

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
May 22, 2023

NOTICE IS HEREBY GIVEN
6:00 P.M.

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

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

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

Regular Session

Position #1 Ryan Miller, 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 Lake D;
BEING A SUBDIVISION OF 12.339 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 14, 15, 22, 23, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- B. Approve the Final plat of Pomona Section 28;
BEING A SUBDIVISION OF 74.541 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TAMLAGE SURVEY, ABSTRACT 563, AND THE A.C.H. & B.R. R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS; BEING ALL OF LOTS 37, 38, 48, 49, AND 58, AND A PORTION OF LOTS 50, 57, 59, AND 60 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORD OF SAID BRAZORIA COUNTY, TEXAS, AND A PORTION OF LOTS 7, 8, AND 9 OF SECTION 89 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, BRAZORIA COUNTY, TEXAS.
- C. Approve the meeting minutes to date.

Regular Agenda

- 1. Consideration and possible action to approve the Final Plat of Valencia Section 3;
BEING A SUBDIVISION OF 24.833 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, ALSO KNOWN AS THE MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF LOTS 15, 16, 23, 24, 31, AND 32 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.), AND OUTLOT 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION OF RECORD UNDER VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 AND 140, B.C.P.R.
- 2. Consideration and possible action to approve the Final Plat of Valencia Section 4;
BEING A SUBDIVISION OF 21.112 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 14, 21, 22, 29, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD IN VOLUME 2, PAGES 91-92, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.).
- 3. Consideration and possible action to approve, Preliminary Plat for Valencia Section 9;
BEING A SUBDIVISION OF 21.96 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, AND IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72, VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND BEING A PART OF LOTS 31, 32, 39, AND 40 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- 4. Consideration and possible action to approve, Preliminary Plat for Valencia Section 8;
BEING A SUBDIVISION OF 19.9 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 30, 31, 37, 38, 39, 46 AND 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

5. Consideration and possible action to approve the Preliminary Plat of Hampton Business Park;
BEING A SUBDIVISION OF 13.82 ACRES / 602,164 SQ.FT. SITUATED IN THE H.T. & R.R. CO. SURVEY, ABSTRACT NO. 298, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
6. 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.
7. 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.
8. 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 May 19, 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	☐
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Date of Request:

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

Person to Speak:

Daytime Phone: Fax Number:

E-mail Address:

Description of Request and Physical Address:

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.

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 Lake D - Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	May 22, 2023
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	<u>Approval</u>

BACKGROUND/ REVIEW NOTES

- *The subject site is a proposed detention facility within the 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.*
- *An amendment to Valencia Master Plan was approved by the Planning Development and Zoning Commission on April 24, 2023*
- *The subject site includes a portion of Chocolate Bayou on its west side and is located on the west side of proposed Pollard Boulevard extension.*
- *The proposed plat includes 12.339 acres of land and creates three reserves for detention, landscape, amenity, recreation center, and drainage purposes.*
- *The proposed plat conforms to the approved preliminary plat.*

STAFF RECOMMENDATION

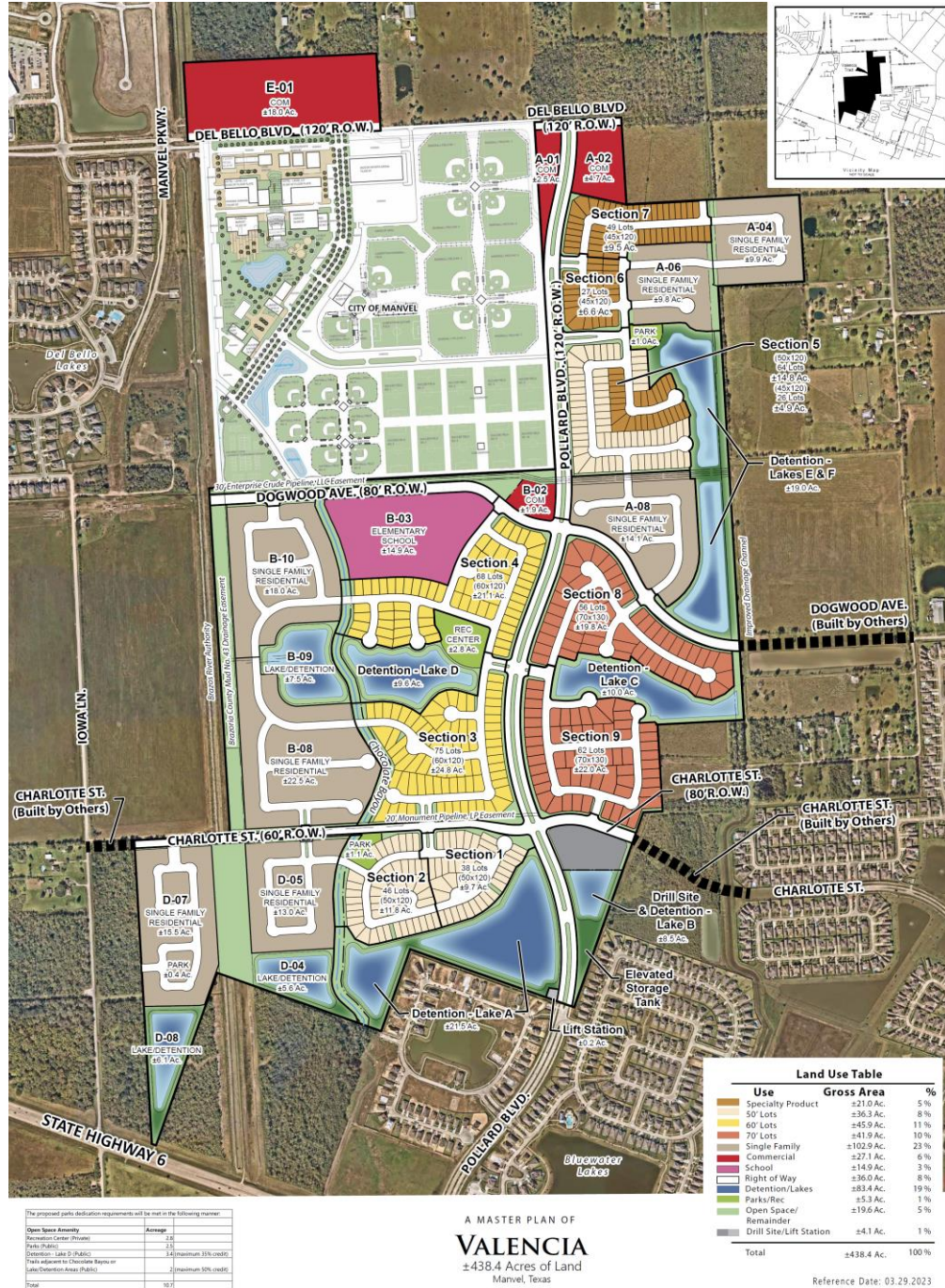
The City staff recommends approval of this proposed plat - *Valencia Lake D Final Plat*.



DEVELOPMENT SERVICES DEPARTMENT

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

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



The proposed parks dedication requirements will be met in the following manner:	
Open Space Amenity	Acreage
Recreation Center (Public)	0.00
Park (Public)	2.35
Detention - Lake D (Public)	2.40
Drill Site/Lift Station (Public)	2.40
Drill Site/Lift Station (Public)	2.40
Drill Site/Lift Station (Public)	2.40
Drill Site/Lift Station (Public)	2.40
Drill Site/Lift Station (Public)	2.40
Drill Site/Lift Station (Public)	2.40

PREPARED FOR: HILLWOOD RESIDENTIAL

NOTES:
11 ALL LOCAL STREET WIDTHS ARE 60' WIDE.
12 THE MASTER PLAN SHALL EXPIRE 3 YEARS AFTER COUNCIL APPROVAL UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

A MASTER PLAN OF VALENCIA ±438.4 Acres of Land Manvel, Texas Project #: 2791-00001

MADE TO VERIFY THAT THE CITY COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS REVIEWED THE MASTER PLAN AND IS IN COMPLIANCE WITH THE LAND USE PLAN AND THE ORDINANCES OF THE CITY OF MANVEL, TEXAS, AND HAS APPROVED THE RECORDING OF THE MASTER PLAN.

2791-00001

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has reviewed the Master Plan and is in compliance with the Land Use Plan and the Ordinances of the City of Manvel, Texas, and has approved the recording of the Master Plan.

Planning, Development, and Zoning Commission

Reference Date: 03.29.2023



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH GARY TESCH, PRESIDENT, BEING AN OFFICER OF MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, AND BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, ACTING BY AND THROUGH JEFF PERRY, PRESIDENT, BOARD OF DIRECTORS OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA LAKE D, BEING 12.339 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 14, 15, 22, 23, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.), DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL 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 LAKE D WHERE, BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND 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 WHEREOF, MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GARY TESCH, ITS PRESIDENT, THEREUNTO AUTHORIZED, THIS 10 DAY OF May, 2023.

BY: MHI PARTNERSHIP, LTD.,
A TEXAS LIMITED PARTNERSHIP

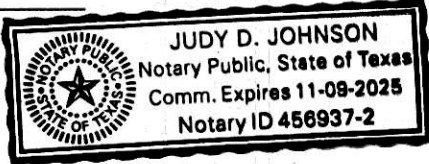
BY: Gary Tesch
GARY TESCH, PRESIDENT

STATE OF TEXAS
COUNTY OF Brazoria

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY TESCH, PRESIDENT OF MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

Judy D. Johnson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



IN TESTIMONY WHEREOF, BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEFF PERRY, ITS PRESIDENT, BOARD OF DIRECTORS, THEREUNTO AUTHORIZED, THIS 4 DAY OF May, 2023.

BY: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83

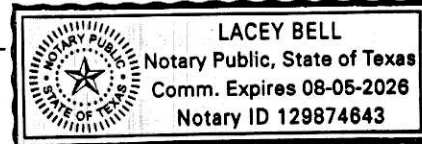
BY: Jeff Perry
JEFF PERRY, PRESIDENT, BOARD OF DIRECTORS

STATE OF TEXAS
COUNTY OF Brazoria

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF PERRY, PRESIDENT, BOARD OF DIRECTORS OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, 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 4th DAY OF May, 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 (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



4-24-2023

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

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

THIS 2 DAY OF May, 2023.

Ricky Kulecka
RICKY KULECKA, COMMISSIONER

Alfred A. Deberg, Jr.
ALFRED A. DEBERG, JR.
COMMISSIONER

Judy Schilt
JUDY SCHILT, COMMISSIONER
Don Nguyen
DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF VALENCIA LAKE D 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 12.339 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 14, 15, 22, 23, 30, AND 31 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.), MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 29.015 ACRE TRACT CONVEYED TO MHI PARTNERSHIP, LTD. (DESCRIBED AS "TRACT 1") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 202201068982, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), BEING ALL OF THAT CERTAIN CALLED 0.0273 ACRE TRACT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2023017058, B.C.O.P.R., BEING ALL OF THAT CERTAIN CALLED 0.9798 ACRE TRACT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2023017378, B.C.O.P.R., AND BEING ALL OF THAT CERTAIN CALLED 5.454 ACRE TRACT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 (DESCRIBED AS PERRY - LAKE "D") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2022063574, B.C.O.P.R., SAID 12.339 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LA SURVEY" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 0.2273 ACRE TRACT CONVEYED TO PHOUH - SOWELL 112, LLC BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2023018137, B.C.O.P.R., SAME BEING AN INTERIOR SOUTHERLY CORNER OF THE AFOREMENTIONED 29.015 ACRE TRACT, AND A NORTHERLY CORNER OF THAT CERTAIN CALLED 31.278 ACRE TRACT CONVEYED TO PHOUH - SOWELL 112, LLC (DESCRIBED AS "TRACT 2") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068983, B.C.O.P.R.;

THENCE, ALONG THE SOUTH LINE OF SAID 29.015 ACRE TRACT COMMON TO THE NORTH LINE OF SAID 31.278 ACRE TRACT AND ALONG THE ARC OF A CURVE TO THE LEFT, AT AN ARC LENGTH OF 72.74 FEET PASSING THE NORTHEAST CORNER OF THE AFOREMENTIONED 5.454 ACRE TRACT, AND CONTINUING ALONG SAID CURVE TO THE LEFT, SAME BEING THE EAST LINE OF SAID 5.454 ACRE TRACT, FOR A TOTAL ARC LENGTH OF 265.41 FEET, HAVING A RADIUS OF 2,270.00 FEET, A CENTRAL ANGLE OF 08° 41' 57", AND A CHORD WHICH BEARS SOUTH 07° 50' 03" WEST, 265.42 FEET TO A POINT FOR CORNER;

THENCE, ALONG THE SOUTH LINE OF SAID 5.454 ACRE TRACT THE FOLLOWING ELEVEN (11) COURSES:

- NORTH 74° 30' 04" WEST, 146.98 FEET TO A POINT FOR CORNER;
- NORTH 80° 10' 38" WEST, 52.38 FEET TO A POINT FOR CORNER;
- SOUTH 85° 06' 45" WEST, 43.78 FEET TO A POINT FOR CORNER;
- SOUTH 68° 16' 44" WEST, 64.49 FEET TO A POINT FOR CORNER;
- SOUTH 47° 27' 58" WEST, 69.55 FEET TO A POINT FOR CORNER;
- SOUTH 38° 09' 49" WEST, 143.51 FEET TO A POINT FOR CORNER;
- NORTH 56° 58' 21" WEST, 69.79 FEET TO A POINT FOR CORNER;
- NORTH 65° 30' 08" WEST, 78.34 FEET TO A POINT FOR CORNER;
- NORTH 75° 20' 12" WEST, 78.34 FEET TO A POINT FOR CORNER;
- NORTH 85° 10' 15" WEST, 78.34 FEET TO A POINT FOR CORNER;
- SOUTH 85° 39' 54" WEST, 65.76 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 49' 57" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID 5.454 ACRE TRACT, AT 98.29 FEET PASSING THE SOUTHWEST CORNER OF SAID 5.454 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THE AFOREMENTIONED 0.0273 ACRE TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID 0.0273 ACRE TRACT, AT 101.73 FEET PASSING THE SOUTHWEST CORNER OF SAID 0.0273 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THE AFOREMENTIONED 0.9798 ACRE TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID 0.9798 ACRE TRACT FOR A TOTAL DISTANCE OF 178.93 FEET TO THE SOUTHWEST CORNER OF SAID 0.9798 ACRE TRACT;

THENCE, ALONG THE WEST LINE OF SAID 0.9798 ACRE TRACT THE FOLLOWING FIVE (5) COURSES:

- NORTH 10° 21' 59" WEST, 108.94 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 88.68 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 24° 11' 39", AND A CHORD WHICH BEARS NORTH 22° 27' 48" WEST, 88.02 FEET TO A POINT FOR CORNER;
- NORTH 34° 33' 38" WEST, 80.04 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 284.06 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 56° 07' 18", AND A CHORD WHICH BEARS NORTH 06° 29' 59" WEST, 272.84 FEET TO A POINT FOR CORNER;
- NORTH 21° 33' 40" EAST, 11.87 FEET TO THE NORTHWEST CORNER OF SAID 0.9798 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 0.7302 ACRE TRACT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 BY AN INSTRUMENT OF RECORD UNDER 2023017378, B.C.O.P.R.;

THENCE, SOUTH 75° 55' 56" EAST, ALONG THE NORTH LINE OF SAID 0.9798 ACRE TRACT COMMON TO THE SOUTH LINE OF SAID 0.7302 ACRE TRACT, AT 74.04 FEET PASSING THE NORTHEAST CORNER OF SAID 0.9798 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 0.7302 ACRE TRACT, SAID POINT LYING ON THE WEST LINE OF THE AFOREMENTIONED 29.015 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 217.43 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 160.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 153° 21' 43", AND A CHORD WHICH BEARS SOUTH 72° 11' 25" EAST, 116.77 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 75° 55' 56" EAST, 122.64 FEET TO A POINT FOR CORNER;
THENCE, NORTH 76° 16' 11" EAST, 139.49 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

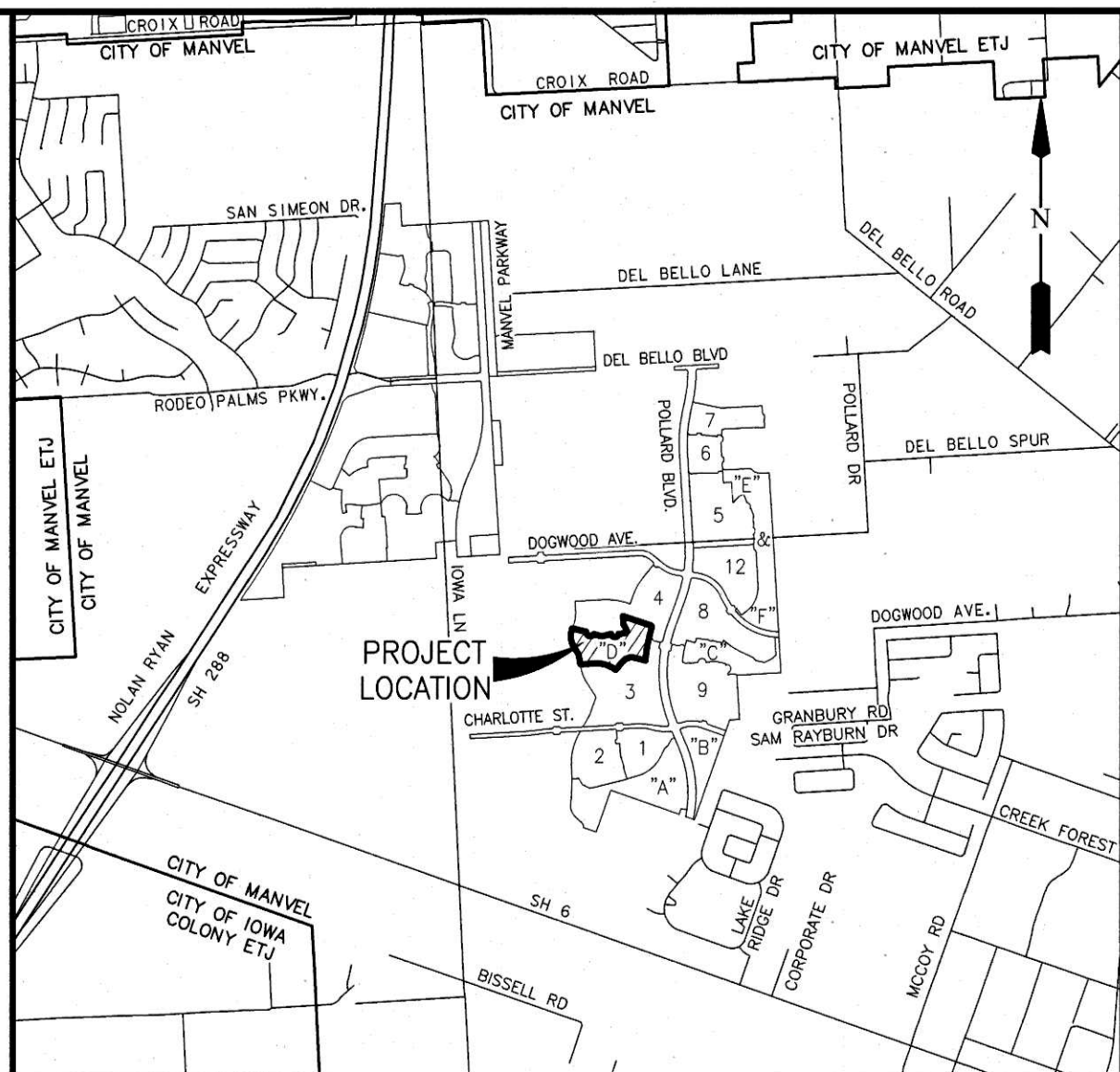
THENCE, 161.16 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 153° 53' 44", AND A CHORD WHICH BEARS NORTH 88° 25' 01" EAST, 116.90 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 78° 31' 51" EAST, 20.00 FEET TO A POINT FOR CORNER;
THENCE, NORTH 76° 16' 11" EAST, 97.61 FEET TO A POINT FOR CORNER;
THENCE, NORTH 31° 16' 11" EAST, 14.14 FEET TO A POINT FOR CORNER;
THENCE, NORTH 17° 28' 00" WEST, 55.12 FEET TO A POINT FOR CORNER;
THENCE, NORTH 30° 41' 04" WEST, 65.10 FEET TO A POINT FOR CORNER;
THENCE, NORTH 04° 04' 45" WEST, 123.43 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 71° 29' 05" EAST, 433.51 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 38.67 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 37' 36", AND A CHORD WHICH BEARS SOUTH 27° 10' 17" EAST, 34.93 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,270.00 FEET, AT AN ARC LENGTH OF 163.33 FEET PASSING THE NORTHWEST CORNER OF THE AFOREMENTIONED 0.2273 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID 0.2273 ACRE TRACT FOR A TOTAL ARC LENGTH OF 236.06 FEET, A CENTRAL ANGLE OF 05° 57' 30", AND A CHORD WHICH BEARS SOUTH 14° 09' 47" WEST, 235.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.339 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653P

FINAL PLAT OF VALENCIA LAKE D

A SUBDIVISION OF 12.339 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 14, 15, 22, 23, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

0 LOTS 3 RESERVES (12.339 ACRES) 1 BLOCK

APRIL 24, 2023

JOB NO. 2791-6104

OWNERS:

BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT NO. 83
JEFF PERRY, PRESIDENT, BOARD OF DIRECTORS
202 CENTURY SQUARE BOULEVARD, SUGAR LAND, TEXAS 77478
PH: 281-500-6050

MHI PARTNERSHIP, LTD.,
A TEXAS LIMITED PARTNERSHIP
GARY TESCH, PRESIDENT
7676 WOODWAY, SUITE 104, HOUSTON, TEXAS 77063
PH: 713-952-6767

SURVEYOR:

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

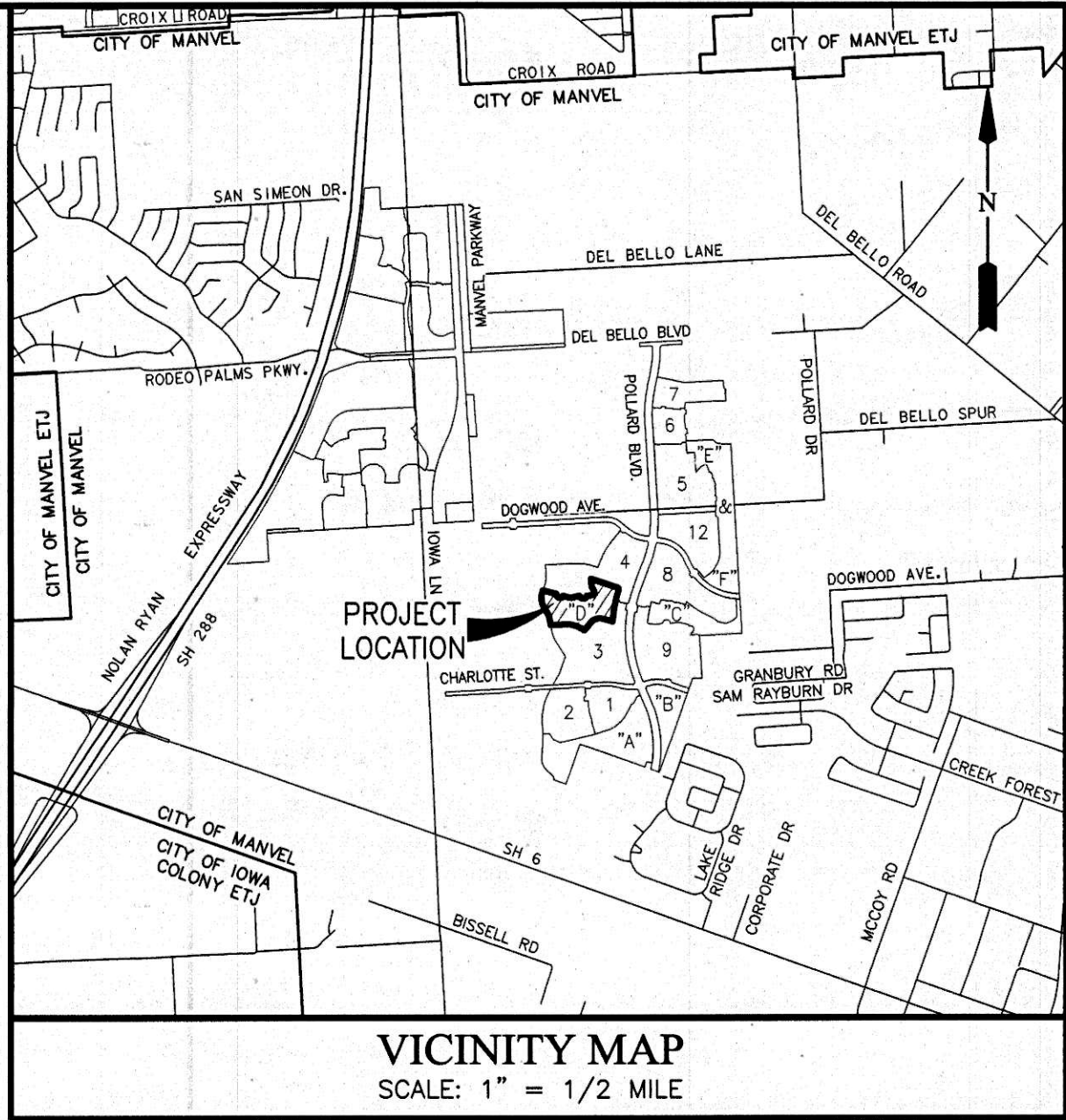
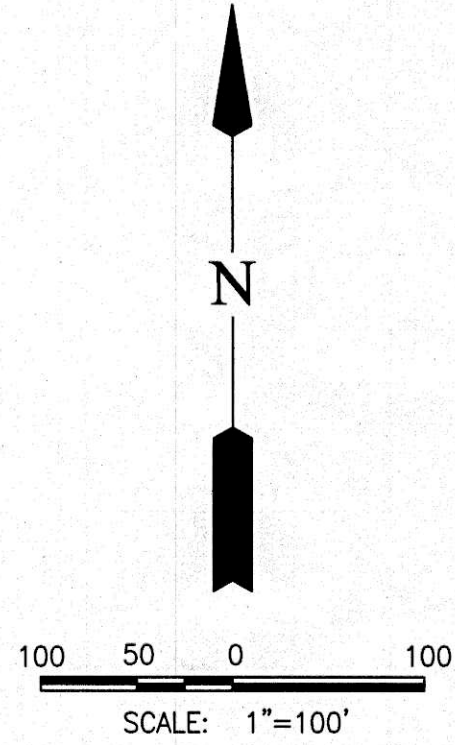
ENGINEER:

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

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	8.555	372,632	RESTRICTED TO LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 83
B	2.753	119,938	RESTRICTED TO RECREATION CENTER	HOA
C	1.031	44,928	RESTRICTED TO DRAINAGE	BCCR3/BCMUD 83
TOTAL	12.339	537,498		

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	88°37'36"	38.67'	S 27°10'17" E	34.93'
C2	2270.00'	12°39'27"	501.48'	S 10°48'48" W	500.46'
C3	210.00'	24°11'39"	88.68'	N 22°27'48" W	88.02'
C4	290.00'	56°07'18"	284.08'	N 06°29'59" W	272.84'
C5	60.00'	153°21'43"	160.60'	S 72°11'25" E	116.77'
C6	60.00'	153°53'44"	161.16'	N 88°25'01" E	116.90'
C7	288.00'	79°48'52"	401.19'	N 56°43'43" W	369.53'
C8	210.00'	56°07'18"	205.70'	S 06°29'59" E	197.57'
C9	290.00'	24°11'39"	122.46'	S 22°27'48" E	121.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°30'04" W	146.98'
L2	N 80°10'38" W	52.38'
L3	S 85°06'45" W	43.78'
L4	S 68°16'44" W	64.49'
L5	S 47°27'58" W	69.55'
L6	S 38°09'49" W	143.51'
L7	N 56°58'21" W	69.79'
L8	N 65°30'08" W	78.34'
L9	N 75°20'12" W	78.34'
L10	N 85°10'15" W	78.34'
L11	S 85°39'54" W	65.76'
L12	N 102°1'59" W	108.94'
L13	N 34°33'38" W	80.04'
L14	N 21°33'40" E	11.87'
L15	S 75°55'56" E	122.64'
L16	N 76°16'11" E	139.49'
L17	S 78°31'51" E	20.00'
L18	N 76°16'11" E	97.61'
L19	N 31°16'10" E	14.14'
L20	N 17°28'00" W	55.12'
L21	N 30°41'04" W	65.10'
L22	N 04°04'45" W	123.43'
L23	S 21°33'40" W	22.39'
L24	S 34°33'38" E	80.04'
L25	S 102°1'59" E	119.05'
L26	N 16°21'00" E	15.06'
L27	N 73°39'00" W	20.00'
L28	S 16°21'00" W	35.02'



KEY MAP NO. 653P

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. 2023-0168, DATED MAY 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 "LIA 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, NAVD83 GEOID 2003 (B.C. LIDAR DATUM)
- TBM-INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LIA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EASET 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. 48039C0110K.
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3, AT THE TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PLANNING DEVELOPMENT AND ZONING COMMISSION, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PLANNING DEVELOPMENT AND ZONING COMMISSION.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
- THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY ORDINANCE NO. 2021-0-18, EFFECTIVE JULY 19, 2021 APPLIES TO THE PLAT.

LEGEND

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

FINAL PLAT OF
VALENCIA
LAKE D

A SUBDIVISION OF 12.339 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 14, 15, 22, 23, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

0 LOTS 3 RESERVES (12.339 ACRES) 1 BLOCK

APRIL 24, 2023

JOB NO. 2791-6104

OWNERS:

BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT NO. 83
JEFF PERRY, PRESIDENT, BOARD OF DIRECTORS
202 CENTURY SQUARE BOULEVARD, SUGAR LAND, TEXAS 77478
PH: 281-500-6050

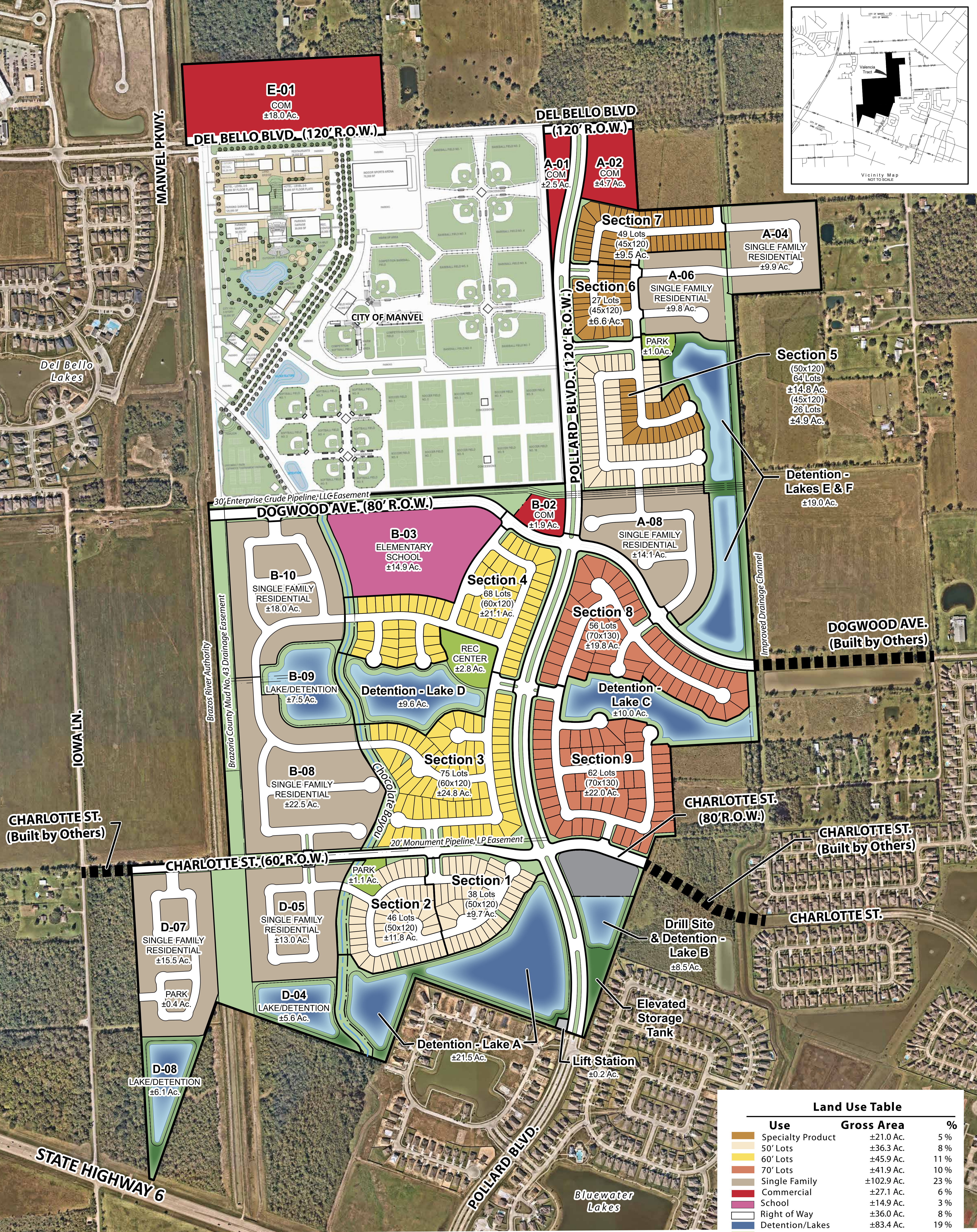
MHI PARTNERSHIP, LTD.,
A TEXAS LIMITED PARTNERSHIP
GARY TESCH, PRESIDENT
7676 WOODWAY, SUITE 104, HOUSTON, TEXAS 77063
PH: 713-952-6767

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

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

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

CITY COUNCIL

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, provided a recommendation of approval to the Valencia Master Plan in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this Master Plan this ____ day of _____, 2023.

Planning, Development, and Zoning Commission

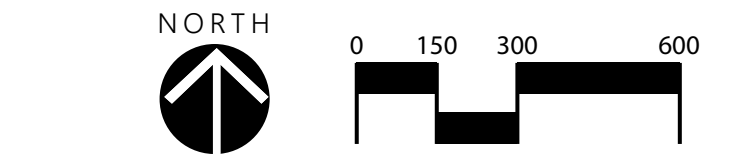
A MASTER PLAN OF

VALENCIA

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

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

Reference Date: 03.29.2023



RELATIONSHIPS | PROCESS | DESIGN



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

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

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

Person to Speak:

Daytime Phone: Fax Number:

E-mail Address:

Description of Request and Physical Address:

Consideration and possible action to approved the Final plat of Pomona Section 28, being a subdivision of 74.541 acres
of land located in the H.T. & B.R.R. Co. Survey, Section 78 (A.K.A.) J.S. Tamlage Survey, Abstract 563, and the A.C.H. & B.R. R.
Co. Survey, Section 89, Abstract 417, Brazoria County, Texas; being all of lots 37, 38, 48, 49, and 58, and a portion of lots 50, 57,
59, and 60 of Section 78 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens, a subdivision of record
in Volume 2, page 98, plat record of said Brazoria County, Texas, and a portion of lots 7, 8, and 9 of Section 89 of said Allison Richey Gulf Coast Home Company Part of Suburban Gardens, Brazoria County, Texas.

Plats:

Preliminary
Final ☒

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

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

Lacey Bell 
Bell
DN: CN=Lacey Bell
Date: 2022.06.09
SIGNATURE

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Pomona Section 28 - Final Plat
Applicant:	Lacey Bell, LJA Engineering
PD&Z Meeting Date:	May 22, 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 Pomona Master Development located within the City's Extra Territorial Jurisdiction. A Development Agreement for Pomona was entered into in 2006.*
- *The proposed site is located on the northeast side of the intersection of County Road 58/ Croix Road and Jerusalem Road.*
- *The proposed plat subdivides a 74.541-acre tract into 240 residential lots, 8 Blocks, and 16 reserves for landscaping, open space, drainage, amenity, lake, park, parking, detention, and utility.*
- *The proposed section includes 116 single-family specialty product lots with front entry and 124 single-family specialty product lots with rear entry.*
- *Front entry lots shall be a minimum of 42 feet in width and rear entry lots shall be a minimum of 40 feet in width.*
- *The proposed plat generally conforms to the preliminary plat approved in September 2022.*

STAFF RECOMMENDATION

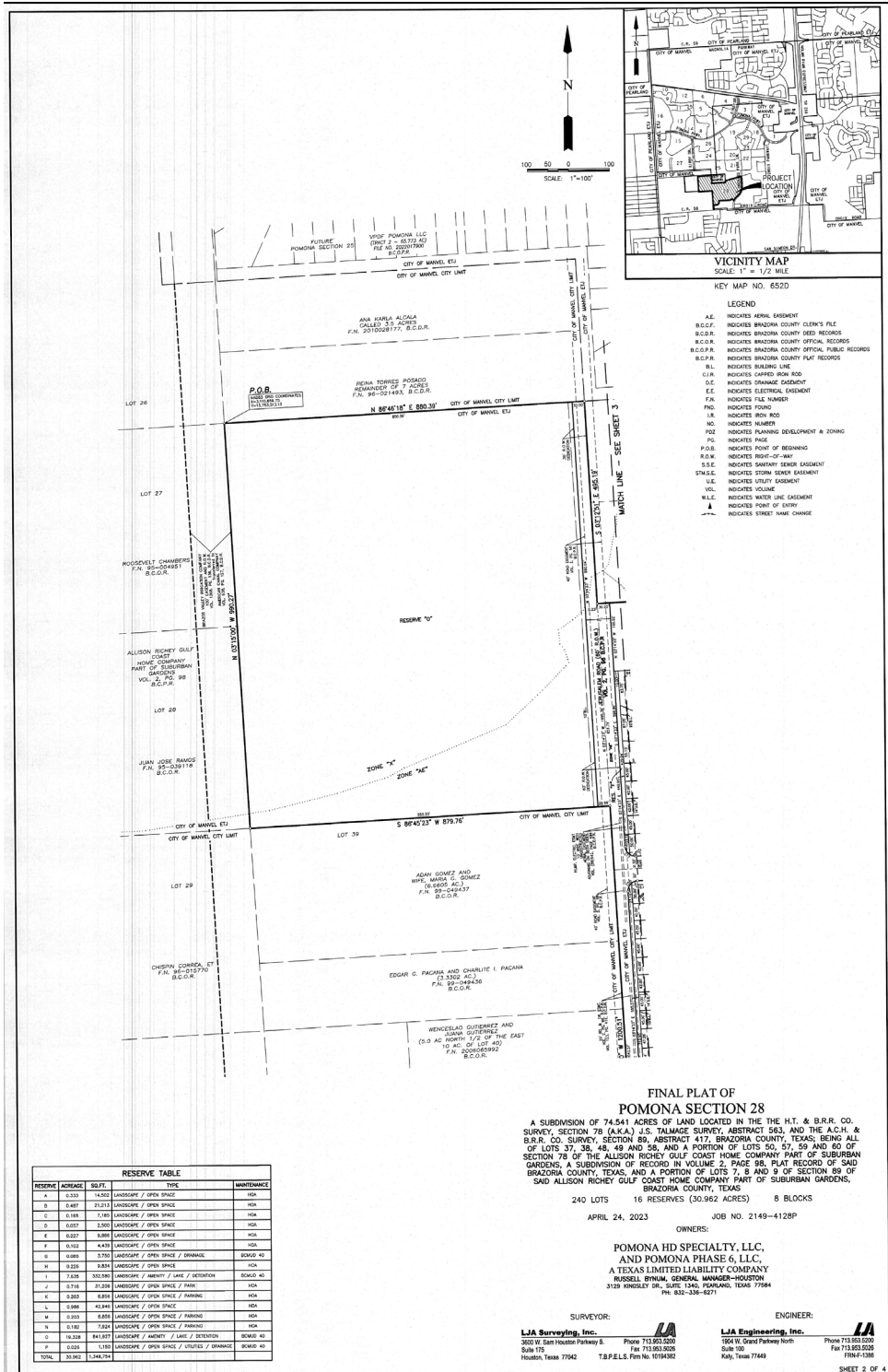
The City staff recommends approval of this proposed plat - *Pomona Section 28 Final Plat*.



