUMENTS NOT SET AT CLIENTS REQUEST.

**EXHIBIT OF  
0.3011 ACRES  
(13,115 SQ. FT.)  
RIGHT-OF-WAY ABANDONMENT  
(20 FEET WIDE)**

**IN THE  
H.T. & B.R.R. COMPANY SURVEY,  
SECTION 73, A-301  
BRAZORIA COUNTY, TEXAS**

JUNE 2021 JOB NO. LJA001-2791-2103

**LJA Surveying, Inc.**

3600 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042

Phone 713.953.5200

Fax 713.953.5026

T.B.P.E.L.S. Firm No. 10194382



**ORDINANCE NO. 2023-O-12**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF THE FOLLOWING RIGHTS-OF-WAY: (1) A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 0.6051 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 34, AND 35 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; (2) A 20' RIGHT-OF-WAY DEDICATION CONSISTING OF 0.9066 ACRES OF LAND LOCATED IN THE H.T.& B. R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 20 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 24, 32, AND 40 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; (3) A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 2.1152 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 13, 21, 29, 36, 37, 44, AND 45 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; (4) A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 2.7197 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 14, 15, 22, 23, 30, 31, 38, 39, AND 46 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; (5) A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 0.7228 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, ALSO KNOWN AS THE MARY V. O'DONNELL SURVEY, ABSTRACT 483 BRAZORIA**

**COUNTY, TEXAS, AND ALSO BEING A PORTION OF THE WEST HALF OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION AS SHOWN ON THE DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, AND VOLUME 3, PAGES 139-140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; AND (6) A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 1.2359 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A/K/A THE MARY V. O'DONNELL SURVEY, ABSTRACT 483, AND H.T. & B.R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285, AND ALSO BEING A PORTION OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION AS SHOWN ON THE DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, AND VOLUME 3, PAGES 139-140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHTS-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHTS-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.**

\* \* \* \* \*

**WHEREAS**, Four Forty-Three, Ltd. has petitioned the City of Manvel, Texas, to vacate, abandon, and close rights-of-way known as: (1) 0.6051 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of a 40 foot wide right-of-way dedication crossing Lots 34, and 35 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas; and

(2) 0.9066 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of a 20 foot wide right-of-way dedication crossing Lots 24, 32, and 40 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens

Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas; and

(3) 2.1152 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of a 40 foot wide right-of-way dedication crossing Lots 13, 21, 29, 36, 37, 44, and 45 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas; and

(4) 2.7197 acres of land located in the H.T.& B. R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of a 40 foot wide right-of-way dedication crossing Lots 14, 15, 22, 23, 30, 31, 38, 39, and 46 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas; and

(5) 0.7228 acres of land located in the H.T. & B.R.R. Company Survey, Section 64, also known as the Mary V. O'Donnell Survey, Abstract 483 Brazoria County, Texas, and also being a portion of the west half of a 40 foot wide right-of-way dedication as shown on the Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, according to the plat recorded in Volume 1, Pages 71-72, and Volume 3, Pages 139-140, of the Plat Records of said Brazoria County, Texas; and

(6) 1.2359 acres of land located in the H.T. & B.R.R. Company Survey, Section 64, A/K/A the Mary V. O'Donnell Survey, Abstract 483, and H.T. & B.R.R. Company Survey, Section 65, Abstract 285, and also being a portion of a 40 foot wide right-of-way dedication as shown on the Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, according to the plat



recorded in Volume 1, Pages 71-72, and Volume 3, Pages 139-140, of the Plat Records of said Brazoria County, Texas; and

**WHEREAS,** Applicant has submitted the necessary application and information to the City to review the request for abandonment, said application attached hereto as Exhibit A;

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

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

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

**Section 2.** The City Council of the City of Manvel, Texas, hereby finds and determines that public convenience and necessity no longer require the continued existence of the following city rights-of-way: (1) 0.6051 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of a 40 foot wide right-of-way dedication crossing Lots 34, and 35 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas; and

(2) 0.9066 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of a 20 foot wide right-of-way dedication crossing Lots 24, 32, and 40 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas; and

- (3) 2.1152 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of a 40 foot wide right-of-way dedication crossing Lots 13, 21, 29, 36, 37, 44, and 45 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas; and
- (4) 2.7197 acres of land located in the H.T.& B. R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of a 40 foot wide right-of-way dedication crossing Lots 14, 15, 22, 23, 30, 31, 38, 39, and 46 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas; and
- (5) 0.7228 acres of land located in the H.T. & B.R.R. Company Survey, Section 64, also known as the Mary V. O'Donnell Survey, Abstract 483 Brazoria County, Texas, and also being a portion of the west half of a 40 foot wide right-of-way dedication as shown on the Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, according to the plat recorded in Volume 1, Pages 71-72, and Volume 3, Pages 139-140, of the Plat Records of said Brazoria County, Texas; and
- (6) 1.2359 acres of land located in the H.T. & B.R.R. Company Survey, Section 64, A/K/A the Mary V. O'Donnell Survey, Abstract 483, and H.T. & B.R.R. Company Survey, Section 65, Abstract 285, and also being a portion of a 40 foot wide right-of-way dedication as shown on the Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, according to the plat recorded in Volume 1, Pages 71-72, and Volume 3, Pages 139-140, of the Plat Records of said Brazoria County, Texas; and being more particularly described by metes and bounds, and shown by map, in the application attached as Exhibit A, attached hereto and incorporated herein.

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

**Section 4.** This abandonment is subject to, and contingent upon, fulfillment of all other requirements of state law, city ordinances, and the City's abandonment policy.

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

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

**Section 7.** Severability. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

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

---

Debra Davison, Mayor

ATTEST:

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Tammy Bell, City Secretary

APPROVED AS TO FORM:

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Robert Gervais, City Attorney

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

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

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

Date June 11, 2021

*updated 3/2/2023*

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

Four Forty-Three, Ltd.

Address: 2414 Ella Blvd, Houston, TX 77008 Phone# \_\_\_\_\_

Reason and intent for requested action:

The reason for this request is to abandon the existing 40' wide rights-of-way within the planned development of the area known as the Sowell Tract. The intent is to allow flexibility in the location of the arterial roadways passing through the development while still adhering to the City of Manvel's Master Thoroughfare Plan. North/south circulation will be provided through Pollard Boulevard (120' R.O.W.) and east/west circulation will be provided through Del Bello Boulevard (120' R.O.W.), Dogwood Avenue (80' R.O.W.) and Charlotte Street (60' R.O.W.).

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

This request is to abandon the rights-of-way within the properties owned by Four Forty-Three, Ltd. within the Sowell Tract. This proposed right-of-way abandonment is approximately 15,520.05 feet in total length and 9.2437 acres in total area. Attached are the legal descriptions and surveys.

Lend Management Company, GP  
Signature of Applicant

*Andrew Sowell, Vice President*

Procedures:

Date of Action \_\_\_\_\_

FEES PAID \_\_\_\_\_

Check Number \_\_\_\_\_

*Collect the following documents*

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

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

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

*Staff procedures:*

\_\_\_\_\_ Commission a title report of the area to be abandoned.

\_\_\_\_\_ Commission an independent appraisal of the area to be abandoned;

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

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

\_\_\_\_\_ Scheduled Public Hearing Date for Planning Development and Zoning

\_\_\_\_\_ Scheduled Public Hearing Date for City Council (1<sup>st</sup> reading of the ordinance)

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

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

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



1

June 11, 2021  
Job No. LJAS001-2791-2103

DESCRIPTION OF  
0.6051 ACRE  
(26,357 SQUARE FEET)  
RIGHT-OF-WAY ABANDONMENT  
(40 FEET WIDE)

Being 0.6051 acre (26,357 square feet) of land located in the H.T.& B. R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of a 40 foot wide right-of-way dedication crossing Lots 34, and 35 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas (B.C.P.R.), and a portion of that certain called "First Tract" conveyed to Four Forty-Three, LTD., by instrument of record in Volume 1048, Page 760, of the Deed Records of said Brazoria County, Texas (B.C.D.R.), said 0.6051 acre being more particularly described as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

COMMENCING at a 1/2-inch iron rod with a cap stamped "S ADAMS RPLS 3666" found for the common corner of said Lot 34, said Lot 35, Lot 33, and Lot 41 of said Section 73, same being the northwest corner of that certain called 19.944 acre tract conveyed Eastbank Bayou, LP by instrument of record in Document Number 2008004369 of the Official Records of said Brazoria County, Texas (B.C.O.R), a northeast corner of said "First Tract", the southeast corner of that certain called 19.950 acre tract conveyed to Eastbank Bayou, L.P. by instrument of record in Document Number 2007022032, B.C.O.R. and the southwest corner of a called 5 acre tract conveyed to Katherine Ott Miles described in Volume 1495, Page 1, B.C.D.R from which a 1/2-inch iron rod with a cap stamped "S ADAMS RPLS 3666" found for reference bears North 86° 49' 56" East, 677.47 feet;

Thence, South 03° 24' 33" East, along the east line of said Lot 34, an interior northeasterly line of said "First Tract", same being the west line of said Lot 42 and said 19.944 acre tract, 640.00 feet to the northeast corner and POINT OF BEGINNING of herein described tract;

0.6051 Acre

June 11, 2021  
Job No. LJAS001-2791-2103

Thence, South 03° 24' 33" East, along said common line, passing at 20.00 feet the common corner of said Lot 34, said Lot 42, Lot 43 and Lot 35 of said Section 73, continuing along the east line of said Lot 35 and said "First Tract", same being the west line said Lot 43 and said 19.944 acre tract, 40.00 feet to a point for corner;

Thence, South 86° 49' 56" West, departing said common line, 658.92 feet to a point for corner being on the west line of said Lot 35, and said "First Tract", same being the east line of Lot 27 of said Section 73, and that certain called 149.639 acre tract conveyed to the City of Manvel by instrument of record in Document Number 2018034498 of the Official Public Records of said Brazoria County, Texas (B.C.O.P.R.);

Thence, North 03° 27' 03" West, along said common line, passing at 20.00 feet, the common corner of said Lot 35, said Lot 27, Lot 26 and aforementioned Lot 34 of said Section 73, continuing along the west line of said Lot 34 and said "First Tract", same being the east line of said Lot 26 and said 149.639 acre tract, 40.00 feet to a point for corner;

Thence, North 86° 49' 56" East, departing said common line, 658.95 feet to the POINT OF BEGINNING and containing 0.6051 acre (26,357 square feet) of land.

Corner monuments were not set at the Client's request.



LJA Surveying, Inc.



SCALE 1" = 300'

**LEGEND:**

- B.C.D.R. DEED RECORDS OF BRAZORIA COUNTY
- B.C.O.R. OFFICIAL RECORDS OF BRAZORIA COUNTY
- B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
- B.C.P.R. PLAT RECORDS OF BRAZORIA COUNTY
- P PROPERTY LINE
- LAND HOOK
- VOL./PG. VOLUME/PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- FND FOUND

**NOTES:**

- 1) ALL BEARINGS AND DISTANCES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJ.)
- 2) CORNER MONUMENTS NOT SET AT CLIENTS REQUEST.



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 03°24'33" E | 40.00'   |
| L2   | N 03°27'03" W | 40.00'   |

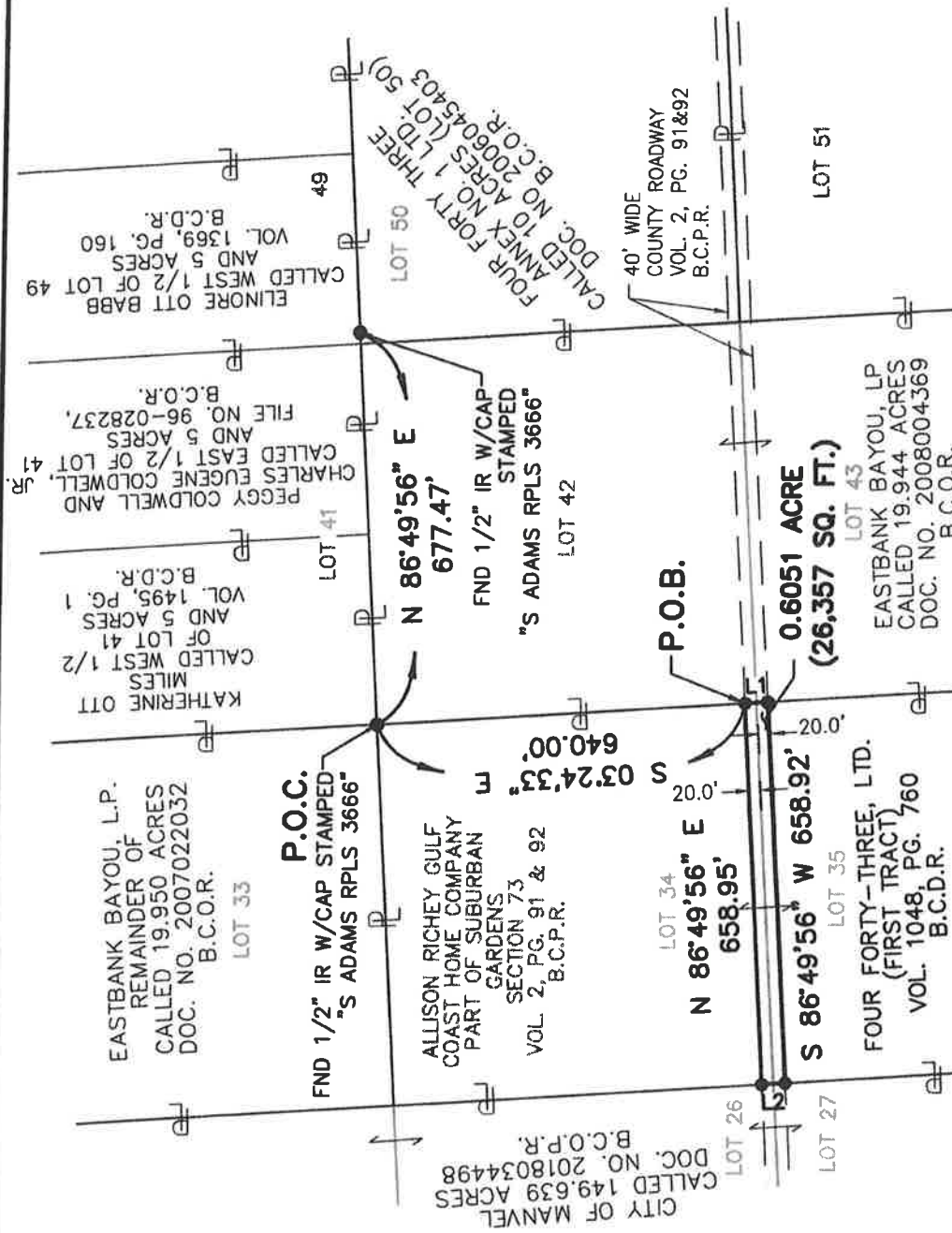
**EXHIBIT OF  
0.6051 ACRE  
(26,357 SQ. FT.)  
RIGHT-OF-WAY ABANDONMENT  
(40 FEET WIDE)  
IN THE**

