

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
April 10, 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

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 Del Bello Lakes Section 8;
BEING A SUBDIVISION OF 12.908 ACRES OF LAND SITUATED IN THE A.C.H & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS THE KATE R. EHRMAN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.
- B. Approve the Final Plat of Pomona Lake "E" and "H";
BEING A SUBDIVISION OF 43.122 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 5, 6, 7 AND 15-20 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- C. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve the Final Plat of Valencia Section 5; BEING A SUBDIVISION OF 19.744 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 35, 36, 37, 43, 44, AND 45 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91 & 92, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve the Final Plat of Valencia Section 6;
BEING A SUBDIVISION OF 6.620 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 34, 35 AND 42 OF SECTION 73 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 91-92, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve Meridiana General Development Plan; Amendment #22.
- D. Consideration and possible action to approve and forward with recommendation to City Council, Master Plan for Avellino;
BEING A SUBDIVISION OF 49.58 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, BRAZORIA COUNTY, TEXAS AND ALSO BEING A PARTIAL REPLAT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

- E. Consideration and possible action to approve an Extended Stay Permit for a recreational vehicle (RV) located at 8406 W. Sheri Circle.
- F. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.
- G. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on April 5, 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
6615 FM 1128
Manvel, Texas 77578

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

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

Date of Request: 02/28/2022

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE FIRST AND THIRD MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND SECOND AND FOURTH MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED 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: Robert Booth

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

E-mail Address: rbooth@lja.com

Description of Request and Physical Address:

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

Plats:

Preliminary _____
Final X

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

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

Lacey Bell

2/13/23

SIGNATURE

DATE



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:	Del Bello Lakes Section 8 - Final Plat
Applicant:	Lacy Bell – LJA Engineering
PD&Z Meeting Date:	April 10, 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>Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a new residential section within Del Bello Lakes Master planned development. The development was established as a Planned Unit Development (PUD) in 2017.*
- *The proposed section includes single-family residential lots with a minimum of 60 feet-wide lots.*
- *The proposed plat subdivides a 12.908-acre tract into 30 residential lots, 2 Blocks, and 7 reserves for landscaping, open space, drainage, elevated storage tank, and access easement.*
- *A final plat for Del Bello Lakes Section 8 was previously approved, conditional upon an approved variance to Section 62-111 of the City Code for an unimproved 40-foot County Roadway. A variance was approved to escrow funds for road construction to the City and a Development Agreement was entered into on 14th July 2022 and recorded.*
- *Through this proposed plat, the previously approved final plat is being revised to add a minor change to the Drainage Easement within Reserve C. This change is required by the Drainage District.*
- *The proposed plat conforms to the preliminary plat approved in November 2020.*
- *This plat was previously submitted in February 2023 and was denied.*

STAFF RECOMMENDATION

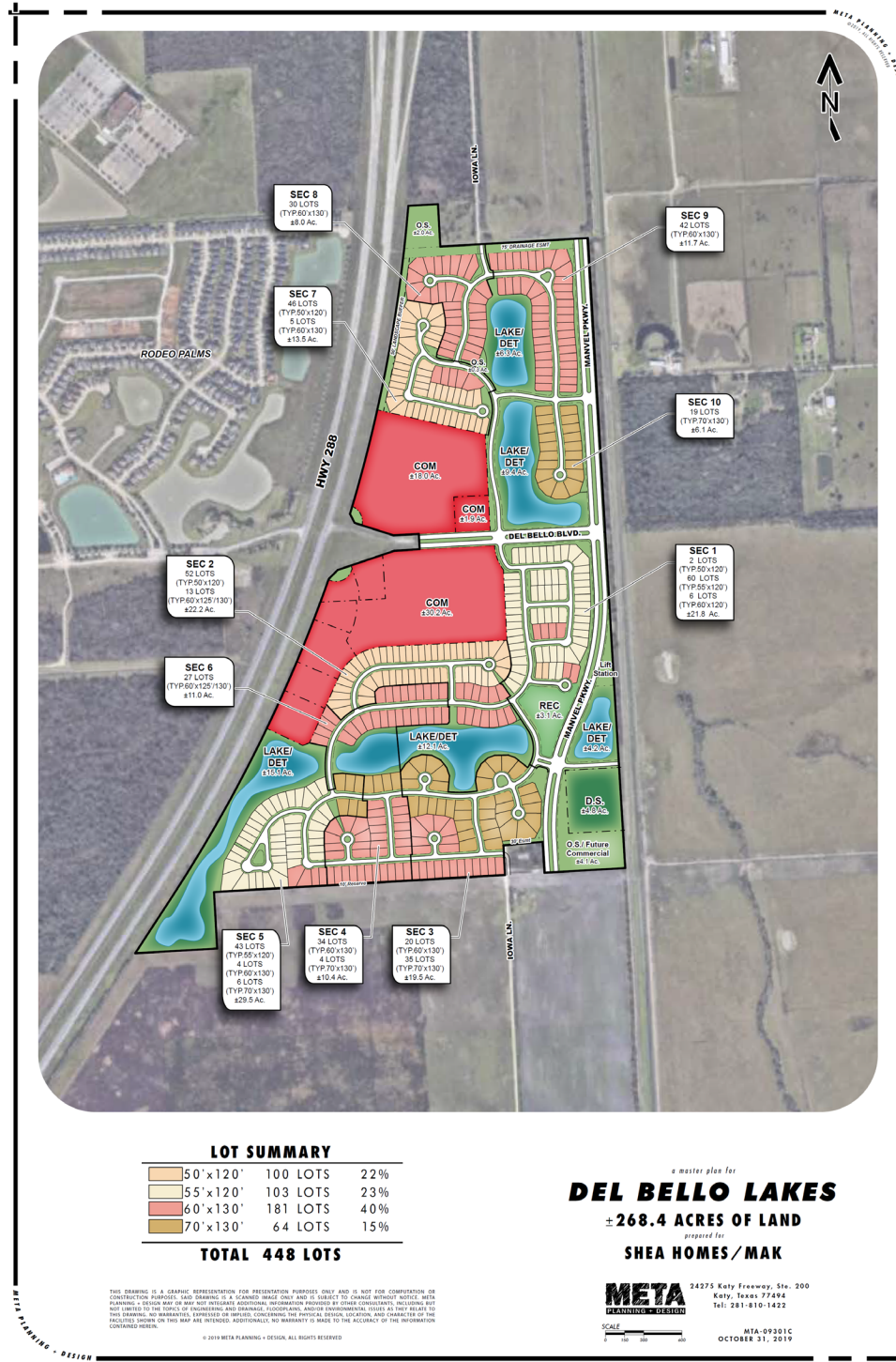
The City staff recommends approval of this plat - *Del Bello Lakes Section 8 - Final Plat.*



DEVELOPMENT SERVICES DEPARTMENT

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

Del Bello Lakes Master Plan



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, SHEA HOMES HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH Keith Luechtefeld, Vice President AND Robert Sornthi, Authorized Agent, OWNERS, HERINAFTER REFERRED TO AS OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF DEL BELLO LAKES SECTION 8, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID COMPANY, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE CLAIM 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 UNOBTSTRUCTED 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 UNOBTSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

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

IN TESTIMONY HERETO, SHEA HOMES HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY Keith Luechtefeld, ITS Vice President, THEREUNTO AUTHORIZED, ATTESTED BY me Robert Sornthi, Authorized Agent.

THIS 2nd DAY OF March, 2023.

SHEA HOMES HOUSTON, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: Keith Luechtefeld
PRINTED NAME: Keith Luechtefeld

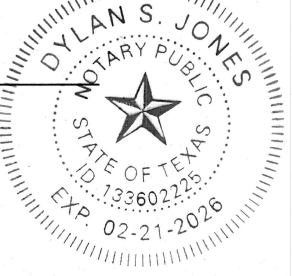
ATTEST: Robert Sornthi
PRINTED NAME: Robert Sornthi

STATE OF TEXAS
COUNTY OF BRAZORIA

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

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

[Signature]
NOTARY PUBLIC AND FOR THE STATE OF TEXAS



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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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



APPROVED BY THE BOARD OF COMMISSIONERS ON 02/07/2023

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

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

BD04 REF. ID #23-000008

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF DEL BELLO LAKES SECTION 8 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT
THIS ____ DAY OF _____, 2023.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

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

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

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LA THOMPSON" FOUND FOR THE NORTHWEST CORNER OF SAID 63.882 ACRE TRACT, SAID POINT BEING ON THE SOUTH LINE OF LOT 19, BLOCK 90, OF THE ALLISON RICHIE GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS. A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.), SAID LOT 19 CONVEYED TO JOHN HALL, TRUSTEE BY AN INSTRUMENT OF RECORD IN VOLUME 1545, PAGE 659, OF THE DEED OF SAID BRAZORIA COUNTY, TEXAS (B.C.D.R.), SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 286 (420 FEET WIDE) AS DESCRIBED IN VOLUME 1045, PAGE 396, B.C.D.R.;

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

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

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

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

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

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

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

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

THENCE, 9.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 02° 28' 42", AND A CHORD WHICH BEARS NORTH 85° 28' 38" EAST, 9.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE, NORTH 80° 41' 06" WEST, 280.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" SET FOR CORNER ON THE ARC OF A CURVE ON THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED STATE HIGHWAY NO. 286, THE BEGINNING OF A CURVE;

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

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0282, DATED February 28, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LA SURVEY," THREE FEET IN LENGTH, HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
- PROJECT BENCHMARK: "SOUTHPORT" NOS PID NO. AWS460 IS A STAINLESS STEEL ROD LOCATED 0.5 MILE WEST OF ARCOLA AT THE HOUSTON SOUTHWEST AIRPORT. THE STATION IS LOCATED 129.6 FEET NORTHWEST OF THE EASTERNMOST END OF RUNWAY 27 APPROACH LIGHT, AND 59.2 FEET FROM NORTH OF THE FIRST RUNWAY LIGHT FOR RUNWAY 27.
ELEVATION = 63.5 FEET, NGVD 29 (1987 ADJUSTMENT)
SUBTRACT 0.60 FEET TO CONVERT TO THE BRAZORIA DRAINAGE DISTRICT NO. 4 DATUM NAVD88 (GEOID 2003)
SITE TBM1: (CP8 RESET) IS A 5/8-INCH IRON ROD WITH CAP STAMPED "LA CONTROL" LOCATED APPROX. 3.5 FEET EAST OF THE EDGE OF GRAVEL ON IOWA LANE (CR 58) AND APPROX. 5000' NORTH OF STATE HIGHWAY 6. ALSO BEING APPROX. 36.4 FEET NORTHWEST FROM A UTILITY POLE ALONG THE EAST RIGHT-OF-WAY LINE OF IOWA LANE, AND 20 FEET SOUTH OF A CULVERT UNDER IOWA LANE FOR A DRAINAGE DITCH TO THE EAST.
ELEVATION 55.27 NGVD29 (1987 ADJUSTMENT)
- BDD4 BENCHMARK: A BRASS DISK STAMPED "CR58-1" SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF CR 58, IN KEY MAP 652G NEAR CR58 WEST DETENTION.
ELEVATION = 59.14 FEET, NAVD88 (GEOID 2003)
ADD 0.60 FEET TO CONVERT TO THE PROJECT DATUM NGVD 29 (1987 ADJUSTMENT)
- BY GRAPHICAL PLOTTING, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, THE SUBJECT TRACT DOES LIE WITHIN ZONE "X" (UNSHADED, ON THE FIRM MAP), ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NOS. 48039C0020K AND 48039C0110K, EFFECTIVE DATE DECEMBER 30, 2020. ACCORDING TO SAID MAP, THE DEL BELLO LAKES DEVELOPMENT IS ENTIRELY OUTSIDE THE LIMITS OF THE FLOODWAY AND THE 100-YEAR FLOODPLAIN.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986357.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WHOLLY WITHIN PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43, THE CITY OF MANVEL AND ALVIN INDEPENDENT SCHOOL DISTRICT, AT THE TIME OF PLATTING.
- NO PIPELINE OR PIPELINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.
- PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
- STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.E.M.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE FLOOD PLAIN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY 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 PLANNING DEVELOPMENT AND ZONING COMMISSION.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT 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.
- ANY IMPROVEMENTS CROSSING THE 75' DRAINAGE EASEMENT AND STATE DITCH MUST MAINTAIN 20' UNOBTSTRUCTED ACCESS TO BOTH SIDES OF THE DITCH.
- BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT LOCATED WITHIN RESERVE "C" AND THE STATE DITCH ONLY. BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANYTHING OUTSIDE OF THEIR EASEMENT OR STATE DITCH LOCATED WITHIN RESERVE "C". BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE RETAINING WALL LOCATED OUTSIDE OF THEIR DRAINAGE EASEMENT. THE HOMEOWNER'S ASSOCIATION AND BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE RETAINING WALL.

22. ON JULY 5, 2022, CITY OF MANVEL CITY COUNCIL APPROVED A VARIANCE REQUEST TO NOT CONSTRUCT HALF OF THE 40' COUNTY ROADWAY RECORDED IN VOLUME 2, PAGE 99, B.C.P.R., THE CONSTRUCTION OF THE ROAD WILL NOT BE THE RESPONSIBILITY OF BOUND 43, THE H.O.A. OR THE DEVELOPER.

23. RESERVE "b" IS RESTRICTED TO ELEVATED STORAGE TANK USE. RESERVE "d" WILL BE DEDED TO THE CITY OF MANVEL AFTER THE RECORDING OF THIS PLAT.

24. 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.

FINAL PLAT OF DEL BELLO LAKES SECTION 8

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

30 LOTS 7 RESERVES (4.291 ACRES) 2 BLOCKS

10 MARCH 7, 2023

JOB NO. 2660-2108

OWNERS:

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

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

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

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

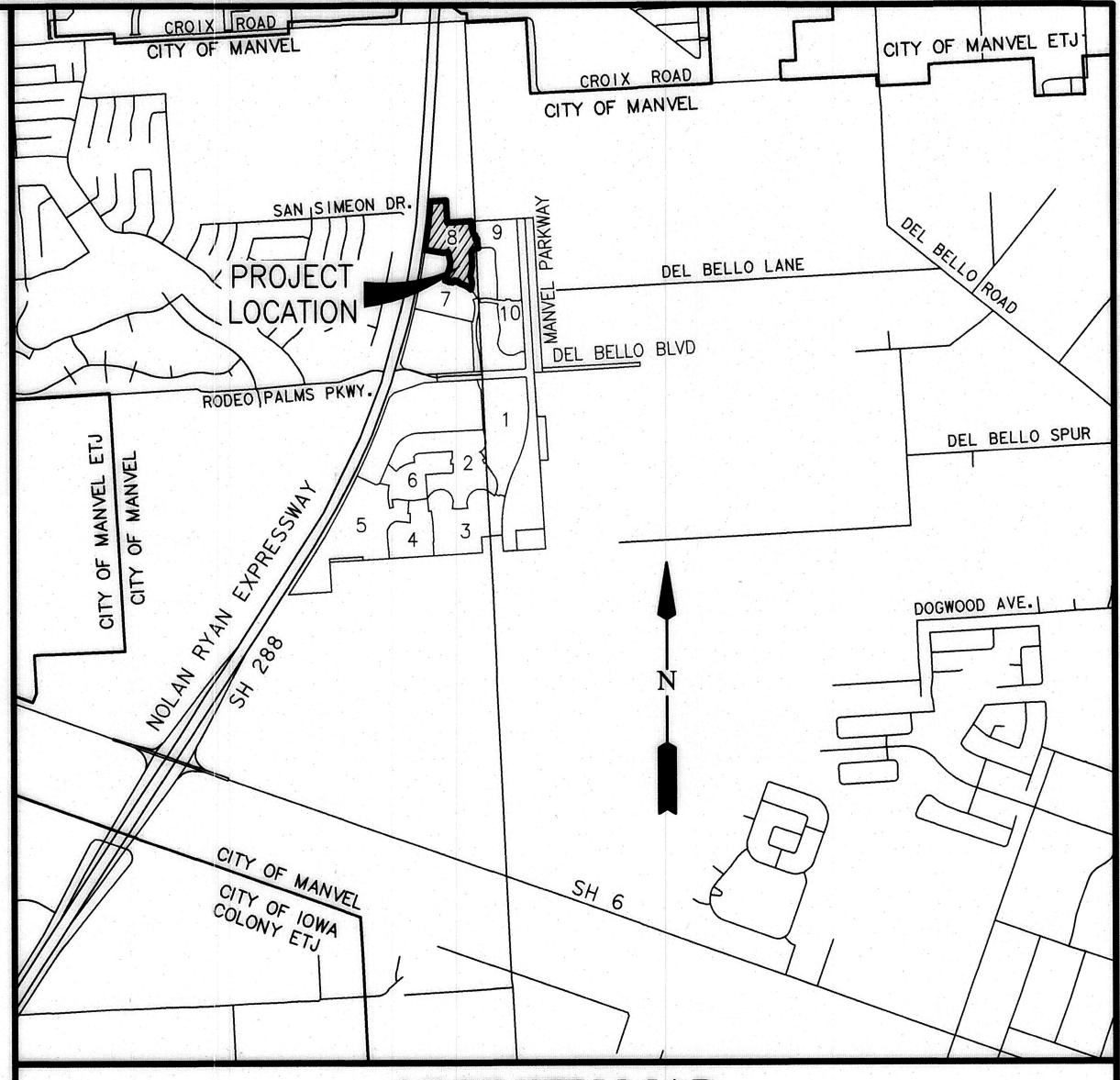
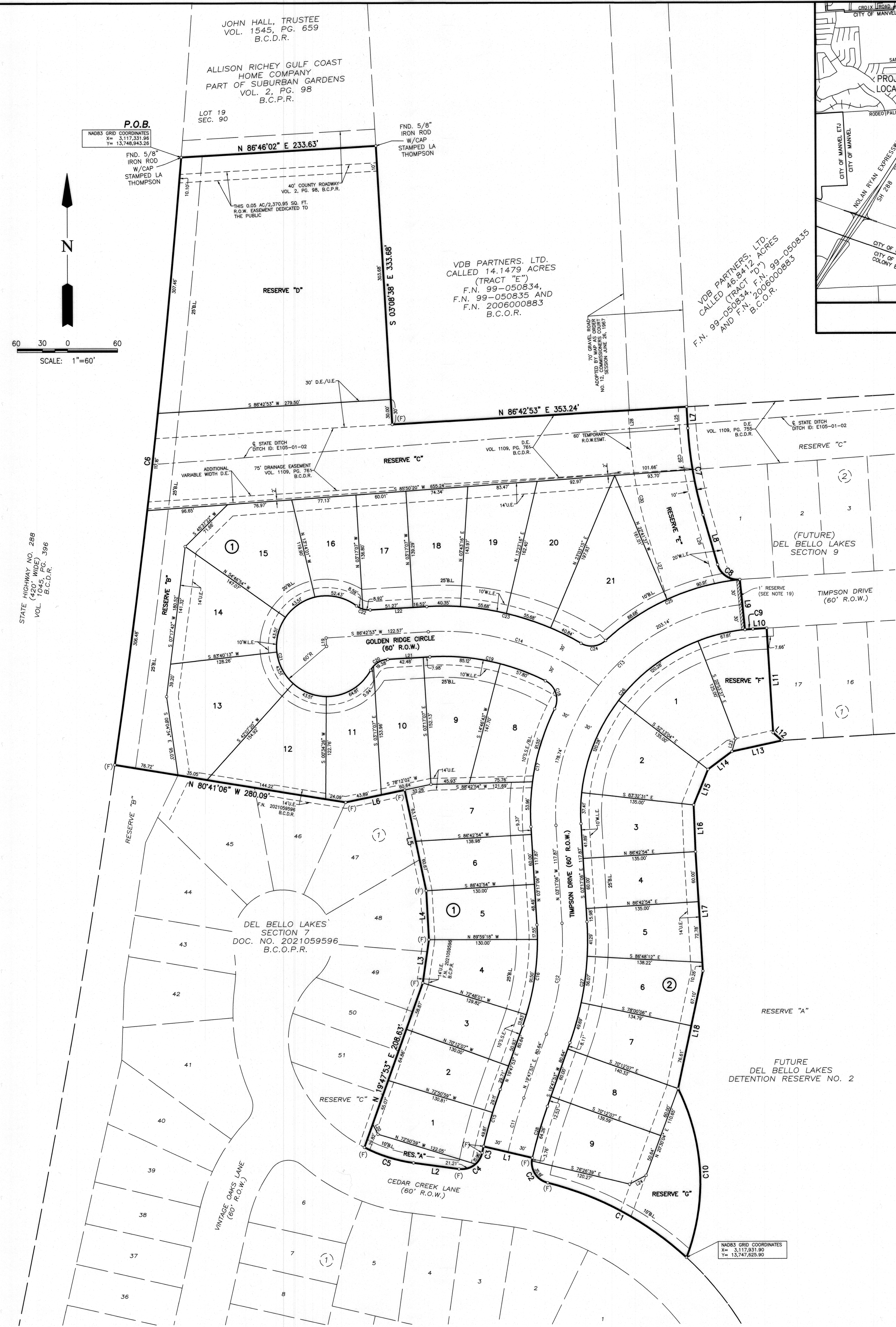


LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386





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

LOT	SQ. FT.	LOT WIDTH AT FRONT B.L.
BLOCK 1		
LOT 1	8,598	65.05'
LOT 2	8,048	60.01'
LOT 3	8,035	63.62'
LOT 4	9,424	83.68'
LOT 5	8,107	64.60'
LOT 6	8,085	60.00'
LOT 7	9,463	64.22'
LOT 8	9,723	77.51'
LOT 9	10,477	84.81'
LOT 10	9,354	61.46'
LOT 11	8,368	68.40'
LOT 12	11,220	60.70'
LOT 13	14,582	60.70'
LOT 14	11,623	60.70'
LOT 15	12,829	60.70'
LOT 16	8,177	63.49'
LOT 17	8,325	60.00'
LOT 18	9,218	60.15'
LOT 19	10,408	60.04'
LOT 20	12,539	60.04'
LOT 21	18,614	71.17'

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

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

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

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	380.00'	28°45'17"	190.71'	N 61°32'35" W	188.71'
C2	25.00'	89°15'34"	38.95'	N 31°17'27" W	35.13'
C3	630.00'	0°43'08"	7.90'	S 12°58'46" W	7.90'
C4	25.00'	85°11'00"	37.17'	S 55°12'42" W	33.84'
C5	180.00'	19°41'22"	61.86'	N 72°21'04" W	61.56'
C6	11669.16'	3°35'23"	731.10'	N 08°28'35" E	730.98'
C7	470.00'	12°52'02"	105.55'	S 09°43'08" E	105.33'
C8	25.00'	79°36'40"	34.74'	S 55°57'29" E	32.01'
C9	220.00'	2°28'42"	9.52'	N 85°28'32" E	9.52'
C10	251.00'	47°33'40"	208.35'	S 02°37'00" E	202.42'
C11	600.00'	62°7'33"	67.64'	N 16°34'07" E	67.60'
C12	335.00'	23°04'59"	134.96'	N 08°15'24" E	134.05'
C13	250.00'	87°31'17"	381.88'	N 40°28'32" E	345.82'
C14	300.00'	41°43'36"	218.48'	N 72°25'19" W	213.68'
C15	630.00'	6°27'33"	71.02'	N 16°34'07" E	70.98'
C16	305.00'	23°04'59"	122.88'	N 08°15'24" E	122.05'
C17	280.00'	29°46'33"	145.51'	N 11°36'11" E	143.88'
C18	25.00'	89°26'46"	39.03'	N 18°13'56" W	35.18'
C19	270.00'	30°19'48"	142.93'	N 78°07'13" W	141.26'
C20	25.00'	58°02'03"	25.32'	S 57°41'51" W	24.25'
C21	60.00'	27°09'12"	29.128'	N 12°14'34" W	78.61'
C22	25.00'	40°07'09"	17.51'	S 73°13'32" E	17.15'
C23	330.00'	33°25'47"	192.54'	S 76°34'14" E	189.82'
C24	25.00'	72°39'21"	31.70'	N 83°48'59" E	29.62'
C25	280.00'	36°44'52"	179.58'	N 65°51'45" E	176.52'
C26	220.00'	87°31'17"	336.06'	S 40°28'32" W	304.32'
C27	365.00'	23°04'59"	147.05'	S 08°15'24" W	146.06'
C28	570.00'	6°27'33"	64.26'	S 16°34'07" W	64.22'
C29	480.00'	12°52'02"	107.80'	S 09°43'08" E	107.57'
C30	540.00'	12°52'02"	121.27'	S 09°43'08" E	121.02'

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

FINAL PLAT OF DEL BELLO LAKES SECTION 8

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

30 LOTS 7 RESERVES (4.291 ACRES) 2 BLOCKS
MARCH 7, 2023 JOB NO. 2660-2108

OWNERS:

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

SURVEYOR:

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



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

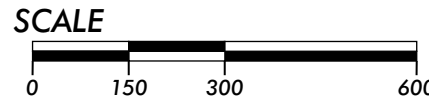
a master plan for
DEL BELLO LAKES
± 268.4 ACRES OF LAND
prepared for
SHEA HOMES / MAK

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

© 2019 META PLANNING + DESIGN, ALL RIGHTS RESERVED



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-09301C
OCTOBER 31, 2019



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

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

Date of Request: 1/9/23

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

Person to Speak: Brian Edwards

Daytime Phone: 713-953-5118 Fax Number: 713-953-5026

E-mail Address: bedwards@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve the Final Plat of Pomona Lakes E and H, being a subdivision of 43.122 acres of land located in the A.C.H. & B.R.R. Co. Survey, Section 89, Abstract 417, Brazoria County, Texas, being a portion of lots 5, 6, 7 and 15-20 of Section 89 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens, a subdivision of record in Volume 2, Page 98, Plat Records of Brazoria County, Texas.

Plats:

Preliminary-

Final- X

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

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

Lacey Bell

1/9/23

SIGNATURE

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Pomona Lake E & H - Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	April 10, 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>Approval</u>

BACKGROUND/ REVIEW NOTES

- *The subject site is a proposed detention facility within the Pomona Master Planned Development located within the City's Extra Territorial Jurisdiction. A Development Agreement for Pomona was entered into in 2006.*
- *The subject site is located near the southeastern extent of Pomona development along Croix Road and Croix Parkway.*
- *The proposed plat conforms to the approved preliminary plat.*
- *The proposed plat includes approximately 43.122 acres of land and creates 7 reserves for landscape, open space, drainage easement, lake, detention, amenity, and utility purposes.*
- *This proposed plat was previously denied by Planning, Development, and Zoning Commission in January 2022.*
- *This plat was previously submitted in January 2023 and was denied because the Drainage District approval had expired. Since then, the Drainage District has approved the plat.*

STAFF RECOMMENDATION

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



Page 2 of 6

STATE OF TEXAS
COUNTY OF BRAZORIA

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

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF POMONA LAKE "E" & "H" WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

THIS 2nd DAY OF March, 2023.

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

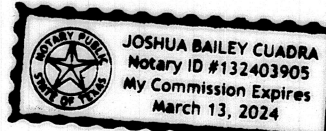
BY: Russell Bynum
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON

STATE OF TEXAS
COUNTY OF DALLAS

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

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

BY: Joshua Bailey Cuadra
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS,
THIS 2nd DAY OF March, 2023.

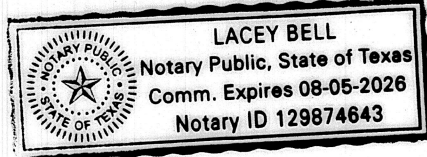
BY: Terry Reeves
TERRY REEVES

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8th DAY OF March, 2023.

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



WE, TEXAS CAPITAL BANK, A TEXAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA LAKE "E" & "H", SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO(S). 2020018776, 2021061698, 2021061695, 2021061693, 2021061700, & 2021061701 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TEXAS CAPITAL BANK,
A TEXAS STATE BANK

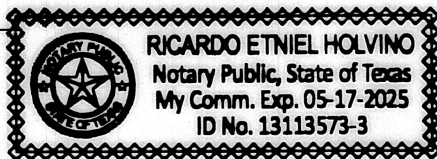
BY: Yvette Perez
PRINT NAME: Yvette Perez
TITLE: Assistant Vice President

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10 DAY OF March, 2023.

BY: Ricardo Etaniel Holvino
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WE, MC 288, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA LAKE "E" & "H", SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO(S). 2017014487 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

MC 288, LLC, A DELAWARE LIMITED LIABILITY COMPANY

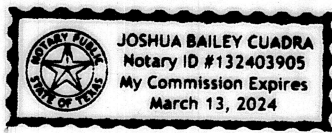
BY: Russell Bynum
PRINT NAME: Russell Bynum
TITLE: General Manager - Houston

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6th DAY OF March, 2023.

BY: Joshua Bailey Cuadra
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

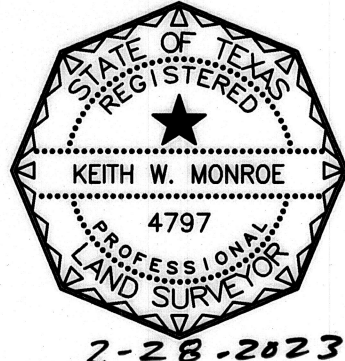


I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF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

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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



BEING 43.122 ACRES OF LAND LOCATED IN THE A.C.H. AND B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 5, 6, 7, 15, 16, 17, 18, 19, AND 20, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORD OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), SAID 43.122 ACRES ALSO BEING A PORTION OF THAT CERTAIN CALLED 219.915 ACRE TRACT (DESCRIBED AS PART 1) CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041936, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 44.239 ACRE TRACT (DESCRIBED AS TRACT 2), CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082802, B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 6.020 ACRE TRACT (DESCRIBED AS TRACT 2), CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082800, B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 3.992 ACRE TRACT (DESCRIBED AS TRACT 2) CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082798, B.C.O.P.R., ALL OF THAT CERTAIN CALLED 0.255 ACRE TRACT (DESCRIBED AS TRACT 5, PART 5), CONVEYED TO POMONA PHASE 2A, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2016094100, B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 971.956 ACRE TRACT CONVEYED TO MC 288, LLC (DESCRIBED AS PART 1), BY INSTRUMENT OF RECORD IN FILE NUMBER 2013052984, B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 0.092 ACRE TRACTS CONVEYED TO MC 288, LLC, BY INSTRUMENT OF RECORDS IN FILE NUMBER'S 2020071434 (DIRECTOR'S LOT A), 2020032860 (DIRECTOR'S LOT B), 2020071437 (DIRECTOR'S LOT D), 2018028933 (DIRECTOR'S LOT E), B.C.O.P.R., AND ALL OF THAT CERTAIN CALLED 0.092 ACRE TRACT CONVEYED TO TERRY REEVES, BY INSTRUMENT OF RECORD IN FILE NUMBER 2017014485 (DIRECTOR'S LOT C), B.C.O.P.R., SAID 43.122 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT)):

BEGINNING AT A 5/8-INCH IRON ROD, PREVIOUSLY FOUND MARKING AN INTERIOR CORNER ON THE SOUTHERLY LINE OF SAID 44.239 ACRES, SAME BEING THE COMMON CORNER OF LOT 9, LOT 10, LOT 19 AND LOT 20, OF SAID SECTION 89;

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

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

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

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

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

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

- NORTH 03° 12' 16" WEST, 135.57 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;
- 89.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 102° 22' 31", AND A CHORD WHICH BEARS NORTH 54° 23' 32" WEST, 118.92 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;
- SOUTH 74° 25' 13" WEST, 519.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER ON THE EASTERLY RIGHT-OF-WAY LINE OF ORCHARD PARK LAKE (80 FEET WIDE), AS SHOWN ON ORCHARD PARK LAKE PHASE 2, STREET DEDICATION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2021081508 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.R.), SAME BEING THE NORTHWEST CORNER OF SAID 44.239 ACRES;

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

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

- NORTH 86° 48' 14" EAST, 551.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;
- 131.18 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 83.53 FEET, A CENTRAL ANGLE OF 89° 58' 25" AND A CHORD WHICH BEARS NORTH 41° 48' 46" EAST, 118.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;
- NORTH 03° 10' 41" WEST, 704.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, SAME BEING ON THE COMMON LINE OF LOT 4, AND LOT 5, OF AFORMENTIONED SECTION 89;
- NORTH 86° 49' 19" EAST, ALONG SAID COMMON LINE, 25.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG", MARKING AN ANGLE POINT ON THE EASTERLY LINE OF SAID 18.902 ACRES, SAME BEING THE COMMON CORNER OF LOT 4, LOT 5, LOT 14, AND LOT 15, OF SAID SECTION 89;

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

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

THENCE, DEPARTING SAID COMMON LINE, WITH THE NORTHERLY LINE OF SAID POMONA WASTEWATER TREATMENT PLANT SITE, 581.72 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 70° 10' 09", AND A CHORD WHICH BEARS SOUTH 89° 38' 30" WEST, 546.06 FEET TO THE NORTHWEST CORNER OF SAID POMONA WASTEWATER TREATMENT PLANT SITE, SAME BEING AN ANGLE POINT ON THE EASTERLY LINE OF THE AFORMENTIONED 219.915 ACRES;

THENCE, SOUTH 03° 11' 33" EAST, ALONG THE COMMON LINE OF SAID POMONA WASTEWATER TREATMENT PLANT SITE, AND SAID 219.915 ACRES, 683.98 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 5485", PREVIOUSLY FOUND FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID POMONA WASTE WATER TREATMENT PLANT;

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

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

THENCE, SOUTH 86° 38' 54" WEST, DEPARTING THE CENTERLINE OF SAID CROIX PARKWAY, AND THE COMMON LINE OF SAID LOT 20 AND LOT 30, ALONG A SOUTHERLY LINE OF SAID 44.239 ACRES, 496.75 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PIN-POINT RPLS 6096", PREVIOUSLY FOUND FOR CORNER;

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

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

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

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

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

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

A SUBDIVISION OF 43.122 ACRES OF LAND LOCATED IN THE
A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA
COUNTY, TEXAS, BEING A PORTION OF LOTS 5, 6, 7 AND 15-20 OF
SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART
OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE
98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

0 LOTS 7 RESERVES (41.701 ACRES) 0 BLOCKS

FEBRUARY 28, 2023

JOB NO. 2149-6113

OWNERS:

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

TERRY REEVES

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

SURVEYOR:

LJA Surveying, Inc.

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



ENGINEER:

LJA Engineering, Inc.

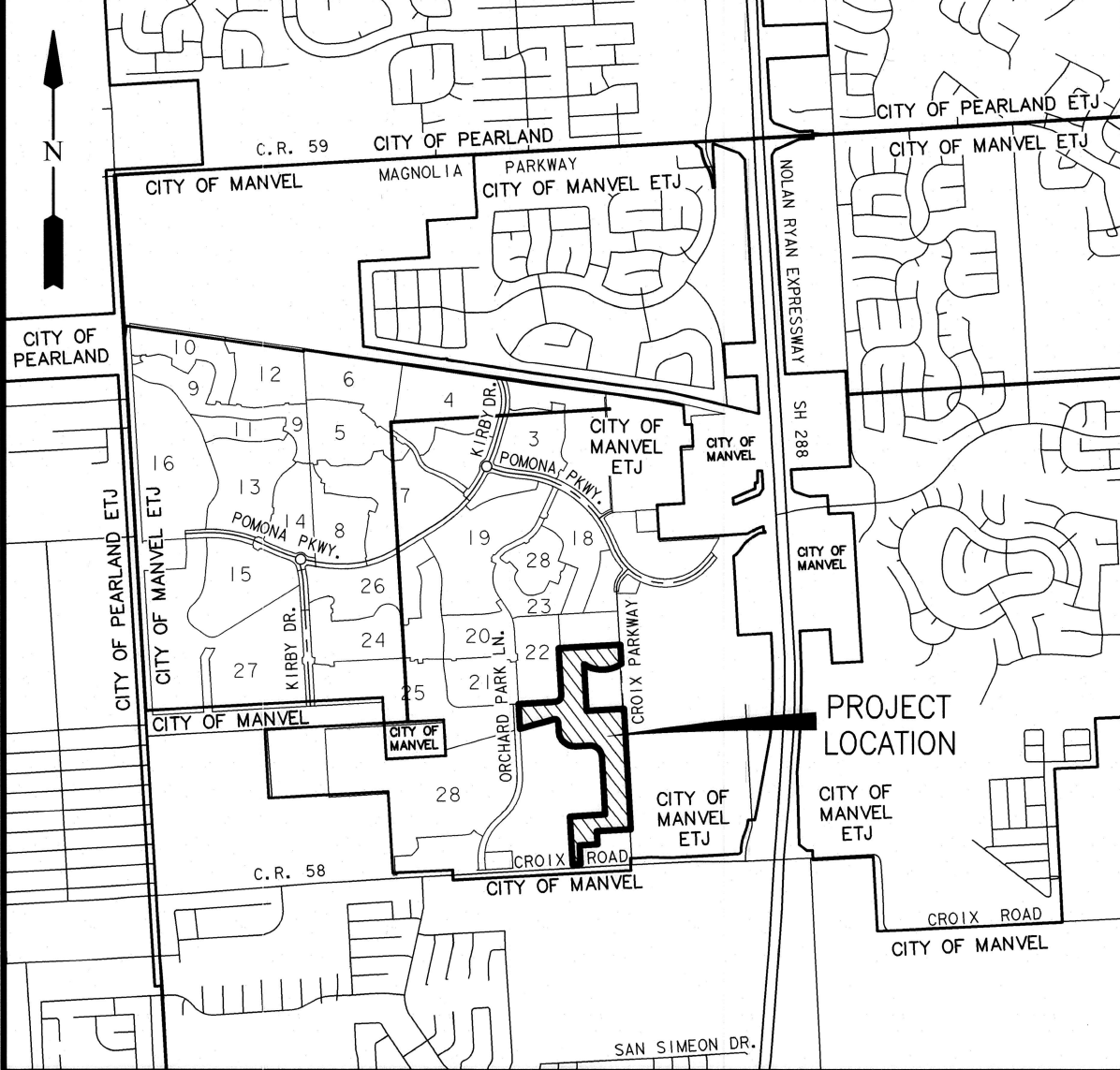
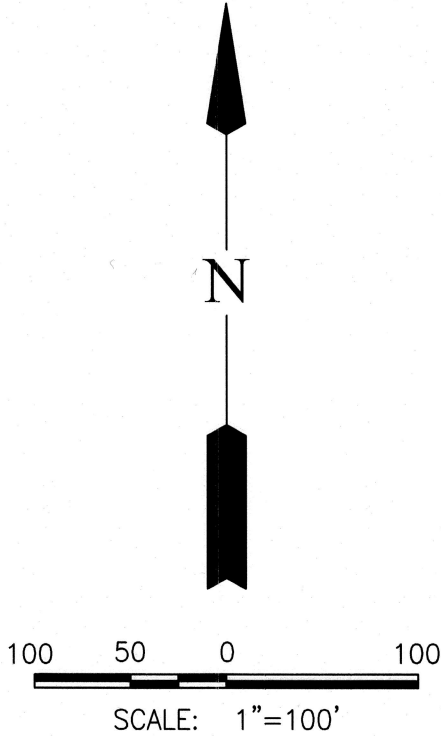
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386