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

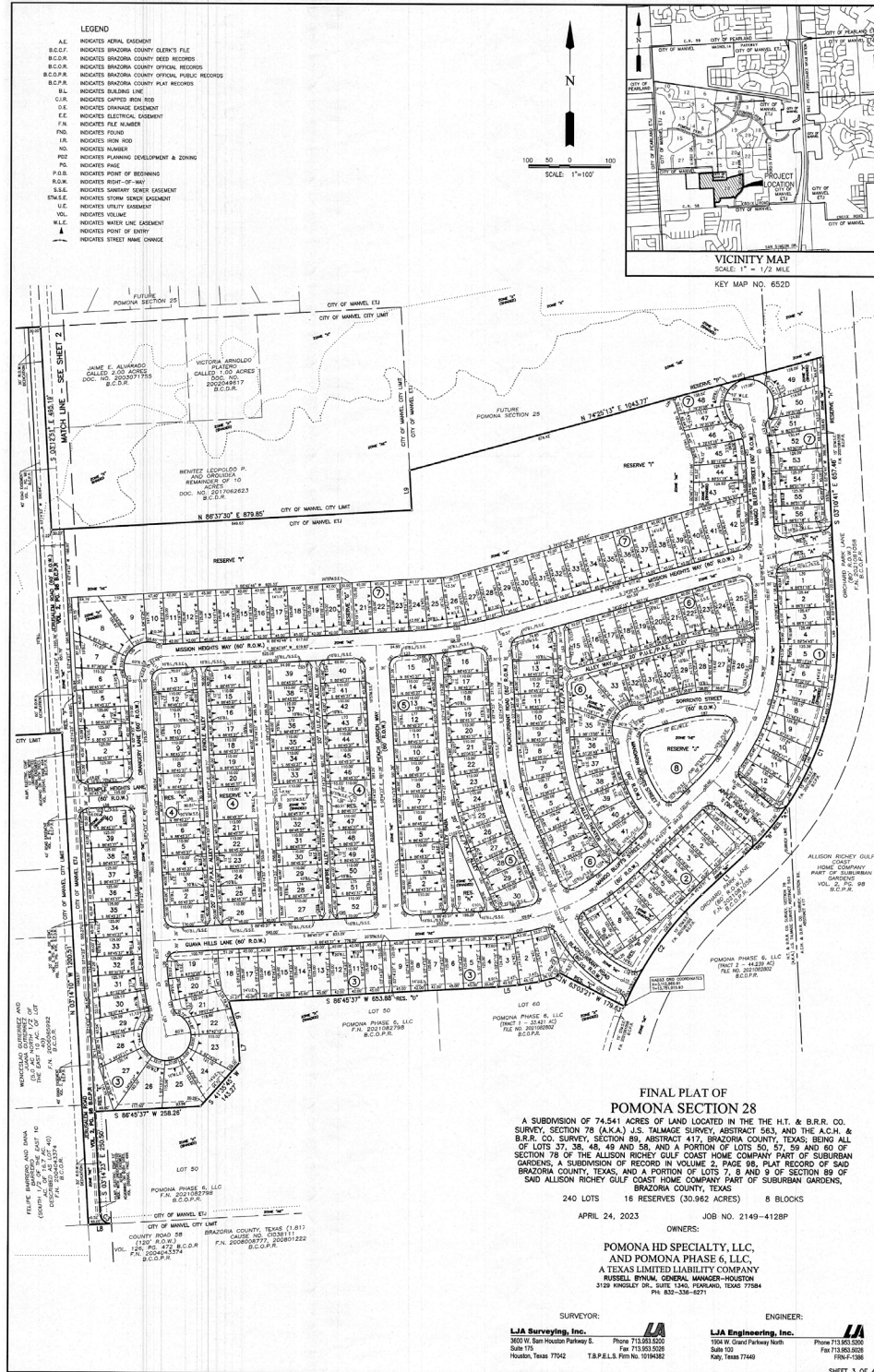




DEVELOPMENT SERVICES DEPARTMENT

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Plat Exhibit

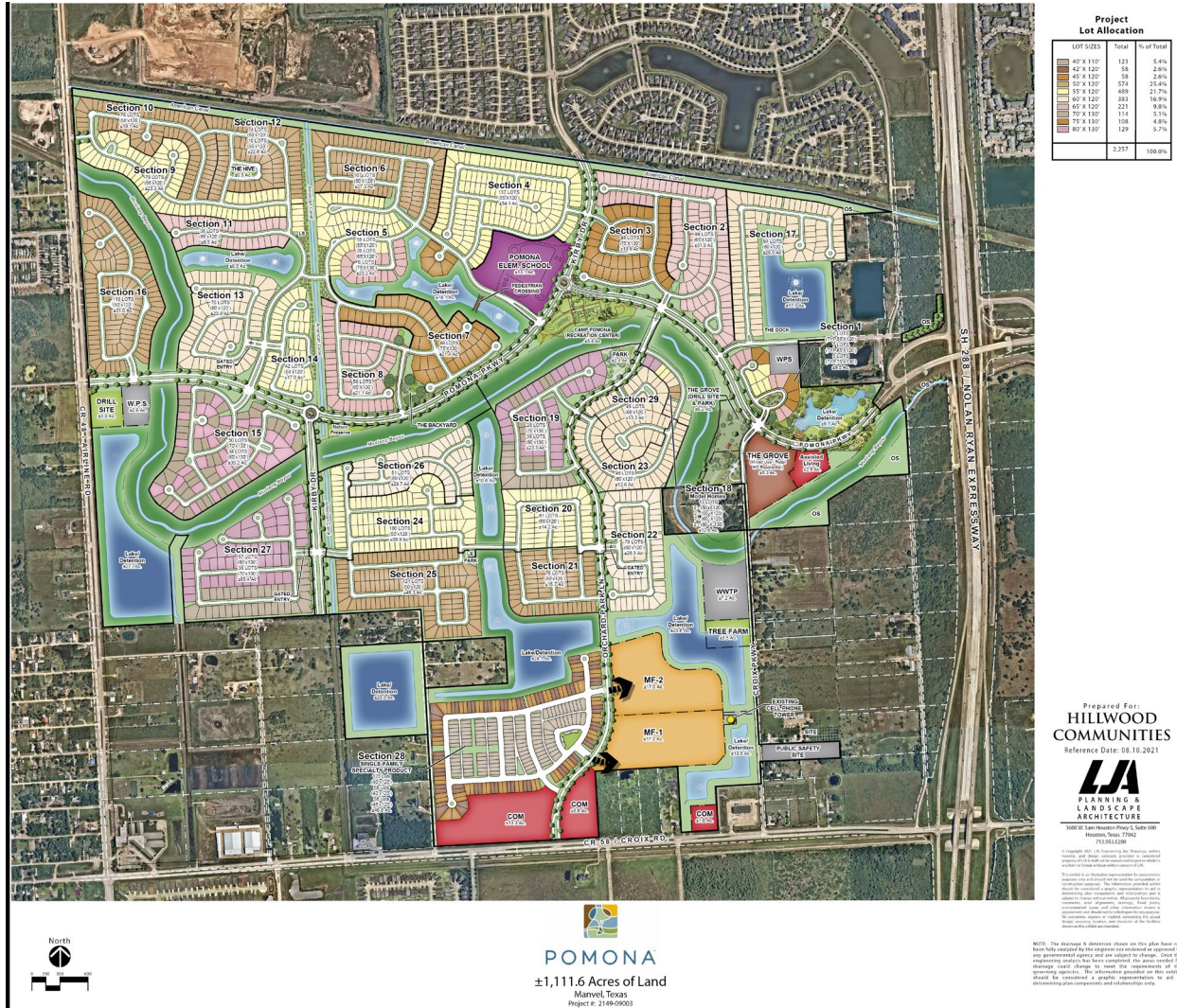




DEVELOPMENT SERVICES DEPARTMENT

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

Pomona Master Plan



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND POMONA HD SPECIALTY, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RUSSELL BYNUM, GENERAL MANAGER-HOUSTON OF POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND POMONA HD SPECIALTY, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF POMONA SECTION 28, BEING 74.541 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, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 37, 38, 48, 49 AND 58, AND A PORTION OF LOTS 50, 57, 59 AND 60 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORD OF SAID BRAZORIA COUNTY, TEXAS, AND A PORTION OF LOTS 7, 8 AND 9 OF SECTION 89 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, 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.

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

THIS 26th DAY OF April, 2023.

BY: POMONA PHASE 6, LLC,
A TEXAS LIMITED LIABILITY COMPANY
AND
POMONA HD SPECIALTY, LLC,
A TEXAS 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, GENERAL MANAGER-HOUSTON OF POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND POMONA HD SPECIALTY, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th 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



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 28, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2020018776, 2020018766, 2020018797, 2021061700, 2021061695, AND 2021061699 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

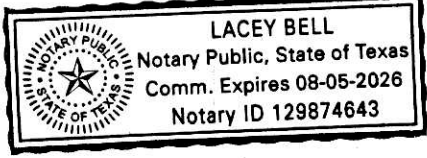
BY: Tom Miller
PRINT NAME: TOM MILLER
TITLE: AVP

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



APPROVED BY THE BOARD OF COMMISSIONERS ON 05/03/2022

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

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

BD04 REF. ID #22-000089

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF POMONA SECTION 28 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 74.541 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, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 37, 38, 48, 49 AND 58, AND A PORTION OF LOTS 50, 57, 59 AND 60 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORD OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND A PORTION OF LOTS 7, 8 AND 9 OF SECTION 89 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, SAID 74.541 ACRES ALSO BEING ALL OF THAT CERTAIN CALLED 20.005 ACRE TRACT (DESCRIBED AS TRACT 1), CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082800, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 34.236 ACRE TRACT (DESCRIBED AS TRACT 1), CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082798, B.C.O.P.R., AND A PORTION 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., AND ALL OF THAT CERTAIN CALLED 54.320 ACRE TRACT CONVEYED TO POMONA HD SPECIALTY, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2022011802, B.C.O.P.R., SAID 74.541 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'; PREVIOUSLY SET FOR THE NORTHWEST CORNER OF SAID 20.005 ACRES, SAME BEING THE COMMON CORNER OF LOTS 26, 27, 36 AND 37 OF SAID SECTION 78;

THENCE, NORTH 86° 46' 18" EAST, ALONG THE COMMON LINE OF THE NORTH LINE OF SAID 20.005 ACRES, THE SOUTH LINE OF SAID LOT 36; AND THE NORTH LINE OF SAID LOT 37, 880.39 FEET TO THE NORTHEAST CORNER OF SAID 20.005 ACRES, SAME BEING THE COMMON CORNER OF LOTS 36, 37, 46 AND 47, OF SAID SECTION 78, SAME BEING A SOUTHERLY CORNER OF THAT CERTAIN CALLED 65.773 ACRE TRACT CONVEYED TO VPDF POMONA LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2022017900, B.C.O.P.R.

THENCE, SOUTH 03° 12' 51" EAST, ALONG THE EAST LINE OF SAID 20.005 ACRES, THE EAST LINE OF SAID LOT 37, AND THE WEST LINE OF SAID LOT 47, 495.19 FEET TO A POINT FOR CORNER, SAME BEING THE COMMON CORNER OF LOTS 37, 38, 47 AND 48, OF SAID SECTION 78, AND THE NORTHWEST CORNER OF THE AFOREMENTIONED 54.320 ACRES;

THENCE, NORTH 86° 37' 30" EAST, DEPARTING THE EAST LINE OF SAID 20.005 ACRES, ALONG THE NORTH LINE OF SAID 54.320 ACRES, THE SOUTH LINE OF SAID LOT 47 AND THE NORTH LINE OF SAID LOT 48, 879.85 FEET TO A POINT FOR CORNER, SAME BEING THE COMMON CORNER OF LOT 47, LOT 48, LOT 57 AND 58 OF SAID SECTION 78, SAME BEING ON THE WESTERLY LINE OF THE AFOREMENTIONED 33.421 ACRES;

THENCE, NORTH 03° 11' 46" WEST, ALONG THE COMMON LINE OF THE WESTERLY LINE OF SAID 54.320 ACRES, THE EAST LINE OF SAID LOT 47 AND THE WEST LINE OF SAID LOT 57, 96.92 FEET TO A POINT FOR CORNER;

THENCE, NORTH 74° 25' 13" EAST, ALONG THE NORTHERLY LINE OF SAID 54.320 ACRES, 1,043.77 FEET TO THE NORTHEAST CORNER OF SAID 54.320 ACRES, SAME BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF ORCHARD PARK LANE (80 FEET WIDE), AS SHOWN ON ORCHARD PARK LANE PHASE 2, STREET DEDICATION, A SUBDIVISION OF RECORD IN FILE NUMBER 2021081058, B.C.P.R.;

THENCE, ALONG THE COMMON LINE OF THE EASTERLY LINE OF SAID 54.320 ACRES, AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID ORCHARD PARK LANE, THE FOLLOWING FOUR (4) COURSES;

1. SOUTH 03° 10' 41" EAST, 657.46 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
2. 620.23 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 50° 03' 07", AND A CHORD WHICH BEARS SOUTH 21° 50' 52" WEST, 600.70 FEET TO A POINT FOR CORNER;
3. SOUTH 46° 52' 26" WEST, 139.69 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
4. 333.61 FEET PARTIALLY WITH THE EASTERLY LINE OF SAID 54.320 ACRES, AND PARTIALLY WITH THE EASTERLY LINE OF THE AFOREMENTIONED 33.421 ACRES, ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF 24° 11' 45", AND A CHORD WHICH BEARS SOUTH 34° 46' 33" WEST, 331.14 FEET TO A POINT FOR CORNER;

THENCE, NORTH 63° 03' 21" WEST, DEPARTING THE COMMON LINE OF SAID ORCHARD PARK LANE AND SAID 33.421 ACRES, 179.63 FEET TO A POINT FOR CORNER, SAME BEING ON THE SOUTHERLY LINE OF THE AFOREMENTIONED 54.320 ACRES;

THENCE, ALONG THE SOUTHERLY LINE OF SAID 54.320 ACRES, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 29° 33' 10" WEST, 13.85 FEET TO A POINT FOR CORNER;
2. SOUTH 75° 43' 29" WEST, 43.59 FEET TO A POINT FOR CORNER;
3. SOUTH 80° 24' 50" WEST, 53.59 FEET TO A POINT FOR CORNER;
4. SOUTH 84° 54' 32" WEST, 49.44 FEET TO A POINT FOR CORNER;
5. SOUTH 86° 45' 37" WEST, 653.88 FEET TO A POINT FOR CORNER;
6. SOUTH 16° 19' 25" EAST, 81.29 FEET TO A POINT FOR CORNER;
7. SOUTH 03° 21' 47" EAST, 71.88 FEET TO A POINT FOR CORNER;
8. SOUTH 41° 35' 45" WEST, 143.27 FEET TO A POINT FOR CORNER;
9. SOUTH 86° 45' 37" WEST, 258.26 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING THE SOUTHERLY LINE OF SAID 54.320 ACRES, SOUTH 03° 14' 23" EAST, 250.50 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

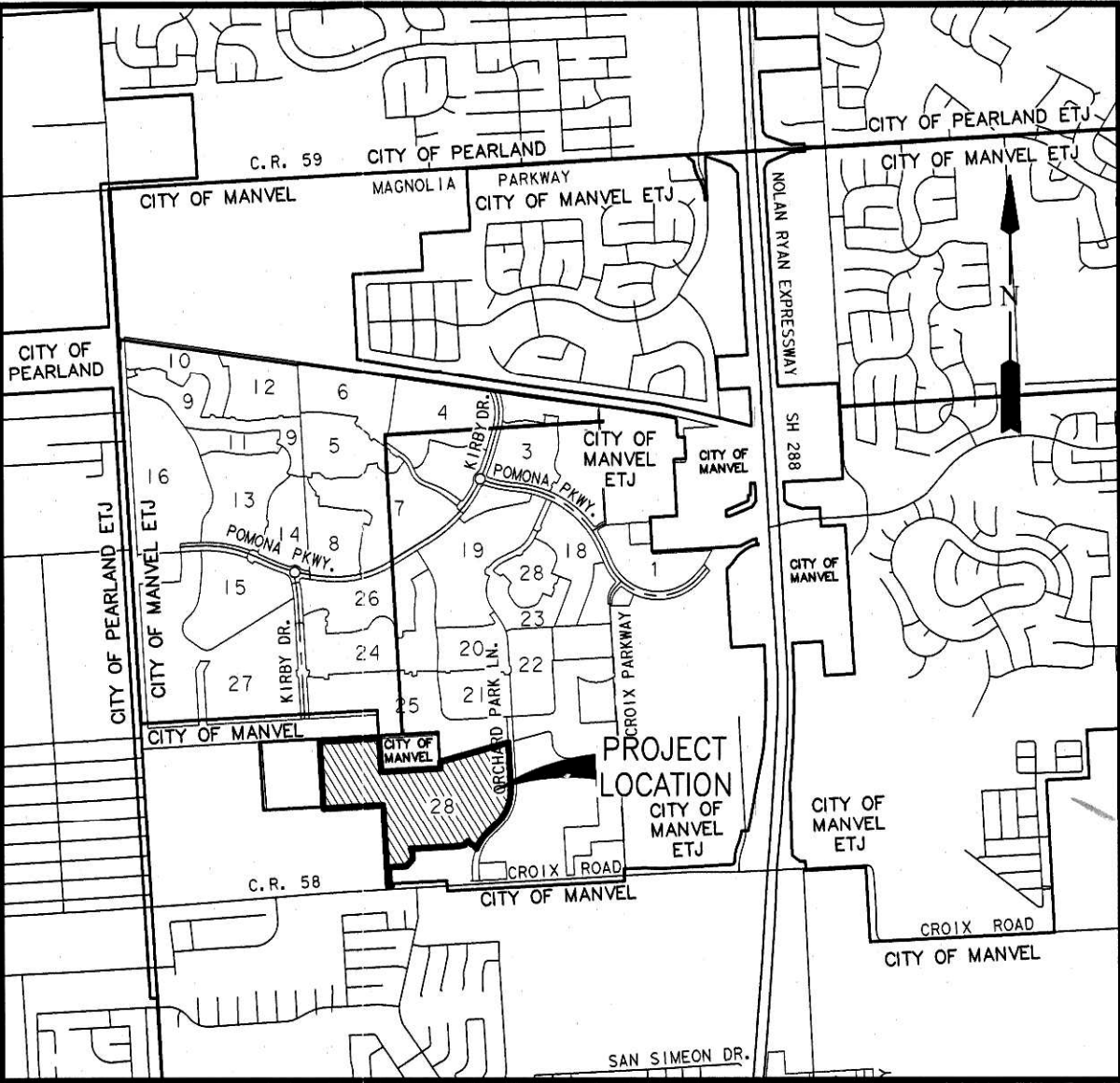
THENCE, 39.32 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 07' 24", AND A CHORD WHICH BEARS SOUTH 48° 18' 05" EAST, 35.39 FEET TO A POINT FOR CORNER ON THE SOUTHERLY LINE OF THE AFOREMENTIONED 34.236 ACRES, SAME BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 58;

THENCE, SOUTH 86° 38' 13" WEST, ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID 34.236 ACRES, AND THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 58, 55.57 FEET TO THE SOUTHWEST CORNER OF SAID 34.236 ACRES, SAME BEING ON THE COMMON LINE OF LOT 40 AND LOT 50 OF AFOREMENTIONED SECTION 78;

THENCE, NORTH 03° 14' 10" WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 58, ALONG THE COMMON LINE OF LOT 40 AND LOT 50, LOT 39 AND LOT 49, OF SAID SECTION 78, AND THE WESTERLY LINE OF SAID 34.236 ACRES, PASSING A 275.62 FEET, THE SOUTHWEST CORNER OF AFOREMENTIONED 54.320 ACRE, AND CONTINUING IN ALL 1200.51 FEET TO A POINT FOR CORNER, SAME BEING THE SOUTHEAST CORNER OF THE AFOREMENTIONED 20.005 ACRES, THE COMMON CORNER OF LOTS 38, 39, 48, AND 49, OF SAID SECTION 78;

THENCE, SOUTH 86° 45' 23" WEST, DEPARTING THE WEST LINE OF SAID 54.320 ACRES, ALONG THE SOUTH LINE OF SAID 20.005 ACRES, THE SOUTH LINE OF SAID LOT 38 AND THE NORTH LINE OF SAID LOT 39, 879.76 FEET TO THE SOUTHWEST CORNER OF SAID 20.005 ACRES, AND THE COMMON CORNER OF LOTS 28, 29, 38, AND 39, OF SAID SECTION 78;

THENCE, NORTH 03° 15' 00" WEST, ALONG THE WEST LINE OF SAID 20.005 ACRES, THE COMMON LINE OF SAID LOT 28 AND SAID LOT 38, AND THE COMMON LINE OF LOT 27 AND LOT 37, OF SAID SECTION 78, 990.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 74.541 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652D

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

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

FINAL PLAT OF POMONA SECTION 28

A SUBDIVISION OF 74.541 ACRES OF LAND LOCATED IN THE 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, ABSTRACT 417, BRAZORIA COUNTY, TEXAS; BEING ALL OF LOTS 37, 38, 48, 49 AND 58, AND A PORTION OF LOTS 50, 57, 59 AND 60 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORD OF SAID BRAZORIA COUNTY, TEXAS, AND A PORTION OF LOTS 7, 8 AND 9 OF SECTION 89 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, BRAZORIA COUNTY, TEXAS

240 LOTS 16 RESERVES (30.962 ACRES) 8 BLOCKS

APRIL 24, 2023

JOB NO. 2149-4128P

OWNERS:

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

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

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

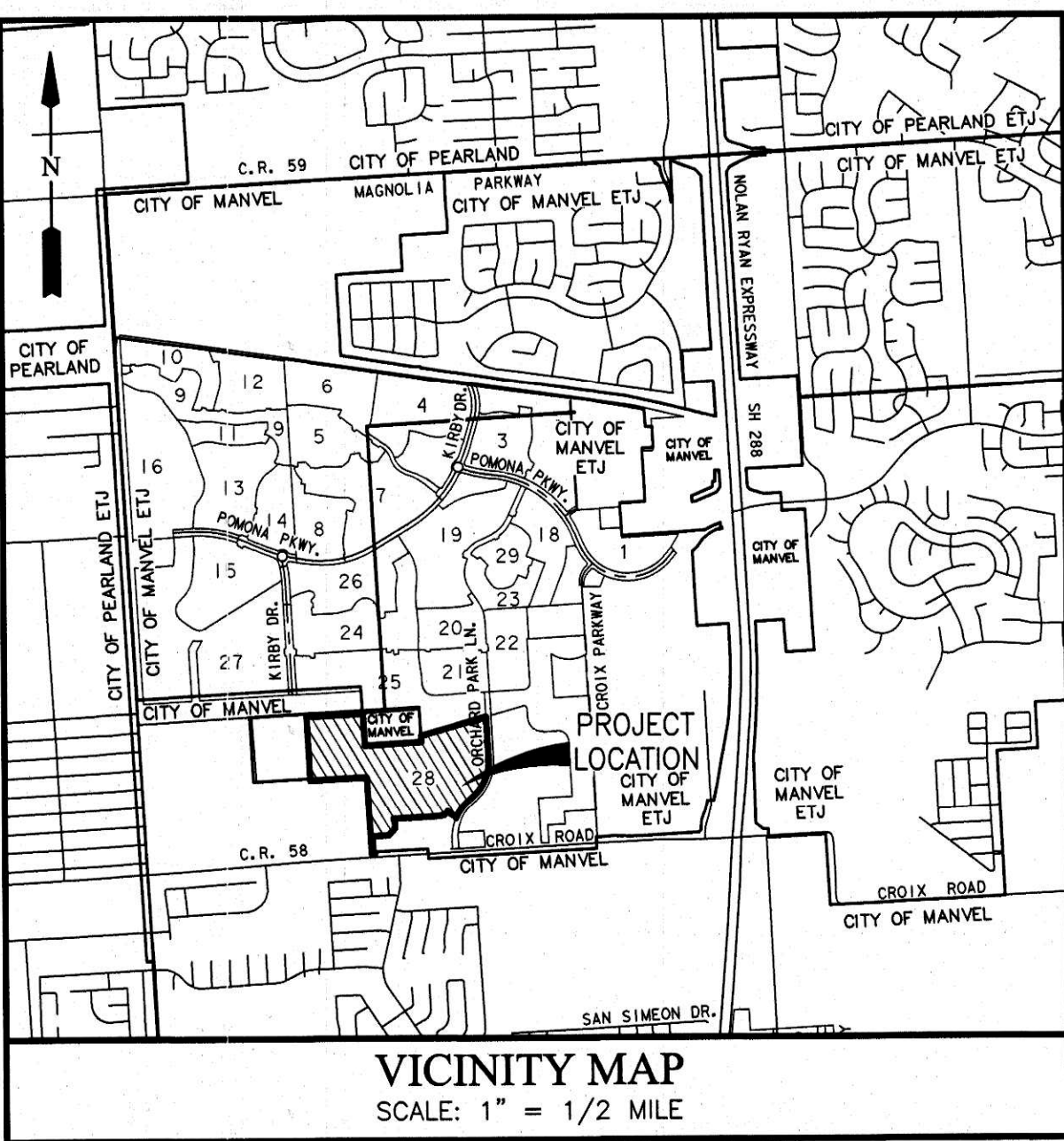
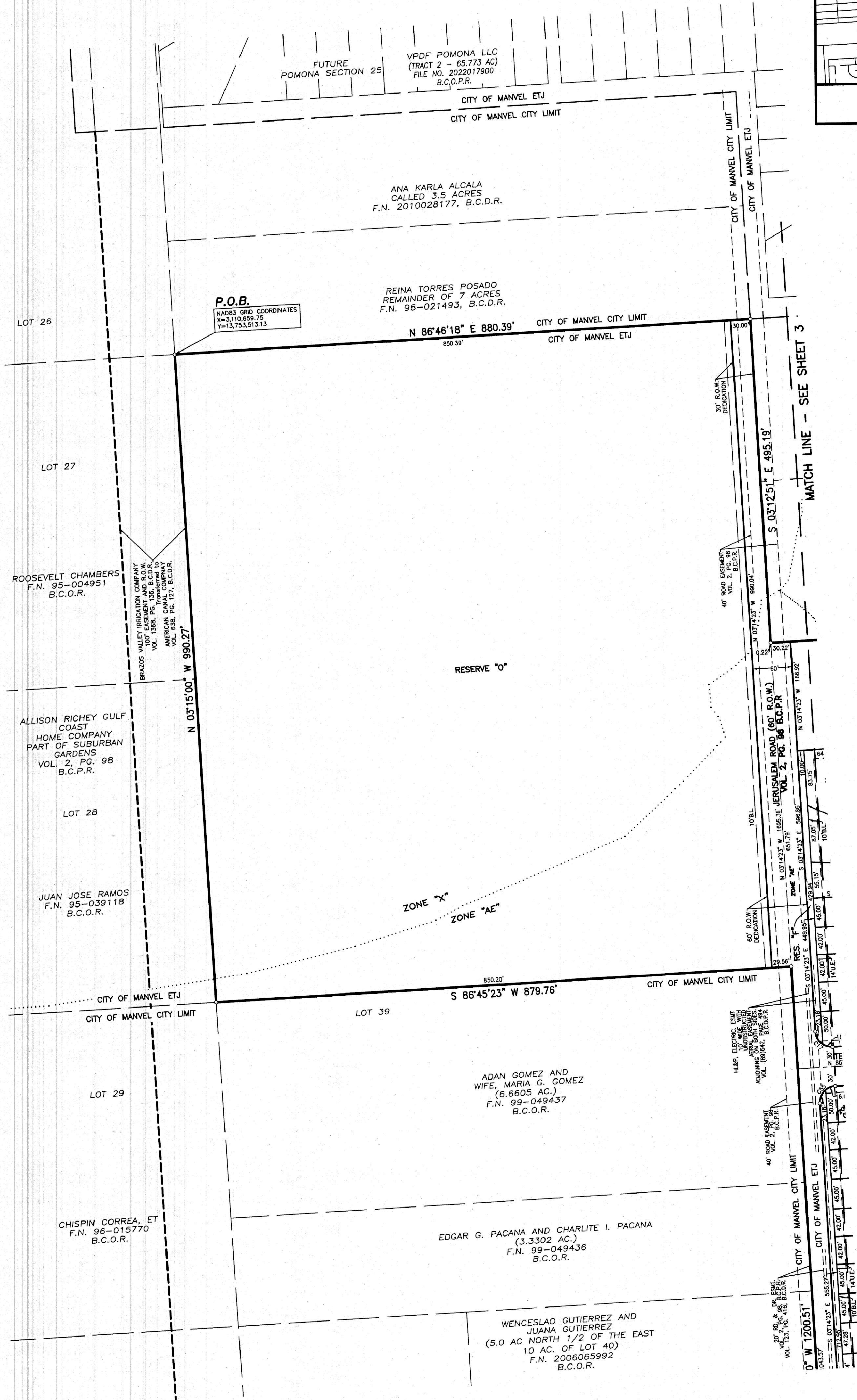
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.

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

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 1 OF 4



- 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
 - PDZ 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 POINT OF ENTRY
 - INDICATES STREET NAME CHANGE

FINAL PLAT OF POMONA SECTION 28

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

ENGINEER:

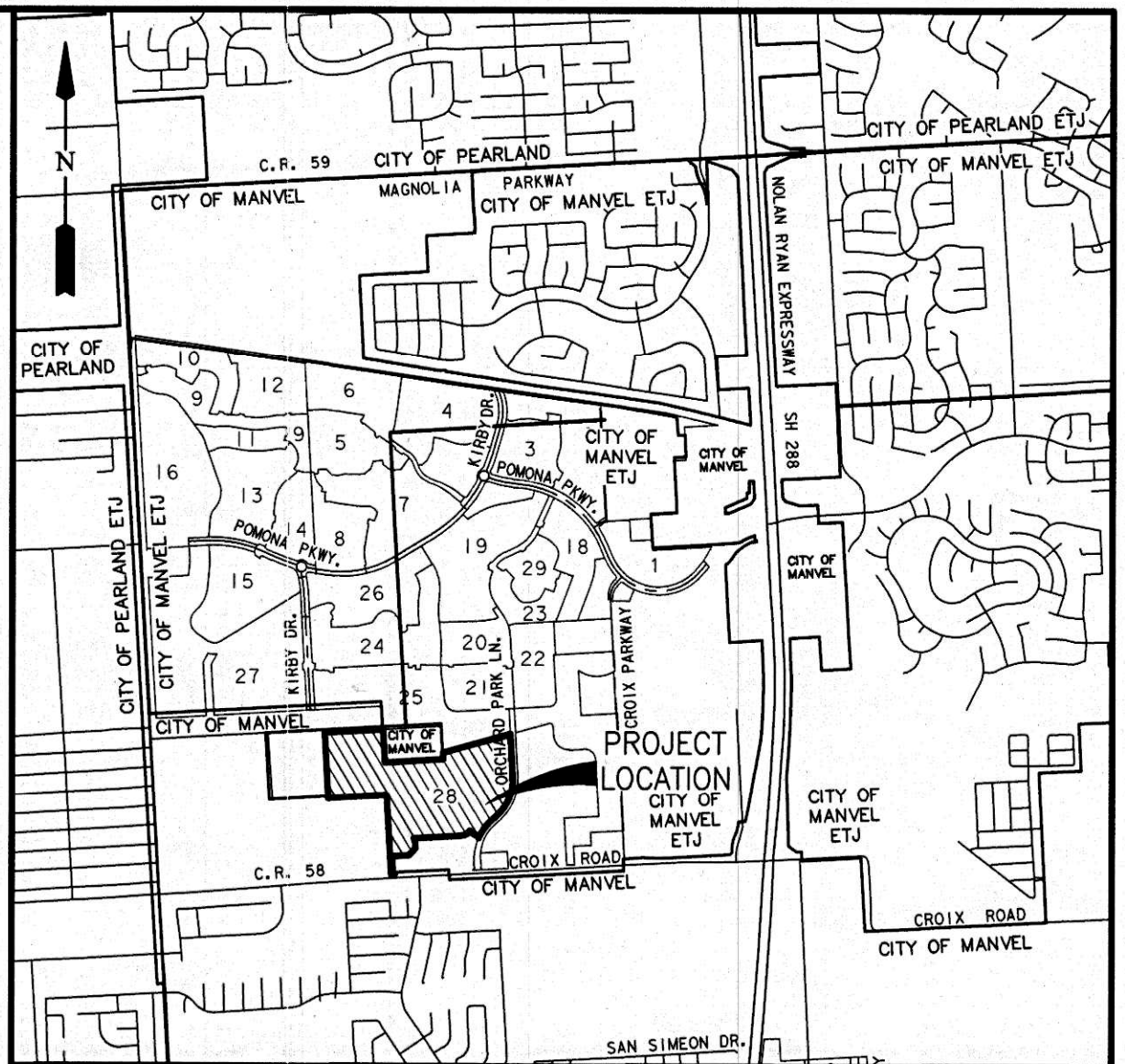
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.333	14,502	LANDSCAPE / OPEN SPACE	HOA
B	0.487	21,213	LANDSCAPE / OPEN SPACE	HOA
C	0.165	7,185	LANDSCAPE / OPEN SPACE	HOA
D	0.057	2,500	LANDSCAPE / OPEN SPACE	HOA
E	0.227	9,886	LANDSCAPE / OPEN SPACE	HOA
F	0.102	4,439	LANDSCAPE / OPEN SPACE	HOA
G	0.086	3,750	LANDSCAPE / OPEN SPACE / DRAINAGE	BCMUD 40
H	0.226	9,834	LANDSCAPE / OPEN SPACE	HOA
I	7.635	332,580	LANDSCAPE / AMENITY / LAKE / DETENTION	BCMUD 40
J	0.716	31,206	LANDSCAPE / OPEN SPACE / PARK	HOA
K	0.203	8,856	LANDSCAPE / OPEN SPACE / PARKING	HOA
L	0.986	42,946	LANDSCAPE / OPEN SPACE	HOA
M	0.203	8,856	LANDSCAPE / OPEN SPACE / PARKING	HOA
N	0.182	7,924	LANDSCAPE / OPEN SPACE / PARKING	HOA
O	19.328	841,927	LANDSCAPE / AMENITY / LAKE / DETENTION	BCMUD 40
P	0.028	1,150	LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE	BCMUD 40
TOTAL	30.962	1,348,754		

