

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



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
March 27, 2023**

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

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

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

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

Regular Session

*Commission Member Kyle Marasckin was sworn in before the meeting.

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.

Consent PDZ

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

- A. Approve the Final Plat for Meridiana Section 32B;
BEING A SUBDIVISION OF 0.2269 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve the Final Plat for Meridiana Section 54B;
BEING A SUBDIVISION OF 21.70 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve the Final Plat of Valencia Section 1;
BEING A SUBDIVISION OF 9.734 ACRES OF LAND IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF OUTLOTS 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PGS. 71-72, AND VOL. 3, PGS. 139-140 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.)
- B. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.
- C. Consideration and possible action to appoint a Planning Development and Zoning Commission Chairperson.
- D. Consideration and possible action to appoint a Planning Development and Zoning Commission Vice Chairperson.
- E. Consideration and possible action to appoint a Planning Development and Zoning Commission Secretary.
- F. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on March 24, 2023 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 3/13/2023 (03/27/2023 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com or bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 32B, being
a subdivision of 0.2269 acres out of the Oliver Hall Survey, Abstract 203, City
of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x _____

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

Kaitlin Gile
SIGNATURE

03/13/2023
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 32B- Final Plat
Applicant:	Jackie Overton – EHRA Engineering
PD&Z Meeting Date:	March 27, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	<u>Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new residential section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The applicant is adding two lots to the Model Home Section through this plat. The applicant has indicated that platting this section separately will allow them to not slow down the construction timeline of Section 32A.*
- *The proposed plat conforms to the approved preliminary plat.*
- *This proposed plat was previously denied by Planning, Development and Zoning Commission in November 28, 2022.*
- *This plat was resubmitted in December 2022 and was denied by Planning, Development and Zoning Commission on January 9, 2023.*

STAFF RECOMMENDATION

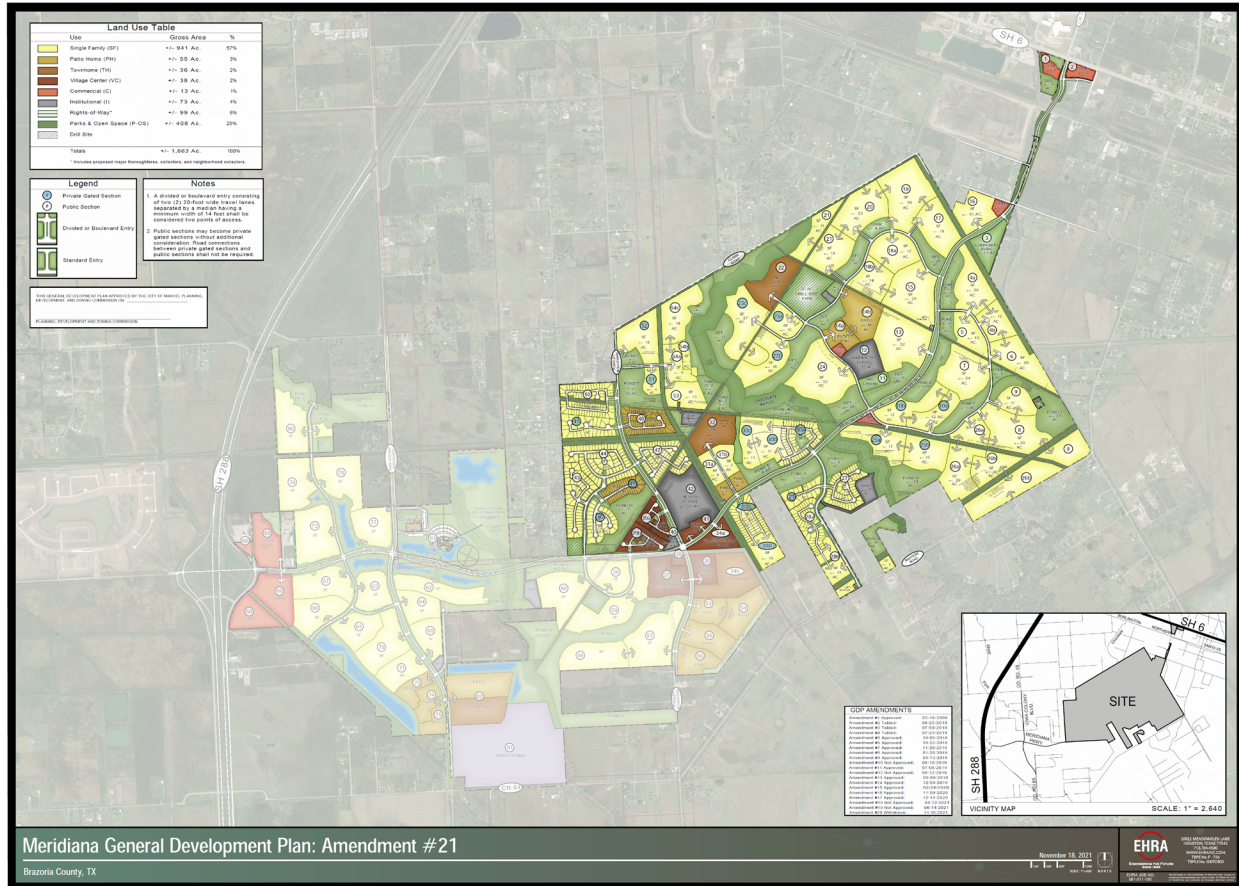
The City staff recommends approval of this proposed plat - *Meridiana Section 32B- Final Plat.*



DEVELOPMENT SERVICES DEPARTMENT

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

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



STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Section 32B, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, 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 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 easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back 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. & A.E.) as indicated and depicted hereon, whereby the 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 and adjoining the boundaries of the above and foregoing subdivision of Meridiana Section 32B where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this _____ day of November, 2022.

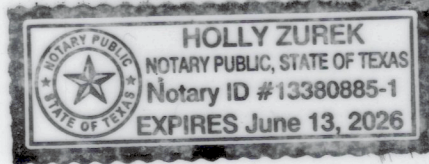
OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY: [Signature]
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, 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 as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1 day of November, 2022.



[Signature]
Notary Public in and for the
State of Texas
My Notary Commission Expires June 13, 2026

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of Meridiana Section 32B in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2022.

Planning, Development and Zoning Commission

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

[Signature] 11/14/22
Lee Walden, P.E., Date
President

[Signature] 11/14/22
Kerry V. Osburn Date
Vice President

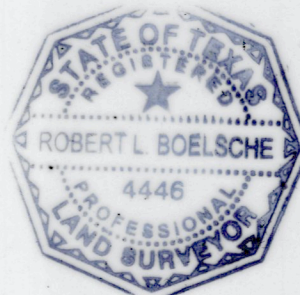
[Signature] 11/14/22
Brandon Middleton Date
Secretary/Treasurer

[Signature] 11/14/22
Jarrod D. Aden, P.E., C.F.M. Date
District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCCD 5 ID# B220019

I, Robert Boelsche, 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 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.



[Signature]
Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 32B
BEING 0.2269 ACRES TRACT OF LAND SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 0.2269 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF THE 884.331 ACRES CONVEYED TO GR-M1 UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 0.2269 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found at the original southeasterly corner of the said 884.331 acre tract, some being the northeasterly corner of Lot 1 of Lulling Stone Section One, a subdivision as per plat recorded in Volume 21, Page 267-270 of the Brazoria County Plat Records (B.C.P.R.);

THENCE, North 30°16'05" West, along the easterly line of said 884.331 acre tract, for a distance of 1,466.17 feet to a point for corner;

THENCE, South 59°43'55" West, for a distance of 7,743.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeast corner and the POINT OF BEGINNING of the herein described tract;

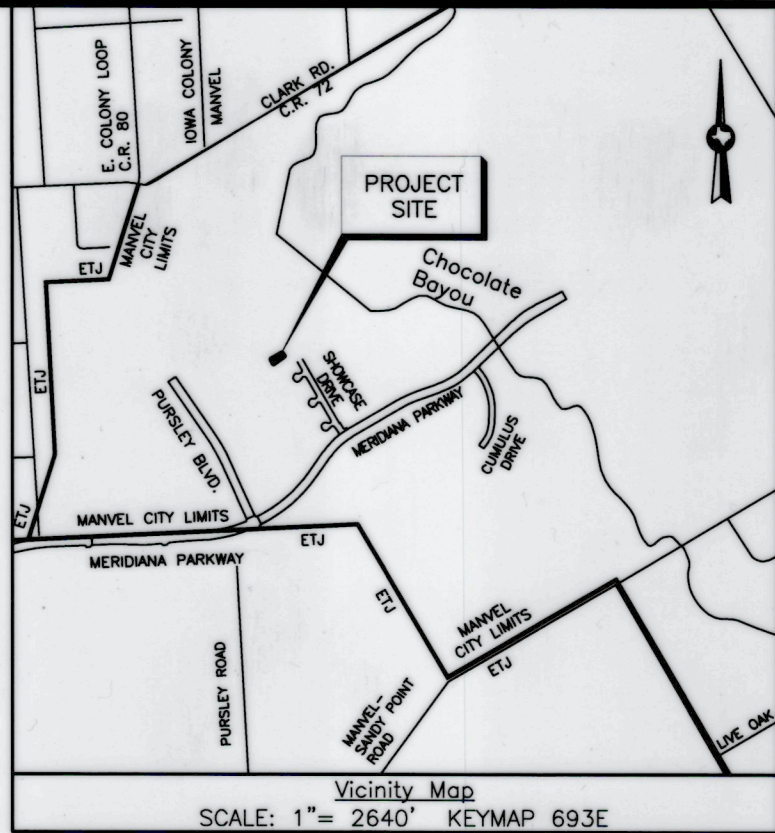
1) THENCE, South 55°29'43" West, for a distance of 174.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwest corner of herein described tract;

