

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
May 8, 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 Final Plat of Valencia Section 5;
BEING A SUBDIVISION OF 19.744 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS. BEING A PORTION OF LOTS 35, 36, 37, 43, 44, AND 45 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91 & 92, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.).
- B. Approve the Final Plat of Valencia Section 6;
BEING A SUBDIVISION OF 6.620 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 34, 35 AND 42 OF SECTION 73 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 91-92, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- C. Approve the meeting minutes to date.

Regular Agenda

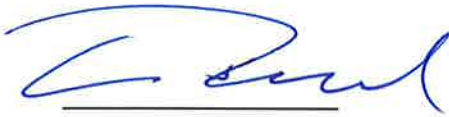
- A. Consideration and possible action to approve the Final Plat of Pomona Section 25;
BEING A SUBDIVISION OF 46.321 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78, (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 25, 26, 35, 36, 45, 46, 55, 56, AND 57, OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.) AND A PORTION OF LOTS 6 AND 7, OF SECTION 89, OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.).
- B. Consideration and possible action to approve Final Plat of Foxtail Palms;
BEING A SUBDIVISION OF 79.816 ACRES OF LAND BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 44-46 AND 52-55 AND PORTION OF A 40' WIDE ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T. & B. RAILROAD CO. SURVEY, SEC. 71, A-291 BRAZORIA COUNTY, TEXAS.

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

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 5/5/2023 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

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

Date of Request:

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

Person to Speak:

Daytime Phone: Fax Number:

E-mail Address:

Description of Request and Physical Address:

Consideration and possible action to approve the Final Plat of Valencia Section 5, being a subdivision of 19.744 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, Brazoria County, Texas. Being a portion of lots 35, 36, 37, 43, 44, and 45 of the Allison Richey Gulf Coast Home Company, Part of Suburban Gardens Section 73, a subdivision of record under Volume 2, Pages 91 & 92, of the plat records of Brazoria County, Texas (B.C.P.R.)

Plats:

Preliminary ☐
Final ☒

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

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

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



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Valencia Section 5 - Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	May 8, 2023
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	<u>Approval</u>

BACKGROUND/ REVIEW NOTES

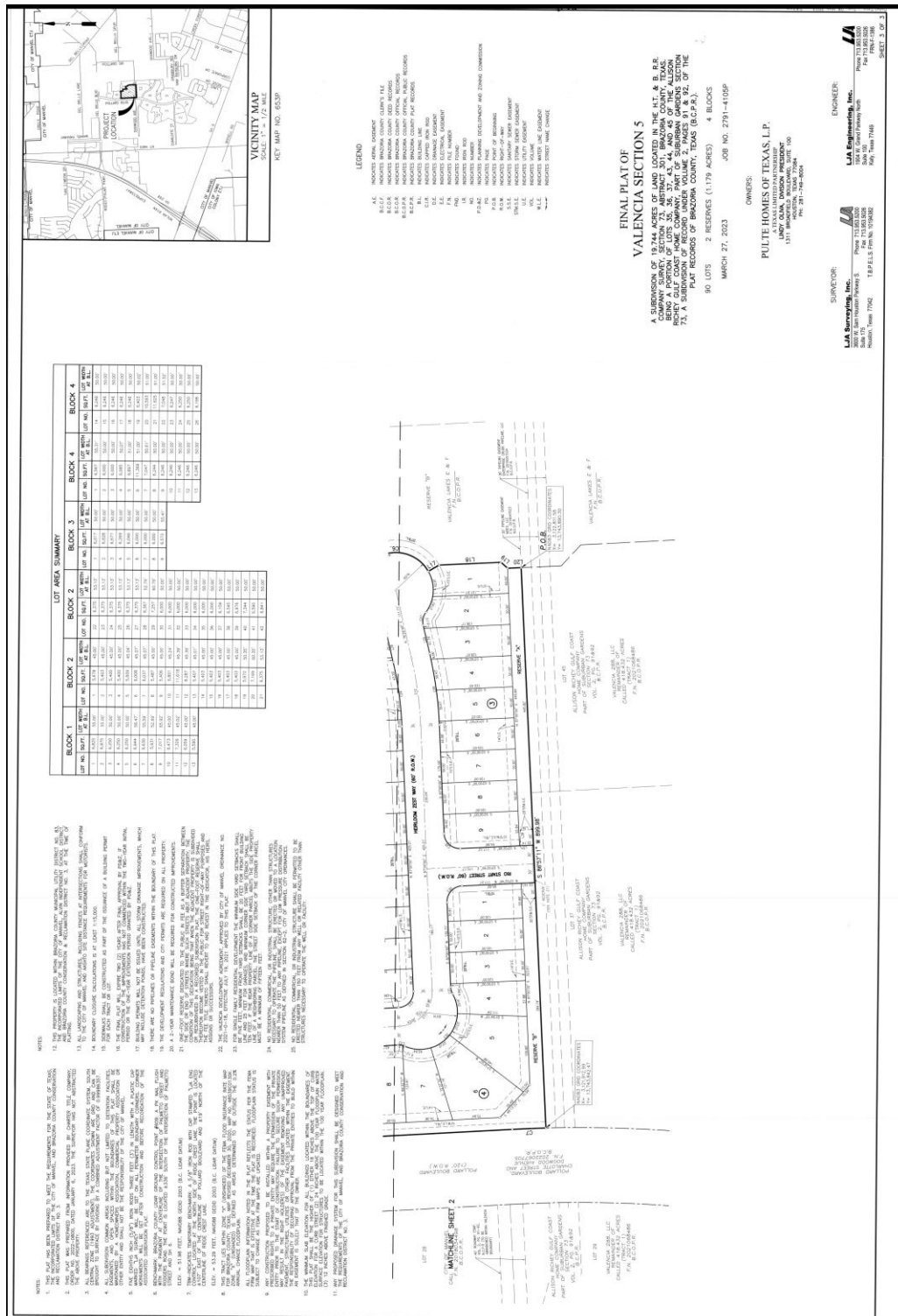
- *This proposed plat is for a residential section within Valencia Master Planned Development established as a Planned Unit Development (PUD) in July 2021.*
- *A master plan for the development was approved by City Council in August 2022.*
- *The proposed plat subdivides a 19.744-acre tract into 90 residential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

STAFF RECOMMENDATION

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

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

Plat Exhibit

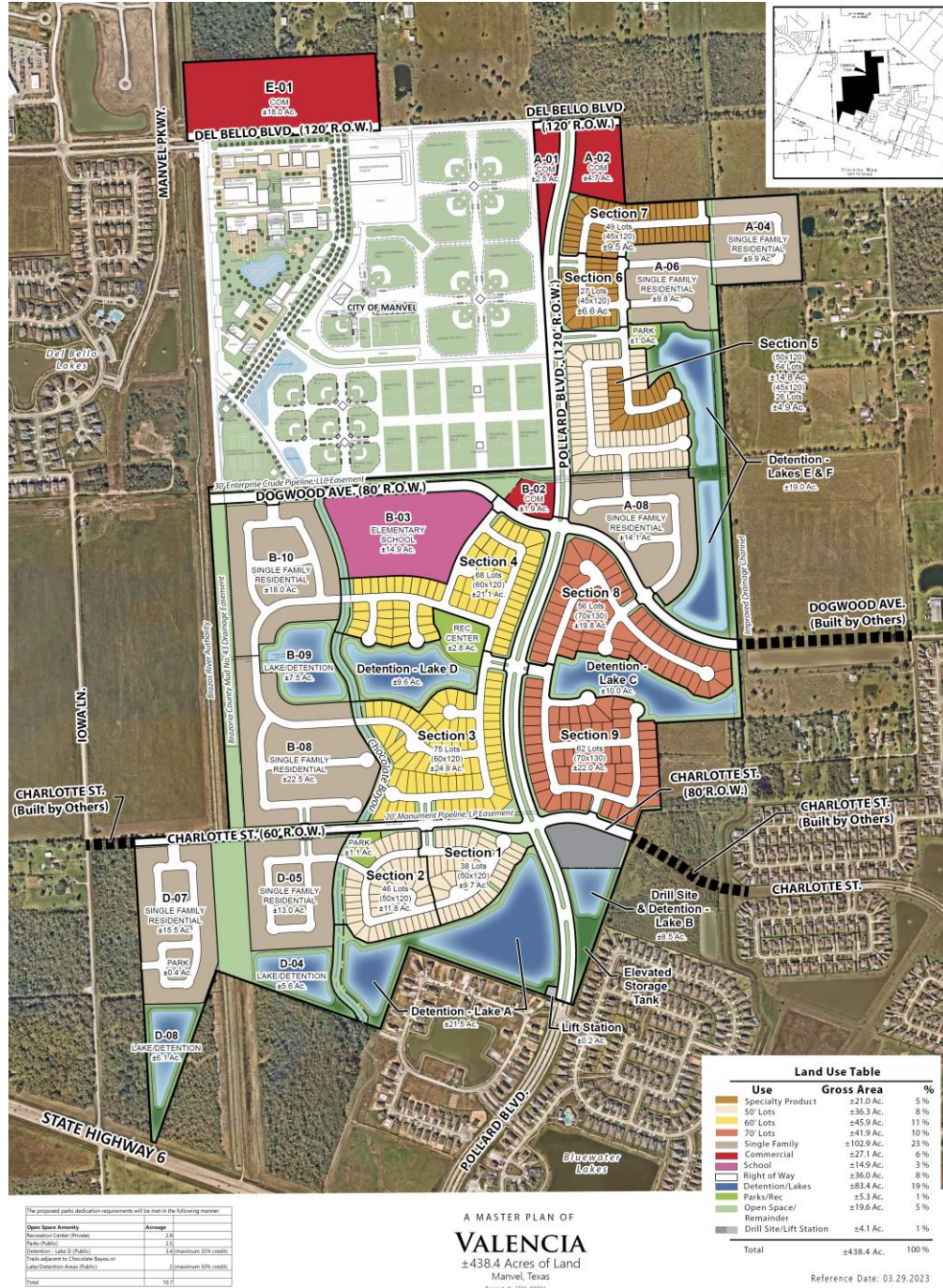




DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan Amendment No. 1 (dated March 27, 2023)



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH LINDY OLIVA, DIVISION PRESIDENT, BEING AN OFFICER OF PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA SECTION 5, BEING 19.744 ACRES OF LAND LOCATED IN THE H.T. & B. R. R. COMPANY SURVEY 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 35, 36, 37, 43, 44, AND 45 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91 & 92, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, (B.C.P.R.), DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

THIS 4 DAY OF April, 2023.

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

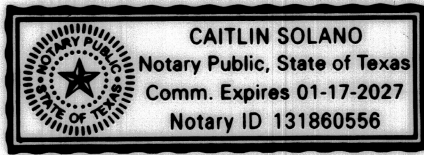
BY: Lindy Oliva
LINDY OLIVA, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4 DAY OF April, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

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

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



3-27-2023

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

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

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THIS PLAT OF "VALENCIA SECTION 5" AS SHOWN HEREON

THIS 4 DAY OF April, 2023.

Ricky Lubeczka
RICKY LUBECZKA
COMMISSIONER

Alfred Froberg, Jr.
ALFRED FROBERG, JR.
COMMISSIONER

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF VALENCIA SECTION 5 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

BEING 19.744 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF LOTS 35, 36, 37, 43, 44, AND 45 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91 & 92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.), MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 12.805 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. (DESCRIBED AS "TRACT 22") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068984, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), AND A PORTION OF THAT CERTAIN CALLED 27.808 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. (DESCRIBED AS "TRACT 22") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068984, B.C.O.P.R., SAID 19.744 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT):

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF THE AFOREMENTIONED 27.808 ACRE TRACT, SAID POINT LYING ON THE WEST LINE OF THAT CERTAIN CALLED 50.000 ACRE TRACT CONVEYED TO ALVIN INDEPENDENT SCHOOL DISTRICT AND DESCRIBED AS "TRACT 1" BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068368, B.C.O.P.R., SAME BEING THE EAST LINE OF THAT CERTAIN CALLED 418.432 ACRE TRACT CONVEYED TO VALENCIA 288, LLC BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068486, B.C.O.P.R. AND THE EAST LINE OF LOT 45 OF THE AFOREMENTIONED ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73;

THENCE, SOUTH 86° 57' 11" WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID 27.808 ACRE TRACT, 296.82 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86° 57' 11" WEST, CONTINUING ALONG SAID SOUTH LINE, 899.98 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF SAID 27.808 ACRE TRACT BEARS SOUTH 86° 57' 11" WEST, 120.02 FEET, THE BEGINNING OF A CURVE;

THENCE, DEPARTING THE SOUTH LINE OF SAID 27.808 ACRE TRACT, 53.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,060.00 FEET, A CENTRAL ANGLE OF 01° 29' 45", AND A CHORD WHICH BEARS NORTH 02° 42' 10" WEST, 53.78 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 27' 03" WEST, AT 846.70 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET ON THE NORTH LINE OF SAID 27.808 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE AFOREMENTIONED 12.805 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 1,072.44 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

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

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

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

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

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

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

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

THENCE, NORTH 86° 32' 57" EAST, 60.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 27' 03" EAST, 171.16 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 32' 57" EAST, 115.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 48° 27' 03" EAST, 14.14 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 27' 03" EAST, 297.49 FEET TO A POINT FOR CORNER;

THENCE, NORTH 43° 29' 58" EAST, 118.13 FEET TO A POINT FOR CORNER;

THENCE, NORTH 57° 26' 16" EAST, 45.91 FEET TO A POINT FOR CORNER;

THENCE, NORTH 68° 52' 54" EAST, 35.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 66° 07' 06" EAST, 14.14 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 21° 07' 06" EAST, 101.97 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 02° 58' 19" WEST, 20.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

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

THENCE, SOUTH 64° 15' 40" EAST, 20.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 21° 07' 06" EAST, 111.63 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 23° 52' 54" WEST, 14.14 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 68° 52' 54" WEST, 4.16 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 00' 00" EAST, 134.92 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 28° 33' 35" WEST, 20.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

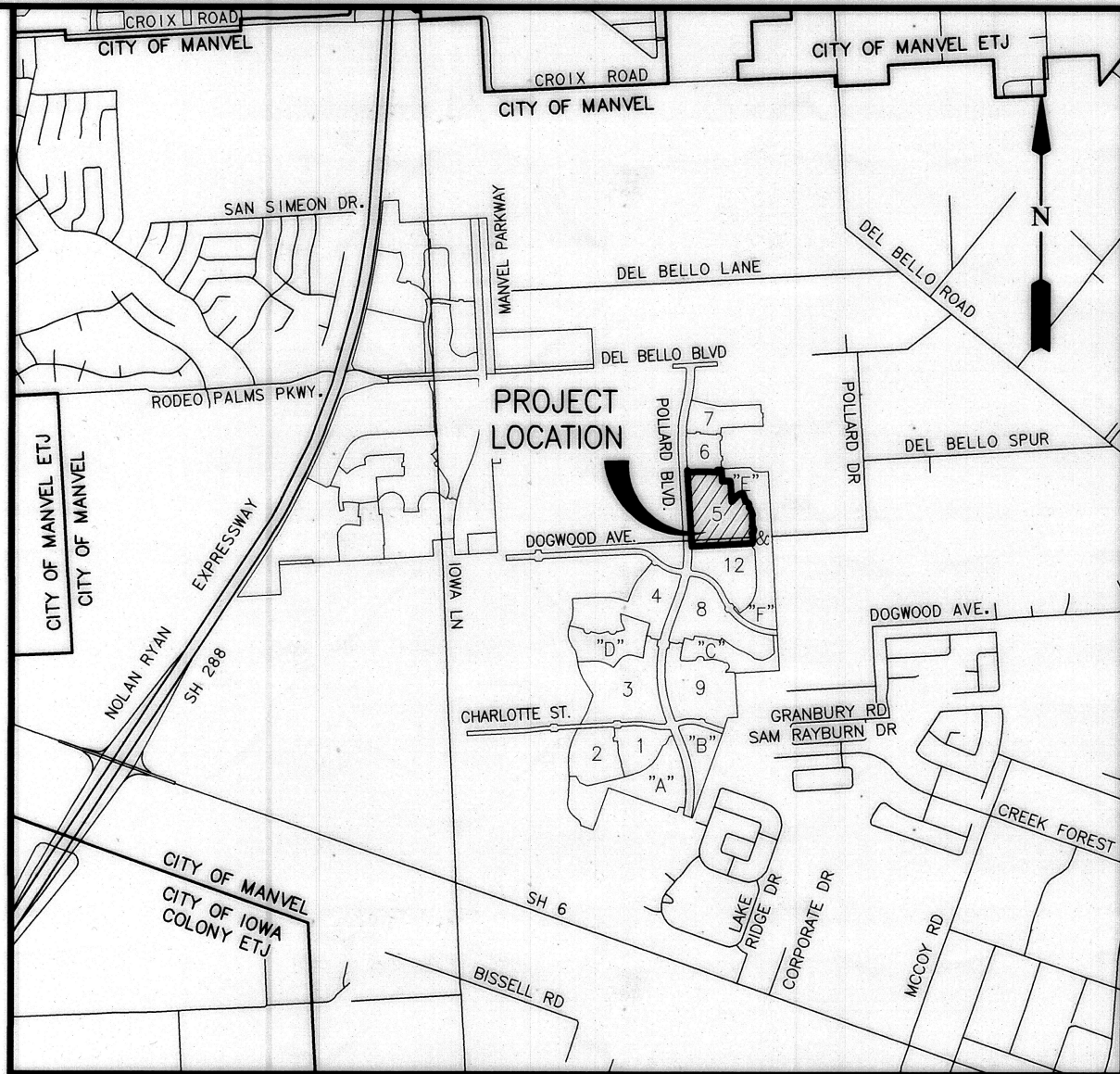
THENCE, 126.85 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 121° 07' 42", AND A CHORD WHICH BEARS SOUTH 00° 52' 34" EAST, 104.51 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 30° 18' 43" EAST, 20.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 00' 00" EAST, 99.33 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 42° 00' 00" WEST, 14.14 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 00' 00" EAST, 21.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.744 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653P

FINAL PLAT OF VALENCIA SECTION 5

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

90 LOTS 2 RESERVES (1.179 ACRES) 4 BLOCKS

MARCH 27, 2023

JOB NO. 2791-4105P

OWNERS:

PULTE HOMES OF TEXAS, L.P.

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

SURVEYOR:

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

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1388

SHEET 1 OF 3

ALLISON RICHEY GULF COAST
HOME COMPANY
PART OF SUBURBAN GARDENS
SECTION 73
F.N. 2021068984
VOL. 2, PG. 91 & 92
B.C.P.R.

CITY OF MANVEL
CALLED 149.639 ACRES
F.N. 2018034498
VOL. 2, PG. 91 & 92
B.C.P.R.

LOT 27

LOT 28

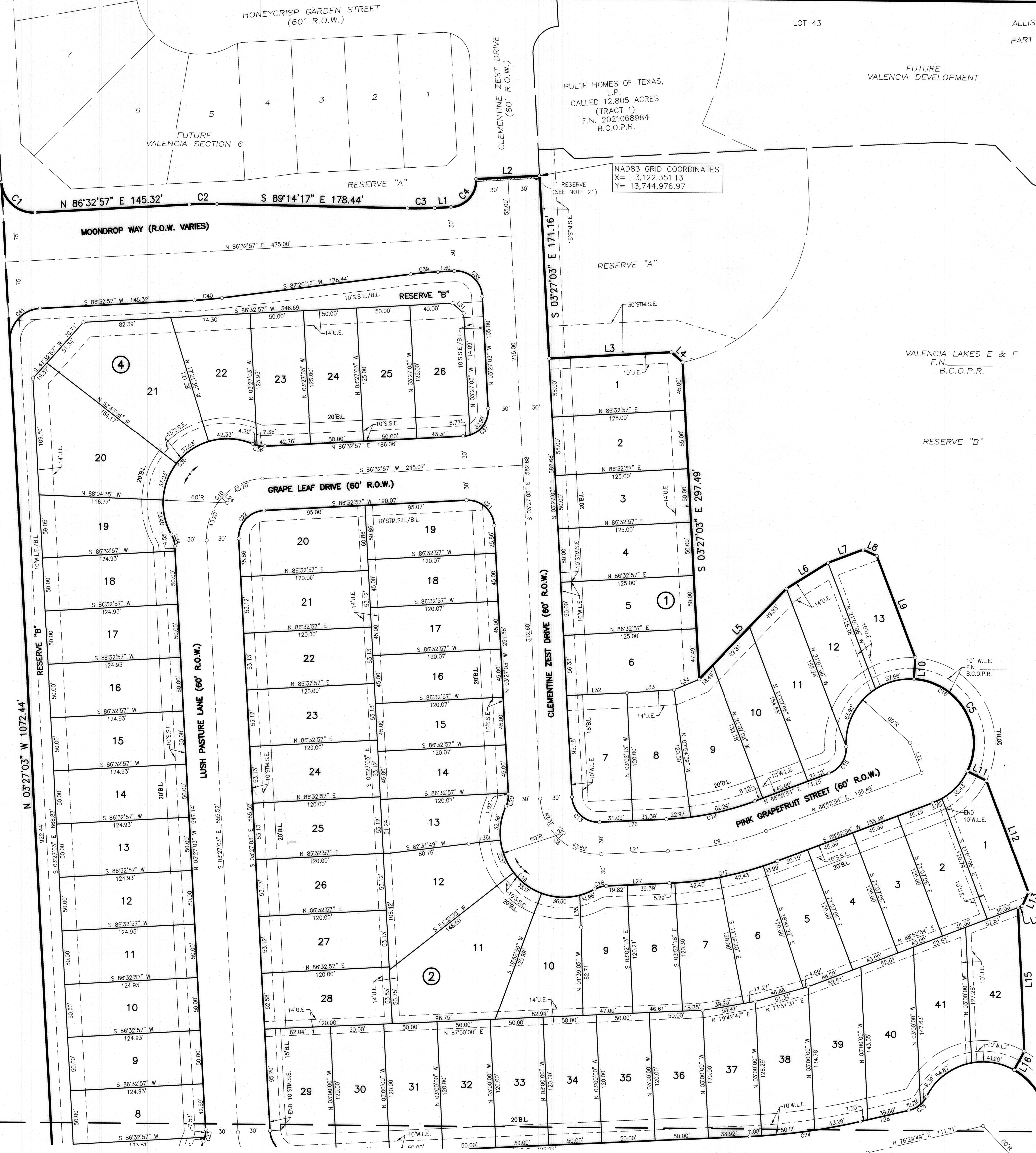
CITY OF MANVEL
CALLED 149.639 ACRES
F.N. 2018034498
VOL. 2, PG. 91 & 92
B.C.P.R.

ALLISON RICHEY GULF COAST
HOME COMPANY
PART OF SUBURBAN GARDENS
SECTION 73
F.N. 2021068984
VOL. 2, PG. 91 & 92
B.C.P.R.

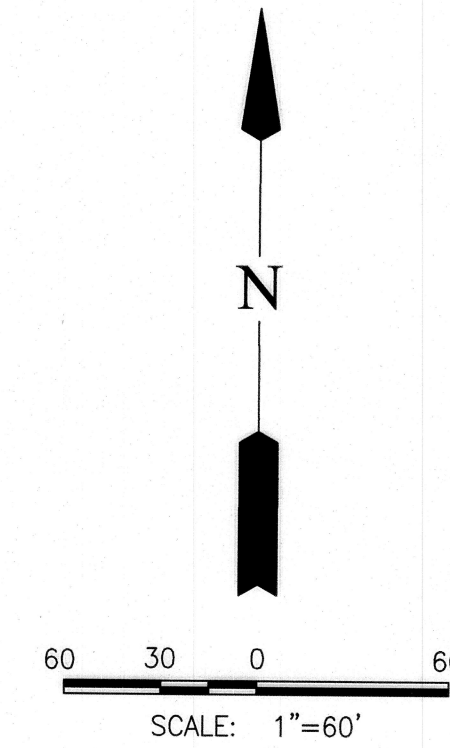
NAD83 GRID COORDINATES
X = 3,121,845.91
Y = 13,744,966.54

POLLARD BOULEVARD
(120' R.O.W.)

POLLARD BOULEVARD,
CHARLOTTE STREET AND
DOUGLASS AVENUE
F.N. 202067705
B.C.P.R.



