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

NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
March 13, 2023

NOTICE IS HEREBY GIVEN
6:00 P.M.

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

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

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

Regular Session

*Board members were sworn in before the meeting.
Position #1 - Ryan Miller 03/2025
Position #2 - Kyle Marasckin 03/2025
Position #3 - Mary Ann Atkinson 03/2025
Position #4 - Kenneth Haynes 03/2025

Call to Order

Position #1 Ryan Miller, Vice-Chair 03/2025
Position #2 Kyle Marasckin 03/2025
Position #3 Mary Ann Atkinson 03/2025
Position #4 Kenneth Haynes 03/2025
Position #5 Christy Kennard 03/2024
Position #6 Dorothy Wynne, Chair 03/2024
Position #7 Muhammed Alam 03/2024

Pledge

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

Public Comments: "Comment Card" Required

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

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.5727 ACRE TRACT OF LAND LOCATED AT 17205 HIGHWAY 6 / MORRIS AVE, MANVEL, TEXAS (DESCRIBED AS RESERVE "C1" OF MANVEL TOWN CENTER SECTION 1 PARTIAL REPLAT NO 1), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621210 "OFFICES OF DENTISTS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent Agenda

A. Approve the meeting minutes to date.

Regular Agenda

A. Consideration and possible action to approve the Final Plat for Del Bello Section 8; BEING A SUBDIVISION OF 12.908 ACRES OF LAND SITUATED IN THE A.C.H. & B. R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS THE KATE R. EHRMAN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

B. Consideration and possible action to approve the Final Plat of Kirby Drive Street Dedication No. 3;
BEING A SUBDIVISION OF 4.043 ACRES OF LAND OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 78, (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 25 AND 26 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN UNDER VOLUME. 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

C. Consideration and possible action to approve Preliminary Plat for Meridiana Section 5 East;
BEING A SUBDIVISION OF 11.79 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

D. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2023-O-15;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.5727 ACRE TRACT OF LAND LOCATED AT 17205 HIGHWAY 6 / MORRIS AVE, MANVEL, TEXAS (DESCRIBED AS RESERVE "C1" OF MANVEL TOWN CENTER SECTION 1 PARTIAL REPLAT NO 1), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6- SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS

USE 621210 "OFFICES OF DENTISTS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

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

F. Consideration and possible action to appoint a Planning Development and Zoning Commission Chairperson.

G. Consideration and possible action to appoint a Planning Development and Zoning Commission Vice Chairperson.

H. Consideration and possible action to appoint a Planning Development and Zoning Commission Secretary.

I. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 03/10/2023 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

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

MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
NOTICE IS HEREBY GIVEN
6:00 P.M.

MINUTES 2/27/2023

Regular Session

Call to Order

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

Present:	Kyle Marasckin
	Alina Rogers
	Christy Kennard
	Ryan Miller
Absent:	Dorothy Wynne
	Muhammed Alam
	Christine Diaz
Also Present:	Dan Johnson, Assistant City Manager/City Engineer
	Robert Gervais, City Attorney
	Tammy Bell, City Secretary
	Jessica Rodriguez, Director of Development Services
	James Lovel, Police Captain
	Brooke Cyphers, Public Information Officer

Pledge

Public Comments: "Comment Card" Required

PD&Z applicants in attendance:
Mary Ann Atkinson
Derek Dalmolin

Consent Agenda

A. Approve the meeting minutes to date.

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

The motion carried with a vote: 4/0

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Ryan Miller

No:	None
Absent:	Dorothy Wynne, Muhammed Alam, Christine Diaz
Abstained:	None

Regular Agenda

A. Consideration and possible action to approve and forward with recommendation to City Council, Master Plan for Manvel Palms;
BEING A SUBDIVISION OF 125.58 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 75, A-299, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

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

The motion carried with a vote: 4/0

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

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

No action.

C. Consideration and possible action to approve excused committee member absences.

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

The motion carried with a vote: 4/0

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

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:08 p.m. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 4/0

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

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐

Date of Request: 02/28/2022

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

Person to Speak: Robert Booth

Daytime Phone: 713-953-5289 Fax Number:713-953-5026

E-mail Address: rbooth@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve the Final Plat for Del Bello Section 8, being a subdivision of 12.908 acres of land situated in the A.C.H. & B. R.R. Company Survey, Section 90, also known as the Kate R. Ehrman survey, Abstract 459, Brazoria County, Texas.

Plats:
Preliminary _____
Final ___X___

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE TURNED IN 7 CALENDAR DAYS PRIOR TO THE MEETING.
BY SIGNING THIS AGENDA REQUEST FORM, I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Lacey Bell _____ 2/13/23 _____

SIGNATURE DATE

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION
PLAT APPLICATION

Plat Name:	Del Bello Lakes Section 8 - Final Plat
Applicant:	Lacy Bell – LJA Engineering
PD&Z Meeting Date:	March 13, 2023
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	Denial

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a new residential section within Del Bello Lakes Master planned development. The development was established as a Planned Unit Development (PUD) in 2017.*
- *The proposed section includes single family residential lots with minimum 60 feet wide lots.*
- *The proposed plat subdivides a 12.908-acre tract into 30 residential lots, 2 Blocks, and 7 reserves for landscaping, open space, drainage, elevated storage tank and access easement.*
- *A final plat for Del Bello Lakes Section 8 was previously approved conditional upon an approved variance to Section 62-111 of the City Code for an unimproved 40-foot County Roadway. A variance was approved to escrow funds for road construction to the City and a Development Agreement was entered into on 14th July, 2022 and recorded.*
- *Through this proposed plat, the previously approved final plat is being revised to add a minor change to the Drainage Easement within Reserve C. This change is required by the Drainage District.*
- *The proposed plat conforms to the preliminary plat approved in November 2020.*

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - *Valencia Detention Lake A Preliminary Plat*

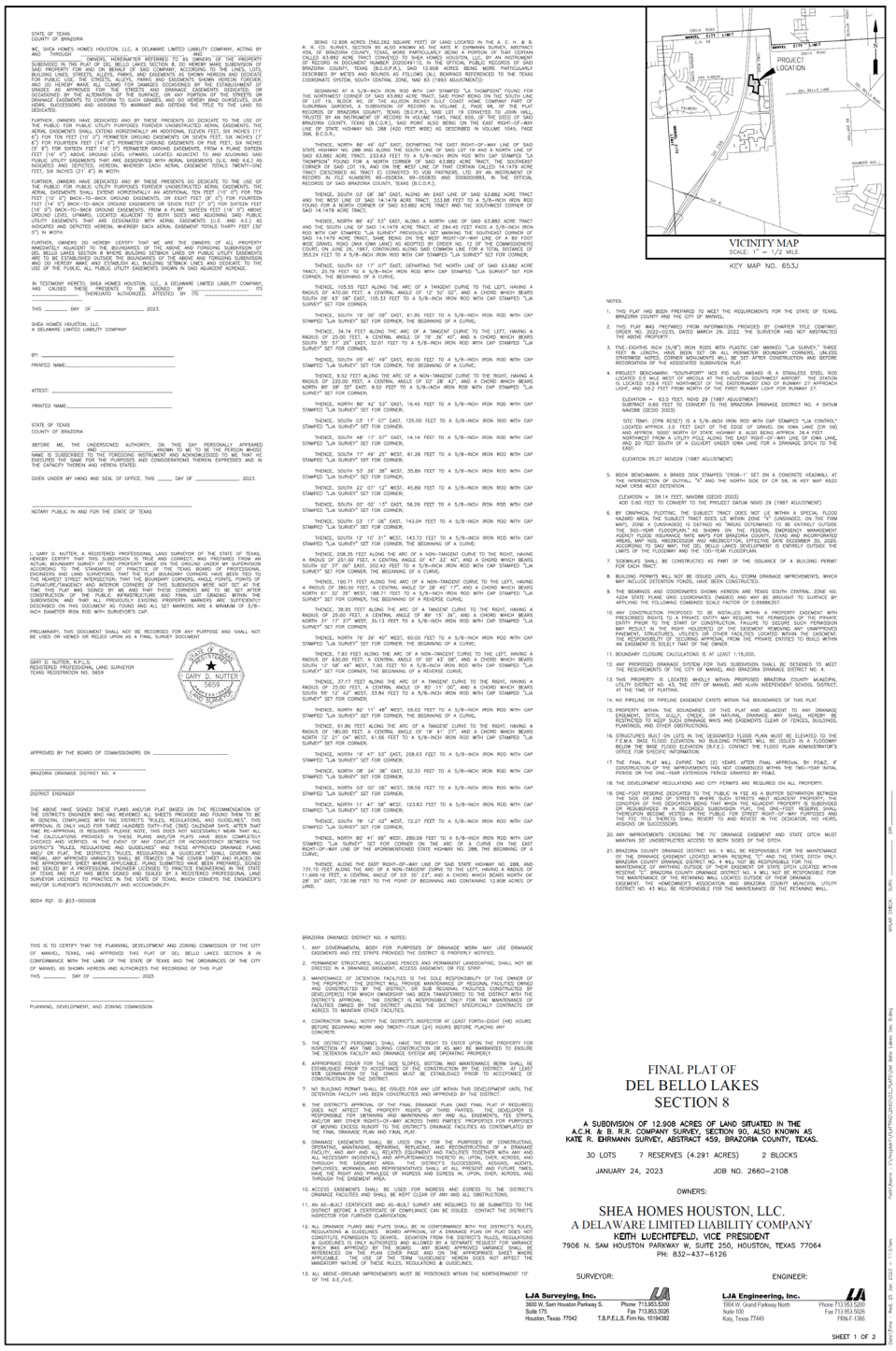
This plat submittal does not address following deficiencies pertaining to Chapter 62, *Subdivision Ordinance, Design Criteria Manual,* and associated *Development Agreement/ PUD*:

1. Revise to show the City Limit Line and City Extra Territorial Jurisdiction (ETJ) area accurately on the vicinity map (Section 62-41 (b)(2)).
2. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Section 62-41 (b)(4)).
3. Please provide a current title policy. Additionally, revise order number and date in note #2 based on title policy for consistency (Section 62-41 (b)(5) & (b)(21)).

continued on next page

4. Provide property owner's signature and associated notary signatures on the face of the plat (Section 62-41 (b)(6)).
5. Provide 10' width call-out for the 0.05 ac R.O.W Easement dedication (Section 62-41 (b)(13)).
6. Please revise note #17 to expand PDZ to Planning Development and Zoning Commission or add PDZ to the list of abbreviation/ Legend (Section 62-41 (b)(24) & (b)(27)).
7. Reference the City Council Variance regarding the 40-foot County Road on the Plat (Section 62-41 (b)(18) & (28)).
8. Add a plat note indicating "Reserve D hereby dedicated to the City of Manvel." or similar language (Development Agreement B.C.P.R. No: 2022042342).

Plat Exhibit



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, SHEA HOMES HOMES HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH _____, OWNERS, HEREINAFTER REFERRED TO AS OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF DEL BELLO LAKES SECTION 8, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF CONSTRUCTION AND MAINTENANCE OF SAID STREETS AND ALLEYS AND ANY DRAINAGE DITCHES EASEMENTS OCCASIONED BY THE ALTERATION OF THE SURFACE, GRADE OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF DEL BELLO LAKES SECTION 8 WHETHER OR NOT SUCH PROPERTY IS INCLUDED WITHIN THE PLAT AND ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHERETO, SHEA HOMES HOUSTON, LLC., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS _____ THEREUNTO AUTHORIZED, ATTESTED BY ITS _____

THIS _____ DAY OF _____, 2023.

SHEA HOMES HOUSTON, LLC.
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
PRINTED NAME:_____
ATTEST: _____
PRINTED NAME:_____

STATE OF TEXAS
COUNTY OF BRAZORIA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

_____
BRAZORIA DRAINAGE DISTRICT NO. 4

_____
DISTRICT ENGINEER

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

8004 REF. ID #23-000008

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF DEL BELLO LAKES SECTION 8 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

BEING 12.908 ACRES (562,262 SQUARE FEET) OF LAND LOCATED IN THE A. C. H. & B. R. R. CO. SURVEY, SECTION 90 ALSO KNOWN AS THE KATE R. EHRMANN SURVEY, ABSTRACT 459, OF BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 14.1479 ACRE TRACT (DESCRIBED AS TRACT E) CONVEYED TO VDB PARTNERS, LTD. BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2020049110, IN THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 12.908 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT))

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA THOMPSON" FOUND FOR THE SOUTHWEST CORNER OF SAID 14.1479 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 116, BLOCK 9G, OF THE ALLISON, RICHEY ELLF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.), SAID LOT 116 CONVEYED TO JOHN HILL, TRUSTEE BY AN INSTRUMENT OF RECORD IN VOLUME 1345, PAGE 606, OF THE DEED OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.R.), SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 288 (420 FEET WIDE) AS DESCRIBED IN VOLUME 1045, PAGE 596, B.C.O.R.;

THENCE, NORTH 86° 46' 00" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 288 AND ALONG THE SOUTH LINE OF SAID 14.1479 ACRE TRACT AND A NORTH LINE OF SAID 63.882 ACRE TRACT, 233.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR AN INTERIOR CORNER OF SAID 14.1479 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID LOT 116, AND ON THE WEST LINE OF THAT CERTAIN CALLED 14.1479 ACRE TRACT (DESCRIBED AS TRACT E) CONVEYED TO VDB PARTNERS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBERS 99-050834, 99-050835 AND 2006000183, IN THE OFFICIAL RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.R.);

THENCE, SOUTH 03° 08' 28" EAST, ALONG AN EAST LINE OF SAID 63.882 ACRE TRACT AND THE WEST LINE OF SAID 14.1479 ACRE TRACT, 333.88 FEET TO A 5/8-INCH IRON ROD FOUND FOR A NORTH CORNER OF SAID 63.882 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 14.1479 ACRE TRACT;

THENCE, NORTH 86° 43' 53" EAST, ALONG A NORTH LINE OF SAID 63.882 ACRE TRACT AND THE SOUTH LINE OF SAID 14.1479 ACRE TRACT, AT 284.45 FEET PASS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET MARKING THE SOUTHEAST CORNER OF SAID 14.1479 ACRE TRACT, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF A 60 FOOT WIDE GRAVEL ROAD (AKA IOWA LANE) AS ADOPTED BY ORDER NO. 12 OF THE COMMISSIONERS COURT, ON JUNE 26, 1967, CONTINUING ALONG SAID COMMON LINE FOR A TOTAL DISTANCE OF 353.24 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 17' 07" EAST, DEPARTING THE NORTH LINE OF SAID 63.882 ACRE TRACT, 25.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 105.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,500.00 FEET, A CENTRAL ANGLE OF 4° 01' 52" AND A CHORD WHICH BEARS SOUTH 01° 16' 11" EAST, 105.53 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 16° 06' 09" EAST, 61.95 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 34.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79° 36' 40", AND A CHORD WHICH BEARS SOUTH 55° 57' 29" EAST, 32.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 05° 45' 49" EAST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 9.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 02° 28' 42", AND A CHORD WHICH BEARS NORTH 89° 28' 32" EAST, 9.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 86° 42' 53" EAST, 16.45 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 17' 07" EAST, 125.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 48° 17' 07" EAST, 14.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 77° 49' 25" WEST, 61.26 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 53° 26' 38" WEST, 35.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 22° 07' 12" WEST, 45.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 02° 00' 13" EAST, 56.29 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 17' 06" EAST, 143.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 12° 10' 31" WEST, 143.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 208.35 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 251.00 FEET, A CENTRAL ANGLE OF 47° 33' 40", AND A CHORD WHICH BEARS SOUTH 02° 37' 00" EAST, 202.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 190.71 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 28° 45' 17", AND A CHORD WHICH BEARS NORTH 31° 17' 27" WEST, 188.64 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 38.95 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 15' 34", AND A CHORD WHICH BEARS NORTH 31° 17' 27" WEST, 35.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 76° 39' 40" WEST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 7.90 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 00° 43' 08", AND A CHORD WHICH BEARS SOUTH 12° 58' 46" WEST, 7.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 37.17 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85° 11' 00", AND A CHORD WHICH BEARS SOUTH 55° 12' 42" WEST, 33.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 82° 11' 48" WEST, 55.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 61.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 19° 41' 27", AND A CHORD WHICH BEARS NORTH 72° 21' 04" WEST, 61.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 19° 47' 53" EAST, 208.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 09° 24' 38" EAST, 52.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 03° 00' 06" WEST, 58.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 11° 47' 58" WEST, 123.83 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 78° 12' 02" WEST, 72.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 82° 41' 06" WEST, 280.06 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER ON THE ARC OF A CURVE ON THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED STATE HIGHWAY NO. 288, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 288, AND 731.10 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 11,669.16 FEET, A CENTRAL ANGLE OF 03° 35' 23", AND A CHORD WHICH BEARS NORTH 06° 28' 56" EAST, 730.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.908 ACRES OF LAND.

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

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

KEY MAP NO. 653J

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, GF NO. 2220-0000-0000, DATED MARCH 29, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY," THREE FEET IN LENGTH, HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED, AND WILL BE VERIFIED AS SUCH AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
4. PROJECT BENCHMARK: "SOUTH-PORT" NGS PID NO. AW5465 IS A STAINLESS STEEL ROD LOCATED 0.5 MILE WEST OF ARCOLA AT THE HOUSTON SOUTHWEST AIRPORT. THE STATION IS SET IN THE TOP OF CONCRETE MARKER, 0.3 FEET ABOVE GROUND, 20.2 FEET SOUTH OF APPROACH LIGHT, AND 59.2 FEET FROM NORTH OF THE FIRST RUNWAY LIGHT FOR RUNWAY 27.