**H.T. & B.R.R. COMPANY SURVEY,  
SECTION 73, A-301  
BRAZORIA COUNTY, TEXAS**

JUNE 2021 JOB NO. LJA5001-2791-2103

**LJA Surveying, Inc.**

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



7

June 11, 2021  
Job No. LJAS001-2791-2103

DESCRIPTION OF  
0.9066 ACRE  
(39,489 SQUARE FEET)  
RIGHT-OF-WAY ABANDONMENT  
(20 FEET WIDE)

Being 0.9066 acre (39,489 square feet) of land located in the H.T.& B. R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of a 20 foot wide right-of-way dedication crossing Lots 24, 32, and 40 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas (B.C.P.R.), and also a portion of that certain tract described as "First Tract", conveyed to Four Forty-Three, LTD. by an instrument of record in Volume 1048, Page 760 of the Deed Records of said Brazoria County, Texas (B.C.D.R.), said 0.9066 acre being more particularly described as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

BEGINNING at a 1/2-inch iron rod with cap stamped "S ADAMS RPLS 3666" found for the southeast corner said Lot 40, same being a southeast corner of said "First Tract", the southwest corner of Lot 48 of said Section 73, said Lot 48 being described as 10.00 acres in the deed to Brad J. Batteau by an instrument of record in Document Number 2019001447 of the Official Public Records of said Brazoria County, Texas (B.C.O.P.R.), on the south line of said H.T.& B. R.R. Company Survey, Section 73, same being the north line of the H.T. & B.R.R. Company Survey, Section 64, A/K/A the Mary V. O'Donnell Survey, Abstract 483, and the north line of Outlot 181 of the Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, according to the plat recorded in Volume 1, Pages 71-72, and Volume 3, Pages 139-140, B.C.P.R.,

Thence, South 86° 49' 56" West, along the south line of said Lot 40, and said "First Tract" same being the north line of said Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, and said common survey line, passing at 147.25 feet a 1/2-inch iron rod with cap stamped "S ADAMS RPLS 3666" found the for the northeast corner of Outlot 195 of said Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property and the northeast

0.9066 Acre

June 11, 2021  
Job No. LJAS001-2791-2103

corner of that certain called 46.35 acre tract, described as "Fourth Tract" in the deed to Four Forty Three, LTD. by an instrument of record in Volume 1048, Page 760, B.C.D.R., continuing along the south line of said Lot 40, aforementioned Lot 32 and aforementioned Lot 24 of said Section 73, and said "First Tract", same being the north line of said Outlot 195, and Outlot 175 of said Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property and said "Fourth Tract", and said common survey line, for a total distance of 1,974.47 feet to the southwest corner of said Lot 24 and said "First Tract", same being the southeast corner of Lot 16 of said Section 73, and that certain called 9.972 acre tract conveyed to Westbank Bayou, L.P. by an instrument of record in Document Number 2007018701 of the Official Records of Brazoria County, Texas (B.C.O.R.);

Thence, North 03° 24' 33" West, departing the south line of Section 73 and said "First Tract", same being the north line of said Outlot 175 of said Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, and said common survey line, along the east line of said Lot 16 and said 9.972 acre tract, same being the west line of said Lot 24 and said "First Tract", 20.00 feet to a point for corner;

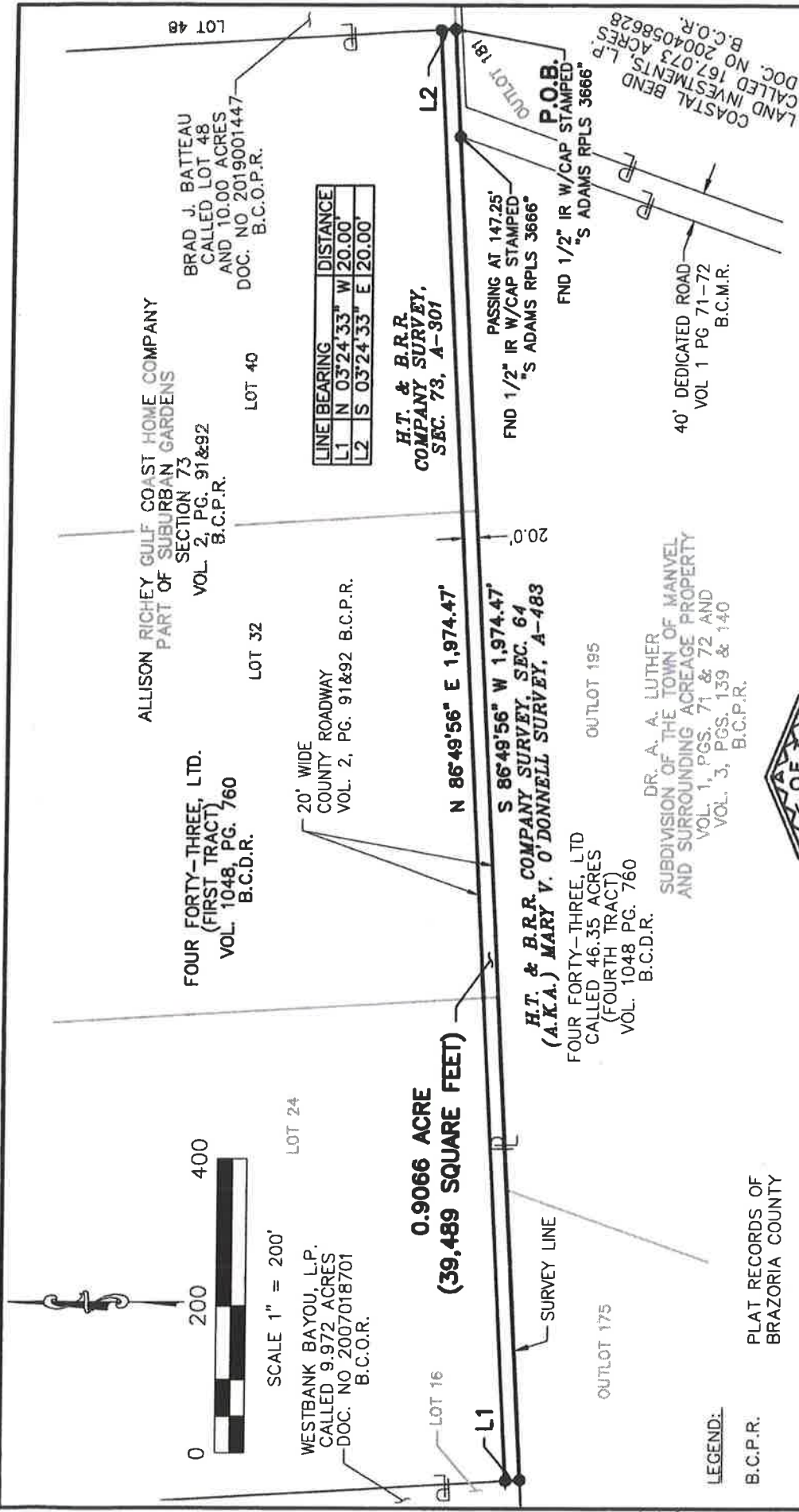
Thence, North 86° 49' 56" East, departing said common line, 1,974.47 feet to a point for corner on the east line of said Lot 40 and said "First Tract" common to the west line of aforementioned Lot 48 and aforementioned 10.00 acre tract;

Thence, South 03° 24' 33" East, along said common line, 20.00 feet to the POINT OF BEGINNING and containing 0.9066 acre (39,489 square feet) of land.

Corner monuments were not set at the client's request.







**EXHIBIT OF  
0.9066 ACRE  
(39,489 SQUARE FEET)  
RIGHT-OF-WAY ABANDONMENT  
(20 FEET WIDE)  
IN THE**

**H.T. & B. R.R. SURVEY, SECTION 73,  
ABSTRACT 301  
HARRIS COUNTY, TEXAS  
JUNE 2021**

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



**LEGEND:**

- B.C.P.R. PLAT RECORDS OF BRAZORIA COUNTY
- B.C.D.R. DEED RECORDS OF BRAZORIA COUNTY
- B.C.O.R. OFFICIAL RECORDS OF BRAZORIA COUNTY
- B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
- B.C.P.R. PLAT RECORDS OF BRAZORIA COUNTY
- P PROPERTY LINE
- VOL./PG. VOLUME/PAGE
- P.O.B. POINT OF BEGINNING
- FND FOUND

**NOTES:**

- 1) ALL BEARINGS AND DISTANCES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJ.)
- 2) CORNER MONUMENTS NOT SET AT CLIENTS REQUEST.



②

June 11, 2021  
Job No. LJAS001-2791-2103

DESCRIPTION OF  
2.1152 ACRE  
(92,139 SQUARE FEET)  
RIGHT-OF-WAY ABANDONMENT  
(WIDTH VARIES)

Being 2.1152 acre (92,139 square feet) of land located in the H.T.& B. R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of a 40 foot wide right-of-way dedication crossing Lots 13, 21, 29, 36, 37, 44, and 45 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas (B.C.P.R.), and being a portion of that certain called "First Tract" conveyed to Four Forty-Three, LTD, by instrument of record in Volume 1048, Page 760, of the Deed Records of said Brazoria County, Texas (B.C.D.R.), said 2.1152 acre being more particularly described as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

BEGINNING at a 5/8-inch iron rod found for the common corner of Lot 28, said Lot 29, and said Lot 36 and said Lot 37 of said Section 73, same being the southeast corner of a called 149.639 acre tract conveyed to the City of Manvel by instrument of record in Document Number 2018034498 of the Official Public Records of said Brazoria County, Texas (B.C.O.P.R);

Thence, North 03° 27' 03" West, along the east line said Lot 28 and said 149.639 acre tract, same being the west line of said Lot 36, 20.00 feet to a point for corner;

Thence, North 86° 51' 06" East, departing said common line, 1,316.15 feet to a point for corner on the east line of said Lot 44 and said "First Tract", same being on the west line of Lot 52 of said Section 73, and that certain tract conveyed to Louis Lira by an instrument of record in Volume 1694, Page 653, B.C.D.R.;

2.1152 Acre

June 11, 2021  
Job No. LJAS001-2791-2103

Thence, South 03° 24' 33" East, along the east line of said Lot 44 and said "First Tract", same being the west line of said Lot 52 and Louis Lira Tract, passing at 20.00 feet the common corner of said Lot 44, said Lot 52, aforementioned Lot 45 and Lot 53 of said Section 73, same being the southwest corner of said Louis Lira Tract, the northwest corner of that certain called 40.0060 acre tract conveyed to Coastal Bend Land Investments, LP by an instrument of record in Document Number 2006049617, B.C.O.R., continuing along the east line of said Lot 45 and said "First Tract", same being the west line of said Lot 53 and said 40.0060 acre tract for a total distance of 40.00 feet to a point for corner;

Thence, South 86° 51' 06" West, departing said common line, 3,290.80 feet to a point for corner on a west line of aforementioned Lot 13 and said "First Tract", same being the east line of Lot 5 of said Section 73 and that certain called 19.919 acre tract conveyed to Westbank Bayou, L.P. by instrument of record in Document Number 2007021508, B.C.O.R.;

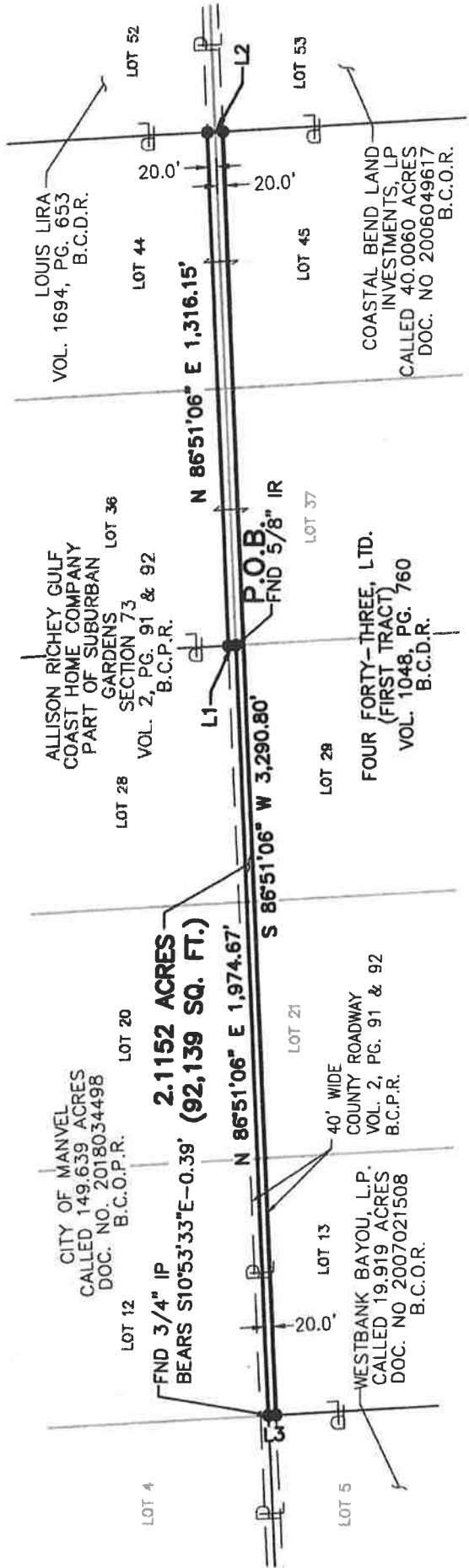
Thence, North 03° 24' 33" West, along said common line, 20.00 feet to the common corner of said Lot 13, said Lot 5, Lot 4 and Lot 12 of said Section 73, same being the northeast corner of said 19.919 acre tract on the south line of aforementioned 149.639 acre tract, from which a found 3/4-inch iron pipe bears S 10° 53' 33" East, 0.39 feet;

Thence, North 86° 51' 06" East, along the north line of said Lot 13, aforementioned Lots 21 and 29, same being the south line of said Lot 12, Lot 20, and Lot 28 of said Section 73, and said 149.639 acre tract, 1,974.67 feet to the POINT OF BEGINNING and containing 2.1152 acres (92,139 square feet) of land.