LEGEND

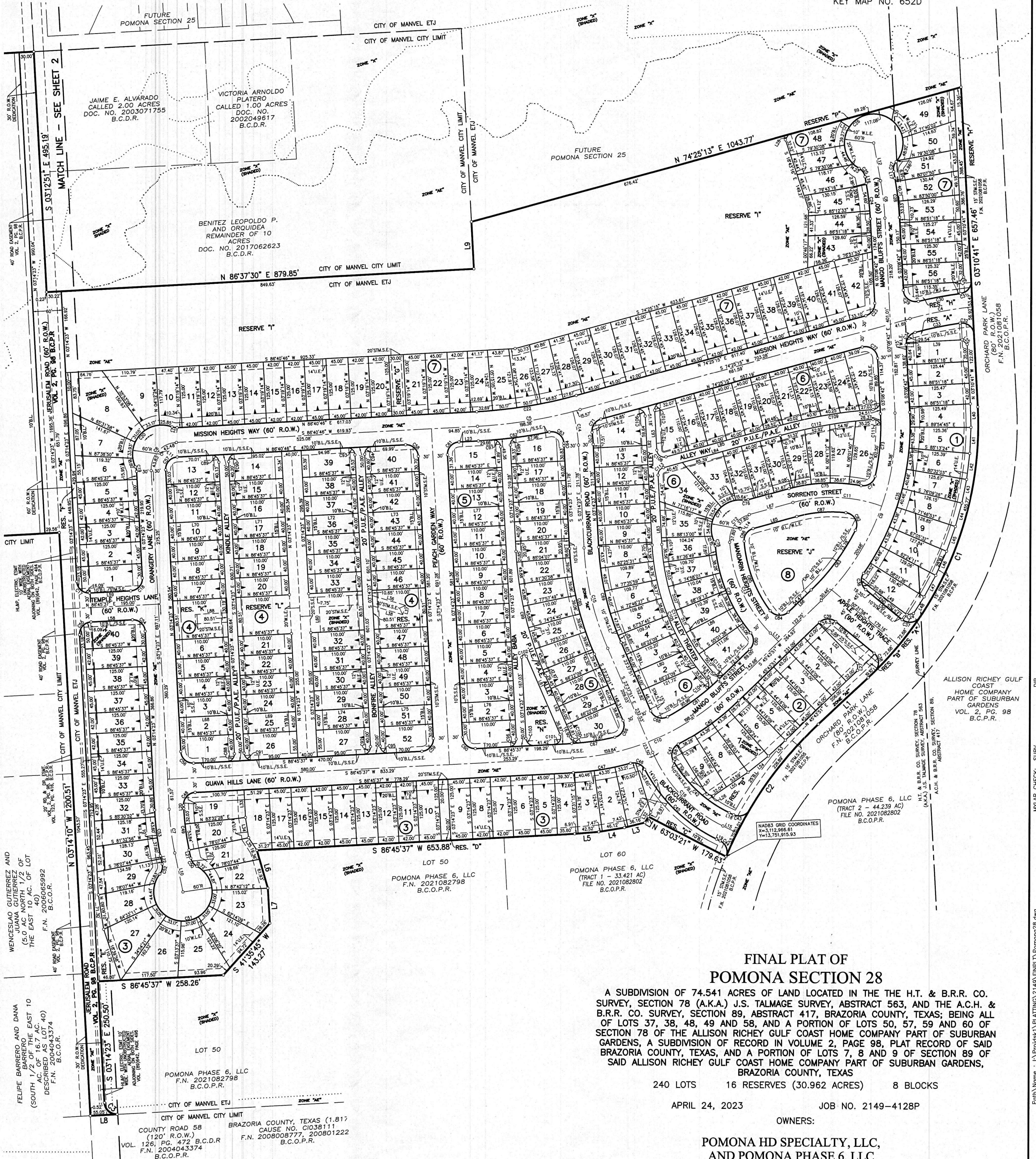
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W.L.E. INDICATES WATER LINE EASEMENT
INDICATES POINT OF ENTRY
INDICATES STREET NAME CHANGE

100 50 0 100
SCALE: 1"=100'



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652D



FINAL PLAT OF
POMONA SECTION 28

A SUBDIVISION OF 74.541 ACRES OF LAND LOCATED IN THE 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, ABSTRACT 417, BRAZORIA COUNTY, TEXAS; BEING ALL OF LOTS 37, 38, 48, 49 AND 58, AND A PORTION OF LOTS 50, 57, 59 AND 60 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORD OF SAID BRAZORIA COUNTY, TEXAS, AND A PORTION OF LOTS 7, 8 AND 9 OF SECTION 89 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, BRAZORIA COUNTY, TEXAS

240 LOTS 16 RESERVES (30.962 ACRES) 8 BLOCKS

APRIL 24, 2023 JOB NO. 2149-4128P

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FRN-F-1386

BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	5,594	45.00'
2	5,645	45.00'
3	5,270	42.00'
4	5,559	42.04'
5	6,062	45.04'
6	6,070	45.04'
7	5,687	42.04'
8	5,716	42.04'
9	6,168	45.04'
10	6,227	45.04'
11	5,878	42.04'
12	5,876	42.04'

BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	5,200	42.00'
2	5,250	42.00'
3	5,625	45.00'
4	5,625	45.00'
5	5,250	42.00'
6	5,526	42.02'
7	6,042	45.04'
8	6,042	45.04'
9	5,259	42.03'

BLOCK 3		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	5,881	45.01'
2	6,038	45.01'
3	5,639	42.01'
4	5,275	42.00'
5	5,625	45.00'
6	5,625	45.00'
7	5,250	42.00'
8	5,250	42.00'
9	5,625	45.00'
10	5,625	45.00'
11	5,250	42.00'
12	5,250	42.00'
13	5,625	45.00'
14	5,625	45.00'
15	5,250	42.00'
16	5,250	42.00'
17	5,625	45.00'
18	5,996	51.29'
19	7,411	61.96'
20	6,006	51.93'
21	6,181	52.95'
22	5,862	48.25'
23	7,872	44.53'
24	7,381	43.07'
25	8,888	50.96'
26	9,277	45.39'
27	8,974	42.34'
28	6,556	49.52'
29	6,164	53.40'
30	6,253	45.04'
31	6,062	45.01'
32	5,741	45.00'
33	5,625	45.00'
34	5,625	45.00'
35	5,250	42.00'
36	5,250	42.00'
37	5,625	45.00'
38	5,625	45.00'
39	5,250	42.00'
40	6,717	54.49'

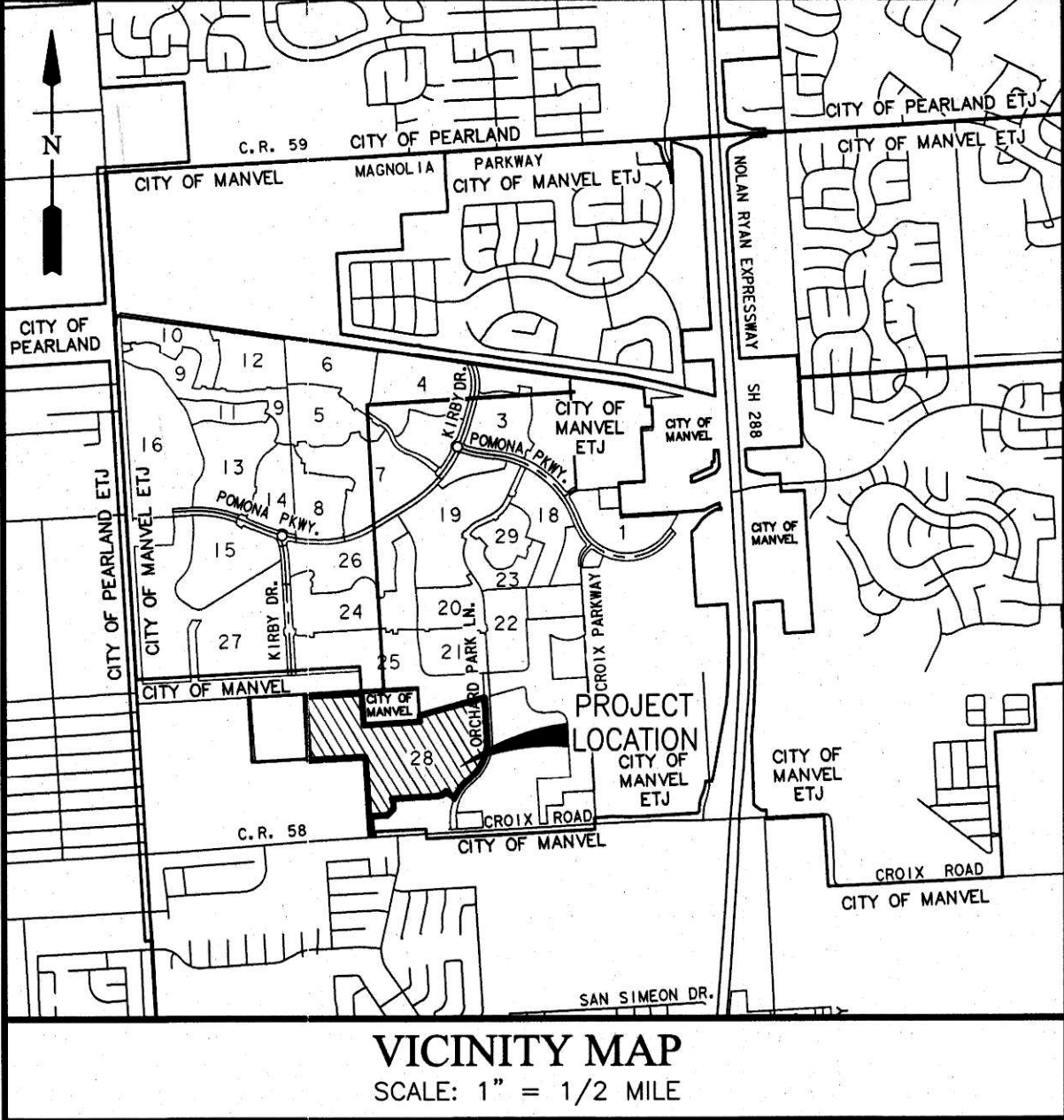
BLOCK 4		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	5,868	54.14'
2	4,400	40.00'
3	4,400	40.00'
4	4,400	40.00'
5	4,400	40.00'
6	4,400	40.00'
7	4,400	40.00'
8	4,400	40.00'
9	4,400	40.00'
10	4,400	40.00'
11	4,400	40.00'
12	4,400	40.00'
13	5,876	54.27'
14	6,030	54.34'
15	4,400	40.00'
16	4,400	40.00'
17	4,400	40.00'
18	4,400	40.00'
19	4,400	40.00'
20	4,400	40.00'
21	4,400	40.00'
22	4,400	40.00'
23	4,400	40.00'
24	4,400	40.00'
25	4,400	40.00'
26	6,002	54.14'
27	6,002	54.14'
28	4,400	40.00'
29	4,400	40.00'
30	4,400	40.00'
31	4,400	40.00'
32	4,400	40.00'
33	4,400	40.00'
34	4,400	40.00'
35	4,400	40.00'
36	4,400	40.00'
37	4,400	40.00'
38	4,400	40.00'
39	6,053	54.67'
40	5,939	54.74'
41	4,400	40.00'
42	4,400	40.00'
43	4,400	40.00'
44	4,400	40.00'
45	4,400	40.00'
46	4,400	40.00'
47	4,400	40.00'
48	4,400	40.00'
49	4,400	40.00'
50	4,400	40.00'
51	4,400	40.00'
52	5,868	54.14'

BLOCK 5		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	5,868	54.14'
2	4,400	40.00'
3	4,400	40.00'
4	4,400	40.00'
5	4,400	40.00'
6	4,400	40.00'
7	4,400	40.00'
8	4,400	40.00'
9	4,400	40.00'
10	4,400	40.00'
11	4,400	40.00'
12	4,400	40.00'
13	4,400	40.00'
14	4,400	40.00'
15	6,033	54.27'
16	6,130	59.26'
17	4,400	40.00'
18	4,400	40.00'
19	4,400	40.00'
20	4,400	40.00'
21	4,529	40.00'
22	4,672	40.00'
23	4,672	40.00'
24	4,672	40.00'
25	4,672	40.00'
26	4,672	40.00'
27	4,472	40.00'
28	4,400	40.00'
29	4,400	40.00'
30	6,095	61.77'

BLOCK 6		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	8,147	69.08'
2	4,705	40.00'
3	4,475	40.00'
4	4,494	42.08'
5	4,742	46.59'
6	4,760	46.73'
7	4,765	46.73'
8	4,754	46.25'
9	4,400	40.00'
10	4,400	40.00'
11	4,400	40.00'
12	4,400	40.00'
13	4,400	40.00'
14	7,158	57.19'
15	6,072	47.42'
16	4,400	40.00'
17	4,400	40.00'
18	4,400	40.00'
19	4,400	40.00'
20	4,400	40.00'
21	4,422	40.00'
22	4,504	40.00'
23	4,650	40.00'
24	4,860	40.00'
25	6,936	62.00'
26	7,026	49.49'
27	5,714	40.48'
28	5,303	40.66'
29	5,055	40.66'
30	4,522	40.12'
31	4,400	40.00'
32	4,334	40.39'
33	6,354	41.12'
34	8,757	40.36'
35	5,731	40.55'
36	4,810	40.46'
37	4,906	40.07'
38	4,924	40.07'
39	4,941	40.07'
40	4,958	40.07'
41	6,170	49.61'

BLOCK 7		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	6,717	54.49'
2	5,625	45.00'
3	5,250	42.00'
4	5,250	42.00'
5	5,625	45.00'
6	6,042	46.09'
7	7,393	42.31'
8	12,302	42.34'
9	8,852	45.39'
10	5,656	46.79'
11	5,250	42.00'
12	5,250	42.00'
13	5,625	45.00'
14	5,625	45.00'
15	5,250	42.00'
16	5,250	42.00'
17	5,625	45.00'
18	5,625	45.00'
19	5,250	42.00'
20	5,250	42.00'
21	5,625	45.00'
22	5,625	45.00'
23	5,250	42.00'
24	5,404	44.70'
25	5,798	49.13'
26	5,734	49.13'
27	5,469	45.86'
28	5,440	44.39'

BLOCK 7		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
29	5,673	45.00'
30	5,673	45.00'
31	5,295	42.00'
32	5,295	42.00'
33	5,673	45.00'
34	5,673	45.00'
35	5,295	42.00'
36	5,295	42.00'
37	5,673	45.00'
38	5,673	45.00'
39	5,295	42.00'
40	5,295	42.00'
41	5,673	45.00'
42	8,240	57.60'
43	8,867	43.52'
44	5,515	44.30'
45	6,166	52.66'
46	5,836	50.35'
47	4,738	43.45'
48	5,667	56.73'
49	8,233	70.04'
50	5,872	51.91'
51	5,590	45.31'
52	5,746	42.02'
53	5,934	45.05'
54	5,638	45.00'
55	5,263	42.00'
56	5,214	42.00'



- 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. 2022-0264, DATED APRIL 6, 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 RECORDEATION 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 "WU-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100-00-00.
ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ.))
 - TBW 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 PARTIALLY IN ZONE "AE", PARTIALLY IN ZONE "X" (SHADED), AND PARTIALLY IN UNSHADED ZONE "X" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0020K AND BY LETTER OF MAP REVISION BASED ON FILL (LOMR-F) DATED JANUARY 17, 2023, CASE NO. 23-08-0490A. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.
LOTS HAVE BEEN REMOVED FROM THE FLOOD PLAIN AND LIE WITHIN ZONE "X" (SHADED) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER OF MAP REVISION BASED ON FILL (LOMR-F) DATED JANUARY 17, 2023, CASE NO. 23-06-0490A.

- 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 HOLDERS(S) OF THE EASEMENT REMOVING ANY UNAPPROVED 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:
 - FOR STRUCTURES WITHIN FEMA ZONE AE, 24 INCHES ABOVE THE 100 YEAR WATER SURFACE ELEVATION.
 - FOR STRUCTURES WITHIN FEMA ZONE X (SHADED), 24 INCHES ABOVE ADJACENT NATURAL GRADE.
 - FOR STRUCTURES WITHIN FEMA ZONE X (UNSHADED) WITH CURB AND GUTTER STREETS, THE HIGHER OF (1) 18 INCHES ABOVE THE TOP OF CURB OR (2) 12 INCHES ABOVE THE ADJACENT NATURAL GRADE.
 - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
 - THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ETJ, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
 - SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
 - THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
 - FOR SINGLE FAMILY SPECIALTY PRODUCT REAR ENTRY LOTS MINIMUM FRONT YARD SETBACK OF 15 FEET FOR BUILDING LINE IF GARAGE IS LOCATED IN REAR ALLEY. SINGLE FAMILY SPECIALTY PRODUCT FRONT ENTRY LOTS SHALL BE A MINIMUM OF 42 FEET IN WIDTH, HAVE A MINIMUM FRONT YARD SETBACK OF 20 FEET FOR BUILDING LINE, 25 FEET GARAGE BUILDING LINE, 5 FOOT SIDE YARD BUILDING SETBACK AND AN AGGREGATE OF 10 FEET BETWEEN BUILDINGS.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
 - THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
 - THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:
 - DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006
 - 1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013
 - 2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015
 - 3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016
 - 4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016
 - 5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018
 - 6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019
 - 7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021
 - 8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021
 - A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
 - THERE ARE A TOTAL OF 240 LOTS WITHIN THIS SECTION OF POMONA DEVELOPMENT. 240 UNITS/43,579 NET ACRES. 5 UNITS PER ACRE. THERE ARE NO MORE THAN 6 UNITS PER ACRE IN THIS PLAT AND NO MORE THAN SIXTY FRONT ENTRY LOTS.
 - THIS PLAT HAS 117 TOTAL LOTS THAT WILL BE TAKING ACCESS FROM THE FRONT OF LOT AND 123 TOTAL LOTS THAT WILL BE TAKING ACCESS FROM THE REAR OF LOT.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	710.00'	50°03'07"	620.23'	S 21°50'52" W	600.70'
C2	790.00'	24°11'45"	333.61'	S 34°46'33" W	331.14'
C3	25.00'	90°07'24"	39.32'	S 48°18'05" E	35.39'
C4	800.00'	9°22'55"	131.00'	S 79°06'43" W	130.85'
C5	1000.00'	12°15'31"	213.96'	S 80°33'01" W	213.55'
C6	55.00'	89°55'09"	86.32'	S 41°43'12" W	77.73'
C7	600.00'	8°37'53"	90.39'	S 07°33'19" E	90.30'
C8	600.00'	7°21'11"	77.00'	S 06°49'17" E	76.95'
C9	500.00'	48°52'33"	426.52'	S 21°17'35" W	413.71'
C10	500.00'	41°01'46"	358.05'	S 66°14'44" W	350.45'
C11	300.00'	35°26'03"	185.53'	S 87°51'44" W	182.59'
C12	55.00'	78°45'43"	75.61'	S 35°02'23" W	69.79'
C13	300.00'	39°55'41"	209.06'	S 24°18'18" E	204.86'
C14	300.00'	13°20'17"	69.84'	S 09°54'31" E	69.68'
C15	600.00'	20°23'28"	213.54'	S 13°26'07" E	212.41'
C16	300.00'	40°24'34"	212.98'	S 43°58'08" E	208.53'
C17	25.00'	90°00'00"	39.27'	S 48°14'23" E	35.36'
C18	25.00'	90°00'00"	39.27'	N 41°45'37" E	35.36'
C19	25.00'	22°27'51"	9.80'	N 14°28'18" W	9.74'
C20	60.00'	136°11'08"	142.61'	N 42°23'20" E	111.33'
C21	25.00'	23°48'08"	10.39'	S 81°25'10" E	10.31'
C22	970.00'	12°15'31"	207.54'	N 80°33'01" E	207.14'
C23	25.00'	77°35'56"	33.84'	N 35°38'17" E	31.32'
C24	570.00'	72°11'11"	73.15'	N 06°49'17" W	73.10'
C25	25.00'	49°40'47"	21.68'	N 39°20'16" W	21.00'
C26	60.00'	279°21'34"	292.54'	N 75°30'08" E	77.65'
C27	25.00'	49°40'47"	21.68'	S 14°20'31" W	21.00'
C28	630.00'	72°11'11"	80.85'	S 06°49'17" E	80.79'
C29	25.00'	100°38'51"	43.92'	S 53°28'07" E	38.48'
C30	830.00'	6°06'38"	88.52'	N 79°15'47" E	88.48'
C31	25.00'	85°29'46"	37.30'	S 39°34'13" E	33.94'
C32	25.00'	95°10'12"	41.53'	N 50°45'47" W	36.91'
C33	770.00'	7°02'20"	94.60'	S 78°07'57" W	94.54'
C34	25.00'	77°45'28"	33.93'	S 34°40'03" W	31.38'
C35	530.00'	37°52'59"	350.38'	S 19°47'38" W	344.03'
C36	25.00'	85°29'53"	37.20'	S 07°54'00" E	33.86'
C37	25.00'	95°51'55"	41.83'	N 81°32'05" E	37.12'
C38	25.00'	95°51'55"	41.83'	N 02°36'00" W	37.12'
C39	25.00'	83°44'11"	36.54'	S 83°57'57" W	33.37'
C40	530.00'	16°37'45"	153.82'	S 54°02'44" W	153.28'
C41	25.00'	93°08'04"	40.64'	S 19°47'34" W	36.31'
C42	270.00'	33°31'57"	158.02'	S 47°32'26" E	155.77'
C43	25.00'	85°16'31"	37.21'	N 73°03'20" E	33.87'
C44	25.00'	86°59'05"	37.95'	N 20°48'52" W	34.41'
C45	330.00'	36°17'37"	209.04'	N 48°09'36" W	205.56'
C46	25.00'	129°26'51"	34.10'	N 67°05'31" W	31.52'
C47	530.00'	78°55'51"	119.61'	N 10°17'42" W	119.36'
C48	25.00'	90°00'00"	39.27'	S 04°45'37" W	35.36'
C49	570.00'	8°37'53"	85.87'	S 07°33'19" E	85.79'
C50	25.00'	49°40'47"	21.68'	S 36°42'39" E	21.00'
C51	60.00'	279°21'34"	292.54'	N 75°30'08" E	77.65'
C52	25.00'	49°40'47"	21.68'	N 12°08'44" E	21.00'
C53	630.00'	8°37'53"	94.91'	N 07°33'19" W	94.82'
C54	25.00'	90°00'00"	39.27'	N 48°14'23" W	35.36'
C55	25.00'	90°00'00"	39.27'	S 41°45'37" W	35.36'
C56	25.00'	90°00'00"	39.27'	N 41°45'37" W	35.36'
C57	25.00'	89°55'09"	39.23'	N 41°43'12" E	35.33'
C58	25.00'	90°04'51"	39.31'	S 48°16'48" E	35.33'



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

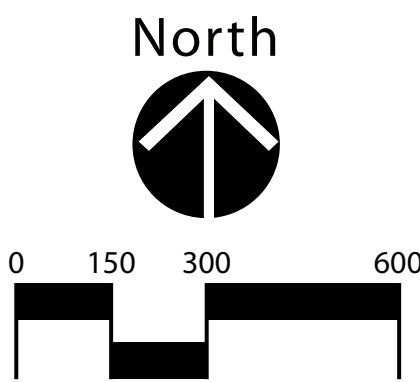


3600 W. Sam Houston Pkwy S, Suite 600
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713.953.5200

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

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



POMONA

±1,111.6 Acres of Land

Manvel, Texas

Project #: 2149-09003

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 5/8/2023

Regular Session

Call to Order

PDZ Member Kyle Marasckin called the meeting of the PDZ to order at 6:01 p.m.

Those in attendance were:

Present: Kyle Marasckin
Mary Ann Atkinson
Kenneth Haynes
Dorothy Wynne

Absent: Christy Kennard
Ryan Miller
Muhammed Alam

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

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- 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.

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

The motion carried with a vote: 4/0

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

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.).

Jose Abraham, City Planner, provided an overview. Staff recommends denial for the following reasons:

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)).

PDZ Member Dorothy Wynne made the motion to approve. PDZ Member Mary Ann Atkinson seconded the motion.

The motion FAILED with a vote: 0/4

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

- 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.

Applicant has requested to withdraw this item from consideration.

PDZ Member Kenneth Haynes made the motion to accept the withdrawal. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 4/0

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

- 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.

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

The motion carried with a vote: 4/0

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

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

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

The motion carried with a vote:

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

Adjourn

PDZ Member Dorothy Wynne made the motion to adjourn the meeting at 6:11 p.m. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 4/0

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

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

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

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

Person to Speak:

Daytime Phone: Fax Number:

E-mail Address:

Description of Request and Physical Address:

Consideration and possible action to approve the Final Plat of Valencia Section 3, being a subdivision of 24.833 acres
of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, and the H.T. & B.R.R. Company Survey, Section 64,
also known as the Mary V. O'Donnell Survey, Abstract 483, Brazoria County, Texas, more particularly being a portion of lots 15, 16, 23,
24, 31, and 32 of the Allison Richey Gulf Coast Home Company, Part of Suburban Gardens Section 73, a subdivision of record
under Volume 2, page 91 and 92 of the plat records of said Brazoria County, Texas, (B.C.P.R.), and outlot 195
of the Dr. A.A. Luther Subdivision of the Town of Manvel and Surrounding Acreage Property, a subdivision of
record under volume 1, pages 71 & 72 and volume 3, pages 139 and 140, 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	4/24/2023
SIGNATURE		DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Valencia Section 3 - Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	May 22, 2023
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a 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.*
- *An amendment to Valencia Master Plan was approved by the Planning Development and Zoning Commission on April 24, 2023,*
- *The proposed plat subdivides a 24.833-acre tract into 75 residential lots, 3 Blocks, and 10 reserves for landscaping, open space, drainage, and amenity.*
- *This section is located at the northwest corner of the intersection of proposed Charlotte Street and Pollard Blvd.*
- *This section includes traditional single-family residential lots with a minimum lot width of 60 feet and minimum lot area of 7,200 square feet.*
- *The proposed plat generally conforms to the preliminary plat approved in September 2022.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Valencia Section 3 Final Plat* with one (1) condition. The condition includes:

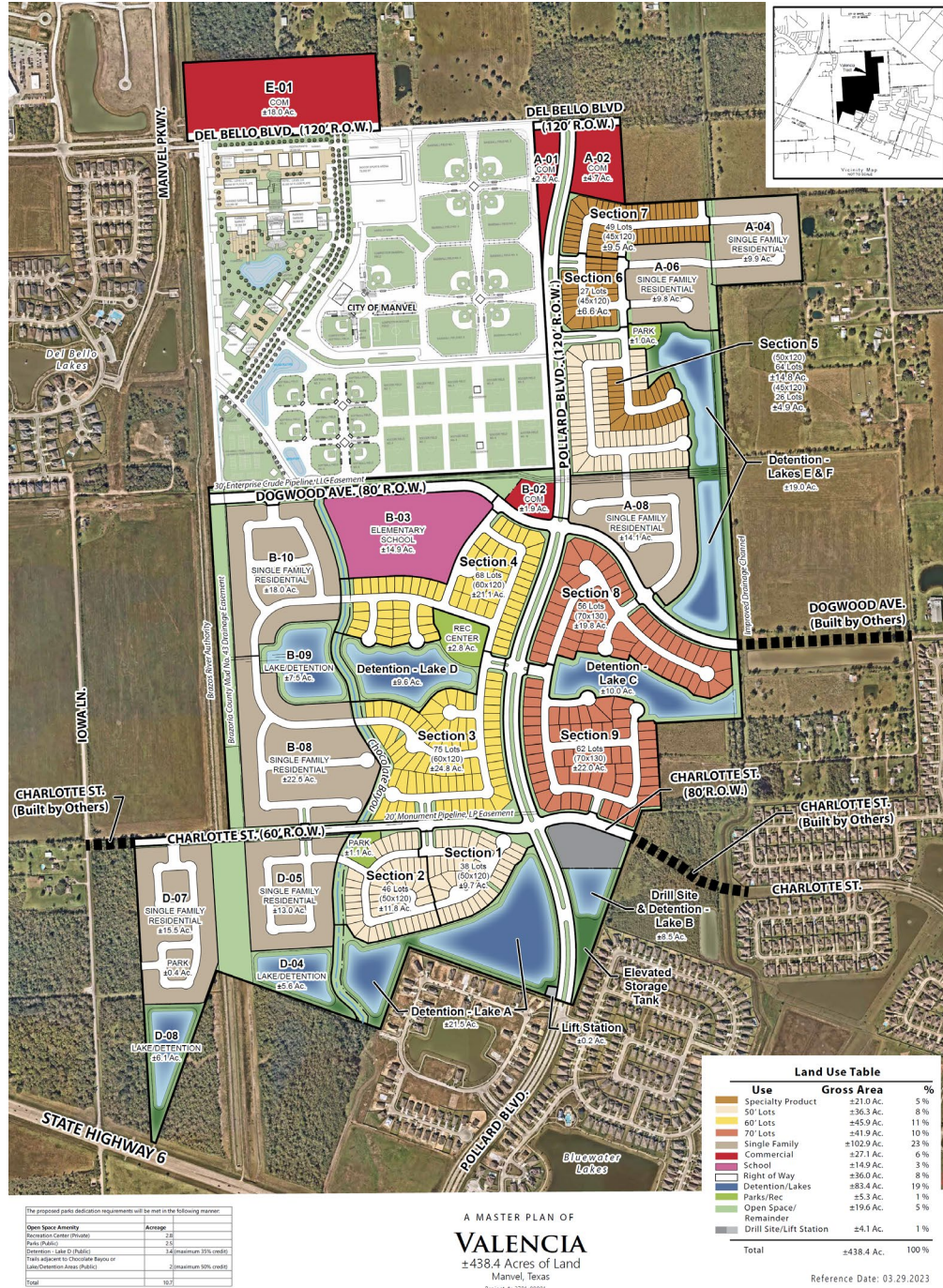
1. Fill in the blank space included for document number for a 10-foot temporary water line easement near the west boundary or remove reference to it if not applicable (Section 62-41 (b)(13)).



DEVELOPMENT SERVICES DEPARTMENT

20225 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

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



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT, BEING AN OFFICER OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE MEMBER OF PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, ACTING BY AND THROUGH JEFF PERRY, PRESIDENT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA SECTION 3, BEING 24.833 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, ALSO KNOWN AS THE MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF LOTS 15, 16, 23, 24, 31, AND 32 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.) AND OUTLOT 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION OF RECORD UNDER VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140, 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 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 3 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

THIS 9th DAY OF May, 2023.

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

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

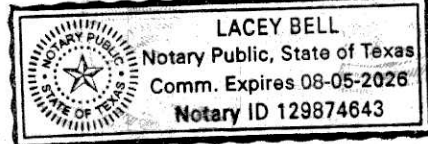
BY: Robert Moore
ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9th DAY OF May, 2023.

Lacey Bell
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



IN TESTIMONY HERETO, BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEFF PERRY, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS 9 DAY OF May, 2023.

BY: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83

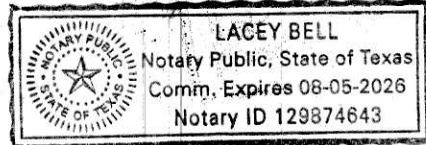
BY: Jeff Perry
JEFF PERRY, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF PERRY, PRESIDENT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, 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.

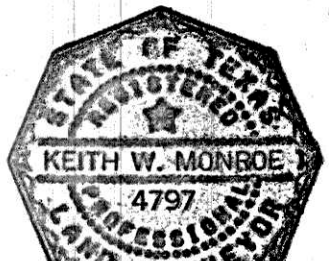
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9th DAY OF May, 2023.

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 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)

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



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 3" AS SHOWN HEREON

THIS 4 DAY OF April, 2023.

Ricky Kubecka
RICKY KUBECKA
COMMISSIONER

Alfred Proberg
ALFRED PROBERG,
COMMISSIONER

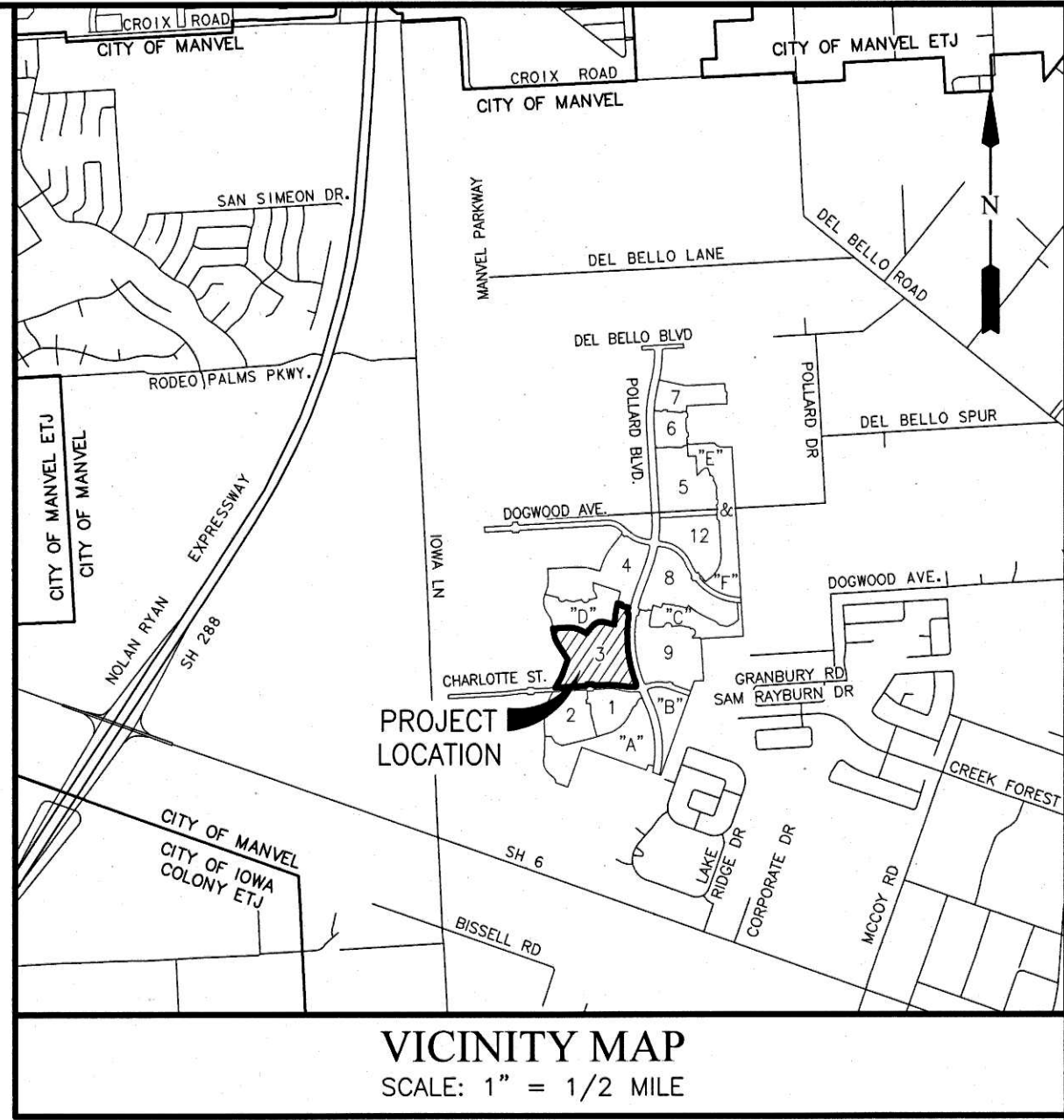
Jody Schibi
JODY SCHIBI
COMMISSIONER

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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF VALENCIA SECTION 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION



KEY MAP NO. 653P & 653T

FINAL PLAT OF VALENCIA SECTION 3

A SUBDIVISION OF 24.833 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, ALSO KNOWN AS THE MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF LOTS 15, 16, 23, 24, 31, AND 32 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.) AND OUTLOT 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION OF RECORD UNDER VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140, B.C.P.R.

75 LOTS 10 RESERVES (4.233 ACRES) 3 BLOCKS

MARCH 30, 2023 JOB NO. 2791-4103P

OWNERS:

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

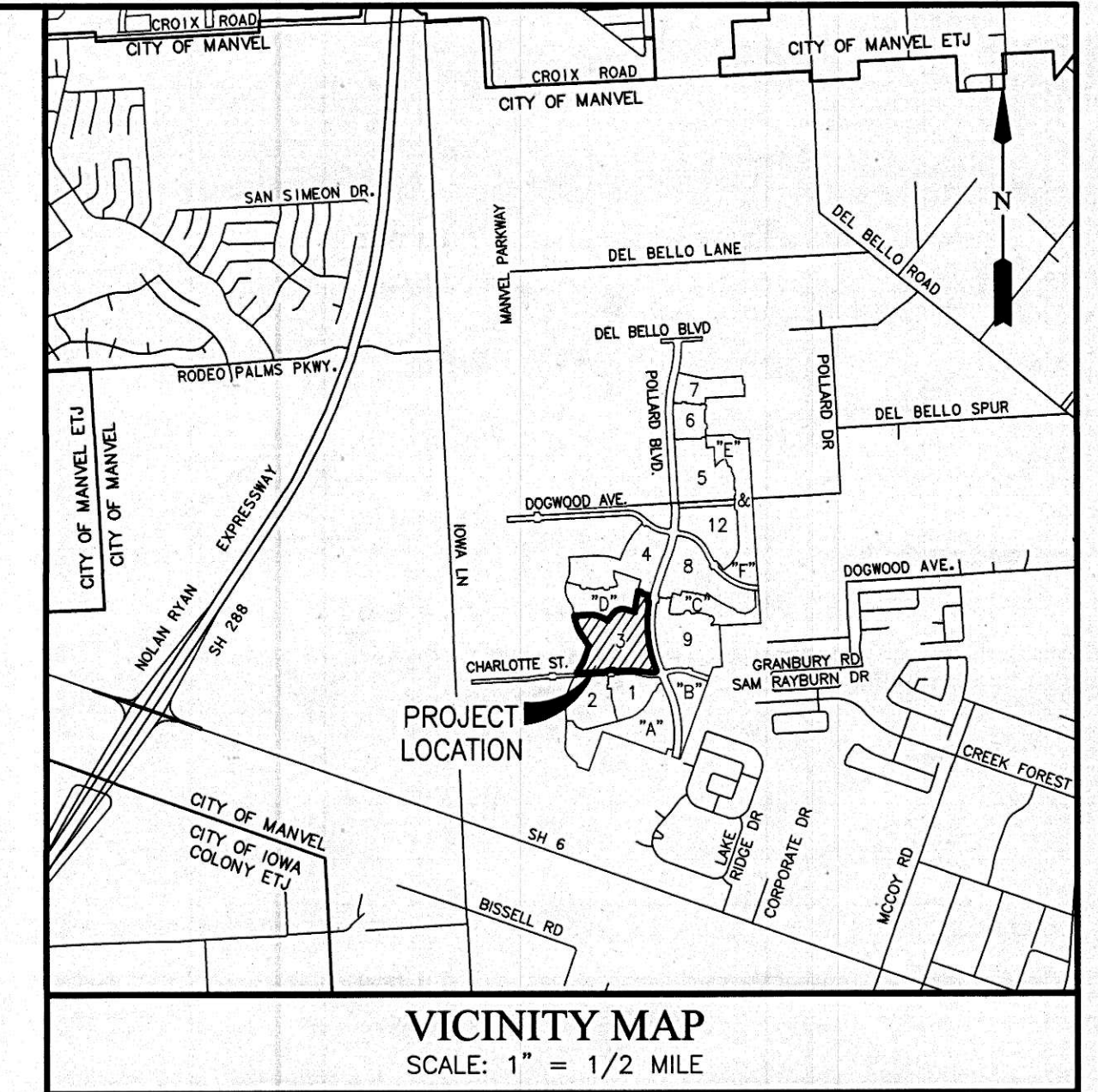
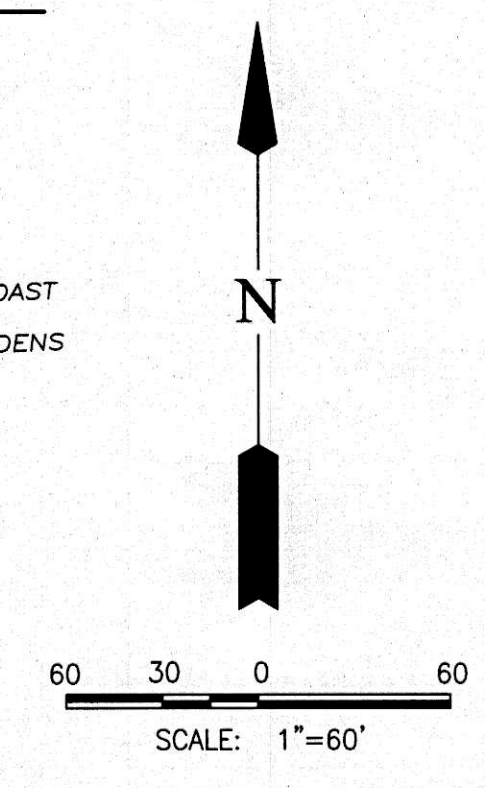
BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT NO. 83
JEFF PERRY, PRESIDENT
202 CENTURY SQUARE BOULEVARD, SUGAR LAND, TEXAS 77478
PH: 281-500-6050

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



KEY MAP NO. 653P & 653T

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

FINAL PLAT OF VALENCIA SECTION 3

A SUBDIVISION OF 24.833 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, ALSO KNOWN AS THE MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF LOTS 15, 16, 23, 24, 31, AND 32 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.) AND OUTLOT 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION OF RECORD UNDER VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140, B.C.P.R.