ELEVATION = 63.5 FEET, NGVD 29 (1987 ADJUSTMENT)
SUBTRACT 0.60 FEET TO CONVERT TO THE BRAZORIA DRAINAGE DISTRICT NO. 4 DATUM NAVD88 (GEOID 2003)

SITE TBM1: (CP# RESET) IS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA CONTROL" LOCATED APPROX. 3.3 FEET EAST OF THE EDGE OF GRAVEL ON IOWA LANE (CR 58) AND APPROX. 5000' NORTH OF STATE HIGHWAY 6. ALSO BEING APPROX. 36.4 FEET NORTHWEST FROM A UTILITY POLE ALONG THE EAST RIGHT-OF-WAY LINE OF IOWA LANE, AND 20 FEET SOUTH OF A CULVERT UNDER IOWA LANE FOR A DRAINAGE DITCH TO THE EAST.

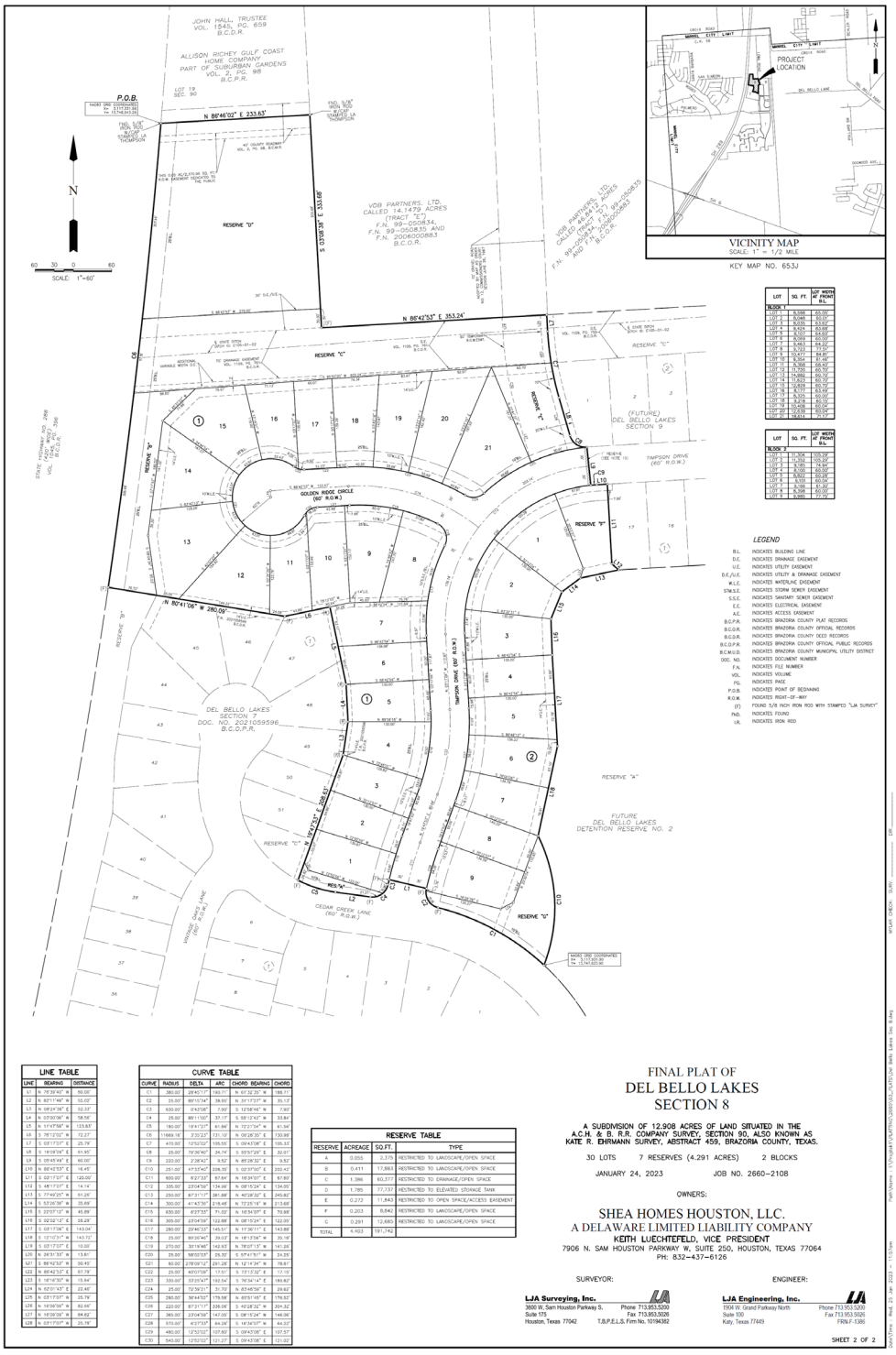
ELEVATION 55.27 NGVD29 (1987 ADJUSTMENT)

5. 8004 BENCHMARK: A BRASS DISK STAMPED "CRSB-1" SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF CR 58, IN KEY MAP 652G NEAR CR58 WEST DETENTION.

ELEVATION = 59.14 FEET, NAVD88 (GEOID 2003)
ADD 0.60 FEET TO CONVERT TO THE PROJECT DATUM NGVD 29 (1987 ADJUSTMENT)

6. BY GRAPHICAL PLOTTING, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, THE SUBJECT TRACT DOES LIE WITHIN ZONE "X" (UNSHADED), ON THE FIRM MAP), ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN." AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48039C0215L, EFFECTIVE DATE DECEMBER 30, 2020. THIS DETERMINATION IS ACCORDING TO SAID MAP; THE DEL BELLO LAKES DEVELOPMENT IS ENTIRELY OUTSIDE THE LIMITS OF THE FLOODWAY AND THE 100-YEAR FLOODPLAIN.
7. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
8. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
9. THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986357.
10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
11. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
13. THIS PROPERTY IS LOCATED WHOLLY WITHIN PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43, THE CITY OF MANVEL AND ALVIN INDEPENDENT SCHOOL DISTRICT, AT THE TIME OF PLATTING.
14. NO PIPELINE OR PIPELINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.
15. 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.
16. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.E.M.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE FLOOD PLAIN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.
17. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
18. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
19. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT

Plat Exhibit



Del Bello Lakes Master Plan

LOT SUMMARY

50'x120'	100 LOTS	22%
55'x120'	103 LOTS	23%
60'x130'	181 LOTS	40%
70'x130'	64 LOTS	15%
TOTAL	**448 LOTS**	

a master plan for

DEL BELLO LAKES

±268.4 ACRES OF LAND

prepared for

SHEA HOMES/MAK

META PLANNING + DESIGN
24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE 0 150 300 600

MTA-09301C
OCTOBER 31, 2019

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STATE OF TEXAS
COUNTY OF BRAZORIA

WE, SHEA HOMES HOMES HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH _____, _____, AND _____, _____, OWNERS, HEREINAFTER REFERRED TO AS OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF DEL BELLO LAKES SECTION 8, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID COMPANY, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF DEL BELLO LAKES SECTION 8 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, SHEA HOMES HOUSTON, LLC., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS _____, THEREUNTO AUTHORIZED, ATTESTED BY ITS _____, _____,

THIS _____ DAY OF _____, 2023.

SHEA HOMES HOUSTON, LLC.
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

PRINTED NAME:_____

ATTEST: _____

PRINTED NAME:_____

STATE OF TEXAS
COUNTY OF BRAZORIA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

_____
GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

STATE OF TEXAS REGISTERED GARY D. NUTTER 5659 PROFESSIONAL LAND SURVEYOR

APPROVED BY THE BOARD OF COMMISSIONERS ON February 07, 2023.

_____
BRAZORIA DRAINAGE DISTRICT NO. 4

_____
DISTRICT ENGINEER

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

BDD4 REF. ID #23-000008

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF DEL BELLO LAKES SECTION 8 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

BRAZORIA DRAINAGE DISTRICT NO. 4 PEARLAND, TEXAS Approvals expire after 365 days

BEING 12.908 ACRES (562,262 SQUARE FEET) OF LAND LOCATED IN THE A. C. H. & B. R. R. CO. SURVEY, SECTION 90 ALSO KNOWN AS THE KATE R. EHRMANN SURVEY, ABSTRACT 459, OF BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 63.882 ACRE TRACT CONVEYED TO SHEA HOMES HOUSTON, LLC, BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2020049110, IN THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 12.908 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT)):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LA THOMPSON" FOUND FOR THE NORTHWEST CORNER OF SAID 63.882 ACRE TRACT, SAID POINT BEING ON THE SOUTH LINE OF LOT 19, BLOCK 90, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.), SAID LOT 19 CONVEYED TO JOHN HALL, TRUSTEE BY AN INSTRUMENT OF RECORD IN VOLUME 1545, PAGE 659, OF THE DEED OF SAID BRAZORIA COUNTY, TEXAS (B.C.D.R.), SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 288 (420 FEET WIDE) AS DESCRIBED IN VOLUME 1045, PAGE 396, B.C.D.R.;

THENCE, NORTH 86° 46' 02" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 288 AND ALONG THE SOUTH LINE OF SAID LOT 19 AND A NORTH LINE OF SAID 63.882 ACRE TRACT, 233.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA THOMPSON" FOUND FOR A NORTH CORNER OF SAID 63.882 ACRE TRACT, THE SOUTHEAST CORNER OF SAID LOT 19, AND ON THE WEST LINE OF THAT CERTAIN CALLED 14.1479 ACRE TRACT (DESCRIBED AS TRACT E) CONVEYED TO VDB PARTNERS, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBERS 99-050834, 99-050835 AND 2006000883, IN THE OFFICIAL RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.R.);

THENCE, SOUTH 03° 08' 38" EAST, ALONG AN EAST LINE OF SAID 63.882 ACRE TRACT AND THE WEST LINE OF SAID 14.1479 ACRE TRACT, 333.68 FEET TO A 5/8-INCH IRON ROD FOUND FOR A NORTH CORNER OF SAID 63.882 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 14.1479 ACRE TRACT;

THENCE, NORTH 86° 42' 53" EAST, ALONG A NORTH LINE OF SAID 63.882 ACRE TRACT AND THE SOUTH LINE OF SAID 14.1479 ACRE TRACT, AT 284.45 FEET PASS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET MARKING THE SOUTHEAST CORNER OF SAID 14.1479 ACRE TRACT, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF A 60 FOOT WIDE GRAVEL ROAD (AKA IOWA LANE) AS ADOPTED BY ORDER NO. 12 OF THE COMMISSIONERS COURT, ON JUNE 26, 1967, CONTINUING ALONG SAID COMMON LINE FOR A TOTAL DISTANCE OF 353.24 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 17' 07" EAST, DEPARTING THE NORTH LINE OF SAID 63.882 ACRE TRACT, 25.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 105.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 12° 52' 02", AND A CHORD WHICH BEARS SOUTH 09° 43' 08" EAST, 105.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 16° 09' 09" EAST, 61.95 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 34.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79° 36' 40", AND A CHORD WHICH BEARS SOUTH 55° 57' 29" EAST, 32.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 05° 45' 49" EAST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 9.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 02° 28' 42", AND A CHORD WHICH BEARS NORTH 85° 28' 32" EAST, 9.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 86° 42' 53" EAST, 16.45 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 17' 07" EAST, 125.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 48° 17' 07" EAST, 14.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 77° 49' 25" WEST, 61.26 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 53° 26' 38" WEST, 35.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 22° 07' 12" WEST, 45.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 02° 02' 13" EAST, 56.29 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 03° 17' 06" EAST, 143.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 12° 10' 31" WEST, 143.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 208.35 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 251.00 FEET, A CENTRAL ANGLE OF 47° 33' 40", AND A CHORD WHICH BEARS SOUTH 02° 37' 00" EAST, 202.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 190.71 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 28° 45' 17", AND A CHORD WHICH BEARS NORTH 61° 32' 35" WEST, 188.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 38.95 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 15' 34", AND A CHORD WHICH BEARS NORTH 31° 17' 27" WEST, 35.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 76° 39' 40" WEST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 7.90 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 00° 43' 08", AND A CHORD WHICH BEARS SOUTH 12° 58' 46" WEST, 7.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 37.17 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85° 11' 00", AND A CHORD WHICH BEARS SOUTH 55° 12' 42" WEST, 33.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 82° 11' 48" WEST, 55.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 61.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 19° 41' 27", AND A CHORD WHICH BEARS NORTH 72° 21' 04" WEST, 61.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 19° 47' 53" EAST, 208.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 08° 24' 38" EAST, 52.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 03° 00' 06" WEST, 58.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 11° 47' 58" WEST, 123.83 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

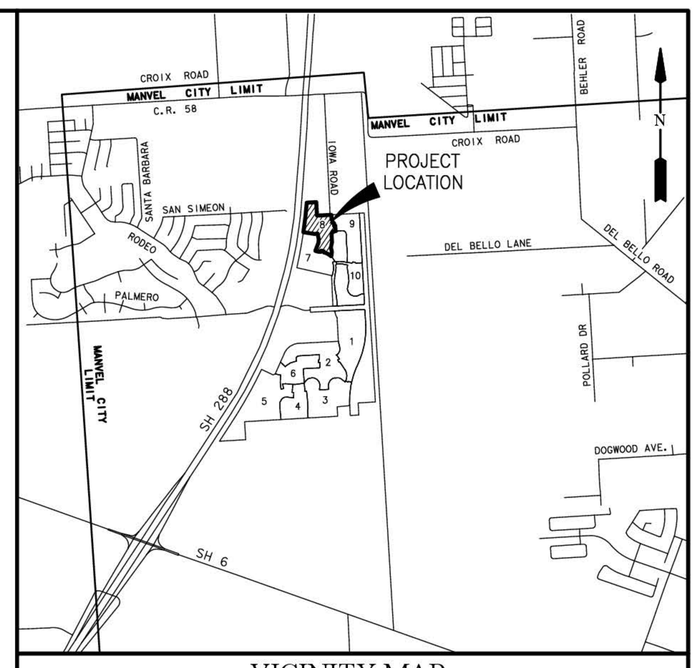
THENCE, SOUTH 78° 12' 02" WEST, 72.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 80° 41' 06" WEST, 280.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER ON THE ARC OF A CURVE ON THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED STATE HIGHWAY NO. 288, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 288, AND 731.10 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 11,669.16 FEET, A CENTRAL ANGLE OF 03° 35' 23", AND A CHORD WHICH BEARS NORTH 06° 28' 35" EAST, 730.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.908 ACRES OF LAND.

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

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



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653J

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0235, DATED MARCH 29, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY," THREE FEET IN LENGTH, HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
4. PROJECT BENCHMARK: "SOUTHPORT" NGS PID NO. AW5460 IS A STAINLESS STEEL ROD LOCATED 0.5 MILE WEST OF ARCOLA AT THE HOUSTON SOUTHWEST AIRPORT. THE STATION IS LOCATED 129.6 FEET NORTHWEST OF THE EASTERNMOST END OF RUNWAY 27 APPROACH LIGHT, AND 59.2 FEET FROM NORTH OF THE FIRST RUNWAY LIGHT FOR RUNWAY 27.