Corner monuments were not set at the Client's request.



LJA Surveying, Inc.



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 03°27'03" W | 20.00'   |
| L2   | S 03°24'33" E | 40.00'   |
| L3   | N 03°24'33" W | 20.00'   |

LEGEND:

- B.C.D.R. DEED RECORDS OF BRAZORIA COUNTY
- B.C.O.R. OFFICIAL RECORDS OF BRAZORIA COUNTY
- B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
- B.C.P.R. PLAT RECORDS OF BRAZORIA COUNTY
- P PROPERTY LINE
- LAND HOOK
- VOL./PG. VOLUME/PAGE
- P.O.B. POINT OF BEGINNING
- FND FOUND

NOTES:

- 1) ALL BEARINGS AND DISTANCES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJ.)
- 2) CORNER MONUMENTS NOT SET AT CLIENTS REQUEST.



SCALE 1" = 400'



**EXHIBIT OF  
2.1152 ACRES  
(92,139 SQ. FT.)  
RIGHT-OF-WAY ABANDONMENT  
(WIDTH VARIES)  
IN THE**

**H.T. & B.R.R. COMPANY SURVEY,  
SECTION 73, A-301  
BRAZORIA COUNTY, TEXAS**

JUNE 2021 JOB NO. LJA5001-2791-2103

**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

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June 11, 2021  
Job No. LJAS001-2791-2103

DESCRIPTION OF  
2.7197 ACRES  
(118,469 SQUARE FEET)  
RIGHT-OF-WAY ABANDONMENT  
(WIDTH VARIES)

Being 2.7197 acre (118,469 square feet) of land located in the H.T. & B. R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of a 40 foot wide right-of-way dedication crossing Lots 14, 15, 22, 23, 30, 31, 38, 39, and 46 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas (B.C.P.R.), and being a portion of that certain tract described as "First Tract" conveyed to Four Forty-Three, LTD., by instrument of record in Volume 1048, Page 760, of the Deed Records of said Brazoria County, Texas (B.C.D.R.), said 2.7197 acre being more particularly described as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

COMMENCING for reference at a 1/2-inch iron rod with cap stamped "S ADAMS RPLS 3666" found for the common corner of said Lot 39, Lot 40, Lot 47 and Lot 48 of said Section 73, same being the southwest corner of that certain called 10 acre tract (Lot 47) conveyed to Eastbank Bayou, LP, by instrument of record in Document Number 2008004367, of the Official Records of said Brazoria County, Texas (B.C.O.R.), same being the northwest corner of that certain tract conveyed to Brad J. Batteau by an instrument of record in Document Number 2019001447, of the Official Public Records of said Brazoria County, Texas (B.C.O.P.R.) and in the east line of said "First Tract", from which a 1/2-inch iron rod with cap stamped "S ADAMS RPLS 3666" found for reference, bears North 86° 49' 54" East, 628.13 feet;

Thence, North 03° 24' 33" West, along the east line of said Lot 39, and said "First Tract", same being the west line of said Lot 47 and said 10 acre, 640.01 feet to the POINT OF BEGINNING of the herein described tract;

2.7197 Acres

June 11, 2021  
Job No. LJAS001-2791-2103

Thence, South 86° 49' 56" West, departing said common line 2,632.63 feet to a point for corner on the west line of aforementioned Lot 15 and said "First Tract", same being on the east line of Lot 7 of said Section 73 and that that certain called 9.988 acre tract conveyed to Cynthia Lee Sowell Weisinger, Cristi Sowell Harvey and Andrew Ward Sowell, as Co-Trustees of Charles L. Sowell Family Trust, by instrument of record in Document Number 2016025233, of the Official Public Records of said Brazoria County, Texas (B.C.O.P.R.);

Thence, North 03° 24' 33" West, along the west line of said Lot 15 and said "First Tract", same being the east line of said Lot 7 and said 9.988 acre tract, passing at 20.00 feet the common corner of said Lot 15, said Lot 7, Lot 6 and aforementioned Lot 14 of said Section 73, same being the northeast corner of said 9.988 acre tract and the southeast corner of that certain called 19.919 acre tract conveyed to Westbank Bayou, L.P., by instrument of record in Document Number 2007021508, B.C.O.R., continuing along the west line of said Lot 14 and said "First Tract", same being the east line of said Lot 6 and said 19.919 acre tract for a total distance of 40.00 feet to a point for corner;

Thence, North 86° 49' 56" East, departing said common line, 3,290.80 feet to a point for corner on the east line of the aforementioned Lot 46, and said "First Tract", same being the west line of that certain called 40.0060 acre tract conveyed to Coastal Bend Land Investments, LP by an instrument of record in Document Number 2006049617, B.C.O.R.;

Thence, South 03° 24' 33" East, along said common line, 20.00 feet to the common corner of said Lot 46, aforementioned Lot 47 and Lot 53 of said Section 73, same being the northeast corner of the aforementioned 10 acre tract, an easterly corner of said "First Tract", the northwest corner of that certain called 10.0008 acre tract conveyed to Coastal Bend Land Investments, LP by an instrument of record in Document Number 2007047399, B.C.O.R., and the southwest corner of said 40.0060 acre tract;

2.7197 Acres

June 11, 2021  
Job No. LJA001-2791-2103

Thence, South 86° 49' 56" West, along the north line of said Lot 47 and said 10 acre tract, same being the south line of said Lot 46 and an interior line of said "First Tract", 658.16 feet to a point for corner, to the common corner of said Lot 46, said Lot 47, aforementioned Lot 39 and aforementioned Lot 38, same being the northwest corner of said 10 acre tract and interior easterly corner of said "First Tract";

Thence, South 03° 24' 33" East, along the west line of said Lot 47 and said 10 acre tract, same being the east line of said Lot 39 and said "First Tract", 20.00 feet to the POINT OF BEGINNING and containing 2.7197 acres (118,469 square feet) of land.

Corner monuments were not set at the Client's request.



LJA Surveying, Inc.



LOT 22  
FOUR FORTY-THREE, LTD.  
(FIRST TRACT)  
VOL. 1048, PG. 760  
B.C.D.R.

WESTBANK BAYOU, L.P.  
CALLED 19.919 ACRES  
DOC. NO. 2007021508  
B.C.O.R.

40' WIDE  
COUNTY ROADWAY  
VOL. 2, PG. 91 & 92  
B.C.P.R.

2.7197 ACRES  
(118,469 SQ. FT.)  
N86°49'56"E 2632.63'

S86°49'56"W 2632.63'

LOT 14  
LOT 15 CYNTHIA LEE SOWELL  
WEISINGER,  
CRISTI SOWELL HARVEY AND  
ANDREW WARD SOWELL,  
AS CO-TRUSTEES OF  
CHARLES L. SOWELL FAMILY  
TRUST  
CALLED 9.988 ACRES  
DOC. NO. 2016025233  
B.C.O.P.R.

LOT 31  
ALLISON RICHEY GULF  
COAST HOME COMPANY  
PART OF SUBURBAN  
GARDENS  
SECTION 73  
VOL. 2, PG. 91 & 92  
B.C.P.R.

LOT 39

LOT 40  
"S ADAMS RPLS 3666"  
W/CAP STAMPED  
FND 1/2" IR

LOT 48  
N86°49'54"E 628.13'  
W/CAP STAMPED  
FND 1/2" IR  
"S ADAMS RPLS 3666"  
BRAD J. BATTEAU  
CALLED LOT 48  
AND 10.00 ACRES  
DOC. NO. 2019001447  
B.C.O.P.R.

P.O.C.

P.O.B.

LOT 47  
S86°49'56"W 658.16'  
EASTBANK BAYOU, L.P.  
CALLED 10 ACRES  
DOC. NO. 2008004367  
B.C.O.R.

LOT 52

LOT 54

LOT 54

LOT 32

LOT 40

LOT 48

LOT 52

LOT 54

(A)  
COASTAL BEND LAND  
INVESTMENTS, LP  
CALLED 10.008 ACRES  
DOC. NO. 2007047399  
B.C.O.R.

(B)  
MSPARK LLC  
CALLED 10.00 ACRES  
DOC. NO. 2019049329  
B.C.O.P.R.

(C)  
ROGER HERNANDEZ GRANARILLAS  
AND SHEILA M. ROSARIO CRESPO  
CALLED 1.000 ACRES  
(TRACT 2)  
DOC. NO. 2015020827  
B.C.O.R.

DEED RECORDS OF  
BRAZORIA COUNTY  
OFFICIAL RECORDS OF  
BRAZORIA COUNTY  
OFFICIAL PUBLIC RECORDS  
OF BRAZORIA COUNTY

B.C.D.R.  
B.C.O.R.  
B.C.O.P.R.  
B.C.P.R.

PROPERTY LINE

LAND HOOK

VOLUME/PAGE

POINT OF BEGINNING

POINT OF COMMENCEMENT

FOUND

NOTES:

- ALL BEARINGS AND DISTANCES  
REFERENCED TO THE TEXAS COORDINATE  
SYSTEM, SOUTH CENTRAL ZONE, NAD83  
(1993 ADJ.)
- CORNER MONUMENTS NOT SET AT  
CLIENTS REQUEST.

| Line Table |               |
|------------|---------------|
| Line #     | Direction     |
| L1         | N03° 24' 33"W |
| L2         | S03° 24' 33"E |
| L3         | S03° 24' 33"E |



SCALE 1" = 400'



**EXHIBIT OF  
2.7197 ACRES  
(118,469 SQ. FT.)  
RIGHT-OF-WAY ABANDONMENT  
(40 FEET WIDE)  
IN THE**

**H.T. & B.R.R. COMPANY SURVEY,  
SECTION 73, A-301  
BRAZORIA COUNTY, TEXAS**

JUNE 2021 JOB NO. LJA5001-2791-2103

**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

5

June 14, 2021  
Job No. LJAS001-2791-2103

DESCRIPTION OF  
0.7228 ACRE  
(31,484 SQUARE FEET)  
RIGHT-OF-WAY ABANDONMENT  
(20 FEET WIDE)

Being 0.7228 acre (31,484 square feet) of land located in the H.T. & B.R.R. Company Survey, Section 64, also known as the Mary V. O'Donnell Survey, Abstract 483 Brazoria County, Texas, and also being a portion of the west half of a 40 foot wide right-of-way dedication as shown on the Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, according to the plat recorded in Volume 1, Pages 71-72, and Volume 3, Pages 139-140, of the Plat Records of said Brazoria County, Texas, (B.C.P.R.), said 0.7228 acre being more particularly described as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

BEGINNING a 1/2-inch iron rod with cap stamped "S ADAMS RPLS 3666" found for the northeast corner of Outlot 195 of said Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property and the northeast corner of a certain called 46.35 acre tract, described as "Fourth Tract" conveyed to Four Forty-Three, LTD., by instrument of record in Volume 1048, Page 760 of the Deed Records of said Brazoria County, Texas (B.C.D.R), same being the northwest corner of said 40 foot wide right-of-way, on the north survey line of said Mary V. O'Donnell Survey, same being the south line of Lot 40 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, B.C.P.R, and also being on the south line of certain tract described as "First Tract", conveyed to Four Forty-Three, LTD. by an instrument of record in Volume 1048, Page 760, B.C.D.R., and the south survey line of H.T.& B. R.R. Company Survey, Section 73, Abstract 301;

0.7228 Acre

June 14, 2021  
Job No. LJAS001-2791-2103

Thence, North 86° 49' 56" East along the north line of said 40 foot wide right-of-way, the north line of said Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, same being the south line of said Lot 40 of said Section 73, said "First Tract" and along said common survey line, 21.68 feet to a point for corner;

Thence, South 19° 31' 43" West , departing said common line, 918.53 feet to northwest corner of Lot 6, Block 1 as shown on Bluewater Lakes Section 4 a subdivision of record in Document Number 2018019193 of the Official Public Records of Brazoria County, Texas (B.C.O.P.R.);

Thence, South 19° 30' 15" West, along a west line of said Bluewater Lakes Section 4 and Bluewater Lakes Section 2, a subdivision of record in Document Number 2018017804, B.C.O.P.R., 659.85 feet to the northeast corner of Reserve "B" as shown on said Bluewater Lakes Section 2 and in the west line of Lot 1, Block 2 of said Bluewater Lakes Section 2;

Thence, North 70° 28' 49" West, along a north line of said Reserve "B", 20.00 feet to a 1-inch Iron Pipe found for the southeast corner of that certain called 20.000 acre tract, described as "Fifth Tract" conveyed to Four Forty-Three, LTD., by instrument of record in Volume 1048, Page 760, B.C.D.R., and the southeast corner of Outlot 180 of the Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property and on the west line of said 40 foot wide right-of-way;

Thence, North 19° 30' 15" East, departing the north line of said Reserve "B", along the east line of said 20.000 acre tract and said Outlot 180, same being the west line of said 40 foot wide right-of-way, 659.85 feet to a 1/2-inch iron rod with cap stamped "S ADAMS RPLS 3666" found for the northeast corner of said Outlot 180 and said 20.000 acre tract, same being the southeast corner of aforementioned Outlot 195 and aforementioned 46.35 acre tract, and same being an angle point on west line of said 40 foot wide right-of-way dedication;

0.7228 Acre

June 14, 2021  
Job No. LJAS001-2791-2103

Thence, North 19° 31' 43" East, along the east line of said Outlot 195 and said 46.35 acre tract, same being the west line of said 40 foot wide right-of-way dedication, 910.16 feet to the POINT OF BEGINNING and containing 0.7228 acre (31,484 square feet) of land.

Corner monuments were not set at the Client's request.