MATCHLINE SHEET 3



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°32'57" E	15.30'
L2	N 86°32'57" E	60.00'
L3	N 86°32'57" E	115.00'
L4	S 48°27'03" E	14.14'
L5	N 43°29'58" E	118.13'
L6	N 57°26'16" E	45.91'
L7	N 68°52'54" E	35.00'
L8	S 66°07'06" E	14.14'
L9	S 21°07'06" E	101.97'
L10	S 02°58'19" W	20.00'
L11	S 64°15'40" E	20.00'
L12	S 21°07'06" E	111.63'
L13	S 23°52'54" W	14.14'
L14	S 68°52'54" W	4.16'
L15	S 03°00'00" E	134.92'
L16	S 28°33'35" W	20.00'
L17	S 30°18'43" E	20.00'
L18	S 03°00'00" E	99.33'
L19	S 42°00'00" W	14.14'
L20	S 03°00'00" E	21.78'
L21	N 86°57'47" E	62.48'
L22	N 21°07'06" W	30.00'
L23	S 42°28'26" W	6.75'
L24	S 48°27'03" E	7.00'
L25	N 41°45'22" E	7.00'
L26	N 86°57'47" E	62.48'
L27	S 86°57'47" W	59.21'
L28	N 78°29'49" E	46.90'
L29	S 78°29'49" W	46.90'
L30	S 86°32'57" W	15.30'
L31	N 48°27'03" W	14.14'
L32	S 86°57'47" E	56.78'
L33	N 85°36'40" E	44.10'
L34	N 67°05'27" E	25.59'
L35	S 03°02'13" E	30.00'
L36	S 83°14'19" W	30.00'
L37	S 03°02'49" E	2.13'
L38	N 86°57'11" E	15.00'
L39	S 03°02'49" E	20.00'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	30.00'	90°00'00"	47.12'	S 48°27'03" E
C2	350.00'	4°12'46"	25.74'	N 88°39'20" E
C3	350.00'	4°12'46"	25.74'	N 88°39'20" E
C4	25.00'	90°00'00"	39.27'	N 41°32'57" E
C5	60.00'	112°46'01"	118.09'	S 30°38'41" E
C6	60.00'	121°07'42"	126.85'	S 00°52'34" E
C7	2060.00'	1°29'45"	53.78'	N 02°42'10" W
C8	55.00'	89°35'10"	86.00'	S 48°14'38" E
C9	300.00'	18°04'52"	94.67'	N 77°55'21" E
C10	55.00'	90°00'00"	86.39'	S 41°32'57" W
C11	55.00'	89°32'57"	85.96'	S 48°13'32" E
C12	600.00'	10°30'11"	109.99'	N 81°44'54" E
C13	25.00'	89°35'10"	39.09'	S 48°14'38" E
C14	270.00'	18°04'52"	85.21'	N 77°55'21" E
C15	25.00'	72°53'43"	31.81'	N 32°26'03" E
C16	60.00'	25°53'43"	264.83'	S 57°33'57" E
C17	330.00'	18°04'52"	104.14'	S 77°55'21" W
C18	25.00'	26°19'15"	11.48'	S 73°48'09" W
C19	60.00'	143°29'40"	150.27'	N 47°36'38" W
C20	25.00'	27°35'15"	12.04'	N 10°20'35" E
C21	25.00'	90°00'00"	39.27'	N 48°27'03" W
C22	25.00'	90°00'00"	39.27'	S 41°32'57" W
C23	25.00'	89°32'57"	39.07'	S 48°13'32" E
C24	570.00'	10°30'11"	104.49'	N 81°44'54" E
C25	25.00'	49°40'47"	21.68'	N 51°39'25" E
C26	60.00'	27°21'34"	292.54'	S 13°30'11" E
C27	25.00'	49°40'47"	21.68'	N 78°39'48" W
C28	630.00'	10°30'11"	115.49'	S 81°44'54" W
C29	25.00'	90°02'49"	39.29'	S 41°58'36" W
C30	25.00'	89°57'11"	39.25'	N 48°01'24" W
C31	25.00'	26°43'58"	11.66'	S 73°38'01" W
C32	60.00'	142°58'55"	149.73'	N 48°14'31" W
C33	25.00'	26°42'00"	11.65'	N 09°53'57" E
C34	25.00'	26°30'57"	11.57'	N 16°42'32" W
C35	60.00'	143°01'55"	149.78'	N 41°32'57" E
C36	25.00'	26°30'57"	11.57'	S 80°11'34" E
C37	25.00'	90°00'00"	39.27'	N 41°32'57" E
C38	25.00'	90°00'00"	39.27'	N 48°27'03" W
C39	350.00'	4°12'46"	25.74'	S 84°26'34" W
C40	350.00'	4°12'46"	25.74'	S 84°26'34" W
C41	30.00'	90°00'00"	47.12'	S 41°32'57" W

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.225	9,791	RESTRICTED TO LANDSCAPE / OPEN SPACE	HOA
B	0.954	41,564	RESTRICTED TO LANDSCAPE / OPEN SPACE	HOA
TOTAL	1.179	51,355		

FINAL PLAT OF VALENCIA SECTION 5

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

90 LOTS 2 RESERVES (1.179 ACRES) 4 BLOCKS
MARCH 27, 2023 JOB NO. 2791-4105P

OWNERS:

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

SURVEYOR:

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

ENGINEER:

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

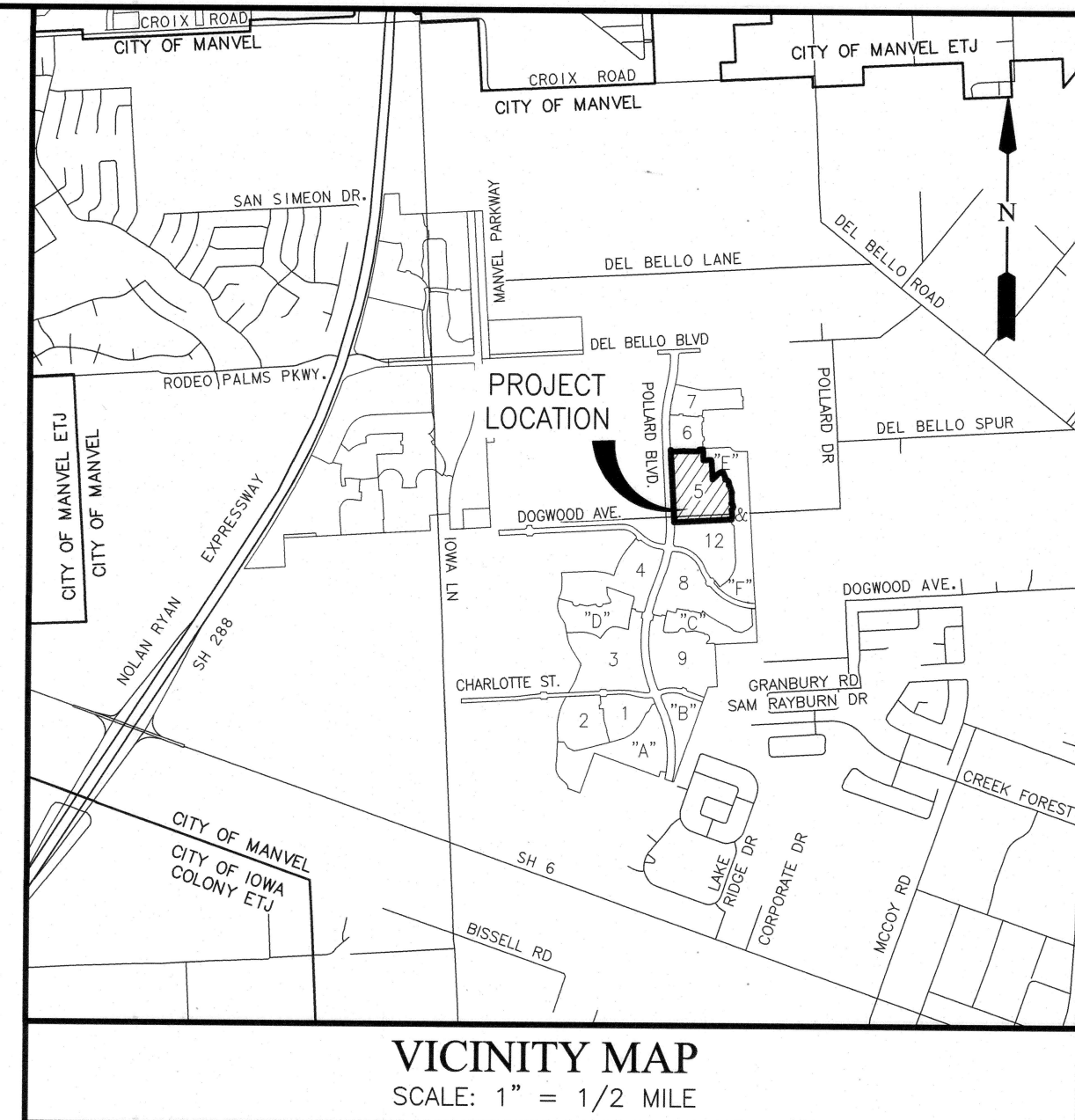
NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0800, DATED JANUARY 6, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (1993 ADJUSTMENT). THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 0.99986357.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
- BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED ±336' SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH. 6.
ELEV. = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- TBM-INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.
ELEV. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- THIS TRACT LIES WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0130K. ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.

NOTES:

- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3, AT THE TIME OF PLATING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY CITY OF MANVEL ORDINANCE NO. 2021-0-18, EFFECTIVE JULY 19, 2021 APPLIES TO THIS PLAT.
- FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. 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 FIFTEEN FEET.
- 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, CITY OF MANVEL CITY ORDINANCES.
- NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE ERECTED NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.

LOT AREA SUMMARY																							
BLOCK 1				BLOCK 2				BLOCK 2				BLOCK 3				BLOCK 4				BLOCK 4			
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.		LOT NO.	SQ.FT.	LOT WIDTH AT B.L.		LOT NO.	SQ.FT.	LOT WIDTH AT B.L.		LOT NO.	SQ.FT.	LOT WIDTH AT B.L.		LOT NO.	SQ.FT.	LOT WIDTH AT B.L.		LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	
1	6,825	55.00'		1	5,678	45.00'		22	6,375	53.13'		1	6,017	50.00'		1	6,567	55.31'		14	6,246	50.00'	
2	6,875	55.00'		2	5,403	45.00'		23	6,375	53.13'		2	6,628	50.00'		2	6,000	50.00'		15	6,246	50.00'	
3	6,250	50.00'		3	5,400	45.00'		24	6,375	53.13'		3	6,677	50.00'		3	6,000	50.00'		16	6,246	50.00'	
4	6,250	50.00'		4	5,400	45.00'		25	6,375	53.13'		4	6,269	50.00'		4	6,085	50.07'		17	6,246	50.00'	
5	6,250	50.00'		5	5,609	45.04'		26	6,375	53.13'		5	6,046	50.00'		5	9,897	51.00'		18	6,246	50.00'	
6	6,944	56.47'		6	6,008	45.07'		27	6,375	53.13'		6	6,000	50.00'		6	11,366	51.00'		19	6,403	50.02'	
7	6,630	55.59'		7	6,037	45.07'		28	6,367	52.74'		7	6,000	50.00'		7	7,047	50.61'		20	10,593	51.00'	
8	5,931	52.69'		8	5,487	45.00'		29	7,257	60.79'		8	6,000	50.00'		8	6,244	50.00'		21	11,625	51.00'	
9	7,017	65.92'		9	5,408	45.00'		30	6,000	50.00'		9	6,572	55.41'		9	6,246	50.00'		22	7,048	51.52'	
10	6,473	45.00'		10	6,801	45.24'		31	6,000	50.00'						10	6,246	50.00'		23	6,247	50.00'	
11	7,326	45.02'		11	11,618	45.39'		32	6,000	50.00'						11	6,246	50.00'		24	6,250	50.00'	
12	6,059	45.00'		12	8,287	45.39'		33	6,000	50.00'						12	6,246	50.00'		25	6,250	50.00'	
13	5,590	45.00'		13	5,407	45.01'		34	6,000	50.00'						13	6,246	50.00'		26	6,198	50.00'	
				14	5,403	45.00'		35	6,000	50.00'													
				15	5,403	45.00'		36	6,000	50.00'													
				16	5,403	45.00'		37	6,159	50.00'													
				17	5,403	45.00'		38	6,545	50.00'													
				18	5,403	45.00'		39	6,976	50.00'													
				19	5,972	50.35'		40	7,344	50.00'													
				20	7,169	60.35'		41	6,590	50.00'													
				21	6,375	53.13'		42	6,841	50.00'													

VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653P

LEGEND

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

FINAL PLAT OF
VALENCIA SECTION 5

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

90 LOTS 2 RESERVES (1.179 ACRES) 4 BLOCKS

MARCH 27, 2023

JOB NO. 2791-4105P

OWNERS:

PULTE HOMES OF TEXAS, L.P.

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

SURVEYOR:

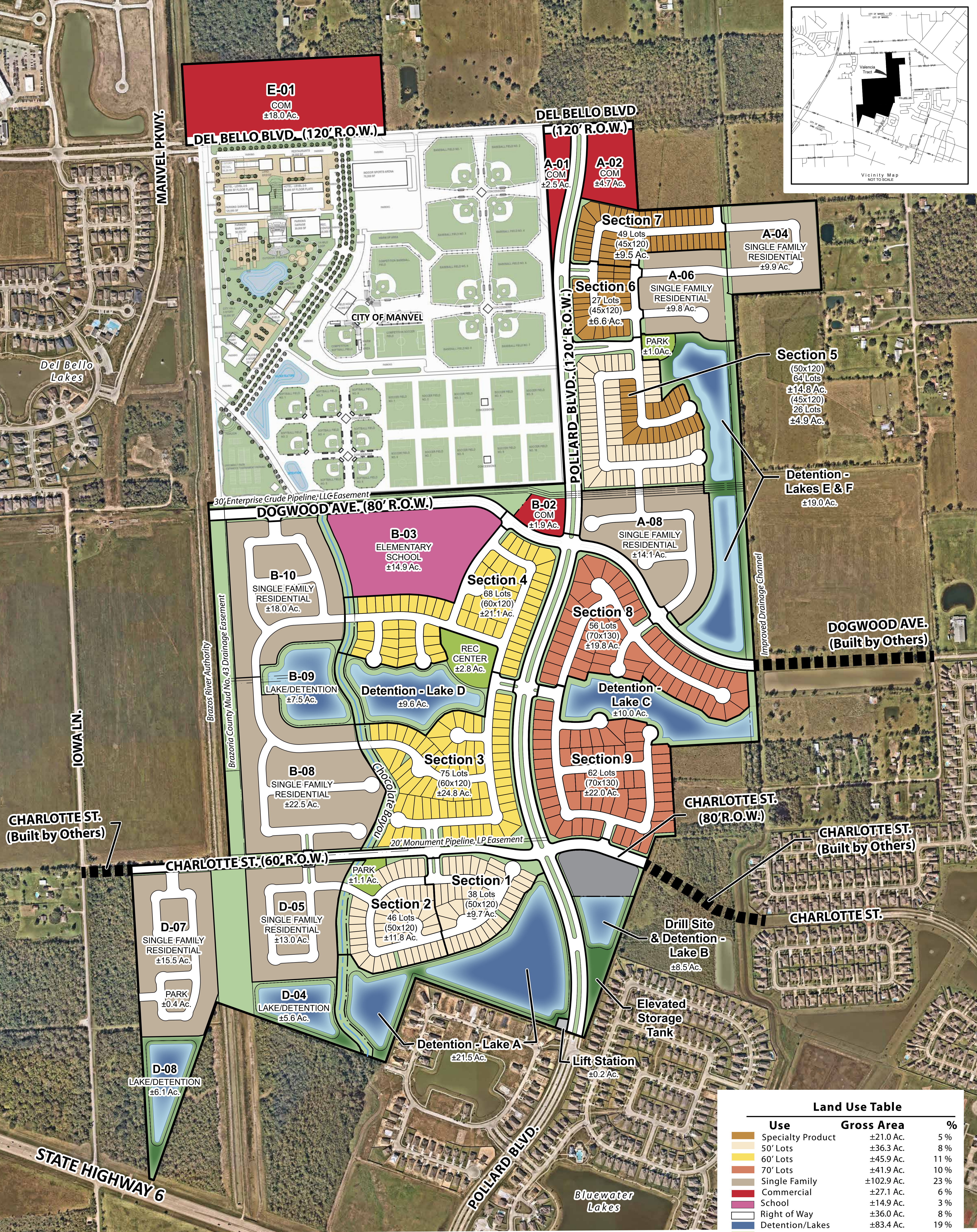
LJA Surveying, Inc.

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

ENGINEER:

LJA Engineering, Inc.

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



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

© Copyright 2023 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

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

- 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

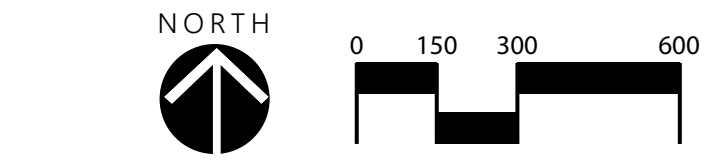
A MASTER PLAN OF

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

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

Date of Request:

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

Person to Speak:

Daytime Phone: Fax Number:

E-mail Address:

Description of Request and Physical Address:

Plats:

Preliminary ☐
Final ☒

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

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

Lacey Bell
SIGNATURE DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Valencia Section 6 - Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	May 8, 2023
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	<u>Approval</u>

BACKGROUND/ REVIEW NOTES

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

STAFF RECOMMENDATION

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



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

FINAL PLAT OF VALENCIA SECTION 6

OWNER: PULTE HOMES OF TEXAS, L.P.

ENGINEER: L.A. Engineering, Inc.

DATE: MARCH 27, 2023

JOB NO.: 2701-1108P

PROJECT: PULTE HOMES OF TEXAS, L.P.

LOCATION: 1311 BAYVIEW DRIVE, MANVEL, TEXAS 77578

SCALE: 1" = 40'

KEY MAP NO.: 633P

NEIGHBORHOOD: VALENCIA SECTION 6

TRACTS: 27 LOTS, 1 RESERVE (0.607 ACRES), 2 BLOCKS

COMMISSION: MARCH 27, 2023

COMMISSIONER: JONAS D. 2701-1108P

PLAT NO.: 2701-1108P

PLAT DATE: MARCH 27, 2023

PLAT SCALE: 1" = 40'

PLAT SHEET: 1 OF 2

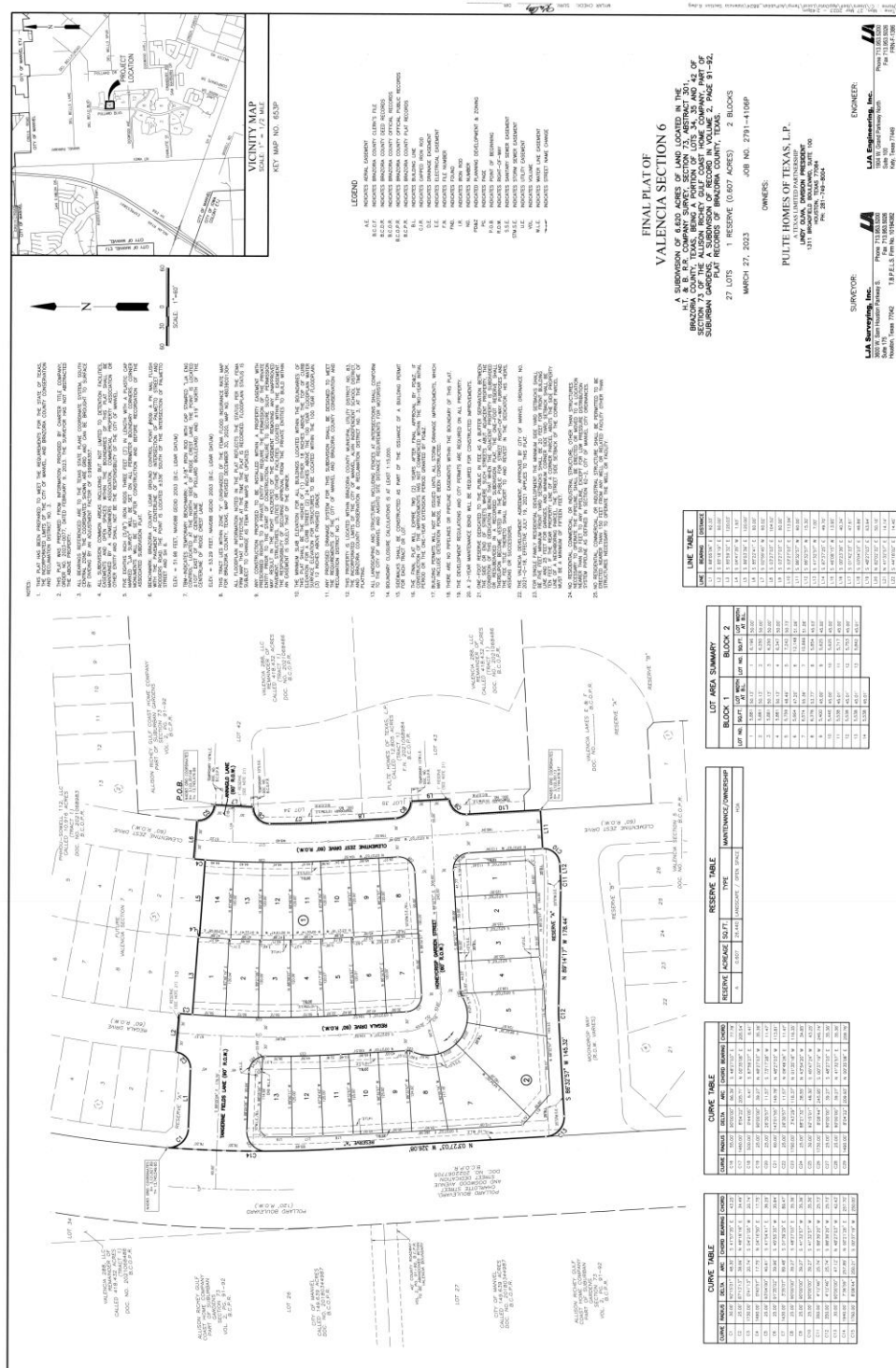
PLAT DESCRIPTION: A SUBDIVISION OF THE VALENCIA SECTION 6, BLOCK 2, TRACT 27, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

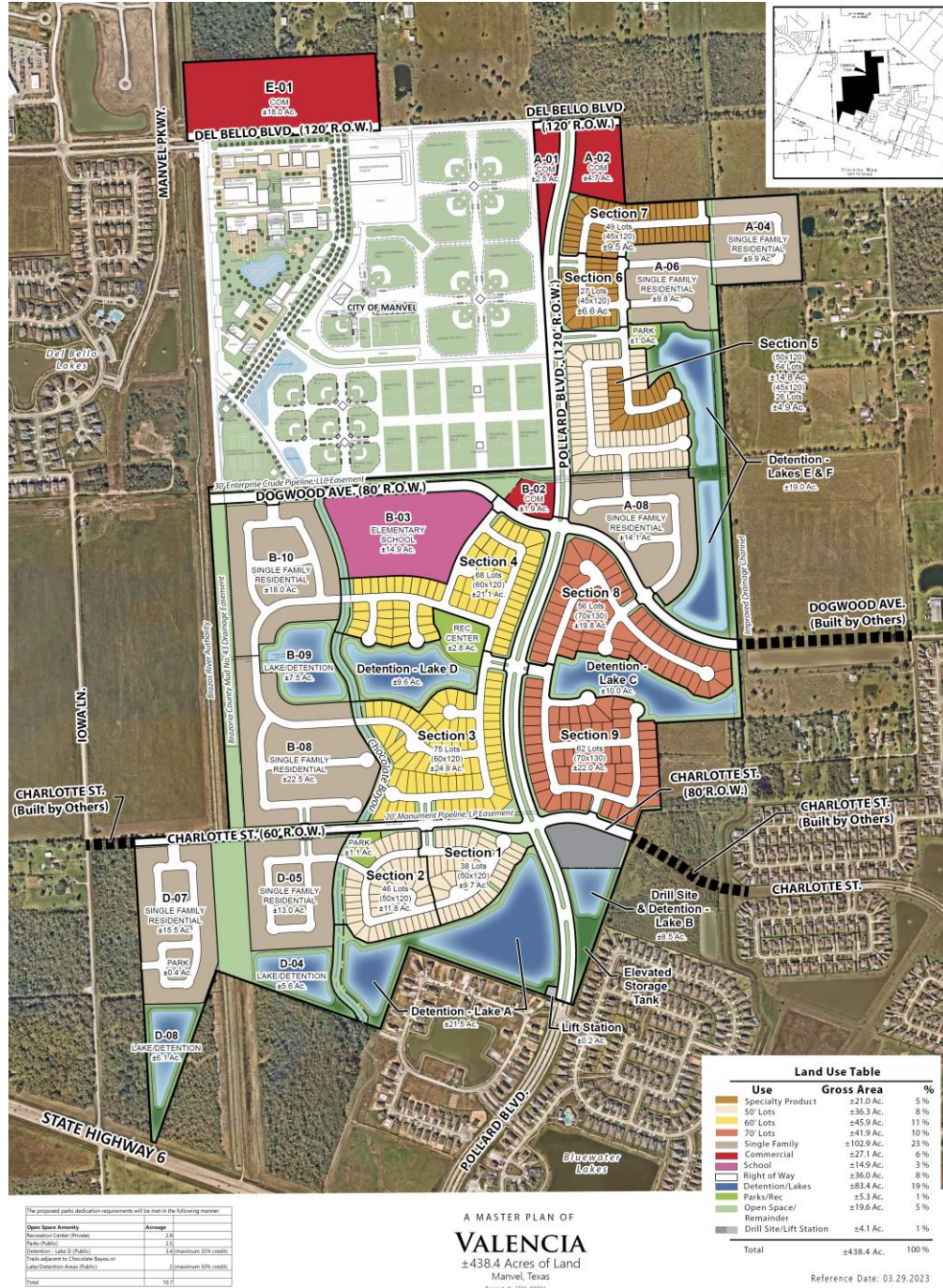




DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan Amendment No. 1 (dated March 27, 2023)



STATE OF TEXAS
COUNTY OF BRAZORIA

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

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

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

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

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

THIS 6 DAY OF April, 2023.

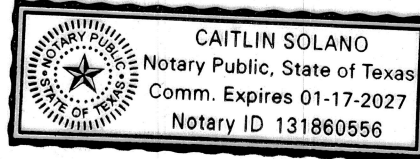
BY: PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP
Lindy Oliva
LINDY OLIVA, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF Brazoria

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

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

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



THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF VALENCIA SECTION 6 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

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

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THIS PLAT OF "VALENCIA SECTION 6" AS SHOWN HEREON

THIS 6 DAY OF April, 2023.