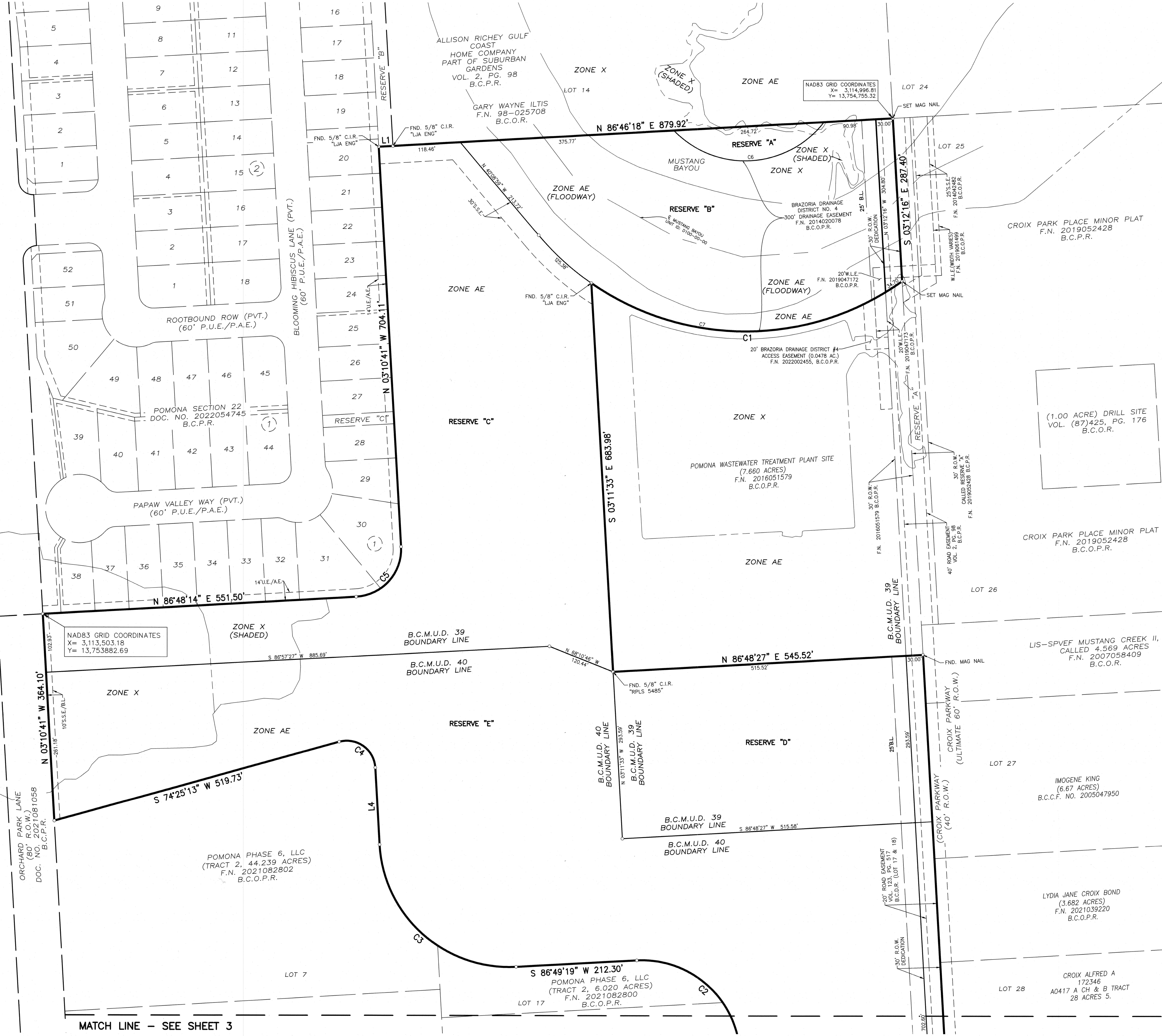
RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.255	11,114	LANDSCAPE/OPEN SPACE	HOA
B	4.397	191,515	BRAZORIA DRAINAGE DISTRICT NO. 4 DRAINAGE EASEMENT (SEE NOTE 22)	
C	8.290	361,111	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 39
D	3.475	151,358	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 39
E	14.150	616,391	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 40
F	0.409	17,807	LANDSCAPE/OPEN SPACE/UTILITIES	HOA
G	10.725	467,168	LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 40
TOTAL	41.701	1,816,464		

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

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	475.00'	70°10'09"	581.72'	S 89°38'30" W	546.05'
C2	172.30'	89°58'25"	270.57'	N 48°11'29" W	243.61'
C3	227.70'	89°58'25"	357.57'	N 48°11'29" W	321.94'
C4	50.00'	102°22'31"	89.34'	N 54°23'32" W	77.92'
C5	83.53'	89°58'55"	131.18'	N 41°48'46" E	118.11'
C6	175.00'	98°17'04"	300.19'	S 86°46'18" W	264.72'
C7	475.00'	81°06'27"	672.41'	N 80°42'13" W	617.65'



VICINITY MAP
SCALE: 1" = 2,640'
KEY MAP NO. 652D/H



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

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

A SUBDIVISION OF 43.122 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 5, 6, 7 AND 15-20 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

0 LOTS 7 RESERVES (41.701 ACRES) 0 BLOCKS
FEBRUARY 28, 2023 JOB NO. 2149-6113

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

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

SURVEYOR:

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

OWNERS:

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

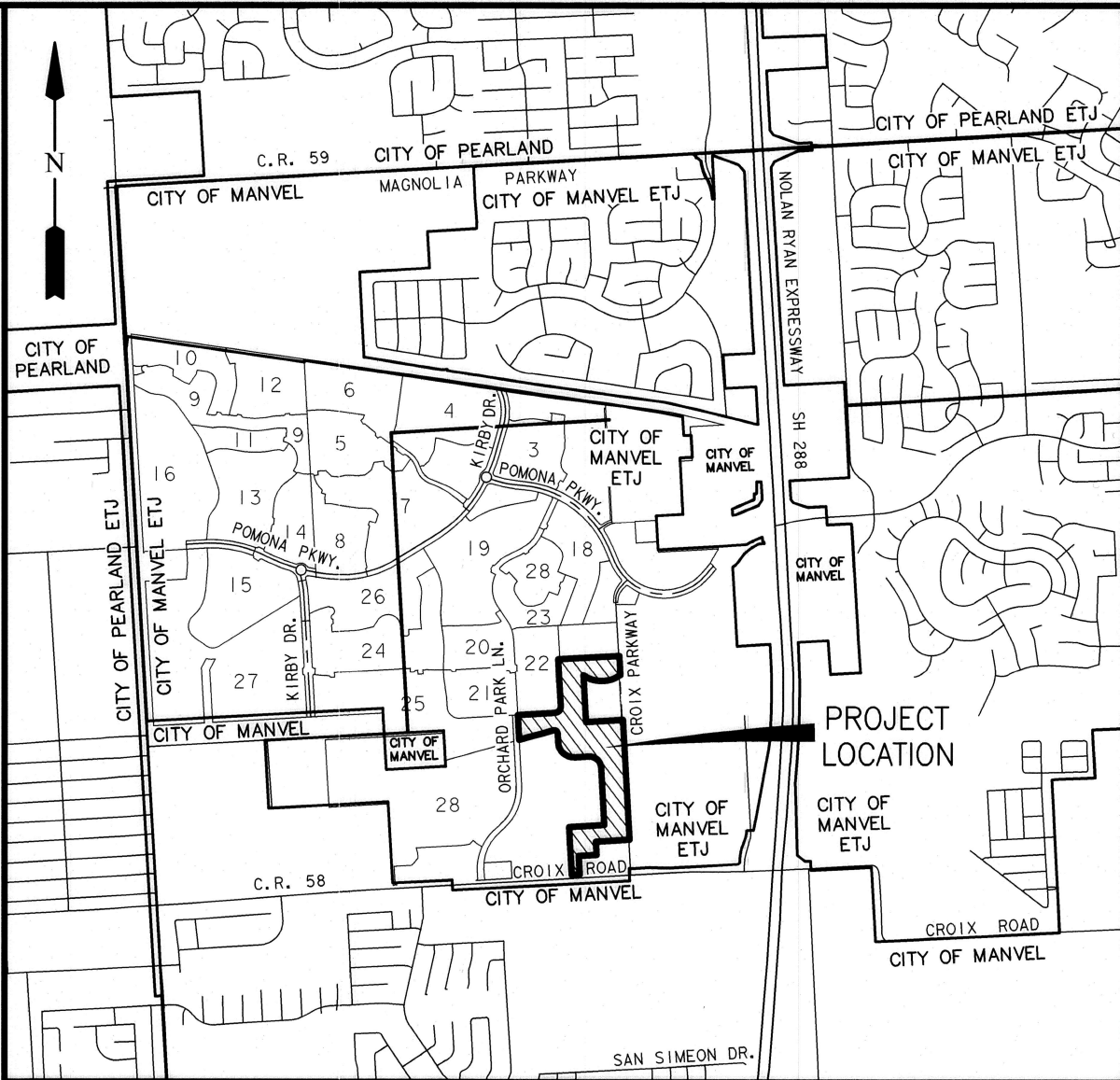
ENGINEER:

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

RESERVE TABLE					
RESERVE	ACREAGE	SQ.FT.	TYPE		MAINTENANCE
A	0.255	11,114	LANDSCAPE/OPEN SPACE		HOA
B	4.397	191,515	BRAZORIA DRAINAGE DISTRICT NO. 4 DRAINAGE EASEMENT		(SEE NOTE 22)
C	8.290	361,111	LAKE/DETENTION/LANDSCAPE/AMENITY		BCMUD 39
D	3.475	151,358	LAKE/DETENTION/LANDSCAPE/AMENITY		BCMUD 39
E	14.150	616,391	LAKE/DETENTION/LANDSCAPE/AMENITY		BCMUD 40
F	0.409	17,807	LANDSCAPE/OPEN SPACE/UTILITIES		HOA
G	10.725	467,168	LAKE/DETENTION/LANDSCAPE/AMENITY		BCMUD 40
TOTAL	41.701	1,816,464			

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

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	
C1	475.00'	70°10'09"	581.72'	S 89°38'30" W	546.05'	
C2	172.30'	89°58'25"	270.57'	N 48°11'29" W	243.61'	
C3	227.70'	89°58'25"	357.57'	N 48°11'29" W	321.94'	
C4	50.00'	102°22'31"	89.34'	N 54°23'32" W	77.92'	
C5	83.53'	89°58'55"	131.18'	N 41°48'46" E	118.11'	
C6	175.00'	98°17'04"	300.19'	S 86°46'18" W	264.72'	
C7	475.00'	81°06'27"	672.41'	N 80°42'13" W	617.65'	



VICINITY MAP
SCALE: 1" = 2,640'
KEY MAP NO. 652D/H

- NOTES:
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
 - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0558, DATED JANUARY 24, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986547.
 - ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.
 - FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" - MAG NAILS IN THE STREET ALONG CROIX PARKWAY - WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
 - BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.
ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
 - BDD4 BENCHMARK: A BRASS DISK STAMPED 'MU-1' SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100-00-00.
ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ.))
 - TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.
ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
 - THIS TRACT LIES IN ZONE "X", ZONE "X" (SHADED) AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0020K. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
 - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
 - THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39 & 40, THE CITY OF MANVEL ETJ, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
 - SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
 - THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
 - THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
 - THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:
DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006
1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013
2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015
3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016
4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016
5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018
6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019
7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021
8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021
 - A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
 - MAINTENANCE SHALL BE IN ACCORDANCE WITH THE DRAINAGE CHANNEL MAINTENANCE AGREEMENT BETWEEN BRAZORIA DRAINAGE DISTRICT NO. 4, BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39, AND BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40 DATED FEBRUARY 4, 2014.

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

A SUBDIVISION OF 43.122 ACRES OF LAND LOCATED IN THE
A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA
COUNTY, TEXAS, BEING A PORTION OF LOTS 5, 6, 7 AND 15-20 OF
SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART
OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE
98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

0 LOTS 7 RESERVES (41.701 ACRES) 0 BLOCKS
FEBRUARY 28, 2023 JOB NO. 2149-6113

OWNERS:

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

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

SURVEYOR:

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

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

ENGINEER:

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



Project Lot Allocation		
LOT SIZES	Total	% of Total
40' X 110'	123	5.4%
42' X 120'	58	2.6%
45' X 120'	58	2.6%
50' X 120'	574	25.4%
55' X 120'	489	21.7%
60' X 120'	383	16.9%
65' X 120'	221	9.8%
70' X 130'	114	5.1%
75' X 130'	108	4.8%
80' X 130'	129	5.7%
	2,257	100.0%

Prepared For:
HILLWOOD COMMUNITIES
Reference Date: 08.10.2021

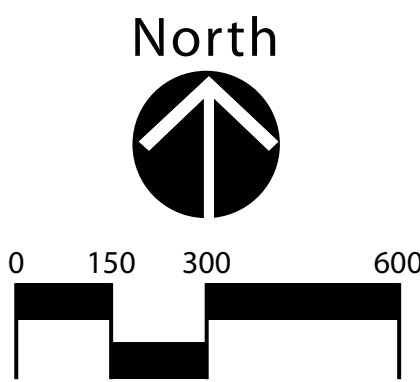


3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

© Copyright 2021 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

NOTE: The drainage & detention shown on this plan have not been fully analyzed by the engineer nor reviewed or approved by any governmental agency and are subject to change. Once the engineering analysis has been completed, the areas needed for drainage could change to meet the requirements of the governing agencies. The information provided on this exhibit should be considered a graphic representation to aid in determining plan components and relationships only.



POMONA

±1,111.6 Acres of Land

Manvel, Texas

Project #: 2149-09003



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

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

Date of Request:

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 5, being a subdivision of 19.744 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas, being a portion of lots 35, 36, 37, 43, 44, and 45 of the Allison Richey Gulf Coast Home Company, Part of Suburban Gardens Section 73, a subdivision of record under Volume 2, Pages 91 & 92, of the plat records of Brazoria County, Texas
--

Plats:

Preliminary ☐
Final ☒

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

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

Lacey Bell	DN: CN=Lacey Bell	3/13/23
SIGNATURE		DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Valencia Section 5 - Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	April 10, 2023
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	<u>Denial</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a residential section within Valencia Master Planned Development established as a Planned Unit Development (PUD) in July 2021.*
- *A master plan for the development was approved by City Council in August 2022.*
- *The proposed plat subdivides a 19.744-acre tract into 90 residential lots, 4 Blocks, and 2 reserves for landscaping and open space.*
- *The proposed section includes 64 traditional single-family residential lots (with minimum width of 50 feet and minimum area of 6,000 square feet) and 26 single-family Specialty Product residential lots that are typical 45 feet X 120 feet lots.*
- *The proposed plat generally conforms to the preliminary plat approved in September 2022.*

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - *Valencia Section 5 Final Plat*.

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

1. Provide Registered Professional Land Surveyor's signature on the plat (Section 62-41 (b) (4)).
2. Revise note 2 to reference accurate date based on the provided City Planning Letter (CPL) (Section 62-41 (b)(5) & (b)(21)).
3. Include the plat name, "Valencia Section 2, Final Plat", to the owners' acknowledgment. Additionally, provide property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (6)).
4. Revise street side setback for Block 1, Lot 7, and Block 2, Lot 29 to 15 feet. Based on the adopted Valencia PUD (page No. 26), "if the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet" (Section 62-41 (b) (13)).

continued on the next page



DEVELOPMENT SERVICES DEPARTMENT

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

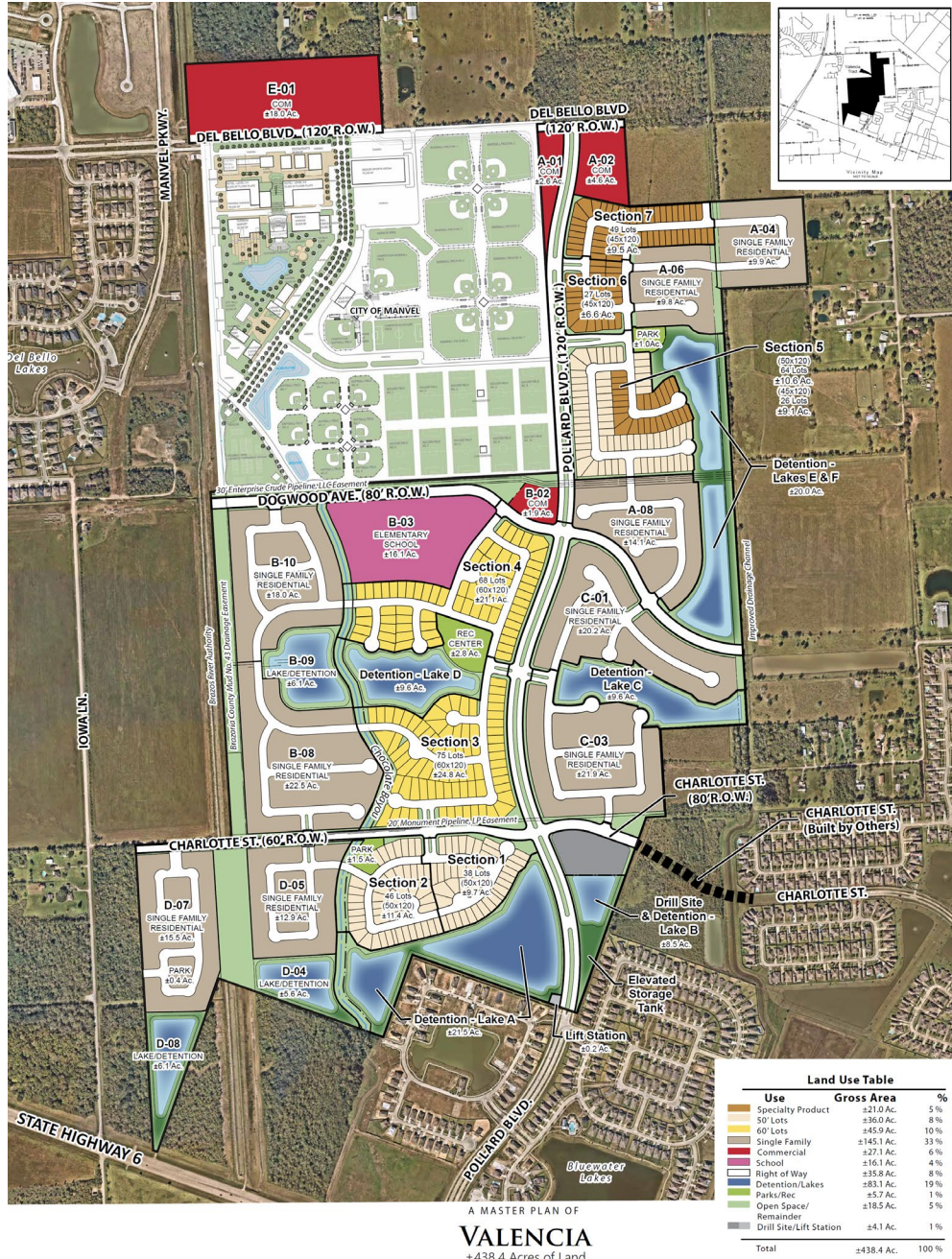
5. Revise the Lot Area Summary table to include a column for Lot Width at the Front Building Line (Section 62-41 (b) (13)).
6. Revise to include a note pertaining to setback requirements specified in Valencia PUD. Ensure that 25 foot required setback for garages is stated (Section 62-41 (b) (13)).
7. Include a general note indicating that the development regulations in Valencia PUD approved by Ordinance No. 2021-O-18 on July 19, 2021, apply to the plat (Section 62-41 (b) (13)).
8. Provide Drainage District signature on the face of the plat at the time of final submittal (Section 62-41 (b) (19)).
9. Please revise note #16 to expand PD&Z to Planning Development and Zoning Commission or add PDZ to the list of Legend (Section 62-41 (b)(24) & (b)(27)).
10. Include plat notes regarding Proximity of structures to pipelines as per Section 62-116. Additionally, Review the plat for compliance with the referenced requirements.
11. Lot 2, Lot 9, and Lot 13 of Block 2 are less than 5,400 SF (45x120) as identified from the approved Master Plan (Section 62-41 (b) (13) (e)).



DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan



Reference Date: 07.19.2022



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

The proposed project dedication requirements will be used in the following manner:	
Open Space Area	Amount
Open Space (Paved)	±2.0 acres
Parks/Play	±2.0 acres
Open Space (Unpaved)	±4.0 acres (maximum 80% wooded)
Trails adjacent to Open Space/Remainder	±2.0 acres (maximum 80% wooded)
Landscaping (Open Space)	±2.0 acres (maximum 80% wooded)
Total	±11.0 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.

DISCLAIMER

This is to certify that the Planning Department, and Zoning Commission of the City of Manvel, Texas, provided a recommendation of approval to the Valencia Master Plan in accordance with the laws of the State of Texas and the ordinance of the City of Manvel as shown herein and authorizes the recording of this Master Plan.

PREPARED FOR:
HILLWOOD RESIDENTIAL

Planning, Development, and Zoning Commission



© Copyright 2022 LJA Engineering, Inc. Electronic, written, printed, and design documents are the property of LJA Engineering, Inc. and shall not be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of LJA Engineering, Inc. The information contained herein is for the use of the client only and is not to be used for any other purpose. The information is provided as a guide only and is not to be used for any other purpose. The information is provided as a guide only and is not to be used for any other purpose. The information is provided as a guide only and is not to be used for any other purpose.

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH LINDY OLIVA, DIVISION PRESIDENT, BEING AN OFFICER OF PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, BEING 19,744 ACRES OF LAND LOCATED IN THE H.T. & B. R. R. COMPANY SURVEY 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 35, 36, 37, 43, 44, AND 45 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91 & 92, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, (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 UNOBSSTRUCTED 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 UNOBSSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF VALENCIA SECTION 5 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LINDY OLIVA, ITS DIVISION PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2023.

BY: PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP

BY: _____
LINDY OLIVA, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDY OLIVA, DIVISION PRESIDENT OF PULTE HOMES OF TEXAS, L.P., 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 IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, 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, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

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 BY 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 5" AS SHOWN HEREON

THIS _____ DAY OF _____, 2023.

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

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 5 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 19,744 ACRES OF LAND LOCATED IN THE H.T. & B.R.R COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF LOTS 35, 36, 37, 43, 44, AND 45 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91 & 92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.), MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 12,805 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. (DESCRIBED AS "TRACT 1") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068984, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), AND A PORTION OF THAT CERTAIN CALLED 27,808 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. (DESCRIBED AS "TRACT 2") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068984, B.C.O.P.R., SAID 19,744 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT):

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF THE AFOREMENTIONED 27,808 ACRE TRACT, SAID POINT LYING ON THE WEST LINE OF THAT CERTAIN CALLED 50,000 ACRE TRACT CONVEYED TO ALVIN INDEPENDENT SCHOOL DISTRICT AND DESCRIBED AS "TRACT 1" BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021066368, B.C.O.P.R., SAME BEING THE EAST LINE OF THAT CERTAIN CALLED 418,432 ACRE TRACT CONVEYED TO VALENCIA 288, LLC BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068486, B.C.O.P.R. AND THE EAST LINE OF LOT 45 OF THE AFOREMENTIONED ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73;

THENCE, SOUTH 86° 57' 11" WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID 27,808 ACRE TRACT, 296.82 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86° 57' 11" WEST, CONTINUING ALONG SAID SOUTH LINE, 899.98 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF SAID 27,808 ACRE TRACT BEARS SOUTH 86° 57' 11" WEST, 120.02 FEET, THE BEGINNING OF A CURVE;

THENCE, DEPARTING THE SOUTH LINE OF SAID 27,808 ACRE TRACT, 53.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,060.00 FEET, A CENTRAL ANGLE OF 01° 29' 45", AND A CHORD WHICH BEARS NORTH 02° 42' 10" WEST, 53.78 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 27' 03" WEST, AT 846.70 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET ON THE NORTH LINE OF SAID 27,808 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE AFOREMENTIONED 12,805 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 1,072.44 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 47.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 48° 27' 03" EAST, 42.43 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 32' 57" EAST, 145.32 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 25.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 04° 12' 46", AND A CHORD WHICH BEARS NORTH 88° 39' 20" EAST, 25.73 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 89° 14' 17" EAST, 178.44 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 25.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 04° 12' 46", AND A CHORD WHICH BEARS NORTH 88° 39' 20" EAST, 25.73 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 32' 57" EAST, 15.30 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 41° 32' 57" EAST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 32' 57" EAST, 60.00 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 03° 27' 03" EAST, 171.16 FEET TO A POINT FOR CORNER;
THENCE, NORTH 86° 32' 57" EAST, 115.00 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 48° 27' 03" EAST, 14.14 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 03° 27' 03" EAST, 297.49 FEET TO A POINT FOR CORNER;
THENCE, NORTH 43° 29' 58" EAST, 118.13 FEET TO A POINT FOR CORNER;
THENCE, NORTH 57° 26' 16" EAST, 45.91 FEET TO A POINT FOR CORNER;
THENCE, NORTH 68° 52' 54" EAST, 35.00 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 66° 07' 06" EAST, 14.14 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 21° 07' 06" EAST, 101.97 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 02° 58' 19" WEST, 20.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 118.09 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 112° 46' 01", AND A CHORD WHICH BEARS SOUTH 30° 38' 41" EAST, 99.93 FEET TO A POINT FOR CORNER;

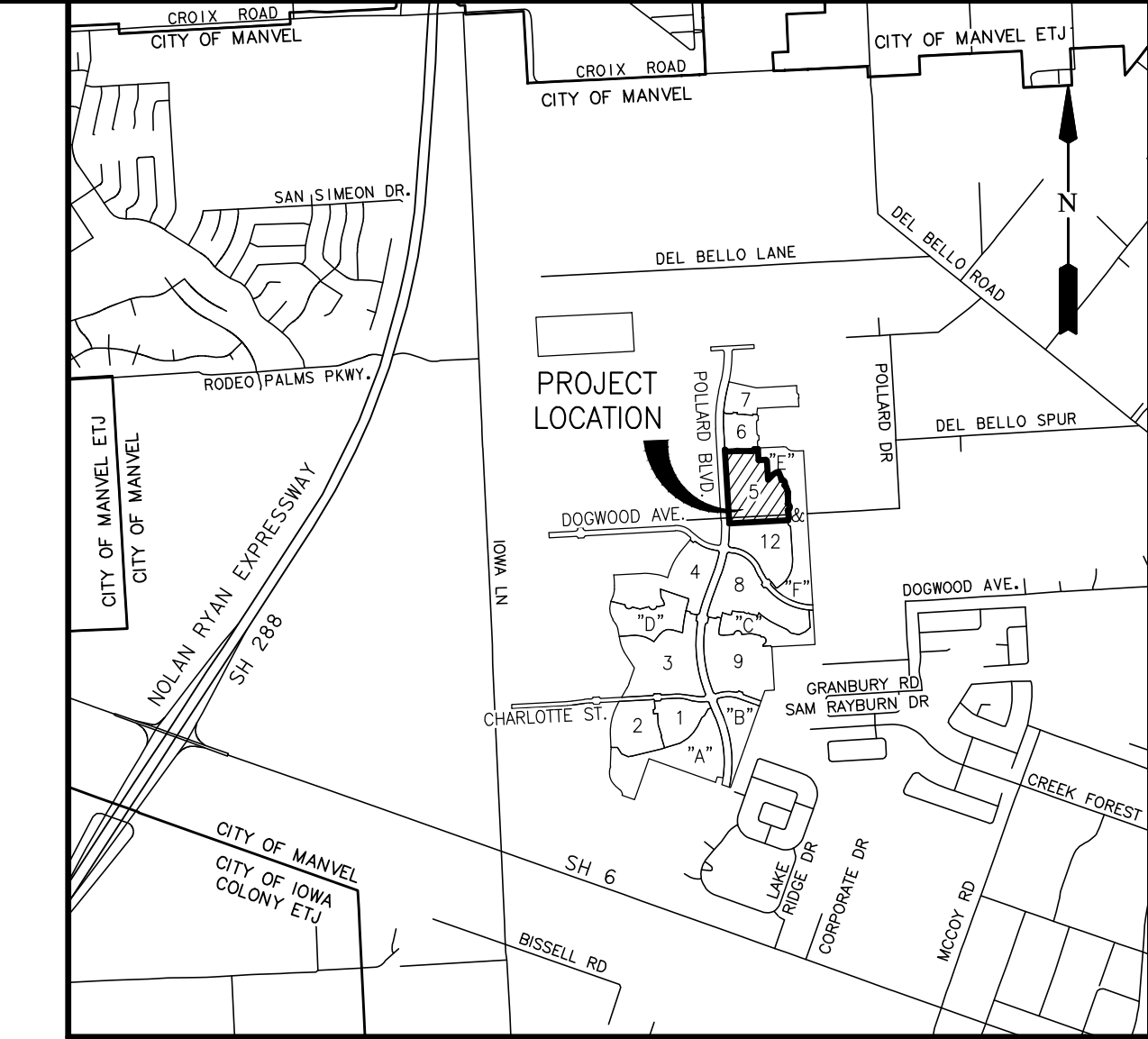
THENCE, SOUTH 64° 15' 40" EAST, 20.00 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 21° 07' 06" EAST, 111.63 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 23° 52' 54" WEST, 14.14 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 68° 52' 54" WEST, 4.16 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 03° 00' 00" EAST, 134.92 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 28° 33' 35" WEST, 20.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 126.85 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 121° 07' 42", AND A CHORD WHICH BEARS SOUTH 00° 52' 34" EAST, 104.51 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 30° 18' 43" EAST, 20.00 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 03° 00' 00" EAST, 99.33 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 42° 00' 00" WEST, 14.14 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 03° 00' 00" EAST, 21.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 19,744 ACRES OF LAND.

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. 2022-0800, DATED DECEMBER 8, 2022. 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 0.99996557.
- 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 "LIA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDEATION OF THE ASSOCIATED SUBDIVISION PLAT.
- BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #608: 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 "LIA 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. 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 PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- 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 THEREO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653P

FINAL PLAT OF VALENCIA SECTION 5

A SUBDIVISION OF 19,744 ACRES OF LAND LOCATED IN THE H.T. & B. R. R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 35, 36, 37, 43, 44, AND 45 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91 & 92, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, (B.C.P.R.)

90 LOTS 2 RESERVES (1.179 ACRES) 4 BLOCKS

MARCH 9, 2023 JOB NO. 2791-4105P

OWNERS:

PULTE HOMES OF TEXAS, L.P.

A TEXAS LIMITED PARTNERSHIP
LINDY OLIVA, DIVISION PRESIDENT
1311 BROADFIELD BOULEVARD, SUITE 100
HOUSTON, TEXAS 77084
PH: 281-749-8004

SURVEYOR:

LJA Surveying, Inc.
3600 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042

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

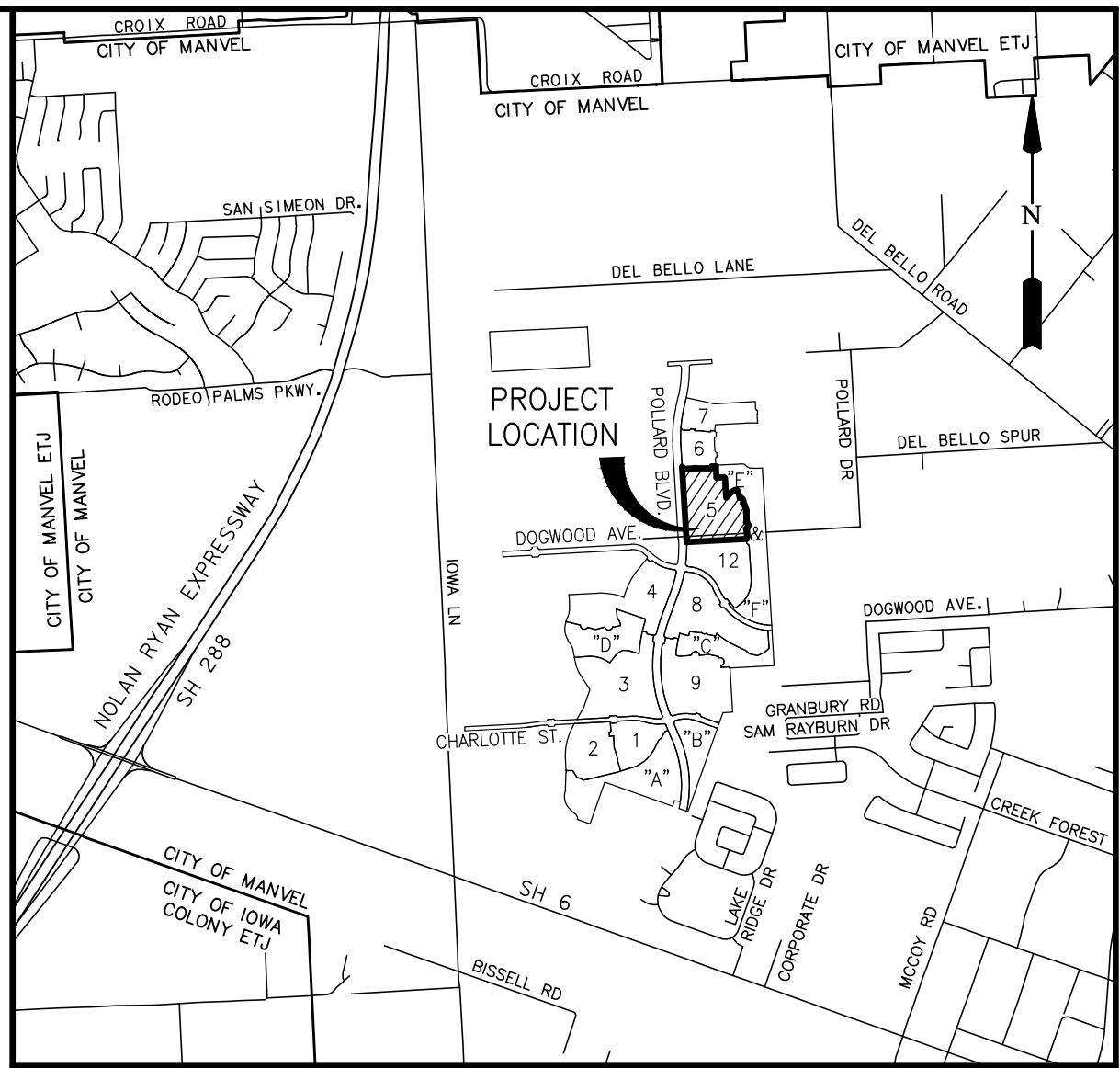
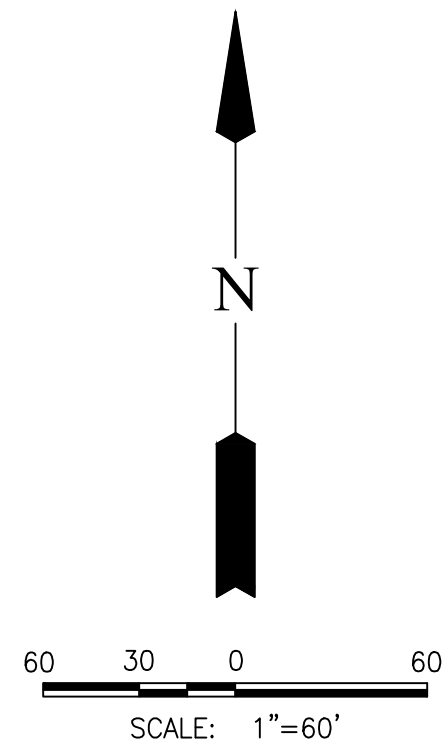
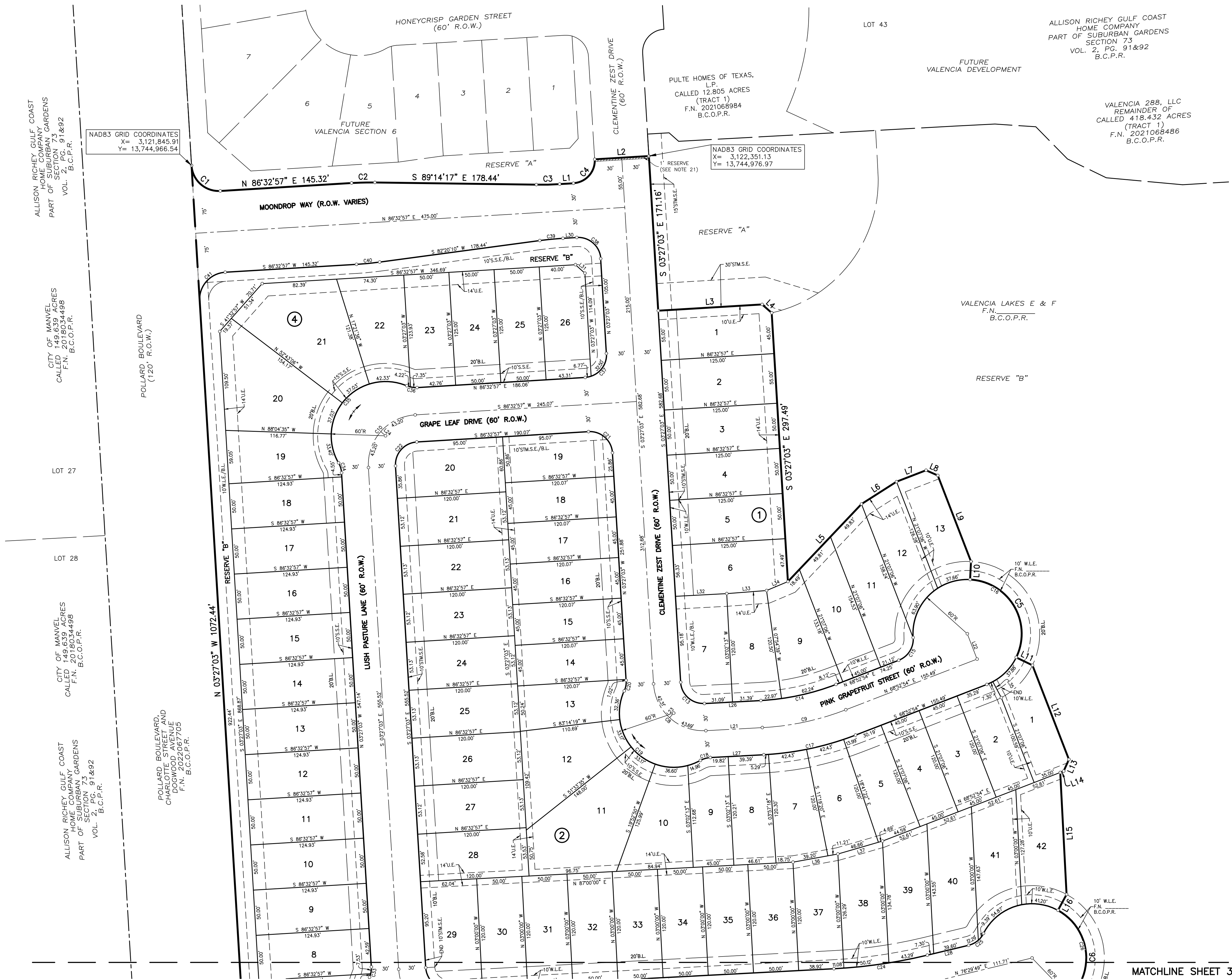
ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 1 OF 3

DIR: _____
MYLAR CHECK: SURV. _____
Data Time : Thu, 09 Mar 2023 : 2:58:00
Print Name : I:\Projask\PLATTING\2791\04_FPlate\Valencia Section 5.dwg



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653P

- 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
 - 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

FINAL PLAT OF VALENCIA SECTION 5

A SUBDIVISION OF 19.744 ACRES OF LAND LOCATED IN THE H.T. & B. R. R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 35, 36, 37, 43, 44, AND 45 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91 & 92, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, (B.C.P.R.)