LJA Surveying, Inc.

ALLISON RICHEY GULF COAST HOME COMPANY  
PART OF SUBURBAN GARDENS  
SECTION 73  
VOL. 2, PG. 91 & 92  
B.C.P.R.

FOUR FORTY-THREE, LTD.  
(FIRST TRACT)  
VOL. 1048, PG. 760  
B.C.D.R.

LOT 40

H.T. & B.R.R.  
COMPANY SURVEY,  
SEC. 73, A-301

BRAD J. BATTEAU  
CALLED LOT 48  
AND 10.00 ACRES  
DOC. NO 2019001447  
B.C.O.P.R.



SCALE 1" = 300'

LOT 32

FND 1/2" IR W/CAP STAMPED  
"S ADAMS RPLS 3666"

LOT 48

SURVEY LINE

H.T. & B.R.R. COMPANY SURVEY,  
SEC. 64  
(A.K.A.) MARY V. O'DONNELL SURVEY,  
A-483

FOUR FORTY-THREE, LTD  
CALLED 46.35 ACRES  
(FOURTH TRACT)  
VOL. 1048 PG. 760  
B.C.D.R.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 86°49'56" E | 21.68'   |
| L2   | N 70°28'49" W | 20.00'   |

OUTLOT 181

COASTAL BEND LAND INVESTMENTS, L.P.  
CALLED 167.073 ACRES  
DOC. NO 2004058628  
B.C.O.R.

DR. A. A. LUTHER  
SUBDIVISION OF THE TOWN OF MANVEL  
AND SURROUNDING ACREAGE PROPERTY  
VOL. 1, PGS. 71 & 72 AND  
VOL. 3, PGS. 139 & 140  
B.C.P.R.

OUTLOT LINE

OUTLOT 195

40' DEDICATED ROAD  
VOL 1 PG 71-72  
B.C.P.R.

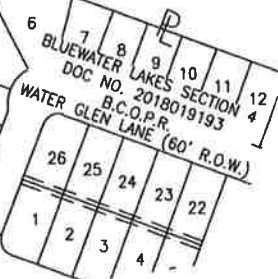
FND 1/2" IR W/CAP STAMPED  
"S ADAMS RPLS 3666"

0.7228 ACRE  
(31,484 SQ. FT.)

OUTLOT 180

20' REMAINDER OF  
40' DEDICATED ROAD  
VOL 1 PG 71-72  
B.C.P.R.

FOUR FORTY-THREE, LTD  
CALLED 20.000 ACRES  
(FIFTH TRACT)  
VOL. 1048 PG. 760  
B.C.D.R.



LEGEND:

B.C.P.R. PLAT RECORDS OF  
B.C.D.R. BRAZORIA COUNTY  
B.C.O.R. DEED RECORDS OF  
B.C.O.P.R. BRAZORIA COUNTY  
OFFICIAL RECORDS OF  
BRAZORIA COUNTY  
OFFICIAL PUBLIC RECORDS  
OF BRAZORIA COUNTY  
PROPERTY LINE  
VOL./PG. VOLUME/PAGE  
P.O.B. POINT OF BEGINNING  
FND FOUND

**EXHIBIT OF  
0.7228 ACRE  
(31,484 SQUARE FEET)  
RIGHT-OF-WAY ABANDONMENT  
(20 FEET WIDE)  
IN THE  
H.T. & B.R.R. CO. SURVEY, SECTION 64,  
(A.K.A.) MARY V. O'DONNELL SURVEY,  
ABSTRACT 483  
HARRIS COUNTY, TEXAS**

JUNE 2021 JOB NO. 2791-2103

LJA Surveying, Inc.

3600 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382



NOTES:

- ALL BEARINGS AND DISTANCES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJ.)
- CORNER MONUMENTS NOT SET AT CLIENTS REQUEST.

6

June 14, 2021  
Job No. LJAS001-2791-2103

DESCRIPTION OF  
1.2359 ACRE  
(53,837 SQUARE FEET)  
RIGHT-OF-WAY ABANDONMENT  
(20 FEET WIDE)

Being 1.2359 acres (53,837 square feet) of land located in the H.T. & B.R.R. Company Survey, Section 64, A/K/A the Mary V. O'Donnell Survey, Abstract 483, and H.T. & B.R.R. Company Survey, Section 65, Abstract 285, and also being a portion of a 40 foot wide right-of-way dedication as shown on the Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, according to the plat recorded in Volume 1, Pages 71-72, and Volume 3, Pages 139-140, of the Plat Records of said Brazoria County, Texas (B.C.P.R.), said 1.2359 acres being more particularly described as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

BEGINNING at a TXDOT brass disc in concrete found at the northeast corner of that certain called 0.026 acre tract conveyed to the State of Texas by an instrument of record in Document Number 94-008875, of the Official Records of said Brazoria County, Texas (B.C.O.R.), said disc lying at intersection of the north right of way line of State Highway No. 6 (width varies) and the east lines of Outlot 174 of said Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, and that certain called 27.7947 acre tract, described as "Third Tract", in the deed to Four Forty Three, LTD. by instrument of record in Volume 1048, Page 760, B.C.D.R., same being the west right-of-way line of said 40 foot wide right-of-way, from which a TXDOT aluminum disc in concrete found for the northwest corner of said 0.026 acre tract, same being the northeast corner of that certain called 0.437 acre tract conveyed to the State of Texas by an instrument of record under Document Number 93-05383, B.C.O.R., said disc lying on the west line of said 27.7947 acre tract, same being on the east line of that certain called 18 acre tract conveyed to Russell T. Rudy and Randall D. Rudy, by an instrument of record in Volume 1408, Page 806, B.C.D.R. bears North 70° 29' 23" West, 33.64 feet;



1.2359 Acre

June 14, 2021  
Job No. LJAS001-2791-2103

Thence, North 19° 29' 33" East, departing the north right-of-way line of said State Highway No. 6, along the east line of said 27.7947 acre tract and said Outlot 174, along a west line of said 40 foot wide right-of-way, 1,390.71 feet to a 1/2-inch iron rod found (bent) for the southwest corner of that certain called 46.35 acre tract, described as "Fourth Tract", conveyed to Four Forty-Three, LTD. by an instrument of record in Volume 1048, Page 760, B.C.D.R. and Outlot 175 of said Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, same being a northerly corner of said 40 foot wide right-of-way;

Thence, South 70° 26' 02" East, departing the east line of said 27.7947 acre tract and said Outlot 174, along the south line of said 46.35 acre tract and said Outlot 175, same being a northerly line of said 40 foot wide right-of-way, 1,321.17 feet to the southeast corner of said 46.35 acre tract and said Outlot 175 and in the west right-of-way line of Allen Brook Drive (60 feet wide) as shown on Bluewater Lakes Section 6, a subdivision of record under Document Number 2021010722, of the Official Public Records of said Brazoria County, Texas (B.C.O.P.R.);

Thence, South 19° 29' 54" West, departing the north line of said 40 foot wide right-of-way, along the west right-of-way line of said Allen Brook Drive, 20.00 feet to a point for corner;

Thence, North 70° 26' 02" West, departing the west right-of-way line of said Allen Brook Drive, 1,301.17 feet to a point for corner;

Thence, South 19° 29' 33" West, 1,370.69 feet to a point for corner on the north right of way line of aforementioned State Highway No. 6;

1.2359 Acre

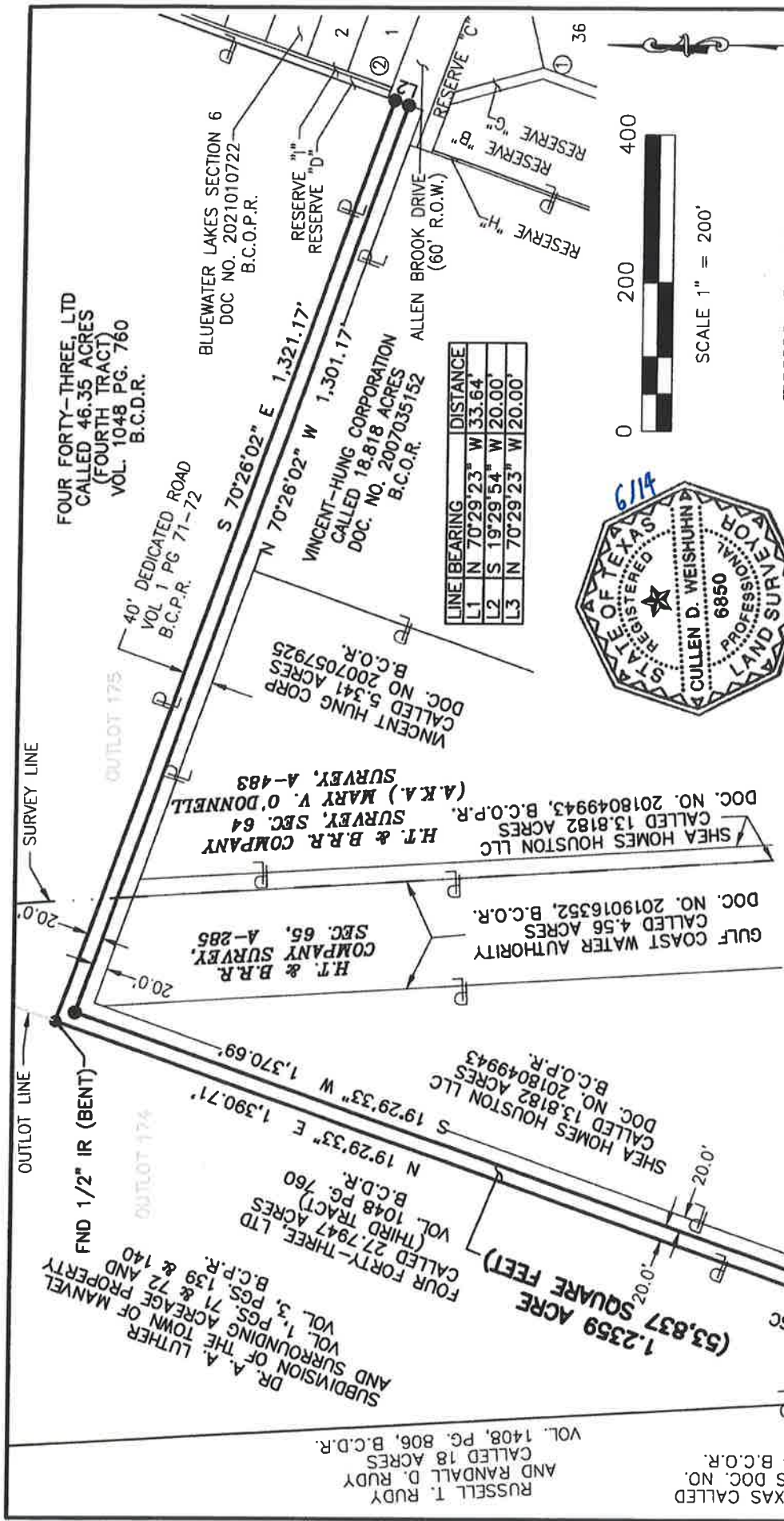
June 14, 2021  
Job No. LJAS001-2791-2103

Thence, North 70° 29' 23" West, along the north right-of-way line of said State Highway No. 6, 20.00 feet to the POINT OF BEGINNING and containing 1.2359 acres (53,837 square feet) of land.

Corner monuments were not set at the client's request.



LJA Surveying, Inc.



# **EXHIBIT OF** **1.2359 ACRE** **(53,837 SQUARE FEET)** **RIGHT-OF-WAY ABANDONMENT** **(20 FEET WIDE)** **IN THE**

**H.T. & B. R.R. SURVEY, SECTION 65,**  
**ABSTRACT 285**  
**AND THE MARY V. O'DONNELL SURVEY,**  
**SECTION 64, ABSTRACT 483**  
**HARRIS COUNTY, TEXAS**  
 JUNE 2021 JOB NO. 2791-2103

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

- LEGEND:**
- B.C.P.R. PLAT RECORDS OF
  - B.C.D.R. BRAZORIA COUNTY
  - B.C.O.R. DEED RECORDS OF
  - B.C.Q.P.R. BRAZORIA COUNTY
  - OFFICIAL RECORDS OF
  - OFFICIAL PUBLIC RECORDS
  - OF BRAZORIA COUNTY
  - PROPERTY LINE
  - VOL./PG. VOLUME/PAGE
  - P.O.B. POINT OF BEGINNING
  - FND FOUND
- NOTES:**
- ALL BEARINGS AND DISTANCES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJ.)
  - CORNER MONUMENTS NOT SET AT CLIENTS REQUEST.



STATE OF TEXAS CALLED 0.437 ACRES DOC. NO. 93-05383 B.C.O.R.

FND TxDOT ALUMINUM DISC IN CONCRETE

STATE OF TEXAS CALLED 0.746 ACRES DOC. NO. 93-021420 B.C.O.R.

STATE OF TEXAS CALLED 0.026 ACRES DOC. NO. 94-008875 B.C.O.R.

STATE HIGHWAY NO. 6 (R.O.W. VARIES)

**ORDINANCE NO. 2023-O-13**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A PORTION OF A 20' RIGHT OF WAY AND A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 0.5953 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, AND ALSO BEING A PORTION OF A 20 FOOT WIDE RIGHT-OF-WAY AND A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOT 7, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.**

\* \* \* \* \*

**WHEREAS,** Cynthia Lee Sowell Weisinger, Cristi Sowell Harvey and Andrew Ward Sowell, as Co-Trustees of Charles L. Sowell Family Trust has petitioned the City of Manvel, Texas, to vacate, abandon, and close right of way known as 0.5953 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, and also being a portion of a 20 foot wide right-of-way and a 40 foot wide right-of-way dedication crossing Lot 7, of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas; and

**WHEREAS,** Applicant has submitted the necessary application and information and fees to the City to review the request for abandonment, said application attached hereto as Exhibit A;

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

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

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

**Section 2.** The City Council of the City of Manvel, Texas, hereby finds and determines that public convenience and necessity no longer require the continued existence of city right-of-way consisting of 0.5953 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, and also being a portion of a 20 foot wide right-of-way and a 40 foot wide right-of-way dedication crossing Lot 7, of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas; and being more particularly described by metes and bounds, and shown by map, in the application attached as Exhibit A, attached hereto and incorporated herein.

