

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



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
June 12, 2023**

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

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

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

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

Regular Session

Call to Order

Position #1 Ryan Miller, Chair 03/2025
Position #2 Kyle Marasckin, Vice-Chair 03/2025
Position #3 Mary Ann Atkinson 03/2025
Position #4 Kenneth Haynes 03/2025
Position #5 Christy Kennard 03/2024
Position #6 Dorothy Wynne 03/2024
Position #7 Muhammed Alam 03/2024

Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

Public Comments: "Comment Card" Required

o Members of the public with business before the board, NOT scheduled on the agenda as a public hearing (that have submitted a public comment card) may have three (3) minutes to address the board. o The board may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 0.8616 ACRES LOCATED AT 7218 NORTH MASTERS ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT (LC) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE EXISTING USE OF PROPERTY FOR 621210 "OFFICES OF DENTISTS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

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 Lift Station;

BEING A SUBDIVISION OF 0.207 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL, SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOT 180 OF THE DR. A.A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

B. Approve the Preliminary 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.).

C. Approve the Preliminary Plat of Pomona Section 26;

BEING A SUBDIVISION OF 29.564 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 22, 23, 32, 33, AND 41-44, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.).

D. Approve the meeting minutes to date.

Regular Agenda

A. Consideration and possible action to approve the Final Plat of Pomona Section 25;

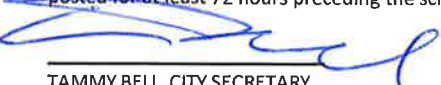
BEING A SUBDIVISION OF 46.321 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78, (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 25, 26, 35, 36, 45, 46, 55, 56, AND 57, OF SECTION 78 OF THE ALLISON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

- B. Consideration and possible action to approve Preliminary Plat for Meridiana Section 10A;
BEING A SUBDIVISION OF 18.19 ACRES, BEING A PARTIAL REPLAT OF LOTS 11, 12, 13, 14, & 15, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve Preliminary Plat for Meridiana Section 10B;
BEING A SUBDIVISION OF 10.05 ACRES, BEING A PARTIAL REPLAT OF LOTS 11, 12, 13, 14, & 15, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to approve and forward with recommendation to City Council, a Design Criteria Modification request from Scott R. Sheridan, PE, RPLS, CFM, on behalf of the property owner, HJR Hwy 6, to the City of Manvel *Design Criteria Manual*, Section 5, Drainage, 1.04. G. 5.a. and Section 5, Drainage, 2.02 F. for 3.76 acres located on the south side of Highway 6, approximately 1,200 feet west from the intersection with SH 288.
- E. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2023-O-19;
An ordinance amending the zoning classification of 0.8616 acres located at 7218 North Masters Road, Manvel, Texas, from Light Commercial District (LC) to Light Commercial District with Specific Use Permit (LC-SUP) to authorize the existing use of property for 621210 "Offices of Dentists";
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 0.8616 ACRES LOCATED AT 7218 NORTH MASTERS ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT (LC) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE EXISTING USE OF PROPERTY FOR 621210 "OFFICES OF DENTISTS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
- F. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.
- G. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 6/9/2023 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

#10892

PUBLISHED

MAY 28, 2023

**NOTICE OF
PUBLIC HEARING**

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, JUNE 12, 2023, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON TUESDAY, JUNE 20, 2023, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.8616 ACRE TRACT OF LAND LOCATED AT 7218 NORTH MASTERS ROAD, MANVEL, TEXAS (ACROSS THE STREET FROM E. C. MASON ELEMENTARY SCHOOL), FROM LIGHT COMMERCIAL DISTRICT (LC) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621210 "OFFICES OF DENTISTS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

/S/ TAMMY BELL,
CITY SECRETARY.



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 Lift Station - Final Plat
Applicant:	Lacey Bell - LJA Engineering
PD&Z Meeting Date:	June 12, 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 creates a 0.207 acres reserve for lift station site 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 subject site is located along the western side of proposed Pollard Boulevard extension and abuts Bluewater Lakes residential neighborhood on the south side.*
- *The proposed plat conforms to the approved preliminary plat.*

STAFF RECOMMENDATION

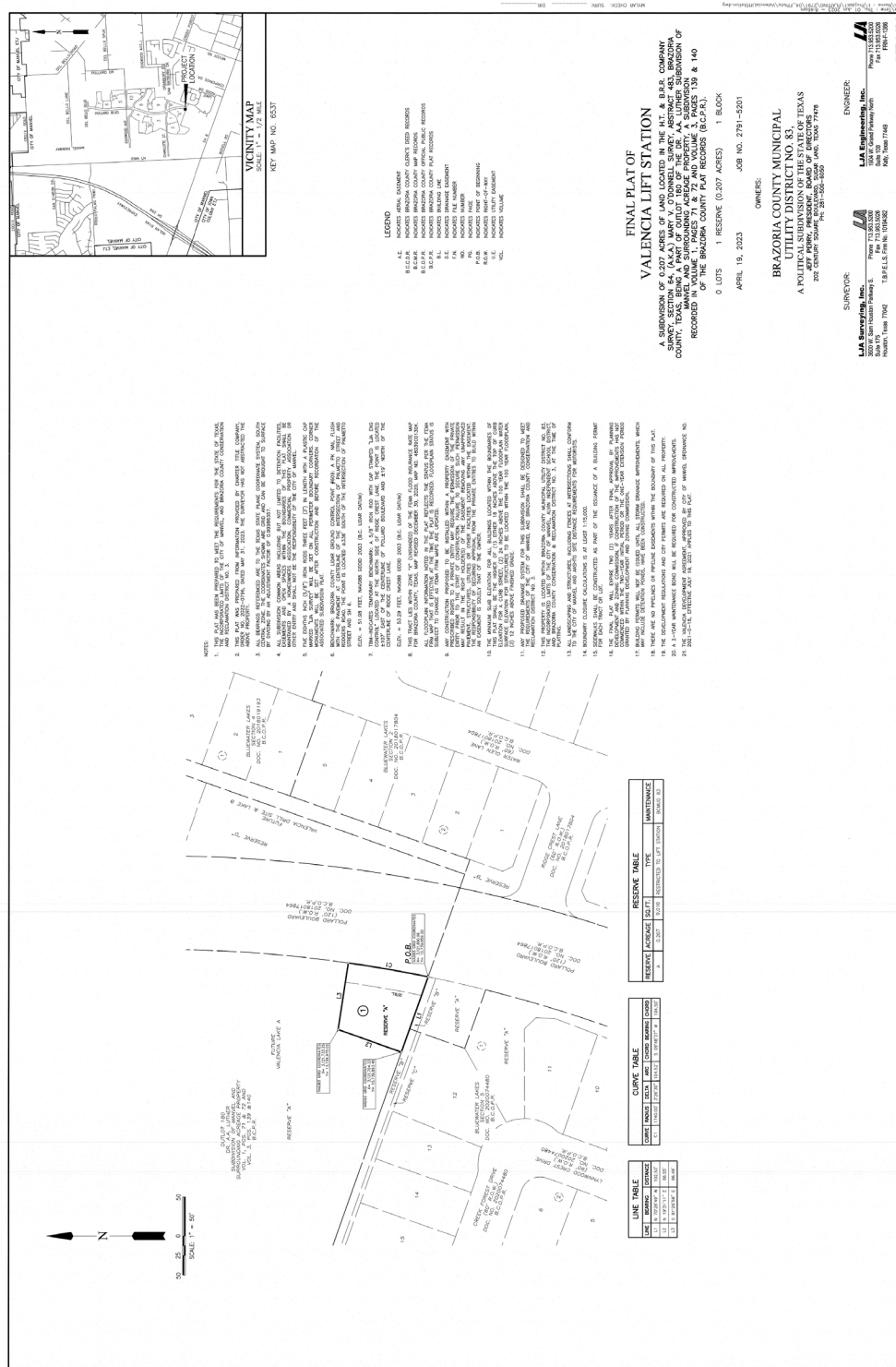
The City staff recommends approval of this proposed plat - *Valencia Lift Station - Final Plat*.