RICKY KUBECZKA, COMMISSIONER

Alfred Froberg, Jr.
ALFRED FROBERG, JR.
COMMISSIONER

JODY SCHUBI, COMMISSIONER

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

BEING 6.620 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF LOTS 34, 35, AND 42 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91 & 92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.), MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 12.805 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. (DESCRIBED AS "TRACT 1") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068984, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), AND ALL OF THAT CERTAIN CALLED 0.0371 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. BY CORRECTION SPECIAL WARRANTY DEED OF RECORD UNDER DOCUMENT NUMBER 2023012578, B.C.O.P.R., SAID 6.620 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT):

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,940.00 FEET, AT AN ARC LENGTH OF 254.29 FEET PASSING THE SOUTHWEST CORNER OF "PART 1" OF THE AFOREMENTIONED 0.0371 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID "PART 1" FOR A TOTAL ARC LENGTH OF 257.89 FEET, A CENTRAL ANGLE OF 07° 36' 59", AND A CHORD WHICH BEARS NORTH 00° 21' 26" EAST, 257.70 FEET TO THE NORTH CORNER OF SAID "PART 1", THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, ALONG THE EAST LINE OF SAID "PART 1" AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AT AN ARC LENGTH OF 3.61 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET ON THE NORTH LINE OF THE AFOREMENTIONED 12.805 ACRE TRACT AND AT THE NORTHWEST CORNER OF "PART 2" OF SAID 0.0371 ACRE TRACT, AND CONTINUING ALONG THE NORTH LINE OF SAID "PART 2" FOR A TOTAL ARC LENGTH OF 48.30 FEET, A CENTRAL ANGLE OF 92° 15' 01", AND A CHORD WHICH BEARS SOUTH 41° 57' 35" EAST, 43.25 FEET TO A POINT FOR CORNER;

THENCE, ALONG THE NORTH LINE OF SAID "PART 2" OF SAID 0.0371 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

- SOUTH 88° 05' 06" EAST, 92.33 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 38.06 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87° 13' 13", AND A CHORD WHICH BEARS NORTH 48° 18' 18" EAST, 34.49 FEET TO A POINT FOR CORNER;
- SOUTH 85° 18' 19" EAST, 60.00 FEET TO THE NORTHEAST CORNER OF SAID "PART 2", THE BEGINNING OF A CURVE;

THENCE, ALONG THE EAST LINE OF SAID "PART 2" AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,730.00 FEET, AT AN ARC LENGTH OF 4.53 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR AN ANGLE POINT ON THE NORTH LINE OF THE AFOREMENTIONED 12.805 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID "PART 2", AND CONTINUING ALONG THE NORTH LINE OF SAID 12.805 ACRE TRACT, SAME BEING THE SOUTH LINE OF THAT CERTAIN CALLED 10.916 ACRE TRACT CONVEYED TO PHOU - SOWELL 112, LLC (DESCRIBED AS "TRACT 1") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068983, B.C.O.P.R., AT AN ARC LENGTH OF 13.09 FEET PASSING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 0.0138 ACRE TRACT CONVEYED TO PHOU - SOWELL 112, LLC BY CORRECTION SPECIAL WARRANTY DEED OF RECORD UNDER DOCUMENT NUMBER 2023012579, B.C.O.P.R., AND CONTINUING ALONG THE WEST LINE OF SAID 0.0138 ACRE TRACT FOR A TOTAL ARC LENGTH OF 20.74 FEET, A CENTRAL ANGLE OF 00° 41' 13", AND A CHORD WHICH BEARS SOUTH 04° 21' 05" WEST, 20.74 FEET TO THE SOUTHWEST CORNER OF SAID 0.0138 ACRE TRACT;

THENCE, SOUTH 85° 59' 32" EAST, ALONG THE SOUTH LINE OF SAID 0.0138 ACRE TRACT, 120.03 FEET TO THE SOUTHEAST CORNER OF SAID 0.0138 ACRE TRACT, SAID POINT LYING ON THE NORTH LINE OF SAID 12.805 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 10.916 ACRE TRACT;

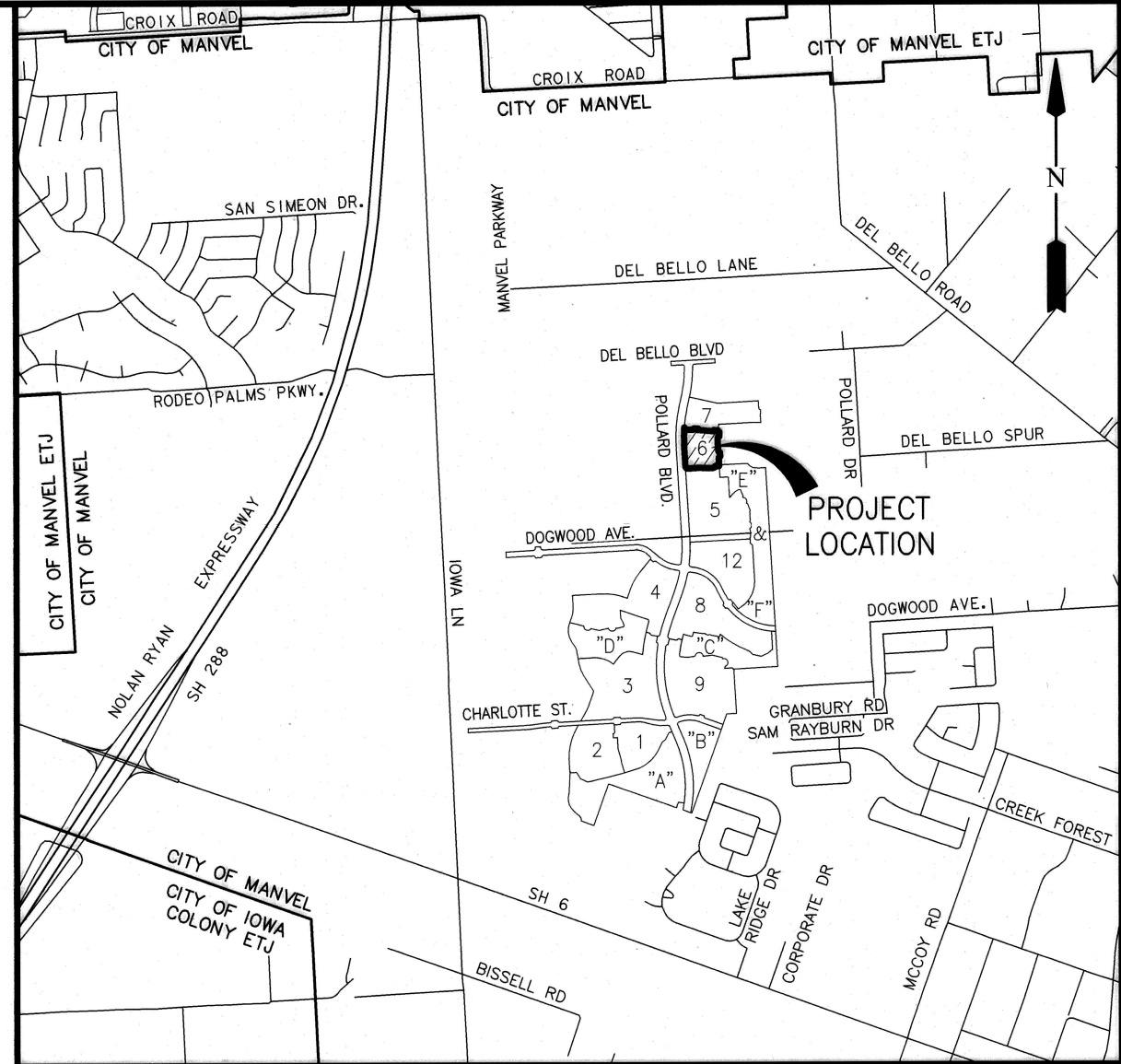
THENCE, SOUTH 04° 47' 35" WEST, ALONG THE COMMON LINE SAID 12.805 ACRE TRACT AND SAID 10.916 ACRE TRACT, 1.93 FEET TO THE NORTHWEST CORNER OF "PART 3" OF SAID 0.0371 ACRE TRACT;

THENCE, SOUTH 86° 03' 39" EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID "PART 3", 120.00 FEET TO AN INTERIOR NORTHERLY CORNER OF SAID "PART 3", THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG A NORTHERLY LINE OF SAID "PART 3" AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,490.00 FEET, AT AN ARC LENGTH OF 14.73 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET ON THE NORTH LINE OF THE AFOREMENTIONED 12.805 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE AFOREMENTIONED 10.916 ACRE TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID "PART 3" AND THE SOUTHWEST CORNER OF "PART 4" OF SAID 0.0371 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID "PART 4" FOR A TOTAL ARC LENGTH OF 17.75 FEET, A CENTRAL ANGLE OF 00° 40' 57", AND A CHORD WHICH BEARS NORTH 04° 16' 50" EAST, 17.75 FEET TO THE NORTHWEST CORNER OF SAID "PART 4";

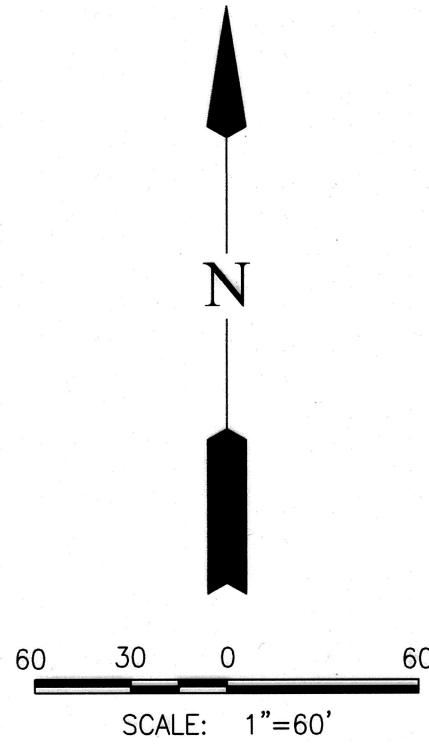
THENCE, SOUTH 85° 22' 41" EAST, ALONG THE NORTH LINE OF SAID "PART 4", 60.00 FEET TO THE NORTHEAST CORNER OF SAID "PART 4", THE BEGINNING OF A CURVE;

THENCE, ALONG THE EAST LINE OF SAID "PART 4" AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AT AN ARC LENGTH OF 2.91 FEET PASSING THE SOUTHEAST CORNER OF SAID "PART 4", SAME BEING A NORTHEASTERLY CORNER OF SAID 12.805 ACRE TRACT, AND CONTINUING ALONG A NORTHEASTERLY LINE OF SAID 12.805 ACRE TRACT FOR A TOTAL ARC LENGTH OF 40.61 FEET, A CENTRAL ANGLE OF 93° 04' 00", AND A CHORD WHICH BEARS SOUTH 41° 54' 41" EAST, 36.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.620 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653P



FINAL PLAT OF VALENCIA SECTION 6

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

27 LOTS 1 RESERVE (0.607 ACRES) 2 BLOCKS

MARCH 27, 2023 JOB NO. 2791-4106P

OWNERS:

PULTE HOMES OF TEXAS, L.P.,

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

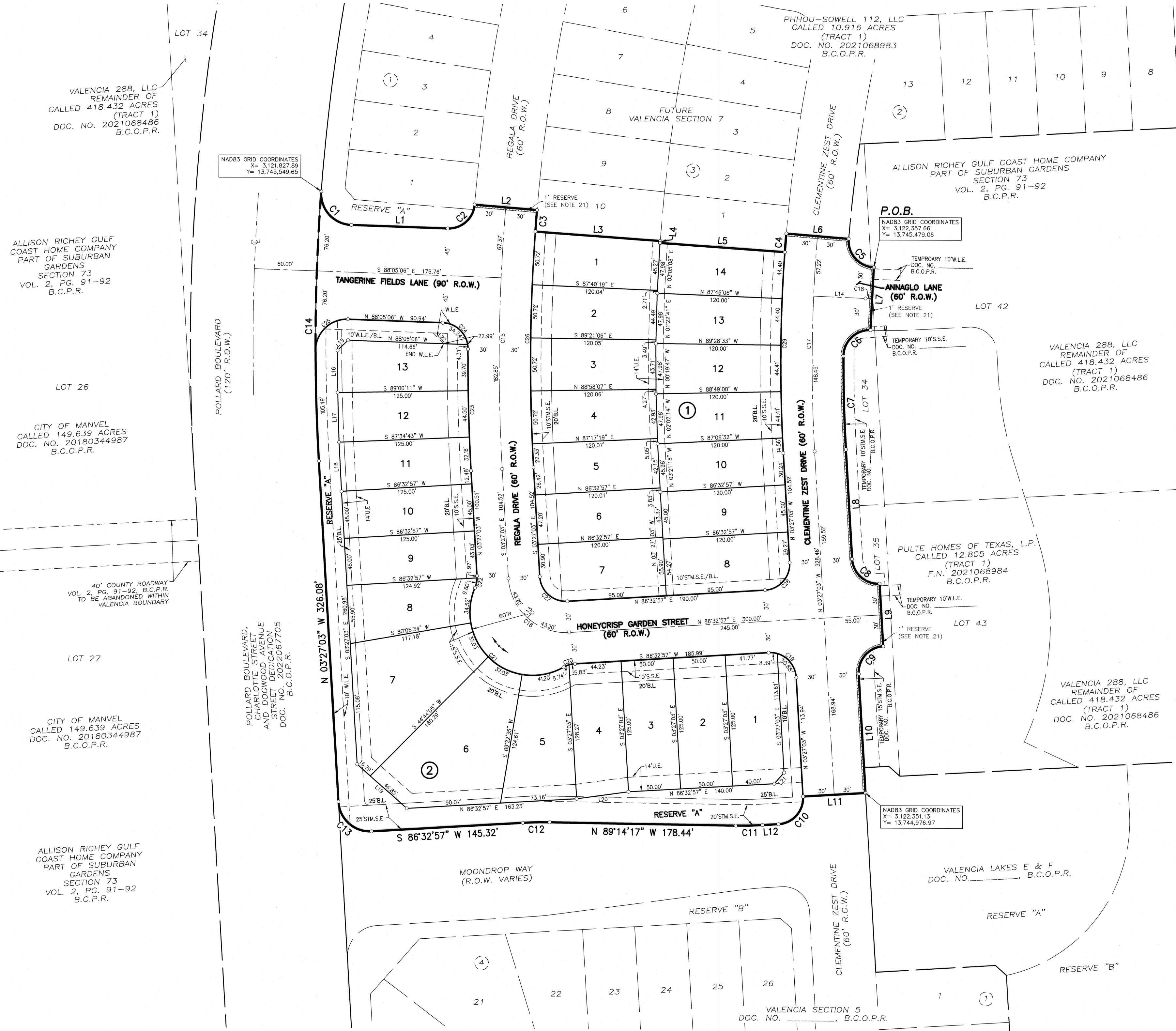
SURVEYOR:

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

ENGINEER:

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

SHEET 1 OF 2



CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	30.00'	92°15'01"	48.30'	S 41°57'35" E
C2	25.00'	87°13'13"	38.06'	N 48°18'18" E
C3	1730.00'	0°41'13"	20.74'	S 04°21'05" W
C4	1490.00'	0°40'57"	17.75'	N 04°16'50" E
C5	25.00'	93°04'00"	40.61'	S 41°54'41" E
C6	25.00'	91°35'02"	39.98'	S 45°55'35" W
C7	1430.00'	3°35'07"	89.48'	S 01°39'29" E
C8	25.00'	90°00'00"	39.27'	S 48°27'03" E
C9	25.00'	90°00'00"	39.27'	S 41°32'57" W
C10	25.00'	90°00'00"	39.27'	S 41°32'57" W
C11	350.00'	4°12'46"	25.74'	S 88°39'20" W
C12	350.00'	4°12'46"	25.74'	S 88°39'20" W
C13	30.00'	90°00'00"	47.12'	N 48°27'03" W
C14	1940.00'	7°36'59"	257.89'	N 00°21'26" E
C15	1760.00'	8°08'44"	250.21'	S 00°37'19" W

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C16	55.00'	90°00'00"	86.39'	S 48°27'03" E
C17	1460.00'	8°04'22"	205.71'	N 00°35'08" E
C18	500.00'	0°44'05"	6.41'	S 87°59'27" E
C19	25.00'	90°00'00"	39.27'	N 48°27'03" W
C20	25.00'	26°30'57"	11.57'	S 73°17'28" W
C21	60.00'	143°01'55"	149.78'	N 48°27'03" W
C22	25.00'	26°30'57"	11.57'	N 09°48'26" E
C23	1790.00'	3°43'29"	116.37'	N 01°35'18" W
C24	25.00'	88°21'32"	38.55'	N 43°54'20" W
C25	30.00'	92°15'01"	48.30'	S 45°47'24" W
C26	1730.00'	8°08'44"	245.95'	S 00°37'19" W
C27	25.00'	90°00'00"	39.27'	S 48°27'03" E
C28	25.00'	90°00'00"	39.27'	N 41°32'57" E
C29	1490.00'	8°04'22"	209.93'	N 00°35'08" E

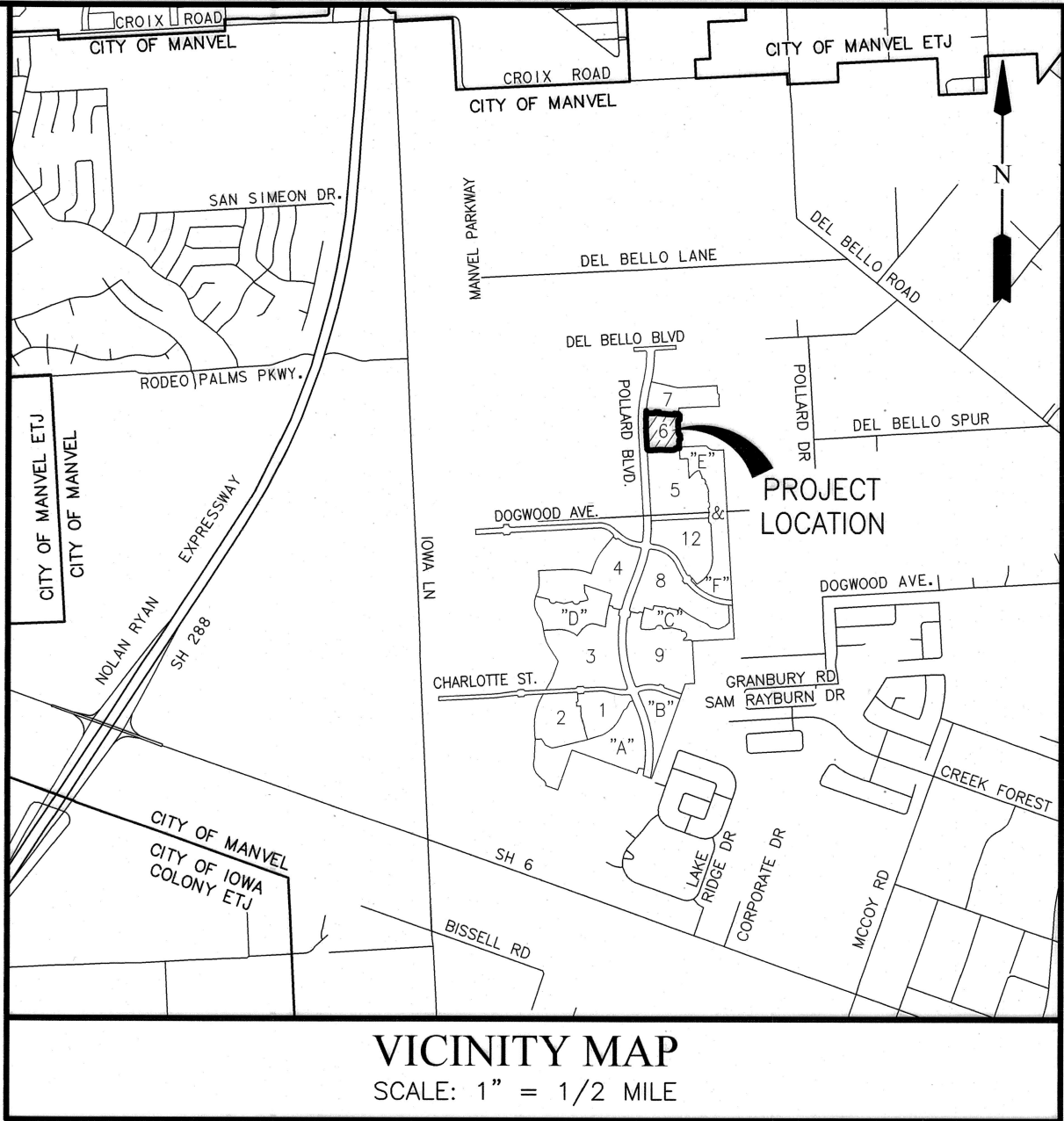
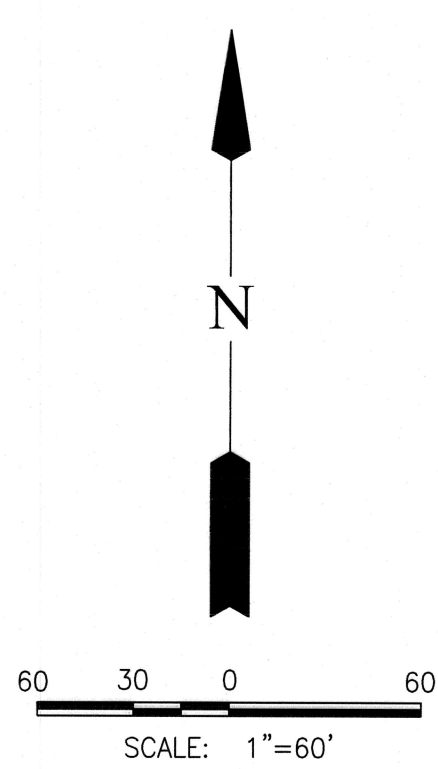
RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.607	26,440	LANDSCAPE / OPEN SPACE	HOA

LOT AREA SUMMARY				
BLOCK 1			BLOCK 2	
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	LOT WIDTH AT B.L.
1	5,881	50.13'	1	6,196
2	5,881	50.13'	2	6,250
3	5,881	50.13'	3	6,250
4	5,881	50.13'	4	6,347
5	5,759	48.49'	5	7,242
6	5,664	47.20'	6	12,148
7	6,574	55.39'	7	10,866
8	6,378	53.77'	8	5,854
9	5,400	45.00'	9	5,625
10	5,446	45.00'	10	5,625
11	5,538	45.01'	11	5,717
12	5,538	45.01'	12	7,553
13	5,538	45.01'	13	5,842
14	5,538	45.01'		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°05'06" E	92.33'
L2	S 85°18'19" E	60.00'
L3	S 85°59'32" E	120.03'
L4	S 04°47'35" W	1.93'
L5	S 86°03'39" E	120.00'
L6	S 85°22'41" E	60.00'
L7	S 02°59'45" W	60.02'
L8	S 03°27'03" E	104.52'
L9	S 03°27'03" E	60.00'
L10	S 03°27'03" E	113.94'
L11	S 86°32'57" W	60.00'
L12	S 86°32'57" W	15.30'
L13	S 41°32'57" W	7.00'
L14	S 87°37'25" E	49.70'
L15	S 46°08'15" W	13.95'
L16	S 00°23'36" E	40.34'
L17	S 01°42'33" E	47.61'
L18	S 03°04'23" E	46.89'
L19	S 48°27'03" E	63.64'
L20	N 82°02'32" E	50.16'
L21	N 41°32'57" E	14.14'
L22	S 44°18'02" E	14.45'

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2023-0077, DATED FEBRUARY 9, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986357.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
- BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED ±336' SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.
ELEV. = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- TBM-INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.
ELEV. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- THIS TRACT LIES WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0130K. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3, AT THE TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY CITY OF MANVEL ORDINANCE NO. 2021-0-18, EFFECTIVE JULY 19, 2021 APPLIES TO THIS PLAT.
- FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. 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 FIFTEEN FEET.
- NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE, SHALL BE ERRECTED 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, CITY OF MANVEL CITY ORDINANCES.
- NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE ERRECTED NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.



LEGEND

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

FINAL PLAT OF VALENCIA SECTION 6

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

27 LOTS 1 RESERVE (0.607 ACRES) 2 BLOCKS

MARCH 27, 2023 JOB NO. 2791-4106P

OWNERS:

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

SURVEYOR:

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

ENGINEER:

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

STATE OF TEXAS
COUNTY OF BRAZORIA

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

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

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

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

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

THIS 6 DAY OF April, 2023.

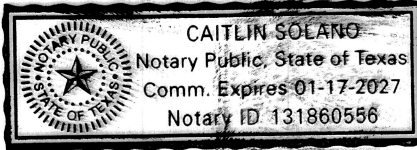
BY: PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP
Lindy Oliva
LINDY OLIVA, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF Brazoria

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

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

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



THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF VALENCIA SECTION 6 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

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

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THIS PLAT OF "VALENCIA SECTION 6" AS SHOWN HEREON

THIS 6 DAY OF April, 2023.

RICKY KUBECZKA, COMMISSIONER

ALFRED PROBERG, JR.
COMMISSIONER

JODY SEMBI, COMMISSIONER

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

BEING 6.620 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF LOTS 34, 35, AND 42 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91 & 92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.), MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 12.805 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. (DESCRIBED AS "TRACT 1") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068984, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), AND ALL OF THAT CERTAIN CALLED 0.0371 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. BY CORRECTION SPECIAL WARRANTY DEED OF RECORD UNDER DOCUMENT NUMBER 2023012578, B.C.O.P.R., SAID 6.620 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT);

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,940.00 FEET, AT AN ARC LENGTH OF 254.29 FEET PASSING THE SOUTHWEST CORNER OF "PART 1" OF THE AFOREMENTIONED 0.0371 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID "PART 1" FOR A TOTAL ARC LENGTH OF 257.89 FEET, A CENTRAL ANGLE OF 07° 36' 59", AND A CHORD WHICH BEARS NORTH 00° 21' 26" EAST, 257.70 FEET TO THE NORTH CORNER OF SAID "PART 1", THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, ALONG THE EAST LINE OF SAID "PART 1" AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AT AN ARC LENGTH OF 3.61 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET ON THE NORTH LINE OF THE AFOREMENTIONED 12.805 ACRE TRACT AND AT THE NORTHWEST CORNER OF "PART 2" OF SAID 0.0371 ACRE TRACT, AND CONTINUING ALONG THE NORTH LINE OF SAID "PART 2" FOR A TOTAL ARC LENGTH OF 48.30 FEET, A CENTRAL ANGLE OF 92° 15' 01", AND A CHORD WHICH BEARS SOUTH 41° 57' 35" EAST, 43.25 FEET TO A POINT FOR CORNER;

THENCE, ALONG THE NORTH LINE OF SAID "PART 2" OF SAID 0.0371 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

- SOUTH 88° 05' 06" EAST, 92.33 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 38.06 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87° 13' 13", AND A CHORD WHICH BEARS NORTH 48° 18' 18" EAST, 34.49 FEET TO A POINT FOR CORNER;
- SOUTH 85° 18' 19" EAST, 60.00 FEET TO THE NORTHEAST CORNER OF SAID "PART 2", THE BEGINNING OF A CURVE;

THENCE, ALONG THE EAST LINE OF SAID "PART 2" AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,730.00 FEET, AT AN ARC LENGTH OF 4.53 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR AN ANGLE POINT ON THE NORTH LINE OF THE AFOREMENTIONED 12.805 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID "PART 2", AND CONTINUING ALONG THE NORTH LINE OF SAID 12.805 ACRE TRACT, SAME BEING THE SOUTH LINE OF THAT CERTAIN CALLED 10.916 ACRE TRACT CONVEYED TO PHHOU - SOWELL 112, LLC (DESCRIBED AS "TRACT 1") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068983, B.C.O.P.R., AT AN ARC LENGTH OF 13.09 FEET PASSING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 0.0138 ACRE TRACT CONVEYED TO PHHOU - SOWELL 112, LLC BY CORRECTION SPECIAL WARRANTY DEED OF RECORD UNDER DOCUMENT NUMBER 2023012579, B.C.O.P.R., AND CONTINUING ALONG THE WEST LINE OF SAID 0.0138 ACRE TRACT FOR A TOTAL ARC LENGTH OF 20.74 FEET, A CENTRAL ANGLE OF 00° 41' 13", AND A CHORD WHICH BEARS SOUTH 04° 21' 05" WEST, 20.74 FEET TO THE SOUTHWEST CORNER OF SAID 0.0138 ACRE TRACT;

THENCE, SOUTH 85° 59' 32" EAST, ALONG THE SOUTH LINE OF SAID 0.0138 ACRE TRACT, 120.03 FEET TO THE SOUTHEAST CORNER OF SAID 0.0138 ACRE TRACT, SAID POINT LYING ON THE NORTH LINE OF SAID 12.805 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 10.916 ACRE TRACT;

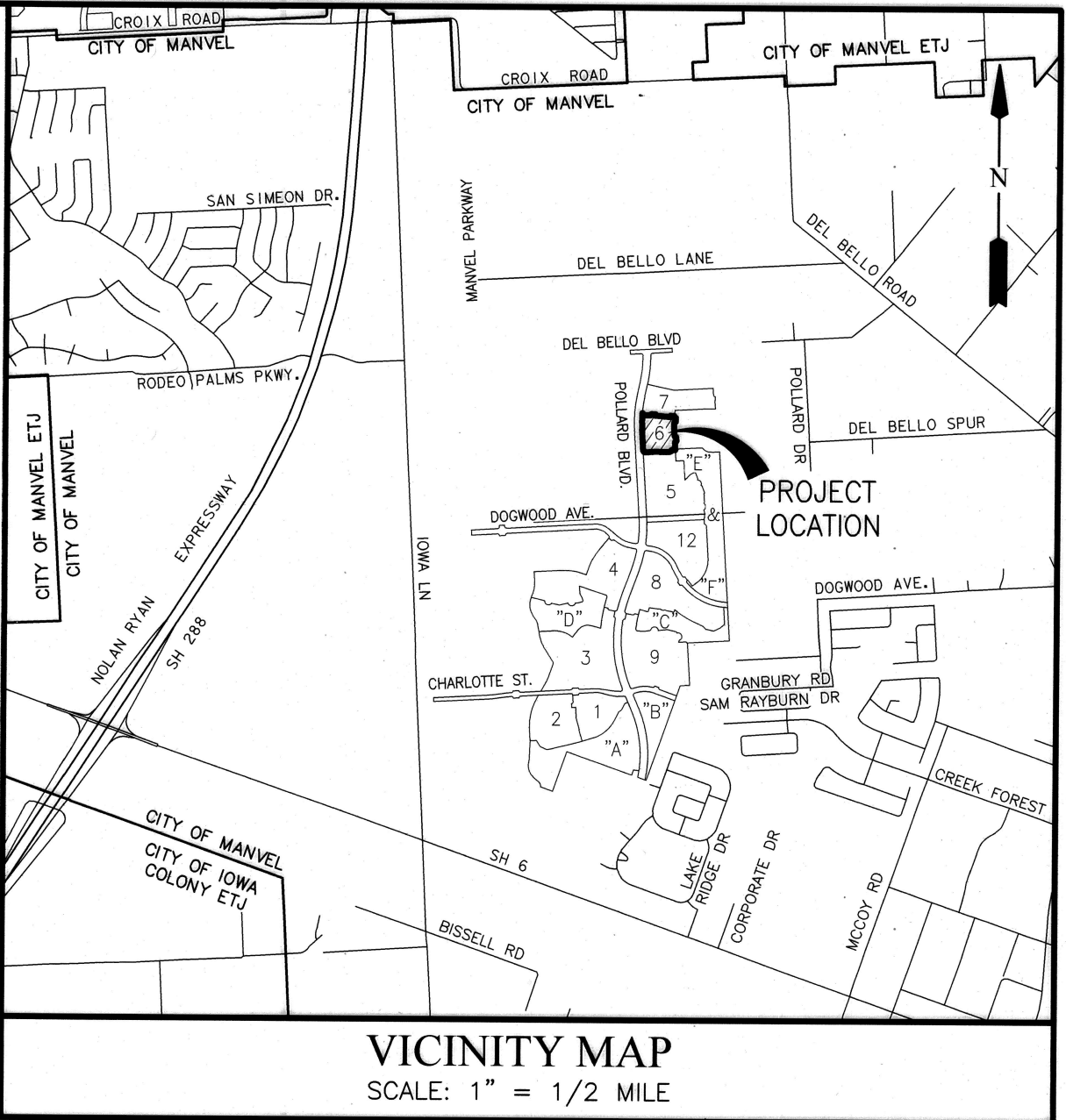
THENCE, SOUTH 04° 47' 35" WEST, ALONG THE COMMON LINE SAID 12.805 ACRE TRACT AND SAID 10.916 ACRE TRACT, 1.93 FEET TO THE NORTHWEST CORNER OF "PART 3" OF SAID 0.0371 ACRE TRACT;