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

**Section 4.** This abandonment is subject to, and contingent upon, fulfillment of all other requirements of state law, city ordinances, and the City's abandonment policy.

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

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

**Section 7.** Severability. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

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

\_\_\_\_\_  
Debra Davison, Mayor

ATTEST:

\_\_\_\_\_  
Tammy Bell, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert Gervais, City Attorney



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

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

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

Date June 11, 2021

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

Cynthia Lee Sowell Weisinger, Cristi Sowell Harvey and Andrew Ward Sowell,  
as Co-Trustees of Charles L. Sowell Family Trust

Address: 2414 Ella Blvd, Houston, TX 77008 Phone# \_\_\_\_\_

Reason and intent for requested action:

The reason for this request is to abandon the existing 40' wide rights-of-way  
within the planned development of the area known as the Sowell Tract. The  
intent is to allow flexibility in the location of the arterial roadways passing through  
the development while still adhering to the City of Manvel's Master Thoroughfare  
Plan. North/south circulation will be provided through Pollard Boulevard (120'  
R.O.W.) and east/west circulation will be provided through Del Bello Boulevard  
(120' R.O.W.), Dogwood Avenue (80' R.O.W.) and Charlotte Street (60' R.O.W.).

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

This request is to abandon the right-of-way within the property owned by the  
Sowell Family Trust within the Sowell Tract. This proposed right-of-way  
abandonment is approximately 1,316.53 feet in total length and 0.5953 acres  
in total area. Attached are the legal description and survey.

  
Signature of Applicant

Procedures:

Date of Action \_\_\_\_\_

FEES PAID \_\_\_\_\_

Check Number \_\_\_\_\_

*Collect the following documents*

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

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

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

*Staff procedures:*

\_\_\_\_\_ Commission a title report of the area to be abandoned.

\_\_\_\_\_ Commission an independent appraisal of the area to be abandoned;

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

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

\_\_\_\_\_ Scheduled Public Hearing Date for Planning Development and Zoning

\_\_\_\_\_ Scheduled Public Hearing Date for City Council (1<sup>st</sup> reading of the ordinance)

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

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

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

DESCRIPTION OF  
0.5953 ACRE  
(25,930 SQUARE FEET)  
RIGHT-OF-WAY ABANDONMENT  
(20 FEET WIDE)

Being 0.5953 acre (25,930 square feet) of land located in the H.T.& B. R.R. Company Survey, Section 73, Abstract 301, and also being a portion of a 20 foot wide right-of-way and a 40 foot wide right-of-way dedication crossing Lot 7, of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas (B.C.P.R.), and a portion of that certain called 9.988 acre tract conveyed to Cynthia Lee Sowell Weisinger, Christi Sowell Harvey and Andrew Ward Sowell as Co-Trustees of Charles L. Sowell Family Trust, by an instrument for record in Document Number 2016025233, in the Official Public Records of said Brazoria County, Texas (B.C.O.P.R.), said 0.5953 acre being more particularly described as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

COMMENCING for reference at an "X" chiseled in concrete previously set marking the common south corner of that certain called 6.676 acre tract conveyed to Brazos River Authority by Cause No. 54. 761A and by Volume 33, Page 154, of the District Clerk Records of said Brazoria County, Texas (B.C.D.C.R.), and that certain called 9.929 acre tract conveyed to Westbank Bayou, L.P. by an instrument of record in Document Number 2007017868, of the Official Records of said Brazoria County, Texas (B.C.O.R.), said point being the southwest corner of Lot 8 of said, Section 73, lying on north line of Outlot 174 of the Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, according to the plat recorded in Volume 1, Pages 71-72, and Volume 3, Pages 139-140, B.C.P.R., and that certain called 27.7947 acre tract, described as "Third Tract", conveyed to Four Forty-Three, LTD by an instrument of record in Volume 1048, Page 760 of the Deed Records of Brazoria County, Texas (B.C.D.R.), and the common survey corner of said H.T.& B. R.R. Company Survey, Section 73, Abstract 301, the H.T. & B.R.R. Company Survey, Section 64, A/K/A the Mary V. O'Donnell Survey, Abstract 483, the H.T.& B. R.R. Company Survey, Section 65, Abstract 285, the H.T.&

B. R.R. Company Survey, Section 72, A/K/A the Kate R. Ehrmann Survey, Abstract 460, from which a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set marking the northwest corner of said 27.7947 acre tract, bears South 86° 58' 00" West, 728.87 feet, from said 5/8-inch iron rod with cap stamped "LJA SURVEY", a found 3/4-inch iron pipe (pinched top) bears North 07° 05' 46" East, 1.17 feet;

Thence, North 03° 28' 46" West, along the west line of said Lot 8, said 9.929 acre tract, and said Section 73, same being the east line of said 6.676 acre tract and said Section 72, 1,320.64 feet to the common west corner of said Lot 8 and Lot 7 of said Section 73, same being the northwest corner of said 9.929 acre tract and the southwest corner said 9.988 acre tract, said point also being the southwest corner and the POINT OF BEGINNING of the herein described tract;

Thence, North 03° 28' 46" West, along the west line of said Lot 7, said 9.988 acre tract, same being the east line of said 6.676 acre tract, and said common survey line, 660.00 feet to the common west corner of said Lot 7 and Lot 6 of said Section 73, said point also being the northwest corner of said 9.988 acre tract, same being the southwest corner of that certain called 19.919 acre tract conveyed to Westbank Bayou, L.P., by an instrument of record under Document Number 2007021508, B.C.O.R.;

Thence, North 86° 49' 56" East, departing said common survey line, along the north line of said Lot 7 and said 9.988 acre tract, same being the south line of said Lot 6 and said 19.919 acre tract, 656.53 feet to the common corner of said Lot 6, said Lot 7, Lot 15 and Lot 14 of said Section 73, said point also being the northeast corner of said 9.988 acre tract, same being the southeast corner of said 19.919 acre tract and in the west line of that of that certain tract described as "First Tract", conveyed to Four Forty-Three, LTD. by an instrument of record in Volume 1048, Page 760 of the Deed Records of Brazoria County, Texas (B.C.D.R.);

Thence, South 03° 24' 33" East, along the east line of said Lot 7 and said 9.988 acre tract, same being the west line of said Lot 15 and said "First Tract", 20.00 feet to a point for corner;

0.5953 Acres

June 11, 2021  
Job No. LJAS001-2791-2103

Thence, South 86° 49' 56" West, departing said common line, 636.51 feet to a point for corner;

Thence, South 03° 28' 46" East, 640.00 feet to a point for corner in the south line of said Lot 7 and said 9.988 acre tract, same being the north line of aforementioned Lot 8 and aforementioned 9.929 acre tract;

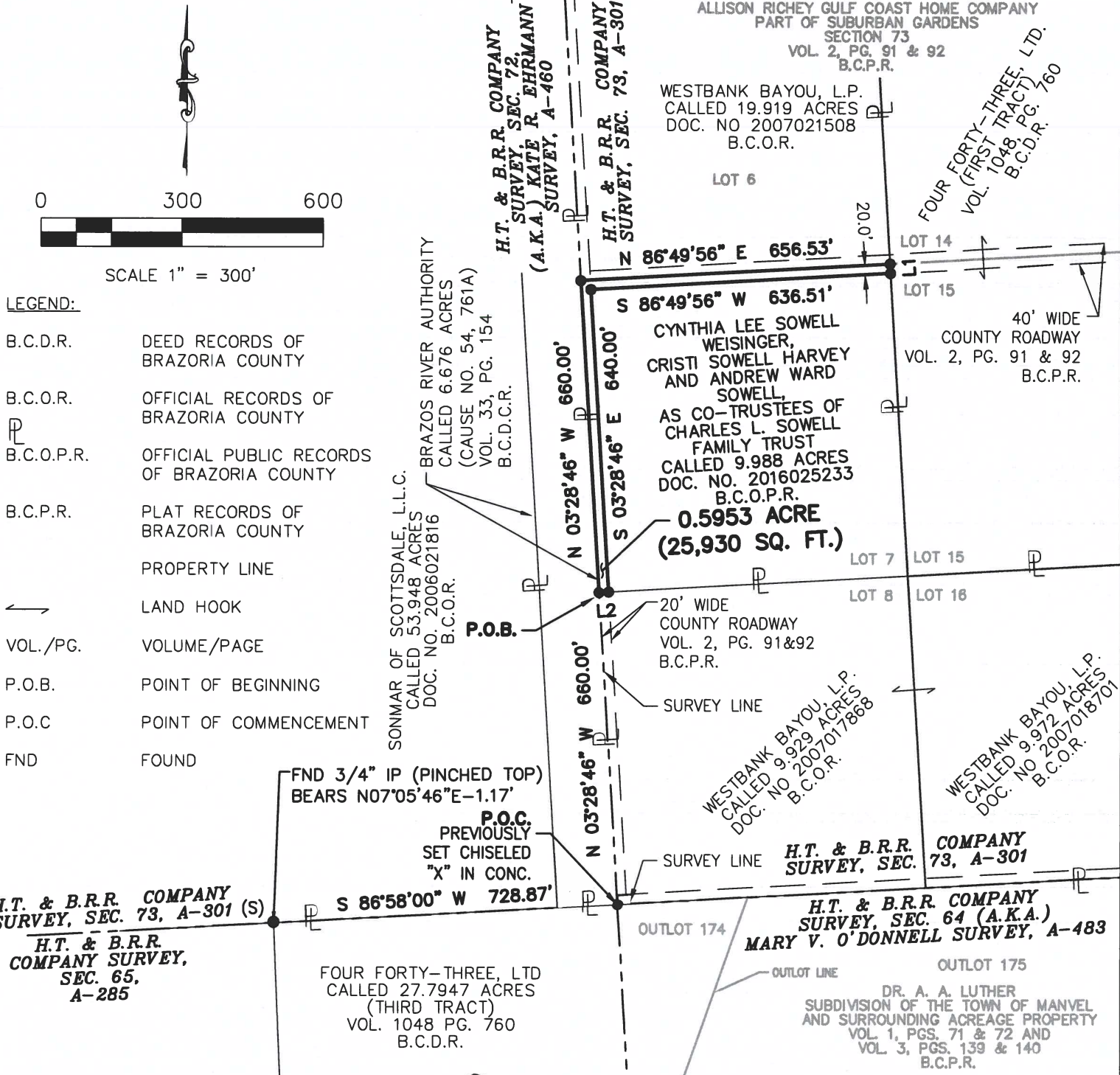
Thence, South 86° 49' 56" West, along said common line, 20.00 feet to the POINT OF BEGINNING and containing 0.5953 acres (25,930 square feet) of land.

Corner monuments were not set at the Client's request.



LJA Surveying, Inc.

S:\Sectors\Survey\Projects\LJA5001\2791\2103\CAD\0.5953 Ac ROW Abandonment.dwg 6/11/2021



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 03°24'33" E | 20.00'   |
| L2   | S 86°49'56" W | 20.00'   |



NOTES:

1) ALL BEARINGS AND DISTANCES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJ.)

2) CORNER MONUMENTS NOT SET AT CLIENTS REQUEST.

**EXHIBIT OF**  
**0.5953 ACRE**  
**(25,930 SQ. FT.)**  
**RIGHT-OF-WAY ABANDONMENT**  
**(20 FEET WIDE)**  
**IN THE**  
**H.T. & B.R.R. COMPANY SURVEY,**  
**SECTION 73, A-301**  
**BRAZORIA COUNTY, TEXAS**

JUNE 2021 JOB NO. LJA5001-2791-2103

**LJA Surveying, Inc.**

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



**ORDINANCE NO. 2023-O-14**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF (1) A 20' RIGHT-OF-WAY DEDICATION CONSISTING OF 0.8967 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 20 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 8, AND 16 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; AND (2) A PORTION OF A 20' RIGHT-OF-WAY DEDICATION AND A 40' RIGHT-OF-WAY DEDICATION CONSISTING OF 1.1916 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, AND ALSO BEING A PORTION OF A 20 FOOT WIDE AND A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION CROSSING LOTS 5 AND 6, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91-92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHTS-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHTS-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.**

\* \* \* \* \*

**WHEREAS**, Westbank Bayou, L.P. has petitioned the City of Manvel, Texas, to vacate, abandon, and close rights-of-way known as: (1) 0.8967 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of a 20 foot wide right-of-way dedication crossing Lots 8, and 16 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas, and

(2) 1.1916 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, and also being a portion of a 20 foot wide and a 40 foot wide right-of-way dedication crossing Lots 5 and 6, of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas; and

**WHEREAS,** Applicant has submitted the necessary application and information to the City to review the request for abandonment, said application attached hereto as Exhibit A;

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

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

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

**Section 2.** The City Council of the City of Manvel, Texas, hereby finds and determines that public convenience and necessity no longer require the continued existence of the following city rights-of-way: (1) 0.8967 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of a 20 foot wide right-of-way dedication crossing Lots 8, and 16 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas, and

(2) 1.1916 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, and also being a portion of a 20 foot wide and a 40 foot wide right-of-way dedication crossing Lots 5 and 6, of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens

Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas; and being more particularly described by metes and bounds, and shown by map, in the application attached as Exhibit A, attached hereto and incorporated herein.

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

**Section 4.** This abandonment is subject to, and contingent upon, fulfillment of all other requirements of state law, city ordinances, and the City's abandonment policy.

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

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

**Section 7.** Severability. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

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

\_\_\_\_\_  
Debra Davison, Mayor

ATTEST:

\_\_\_\_\_  
Tammy Bell, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert Gervais, City Attorney

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

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

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

Date June 11, 2021

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

Westbank Bayou, LP

Address: 2414 Ella Blvd, Houston, TX 77008 Phone# \_\_\_\_\_

Reason and intent for requested action:

The reason for this request is to abandon the existing 40' wide rights-of-way within the planned development of the area known as the Sowell Tract. The intent is to allow flexibility in the location of the arterial roadways passing through the development while still adhering to the City of Manvel's Master Thoroughfare Plan. North/south circulation will be provided through Pollard Boulevard (120' R.O.W.) and east/west circulation will be provided through Del Bello Boulevard (120' R.O.W.), Dogwood Avenue (80' R.O.W.) and Charlotte Street (60' R.O.W.).