2) THENCE, North 29°59'58" West, for a distance of 64.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwest corner of herein described tract;

3) THENCE, North 60°00'02" East, for a distance of 172.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeast corner of herein described tract;

4) THENCE, South 29°59'58" East, for a distance of 12.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

5) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 475.00 feet, an arc length of 37.64 feet, an angle of 04°32'25", and a chord bearing South 32°16'10" East, for a distance of 37.63 feet to the POINT OF BEGINNING and containing 0.2269 acres of land.



MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	49.70

FINAL PLAT MERIDIANA SECTION 32B

BEING A SUBDIVISION OF 0.2269 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

2 LOTS 1 BLOCK

OWNER
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

NOVEMBER 18, 2022

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

GENERAL NOTES:

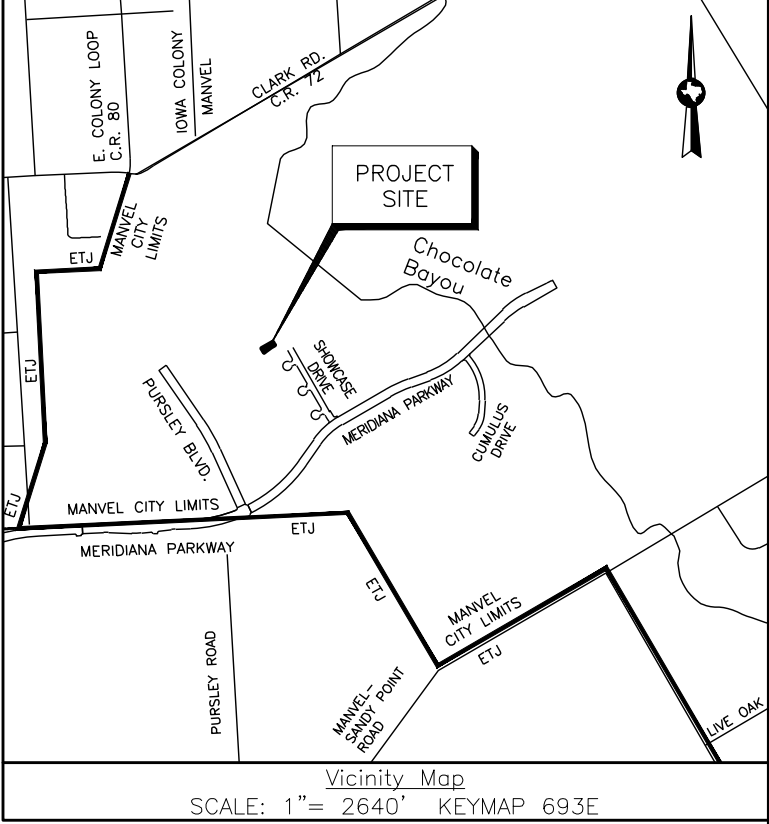
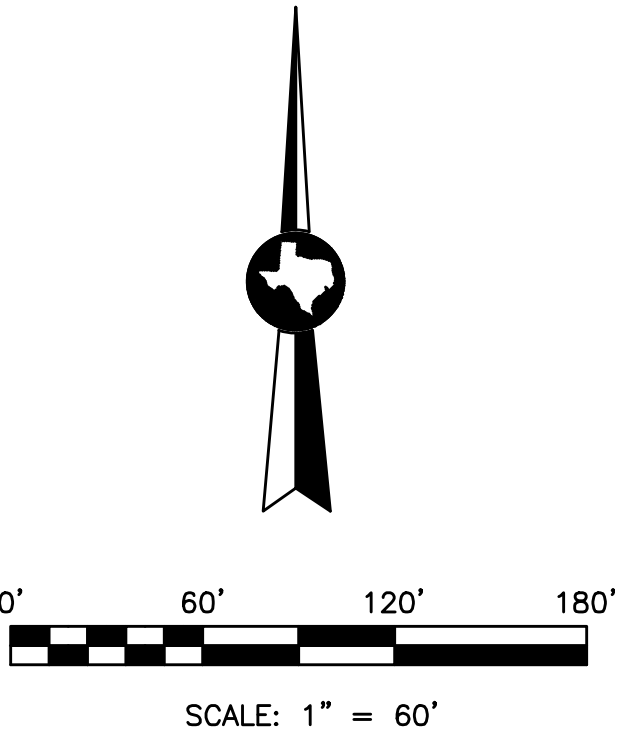
1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
2. 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 unshaded "Zone X" (areas determined to be outside 500-year flood plain).

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.

3. AC. indicates Acres
B.C.D.R. indicates Brazoria County Deed Records
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.P.R. indicates Brazoria County Plat Records
B.L. indicates Building Line
E.T.J. indicates Extraterritorial Jurisdiction
FND indicates Found
I.R. indicates Iron Rod
(F) Indicates Found 5/8-inch capped iron rod stamped "E.H.R.A 713-745-4500"
PG. indicates Page
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point Of Commencing
P.U.E. indicates Public Utility Easement
R indicates Radius
R.O.W. indicates Right-Of-Way
RES indicates Reserve
SQ. FT. indicates Square Feet
U.E. indicates Utility Easement
VOL. indicates Volume
 indicates Street Name Change
4. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
6. The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat as well as the Administrative Changes regarding Ordinance number 2009-0-04, approved on March 3, 2022.
7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
8. 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.
9. No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
10. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city.
11. This final plat will expire two (2) years after final approval by the Planning, Development and Zoning Commission if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
12. A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
13. There are no visible or apparent pipelines within the boundaries of this subdivision.
14. All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
15. The boundary for this plat has a closure in excess of 1:15,000.
16. The drainage on adjacent property will not be impacted by this development.
17. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
18. The Development Regulations and City Permits of the City of Manvel are required on all property.
19. One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves 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 dedicatior, his heirs, assigns, or successors.
20. 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 32B 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.

OFF-STREET GUEST PARKING SPACES		
NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
2	0.5	6*
*Parking for this section will be provided in Meridiana Section 32A		

Block	Lot	Sq. Feet	Lot Width
1	1	3,554	28.00'
1	2	3,706	28.00'
* LOT WIDTH MEASURED AT THE FRONT BUILDING LINE			



BENCHMARK:

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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	49.70

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 29°59'58" W	64.13
L2	S 29°59'58" E	12.86'
L3	S 29°59'58" E	12.86'
L4	S 35°41'50" E	35.39'
L5	N 60°00'02" E	131.27'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	475.00'	4°32'25"	37.61'	S 32°16'10" E
C2	500.00'	4°32'18"	39.61'	S 32°16'07" E
C3	500.00'	1°09'13"	10.07'	S 39°06'53" E
C4	50.00'	84°18'28"	73.57'	S 77°50'44" E

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
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 commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site 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 plan.
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 sewer 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.

FINAL PLAT
MERIDIANA SECTION 32B

BEING A SUBDIVISION OF 0.2269 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

2 LOTS 1 BLOCK

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

NOVEMBER 18, 2022

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

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



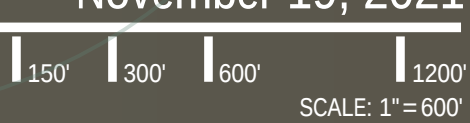
GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021



EHRA

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
281.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBLPL No. 10092300

ENGINEERING THE FUTURE
SINCE 1958

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.



