

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
April 24, 2023

NOTICE IS HEREBY GIVEN
6:00 P.M.

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

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

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

Regular Session

Call to Order

Position #1 Ryan Miller, Chair 03/2025
Position #2 Kyle Marasckin, Vice-Chair 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 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 Valencia Master Plan Amendment No. 1 (dated March 29, 2023), being 438.4 acres of land, Manvel, Texas.
- B. Approve the meeting minutes to date.

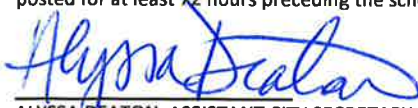
Regular Agenda

- A. Consideration and possible action to approve the Preliminary Plat for Pomona Section 29;
BEING A SUBDIVISION OF 13.1 ACRES OUT OF THE A.C.H. & B.R.R. CO. SURVEY, A-417, CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve the Preliminary Plat for Meridiana Detention Reserve 'Z' Phase 1;
BEING A SUBDIVISION OF 18.34 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve Final Plat for Kirby Drive and Rodeo Palms Parkway Street Dedication;
BEING A SUBDIVISION OF 11.038 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 75, A-299, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS; AND ALSO BEING A REPLAT OF LOTS 3, 4, 14 AND UNNUMBERED OF THE LIPPER SUBDIVISION, RECORDED IN VOLUME 2, PAGE 18 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, TEXAS.
- D. 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.
- E. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, Alyssa Deaton, Assistant 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 4/20/2023 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.


ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 04/24/2023

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: _____

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve the Valencia Master Plan Amendment
No. 1 (dated March 29, 2023), being 438.4 acres of land, Manvel, Texas.

Plats:

Preliminary _____

Final _____

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

Katy Harris
SIGNATURE

04/17/2023
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Valencia Master Plan Amendment No. 1 (dated March 29, 2023)
Applicant:	Katy Harris, LJA Engineering
PD&Z Meeting Date:	April 24, 2023
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	Approval

BACKGROUND/ REVIEW NOTES

- *The applicant is proposing an amendment to the Valencia Master Plan. This is the first Amendment to the Valencia Master Plan 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 amendment is requested, primarily, to include lot layout for Section 8 and Section 9. The master plan amendment includes 56 lots in section 8 and 62 lots in section 9. All lots in both sections are proposed to be 70-foot-wide and 130 feet depth.*

STAFF RECOMMENDATION

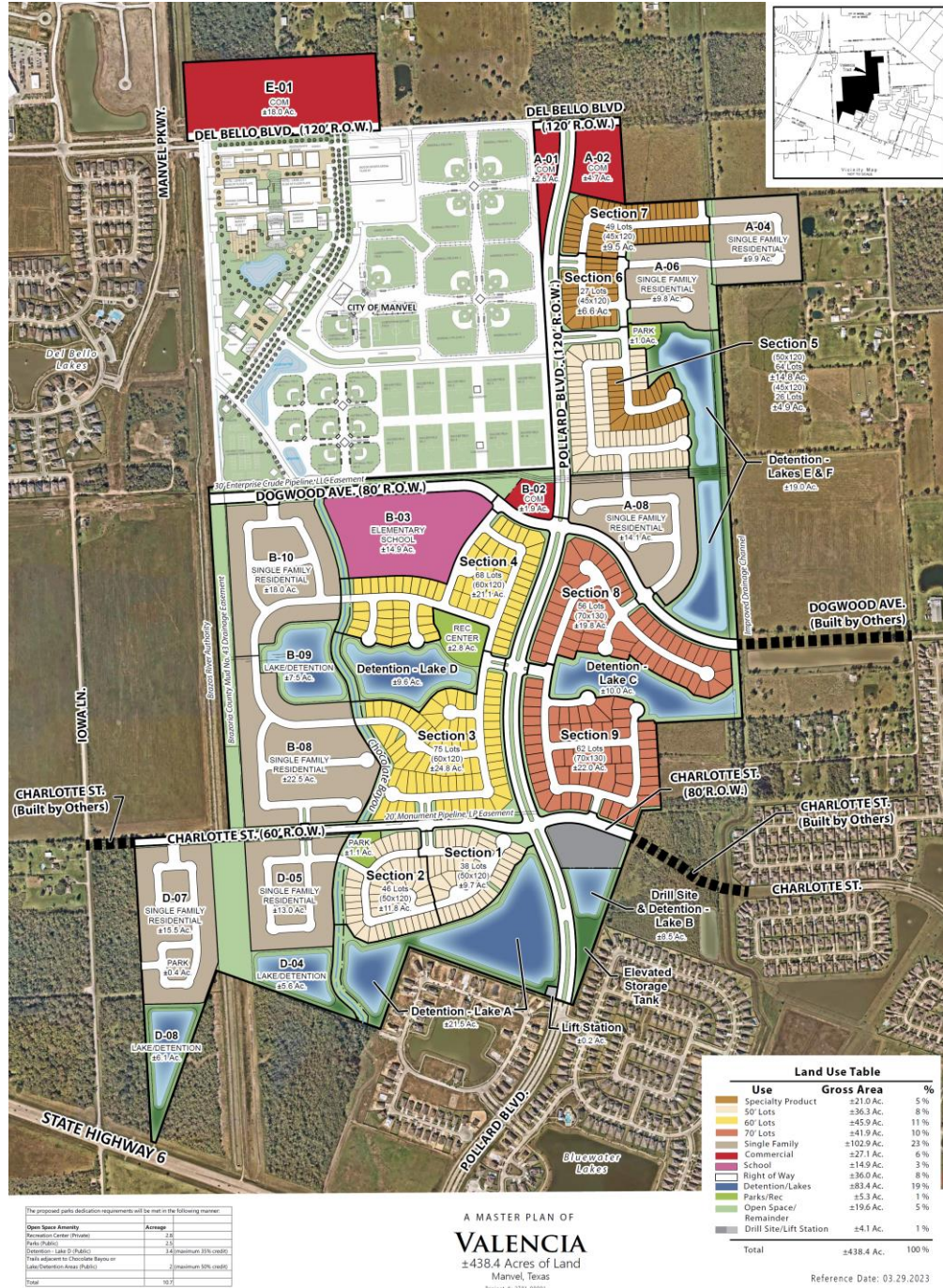
The City staff recommends approval of this proposed plat - *Valencia Master Plan Amendment No. 1 (dated March 29, 2023).*



DEVELOPMENT SERVICES DEPARTMENT

2025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

(Proposed) Valencia Master Plan Amendment No. 1 (dated March 29, 2023)

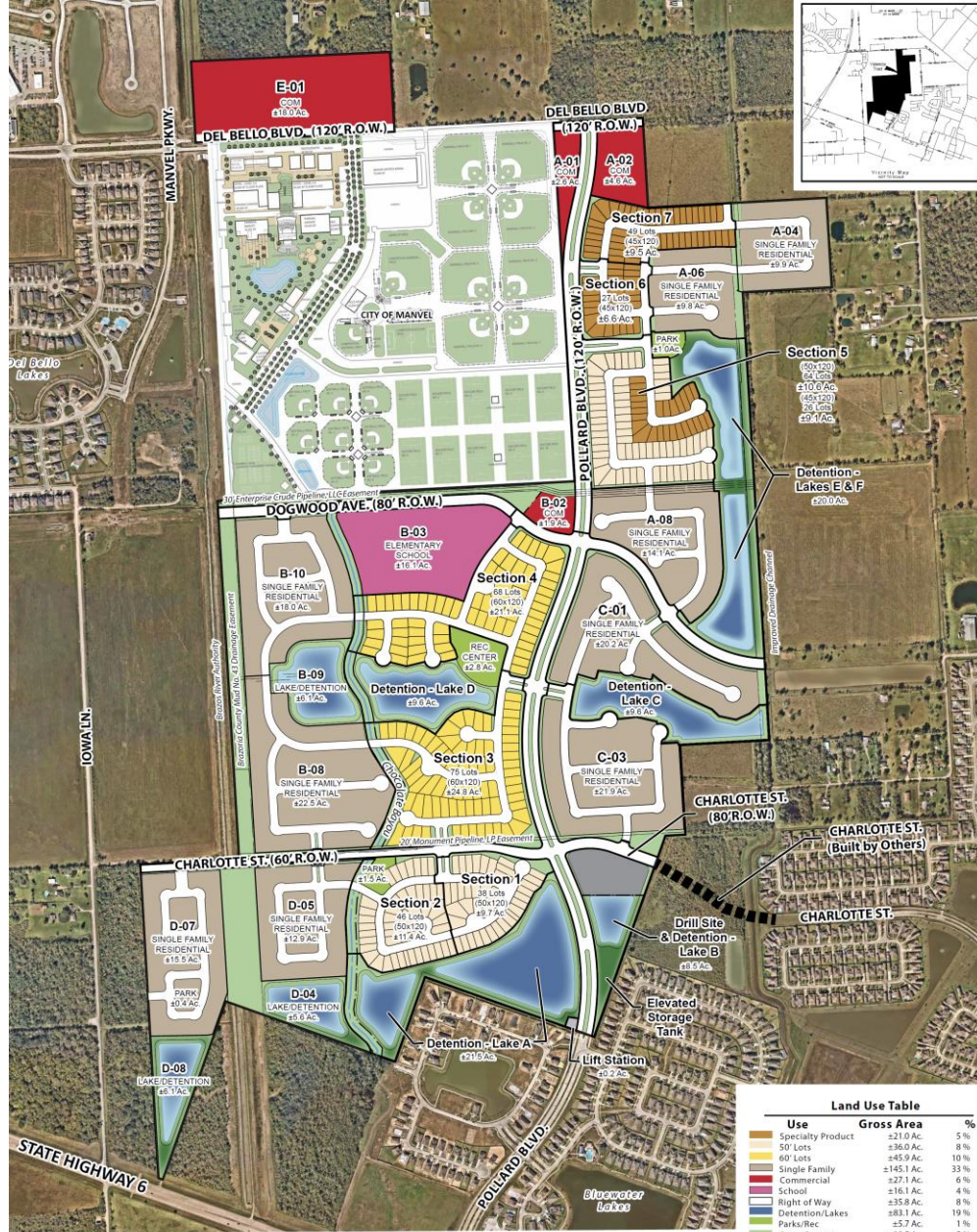




DEVELOPMENT SERVICES DEPARTMENT

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

(Approved) Valencia Master Plan



A MASTER PLAN OF VALENCIA ±438.4 Acres of Land Manvel, Texas

PREPARED FOR:
HILLWOOD RESIDENTIAL

MANVEL IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS APPROVED THE MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE AND THE ORDINANCES OF THE CITY OF MANVEL, TEXAS. APPROVED: THE CITY OF MANVEL, TEXAS, THIS _____ DAY OF _____, 2022.

2022 (2022)

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT, AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THE MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE AND THE ORDINANCES OF THE CITY OF MANVEL, TEXAS. APPROVED: THE CITY OF MANVEL, TEXAS, THIS _____ DAY OF _____, 2022.

Planning, Development, and Zoning Commission

Reference Date: 07.19.2022



3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77062
713.953.5200

Open Space Inventory	Average
Open Space Inventory	2.5 acres
Parkland	2.5 acres
Recreation Area (2.5 acres)	2.5 acres (2.5 acres (2.5 acres))
Trails adjacent to Recreation Area	2.5 acres (2.5 acres (2.5 acres))
Total	11.0 acres

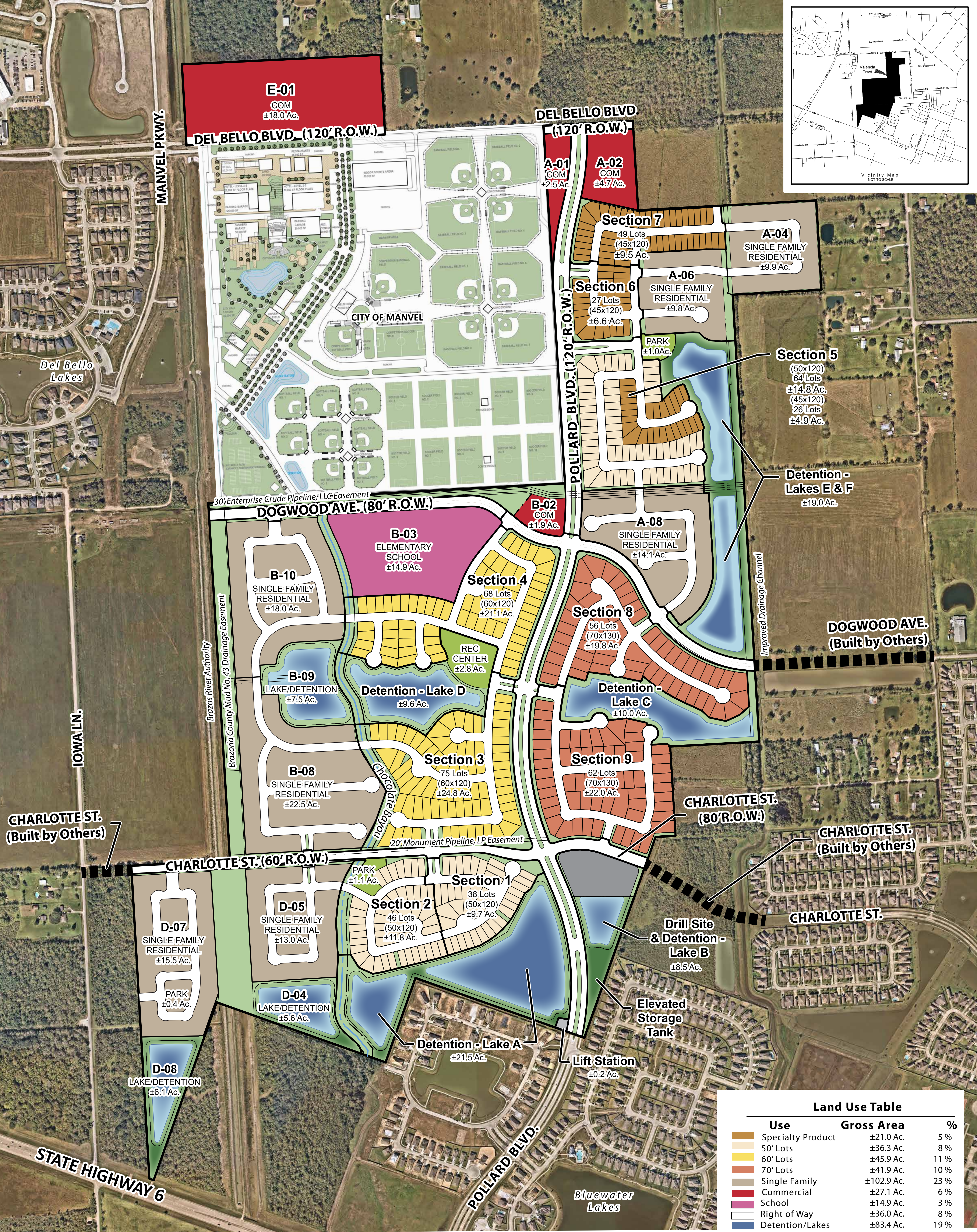
NOTES:

- 1) ALL LOCAL STREET WIDTHS ARE 60' WIDE.
- 2) THE MASTER PLAN SHALL EXPIRE 5 YEARS AFTER COUNCIL APPROVAL. UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

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%



This project is an illustrative representation of the proposed development and should not be used to represent a specific development. The project is subject to change and the final design and construction of the project will be determined by the project owner and the project engineer. The project engineer is not responsible for the accuracy of the information provided in this master plan. The project engineer is not responsible for the accuracy of the information provided in this master plan. The project engineer is not responsible for the accuracy of the information provided in this master plan.



The proposed parks dedication requirements will be met in the following manner:		
Open Space Amenity	Acreage	
Recreation Center (Private)	2.8	
Parks (Public)	2.5	
Detention - Lake D (Public)	3.4	(maximum 35% credit)
Trails adjacent to Chocolate Bayou or Lake/Detention Areas (Public)	2	(maximum 50% credit)
Total	10.7	

PREPARED FOR:

HILLWOOD RESIDENTIAL

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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.

- 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 _____, 2023.

Planning, Development, and Zoning Commission

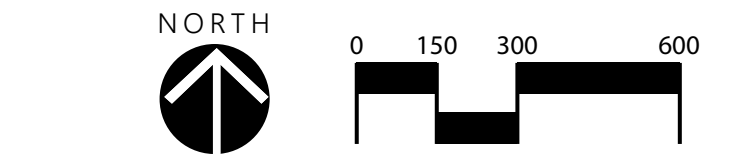
A MASTER PLAN OF

VALENCIA

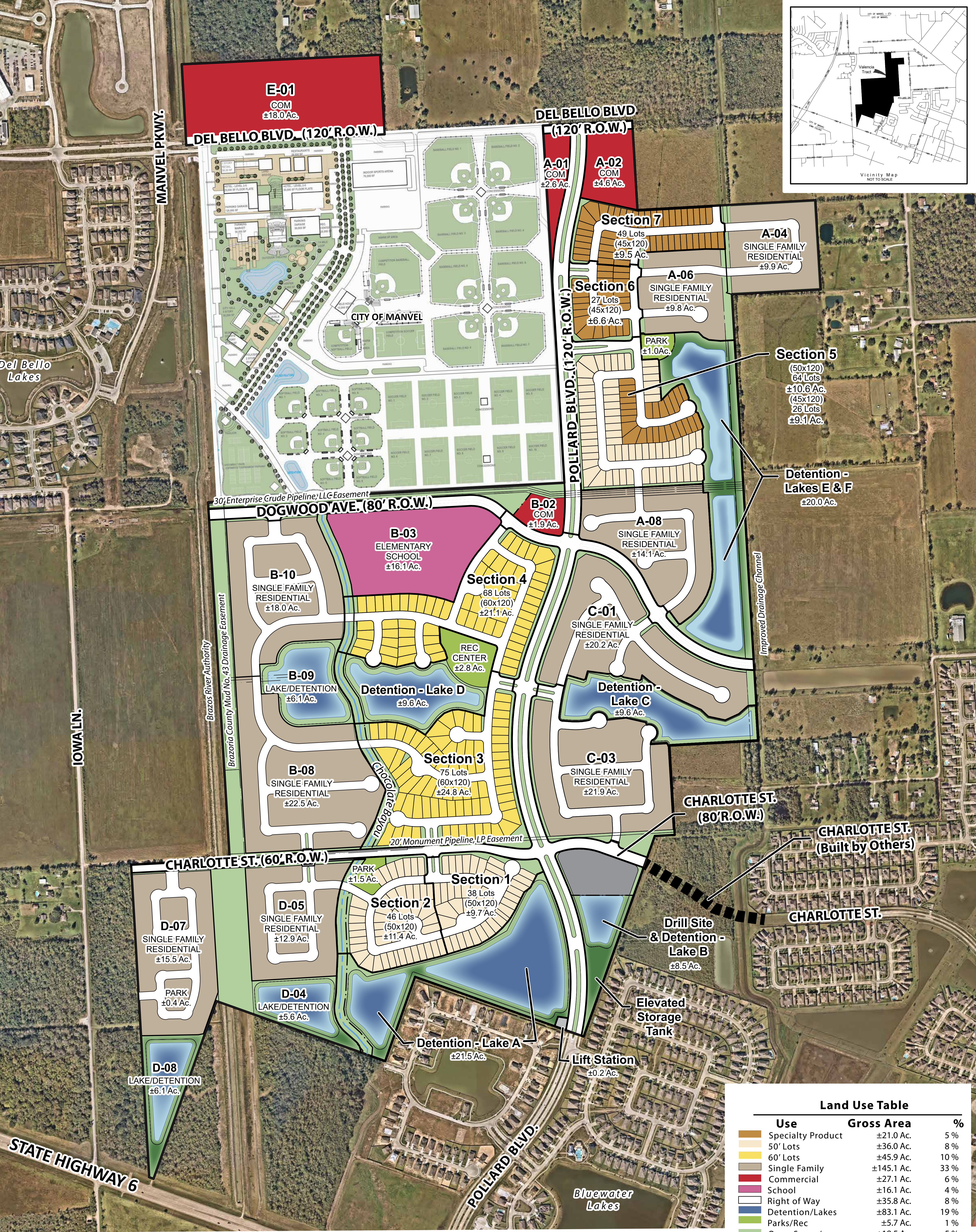
±438.4 Acres of Land
Manvel, Texas
Project #: 2791-09001

Land Use Table		
Use	Gross Area	%
Specialty Product	±21.0 Ac.	5 %
50' Lots	±36.3 Ac.	8 %
60' Lots	±45.9 Ac.	11 %
70' Lots	±41.9 Ac.	10 %
Single Family	±102.9 Ac.	23 %
Commercial	±27.1 Ac.	6 %
School	±14.9 Ac.	3 %
Right of Way	±36.0 Ac.	8 %
Detention/Lakes	±83.4 Ac.	19 %
Parks/Rec	±5.3 Ac.	1 %
Open Space/Remainder	±19.6 Ac.	5 %
Drill Site/Lift Station	±4.1 Ac.	1 %
Total	±438.4 Ac.	100 %

Reference Date: 03.29.2023



RELATIONSHIPS | PROCESS | DESIGN



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

Reference Date: 07.19.2022



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

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

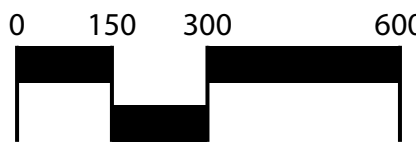
NOTES:

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

CITY COUNCIL

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

Planning, Development, and Zoning Commission



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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.

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



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

MINUTES 4/10/2023

Regular Session

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:02 p.m.
Those in attendance were:

Present: Kyle Marasckin
Christy Kennard
Dorothy Wynne (Late)
Muhammed Alam
Ryan Miller
Position #3 Mary Ann Atkinson
Kenneth Haynes

Absent: None

Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City Engineer
Tammy Bell, City Secretary
Jose Abraham, City Planner

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- 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.

PDZ Member Kyle Marasckin made the motion to approve the Consent Agenda. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

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

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.

Jose Abraham, City Planner -

Staff is recommending denial based on the following 11 comments:

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)).
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)).

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

The motion FAILED with a vote: 0/7

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

- 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.

Jose Abraham, City Planner -

Staff is recommending denial based on the following 9 comments:

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)).
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.

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

The motion FAILED with a vote: 0/7

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

- C. Consideration and possible action to approve Meridiana General Development Plan; Amendment #22.

Item withdrawn by applicant.

PDZ Member Ryan Miller made the motion to accept the withdrawal. PDZ Member Dorothy Wynne seconded the motion.

The motion carried with a vote: 7/0

Yes: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes

No: None

Absent: None

Abstained: None

- 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.

Jose Abraham, City Planner -

Staff is recommending denial of the Master Plan based on the following comment:

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)).

PDZ Member Christy Kennard made the motion to approve. PDZ Member Mary Ann Atkinson seconded the motion.

The motion FAILED with a vote: 0/7

Yes: None

No: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes

Absent: None

Abstained: None

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

Jose Abraham, City Planner -

The applicant has indicated that this request is based on the following criterion: 1) Individuals 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 extended stay is temporary, staff has no basis to recommend approval.

The applicant spoke in favor of the extended stay permit.

Mary Ann Atkinson asks if providing documentation for the illness would allow the 6 months be permitted. Jose Abraham states that it's not really about that, it's about substantiating that this is truly a temporary situation.

Jose Abraham states that the property also needs to be platted and that the applicant stated that they cannot afford the platting process.

PDZ Member Dorothy Wynne made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion FAILED with a vote: 2/5

Yes: Christy Kennard, Muhammed Alam

No: Kyle Marasckin, Dorothy Wynne, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes

Absent: None

Abstained: None

- 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.

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

The motion carried with a vote: 7/0

Yes: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes

No: None

Absent: None

Abstained: None

- G. Consideration and possible action to approve excused committee member absences.

No action.

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:46 p.m. PDZ Member Dorothy Wynne seconded the motion.

The motion carried with a vote: 7/0

Yes: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes

No: None

Absent: None

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: 04/24/23

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: _____

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve Pomona Section 29, being a subdivision
of 13.1 acres out of the A.C.H. & B.R.R. Co. Survey, A-417, City of Manvel
ETJ, Brazoria County, Texas.

Plats:

Preliminary YES

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.

Katy Harris
SIGNATURE

04/14/2023
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Pomona Section 29 - Preliminary Plat
Applicant:	Katy Harris, LJA Engineering
PD&Z Meeting Date:	April 24, 2023
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new residential section within Pomona Master Development located within the City's Extra Territorial Jurisdiction. A Development Agreement for Pomona was entered into in 2006.*
- *The proposed plat subdivides a 13.1-acre tract into 45 residential lots, 2 Blocks, and 2 restricted reserves for landscaping and open space.*
- *The proposed section includes single-family residential lots with a minimum of 60 feet-wide lots.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Pomona Section 29 Preliminary Plat* with one (1) condition. The condition includes:

1. Revise the lot summary table to reflect the accurate lot width for Block 2, Lots 4, and 5 (Section 62-38 (a) (10)).



Page 3 of 4



DEVELOPMENT SERVICES DEPARTMENT

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

Pomona Master Plan (7th Development Agreement Land Plan)



Project Lot Allocation		
LOT SIZES	Total	% of Total
1/2 AC	324	13.0%
3/4 AC	525	24.0%
1 AC	480	21.1%
1 1/4 AC	383	16.3%
1 1/2 AC	221	9.4%
2 AC	127	5.4%
2 1/2 AC	108	4.6%
3 AC	118	5.1%
	2,345	100.0%