75 LOTS 10 RESERVES (4.233 ACRES) 3 BLOCKS

MARCH 30, 2023

JOB NO. 2791-4103P

OWNERS:

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

BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT NO. 83
JEFF PERRY, PRESIDENT
202 CENTURY SQUARE BOULEVARD, SUGAR LAND, TEXAS 77478
PH: 281-500-6050

SURVEYOR:

ENGINEER:

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

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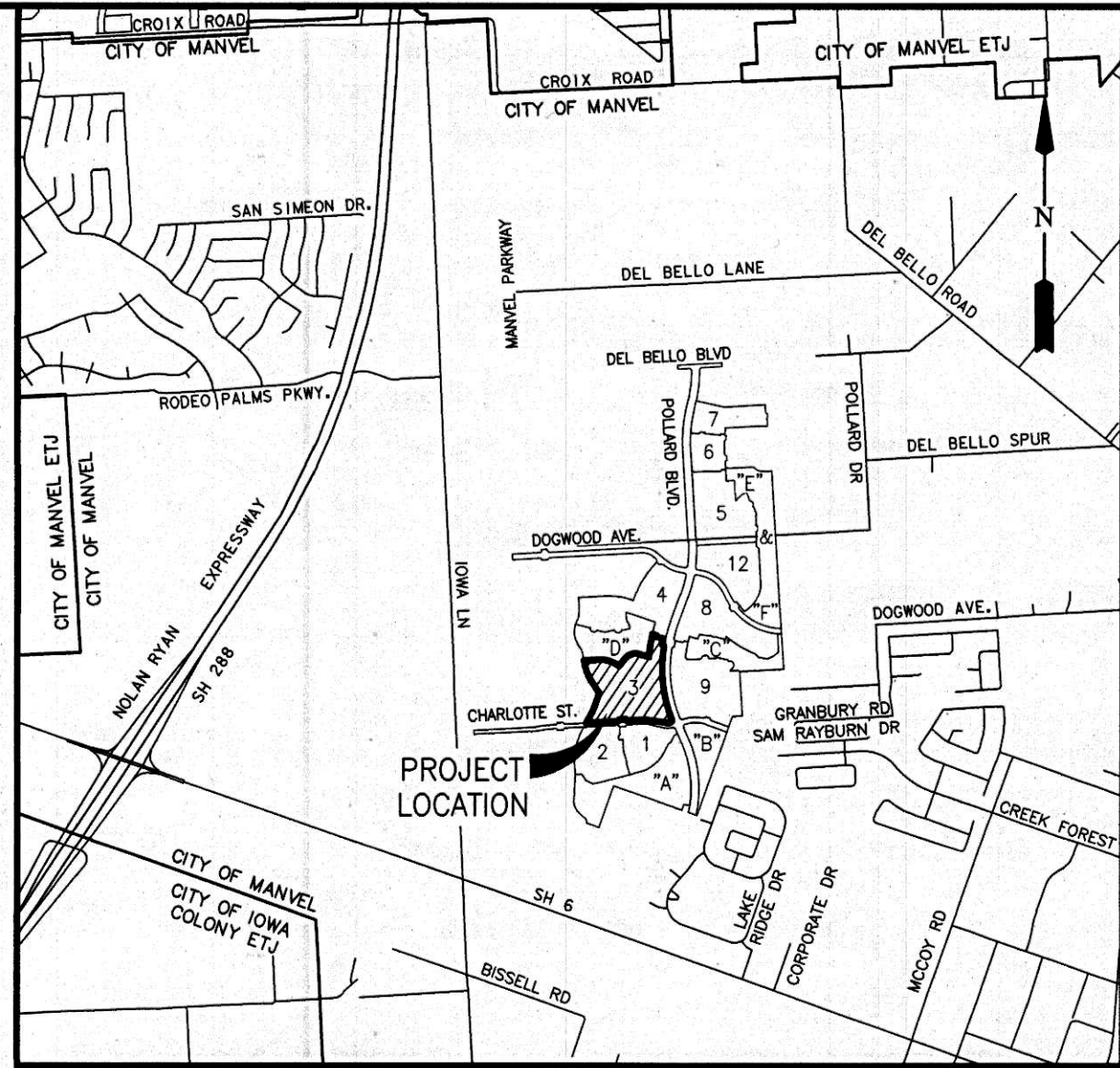
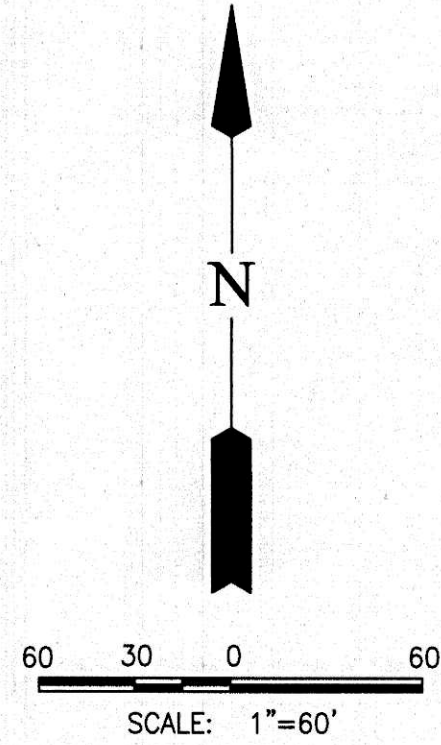
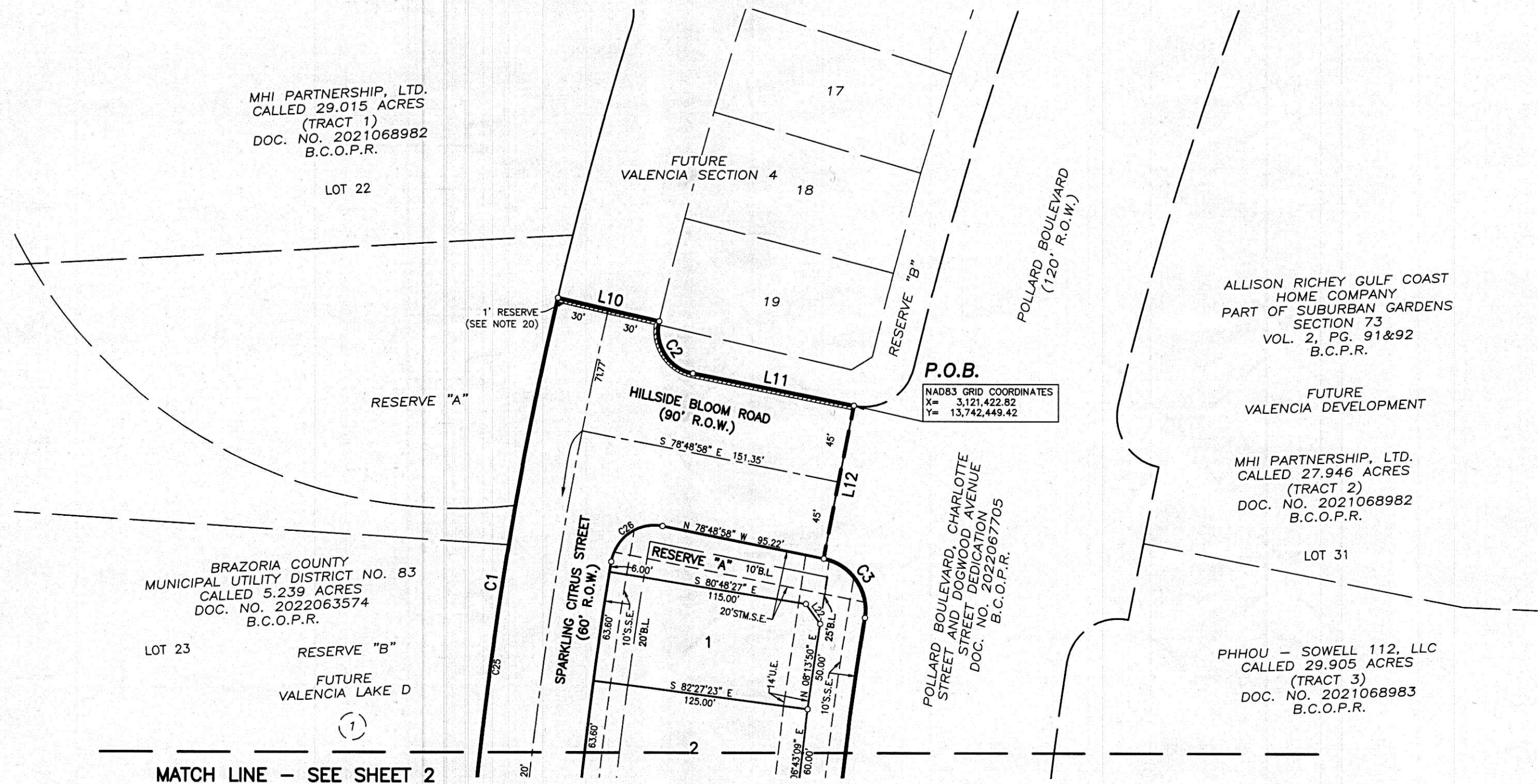
NOTES:

1. 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.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0696, DATED MAY 9, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. 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 AN ADJUSTMENT FACTOR OF 0.99986357.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LIA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
6. 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)
7. TBM-INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LIA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.

ELEV. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
14. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
15. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
16. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PLANNING DEVELOPMENT AND ZONING COMMISSION, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PLANNING DEVELOPMENT AND ZONING COMMISSION.
17. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
18. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
19. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
20. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
21. THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY CITY OF MANVEL ORDINANCE NO. 2021-0-18, EFFECTIVE JULY 19, 2021 APPLIES TO THIS PLAT.
22. 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 ADJUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653P & 653T

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

FINAL PLAT OF
VALENCIA SECTION 3

A SUBDIVISION OF 24.833 ACRES OF LAND LOCATED IN THE H.T. & B.R.R COMPANY SURVEY, SECTION 73, ABSTRACT 301, AND THE H.T. & B.R.R COMPANY SURVEY, SECTION 64, ALSO KNOWN AS THE MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF LOTS 15, 16, 23, 24, 31, AND 32 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.) AND OUTLOT 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION OF RECORD UNDER VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140, B.C.P.R.

75 LOTS 10 RESERVES (4.233 ACRES) 3 BLOCKS

MARCH 30, 2023

JOB NO. 2791-4103P

OWNERS:

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

BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT NO. 83
JEFF PERRY, PRESIDENT
202 CENTURY SQUARE BOULEVARD, SUGAR LAND, TEXAS 77478
PH: 281-500-6050

SURVEYOR:

ENGINEER:

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

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

BEING 24.833 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, ALSO KNOWN AS THE MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF LOTS 15, 16, 23, 24, 31, AND 32 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.) AND OUTLOT 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION OF RECORD UNDER VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140, B.C.P.R., MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 31.278 ACRE TRACT CONVEYED TO PHHOU - SOWELL 112, LLC (DESCRIBED AS "TRACT 2") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2023017058, B.C.O.P.R., AND BEING ALL OF THAT CERTAIN CALLED 0.1014 ACRE TRACT CONVEYED TO PHHOU - SOWELL 112, LLC BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2023018137, B.C.O.P.R., SAID 24.833 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 THE NORTHEAST CORNER OF THE AFOREMENTIONED 0.2273 ACRE TRACT, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF POLLARD BOULEVARD, AS SHOWN ON POLLARD BOULEVARD, CHARLOTTE STREET, AND DOODWOOD AVENUE, STREET DEDICATION, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2022067705, B.C.O.P.R.;

THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID POLLARD BOULEVARD THE FOLLOWING THREE (3) COURSES:

- SOUTH 11° 11' 02" WEST, ALONG THE EAST LINE OF SAID 0.2273 ACRE TRACT, AT 45.00 FEET PASSING THE SOUTHEAST CORNER OF SAID 0.2273 ACRE TRACT, SAID POINT LYING ON THE NORTH LINE OF THE AFOREMENTIONED 31.278 ACRE TRACT, SAME BEING THE SOUTH LINE OF THAT CERTAIN CALLED 23.015 ACRE TRACT (DESCRIBED AS "TRACT 1") CONVEYED TO MHI PARTNERSHIP, LTD. BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068982, B.C.O.P.R., AND CONTINUING FOR A TOTAL DISTANCE OF 90.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 46.05 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87° 58' 37", AND A CHORD WHICH BEARS SOUTH 34° 50' 40" EAST, 41.66 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 1,107.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,060.00 FEET, A CENTRAL ANGLE OF 30° 47' 31", AND A CHORD WHICH BEARS SOUTH 06° 16' 07" EAST, 1,093.81 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID POLLARD BOULEVARD, 56.32 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 107° 34' 13", AND A CHORD WHICH BEARS SOUTH 32° 07' 14" WEST, 48.41 FEET TO A POINT FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF CHARLOTTE STREET (WIDTH VARIES), THE BEGINNING OF A COMPOUND CURVE;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CHARLOTTE STREET THE FOLLOWING EIGHT (8) COURSES:

- 96.04 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 11° 57' 45", AND A CHORD WHICH BEARS NORTH 88° 06' 47" WEST, 95.87 FEET TO A POINT FOR CORNER;
- NORTH 82° 07' 55" WEST, 226.33 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 102.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 11° 02' 08", AND A CHORD WHICH BEARS NORTH 87° 38' 59" WEST, 101.92 FEET TO A POINT FOR CORNER;
- SOUTH 86° 49' 57" WEST, 216.51 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 48° 10' 03" WEST, 35.36 FEET TO A POINT FOR CORNER;
- SOUTH 86° 49' 57" WEST, 90.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 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° 49' 57" WEST, 35.36 FEET TO A POINT FOR CORNER;
- SOUTH 86° 49' 57" WEST, AT 378.76 FEET PASSING THE SOUTHEAST CORNER OF THE AFOREMENTIONED 0.1014 ACRE TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID 0.1014 ACRE TRACT, AT 362.72 FEET PASSING THE SOUTHWEST CORNER OF SAID 0.1014 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THE AFOREMENTIONED 1.784 ACRE TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID 1.784 ACRE TRACT FOR A TOTAL DISTANCE OF 473.91 FEET TO THE SOUTHWEST CORNER OF SAID 1.784 ACRE TRACT;

THENCE, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID CHARLOTTE STREET AND ALONG THE WEST LINE OF SAID 1.784 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES:

- NORTH 29° 36' 30" EAST, 165.28 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 79.59 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 09° 54' 47", AND A CHORD WHICH BEARS NORTH 24° 39' 06" EAST, 79.49 FEET TO A POINT FOR CORNER;
- NORTH 19° 41' 42" EAST, 223.85 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 31.92 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 52° 15' 26", AND A CHORD WHICH BEARS NORTH 06° 26' 01" WEST, 30.83 FEET TO A POINT FOR CORNER;
- NORTH 32° 33' 44" WEST, 279.87 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 151.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 22° 11' 45", AND A CHORD WHICH BEARS NORTH 21° 27' 52" WEST, 150.14 FEET TO A POINT FOR CORNER;
- NORTH 10° 21' 59" WEST, 98.07 FEET TO A POINT FOR CORNER, SAME BEING THE NORTHWEST CORNER OF SAID 1.784 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 0.9798 ACRE TRACT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2023017378, B.C.O.P.R.;

THENCE, NORTH 86° 49' 57" EAST, ALONG THE NORTH LINE OF SAID 1.784 ACRE TRACT COMMON TO THE SOUTH LINE OF SAID 0.9798 ACRE TRACT, AT 77.20 FEET PASSING THE NORTHEAST CORNER OF SAID 1.784 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 0.9798 ACRE TRACT, THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 0.0273 ACRE TRACT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2023017058, B.C.O.P.R., AND THE NORTHWEST CORNER OF THE AFOREMENTIONED 0.1014 ACRE TRACT, AND CONTINUING ALONG THE NORTH LINE OF SAID 0.1014 ACRE TRACT COMMON TO THE SOUTH LINE OF SAID 0.0273 ACRE TRACT, AT 80.64 FEET PASSING THE NORTHEAST CORNER OF SAID 0.1014 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 0.0273 ACRE TRACT, AND THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 5.454 ACRE TRACT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2022063574, B.C.O.P.R., AND CONTINUING ALONG THE SOUTH LINE OF SAID 5.454 ACRE TRACT FOR A TOTAL DISTANCE OF 178.93 FEET TO A POINT FOR CORNER;

THENCE, ALONG THE SOUTH LINE OF SAID 5.454 ACRE TRACT THE FOLLOWING ELEVEN (11) COURSES:

- NORTH 85° 39' 54" EAST, 65.76 FEET TO A POINT FOR CORNER;
- SOUTH 85° 10' 15" EAST, 78.34 FEET TO A POINT FOR CORNER;
- SOUTH 75° 20' 12" EAST, 78.34 FEET TO A POINT FOR CORNER;
- SOUTH 65° 30' 08" EAST, 78.34 FEET TO A POINT FOR CORNER;
- SOUTH 58° 58' 21" EAST, 69.79 FEET TO THE SOUTH CORNER OF SAID 5.454 ACRE TRACT;
- NORTH 38° 09' 49" EAST, 143.51 FEET TO A POINT FOR CORNER;
- NORTH 47° 27' 58" EAST, 69.55 FEET TO A POINT FOR CORNER;
- NORTH 68° 16' 44" EAST, 64.49 FEET TO A POINT FOR CORNER;
- NORTH 85° 06' 45" EAST, 43.78 FEET TO A POINT FOR CORNER;
- SOUTH 80° 10' 38" EAST, 52.38 FEET TO A POINT FOR CORNER;
- SOUTH 74° 30' 04" EAST, 146.98 FEET TO THE SOUTHEAST CORNER OF SAID 5.454 ACRE TRACT, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EAST LINE OF SAID 5.454 ACRE TRACT AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,270.00 FEET, AT AN ARC LENGTH OF 192.68 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHEAST CORNER OF SAID 5.454 ACRE TRACT, SAME BEING AN ANGLE POINT ON THE NORTH LINE OF THE AFOREMENTIONED 31.278 ACRE TRACT AND THE SOUTH LINE OF THE AFOREMENTIONED 29.015 ACRE TRACT, AND CONTINUING ALONG SAID COMMON LINE, AT AN ARC LENGTH OF 265.41 FEET PASSING 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR AN ANGLE POINT IN SAID COMMON LINE, SAME BEING THE SOUTHWEST CORNER OF THE AFOREMENTIONED 0.2273 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID 0.2273 ACRE TRACT FOR A TOTAL ARC LENGTH OF 338.15 FEET, A CENTRAL ANGLE OF 08° 32' 08", AND A CHORD WHICH BEARS NORTH 08° 45' 08" EAST, 337.84 FEET TO THE NORTHWEST CORNER OF SAID 0.2273 ACRE TRACT;

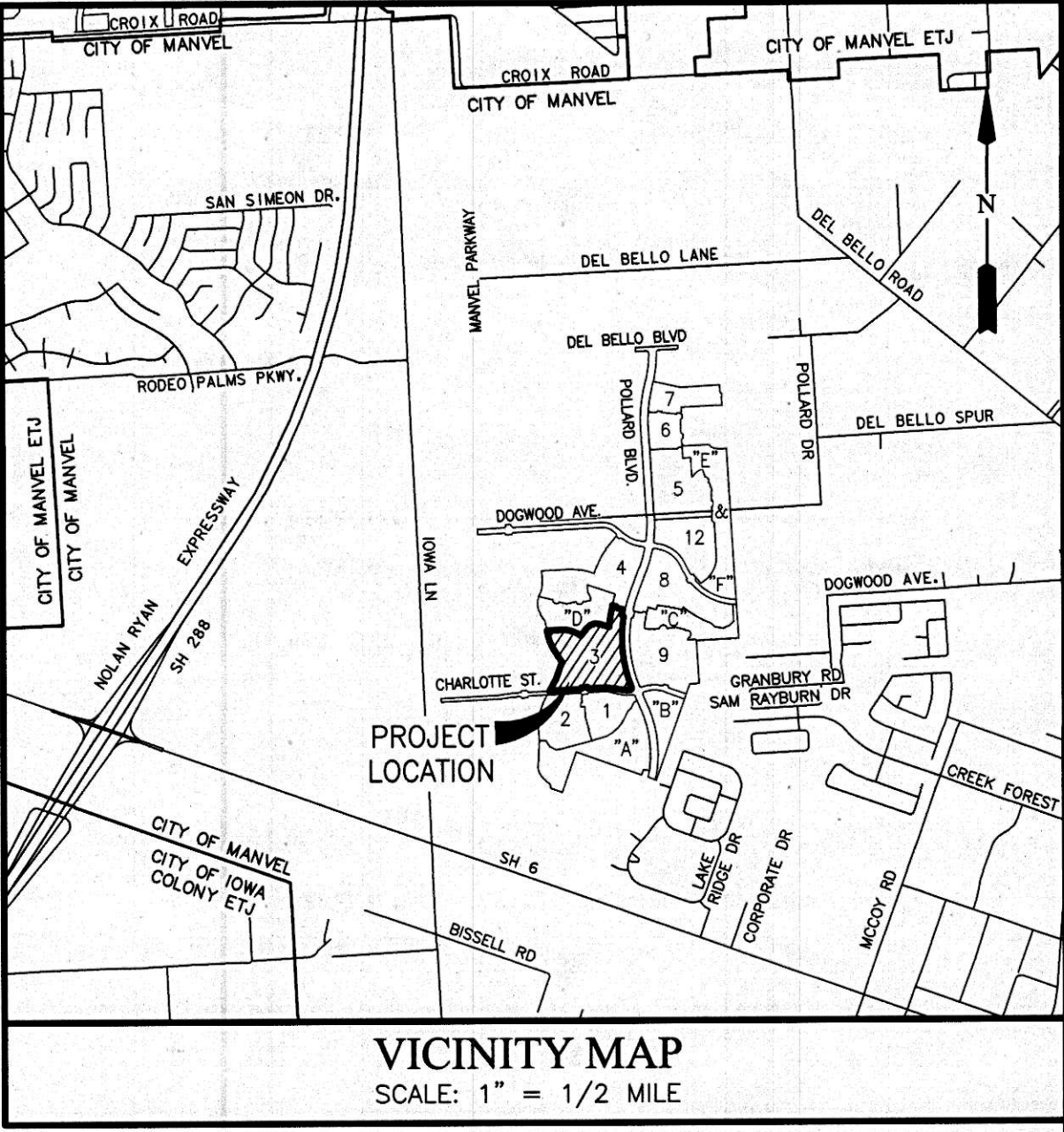
THENCE, ALONG THE NORTH LINE OF SAID 0.2273 ACRE TRACT THE FOLLOWING THREE (3) COURSES:

- SOUTH 76° 58' 49" EAST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 40.07 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 50' 09", AND A CHORD WHICH BEARS SOUTH 32° 53' 54" EAST, 35.92 FEET TO A POINT FOR CORNER;
- SOUTH 78° 48' 58" EAST, 95.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.833 ACRES OF LAND.

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 85°39'54" E	65.76'	
L2	S 85°10'15" E	78.34'	
L3	S 75°20'12" E	78.34'	
L4	S 65°30'08" E	78.34'	
L5	S 56°58'21" E	69.79'	
L6	N 47°27'58" E	69.55'	
L7	N 68°16'44" E	64.49'	
L8	N 85°06'45" E	43.78'	
L9	S 80°10'38" E	52.38'	
L10	S 76°58'49" E	60.00'	
L11	S 74°30'04" E	146.98'	
L12	S 11°11'02" W	90.00'	
L13	S 86°49'57" W	90.00'	
L14	N 10°21'59" W	98.07'	
L15	N 41°26'10" W	88.16'	
L16	S 48°33'50" W	49.34'	
L17	N 82°10'53" W	43.55'	
L18	N 70°29'55" W	11.43'	
L19	N 89°16'58" W	51.04'	
L20	S 89°16'58" E	51.04'	
L21	S 86°49'57" W	8.55'	
L22	N 35°52'35" W	14.16'	
L23	S 05°35'56" W	30.93'	
L24	N 28°53'43" W	20.00'	
L25	S 68°17'08" W	20.00'	
L26	N 05°03'53" W	41.23'	
L29	N 07°52'05" E	10.00'	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2270.00'	8°32'06"	338.15'	N 08°45'08" E	337.84'
C2	25.00'	91°50'09"	40.07'	S 32°53'54" E	35.92'
C3	30.00'	87°56'37"	46.05'	S 34°50'40" E	41.66'
C4	2060.00'	30°47'31"	1107.08'	S 06°16'07" E	1093.81'
C5	30.00'	107°34'13"	56.32'	S 32°07'14" W	48.41'
C6	460.00'	11°57'45"	96.04'	N 86°06'47" W	95.87'
C7	530.00'	11°02'08"	102.08'	N 87°38'59" W	101.92'
C8	25.00'	90°00'00"	39.27'	N 48°10'03" W	35.36'
C9	25.00'	90°00'00"	39.27'	S 41°49'57" W	35.36'
C10	460.00'	9°54'47"	79.59'	N 24°39'06" E	79.49'
C11	35.00'	52°15'26"	31.92'	N 06°26'01" W	30.83'
C12	390.00'	22°11'45"	151.08'	N 21°27'52" E	150.14'
C13	2240.00'	26°15'45"	1026.74'	S 00°06'42" E	1017.77'
C14	55.00'	100°04'31"	96.07'	S 36°47'42" W	84.31'
C15	400.00'	22°40'08"	158.26'	N 81°49'59" W	157.23'
C16	300.00'	55°18'54"	289.63'	N 69°05'37" W	278.51'
C17	300.00'	51°43'53"	270.87'	N 67°18'06" W	261.76'
C18	600.00'	7°06'06"	74.37'	N 85°43'56" W	74.32'
C19	630.00'	5°12'55"	57.35'	N 86°40'31" W	57.33'
C20	25.00'	48°06'24"	20.99'	S 71°52'45" W	20.38'
C21	60.00'	27°9'19'00"	292.50'	N 07°29'03" E	77.68'
C22	25.00'	51°31'24"	22.48'	S 56°37'09" E	21.73'
C23	570.00'	4°54'07"	48.77'	S 86°49'55" E	48.75'
C24	25.00'	88°37'36"	38.67'	N 46°24'13" E	34.93'
C25	2270.00'	10°55'46"	433.01'	N 07°33'18" E	432.35'
C26	25.00'	91°50'09"	40.07'	S 55°15'57" W	35.92'
C27	2210.00'	22°37'53"	872.93'	S 01°58'04" E	867.27'

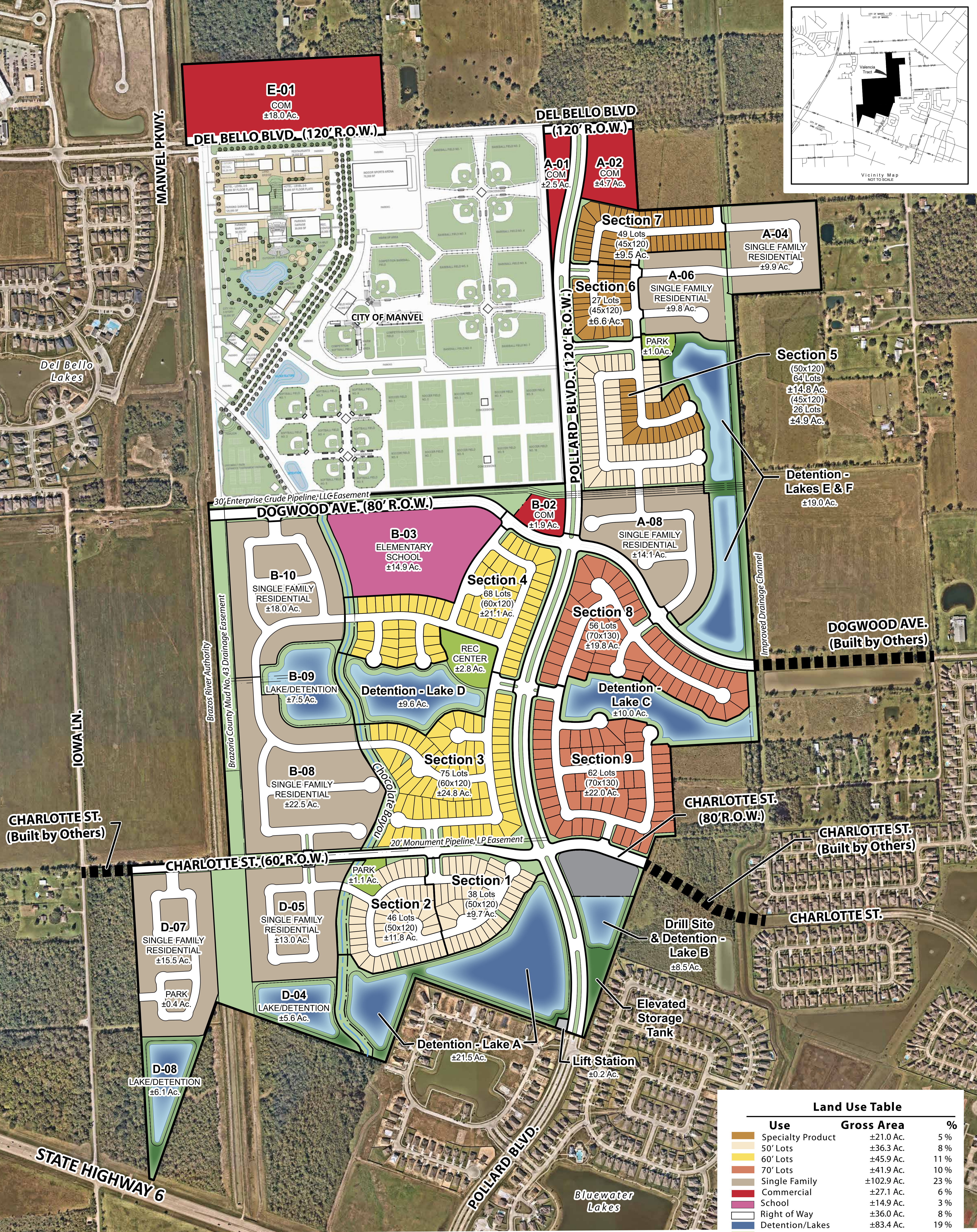
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C28	25.00'	28°29'38"	12.43'	S 27°31'50" E	12.31'
C29	60.00'	15°08'43"	164.56'	S 36°47'43" W	117.62'
C30	25.00'	28°32'08"	12.45'	N 78°53'59" W	12.32'
C31	25.00'	90°00'00"	39.27'	S 41°49'57" W	35.36'
C32	25.00'	90°00'00"	39.27'	N 48°10'03" W	35.36'
C33	430.00'	15°34'38"	116.91'	N 85°22'44" W	116.55'
C34	25.00'	45°35'59"	19.90'	S 79°36'36" W	19.38'
C35	60.00'	27°9'03'24"	292.23'	N 16°20'18" E	77.89'
C36	25.00'	54°42'46"	23.87'	S 51°29'22" E	22.98'
C37	370.00'	14°19'18"	92.48'	S 86°00'24" E	92.24'
C38	25.00'	100°04'31"	43.67'	N 36°47'42" E	38.32'
C39	2270.00'	5°07'06"	202.79'	N 10°41'01" W	202.72'
C40	25.00'	88°37'36"	38.67'	N 52°26'16" W	34.93'
C41	330.00'	39°01'18"	224.75'	N 77°14'25" W	220.43'
C42	75.00'	56°44'23"	74.27'	N 86°05'57" W	71.27'
C43	60.00'	135°55'05"	142.33'	N 46°30'36" W	111.23'
C44	75.00'	76°58'39"	100.76'	N 17°02'23" W	93.35'
C45	270.00'	37°38'21"	177.37'	N 74°20'52" W	174.20'
C46	330.00'	51°43'53"	297.95'	S 67°18'06" E	287.93'
C47	270.00'	55°18'54"	260.67'	S 69°05'37" E	250.66'
C48	25.00'	88°37'36"	38.67'	N 38°56'08" E	34.93'
C49	2270.00'	4°43'18"	187.07'	N 03°01'01" W	187.02'
C50	25.00'	88°37'36"	38.67'	N 44°58'10" W	34.93'
C51	310.00'	3°15'20"	17.61'	S 30°56'04" E	17.61'
C52	115.00'	52°15'26"	104.89'	S 08°26'01" E	101.29'
C53	540.00'	9°54'47"	93.43'	S 24°39'06" W	93.31'
C54	310.00'	7°06'05"	38.42'	N 13°55'02" W	38.40'



KEY MAP NO. 653P & 653T

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.506	65,617	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
B	0.099	4,310	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
C	0.097	4,227	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
D	0.179	7,813	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
E	0.394	17,161	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
F	1.538	66,989	RESTRICTED TO DRAINAGE/LANDSCAPE/AMENITY	BCCR3/BCMUD 83
G	0.232	10,100	RESTRICTED TO DRAINAGE/LANDSCAPE/AMENITY	BCCR3/BCMUD 83
H	0.080	3,493	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
I	0.057	2,503	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
J	0.051	2,234	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
TOTAL	4.233	184,447		

LOT AREA SUMMARY								
BLOCK 1			BLOCK 2			BLOCK 3		
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	7,680	63.02'	1	8,722	62.78'	1	7,776	60.31'
2	7,734	63.02'	2	9,593	62.70'	2	7,836	60.03'
3	7,734	63.02'	3	9,603	62.81'	3	8,490	60.22'
4	7,734	63.02'	4	11,844	63.71'	4	8,490	60.22'
5	7,734	63.02'	5	9,288	61.11'	5	8,490	60.22'
6	7,734	63.02'	6	11,749	87.72'	6	8,552	60.22'
7	7,734	63.02'	7	11,294	76.50'	7	8,447	60.21'
8	7,734	63.02'	8	9,744	61.00'	8	7,628	60.00'
9	7,734	63.02'	9	8,938	61.00'	9	8,944	80.42'
10	7,734	63.02'	10	8,131	61.00'	10	9,790	94.63'
11	7,734	63.02'	11	7,423	61.00'	11	9,668	93.00'
12	7,734	63.02'	12	7,320	61.00'	12	7,310	60.94'
13	7,734	63.02'	13	7,359	61.00'	13	7,200	60.00'
14	7,658	62.83'	14	7,571	61.00'	14	7,942	65.35'
15	11,402	66.11'	15	9,710	82.81'	15	8,585	70.35'
16	12,405	64.21'	16	8,200	64.61'	16	8,367	60.12'
17	9,176	62.66'	17	7,500	60.00'	17	8,005	61.12'
18	7,490	60.00'	18	7,479	60.00'	18	9,634	60.55'
19	7,500	60.00'	19	8,237	60.21'	19	11,221	61.00'
20	7,500	60.00'	20	8,452	60.20'	20	14,037	61.00'
21	7,500	60.00'	21	8,859	60.20'	21	10,883	61.00'
22	7,500	60.00'	22	10,423	60.20'	22	9,350	61.63'
23	7,500	60.00'	23	11,601	60.13'	23	10,056	75.74'
			24	11,027	60.04'	24	7,973	60.00'
			25	8,507	60.00'			
			26	10,804	60.00'			
			27	9,985	61.22'			
			28	14,857	142.30'			



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

PREPARED FOR:

HILLWOOD RESIDENTIAL

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

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

CITY COUNCIL

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, provided a recommendation of approval to the Valencia Master Plan in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this Master Plan this ____ day of _____, 2023.