   ELEVATION = 63.5 FEET, NGVD 29 (1987 ADJUSTMENT)
   SUBTRACT 0.60 FEET TO CONVERT TO THE BRAZORIA DRAINAGE DISTRICT NO. 4 DATUM NAVD88 (GEOID 2003)

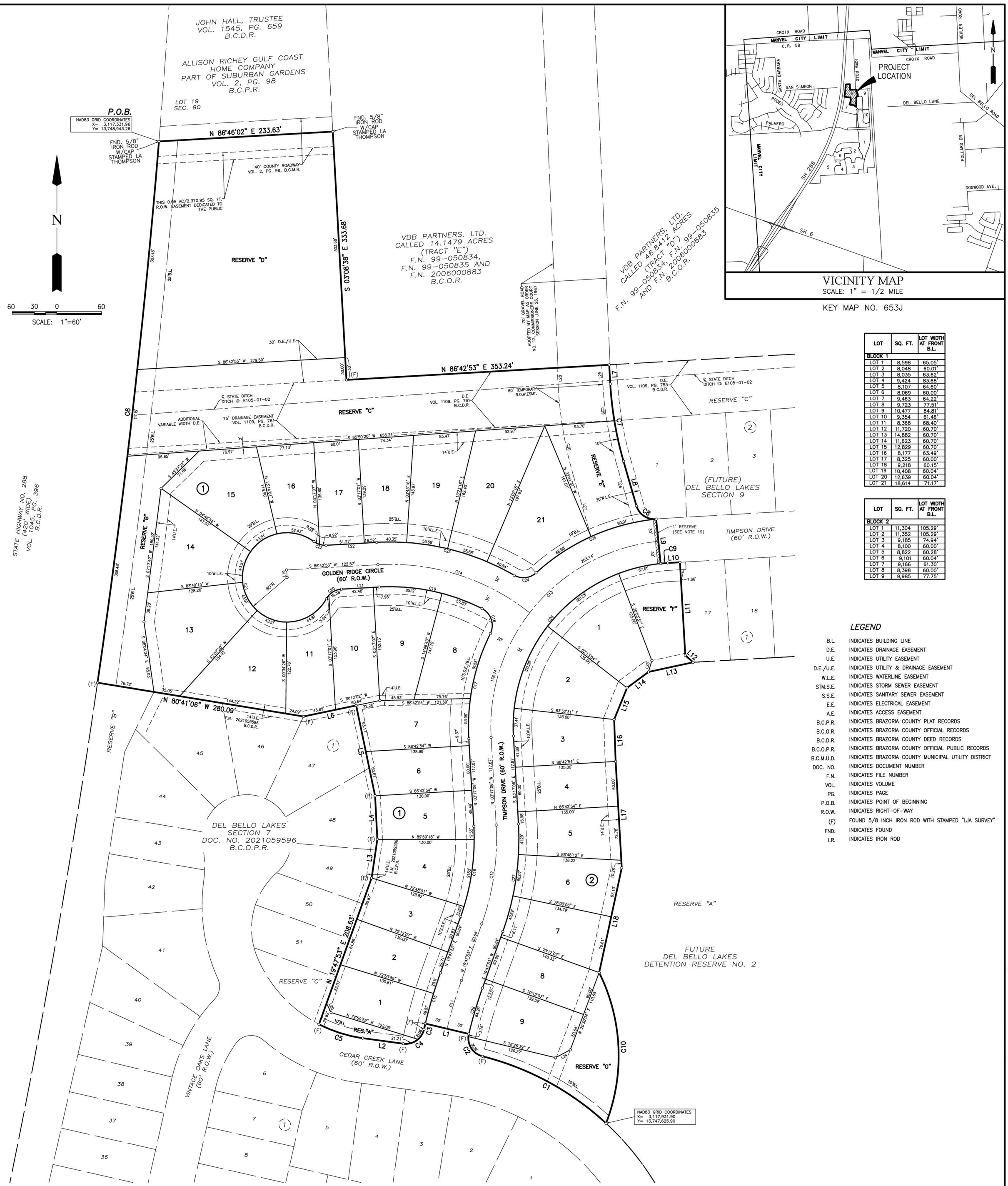
   SITE TBM1: (CP8 RESET) IS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA CONTROL" LOCATED APPROX. 3.5 FEET EAST OF THE EDGE OF GRAVEL ON IOWA LANE (CR 58) AND APPROX. 5000' NORTH OF STATE HIGHWAY 6. ALSO BEING APPROX. 36.4 FEET NORTHWEST FROM A UTILITY POLE ALONG THE EAST RIGHT-OF-WAY LINE OF IOWA LANE, AND 20 FEET SOUTH OF A CULVERT UNDER IOWA LANE FOR A DRAINAGE DITCH TO THE EAST.

   ELEVATION 55.27 NGVD29 (1987 ADJUSTMENT)

5. BDD4 BENCHMARK: A BRASS DISK STAMPED 'CR58-1' SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF CR 58, IN KEY MAP 652G NEAR CR58 WEST DETENTION.

   ELEVATION = 59.14 FEET, NAVD88 (GEOID 2003)
   ADD 0.60 FEET TO CONVERT TO THE PROJECT DATUM NGVD 29 (1987 ADJUSTMENT)

6. BY GRAPHICAL PLOTTING, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, THE SUBJECT TRACT DOES LIE WITHIN ZONE "X" (UNSHADED, ON THE FIRM MAP), ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN." AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NOS. 48039C0020K AND 48039C0110K, EFFECTIVE DATE DECEMBER 30, 2020. ACCORDING TO SAID MAP, THE DEL BELLO LAKES DEVELOPMENT IS ENTIRELY OUTSIDE THE LIMITS OF THE FLOODWAY AND THE 100-YEAR FLOODPLAIN.
7. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
8. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
9. THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986357.
10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
11. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
13. THIS PROPERTY IS LOCATED WHOLLY WITHIN PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43, THE CITY OF MANVEL AND ALVIN INDEPENDENT SCHOOL DISTRICT, AT THE TIME OF PLATTING.
14. NO PIPELINE OR PIPELINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.
15. 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.
16. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.E.M.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE FLOOD PLAIN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.
17. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
18. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQ



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653J

LOT	SQ. FT.	LOT WIDTH AT FRONT B.L.
BLOCK 1		
LOT 1	8,598	65.05'
LOT 2	8,048	60.01'
LOT 3	8,035	63.62'
LOT 4	9,424	83.68'
LOT 5	8,107	64.60'
LOT 6	8,069	60.00'
LOT 7	9,463	64.22'
LOT 8	9,723	77.51'
LOT 9	10,477	84.81'
LOT 10	9,354	61.46'
LOT 11	8,368	68.40'
LOT 12	11,720	60.70'
LOT 13	14,882	60.70'
LOT 14	11,623	60.70'
LOT 15	12,829	60.70'
LOT 16	8,177	63.49'
LOT 17	8,325	60.00'
LOT 18	9,218	60.15'
LOT 19	10,408	60.04'
LOT 20	12,639	60.04'
LOT 21	18,614	71.17'

LOT	SQ. FT.	LOT WIDTH AT FRONT B.L.
BLOCK 2		
LOT 1	11,304	105.29'
LOT 2	11,352	105.29'
LOT 3	9,185	74.94'
LOT 4	8,100	60.00'
LOT 5	8,822	60.28'
LOT 6	9,101	60.04'
LOT 7	9,166	61.30'
LOT 8	8,398	60.00'
LOT 9	9,985	77.75'

LEGEND

B.L.	INDICATES BUILDING LINE
D.E.	INDICATES DRAINAGE EASEMENT
U.E.	INDICATES UTILITY EASEMENT
D.E./U.E.	INDICATES UTILITY & DRAINAGE EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
A.E.	INDICATES ACCESS EASEMENT
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.D.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.M.U.D.	INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
DOC. NO.	INDICATES DOCUMENT NUMBER
F.N.	INDICATES FILE NUMBER
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
P.O.B.	INDICATES POINT OF BEGINNING
R.O.W.	INDICATES RIGHT-OF-WAY
(F)	FOUND 5/8 INCH IRON ROD WITH STAMPED "LJA SURVEY"
FND.	INDICATES FOUND
I.R.	INDICATES IRON ROD

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 76°39'40" W	60.00'
L2	N 82°11'48" W	55.02'
L3	N 08°24'38" E	52.33'
L4	N 03°00'06" W	58.56'
L5	N 11°47'58" W	123.83'
L6	S 78°12'02" W	72.27'
L7	S 03°17'07" E	25.79'
L8	S 16°09'09" E	61.95'
L9	S 05°45'49" E	60.00'
L10	N 86°42'53" E	16.45'
L11	S 03°17'07" E	125.00'
L12	S 48°17'07" E	14.14'
L13	S 77°49'25" W	61.26'
L14	S 53°26'38" W	35.89'
L15	S 22°07'12" W	45.89'
L16	S 02°02'13" E	56.29'
L17	S 03°17'06" E	143.04'
L18	S 12°10'31" W	143.72'
L19	S 03°17'07" E	10.00'
L20	N 26°31'33" W	13.81'
L21	S 86°42'53" W	50.45'
L22	N 86°42'53" E	67.79'
L23	S 16°16'30" W	15.94'
L24	N 62°01'43" E	22.46'
L25	N 03°17'07" W	25.79'
L26	N 16°09'09" W	82.66'
L27	N 16°09'09" W	84.82'
L28	N 03°17'07" W	25.79'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	380.00'	28°45'17"	190.71'	N 61°32'35" W	188.71'
C2	25.00'	89°15'34"	38.95'	N 31°17'27" W	35.13'
C3	630.00'	0°43'08"	7.90'	S 12°58'46" W	7.90'
C4	25.00'	85°11'00"	37.17'	S 55°12'42" W	33.84'
C5	180.00'	19°41'27"	61.86'	N 72°21'04" W	61.56'
C6	11669.16'	3°35'23"	731.10'	N 06°28'35" E	730.98'
C7	470.00'	12°52'02"	105.55'	S 09°43'08" E	105.33'
C8	25.00'	79°36'40"	34.74'	S 55°57'29" E	32.01'
C9	220.00'	2°28'42"	9.52'	N 85°28'32" E	9.52'
C10	251.00'	47°33'40"	208.35'	S 02°37'00" E	202.42'
C11	600.00'	6°27'33"	67.64'	N 16°34'07" E	67.60'
C12	335.00'	23°04'59"	134.96'	N 08°15'24" E	134.05'
C13	250.00'	87°31'17"	381.88'	N 40°28'32" E	345.82'
C14	300.00'	41°43'36"	218.48'	N 72°25'19" W	213.68'
C15	630.00'	6°27'33"	71.02'	N 16°34'07" E	70.98'
C16	305.00'	23°04'59"	122.88'	N 08°15'24" E	122.05'
C17	280.00'	29°46'33"	145.51'	N 11°36'11" E	143.88'
C18	25.00'	89°26'46"	39.03'	N 18°13'56" W	35.18'
C19	270.00'	30°19'48"	142.93'	N 78°07'13" W	141.26'
C20	25.00'	58°02'03"	25.32'	S 57°41'51" W	24.25'
C21	60.00'	278°09'12"	291.28'	N 12°14'34" W	78.61'
C22	25.00'	40°07'09"	17.51'	S 73°13'32" E	17.15'
C23	330.00'	33°25'47"	192.54'	S 76°34'14" E	189.82'
C24	25.00'	72°39'21"	31.70'	N 83°48'59" E	29.62'
C25	280.00'	36°44'52"	179.58'	N 65°51'45" E	176.52'
C26	220.00'	87°31'17"	336.06'	S 40°28'32" W	304.32'
C27	365.00'	23°04'59"	147.05'	S 08°15'24" W	146.06'
C28	570.00'	6°27'33"	64.26'	S 16°34'07" W	64.22'
C29	480.00'	12°52'02"	107.80'	S 09°43'08" E	107.57'
C30	540.00'	12°52'02"	121.27'	S 09°43'08" E	121.02'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.055	2,375	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.411	17,883	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	1.386	60,377	RESTRICTED TO DRAINAGE/OPEN SPACE
D	1.785	77,737	RESTRICTED TO ELEVATED STORAGE TANK
E	0.272	11,843	RESTRICTED TO OPEN SPACE/ACCESS EASEMENT
F	0.203	8,842	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.291	12,685	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	4.403	191,742	

BRAZORIA DRAINAGE DISTRICT NO. 4 PEARLAND, TEXAS
Approvals expire after 365-days

FINAL PLAT OF DEL BELLO LAKES SECTION 8

A SUBDIVISION OF 12.908 ACRES OF LAND SITUATED IN THE A.C.H. & B. R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHRMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

30 LOTS 7 RESERVES (4.291 ACRES) 2 BLOCKS

JANUARY 24, 2023 JOB NO. 2660-2108

OWNERS:

SHEA HOMES HOUSTON, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
KEITH LUECHTEFELD, VICE PRESIDENT
7906 N. SAM HOUSTON PARKWAY W, SUITE 250, HOUSTON, TEXAS 77064
PH: 832-437-6126

SURVEYOR:

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

ENGINEER:

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

MYLAR CHECK: SURV. _____ DIR._____

Path\Name : I:\Projdsk1\PLATTING\2660\03_PLATS\Del Bello Lakes Sec 8.dwg
Date\Time : Wed, 25 Jan 2023 - 11:12am

META PLANNING + DESIGN

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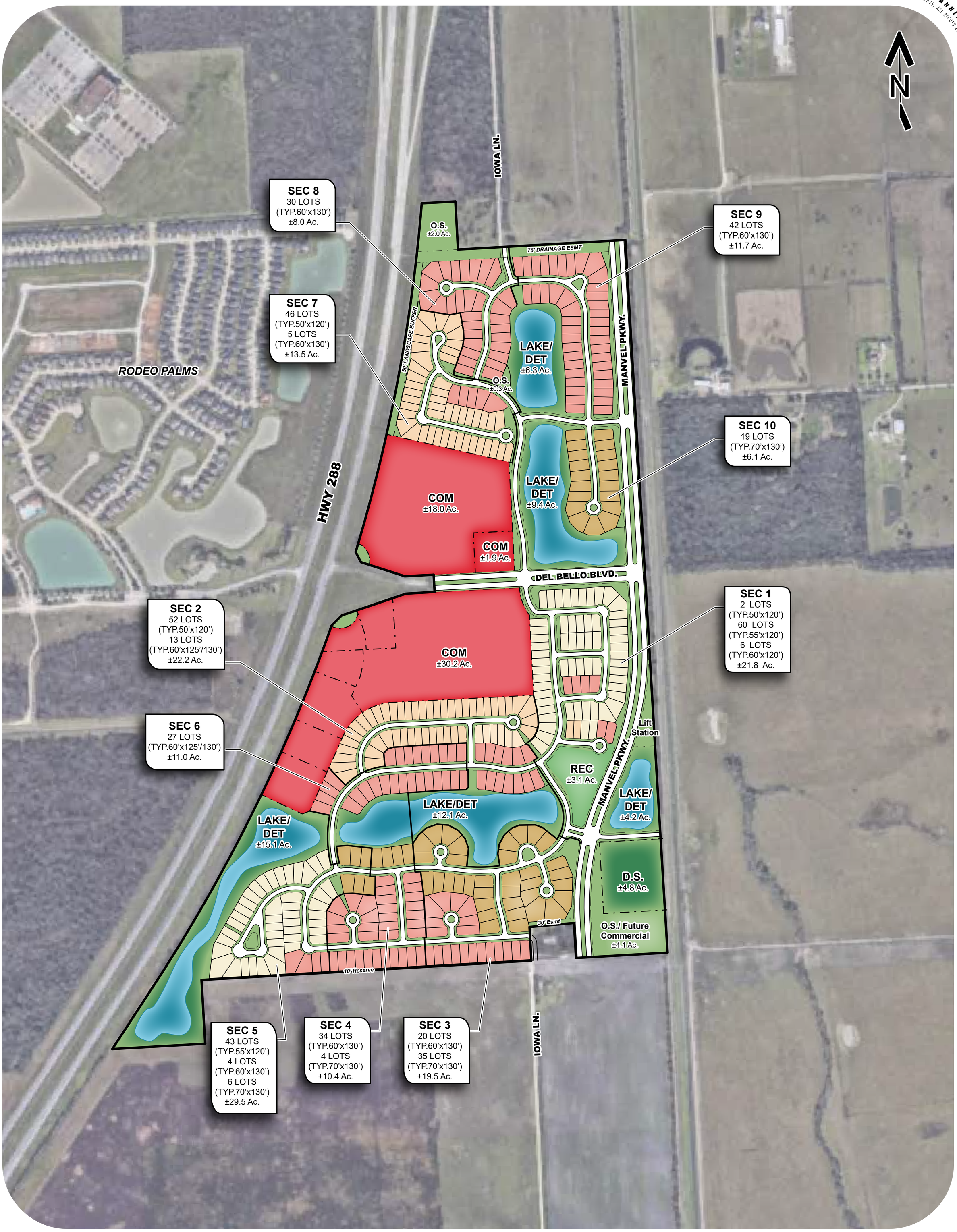

LOT SUMMARY

50'x120'	100 LOTS	22%
55'x120'	103 LOTS	23%
60'x130'	181 LOTS	40%
70'x130'	64 LOTS	15%

TOTAL 448 LOTS

a master plan for

DEL BELLO LAKES

±268.4 ACRES OF LAND

prepared for

SHEA HOMES/MAK

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META PLANNING + DESIGN
24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 150 300 600

MTA-09301C
OCTOBER 31, 2019

META PLANNING + DESIGN

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☑	City Council	☐	Both	☐

Date of Request: 2/13/23

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

Person to Speak: Brian Edwards

Daytime Phone: 713.380.4420 Fax Number: _____

E-mail Address: bedwards@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve the Kirby Drive Street Dedication No. 3 being a subdivision of 4.043 acres of land out of the H.T. & B.R.R. Co. Survey, Section 78, (A.K.A.) J.S. Talmage Survey, Abstract 563, Brazoria County, Texas, being a portion of lots 23, 24, 25 and 26 of section 78 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens, a subdivision of record in under Volume. 2, Page 98, plat records of Brazoria County, Texas.

Plats:
Preliminary ____
Final ✓

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE TURNED IN 7 CALENDAR DAYS PRIOR TO THE MEETING.
BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Lacey Bell Digitally signed by Lacey Bell DN: CN=Lacey Bell Date: 2023.02.13 07:31:09-06'00' 2/24/23

SIGNATURE DATE

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

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION
PLAT APPLICATION

Plat Name:	Kirby Drive Street Dedication No. 3 - Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	March 13, 2023
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *The proposed plat is a street dedication plat for Kirby Drive within the Pomona Master Planned Development and does not include any other land use.*
- *The Pomona Master Planned Development is located within the City's Extra Territorial Jurisdiction. A Development Agreement for Pomona was entered into in 2006.*
- *The proposed plat includes approximately 4.043 acres of land and conforms to the approved preliminary plat.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat – *Kirby Drive Street Dedication No. 3 - Final Plat* - with one (1) condition. The condition includes:

1. Provide a signed Title Policy (Section 62-41(b) (21)).

Plat Exhibit

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RUSSELL BYNUM, GENERAL MANAGER–HOUSTON OF POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF KIRBY DRIVE STREET DEDICATION NO. 3, 4.043 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT NO. 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 25 AND 26 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOMES COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF KIRBY DRIVE STREET DEDICATION NO. 3 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE NOT SHOWN, AND THAT WE HEREBY RESTRICT SUCH PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

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

THIS 13th DAY OF February 2023.