THENCE, SOUTH 86° 03' 39" EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID "PART 3", 120.00 FEET TO AN INTERIOR NORTHERLY CORNER OF SAID "PART 3", THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG A NORTHERLY LINE OF SAID "PART 3" AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,490.00 FEET, AT AN ARC LENGTH OF 14.73 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET ON THE NORTH LINE OF THE AFOREMENTIONED 12.805 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE AFOREMENTIONED 10.916 ACRE TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID "PART 3" AND THE SOUTHWEST CORNER OF "PART 4" OF SAID 0.0371 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID "PART 4" FOR A TOTAL ARC LENGTH OF 17.75 FEET, A CENTRAL ANGLE OF 00° 40' 57", AND A CHORD WHICH BEARS NORTH 04° 16' 50" EAST, 17.75 FEET TO THE NORTHWEST CORNER OF SAID "PART 4";

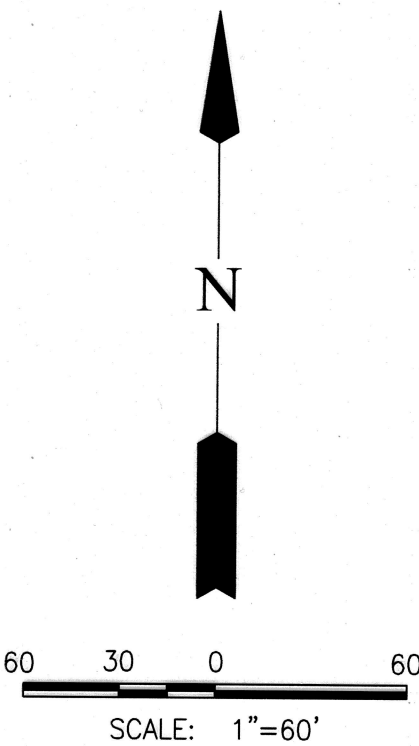
THENCE, SOUTH 85° 22' 41" EAST, ALONG THE NORTH LINE OF SAID "PART 4", 60.00 FEET TO THE NORTHEAST CORNER OF SAID "PART 4", THE BEGINNING OF A CURVE;

THENCE, ALONG THE EAST LINE OF SAID "PART 4" AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AT AN ARC LENGTH OF 2.91 FEET PASSING THE SOUTHEAST CORNER OF SAID "PART 4", SAME BEING A NORTHEASTERLY CORNER OF SAID 12.805 ACRE TRACT, AND CONTINUING ALONG A NORTHEASTERLY LINE OF SAID 12.805 ACRE TRACT FOR A TOTAL ARC LENGTH OF 40.61 FEET, A CENTRAL ANGLE OF 93° 04' 00", AND A CHORD WHICH BEARS SOUTH 41° 54' 41" EAST, 36.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.620 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653P



FINAL PLAT OF VALENCIA SECTION 6

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

27 LOTS 1 RESERVE (0.607 ACRES) 2 BLOCKS

MARCH 27, 2023

JOB NO. 2791-4106P

OWNERS:

PULTE HOMES OF TEXAS, L.P.,

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

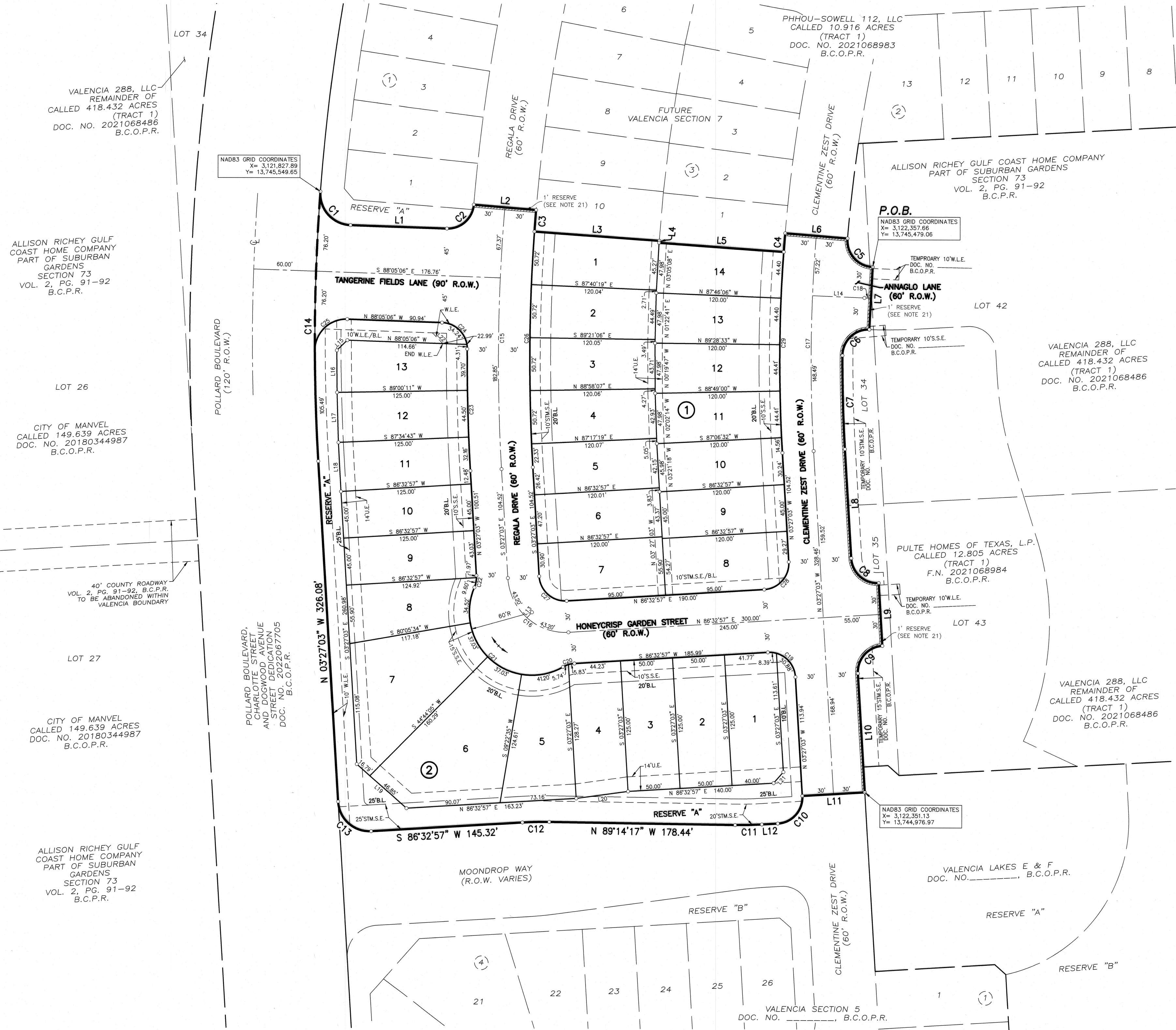
SURVEYOR:

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

ENGINEER:

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

SHEET 1 OF 2



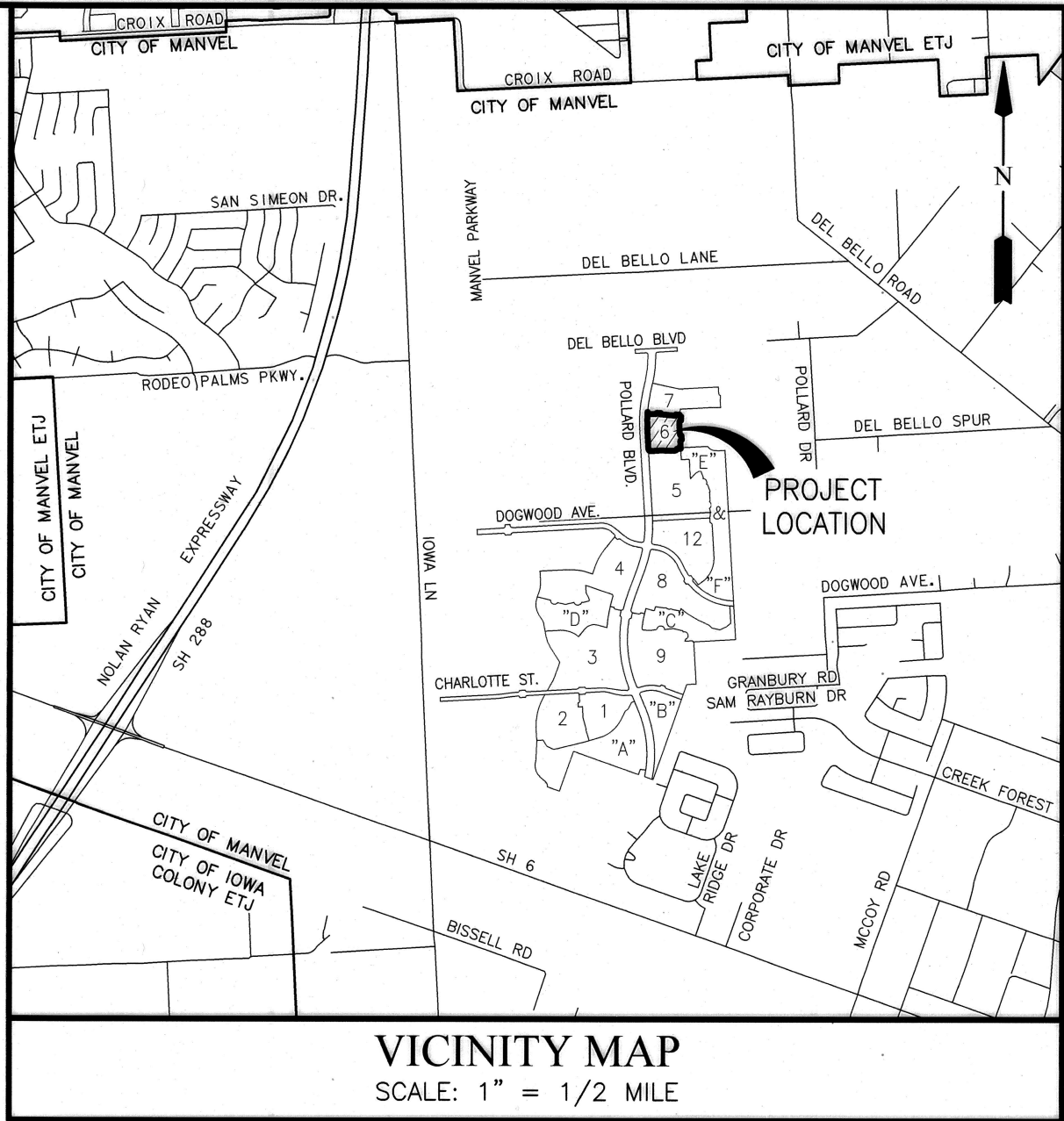
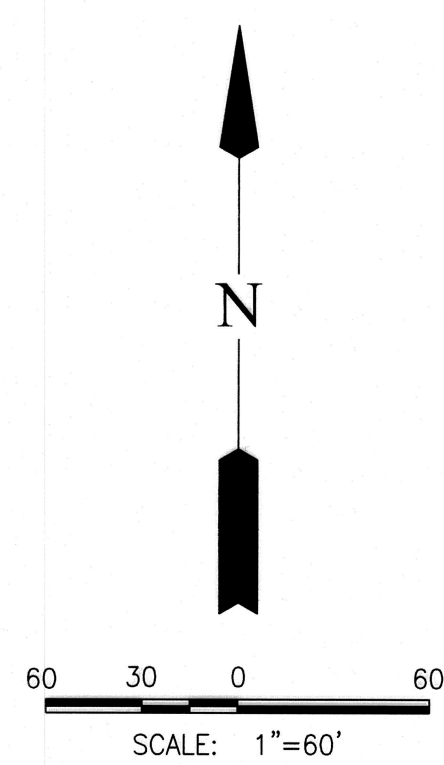
CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING CHORD
C1	30.00'	92°15'01"	48.30'	S 41°57'35" E 43.25'
C2	25.00'	87°13'13"	38.06'	N 48°18'18" E 34.49'
C3	1730.00'	0°41'13"	20.74'	S 04°21'05" W 20.74'
C4	1490.00'	0°40'57"	17.75'	N 04°16'50" E 17.75'
C5	25.00'	93°04'00"	40.61'	S 41°54'41" E 36.29'
C6	25.00'	91°35'02"	39.96'	S 45°55'35" W 35.84'
C7	1430.00'	3°35'07"	89.48'	S 01°39'29" E 89.47'
C8	25.00'	90°00'00"	39.27'	S 48°27'03" E 35.36'
C9	25.00'	90°00'00"	39.27'	N 41°32'57" W 35.36'
C10	25.00'	90°00'00"	39.27'	S 41°32'57" W 35.36'
C11	350.00'	4°12'46"	25.74'	S 88°39'20" W 25.73'
C12	350.00'	4°12'46"	25.74'	S 88°39'20" W 25.73'
C13	30.00'	90°00'00"	47.12'	N 48°27'03" W 42.43'
C14	1940.00'	7°36'59"	257.89'	N 00°21'26" E 257.70'
C15	1760.00'	8°08'44"	250.21'	S 00°37'19" W 250.00'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING CHORD
C16	55.00'	90°00'00"	86.39'	S 48°27'03" E 77.78'
C17	1460.00'	8°04'22"	205.71'	N 00°35'08" E 205.54'
C18	500.00'	0°44'05"	6.41'	S 87°59'27" E 6.41'
C19	25.00'	90°00'00"	39.27'	N 48°27'03" W 35.36'
C20	25.00'	26°30'57"	11.57'	S 73°17'28" W 11.47'
C21	60.00'	143°01'55"	149.78'	N 48°27'03" W 113.81'
C22	25.00'	26°30'57"	11.57'	N 09°48'26" E 11.47'
C23	1790.00'	3°43'29"	116.37'	N 01°35'18" W 116.35'
C24	25.00'	86°21'32"	38.55'	N 43°54'20" W 34.85'
C25	30.00'	92°15'01"	48.30'	S 45°47'24" W 43.25'
C26	1730.00'	8°08'44"	245.95'	S 00°37'19" W 245.74'
C27	25.00'	90°00'00"	39.27'	S 48°27'03" E 35.36'
C28	25.00'	90°00'00"	39.27'	N 41°32'57" E 35.36'
C29	1490.00'	8°04'22"	209.93'	N 00°35'08" E 209.76'

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

LOT AREA SUMMARY					
BLOCK 1			BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	5,881	50.13'	1	6,196	50.00'
2	5,881	50.13'	2	6,250	50.00'
3	5,881	50.13'	3	6,250	50.00'
4	5,881	50.13'	4	6,347	50.00'
5	5,759	48.49'	5	7,242	50.73'
6	5,664	47.20'	6	12,148	51.06'
7	6,574	55.39'	7	10,866	51.06'
8	6,378	53.77'	8	5,854	45.03'
9	5,400	45.00'	9	5,625	45.00'
10	5,446	45.00'	10	5,625	45.00'
11	5,538	45.01'	11	5,717	45.00'
12	5,538	45.01'	12	5,753	45.00'
13	5,538	45.01'	13	5,842	45.01'
14	5,538	45.01'			

- NOTES:
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
 - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2023-0077, DATED FEBRUARY 9, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986357.
 - ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
 - FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
 - BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED ±336' SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.
ELEV. = 51.98 FEET, NAVD83 GEOID 2003 (B.C. LIDAR DATUM)
 - TBM-INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.
ELEV. = 53.29 FEET, NAVD83 GEOID 2003 (B.C. LIDAR DATUM)
 - THIS TRACT LIES WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0130K.
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
 - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURE TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
 - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
 - THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3, AT THE TIME OF PLATING.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
 - SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
 - THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
 - THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
 - A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
 - ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR IN RESUBDIVIDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
 - THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY CITY OF MANVEL ORDINANCE NO. 2021-0-18, EFFECTIVE JULY 19, 2021 APPLIES TO THIS PLAT.
 - FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. 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 FIFTEEN FEET.
 - NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE, SHALL BE ERRECTED 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, CITY OF MANVEL CITY ORDINANCES.
 - NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE ERRECTED NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.



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

FINAL PLAT OF VALENCIA SECTION 6

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

27 LOTS 1 RESERVE (0.607 ACRES) 2 BLOCKS

MARCH 27, 2023

JOB NO. 2791-4106P

OWNERS:

PULTE HOMES OF TEXAS, L.P.,

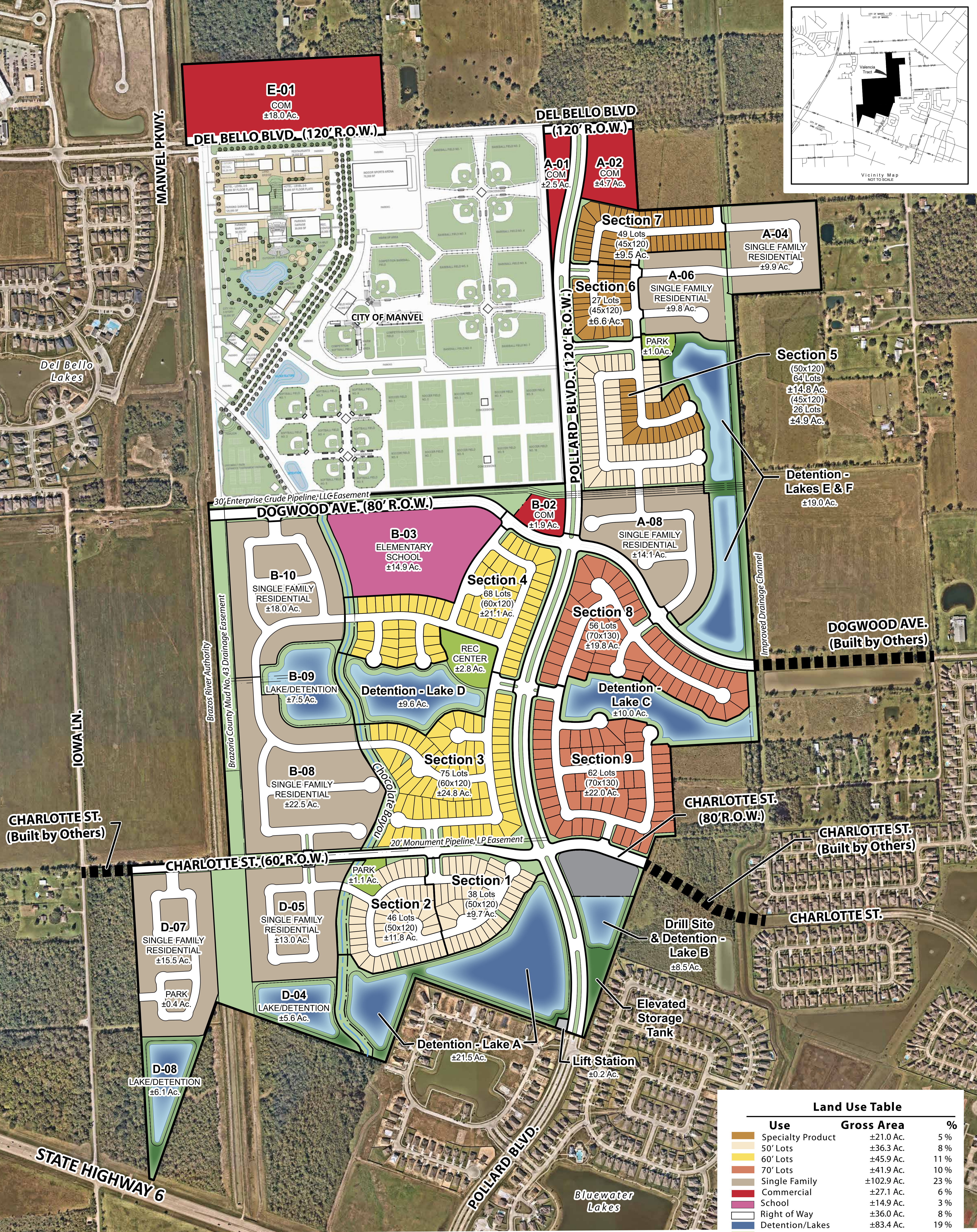
A TEXAS LIMITED PARTNERSHIP
LINDY OLIVA, DIVISION PRESIDENT
1311 BROADFIELD BOULEVARD, SUITE 100
HOUSTON, TEXAS 77084
PH: 281-749-8004

SURVEYOR:

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

ENGINEER:

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



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

© Copyright 2023 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

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

- 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

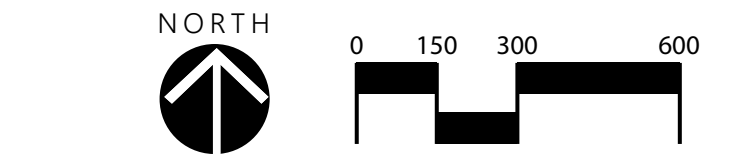
A MASTER PLAN OF

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

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 4/24/2023

Regular Session

Call to Order

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

Those in attendance were:

Present: Ryan Miller
Kenneth Haynes
Muhammed Alam
Christy Kennard
Kyle Marasckin

Absent: Mary Ann Atkinson
Dorothy Wynne

Also Present: Daniel Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Jessica Rodriguez, Director of Development Services
Jose Abraham, City Planner
Brooke Cyphers, Public Information Officer

Pledge

Public Comments: "Comment Card" Required

None.

Consent PDZ

- 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.

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

The motion carried with a vote: 5/0

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

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.

Staff recommends approval with the following condition:

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

PDZ Member Christy Kennard made the motion to approve with the condition. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 5/0

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

- 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.

Staff recommends approval with the following conditions:

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).

PDZ Member Ryan Miller made the motion to approve with conditions. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/0

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

- 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.

Staff recommends denial based on the following reasons:

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)).
 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

PDZ Member Christy Kennard made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion FAILED with a vote: 0/5

Yes: None

No: Kyle Marasckin, Christy Kennard, Muhammed Alam, Ryan Miller, Kenneth Haynes

Absent: Mary Ann Atkinson, Dorothy Wynne

Abstained: None

- 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.

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

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Muhammed Alam, Ryan Miller, Kenneth Haynes

No: None

Absent: Mary Ann Atkinson, Dorothy Wynne

Abstained: None

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

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

The motion carried with a vote: 5/0

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

Adjourn

PDZ Member Muhammed Alam made the motion to adjourn the meeting at 6:15 p.m. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 5/0

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

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

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

Date of Request:

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

Person to Speak:

Daytime Phone: Fax Number:

E-mail Address:

Description of Request and Physical Address:

Plats:

Preliminary ☐
Final ☒

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

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

Lacey Bell SIGNATURE	DN: CN=Lacey Bell 	4/10/23 DATE
--	--	--------------------------------



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Pomona Section 25 - Final Plat
Applicant:	Lacey Bell - LJA Engineering
PD&Z Meeting Date:	May 8, 2023
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	<u>Denial</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new residential section within Pomona Master Development located within the City's Extra Territorial Jurisdiction. A Development Agreement for Pomona was entered into in 2006.*
- *The proposed plat which includes part of the American Canal on its west side, is located abutting the east side of Kirby Drive and south side of Pomona Section 24.*
- *The proposed plat subdivides a 46.321-acre tract into 121 residential lots, 4 Blocks, and 8 restricted reserves for landscaping, open space, canal, park, lake, detention, and amenity.*
- *The proposed section includes single-family residential lots with a minimum of 50 feet-wide lots.*
- *The proposed plat generally conforms to the preliminary plat approved in June 2021.*
- *According to (Section 62-38 (f)), "Approval of the preliminary plat shall expire 12 months after planning commission approval, unless the final plat has been submitted to the planning commission for final approval during that time." Therefore, the approval on the preliminary plat for this section has expired.*

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - *Pomona Section 25 - Final Plat*.

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

1. Submit a Preliminary plat for review and approval. The preliminary plat for this section was approved on June 14, 2021 and the approval expires in 12 months unless a final plat is submitted during that time (*Section 62-38 (f)*).
2. Revise note #2 to reference accurate date based on the provided City Planning Letter (CPL) (*Section 62-41 (b)(5) & (b)(21)*).
3. The drainage district approval of the plat has expired. Provide updated Drainage District signature on the face of the plat (*Section 62-41 (b) (19)*).



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

PLAT EXHIBIT

SECTION 1: GENERAL INFORMATION

1. NAME OF PROJECT: **MANVEL PHASE 3, LLC**

2. ADDRESS: **20025 HIGHWAY 6, MANVEL, TEXAS 77578**

3. DATE OF PLAT: **APRIL 5, 2023**

4. SCALE: **1" = 200'**

5. KEY MAP NO.: **6532 & 6528**

6. VOLUME: **1**

7. SHEET: **1 OF 4**

SECTION 2: PLAT DESCRIPTION

THIS PLAT SHOWS THE SUBDIVISION OF LAND LOCATED IN THE CITY OF MANVEL, TEXAS, INTO LOTS, BLOCKS, AND SUBSECTIONS. THE PLAT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S ZONING ORDINANCES AND ANY OTHER APPLICABLE LAWS.
2. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S PLATting ACT AND ANY OTHER APPLICABLE LAWS.
3. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S PLATting ACT AND ANY OTHER APPLICABLE LAWS.
4. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S PLATting ACT AND ANY OTHER APPLICABLE LAWS.
5. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S PLATting ACT AND ANY OTHER APPLICABLE LAWS.
6. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S PLATting ACT AND ANY OTHER APPLICABLE LAWS.
7. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S PLATting ACT AND ANY OTHER APPLICABLE LAWS.
8. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S PLATting ACT AND ANY OTHER APPLICABLE LAWS.
9. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S PLATting ACT AND ANY OTHER APPLICABLE LAWS.
10. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S PLATting ACT AND ANY OTHER APPLICABLE LAWS.