Planning, Development, and Zoning Commission

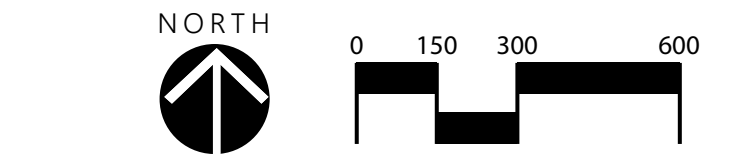
A MASTER PLAN OF

VALENCIA

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

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

Reference Date: 03.29.2023



RELATIONSHIPS | PROCESS | DESIGN



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

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

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

Person to Speak:

Daytime Phone: Fax Number:

E-mail Address:

Description of Request and Physical Address:

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 4 - Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	May 22, 2023
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a 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.*
- *An amendment to Valencia Master Plan was approved by the Planning Development and Zoning Commission on April 24, 2023*
- *This proposed section is located at the southwest corner of the intersection of proposed Dogwood Ave and Pollard Blvd.*
- *The proposed plat subdivides a 21.112-acre tract into 68 residential lots, 6 Blocks, and 5 reserves for drainage, landscaping, open space, and amenity.*
- *This proposed section includes traditional single-family residential lots with minimum lot width of 60 feet and minimum lot area of 7,200 square feet.*
- *The proposed plat generally conforms to the preliminary plat approved in September 2022.*

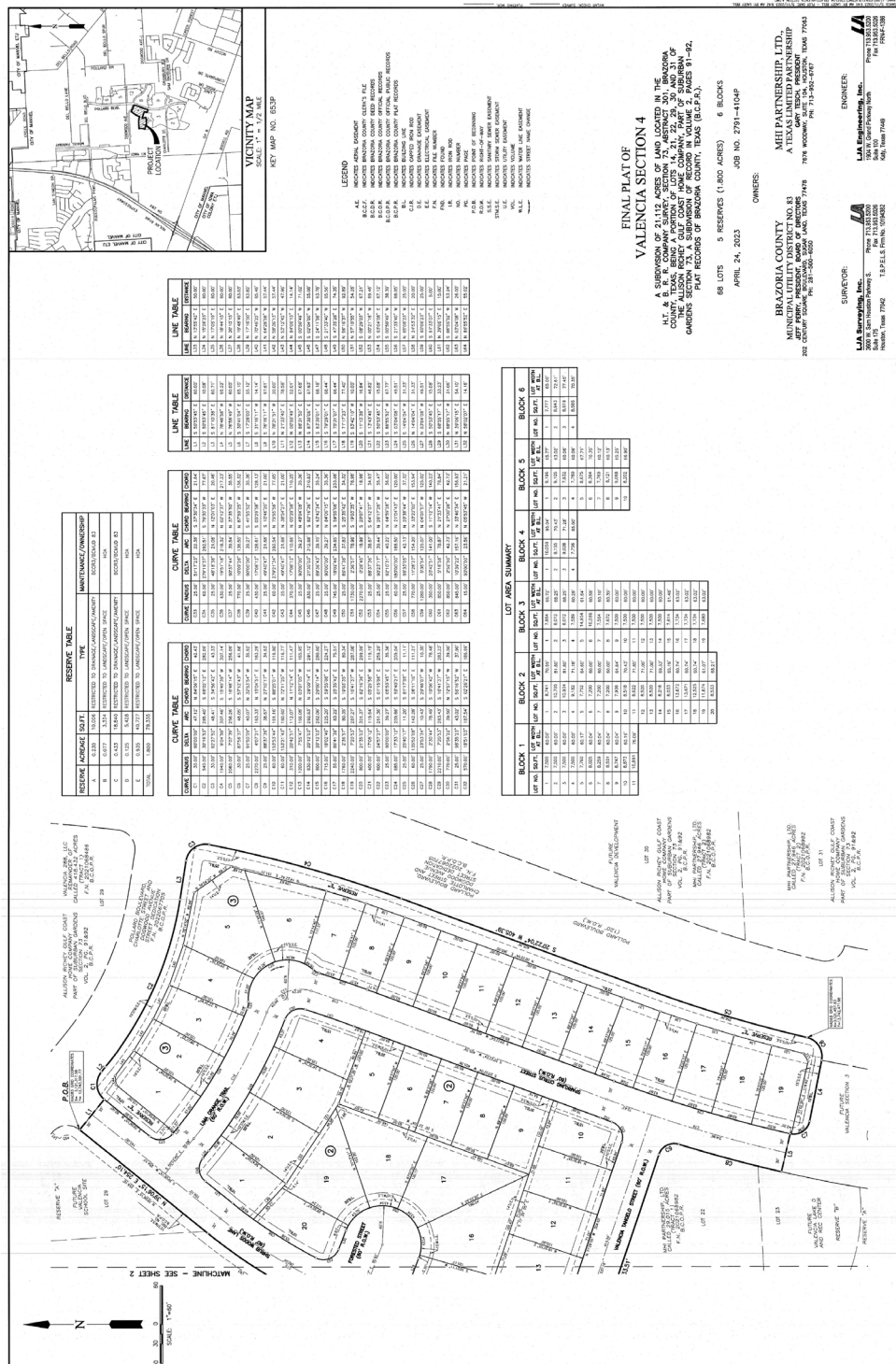
STAFF RECOMMENDATION

The City staff recommends approval of the *Valencia Section 4 Final Plat* with one (1) condition. The condition includes:

1. Fill in the blank space included for the document number for easements near the west and north boundaries or remove reference to it if not applicable (Section 62-41 (b)(13)).

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

Plat Exhibit

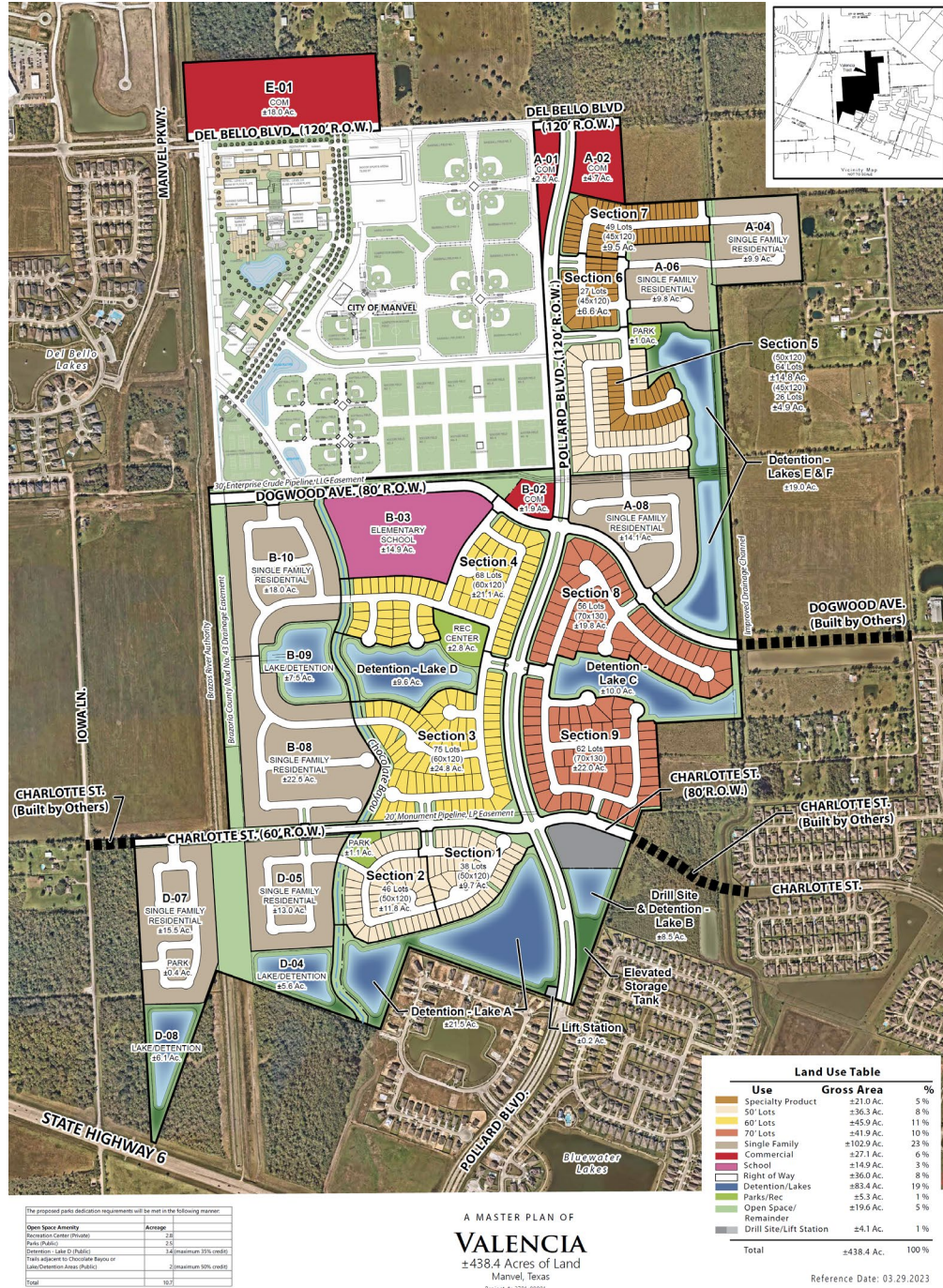




DEVELOPMENT SERVICES DEPARTMENT

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

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



The proposed parks dedication requirements will be met in the following manner:

Open Space Amenity	Average
Recreation Center (Private)	0.00
Park (Public)	2.38
Detention - Lake D (Public)	1.44 (maximum 30% credits)
Park adjacent to Charlotte Express or Lake/Detention Area (Public)	1.18 (maximum 50% credits)
Total	5.00

PREPARED FOR: HILLWOOD RESIDENTIAL

NOTES:

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

A MASTER PLAN OF VALENCIA ±438.4 Acres of Land Manvel, Texas Project #: 2791-09001

THIS IS TO CERTIFY THAT THE CITY COMMISSION OF THE CITY OF MANVEL, TEXAS HAS APPROVED THE MASTER PLAN AND IS IN CONFORMANCE WITH THE LAND OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL, AS AMENDED, AND HAS ORDERED THE RECORDING OF THIS MASTER PLAN.

CITY COMMISSION

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved the Master Plan in accordance with the laws of the State of Texas and the ordinances of the City of Manvel to approve and authorize the recording of this Master Plan.

Planning, Development, and Zoning Commission

Reference Date: 03/29/2023



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, ACTING BY AND THROUGH JEFF PERRY, PRESIDENT, BOARD OF DIRECTORS OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH GARY TESCH, PRESIDENT, BEING AN OFFICER OF MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA SECTION 4, BEING 21.112 ACRES OUT OF THE H.T. & B. R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 14, 21, 22, 29, 30 AND 31 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PGS. 91-92, BRAZORIA COUNTY PLAT RECORDS, (B.C.P.R.), DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATED 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 4 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, BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEFF PERRY, ITS PRESIDENT, BOARD OF DIRECTORS, THEREUNTO AUTHORIZED,

THIS 4 DAY OF May, 2023.

BY: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83

BY: Jeff Perry
JEFF PERRY, PRESIDENT, BOARD OF DIRECTORS

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF PERRY, PRESIDENT, BOARD OF DIRECTORS OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, 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 4th DAY OF May, 2023.

Lacey Bell
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY HERETO, MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GARY TESCH, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS 10th DAY OF May, 2023.

BY: MHI PARTNERSHIP, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: Gary Tesch
GARY TESCH, PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY TESCH, PRESIDENT OF MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

Judy D. Johnson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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



4-24-2023

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

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

THIS 2 DAY OF May, 2023.
Ricky Kluczek
RICKY KLUCZEK, COMMISSIONER

Alfred Proberg
ALFRED PROBERG, P.E., C.F.M.
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 4 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 21.112 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 14, 21, 22, 29, 30, AND 31 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.), BEING ALL OF THAT CERTAIN CALLED 0.7302 ACRE TRACT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2023017378, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), AND A PORTION OF THAT CERTAIN CALLED 29.015 ACRE TRACT CONVEYED TO MHI PARTNERSHIP, LTD. (DESCRIBED AS "TRACT 1") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021088902, B.C.O.P.R., SAID 21.112 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 ON THE NORTHWESTERLY LINE OF SAID 29.015 ACRE TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET ON THE NORTHWESTERLY LINE OF SAID 29.015 ACRE TRACT BEARS SOUTH 39° 06' 15" WEST, 254.12 FEET;

THENCE, SOUTH 50° 53' 45" EAST, 60.00 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 RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 84° 06' 15" EAST, 42.43 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 50° 53' 45" EAST, 10.08 FEET TO A POINT FOR CORNER;

THENCE, 285.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 30° 16' 53", AND A CHORD WHICH BEARS SOUTH 66° 02' 12" EAST, 282.09 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 81° 10' 38" EAST, 60.71 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 48.41 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92° 27' 52", AND A CHORD WHICH BEARS SOUTH 34° 56' 42" EAST, 43.33 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 307.46 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 09° 04' 50", AND A CHORD WHICH BEARS SOUTH 15° 49' 39" WEST, 307.14 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 20° 22' 04" WEST, 405.39 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 256.26 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,060.00 FEET, A CENTRAL ANGLE OF 07° 07' 39", AND A CHORD WHICH BEARS SOUTH 16° 48' 14" WEST, 256.09 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 46.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87° 56' 37", AND A CHORD WHICH BEARS SOUTH 57° 12' 43" WEST, 41.66 FEET TO A POINT FOR CORNER;

THENCE, NORTH 78° 48' 58" WEST, 95.22 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 40.07 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 50' 09", AND A CHORD WHICH BEARS NORTH 32° 53' 54" WEST, 35.92 FEET TO A POINT FOR CORNER;

THENCE, NORTH 76° 58' 49" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 163.33 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,270.00 FEET, A CENTRAL ANGLE OF 04° 07' 21", AND A CHORD WHICH BEARS NORTH 15° 04' 51" EAST, 163.29 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 38.67 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 37' 36", AND A CHORD WHICH BEARS NORTH 27° 10' 17" WEST, 34.93 FEET TO A POINT FOR CORNER;

THENCE, NORTH 71° 29' 05" WEST, 433.51 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 04° 04' 45" EAST, 123.43 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 30° 41' 04" EAST, 65.10 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 17° 28' 00" EAST, 55.12 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 31° 16' 11" WEST, 14.14 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 76° 16' 11" WEST, 97.61 FEET TO A POINT FOR CORNER;

THENCE, NORTH 78° 31' 51" WEST, 20.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 161.16 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 153° 53' 44", AND A CHORD WHICH BEARS SOUTH 88° 25' 01" WEST, 116.90 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 76° 16' 11" WEST, 139.49 FEET TO A POINT FOR CORNER;

THENCE, NORTH 75° 55' 56" WEST, 122.64 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 160.80 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 153° 21' 43", AND A CHORD WHICH BEARS NORTH 72° 11' 25" WEST, 116.77 FEET TO A POINT FOR CORNER;

THENCE, NORTH 75° 55' 56" WEST, AT A DISTANCE OF 143.39 FEET PASSING THE SOUTHEAST CORNER OF THE FOREMENTIONED 0.7302 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 0.9798 ACRE TRACT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2023017378, B.C.O.P.R., AND CONTINUING ALONG THE SOUTH LINE OF SAID 0.7302 ACRE TRACT COMMON TO THE NORTH LINE OF SAID 0.9798 ACRE TRACT FOR A TOTAL DISTANCE OF 217.43 FEET TO THE SOUTHWEST CORNER OF SAID 0.7302 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 0.9798 ACRE TRACT;

THENCE, ALONG THE WEST LINE OF SAID 0.7302 ACRE TRACT THE FOLLOWING FOUR (4) COURSES:

- NORTH 21° 33' 40" EAST, 78.58 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 112.07 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 20° 42' 51", AND A CHORD WHICH BEARS NORTH 11° 12' 14" EAST, 111.47 FEET TO A POINT FOR CORNER;
- NORTH 00° 50' 49" EAST, 52.01 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 166.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 07° 55' 47", AND A CHORD WHICH BEARS NORTH 01° 03' 07" 05" WEST, 165.95 FEET TO THE NORTHWEST CORNER OF SAID 0.7302 ACRE TRACT;

THENCE, NORTH 86° 55' 52" EAST, ALONG THE NORTH LINE OF SAID 0.7302 ACRE TRACT, AT 75.35 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHEAST CORNER OF SAID 0.7302 ACRE TRACT, SAME BEING THE MOST WESTERLY NORTHWEST CORNER OF THE FOREMENTIONED 29.015 ACRE TRACT, AND CONTINUING ALONG THE NORTH LINE OF SAID 29.015 ACRE TRACT FOR A TOTAL DISTANCE OF 413.63 FEET TO THE WEST CORNER OF THAT CERTAIN CALLED 0.0040 ACRE TRACT CONVEYED TO VALENCIA 288, LLC BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2023016135, B.C.O.P.R.;

THENCE, NORTH 88° 31' 50" EAST, DEPARTING THE NORTH LINE OF SAID 29.015 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 0.0040 ACRE TRACT, 67.68 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF SAID 29.015 ACRE TRACT;

THENCE, SOUTH 87° 30' 06" EAST, DEPARTING THE NORTH LINE OF SAID 29.015 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 0.0040 ACRE TRACT, 67.93 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF SAID 29.015 ACRE TRACT;

THENCE, SOUTH 83° 30' 01" EAST, DEPARTING THE NORTH LINE OF SAID 29.015 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 0.0040 ACRE TRACT, 68.18 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF SAID 29.015 ACRE TRACT;

THENCE, SOUTH 79° 29' 01" EAST, DEPARTING THE NORTH LINE OF SAID 29.015 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 0.0040 ACRE TRACT, 68.44 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF SAID 29.015 ACRE TRACT;

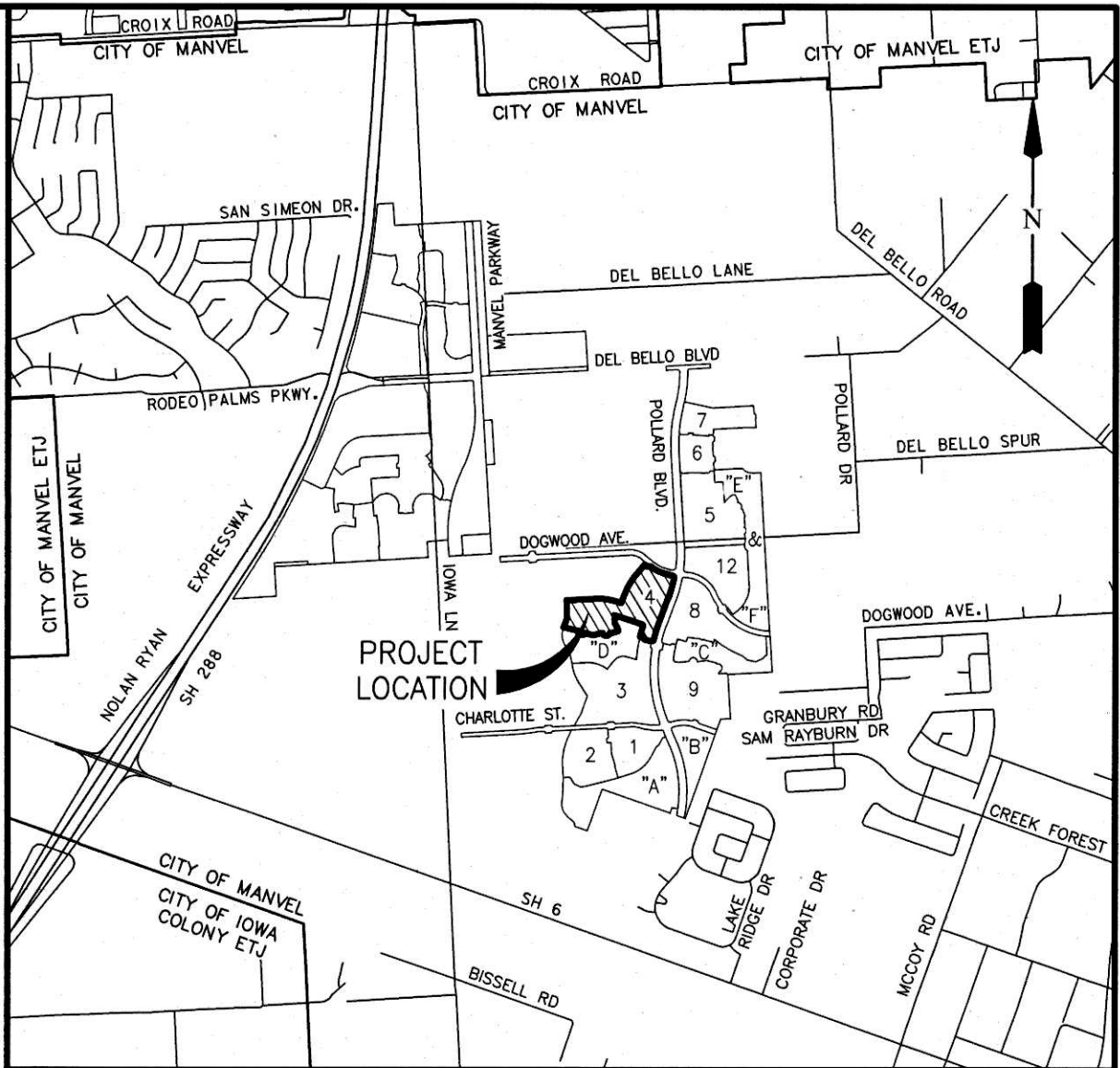
THENCE, SOUTH 75° 31' 07" EAST, DEPARTING THE NORTH LINE OF SAID 29.015 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 0.0040 ACRE TRACT, 66.44 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF SAID 29.015 ACRE TRACT;

THENCE, SOUTH 71° 17' 23" EAST, DEPARTING THE NORTH LINE OF SAID 29.015 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 0.0040 ACRE TRACT, 77.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR AN INTERIOR NORTH CORNER OF SAID 29.015 ACRE TRACT, SAME BEING THE EAST CORNER OF SAID 0.0040 ACRE TRACT;

THENCE, NORTH 18° 54' 12" EAST, ALONG THE NORTHWESTERLY LINE OF SAID 29.015 ACRE TRACT, 130.74 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID 29.015 ACRE TRACT, 292.63 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 20° 12' 03", AND A CHORD WHICH BEARS NORTH 29° 00' 14" EAST, 291.12 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID 29.015 ACRE TRACT, NORTH 39° 06' 15" EAST, 254.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.112 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653P

FINAL PLAT OF VALENCIA SECTION 4

A SUBDIVISION OF 21.112 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 14, 21, 22, 29, 30 AND 31 OF
THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN
GARDENS SECTION 73, A SUBDIVISION OF RECORD IN VOLUME 2, PAGES 91-92,
PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.).

68 LOTS 5 RESERVES (1.800 ACRES) 6 BLOCKS

APRIL 24, 2023

JOB NO. 2791-4104P

OWNERS:

BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT NO. 83
JEFF PERRY, PRESIDENT, BOARD OF DIRECTORS
202 CENTURY SQUARE BOULEVARD, SUGAR LAND, TEXAS 77478
PH: 281-500-6050

MHI PARTNERSHIP, LTD.,
A TEXAS LIMITED PARTNERSHIP
GARY TESCH, PRESIDENT
7676 WOODWAY, SUITE 104, HOUSTON, TEXAS 77063
PH: 713-952-6767

SURVEYOR:

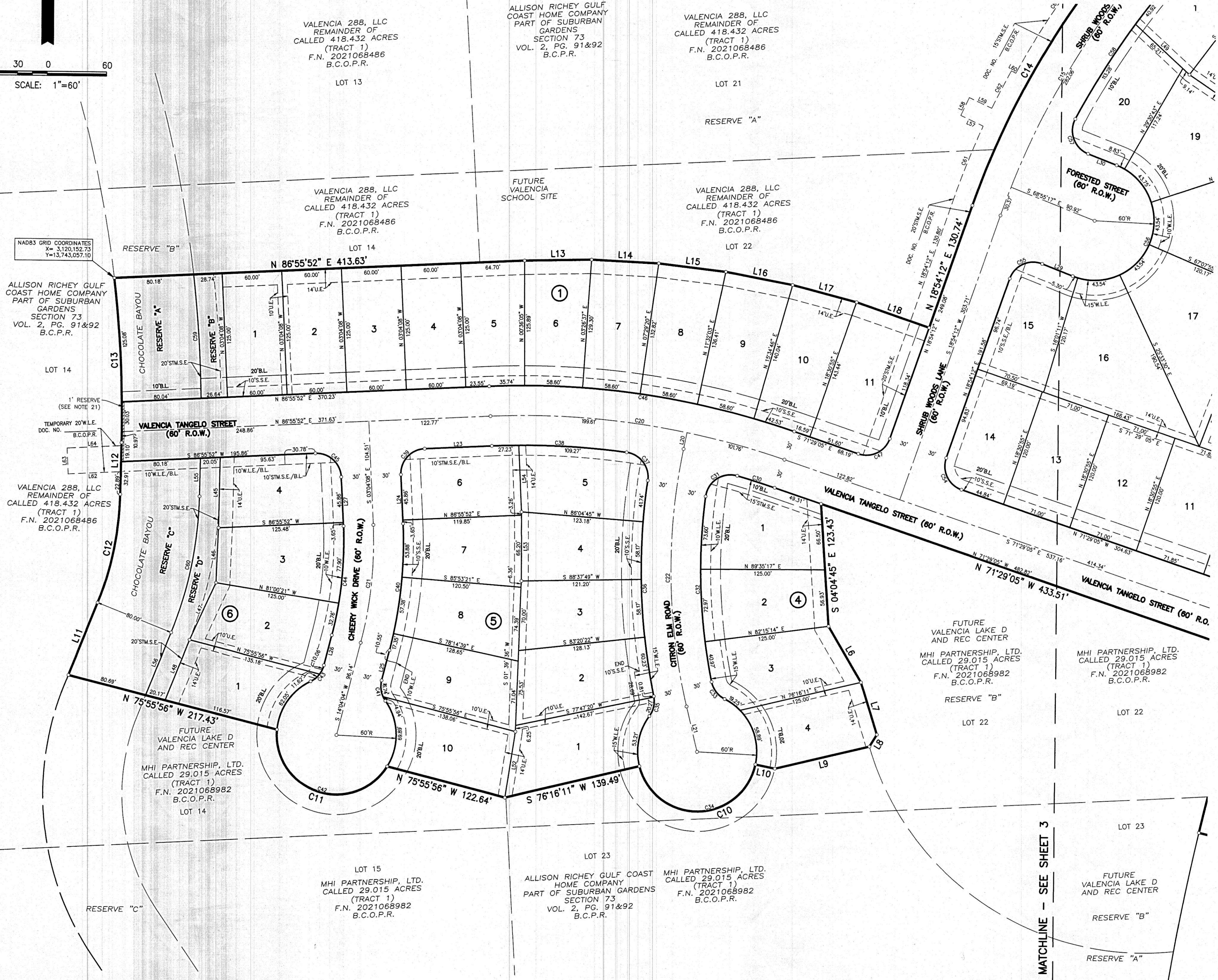
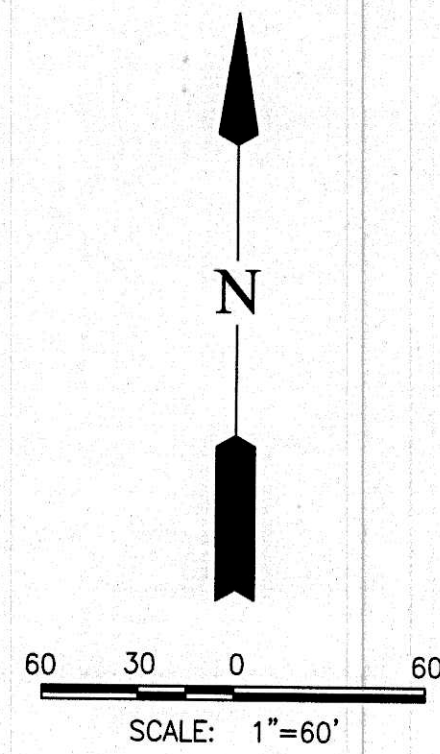
LJA Surveying, Inc.
3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382



ENGINEER:

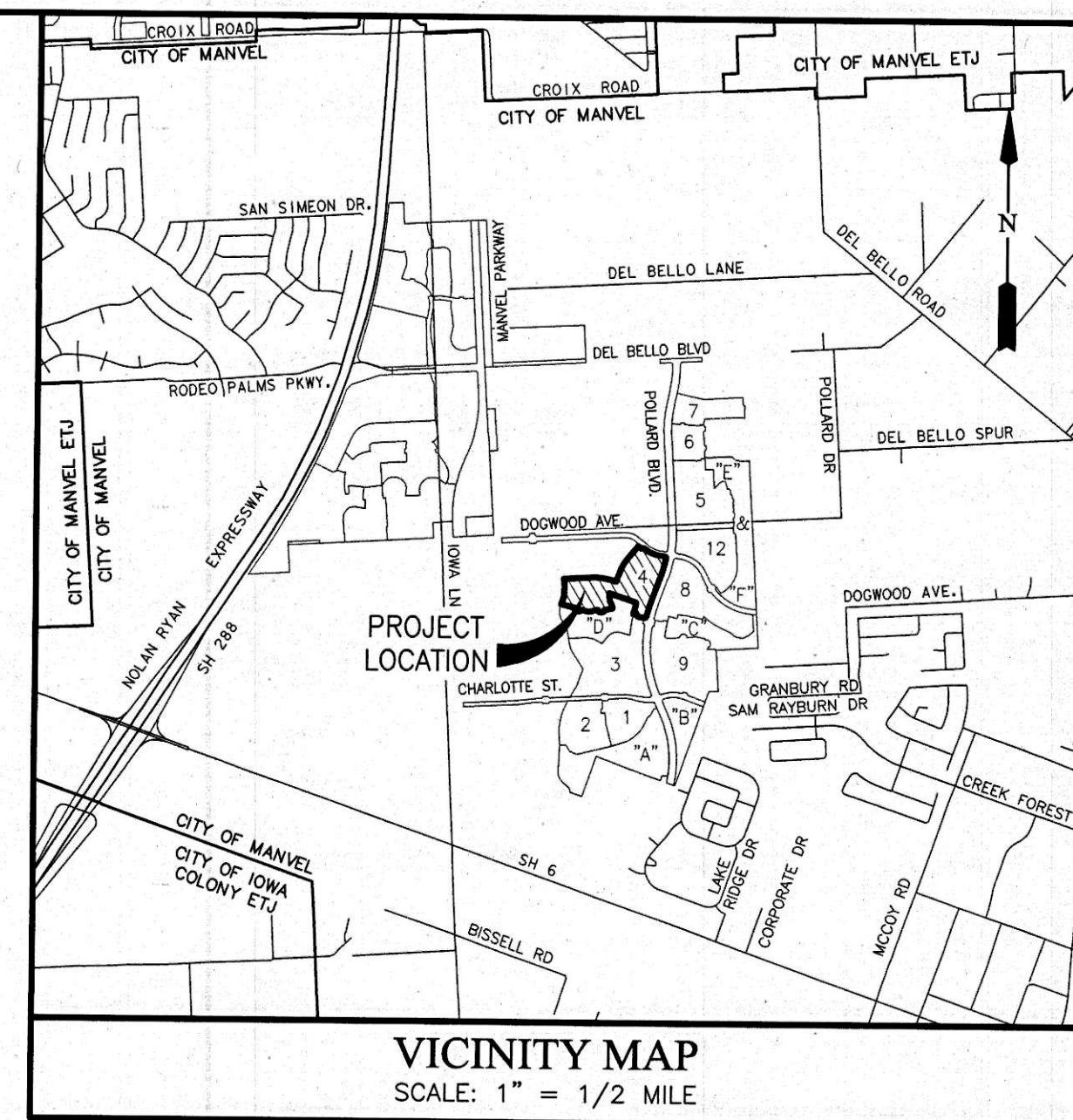
LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386





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. 2022-0786, DATED MAY 10, 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 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 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, MAPS, REVISED DECEMBER 30, 2020, MAP NOS. 48039C0110K & 48039C0130K. ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE 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 PLANNING DEVELOPMENT AND ZONING COMMISSION, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PLANNING DEVELOPMENT AND ZONING COMMISSION.
- 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 ADJUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 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 ADJUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.



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.F.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 FUND
I.R.	INDICATES IRON ROD
NO.	INDICATES NUMBER
PG.	INDICATES PAGE
P.O.B.	INDICATES POINT OF BEGINNING
R.O.W.	INDICATES RIGHT-OF-WAY
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
U.E.	INDICATES UTILITY EASEMENT
VOL.	INDICATES VOLUME
W.L.E.	INDICATES WATER LINE EASEMENT

FINAL PLAT OF
VALENCIA SECTION 4

A SUBDIVISION OF 21.112 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 14, 21, 22, 29, 30 AND 31 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD IN VOLUME 2, PAGES 91-92, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.).