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

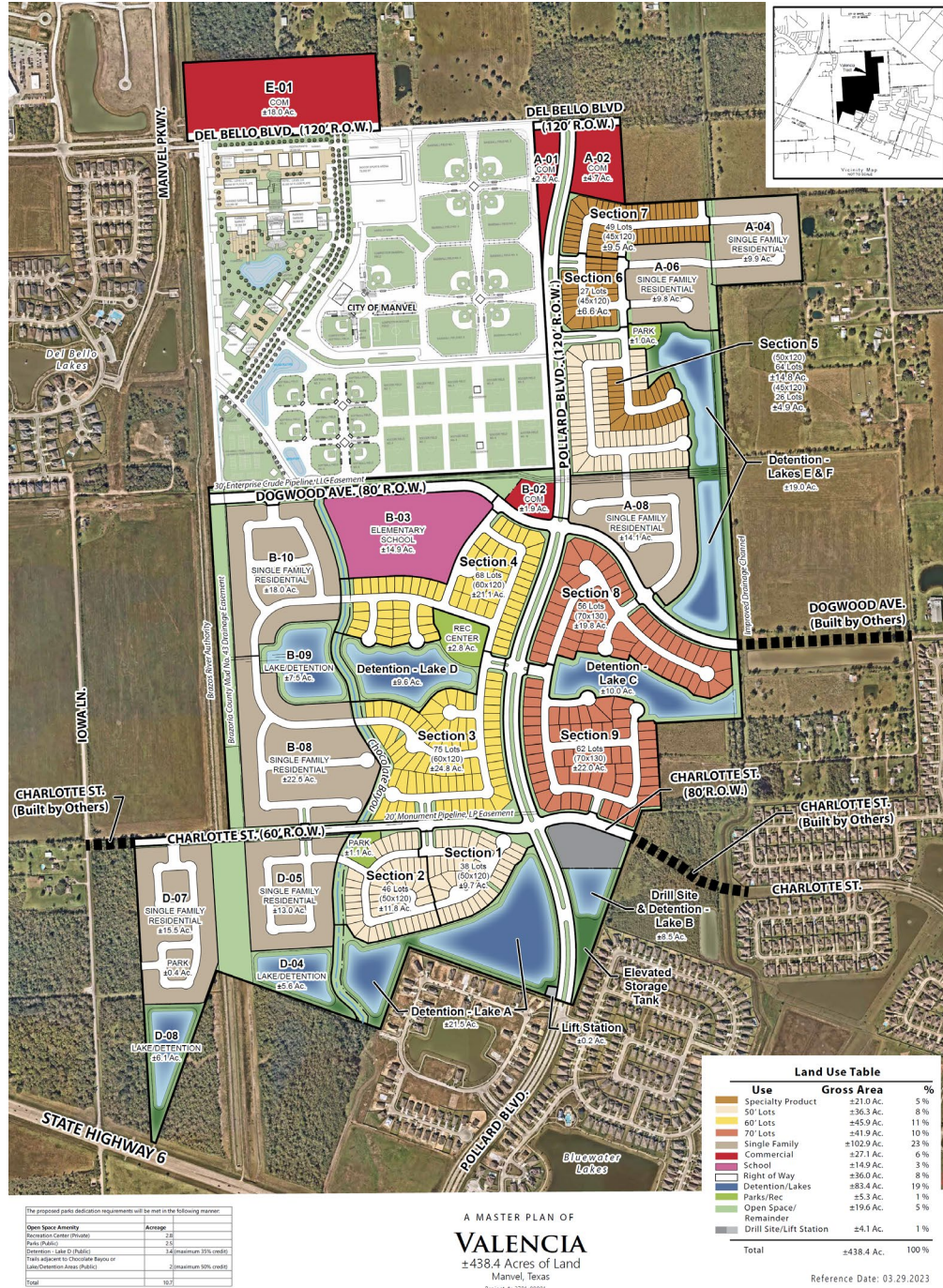




DEVELOPMENT SERVICES DEPARTMENT

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

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)	2.16
Park (Public)	2.16
Detention - Lake D (Public)	2.16 (maximum 30% credits)
Park adjacent to Charlotte Express or Lake/Detention Area (Public)	2.16 (maximum 50% credits)
Total	8.70

PREPARED FOR: HILLWOOD RESIDENTIAL

NOTES:
1. This map is an illustrative representation for presentation purposes only and should not be used for construction or construction purposes. The information, including aerial photos, should be considered as a guide only and is subject to change without notice. All property boundaries, easements, and other information shown on this map are for informational purposes only and should not be relied upon for any purpose. The accuracy, extent, or content of the information shown on this map is not guaranteed by the City of Manvel.

2. ALL LOCAL STREET WIDTHS ARE 60' WIDE.
3. 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, has approved the Valencia Master Plan in accordance with the terms of the State of Texas and the ordinance of the City of Manvel. The City of Manvel is hereby authorized to record 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, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, ACTING BY AND THROUGH JEFF PERRY, PRESIDENT, BOARD OF DIRECTORS, BEING AN OFFICER OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA LIFT STATION, BEING 0.207 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 180 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL 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 LIFT STATION 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 WHEREOF, BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEFF PERRY, PRESIDENT, BOARD OF DIRECTORS, THEREUNTO AUTHORIZED,

THIS 4 DAY OF May, 2023.

BY: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83,
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS

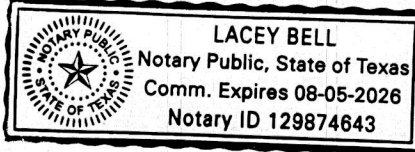
BY: Jeff Perry
JEFF PERRY, PRESIDENT, BOARD OF DIRECTORS

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF PERRY, 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 LIFT STATION" AS SHOWN HEREON

THIS 2 DAY OF May, 2023.

Ricky Kuleczka
RICKY KULECZKA, COMMISSIONER

Jody Schibel
JODY SCHIBEL, COMMISSIONER

Alfred Roberson
ALFRED ROBESON, JR.,
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 LIFT STATION 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 0.207 ACRE (9,010 SQUARE FEET) OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF OUTLOT 180 OF THE DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, AND VOLUME 3, PAGES 139-140 OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND BEING ALL OF THAT CERTAIN CALLED 0.2068 ACRE TRACT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 (DESCRIBED AS "LIFT STATION SITE") BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2022063572, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 0.207 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT):

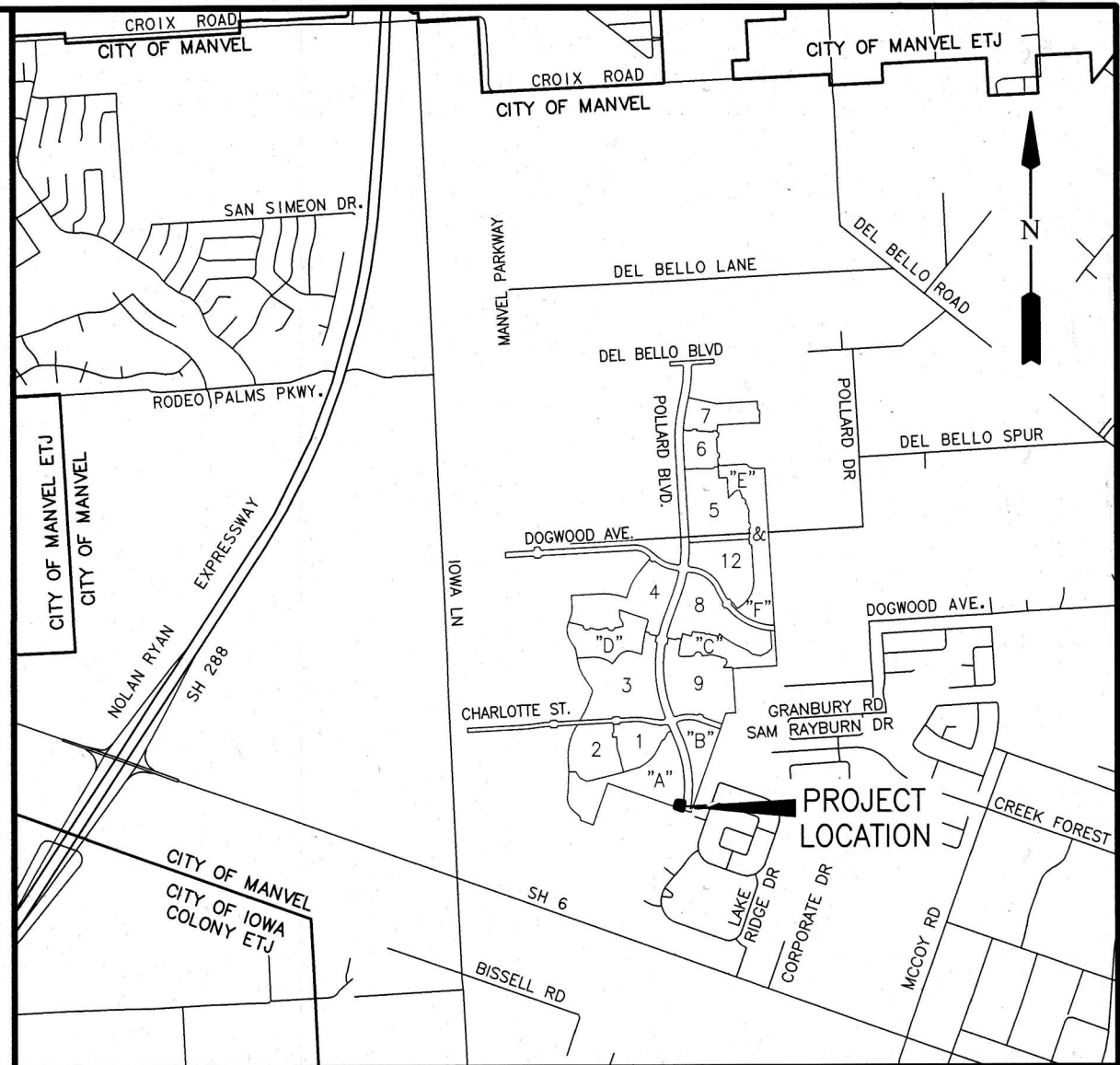
BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF POLLARD BOULEVARD (120' RIGHT-OF-WAY), AS SHOWN ON POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2022067705, B.C.O.P.R., SAME BEING THE NORTHWEST CORNER OF POLLARD BOULEVARD (120' RIGHT-OF-WAY) AS SHOWN ON POLLARD BOULEVARD STREET DEDICATION, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2018017864, B.C.O.P.R., SAME BEING THE NORTHEAST CORNER OF RESERVE "B" OF SAID POLLARD BOULEVARD STREET DEDICATION, SAME BEING THE SOUTHEAST CORNER OF THE AFOREMENTIONED 0.2068 ACRE TRACT;