90 LOTS 2 RESERVES (1.179 ACRES) 4 BLOCKS
MARCH 9, 2023 JOB NO. 2791-4105P

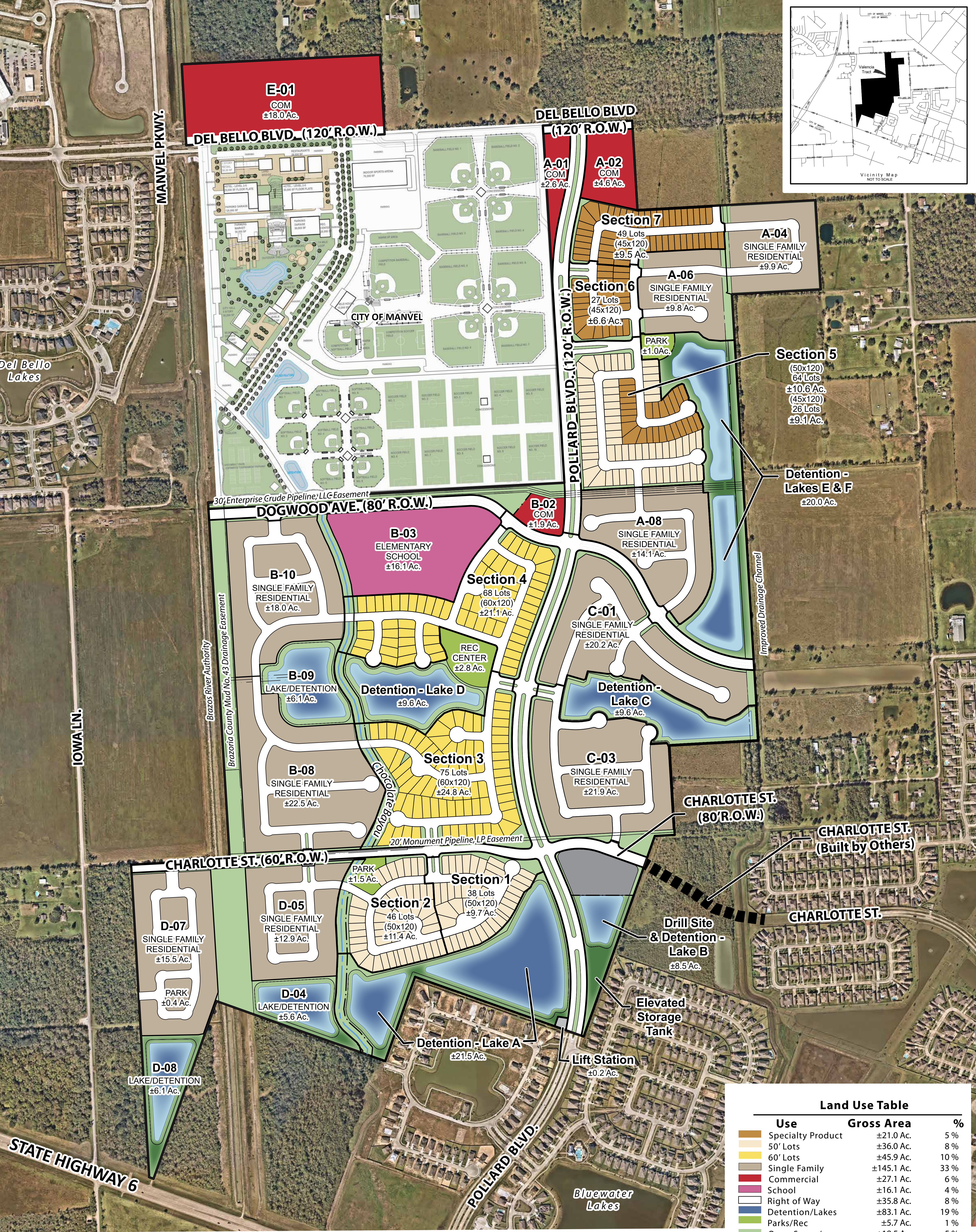
OWNERS:
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
LINDY OLIVA, DIVISION PRESIDENT
1311 BROADFIELD BOULEVARD, SUITE 100
HOUSTON, TEXAS 77084
PH: 281-749-8004

SURVEYOR:

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

ENGINEER:

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



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	

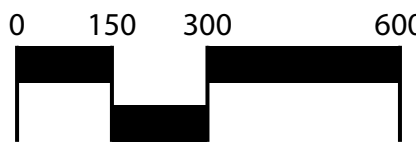
NOTES:

- 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



© Copyright 2022 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

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

Date of Request:

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 6,
being a subdivision of 6.620 acres of land in the H.T. & B.R.R. Company Survey, Section 73,
Abstract 301, Brazoria County, Texas, being a portion of lots 34, 35 and 42 of section 73 of
the Allison Richey Gulf Coast Home Company, Part of Suburban Gardens, a
subidivision of record under Volume 2, Page 91-92, plat records of Brazoria County,
Texas

Plats:

Preliminary ☐
Final ☒

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

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

Lacey Bell	DN: CN=Lacey Bell	3/13/23
SIGNATURE		DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Valencia Section 6 - Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	April 10, 2023
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	<u>Denial</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new residential section within Valencia Master Planned Development which was established as a Planned Unit Development (PUD) in July 2021.*
- *A master plan was approved by City Council in August 2022.*
- *The proposed plat subdivides a 6.620-acre tract into 27 residential lots, 2 Blocks, and 1 reserve for landscaping, open space, and utility easement.*
- *The proposed section includes single-family Specialty Product residential lots that are typical 45 feet X 120 feet lots.*
- *The proposed plat generally conforms to the preliminary plat approved in September 2022.*

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - *Valencia Section 6 Final Plat*.

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

1. Provide Registered Professional Land Surveyor's signature on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (4)).
2. Provide property owners' signatures and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (6)).
3. Revise Lot Area Summary table to include a column for lot width at the front building line (Section 62-41 (b) (13)).
4. Revise to include a note pertaining to setback requirements specified in Valencia PUD document. Ensure that 25-foot required setback for garages is stated (Section 62-41 (b) (13)).
5. Include a general note indicating that the development regulations in Valencia PUD document approved by Ordinance No. 2021-O-18 on July 19, 2021, apply to the plat (Section 62-41 (b) (13)).

continued on the next page



DEVELOPMENT SERVICES DEPARTMENT

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

6. Provide Drainage District signatures on the face of the plat (Section 62-41 (b) (19)).
7. Provide Letter of No Objection from CenterPoint Energy and all other applicable utility companies addressing this item. (Letter from Comcast was provided) (Section 62-41 (b) (20)).
8. Please revise note #16 to expand PDZ to Planning Development and Zoning Commission or add PDZ to the list of Legend (Section 62-41 (b) (24) & (b)(27)).
9. Include plat notes regarding proximity of structures to pipelines as per Section 62-116. Additionally, review the plat for compliance with the referenced requirements.

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, AND PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH LINDY OLIVA, DIVISION PRESIDENT, BEING AN OFFICER OF PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA SECTION 6, BEING 6.620 ACRES OUT OF THE H.T. & B. R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 34, 35 AND 42 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS, SECTION 73, VOL. 2, PG. 91-92, BRAZORIA COUNTY PUBLIC RECORDS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF VALENCIA SECTION 6 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, 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 _____ DAY OF _____, 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, SENIOR VICE PRESIDENT, DEVELOPMENT

STATE OF TEXAS
COUNTY OF _____

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, SOLE MEMBER OF PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME I SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY HERETO, PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LINDY OLIVA, ITS DIVISION PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2023.

BY: PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP

BY: _____
LINDY OLIVA, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDY OLIVA, DIVISION PRESIDENT OF PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME I SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, 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, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

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 BY 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 6" AS SHOWN HEREON

THIS _____ DAY OF _____, 2023.

RICKY KUBECZKA, COMMISSIONER

JODY SCHIBI, COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

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 6 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 6.620 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF LOTS 34, 35 AND 42 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91 & 92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.), MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 12.805 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. (DESCRIBED AS "TRACT 1") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068984, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), AND A PORTION OF THAT CERTAIN CALLED 10.916 ACRE TRACT CONVEYED TO PHHOU - SOWELL 112, LLC (DESCRIBED AS "TRACT 1") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068983, (B.C.O.P.R.), SAID 6.620 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR A NORTHEASTERLY CORNER OF THE AFOREMENTIONED 12.805 ACRE TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR AN INTERIOR NORTHEASTERLY CORNER BEARS SOUTH 01° 33' 19" WEST, 59.65 FEET;

THENCE, SOUTH 02° 59' 45" WEST, 60.02 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.96 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 35' 02", AND A CHORD WHICH BEARS SOUTH 45° 55' 35" WEST, 35.84 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 89.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,430.00 FEET, A CENTRAL ANGLE OF 03° 35' 07", AND A CHORD WHICH BEARS SOUTH 01° 39' 29" EAST, 89.47 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 27' 03" EAST, 104.52 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 48° 27' 03" EAST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 27' 03" EAST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87° 13' 13", AND A CHORD WHICH BEARS SOUTH 41° 32' 57" WEST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 27' 03" EAST, 113.94 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 32' 57" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A 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 SOUTH 41° 32' 57" WEST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 32' 57" WEST, 15.30 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 25.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 04° 12' 46", AND A CHORD WHICH BEARS SOUTH 88° 39' 20" WEST, 25.73 FEET TO A POINT FOR CORNER;

THENCE, NORTH 89° 14' 17" WEST, 178.44 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 25.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 04° 12' 46", AND A CHORD WHICH BEARS SOUTH 88° 39' 20" WEST, 25.73 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 32' 57" WEST, 145.32 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87° 13' 13", AND A CHORD WHICH BEARS NORTH 48° 27' 03" WEST, 42.43 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 27' 03" WEST, 326.08 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 257.89 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 07° 36' 59", AND A CHORD WHICH BEARS NORTH 00° 21' 26" EAST, 257.70 FEET TO A POINT FOR CORNER;

THENCE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, AT AN ARC LENGTH OF 3.61 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET ON THE NORTH LINE OF THE AFOREMENTIONED 12.805 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE AFOREMENTIONED 10.916 ACRE TRACT, AND CONTINUING FOR A TOTAL ARC LENGTH OF 48.30 FEET, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92° 15' 01", AND A CHORD WHICH BEARS SOUTH 41° 57' 35" EAST, 43.25 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 05' 06" EAST, 92.33 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 38.06 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87° 13' 13", AND A CHORD WHICH BEARS NORTH 48° 18' 18" EAST, 34.49 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 85° 18' 19" EAST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,730.00 FEET, AT AN ARC LENGTH OF 4.53 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR AN ANGLE POINT ON THE NORTH LINE OF SAID 12.805 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE AFOREMENTIONED 10.916 ACRE TRACT, AT AN ARC LENGTH OF 15.56 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR AN ANGLE POINT ON SAID COMMON LINE, AND CONTINUING FOR A TOTAL ARC LENGTH OF 20.74 FEET, A CENTRAL ANGLE OF 00° 41' 13", AND A CHORD WHICH BEARS SOUTH 04° 21' 05" WEST, 20.74 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 85° 59' 32" EAST, 120.03 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 04° 47' 35" WEST, 1.93 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 03' 39" EAST, 120.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

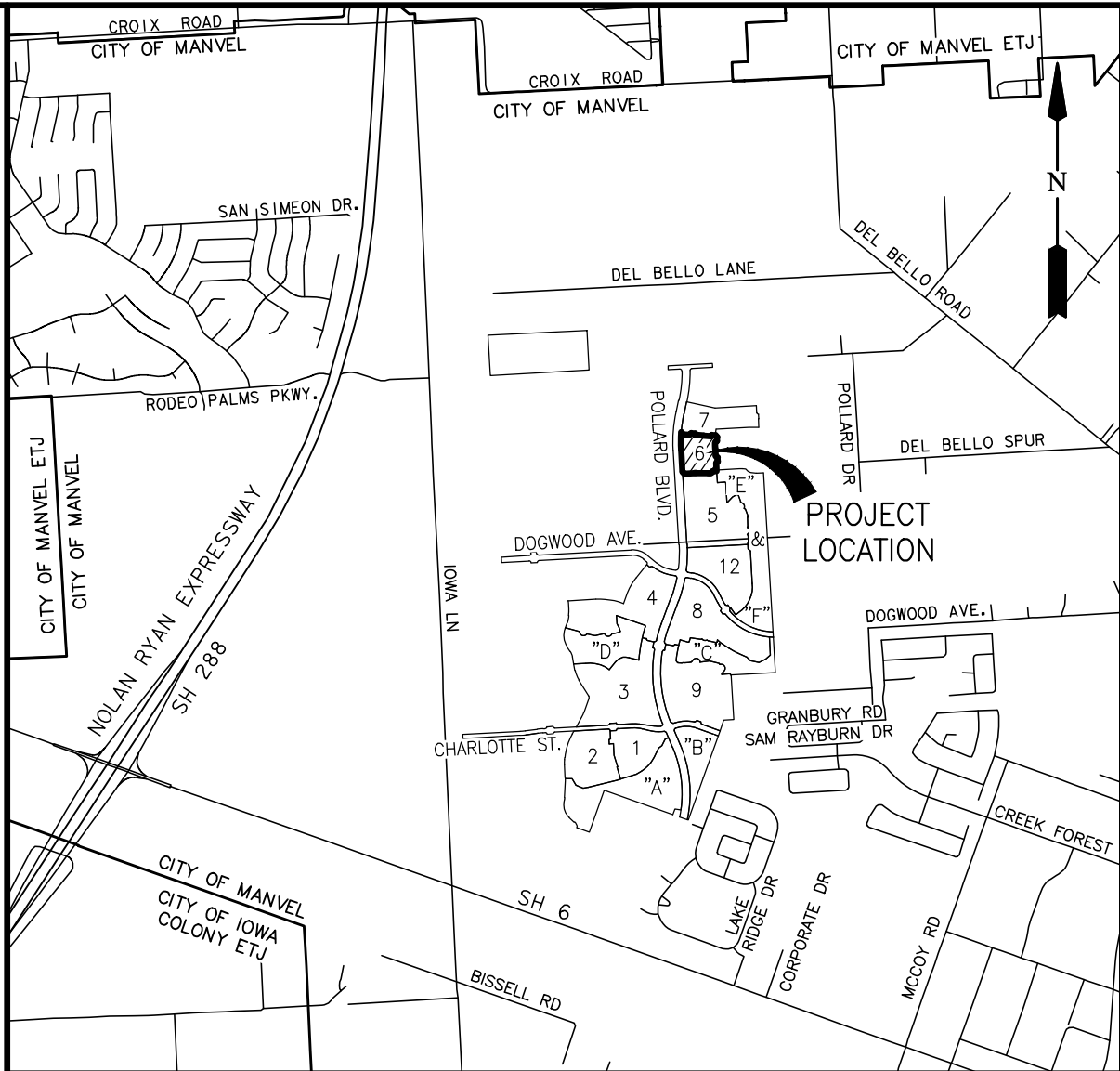
THENCE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,490.00 FEET, AT AN ARC LENGTH OF 14.73 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET ON THE NORTH LINE OF THE AFOREMENTIONED 12.805 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE AFOREMENTIONED 10.916 ACRE TRACT, AND CONTINUING FOR A TOTAL ARC LENGTH OF 17.75 FEET, A CENTRAL ANGLE OF 00° 40' 57", AND A CHORD WHICH BEARS NORTH 04° 16' 50" EAST, 17.75 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 85° 22' 41" EAST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 40.61 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93° 04' 00", AND A CHORD WHICH BEARS SOUTH 41° 54' 41" EAST, 36.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.620 ACRES OF LAND.

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. 2023-0077, DATED FEBRUARY 9, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986357.
- 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.
ELEV. = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- 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. = 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 20, 2020, MAP NO. 48039C0130K. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- 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 AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- 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. 653P

FINAL PLAT OF VALENCIA SECTION 6

A SUBDIVISION OF 6.620 ACRES OF LAND LOCATED IN THE
H.T. & B. R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301,
BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 34, 35 AND 42 OF
SECTION 73 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF
SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 91-92,
PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

27 LOTS 1 RESERVE (0.607 ACRES) 2 BLOCKS

MARCH 9, 2023

JOB NO. 2791-4106P

OWNERS:

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

PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP
LINDY OLIVA, DIVISION PRESIDENT
1311 BROADFIELD BOULEVARD, SUITE 100
HOUSTON, TEXAS 77084
PH: 281-749-8004

SURVEYOR:

LJA Surveying, Inc.
3800 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

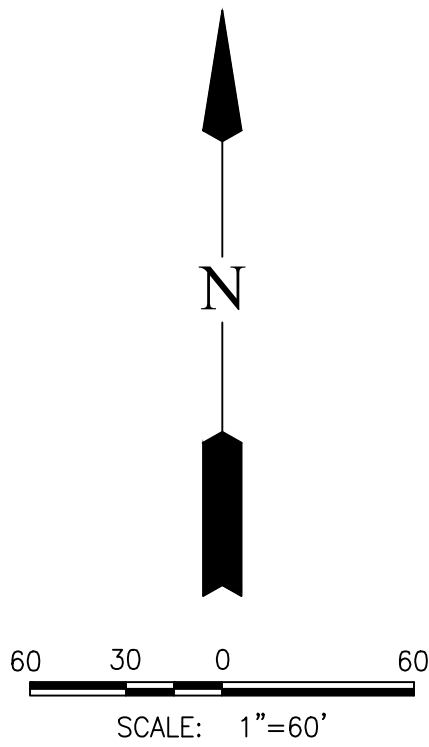
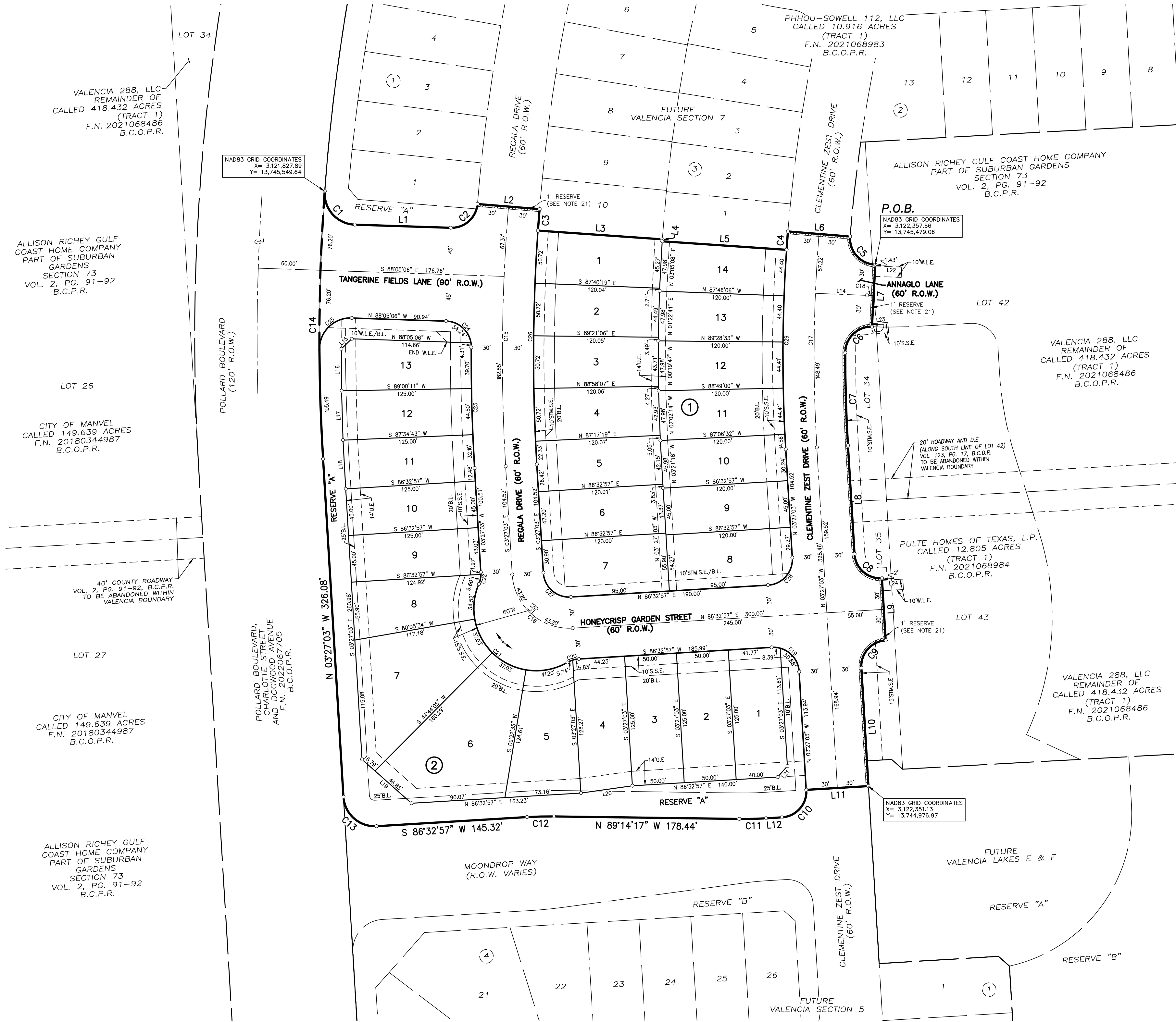


ENGINEER:

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



SHEET 1 OF 2



RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.607	26,440	LANDSCAPE / OPEN SPACE / UTILITY EASEMENT	HOA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°05'06" E	92.33'
L2	S 85°18'19" E	60.00'
L3	S 85°59'32" E	120.03'
L4	S 04°47'35" W	1.93'
L5	S 86°03'39" E	120.00'
L6	S 85°22'41" E	60.00'
L7	S 02°59'45" W	60.02'
L8	S 03°27'03" E	104.52'
L9	S 03°27'03" E	60.00'
L10	S 03°27'03" E	113.94'
L11	S 86°32'57" W	60.00'
L12	S 86°32'57" W	15.30'
L13	S 41°32'57" W	7.00'
L14	S 87°37'25" E	49.70'
L15	S 46°08'15" W	13.95'
L16	S 00°23'36" E	40.34'
L17	S 01°42'33" E	47.61'
L18	S 03°04'23" E	46.89'
L19	S 48°27'03" E	63.64'
L20	N 82°02'32" E	50.16'
L21	N 41°32'57" E	14.14'
L22	S 87°46'55" E	25.55'
L23	N 85°02'11" E	15.11'
L24	N 86°32'58" E	19.99'

LOT AREA SUMMARY			
BLOCK 1		BLOCK 2	
LOT NO.	SQ.FT.	LOT NO.	SQ.FT.
1	5,881	1	6,196
2	5,881	2	6,250
3	5,881	3	6,250
4	5,881	4	6,347
5	5,759	5	7,242
6	5,664	6	12,148
7	6,574	7	10,866
8	6,378	8	5,854
9	5,400	9	5,625
10	5,446	10	5,625
11	5,538	11	5,717
12	5,538	12	5,753
13	5,538	13	5,842
14	5,538		

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
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

FINAL PLAT OF
VALENCIA SECTION 6

A SUBDIVISION OF 6.620 ACRES OF LAND LOCATED IN THE
H.T. & B. R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301,
BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 34, 35 AND 42 OF
SECTION 73 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF
SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 91-92,
PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

27 LOTS 1 RESERVE (0.607 ACRES) 2 BLOCKS

MARCH 9, 2023 JOB NO. 2791-4106P

OWNERS:

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

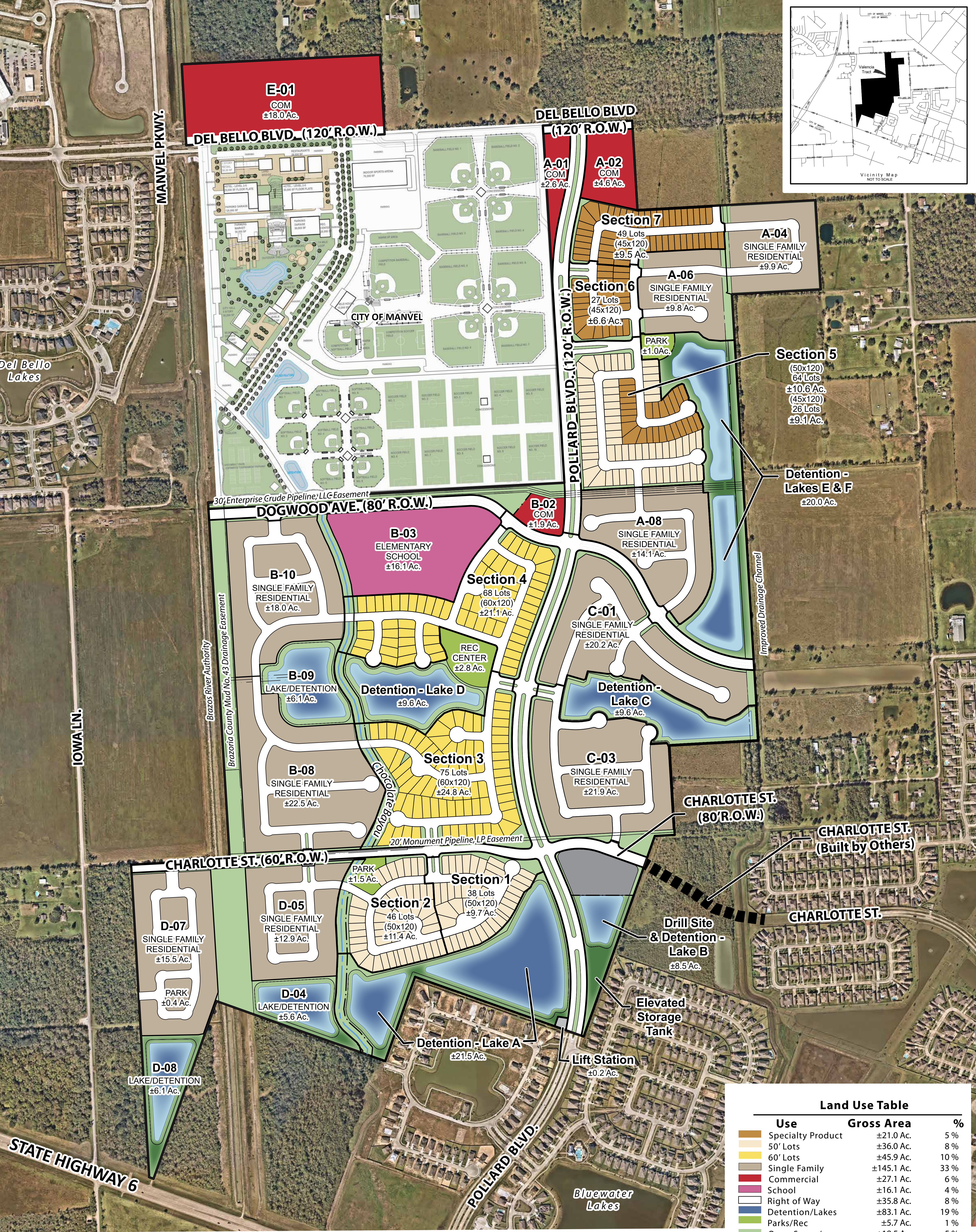
PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP
LINDY OLIVA, DIVISION PRESIDENT
1311 BROADFIELD BOULEVARD, SUITE 100
HOUSTON, TEXAS 77084
PH: 281-749-8004

SURVEYOR:

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

ENGINEER:

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



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	

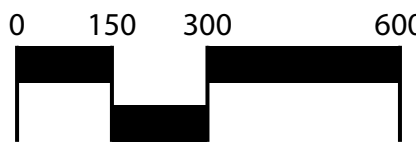
NOTES:

- 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



© Copyright 2022 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



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: April 10, 2023 PDZ

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana General Development Plan:

Amendment #22

Plats:

Preliminary _____

Final _____

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

Brad Sweitzer

SIGNATURE

3/13/23

DATE



DEVELOPMENT SERVICES DEPARTMENT

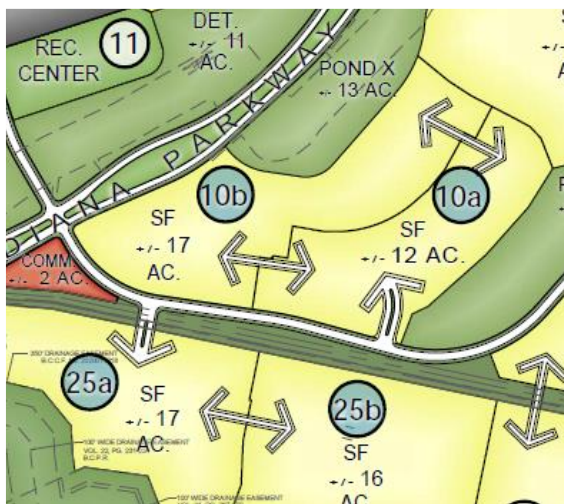
20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

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

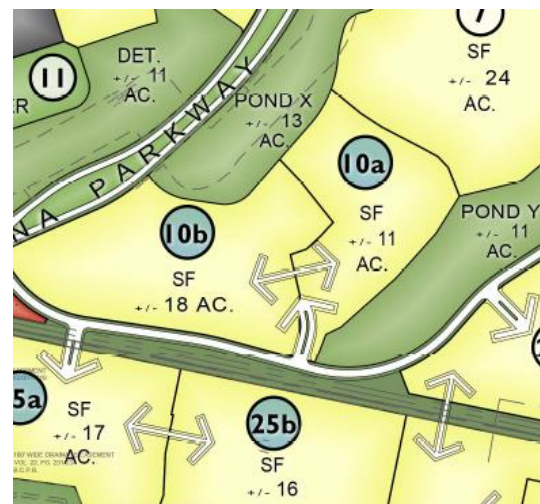
Plat Name:	Meridiana General Development Plan Amendment No. 22
Applicant:	Brad Sweitzer - EHRA Engineering
PD&Z Meeting Date:	April 10, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- The applicant is proposing an amendment to the Meridiana General Development Plan (GDP). This is the 22nd Amendment to the GDP for Meridiana master-planned development which was established as an Open-Planned Unit Development (O-PUD) in 2009.
- The proposed amendment changes the street connectivity between Section 10A and 10B. Preliminary plats for Sections 10A and 10B were denied due to non-compliance with the current GDP in February 2023. Therefore, the applicant is proposing this amendment. The layout for Section 10A and 10B as approved in the General Development Plan (GDP) provides for a loop connection between the two sections whereas the proposed layout will result in lots along three separate cul-de-sac streets as was presented on the Preliminary plats.



(Left) Current Layout for Section 10A & 10B



(Right) Proposed Layout for Section 10A & 10B

continued on next page



DEVELOPMENT SERVICES DEPARTMENT

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

STAFF RECOMMENDATION

The City staff recommends approval of this proposed - *Meridiana General Development Plan Amendment No. 22 (dated March 13, 2023)* with two (2) conditions. The conditions are as follows:

1. Revise Section numbers (18, 19, 20, 21, 22, and any other section if applicable) to match the past plat submittals (Page 61 of the adopted Meridiana O-PUD (Ordinance No. 2009-O-04)).
2. Ongoing TXDOT project to redesign and realign the Jordan/Clark/GCWA bridge is not indicated on the proposed GDP amendment. Revision to reflect the referenced realignment of the major thoroughfare shall be made at the time of right-of-way acquisition/dedication and prior to final plat for any affected sections.

(Page 61 of the adopted Meridiana O-PUD (Ordinance No. 2009-O-04)).

(The Developer has indicated (on 2 separate occasions) that they would "work with the City" regarding the realignment of this bridge. This spirit of cooperation is consistent with a recurring theme within the OPUD (Pages attached):

- Page 7 indicates that the Primary goal of the development is to create a master planned community that will "**assist the City**" in implementing its Comprehensive Plan.
- Page 8 indicates that the development will "**help the City** achieve a highly efficient and cohesive public infrastructure system."
- Page 11 indicates that the development will "**assist the City**" in implementing its Comprehensive Plan.
- Page 17 indicates that the Vehicular Circulation Plan will be accomplished in a **safe and efficient manner**.

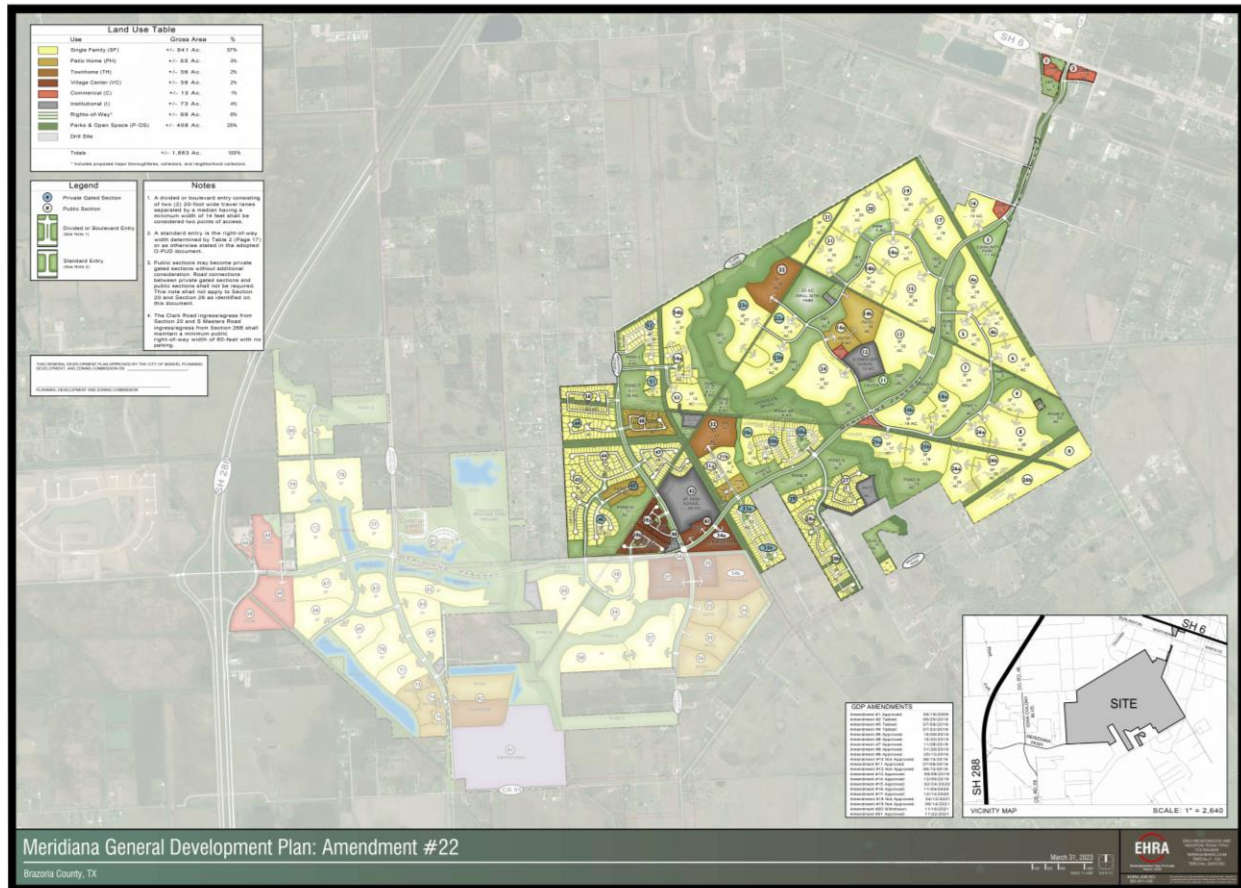
Additionally, Page 95 indicates that "Certain changes to the provisions may be made administratively by the City of Manvel Designated Official" including: "**Changes to the** community infrastructure phasing and **alignment, such as roads...**" and "**Changes** to development regulations that are **in the interest of the community.**")



DEVELOPMENT SERVICES DEPARTMENT

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

(Proposed) Meridiana General Development Plan Amendment No. 22 (dated March 13, 2023)





DEVELOPMENT SERVICES DEPARTMENT

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

Seven Oaks Ranch
Open-Planned Unit Development District

City of Manvel

II. DEVELOPMENT PLAN

A. Purpose & Intent

The purpose of the Development Plan is to clarify planning considerations within the plan area and guide the implementation of the vision for the community in addition to establishing a framework for Seven Oaks Ranch by identifying the type, location, and projected density of the various land uses proposed within the development.

This section contains a description of the goals, objectives, and policies of the O-PUD combined with various plan components intended to guide the design principles of the community.

B. Goals & Objectives

The primary goal of the Seven Oaks Ranch Open Planned Unit Development District is to create a master planned community that will assist the City in implementing its Comprehensive Plan by featuring a mixture of uses and a variety of housing types that will encourage sustainable neighborhoods and attract investment to the area while preserving the natural environment.

In order to achieve this goal, key objectives have been established in order to guide development and provide direction for the overall vision of the community. These objectives are consistent with the vision statement contained in the Comprehensive Plan adopted by the City and are as follows:

1. Establish a Strong Community Character & Sense of Place

A strong community character will be created by the extensive open space system which will offer neighborhood connectivity within the community as well as access to daily activities, thus reducing dependency on vehicular travel and preserving the rural character of the area.

Strategically located public gathering areas will encourage community activities and enhance Manvel's small town quality of life.

In addition, the implementation of a community theming plan will establish a strong sense of place by assuring design and visual continuity throughout the community.



DEVELOPMENT SERVICES DEPARTMENT

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

Seven Oaks Ranch
Open-Planned Unit Development District

City of Manvel

2. Provide a Variety of Housing Types

Providing a variety of housing types will help to create a community that attracts individuals from all stages of life. The establishment of a well balanced population base is critical to the long term sustainability of Seven Oaks Ranch and will enhance the social and economic base of the community.

3. Ensure Quality Development

Seven Oaks Ranch will ensure the quality of development through the establishment of design guidelines for the community that regulate architectural standards, landscaping, signage, and other common elements of the development. Copies of these guidelines will be provided to the City prior to the subdivision platting process.

4. Provide for Orderly Growth

Seven Oaks Ranch will provide for orderly growth by being sensitive to the natural features of the site and selecting land uses that are appropriate based on site characteristics. Buffering between incompatible land uses will be achieved by parks, greenbelts, landscaping, streets, open space or drainage features.