SECTION 3: PLAT DETAILS

THE PLAT SHOWS THE SUBDIVISION OF LAND LOCATED IN THE CITY OF MANVEL, TEXAS, INTO LOTS, BLOCKS, AND SUBSECTIONS. THE PLAT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S ZONING ORDINANCES AND ANY OTHER APPLICABLE LAWS.
2. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S PLATting ACT AND ANY OTHER APPLICABLE LAWS.
3. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S PLATting ACT AND ANY OTHER APPLICABLE LAWS.
4. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S PLATting ACT AND ANY OTHER APPLICABLE LAWS.
5. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S PLATting ACT AND ANY OTHER APPLICABLE LAWS.
6. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S PLATting ACT AND ANY OTHER APPLICABLE LAWS.
7. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S PLATting ACT AND ANY OTHER APPLICABLE LAWS.
8. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S PLATting ACT AND ANY OTHER APPLICABLE LAWS.
9. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S PLATting ACT AND ANY OTHER APPLICABLE LAWS.
10. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF MANVEL'S PLATting ACT AND ANY OTHER APPLICABLE LAWS.

SECTION 4: PLAT SIGNATURES

1. **MANVEL PHASE 3, LLC** (Developer)

2. **MANVEL PHASE 3, LLC** (Developer)

3. **MANVEL PHASE 3, LLC** (Developer)

4. **MANVEL PHASE 3, LLC** (Developer)

5. **MANVEL PHASE 3, LLC** (Developer)

6. **MANVEL PHASE 3, LLC** (Developer)

7. **MANVEL PHASE 3, LLC** (Developer)

8. **MANVEL PHASE 3, LLC** (Developer)

9. **MANVEL PHASE 3, LLC** (Developer)

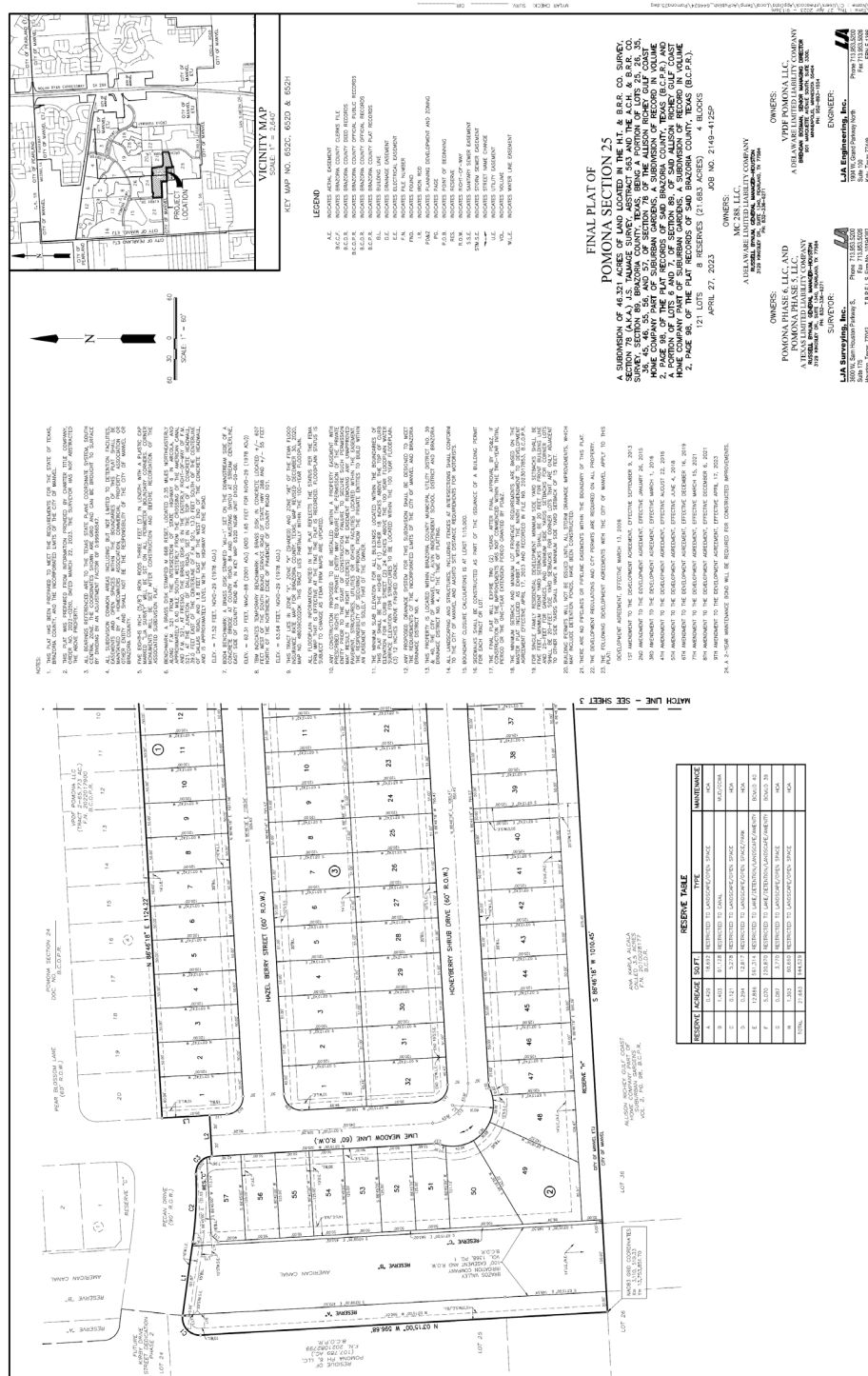
10. **MANVEL PHASE 3, LLC** (Developer)



DEVELOPMENT SERVICES DEPARTMENT

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

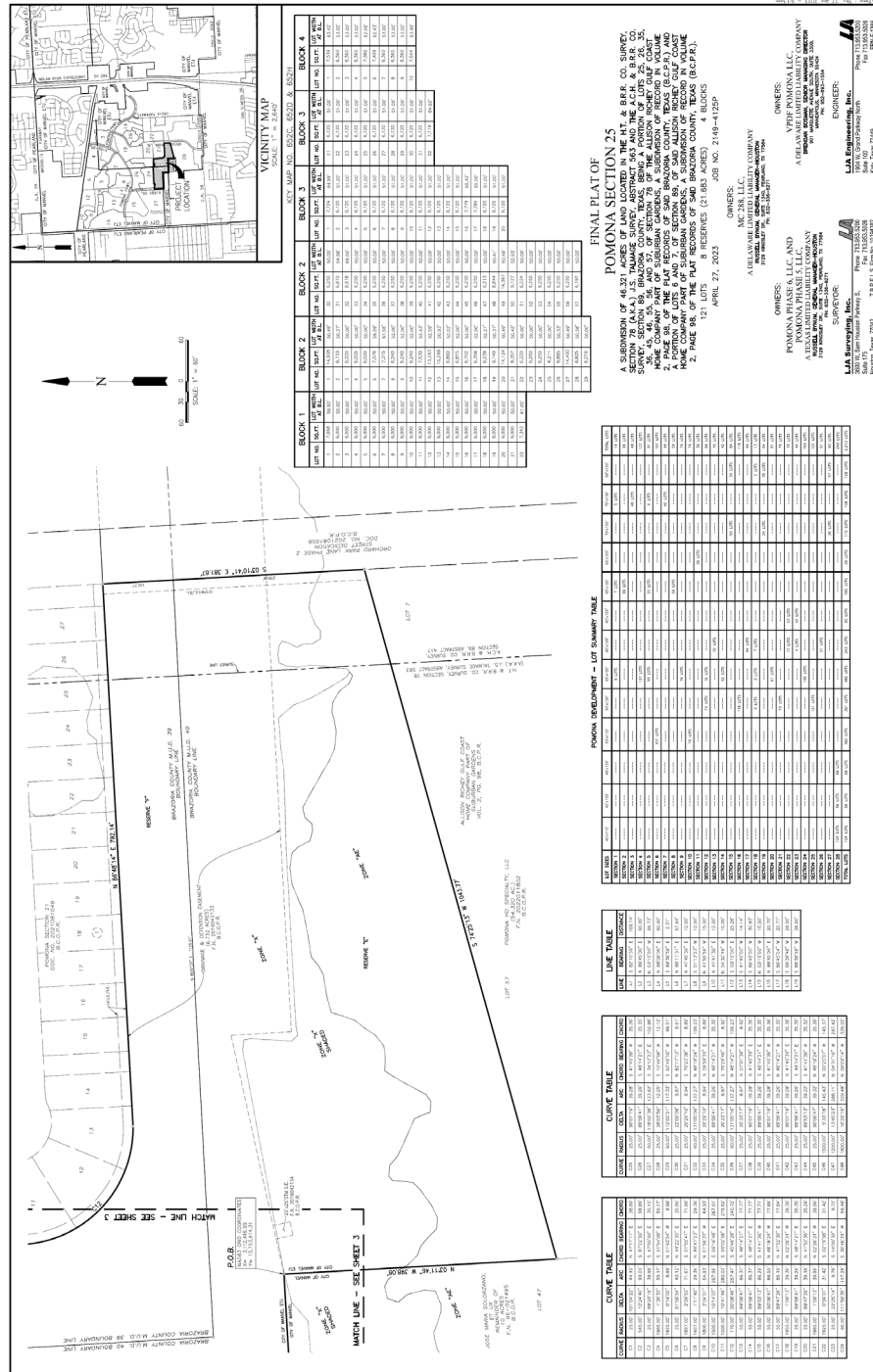
Plat Exhibit





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

Plat Exhibit



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, VPDF POMONA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH VP FINDERS 2 HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER, ACTING BY AND THROUGH VARDE PARTNERS, INC., A DELAWARE CORPORATION, MANAGER, ACTING BY AND THROUGH BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR, AND POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RUSSELL BYNUM, GENERAL MANAGER-HOUSTON, AND MC 288, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RUSSELL BYNUM, GENERAL MANAGER-HOUSTON, AND POMONA PHASE 5, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RUSSELL BYNUM, GENERAL MANAGER-HOUSTON, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF POMONA SECTION 25, BEING 46.321 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 25, 26, 35, 36, 45, 46, 55, 56, AND 57, OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98 OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND A PORTION OF LOTS 6 AND 7, OF SECTION 89 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98 OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF POMONA SECTION 25 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, VPDF POMONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH VP FINDERS 2 HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER, ACTING BY AND THROUGH VARDE PARTNERS, INC., A DELAWARE CORPORATION, MANAGER HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR OF VARDE PARTNERS, INC., A DELAWARE CORPORATION, THEREUNTO AUTHORIZED.

THIS 25th DAY OF April, 2023.

BY: VPDF POMONA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: VP FINDERS 2 HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
SOLE MEMBER

BY: VARDE PARTNERS, INC.,
A DELAWARE CORPORATION,
MANAGER

BY: Brendan Bosman
BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR

STATE OF MINNESOTA
COUNTY OF WASHINGTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20th DAY OF APRIL, 2023.

Jessica Ann Laumeier
JESSICA ANN LAUMEIER
NOTARY PUBLIC IN AND FOR THE STATE OF MINNESOTA

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

THIS 25th DAY OF April, 2023.

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

BY: Russell Bynum
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF April, 2023.

Ashley Elizabeth Ramos
ASHLEY ELIZABETH RAMOS
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

THIS 25th DAY OF April, 2023.

BY: MC 288, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: Russell Bynum
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF April, 2023.

Ashley Elizabeth Ramos
ASHLEY ELIZABETH RAMOS
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

THIS 25th DAY OF April, 2023.

BY: POMONA PHASE 5, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: Russell Bynum
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF April, 2023.

Ashley Elizabeth Ramos
ASHLEY ELIZABETH RAMOS
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WE, TEXAS CAPITAL BANK, A TEXAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA SECTION 25, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2022018766, 2021061893, 2021061699, AND 2022018797, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TEXAS CAPITAL BANK,
A TEXAS STATE BANK

BY: Tom Miller
PRINT NAME: TOM MILLER
TITLE: AVP

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27th DAY OF April, 2023.

Lacey Bell
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

BEING 46.321 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 25, 26, 35, 36, 45, 46, 55, 56, AND 57, OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98 OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND A PORTION OF LOTS 6 AND 7, OF SECTION 89 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, SAID 46.321 ACRES ALSO BEING A PORTION OF THAT CERTAIN CALLED 65.773 ACRE TRACT CONVEYED TO VPDF POMONA, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2022018766, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 971.956 ACRE TRACT CONVEYED TO MC 288, LLC (DESCRIBED AS PART 1), BY INSTRUMENT OF RECORD IN FILE NUMBER 2013052954, B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 219.915 ACRE TRACT CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041936, B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED 107.789 ACRE TRACT CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082799, B.C.O.P.R., SAID 46.321 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT)):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" MARKING THE COMMON CORNER OF LOTS 46, 47, 56 AND 57, OF SAID SECTION 78, SAME BEING AN ANGLE POINT OF SAID 219.915 ACRE TRACT, AND THE SOUTHEAST CORNER OF A 16.713 ACRE DRAINAGE AND DETENTION EASEMENT OF RECORD IN FILE NUMBER 2015014650, B.C.O.P.R.;

THENCE, SOUTH 86° 38' 13" WEST, ALONG THE SOUTH LINE OF SAID LOT 46, SAME BEING THE NORTH LINE OF SAID LOT 47, PASSING AT 246.66 FEET A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 16.713 ACRES, AND THE SOUTHEAST CORNER OF AFOREMENTIONED 65.773 ACRE TRACT, AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID 65.773 ACRE TRACT AND SAID COMMON LOT LINE, 880.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE CERTAIN CALLED 20.003 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082800, B.C.O.P.R., SAME BEING THE COMMON CORNER OF LOTS 36, 37, 46 AND 47, OF SAID SECTION 78, SAME BEING A SOUTHERLY CORNER OF SAID 65.773 ACRES TRACT;

THENCE, NORTH 03° 14' 23" WEST, ALONG THE WEST LINE OF SAID LOT 46, SAME BEING THE EAST LINE OF SAID LOT 36, AND A SOUTHERLY LINE OF SAID 65.773 ACRE TRACT, 346.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND FOR A SOUTHERLY CORNER OF SAID 65.773 ACRE TRACT;

THENCE, SOUTH 86° 46' 18" WEST, DEPARTING THE COMMON LINE OF SAID LOT 36 AND LOT 46, ALONG A SOUTHERLY LINE OF SAID 65.773 ACRES, PASSING AT 880.45 FEET, THE SOUTHWEST CORNER OF SAID 65.773 ACRES TRACT, AND CONTINUING ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED 107.789 ACRE TRACT FOR A TOTAL DISTANCE OF 1,010.45 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 15' 00" WEST, DEPARTING SAID SOUTHERLY LINE, 596.68 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 44.10 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 101° 04' 22", AND A CHORD WHICH BEARS NORTH 47° 17' 11" EAST, 38.60 FEET TO A WESTERLY CORNER OF SAID 65.773 ACRE TRACT;

THENCE, SOUTH 82° 10' 39" EAST, ALONG A WESTERLY LINE OF SAID 65.773 ACRE TRACT, PASSING AT 103.19 FEET AN ANGLE POINT OF SAID 65.773 ACRE TRACT, AND CONTINUING ALL A TOTAL DISTANCE OF 1,09.14 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 99.03 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 10° 24' 40", AND A CHORD WHICH BEARS SOUTH 87° 22' 59" EAST, 98.89 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 38.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 20' 18", AND A CHORD WHICH BEARS SOUTH 47° 55' 09" EAST, 35.15 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 45' 00" EAST, 80.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 15' 00" WEST, 69.73 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 46' 18" EAST, 1,124.22 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 55.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,985.00 FEET, A CENTRAL ANGLE OF 01° 35' 33", AND A CHORD WHICH BEARS SOUTH 01° 04' 08" EAST, 55.17 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 08' 05" EAST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 8.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,925.00 FEET, A CENTRAL ANGLE OF 00° 16' 02", AND A CHORD WHICH BEARS NORTH 01° 43' 54" WEST, 8.98 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 40.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 56' 54", AND A CHORD WHICH BEARS NORTH 44° 22' 35" EAST, 35.95 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, SOUTH 89° 38' 58" EAST, 2.31 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 71.67 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,897.00 FEET, A CENTRAL ANGLE OF 02° 09' 53", AND A CHORD WHICH BEARS SOUTH 01° 55' 41" EAST, 71.66 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 11' 31" EAST, 67.64 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 29.36 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,407.00 FEET, A CENTRAL ANGLE OF 01° 11' 45", AND A CHORD WHICH BEARS NORTH 86° 47' 23" EAST, 29.36 FEET TO A POINT FOR CORNER ON THE EASTERLY LINE OF THE AFOREMENTIONED 65.773 ACRE TRACT, AND ON THE WESTERLY LINE OF THE AFOREMENTIONED 16.713 ACRE TRACT, THE BEGINNING OF A CURVE;

THENCE, WITH SAID COMMON LINE, 64.93 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1800.00 FEET, A CENTRAL ANGLE OF 02° 04' 01", AND A CHORD WHICH BEARS NORTH 01° 56' 37" WEST, 64.93 FEET TO AN EASTERLY CORNER OF SAID 65.733 ACRE TRACT.

THENCE, SOUTH 89° 38' 58" EAST, DEPARTING THE WEST LINE OF SAID 16.713 ACRES, ALONG AN EASTERLY LINE OF SAID 65.773 ACRE TRACT, 300.09 FEET TO AN EASTERLY CORNER OF SAID 65.773 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF POMONA SECTION 21, A SUBDIVISION OF RECORD IN FILE NUMBER 2021081049, B.C.P.R., AND THE SOUTHWEST CORNER OF POMONA SECTION 20, A SUBDIVISION OF RECORD IN FILE NUMBER 2021081148, B.C.P.R. AND ON THE EASTERLY LINE OF SAID 16.713 ACRES;

THENCE, ALONG THE EAST LINE OF SAID 16.713 ACRES, SAME BEING THE WEST LINE SAID POMONA SECTION 21, 267.97 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,500.00 FEET, A CENTRAL ANGLE OF 10° 14' 08", AND A CHORD WHICH BEARS SOUTH 06° 16' 47" EAST, 267.62 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, CONTINUING WITH SAID COMMON LINE, 280.03 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,500.00 FEET, A CENTRAL ANGLE OF 10° 41' 46", AND A CHORD WHICH BEARS SOUTH 06° 02' 58" EAST, 279.62 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, CONTINUING WITH SAID COMMON LINE ALONG A TANGENT CURVE TO THE LEFT, PASSING AT AN ARC LENGTH OF 179.92 FEET AN ANGLE POINT OF SAID 16.713 ACRES AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID POMONA SECTION 21 A TOTAL ARC LENGTH OF 267.47 FEET, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 90° 08' 46", AND A CHORD WHICH BEARS SOUTH 45° 46' 28" EAST, 240.72 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 48' 14" EAST, ALONG THE SOUTH LINE OF SAID POMONA SECTION 21, 792.14 FEET TO THE NORTHWEST CORNER OF ORCHARD PARK LANE (80' WIDE) AS SHOWN ON ORCHARD PARK LANE PHASE 2 STREET DEDICATION, A SUBDIVISION OF RECORD IN FILE

NUMBER 2021081058, B.C.P.R.;

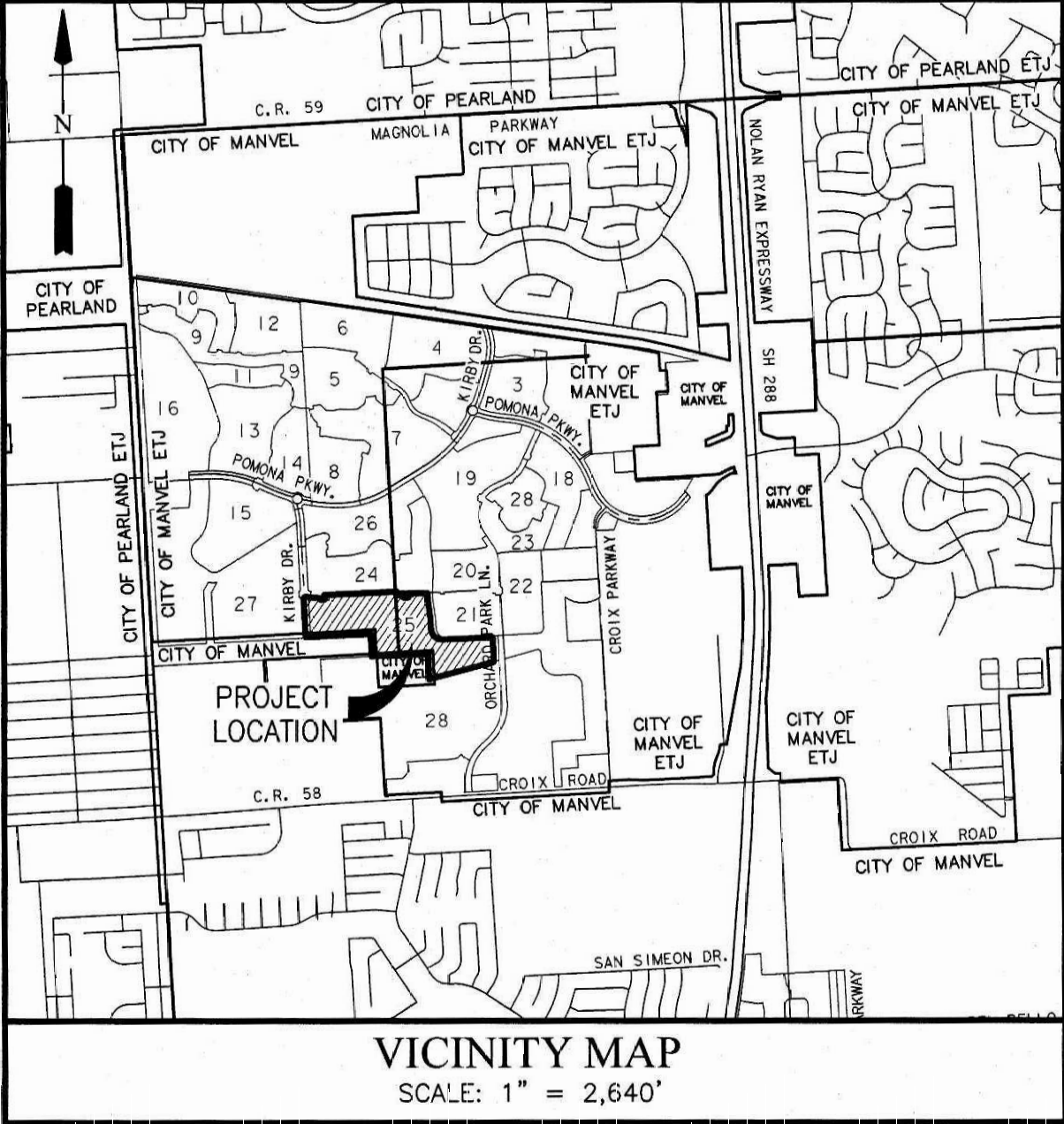
THENCE, SOUTH 03° 10' 41" EAST, DEPARTING THE SOUTHERLY LINE OF SAID POMONA SECTION 21, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ORCHARD PARK LANE, 381.67 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN CALLED 33.421 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082802, B.C.O.P.R.;

THENCE, SOUTH 74° 25' 13" WEST, ALONG THE NORTH LINE OF SAID 33.421 ACRE TRACT, 1,043.77 FEET TO THE NORTHWEST CORNER OF SAID 33.421 ACRE TRACT, AND ON THE WESTERLY LINE OF THE AFOREMENTIONED 219.915 ACRES OF LAND;

THENCE, NORTH 03° 11' 46" WEST, ALONG THE WESTERLY LINE OF SAID 219.915 ACRE TRACT, 398.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.321 ACRES OF LAND.

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

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



KEY MAP NO. 652C, 652D & 652H

APPROVED BY THE BOARD OF COMMISSIONERS ON 5/9/22

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

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

BD04 REF. ID #22-000075

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF POMONA SECTION 25 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

FINAL PLAT OF POMONA SECTION 25

A SUBDIVISION OF 46.321 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 25, 26, 35, 36, 45, 46, 55, 56, AND 57, OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.) AND A PORTION OF LOTS 6 AND 7, OF SECTION 89, OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.).