THENCE, NORTH 70° 28' 49" WEST, ALONG THE SOUTH LINE OF SAID 0.2068 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID RESERVE "B" AND THE NORTH LINE OF RESERVE "B" OF BLUEWATER LAKES SECTION 5, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2020074480, B.C.O.P.R., 102.53 FEET TO THE SOUTHWEST CORNER OF SAID 0.2068 ACRE TRACT, SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT CERTAIN CALLED 13.899 ACRE TRACT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 (DESCRIBED AS PERRY - LAKE "A") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2022063573, B.C.O.P.R., FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR A SOUTHWESTERLY CORNER OF SAID 13.899 ACRE TRACT AND AN EASTERLY CORNER OF THAT CERTAIN CALLED 18.155 ACRE TRACT CONVEYED TO MHI PARTNERSHIP, LTD. (DESCRIBED AS TRACT 3) BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068982, B.C.O.P.R., BEARS NORTH 70° 28' 49" WEST, 855.68 FEET;

THENCE, NORTH 19° 31' 11" EAST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID 0.2068 ACRE TRACT, SAME BEING A SOUTHEASTERLY LINE OF SAID 13.899 ACRE TRACT, 86.55 FEET TO THE NORTHWEST CORNER OF SAID 0.2068 ACRE TRACT, SAME BEING AN INTERIOR SOUTHEASTERLY CORNER OF SAID 13.899 ACRE TRACT;

THENCE, SOUTH 81° 26' 58" EAST, CONTINUING ALONG SAID COMMON LINE, 86.49 FEET TO A POINT FOR CORNER ON THE ARC OF A CURVE IN THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED POLLARD BOULEVARD, SAME BEING THE NORTHEAST CORNER OF SAID 0.2068 ACRE TRACT AND THE MOST EASTERLY SOUTHEAST CORNER OF SAID 13.899 ACRE TRACT;

THENCE, ALONG THE EAST LINE OF SAID 0.2068 ACRE TRACT, SAME BEING THE WEST RIGHT-OF-WAY LINE OF SAID POLLARD BOULEVARD, AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,740.00 FEET, AN ARC LENGTH OF 104.52 FEET, A CENTRAL ANGLE OF 03° 26' 30", AND A CHORD WHICH BEARS SOUTH 09° 48' 37" WEST, 104.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.207 ACRE (9,010 SQUARE FEET) OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653T

FINAL PLAT OF VALENCIA LIFT STATION

A SUBDIVISION OF 0.207 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOT 180 OF THE DR. A.A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

0 LOTS 1 RESERVE (0.207 ACRES) 1 BLOCK

APRIL 19, 2023

JOB NO. 2791-5201

OWNERS:

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

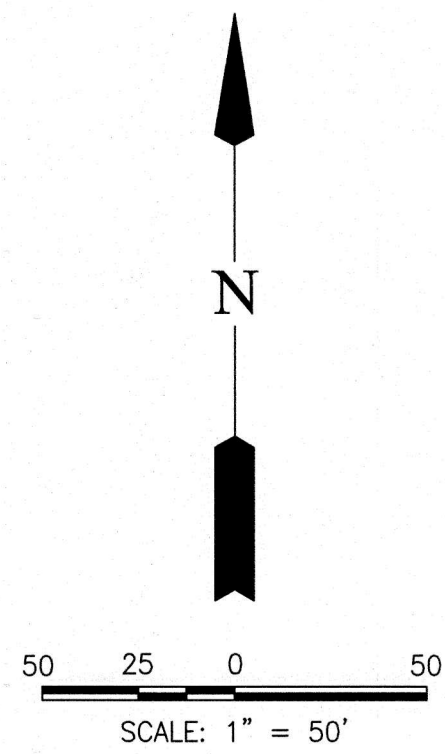
SURVEYOR:

ENGINEER:

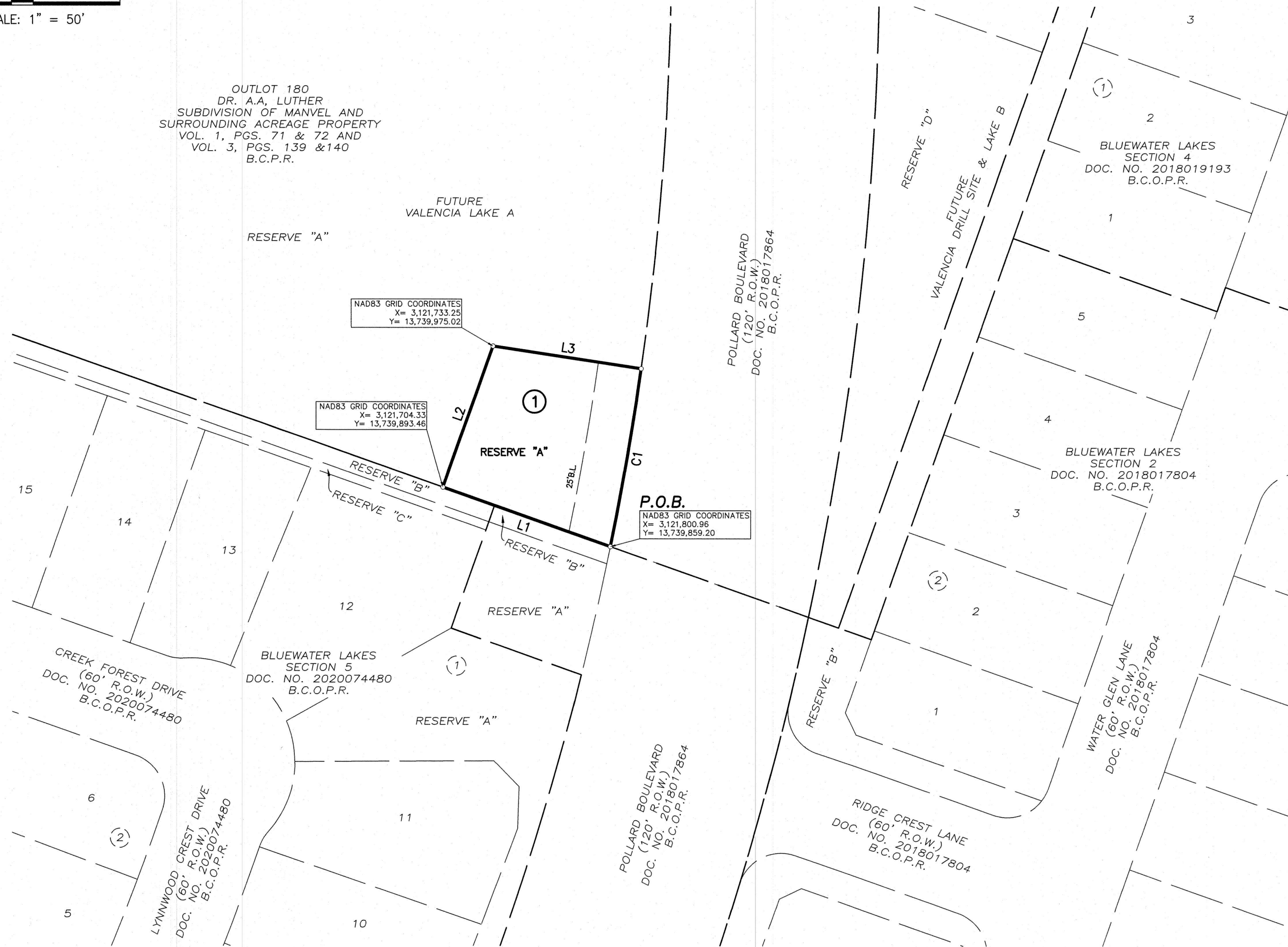
LJA Surveying, Inc.
3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

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

SHEET 1 OF 2



OUTLOT 180
DR. A.A. LUTHER
SUBDIVISION OF MANVEL AND
SURROUNDING ACREAGE PROPERTY
VOL. 1, PGS. 71 & 72 AND
VOL. 3, PGS. 139 & 140
B.C.P.R.