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: 3/13/2023 (03/27/2023 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com or bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 54B, being
a subdivision of 21.70 acres out of the Oliver Hall Survey, Abstract 203, City
of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x _____

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

Kaitlin Gile
SIGNATURE

03/13/2023
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 54B- Final Plat
Applicant:	Jackie Overton – EHRA Engineering
PD&Z Meeting Date:	March 27, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	<u>Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for 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 plat subdivides a 21.70-acre tract into 59 residential lots, 4 Block, and 4 reserves for landscaping, open space, and utility purposes.*
- *The proposed section includes single family residential lots with minimum 65 feet lot width.*
- *The local streets with a R.O.W width of 60-feet provide access to lots.*
- *The proposed plat conforms to the approved preliminary plat.*
- *This plat was resubmitted in September 2022 and was denied by Planning, Development and Zoning Commission on October 11, 2022.*

STAFF RECOMMENDATION

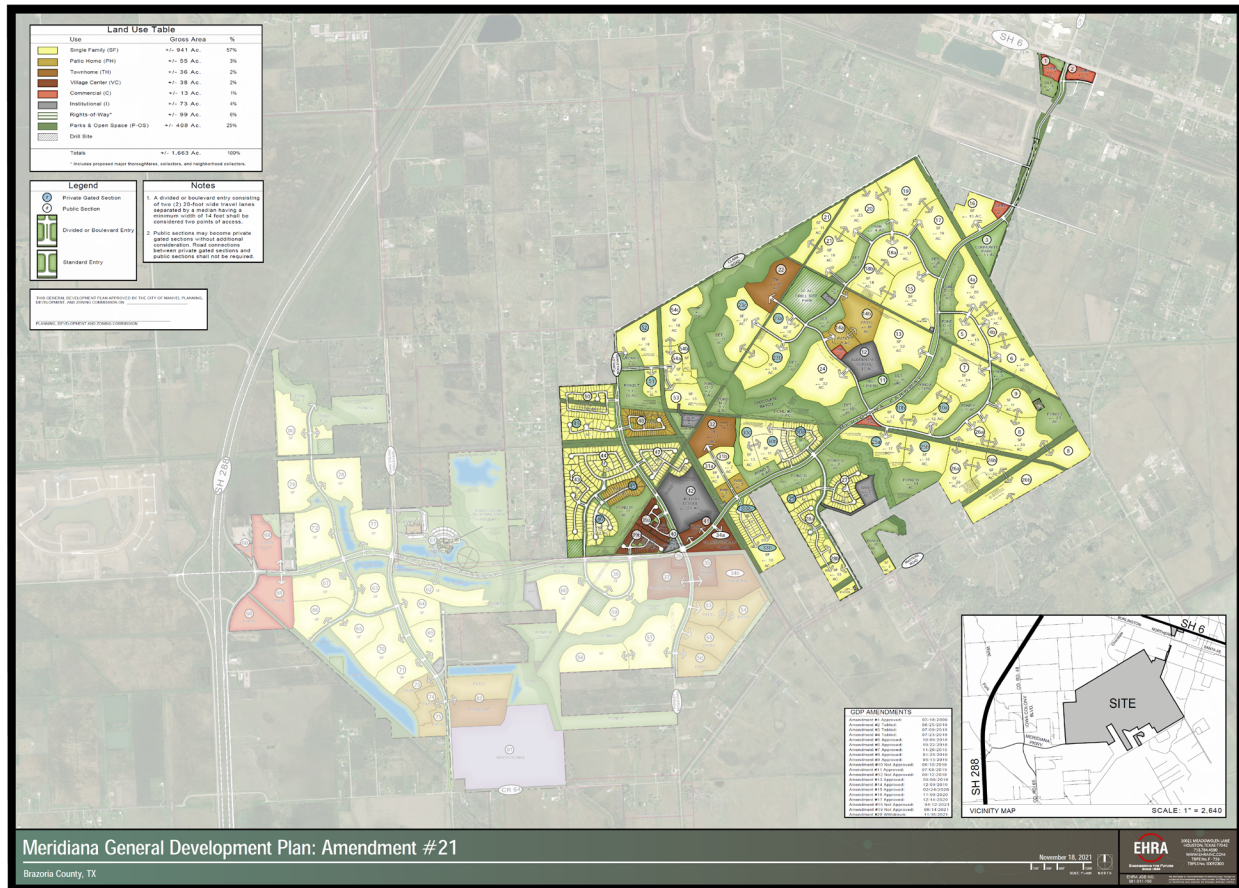
The City staff recommends approval of this proposed plat - *Meridiana Section 54B- Final Plat*.



DEVELOPMENT SERVICES DEPARTMENT

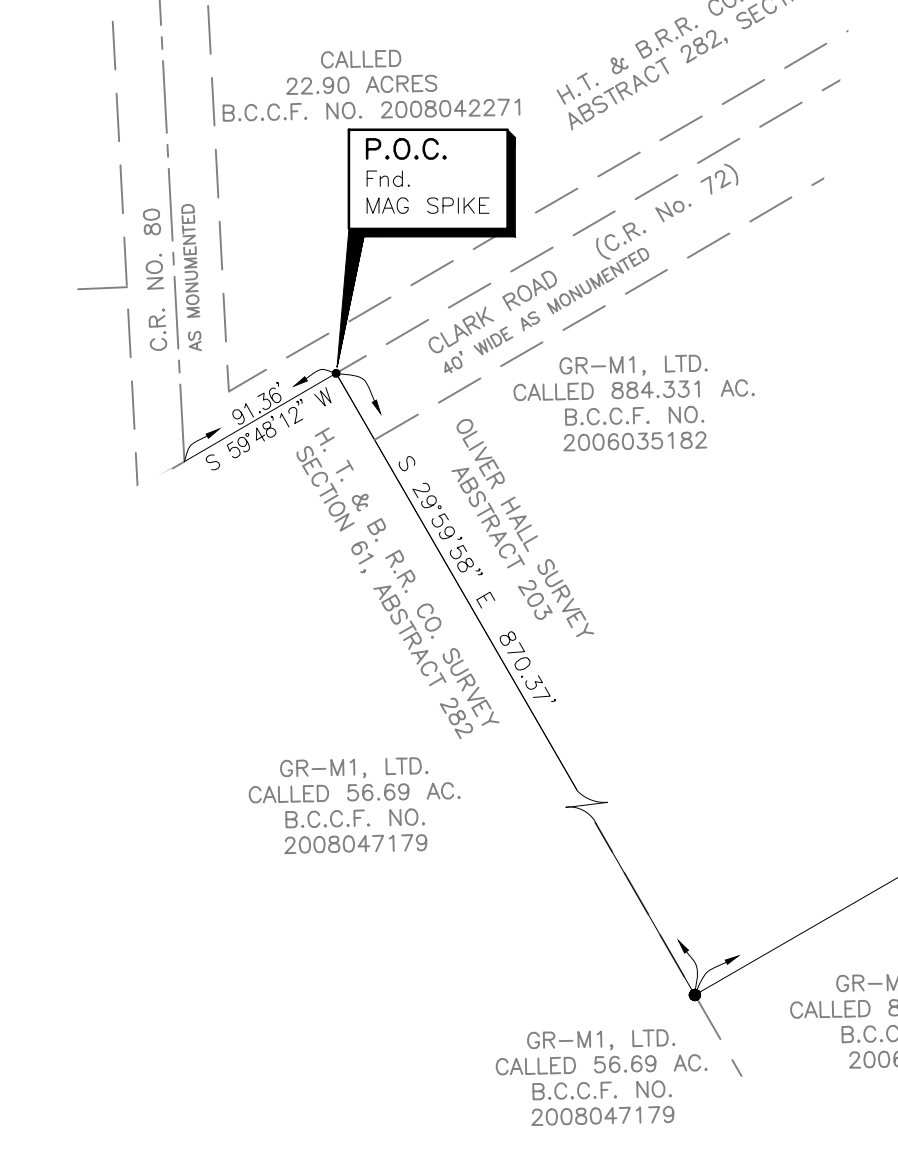
20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