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

This request is to abandon the rights-of-way within the properties owned by Westbank Bayou, LP within the Sowell Tract. This proposed right-of-way abandonment is approximately 4,608.40 feet in total length and 2.0883 acres in total area. Attached are the legal descriptions and surveys.

  
\_\_\_\_\_  
Signature of Applicant

Procedures:

Date of Action \_\_\_\_\_

FEES PAID \_\_\_\_\_

Check Number \_\_\_\_\_

*Collect the following documents*

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

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

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

*Staff procedures:*

\_\_\_\_\_ Commission a title report of the area to be abandoned.

\_\_\_\_\_ Commission an independent appraisal of the area to be abandoned;

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

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

\_\_\_\_\_ Scheduled Public Hearing Date for Planning Development and Zoning

\_\_\_\_\_ Scheduled Public Hearing Date for City Council (1<sup>st</sup> reading of the ordinance)

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

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

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



DESCRIPTION OF  
0.8967 ACRE  
(39,062 SQUARE FEET)  
RIGHT-OF-WAY ABANDONMENT  
(20 FEET WIDE)

Being 0.8967 acre (39,062 square feet) of land located in the H.T.& B. R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, and also being a portion of a 20 foot wide right-of-way dedication crossing Lots 8, and 16 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas (B.C.P.R.), and also a portion of that certain called 9.972 acre tract conveyed to Westbank Bayou, L.P. by an instrument of record in Document Number 2007018701 of the Official Records of said Brazoria County, Texas (B.C.O.R.), and that certain called 9.929 acre tract conveyed to Westbank Bayou, L.P. by an instrument of record in Document Number 2007017868, B.C.O.R., said 0.8967 acre being more particularly described as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

BEGINNING at a chiseled "X" previously set for the southwest corner of said Lot 8 and said 9.929 acre tract, same being the southeast corner of a called 6.676 acre tract described to Brazos River Authority in Cause Number 54, 761A, Volume 33, Page 154 of the District Court Records of said Brazoria County, Texas (B.C.D.C.R.), on the north line of Outlot 174 of the Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, according to the plat recorded in Volume 1, Pages 71-72, and Volume 3, Pages 139-140, B.C.P.R., and that certain called 27.7947 acre tract, described as "Third Tract", conveyed to Four Forty-Three, LTD by an instrument of record in Volume 1048, Page 760 of the Deed Records of said Brazoria County, Texas (B.C.D.R.), and the common survey corner of said H.T.& B. R.R. Company Survey, Section 73, Abstract 301, the H.T. & B.R.R. Company Survey, Section 64, A/K/A the Mary V. O'Donnell Survey, Abstract 483, the H.T.& B. R.R. Company Survey, Section 65, Abstract 285, the H.T.& B. R.R. Company Survey, Section 72, A/K/A the Kate R. Ehrmann Survey, Abstract 460;

Thence, North 03° 28' 46" West, along the west line of said Lot 8, said 9.929 acre tract, and said H.T. & B.R.R. Company Survey, Sec 73, Abstract 301, common to the east line of said 6.676 acre tract and said Kate R. Ehrmann Survey, Abstract 460, 660.00 feet to the northwest corner of said Lot 8 and said 9.929 acre tract, same being the southwest corner of Lot 7 of said Section 73 and the southwest corner of a called 9.988 acre tract conveyed to Cynthia Lee Sowell Weisinger, Cristi Sowell Harvey and Andrew Ward Sowell, as Cos-Trustees of Charles L. Sowell Family Trust by an instrument of record in Document Number 2016025233 of the Official Public Records of said Brazoria County, Texas, (B.C.O.P.R.);

Thence, North 86° 49' 56" East, along the north line of said Lot 8 and said 9.929 acre tract common to the south line of said Lot 7 and said 9.988 acre tract, 20.00 feet to a point for corner;

Thence, South 03° 28' 46" East, departing said common line, 640.00 feet to a point for corner;

Thence, North 86° 49' 56" East, 1,293.09 feet to a point for corner on the east line of said Lot 16 and said 9.972 acre tract common to the west line of Lot 24 of said Section 73 and the west line of that certain tract described as "First Tract" in the deed to Four Forty-Three, LTD. by an instrument of record in Volume 1048, Page 760, B.C.D.R.;

Thence, South 03° 24' 33" East, along said common line, 20.00 feet to the southeast corner of said Lot 16 and said 9.972 acre tract, same being the southwest corner of said Lot 24 and said "First Tract", on the north line of Outlot 175 of aforementioned Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, the north line of that certain called 46.35 acre tract described "Fourth Tract" in the deed to Four Forty-Three, LTD. by an instrument of record in Volume 1048, Page 760, B.C.D.R. and the north survey line of said Mary V. O'Donnell Survey, same being the south line of said H.T. & B.R.R. Company Survey, Section 73, Abstract 301, from which a 1/2-inch iron rod with cap stamped "S Adams RPLS 3666" found for a southeast corner of Lot 40 of said Section 73 and said "First Tract", same being the southwest corner of Lot 48 of said Section 73, and that certain called 10.00 acre tract conveyed

0.8967 Acre

June 11, 2021  
Job No. LJAS001-2791-2103

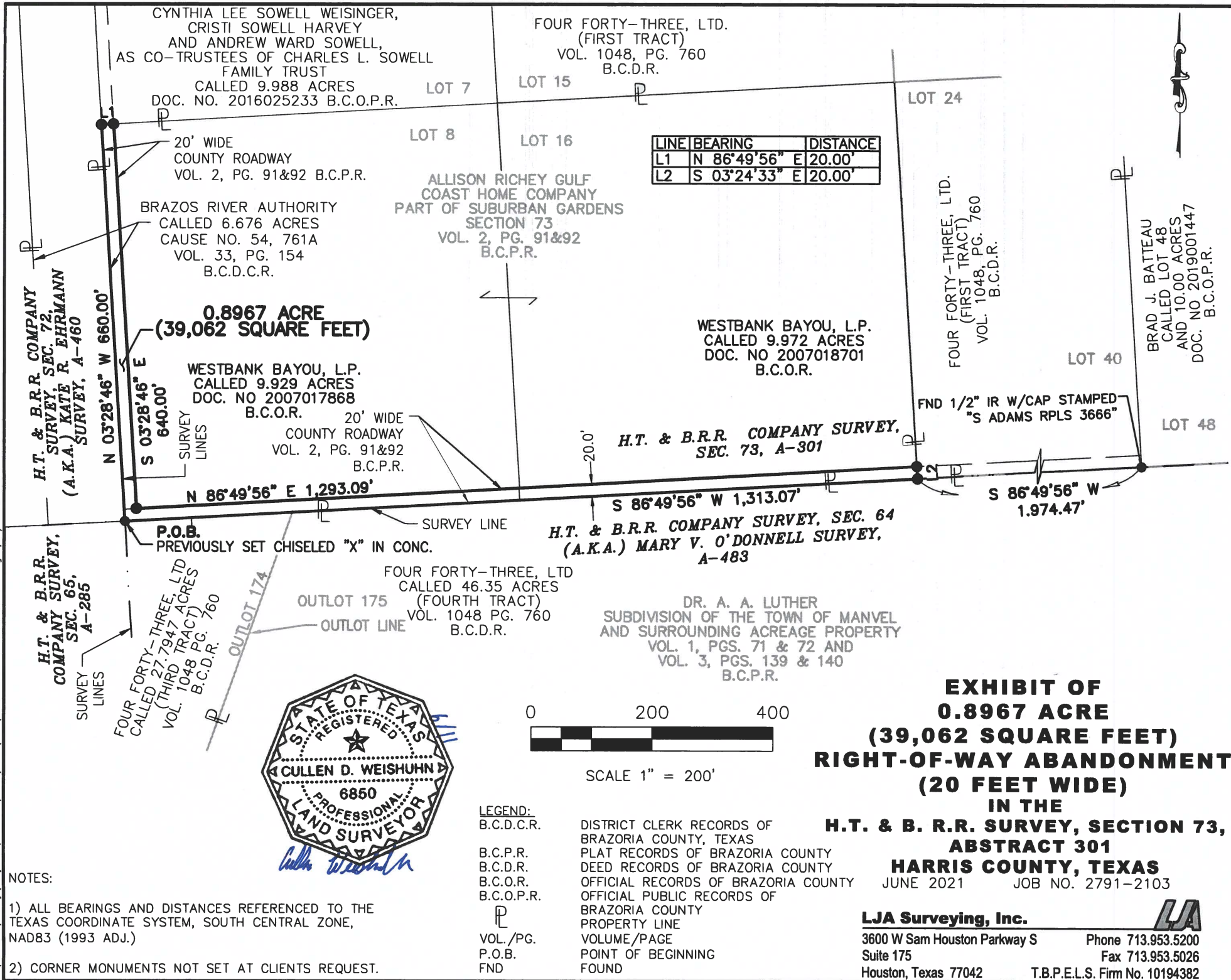
to Brad J. Batteau by an instrument of record in Document Number 2019001447, B.C.O.P.R. bears North 86° 49' 56" East, 1,974.47 feet;

Thence, South 86° 49' 56" West, along the south lines of said Lot 8 and aforementioned Lot 16, said 9.972 acre tract, said 9.929 acre tract and said H.T. & B.R.R. Company Survey, Section 73, Abstract 301, common to the north lines of said Outlot 175, aforementioned Outlot 174, said "Fourth Tract", the aforementioned "Third Tract", and said Mary V. O'Donnell Survey, 1,313.07 feet to the POINT OF BEGINNING and containing 0.8967 acre (39,062 square feet) of land.

Corner monuments were not set at the Client's request.



LJA Surveying, Inc.



NOTES:

- 1) ALL BEARINGS AND DISTANCES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJ.)
- 2) CORNER MONUMENTS NOT SET AT CLIENTS REQUEST.

LEGEND:

- B.C.D.C.R.  
B.C.P.R.  
B.C.D.R.  
B.C.O.R.  
B.C.O.P.R.  
VOL./PG.  
P.O.B.  
FND

- DISTRICT CLERK RECORDS OF  
BRAZORIA COUNTY, TEXAS  
PLAT RECORDS OF BRAZORIA COUNTY  
DEED RECORDS OF BRAZORIA COUNTY  
OFFICIAL RECORDS OF BRAZORIA COUNTY  
OFFICIAL PUBLIC RECORDS OF  
BRAZORIA COUNTY  
PROPERTY LINE  
VOLUME/PAGE  
POINT OF BEGINNING  
FOUND

DESCRIPTION OF  
1.1916 ACRES  
(51,907 SQUARE FEET)  
RIGHT-OF-WAY ABANDONMENT  
(20 FEET WIDE)

Being 1.1916 acres (51,907 square feet) of land located in the H.T.& B. R.R. Company Survey, Section 73, Abstract 301, and also being a portion of a 20 foot wide and a 40 foot wide right-of-way dedication crossing Lots 5 and 6, of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, of the Plat Records of said Brazoria County, Texas (B.C.P.R.), and a portion that certain called 19.919 acre tract conveyed to Westbank Bayou, L.P., by an instrument of record under Document Number 2007021508, of the Official Records of said Brazoria County, Texas (B.C.O.R.), said 1.1916 acres being more particularly described as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set marking the common west corner of said Lot 5 and Lot 4 of said Section 73, same being the northwest corner of said 19.919 acre tract, the southwest corner of that certain called 149.639 acre tract conveyed to the City of Manvel by an instrument of record in Document Number 2018034498, in the Official Public Records of said Brazoria County, Texas (B.C.O.P.R.), the northeast corner of that certain called 6.676 acre tract conveyed to the Brazos River Authority (Cause No. 54, 761A) by an instrument of record in Volume 33, Page 154 of the District Clerk Records of said Brazoria County (B.C.D.C.R.), the southeast corner of that certain tract, described as "Parcel B", conveyed to Brazos River Authority by an instrument of record in Volume 1070, Page 318, B.C.D.R., and on the west line of said, H.T.& B. R.R. Company Survey, Section 73, same being the east line of the H.T. & B.R.R. Company Survey, Section 72, (A.K.A.) Kate R. Ehrmann Survey, Abstract 460, from which a 5/8-inch iron rod (bent) bears South 72° 37' 44" East, 0.76 feet;

Thence, North 86° 51' 06" East, departing said common survey line, along the north line of said Lot 5 and said 19.919 acre tract, same being the south line of said Lot 4 and said 149.639 acre tract, 658.16 feet to the common corner of said Lot 5, said Lot 4, Lot 12 and Lot 13 of said Section 73, same being the northeast corner of said 19.919 acre tract and a westerly corner of that certain tract described as "First Tract", conveyed to Four Forty-Three, LTD. by an instrument of record in Volume 1048, Page 760 of the Deed Records of said Brazoria County, Texas (B.C.D.R.), from which a found 3/4-inch iron pipe bears S 10° 53' 33" East, 0.39 feet;

Thence, South 03° 24' 33" East, departing the south line of said 149.639 acre tract, along the east line of said Lot 5 and said 19.919 acre tract, same being the west line of said Lot 13 and said "First Tract", 20.00 feet to a point for corner;

Thence, South 86° 51' 06" West, departing said common line, 638.13 feet to a point for corner;

Thence, South 03° 28' 46" East, 1,280.64 feet to a point for corner;

Thence, North 86° 49' 56" East, 636.56 feet to a point for corner on the east line of aforementioned Lot 6 and aforementioned 19.919 acre tract, same being the west line of Lot 14 of aforementioned Section 73 and the aforementioned "First Tract";

Thence, South 03° 24' 33" East, along said common line, 20.00 feet to the common corner of said Lot 6, Lot 7, Lot 14 and Lot 15 of said Section 73, same being the southeast corner of said 19.919 acre tract, the northeast corner of that certain called 9.988 acre tract conveyed to Cynthia Lee Sowell Weisinger, Christi Sowell Harvey and Andrew Ward Sowell as Co-Trustees of Charles L. Sowell Family Trust, by an instrument for record in Document Number 2016025233, B.C.O.P.R.;