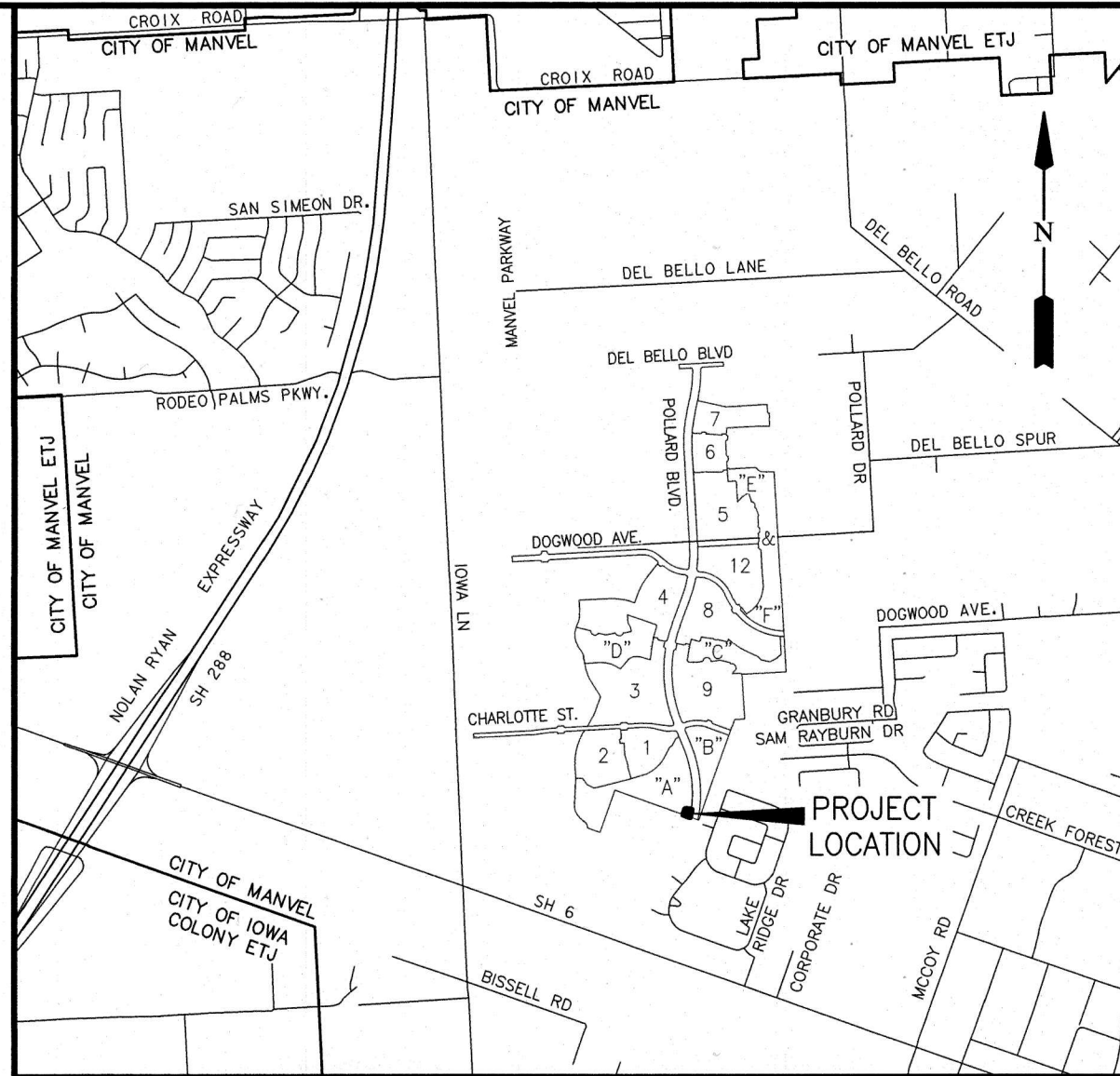
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 70°28'49" W	102.53'
L2	N 19°31'11" E	86.55'
L3	S 81°26'58" E	86.49'

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	
C1	1740.00'	3°26'30"	104.52'	S 09°48'37" W	104.50'	

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.207	9,010	RESTRICTED TO LIFT STATION	BCMUD 83

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. 2022-0796, DATED MAY 31, 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, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- TBM-INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LIA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.
ELEV. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- THIS TRACT LIES WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0130K. 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.
- THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY CITY OF MANVEL ORDINANCE NO. 2021-0-18, EFFECTIVE JULY 19, 2021 APPLIES TO THIS PLAT.



LEGEND

A.E.	INDICATES AERIAL EASEMENT
B.C.C.D.R.	INDICATES BRAZORIA COUNTY CLERK'S DEED RECORDS
B.C.M.R.	INDICATES BRAZORIA COUNTY MAP 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
D.E.	INDICATES DRAINAGE EASEMENT
F.N.	INDICATES FILE NUMBER
NO.	INDICATES NUMBER
PG.	INDICATES PAGE
P.O.B.	INDICATES POINT OF BEGINNING
R.O.W.	INDICATES RIGHT-OF-WAY
U.E.	INDICATES UTILITY EASEMENT
VOL.	INDICATES VOLUME

FINAL PLAT OF
VALENCIA LIFT STATION

A SUBDIVISION OF 0.207 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOT 180 OF THE DR. A.A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

0 LOTS 1 RESERVE (0.207 ACRES) 1 BLOCK

APRIL 19, 2023 JOB NO. 2791-5201

OWNERS:

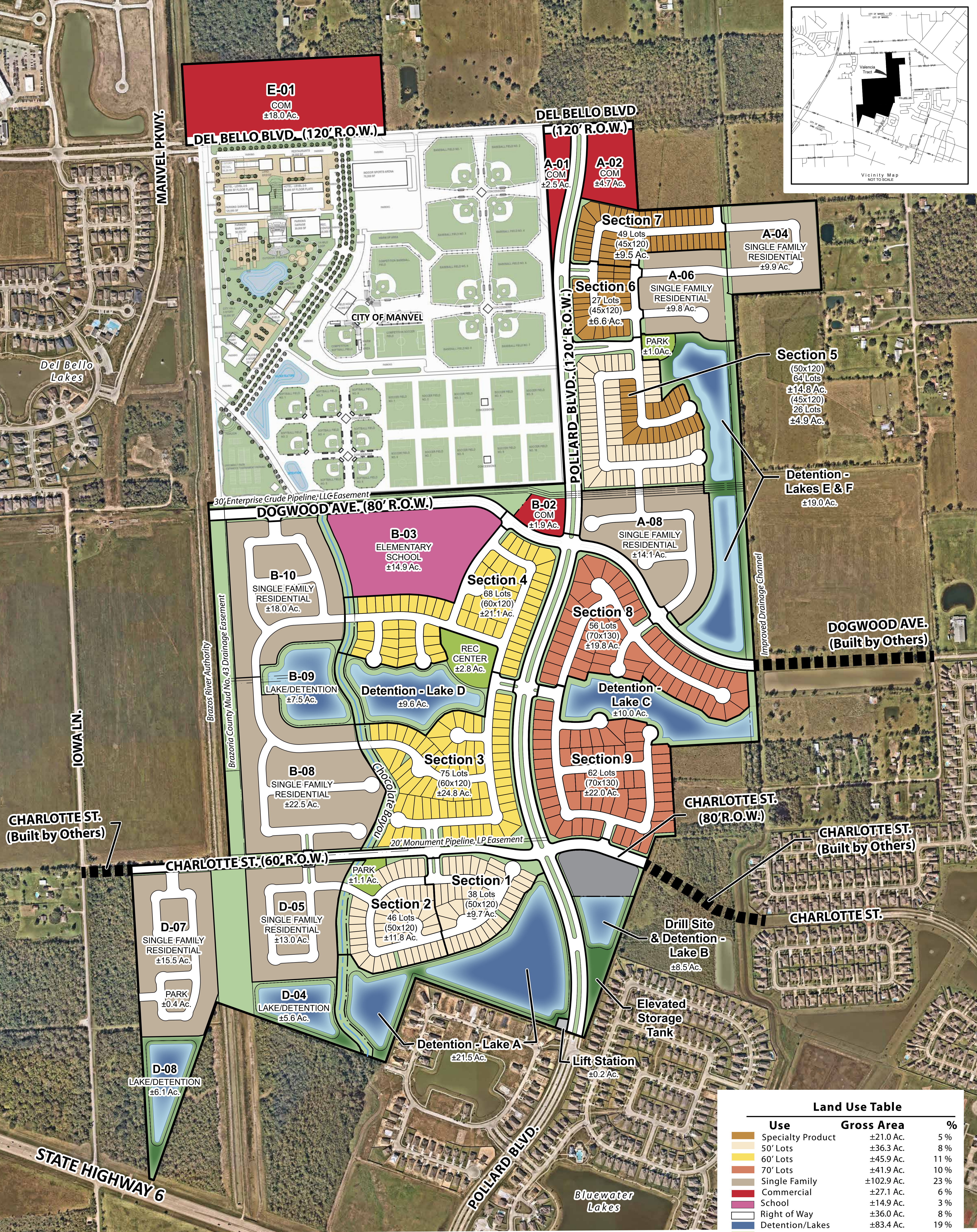
BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 83,
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JEFF PERRY, PRESIDENT, BOARD OF DIRECTORS
202 CENTURY SQUARE BOULEVARD, SUGAR LAND, TEXAS 77478
PH: 281-500-6050

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

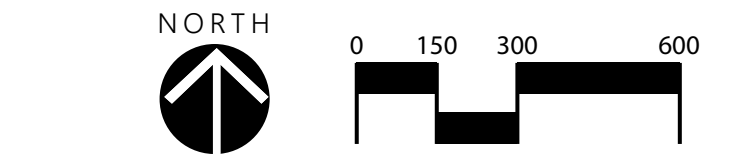
A MASTER PLAN OF

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 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒ 6/12/23	☐	City Council	☐	Both	☒
--------------------------------	---	--------------------------	--------------	--------------------------	------	-------------------------------------

Date of Request:

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

Person to Speak:

Daytime Phone: Fax Number:

E-mail Address:

Description of Request and Physical Address:

Plats:

Preliminary ☒

Final ☐

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

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

Lacey Bell  Bell
DN: CN=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:	Pomona Section 25 - Preliminary Plat
Applicant:	Lacey Bell - LJA Engineering
PD&Z Meeting Date:	June 12, 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.*
- *This proposed section is located along the east side of Kirby Drive extension and south side of Pomona Parkway and recently approved Pomona Section 24.*
- *The proposed plat subdivides a 46.321-acre tract into 121 residential lots, 4 Blocks, and 8 reserves for landscaping, open space, canal, park, lake, detention, and amenity.*
- *The proposed section includes single-family residential lots with a minimum of 50 feet-wide lots.*
- *A preliminary plat for this section was previously approved in 2021 but the approval expired prior to submittal of a final plat. Therefore, this preliminary plat has been submitted again. A final plat for this section is also being considered at the June 12, 2023 meeting.*