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



CURVE	RADIUS	DELTA	ANGLE	ARC	CHORD	BEARING	CHORD	LENGTH	CHORD	LENGTH
C1	85.00	57°21'07"	85.08	S 48°31'01" E	81.58					
C2	830.00	16°59'25"	246.13	S 11°20'45" E	45.23					
C3	85.00	13°09'06"	49.16	N 12°43'00" E	48.43					
C4	470.00	1°36'40"	13.22	N 21°02'34" W	13.22					
C5	530.00	17°37'13"	162.99	N 11°25'37" W	162.35					
C6	530.00	17°37'13"	162.99	N 11°25'37" W	162.35					
C7	25.00	20°05'47"	8.77	N 09°34'58" W	8.72					
C8	50.00	96°39'33"	84.35	N 28°42'15" E	74.70					
C9	25.00	20°05'47"	8.77	N 09°34'58" W	8.72					
C10	530.00	25°15'58"	26.51	N 68°22'13" E	26.51					
C11	60.00	25°23'43"	26.83	S 06°15'04" W	96.53					
C12	25.00	72°53'43"	31.81	N 83°44'56" W	29.70					
C13	25.00	90°00'00"	39.27	S 14°48'12" W	35.38					
C14	330.00	14°59'12"	86.32	S 22°42'12" E	86.07					
C15	25.00	30°41'04"	13.39	S 30°33'08" E	13.23					
C16	50.00	136°04'03"	118.74	S 22°08'22" W	92.74					
C17	25.00	32°21'10"	14.12	S 73°59'48" W	13.93					
C18	280.00	21°06'01"	103.12	S 68°22'13" W	102.53					
C19	25.00	81°32'15"	35.58	S 38°09'07" W	32.65					
C20	25.00	96°35'14"	42.14	S 50°54'38" E	37.33					
C21	270.00	6°02'43"	28.49	N 77°46'24" E	28.48					
C22	25.00	78°20'45"	34.18	N 35°34'39" E	31.58					
C23	60.00	25°14'44"	26.53	S 57°43'18" E	97.24					
C24	330.00	14°27'07"	83.24	S 75°22'40" W	83.02					
C25	25.00	89°53'04"	39.22	S 37°39'41" W	35.32					
C26	470.00	12°57'23"	106.28	S 57°43'18" E	106.06					
C27	470.00	12°57'23"	106.28	S 57°43'18" E	106.06					
C28	25.00	56°27'58"	24.64	N 28°42'15" E	23.65					
C29	470.00	2°51'58"	23.51	N 58°22'13" E	23.51					
C30	25.00	90°00'00"	39.27	S 14°48'12" W	35.38					
C31	230.00	14°59'12"	86.02	S 22°42'12" E	70.45					
C32	25.00	73°01'48"	31.87	S 21°18'18" W	29.75					
C33	220.00	16°15'19"	62.42	S 65°56'52" W	62.21					
C34	25.00	103°19'27"	45.08	N 54°16'14" W	39.21					
C35	25.00	92°00'26"	40.15	S 65°50'41" E	35.97					
C36	770.00	16°59'25"	228.33	S 11°20'45" E	227.50					
C37	85.00	34°39'19"	51.41	S 85°28'45" W	50.63					
C38	500.00	17°37'13"	163.77	N 11°25'37" W	153.16					
C39	500.00	3°05'17"	26.95	N 01°04'22" W	26.94					
C40	55.00	56°27'58"	54.20	N 28°42'15" E	52.04					
C41	500.00	2°51'58"	25.01	N 58°22'13" E	25.01					
C42	300.00	19°13'53"	100.70	S 22°42'12" E	100.22					
C43	300.00	14°59'12"	78.47	S 22°42'12" E	78.25					
C44	55.00	73°01'48"	70.10	S 21°18'18" W	65.45					
C45	280.00	28°43'46"	128.99	S 72°38'08" W	127.57					
C46	55.00	92°00'26"	88.32	S 65°50'41" E	79.13					
C47	800.00	16°59'25"	237.23	S 11°20'45" E	236.36					
C48	500.00	10°13'40"	14.06	N 21°02'34" W	14.06					

LINE	BEARING	DISTANCE
L1	S 46°32'47" E	269.02
L2	S 17°15'53" E	95.67
L3	S 12°25'32" E	133.73
L4	S 54°50'48" W	159.84
L5	N 83°48'25" W	108.89
L6	S 59°48'12" W	91.84
L7	S 25°57'24" E	98.38
L8	S 20°44'42" E	85.88
L9	S 08°21'30" E	72.04
L10	S 15°42'36" W	70.49
L11	S 31°59'10" W	60.30
L12	S 53°26'02" W	200.78
L13	S 46°09'36" E	40.23
L14	S 21°41'39" E	85.62
L15	S 01°35'53" E	61.18
L16	S 17°30'56" W	82.63
L17	S 21°45'58" E	154.62
L18	S 12°48'25" W	105.00
L19	S 02°51'03" E	207.11
L20	N 87°08'57" E	137.00
L21	S 04°59'54" E	80.06
L22	S 00°36'57" E	76.93
L23	S 23°42'42" W	70.75
L24	N 60°34'21" W	140.97
L25	N 02°51'03" W	68.88
L26	S 87°08'57" W	190.00
L27	N 02°51'03" W	242.14
L28	N 07°40'16" W	96.26
L29	N 16°42'51" W	109.14
L30	N 68°09'06" E	21.84
L31	N 21°50'54" W	190.00
L32	S 68°09'06" W	155.00
L33	N 21°50'54" W	4.31
L34	S 69°45'46" W	60.00
L35	S 81°42'01" W	80.21
L36	S 87°04'08" W	61.01
L37	N 00°28'16" E	57.89
L38	S 56°56'14" E	57.96
L39	S 30°11'42" E	30.00
L40	N 61°17'45" W	10.09
L41	S 15°12'36" E	50.24
L42	S 87°22'59" W	101.12
L43	N 87°22'59" E	101.12
L44	N 68°09'06" E	52.57
L45	N 21°50'54" W	50.00
L46	N 68°09'06" E	82.42
L47	S 67°44'10" E	2.33
L48	N 66°39'59" E	58.58
L49	N 59°48'12" E	58.33
L50	N 69°45'26" E	168.02
L51	N 21°41'39" W	48.05
L52	N 46°09'36" W	62.53



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown herein 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: 0.99986742185.
- All boundary corners for the plot shown herein are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, this property lies within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined).

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 location of the flood zone limits. This flood statement, if relied upon, shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- AC. indicates Acres.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.L. indicates Building Line.
C.R. indicates County Road.
FND. indicates Found.
P.O.B. indicates Point of Beginning.
P.O.C. indicates Point of Commencing.
P.U.E. indicates Public Utility Easement.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
SQ. FT. indicates Square Feet.
U.E. indicates Utility Easement.
STM.S.E. indicates Storm Sewer Easement.
(F) indicates Found 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500".
(S) indicates Set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500".
(S-M) indicates Set "MAG" nail indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- 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 any fences, buildings, plantings, or other obstructions.
- The Reserves will be conveyed to the Homeowners Association (HOA) and will be maintained by a combination of the HOA and the Municipal Utility District (MUD). The HOA will maintain the landscaping and the MUD will maintain the underground utilities.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance #2009-0-04, as approved on March 3, 2022.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- 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.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, including manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by the Planning, Development and Zoning Commission if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
- A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- The boundary for this plat has a closure in excess of 1:15,000.
- Detention for this tract is to be provided within Detention Ponds "L-2" and "O-2" of Meridiana (Meridiana Detention Reserves "L-2" and "O-2").
- The drainage on adjacent property will not be impacted by this development.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves 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.

JOB NO. 081-011-54-02

PATHR:\2008\081-011-54\DRAWING\PLAT\54B\08101154V-PLF01_MERIDIANA-54B BY:BTB DATE:2022-03-17

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown herein shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- 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.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may prove prior to development, but such ponding should not remain for an extended period of time.
- 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.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, ties or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- 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.
- 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.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated, 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.
- 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.
- 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	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	22,749 SQ.FT. / 0.5223 ACRES
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	4,750 SQ.FT. / 0.1091 ACRES
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1,430 SQ.FT. / 0.0328 ACRES
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1,412 SQ.FT. / 0.0324 ACRES
TOTAL		30,341 SQ.FT. / 0.6966 ACRES

FINAL PLAT MERIDIANA SECTION 54B

BEING A SUBDIVISION OF 217.0 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

59 LOTS 4 BLOCKS 4 RESERVES (0.6966 ACRES)

OWNER

GR-MI, LTD.,
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

SEPTEMBER 2, 2022

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

Sh. 2 of 2

E4312

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
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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



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



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 3/13/2023

Regular Session

*Board members were sworn in before the meeting.

Position #1 – Ryan Miller 03/2025

Position #3 – Mary Ann Atkinson 03/2025

Position #4 – Kenneth Haynes 03/2025

*Kyle Marasckin, Position #2, was absent and unable to be sworn in before the meeting.

Call to Order

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

Present: Muhammed Alam
Kenneth Haynes
Mary Ann Atkinson
Ryan Miller

Absent: Kyle Marasckin
Christy Kennard
Dorothy Wynne

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

Pledge

Public Comments: "Comment Card" Required

None

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.

Opened at 6:02 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

The public hearing closed at 6:04 p.m.

Consent Agenda

A. Approve the meeting minutes to date.

PDZ Member Muhammed Alam made the motion to approve the Consent Agenda. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 4/0

Yes: Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes

No: None

Absent: Kyle Marasckin, Christy Kennard, Dorothy Wynne

Abstained: None

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.

Jose Abraham, City Planner presented the item to PD&Z members. Staff recommends denial due to corrections that need to be made.

Jessica Rodriguez, Director of Development Services states that the items that need to be addressed warrant a denial over a conditional approval, but that these items should not be a problem for the developer to address and bring back to PD&Z for approval.

PDZ Member Ryan Miller made the motion to approve. PDZ Member Mary Ann Atkinson seconded the motion.

The motion FAILED with a vote: 0/4

Yes: None

No: Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes

Absent: Kyle Marasckin, Christy Kennard, Dorothy Wynne

Abstained: None

- 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.

Jessica Rodriguez - staff recommends approval with one condition: provide the signed title policy for the plat.