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

BY: _____
RUSSELL BYNUM, GENERAL MANAGER–HOUSTON

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL BYNUM, GENERAL MANAGER–HOUSTON OF POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13th DAY OF February 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KELLY A. GARDNER
Notary Public, State of Texas
Comm. Expires 09-18-2024
Notary ID 132591718

WE, TEXAS CAPITAL BANK, A TEXAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS KIRBY DRIVE STREET DEDICATION NO. 3, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO(S). 2020018767 & 2021061694 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL RESPECTS APPROVE SAID PLAT AND SUBDIVISION OF SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TEXAS CAPITAL BANK,
A TEXAS STATE BANK

BY: _____
PRINT NAME: TOM MILLER
TITLE: VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23rd DAY OF February 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NICHOLAS A. ROSARY
Notary Public, State of Texas
Comm. Expires 08-18-2025
Notary ID 132029997

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

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

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

KEITH W. MONROE
4797
REGISTERED PROFESSIONAL LAND SURVEYOR

2-2-2023

APPROVED BY THE BOARD OF COMMISSIONERS ON 05/03/22

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

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

BD04 REF. ID #22–000070

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF KIRBY DRIVE STREET DEDICATION NO. 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022–0294, DATED FEBRUARY 24, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99988047.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
6. BENCHMARK: A BRASS DISK STAMPED M 688 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FM5340. THE BRASS DISK IS IN THE EASTERLY RIGHT–OF–WAY OF F.M. 521 AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, 2.0 FEET WEST OF THE EAST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.

   ELEV. = 71.52 FEET, NGVD–29 (1978 ADJ.)
7. BD04 BENCHMARK: A BRASS DISK STAMPED "BG–1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652S NEAR UNIT D100–00–00.

   ELEV. = 62.31 FEET, NAVD–88 (2001 ADJ) (ADD 1.65 FEET FOR NGVD–29 (1978 ADJ)
8. TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/– 627 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/– 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 121.

   ELEV. = 63.64 FEET, NGVD–29 (1978 ADJ.)
9. THIS TRACT LIES IN ZONE "X", ZONE "X" (SHADED) AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 20, 2020, MAP NO. 48039C0020DK. THIS TRACT LIES PARTIALLY WITHIN THE 100–YEAR FLOODPLAIN.

   ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
12. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40, THE CITY OF MANVEL ETJ, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.
13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
14. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
15. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
16. THE FINAL PLAT SHALL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO–YEAR INITIAL PERIOD OR THE ONE–YEAR EXTENSION PERIOD GRANTED BY PD&Z.
17. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
18. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
19. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
20. THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:

    DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006

    1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013

    2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015

    3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016

    4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016

    5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018

    6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019

    7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021

    8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021
21. A 2–YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
22. ONE–FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITIONS UNDER WHICH THE ONE–FOOT RESERVE IS TO BE RELEASED TO ABUTTING OWNERS OF RESUBDIVISION IN ACCORDANCE WITH THIS PLAT. THE ONE–FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT–OF–WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
23. THIS PLAT LIES OUTSIDE OF THE LIMITS OF MUSTANG BAYOU.

BEING 4.043 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 25 AND 26 OF SECTION 78, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), SAID 4.043 ACRES BEING A PORTION OF THAT CERTAIN CALLED 107.789 ACRE TRACT CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082793, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.O.P.R.). SAID 4.043 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT)):

BEGINNING AT A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 34.283 ACRE TRACT CONVEYED TO MH PARTNERSHIP, LTD., BY INSTRUMENT OF RECORD IN FILE NUMBER 2021084483, B.C.O.P.R. AND ON THE SOUTHERN OR SAID 107.789 ACRES;

THENCE, ALONG THE EAST LINE OF SAID 34.283 ACRES, THE FOLLOWING FIVE (5) COURSES;

1. NORTH 03° 15' 00" WEST, DEPARTING SAID SOUTHERLY LINE, 605.11 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;
2. 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 48° 15' 00" WEST, 35.36 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
3. NORTH 03° 15' 00" WEST, 90.00 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;
4. 39.27 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 41° 45' 00" EAST, 35.36 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
5. NORTH 03° 15' 00" WEST, 670.73 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 45' 00" EAST, DEPARTING THE EAST LINE OF SAID 34.283 ACRES, 120.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 15' 00" EAST, 677.10 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 35.53 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81° 25' 26", AND A CHORD WHICH BEARS SOUTH 43° 57' 43" EAST, 32.61 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 23.75 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 02° 29' 48", AND A CHORD WHICH BEARS SOUTH 83° 28' 32" EAST, 23.76 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR A WESTERLY CORNER OF THAT CERTAIN CALLED 65.773 ACRE TRACT CONVEYED TO MH PARTNERSHIP, LTD., BY INSTRUMENT OF RECORD IN FILE NUMBER 2021084483, B.C.O.P.R.;

THENCE, SOUTH 06° 01' 15" WEST, ALONG SAID WESTERLY LINE, 90.03 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR A WESTERLY CORNER OF SAID 65.773 ACRE TRACT, THE BEGINNING OF A CURVE;

THENCE, 44.10 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 101° 04' 22", AND A CHORD WHICH BEARS SOUTH 47° 17' 11" WEST, 38.60 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 15' 00" EAST, 596.68 FEET TO A POINT FOR CORNER ON THE SOUTHERLY LINE OF THE AFOREMENTIONED 107.789 ACRE TRACT;

THENCE, SOUTH 86° 45' 18" WEST, ALONG THE SOUTHERLY LINE OF SAID 107.789 ACRES, 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.043 ACRES OF LAND.

VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652C

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

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

FINAL PLAT OF

KIRBY DRIVE STREET DEDICATION NO. 3

A SUBDIVISION OF 4.043 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 25 AND 26 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

FEBRUARY 2, 2023 JOB NO. 2149–8008P

OWNER:

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

SURVEYOR:

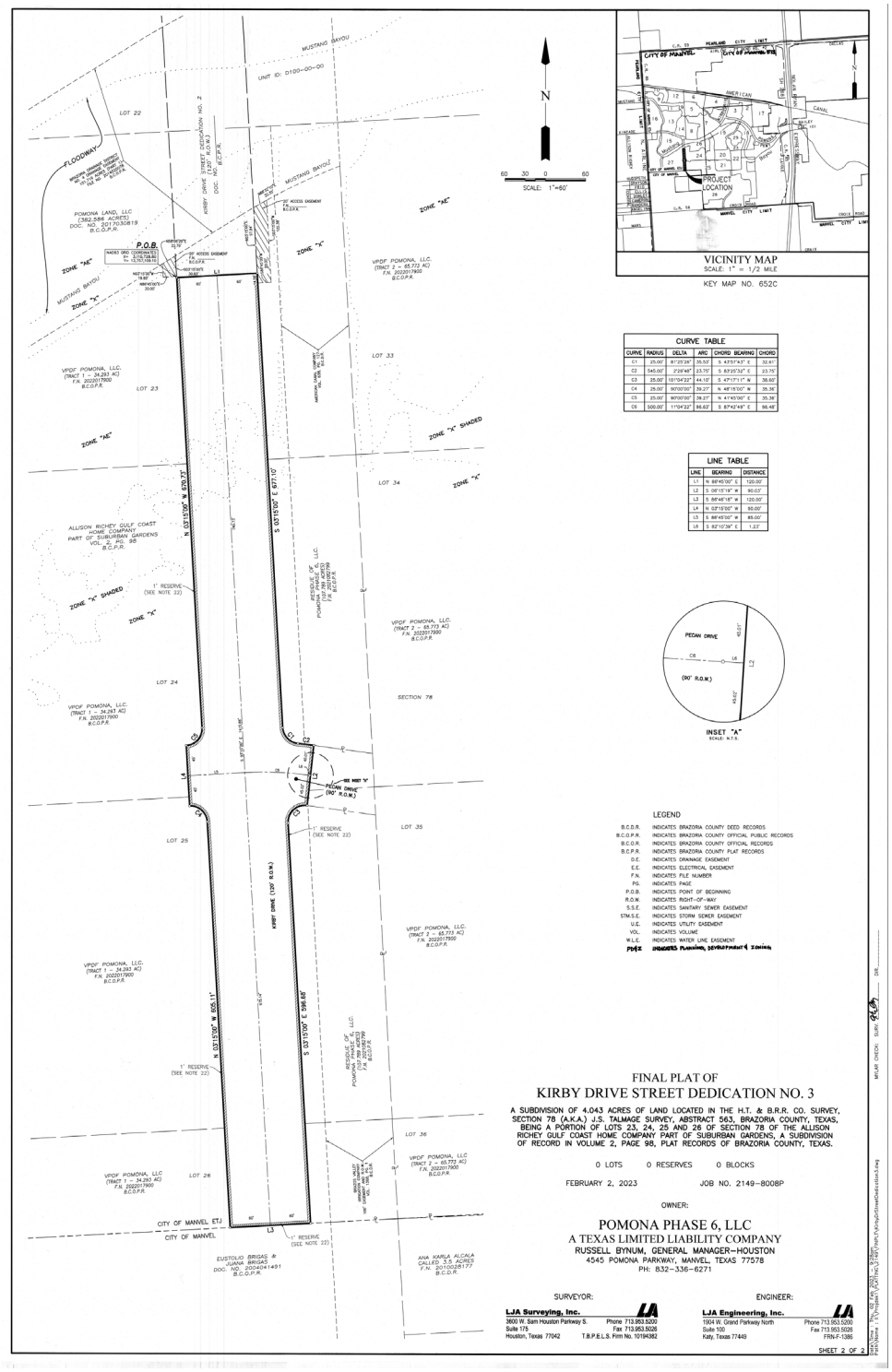
LJA Surveying, Inc.
3600 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

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

SHEET 1 OF 2

Plat Exhibit



Pomona Master Plan

Lot Type (1)	Minimum Typical Single Family Lot Dimensions	Estimated Number of Lots
Single-family Detached	50x110	183
Single-family Detached	50x120	343 (up 48)
Single-family Detached	55x120	538 (down 53)
Single-family Detached	60x120	428 (up 11)
Single-family Detached	65x120	221
Single-family Detached	70x130	126 (down 22)
Single-family Detached	75x130	108
Single-family Detached	80x130	84 (up 19)
Total		2031 (up 3)

Project Lot Allocation

LOT SIZES	Total	% of Total
28' X 120'	86	3.8%
35 X 110'	37	1.6%
40' X 120'	85	3.7%
42' X 120'	30	1.3%
50' X 120'	574	25.3%
55' X 120'	485	21.4%
60' X 120'	439	19.3%
65' X 120'	221	9.7%
70' X 130'	104	4.6%
75' X 130'	108	4.8%
80' X 130'	103	4.5%
	2,272	100.0%

South of Creek Lot Allocation

LOT SIZES	Total	% of Total
50' X 120'	199	26.3%
55' X 120'	159	21.0%
60' X 120'	275	36.4%
65' X 120'		0%
70' X 130'	54	7.1%
75' X 130'		0%
80' X 130'	69	9.2%
	756	100.0%

HDR Lot Allocation

LOT SIZES	Total	% of Total
28' X 120' Duplex	86	36.1%
35' X 110' Alley	37	15.6%
40' X 120'	85	35.7%
42' X 120'	30	12.6%
	238	100.0%

North

POMONA
±1,066.2 Acres of Land
Manvel, Texas
Project #: 2149-09003

Prepared For:
HILLWOOD COMMUNITIES
Reference Date: 09.08.2020

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

LJA Engineering, Inc.
3600 W Sam Houston Pkwy S, Suite 400
Houston, Texas 77042
713.953.5200

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STATE OF TEXAS
COUNTY OF BRAZORIA

WE, POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RUSSELL BYNUM, GENERAL MANAGER–HOUSTON OF POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF KIRBY DRIVE STREET DEDICATION NO. 3, 4.043 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 25 AND 26 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOMES COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF KIRBY DRIVE STREET DEDICATION NO. 3 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

THIS 13th DAY OF February 2023.

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

BY: _____
RUSSELL BYNUM, GENERAL MANAGER–HOUSTON

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL BYNUM, GENERAL MANAGER–HOUSTON OF POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13th DAY OF February 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KELLY A. GARDNER
Notary Public, State of Texas
Comm. Expires 09-18-2024
Notary ID 132684175

WE, TEXAS CAPITAL BANK, A TEXAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS KIRBY DRIVE STREET DEDICATION NO. 3, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO(S). 2020018767 & 2021061694 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TEXAS CAPITAL BANK,
A TEXAS STATE BANK

BY: _____
PRINT NAME: TOM MILLER
TITLE: VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2nd DAY OF February, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NICHOLAS A. BOTARY
Notary Public, State of Texas
Comm. Expires 08-18-2024
Notary ID 132629987

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

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

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

STATE OF TEXAS
KEITH W. MONROE
4797
PROFESSIONAL
LAND SURVEYOR

2-2-2023

APPROVED BY THE BOARD OF COMMISSIONERS ON 05/03/22.

_____
BRAZORIA DRAINAGE DISTRICT NO. 4

_____
DISTRICT ENGINEER

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

BDD4 REF. ID #22–000070

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF KIRBY DRIVE STREET DEDICATION NO. 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT
THIS _____ DAY OF _____, 20____.

_____
PLANNING, DEVELOPMENT, AND ZONING COMMISSION

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.

2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022–0294, DATED FEBRUARY 24, 2023 THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

3. ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986547.

4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.

5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.

6. BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT–OF–WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.

   ELEV. = 71.52 FEET, NGVD–29 (1978 ADJ.)

7. BDD4 BENCHMARK: A BRASS DISK STAMPED 'MU–1' SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100–00–00.

   ELEV. = 62.31 FEET, NAVD–88 (2001 ADJ) (ADD 1.65 FEET FOR NGVD–29 (1978 ADJ))

8. TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/– 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/– 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.

   ELEV. = 63.64 FEET, NGVD–29 (1978 ADJ.)

9. THIS TRACT LIES IN ZONE "X", ZONE "X" (SHADED) AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0020K. THIS TRACT LIES PARTIALLY WITHIN THE 100–YEAR FLOODPLAIN.

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

10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.

11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.

12. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40, THE CITY OF MANVEL ETJ, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.

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

14. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.

15. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.

16. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO–YEAR INITIAL PERIOD OR THE ONE–YEAR EXTENSION PERIOD GRANTED BY PD&Z.

17. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.

18. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.

19. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.

20. THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:

    DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006

    1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013

    2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015

    3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016

    4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016

    5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018

    6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019

    7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021

    8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021

21. A 2–YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

22. ONE–FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE–FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT–OF–WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

23. THIS PLAT LIES OUTSIDE OF THE LIMITS OF MUSTANG BAYOU.

BEING 4.043 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 25 AND 26 OF SECTION 78, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), SAID 4.043 ACRES ALSO BEING A PORTION OF THAT CERTAIN CALLED 107.789 ACRE TRACT CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082799, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.O.P.R.), SAID 4.043 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT));

BEGINNING AT A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 34.293 ACRE TRACT CONVEYED TO MHI PARTNERSHIP, LTD., BY INSTRUMENT OF RECORD IN FILE NUMBER 2021084483, B.C.O.P.R., AND ON THE SOUTHERLY LINE OF SAID 107.789 ACRES;

THENCE, ALONG THE EAST LINE OF SAID 34.293 ACRES, THE FOLLOWING FIVE (5) COURSES;

1. NORTH 03° 15' 00" WEST, DEPARTING SAID SOUTHERLY LINE, 605.11 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;
2. 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 48° 15' 00" WEST, 35.36 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
3. NORTH 03° 15' 00" WEST, 90.00 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;
4. 39.27 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 41° 45' 00" EAST, 35.36 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
5. NORTH 03° 15' 00" WEST, 670.73 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 45' 00" EAST, DEPARTING THE EAST LINE OF SAID 34.293 ACRES, 120.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 15' 00" EAST, 677.10 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 35.53 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81° 25' 26", AND A CHORD WHICH BEARS SOUTH 43° 57' 43" EAST, 32.61 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

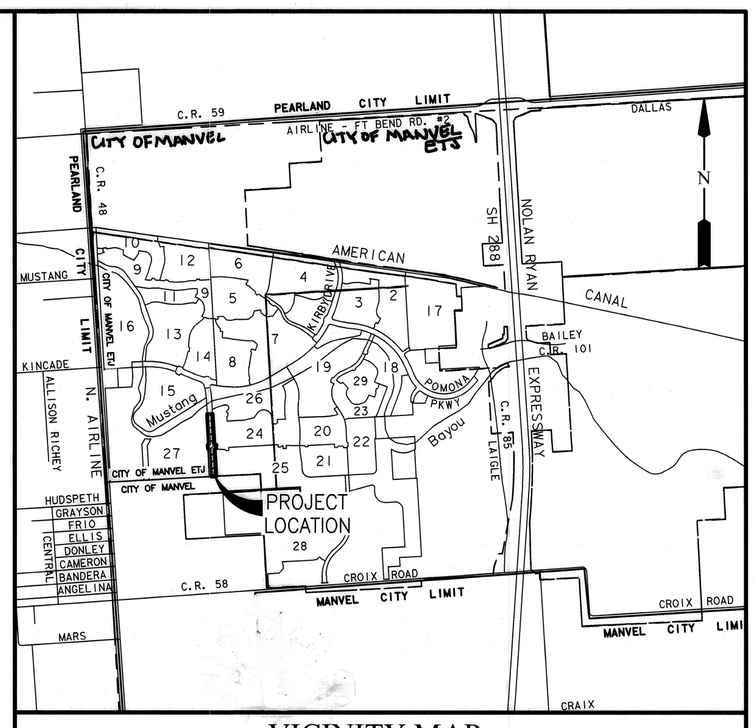
THENCE, 23.75 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 02° 29' 48", AND A CHORD WHICH BEARS SOUTH 83° 25' 32" EAST, 23.75 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR A WESTERLY CORNER OF THAT CERTAIN CALLED 65.773 ACRE TRACT CONVEYED TO MHI PARTNERSHIP, LTD., BY INSTRUMENT OF RECORD IN FILE NUMBER 2021084483, B.C.O.P.R.;