STAFF RECOMMENDATION

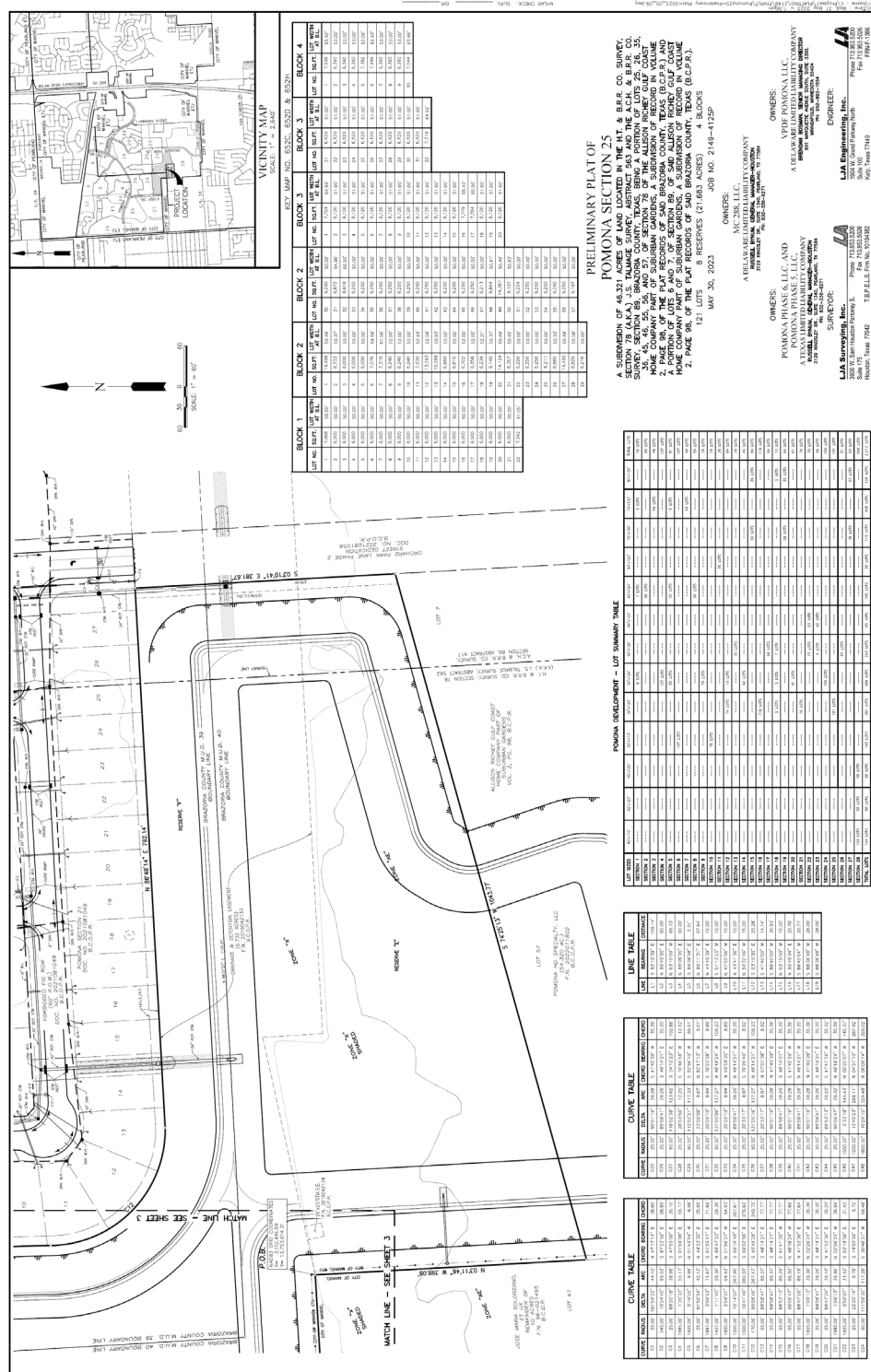
The City staff recommends approval of this proposed plat - *Pomona Section 25 - Preliminary Plat.*



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit





DEVELOPMENT SERVICES DEPARTMENT

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

Pomona Master Plan



STATE OF TEXAS
COUNTY OF BRAZORIA

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

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

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

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

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

THIS _____ DAY OF _____, 2023.

BY: VPDF POMONA LLC,
A DELAWARE LIMITED LIABILITY COMPANY

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

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

BY: BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR

STATE OF _____
COUNTY OF _____

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF MINNESOTA

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

THIS _____ DAY OF _____, 2023.

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

BY: RUSSELL BYNUM, GENERAL MANAGER-HOUSTON

STATE OF TEXAS
COUNTY OF DALLAS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

THIS _____ DAY OF _____, 2023.

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

BY: RUSSELL BYNUM, GENERAL MANAGER-HOUSTON

STATE OF TEXAS
COUNTY OF HARRIS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

THIS _____ DAY OF _____, 2023.

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

BY: RUSSELL BYNUM, GENERAL MANAGER-HOUSTON

STATE OF TEXAS
COUNTY OF HARRIS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WE, TEXAS CAPITAL BANK, A TEXAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA SECTION 25, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2020018766, 2021061693, 2021061699, AND 2020018797, 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: _____

PRINT NAME: _____

TITLE: _____

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 _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

BEING 46.321 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 25, 26, 35, 36, 45, 46, 55, 56, AND 57, OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98 OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND A PORTION OF LOTS 6 AND 7, OF SECTION 89 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, SAID 46.321 ACRES ALSO BEING A PORTION OF THAT CERTAIN CALLED 65.773 ACRE TRACT CONVEYED TO VPDF POMONA LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2022017900 OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 971.956 ACRE TRACT CONVEYED TO MC 288, LLC (DESCRIBED AS PART 1), BY INSTRUMENT OF RECORD IN FILE NUMBER 2013052954, B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 219.915 ACRE TRACT CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041936, B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED 107.789 ACRE TRACT CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082799, B.C.O.P.R., SAID 46.321 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERRED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT));

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

THENCE, SOUTH 86° 38' 13" WEST, ALONG THE SOUTH LINE OF SAID LOT 46, SAME BEING THE NORTH LINE OF SAID LOT 47, PASSING AT 246.66 FEET A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 16.713 ACRES, AND THE SOUTHEAST CORNER OF AFOREMENTIONED 65.773 ACRE TRACT, AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID 65.773 ACRE TRACT AND SAID COMMON LOT LINE, 880.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF 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, B.C.O.P.R., SAME BEING THE COMMON CORNER OF LOTS 36, 37, 46 AND 47, OF SAID SECTION 78, SAME BEING A SOUTHERLY CORNER OF SAID 65.773 ACRE TRACT;

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

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

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

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

THENCE, SOUTH 82° 10' 39" EAST, ALONG A WESTERLY LINE OF SAID 65.773 ACRE TRACT, PASSING AT 103.19 FEET AN ANGLE POINT OF SAID 65.773 ACRE TRACT, AND CONTINUING IN A CURVE TO A TOTAL DISTANCE OF, 109.14 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

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

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

THENCE, NORTH 86° 45' 00" EAST, 60.00 FEET TO A POINT FOR CORNER;

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

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

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

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

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

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

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

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

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

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

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

THENCE, SOUTH 89° 38' 58" EAST, DEPARTING THE WEST LINE OF SAID 16.713 ACRES, ALONG AN EASTERLY LINE OF SAID 65.773 ACRE TRACT, 300.09 FEET TO AN EASTERLY CORNER OF SAID 65.773 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF POMONA SECTION 21, A SUBDIVISION OF RECORD IN FILE NUMBER 2021081049, B.C.P.R., AND THE SOUTHWEST CORNER OF POMONA SECTION 20, A SUBDIVISION OF RECORD IN FILE NUMBER 2021081146, B.C.P.R. AND ON THE EASTERLY LINE OF SAID 16.713 ACRES;

THENCE, ALONG THE EAST LINE OF SAID 16.713 ACRES, SAME BEING THE WEST LINE SAID POMONA SECTION 21, 267.97 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,500.00 FEET, A CENTRAL ANGLE OF 10° 14' 09", AND A CHORD WHICH BEARS SOUTH 06° 16' 47" EAST, 267.62 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