68 LOTS 5 RESERVES (1.800 ACRES) 6 BLOCKS

APRIL 24, 2023

JOB NO. 2791-4104P

OWNERS:

BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT NO. 83
JEFF PERRY, PRESIDENT, BOARD OF DIRECTORS
202 CENTURY SQUARE BOULEVARD, SUGAR LAND, TEXAS 77478
PH: 281-500-6050

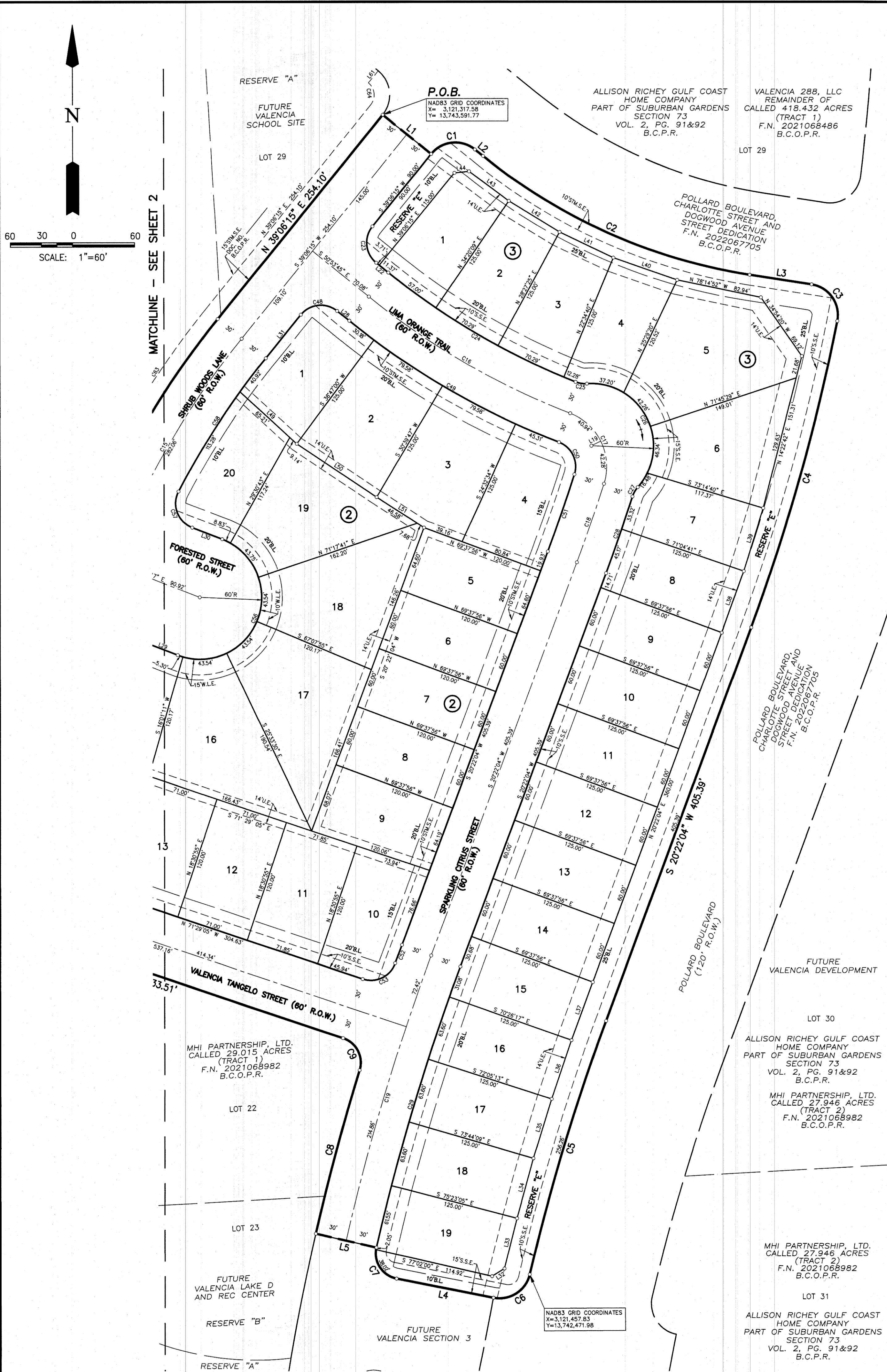
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SURVEYOR:

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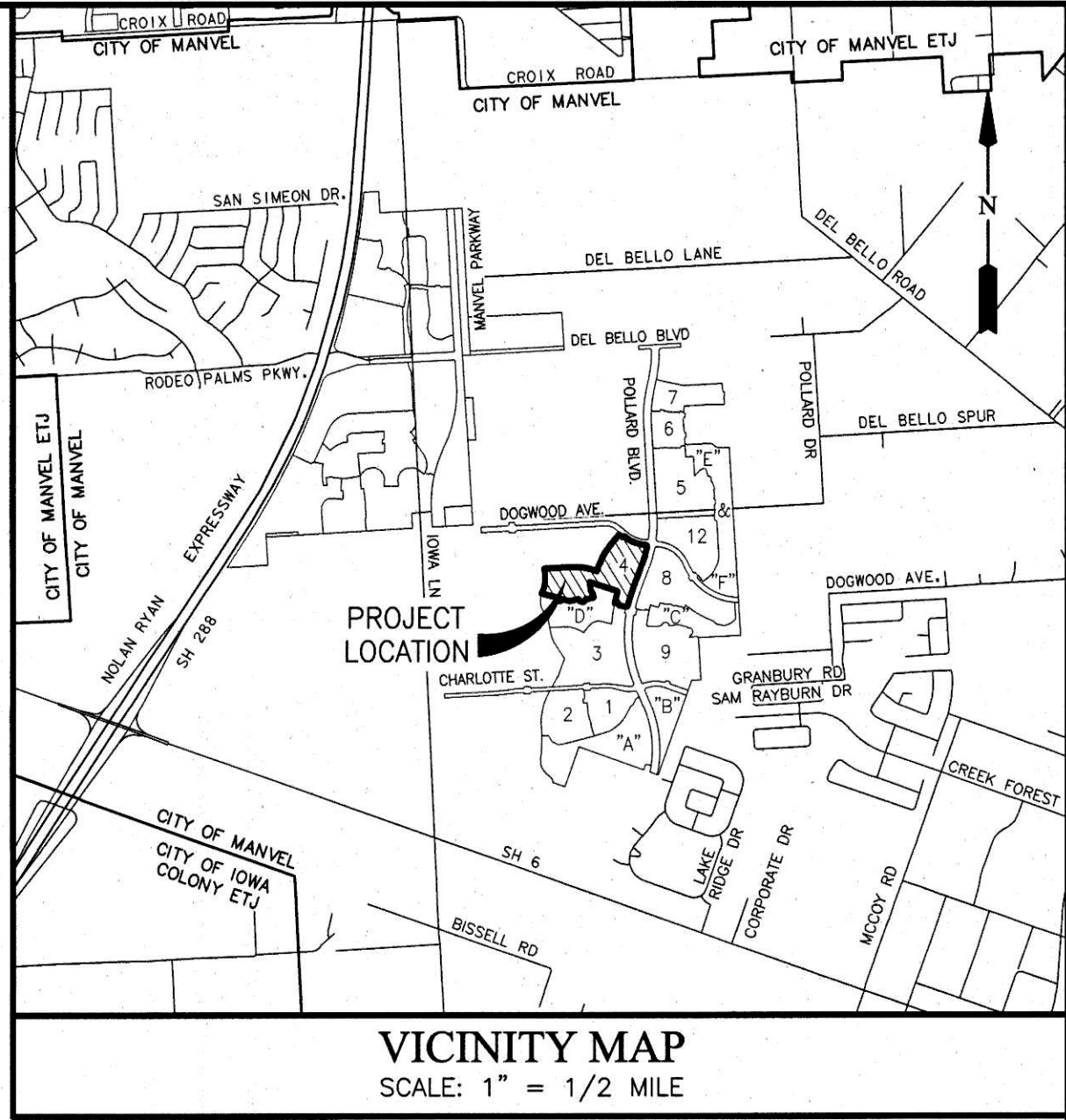
RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.230	10,006	RESTRICTED TO DRAINAGE/LANDSCAPE/AMENITY	BCCR3/BCMUD 83
B	0.077	3,334	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
C	0.433	18,840	RESTRICTED TO DRAINAGE/LANDSCAPE/AMENITY	BCCR3/BCMUD 83
D	0.125	5,428	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
E	0.935	40,727	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
TOTAL	1.800	78,335		

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	30.00'	90°00'00"	47.12'	N 84°06'15" E	42.43'
C2	540.00'	30°16'53"	285.40'	S 66°02'12" E	282.09'
C3	30.00'	92°27'52"	48.41'	S 34°56'42" E	43.33'
C4	1940.00'	9°04'50"	307.46'	S 15°49'39" W	307.14'
C5	2060.00'	7°07'39"	256.26'	S 16°48'14" W	256.09'
C6	30.00'	87°56'37"	46.05'	S 57°12'43" W	41.66'
C7	25.00'	91°50'09"	40.07'	N 32°53'54" W	35.92'
C8	2270.00'	4°07'21"	163.33'	N 15°04'51" E	163.29'
C9	25.00'	88°37'36"	38.67'	N 27°10'17" W	34.93'
C10	60.00'	15°53'44"	161.16'	S 88°25'01" W	116.90'
C11	60.00'	15°53'44"	160.60'	N 72°11'25" W	116.77'
C12	310.00'	20°42'51"	112.07'	N 11°12'14" E	111.47'
C13	1200.00'	7°55'47"	166.08'	N 03°07'05" W	165.95'
C14	830.00'	20°12'03"	292.63'	N 29°00'14" E	291.12'
C15	800.00'	20°12'03"	282.06'	S 29°00'14" W	280.60'
C16	715.00'	18°02'46"	225.20'	S 59°55'08" E	224.27'
C17	55.00'	86°41'38"	83.22'	S 25°35'42" E	75.51'
C18	1760.00'	2°36'57"	80.35'	S 19°03'35" W	80.34'
C19	2240.00'	7°20'53"	287.27'	S 16°41'37" W	287.08'
C20	800.00'	21°35'03"	301.37'	S 82°16'36" E	299.59'
C21	400.00'	17°08'12"	119.64'	S 05°29'58" W	119.19'
C22	600.00'	24°57'27"	261.36'	S 01°15'06" E	259.29'
C23	25.00'	90°00'00"	39.27'	S 05°53'45" E	35.36'
C24	685.00'	17°33'12"	209.88'	S 59°40'21" E	209.04'
C25	25.00'	25°40'17"	11.20'	S 81°17'05" E	11.11'
C26	60.00'	13°52'08"	142.28'	S 26°11'10" E	111.21'
C27	25.00'	23°53'34"	10.43'	S 29°48'07" W	10.35'
C28	1790.00'	2°30'44"	78.49'	S 19°06'42" W	78.48'
C29	2210.00'	7°20'53"	283.43'	S 16°41'37" W	283.23'
C30	770.00'	2°56'22"	39.50'	N 72°57'15" W	39.50'
C31	25.00'	98°35'23"	43.02'	S 56°16'52" W	37.90'
C32	570.00'	18°51'03"	187.54'	S 02°26'21" E	186.69'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C33	25.00'	51°17'23"	22.38'	S 37°30'34" E	21.64'
C34	60.00'	27°19'37"	292.51'	S 76°30'33" W	77.67'
C35	25.00'	48°18'38"	21.08'	N 12°01'03" E	20.46'
C36	630.00'	19°51'18"	218.32'	N 02°12'37" W	217.23'
C37	25.00'	90°37'44"	39.54'	N 37°35'50" W	35.55'
C38	770.00'	10°09'26"	136.50'	N 75°59'25" W	136.32'
C39	25.00'	90°00'00"	39.27'	S 41°55'52" W	35.36'
C40	430.00'	17°08'12"	128.61'	S 05°29'58" W	128.13'
C41	25.00'	49°40'47"	21.68'	S 10°46'20" E	21.00'
C42	60.00'	27°19'37"	292.54'	N 75°55'56" W	77.65'
C43	25.00'	49°40'47"	21.68'	N 38°54'27" E	21.00'
C44	370.00'	17°08'12"	110.66'	N 05°29'58" E	110.25'
C45	25.00'	90°00'00"	39.27'	N 48°04'08" W	35.36'
C46	830.00'	21°35'03"	312.68'	S 82°16'36" E	310.83'
C47	25.00'	89°36'43"	39.10'	N 63°42'34" E	35.24'
C48	25.00'	90°00'00"	39.27'	N 84°06'15" E	35.36'
C49	745.00'	18°02'46"	234.65'	S 59°55'08" E	233.68'
C50	25.00'	86°41'38"	37.83'	S 25°35'42" E	34.32'
C51	1730.00'	2°36'57"	78.98'	S 19°03'35" W	78.98'
C52	2270.00'	0°28'45"	18.98'	S 20°07'41" W	18.98'
C53	25.00'	88°37'36"	38.67'	S 64°12'07" W	34.93'
C54	25.00'	90°23'17"	39.44'	N 26°17'26" W	35.47'
C55	25.00'	92°10'31"	40.22'	N 48°04'08" W	36.02'
C56	60.00'	180°00'00"	188.50'	N 21°04'43" E	120.00'
C57	25.00'	96°33'05"	42.13'	N 20°38'44" W	37.32'
C58	770.00'	11°28'27"	154.20'	N 33°22'02" E	153.94'
C59	1280.00'	5°35'54"	125.07'	N 04°01'57" W	125.02'
C60	390.00'	20°42'51"	141.00'	S 11°12'14" W	140.23'
C61	850.00'	5°18'58"	78.87'	N 21°33'41" E	78.84'
C62	850.00'	2°52'50"	42.73'	N 27°00'28" E	42.73'
C63	845.00'	10°39'22"	157.16'	N 33°46'34" E	156.93'
C64	15.00'	90°00'00"	23.56'	N 05°53'45" W	21.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 50°53'45" E	60.00'
L2	S 50°53'45" E	10.08'
L3	S 81°10'38" E	60.71'
L4	N 78°48'58" W	95.22'
L5	N 76°58'49" W	60.00'
L6	S 30°41'04" E	65.10'
L7	S 17°28'00" E	55.12'
L8	S 31°16'11" W	14.14'
L9	S 76°16'11" W	97.61'
L10	N 78°31'51" W	20.00'
L11	N 21°33'40" E	78.58'
L12	N 00°50'49" E	52.01'
L13	N 88°31'50" E	67.68'
L14	S 87°30'06" E	67.93'
L15	S 83°30'01" E	68.18'
L16	S 79°29'01" E	68.44'
L17	S 75°31'07" E	66.44'
L18	S 71°17'23" E	77.40'
L19	S 63°42'10" W	10.00'
L20	S 11°13'38" W	16.84'
L21	S 13°43'49" E	46.82'
L22	S 50°53'45" E	15.08'
L23	S 86°55'52" W	67.77'
L24	S 03°04'08" E	49.51'
L25	S 14°04'04" E	31.33'
L26	N 14°04'04" E	31.33'
L27	N 03°04'08" E	49.51'
L28	S 50°53'45" E	15.08'
L29	S 68°55'17" E	33.23'
L30	N 68°55'17" W	31.06'
L31	N 39°06'15" E	54.10'
L32	N 58°02'07" E	14.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L33	N 13°55'42" E	50.00'
L34	N 15°26'23" E	60.00'
L35	N 17°05'19" E	60.00'
L36	N 18°44'15" E	60.00'
L37	N 20°10'15" E	60.00'
L38	N 19°48'49" E	63.03'
L39	N 17°16'50" E	63.82'
L40	N 70°46'22" W	65.46'
L41	N 64°28'58" W	57.44'
L42	N 58°36'13" W	57.44'
L43	N 53°12'42" W	47.96'
L44	N 84°06'15" E	14.14'
L45	S 00°50'49" W	71.02'
L46	S 02°04'00" W	55.08'
L47	S 24°11'58" W	63.78'
L48	S 21°33'40" W	65.56'
L49	S 47°35'28" E	74.35'
L50	N 58°16'37" W	92.89'
L51	N 57°10'55" W	54.26'
L52	S 08°29'03" W	67.21'
L53	N 00°21'18" W	69.46'
L54	S 03°04'08" E	67.12'
L55	S 00°50'49" W	38.39'
L56	S 21°33'40" W	68.05'
L57	N 69°06'23" W	25.00'
L58	N 24°53'32" E	20.00'
L59	S 69°06'23" E	25.00'
L60	S 61°33'07" E	5.00'
L61	N 39°06'15" E	15.00'
L62	S 86°55'52" W	53.24'
L63	N 03°04'08" W	26.00'
L64	N 86°55'52" E	55.02'



KEY MAP NO. 653P

LEGEND

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

FINAL PLAT OF VALENCIA SECTION 4

A SUBDIVISION OF 21.112 ACRES OF LAND LOCATED IN THE
H.T. & B. R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA
COUNTY, TEXAS, BEING A PORTION OF LOTS 14, 21, 22, 29, 30 AND 31 OF
THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN
GARDENS SECTION 73, A SUBDIVISION OF RECORD IN VOLUME 2, PAGES 91-92,
PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.).

68 LOTS 5 RESERVES (1.800 ACRES) 6 BLOCKS

APRIL 24, 2023 JOB NO. 2791-4104P

OWNERS:

BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT NO. 83
JEFF PERRY, PRESIDENT, BOARD OF DIRECTORS
202 CENTURY SQUARE BOULEVARD, SUGAR LAND, TEXAS 77478
PH: 281-500-6050

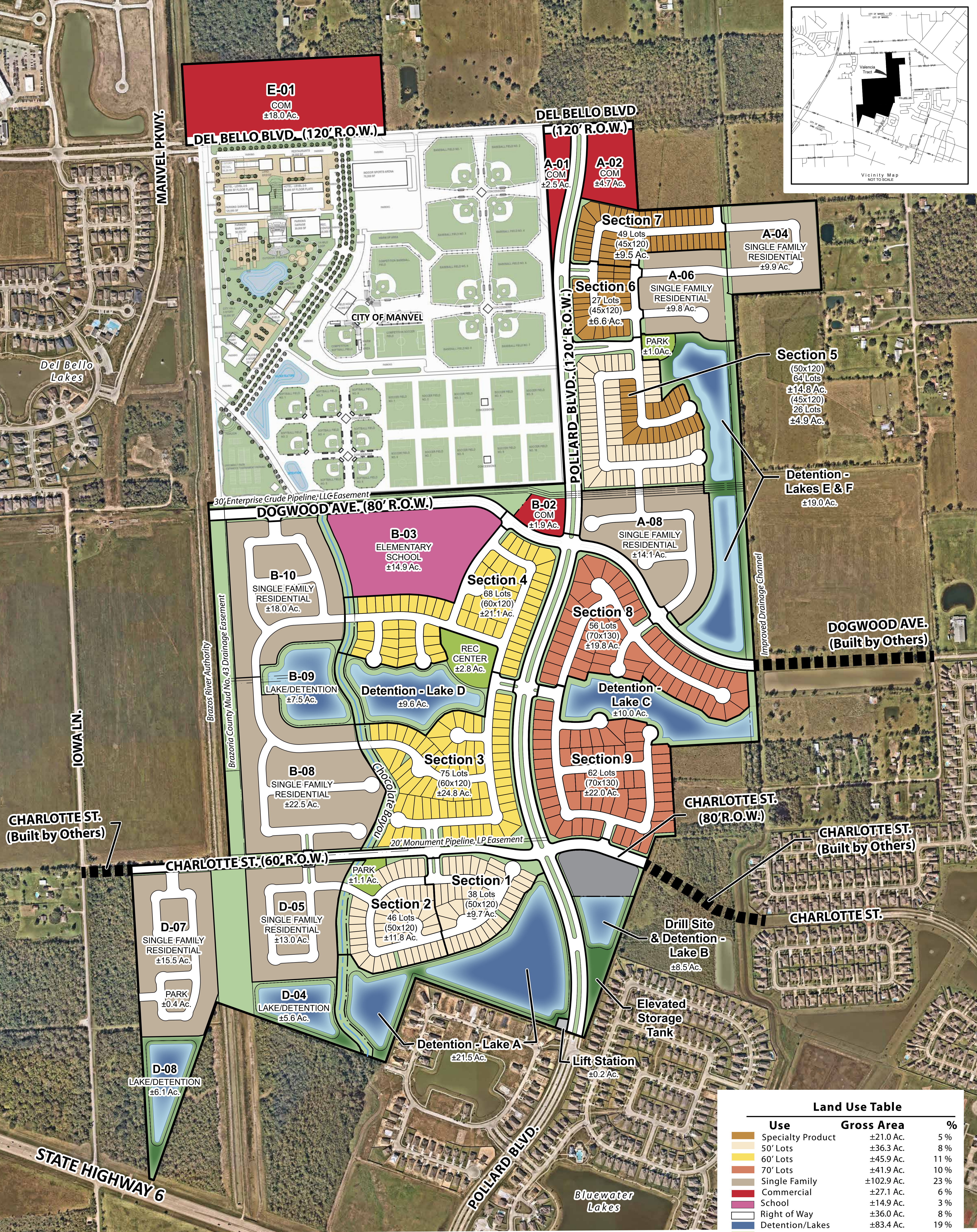
MHI PARTNERSHIP, LTD.,
A TEXAS LIMITED PARTNERSHIP
GARY TESCH, PRESIDENT
7676 WOODWAY, SUITE 104, HOUSTON, TEXAS 77063
PH: 713-952-6767

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



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

PREPARED FOR:

HILLWOOD RESIDENTIAL

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

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

CITY COUNCIL

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, provided a recommendation of approval to the Valencia Master Plan in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this Master Plan this ____ day of _____, 2023.

Planning, Development, and Zoning Commission

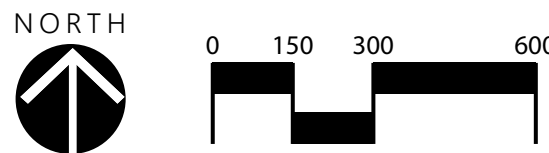
A MASTER PLAN OF

VALENCIA

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

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

Reference Date: 03.29.2023



RELATIONSHIPS | PROCESS | DESIGN



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 05.22.2023

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

Person to Speak: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Section 9, being a subdivision of 21.96 acres of land located in the H.T. & B.R.R. Company Survey, Sec. 64, A-483, and in the H.T. & B.R.R. Company Survey, Sec. 73, A-301, Brazoria County, Texas, being a part of Outlots 195 of the Dr. A.A. Luther Subdivision of the Manvel and surrounding acreage property, a subdivision recorded in Vol. 1, Pages. 71 & 72, Vol. 3, Pages. 139 & 140 of the Brazoria County Public Records (B.C.P.R.) and being a part of Lots 31, 32, 39, and 40 in the Allison Richey Gulf Coast Home Company part of Suburban Gardens Sec. 73, Vol. 2, Pages. 91 & 92 of the Brazoria County Public Records (B.C.P.R.).

Plats:

Preliminary X

Final _____

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.12.30 09:04:24 -06'00'

SIGNATURE

May 17, 2023

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Valencia Section 9 Preliminary Plat
Applicant:	Katy Harris, LJA Engineering
PD&Z Meeting Date:	May 22, 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>Conditional 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.*
- *An amendment to Valencia Master Plan was approved by the Planning Development and Zoning Commission on April 24, 2023*
- *The proposed site is located at the northeast corner of the intersection of proposed Charlotte Street and Pollard Blvd.*
- *The proposed plat subdivides a 21.96-acre tract into 62 residential lots, 4 Blocks, and 2 reserves for open space.*
- *This section includes 64 traditional single-family residential lots (with a minimum width of 70 feet and minimum area of 8,400 square feet).*
- *This plat was previously submitted in January 2022 and was denied.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Valencia Section 9 Preliminary Plat* with four (4) conditions. The conditions include:

1. Revise number of Lots in the title block on page 2 from 61 to 62 (Section 62-38(a)(10)).
2. Revise the lot width of Block 2, Lot 11 on the plat for accuracy and conformance to the approved Master Plan (Section 62-38.10).
3. Revise to provide the master plan approval date in general note #11 (Section 62-38 (a)(15)).
4. Note: Review and revise general note #7 to indicate accurate date.

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

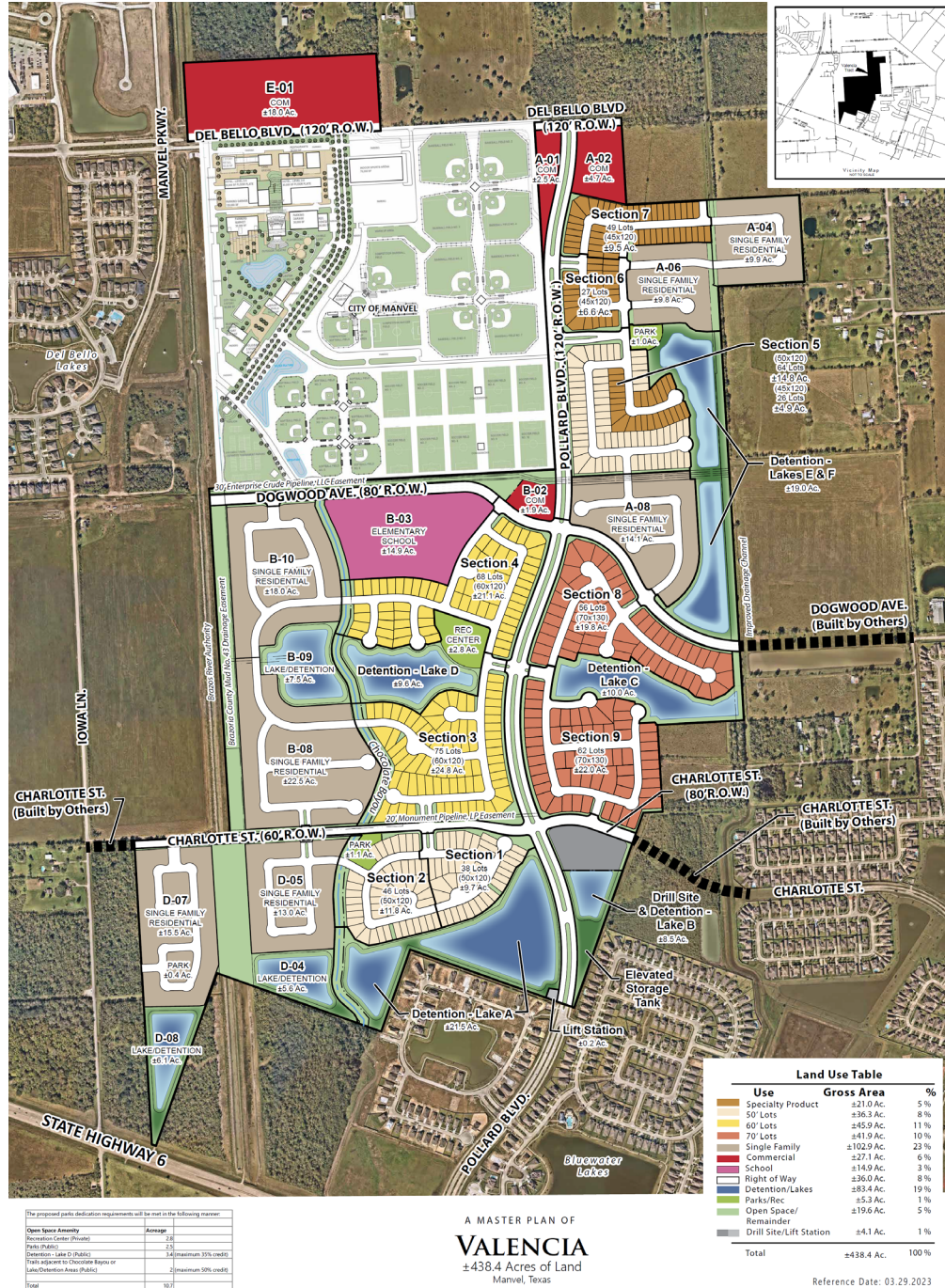
- The Development Agreement only reserved 410 connections in the first phase of development. Ensure that utility capacity availability beyond 410 connections at the time of final plat submittal (Resolution No. 2021-R-18, approved August 16, 2021).



DEVELOPMENT SERVICES DEPARTMENT

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

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



The proposed parks dedication requirements will be met in the following manner:	
Open Space Amenity	Average
Recreation Center (Private)	2.0
Park (Public)	2.0
Detention - Lake D (Public)	1.0 (maximum 30% credit)
Park adjacent to Charlotte Bayou or Lake (Detention Area) (Public)	2.0 (maximum 50% credit)
Total	5.0

PREPARED FOR:
HILLWOOD RESIDENTIAL

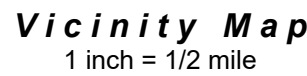
NOTES:
1. ALL LOCAL STREET WIDTHS ARE 60' WIDE.
2. THE MASTER PLAN SHALL EXPIRE 5 YEARS AFTER COUNCIL APPROVAL UNLESS CONSTRUCTION OF THE IMPROVEMENTS IN THE FINAL APPROVED CONSTRUCTION PLANS HAS COMMENCED.

MANVEL CITY ENGINEERING, INC. CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF, AND THAT IT IS NOT PROVIDING ANY OTHER INFORMATION TO THE CITY OF MANVEL.

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT, AND DESIGN COMMITTEE OF THE CITY OF MANVEL HAS REVIEWED AND APPROVED THE INFORMATION CONTAINED HEREIN FOR THE CITY OF MANVEL.

Reference Date: 03.29.2023





BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 78°48'58" W	105'
L2	N 76°35'37" W	60'
L3	N 86°12'02" W	67'
L4	S 83°25'06" W	140'
L5	N 77°08'51" W	150'
L6	N 17°09'36" W	20'
L7	S 86°35'27" W	118'
L8	N 48°24'33" W	14'
L9	N 03°24'33" W	8'
L10	S 86°49'54" W	10'
L11	N 03°24'33" W	660'
L12	N 86°49'56" E	147'
L13	N 19°31'43" E	167'
L14	S 70°28'17" E	284'
L15	S 70°55'26" E	60'
L16	N 72°00'41" E	28'
L17	S 11°11'02" W	90'

RESERVE TABLE

RESERVE	ACRES	TYPE
A	±0.49Ac.	Open Space
B	±0.93Ac.	Open Space

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	25'	38'	S 57°17'42" W	35'
C2	1720'	233'	N 09°31'58" E	232'
C3	25'	40'	N 40°16'15" W	36'
C4	470'	128'	S 85°58'05" W	128'
C5	25'	26'	S 47°54'37" W	25'
C6	60'	167'	N 82°37'50" W	118'
C7	60'	178'	N 22°18'50" W	120'
C8	25'	22'	N 37°44'06" E	21'
C9	270'	16'	N 11°11'15" E	16'
C10	30'	46'	S 26°56'20" E	41'
C11	30'	45'	N 59°51'50" E	41'
C12	540'	293'	N 87°34'21" E	290'
C13	30'	45'	S 65°11'21" E	41'
C14	1940'	1061'	S 06°43'42" E	1047'
C15	30'	48'	S 55°03'31" W	43'

VALENCIA

SECTION 9

A SUBDIVISION OF 221.96 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483, AND IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TRACT OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.), AND BEING A PART OF LOTS 31, 32, 39, AND 40 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

62 LOTS (70' x 130' TYP.)
2 RESTRICTED RESERVES AND 4 BLOCKS

OWNER:
PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

DRAINAGE DISTRICT:
B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 60
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 60
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNER:

PAGE 1 OF 2

LJA / Planning +
Landscape
Architecture

3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77047
713.953.5200

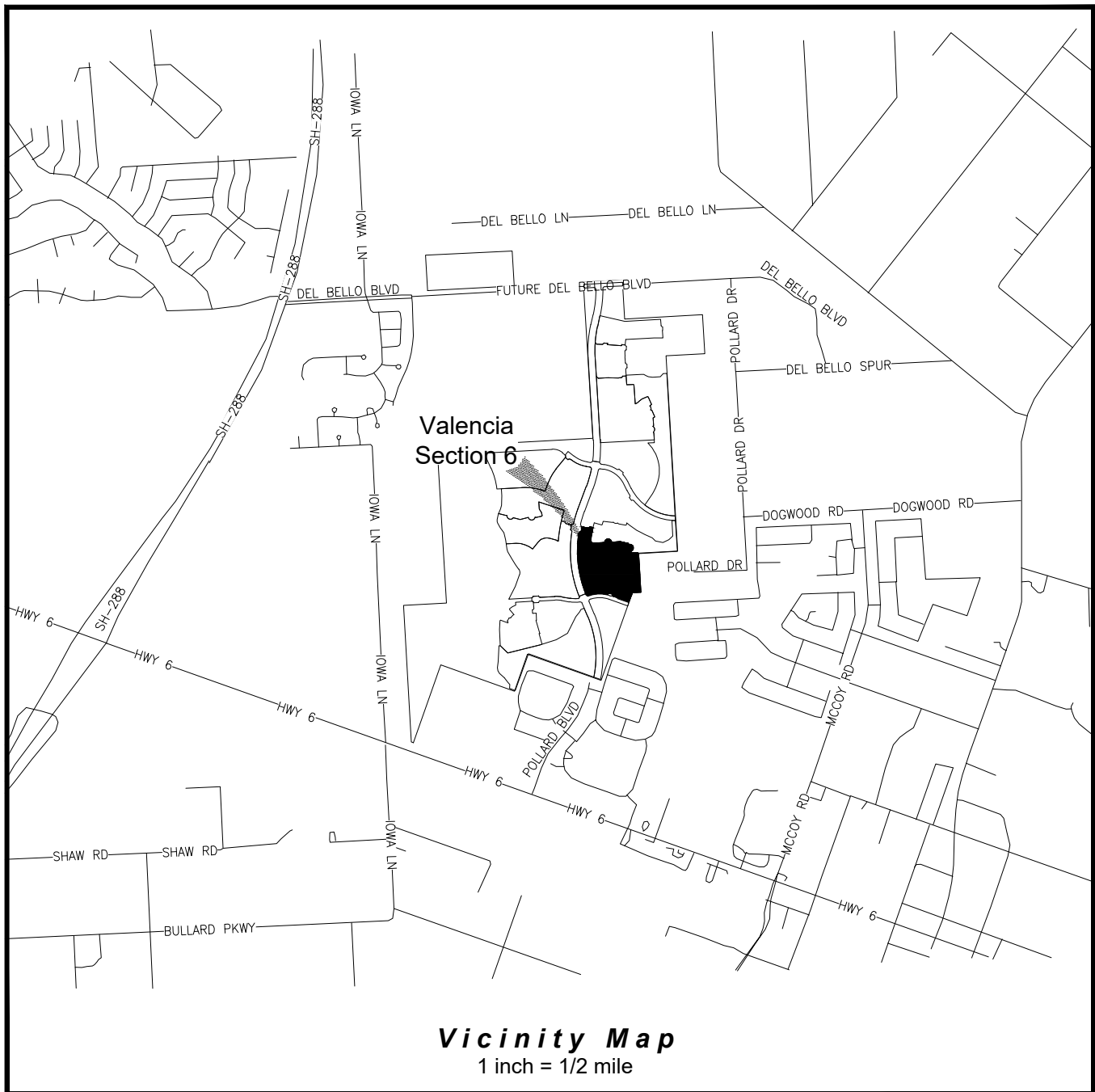


LJA# 2791-09001

05.08.2023

THIS PRELIMINARY SUBDIVISION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE APPOINTMENTED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL PLANNING COMMISSION. THIS PLAN WAS PREPARED FOR THE CITY OF MANVEL AND IS NOT TO BE USED FOR ANY OTHER PURPOSES, INCLUDING BUT NOT LIMITED TO, THE ISSUANCE OF ANY OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LUX ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUALS, CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAN. ANY DRY UTILITIES SHOWN ON THIS PLAN (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE BEEN LOCATED BY THE CITY OF MANVEL AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES, INCLUDING BUT NOT LIMITED TO, THE ISSUANCE OF ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUALS, CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS SHOWN ON THE LOTS.

DISCLAIMER AND LIMITED WARRANTY



Surveyor's Note:

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of; This tract is located within the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
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 and subdivision of Valencia in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2023.

Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA SECTION 9" AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, 2023

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

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

GENERAL NOTES:

- "B.L." INDICATES BUILDING LINE.
- "U.E." INDICATES UTILITY EASEMENT.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.
- ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY MUD #3.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No 48039C010K & 48039C010K, DATED DECEMBER 20, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
- PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 2358 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.86 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM); SURFACE COORDINATES N 1373225.595 E 3127386.634.
- SITE TBM-8: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED 2197 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM); SURFACE COORDINATES N 13741595.372 E 3122267.696.
- THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4264) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99996357.
- MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON XXXXX.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
- DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
- 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.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

LOT AREA SUMMARY

BLOCK 1		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	73'	16,706
2	71'	14,849
3	72'	10,676
4	70'	9,980
5	70'	9,948
6	82'	11,120
7	81'	10,715
8	80'	10,575
9	80'	10,452
10	80'	10,452
11	80'	10,452
12	81'	10,488
13	80'	10,303
14	70'	9,448
15	70'	9,525
16	80'	13,050

BLOCK 2		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	75'	9,940
2	70'	9,450
3	70'	9,450
4	70'	9,450
5	70'	9,450
6	70'	9,451
7	71'	9,893
8	71'	11,126
9	87'	14,831
10	70'	11,181
11	67'	9,264
12	70'	9,685
13	88'	9,383

BLOCK 3		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	94'	11,312
2	72'	9,334
3	72'	9,334
4	72'	9,334
5	72'	9,334
6	72'	9,334
7	72'	9,334
8	81'	10,509
9	74'	10,371
10	99'	11,101
11	84'	10,732
12	114'	21,299
13	75'	14,505
14	75'	12,509
15	75'	11,314
16	86'	13,375

BLOCK 4		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	80'	9,717
2	80'	9,773
3	75'	9,723
4	72'	11,850
5	71'	12,894
6	71'	9,272
7	70'	9,682
8	70'	9,682
9	70'	9,682
10	70'	9,682
11	70'	9,682
12	70'	9,682
13	70'	9,682
14	70'	9,682
15	70'	9,682
16	70'	9,682
17	70'	9,631

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, PHHOU - Sowell 112, LLC, owner of the tract of land described herein on this plan of Valencia Secion 9, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2023.

PHHOU - SOWELL 112, LLC

By: _____

Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, 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, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2023.

Notary Public, State of Texas

My Commission Expires: _____

A PRELIMINARY PLAT OF

VALENCIA
SECTION 9

A SUDIVISION OF ±21.96 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483, AND IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES. 71 & 72 AND VOL. 3, PAGES. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.), AND BEING A PART OF LOTS 31, 32, 39, AND 40 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

61 LOTS (70' x 130' TYP.)
2 RESTRICTED RESERVES AND 4 BLOCKS

OWNER:
PHHOU - SOWELL 112, LLC
9000 GULF FREEWAY HOUSTON, TEXAS 77017
(800) 247-3779

DRAINAGE DISTRICT:
B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

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

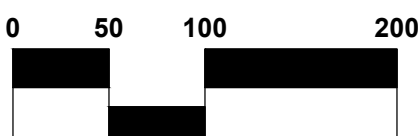
ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNER:

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



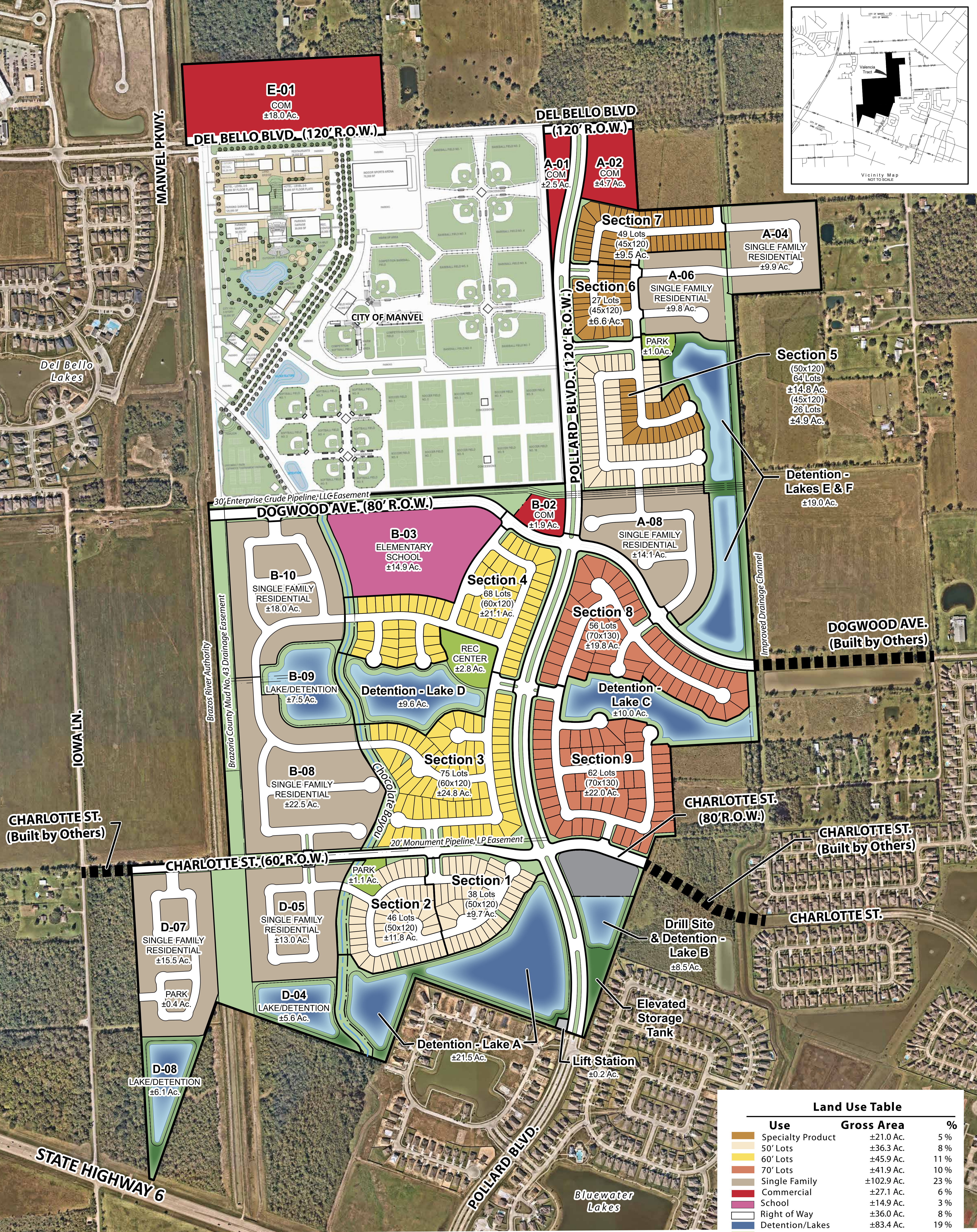
LJA# 2791-09001



05.08.2023

DISCLAIMER AND LIMITED WARRANTY

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



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

PREPARED FOR:

HILLWOOD RESIDENTIAL

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

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

CITY COUNCIL

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, provided a recommendation of approval to the Valencia Master Plan in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this Master Plan this ____ day of _____, 2023.