THENCE, SOUTH 06° 15' 19" WEST, ALONG SAID WESTERLY LINE, 90.03 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR A WESTERLY CORNER OF SAID 65.773 ACRE TRACT, THE BEGINNING OF A CURVE;

THENCE, 44.10 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 101° 04' 22", AND A CHORD WHICH BEARS SOUTH 47° 17' 11" WEST, 38.60 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 15' 00" EAST, 596.68 FEET TO A POINT FOR CORNER ON THE SOUTHERLY LINE OF THE AFOREMENTIONED 107.789 ACRE TRACT;

THENCE, SOUTH 86° 46' 18" WEST, ALONG THE SOUTHERLY LINE OF SAID 107.789 ACRES, 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.043 ACRES OF LAND;



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652C

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

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

FINAL PLAT OF
KIRBY DRIVE STREET DEDICATION NO. 3

A SUBDIVISION OF 4.043 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 25 AND 26 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

FEBRUARY 2, 2023 JOB NO. 2149–8008P

OWNER:

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

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

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

MYLAR CHECK: SURV. _____ DIR. _____

Date\Time : Thu, 02 Feb 2023 – 9:28am
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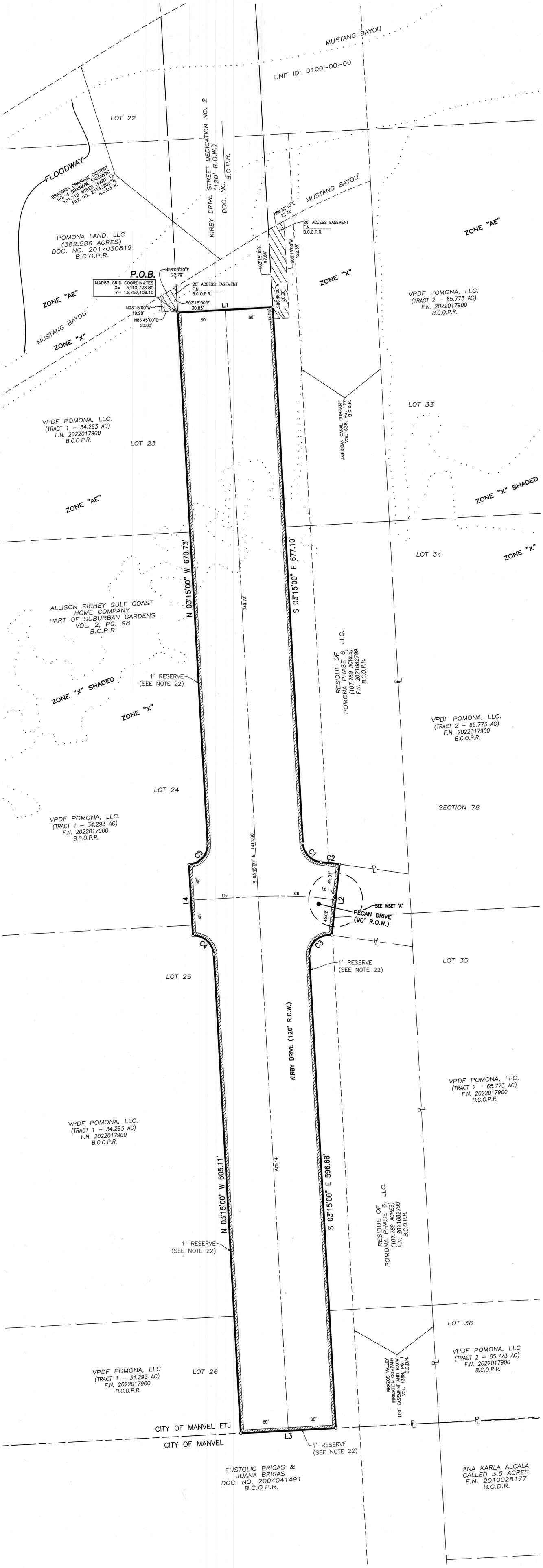
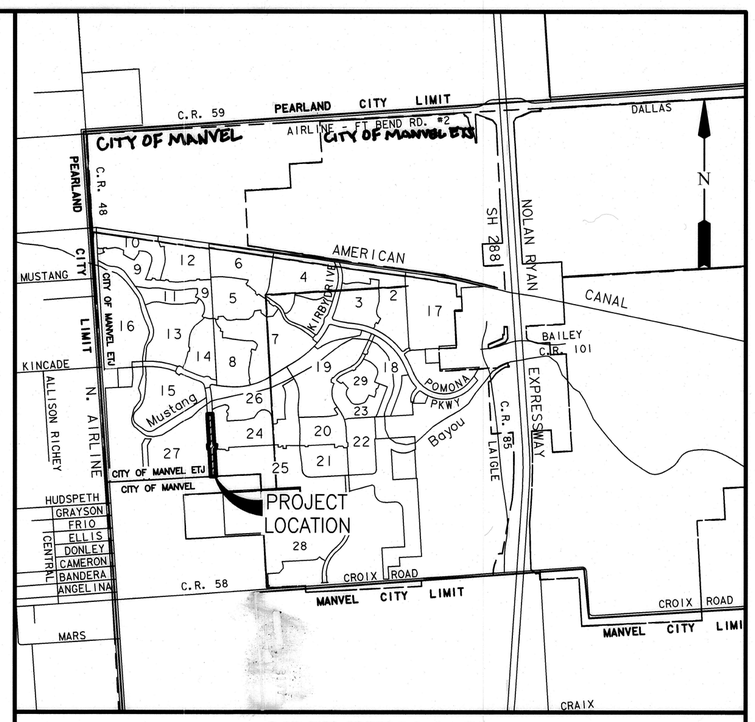




VICINITY MAP
SCALE: 1" = 1/2 MILE

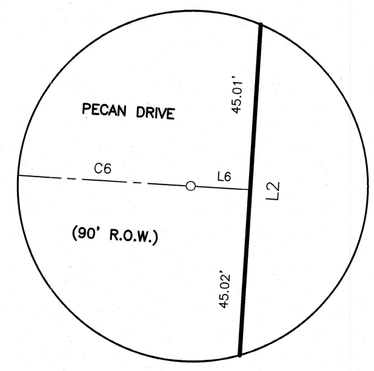
KEY MAP NO. 652C

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	81°25'26"	35.53'	S 43°57'43" E	32.61'
C2	545.00'	2°29'48"	23.75'	S 83°25'32" E	23.75'
C3	25.00'	101°04'22"	44.10'	S 47°17'11" W	38.60'
C4	25.00'	90°00'00"	39.27'	N 48°15'00" W	35.36'
C5	25.00'	90°00'00"	39.27'	N 41°45'00" E	35.36'
C6	500.00'	11°04'22"	96.63'	S 87°42'49" E	96.48'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°45'00" E	120.00'
L2	S 06°15'19" W	90.03'
L3	S 86°46'18" W	120.00'
L4	N 03°15'00" W	90.00'
L5	S 86°45'00" W	85.00'
L6	S 82°10'39" E	1.23'



INSET "A"
SCALE: N.T.S.

LEGEND

B.C.D.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
F.N.	INDICATES FILE NUMBER
PG.	INDICATES PAGE
P.O.B.	INDICATES POINT OF BEGINNING
R.O.W.	INDICATES RIGHT-OF-WAY
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
U.E.	INDICATES UTILITY EASEMENT
VOL.	INDICATES VOLUME
W.L.E.	INDICATES WATER LINE EASEMENT
PD&Z	INDICATES PLANNING, DEVELOPMENT & ZONING

FINAL PLAT OF
KIRBY DRIVE STREET DEDICATION NO. 3

A SUBDIVISION OF 4.043 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 25 AND 26 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

FEBRUARY 2, 2023 JOB NO. 2149-8008P

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MYLAR CHECK: SURV. DIR.
Date\Time : Thu, 02 Feb 2023 - 9:28am
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Project Lot Allocation

LOT SIZES	TOTAL	% of TOTAL
50' SF	824	33.8%
60' X 120'	595	24.5%
55' X 120'	488	21.1%
66' X 120'	399	16.3%
65' X 120'	221	9.4%
70' X 130'	137	5.6%
75' X 130'	108	4.5%
80' X 130'	116	5.1%
	2,381	100.0%

North

POMONA

±1,066.2 Acres of Land

Manvel, Texas

Project #: 2149-09003

Prepared For:
HILLWOOD COMMUNITIES

Reference Date: 02.03.2021

Planning & Landscape Architecture

Land & Master Planning
Land Development Studies
Sustainable Design
Urban Design
Landscape Architecture

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

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City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐

Date of Request: March 13, 2023 PDZ

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Preliminary Plat for Meridiana Section 5 East, being a subdivision of 11.79 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

Plats:
Preliminary X
Final

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

Brad Sweitzer
SIGNATURE

02/13/2023
DATE

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

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION
PLAT APPLICATION

Plat Name:	Meridiana Section 5 East – Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	March 13, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a new residential section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The proposed section includes single family residential lots with minimum 55 feet lot width.*
- *The Type 1 private streets with a R.O.W width of 50-feet provide access to lots.*
- *The proposed plat subdivides a 11.79-acre tract into 37 residential lots, 2 Block, and 3 reserves for landscaping, open space, recreation and utility purposes.*

STAFF RECOMMENDATION

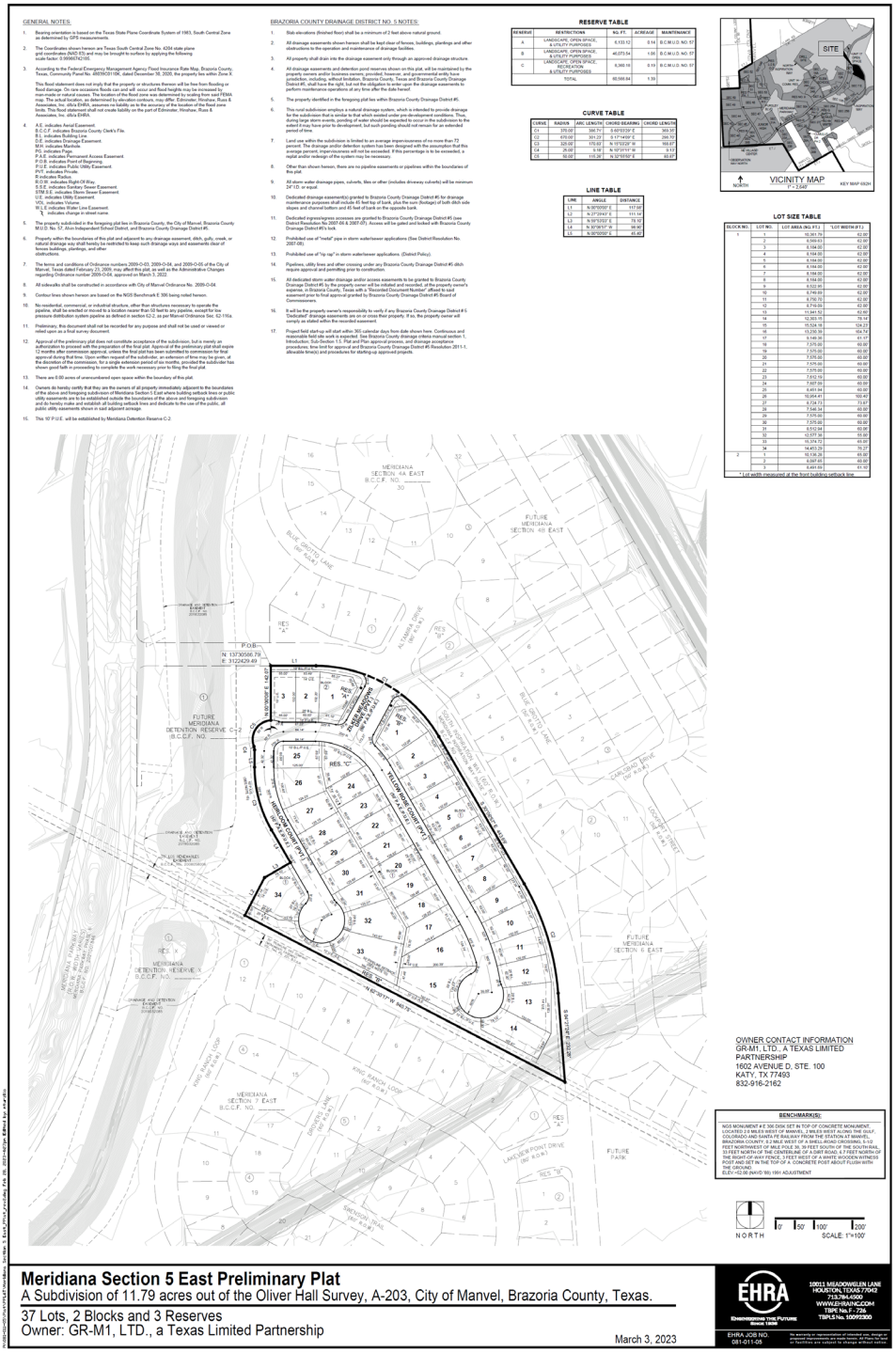
The City staff recommends approval of this proposed plat - *Meridiana Section 5 East Preliminary Plat – with* one (1) condition. The condition includes:

1. Provide Drainage district approval of a preliminary drainage plan. The Letter of no objection submitted indicates that a drainage plan has not been approved/ submitted for approval (Ord No. 2004-0-17, Article II, Section 21. A.14).

Additionally, staff recommends providing the following note to be addressed at the time of Final plat submittal:

- Please provide a Water and Sewer Utility Availability Summary Table that includes a summary of currently platted lots and corresponding connections, along with reserved connections and planned future connections. Also include the current capacity of the water and wastewater facilities (plant(s), lift stations, etc.) within MUD 57, or agreements with MUD 55, MUD 56, etc.
  (Ord No. 2004-0-17, Article I, Section 1 (c); Article II, Section 24. B.19; and Article IV, Section 49).

Plat Exhibit



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742165.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0115K, 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 Engineer/Surveyor preparing this statement, EHRA Engineering, Inc. dba EHRA Engineering and Associates, Inc. dba 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. dba EHRA.
4. A.E. indicates Aerial Easement.
B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
S.S.E. indicates Sanitary Sewer Easement.
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R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
W.L.E. indicates Water Line Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W_E indicates Water Line Easement.
indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #6.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
7. The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance number 2009-O-04, approved on March 3, 2022.
8. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
9. Contour lines shown hereon are based on the NGS Benchmark E 306 being rated hereon.
10. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be built within fifty feet (50') of the centerline of the 12" high pressure natural gas line pressure distribution system pipeline as defined in section C2.2. as per Manvel Ordinance Sec. 52-116a.
11. 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.
12. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after the date hereof unless, prior to such date, a request for an extension is submitted for final approval stating that hindrances or conditions, beyond the control of the subdivider, an extension of time be given, or if construction of the subdivision, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
13. There are 0.00 acres of unencumbered open space within the boundary of this plat.
14. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 5 East where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and that they have caused such building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent areas.
15. This 10' P.U.E. will be established by Meridiana Detention Reserve C-2

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

1. Slab elevations (finished floor) shall be a minimum of 2 feet above natural ground.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. All drainage easements and detention pond reserves shown on this plat, will be maintained by the Meridiana Municipal Utility District and/or Meridiana Property Owners Association, Inc. and its successors, in all jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #6, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
5. The property identified in the foregoing plat lies within Brazoria County Drainage District #6.
6. This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the same or like area prior to development, but such ponding should not remain for an extended period of time.
7. Land use within the subdivision is limited to an average impervioussness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, impervioussness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
10. Dedicated drainage easement(s) granted to Brazoria County Drainage District #6 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #6 (see District Resolution No.2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #6's lock.
12. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. -2007-06).
13. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #6 ditch require approval and permitting prior to construction.
15. All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #6 shall be filed of record, by separate instrument, at the developer's/owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #6 Board of Commissioners.
16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 6 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
17. Project field startup will start within 365 calendar days from date shown here. Continuous and timely field startup and construction is expected. See Brazoria County drainage criteria manual section 1, Introduction: Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #6 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	6,133.12	0.14	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	40,073.54	1.05	B.C.M.U.D. NO. 57
C	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	8,340.18	0.19	B.C.M.U.D. NO. 57
	TOTAL	60,566.84	1.39	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	370.00'	168.71'	S 65°53'29" E	369.32'
C2	475.00'	304.23'	S 17°14'59" E	299.70'
C3	325.00'	175.03'	N 15°53'29" W	169.87'
C4	25.00'	9.18'	N 10°13'11" W	9.13'
C5	50.00'	114.24'	N 32°59'50" E	93.07'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 39°05'07" E	117.68'
L2	N 27°29'47" E	111.14'
L3	N 79°13'53" E	79.72'
L4	S 30°36'13" W	99.90'
L5	N 56°00'04" E	45.46'

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	10,361.76	62.00'
	2	8,569.63	62.00'
	3	8,184.00	62.00'
	4	8,184.00	62.00'
	5	8,184.00	62.00'
	6	8,184.00	62.00'
	7	8,184.00	62.00'
	8	8,184.00	62.00'
	9	8,522.40	62.00'
	10	6,749.09	62.00'
	11	6,750.70	62.00'
	12	6,710.09	62.00'
	13	11,041.52	62.00'
	14	12,363.15	79.14'
	15	15,534.18	124.23'
	16	13,230.39	104.74'
	17	9,148.34	81.17'
	18	7,375.00	60.00'
	19	7,375.00	60.00'
	20	7,375.00	60.00'
	21	7,375.00	60.00'
	22	7,375.00	60.00'
	23	7,375.00	60.00'
	24	7,607.00	60.00'
	25	8,451.94	60.00'
	26	10,004.41	100.43'
	27	8,734.73	73.87'
	28	7,546.34	60.00'
	29	7,575.00	60.00'
	30	7,575.00	60.00'
	31	8,512.94	60.00'
	32	12,577.91	55.83'
	33	15,374.72	69.55'
	34	14,403.29	70.27'
2	1	10,136.26	65.00'
	2	8,097.65	60.00'
	3	8,491.64	61.10'

* Lot width measured at the front building setback line.