Prepared For:
HILLWOOD COMMUNITIES
Reference Date: 02.03.2021



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

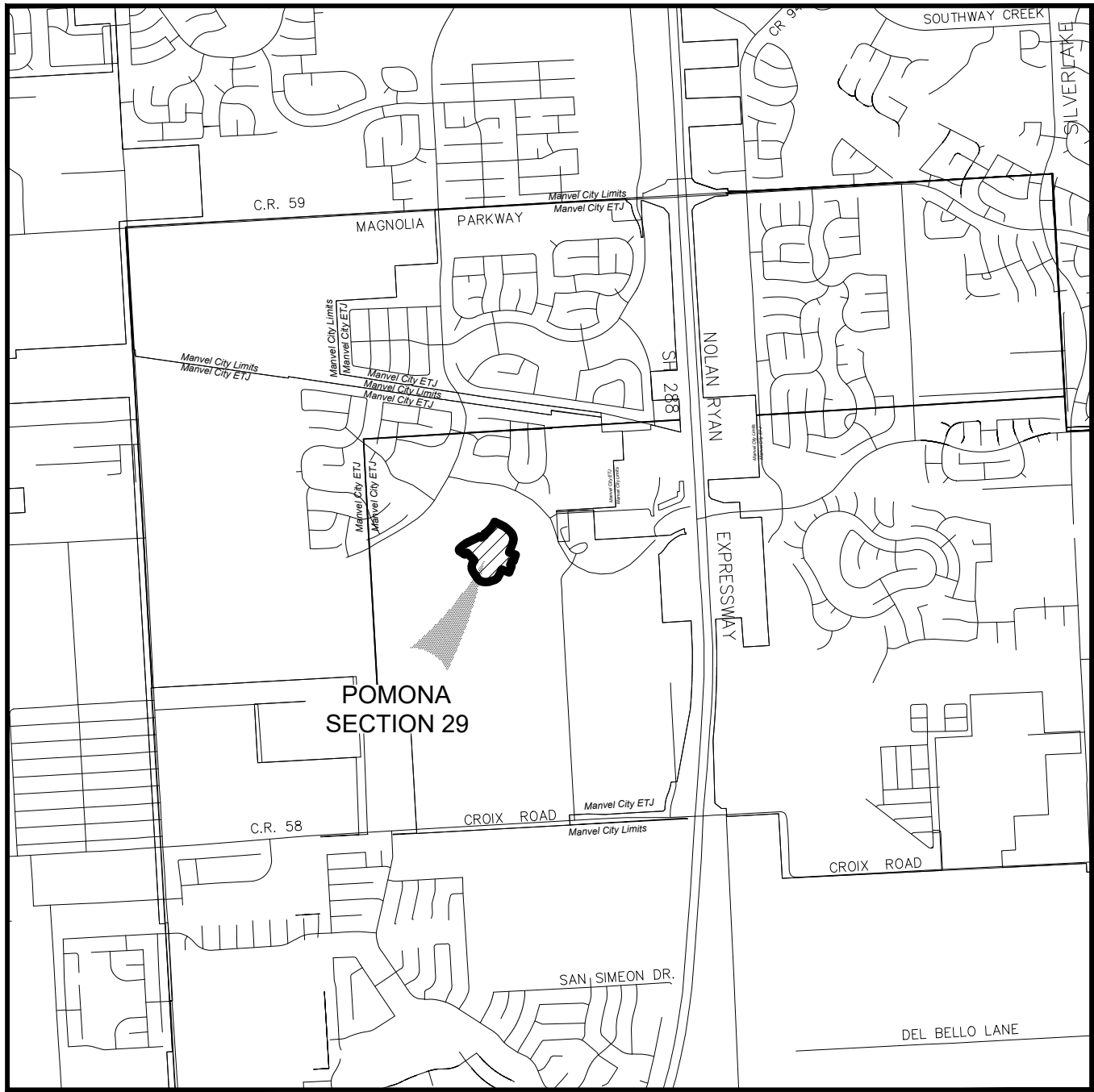
LJA Engineering, Inc.
3600 W. Sam Houston Pkwy S., Suite 400
Houston, Texas 77062
713.553.5208

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POMONA

±1,066.2 Acres of Land
Manvel, Texas
Project #: 2149-0903

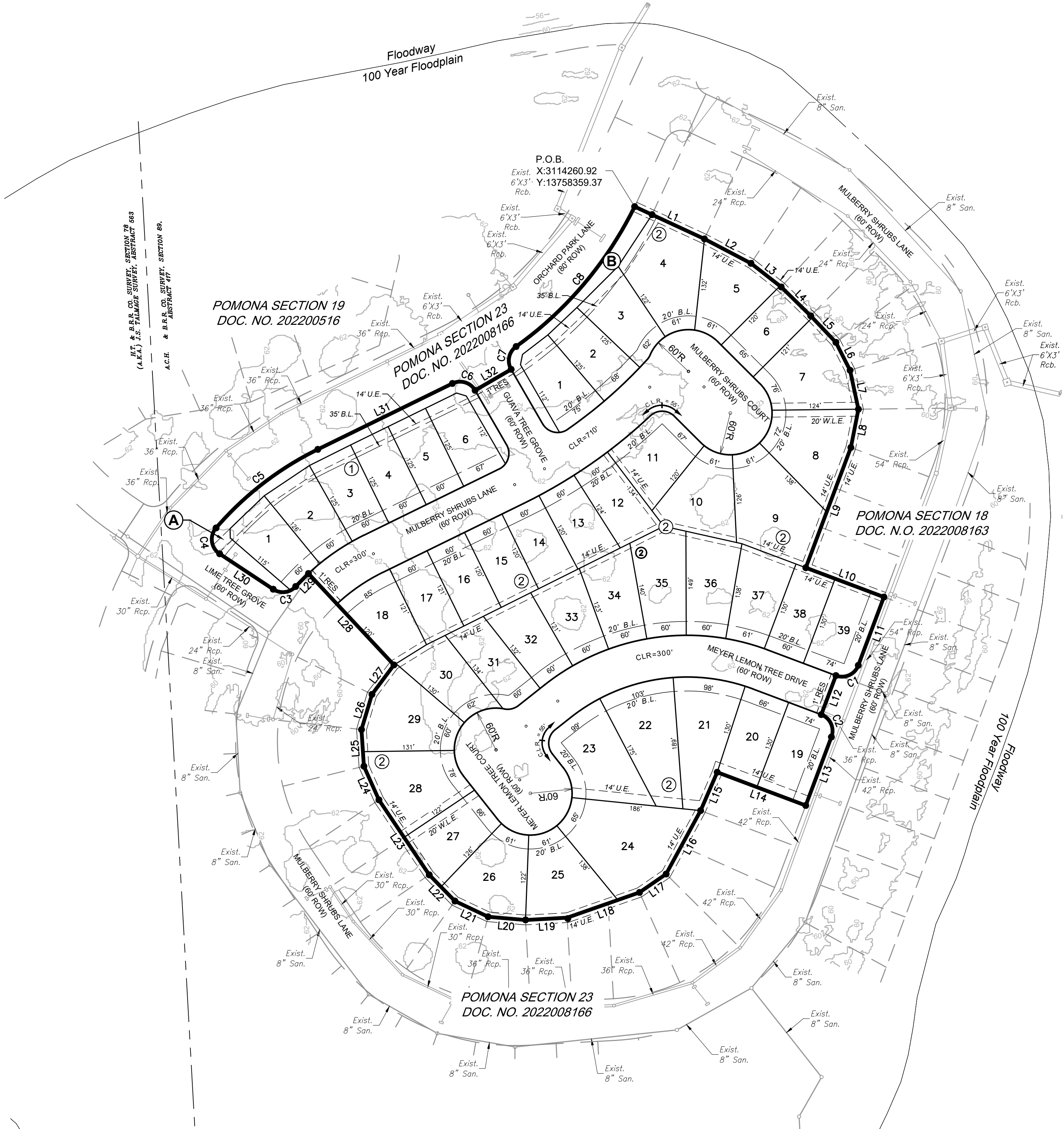


Vicinity Map
1 inch = 1/2 mile

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.253	11,010	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.163	7,101	RESTRICTED TO LANDSCAPE / OPEN SPACE
RESERVE TOTAL	0.416	18,111	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 65°11'01" E	110.64'
L2	S 62°18'29" E	75.60'
L3	S 51°58'15" E	55.09'
L4	S 45°39'38" E	59.41'
L5	S 43°29'37" E	52.56'
L6	S 28°56'40" E	45.08'
L7	S 12°03'53" E	57.21'
L8	S 11°07'54" W	56.14'
L9	S 20°33'33" W	184.58'
L10	S 69°26'27" E	120.00'
L11	S 20°33'33" W	105.00'
L12	S 20°33'33" W	60.00'
L13	S 20°33'33" W	105.14'
L14	N 69°26'27" W	135.99'
L15	S 23°23'06" W	60.07'
L16	S 28°32'46" W	103.86'
L17	S 55°23'09" W	46.55'
L18	S 70°45'14" W	110.09'
L19	S 86°49'19" W	60.00'
L20	N 85°04'00" W	53.99'
L21	N 64°41'59" W	52.81'
L22	N 44°25'30" W	52.81'
L23	N 33°51'40" W	129.85'
L24	N 24°03'13" W	52.92'
L25	N 03°45'24" W	52.81'
L26	N 16°31'20" E	52.81'
L27	N 36°48'04" E	52.81'
L28	N 43°03'34" W	180.00'
L29	S 44°39'45" W	26.24'
L30	N 56°31'43" W	92.41'
L31	N 63°54'51" E	215.63'
L32	N 59°45'34" E	60.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	S 65°33'33" W	35.36'
C2	25.00'	90°00'00"	39.27'	S 24°26'27" E	35.36'
C3	25.00'	81°05'14"	35.38'	S 82°55'40" W	32.50'
C4	25.00'	97°16'06"	42.44'	N 07°53'40" W	37.53'
C5	460.00'	23°10'28"	186.06'	N 52°19'37" E	184.79'
C6	25.00'	86°04'18"	37.56'	S 73°03'00" E	34.12'
C7	25.00'	84°24'49"	36.83'	N 12°11'34" E	33.59'
C8	540.00'	28°15'52"	266.39'	N 40°16'02" E	263.69'



- LEGEND
- RES. INDICATES RESERVE
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - INDICATES STREETNAME CHANGE
 - W.L.E. INDICATES WATER LINE EASEMENT

A PRELIMINARY PLAT OF

POMONA SECTION 29

±13.1 ACRES
45 LOTS (60' x 120' TYP.) AND
2 RESTRICTED RESERVES IN 2 BLOCKS

OUT OF THE
A.C.H. & B.R.R. CO. SURVEY, A-417
CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS

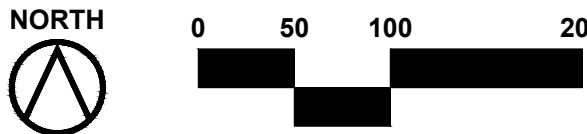
OWNER:
VPDF POMONA LLC
901 MARQUETTE AVE S STE 3300, MINNEAPOLIS, MINNEAPOLIS 55402
(214) 303-5535

PLANNER:

LJA Planning +
Landscape
Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TX 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING
1904 W. GRAND PARKWAY N.
KATY, TX 77449 (713) 953-5118

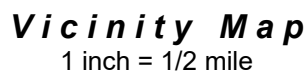


LJA# 2149-09003

04.14.2023

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF MANVEL PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



04.14.2023

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF MANVEL PLANNING COMMISSION. THIS PLAT WAS PREPARED IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC. NOR ANY OF ITS OFFICERS OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER OR UNDER THE PLATTED AREA. THE PLAT IS NOT A GUARANTEE OF THE LOCATION OF ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER OR UNDER THE PLATTED AREA. (ELECTRIC, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

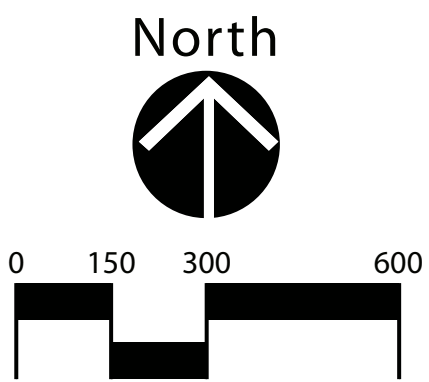


Project Lot Allocation		
LOT SIZES	Total	% of Total
40' X 110'	123	5.4%
42' X 120'	58	2.6%
45' X 120'	58	2.6%
50' X 120'	574	25.4%
55' X 120'	489	21.7%
60' X 120'	383	16.9%
65' X 120'	221	9.8%
70' X 130'	114	5.1%
75' X 130'	108	4.8%
80' X 130'	129	5.7%
	2,257	100.0%

Prepared For:
HILLWOOD COMMUNITIES
Reference Date: 08.10.2021
LJA
PLANNING & LANDSCAPE ARCHITECTURE
3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

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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.





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 24, 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@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Preliminary Plat for Meridiana

Detention Reserve 'Z' Phase 1, being a subdivision of 18.34 acres out of the Oliver Hall Survey, A-203,

City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

03/27/2023

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Detention Reserve Z Phase 1– Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	April 24, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a detention facility within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The proposed plat includes 18.34 acres tract into 1 block and 4 reserves for landscaping, open space, drainage, recreation, and utility purposes.*
- *The proposed plat is located along the eastern side of South Inspiration Way, abutting proposed sections 6 and 9.*
- *A preliminary plat and final plat of this acreage were previously submitted in 2021 and 2022. The previously submitted final plat was approved by Planning, Development, and Zoning Commission on May 23, 2022.*
- *Since previous approval, the applicant is including additional acreage to this subdivision and therefore, has submitted this revised plat.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Meridiana Detention Reserve Z Phase 1– Preliminary Plat* with two (2) conditions. The conditions include:

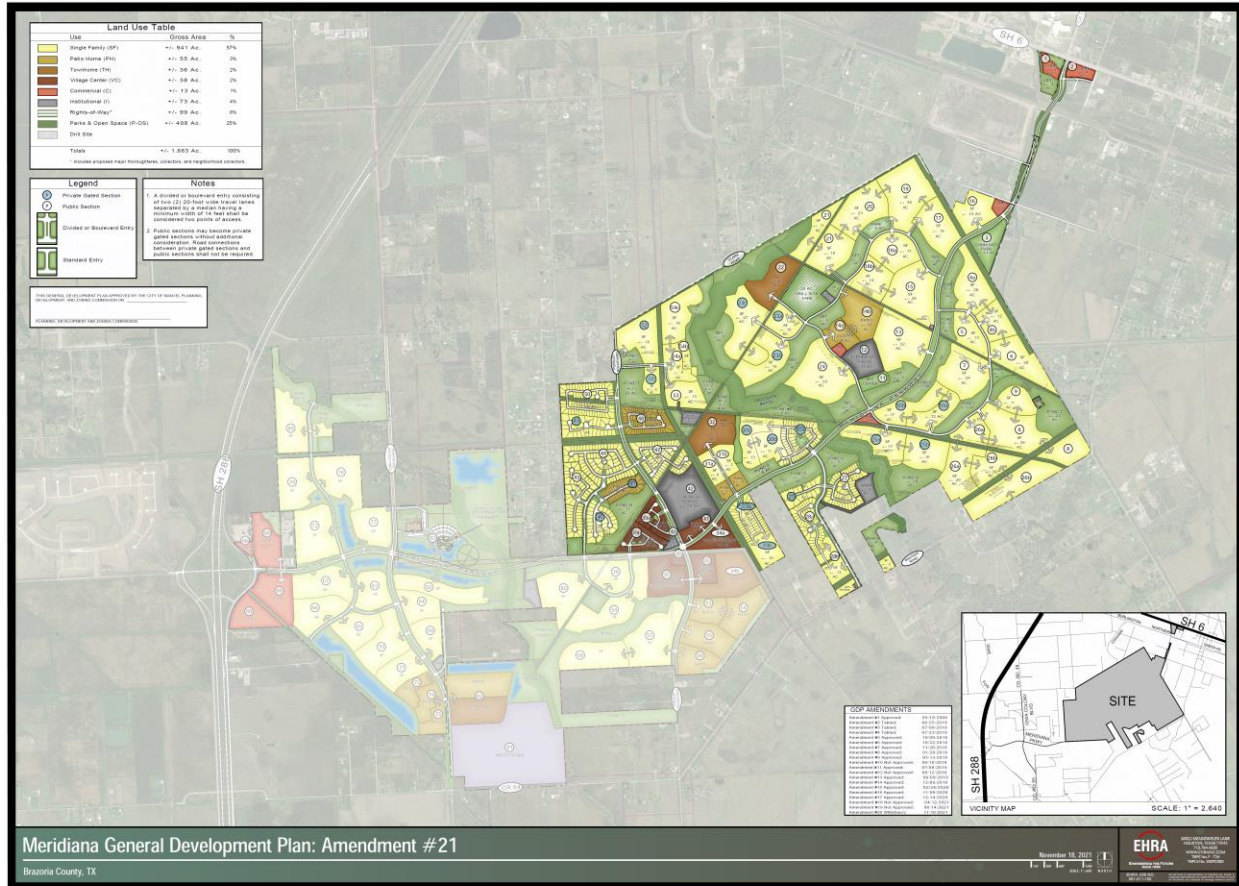
1. Provide Drainage district approval of a preliminary drainage plan. The Letter of no objection submitted indicates that a drainage plan has not been approved/ submitted for approval (Ord No. 2004-0-17, Article II, Section 21. A.14).
2. Revise reserve table to a) indicate Drainage District maintenance for “Reserve C” instead of the City of Manvel and b) Remove reference to BCMUD next to the total acreage. (Section 62-115).



DEVELOPMENT SERVICES DEPARTMENT

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

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



P:\08-011-233\PLAT\PLAT\Detention Reserve 'Z' Phase 1 Preliminary Plat.dwg Mar. 27, 2023 9:56am Edited by sturzelilo

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: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C010K, 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.
- A.E. indicates Aerial Easement
B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
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.
STM S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- 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.
- The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance number 2009-O-04, approved on March 3, 2022.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- Reserve "A" and Reserve "Z" provides a total of 5.65 acres of unencumbered open space within the boundary of this plat.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Detention Reserve "Z", Phase 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- Slab elevations (finished floor) shall be a minimum of 2 feet above natural ground.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction, Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

BENCHMARK(S):

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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA DETENTION RESERVE 'Z' PHASE 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF _____, 2023.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

RESERVE TABLE

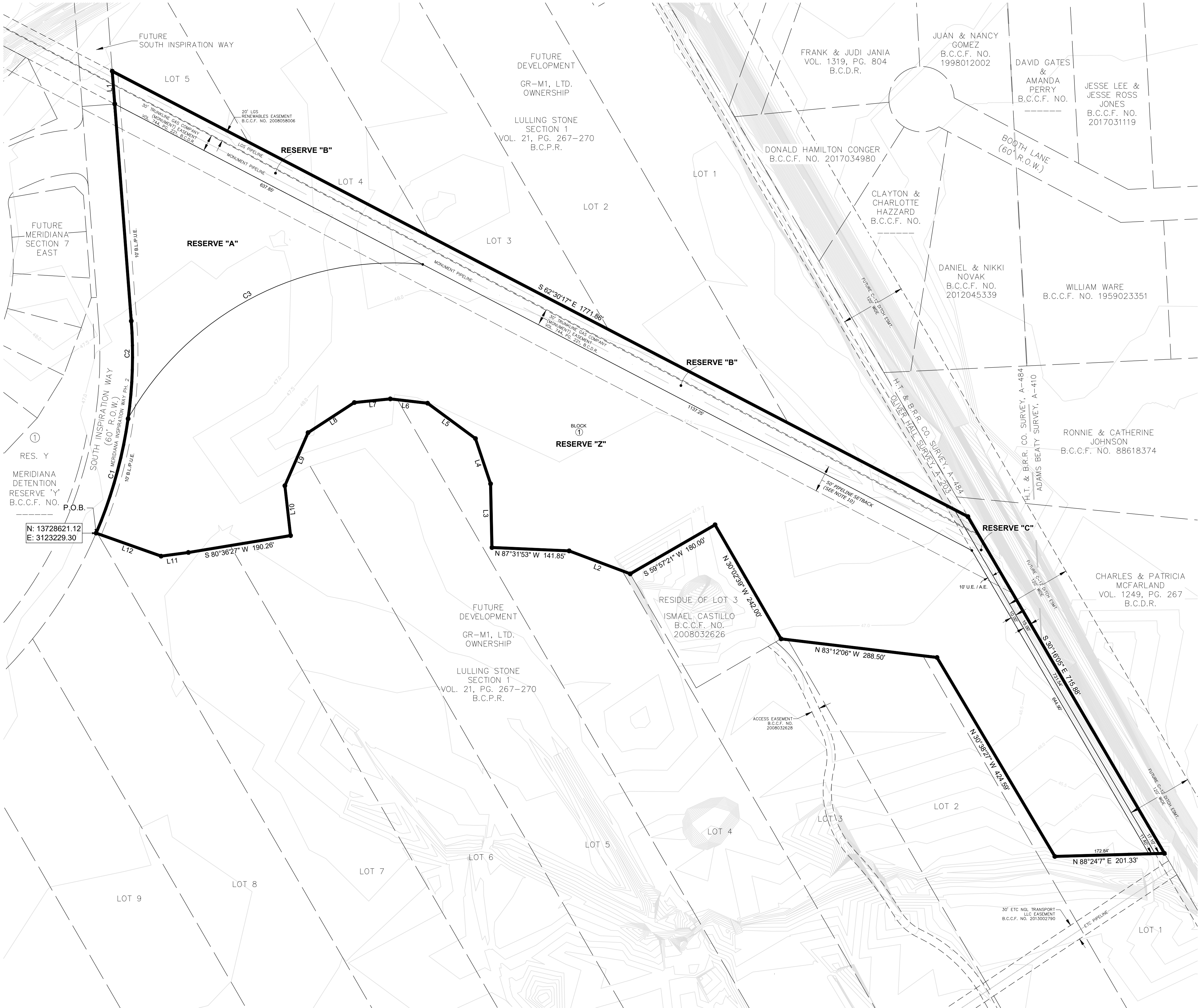
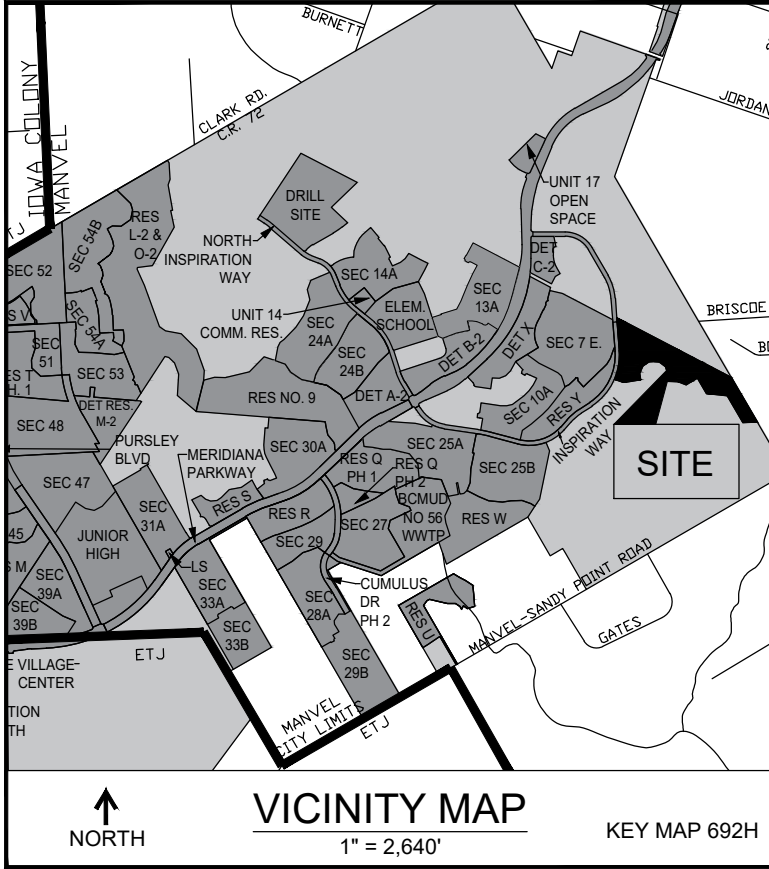
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	117,864.54	2.71	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	97,526.65	2.24	B.C.M.U.D. NO. 57
C	DRAINAGE	10,875.20	0.25	CITY OF MANVEL
Z	DETENTION, DRAINAGE, LANDSCAPE OPEN SPACE, RECREATION & UTILITY PURPOSES	572,518.57	13.14	B.C.M.U.D. NO. 57
		798,786.96	18.34	B.C.M.U.D. NO. 57

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	830.53'	218.71'	N 15°38'53" E	218.07'
C2	830.00'	179.95'	N 01°51'16" E	179.59'
C3	560.00'	646.17'	N 62°21'36" E	610.89'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 04°21'34" W	60.40'
L2	N 69°23'04" W	119.97'
L3	N 01°13'51" W	117.15'
L4	N 18°29'02" W	97.49'
L5	N 35°34'28" W	109.29'
L6	N 83°25'15" W	69.00'
L7	S 84°13'21" W	66.30'
L8	S 56°57'17" W	101.34'
L9	S 23°37'16" W	106.32'
L10	S 06°30'40" E	92.18'
L11	S 82°19'42" W	50.53'
L12	N 70°28'26" W	126.59'



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

Meridiana Detention Reserve 'Z' Phase 1 Preliminary Plat

A Subdivision of 18.34 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

1 Blocks and 4 Reserves

Owner: GR-M1, LTD., a Texas Limited Partnership

March 27, 2023



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM.COM
TBP# NG-F-726
TBP# JS No. 10072000

No warranty or representation of intended use, design or construction is made by EHRA. All drawings and specifications are subject to change without notice.
EHRA JOB NO. 081-011-203

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





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: 03/27/2023 (04/24/2023 PD&Z Meeting)

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Kirby Drive and Rodeo Palms Parkway Street Dedication, being
a subdivision of 11.038 acres out of the H.T. & B. R.R. Co. Survey, Section 75, A-299, in
the City of Manvel, in Brazoria County, Texas; and also being a replat of Lots 3, 4, 14 and unnumbered
of the Lipper subdivision, recorded in Volume 2, Page 18 of the plat records of Brazoria County, Texas,
City of Manvel, Texas, Brazoria County, Texas.

Plats:

Preliminary _____

Final x _____

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

Kaitlin Gile
SIGNATURE

03/27/2023
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Kirby Drive and Rodeo Palms Parkway Street Dedication - Final Plat
Applicant:	Kaitlin Gile - EHRA Engineering
PD&Z Meeting Date:	April 24, 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

- *The proposed plat is a street dedication plat for Kirby Drive and Rodeo Palms Parkway extension within the Manvel Palms, formerly known as Yanni Palms, and does not include any other land use.*
- *The Manvel Palms Development is located near the intersection of County Road 48 and Rodeo Palms Parkway, abutting Rodeo Palms Subdivision to the east.*
- *A Development Agreement (DA) for Manvel Palms was approved by City Council in November 2022.*
- *The proposed final plat includes approximately 11.038 acres of land and conforms to the approved Manvel Palms Master Plan that also serves as the Preliminary Plat.*

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - *Kirby Drive and Rodeo Palms Parkway Street Dedication - Final Plat*.

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

1. Include a note that references the title policy (Section 62-41 (b) (5)).
2. Provide Lienholder's acknowledgement on the plat and include signatures at the time of final submittal (Section 62-41 (b) (6)).
3. Revise to accurately show easements, specifically, the temporary drainage easement No. 2019036306 is not referenced. Additionally, acreage information on the plat about temporary drainage easement No. 2019036305 is not accurate (Section 62-41 (b) (13)).
4. Indicate the City Limit Line and applicable MUD boundary lines (Section 62-41 (b) (19)).
5. Provide Letters of No Objection from CenterPoint Energy (Section 62-41 (b) (20)).
6. Revise the City of Manvel note #7 to reflect that "sidewalks shall be constructed as part of the issuance of a building permit for each tract" (Section 62-41 (b) (22)).

continued on next page



DEVELOPMENT SERVICES DEPARTMENT

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

7. Revise to include a note referencing the provision in the Development Agreement regarding plat recordation prior to construction of the Kirby Road (Manvel Palms Development Agreement, Section 2.1 (e)).
8. Revise the City of Manvel note #5 to accurately reflect the filing/ recordation of the plat based on the provisions of the Development Agreement. Additionally, note that acceptance of infrastructure will be considered by the City Council (Manvel Palms Development Agreement and Section 62-47).
9. Revise to remove the City Council signature block (Section 62-41 (b) (27)).