PDZ Member Mary Ann Atkinson made the motion to approve with the condition. PDZ Member Muhammed Alam seconded the motion.

The motion carried with a vote: 4/0

Yes: Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes
No: None
Absent: Kyle Marasckin, Christy Kennard, Dorothy Wynne
Abstained: None

- 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.

Jose Abraham - staff recommends approval with one condition: provide drainage district approval of the preliminary drainage plan.

PDZ Member Muhammed Alam made the motion to approve with the condition. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 4/0

Yes: Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes
No: None
Absent: Kyle Marasckin, Christy Kennard, Dorothy Wynne
Abstained: None

- 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.

Jose Abraham - this is a request for a Specific Use Permit for a commercial reserve within the Manvel Town Center development. This is for a Dentist office. The reason for the request is because the MTC is within a PUD and the land use requires SUP approval. Staff is recommending approval with conditions, which are: 1) Facility is only permitted to operate from 8 am to 10 pm (applicant has requested a time of 7 am and staff recommends approval); 2) All waiting and lobby areas shall maintain an unobstructed view from the outside; and 3) All doors shall remain unlocked and accessible during normal business hours.

PDZ Member Ryan Miller made the motion to approve with the conditions and amending the first condition to 7 am to 10 pm operating hours. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 4/0

Yes:	Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes
No:	None
Absent:	Kyle Marasckin, Christy Kennard, Dorothy Wynne
Abstained:	None

- 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.

PDZ Member Muhammed Alam made the motion to approve. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 4/0

Yes:	Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes
No:	None
Absent:	Kyle Marasckin, Christy Kennard, Dorothy Wynne
Abstained:	None

- 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.

PDZ Member Muhammed Alam made the motion to table items F, G, and H. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 4/0

Yes:	Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes
No:	None
Absent:	Kyle Marasckin, Christy Kennard, Dorothy Wynne
Abstained:	None

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

PDZ Member Muhammed Alam made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 4/0

Yes: Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes
No: None
Absent: Kyle Marasckin, Christy Kennard, Dorothy Wynne
Abstained: None

Adjourn

PDZ Member Muhammed Alam made the motion to adjourn the meeting at 6:27 p.m. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 4/0

Yes: Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes
No: None
Absent: Kyle Marasckin, Christy Kennard, Dorothy Wynne
Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

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

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

Person to Speak:

Daytime Phone: Fax Number:

E-mail Address:

Description of Request and Physical Address:

Consideration and possible action to approve the Final Plat of Valencia Section 1,
being a subdivision of 9.734 acres of land in the H.T. & B.R.R. Company Survey, Section 64,
(A.K.A.) Mary V. O'Donnell Survey, Abstract 483, Brazoria County, Texas, also being a
portion of outlots 175, 180, and 195 of the Dr. A.A. Luther Subdivision of the Town of
Manvel and Surrounding Acreage Property, a subdivision recorded in Vol. 1, Pgs. 71-72, and
Vol. 3, pages 139-140 of the Brazoria County Plat Records (B.C.P.R.)

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	DN: CN=Lacey Bell	2/27/2023
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:	Valencia Section 1 - Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	March 27, 2023
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new residential section within Valencia Master Planned Development. The development was established as a Planned Unit Development (PUD) in July 2021.*
- *A master plan was approved by City Council in August 2022.*
- *The proposed section includes traditional single family residential lots with minimum width of 50 feet and minimum area of 6,000 square feet.*
- *The proposed plat subdivides a 9.734-acre tract into 38 residential lots, 2 Blocks, and 2 reserves for landscaping and open space.*
- *The proposed plat conforms to the preliminary plat approved in September 2022.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Valencia Section 1 Final Plat*. with three (3) conditions. The conditions include:

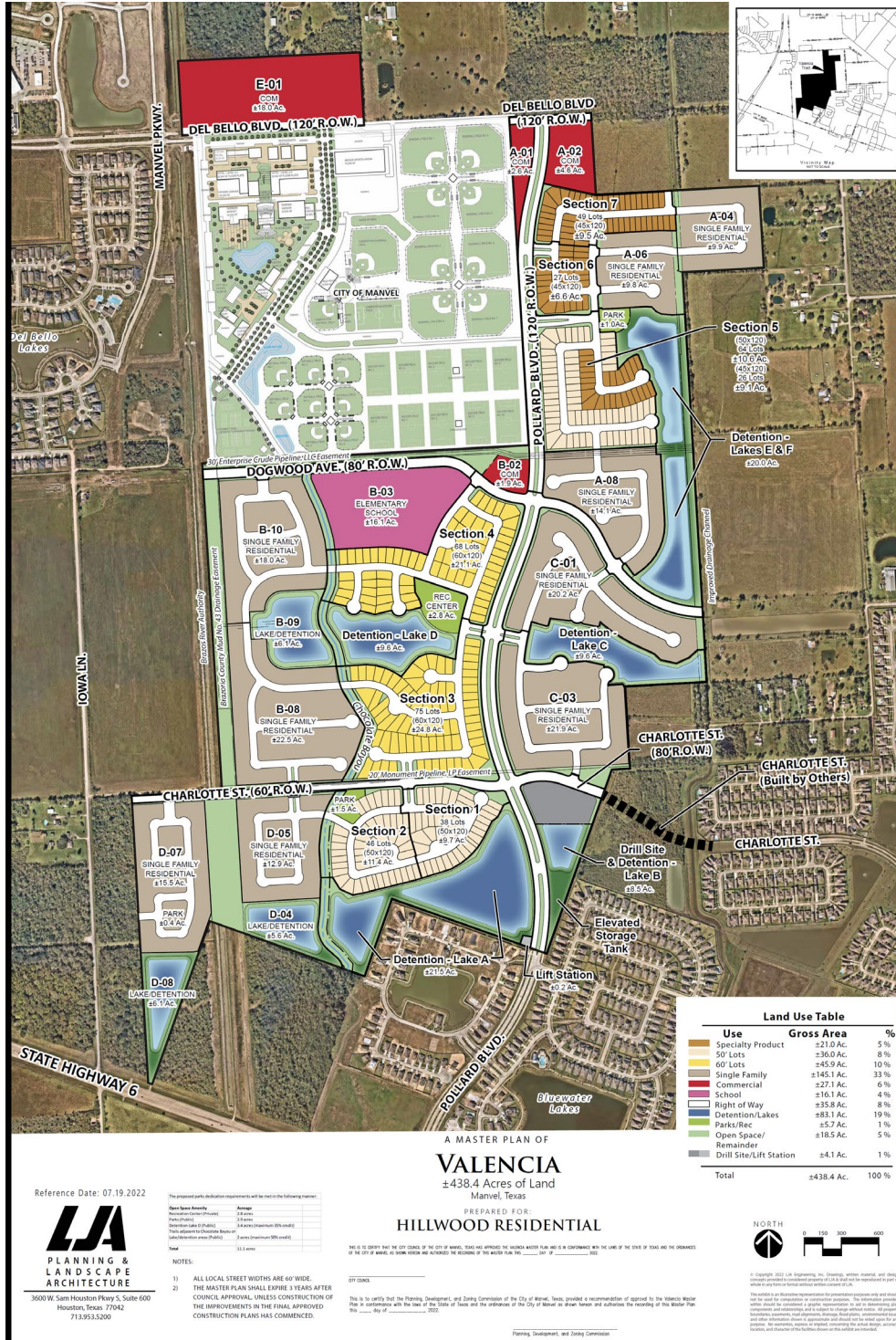
1. Revise to place the Manvel ETJ label within the ETJ area on the vicinity map (Manvel Code of Ordinances Section 62-41 (b) (2)).
2. Revise to provide a note pertaining to 25 foot required setback for garages (PUD Development regulations Ordinance No. 2021-O-18).
3. Provide recorded copy of any protective covenants whereby the subdivider proposes to regulate the use of the land within the subdivision; provided, however, restrictive covenants, conditions, or limitations shall never be less than the minimum requirements of the City under the terms of this Ordinance or other City Ordinances (Section 62-41(b)(15)).



DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT, BEING AN OFFICER OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE MEMBER OF PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA SECTION 1, BEING 9.734 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF OUTLOTS 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PGS. 71-72, AND VOL. 3, PGS. 139-140 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), 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 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 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 VALENCIA SECTION 1 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 SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT, OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE MEMBER OF PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, THEREUNTO AUTHORIZED.

THIS 1st DAY OF FEBRUARY, 2023.

BY: PHHOU-SOWELL 112, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: PH LAND HOLDINGS, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: Robert Moore
ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF PHHOU-SOWELL 112, 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 1st DAY OF February, 2023.