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

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT. LOCATED 2.6 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, 0.3 MILES SOUTH OF THE SOUTH END OF A BRIDGE OVER A BAYOU, 0.2 MILE NORTHWEST OF MILE POST 33, 19 FEET SOUTH OF THE SOUTH RAIL, 13 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 4.7 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.=52.56 (NAVD '88) 1991 ADJUSTMENT

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

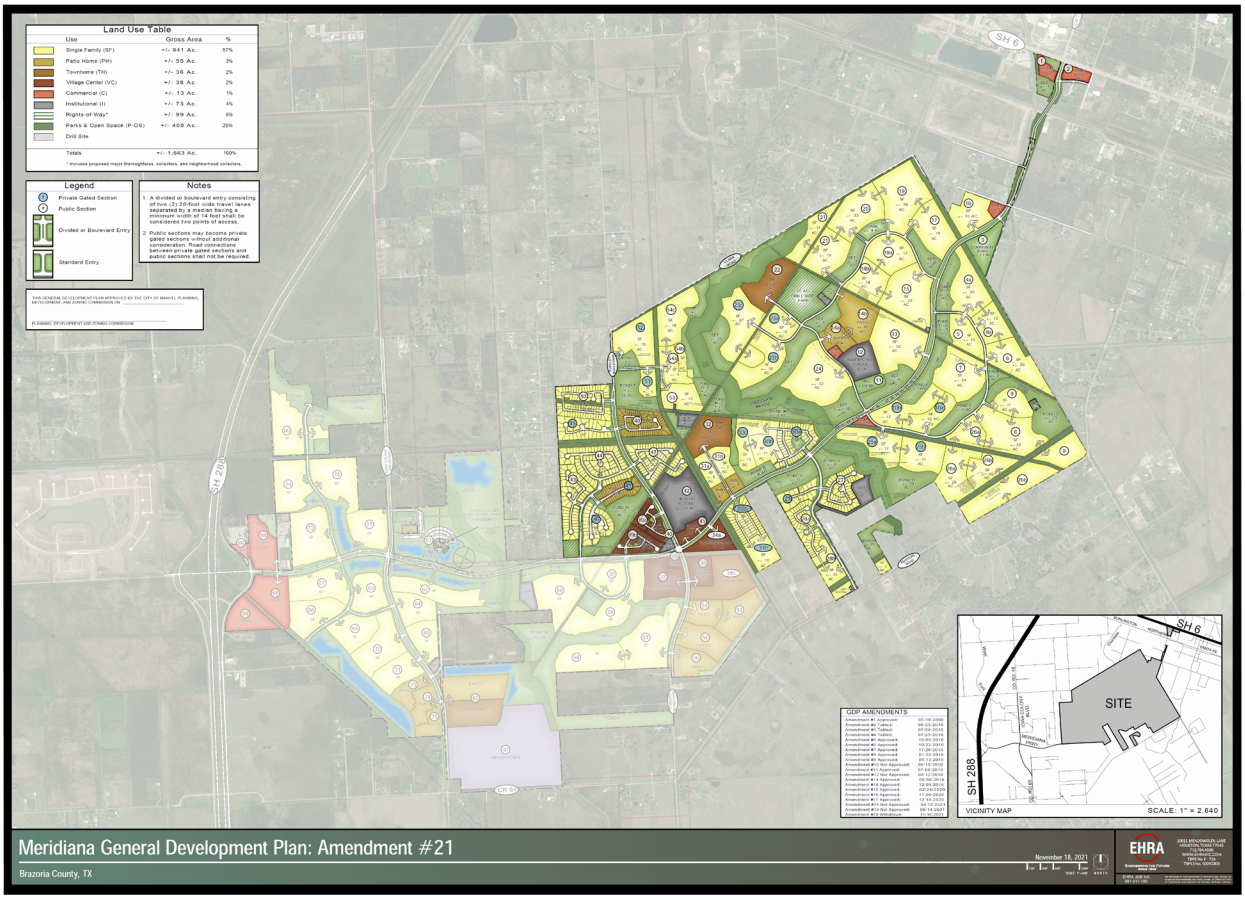
Meridiana Section 5 East Preliminary Plat
A Subdivision of 11.79 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.
37 Lots, 2 Blocks and 3 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership
March 3, 2023

EHRA
ENGINEERING THE FUTURE Since 1968
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No.F-726
TBPLS No. 10092300

EHRA JOB NO. 081-011-05

The wording or representation of intended use, design or configuration of this plat is the property of EHRA and is not to be used or modified in any way without written permission. Plat and/or Plat Notes are subject to change without notice.

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



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.

2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies within Zone X.

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

4. A.E. indicates Aerial Easement.
   B.C.C.F. indicates Brazoria County Clerk's File.
   B.L. indicates Building Line.
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   S.S.E. indicates Sanitary Sewer Easement.
   STM.S.E. indicates Storm Sewer Easement.
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
   W.L.E indicates Water Line Easement.
   ↝ indicates change in street name.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.

6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.

7. The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance number 2009-O-04, approved on March 3, 2022.

8. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.

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

10. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.

11. 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.

12. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.

13. There are 0.00 acres of unencumbered open space within the boundary of this plat.

14. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 5 East where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

15. This 10' P.U.E. will be established by Meridiana Detention Reserve C-2.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

1. Slab elevations (finished floor) shall be a minimum of 2 feet above natural ground.

2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.

3. All property shall drain into the drainage easement only through an approved drainage structure.

4. All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.

5. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.

6. This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.

7. Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.

8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.

9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.

10. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.

11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.

12. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).

13. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).

14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.

15. All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.

16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 'Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.

17. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
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C5	50.00'	115.26'	N 32°55'50" E	80.87'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 00°00'00" E	117.98'
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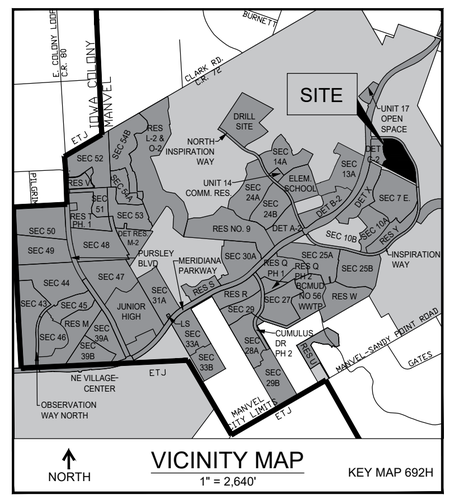
L3	N 59°53'03" E	78.10'
L4	N 30°06'57" W	98.90'
L5	N 00°00'00" E	45.40'



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	10	8,749.89	62.00'
	11	8,750.70	62.00'
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	20	7,575.00	60.00'
	21	7,575.00	60.00'
	22	7,575.00	60.00'
	23	7,612.19	60.00'
	24	7,607.09	60.09'
	25	8,451.94	60.00'
	26	10,954.41	100.40'
	27	8,724.73	73.87'
	28	7,546.34	60.00'
	29	7,575.00	60.00'
	30	7,575.00	60.00'
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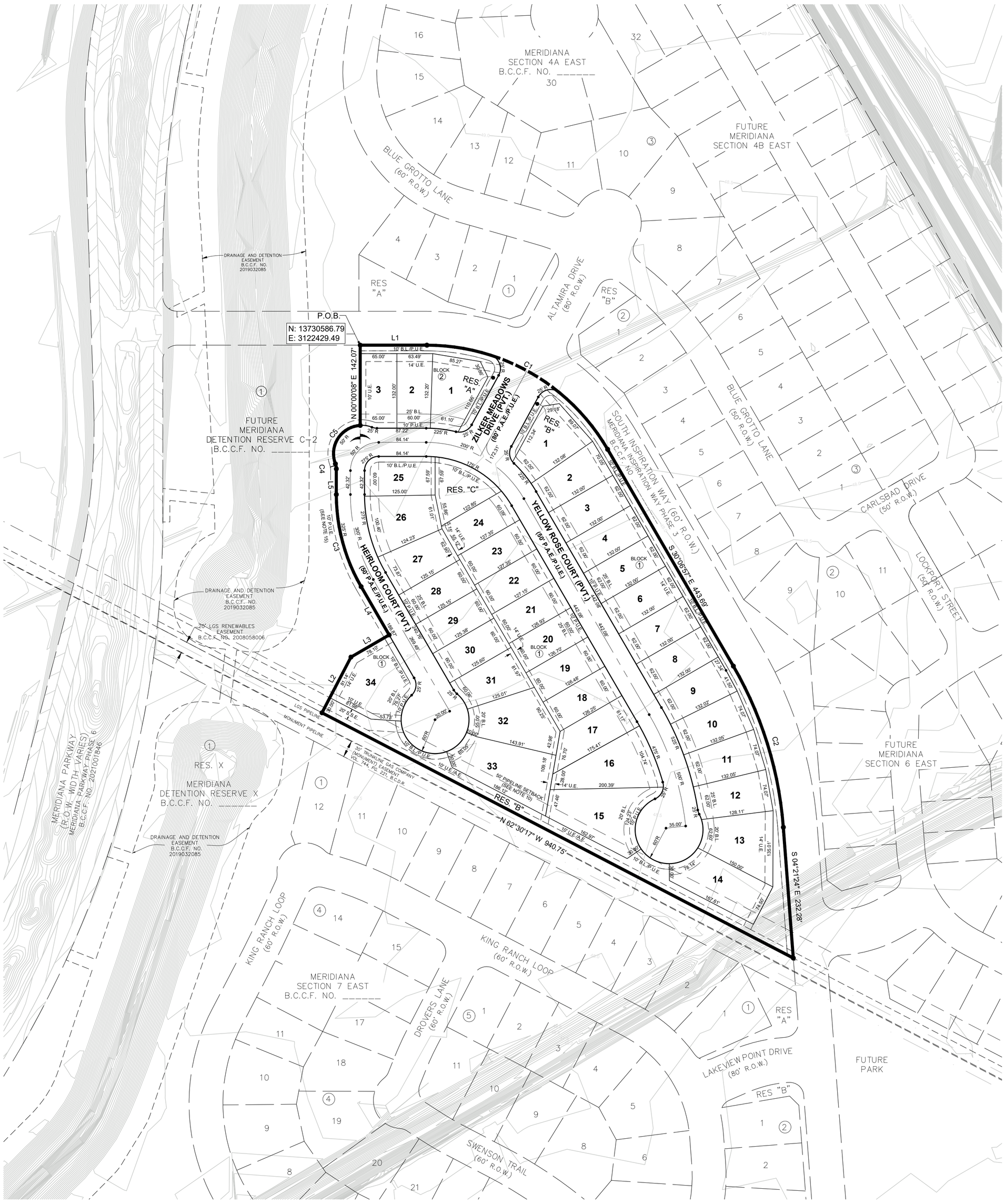
2	1	10,136.28	65.00'
	2	8,097.65	60.00'
	3	8,491.69	61.10'

* Lot width measured at the front building setback line.



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

BENCHMARK(S):

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

NORTH

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

Meridiana Section 5 East Preliminary Plat

A Subdivision of 11.79 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

37 Lots, 2 Blocks and 3 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

March 3, 2023

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

EHRA JOB NO. 081-011-05

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.

P:\081-011-05\Plat\PPLAT\Meridiana Section 5 East_PPlat_rev2.dwg Feb 28, 2023-4:27pm Edited by: mturzillo

Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
Totals	+/- 1,663 Ac.	100%

* Includes proposed major thoroughfares, collectors, and neighborhood collectors.

Legend

- (#) Private Gated Section
- (#) Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

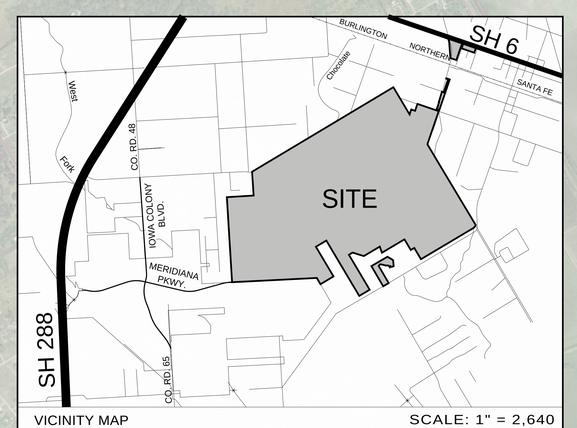
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____.

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

SH 6
SH 288
CR 64
Kruger Road
Jordan Road
CLARK ROAD
MASTERS ROAD
MERIDIANA PARKWAY
IOWA COLONY CITY LIMIT
IOWA COLONY BLVD.
CHOCOLATE BAYOU
1 COMM. 3 AC. / DET. 4 AC.
2 COMM. 4 AC.
3 COMMUNITY PARK 11 AC.
4a SF +/- 20 AC.
4b SF +/- 12 AC.
5 SF +/- 13 AC.
6 SF +/- 20 AC.
7 SF +/- 24 AC.
8 SF +/- 39 AC.
9 SF +/- 11 AC.
10a SF +/- 12 AC.
10b SF +/- 17 AC.
11 REC. CENTER
12 ELEMENTARY SCHOOL 13 AC.
13 SF +/- 32 AC.
14a PATIO 8 AC.
14b PATIO +/- 18 AC.
15 SF +/- 29 AC.
16 SF +/- 15 AC.
17 SF +/- 19 AC.
18a SF +/- 17 AC.
18b SF +/- 14 AC.
19 SF +/- 30 AC.
20 SF +/- 23 AC.
21 SF +/- 11 AC.
21 SF +/- 18 AC.
22 TH +/- 19 AC.
20 AC. DRILL SITE/ PARK
23a SF +/- 10 AC.
23b SF +/- 18 AC.
23c SF +/- 27 AC.
24 SF +/- 32 AC.
25a SF +/- 17 AC.
25b SF +/- 16 AC.
26a SF +/- 29 AC.
26b SF +/- 39 AC.
27 SF +/- 11 AC.
28a SF +/- 13 AC.
28b SF +/- 13 AC.
29 SF +/- 11 AC.
30a SF +/- 17 AC.
30b SF +/- 11 AC.
30c SF +/- 13 AC.
31a SF +/- 8 AC.
31b SF +/- 7 AC.
32 SF +/- 17 AC.
33a SF +/- 18 AC.
33b SF +/- 10 AC.
34a VILLAGE CENTER 10 AC.
34b TOWN HOME
35 VILLAGE CENTER
36 SF +/- 2 AC.
37 VILLAGE CENTER
38 SF +/- 10 AC.
39a SF +/- 10 AC.
39b SF +/- 10 AC.
40 SF +/- 10 AC.
41 SF +/- 10 AC.
42 JR. HIGH SCHOOL 28 AC.
43 SF +/- 10 AC.
44 SF +/- 28 AC.
45 PATIO +/- 2 AC.
46 SF +/- 12 AC.
47 SF +/- 10 AC.
48 PATIO +/- 2 AC.
49 SF +/- 11 AC.
50 SF +/- 15 AC.
51 SF +/- 5 AC.
52 SF +/- 18 AC.
53 SF +/- 13 AC.
54a SF +/- 9 AC.
54b SF +/- 9 AC.
54c SF +/- 18 AC.
55 PATIO
56 PATIO
57 SF +/- 32 AC.
58 SF +/- 32 AC.
59 SF +/- 13 AC.
60 SF +/- 10 AC.
61 ELEMENTARY SCHOOL 13 AC. / REC. CENTER 4.6 AC.
62 SF +/- 10 AC.
63 SF +/- 10 AC.
64 SF +/- 10 AC.
65 SF +/- 10 AC.
66 SF +/- 10 AC.
67 SF +/- 10 AC.
68 COMM. +/- 2 AC.
69 SF +/- 10 AC.
70 SF +/- 10 AC.
71 SF +/- 10 AC.
72 SF +/- 10 AC.
73 PATIO +/- 2 AC.
74 PATIO +/- 2 AC.
75 PATIO +/- 2 AC.
77 SF +/- 10 AC.
78 SF +/- 10 AC.
79 SF +/- 10 AC.
80 SF +/- 10 AC.
81 INSTITUTIONAL
82 TOWNHOME
POND A
POND B
POND C
POND D
POND E
POND F-1
POND F-2
POND G
POND H
POND I
POND J
POND K
POND L 8.0 AC.
POND M +/- 17 AC.
POND N +/- 4 AC.
POND O +/- 5 AC.
POND P
POND Q +/- 8 AC.
POND R +/- 11 AC.
POND T +/- 15 AC.
POND V +/- 4 AC.
POND W +/- 14 AC.
POND X 13 AC.
POND Y +/- 11 AC.
POND Z +/- 23 AC.
POND C-2 +/- 5 AC.
POND D-2 +/- 8 AC.
WWTP +/- 7 AC.
LIFT STATION
IOWA COLONY REGIONAL PARK 102.1 AC.
ELEMENTARY SCHOOL 13 AC.
WATER PLANT NO. 54 +/- 2 AC.
WATER PLANT NO. 55 +/- 2 AC.