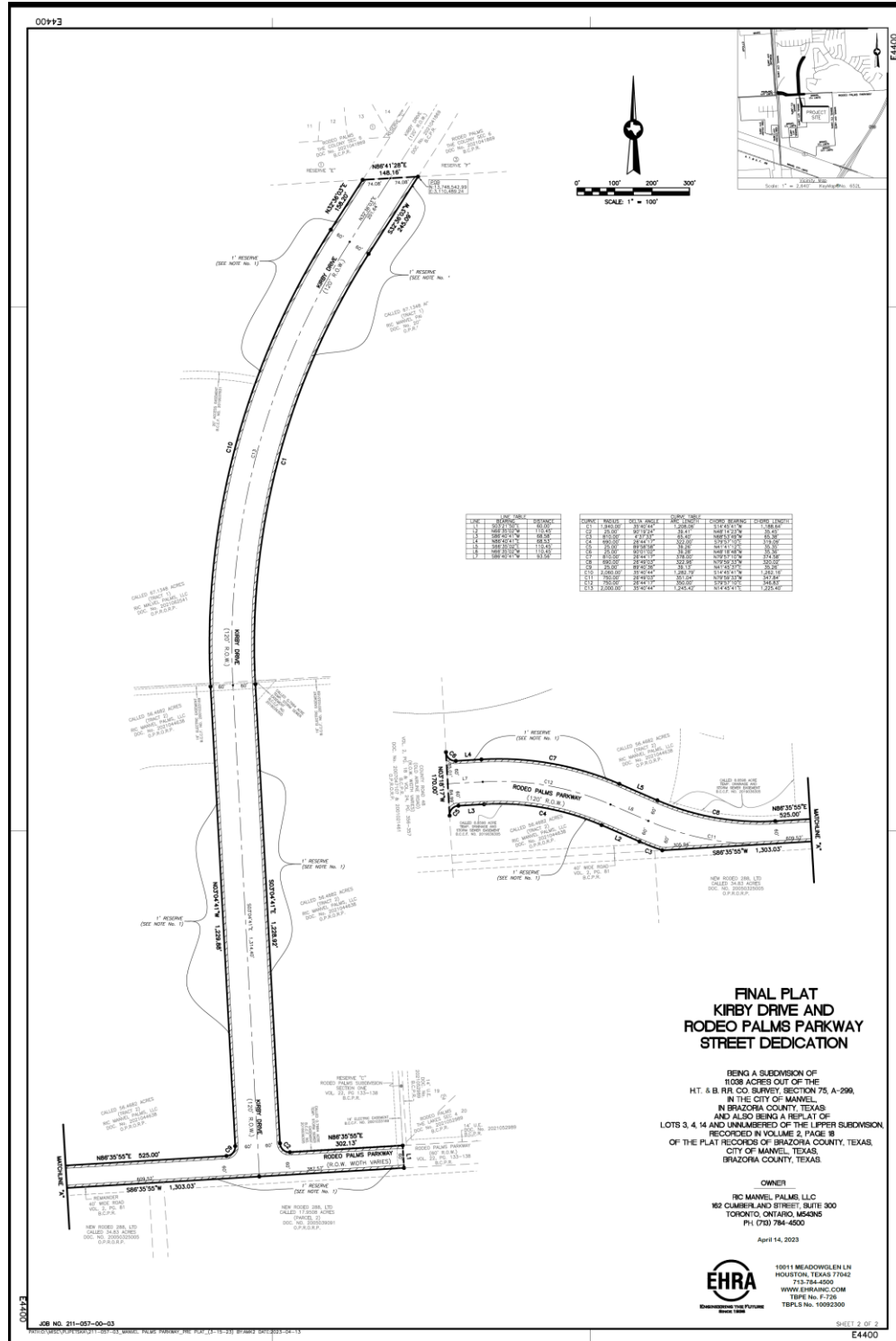
NOTE: The plat includes several typographic errors within notes. Revise all typographic errors



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

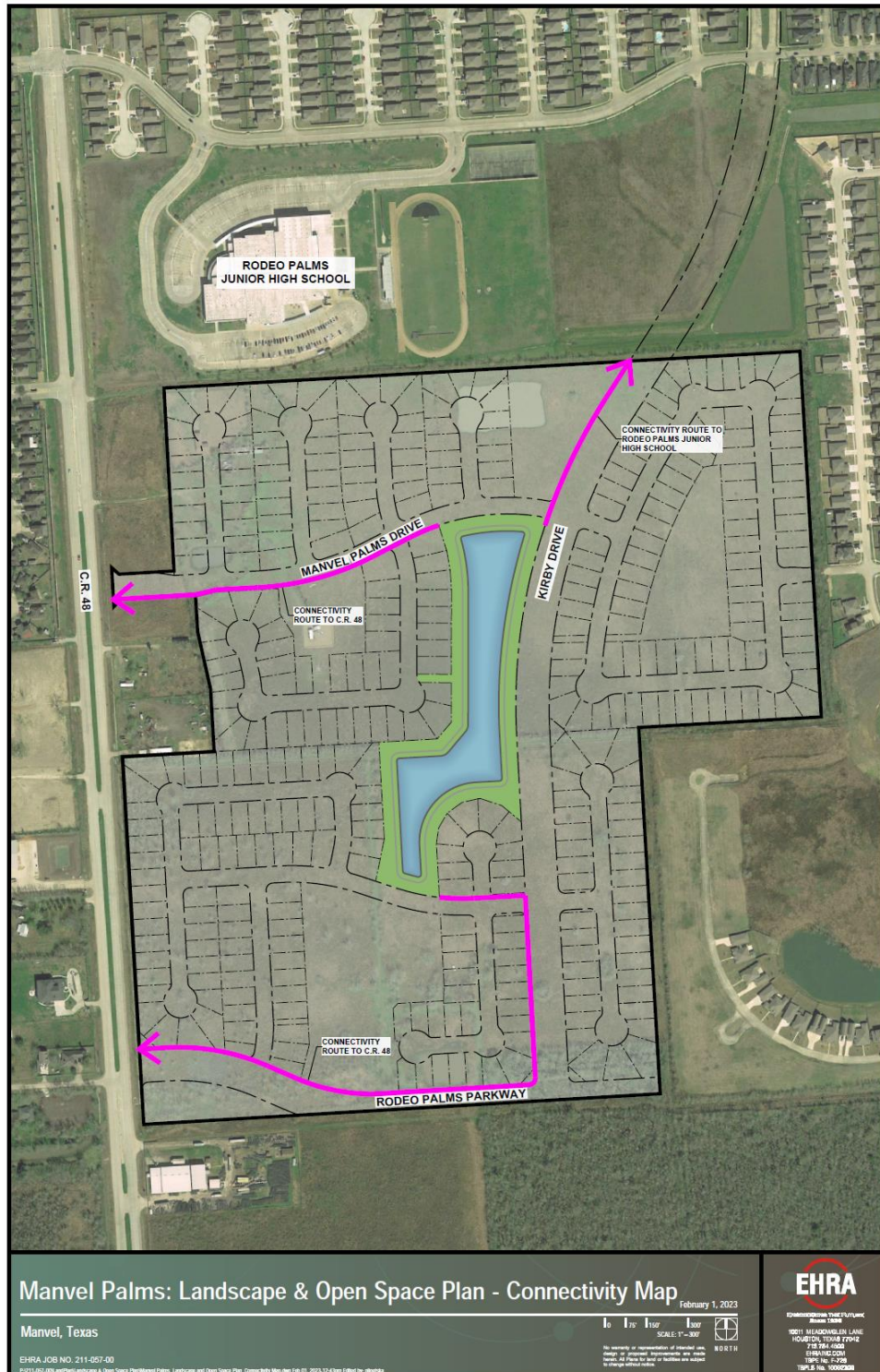




DEVELOPMENT SERVICES DEPARTMENT

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

Manvel Palms Connectivity Map



STATE OF TEXAS
COUNTY OF BRAZORIA

We, RIC Manvel Palms, LLC, owner of the property subdivided in this plot, Kirby Drive and Rodeo Palms Street Dedication, 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, 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 assigned 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 purpose forever unobstructed ariel easements. The ariel easements shall extend horizontally on 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 the ground level upward, located adjacent to and adjoining said public utility easements that are designated with ariel easements (U.E. and A.E.) as indicated and depicted hereon, whereby the ariel easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed ariel easements. The ariel easements shall extend horizontally on 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 ariel easements (U.E. and A.E.) as indicated and depicted hereon, whereby the ariel easement totals thirty feet (30' 0") in width.

In Testimony, hereto, the RIC Manvel Palms, LLC, has caused these presents to be signed by Robert Boelsche of Boelsche Holdings Inc. of RIC Manvel Palms, LLC, this 12th day of April, 2023.

OWNER:
RIC (Manvel Palms) LLC

By:
Rompsen (Reomster) Holdings Inc.

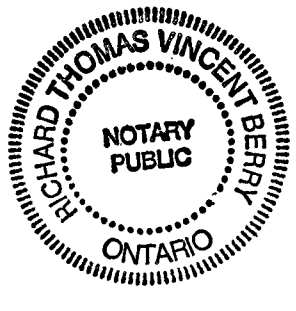
By:
Print Name: Joel Mickelson

Its: Secretary

PROVINCE OF ONTARIO
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Joel Mickelson, Secretary of Boelsche Holdings Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of April, 2023.



Notary Public in and for the
Province of Ontario State of Texas
My Notary Commission Expires does not expire

METES AND BOUNDS DESCRIPTION
KIRBY DRIVE / RODEO PALMS PARKWAY
BEING 11.038 ACRES
SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 75, ABSTRACT 299
BRAZORIA COUNTY, TEXAS

FIELD NOTES OF A 11.038 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION NO. 75, ABSTRACT NO. 299, BRAZORIA COUNTY, TEXAS; SAID 11.038 ACRE TRACT OF LAND BEING OUT OF A CALLED 56.4682 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO TIG ROWSPEN US MASTER MORTGAGE LP, AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. (B.C.C.F. No.) 2021044638 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (O.P.R.O.R.P.), AND BEING OUT OF A CALLED 67.1348 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO TIG ROWSPEN US MASTER MORTGAGE LP, AS RECORDED UNDER B.C.C.F. No. 2021062541 OF THE O.P.R.O.R.P.; SAID 11.038 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE BASIS OF BEARINGS IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (#4204), AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2001 ADJUSTMENT). ALL DISTANCES ARE ACTUAL DISTANCES.

COMMENCING at a 5/8" iron rod found for the Northeast corner of said 67.1348 acre tract of land, the Southeast corner of Reserve "F", Block 3 of Rodeo Palms The Colony Sec 6 as recorded under Document Number 2021041869 of the Plat Records of Brazoria County, Texas (B.C.P.R.) and being in the West line of Reserve "A", Block 2 of Rodeo Palms Royal Palms Sec 2 as recorded under Document Number 2016019393 of the B.C.P.R.

THENCE S 86°41'28" W, with the North line of said 67.1348 acre tract of land and the South line of said Reserve "F", a distance of 467.01 feet to a point in the North line of said 67.1348 acre tract of land the Southwest corner of said Reserve "F", the Southeast right-of-way line of Kirby Drive (120' R.O.W.) as shown in said The Colony Sec 6, and being the PLACE OF BEGINNING.

THENCE with the East line of this tract of land the following courses and distances:

1. S 32°36'03" W, a distance of 245.09 feet, to a point for the beginning of a curve to the left.
2. With said curve to the left having a radius of 1,940.00 feet, a central angle of 35°40'44", a length of 1,208.06 feet, and a chord bearing and distance of S 14°45'41" W, 1,188.64 feet, to a point for the end of this curve.
3. S 03°04'41" E, a distance of 1,227.22 feet, to a point for the beginning of a curve to the left.
4. With said curve to the left having a radius of 25.00 feet, a central angle of 90°19'24", a length of 39.41 feet, and a chord bearing and distance of S 8°14'23" E, 35.45 feet, to a point for the end of this curve.
5. N 86°35'55" E, a distance of 302.13 feet, to a point in the East line of said 56.4682 acre tract of land and the Northwest right-of-way line of Rodeo Palms Parkway (60' R.O.W.) as recorded under Vol. 22, Pg. 13-138 of the B.C.P.R.
6. S 03°21'50" E, with the East line of said 56.4682 acre tract of land, a distance of 60.00 feet, to a point for the Southeast corner of said 56.4682 acre tract of land, the Southwest right-of-way line of said Rodeo Palms Parkway and being in the North line of a called 17.9508 acre tract of land as dedicated to New Rodeo 288, LTD as recorded under Brazoria County Clerk's File No. (B.C.C.F. No.) 2005039091 of the O.P.R.O.R.P.; from which a found 5/8" iron rod bears N 12°45' W, a distance of 1.48 feet.

THENCE S 86°35'55" W, with the South line of said 56.4682 acre tract of land and the North line of said 17.9508 acre tract of land, a distance of 1,303.03 feet, to a point for the beginning of a non-tangent curve to the right.