Melissa Jo Trader
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

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

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



1-19-2023

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3. NOTES:

- DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR THE PURPOSES OF DRAINAGE WORK, PROVIDED BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 (B.C.C.R.D. #3) IS PROPERLY NOTIFIED.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. LANDSCAPING SHALL BE PERMITTED WITHIN THE DETENTION PONDS LOCATED WITHIN THIS SUBDIVISION.
- MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C.R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C.R.D. #3 OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C.R.D. #3 WITH THEIR APPROVAL. B.C.C.R.D. #3 SHALL BE RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THEM, UNLESS B.C.C.R.D. #3 SPECIFICALLY CONTACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- THE SIDES OF DRAINAGE CHANNELS AND DETENTION FACILITIES SHALL BE HYDROMULCH SEEDED.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH THE STORM SEWER SECTION OF THE BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 REGULATIONS. BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS ADOPTED THE BRAZORIA COUNTY DRAINAGE DISTRICT CRITERIA MANUAL AS ITS GUIDE. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE. CONCRETE RUBBLE IS NOT ALLOWED.
- B.C.C.R.D. #3 APPROVAL OF THE FINAL DRAINAGE PLANS AND FINAL PLAT (IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHT-OF-WAY ACROSS THIRD PARTY DRAINAGE FACILITIES AS CONTEMPLATED BT THE FINAL DRAINAGE PLANS AND THE FINAL PLAT.
- B.C.C.R.D. #3 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 FACILITIES ARE OPERATING PROPERLY.
- DETENTION IS REQUIRED BY B.C.C.R.D. #3 IN ORDER TO OFFSET ADDITIONAL STORM RUNOFF DUE TO THE INCREASED IMPERVIOUS COVER FROM THE DEVELOPMENT.

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THIS PLAT OF "VALENCIA SECTION 1" AS SHOWN HEREON

THIS 1st DAY OF February, 2023.

Ricky Kubezca
RICKY KUBECCA
COMMISSIONER

Alfred Froberg, Jr.
ALFRED FROBERG, JR.
COMMISSIONER

Dong Nguyen, P.E., C.F.M.
DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF VALENCIA SECTION 1 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

BEING 9.734 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, AND BEING A PORTION OF OUTLOTS 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, AND VOLUME 3, PAGES 139-140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND ALSO BEING A PORTION OF THAT CERTAIN CALLED 28.056 ACRE TRACT CONVEYED TO PHHOU - SOWELL 112, LLC (DESCRIBED AS TRACT 4) BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2021068983, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND ALL OF THAT CERTAIN CALLED 0.3045 ACRE TRACT CONVEYED TO PHHOU - SOWELL 112, LLC BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2022068962, B.C.O.P.R., SAID 9.734 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1995 ADJUSTMENT);

COMMENCING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF SAID 28.056 ACRE TRACT, SAME BEING AN EAST CORNER OF THAT CERTAIN CALLED 18.155 ACRE TRACT CONVEYED TO MHI PARTNERSHIP, LTD. BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068982, B.C.O.P.R., AND ON THE NORTH LINE OF BLUEWATER LAKES SECTION 6, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2021010722, B.C.O.P.R., FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND FOR THE NORTH CORNER OF SAID BLUEWATER LAKES SECTION 6, SAME BEING AN INTERIOR EASTERLY CORNER OF SAID 18.155 ACRE TRACT AND ON THE EAST LINE OF SAID OUTLOT 175, SAME, BEING THE WEST LINE OF SAID OUTLOT 180, BEARS NORTH 70° 28' 49" WEST, 122.25 FEET;

THENCE, NORTH 31° 03' 08" EAST, DEPARTING THE NORTH LINE OF SAID BLUEWATER LAKES SECTION 6, 241.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE SOUTH CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 0.2057 ACRE TRACT CONVEYED TO MHI PARTNERSHIP, LTD. BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2022068506, B.C.O.P.R.;

THENCE, NORTH 16° 14' 48" WEST, ALONG THE EAST LINE OF SAID 0.2057 ACRE TRACT, 185.61 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 7.19 FEET ALONG THE EAST LINE OF SAID 0.2057 ACRE TRACT AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3,970.00 FEET, A CENTRAL ANGLE OF 00° 00' 13", AND A CHORD WHICH BEARS NORTH 73° 42' 05" EAST, 7.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 16° 21' 01" WEST, ALONG THE EAST LINE OF SAID 0.2057 ACRE TRACT, 181.85 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 03° 10' 03" WEST, ALONG THE EAST LINE OF SAID 0.2057 ACRE TRACT, 170.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR THE NORTHEAST CORNER OF SAID 0.2057 ACRE TRACT, SAID POINT LYING ON THE SOUTH LINE OF THE FOREMENTIONED 0.3045 ACRE TRACT;

THENCE, SOUTH 86° 49' 57" WEST, ALONG THE SOUTH LINE OF SAID 0.3045 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 0.2057 ACRE TRACT, AT 18.10 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" PREVIOUSLY SET FOR AN ANGLE POINT OF SAID 18.155 ACRE TRACT, SAME BEING A WEST CORNER OF SAID 28.056 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR THE SOUTHWEST CORNER OF SAID 0.3045 ACRE TRACT;

THENCE, NORTH 03° 10' 03" WEST, ALONG THE WEST LINE OF SAID 0.3045 ACRE TRACT, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 39.27 FEET ALONG THE WEST LINE OF SAID 0.3045 ACRE TRACT AND 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° 49' 57" EAST, 35.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 03° 10' 03" WEST, 107.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR THE NORTHWEST CORNER OF SAID 0.3045 ACRE TRACT;

THENCE, NORTH 86° 49' 57" EAST, ALONG THE NORTH LINE OF SAID 0.3045 ACRE TRACT, AT 60.56 FEET PASSING THE NORTHEAST CORNER OF SAID 0.3045 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 90.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 41° 49' 57" EAST, 35.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 86° 49' 57" EAST, 216.51 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 147.04 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 17° 55' 30", AND A CHORD WHICH BEARS SOUTH 84° 12' 18" EAST, 146.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 75° 14' 33" EAST, 105.94 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 221.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 23° 32' 55", AND A CHORD WHICH BEARS SOUTH 87° 01' 01" EAST, 220.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 39.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 75° 48' 09", AND A CHORD WHICH BEARS SOUTH 60° 53' 23" EAST, 36.86 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 22° 59' 19" EAST, 82.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 67° 00' 41" WEST, 52.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 26° 56' 14" WEST, 110.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 53° 29' 41" WEST, 55.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 26° 38' 16" WEST, 151.61 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 30° 59' 11" WEST, 68.87 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 37° 17' 47" WEST, 30.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 41° 10' 54" WEST, 61.76 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 47° 33' 05" WEST, 61.76 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 53° 24' 13" WEST, 61.80 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER;

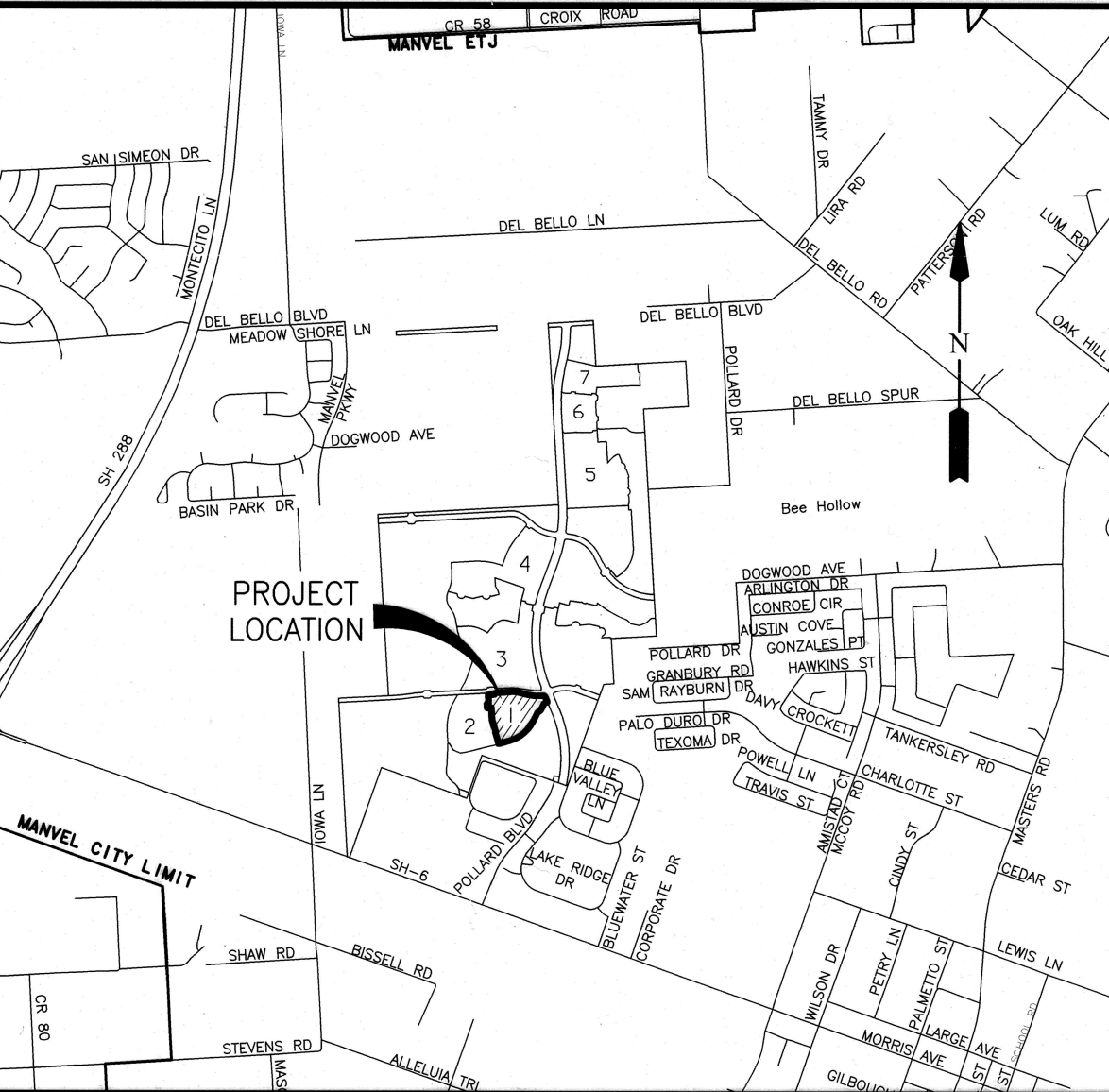
THENCE, SOUTH 59° 51' 35" WEST, 86.17 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED, "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 72° 46' 26" WEST, 245.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.734 ACRES OF LAND.

CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0711, DATED MARCH 14, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (1993 ADJUSTMENT). THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 0.99986357.
- 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.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
- BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED ±336' SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.
ELEV. = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- TBM-INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.
ELEV. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- THIS TRACT LIES WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0110K & 48039C0130K. ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSIONS 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.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (3) 12 INCHES ABOVE FINISHED GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3, AT THE TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
- 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.



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 653T

FINAL PLAT OF VALENCIA SECTION 1

A SUBDIVISION OF 9.734 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF OUTLOTS 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PGS. 71-72, AND VOL. 3, PGS. 139-140 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.)

38 LOTS 2 RESERVES (0.852 ACRES) 2 BLOCKS

MARCH 17, 2023 JOB NO. 2791-4101P

OWNER:

PHHOU - SOWELL 112, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ROBERT MOORE, SENIOR VICE PRESIDENT,
DEVELOPMENT
9000 GULF FREEWAY
HOUSTON, TEXAS 77017
PH: 713-948-6631

SURVEYOR: ENGINEER:

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

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



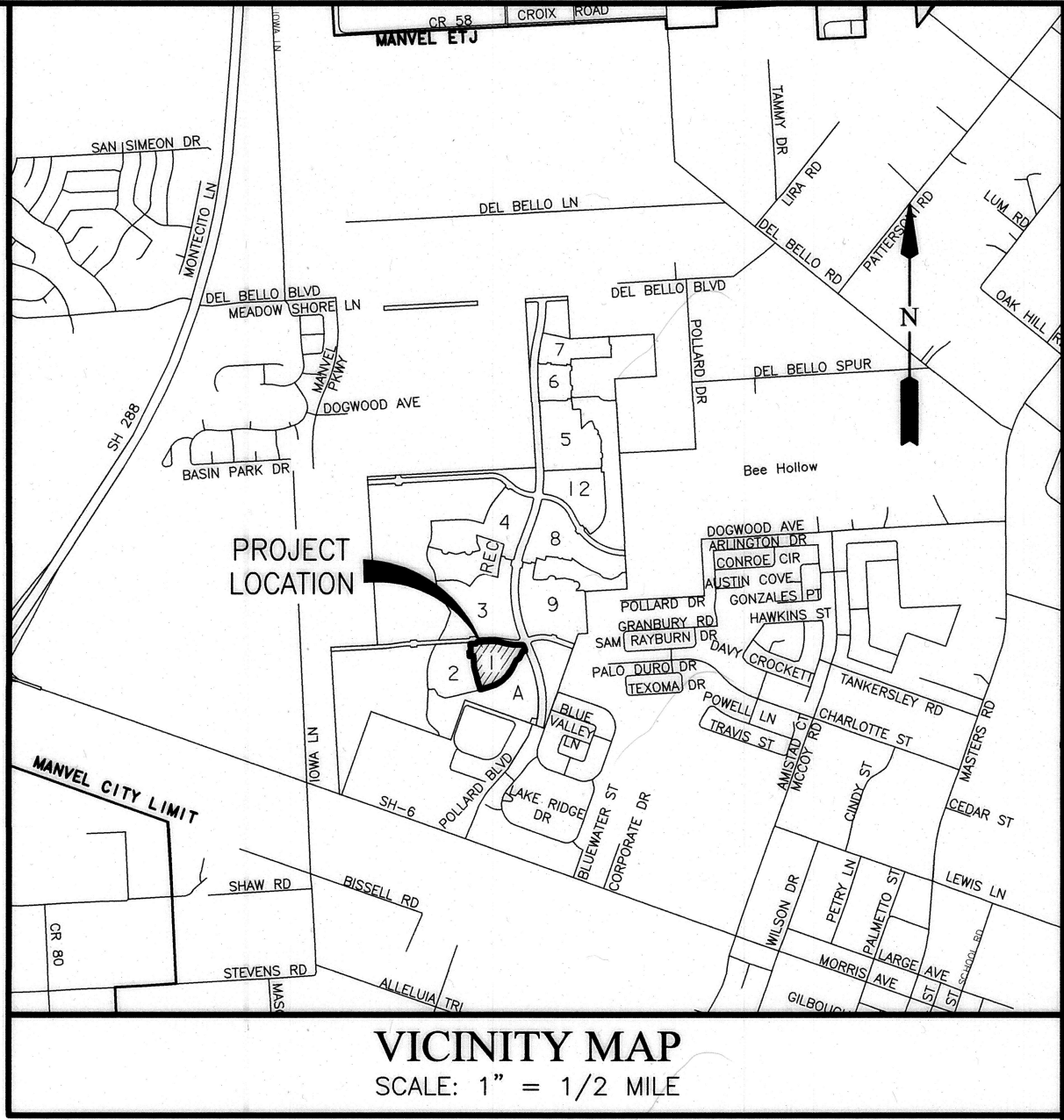
RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.785	33,336	LANDSCAPE / OPEN SPACE	HOA
B	0.087	3,781	LANDSCAPE / OPEN SPACE	HOA
TOTAL	0.852	37,117		

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	470.00'	17°55'30"	147.04'	S 84°12'18" E	146.44'
C2	540.00'	23°32'55"	221.94'	S 87°01'01" E	220.38'
C3	30.00'	75°48'09"	39.69'	S 60°53'23" E	36.86'
C4	3970.00'	0°06'13"	7.19'	N 73°42'05" E	7.19'
C5	25.00'	90°00'00"	39.27'	N 41°49'57" E	35.36'
C6	25.00'	90°00'00"	39.27'	N 41°49'57" E	35.36'
C7	300.00'	30°06'17"	157.63'	N 78°06'54" W	155.82'
C8	4000.00'	0°58'46"	68.38'	N 73°15'49" E	68.38'
C9	400.00'	45°50'12"	320.00'	N 49°51'20" E	311.53'
C10	4030.00'	0°58'46"	68.89'	S 73°15'49" W	68.89'
C11	430.00'	45°50'12"	344.00'	S 49°51'20" W	334.90'
C12	25.00'	45°05'57"	19.68'	S 49°29'13" W	19.17'
C13	60.00'	279°04'02"	292.24'	S 67°29'50" E	77.88'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C14	25.00'	53°58'05"	23.55'	N 00°02'49" W	22.69'
C15	25.00'	90°00'00"	39.27'	N 71°56'14" E	35.36'
C16	330.00'	30°06'17"	173.39'	S 78°06'54" E	171.40'
C17	25.00'	90°00'00"	39.27'	S 48°10'03" E	35.36'
C18	270.00'	30°06'17"	141.87'	N 78°06'54" W	140.24'
C19	25.00'	90°00'00"	39.27'	N 18°03'46" W	35.36'
C20	370.00'	30°17'28"	195.61'	N 42°04'58" E	193.34'
C21	25.00'	87°46'47"	38.30'	S 78°52'55" E	34.66'
C22	60.00'	153°13'18"	160.45'	N 68°23'49" E	116.74'
C23	25.00'	80°59'16"	35.34'	N 32°16'48" E	32.47'
C24	3970.00'	0°58'46"	67.87'	N 73°15'49" E	67.87'
C25	555.00'	1°39'16"	16.03'	S 78°17'02" E	16.03'