GDP AMENDMENTS

Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

150' 300' 600' 1200
SCALE: 1"=600' NORTH

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

EHRA JOB NO. 081-011-150

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

MANVEL PD&Z
DATA SHEET

MEETING DATE: March 13, 2023

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 0.5727-acre tract of land located at 17205 Highway 6 / Morris Ave, Manvel, Texas (described as Reserve "C1" of Manvel Town Center Section 1 Partial Replat No 1), from Planned Unit Development District / State Highway 6 Overlay District (PUD/SH6) to Planned Unit Development District / State Highway 6 Overlay District With Specific Use Permit (PUD/SH6-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of property for NAICS use 621210 "offices of dentists".

BACKGROUND: The subject site is located at 17205 Highway 6 / Morris Ave, Manvel, Texas (Described as Reserve "C1" Of Manvel Town Center Section 1 Partial Replat No. 1). The subject site is an approximate, 0.5727-acre reserve within Manvel Town Center development and is currently zoned Planned Unit Development District / State Highway 6 Overlay District (PUD/SH6). According to the adopted PUD document (Ordinance No. 2017-O-33), any land use that requires a Specific Use Permit (SUP) in Light Commercial (LC) zoning district will require SUP approval by the Manvel City Council.

The subject site is proposed to be developed for a dental office, which is permitted upon approval of a SUP. Plans for a shell building at the subject site is under review. Therefore, applicant, Zoltan Wilson, CDA Architects, with permission from property owner, Weitzman Group/Manvel Town Center, is requesting a SUP to allow NAICS Use No. 621210 "Offices of Dentists" at the subject site. In 2020, Zoning ordinance was amended to include SUP requirement for all land uses under NAICS use Category No. 621, *Ambulatory health care services.* Manvel Town Center is under construction and is proposed to include a wide range of general retail, commercial, and office type uses. The subject site which is currently vacant is proposed to be developed as a dental office. Therefore, the applicant is requesting a SUP to allow NAICS Use No. 621210 "Offices of Dentists" at the subject site. Please note that plans for a shell building at the subject site is currently under review for conformance to the standards of PUD and other adopted City codes and ordinances.

The proposed use being a low intensity medical office type use is not anticipated to have any negative impact on the overall development or the general area. The proposed dental office use will be similar to other general office or retail sales and service use in terms of its operation and traffic patterns. Additionally, adjoining properties are under common ownership and is proposed to be developed for general retail and commercial uses. The proposed use meets all the criteria of approval provided in Section 77-50. (e) of the code of ordinances, which focus on ensuring that

the proposed use will be in harmony with the adjacent property and will not have a detrimental impact to the general area. Section 77-50 (g) (4) of the zoning ordinance provides the following predetermined conditions for NAICS use Category No. 621, *Ambulatory health care services* upon approval of the SUP.

1. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day;
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
3. All doors shall remain unlocked and accessible during normal business hours.

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

ATTACHMENTS: Staff Report and Ordinance No. 2023-O-15

FUNDING ISSUES
_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER Jose Abraham	**FINANCE DIRECTOR APPROVAL _____** **CITY MANAGER APPROVAL _____**

Planning, Development, and Zoning Commission
Specific Use Permit Request

Agenda of:	March 13, 2023	**Initiated By:**	Jose Abraham City Planner
Department:	Development Services	**Presented By:**	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

Specific Use Permit (SUP) request to establish a dental office on an approximate 0.5727-acre tract of land located at 17205 Highway 6 / Morris Ave, Manvel, Texas (Described as Reserve "C1" Of Manvel Town Center Section 1 Partial Replat No. 1), in the Planned Unit Development District / State Highway 6 Overlay District (PUD/SH6).

Exhibits

Zoning Vicinity Map, Aerial Vicinity & Surrounding Land Uses Map, Major Thoroughfare Plan Map, Recorded Plat, Application, Letter of Authorization, and Public Hearing Notice.

Recommended Action

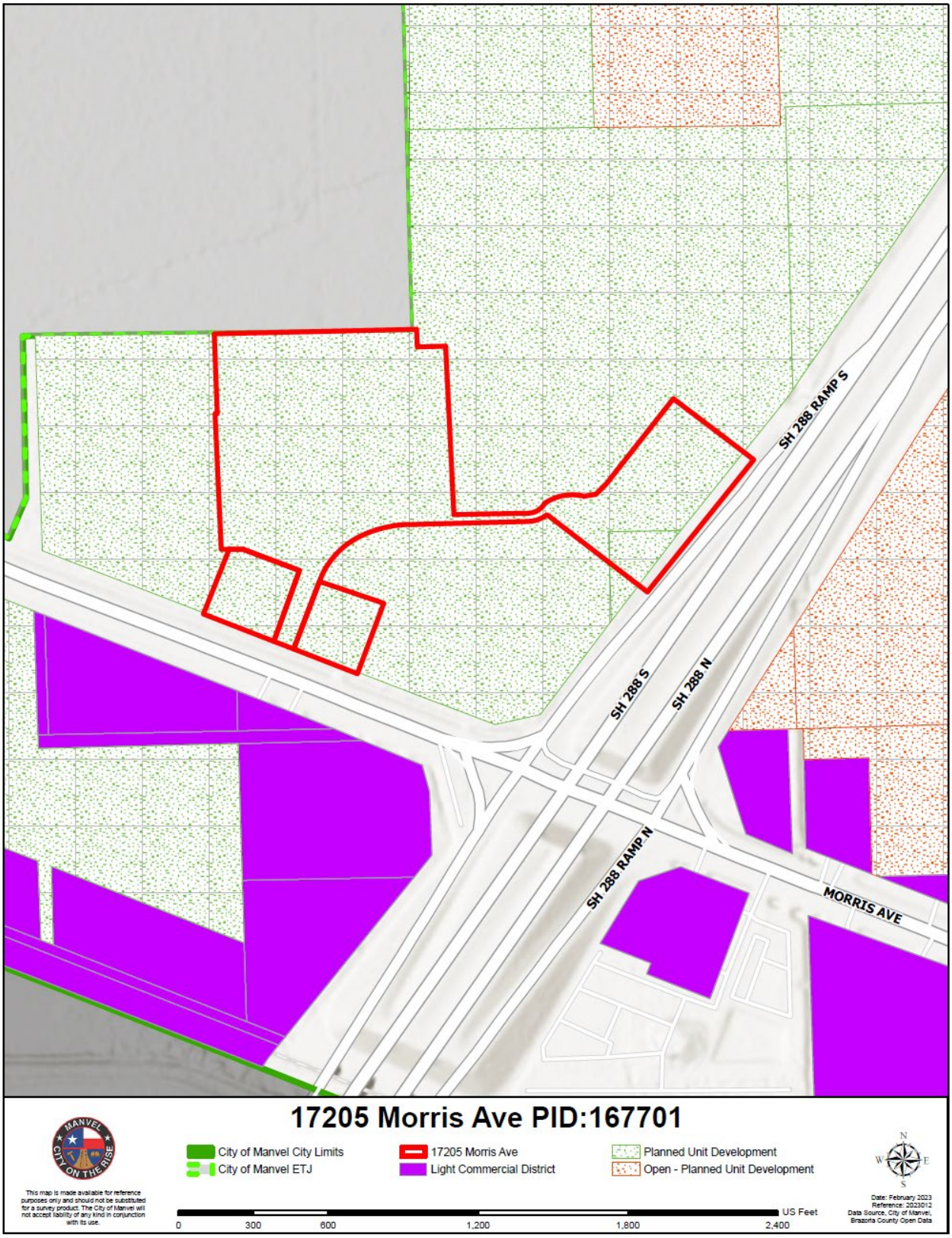
A Public Hearing followed by Consideration and Action from the Commission to provide a recommendation to the City Council

Executive Summary

The subject site is located at 17205 Highway 6 / Morris Ave, Manvel, Texas (Described as Reserve "C1" Of Manvel Town Center Section 1 Partial Replat No. 1). The subject site is an approximate, 0.5727-acre reserve within Manvel Town Center development and is currently zoned Planned Unit Development District / State Highway 6 Overlay District (PUD/SH6). According to the adopted PUD document (Ordinance No. 2017-O-33), any land use that requires a Specific Use Permit (SUP) in Light Commercial (LC) zoning district will require SUP approval by the Manvel City Council.

The subject site is proposed to be developed for a dental office, which is permitted upon approval of a SUP. Plans for a shell building at the subject site is under review. Therefore, applicant, Zoltan Wilson, CDA Architects, with permission from property owner, Weitzman Group/Manvel Town Center, is requesting a SUP to allow NAICS Use No. 621210 "Offices of Dentists" at the subject site. 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.

Surrounding Property Zoning	**North:** Planned Unit Development District / State Highway 6 Overlay District (PUD/SH6) **South:** Light Commercial District /State Highway 6 Overlay District (LC/SH6) **East:** Planned Unit Development District / State Highway 6 Overlay District (PUD/SH6) **West:** Planned Unit Development District / State Highway 6 Overlay District (PUD/SH6)
Surrounding Land Use	**North:** Manvel Town Center development / Proposed HEB & Retail Shops **South:** Gas Station with Convenience Store (Chevron) & Vacant/Undeveloped **East:** Manvel Town Center development / Proposed McDonald's **West:** Manvel Town Center development / Proposed Fuel Station

Overview

The subject site is an approximate 0.5727-acre tract located at 17205 Highway 6 / Morris Ave, Manvel, Texas. The subject site is a commercial reserve within Manvel Town Center development which is generally located at the northwestern corner of State Highway 6 and State Highway 288

intersection. The Manvel Town Center property was rezoned to Planned Unit Development District / State Highway 6 Overlay District (PUD/SH6) on November 6, 2017 (Ordinance No. 2017-O-33). The subject site is described as Reserve "C1" Of Manvel Town Center Section 1 Partial Replat No. 1.

The adopted PUD document for Manvel Town Center allows all uses that are permitted within Light Commercial (LC) zoning district and certain other additional specific commercial uses. However, according to the adopted PUD document (Ordinance No. 2017-O-33), any land use that requires a Specific Use Permit (SUP) in Light Commercial (LC) zoning district will require SUP approval by the Manvel City Council. In 2020, Zoning ordinance was amended to include SUP requirement for all land uses under NAICS use Category No. 621, *Ambulatory health care services.* Manvel Town Center is under construction and is proposed to include a wide range of general retail, commercial, and office type uses. The subject site which is currently vacant is proposed to be developed as a dental office. Therefore, the applicant is requesting a SUP to allow NAICS Use No. 621210 "Offices of Dentists" at the subject site. Please note that plans for a shell building at the subject site is currently under review for conformance to the standards of PUD and other adopted City codes and ordinances.

The proposed use being a low intensity medical office type use is not anticipated to have any negative impact on the overall development or the general area. The proposed dental office use will be similar to other general office or retail sales and service use in terms of its operation and traffic patterns. Additionally, adjoining properties are under common ownership and is proposed to be developed for general retail and commercial uses. The proposed use meets all the criteria of approval provided in Section 77-50. (e) of the code of ordinances, which focus on ensuring that the proposed use will be in harmony with the adjacent property and will not have a detrimental impact to the general area. Section 77-50 (g) (4) of the zoning ordinance provides the following predetermined conditions for NAICS use Category No. 621, *Ambulatory health care services* upon approval of the SUP.

1. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day, unless authorized by an approved SUP;
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
3. All doors shall remain unlocked and accessible during normal business hours.

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 proposed use is part of a larger commercial development located along a major thoroughfare, and therefore, 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.

Staff Recommendation

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS Use No. 621210 "Offices of Dentists" with the following conditions:

1. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day;
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and

3. All doors shall remain unlocked and accessible during normal business hours.

Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, staff has received no informational inquiry and is not aware of any opposition to the request.

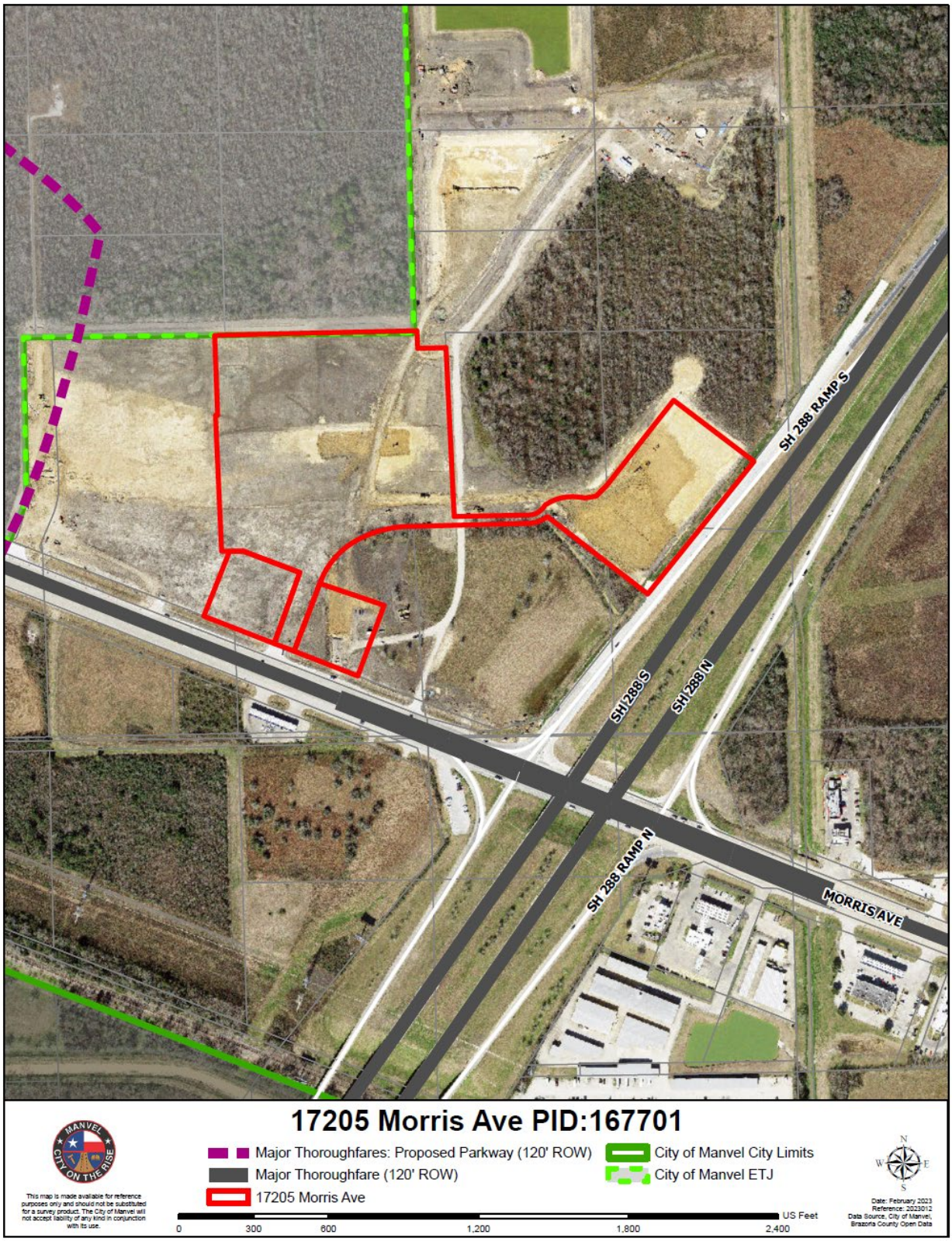
Site Photographs

Aerial view (viewing South) of Manvel Town Center Site

Aerial view (viewing East) of Manvel Town Center Site

Aerial Vicinity & Surrounding Land Uses Map

Major Thoroughfare Plan Map



Property Plat

2022060054
Total Pages: 2

DESCRIPTION OF A 1.640 ACRE TRACT OF LAND SITUATED
IN THE H.T.& B. R.R. CO. SURVEY, SECTION 71, ABSTRACT NO. 291
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

BEING a 1.640 acre (71,418 square foot) tract of land situated in the H.T.& B. R.R. Co. Survey, Section 71, Abstract No. 291 City of Manvel, of Brazoria County, Texas and being all of Unrestricted Reserve "C" of MANVEL TOWN CENTER SECTION ONE, a subdivision per plat recorded under Plat Number 2022042761 Brazoria County Plat Records (B.C.P.R.), and being a portion of a called 3.5227(R) acre tract described as Tract No. A and a portion of a called 5.7622(R) acre tract described as Tract No. B both described in an instrument to Manvel Town Center, Ltd. recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2007004252, said 1.640 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to Unrestricted Reserves "B" and "C" of said MANVEL TOWN CENTER SECTION ONE as cited herein:

BEGINNING at a 3/4-inch iron rod with cap stamped "BGE INC" set for the common Southeast corner of said Unrestricted Reserve "C" and the herein described tract, same being the Southeast corner of Unrestricted Reserve "A" of said MANVEL TOWN CENTER SECTION ONE, lying on the Northeast right-of-way line of State Highway No. 288 (SH 288)(width varies) as described in instruments to the State of Texas recorded in Volume 1036, Page 17 of the Brazoria County Deed Records (B.C.D.R.), Volume 1038, Page 302 of the B.C.D.R., Volume 1041, Page 445 of the B.C.D.R., Volume 1056, Page 221 B.C.D.R. and Volume 1056, Page 748 B.C.D.R.;

THENCE, N 19° 31' 47" E, a distance of 258.36 feet along and with the West line of said Unrestricted Reserve "C", same being an East line of said Unrestricted Reserve "A" to a 3/4-inch iron rod with cap stamped "BGE INC" set for the common Northwest corner of said Unrestricted Reserve "C" and the herein described tract, same being a Northeasterly corner of said Unrestricted Reserve "A" and lying on a South line of Unrestricted Reserve "B" of said MANVEL TOWN CENTER SECTION ONE;

THENCE, along and with the Southerly lines of said Unrestricted Reserve "B", same being the Northerly and Easterly lines of said Unrestricted Reserve "C", the following courses and distances:

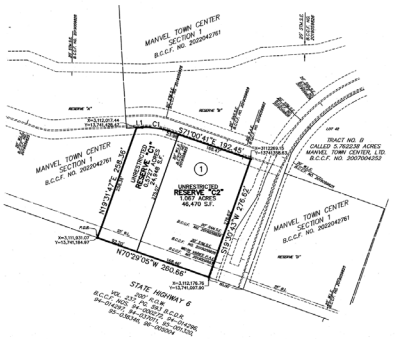
N 86° 44' 12" E, a distance of 12.41 to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Southeasterly direction, along said curve to the right, an arc distance of 58.26 feet, having a radius of 150.00 feet, a central angle of 22° 15' 07" and a chord which bears S 82° 08' 15" E, a distance of 57.89 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

S 71° 00' 41" E, a distance of 192.4 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the common Northeast corner of said Unrestricted Reserve "C" and the herein described tract, same being an interior corner of said Unrestricted Reserve "B";

S 19° 31' 47" W, a distance of 276.62 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the common Southeast corner of said Unrestricted Reserve "C" and the herein described tract, same being a Southwest corner of said Unrestricted Reserve "B", lying on the Northeast right-of-way line of said SH 6;

THENCE, N 70° 29' 05" W, a distance of 260.68 feet along and with the Southwest line of said Unrestricted Reserve "C", same being the Northeast right-of-way line of said SH 6 to the POINT OF BEGINNING and containing 1.640 acres (71,418 square feet) of land.


MANVEL TOWN CENTER SECTION 1 B.C.C.F. NO. 2022042761
RESERVE "A"
RESERVE "B"
RESERVE "C"
UNRESTRICTED RESERVE "C" 1.007 ACRES 43,870 SQ.FT.
1
TRACT NO. B CALLED 5.7622(R) ACRES MANVEL TOWN CENTER, LTD. B.C.C.F. NO. 2007004252
MANVEL TOWN CENTER SECTION 1 B.C.C.F. NO. 2022042761
MANVEL TOWN CENTER SECTION 1 B.C.C.F. NO. 2022042761
STATE HIGHWAY 6
N70°29'05"W 260.68'
N19°31'47"E 258.36'
S19°31'47"W 276.62'
S71°00'41"E 192.4'
N86°44'12"E 12.41'
R=150.00'
L=58.26'
CH=57.89'
CB=S82°08'15"E
100' R.O.W.
100' R.O.W.
S.F.H.A.
ZONE "X"
ZONE "AE"
BASE ELEV. 52.42'
BASE ELEV. 52.42'
BASE ELEV. 52.42'

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: Heartland Dental - Manvel Town Center

Project Location/Address: 17205 Highway 06

Legal Description: Manvel Town Center, LTD. ABST-291 SUBD-Emigration Land Co S/D, A-291 Lot-50

Current Zoning: Planned Unit Dev. Proposed Land Use: Commercial-Retail NAICS No.: 621210

Parcel/Tax ID# (s): 167701 Total Acreage: 0.573

APPLICANT INFORMATION

Applicant Name: Zoltan Wilson

Company Name: CDA Architects

Address: 20445 S.H. 249, Suite 200 City: Houston State: TX Zip: 77070

Phone #: 832-678-9232 Email: zoltanw@cdaarchitects.com

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

Applicant Signature (**REQUIRED**) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Weitzman Group

Address: 1800 Bering, Suite 500 City: Houston State: TX Zip: 77070

Phone #: 713-781-7111 Email: bbloomfield@weitzmangroup.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.

1/27/2023

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

APPLICANT CERTIFICATION

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

Applicant Signature

01/30/2023
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.

Manvel Town Center, Ltd.
Owner Name

1800 Bering Drive, Suite 550
Owner Address

Houston, TX 77057
Owner City, State Zip

01.27.2023
Date

Building and Inspections
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Steve Chandler, certify that I am the owner of the project property located at 17205 Highway 06, 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 Zoltan Wilson with the company CDA Architects (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at 713-781-7111 if you have any questions.

Sincerely,

Owner Name Steve Chandler

Owner Signature

Public Hearing Notice

Public Hearing Notice to run on Sunday 02/26/2023

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, MARCH 13, 2023, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, MARCH 20, 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 0.5727 ACRE TRACT OF LAND LOCATED AT 17205 HIGHWAY 6 / MORRIS AVE, MANVEL, TEXAS (DESCRIBED AS RESERVE "C1" OF MANVEL TOWN CENTER SECTION 1 PARTIAL REPLAT NO 1), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621210 "OFFICES OF DENTISTS"; 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-15

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.5727 ACRE TRACT OF LAND LOCATED AT 17205 HIGHWAY 6 / MORRIS AVE, MANVEL, TEXAS (DESCRIBED AS RESERVE "C1" OF MANVEL TOWN CENTER SECTION 1 PARTIAL REPLAT NO 1), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621210 "OFFICES OF DENTISTS"; 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.

* * * * * * * * *

WHEREAS, Manvel Town Center Ltd, is the owner (the "Owner") of a certain 0.5727-acre tract of land located at 17205 Highway 6 / Morris Ave, Manvel, Texas, such tract located in the H.T. & B.R.R. CO. Survey, section 71, Abstract No. 291 City of Manvel, Brazoria County, Texas, also being Reserve "C1" of Manvel Town Center Section 1 Partial Replat No 1, recorded in Plat No. 2022068054, Brazoria County Plat Records (B.C.P.R.) a map and description of which is attached hereto as Exhibit "A"; and

WHEREAS, the 0.5727-acre tract is currently zoned Planned Unit Development District / State Highway 6 Overlay District (PUD/SH6); and

WHEREAS, the applicant, Zoltan Wilson, CDA Architects, with permission from the owner, filed an application to change the zoning classification of

the 0.5727-acre tract to Planned Unit Development District / State Highway 6 Overlay District, with a Specific Use Permit (PUD/SH6-SUP) allowing the existing use of the property for NAICS use 621210 "Offices of Dentists"; 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 0.5727-acre tract of land located at 7205 Highway 6 / Morris Ave, Manvel, Texas, such tract located in the H.T. & B.R.R. CO. Survey, section 71, Abstract No. 291 City of Manvel, Brazoria County, Texas, also being Reserve "C1" of Manvel Town Center Section 1 Partial Replat No 1, recorded in Plat No. 2022068054, B.C.P.R., as more particularly described in Exhibit "A" attached hereto, shall be changed from Planned Unit Development District / State Highway 6 Overlay District (PUD/SH6), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Offices of Dentists – (NAICS 621210)

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 general site layout as shown in Exhibit "C", attached hereto. The uses and site may not be changed or expanded except by amendment of this Specific Use Permit.

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

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

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

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

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

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

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

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

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

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

_____

_____

Debra Davison, Mayor

ATTEST:

_____

Tammy Bell, City Secretary

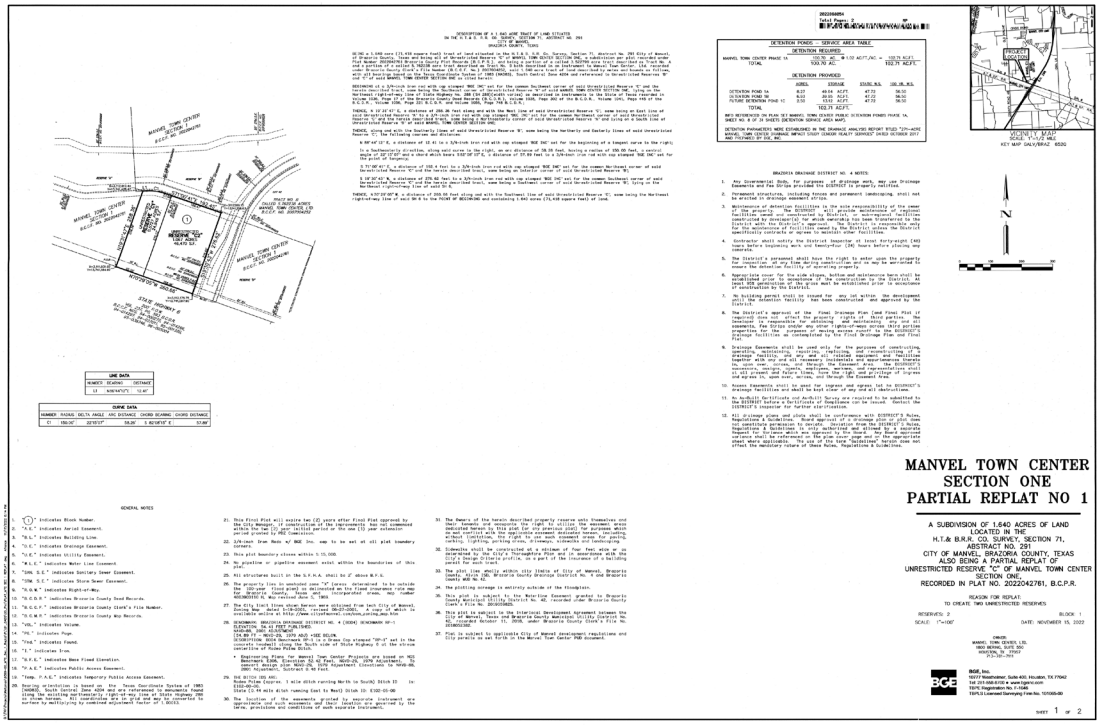
APPROVED AS TO FORM:

_____

Robert Gervais, City Attorney

Exhibit A

Being a Lot located in the H.T. & B.R.R. CO. Survey, section 71, Abstract No. 291 City of Manvel, Brazoria County, Texas, also being a partial replat of unrestricted reserve “C” of Manvel Town Center Section One, Recorded in Plat No. 2022042761, B.C.P.R.



MANVEL TOWN CENTER
SECTION ONE
PARTIAL REPLAT NO 1

A SUBDIVISION OF 1.640 ACRES OF LAND
LOCATED IN THE
H.T.& B.R.R. CO. SURVEY, SECTION 71,
ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
UNRESTRICTED RESERVE “C” OF MANVEL TOWN CENTER
SECTION ONE,
RECORDED IN PLAT NO. 2022042761, B.C.P.R.

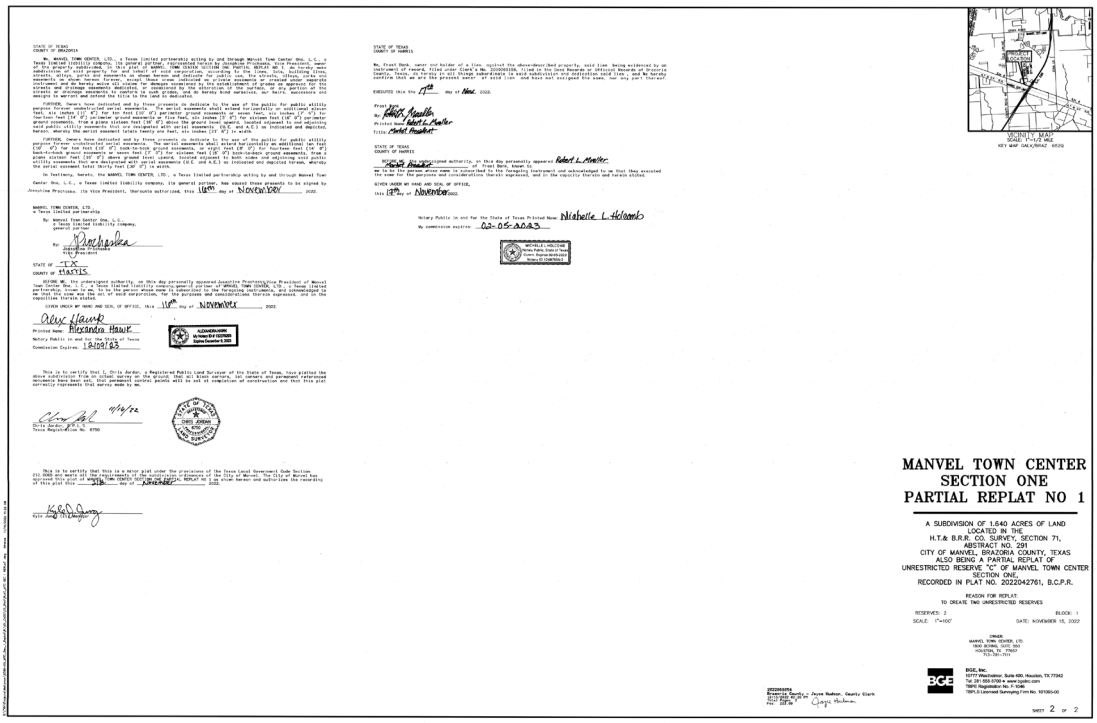


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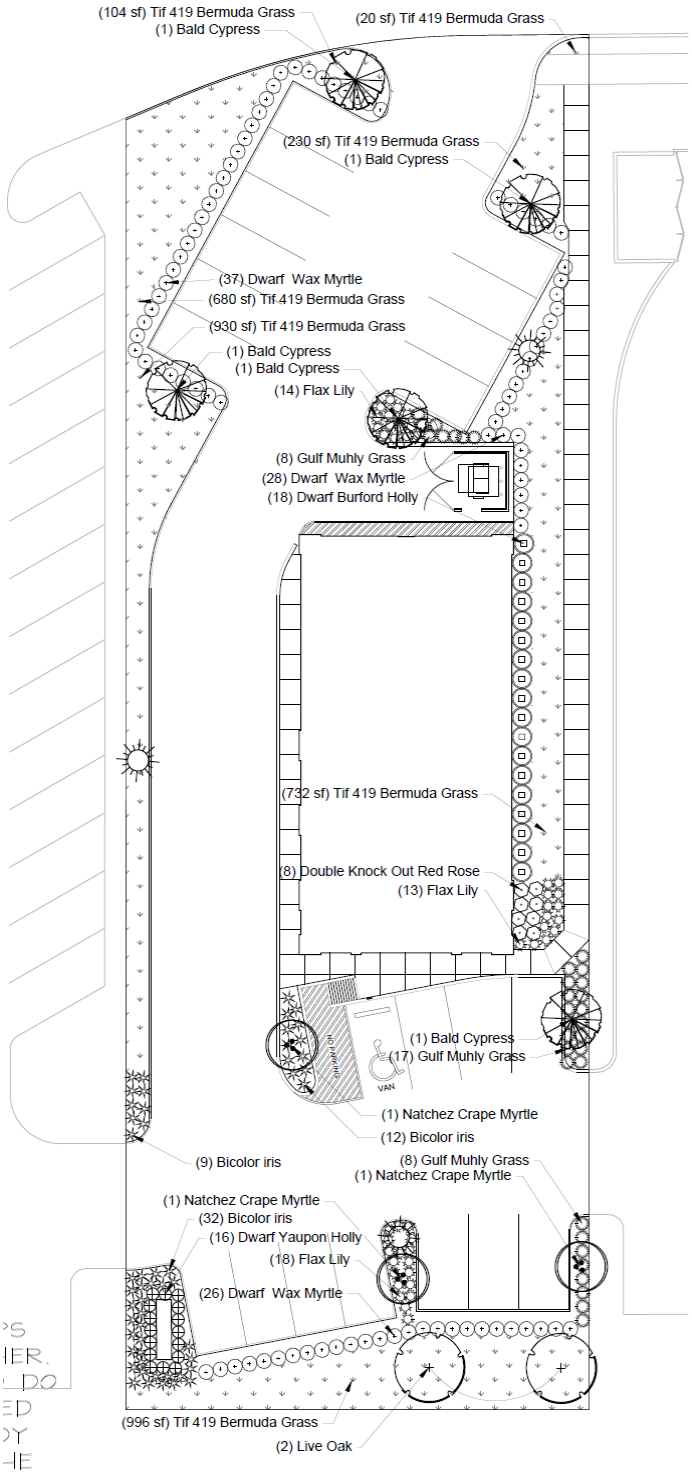
Exhibit B

CONDITIONS FOR 17205 HIGHWAY 6 / MORRIS AVE (OFFICES OF DENTISTS)

1. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day;
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
3. All doors shall remain unlocked and accessible during normal business hours.

Exhibit C

GENERAL SITE LAYOUT FOR 17205 HIGHWAY 6 / MORRIS AVE
(OFFICES OF DENTISTS)