Planning, Development, and Zoning Commission

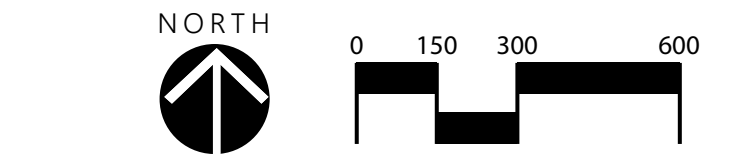
A MASTER PLAN OF

VALENCIA

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

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

Reference Date: 03.29.2023



RELATIONSHIPS | PROCESS | DESIGN



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: May 22, 2023

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

Person to Speak: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: N/A

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Valencia Section 8,
being a subdivision of 19.9 acres of land located in the H.T. & B.R.R. Company Survey,
A-301, Brazoria County, Texas, being a part of Lots 30, 31, 37, 38, 39, 46 and 47 in the Allison
Richey Gulf Coast Home Company part of Suburban Gardens Section 73, a subdivision recorded
in Vol. 2, Pages 91 & 92 of the Brazoria County Public Records (B.C.P.R.).

Plats:

Preliminary X

Final

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.12.30 08:54:19 -06'00'

SIGNATURE

May 17, 2023

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Valencia Section 8 Preliminary Plat
Applicant:	Katy Harris, LJA Engineering
PD&Z Meeting Date:	May 22, 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>Conditional 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.*
- *An amendment to Valencia Master Plan was approved by the Planning Development and Zoning Commission on April 24, 2023*
- *This section is located at the southeast corner of the intersection of proposed Dogwood Ave and Pollard Blvd.*
- *The proposed plat subdivides a 19.9-acre tract into 56 residential lots, 3 Blocks, and 2 reserves for landscaping, open space, and utility easement.*
- *The proposed section includes 64 traditional single-family residential lots (with a minimum width of 70 feet and minimum area of 8,400 square feet).*
- *This plat was previously submitted in January 2022 and was denied.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Valencia Section 8 Preliminary Plat* with the following one (1) condition:

1. Revise to provide the master plan approval date in general note #9 (Section 62-38(a)(15)).

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

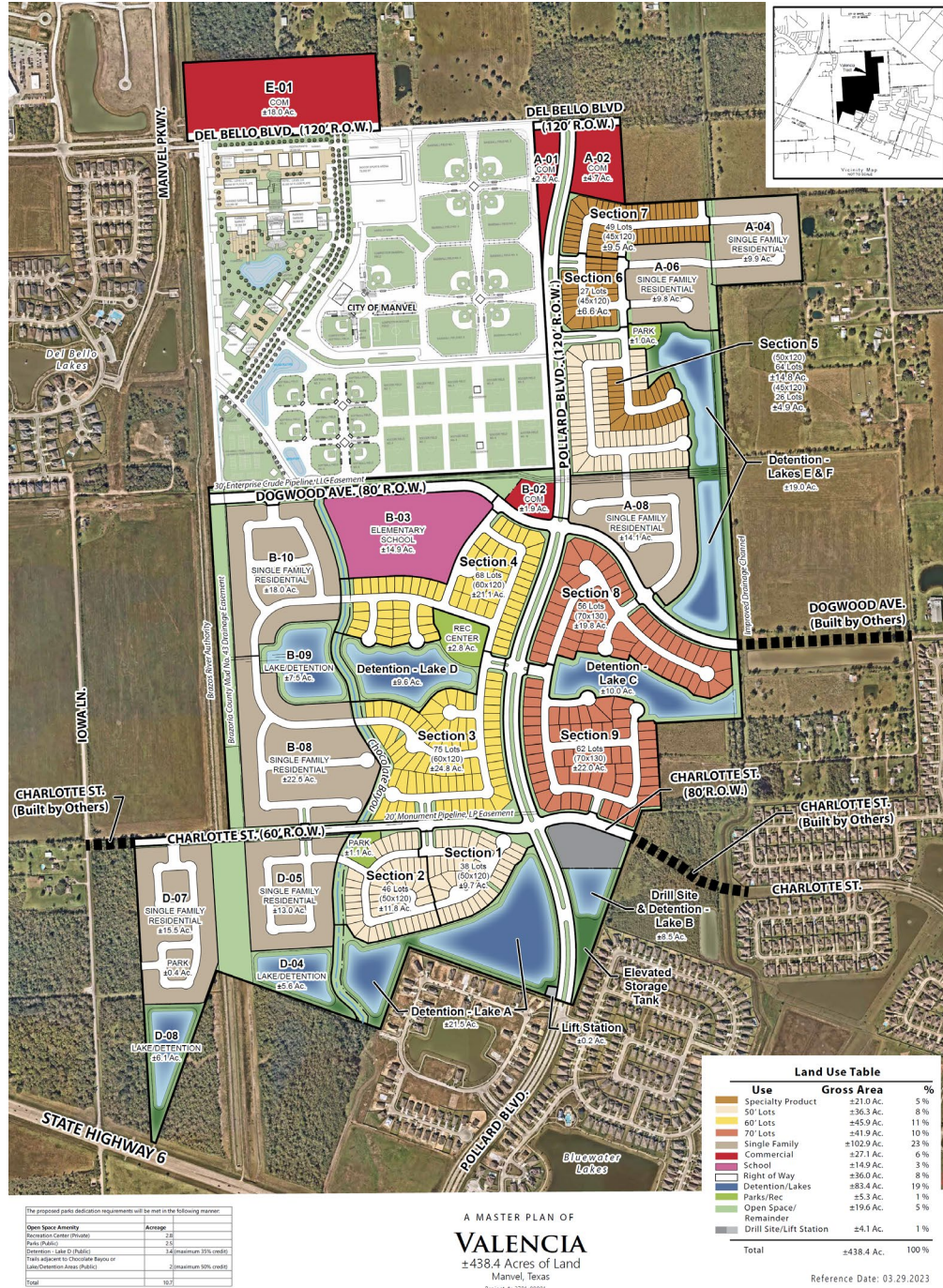
- The Development Agreement only reserved 410 connections in the first phase of development. Ensure that utility capacity availability beyond 410 connections at the time of final plat submittal (Resolution No. 2021-R-18, approved August 16, 2021).



DEVELOPMENT SERVICES DEPARTMENT

20225 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

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



The proposed parks dedication requirements will be met in the following manner:

Open Space Amenity	Average
Recreation Center (Public)	2.16
Park (Public)	2.16
Detention - Lake D (Public)	2.16
Park adjacent to Charlotte Express or Lake/Detention Area (Public)	2.16
Total	8.58

PREPARED FOR:
HILLWOOD RESIDENTIAL

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.

THIS IS TO CERTIFY THAT THE CITY COMMISSION OF THE CITY OF MANVEL, TEXAS HAS APPROVED THE MASTER PLAN AND IS IN CONFORMANCE WITH THE LAND OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL, AS AMENDED, AND HAS AUTHORIZED THE RECORDING OF THIS MASTER PLAN.

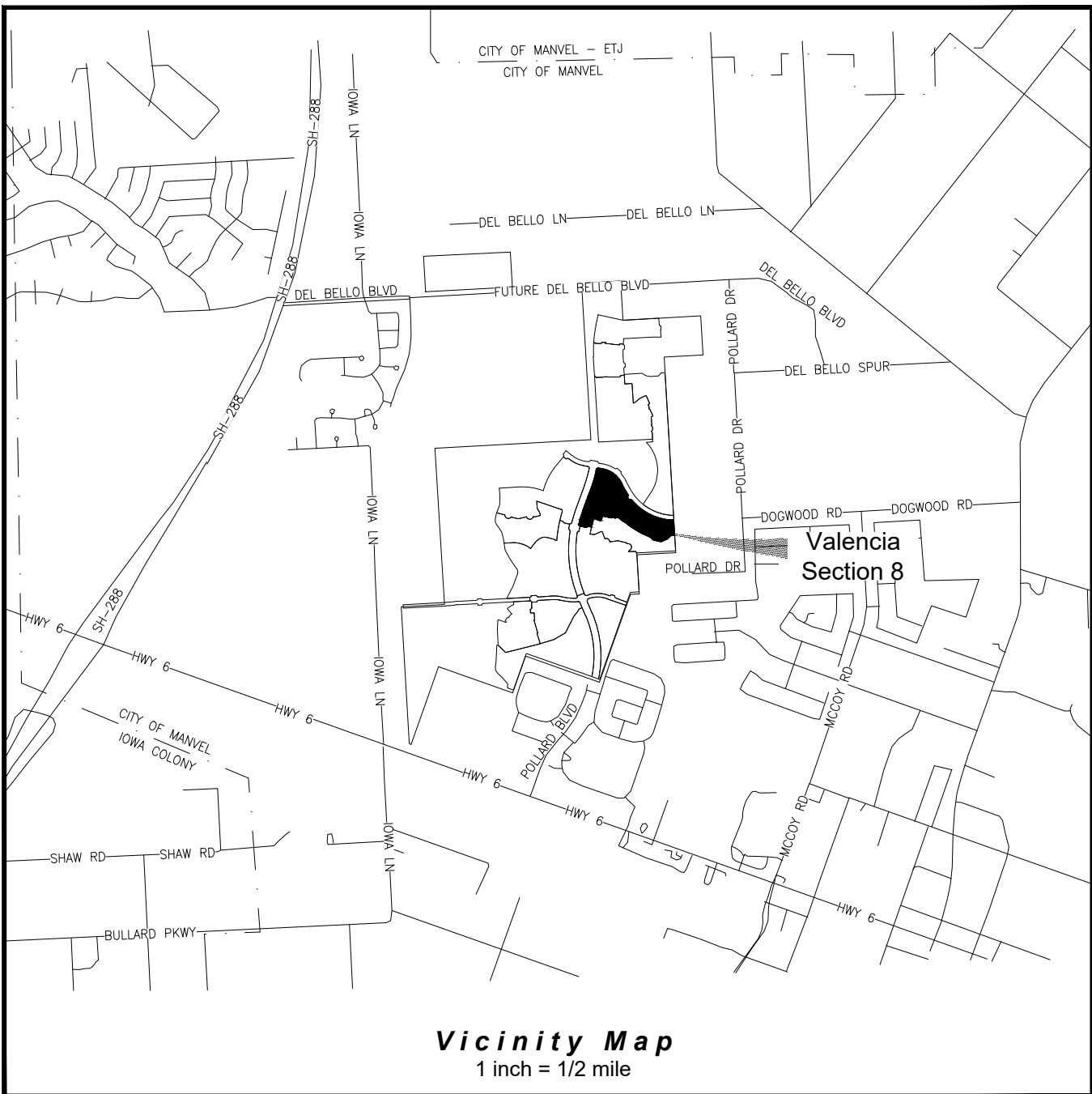
CITY COMMISSION

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved the Master Plan in accordance with the laws of the State of Texas and the ordinances of the City of Manvel, Texas, and has authorized the recording of this Master Plan.

Planning, Development, and Zoning Commission

Reference Date: 03/29/2023





STATE OF TEXAS
COUNTY OF BRAZORIA

We, MH Partnership, LTD., owner of the tract of land described herein on this plan of Valencia Section 8, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:

WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2023.

MHI PARTNERSHIP, LTD.

By: _____

Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, 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, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2023.

Notary Public, State of Texas

My Commission Expires: _____

Surveyor's Note:

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of; This tract is located within the City of Manvel. This is a preliminary plot, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Marvel, Texas, has approved this plat and subdivision of Valencia Section 8 in conformance with the laws of the State of Texas and the ordinances of the City of Marvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2023.

Planning, Development, and Zoning Commission Chair

BRAZORIA COUNTY C & R DISTRICT NO. 3

DETENTION IS REQUIRED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 IN ORDER TO OFFSET THE INCREASED RAINFALL DISCHARGE BROUGHT ABOUT BY THE DEVELOPMENT OF THE HEREON SHOWN SUBDIVISION. THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT, NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF "VALENCIA SECTION 8" AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2023.

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

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

GENERAL NOTES:

1. ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
2. ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.
3. ALL LOTS WILL PROVIDE A FIFTYFOOT FRONT YARD SETBACK AND TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGE.
4. THE PROPOSED PLAT LIES WITHIN THE CITY OF PALM BEACH, BRAZORIA COUNTY, THE ALVIN INSPECTION SCHOOL DISTRICT AND CHARLOTTE COUNTY MUD 0.5.
5. ACCORDING TO THE FLOOD HAZARD RISK MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL N 480300130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
6. PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 4536 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND S. ELEVATION: -51.90 FEET NAVD83 (2011) (B.C. 1040 DATUM). SURFACE COORDINATES N 727561.495 E 1212267.696.
7. SITE BENCHMARK: A 6-INCH IRON ROD LOCATED 1556 FEET EAST OF THE INTERSECTION OF PALMETTO ST AND S. ELEVATION: -52.32 FEET NAVD83 (2011) (B.C. 1040 DATUM). SURFACE COORDINATES N 727561.495 E 1212267.696.
8. THE COORDINATES AND LHA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM MADIS SOUTH CENTRAL ZONE (4254) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.9999937.
9. MASTER PLAN WAS APPROVED BY PALM BEACH CITY COUNCIL ON XXXXXX.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES

1. CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
2. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
3. ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
4. DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
5. 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 DEVELOPERS) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.
6. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

A PRELIMINARY PLAT OF

VALENCIA

SECTION 8

A SUBDIVISION OF ±19.9 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 30, 31, 37, 38, 39, 46 AND 47 IN THE WALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73 BEING A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

**56 LOTS (70' x 130' TYP.) AND
2 RESTRICTED RESERVES IN 3 BLOCKS**

OWNER:

MHI PARTNERSHIP, LTD.
7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063
(713) 952-6767

DRAINAGE DISTRICT:

B.C.C & R DISTRICT NO. 3
1318 ROSHARON ROAD ALVIN, TEXAS 77511
(281) 331-3433

SURVEYOR:

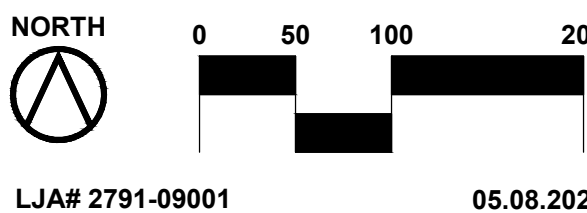
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:

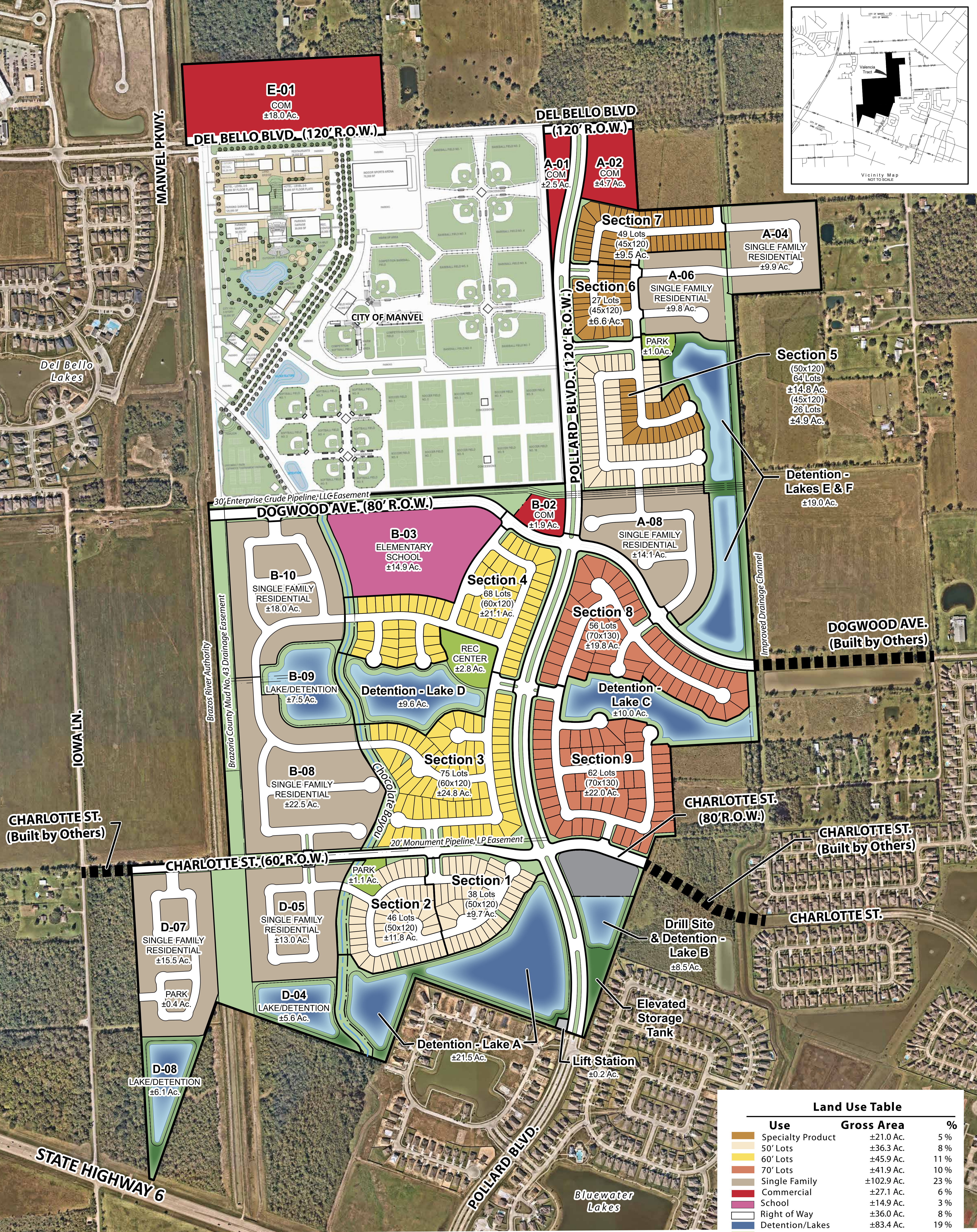
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

PLANNER:

PAGE 2 OF 2



THIS PRELIMINARY SUBDIVISION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL CITY COUNCIL. THIS PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF PROVIDING INFORMATION TO THE PUBLIC AND DOES NOT CONSTITUTE A CONTRACT OR A WARRANTY OF ANY KIND. THE ENGINEER MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAN. ANY UTILITY SHOWINGS ON THIS PLAN (POWER, GAS, TELEPHONE, CABLE, ETC.) ARE CONSIDERED TO BE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY UTILITY LOCATIONS AND DEPTHS BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



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

PREPARED FOR:

HILLWOOD RESIDENTIAL

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- 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

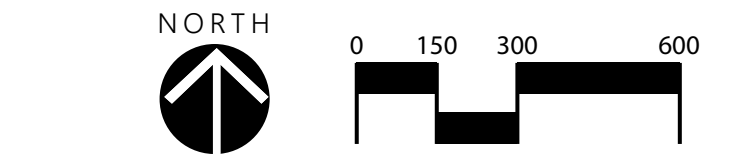
A MASTER PLAN OF

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 ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 05/22/2023

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: Amanda Rabius

Daytime Phone: 713.458.2281 Fax Number: _____

E-mail Address: amanda.rabius@windroseservices.com

Description of Request and Physical Address:

Consideration and possible action to approve the Preliminary Plat of Hampton Business Park,
being a subdivision of 13.82 acres / 602,164 sq.ft. situated in the H.T. & R.R. CO.
Survey, Abstract No. 298, City of Manvel, Brazoria County, Texas.

Plats:
Preliminary ✓
Final _____

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

SIGNATURE

05/22/2023
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:	Hampton Business Park - Preliminary Plat
Applicant:	Amanda Rabijs – Windrose Land Surveying / Platting
PD&Z Meeting Date:	May 22, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	<u>Denial</u>

BACKGROUND/ REVIEW NOTES

- This proposed plat is for 13.82 acres of land located at 11700 Magnolia Parkway.
- The subject site is located at the southwest corner of the intersection of Kirby Drive and Magnolia Parkway (Two major thoroughfares).
- The subject site was rezoned from Open-Single Family Residential District (O-SFR) to Light Commercial District (LC) in January 2023.
- The proposed plat subdivides a 13.82-acre tract into 1 block, and 5 reserves.
- The proposed commercial uses are permitted in the LC zoning district (Finance and insurance, Child Daycare services, Food services and drinking places, and Retail shopping Centers).

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - *Hampton Business Park Preliminary Plat*.

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

1. Revise the vicinity map to show the City Limit Line and City Extra Territorial Jurisdiction (ETJ) area. Additionally provide full date on the plat (Section 62-38 (a)(2)).
2. Include property owner's phone number to the title block. Additionally, revise owner's address to their office address instead of the address of the subject site (Section 62-38 (a)(3)).
3. Provide ownership or subdivision information for adjoining property on the northwest side of the subject site (Lot 4) (Section 62-38 (a)(5)).
4. Revise the plat to show existing pavement, sewers, water mains, culverts, or other underground structures adjacent to and within 200 feet of the tract, with pipe sizes, grades, and locations indicated (Section 62-38 (a)(7)).

Continued on next page



DEVELOPMENT SERVICES DEPARTMENT

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

5. Revise to dedicate 10-foot additional ROW for Kirby Drive. The City's Major Thoroughfare Plan indicates the ultimate ROW width for Kirby Drive is 120 feet (Section 62-38 (a)(8)).
6. Clarification of Note 7 may be needed. It is not clear whether the access rights to parking is granted to all reserves within this subdivision or if it also applies to any adjoining property outside this subdivision (Section 62-38 (a)(8)).
7. Revise to include 25-foot building setback line (Section 62-38 (a)(10)).
8. Revise to show the City Limit Line and any MUD boundary lines (Section 62-38 (a)(11)).
9. Provide draft copy of any restrictive covenant established as part of a commercial property association mentioned in Note 4 (Section 62-46 (c)(17)).
10. Provide a preliminary drainage plan per this item (Section 62-38 (a)(12)).
11. Provide a traffic study (Section 62-38 (a)(13)).
12. Provide utility one-line plans for the site. Additionally, specify how water and sewer services will be provided for the proposed development (Section 62-38 (a)(14)).
13. Please note that Preliminary plats are not signed.
14. Revise Note 4 to reference "City of Manvel" instead of "Brazoria County." Additionally revise to show the open spaces and easements specified in Note 4 (Section 62-38 (a)(12)).
15. Detention for the subject site must be located within a separate reserve on the plat. Additionally, include a reserve table that specifies the use, area, and ownership & maintenance responsibility (Section 62-38 (a)(12)).
16. The subject site is located within the city limits and is zoned Light Commercial (LC). Therefore, the proposed reserves cannot be unrestricted reserves (Section 62-38 (a)(8)).
17. Revise Note 17 to reference "Alvin ISD" instead of "Pearland ISD" (Section 62-38 (a)(11)).
18. Upon approval of this preliminary plat, the final plat shall be approved by Planning, Development, and Zoning commission. Revise Note 16 accordingly based on Section 62-38 (f).
19. Please note that on the Final plat, dedication language pertaining to CenterPoint Energy aerial easements must be included (Section 62-41 (b)(6)).
20. Provide an Agenda Request form that uses the following standard language. (Do not specify proposed lots or reserves):

"Consideration and possible action to approve _____ (plat name), being a subdivision of _____ (number of) acres out of _____ (legal description indicated on the plat title block)."
(Section 62-38 (d)).
21. Verify floodplain reqd. slab elevation. Development is in Zone Unshaded X. Per Sec. 32-52 of Code of Ordinance, lowest floor elevations shall be 18" above top of curb or minimum 12" above adjacent grade.
22. Provide utility and preliminary drainage plans (Section 62-38 (a)(12) & (a)(14)).



STATE OF TEXAS
COUNTY OF BRAZORIA

We, ARAMCO INVESTMENT GROUP, acting by and through ADAM OMRAN, and ALP TEKIN YILMAZ, owner of the property subdivided in the above and foregoing map of the HAMPTON BUSINESS PARK do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines and easements as shown hereon, and dedicate for public use, the streets, alleys, parks and easements shown hereon, forever, and do hereby waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, 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.

IN TESTIMONY WHEREOF, the ARAMCO INVESTMENT GROUP, has caused these presents to be signed by ADAM OMRAN, and ALP TEKIN YILMAZ, thereunto authorized,
this _____ day of _____, 20____.

ARAMCO INVESTMENT GROUP
By: _____
ADAM OMRAN
By: _____
ALP TEKIN YILMAZ

STATE OF TEXAS
COUNTY OF BRAZORIA

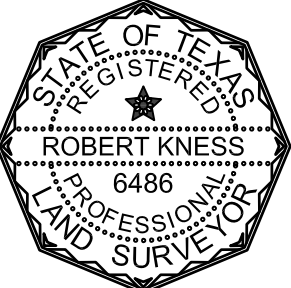
BEFORE ME, the undersigned authority, on this day personally appeared ADAM OMRAN, and ALP TEKIN YILMAZ of ARAMCO INVESTMENT GROUP, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires:

I, Robert Kness, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) plumb lines or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

- ANY GOVERNMENTAL BODY FOR THE PURPOSES OF DRAINAGE WORK MAY USE THE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTICED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED 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 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 IN WRITING 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 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 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 THE PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AND 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. 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.

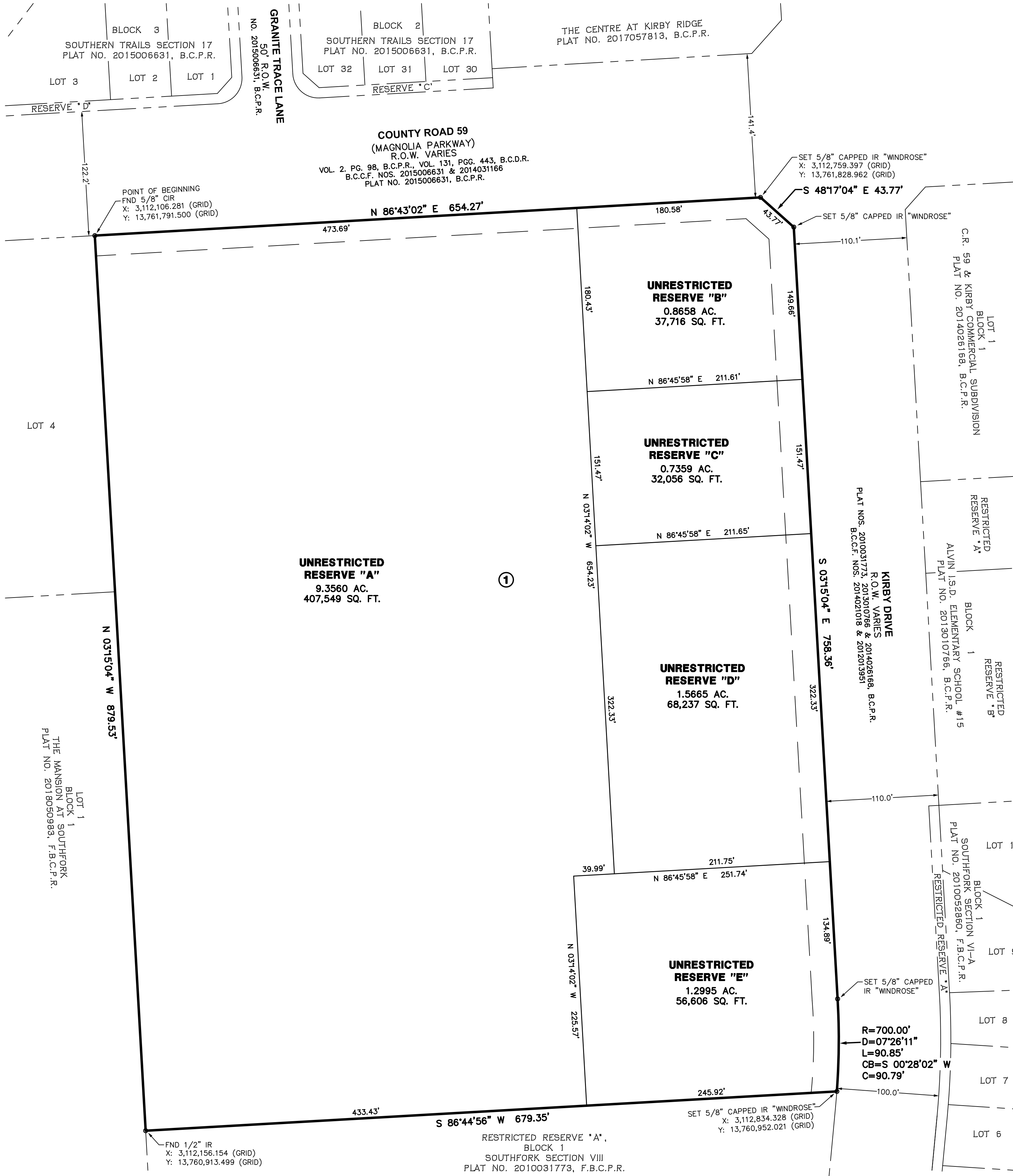
APPROVED BY THE BOARD OF COMMISSIONERS ON _____

Brazoria Drainage District No. 4

DISTRICT ENGINEER

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

8804 Rev. 10-23-000091



DESCRIPTION

A TRACT OR PARCEL CONTAINING 13.82 ACRES, OR 602,164 SQUARE FEET OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 298, BRAZORIA COUNTY, TEXAS, BEING A RESIDUE OF A CALLED 16.0231 ACRE TRACT DESCRIBED IN DEED TO ARAMCO INVESTMENT GROUP, AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2010005107, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83):

BEGINNING AT A CAPPED 5/8" IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 59 (R.O.W. VARIES) RECORDED UNDER VOL. 2, PG. 98, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NOS. 2015006631 & 2014031166, AND PLAT NO. 2015006631, B.C.P.R., MARKING THE NORTHEAST CORNER OF LOT 4, THE MANSION AT SOUTHFORK, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2018050983, B.C.P.R., AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 43 MIN. 02 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID COUNTY ROAD 59, A DISTANCE OF 654.27 FEET, TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST END OF A CUTBACK CORNER AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF SAID COUNTY ROAD 59, AND THE WEST R.O.W. LINE OF KIRBY DRIVE (R.O.W. VARIES) RECORDED UNDER PLAT NOS. 2010031773, 2013010766, AND 2014026168, B.C.P.R., AND B.C.C.F. NOS. 2014021017 AND 2012013951, AND THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

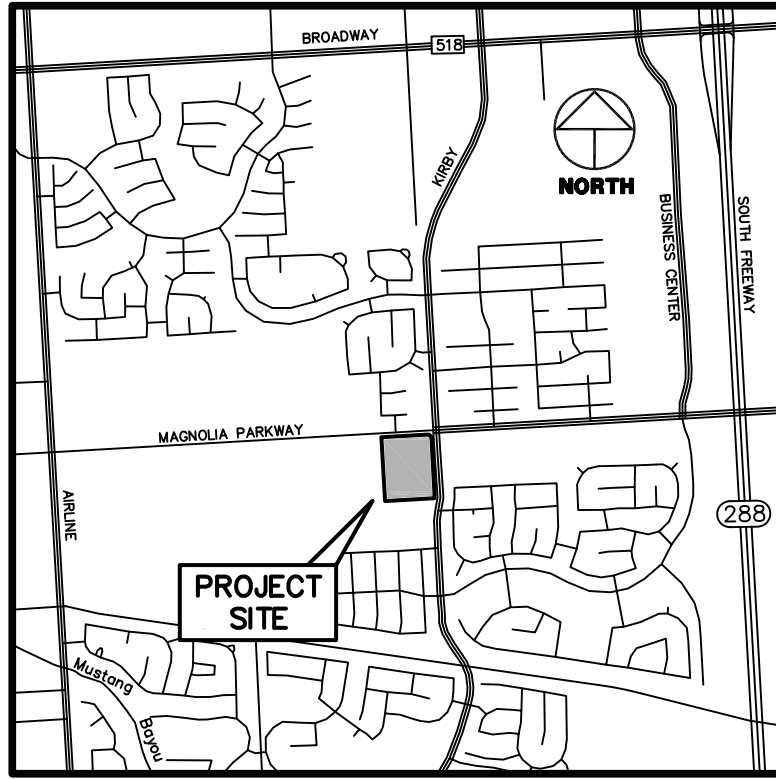
THENCE, SOUTH 48 DEG. 17 MIN. 04 SEC. EAST, WITH SAID CUTBACK LINE, A DISTANCE OF 43.77 FEET, TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST END OF SAID CUTBACK CORNER AND THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH 5/8" IRON ROD FOUND BEARS FOR REFERENCE NORTH 34 DEG. 34 MIN EAST ? 6.54 FEET.

THENCE, SOUTH 03 DEG. 15 MIN. 04 SEC. EAST, WITH THE WEST R.O.W. LINE OF SAID KIRBY DRIVE, A DISTANCE OF 758.36 FEET, TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE, WITH THE WEST R.O.W. LINE OF SAID KIRBY DRIVE AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 07 DEG. 26 MIN. 11 SEC., AN ARC LENGTH OF 90.85 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 00 DEG. 28 MIN. 02 SEC. WEST ? 90.85 FEET, TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF RESTRICTED RESERVE "A", BLOCK 1, SOUTHFORK SECTION VIII, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2010031773, B.C.P.R., AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

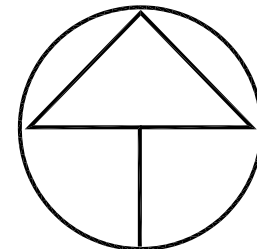
THENCE, SOUTH 86 DEG. 44 MIN. 56 SEC. WEST, WITH THE NORTH LINE OF SAID RESTRICTED RESERVE "A", A DISTANCE OF 679.53 FEET, TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF LOT 1, BLOCK 1 OF SAID THE MANSION AT SOUTHFORK, MARKING THE NORTHWEST CORNER OF SAID RESTRICTED RESERVE "A" AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 15 MIN. 04 SEC. EAST, WITH THE EAST LINE OF LOTS 1 AND 4 OF SAID THE MANSION AT SOUTHFORK, A DISTANCE OF 879.53 TO THE POINT OF BEGINNING AND CONTAINING 13.82 ACRES OR 602,164 SQUARE FEET OF LAND.



CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

VICINITY MAP
SCALE: 1" = 1/2 MILE



NORTH

60 0 60 120 Feet

GRAPHIC SCALE: 1" = 60'

GENERAL NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE CITY OF MANVEL.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, G.F. NO. TH15203240-H, EFFECTIVE DATE NOVEMBER 18, 2015.
- ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE(NAD83). ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR = 0.9998714570.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE 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 BRAZORIA COUNTY.
- THE PLATTED ACERAGE LIES OUTSIDE OF THE 100-YEAR FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0200K REVISED/DATED DECEMBER 20, 2012. THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON SOME OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- 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 PROPERTY OWNER.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF BRAZORIA DRAINAGE DISTRICT NO. 4 AND THE CITY OF MANVEL.
- THERE ARE NO RECORDED BRAZORIA DRAINAGE DISTRICT NO. 4 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA DRAINAGE DISTRICT NO. 4 WITHIN THE PLAT.
- THIS PROPERTY IS NOT LOCATED WITHIN A MUNICIPAL UTILITY DISTRICT.
- ALL PIPELINES OR PIPELINE EASEMENTS THAT AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- THE FINAL PLAT WILL EXPIRE IN TWO (2) YEARS AFTER FINAL APPROVAL BY THE CITY MANAGER, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PDZ.
- THIS PLAT LIES WHOLLY WITHIN BRAZORIA COUNTY, CITY OF MANVEL, PEARLAND ISD, AND BCDD NO. 4.
- SUBJECT TO RIGHT OF WAY FOR CANAL PURPOSES LOCATED ON WEST SIDE OF KIRBY DRIVE AS SET FORTH IN VOLUME 638, PAGE 127 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (NONE FOUND ON SUBJECT TRACT)

PRELIMINARY PLAT HAMPTON BUSINESS PARK

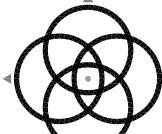
A SUBDIVISION OF
13.82 ACRES / 602,164 SQ. FT.
SITUATED IN THE
H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 298
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

1 BLOCK 5 RESERVES

APRIL 2023

Owner
ARAMCO INVESTMENT GROUP
11700 MAGNOLIA PKWY
MANVEL, TX 77578

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5325 W SAM HOUSTON PKWY N, SUITE 50, HOUSTON TX 77041

ABBREVIATIONS

B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.O.R. = BRAZORIA COUNTY OFFICIAL RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
ESMT. = EASEMENT
C.A.E. = CROSS ACCESS ESMT.
C.R. = COUNTY ROAD
D.E. = DRAINAGE ESMT.
E.E. = ELECTRICAL ESMT.
S.E. = SEWER ESMT.
S.S.E. = STORM SEWER ESMT.
W.E. = WATER ESMT.
W.S.E. = WATER & SEWER ESMT.
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING LINE
FND. = FOUND
IP. = IRON PIPE
IR. = IRON ROD
IR. = IRON ROD CAPPED
T.B.M. = TEMPORARY BENCHMARK
G.D. = GUIDELINE
NO. = NUMBER
R.O.W. = RIGHT-OF-WAY
AC. = ACRES
SQ. FT. = SQUARE FEET
VOL. = VOLUME
© = SET 5/8" IRC "WINDROSE"

THIS IS TO CERTIFY THAT THIS PLAT IS A MINOR PLAT UNDER THE PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODE SECTION 212.0065 AND MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE CHAPTER 62 OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL. THE CITY OF MANVEL HAS APPROVED AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____.