THENCE with the Southwest line of this tract of land the following courses and distances:

1. With said non-tangent curve to the right having a radius of 810.00 feet, a central angle of 04°37'33", a length of 65.40 feet, and a chord bearing and distance of N 68°53'49" W, 65.38 feet, to a point for the end of this curve.
2. N 66°35'02" W, a distance of 110.45 feet, to a point for the beginning of a curve to the left.
3. With said curve to the left having a radius of 690.00 feet, a central angle of 26°44'17", a length of 322.00 feet, and a chord bearing and distance of N 79°57'10" W, 319.09 feet, to a point for the end of this curve.
4. S 86°40'41" W, a distance of 68.58 feet, to a point for the beginning of a curve to the left.
5. With said curve to the left having a radius of 25.00 feet, a central angle of 89°58'58", a length of 39.26 feet, and a chord bearing and distance of S 41°41'12" W, 35.35 feet, to a point for the end of this curve, being in the West line of said 56.4682 acre tract of land and being in the East right-of-way line of County Road 48 (Old Airline Road, R.O.W. Width Varies) as recorded under Vol. 2, Pg. 18 and Vol. 24, Pg. 356-357 of the B.C.P.R. and Document Numbers 2007047107 and 2001021461 of the O.P.R.O.R.P.

THENCE N 03°18'17" W, with the West line of a 56.4682 acre tract of land and the East right-of-way line of said County Road 48, a distance of 170.00 feet, to a point for the beginning of a non-tangent curve to the left.

THENCE with the Northwest line of this tract of land the following courses and distances:

1. With said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 90°10'02", a length of 39.28 feet, and a chord bearing and distance of S 48°18'48" E, 35.36 feet, to a point for the end of this curve.
2. N 86°40'41" E, a distance of 68.53 feet, to a point for the beginning of a curve to the right.
3. With said curve to the right having a radius of 810.00 feet, a central angle of 26°44'17", a length of 378.00 feet, and a chord bearing and distance of S 79°57'10" E, 374.58 feet, to a point for the end of this curve.
4. S 66°35'02" E, a distance of 110.45 feet, to a point for the beginning of a curve to the left.
5. With said curve to the left having a radius of 690.00 feet, a central angle of 26°49'03", a length of 322.96 feet, and a chord bearing and distance of S 79°59'33" E, 320.02 feet, to a point for the end of this curve.
6. N 86°35'55" E, a distance of 525.00 feet, to a point for the beginning of a curve to the left.
7. With said curve to the left having a radius of 25.00 feet, a central angle of 89°40'36", a length of 39.13 feet, and a chord bearing and distance of N 41°45'37" E, 35.26 feet, to a point for the end of this curve.
8. N 03°04'41" W, a distance of 1,229.88 feet, to a point for the beginning of a curve to the right.
9. With said curve to the right having a radius of 2,060.00 feet, a central angle of 35°40'44", a length of 1,282.79 feet, and a chord bearing and distance of N 14°45'41" E, 1,262.16 feet, to a point for the end of this curve.
10. N 32°36'03" E, a distance of 158.29 feet, to a point for the end of this curve and being in the North line of said 67.1348 acre tract of land, the Southeast corner of Reserve "E", Block 1 of said The Colony Sec 6 and being in the Southwest right-of-way line of said Kirby Drive.

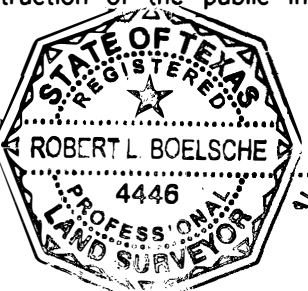
THENCE N 86°41'28" E, with the North line of said 67.1348 acre tract of land and the South right-of-way line of said County Road 48, a distance of 148.16 feet, to a point of beginning, having a calculated area of 11.038 Acres.

I, Robert Boelsche, a Registered Public Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plot boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/longency and other points of reference were marked on the ground before I signed and sealed this document as found and oil set markers are a minimum 5/8-inch diameter iron rod within surveyor's cap.

The interior corners of this subdivision were not set at the time this plot was signed and sealed by me. These corner are expected to be set after construction of the public infrastructure and final grading within the subdivision.

Robert Boelsche
Robert Boelsche
Registered Professional Land Surveyor
Texas Registration No. 4446

Date: 04/13/23



GENERAL NOTES:

1. One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plot, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
2. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Brazoria County, Texas, Map No. 48039C0020K Dated December 30, 2020, the subject tract appears to be within Unshaded Zone "X", defined as areas outside the 100 & 500 year floodplain. Edminister, Hinshaw, Russ and Associates, Inc. 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 Edminister, Hinshaw, Russ and Associates, Inc. (EHRA).
4. B.C.P.R. indicates Brazoria County Plot Records.
O.P.R.O.R.P. indicates Official Public Records of Real Property.
PG. indicates Page.
POB indicates Point of Beginning.
R.O.W. indicates Right-Of-Way.
U.E. indicates Utility Easement.
VOL. indicates Volume.
5. The property subdivided in the foregoing plot lies within Brazoria Drainage District No. 4 (B.D.D. No. 4).
6. The boundary for this plot has a closure in excess of 1:15,000.
7. All plot corners are Set 5/8" Iron Rod with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
8. Tract is subject to City of Manvel Ordinance No. 2018-0-22 and recorded under Document No. 2020001459 of the O.P.R.O.R.P.
9. Tract is subject to a short form blanket easement granted to CenterPoint Energy Houston Electric, LLC and recorded under Document No. 2020059941 of the O.P.R.O.R.P.
10. Tract is subject to terms, conditions and stipulations as contained in Document No. 2021044638 of the O.P.R.O.R.P.
11. Tract is subject to mechanics lien as described in Document No. 2021003645 of the O.P.R.O.R.P.
12. Tract is subject to lien as described in Document No. 2021006874 of the O.P.R.O.R.P.
13. Tract is subject to mechanics and constitutional lien as described in Document No. 2021015001 of the O.P.R.O.R.P.
14. Tract is subject to "Notice of Lis Pendens" as described in Document No. 2021028566 of the O.P.R.O.R.P.
15. Tract is subject to terms, conditions and stipulations as contained in Document No. 2021029140 of the O.P.R.O.R.P.
16. Tract is subject to terms, conditions and stipulations as contained in Volume 638, Page 127-139 of the Deed Records of Brazoria County, Texas.
17. Tract is subject to supplemental lien as described in Document No. 2021049209 of the O.P.R.O.R.P.
18. Tract is subject to terms, conditions and stipulations as contained in Document No. 2021062541 of the O.P.R.O.R.P.
19. Tract is subject to terms of release of lien as described in Document No. 2021070883 of the O.P.R.O.R.P.
20. Tract is subject to terms of release of lien as described in Document No. 2022055239 of the O.P.R.O.R.P.
21. Tract is subject to "declaration of maintenance covenant for stormwater structural controls and continued maintenance of drainage and detention facilities" as described in Document No. 2023011489 of the O.P.R.O.R.P.

CITY OF MANVEL:

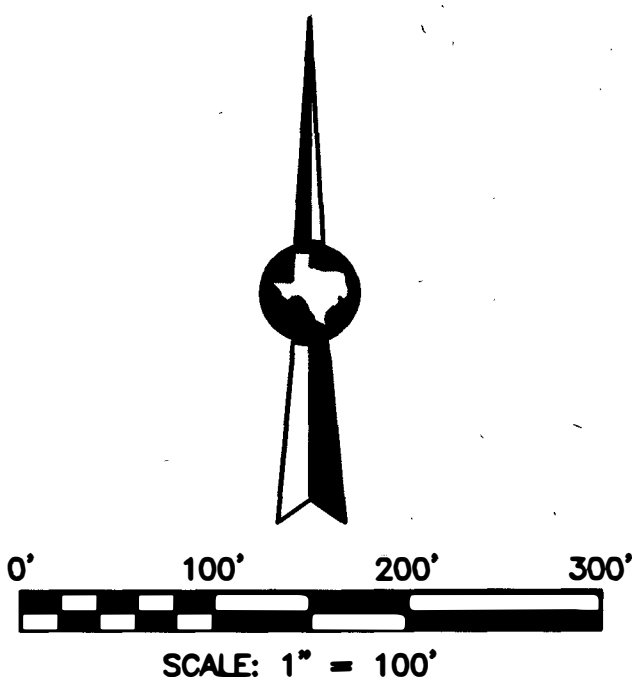
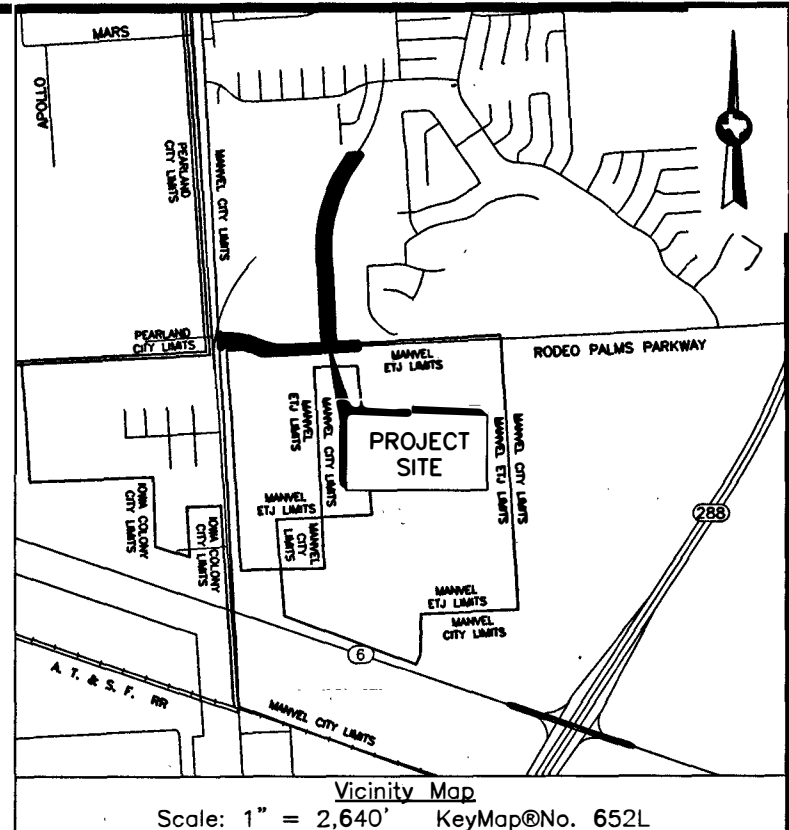
1. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
2. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed for record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city.
3. The homeowners association, as owner of the private streets and appurtenances, agrees to release, indemnify, defend and hold harmless the city, any governmental entity and public utility for damages to the private street occasioned by the reasonable use of the private street by the city, governmental entity or public utility; for damages and injury (including death) arising from the condition of the private streets on the plot; for damages and injury (including death) arising out of the use by the city, governmental entity or public utility of any restricted access gate or entrance; and for damages and injury (including death) arising out of any use of the subdivision by the city, governmental entity or public utility.
4. The Development Regulations and City Permits of the City of Manvel are required on all property.
5. Upon approval of final plat, compliance with all conditions, and submission of all required documentation, Planning, Development, and Zoning will consider the acceptance of the improvements. A two-year maintenance bond in the amount of 100% of the total cost of the infrastructure improvements OR a one-year letter of credit in the amount of 50% of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the City. Additionally, on updated original certificate obtained from the appropriate County taxing authority showing that all taxes have been paid on the tract to be subdivided and that there are no outstanding delinquent taxes against the property shall be provided before the plat can be filed with the County. Once such paperwork is submitted, and the improvements approved by the City Engineer and accepted by Planning, Development, and Zoning, the City shall file the plat with the County.
6. The property subdivided in the foregoing plot lies within Brazoria County, City of Manvel, Brazoria County MUD No. 29, Alvin ISD, and Brazoria County Drainage District No. 4 (B.D.D. No. 4).
7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of KIRBY DRIVE AND RODEO PALMS PARKWAY STREET DEDICATION in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2023.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel has approved this plat of KIRBY DRIVE AND RODEO PALMS PARKWAY STREET DEDICATION in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2023.

City Council



PROJECT BENCHMARK:

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

FINAL PLAT KIRBY DRIVE AND RODEO PALMS PARKWAY STREET DEDICATION

BEING A SUBDIVISION OF
11.038 ACRES OUT OF THE
H.T. & B. R.R. CO. SURVEY, SECTION 75, A-299,
IN THE CITY OF MANVEL,
IN BRAZORIA COUNTY, TEXAS;
AND ALSO BEING A REPLAT OF
LOTS 3, 4, 14 AND UNNUMBERED OF THE LIPPER SUBDIVISION,
RECORDED IN VOLUME 2, PAGE 18
OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS,
CITY OF MANVEL, TEXAS,
BRAZORIA COUNTY, TEXAS.