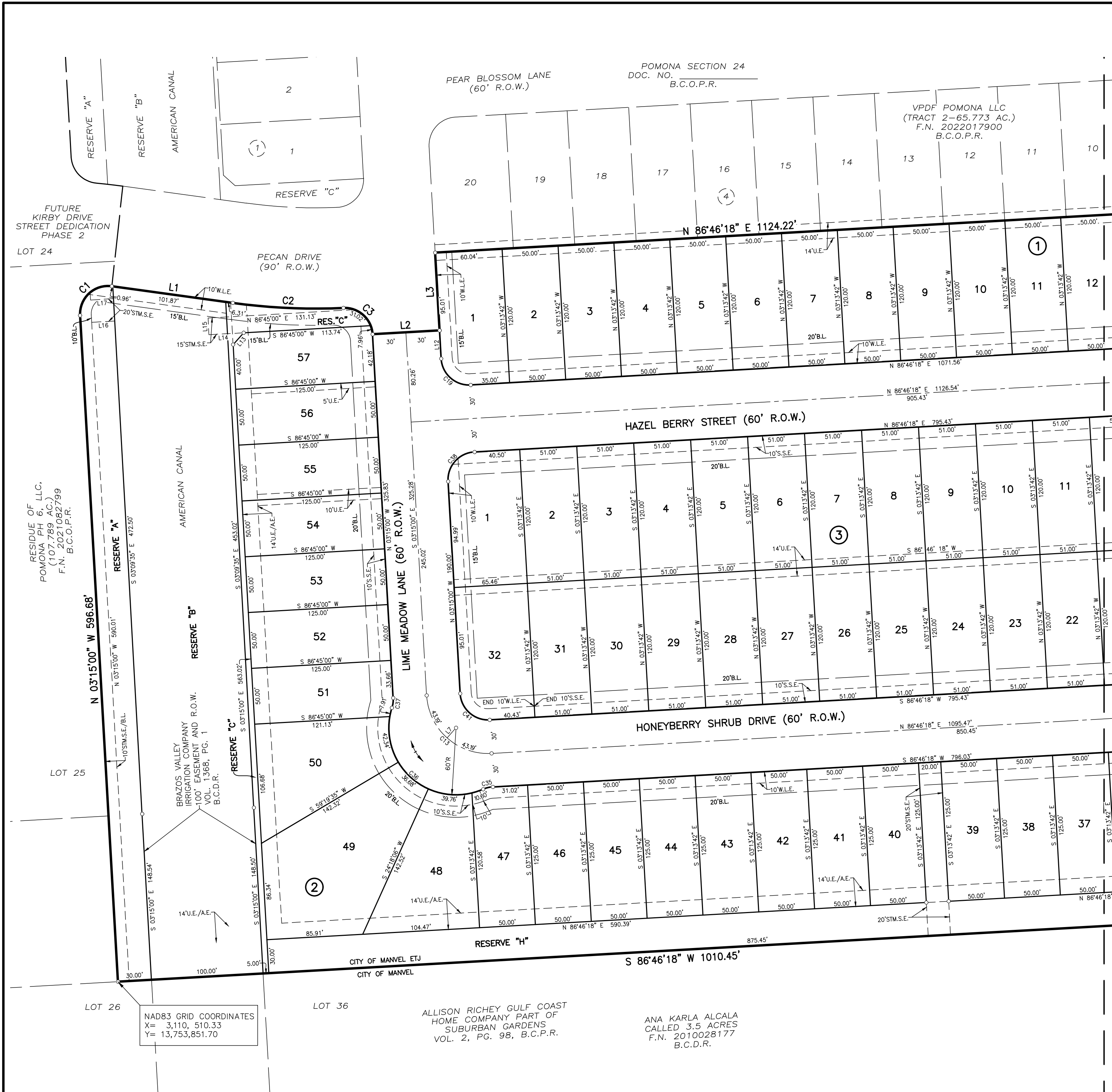
121 LOTS 8 RESERVES (21.683 ACRES) 4 BLOCKS

APRIL 5, 2023

JOB NO. 2149-4125P

OWNERS:

MC 288, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
3129 KINGSLEY DR., SUITE 1340, PEARLAND, TX 77584
PH: 832-336-6271

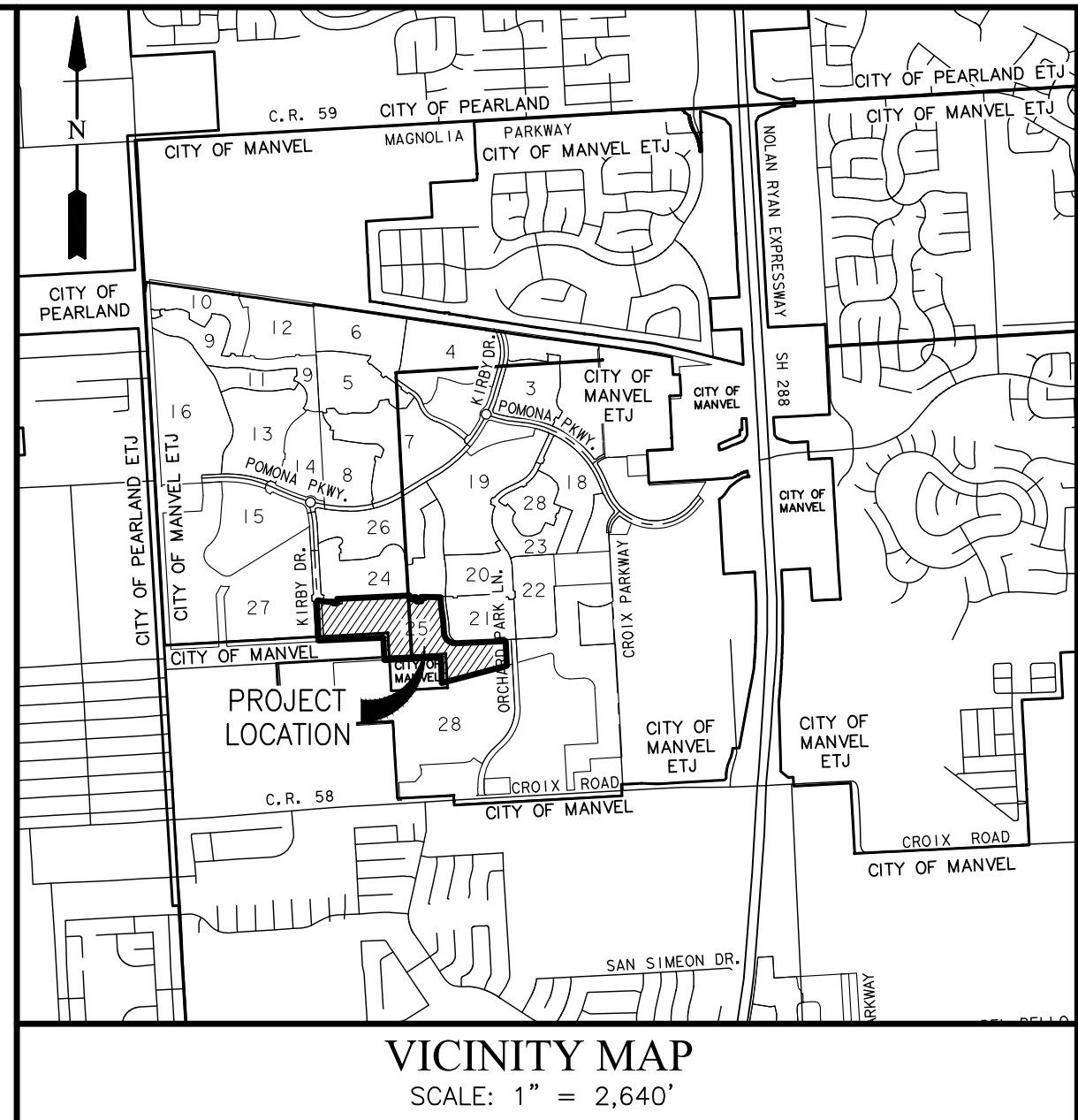
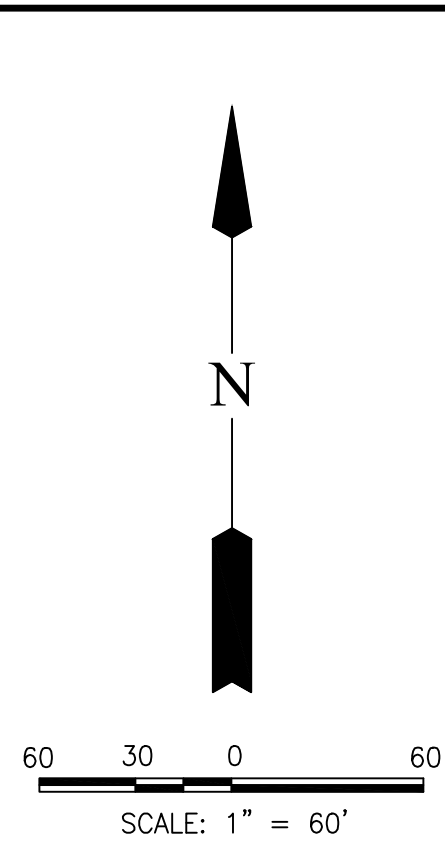


NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE INCORPORATED LIMITS OF THE CITY OF MANVEL.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0250, DATED MARCH 22, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986547.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
- BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521 AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.
ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
- BDD4 BENCHMARK: A BRASS DISK STAMPED "MU-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT 0100-00-00.
ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ.))
- TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.
ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
- THIS TRACT LIES IN ZONE "X", ZONE "X" (SHADED) AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0020K. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE INCORPORATED LIMITS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39 & 40, THE CITY OF MANVEL ETJ, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- THE MINIMUM SETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE MASTER PLAT INCLUDED AS EXHIBIT A WITHIN THE NINTH AMENDMENT TO DEVELOPMENT AGREEMENT EFFECTIVE APRIL 17, 2023 AND RECORDED IN FILE NO. 2023017853, B.C.O.P.R.
- FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM SIDE YARDS SETBACKS FOR CORNER LOTS SHALL BE 20 FEET. SIDE YARD SETBACKS FOR CORNER LOTS THAT ARE ONLY ADJACENT TO OTHER SIDE YARDS SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 15 FEET.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:

- DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006
- 1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013
- 2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015
- 3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016
- 4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016
- 5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018
- 6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019
- 7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021
- 8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021
- 9TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE APRIL 17, 2023
24. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.429	18,692	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
B	1.403	61,128	RESTRICTED TO CANAL	MUD/GCWA
C	0.121	5,278	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
D	0.294	12,817	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	HOA
E	12.886	561,314	RESTRICTED TO LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 40
F	5.070	220,870	RESTRICTED TO LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 39
G	0.087	3,770	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
H	1.393	60,660	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
TOTAL	21.683	944,529		



LEGEND

- A.E. INDICATES AERIAL EASEMENT
- B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS' FILE
- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
- B.L. INDICATES BUILDING LINE
- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- F.N. INDICATES FILE NUMBER
- FND. INDICATES FOUND
- I.R. INDICATES IRON ROD
- PD&Z INDICATES PLANNING DEVELOPMENT AND ZONING
- PG. INDICATES PAGE
- P.O.B. INDICATES POINT OF BEGINNING
- RES. INDICATES RESERVE
- R.O.W. INDICATES RIGHT-OF-WAY
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- INDICATES STREET NAME CHANGE
- U.E. INDICATES UTILITY EASEMENT
- VOL. INDICATES VOLUME
- W.L.E. INDICATES WATER LINE EASEMENT

FINAL PLAT OF
POMONA SECTION 25

A SUBDIVISION OF 46.321 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 25, 26, 35, 36, 45, 46, 55, 56, AND 57, OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.) AND A PORTION OF LOTS 6 AND 7, OF SECTION 89, OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.).

121 LOTS 8 RESERVES (21.683 ACRES) 4 BLOCKS
APRIL 27, 2023 JOB NO. 2149-4125P

OWNERS:

MC 288, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
3129 KINGSLEY DR., SUITE 1340, PEARLAND, TX 77584
PH: 832-336-6271

OWNERS:

POMONA PHASE 6, LLC, AND
POMONA PHASE 5, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
3129 KINGSLEY DR., SUITE 1340, PEARLAND, TX 77584
PH: 832-336-6271

OWNERS:

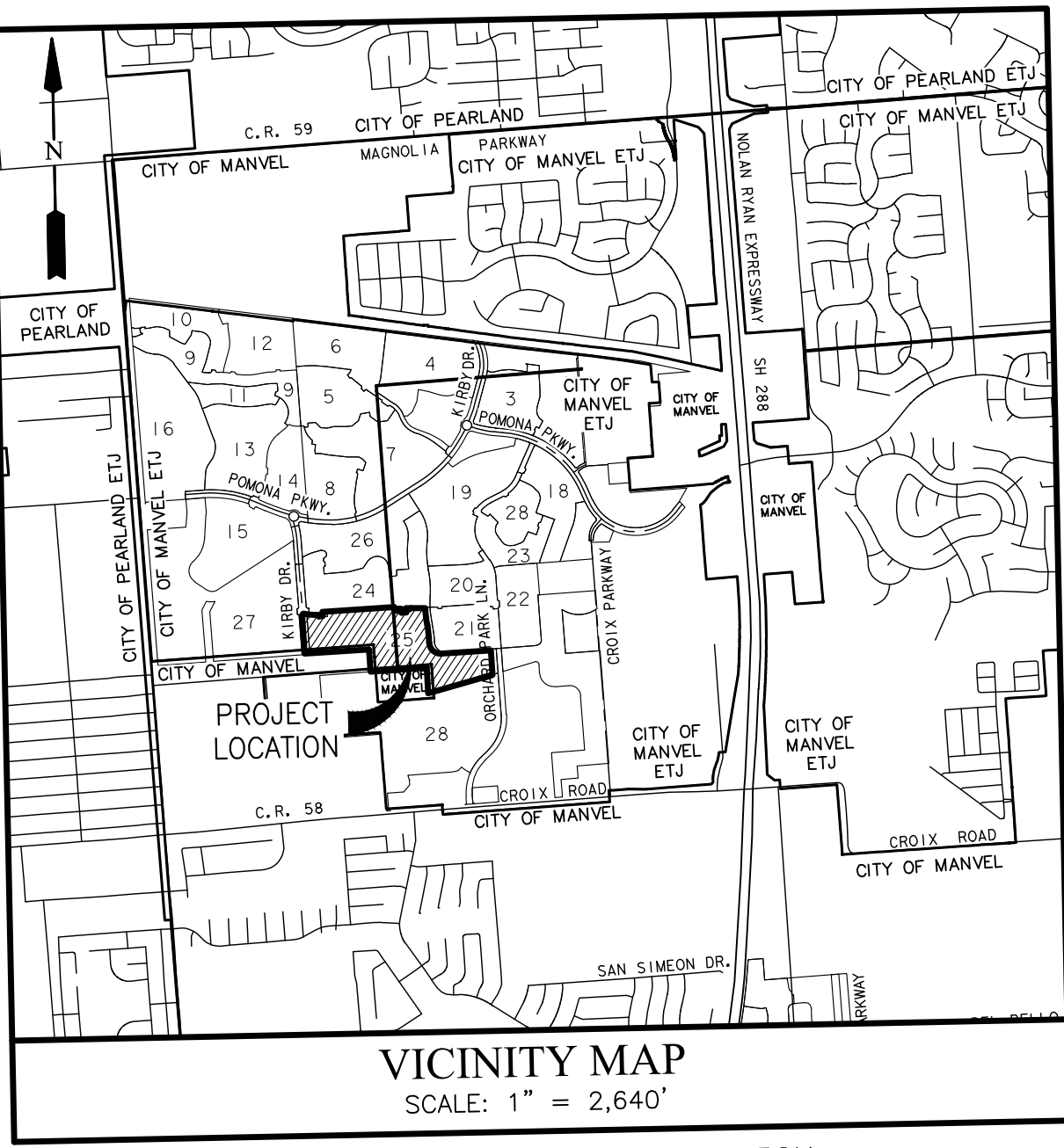
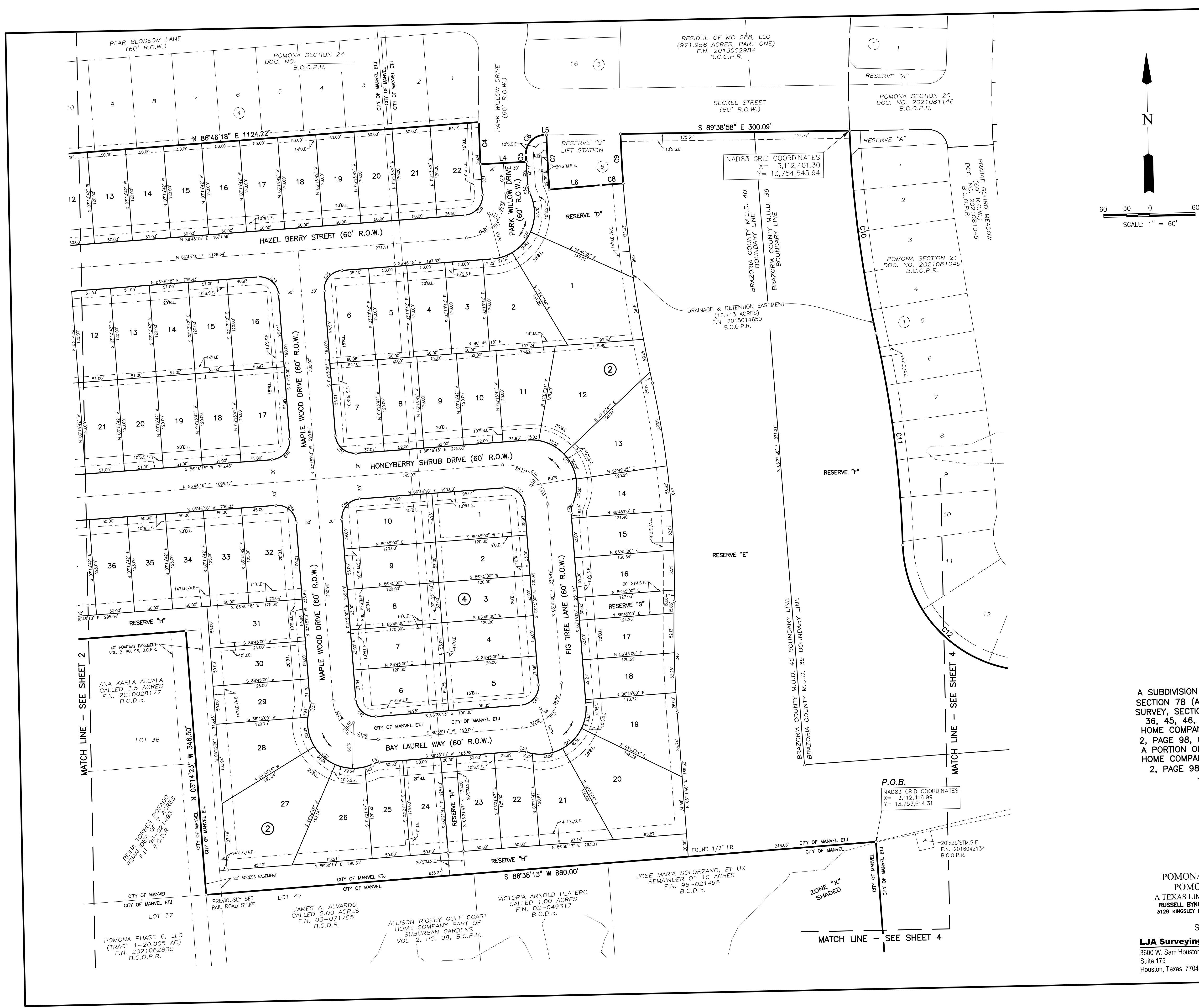
VPDF POMONA LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR
901 MARQUETTE AVENUE, SOUTH, SUITE 3300,
MINNEAPOLIS, MINNESOTA 55404
PH: 952-893-1554

SURVEYOR:

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

ENGINEER:

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



KEY MAP NO. 652C, 652D & 652H

- LEGEND
- A.E. INDICATES AERIAL EASEMENT
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.L. INDICATES BUILDING LINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - F.N. INDICATES FILE NUMBER
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - PD&Z INDICATES PLANNING DEVELOPMENT AND ZONING
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - RES. INDICATES RESERVE
 - R.O.W. INDICATES RIGHT-OF-WAY
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - VOL. INDICATES VOLUME
 - W.L.E. INDICATES WATER LINE EASEMENT

FINAL PLAT OF
POMONA SECTION 25

A SUBDIVISION OF 46.321 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 25, 26, 35, 36, 45, 46, 55, 56, AND 57, OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.) AND A PORTION OF LOTS 6 AND 7, OF SECTION 89, OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.).

121 LOTS 8 RESERVES (21.683 ACRES) 4 BLOCKS
APRIL 27, 2023 JOB NO. 2149-4125P

OWNERS:
MC 288, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
3129 KINGSLEY DR., SUITE 1340, PEARLAND, TX 77584
PH: 832-336-6271

OWNERS:
POMONA PHASE 6, LLC, AND
POMONA PHASE 5, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
3129 KINGSLEY DR., SUITE 1340, PEARLAND, TX 77584
PH: 832-336-6271

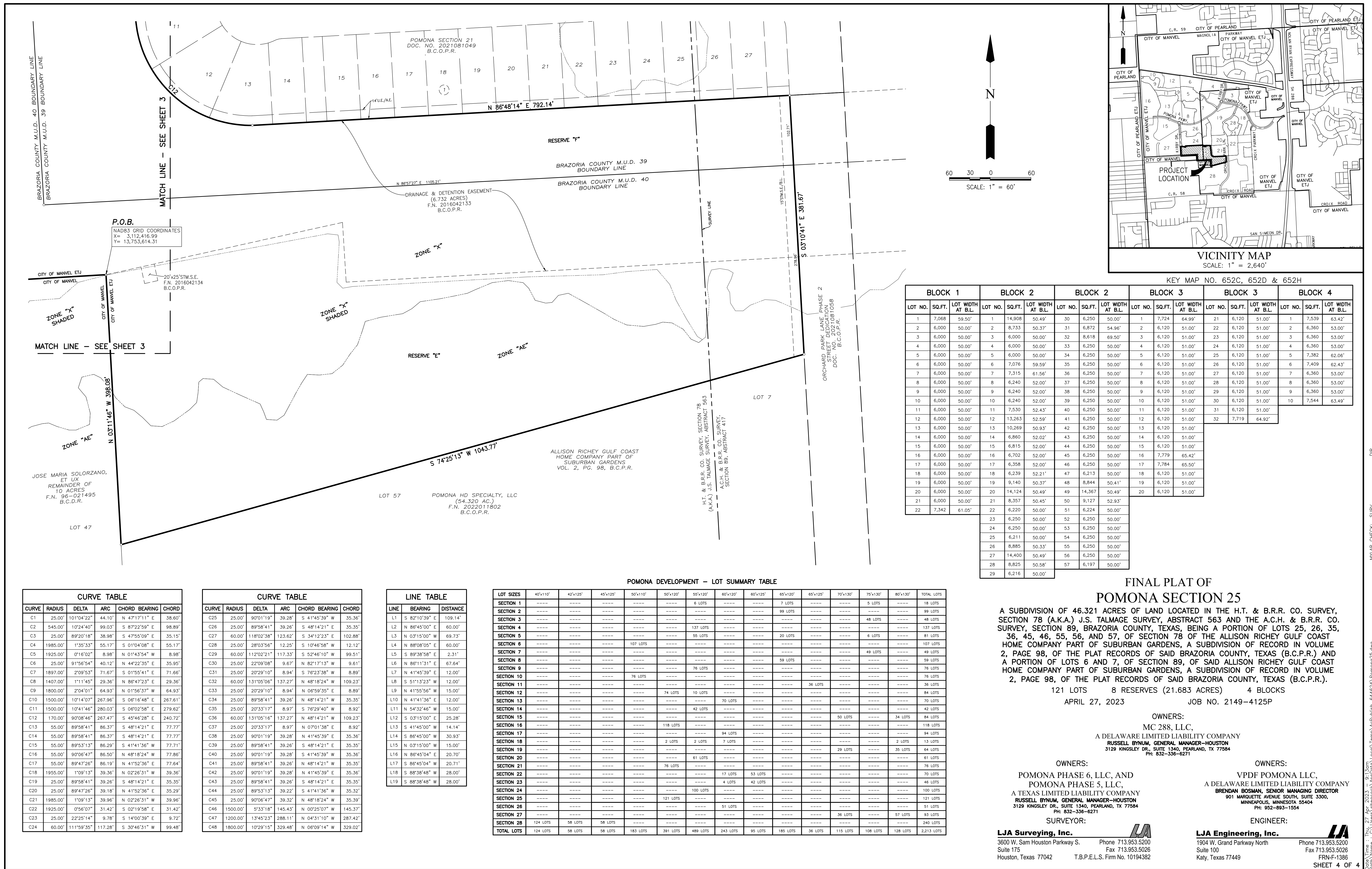
SURVEYOR:

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

OWNERS:
VPDF POMONA LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR
901 MARQUETTE AVENUE SOUTH, SUITE 3300,
MINNEAPOLIS, MINNESOTA 55404
PH: 952-893-1554

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386
SHEET 3 OF 4





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

Prepared For:
HILLWOOD COMMUNITIES
Reference Date: 08.10.2021

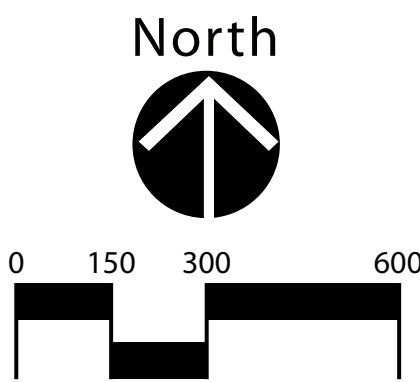


3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

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

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

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



POMONA

±1,111.6 Acres of Land
Manvel, Texas
Project #: 2149-09003



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: 5/8/2023

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: RG Miller for Questions

Daytime Phone: 713-461-9600 Fax Number: _____

E-mail Address: cmiller@rgmiller.com

Description of Request and Physical Address:

Consideration and possible action to approve final plat of Foxtail Palms being a subdivision of
79.816 acres of land being a replat of a portion of lots 43 and 51, and all of lots 44-46 and 52-55 and portion of a 40' wide road of the
the emigration land company subdivision, a subdivision of record in volume 2, page 81 of the
Brazoria County plat records, located in H.T. & B. Railroad Co. survey, sec. 71, A-291 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.

Jose Abraham | City Planner

SIGNATURE

5/3/2023

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:	Foxtail Palms - Final Plat
Applicant:	Chad Miller – R.G. Miller Engineers, Inc.
PD&Z Meeting Date:	May 8, 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

- *Foxtail Palms is a proposed residential subdivision located within a single-family residential zoning district.*
- *The subject site is located on the west side of SH 288, North of Manvel Town Center site, extending up to the southern boundary of Rodeo Palms Parkway.*
- *Foxtail Palms master plan (also serves as the Preliminary Plat) was approved by Planning, Development, and Zoning (PD&Z) Commission in February 2022. A 6-Month preliminary plat extension was approved by PD&Z Commission in January 2023.*
- *The proposed plat subdivides a 79.816-acre tract into 227 residential lots, 7 blocks, and 14 reserves.*
- *Reserve acreage is used for landscaping, drainage, private park, incidental utility, and detention.*
- *The proposed layout of the plat generally conforms to the preliminary plat; however, a portion of the Rodeo Palms right-of-way dedication has been excluded from the final plat.*
- *The plat boundary includes an existing right-of-way (along the western boundary) which is partly within City of Manvel Extra Territorial Jurisdiction and partly within City Limits. This right-of-way must be abandoned by Brazoria County and City of Manvel prior to the approval of the plat.*

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - *Foxtail Palms - Final Plat*.

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

1. Total acreage of this plat does not match the approved preliminary plat. A portion of the Rodeo Palms Parkway right-of-way which was in the proposed preliminary plat has been excluded from this final plat. Revise plat to include the remaining Rodeo Palms Parkway right-of-way dedication (Section 62-41 (b)).

Continued on next page



DEVELOPMENT SERVICES DEPARTMENT

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

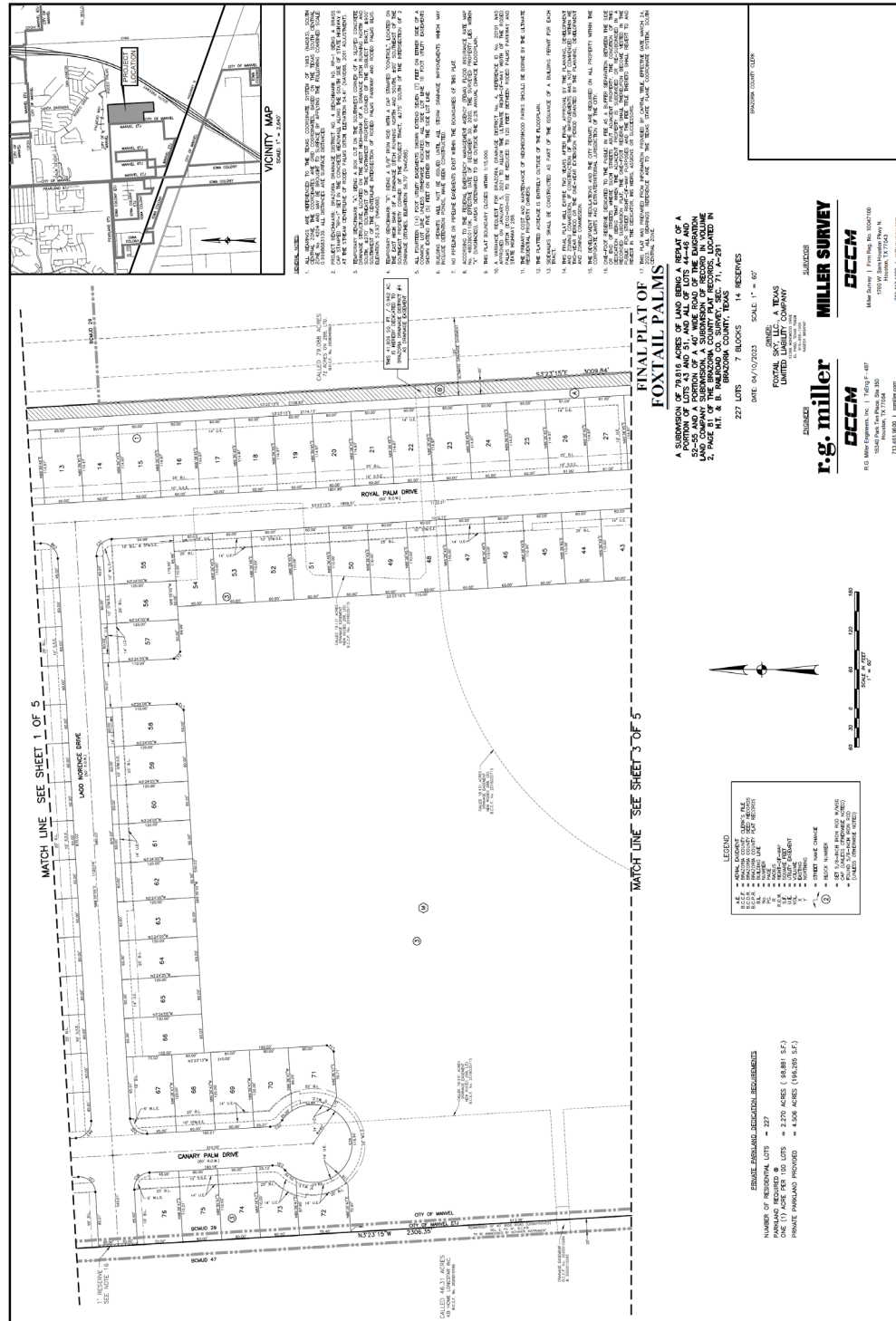
2. Provide construction plan for the Rodeo Palms Parkway along the north boundary as required by Section 62-111 of the subdivision ordinance which requires construction of necessary improvements for the one-half of the street abutting the development (Section 62-41 (b)(25)).
3. Provide signed official order/ document from Brazoria County Commissioner's court indicating abandonment of a portion of the 40-foot-wide roadway easement considered at their April 25, 2023 special meeting (Section 62-41 (b)(13)).
4. Provide any protective covenants, conditions, or limitations if applicable (Section 62-41 (b)(15)).
5. Complete right-of-way abandonment process with the City of Manvel for the remaining portion of the 40-foot-wide roadway easement as required by the Brazoria County Commissioner Court's draft order submitted (Section 62-41 (b)(18)).
6. Revise reserve table to add a 4th column including the entity responsible for maintenance of each Reserve (Section 62-41 (b) (18)) & (Design Criteria Manual Section 5.1.04.G.5.b).
7. The detention construction plan approval with BDD4 has expired, provide signed plans (Section 62-115).
8. Note: According to Section 47-6(d) Private park land in lieu of dedicated park land is allowed only up to 50% of the required dedication. This item was missed at the preliminary plat stage, however, note that Section 47-6 allows other alternatives methods to meet the remaining 50% of the park land dedication requirement.