KYLE JUNG, CITY MANAGER



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

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

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

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

Plats:

Preliminary _____

Final x _____

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

Kaitlin Gile
SIGNATURE

03/27/2023
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Kirby Drive and Rodeo Palms Parkway Street Dedication - Final Plat
Applicant:	Kaitlin Gile - EHRA Engineering
PD&Z Meeting Date:	May 22, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	<u>Denial</u>

BACKGROUND/ REVIEW NOTES

- *The proposed plat is a street dedication plat for Kirby Drive and Rodeo Palms Parkway extension within the Manvel Palms, formerly known as Yanni Palms, and does not include any other land use.*
- *The Manvel Palms Development is located near the intersection of County Road 48 and Rodeo Palms Parkway, abutting Rodeo Palms Subdivision to the east.*
- *A Development Agreement (DA) for Manvel Palms was approved by City Council in November 2022.*
- *The proposed final plat includes approximately 11.038 acres of land and conforms to the approved Manvel Palms Master Plan that also serves as the Preliminary Plat.*
- *This plat was previously submitted in April 2023 and was denied.*

STAFF RECOMMENDATION

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

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

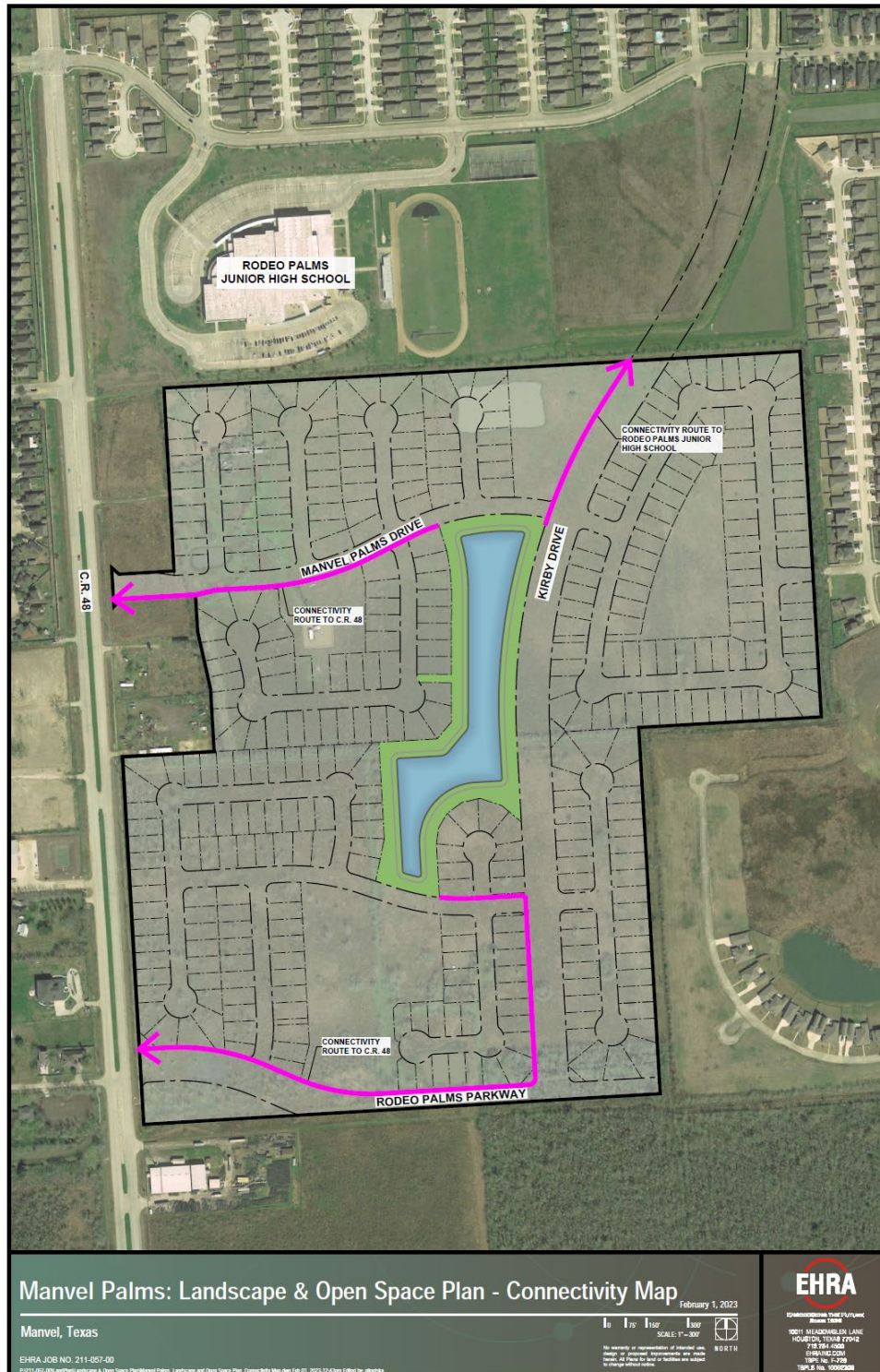
1. Provide Lienholder's acknowledgement on the plat and include signatures at the time of final submittal (Section 62-41 (b) (6)).



DEVELOPMENT SERVICES DEPARTMENT

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

Manvel Palms Connectivity Map



STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, RIC Manvel Palms, LLC, owner of the property subdivided in this plat, Kirby Drive and Rodeo Palms Street Dedication, do hereby make subdivision of said property for and on behalf of said corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigned to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed 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 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, the RIC Manvel Palms, LLC, has caused these presents to be signed by Romspen (Reomaster) Holding, Inc., sole member of RIC Manvel Palms, LLC, this 2nd day of MAY 2023.

OWNER:
RIC (Manvel Palms) LLC

By:
Romspen (Reomaster) Holdings Inc.

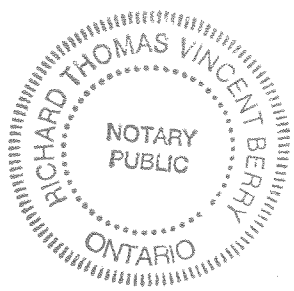
BY: [Signature]
Print Name: JOEL MICKELSON
Its: SECRETARY

PROVINCE OF ONTARIO }

BEFORE ME, the undersigned authority, on this day personally appeared Joel Mickelson, secretary of the sole member of RIC Manvel Palms, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of MAY 2023.

Notary Public in and for the
Province of O N T A R I O
My Notary Commission Does not expire



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

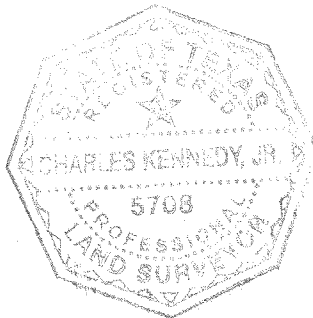
Planning, Development, and Zoning Commission

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

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

[Signature]
Charles Kennedy, Jr.,
Registered Professional Land Surveyor
Texas Registration No. 5708

Date: 5-5-23



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

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

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

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

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

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

1. S 32°36'03" W, a distance of 245.09 feet, to a point for the beginning of a curve to the left.
2. With said curve to the left having a radius of 1,940.00 feet, a central angle of 35°40'44", a length of 1,208.06 feet, and a chord bearing and distance of S 14°45'41" W, 1,188.64 feet, to a point for the end of this curve.
3. S 03°04'41" E, a distance of 1,227.22 feet, to a point for the beginning of a curve to the left.
4. With said curve to the left having a radius of 25.00 feet, a central angle of 90°19'24", a length of 39.41 feet, and a chord bearing and distance of S 48°14'23" E, 35.45 feet, to a point for the end of this curve.
5. N 86°35'55" E, a distance of 302.13 feet, to a point in the East line of said 56.4682 acre tract of land and the Northwest right-of-way line of Rodeo Palms Parkway (60' R.O.W.) as recorded under Vol. 22, Pg. 13-138 of the B.C.P.R.
6. S 03°21'50" E, with the East line of said 56.4682 acre tract of land, a distance of 60.00 feet, to a point for the Southeast corner of said 56.4682 acre tract of land, the Southwest right-of-way line of said Rodeo Palms Parkway and being in the North line of a called 17.9508 acre tract of land as dedicated to New Rodeo 288, LTD as recorded under Brazoria County Clerk's File No. (B.C.C.F. No.) 2005039091 of the O.P.R.O.R.P.; from which a found 5/8" iron rod bears N 12°45' W, a distance of 1.48 feet.

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

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

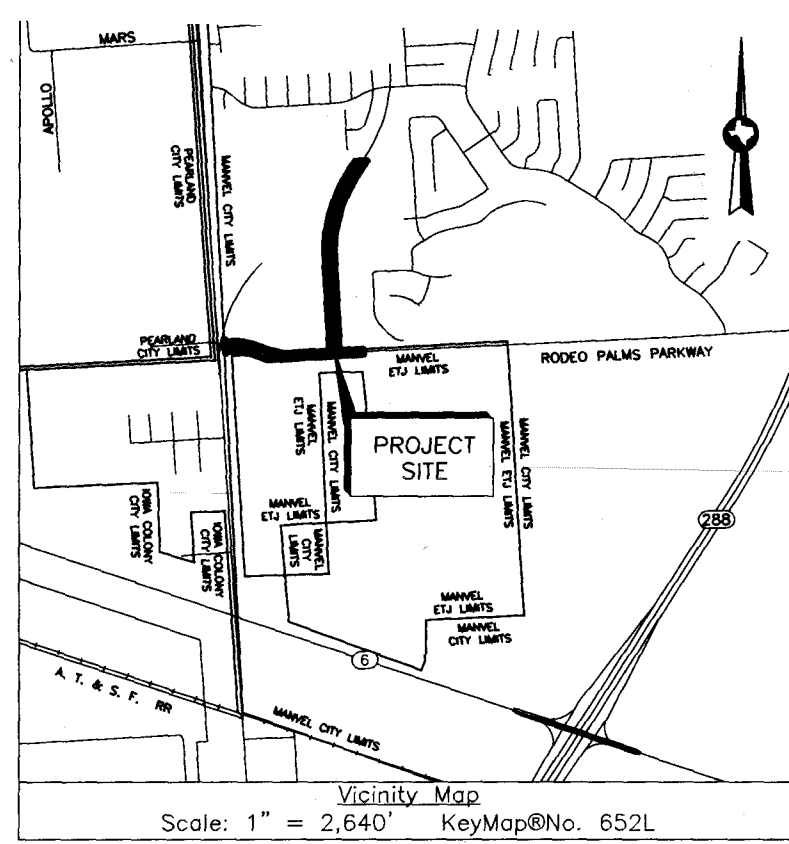
1. With said non-tangent curve to the right having a radius of 810.00 feet, a central angle of 04°37'33", a length of 65.40 feet, and a chord bearing and distance of N 68°53'49" W, 65.38 feet, to a point for the end of this curve.
2. N 66°35'02" W, a distance of 110.45 feet, to a point for the beginning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

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

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

1. With said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 90°01'02", a length of 39.28 feet, and a chord bearing and distance of S 48°18'48" E, 35.36 feet, to a point for the end of this curve.
2. N 86°40'41" E, a distance of 68.53 feet, to a point for the beginning of a curve to the right.
3. With said curve to the right having a radius of 810.00 feet, a central angle of 26°44'17", a length of 378.00 feet, and a chord bearing and distance of S 79°57'10" E, 374.58 feet, to a point for the end of this curve.
4. S 66°35'02" E, a distance of 110.45 feet, to a point for the beginning of a curve to the left.
5. With said curve to the left having a radius of 690.00 feet, a central angle of 26°49'03", a length of 322.96 feet, and a chord bearing and distance of S 79°59'33" E, 320.02 feet, to a point for the end of this curve.
6. N 86°35'55" E, a distance of 525.00 feet, to a point for the beginning of a curve to the left.
7. With said curve to the left having a radius of 25.00 feet, a central angle of 89°40'36", a length of 39.13 feet, and a chord bearing and distance of N 41°45'37" E, 35.26 feet, to a point for the end of this curve.
8. N 03°04'41" W, a distance of 1,229.88 feet, to a point for the beginning of a curve to the right.
9. With said curve to the right having a radius of 2,060.00 feet, a central angle of 35°40'44", a length of 1,282.79 feet, and a chord bearing and distance of N 14°45'41" E, 1,262.16 feet, to a point for the end of this curve.
10. N 32°36'03" E, a distance of 158.29 feet, to a point for the end of this curve and being in the North line of said 67.1348 acre tract of land, the Southeast corner of Reserve "E", Block 1 of said The Colony Sec 6 and being in the Southwest right-of-way line of said Kirby Drive.

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



Scale: 1" = 2,640' KeyMap6No. 652L



0' 100' 200' 300'
SCALE: 1" = 100'

PROJECT BENCHMARK

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

FINAL PLAT KIRBY DRIVE AND RODEO PALMS PARKWAY STREET DEDICATION

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

OWNER

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

MAY 8, 2023



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

SHEET 1 OF 2

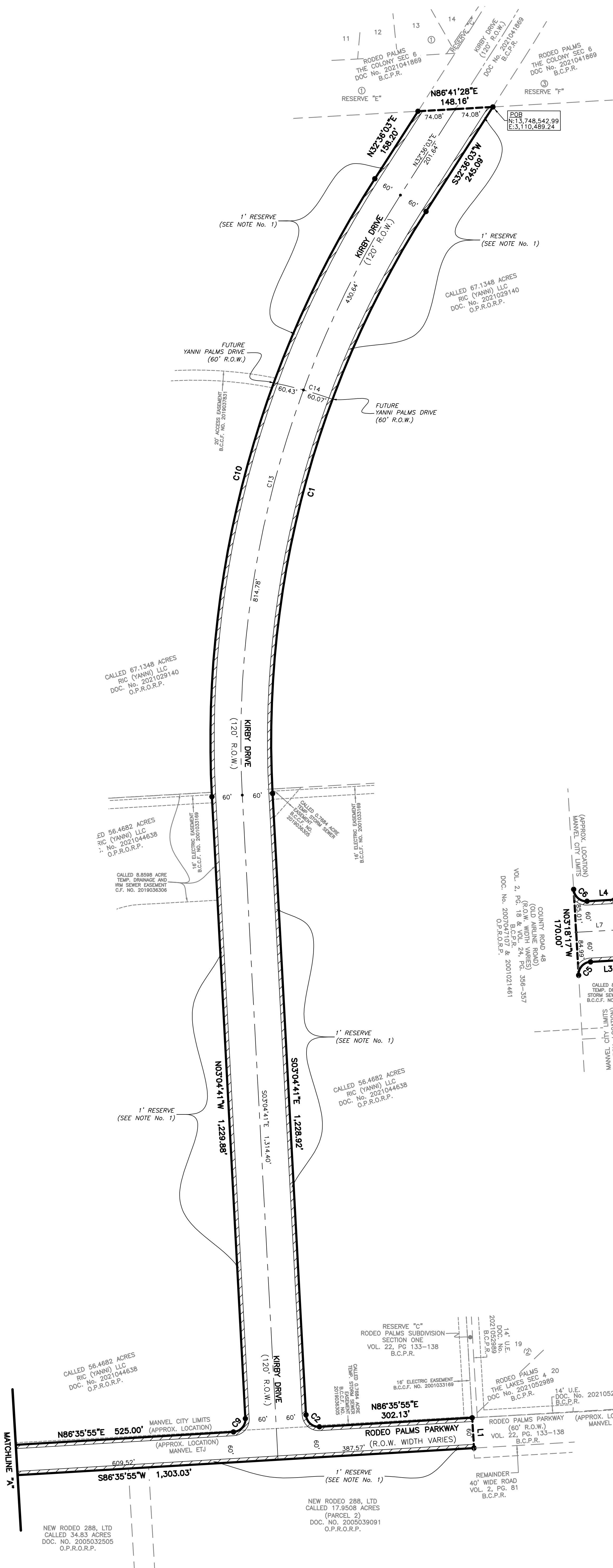
E4400

JOB NO. 211-057-00-03

PATH:R:\2021\211-057-03\DRAWING\PLAT\211-057-03_MANVEL PALMS PARKWAY_PRE PLAT_(3-15-23).BY:AMK2 DATE:2023-04-27

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,940.00'	35°40'44"	1,208.06'	S14°45'41"W	1,188.64'
C2	25.00'	90°18'24"	39.41'	S48°14'23"E	35.45'
C3	810.00'	4°37'33"	65.40'	N66°35'02"W	65.38'
C4	690.00'	26°44'17"	322.00'	N79°57'10"W	319.09'
C5	25.00'	89°58'58"	39.26'	S41°41'12"W	35.35'
C6	25.00'	90°01'02"	39.28'	S48°19'48"E	35.36'
C7	810.00'	26°44'17"	378.00'	S79°57'10"E	374.58'
C8	690.00'	26°49'03"	322.96'	S79°59'33"E	320.02'
C9	25.00'	89°40'36"	39.13'	N41°45'37"E	35.26'
C10	2,080.00'	35°40'44"	1,282.79'	N14°45'41"E	1,262.16'
C11	750.00'	26°49'03"	351.04'	N79°59'33"W	347.84'
C12	750.00'	26°44'17"	350.00'	S79°57'10"E	346.83'
C13	2,000.00'	35°40'44"	1,245.42'	N14°45'41"E	1,225.40'
C14	800.00'	8°37'50"	120.51'	S74°25'23"E	120.39'

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

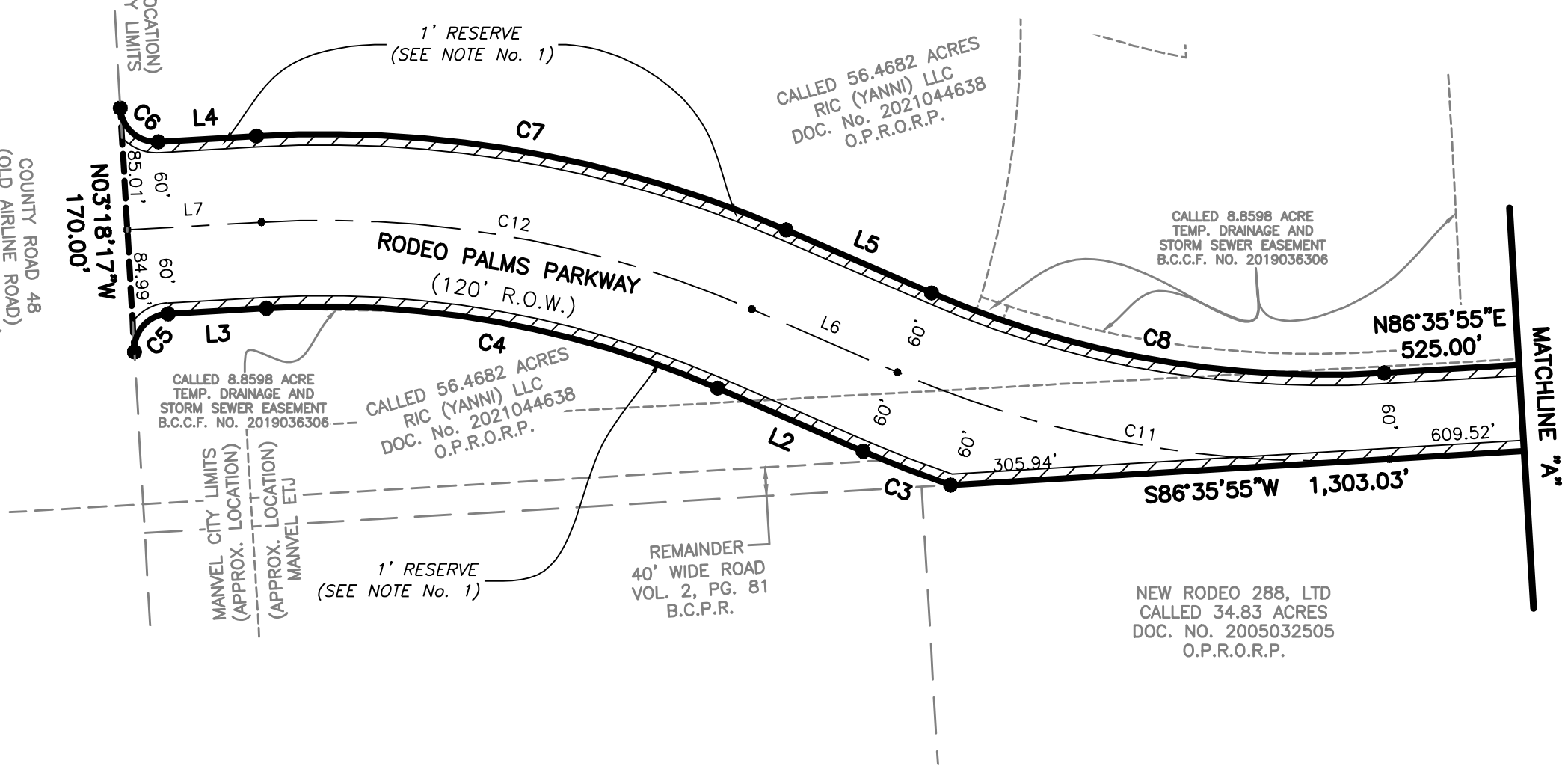


GENERAL NOTES:

- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatior, his heirs, assigns, or successors.
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Brazoria County, Texas, Map No. 48039C0020K Dated December 30, 2020, the subject tract appears to be within Unshaded Zone "X"; defined as areas outside the 100 & 500 year floodplain. Edminster, Hinchow, Russ and Associates, Inc. assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinchow, Russ and Associates, Inc. (EHRA).
- B.C.P.R. indicates Brazoria County Plat Records.
O.P.R.O.R.P. indicates Official Public Records of Real Property.
PG. indicates Page.
POB indicates Point of Beginning.
R.O.W. indicates Right-Of-Way.
U.E.. indicates Utility Easement.
VOL. indicates Volume.
- The property subdivided in the foregoing plat lies within Brazoria Drainage District No. 4 (B.D.D. No. 4).
- The boundary for this plat has a closure in excess of 1:15,000.
- All plat corners are Set 5/8" Iron Rod with cap stamped 'E.H.R.A. 713-784-4500' unless otherwise noted.
- Tract is subject to City of Manvel Ordinance No. 2018-0-22 and recorded under Document No. 2020001459 of the O.P.R.O.R.P.
- Tract is subject to a short form blanket easement granted to CenterPoint Energy Houston Electric, LLC and recorded under Document No. 2020059941 of the O.P.R.O.R.P.
- Tract is subject to terms, conditions and stipulations as contained in Document No. 2021044638 of the O.P.R.O.R.P.
- Tract is subject to mechanics lien as described in Document No. 2021003645 of the O.P.R.O.R.P.
- Tract is subject to lien as described in Document No. 2021006874 of the O.P.R.O.R.P.
- Tract is subject to mechanics and constitutional lien as described in Document No. 2021015001 of the O.P.R.O.R.P.
- Tract is subject to "Notice of Lis Pendens" as described in Document No. 2021028566 of the O.P.R.O.R.P.
- Tract is subject to terms, conditions and stipulations as contained in Document No. 2021029140 of the O.P.R.O.R.P.
- Tract is subject to terms, conditions and stipulations as contained in Volume 638, Page 127-139 of the Deed Records of Brazoria County, Texas.
- Tract is subject to supplemental lien as described in Document No. 2021049209 of the O.P.R.O.R.P.
- Tract is subject to terms, conditions and stipulations as contained in Document No. 2021062541 of the O.P.R.O.R.P.
- Tract is subject to terms of release of lien as described in Document No. 2021070883 of the O.P.R.O.R.P.
- Tract is subject to terms of release of lien as described in Document No. 2022055239 of the O.P.R.O.R.P.
- Tract is subject to "declaration of maintenance covenant for stormwater structural controls and continued maintenance of drainage and detention facilities" as described in Document No. 2023011489 of the O.P.R.O.R.P.
- This plat was prepared from information furnished by Fidelity National Title, GF#: FAHCS23005376, effective date March 29, 2023.
- Per the development agreement between RIC Manvel LLC and the City of Manvel executed November 18, 2022, this plat shall serve as the mechanism to dedicate the entirety of the right-of-way for Kirby Drive and Rodeo Palms Parkway within the limits of the Manvel Palms Master Plan. The right-of-way shall be free and clear of any encumbrances and in a form as approved by the City. Construction of the portion of Kirby Drive that abuts future Manvel Palms Section 1 shall occur concurrently with the construction of Section 1. Construction of the remainder of Kirby Drive and Rodeo Palms Parkway shall occur at the time of construction of future Manvel Palms Section 2.
- This plat will be recorded prior to construction of the proposed roadways within the plat in order to fulfill the development agreement obligations to dedicate the right-of-way for Kirby Drive and Manvel Palms Parkway within 60 days of the approval of the Master Plan which occurred on March 6, 2023.

CITY OF MANVEL:

- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
- No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed for record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city.
- The homeowners association, as owner of the private streets and appurtenances, agrees to release, indemnify, defend and hold harmless the city, any governmental entity and public utility for damages to the private street occasioned by the reasonable use of the private street by the city, governmental entity or public utility; for damages and injury (including death) arising from the condition of the private streets on the plat; for damages and injury (including death) arising out of the use by the city, governmental entity or public utility of any restricted access gate or entrance; and for damages and injury (including death) arising out of any use of the subdivision by the city, governmental entity or public utility.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- Upon approval of final plat, compliance with all conditions, and submission of all required documentation, Planning, Development, and Zoning will consider the acceptance of the improvements. A two-year maintenance bond in the amount of 100% of the total cost of the infrastructure improvements OR a one-year letter of credit in the amount of 50% of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the City. Additionally, an updated original certificate obtained from the appropriate County taxing authority showing that all taxes have been paid on the tract to be subdivided and that there are no outstanding delinquent taxes against the property shall be provided before the plat can be filed with the County. Once such paperwork is submitted, and the improvements approved by the City Engineer and accepted by Planning, Development, and Zoning, the City shall file the plat with the County.
- The property subdivided in the foregoing plat lies within Brazoria County, City of Manvel, Brazoria County MUD No. 28, Alvin ISD, and Brazoria County Drainage District No. 4 (B.D.D. No. 4).
- Sidewalks shall be constructed as part of the issuance of a building permit for each tract.



FINAL PLAT KIRBY DRIVE AND RODEO PALMS PARKWAY STREET DEDICATION

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

OWNER

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

MAY 8, 2023



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

GENERAL NOTES:

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

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

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

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 29 Alvin Independent School District, and Brazoria County Drainage District #4.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the Master Plan shall expire three years after council approval, unless within the three year period, the subdivider has commenced construction of the improvements in the final construction plans approved by the city per sec 62-30 of the Manvel Code of Ordinances.
- This tract is subject to blanket easements (as recorded at B.C.C.F. No. 202007785 and B.C.C.F. No. 202005941) which have been dedicated for the following purposes: to CenterPoint electric, an easement for electric distribution and related facilities, to CenterPoint gas an easement for natural gas and related communication facilities, to AT&T and to Comcast, an easement for telephone, fiber and / or cable communication facilities within the easement area.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.
- This Master Plan of Manvel Palms also serves as the preliminary plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 NOTES:

- Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement, access easement, or fee strip.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICT'S inspector at least forty-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.
- The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for the side slopes, bottom, and maintenance berm shall be established prior to the 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. Contract 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. Any Board approved variance shall be referenced in the plan cover page and on the appropriate sheet where applicable. The use of the term "Guidelines" herein does not affect the mandatory nature of these Rules, Regulations & Guidelines.

OWNER # 1 CONTACT INFORMATION
RIC Yanni LLC
162 Cumberland Street, Suite 300
Toronto, Ontario M5R 3N5
Phone: 713-784-4500

OWNER # 2 CONTACT INFORMATION
Brazoria MUD No. 29
3200 Southwest Freeway Suite 2600, 77027
Houston, TX.
Phone: 832-490-3139

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

MAYOR _____

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

PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR _____

BENCHMARK(S):

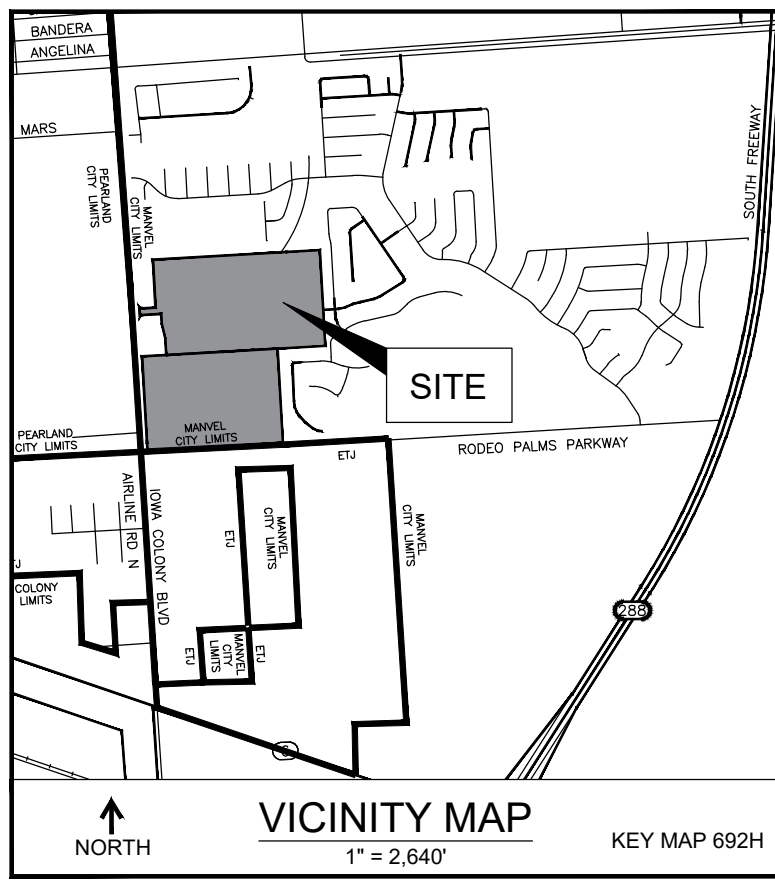
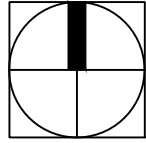
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-12 FEET NORTHWEST OF MILE POLE 38, 38 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV +52.00 (NAVD 83) 1991 ADJUSTMENT

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

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P	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,504.17	0.06	B.C.M.U.D. NO. 29
Q	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,053.00	0.12	B.C.M.U.D. NO. 29
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S	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	59,325.68	1.40	B.C.M.U.D. NO. 29
TOTAL		1,151,757.06	26.49	

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

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



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

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

362 Lots, 9 Blocks and 19 Reserves

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

Sheet 1

February 13, 2023



EHRA JOB NO. 211-057-00

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCCOM
TBR# Kgs. F-726
TBR# LS No. 10072600

No warranty or representation of intended use, design or construction is made by EHRA. The user of this plat is advised that the plat is for informational purposes only and that the user is responsible for obtaining all necessary permits and approvals. The user is advised that the plat is for informational purposes only and that the user is responsible for obtaining all necessary permits and approvals.

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RIC Yanni LLC
162 Cumberland Street, Suite 300
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Phone: 713-784-4500

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

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MAYOR _____

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PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR _____

BENCHMARK(S):

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ELEV +52.00 (NAVD 88) 1991 ADJUSTMENT

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RESERVE TABLE

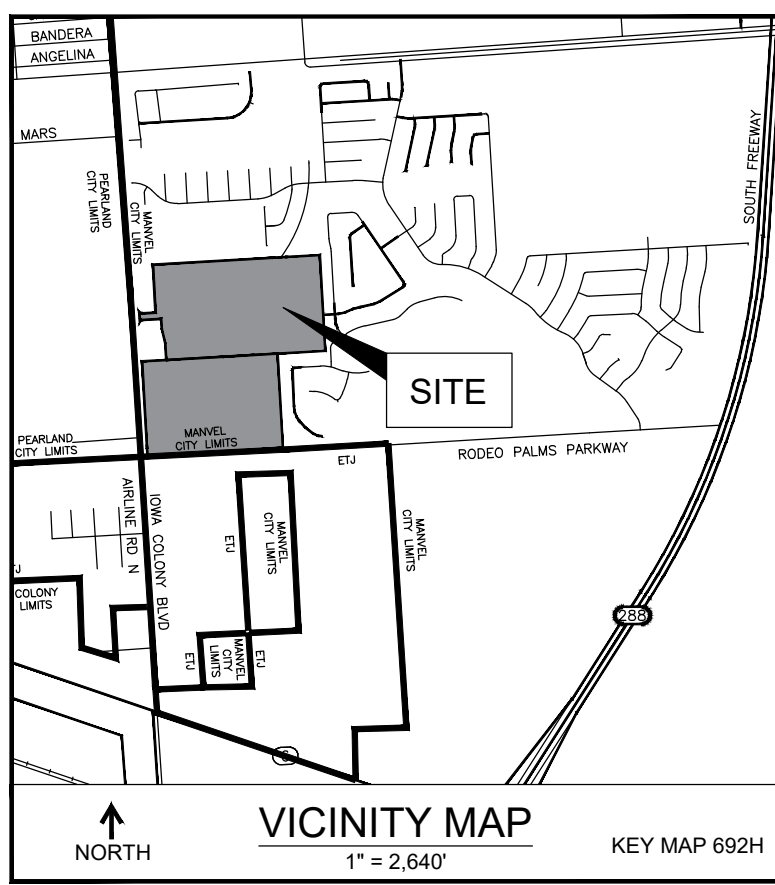
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Sheet 2

February 13, 2023



EHRA JOB NO. 211-057-00

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

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

P:\21-1-257-00\04\PRAT\MANVEL PALMS MASTER PLAN_REV_20230213.dwg Feb 10, 2023--11:54am Edited by: awgasper

GENERAL NOTES:

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

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

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

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

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 NOTES:

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

OWNER # 1 CONTACT INFORMATION

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

OWNER # 2 CONTACT INFORMATION

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

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

MAYOR

BENCHMARK(S):

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

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	6,830.06'	60.15'
	2	7,500.00'	60.00'
	3	7,500.00'	60.00'
	4	7,500.00'	60.00'
	5	7,500.00'	60.00'
	6	7,500.00'	60.00'
	7	7,500.00'	60.00'
	8	7,155.50'	64.44'
	9	6,482.55'	60.29'
	10	9,920.34'	60.04'
	11	7,841.95'	60.73'
	12	7,901.35'	60.73'
	13	9,926.19'	60.04'
	14	6,464.59'	60.04'
	15	7,159.94'	64.41'
	16	7,500.00'	60.00'
	17	7,500.00'	60.00'
	18	7,500.00'	60.00'
	19	7,500.00'	60.00'
	20	7,500.00'	60.00'
	21	7,500.00'	60.00'
	22	8,622.49'	60.02'
	23	9,324.98'	61.41'
	24	7,938.16'	60.12'
	25	7,500.00'	60.00'
	26	7,500.00'	60.00'
	27	7,500.00'	60.00'
	28	7,500.00'	60.00'
	29	7,500.00'	60.00'
	30	6,987.75'	65.20'
	31	6,752.34'	60.47'
	32	10,275.26'	60.10'
	33	7,724.46'	60.72'
	34	9,785.00'	60.72'
	35	9,287.02'	60.65'
	36	6,395.41'	63.63'
	37	7,434.53'	60.91'
	38	7,500.00'	60.00'
	39	7,500.00'	60.00'
	40	7,552.70'	60.00'
	41	7,821.36'	60.00'
	42	7,817.24'	70.09'
	43	10,648.02'	61.88'
	44	8,716.91'	60.99'
	45	9,090.40'	60.25'
	46	7,828.88'	60.06'
	47	7,500.00'	60.00'
48	7,500.00'	60.00'	
49	7,392.05'	61.75'	
50	6,499.13'	62.93'	
51	11,006.76'	61.09'	
52	8,920.76'	60.31'	
53	9,995.16'	60.10'	
54	10,272.36'	60.24'	
55	6,581.80'	65.20'	
56	7,437.89'	60.84'	
57	7,500.00'	60.00'	
58	7,132.83'	60.09'	
59	7,304.62'	65.67'	
60	8,812.20'	63.30'	
61	9,416.47'	60.34'	
62	7,502.41'	60.01'	
63	7,500.84'	60.00'	
64	7,492.59'	60.05'	
65	6,559.39'	65.78'	
66	7,875.83'	60.49'	
67	10,205.45'	60.03'	
68	6,803.38'	60.13'	
69	9,615.81'	60.02'	
70	8,625.94'	60.66'	
71	6,317.78'	64.20'	
72	7,457.44'	60.46'	
73	7,499.06'	60.00'	
74	7,498.77'	60.00'	
75	8,540.18'	60.60'	
2	1	8,707.20'	60.01'
	2	7,652.18'	60.01'
	3	7,652.18'	60.01'
	4	7,652.18'	60.01'
	5	7,652.18'	60.01'
	6	7,637.64'	60.01'
	7	7,500.00'	60.00'
	8	7,072.66'	60.92'
	9	6,370.51'	60.37'
	10	7,082.79'	60.01'
	11	6,300.01'	60.63'
	12	7,054.66'	60.11'
	13	7,359.56'	60.22'
	14	6,295.97'	62.18'
	15	6,793.99'	60.07'
	16	10,033.27'	60.00'
	17	6,636.92'	60.05'
	18	6,312.84'	62.99'
	19	7,496.11'	60.04'
	20	7,507.18'	60.00'
3	1	7,508.64'	60.00'
	2	7,510.11'	60.00'
	23	7,511.58'	60.00'
	24	7,513.04'	60.00'
	25	7,514.51'	60.00'
	26	7,515.97'	60.00'
	27	8,883.35'	60.00'
	1	8,529.81'	76.37'
	2	7,674.94'	62.71'
	3	7,673.92'	62.71'
4	7,674.94'	62.71'	
5	7,677.80'	62.71'	
6	7,622.69'	62.46'	
7	7,701.99'	62.79'	
* Lot width measured at the front building setback line.			

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

PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

LOT SIZE TABLE

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