LOT AREA SUMMARY								
BLOCK 1			BLOCK 1			BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	6,799	50.00'	14	6,270	50.00'	1	10,229	57.78'
2	6,850	50.00'	15	6,365	50.00'	2	13,685	51.00'
3	6,850	50.00'	16	7,223	50.12'	3	9,053	51.00'
4	7,926	50.25'	17	6,861	50.08'	4	8,149	51.00'
5	7,658	50.23'	18	6,861	50.08'	5	8,786	59.89'
6	7,499	55.06'	19	6,879	50.08'	6	7,415	59.38'
7	8,574	59.49'	20	6,910	50.08'	7	6,120	51.00'
8	7,580	50.00'	21	6,992	50.08'	8	8,477	83.01'
9	6,519	50.00'	22	6,529	50.03'	9	7,756	72.52'
10	6,222	50.00'	23	6,250	50.00'	10	6,163	51.00'
11	7,062	50.00'	24	6,276	50.00'	11	6,552	51.00'
12	6,875	50.00'	25	6,330	50.00'	12	7,416	51.00'
13	6,257	50.00'				13	8,279	51.00'

- LEGEND
- A.E. INDICATES AERIAL EASEMENT
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERK'S FILE
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.L. INDICATES BUILDING LINE
 - C.I.R. INDICATES CAPPED IRON ROD
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - F.N. INDICATES FILE NUMBER
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - NO. INDICATES NUMBER
 - PG. INDICATES PAGE
 - PD&Z INDICATED PLANNING, DEVELOPMENT & ZONING
 - 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
 - INDICATES STREET NAME CHANGE



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 653T

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 75°14'33" E	105.94'
L2	S 22°59'19" E	82.38'
L3	S 67°00'41" W	52.21'
L4	S 53°29'41" W	55.90'
L5	S 30°59'11" W	68.87'
L6	S 37°17'47" W	30.00'
L7	S 41°10'54" W	61.76'
L8	S 47°33'05" W	61.76'
L9	S 53°24'13" W	61.80'
L10	S 59°51'35" W	68.17'
L11	S 86°49'57" W	62.01'
L12	N 03°10'03" W	60.00'
L13	N 03°10'03" W	107.00'
L14	N 86°49'57" E	90.00'
L15	N 63°03'46" W	5.00'
L16	N 19°04'01" W	41.50'
L17	N 26°56'14" E	61.26'

LINE TABLE		
LINE	BEARING	DISTANCE
L18	N 72°46'26" E	35.33'
L19	N 26°56'14" E	21.12'
L20	S 41°49'57" W	14.14'
L21	S 22°11'59" W	61.34'
L22	S 12°50'59" W	51.55'
L23	N 26°56'14" E	47.35'
L24	N 79°57'39" W	9.11'
L25	N 86°41'23" W	20.00'
L26	N 18°03'46" W	14.14'
L27	S 39°29'40" E	51.90'
L28	N 63°03'46" W	51.00'
L29	S 71°17'31" E	51.00'
L30	S 14°45'27" W	15.00'
L31	S 15°41'45" W	28.37'
L32	N 15°41'45" E	15.32'
L33	S 05°03'15" E	41.38'

FINAL PLAT OF
VALENCIA SECTION 1

A SUBDIVISION OF 9.734 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF OUTLOTS 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PGS. 71-72, AND VOL. 3, PGS. 139-140 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.)

38 LOTS 2 RESERVES (0.852 ACRES) 2 BLOCKS
MARCH 17, 2023 JOB NO. 2791-4101P

OWNER:

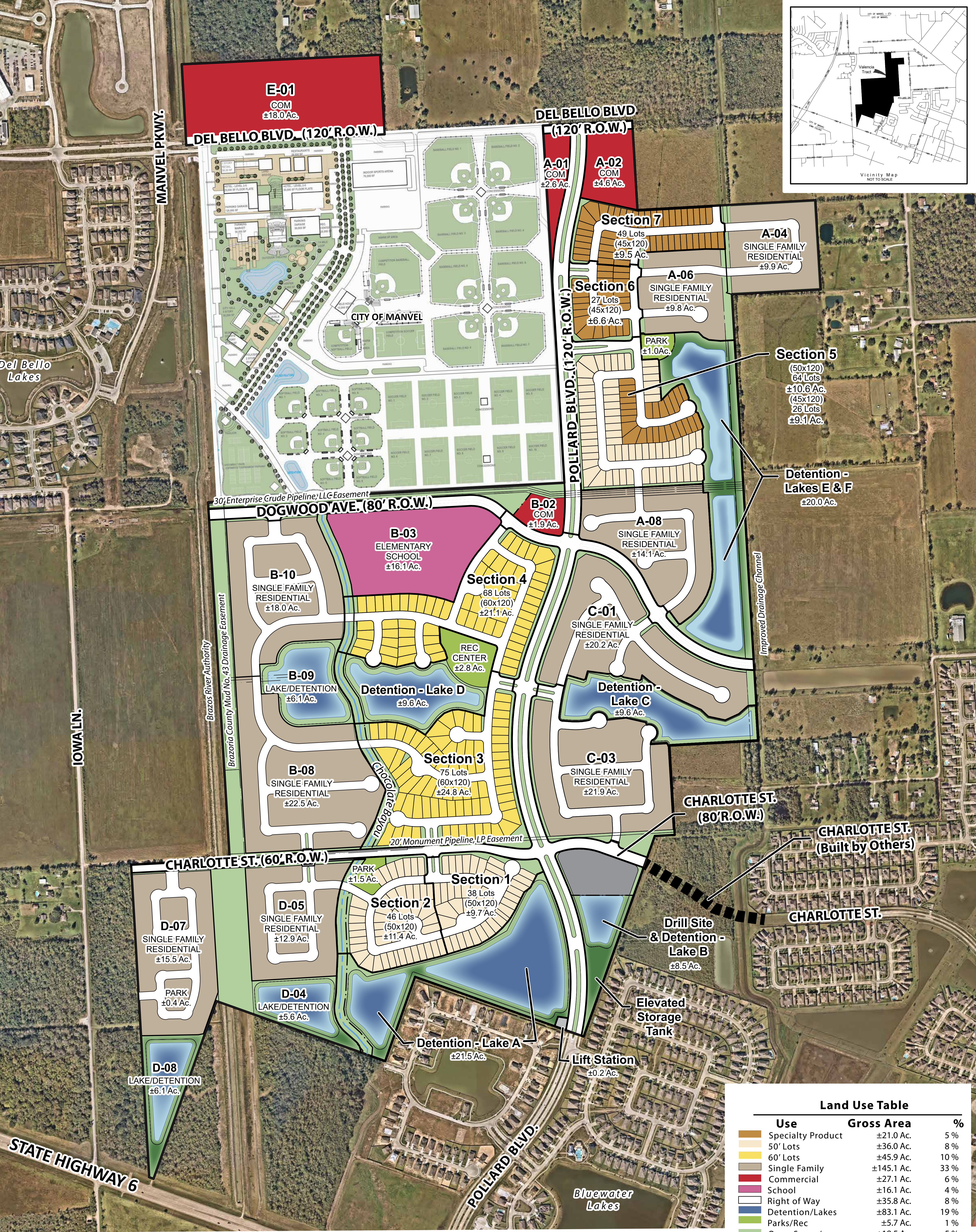
PHHOU - SOWELL 112, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ROBERT MOORE, SENIOR VICE PRESIDENT,
DEVELOPMENT
9000 GULF FREEDWAY
HOUSTON, TEXAS 77017
PH: 713-948-6631

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 713.953.5028
Katy, Texas 77449 FRN-F-1386



Land Use Table		
Use	Gross Area	%
Specialty Product	±21.0 Ac.	5 %
50' Lots	±36.0 Ac.	8 %
60' Lots	±45.9 Ac.	10 %
Single Family	±145.1 Ac.	33 %
Commercial	±27.1 Ac.	6 %
School	±16.1 Ac.	4 %
Right of Way	±35.8 Ac.	8 %
Detention/Lakes	±83.1 Ac.	19 %
Parks/Rec	±5.7 Ac.	1 %
Open Space/Remainder	±18.5 Ac.	5 %
Drill Site/Lift Station	±4.1 Ac.	1 %
Total	±438.4 Ac.	100 %

Reference Date: 07.19.2022



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

The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	Acreage	
Recreation Center (Private)	2.8 acres	
Parks (Public)	2.9 acres	
Detention-Lake D (Public)	3.4 acres (maximum 35% credit)	
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	2 acres (maximum 50% credit)	
Total	11.1 acres	

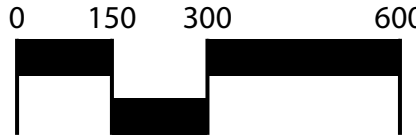
NOTES:

- 1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
- 2) THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL, UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

CITY COUNCIL

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, provided a recommendation of approval to the Valencia Master Plan in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this Master Plan this ____ day of ____, 2022.

Planning, Development, and Zoning Commission



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