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

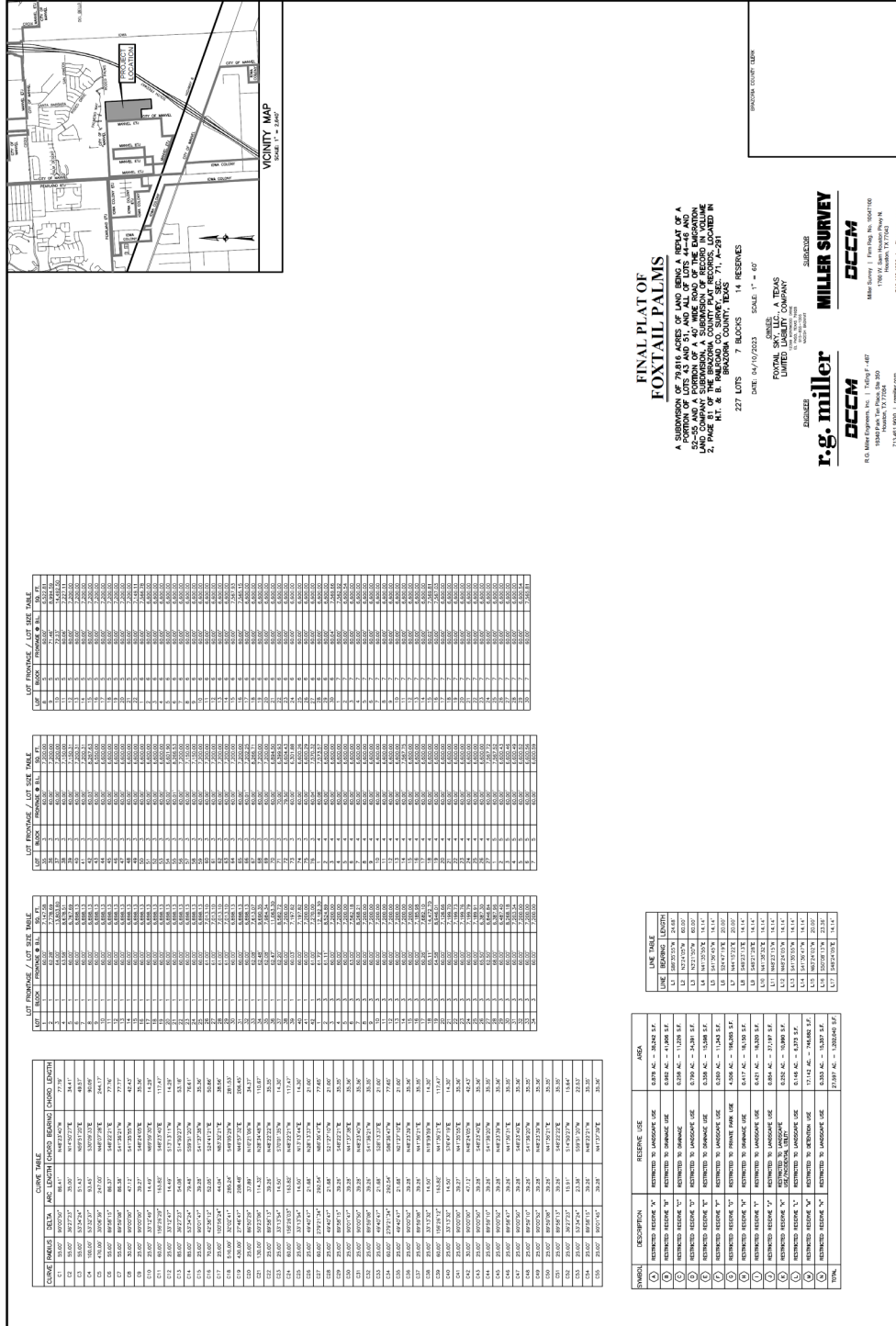




DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit





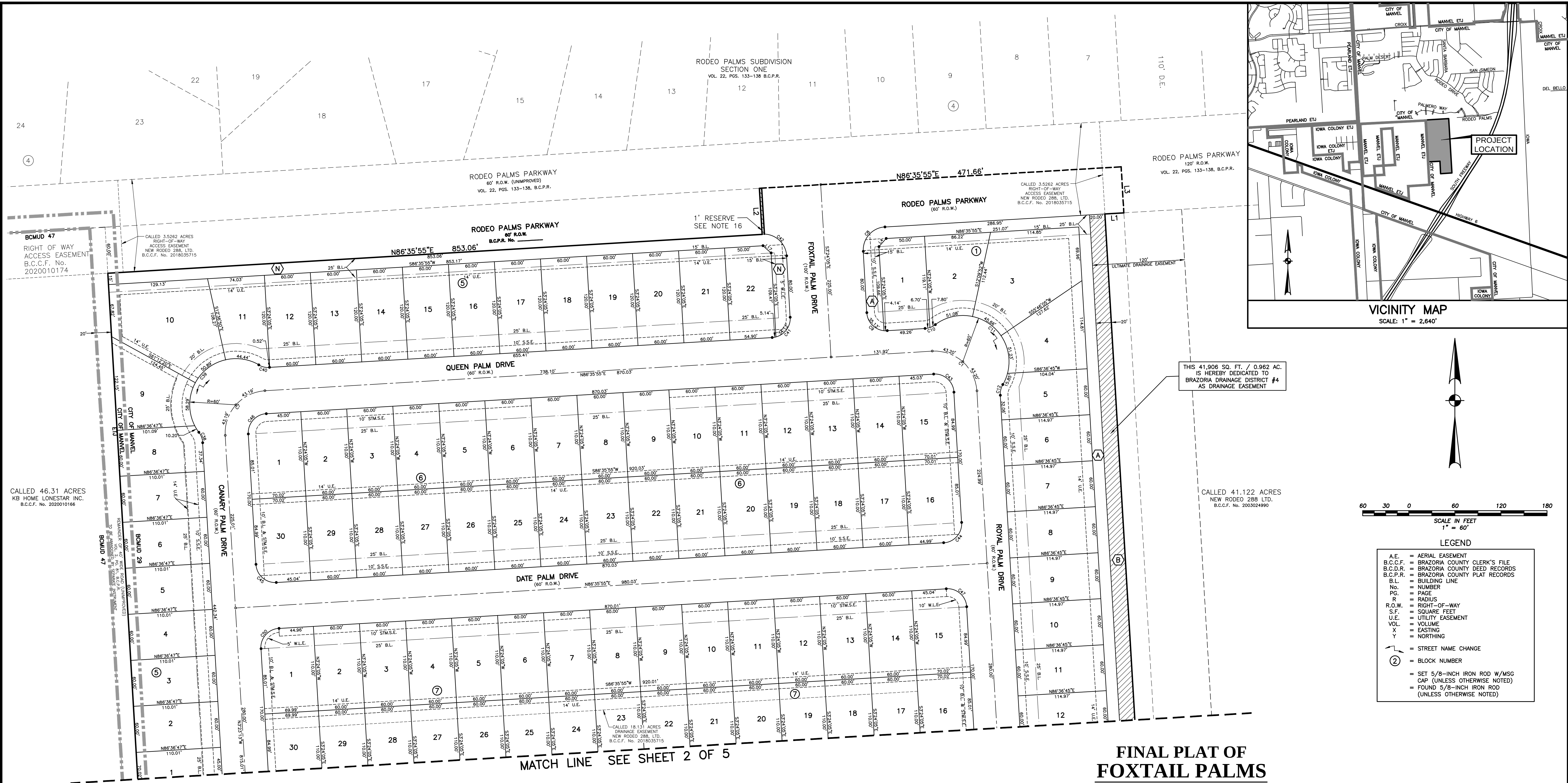
DEVELOPMENT SERVICES DEPARTMENT

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

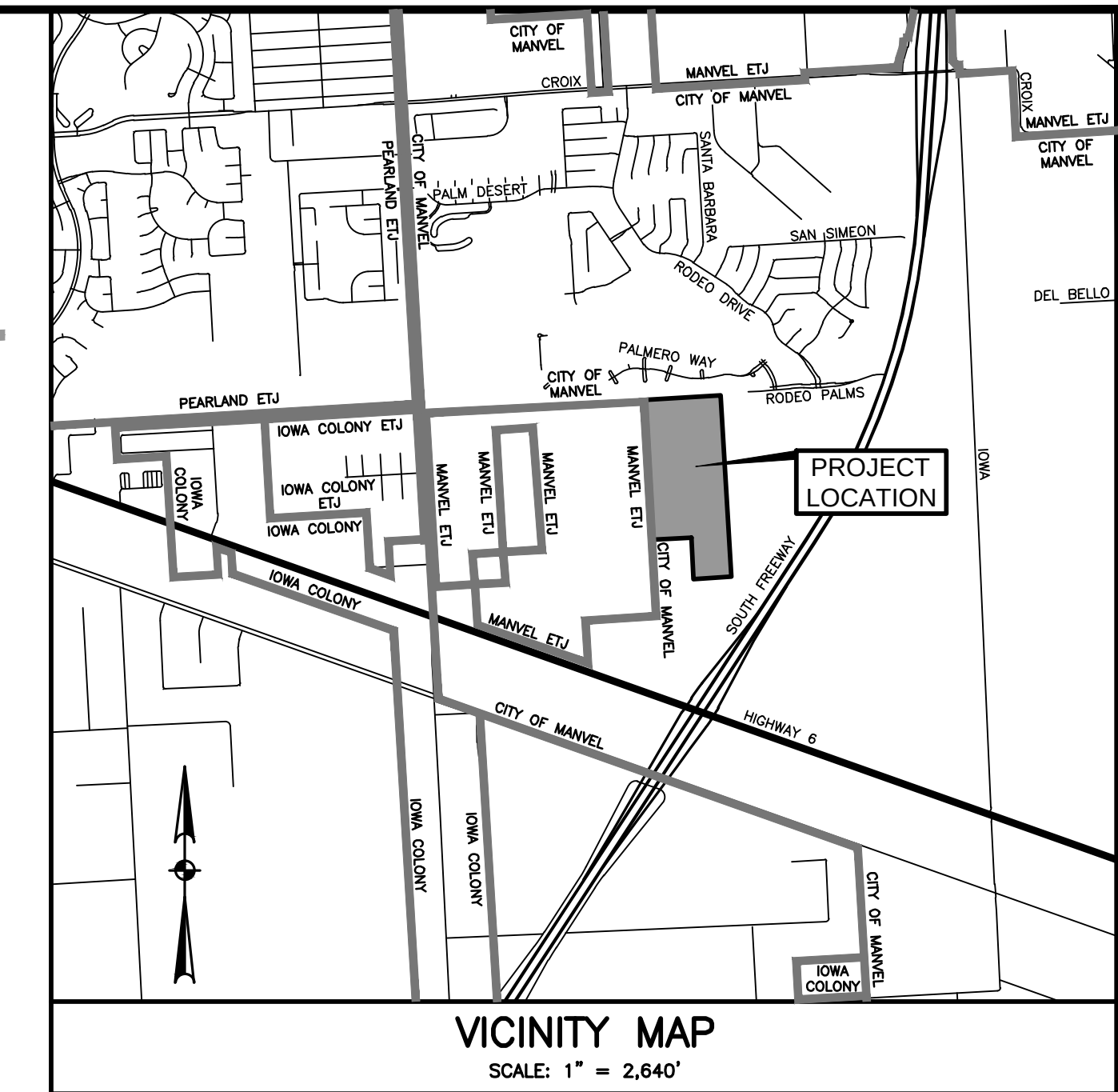
Plat Exhibit

[illegible]

L:\MISC\FOXTAIL PALMS\4464-001_PLAT_082922.DWG Apr. 27, 2023--5:32 AM TROY NIXON



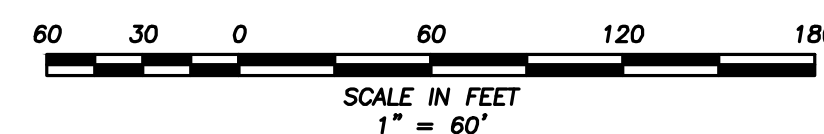
MATCH LINE SEE SHEET 2 OF 5



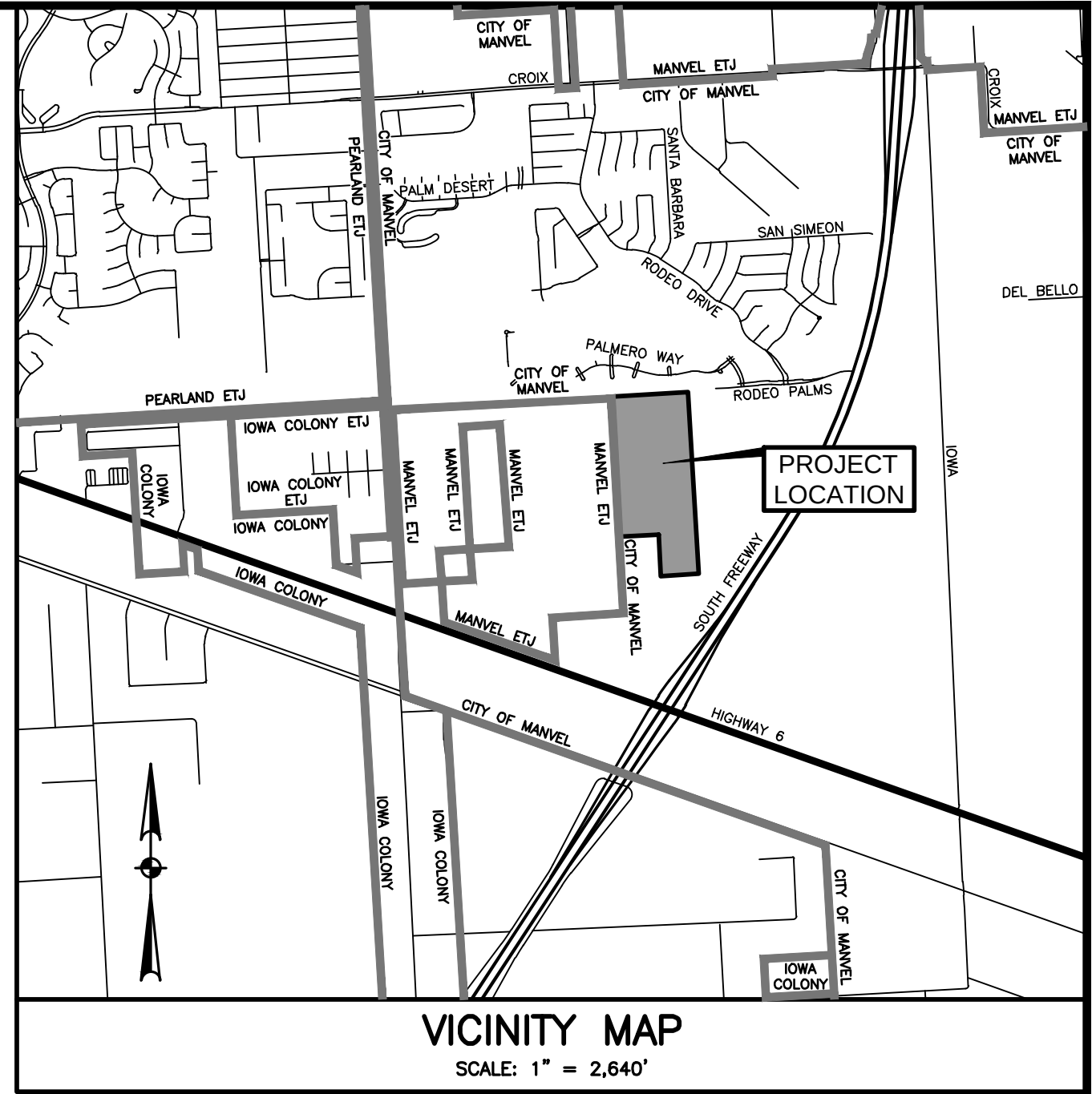
60' BRAZORIA COUNTY CLERK

713.413.1900 | millersurvey.com SHEET 2 OF 6

②



MATCH LINE SEE SHEET 2 OF 5



VICINITY MAP
SCALE: 1" = 2,640'

60 30 0 60 120 180
SCALE IN FEET
1" = 60'

LEGEND

- A.E. = AERIAL EASEMENT
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
- B.L. = BUILDING LINE
- No. = NUMBER
- P.G. = PAGE
- R. = RADIUS
- R.O.W. = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- X = EASTING
- Y = NORTHING
- = STREET NAME CHANGE
- ② = BLOCK NUMBER
- = SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
- = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)

FINAL PLAT OF
FOXTAIL PALMS

A SUBDIVISION OF 79.816 ACRES OF LAND BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 44-46 AND 52-55 AND A PORTION OF A 40' WIDE ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T. & B. RAILROAD CO. SURVEY, SEC. 71, A-291 BRAZORIA COUNTY, TEXAS

227 LOTS 7 BLOCKS 14 RESERVES

DATE: 04/10/2023 SCALE: 1" = 60'

OWNER:
FOXTAIL SKY, LLC, A TEXAS
LIMITED LIABILITY COMPANY
12399 MONTWOOD DRIVE
EL PASO, TEXAS 79928
915-855-1005
NAGESH BASHYAT

ENGINEER
r.g. miller

DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487

16340 Park Ten Place, Ste 350
Houston, TX 77084

713.461.9600 | rgmiller.com

SURVEYOR
MILLER SURVEY

DCCM

Miller Survey | Firm Reg. No. 10047100

1760 W. Sam Houston Pkwy N.
Houston, TX 77043

713.413.1900 | millersurvey.com

SHEET 3 OF 6

CALLLED 90.1733 ACRES
NEW RODEO 288, LTD.
B.C.C.F. No. 2005039091

LOT 38

EMIGRATION LAND
COMPANY SUBDIVISION
VOL. 2, PG. 81, B.C.P.R.

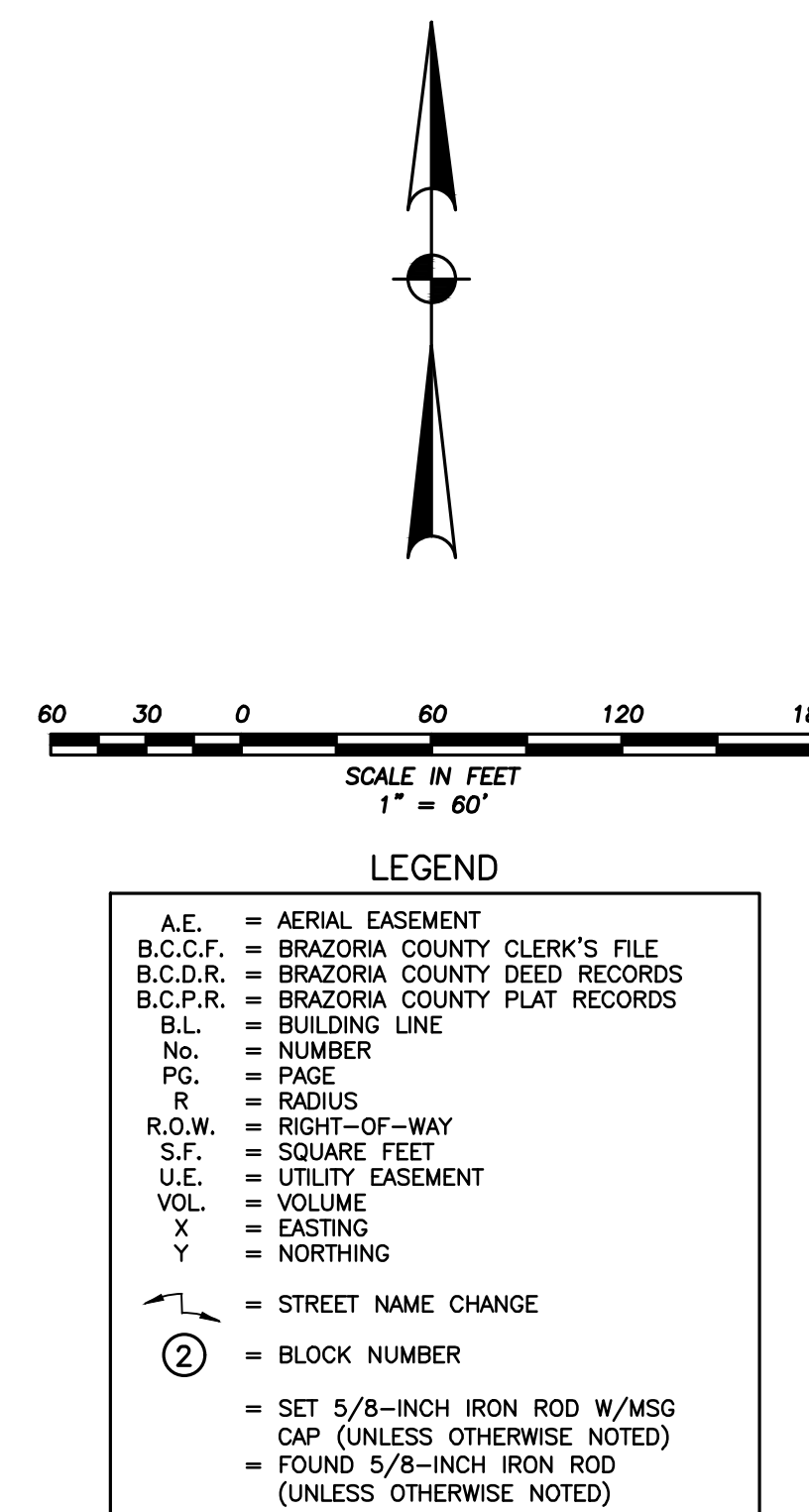
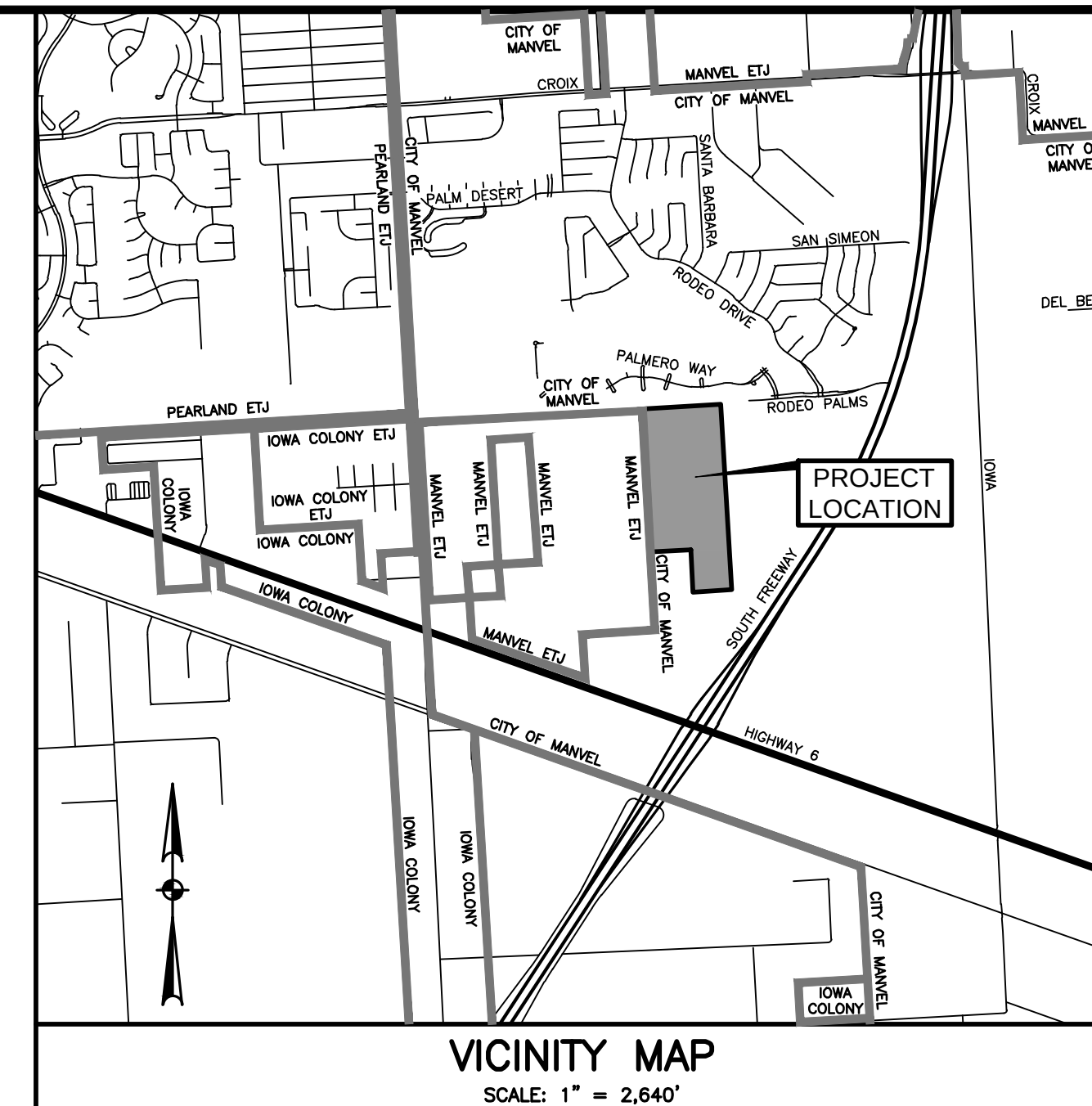
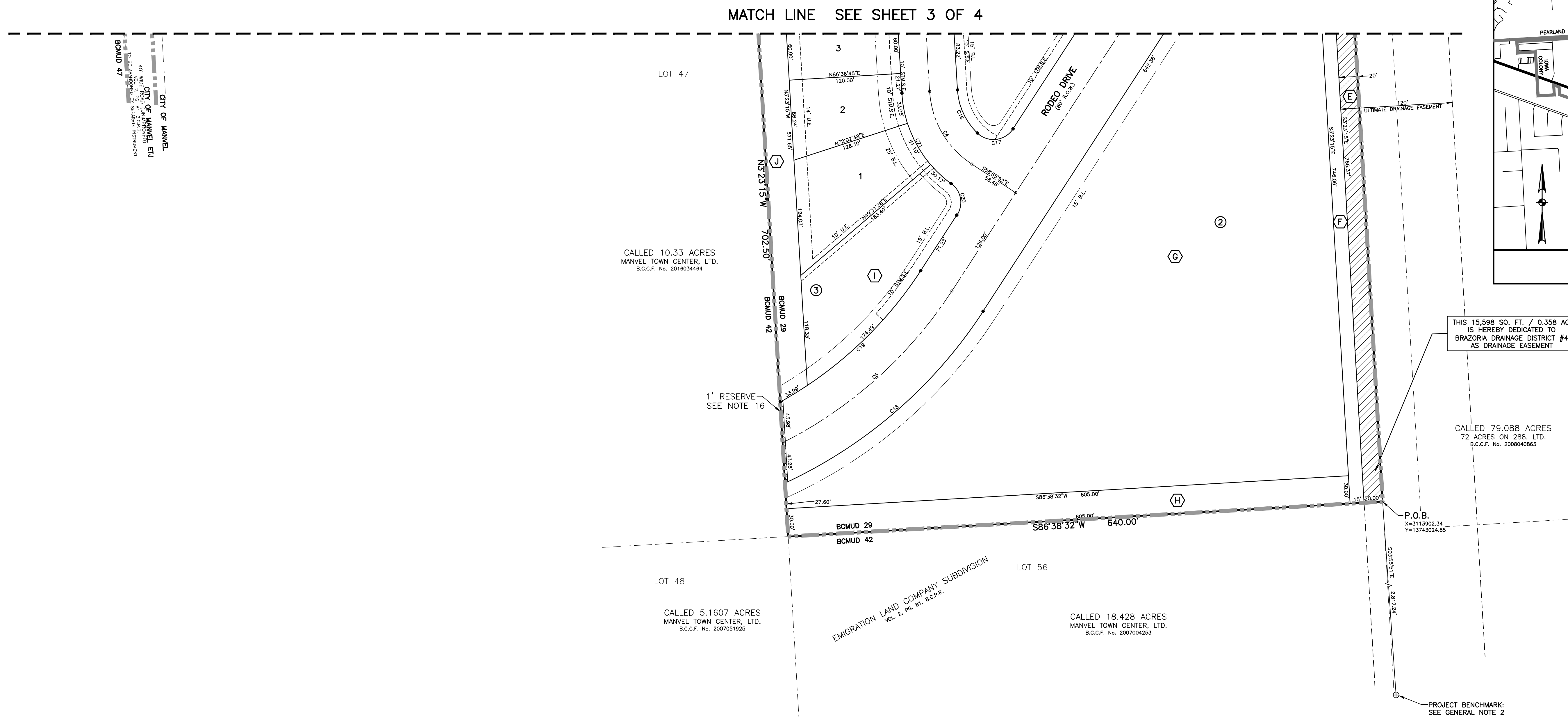
LOT 39