1.1916 Acres

June 11, 2021  
Job No. LJA001-2791-2103

Thence, South 86° 49' 56" West, departing the west line of said "First Tract", along the south line of said Lot 6 and said 19.919 acre tract, same being the north line of said Lot 7 and said 9.988 acre tract, 656.53 feet to the common west corner of said Lot 6 and said Lot 7, same being the southwest corner of said 19.919 tract and the northwest corner of said 9.988 acre tract and being the on the east line of the aforementioned 6.676 acre tract, and the aforementioned Kate R. Ehrmann Survey, same being the west line of the aforementioned H.T.& B. R.R. Company Survey, Section 73;

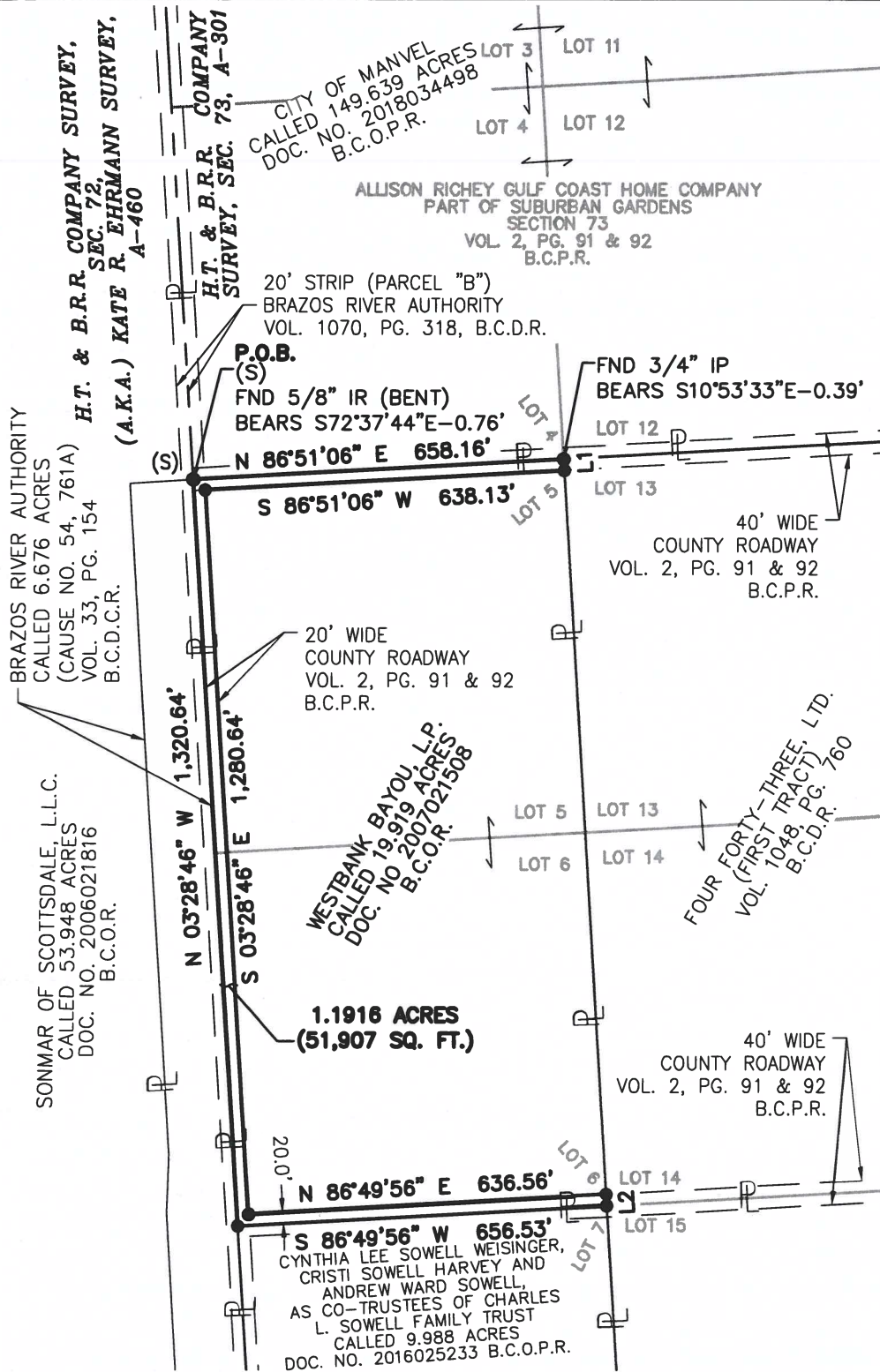
Thence, North 03° 28' 46" West, along the west line of said Lot 6, aforementioned Lot 5 and said 19.919 acre tract, same being the east line of said 6.676 acre tract, and said common survey line, 1,320.64 feet to the POINT OF BEGINNING and containing 1.1916 acres (51,907 square feet) of land.

Corner monuments were not set at the client's request.



LJA Surveying, Inc.

S:\Sectors\Survey\Projects\LJA5001\2791\2103\CAD\1.1916 Ac ROW Abandonment.dwg 6/11/2021



**LEGEND:**

- B.C.D.R. DEED RECORDS OF BRAZORIA COUNTY
- B.C.O.R. OFFICIAL RECORDS OF BRAZORIA COUNTY
- B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
- B.C.D.C.R. DISTRICT CLERK RECORDS OF BRAZORIA COUNTY
- B.C.P.R. PLAT RECORDS OF BRAZORIA COUNTY
- (S) ● PREVIOUSLY SET 5/8" I.R. W/CAP STAMPED "LJA SURVEY"
- P — PROPERTY LINE
- LAND HOOK
- VOL./PG. VOLUME/PAGE
- P.O.B. POINT OF BEGINNING
- FND FOUND

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 03°24'33" E | 20.00'   |
| L2   | S 03°24'33" E | 20.00'   |

**NOTES:**

- 1) ALL BEARINGS AND DISTANCES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJ.)
- 2) CORNER MONUMENTS NOT SET AT CLIENTS REQUEST.



**EXHIBIT OF  
1.1916 ACRES  
(51,907 SQ. FT.)  
RIGHT-OF-WAY ABANDONMENT  
(20 FEET WIDE)**

**IN THE  
H.T. & B.R.R. COMPANY SURVEY,  
SECTION 73, A-301  
BRAZORIA COUNTY, TEXAS**

JUNE 2021 JOB NO. LJA5001-2791-2103

**LJA Surveying, Inc.**

3600 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382





# City of Manvel

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

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

## AGENDA REQUEST

### REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to 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**

|                               |                                                                                                           |
|-------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Plat Name:</b>             | Manvel Palms – Master Plan                                                                                |
| <b>Applicant:</b>             | Brad Sweitzer - EHRA Engineering                                                                          |
| <b>PD&amp;Z Meeting Date:</b> | February 27, 2023                                                                                         |
| <b>Submitted By:</b>          | Jose Abraham, City Planner                                                                                |
| <b>Report Approved by:</b>    | Dan Johnson, Assistant City Manager/ City Engineer<br>Jessica Rodriquez, Director of Development Services |
| <b>Recommendation:</b>        | <u>Approval</u>                                                                                           |

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

- *This proposed plat is a Master Plan for Manvel Palms, formerly known as Yanni Palms, which is located near the intersection of County Road 48 and Rodeo Palms Parkway, abutting Rodeo Palms Subdivision to the east.*
- *A Development Agreement (DA) for Manvel Palms was approved in by City Council in November 2022.*
- *The Yanni Palms – Master Preliminary Plat was previously submitted in 2019 and Yanni Palms Section 1 Final Plat was previously submitted and denied in 2021. Previously approved master preliminary plat and final plat are expired. As well as previously approved construction plans have expired.*
- *This Master Plan of Manvel Palms also serves as the Preliminary Plat as specified in the DA.*
- *The 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.*



## DEVELOPMENT SERVICES DEPARTMENT

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

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- 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*.

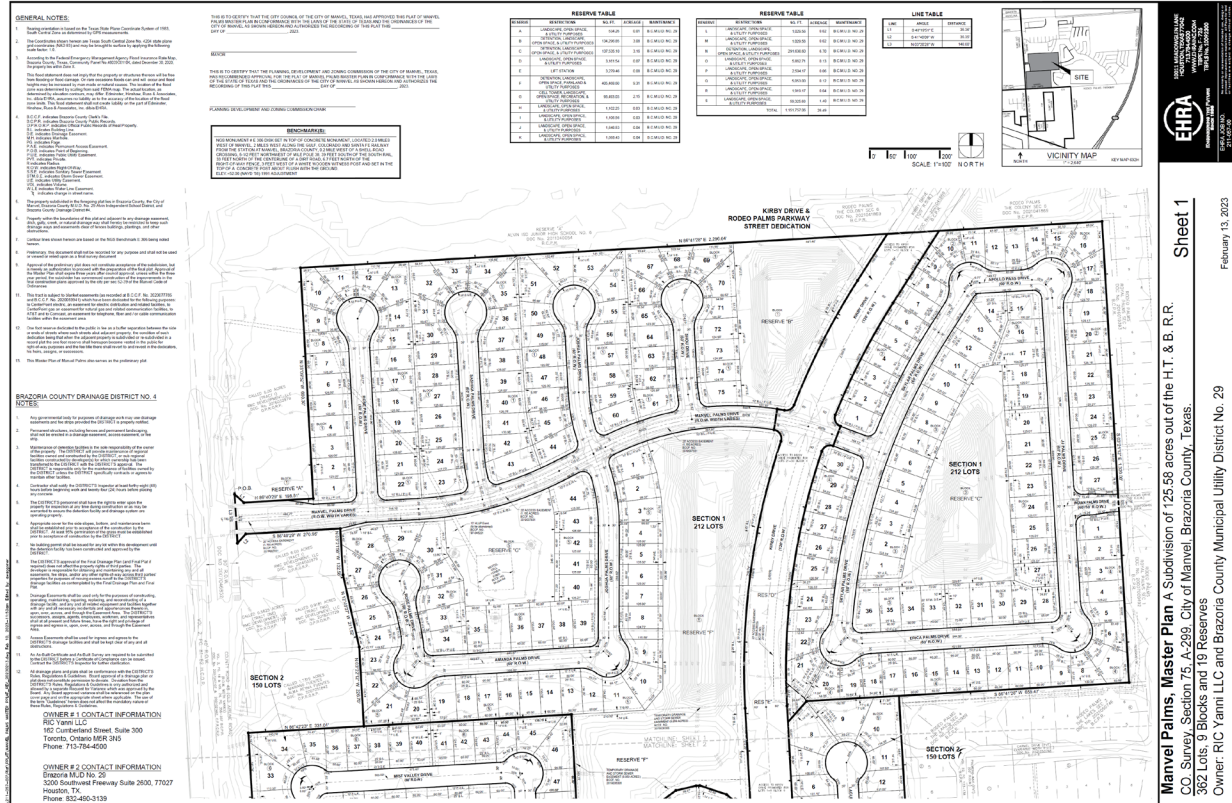




## DEVELOPMENT SERVICES DEPARTMENT

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

**Master Plan Exhibit**

















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 here are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Zone X.

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

- B.C.C.F. indicates Brazoria County Clerk's File.  
B.C.P.R. indicates Brazoria County Public Records.  
O.P.R.O.R.P. indicates Official Public Records of Real Property.  
B.L. indicates Building Line.  
D.E. indicates Drainage Easement.  
M.H. indicates Manhole.  
P.G. indicates Page.  
P.A.E. indicates Permanent Access Easement.  
P.O.B. indicates Point of Beginning.  
P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R. indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.E. indicates Sanitary Sewer Easement.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.  
χ 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 herein.
8. Preliminary, this document shall not be recorded for any purpose and shall not be relied on 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 contract approval, unless within the three years the subdivision 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. 2020059941) which have been dedicated for the following purposes: electric, an easement for telephone 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 sides of roads or streets where such streets abut adjacent property, the condition of such reservation is that when the 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 shall revert to and revert in the dedicators or heirs, assigns, or successors.
13. This Master Plan of Manvel Palms also serves as the preliminary plat.

1. Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
2. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement, access easement, or fee strip.
3. Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT's approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
4. Contractor shall notify the DISTRICT's Inspector at least forty-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.
5. The DISTRICT's personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
6. Appropriate cover for the side slopes, bottom, and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
7. No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
8. The DISTRICT's approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips, and/or any other rights-of-way across third parties properties for purposes of moving excess runoff from 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, through the Easement Area. The DISTRICT's successors, assigns, agents, employees, officers, 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 in conformance with the DISTRICT'S Rules, Regulations & Guidelines in effect at the time the 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 written order of the Board of Directors of 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 constitute the mandatory nature of these Rules, Regulations & Guidelines.