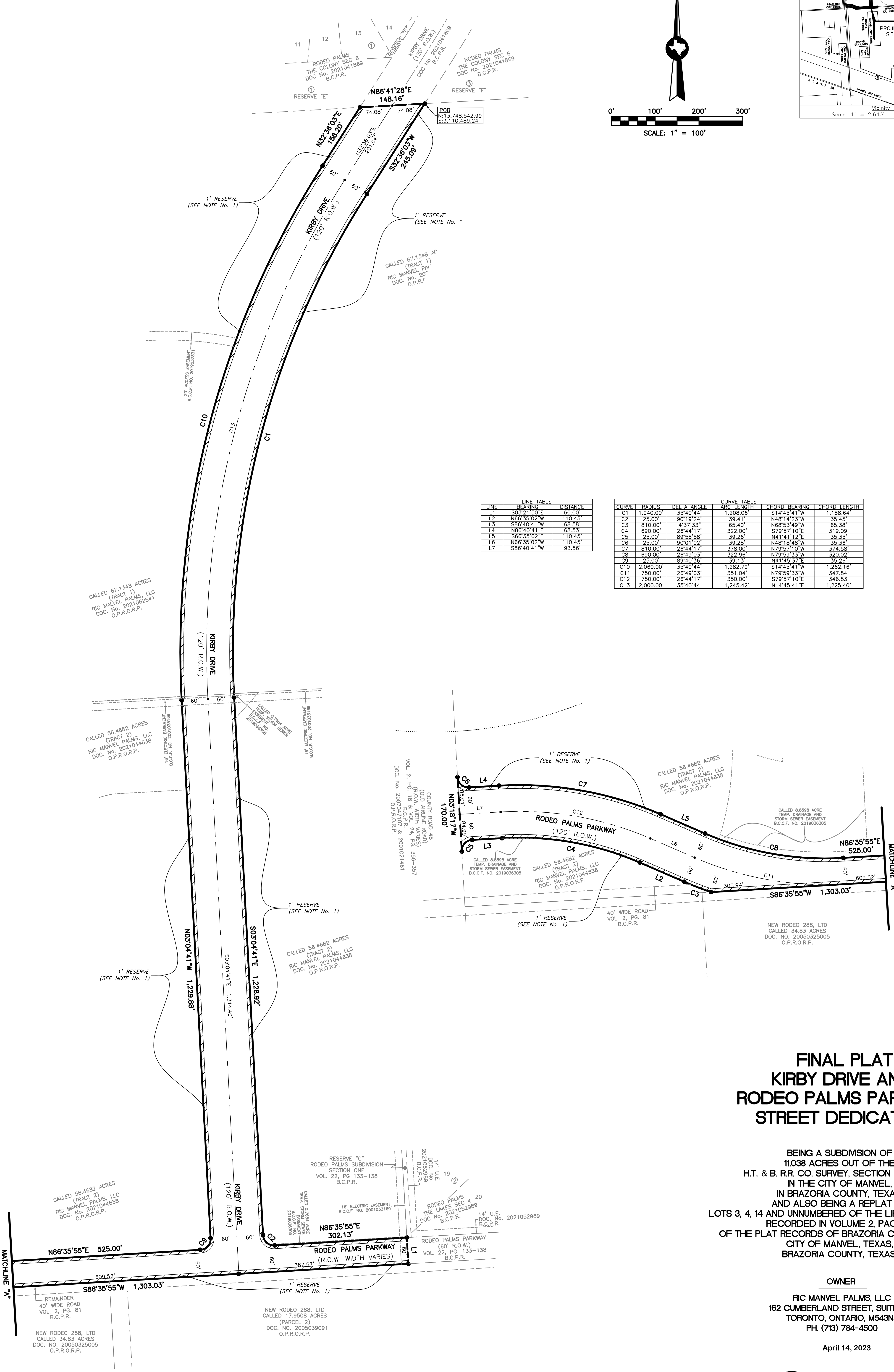
OWNER

RIC MANVEL PALMS, LLC
162 CUMBERLAND STREET, SUITE 300
TORONTO, ONTARIO, M5A3N5
PH. (713) 784-4500

April 14, 2023



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCCOM
TBPE No. F-726
TBPLS No. 10092300



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°21'50"E	60.00'
L2	N66°35'02"W	110.45'
L3	S86°40'41"W	68.58'
L4	N86°40'41"E	68.53'
L5	S66°35'02"E	110.45'
L6	N66°35'02"W	110.45'
L7	S86°40'41"W	93.56'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,940.00'	35°40'44"	1,208.06'	S14°45'41"W	1,188.64'
C2	25.00'	90°01'02"	39.41'	N48°14'23"W	35.45'
C3	810.00'	4°37'53"	65.40'	N68°53'49"W	65.38'
C4	690.00'	26°44'17"	322.00'	S79°57'10"E	319.09'
C5	25.00'	89°58'58"	39.28'	N41°41'12"E	35.35'
C6	25.00'	90°01'02"	39.28'	N48°18'48"W	35.36'
C7	810.00'	26°44'17"	378.00'	N79°57'10"W	374.58'
C8	690.00'	26°49'03"	322.96'	N79°59'33"W	320.02'
C9	25.00'	89°40'56"	39.13'	N41°45'57"E	35.26'
C10	2,060.00'	35°40'44"	1,282.79'	S14°45'41"W	1,262.16'
C11	750.00'	26°49'03"	351.04'	N79°59'33"W	347.84'
C12	750.00'	26°44'17"	350.00'	S79°57'10"E	346.83'
C13	2,000.00'	35°40'44"	1,248.42'	N14°45'41"E	1,225.40'

FINAL PLAT KIRBY DRIVE AND RODEO PALMS PARKWAY STREET DEDICATION

BEING A SUBDIVISION OF
11.038 ACRES OUT OF THE
H.T. & B. RR. CO. SURVEY, SECTION 75, A-299,
IN THE CITY OF MANVEL,
IN BRAZORIA COUNTY, TEXAS;
AND ALSO BEING A REPLAT OF
LOTS 3, 4, 14 AND UNNUMBERED OF THE LIPPER SUBDIVISION,
RECORDED IN VOLUME 2, PAGE 18
OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS,
CITY OF MANVEL, TEXAS,
BRAZORIA COUNTY, TEXAS.

OWNER

RIC MANVEL PALMS, LLC
162 CUMBERLAND STREET, SUITE 300
TORONTO, ONTARIO, M543N5
PH. (713) 784-4500

April 14, 2023



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

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

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

- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Public Records.
O.P.R.O.R.P. indicates Official Public Records of Real Property.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
W.H. indicates Wathole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
χ indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 29 Alvin Independent School District, and Brazoria County Drainage District #4.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
7. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted herein.
8. Preliminary, this document shall not be recorded for any purpose and shall not be relied on or viewed or relied upon as a final survey document.
9. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the Master Plan shall expire three years after contract approval, unless within the three years the subdivision has commenced construction of the improvements in the final construction plans approved by the city per sec: 62-39 of the Manvel Code of Ordinances
11. This tract is subject to blanket easements (as recorded at B.C.C.F. No. 2020077785 and B.C.C.F. No. 2020059941) which have been dedicated for the following purposes:
a. Electric, an easement for power or electric distribution and related facilities; to CenterPoint Gas an easement for natural gas and related communication facilities; to AT&T and to Comcast, an easement for telephone, fiber and / or cable communication facilities within the easement area.
12. One foot reserve dedicated to the public in fee as a buffer separation between the sides or ends of streets where such streets abut adjacent property, the condition of such reservation is that when the property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title shall revert to and revert in the dedicators if heirs, assigns, or successors.
13. This Master Plan of Manvel Palms also serves as the preliminary plat.

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

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

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

MAYOR

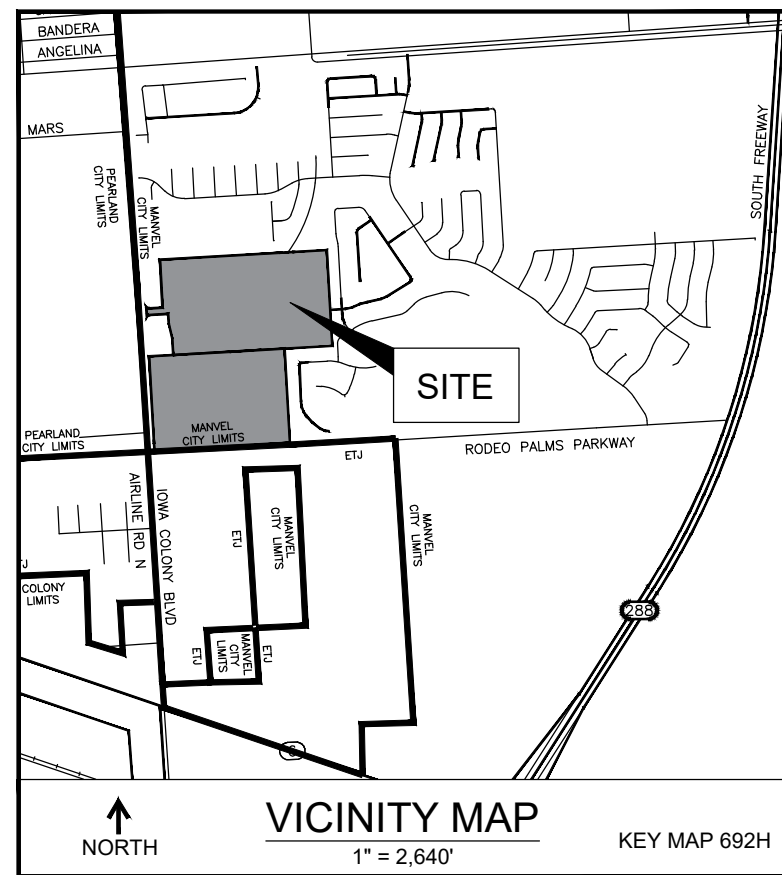
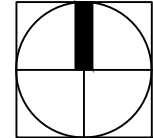
PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2.0 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, 38 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

RESERVE TABLE					
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE	
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	634.26	0.01	B.C.M.U.D. NO. 29	
B	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	134,296.85	3.08	B.C.M.U.D. NO. 29	
C	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	137,535.10	3.16	B.C.M.U.D. NO. 29	
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,161.54	0.07	B.C.M.U.D. NO. 29	
E	LIFT STATION	3,279.46	0.08	B.C.M.U.D. NO. 29	
F	DETENTION, LANDSCAPE, OPEN SPACE, PARKLAND & UTILITY PURPOSES	405,466.60	9.31	B.C.M.U.D. NO. 29	
G	CELL TOWER, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	93,493.03	2.15	B.C.M.U.D. NO. 29	
H	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,102.29	0.03	B.C.M.U.D. NO. 29	
I	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	1,108.56	0.03	B.C.M.U.D. NO. 29	
J	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,606.43	0.04	B.C.M.U.D. NO. 29	
K	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,668.43	0.04	B.C.M.U.D. NO. 29	

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

LINE	ANGLE	DISTANCE
L1	S 48°19'51" E	35.36'
L2	S 41°40'09" W	35.35'
L3	N 03°20'28" W	140.00'



GENERAL NOTES:

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

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

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

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

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 NOTES:

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

OWNER # 1 CONTACT INFORMATION

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

OWNER # 2 CONTACT INFORMATION

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

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

MAYOR _____

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

PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR _____

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-12 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV +52.00 (NAVD 88) 1991 ADJUSTMENT

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	634.26	0.01	B.C.M.U.D. NO. 29
B	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	134,296.85	3.08	B.C.M.U.D. NO. 29
C	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	137,535.10	3.16	B.C.M.U.D. NO. 29
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,161.54	0.07	B.C.M.U.D. NO. 29
E	LIFT STATION	3,279.46	0.08	B.C.M.U.D. NO. 29
F	DETENTION, LANDSCAPE, OPEN SPACE, PARKLAND & UTILITY PURPOSES	405,468.60	9.31	B.C.M.U.D. NO. 29
G	CELL TOWER, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	93,493.03	2.15	B.C.M.U.D. NO. 29
H	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,102.25	0.03	B.C.M.U.D. NO. 29
I	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,106.56	0.03	B.C.M.U.D. NO. 29
J	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,648.53	0.04	B.C.M.U.D. NO. 29
K	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,668.43	0.04	B.C.M.U.D. NO. 29

RESERVE TABLE

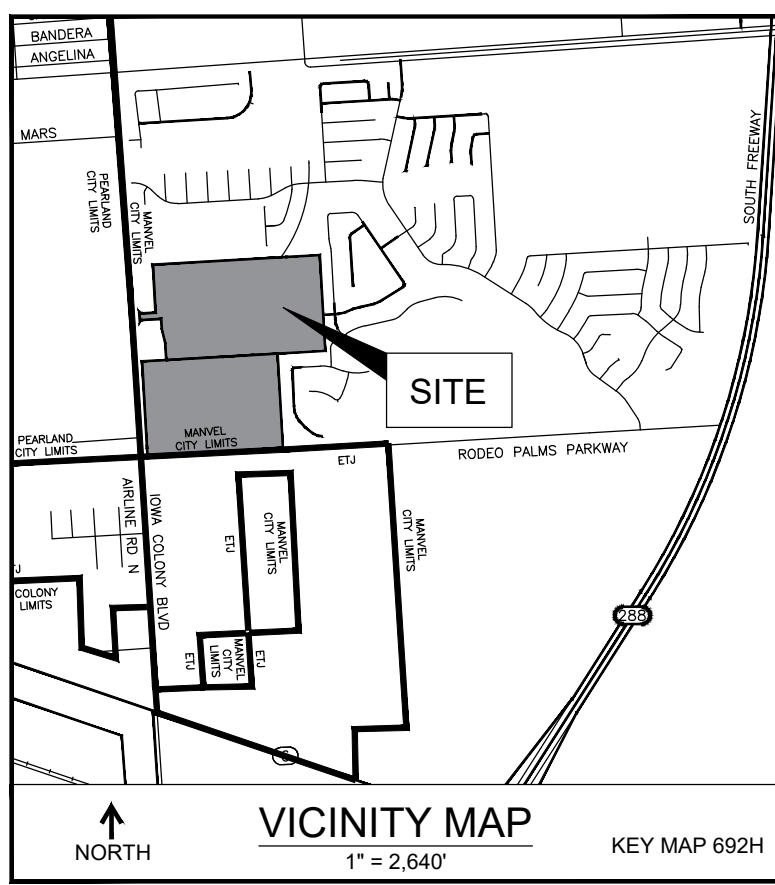
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
L	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,029.56	0.02	B.C.M.U.D. NO. 29
M	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,029.56	0.02	B.C.M.U.D. NO. 29
N	DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	291,638.60	6.70	B.C.M.U.D. NO. 29
O	LANDSCAPE,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

LINE TABLE

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

0' 50' 100' 200'

SCALE: 1"=100'