CALLLED 90.1733 ACRES
NEW RODEO 288, LTD.
B.C.C.F. No. 2005039091

CALLLED 10.33 ACRES
MANVEL TOWN CENTER, LTD.
B.C.C.F. No. 2016034464

MATCH LINE SEE SHEET 4 OF 5

L:\MISC\FOXTAIL PALMS\4464-001_SEG 1\CAD\PLAT\4464-001_PLAT_082922.DWG Apr. 27, 2023-5:34 AM TROY NIXON



FINAL PLAT OF FOXTAIL PALMS

A SUBDIVISION OF 79.816 ACRES OF LAND BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 44-46 AND 52-55 AND A PORTION OF A 40' WIDE ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T. & B. RAILROAD CO. SURVEY, SEC. 71, A-291 BRAZORIA COUNTY, TEXAS

227 LOTS 7 BLOCKS 14 RESERVES

DATE: 04/10/2023 SCALE: 1" = 60'

OWNER:
FOXTAIL SKY, LLC., A TEXAS
LIMITED LIABILITY COMPANY

12399 MONTWOOD DR
EL PASO, TEXAS 79906
915-855-1005
NAGESH BASNYAT

SURVEYOR

ENGINEER
r.g. miller

DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487

16340 Park Ten Place, Ste 350
Houston, TX 77084

713.461.9600 | rgmiller.com

MILLER SURVEY

DCCM

Miller Survey | Firm Reg. No. 10047100

1760 W. Sam Houston Pkwy N.
Houston, TX 77043

713.413.1900 | millersurvey.com SHEET 4 OF 6

Brazoria County Clerk

L:\MISC\FOXTAIL PALMS\ SEC 1\LOAD\PLAT\4464-001_PLAT_082922.DWG Apr. 27, 2023--5:46 AM TROY NIXON

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	55.00'	90°00'50"	86.41'	N48°23'40"W	77.79'
C2	55.00'	36°27'23"	35.00'	N14°50'27"E	34.41'
C3	55.00'	53°34'24"	51.43'	N59°51'20"E	49.57'
C4	100.00'	53°32'37"	93.45'	S30°09'33"E	90.09'
C5	470.00'	30°06'39"	247.00'	N48°07'28"E	244.17'
C6	55.00'	89°58'15"	86.37'	S48°22'21"E	77.76'
C7	55.00'	89°59'08"	86.38'	S41°36'21"W	77.77'
C8	30.00'	90°00'00"	47.12'	S41°35'55"W	42.43'
C9	25.00'	90°00'00"	39.27'	S48°24'05"E	35.36'
C10	25.00'	33°12'49"	14.49'	N69°59'30"E	14.29'
C11	60.00'	156°26'29"	163.82'	S48°23'40"E	117.47'
C12	25.00'	33°12'47"	14.49'	S13°13'11"W	14.29'
C13	85.00'	36°27'23"	54.08'	S14°50'27"W	53.18'
C14	85.00'	53°34'24"	79.48'	S59°51'20"W	76.61'
C15	25.00'	90°01'47"	39.28'	S41°37'38"W	35.36'
C16	70.00'	42°36'12"	52.05'	S24°41'21"E	50.86'
C17	25.00'	100°56'24"	44.04'	N83°32'21"E	38.56'
C18	510.00'	32°02'41"	285.24'	S49°05'29"W	281.53'
C19	430.00'	27°46'47"	208.48'	N46°57'32"E	206.45'
C20	25.00'	86°50'29"	37.89'	N10°21'06"W	34.37'
C21	130.00'	50°23'06"	114.32'	N28°34'48"W	110.67'
C22	25.00'	89°58'13"	39.26'	N48°22'22"W	35.35'
C23	25.00'	33°13'54"	14.50'	S70°01'35"W	14.30'
C24	60.00'	156°26'03"	163.82'	N48°22'21"W	117.47'
C25	25.00'	33°13'54"	14.50'	N1°3'13'44"E	14.30'
C26	25.00'	49°40'47"	21.68'	N28°13'37"W	21.00'
C27	60.00'	279°21'34"	292.54'	N86°36'47"E	77.65'
C28	25.00'	49°40'47"	21.68'	S21°27'10"W	21.00'
C29	25.00'	89°58'15"	39.26'	S48°22'21"E	35.35'
C30	25.00'	90°01'47"	39.28'	N41°37'38"E	35.36'
C31	25.00'	90°00'50"	39.28'	N48°23'40"W	35.36'
C32	25.00'	89°59'08"	39.26'	S41°36'21"W	35.35'
C33	25.00'	49°40'47"	21.68'	S28°13'37"E	21.00'
C34	60.00'	279°21'34"	292.54'	S86°36'47"W	77.65'
C35	25.00'	49°40'47"	21.68'	N21°27'10"E	21.00'
C36	25.00'	90°00'52"	39.28'	N48°23'39"W	35.36'
C37	25.00'	89°59'08"	39.26'	N41°36'21"E	35.35'
C38	25.00'	33°13'32"	14.50'	N19°59'59"W	14.30'
C39	60.00'	156°26'12"	163.82'	N41°36'21"E	117.47'
C40	25.00'	33°13'32"	14.50'	S76°47'19"E	14.30'
C41	25.00'	90°00'00"	39.27'	N41°35'55"E	35.36'
C42	30.00'	90°00'00"	47.12'	N48°24'05"W	42.43'
C43	25.00'	90°00'50"	39.28'	S48°23'40"E	35.36'
C44	25.00'	89°59'10"	39.26'	S41°36'20"W	35.35'
C45	25.00'	90°00'52"	39.28'	N48°23'39"W	35.36'
C46	25.00'	89°58'47"	39.26'	N41°36'31"E	35.35'
C47	25.00'	90°00'50"	39.28'	S48°23'40"E	35.36'
C48	25.00'	89°59'10"	39.26'	S41°36'20"W	35.35'
C49	25.00'	90°00'52"	39.28'	N48°23'39"W	35.36'
C50	25.00'	89°59'08"	39.26'	N41°36'21"E	35.35'
C51	25.00'	89°58'13"	39.26'	S48°22'22"E	35.35'
C52	25.00'	36°27'23"	15.91'	S14°50'27"W	15.64'
C53	25.00'	53°34'24"	23.38'	S59°51'20"W	22.53'
C54	25.00'	89°58'15"	39.26'	N48°22'21"W	35.35'
C55	25.00'	90°01'45"	39.28'	N41°37'39"E	35.36'

LOT FRONTAGE / LOT SIZE TABLE			
LOT	BLOCK	FRONTAGE ● B.L.	SQ. FT.
1	1	60.00'	7,147.58
2	1	62.28'	7,778.69
3	1	64.00'	13,803.80
4	1	63.58'	8,678.51
5	1	60.00'	6,767.69
6	1	60.00'	6,898.13
7	1	60.00'	6,898.13
8	1	60.00'	6,898.13
9	1	60.00'	6,898.13
10	1	60.00'	6,898.13
11	1	60.00'	6,898.13
12	1	60.00'	6,898.13
13	1	60.00'	6,898.13
14	1	60.00'	6,898.13
15	1	60.00'	6,898.13
16	1	60.00'	6,898.13
17	1	60.00'	6,898.13
18	1	60.00'	6,898.13
19	1	60.00'	6,898.13
20	1	60.00'	6,898.13
21	1	60.00'	6,898.13
22	1	60.00'	6,898.13
23	1	60.00'	6,898.13
24	1	60.00'	6,898.13
25	1	60.00'	6,898.13
26	1	61.00'	7,013.10
27	1	61.00'	7,013.10
28	1	61.00'	7,013.10
29	1	61.00'	7,013.10
30	1	60.00'	6,898.13
31	1	60.00'	6,898.13
32	1	60.00'	6,898.13
33	1	62.08'	7,613.07
34	1	62.48'	9,690.35
35	1	62.08'	7,984.34
36	1	62.47'	11,063.30
37	1	62.20'	8,582.72
38	1	60.00'	7,200.00
39	1	60.03'	7,197.82
40	1	60.00'	7,197.82
41	1	60.00'	7,200.00
42	1	61.00'	7,270.00
1	3	61.72'	12,182.30
2	3	61.11'	8,524.89
3	3	60.00'	7,200.00
4	3	60.00'	7,200.00
5	3	60.00'	7,200.00
6	3	63.00'	7,562.18
7	3	60.00'	8,268.21
8	3	60.00'	7,200.00
9	3	60.00'	7,200.00
10	3	60.00'	7,200.00
11	3	60.00'	7,200.00
12	3	60.00'	7,200.00
13	3	60.00'	7,200.00
14	3	60.00'	7,200.00
15	3	60.00'	7,200.00
16	3	60.00'	7,185.98
17	3	60.26'	7,682.10
18	3	65.11'	14,472.70
19	3	64.58'	8,946.01
20	3	60.00'	7,126.66
21	3	60.00'	7,199.70
22	3	60.00'	7,199.75
23	3	60.00'	7,199.76
24	3	60.00'	7,199.79
25	3	60.00'	7,189.91
26	3	65.50'	6,387.30
27	3	62.50'	6,846.84
28	3	68.00'	6,387.96
29	3	60.00'	6,487.40
30	3	60.00'	8,268.18
31	3	60.00'	7,203.34
32	3	60.00'	7,200.00
33	3	60.00'	7,200.00
34	3	60.00'	7,200.00

LOT FRONTAGE / LOT SIZE TABLE			
LOT	BLOCK	FRONTAGE ● B.L.	SQ. FT.
35	3	60.00'	7,200.00
36	3	60.00'	7,200.00
37	3	60.00'	7,200.00
38	3	60.00'	7,150.00
39	3	60.00'	7,150.31
40	3	60.00'	7,200.31
41	3	60.00'	6,898.13
42	3	60.03'	8,267.63
43	3	60.00'	6,550.00
44	3	60.00'	6,600.00
45	3	60.00'	6,600.00
46	3	60.00'	6,600.00
47	3	60.00'	6,600.00
48	3	60.00'	6,600.00
49	3	60.00'	6,600.00
50	3	60.00'	6,500.00
51	3	60.00'	6,600.00
52	3	60.00'	6,600.00
53	3	60.00'	6,600.00
54	3	60.02'	6,601.90
55	3	60.01'	8,266.53
56	3	60.00'	7,200.00
57	3	60.00'	7,150.00
58	3	60.00'	7,150.00
59	3	60.00'	7,200.00
60	3	60.00'	7,200.00
61	3	60.00'	7,200.00
62	3	60.00'	7,200.00
63	3	60.00'	7,200.00
64	3	60.00'	7,200.00
65	3	60.00'	7,200.00
66	3	60.01'	7,202.25
67	3	60.00'	8,266.71
68	3	60.00'	7,200.00
69	3	60.00'	7,200.00
70	3	60.00'	6,804.50
71	3	70.00'	6,399.93
72	3	79.50'	6,604.43
73	3	60.00'	6,301.88
74	3	60.00'	6,600.26
75	3	60.00'	6,600.29
76	3	60.04'	7,570.32
1	4	60.08'	7,573.57
2	4	60.00'	6,600.00
3	4	60.00'	6,600.00
4	4	60.00'	6,600.00
5	4	60.00'	6,600.00
6	4	60.00'	6,600.00
7	4	60.00'	6,600.00
8	4	60.00'	6,600.00
9	4	60.00'	6,600.00
10	4	60.00'	6,600.00
11	4	60.00'	6,600.00
12	4	60.00'	6,600.00
13	4	60.00'	6,600.00
14	4	60.00'	7,567.75
15	4	60.00'	6,600.00
16	4	60.00'	6,600.00
17	4	60.00'	6,600.00
18	4	60.00'	6,600.00
19	4	60.00'	6,600.00
20	4	60.00'	6,600.00
21	4	60.00'	6,600.00
22	4	60.00'	6,600.00
23	4	60.00'	6,600.00
24	4	60.00'	6,600.00
25	4	60.00'	6,600.00
26	4	60.00'	6,600.00
27	4	60.00'	7,567.72
1	5	60.00'	7,567.52
2	5	60.00'	6,600.43
3	5	60.00'	6,600.46
4	5	60.00'	6,600.49
5	5	60.00'	6,600.52
6	5	60.00'	6,600.56
7	5	60.00'	6,600.59

LOT FRONTAGE / LOT SIZE TABLE			
LOT	BLOCK	FRONTAGE ● B.L.	SQ. FT.
8	5	60.00'	6,522.81
9	5	71.46'	8,994.59
10	5	72.23'	14,492.50
11	5	60.06'	7,227.11
12	5	60.00'	7,200.00
13	5	60.00'	7,200.00
14	5	60.00'	7,200.00
15	5	60.00'	7,200.00
16	5	60.00'	7,200.00
17	5	60.00'	7,200.00
18	5	60.00'	7,200.00
19	5	60.00'	7,200.00
20	5	60.00'	7,200.00
21	5	60.00'	7,200.00
22	5	60.00'	7,149.11
1	6	60.00'	7,566.78
2	6	60.00'	6,600.00
3	6	60.00'	6,600.00
4	6	60.00'	6,600.00
5	6	60.00'	6,600.00
6	6	60.00'	6,600.00
7	6	60.00'	6,600.00
8	6	60.00'	6,600.00
9	6	60.00'	6,600.00
10	6	60.00'	6,600.00
11	6	60.00'	6,600.00
12	6	60.00'	6,600.00
13	6	60.00'	6,600.00
14	6	60.00'	6,600.00
15	6	60.00'	7,567.93
16	6	60.00'	7,565.15
17	6	60.00'	6,600.00
18	6	60.00'	6,600.00
19	6	60.00'	6,600.00
20	6	60.00'	6,600.00
21	6	60.00'	6,600.00
22	6	60.00'	6,600.00
23	6	60.00'	6,600.00
24	6	60.00'	6,600.00
25	6	60.00'	6,600.00
26	6	60.00'	6,600.00
27	6	60.00'	6,600.00
28	6	60.00'	6,600.00
29	6	60.00'	6,600.00
30	6	60.04'	7,569.66
1	7	60.00'	7,562.92
2	7	60.00'	6,600.54
3	7	60.00'	6,600.00
4	7	60.00'	6,600.00
5	7	60.00'	6,600.00
6	7	60.00'	6,600.00
7	7	60.00'	6,600.00
8	7	60.00'	6,600.00
9	7	60.00'	6,600.00
10	7	60.00'	6,600.00
11	7	60.00'	6,600.00
12	7	60.00'	6,600.00
13	7	60.00'	6,600.00
14	7	60.00'	6,600.00
15	7	60.02'	7,569.81
16	7	60.00'	7,567.03
17	7	60.00'	6,600.00
18	7	60.00'	6,600.00
19	7	60.00'	6,600.00
20	7	60.00'	6,600.00
21	7	60.00'	6,600.00
22	7	60.00'	6,600.00
23	7	60.00'	6,600.00
24	7	60.00'	6,600.00
25	7	60.00'	6,600.00
26	7	60.00'	6,600.00
27	7	60.00'	6,600.00
28	7	60.00'	6,600.00
29	7	60.00'	6,600.54
30	7	60.00'	7,565.81

L:\MSC\FOXTAIL_PALMS\4464-001_PLAT-082922.DWG Apr. 24, 2023--3:54 PM CHAD MILLER

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, FOXTAIL SKY, LLC., A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH CARLOS D. BOMBACH, EXECUTIVE MANAGER, AND LAUREL R. SANTEE, EXECUTIVE ASSISTANT, BOTH BEING OFFICERS OF FOXTAIL SKY, LLC., A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF FOXTAIL PALMS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND 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 AS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

IN TESTIMONY, HERETO, FOXTAIL SKY, LLC., A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CARLOS D. BOMBACH, ITS EXECUTIVE MANAGER, HEREUNTO AUTHORIZED, ATTESTED BY ITS EXECUTIVE ASSISTANT, LAUREL R. SANTEE, BOTH BEING OFFICERS OF FOXTAIL SKY, LLC., A TEXAS LIMITED LIABILITY COMPANY THIS 25 DAY OF April, 2023.

FOXTAIL SKY, LLC.
A TEXAS LIMITED LIABILITY COMPANY

BY: CARLOS D. BOMBACH, EXECUTIVE MANAGER

ATTEST: LAUREL R. SANTEE, EXECUTIVE ASSISTANT

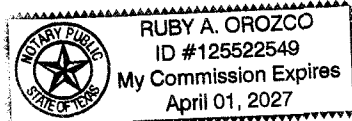
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS D. BOMBACH, EXECUTIVE MANAGER AND LAUREL R. SANTEE, EXECUTIVE ASSISTANT, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF April, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: ROBERTO HERNANDEZ

MY COMMISSION EXPIRES: 4/1/2024



STATE OF TEXAS
COUNTY OF Harris

WE, KB HOME LONE STAR INC., A TEXAS CORPORATION, ACTING BY AND THROUGH Ryan Hawkins, Director of Land Development, OWNER AND HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED IN THE PLAT KNOWN AS FOXTAIL PALMS, SAID LIEN BEING EVIDENCE BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO(S). 2020010175, 2021073663 & 2021073664 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIENS AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

KB HOME LONE STAR INC.,
A TEXAS CORPORATION

BY: Ryan Hawkins

PRINT NAME: Ryan Hawkins

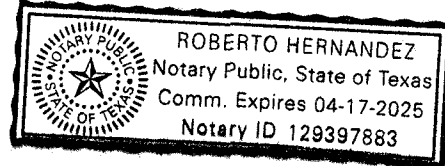
TITLE: Director of Land Development

STATE OF TEXAS
COUNTY OF Harris

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26 DAY OF April, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: Roberto Hernandez



STATE OF TEXAS
COUNTY OF Harris

WE, THIRD COAST BANK, SSB, ACTING BY AND THROUGH Tiffany Weber, Bank Officer, OWNER AND HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED IN THE PLAT KNOWN AS FOXTAIL PALMS, SAID LIEN BEING EVIDENCE BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO(S). 2021073663 & 2022004789 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIENS AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THIRD COAST BANK, SSB

BY: Tiffany Weber

PRINT NAME: Tiffany Weber

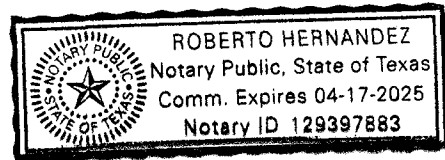
TITLE: Bank Officer

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26 DAY OF April, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: Roberto Hernandez



THIS IS TO CERTIFY THAT I, CAROLYN J. QUINN, A REGISTERED PUBLIC LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

Carolyn J. Quinn 04-27-2023
CAROLYN J. QUINN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6033



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

PLANNING, DEVELOPMENT AND ZONING COMMISSION

BRAZORIA DRAINAGE DISTRICT #4

- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT 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 THE 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 IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- THE DISTRICTS PERSONNEL SHALL HAVE THE RIGHTS TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING THE 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 THE CONSTRUCTION BY THE DISTRICT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THE DISTRICTS APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICTS DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSE 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, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICTS SUCCESSORS, ASSIGNS, 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.
- ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICTS DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
- AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICTS INSPECTOR FOR FURTHER CLARIFICATION.
- ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICTS RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICTS RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY 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.

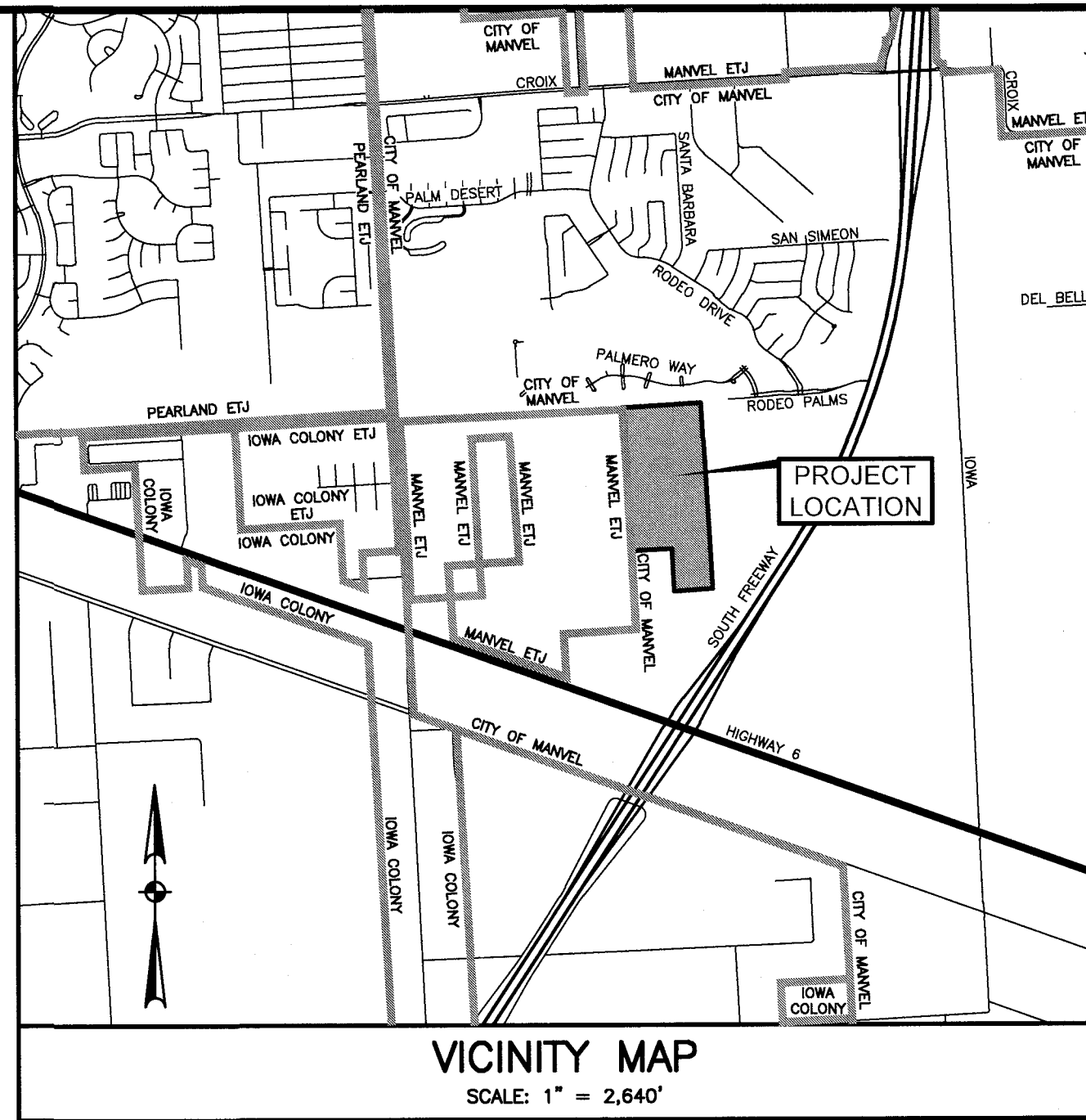
APPROVED BY THE BOARD OF COMMISSIONERS ON 09/0/22

BRAZORIA DRAINAGE DISTRICT No. 4

DISTRICT ENGINEER

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

BDD4 REF. ID #: 22-000150



VICINITY MAP
SCALE: 1" = 2,640'

FINAL PLAT OF FOXTAIL PALMS

A SUBDIVISION OF 79.816 ACRES OF LAND BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 44-46 AND 52-55 AND A PORTION OF A 40' WIDE ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T. & B. RAILROAD CO. SURVEY, SEC. 71, A-291 BRAZORIA COUNTY, TEXAS

227 LOTS 7 BLOCKS 14 RESERVES

DATE: 04/10/2023 SCALE: 1" = 60'

OWNER:
FOXTAIL SKY, LLC., A TEXAS
LIMITED LIABILITY COMPANY

12399 MONTWOOD DRIVE
EL PASO, TEXAS 79928
915-805-1005
NAGESH BASNYAT

ENGINEER

r.g. miller

DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487

16340 Park Ten Place, Ste 350
Houston, TX 77084

713.461.9600 | rgmiller.com

SURVEYOR

MILLER SURVEY

DCCM

Miller Survey | Firm Reg. No. 10047100

1760 W. Sam Houston Pkwy N.
Houston, TX 77043

713.413.1900 | millersurvey.com SHEET 6 OF 6

BRAZORIA COUNTY CLERK