In addition, Seven Oaks Ranch will help the City achieve a highly efficient and cohesive public infrastructure system.

C. Preliminary Land Use Plan

1. Proposed Uses & Densities

Successful master planned communities provide a variety of uses and housing options in order to attract residents from all stages of life. The proposed land uses will help to achieve a variety of housing choices in order to create a sustainable community while allowing for a reasonable amount of flexibility to accommodate ever-changing market demands.

Land uses proposed for Seven Oaks Ranch consist of Single-Family Residential (SFR), Patio Home (PH), Townhome (TH), Village Center (VC), Commercial (C), Institutional (I) and Parks & Open Space (POS). The following is a brief description of these proposed uses.

Single Family Residential - The Single Family Residential category (SFR) is intended for the development of detached, single family dwelling units. Lot sizes within the Single Family Residential category are intended to range in size from



DEVELOPMENT SERVICES DEPARTMENT

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

Seven Oaks Ranch
Open-Planned Unit Development District

City of Manvel

There shall be no restrictions on the number of units within any category; however, the density within the City of Manvel shall not exceed 2.43 units per gross acre. At a gross acreage of 1663.3, this would result in a maximum of 4,042 allowed units. A maximum of twenty percent of the total allowed units or 808 single family lots may be less than 60 feet in width.

34.6 acres have been designated as Institutional for the purpose of establishing two school sites within the Manvel portion of Seven Oaks Ranch. If, for any reason, the Alvin Independent School District has not begun construction of schools on these sites within ten (10) years of the date of adoption of this O-PUD, the acreage of the vacant site or sites may be converted to Single Family Residential (SFR). The conversion of said acreage, should it occur, shall be exempt from the provisions of this section and thus, shall not be considered in any calculations regarding land use changes provided that the conversion does not result in an overall project density exceeding 2.43 dwelling units per gross acre.

D. Benefits to the City of Manvel

Seven Oaks Ranch will help meet the demand for quality residential and commercial development as the City of Manvel continues to grow and will enable the City to achieve its vision for the future and implement significant components of its comprehensive plan.

Master planned communities, in general, provide tremendous benefits for cities over traditional piece meal development. Historically, property values in master planned communities are greater and more stable than property values outside of master planned communities, providing cities with a greater ability to plan and fund services. Additionally, residents of master planned communities typically call upon public services, including public safety, at a lower rate than in other areas that are not master planned, deed restricted, and managed by strong homeowner's associations. Master planned communities bring stability and predictability that facilitate a city's long range planning and financial objectives.

Seven Oaks Ranch will assist the city in achieving the goals established in the Comprehensive Plan. The creation of the village center and community recreation centers within Seven Oaks Ranch will enable Manvel to enhance its small town quality of life by promoting community activities and involvement. The rural character of the area will be preserved by protecting Chocolate Bayou and creating an extensive system of "created" bayous reflective of the natural environment and providing extensive open



DEVELOPMENT SERVICES DEPARTMENT

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

Seven Oaks Ranch
Open-Planned Unit Development District

City of Manvel

3. Minimum Right-of-Way Widths & Paving Sections

Streets within Seven Oaks Ranch shall conform to the following standards:

TABLE 2 Minimum Right-of-Way Widths & Paving Sections		
	Minimum Right-of-Way Width	Standard Paving Section (Measured from back of curb to back of curb)
Major Thoroughfare	120 feet ¹	Two (2) 25 foot divided sections ²
Village Center Major Thoroughfare	80 feet ³	Two (2) 24 foot divided sections
Collector	80 feet	38 feet
Neighborhood Collector	60 feet	32 feet
Village Center Local Street	70 feet	Two (2) 12 foot travel lanes with angled parking on both sides
Local Street	50 feet ⁴	28 feet
Private Street (Type 1)	50 feet	28 feet
Private Street (Type 2)	28 feet	28 feet
Public Alley	20 feet	20 feet ⁵
Private Alley	20 feet	14 feet ⁵

1) Shall be widened to 130 feet at the intersection of SH 6.

2) All bridge crossings may have a reduced median width.

3) Shall be widened to 91 feet at intersections with other village center major thoroughfares.

4) Local streets that provide access to single family lots having a width of 70 feet or greater shall have a minimum right-of-way width of 60 feet.

5) Paving for alleys shall be measured from edge to edge, as curbs are not provided.

4. Vehicular Circulation Plan

The Vehicular Circulation Plan illustrates the proposed circulation system for Seven Oaks. The plan is designed to meet the mobility needs of the development in a safe and efficient manner as well as provide adequate circulation for the overall area.



DEVELOPMENT SERVICES DEPARTMENT

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

Seven Oaks Ranch
Open-Planned Unit Development District

City of Manvel

E. Interpretation

The City's Designated Official shall be responsible for interpreting the provisions of the O-PUD. Appeals to the Designated Official's interpretation may be made to City Council within thirty (30) days of the date of the interpretation.

F. Administrative Approval

Certain changes to the provisions may be made administratively by the City of Manvel Designated Official, provided such changes are consistent with the intent and general purpose of the O-PUD and do not result in the reduction of open space by more than ten (10) percent within the project or exceed the maximum number of dwelling units permitted.

Decisions by the Designated Official regarding administrative changes shall be subject to appeal by the City Council. The following categories shall be considered administrative changes, but are not limited to:

- The addition of new information to the O-PUD, including maps or text that does not change or affect any of the regulations or guidelines contained therein.
- Changes to the community infrastructure phasing and alignment, such as roads, drainage, water and sewer systems, excluding water and sewer plant locations.
- Changes in land use plan boundaries within the O-PUD, division of areas or combinations of areas provided there is not a net loss of open space and no net increase in the total of units allowed.
- Changes or modifications in lot sizes and/or configuration, provided that the lots meet the minimum requirements established in the development standards for their respective land use.
- Changes to development regulations that are in the interest of the community and do not affect health or safety issues.
- Placement and/or construction of community identity or character features not addressed in the City of Manvel Sign Ordinance, such as entry monuments, neighborhood signage, community art, mailboxes, etc.
- Relocation or modification of school or park sites.

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.

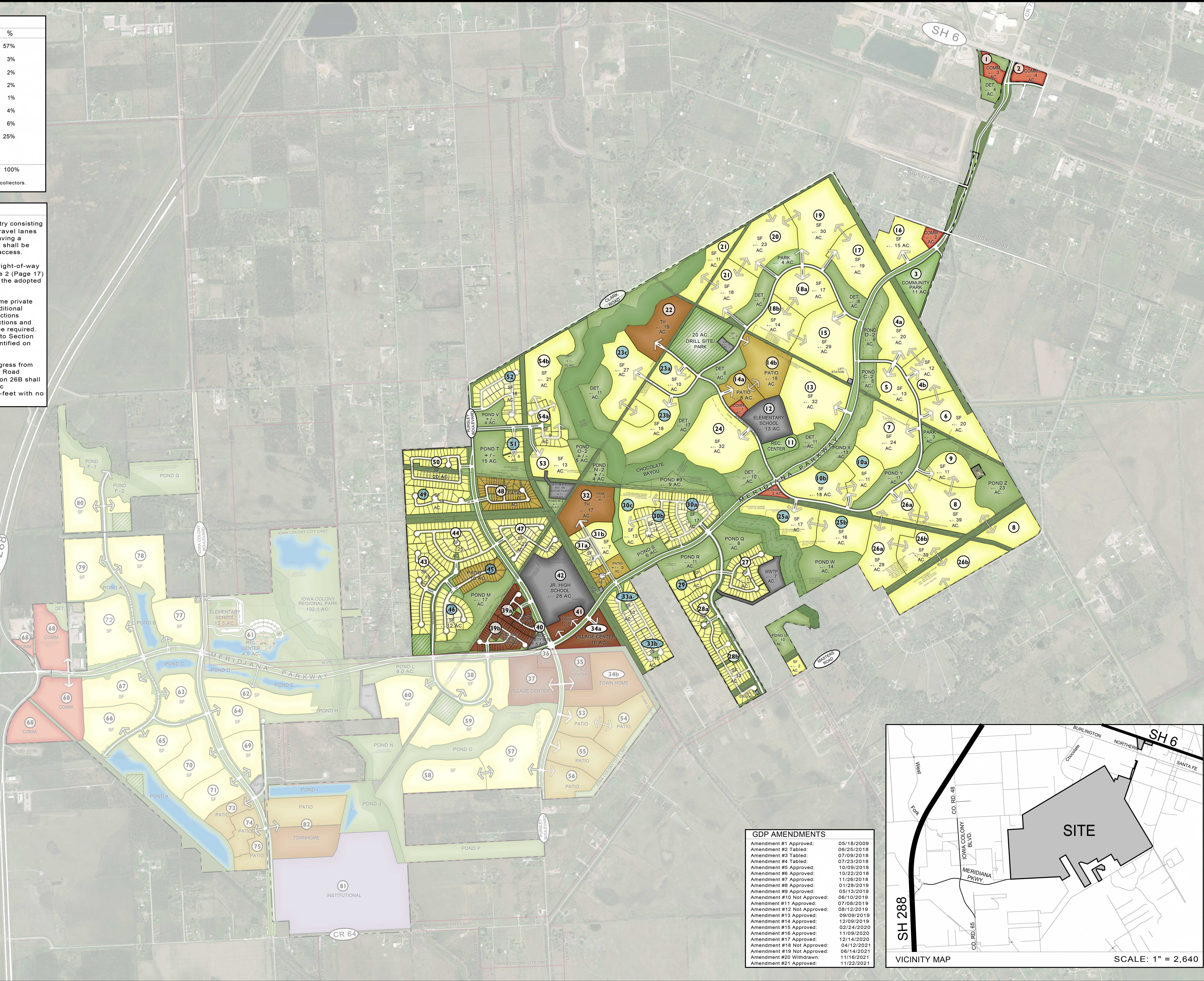
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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
Amendment #21 Approved:	11/22/2021

Meridiana General Development Plan: Amendment #22

Brazoria County, TX

March 13, 2023

SCALE: 1"=600'



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.378.4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
081-011-150

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

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

SCALE: 1" = 600'



ENGINEERING THE FUTURE

Since 1958

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBP/LS No. 10092300

EHRA JOB NO.
081-011-150

No warranty or representation of costed cost, 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: April 10, 2023 PDZ & April 17, 2023 CC

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: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Master Plan for Avellino, being a
Subdivision of 49.58 acres out of the H.T. & B.R.R. Co. Survey, Section 71, A-291,
Brazoria County, Texas and also being a partial replat of the Emigration Land
Company Subdivison as recorded in Vol. 2, Pg. 81-82, B.C.P.R.

Plats:

Preliminary _____

Final _____

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

Brad Sweitzer

SIGNATURE

3/13/23

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:	Avellino - Master Plan
Applicant:	Brad Sweitzer - EHRA Engineering
PD&Z Meeting Date:	April 10, 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>Denial</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a Master Plan for Avellino which is located along the southern side of Rodeo Palms Parkway abutting Foxtail Palms Subdivision to the east. This Master Plan of Avellino also serves as the Preliminary Plat.*
- *The subject site is located within the City of Manvel ETJ and is part of Brazoria County Municipal Utility District (MUD) No. 47.*
- *The Avellino Section 1 - Preliminary Plat was previously submitted in 2021. The 30-day extension was requested and approved by Planning, Development, and Zoning Commission. In May 2021, the applicant withdrew the plat application*
- *The proposed plat subdivides a 49.58-acre tract into 140 residential lots, 13 blocks, and 5 reserves.*
- *Reserve acreage is used for landscaping, open space, recreation, park, utility purposes, lift station, and detention.*
- *This development will have no on-site sewage facilities because it will be served by the Brazoria County MUD No. 42 wastewater treatment plant. The applicant has not been able to provide an agreement between MUD No. 47 and MUD No. 42 regarding this.*
- *The City Council will take action on this proposed Master Plan on April 17, 2023, following a recommendation from the Planning, Development, and Zoning Commission.*

STAFF RECOMMENDATION

The City staff recommends denial of this proposed *Avellino - Master Plan*.

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

1. Provide a signed copy of any agreement or related document substantiating Note 15 which states that the development will be served by MUD No. 42 (Section 62-1 (3)).

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.480290110K, dated December 30, 2020, the property lies within Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. Indicates Brazoria County Clerk's File.
B.C.P.R. Indicates Brazoria County Public Records.
B.C.M.U.D. Indicates Brazoria County Municipal Utility District.
O.P.R.O.R.P. Indicates Official Public Records of Real Property.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.
ETJ Indicates Extraterritorial Jurisdiction.
M.H. Indicates Manhole.
P.G. Indicates Page.
P.A.E. Indicates Permanent Access Easement.
P.O.B. Indicates Point of Beginning.
P.U.E. Indicates Public Utility Easement.
P.V.T. Indicates Private.
R. Indicates Radius.
R.O.W. Indicates Right-Of-Way.
S.S.E. Indicates Sanitary Sewer Easement.
S.T.M.S.E. Indicates Storm Sewer Easement.
U.E. Indicates Utility Easement.
V.O.L. Indicates Volume.
W.L.E. Indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel ETJ, Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria County Drainage District #4.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
- All right-of-way within the boundary of the plat shall be public and shall be maintained by Brazoria County Municipal Utility District No. 47.
- All street pavement within the boundary of the plat will be concrete.
- All streets within the boundary of the plat shall consist of two undivided lanes, except for Avellino Drive and Rodeo Palms Parkway. Avellino Drive and Rodeo Palms Parkway will be four lanes and divided.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.
- The 40' wide unimproved roads on the West and East boundary will be fully abandoned prior to any plat recordation within this project.
- This development is subject to the terms and conditions of Interlocal Agreement between Brazoria County and Brazoria County Municipal Utility District No. 47.
- This development will have no on-site sewage facilities because it will be served by the Brazoria County Municipal Utility District No. 42 wastewater treatment plant.
- Reserve B, with an area of 1.46 acres, shall be dedicated to the City of Manvel for park purposes.
- This Master Plan of Avellino also serves as the preliminary plat.
- Approval of the master plan shall expire three years after Council approval, unless within the three-year period, the subdivider has commenced construction of the improvements in the final construction plans approved by the City.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 NOTES:

- Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement, access easement, or fee strip.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICTS approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICTS Inspector at least forty-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.
- The DISTRICTS personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for the side slopes, bottom, and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- The DISTRICTS approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips, and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICTS drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
- Drainage Easements shall be used only for the purposes of constructing, operating, maintaining, repairing, replacing, and reconstructing of a drainage facility, and any and all related equipment and facilities together with any and all necessary incidentals and appurtenances thereto in, upon, over, across, and through the Easement Area. The DISTRICTS successors, assigns, agents, employees, workmen, and representatives shall at all present and future times, have the right and privilege of ingress and egress in, upon, over, across, and through the Easement Area.
- Access Easements shall be used for ingress and egress to the DISTRICTS drainage facilities and shall be kept clear of any and all obstructions.
- An As-Built Certificate and As-Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contract the DISTRICTS Inspector for further clarification.
- All drainage plans and plats shall be conformance with the DISTRICTS Rules, Regulations & Guidelines. Board approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICTS Rules, Regulations & Guidelines is only authorized and allowed by a separate Request for Variance which was approved by the Board. Any Board approved variance shall be referenced on the plan cover page and on the appropriate sheet where applicable. The use of the term "Guidelines" herein does not affect the mandatory nature of these Rules, Regulations & Guidelines.

OWNER CONTACT INFORMATION

KB Home Lone Star Inc.
11314 Richmond Avenue
Houston, TX 77082
Phone: 281-668-3947

BENCHMARK(S):

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

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF
AVELLINO MASTER PLAN IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE
CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS
DAY OF _____, 2023.

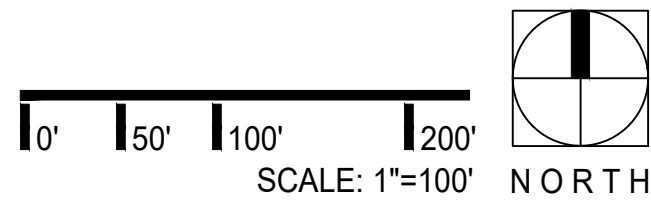
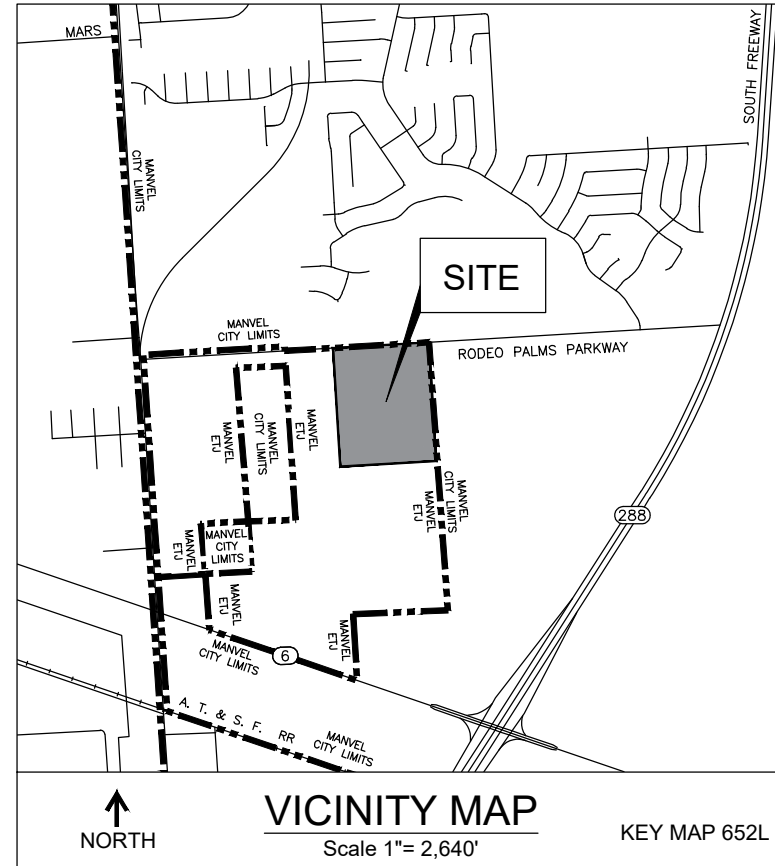
THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS,
HAS RECOMMENDED APPROVAL FOR THE PLAT OF AVELLINO MASTER PLAN IN CONFORMANCE WITH THE LAWS OF
THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE
RECORDING OF THIS PLAT THIS
DAY OF _____, 2023.

PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

PARK LAND DEDICATION

NO. OF PROPOSED LOTS	PARK LAND ACREAGE REQUIRED*	PARK LAND ACREAGE PROVIDED**
140	1.40	1.46

*1 ACRE REQUIRED PER 100 LOTS
**PARK LAND PROVIDED IN RESERVE "B"



BLOCK	LOT	AREA TABLE	
		LOT WIDTH AT R.O.W.	AREA (SQ. FT.)
1	1	60.08'	7,075
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
2	1	60.00'	7,200
	2	61.07'	7,058
	3	60.00'	6,777
	4	60.00'	14,760
3	1	60.00'	7,200
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
4	1	60.00'	7,200
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
5	1	60.00'	7,200
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
6	1	60.00'	7,200
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
7	1	60.00'	7,200
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
8	1	60.00'	7,200
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200

BLOCK	LOT	AREA TABLE	
		LOT WIDTH AT R.O.W.	AREA (SQ. FT.)
9	1	70.00'	8,301
	2	60.00'	7,232
	3	60.00'	7,234
	4	60.00'	7,236
10	1	60.00'	7,200
	2	60.00'	7,242
	3	60.00'	7,244
	4	60.00'	7,246
11	1	60.00'	7,248
	2	60.00'	7,250
	3	60.00'	7,252
	4	60.00'	7,254
12	1	60.00'	7,256
	2	60.00'	7,258
	3	60.00'	7,260
	4	60.00'	7,262
13	1	60.00'	7,264
	2	60.00'	7,266
	3	60.00'	7,268
	4	60.00'	7,270
14	1	60.00'	7,272
	2	60.00'	7,274
	3	60.00'	7,276
	4	60.00'	7,278
15	1	60.00'	7,280
	2	60.00'	7,282
	3	60.00'	7,284
	4	60.00'	7,286
16	1	60.00'	7,288
	2	60.00'	7,290
	3	60.00'	7,292
	4	60.00'	7,294
17	1	60.00'	7,296
	2	60.00'	7,298
	3	60.00'	7,300
	4	60.00'	7,302
18	1	60.00'	7,304
	2	60.00'	7,306
	3	60.00'	7,308
	4	60.00'	7,310
19	1	60.00'	7,312
	2	60.00'	7,314
	3	60.00'	7,316
	4	60.00'	7,318
20	1	60.00'	7,320
	2	60.00'	7,322
	3	60.00'	7,324
	4	60.00'	7,326
21	1	60.00'	7,328
	2	60.00'	7,330
	3	60.00'	7,332
	4	60.00'	7,334
22	1	60.00'	7,336
	2	60.00'	7,338
	3	60.00'	7,340
	4	60.00'	7,342
23	1	60.00'	7,344
	2	60.00'	7,346
	3	60.00'	7,348
	4	60.00'	7,350
24	1	60.00'	7,352
	2	60.00'	7,354
	3	60.00'	7,356
	4	60.00'	7,358
25	1	60.00'	7,360
	2	60.00'	7,362
	3	60.00'	7,364
	4	60.00'	7,366
26	1	60.00'	7,368
	2	60.00'	7,370
	3	60.00'	7,372
	4	60.00'	7,374
27	1	60.00'	7,376
	2	60.00'	7,378
	3	60.00'	7,380
	4	60.00'	7,382
28	1	60.00'	7,384
	2	60.00'	7,386
	3	60.00'	7,388
	4	60.00'	7,390
29	1	60.00'	7,392
	2	60.00'	7,394
	3	60.00'	7,396
	4	60.00'	7,398
30	1	60.00'	7,400
	2	60.00'	7,402
	3	60.00'	7,404
	4	60.00'	7,406
31	1	60.00'	7,408
	2	60.00'	7,410
	3	60.00'	7,412
	4	60.00'	7,414
32	1	60.00'	7,416
	2	60.00'	7,418
	3	60.00'	7,420
	4	60.00'	7,422
33	1	60.00'	7,424
	2	60.00'	7,426
	3	60.00'	7,428
	4	60.00'	7,430
34	1	60.00'	7,432
	2	60.00'	7,434
	3	60.00'	7,436
	4	60.00'	7,438
35	1	60.00'	7,440
	2	60.00'	7,442
	3	60.00'	7,444
	4	60.00'	7,446
36	1	60.00'	7,448
	2	60.00'	7,450
	3	60.00'	7,452
	4	60.00'	7,454
37	1	60.00'	7,456
	2	60.00'	7,458
	3	60.00'	7,460
	4	60.00'	7,462
38	1	60.00'	7,464
	2	60.00'	7,466
	3	60.00'	7,468
	4	60.00'	7,470
39	1	60.00'	7,472
	2	60.00'	7,474
	3	60.00'	7,476
	4	60.00'	7,478
40	1	60.00'	7,480
	2	60.00'	7,482
	3	60.00'	7,484
	4	60.00'	7,486
41	1	60.00'	7,488
	2	60.00'	7,490
	3	60.00'	7,492
	4	60.00'	7,494
42	1	60.00'	7,496
	2	60.00'	7,498
	3	60.00'	7,500
	4	60.00'	7,502
43	1	60.00'	7,504
	2	60.00'	7,506
	3	60.00'	7,508
	4	60.00'	7,510
44	1	60.00'	7,512
	2	60.00'	7,514
	3	60.00'	7,516
	4	60.00'	7,518
45	1	60.00'	7,520
	2	60.00'	7,522
	3	60.00'	7,524
	4	60.00'	7,526
46	1	60.00'	7,528
	2	60.00'	7,530
	3	60.00'	7,532
	4	60.00'	7,534
47	1	60.00'	7,536
	2	60.00'	7,538
	3	60.00'	7,540
	4	60.00'	7,542
48	1	60.00'	7,544
	2	60.00'	7,546
	3	60.00'	7,548
	4	60.00'	7,550
49	1	60.00'	7,552
	2	60.00'	7,554
	3	60.00'	7,556
	4	60.00'	7,558
50	1	60.00'	7,560
	2	60.00'	7,562
	3	60.00'	7,564
	4	60.00'	7,566
51	1	60.00'	7,568
	2	60.00'	7,570
	3	60.00'	7,572
	4	60.00'	7,574
52	1	60.00'	7,576
	2	60.00'	7,578
	3	60.00'	7,580
	4	60.00'	7,582
53	1	60.00'	7,584
	2	60.00'	7,586
	3	60.00'	7,588
	4	60.00'	7,590
54	1	60.00'	7,592
	2	60.00'	7,594
	3	60.00'	7,596
	4	60.00'	7,598
55	1	60.00'	7,600
	2	60.00'	7,602
	3	60.00'	7,604
	4	60.00'	7,606
56	1	60.00'	7,608
	2	60.00'	7,610
	3	60.00'	7,612
	4	60.00'	7,614
57	1	60.00'	7,616
	2	60.00'	7,618
	3	60.00'	7,620</



MANVEL PD&Z

DATA SHEET

MEETING DATE: April 10, 2023

TOPIC: Consideration and possible action to approve an Extended Stay Permit for a recreational vehicle (RV) located at 8406 W. Sheri Circle.

BACKGROUND: The applicant, Ms. Brandy Brooks previously lived in a manufactured home located at 5517 Patterson Rd. She met with staff on July 8, 2022 and July 21, 2022. At these meetings she indicated that her landlord has issued an eviction notice and that July 29, 2022 was the last date she could reside at that location. Having purchased the subject site, the applicant also discussed developing it for a single-family home at these meetings. The subject site includes two separate but adjoining platted lots (8406 W. Sheri Circle and 8410 W. Sheri Circle) that do not conform to the current lot size requirements. Staff explained the development process and indicated that the property is required to be replatted to combine the lots. The applicant also indicated that they plan to live temporarily at the subject site in a Recreational Vehicle (RV). Staff advised the applicant that the location of a RV must be temporary and is permitted only for six (6) months.

The applicant has two RVs on the subject site; one used as storage and one for living. On September 22, 2022, the City's Code Enforcement Officer, Ms. Danielle Bryan, visited the subject site after a citizen complaint and issued a notice of violation regarding RV being used as a permanent dwelling. Since then, on multiple occasions, the applicant has discussed with staff (in-person and via phone calls), the platting requirement and indicated that the platting cost is unaffordable. As part of these discussions, the applicant also asked if there was an alternate mechanism that would allow developing the property without the required platting process. Rezoning the property to Single-Family Residential (SFR) district was discussed but staff indicated the application will not get a recommendation of approval from staff. On March 21, 2023, Ms. Brandy filed an Extended Stay Permit with the Permits Department.

The listed permit criteria from Section 47-38 for the extended stay permit include: 1) The RV is to be occupied as a single-family dwelling in excess of six months and is to be placed within the city limits of Manvel, 2) Individuals that have selected a recreationally-centered lifestyle and that chose a specific location for a traditional season ("sunbirds" and "snowbirds"), 3) Individuals who have selected interim lodging during temporary transfer to a new locality or while waiting construction of permanent housing, 4) Individual who frequently relocate for employment purposes, and 5) Individual who have selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness.

The applicant has indicated that this request is based on the following criterion: 1) Individual who have selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness. The applicant has not been able to provide any documentation that can clearly demonstrate that within the requested six-month period, the applicant will have a different living arrangement so that the RVs can be moved from the subject site. The applicant has also not been able to provide any documentation suggesting progress on

securing a loan for home construction or renting another home/property. The applicant explained to staff that she is sick and wheelchair bound, and would like to continue to live in the City of Manvel for which the requested permit is critical. She said that due to the current economic trends and high cost of construction, she has not been able to secure a loan for construction. Regarding home construction, her hopes are that the economy will get better in six months and at that time she will be able to build a home at the subject site. With no supporting documentation/ evidence suggesting that the extend stay is temporary, staff has no basis to recommend approval.

RECOMMENDATION: City staff does not recommend approval of this extended stay request.

ATTACHMENTS: Staff Report, Site Pictures, Notice of Violation, Zoning Vicinity Map, Aerial Site Map, & Application form.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jose Abraham, City Planner



FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



EXTENDED STAY PERMIT

Address: 8406 W Sheri Circle & 8410 W Sheri Circle

Applicant/Representative: Brandy Brooks

Property Owner: Babb Wayne & Brandy L. Brooks

Current Zoning: Open Single Family Residential (O-SFR)

Request: An extended stay permit to allow the location and use of RV as a single-family dwelling in excess of six months

Applicable Regulation: Section 38-39, *Prohibited Uses*, Section 47-38, *Criteria for Extended Stay Permits*, and Section 77-26, *Permitted Uses*

Exhibits: Site Photographs, Notice of Violation, Zoning Site Map, Aerial Site Map, and Application

Submitting Staff:

Jose Abraham

City Planner

jose.abraham@cityofmanvel.com

Executive Summary

The property owner is requesting an extended stay permit approval from the Planning, Development and Zoning Commission to allow a RV's slides to be open and plugged in. The property is zoned Open-Single Family Residential (O-SFR) District.

Site Exhibit Map





Staff Report

Ordinance Criteria

Manvel Code of Ordinances, Chapter 38, *Manufactured Housing*, Section 38-39. (a), *Prohibited Uses*, states “a recreational vehicle shall not be used or occupied as a permanent dwelling. Limited temporary occupancy in excess of six months is permitted only by extended stay permit granted by the city planning and development commission and the approval of the city inspector.”

Overview

The applicant, Ms. Brandy Brooks previously lived in a manufactured home located at 5517 Patterson Rd. She met with staff on July 8, 2022 and July 21, 2022. At these meetings she indicated that her landlord has issued an eviction notice and that July 29, 2022 was the last date she could reside at that location. Having purchased the subject site, the applicant also discussed developing it for a single-family home at these meetings. The subject site includes two separate but adjoining platted lots (8406 W. Sheri Circle and 8410 W. Sheri Circle) that do not conform to the current lot size requirements. Staff explained the development process and indicated that the property is required to be replatted to combine the lots. The applicant also indicated that they plan to live temporarily at the subject site in a Recreational Vehicle (RV). Staff advised the applicant that the location of a RV must be temporary and is permitted only for six (6) months. The applicant has two RVs on the subject site; one used as storage and one for living. On September 22, 2022, the City’s Code Enforcement Officer, Ms. Danielle Bryan, visited the subject site after a citizen complaint and issued a notice of violation regarding RV being used as a permanent dwelling. Since then, on multiple occasions, the applicant has discussed with staff (in-person and via phone calls), the platting requirement and indicated that the platting cost is unaffordable. As part of these discussions, the applicant also asked if there was an alternate mechanism that would allow developing the property without the required platting process. Rezoning the property to Single-Family Residential (SFR) district was discussed but staff indicated the application will not get a recommendation of approval from staff. On March 21, 2023, Ms. Brandy filed an Extended Stay Permit with the Permits Department.

The listed permit criteria from Section 47-38 for the extended stay permit includes:

1. The RV is to be occupied as a single-family dwelling in excess of six months and is to be placed within the city limits of Manvel.
2. Individuals that have selected a recreationally-centered lifestyle and that chose a specific location for a traditional season (“sunbirds” and “snowbirds”).
3. Individuals who have selected interim lodging during temporary transfer to a new locality or while waiting construction of permanent housing.
4. Individual who frequently relocate for employment purposes.
5. Individuals who have selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness.

Manvel Planning, Development & Zoning Commission

Planning Department

City of Manvel

April 10, 2023



Under the O-SFR zoning, the City's land use table does not permit a RV as a single-family residence. The use of a RV is only permitted in a RV Park. RV Parks are permitted as a SUP in the LC, HC, MF, and HMU zoning districts. A RV can be used as a temporary residence under the criteria mentioned above from Section 47-38 for no greater than six months. An extended stay permit is needed for a RV used as a residence for greater than six months. The applicant has indicated that this request is based on the following criterion: 1) Individual who have selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness.

The applicant has not been able to provide any documentation that can clearly demonstrate that within the requested six-month period, the applicant will have a different living arrangement so that the RVs can be moved from the subject site. The applicant has also not been able to provide any documentation suggesting progress on securing a loan for home construction or renting another home/property. The applicant explained to staff that she is sick and wheelchair bound, and would like to continue to live in the City of Manvel for which the requested permit is critical. She said that due to the current economic trends and high cost of construction, she has not been able to secure a loan for construction. Regarding home construction, her hopes are that the economy will get better in six months and at that time she will be able to build a home at the subject site. With no supporting documentation/ evidence suggesting that the extend stay is temporary, staff has no basis to recommend approval.

Recommendation

City staff does not recommend approval of this extended stay permit based on the factors discussed above.



Site Photographs



The RVs located at 8406 W Sheri Circle (September 22, 2022).



The RV used for living located at 8406 W Sheri Circle (March 30, 2023)



Notice of Violation

City of Manvel
Code Enforcement
20025 Hwy. 6
Manvel, Texas 77578

Code Violation Notice

Date: 9/22/2022 Time: 10:15am
Address: 8406 W Sheri Circle

Please contact the City of Manvel Code Enforcement Division concerning the following violations.

Office Hours:
Mon – Thurs 7:30 - 5:30
Friday 7:30 - 11:30

☐ Tall grass & weeds, rubbish and all other objectionable, unsightly and unsanitary matter (Sec. 26-85)
☐ Junk vehicle (Sec. 26-64)
☐ Commercial vehicles (Sec. 59-83)
☐ Nuisance animal (Sec. 8-3)
☒ Prohibited use of a recreational vehicle as a permanent dwelling (Sec. 38-39) 6 months
☐ Substandard structure (Sec. 17-456)
☐ Other

Must Comply By: 6 months

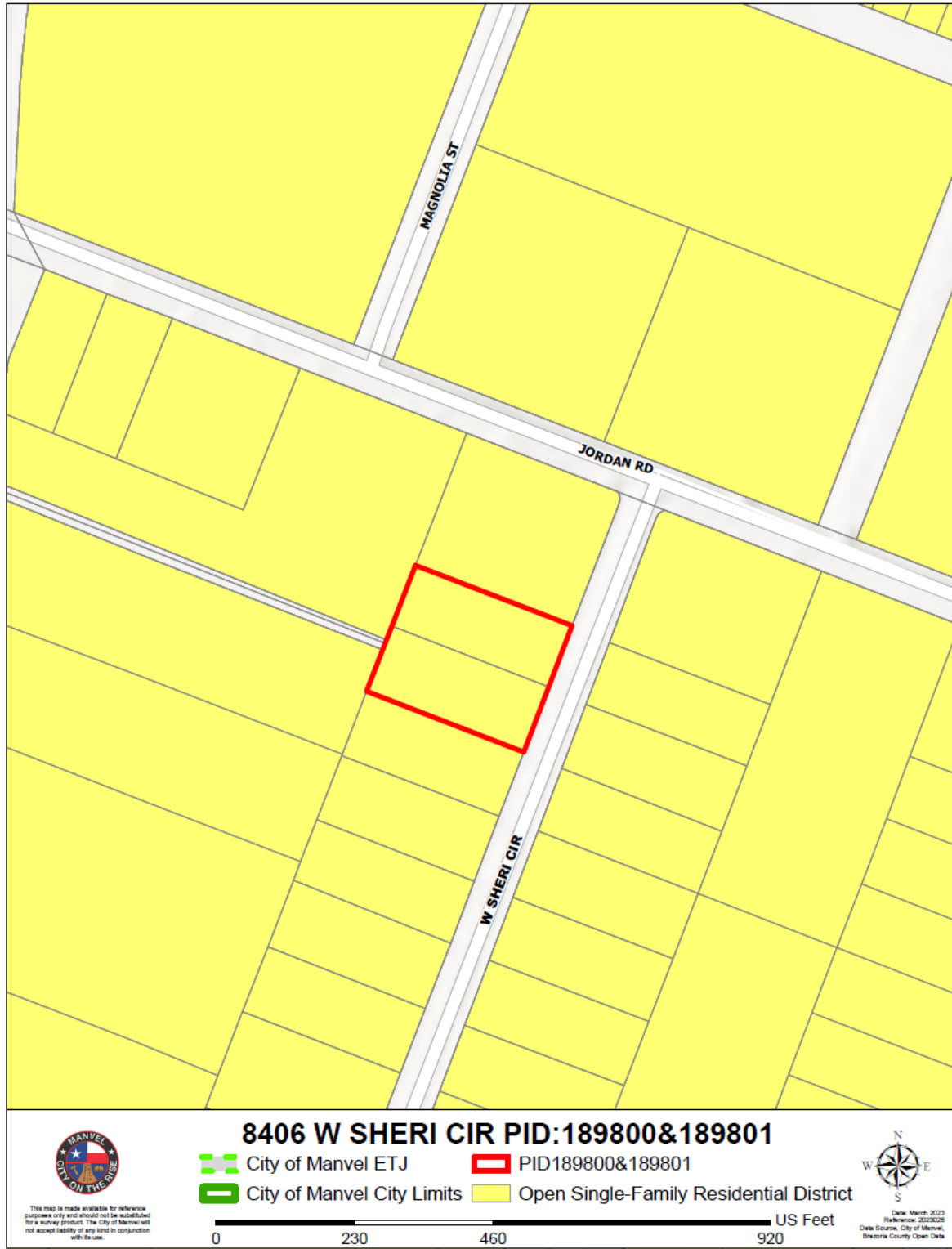
It is imperative that you take steps to correct the violation to avoid receiving a citation after the normal inspection procedure has been conducted. You may contact the code compliance officer by telephone at the number below.

Officer: D. Bujan 332
Office Number: 281-489-0830

THIS IS NOT A CITATION



Zoning Vicinity Map





Aerial Site Map



Manvel Planning, Development & Zoning Commission

Planning Department

City of Manvel

April 10, 2023



Application

#33-000653

CITY OF MANVEL

<http://www.cityofmanvel.com>

PO Box 187
Manvel, Texas 77578

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

EXTENDED STAY PERMIT

Name of Person Applying for Permit Brandy Brooks
Name of Person who owns the Land Wayne Bobb + Brandy Brooks
(Where RV will be sitting)
Address 8406 West Sherri Circle
City Manvel State Tx Zip 77578
Phone Number 281 607 3765 281 607 6316

FEE FOR PERMIT IS \$50.00

MUST BE APPROVED BY P D & Z PRIOR TO ISSUING OF PERMIT

PERMIT VALID FOR UP TO 180 DAYS

CRITERIA FOR EXTENDED-STAY PERMITS

1. The recreational vehicle is to be occupied as a single-family dwelling in excess of six (6) months and is to be placed within the City limits of Manvel.
2. Individuals that have selected a recreationally-centered lifestyle and that chose a specific location for a traditional season.
3. Individuals who have selected interim lodging during temporary transfer to a new locality or while waiting construction of permanent housing.
4. Individuals who frequently relocate for employment purposes.
5. Individuals who have selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness.

Date of permit: 9.22.22

Date of Expiration: Mar 22 - 2023

Anticipated Length of Stay: 6 mo.

APPROVED _____

DENIED _____