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

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

362 Lots, 9 Blocks and 19 Reserves

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

Sheet 2

February 13, 2023



EHRA JOB NO. 211-057-00

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCCOM
TBR# Kgs. F-726
TBR#LS No. 10072000

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

P:\21-1-257-00\04\PRAT\MANVEL_PALMS_MASTER_PLAN_REV_20230213.dwg Feb 10, 2023 - 11:54am Edited by: awgasper

GENERAL NOTES:

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

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

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

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 29 Alvin Independent School District, and Brazoria County Drainage District #4.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
8. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
9. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the Master Plan shall expire three years after council approval, unless within the three year period, the subdivider has commenced construction of the improvements in the final construction plans approved by the city per sec 62-38 of the Manvel Code of Ordinances
11. This tract is subject to blanket easements (as recorded at B.C.C.F. No. 2020077785 and B.C.C.F. No. 2020059941) which have been dedicated for the following purposes: to CenterPoint electric, an easement for electric distribution and related facilities, to CenterPoint gas an easement for natural gas and related communication facilities, to AT&T and to Comcast, an easement for telephone, fiber and / or cable communication facilities within the easement area.
12. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.
13. This Master Plan of Manvel Palms also serves as the preliminary plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 NOTES:

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

OWNER # 1 CONTACT INFORMATION

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

OWNER # 2 CONTACT INFORMATION

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

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

MAYOR

BENCHMARK(S):

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

LOT SIZE TABLE

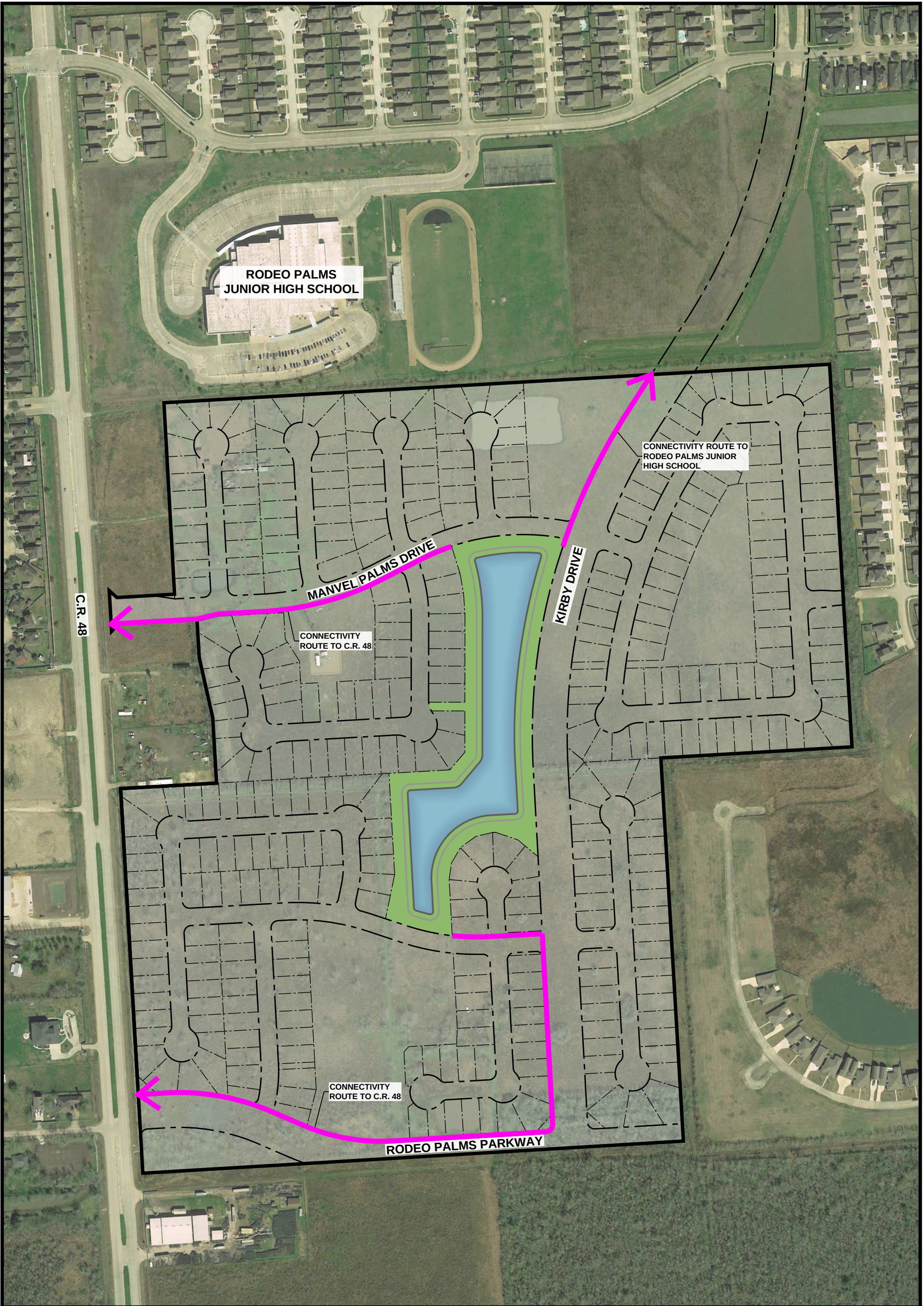
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	6,830.06'	60.15'
	2	7,500.00'	60.00'
	3	7,500.00'	60.00'
	4	7,500.00'	60.00'
	5	7,500.00'	60.00'
	6	7,500.00'	60.00'
	7	7,500.00'	60.00'
	8	7,155.50'	64.44'
	9	6,482.55'	60.29'
	10	9,920.34'	60.04'
	11	7,841.95'	60.73'
	12	7,901.35'	60.73'
	13	9,926.19'	60.04'
	14	6,464.59'	60.04'
	15	7,159.94'	64.41'
	16	7,500.00'	60.00'
	17	7,500.00'	60.00'
	18	7,500.00'	60.00'
	19	7,500.00'	60.00'
	20	7,500.00'	60.00'
	21	7,500.00'	60.00'
	22	8,622.49'	60.02'
	23	9,324.98'	61.41'
	24	7,938.16'	60.12'
	25	7,500.00'	60.00'
	26	7,500.00'	60.00'
	27	7,500.00'	60.00'
	28	7,500.00'	60.00'
	29	7,500.00'	60.00'
	30	6,987.75'	65.20'
	31	6,752.34'	60.47'
	32	10,275.26'	60.10'
	33	7,724.46'	60.72'
	34	9,785.00'	60.72'
	35	9,287.02'	60.65'
	36	6,395.41'	63.63'
	37	7,434.53'	60.91'
	38	7,500.00'	60.00'
	39	7,500.00'	60.00'
	40	7,552.70'	60.00'
	41	7,821.36'	60.00'
	42	7,817.24'	70.09'
	43	10,648.02'	61.88'
	44	8,716.91'	60.99'
	45	9,090.40'	60.25'
	46	7,828.88'	60.06'
	47	7,500.00'	60.00'
48	7,500.00'	60.00'	
49	7,392.05'	61.75'	
50	6,499.13'	62.93'	
51	11,006.76'	61.09'	
52	8,920.76'	60.31'	
53	9,995.16'	60.10'	
54	10,272.36'	60.24'	
55	6,581.80'	65.20'	
56	7,437.89'	60.84'	
57	7,500.00'	60.00'	
58	7,132.83'	60.09'	
59	7,304.62'	65.67'	
60	8,812.20'	63.30'	
61	9,416.47'	60.34'	
62	7,502.41'	60.01'	
63	7,500.84'	60.00'	
64	7,492.59'	60.05'	
65	6,559.39'	65.78'	
66	7,875.83'	60.49'	
67	10,205.45'	60.03'	
68	6,803.38'	60.13'	
69	9,615.81'	60.02'	
70	8,625.94'	60.66'	
71	6,317.78'	64.20'	
72	7,457.44'	60.46'	
73	7,499.06'	60.00'	
74	7,498.77'	60.00'	
75	8,540.18'	60.60'	
2	1	8,707.20'	60.01'
	2	7,652.18'	60.01'
	3	7,652.18'	60.01'
	4	7,652.18'	60.01'
	5	7,652.18'	60.01'
	6	7,637.64'	60.01'
	7	7,500.00'	60.00'
	8	7,072.66'	60.92'
	9	6,370.51'	60.37'
	10	7,082.79'	60.01'
	11	6,300.01'	60.63'
	12	7,054.66'	60.11'
	13	7,359.56'	60.22'
	14	6,295.97'	62.18'
	15	6,793.99'	60.07'
	16	10,033.27'	60.00'
	17	6,636.92'	60.05'
18	6,312.84'	62.99'	
19	7,496.11'	60.04'	
20	7,507.18'	60.00'	
21	7,508.04'	60.00'	
22	7,510.11'	60.00'	
23	7,511.58'	60.00'	
24	7,513.04'	60.00'	
25	7,514.51'	60.00'	
26	7,515.97'	60.00'	
27	8,883.35'	60.00'	
3	1	8,529.81'	76.37'
	2	7,674.94'	62.71'
	3	7,673.92'	62.71'
	4	7,674.94'	62.71'
	5	7,677.80'	62.71'
	6	7,622.69'	62.46'
	7	7,701.99'	62.79'
* Lot width measured at the front building setback line.			

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

PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)	
3	8	7,702.74'	62.80'	
	9	7,702.85'	62.80'	
	10	7,702.34'	62.79'	
	11	7,701.19'	62.79'	
	12	8,544.05'	61.14'	
	13	8,688.84'	78.79'	
	14	8,373.61'	93.23'	
	15	8,008.74'	71.38'	
	16	7,583.31'	66.37'	
	17	8,483.45'	60.00'	
	18	7,500.36'	60.00'	
	19	8,750.43'	70.00'	
	20	8,750.43'	70.00'	
	21	7,500.36'	60.00'	
	22	7,500.36'	60.00'	
	23	7,500.36'	60.00'	
	24	7,500.36'	60.00'	
	25	7,500.36'	60.00'	
	26	8,750.43'	70.00'	
	27	8,173.76'	70.00'	
	28	7,518.69'	65.00'	
	29	6,924.65'	60.00'	
	30	7,505.29'	60.00'	
	31	7,513.24'	60.00'	
	32	8,775.50'	70.00'	
	33	8,786.32'	70.00'	
	34	7,559.75'	60.00'	
	35	7,588.92'	60.00'	
	36	9,358.62'	69.93'	
	4	1	8,893.08'	60.00'
		2	7,522.33'	60.00'
		3	7,523.80'	60.00'
		4	7,524.89'	60.00'
		5	8,665.78'	65.99'
		6	6,528.60'	60.30'
		7	10,432.62'	60.00'
8		6,953.67'	60.01'	
9		6,530.68'	65.64'	
10		7,501.85'	60.08'	
11		7,516.16'	60.00'	
12		7,519.20'	60.00'	
13		7,522.25'	60.00'	
14		7,525.30'	60.00'	
15		7,528.35'	60.00'	
16		7,531.39'	60.00'	
17		7,533.47'	60.00'	
18		7,167.52'	60.70'	
19		6,676.58'	65.30'	
20		7,936.75'	61.56'	
21		9,405.18'	60.33'	
22		6,678.47'	63.28'	
23		7,309.75'	66.25'	
24		7,563.44'	60.53'	
25		8,163.75'	60.00'	
26		7,831.44'	60.01'	
27		7,631.44'	60.01'	
28		7,631.44'	60.01'	
29		7,631.44'	60.01'	
30		8,757.34'	60.27'	
5		1	10,494.71'	68.89'
		2	7,961.61'	60.06'
		3	7,961.61'	60.06'
		4	7,579.51'	60.00'
		5	7,500.00'	60.00'
		6	7,500.00'	60.00'
	7	7,500.00'	60.00'	
	8	8,048.29'	64.39'	
	9	7,319.75'	68.87'	
	10	10,259.61'	62.50'	
	11	8,900.73'	66.17'	
	12	7,240.16'	65.77'	
	13	7,818.30'	60.00'	
	14	7,816.74'	60.00'	
	15	7,816.42'	60.00'	
	16	7,814.83'	60.00'	
	17	7,813.66'	60.00'	
	18	7,812.50'	60.00'	
	19	9,873.53'	81.00'	
	20	6,988.29'	60.10'	
	21	10,328.10'	60.00'	
	22	7,709.45'	60.07'	
	23	6,565.29'	69.63'	
	24	7,453.38'	63.87'	
	25	7,426.49'	60.60'	
	26	6,714.87'	67.04'	
	27	7,984.66'	60.78'	
	28	12,172.70'	60.84'	
	29	8,878.53'	60.84'	
	30	10,731.35'	60.78'	
	31	7,219.79'	60.15'	
	32	8,386.49'	63.66'	
	33	8,502.28'	61.41'	
	34	9,195.83'	60.06'	
	35	8,100.01'	60.00'	
	36	8,100.00'	60.00'	
6	37	8,100.00'	60.00'	
	38	8,100.00'	60.00'	
	39	9,753.58'	60.64'	
	40	9,201.17'	71.44'	
	41	7,500.00'	60.00'	
	42	7,500.00'	60.00'	
	43	7,979.20'	68.05'	
	44	11,700.03'	97.75'	
	1	9,094.53'	60.64'	
	2	7,241.17'	60.54'	
	3	7,237.17'	60.38'	
	4	7,200.12'	60.00'	
5	7,200.10'	60.00'		
6	7,200.08'	60.00'		
* Lot width measured at the front building setback line.				



Manvel Palms: Landscape & Open Space Plan - Connectivity Map

February 1, 2023

Manvel, Texas

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

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



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



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