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

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

MAYOR

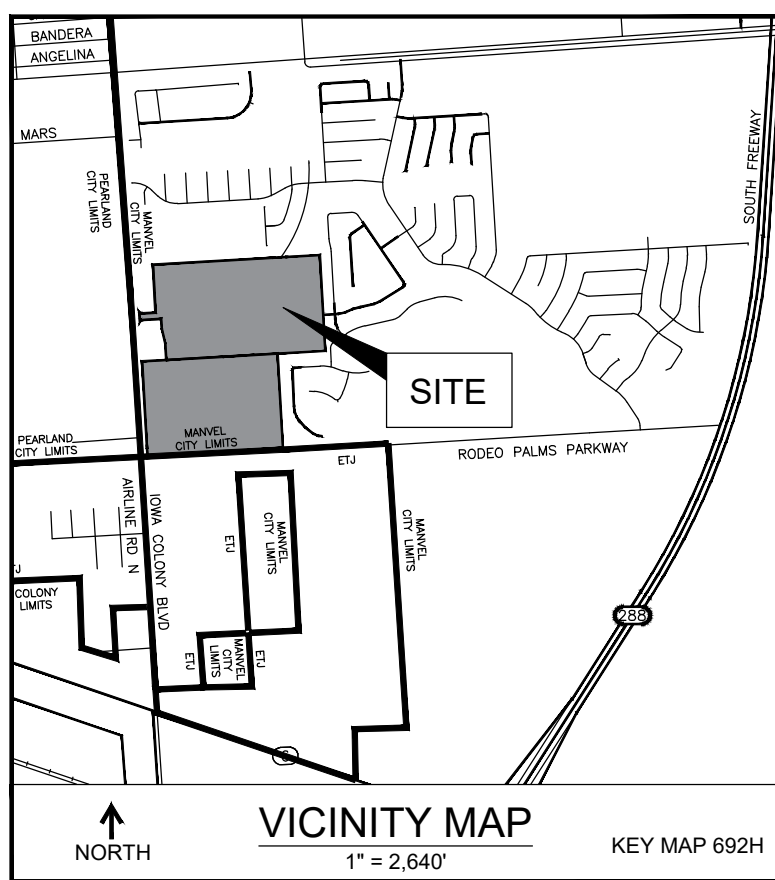
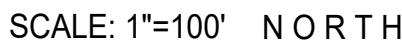
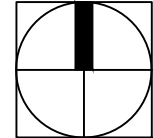
PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

NGS MONUMENT # 4 305 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2.1 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 (NAV'D '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     | 405,466.60 | 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                         | 1,102.29   | 0.03    | B.C.M.U.D. NO. 29 |  |
| I             | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES                         | 1,108.56   | 0.03    | B.C.M.U.D. NO. 29 |  |
| J             | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES                         | 1,106.53   | 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,<br>& UTILITY PURPOSES            | 1,029.56     | 0.02    | B C M U D NO. 29 |  |
| M             | LANDSCAPE, OPEN SPACE,<br>& UTILITY PURPOSES            | 1,029.56     | 0.02    | B C M U D NO. 29 |  |
| N             | DETENTION, LANDSCAPE,<br>OPEN SPACE, & UTILITY PURPOSES | 291,638.60   | 6.70    | B C M U D NO. 29 |  |
| O             | LANDSCAPE, OPEN SPACE,<br>& UTILITY PURPOSES            | 5,862.71     | 0.13    | B C M U D NO. 29 |  |
| P             | LANDSCAPE, OPEN SPACE,<br>& UTILITY PURPOSES            | 2,504.17     | 0.06    | B C M U D NO. 29 |  |
| Q             | LANDSCAPE, OPEN SPACE,<br>& UTILITY PURPOSES            | 5,053.00     | 0.12    | B C M U D NO. 29 |  |
| R             | LANDSCAPE, OPEN SPACE,<br>& UTILITY PURPOSES            | 1,919.17     | 0.04    | B C M U D NO. 29 |  |
| S             | LANDSCAPE, OPEN SPACE,<br>& UTILITY PURPOSES            | 59,325.68    | 1.40    | B C M U D NO. 29 |  |
| TOTAL         |                                                         | 1,151,757.06 | 26.49   |                  |  |

| 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'  |



**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 1

February 13, 2023

EHRA JOB NO  
211-057-00

EHRA JOB NO  
211-057-00



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Zone X.

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

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

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 29 Alvin Independent School District, and Brazoria County Drainage District #4.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the 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 subdivder has commenced construction of the improvements in the final construction plans approved by the city per sec 62-30 of the Manvel Code of Ordinances.
- This tract is subject to blanket easements (as recorded at B.C.C.F. No. 2020077785 and B.C.C.F. No. 2020059941) which have been dedicated for the following purposes: to CenterPoint electric, an easement for electric distribution and related facilities, to CenterPoint gas an easement for natural gas and related communication facilities, to AT&T and to Comcast, an easement for telephone, fiber and / or cable communication facilities within the easement area.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.
- This Master Plan of Manvel Palms also serves as the preliminary plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 NOTES:

- 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 or 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 access runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
- Drainage Easements shall be used only for the purposes of constructing, operating, maintaining, repairing, replacing, and reconstructing of a drainage facility, and any and all related equipment and facilities together with any and all necessary incidentals and appurtenances thereto in, upon, over, across, and through the Easement Area. The DISTRICT'S successors, assigns, agents, employees, workmen, and representatives shall at all present and future times, have the right and privilege of ingress and egress in, upon, over, across, and through the Easement Area.
- Access Easements shall be used for ingress and egress to the DISTRICT'S drainage facilities and shall be kept clear of any and all obstructions.
- An As-Built Certificate and As-Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contract the DISTRICT'S Inspector for further clarification.
- All drainage plans and plats shall be 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, 5-12 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 83) 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

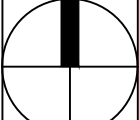
| RESERVE | RESTRICTIONS                                         | SQ. FT.      | ACREAGE | MAINTENANCE       |
|---------|------------------------------------------------------|--------------|---------|-------------------|
| L       | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES            | 1,029.56     | 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

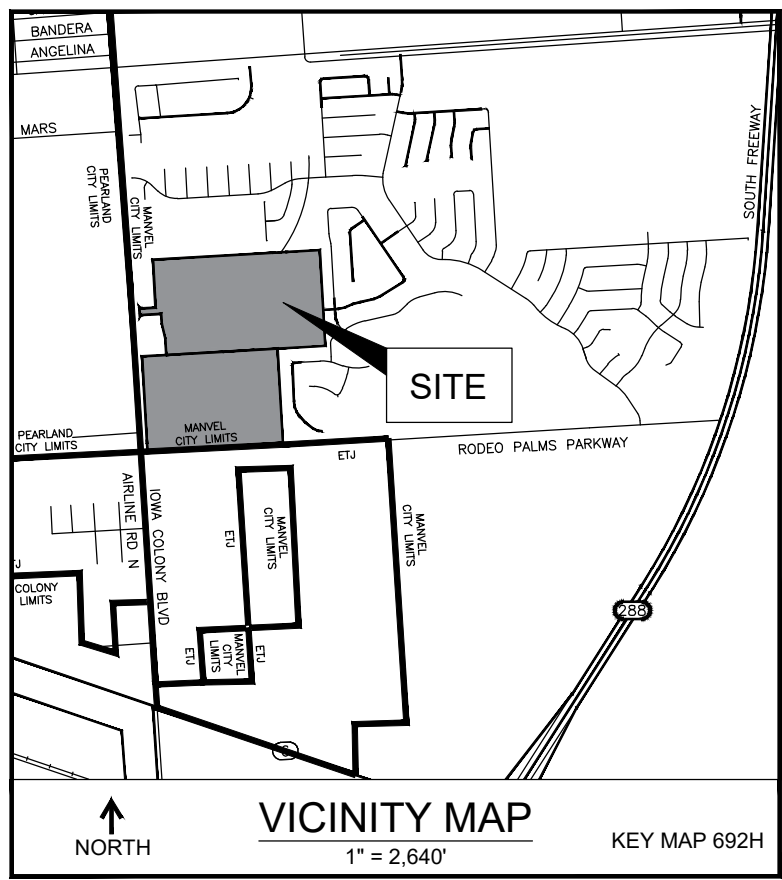
| LINE | ANGLE         | DISTANCE |
|------|---------------|----------|
| L1   | S 48°19'51" E | 35.36'   |
| L2   | S 41°40'09" W | 35.39'   |
| L3   | N 03°20'28" W | 140.00'  |

0' 50' 100' 200'

SCALE: 1"=100'



NORTH



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

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

362 Lots, 9 Blocks and 19 Reserves

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

Sheet 2

February 13, 2023



EHRA JOB NO. 211-057-00

No warranty or representation of intended use, design or construction is made by EHRA. The user of this drawing or of facilities are subject to change without notice.



P:\21-1-257-00\04\PRAT\MANVEL\_PALMS\_MASTER\_PLAN\_REV\_20230213.dwg Feb 10, 2023 - 11:54am Edited by: awgasper

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, Hinchaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinchaw, Russ & Associates, Inc. d/b/a EHRA.

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.  
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D.E. indicates Drainage Easement.  
M.H. indicates Manhole.  
PG. indicates Page.  
P.A.E. indicates Permanent Access Easement.  
P.O.B. indicates Point of Beginning.  
P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.E. indicates Sanitary Sewer Easement.  
STM S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.  
X. indicates change in street name.

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 62-38 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. 2020059941) which have been dedicated for the following purposes: to CenterPoint electric, an easement for electric distribution and related facilities, to CenterPoint gas an easement for natural gas and related communication facilities, to AT&T and to Comcast, an easement for telephone, fiber and / or cable communication facilities within the easement area.
12. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.
13. This Master Plan of Manvel Palms also serves as the preliminary 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.
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4. Contractor shall notify the DISTRICT'S Inspector at least forty-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.
5. The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
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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

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          | 6,830.06'          | 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'          | 60.04'           |
|                                                          | 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         | 7,938.16'          | 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'           |
| 2                                                        | 45         | 9,090.40'          | 60.25'           |
|                                                          | 46         | 7,828.88'          | 60.06'           |
|                                                          | 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         | 9,995.16'          | 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         | 7,875.83'          | 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         | 8,540.18'          | 60.60'           |
|                                                          | 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                                                       | 7,496.11'  | 60.04'             |                  |
| 20                                                       | 7,507.18'  | 60.00'             |                  |
| 21                                                       | 7,508.04'  | 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. |            |                    |                  |

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

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        | 7,559.75'          | 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                  | 8,665.78'        | 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'          | 65.30'           |        |
| 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                                                       |           | 7,831.44'          | 60.01'           |        |
| 27                                                       |           | 7,831.44'          | 60.01'           |        |
| 28                                                       |           | 7,831.44'          | 60.01'           |        |
| 29                                                       |           | 7,831.44'          | 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        | 7,984.66'          | 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'          | 63.66'           |        |
|                                                          | 33        | 8,502.28'          | 61.41'           |        |
|                                                          | 34        | 9,195.83'          | 60.06'           |        |
|                                                          | 35        | 8,100.01'          | 60.00'           |        |
|                                                          | 36        | 8,100.00'          | 60.00'           |        |
| 6                                                        | 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'           |        |
|                                                          | 1         | 9,094.53'          | 60.64'           |        |
|                                                          | 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. |           |                    |                  |        |





# Manvel Palms: Landscape & Open Space Plan

Manvel, Texas

EHRA JOB NO. 211-057-00

P:\211-057-00\LandPlan\Landscape & Open Space Plan\Manvel Palms\_Landscape and Open Space Plan.dwg Feb 06, 2023-2:01pm Edited by: plipetska

February 6, 2023

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



NORTH

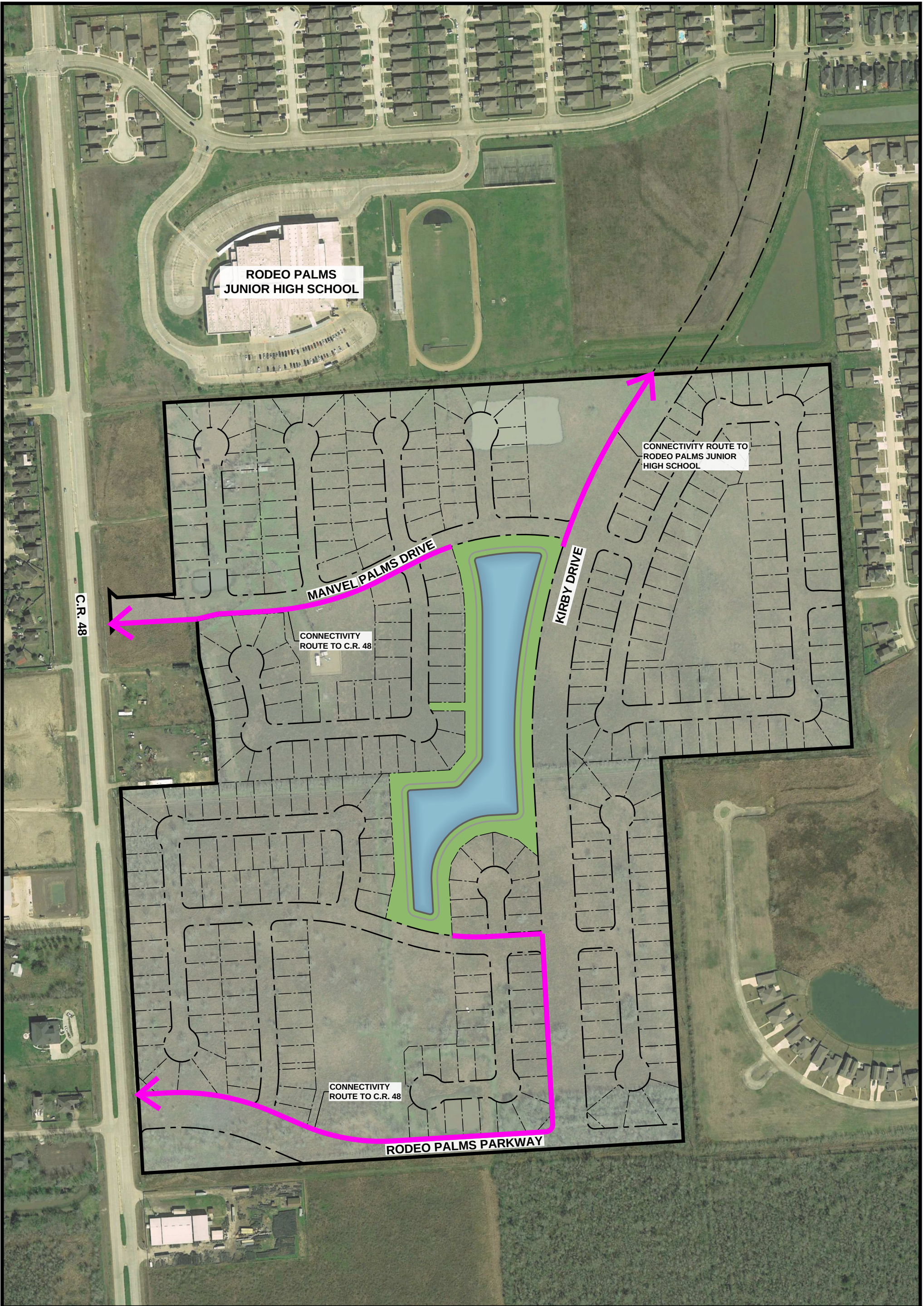
No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

**EHRA**

ENGINEERING THE FUTURE  
SINCE 1936

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





# Manvel Palms: Landscape & Open Space Plan - Connectivity Map

February 1, 2023

Manvel, Texas

EHRA JOB NO. 211-057-00  
P:\211-057-00\LandPlan\Landscape & Open Space Plan\Manvel Palms\_Landscape and Open Space Plan\_Connectivity Map.dwg Feb 01, 2023-12:43pm Edited by: plipetska

0 75 150 300  
SCALE: 1" = 300'



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.



10011 MEADOWGLEN LANE  
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TBPLS No. 10092300