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

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

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

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

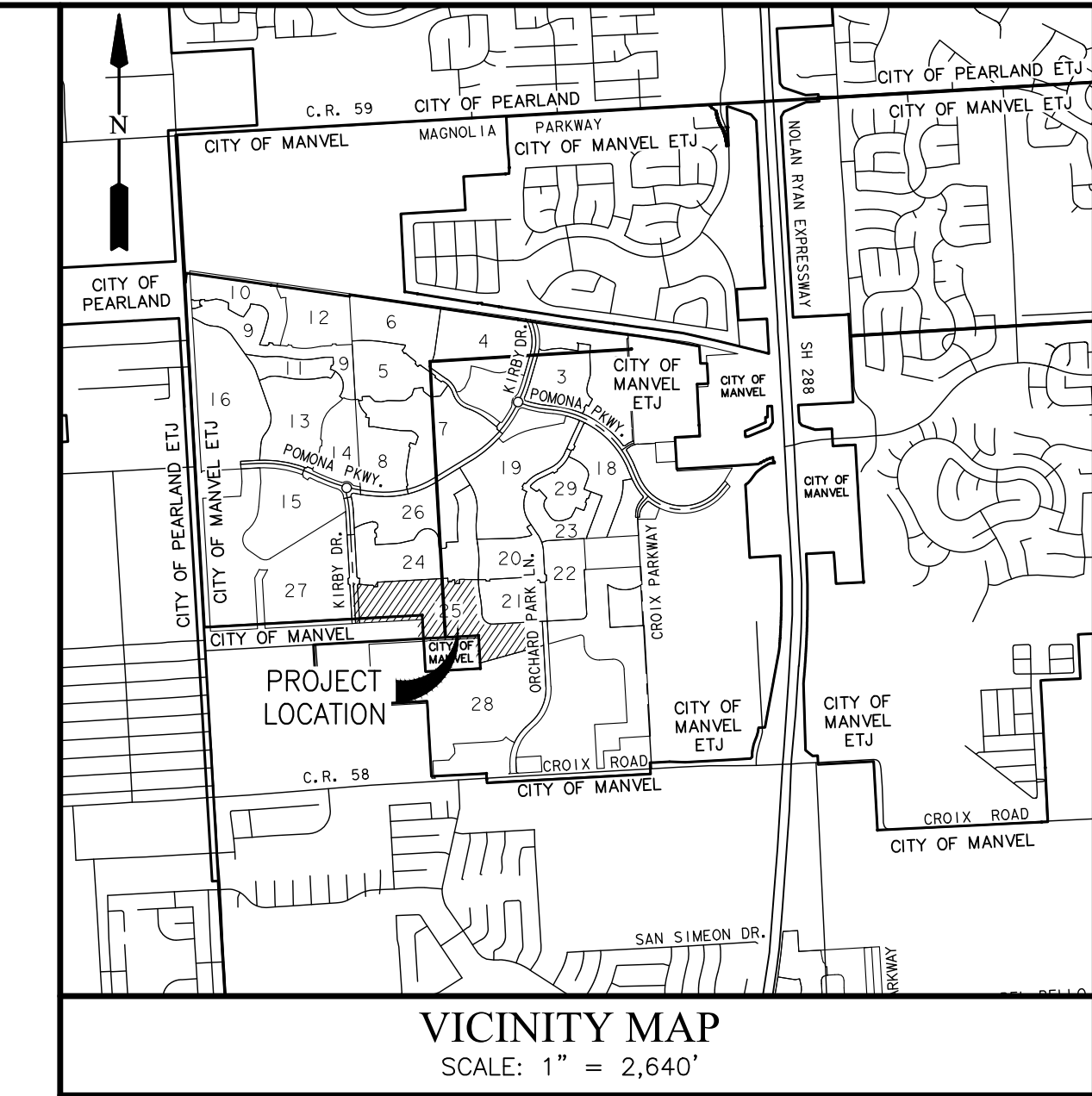
THENCE, SOUTH 03° 10' 41" EAST, DEPARTING THE SOUTHERLY LINE OF SAID POMONA SECTION 21, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ORCHARD PARK LANE, 381.67 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN CALLED 33.421 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD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

THENCE, SOUTH 74° 25' 15" WEST, ALONG THE NORTH LINE OF SAID 33.421 ACRE TRACT, 1,043.77 FEET TO THE NORTHWEST CORNER OF SAID 33.421 ACRE TRACT, AND ON THE WESTERLY LINE OF THE AFOREMENTIONED 219.915 ACRE TRACT;

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

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

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 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.



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

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 PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

BDD4 REF. ID #22-000075

PRELIMINARY PLAT OF POMONA SECTION 25

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

121 LOTS 8 RESERVES (21.683 ACRES) 4 BLOCKS

MAY 30, 2023

JOB NO. 2149-4125P

OWNERS:

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

OWNERS:

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

SURVEYOR:

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

OWNERS:

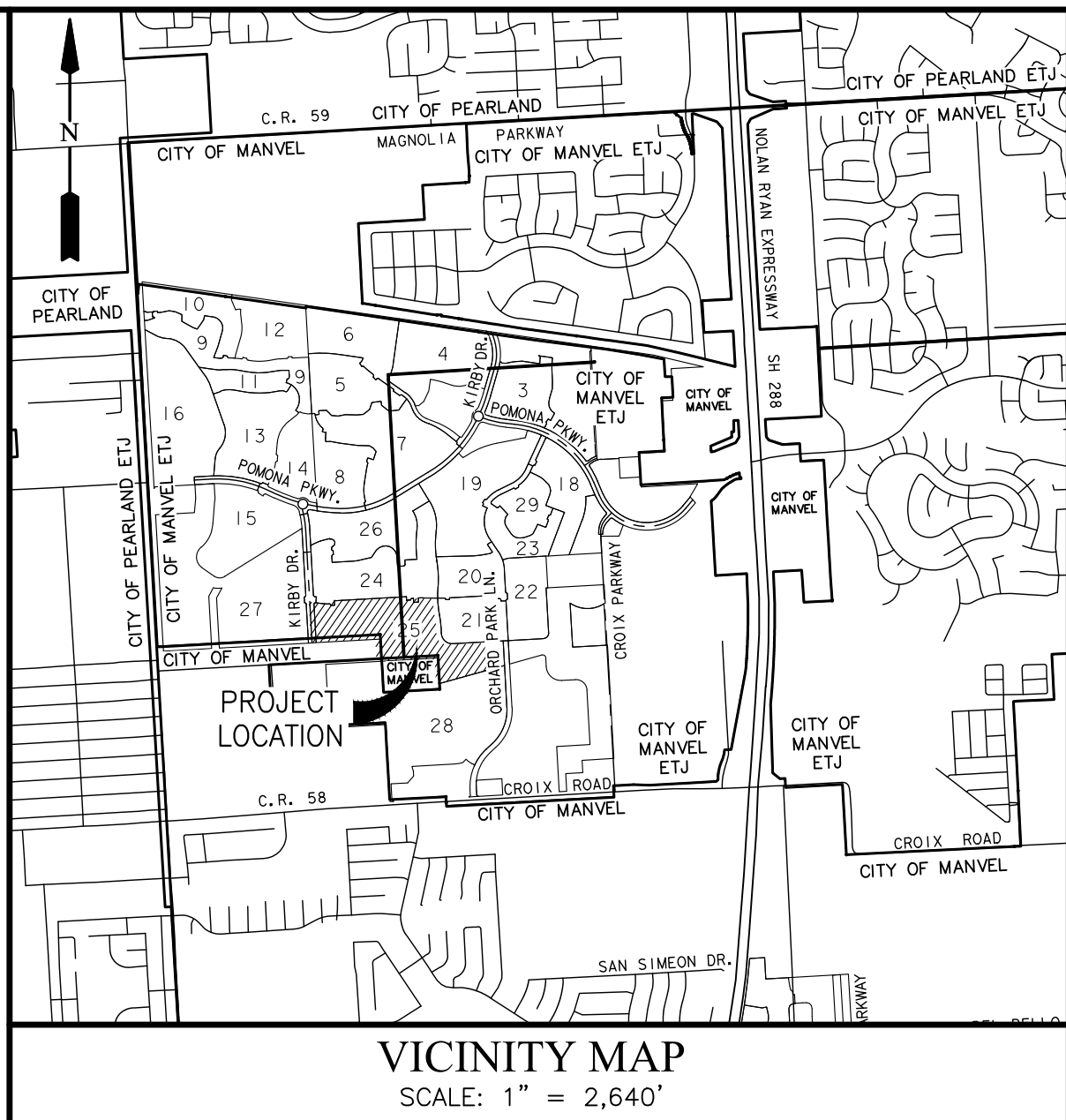
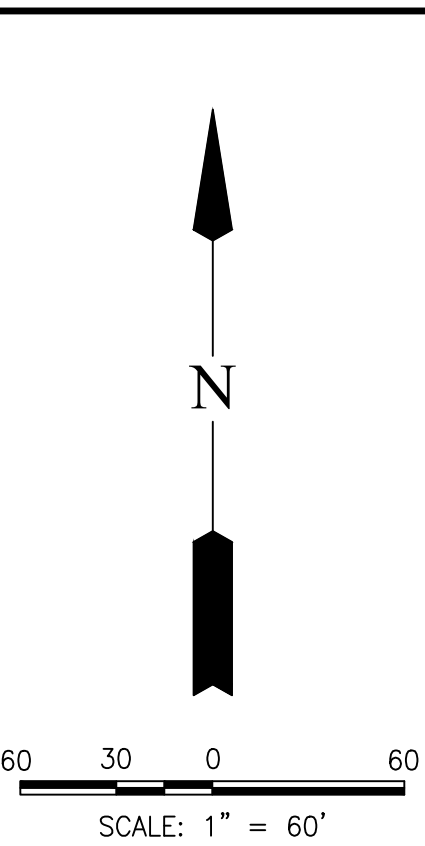
VPDF POMONA LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR
901 MARQUETTE AVENUE SOUTH, SUITE 3300,
MINNEAPOLIS, MINNESOTA 55404
PH: 952-893



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

- NOTES:
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE INCORPORATED LIMITS OF THE CITY OF MANVEL.
 - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0250, DATED MARCH 22, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SURFACE CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SOUTH CURVE 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 "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: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521 AT THE JUNCTION OF DALLAS ROAD. SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.
ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
 - BDD4 BENCHMARK: A BRASS DISK STAMPED "MU-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100-00-00.
ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ.))
 - TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.
ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
 - THIS TRACT LIES IN ZONE "X", ZONE "X" (SHADED) AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0020K. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.
 - ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
 - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
 - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE INCORPORATED LIMITS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
 - THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39 & 40, THE CITY OF MANVEL ETJ, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF 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.
 - APPROVAL OF THE PRELIMINARY PLAT DOES NOT CONSTITUTE ACCEPTANCE OF THE SUBDIVISION, BUT IS MERELY AN AUTHORIZATION TO PROCEED WITH THE PREPARATION OF THE FINAL PLAT. APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE 12 MONTHS AFTER PLANNING COMMISSION APPROVAL, UNLESS THE FINAL PLAT HAS BEEN SUBMITTED TO THE PLANNING COMMISSION FOR FINAL APPROVAL DURING THAT TIME. UPON WRITTEN REQUEST OF THE SUBDIVIDER, AN EXTENSION OF TIME MAY BE GIVEN, AT THE DISCRETION OF THE PLANNING COMMISSION, FOR A SINGLE EXTENSION PERIOD OF SIX MONTHS, PROVIDED THE SUBDIVIDER HAS SHOWN GOOD FAITH IN PROCEEDING TO COMPLETE THE WORK NECESSARY PRIOR TO FILING THE FINAL PLAT.
 - THE MINIMUM SETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE MASTER PLAT INCLUDED AS EXHIBIT A WITHIN THE NINTH AMENDMENT TO DEVELOPMENT AGREEMENT EFFECTIVE APRIL 17, 2023 AND RECORDED IN FILE NO. 2023017853, B.C.O.P.R.
 - FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25-FEET FOR GARAGES, AND MINIMUM SIDE YARDS SETBACKS FOR CORNER LOTS SHALL BE 20- FEET. SIDE YARD SETBACKS FOR CORNER LOTS THAT ARE ONLY ADJACENT TO OTHER SIDE YARDS SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 15 FEET.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
 - THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
 - THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:

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



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

LEGEND

- | | |
|------------|---|
| A.E. | INDICATES AERIAL EASEMENT |
| B.C.C.F. | INDICATES BRAZORIA COUNTY CLERKS FILE |
| B.C.D.R. | INDICATES BRAZORIA COUNTY DEED RECORDS |
| B.C.O.P.R. | INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS |
| B.C.O.R. | INDICATES BRAZORIA COUNTY OFFICIAL RECORDS |
| B.C.P.R. | INDICATES BRAZORIA COUNTY PLAT RECORDS |
| B.L. | INDICATES BUILDING LINE |
| D.E. | INDICATES DRAINAGE EASEMENT |
| E.E. | INDICATES ELECTRICAL EASEMENT |
| F.N. | INDICATES FILE NUMBER |
| FND. | INDICATES FOUND |
| F.V. | INDICATES FLUSH VALVE |
| G.V. | INDICATES GATE VALVE |
| I.R. | INDICATES IRON ROD |
| PD&Z | INDICATES PLANNING DEVELOPMENT AND ZONING |
| PG. | INDICATES PAGE |
| P.O.B. | INDICATES POINT OF BEGINNING |
| RCP. STM. | INDICATES REINFORCED CONCRETE PIPE STORM SEWER |
| RES. | INDICATES RESERVE |
| R.O.W. | INDICATES RIGHT-OF-WAY |
| SAN. | INDICATES SANITARY SEWER |
| SAN. M.H. | INDICATES SANITARY SEWER MANHOLE |
| S.S.E. | INDICATES SANITARY SEWER EASEMENT |
| STM.S.E. | INDICATES STORM SEWER EASEMENT |
| STM. INLET | INDICATES STORM SEWER INLET |
| STM. M.H. | INDICATES STORM SEWER MANHOLE |
| U.E. | INDICATES UTILITY EASEMENT |
| VOL. | INDICATES VOLUME |
| W.L. | INDICATES WATER LINE |
| W.L.E. | INDICATES WATER LINE EASEMENT |

PRELIMINARY PLAT OF
POMONA SECTION 25

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

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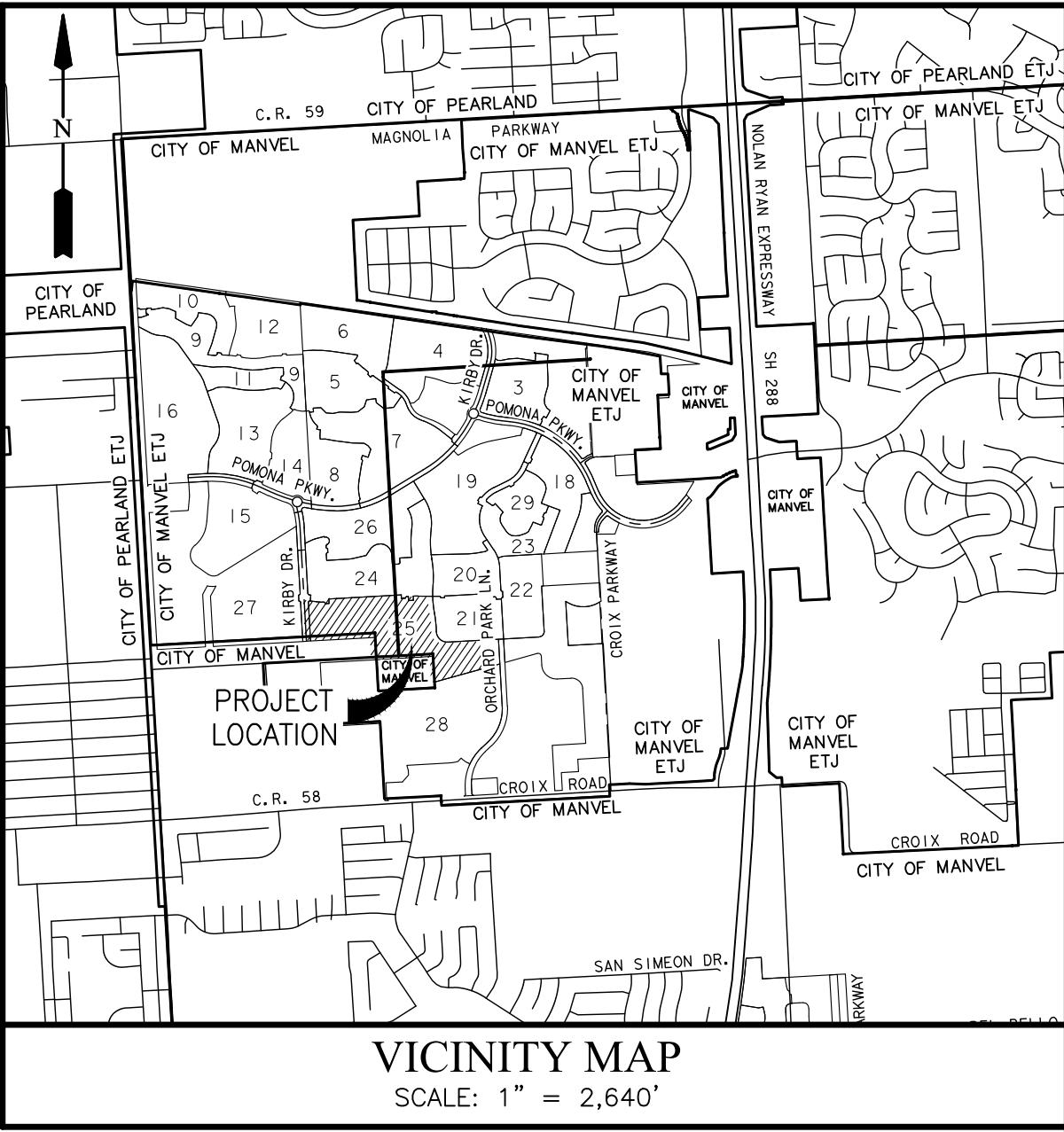
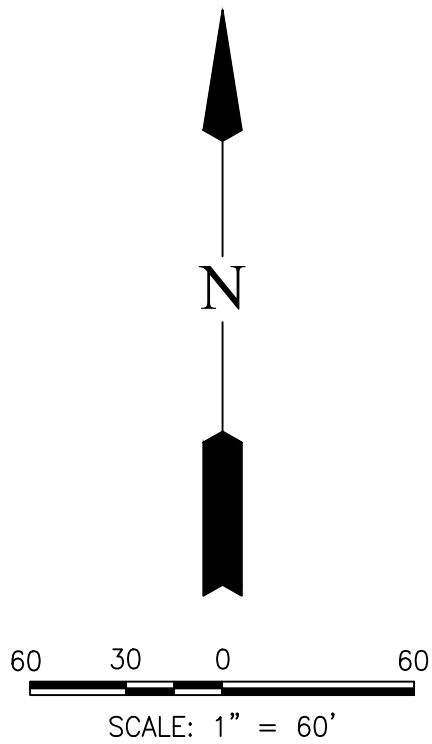
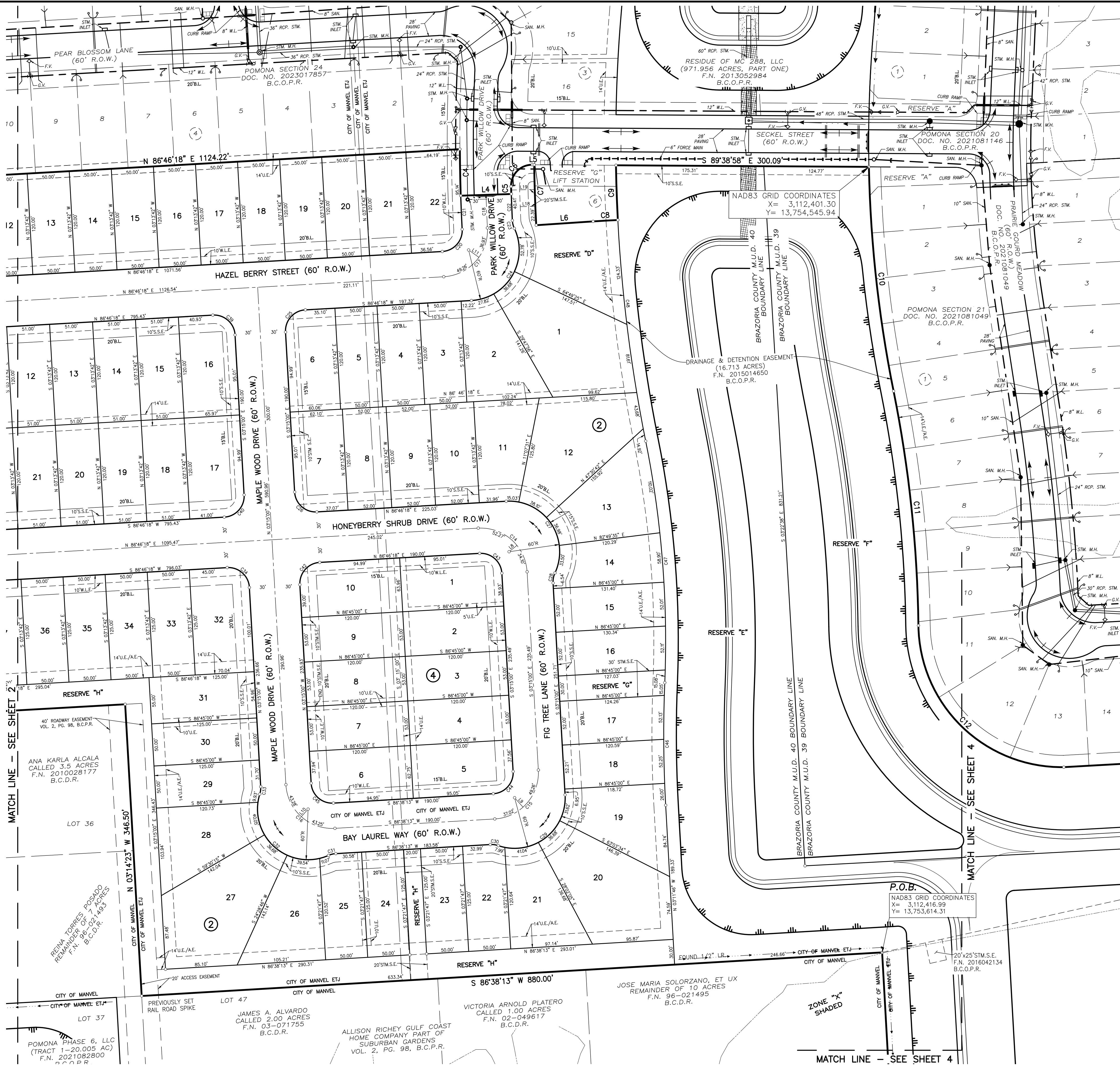
SURVEYOR:

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

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

ENGINEER:

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



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

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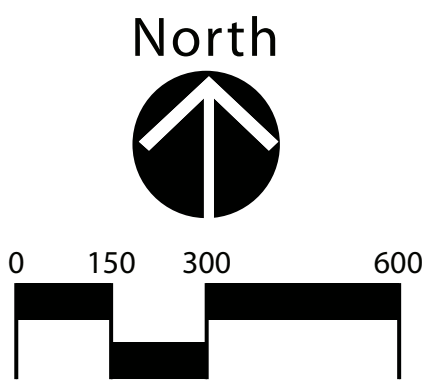


Project Lot Allocation		
LOT SIZES	Total	% of Total
40' X 110'	123	5.4%
42' X 120'	58	2.6%
45' X 120'	58	2.6%
50' X 120'	574	25.4%
55' X 120'	489	21.7%
60' X 120'	383	16.9%
65' X 120'	221	9.8%
70' X 130'	114	5.1%
75' X 130'	108	4.8%
80' X 130'	129	5.7%
	2,257	100.0%

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

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

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





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒ 6/12/23	☐	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 Preliminary Plat of Pomona Section 26, being
a subdivision of 29.564 acres of land located in the H.T. & B.R.R. Co. Survey, Section 78 (A.K.A.) J.S. Talmage Survey, Abstract 563,
Brazoria County, Texas, being a portion of lots 22, 23, 32, 33, and 41-44, section 78
of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens, a Subdivision of Record in Volume 2, page 98,
Plat Records of Brazoria County, Texas (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 

SIGNATURE

DN: CN=Lacey Bell
Date: 2022.07.22

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 26 - Preliminary Plat
Applicant:	Lacey Bell - LJA Engineering
PD&Z Meeting Date:	June 12, 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 acreage within this proposed plat includes part of the Mustang Bayou on its north side, and is located on the east side of future Kirby Drive extension and south of Pomona Parkway.*
- *The proposed plat subdivides a 29.564-acre tract into 51 residential lots, 2 blocks, and 4 reserves for open space, Brazoria County Drainage District 4, and Brazos Valley Irrigation Company.*
- *The proposed section includes single-family residential lots with a minimum of 60 feet-wide lots.*
- *The preliminary plat has been resubmitted due to expiration of the plat was previously approved in 2021.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - *Pomona Section 26 - Preliminary Plat.*



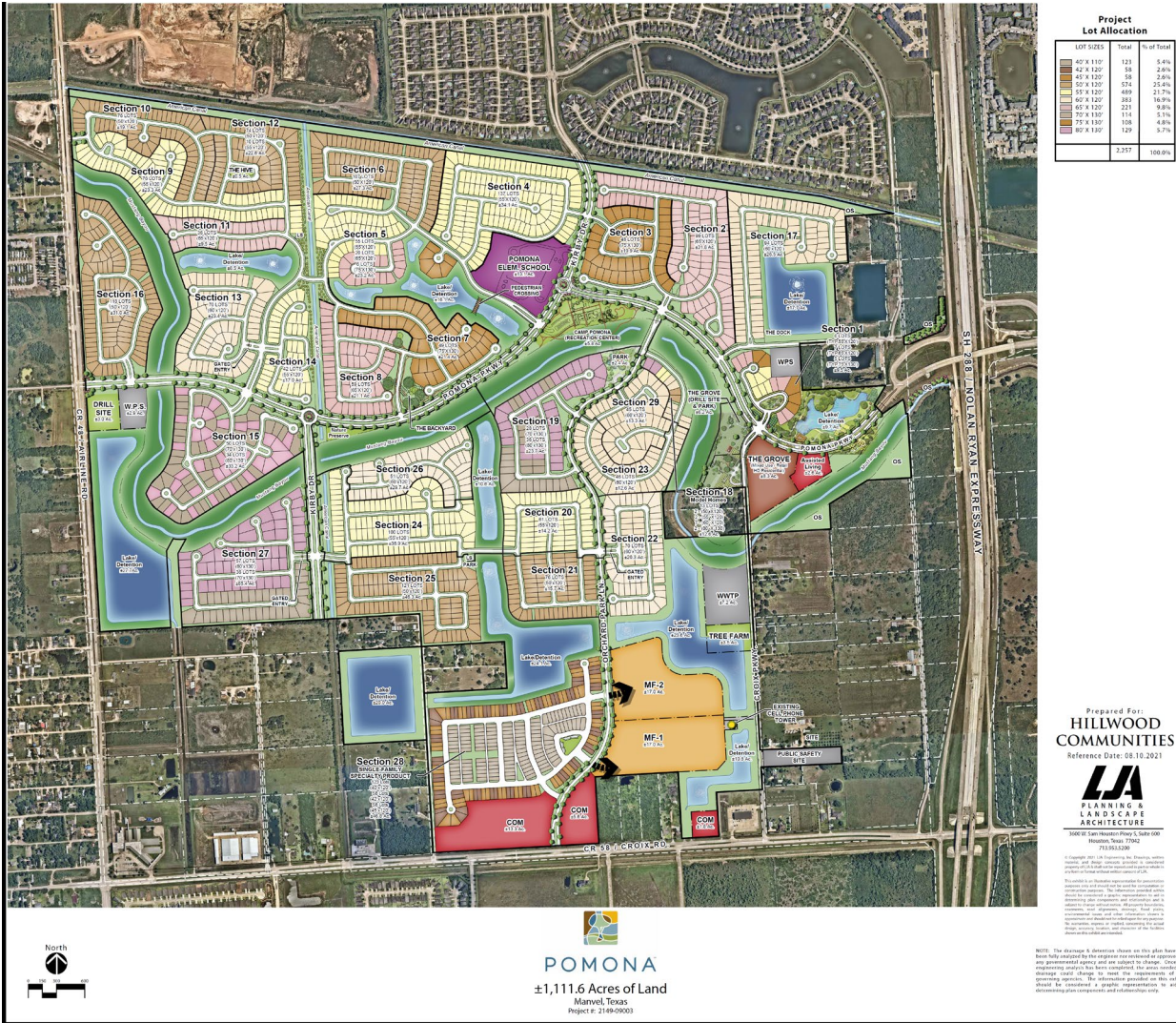
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DEVELOPMENT SERVICES DEPARTMENT

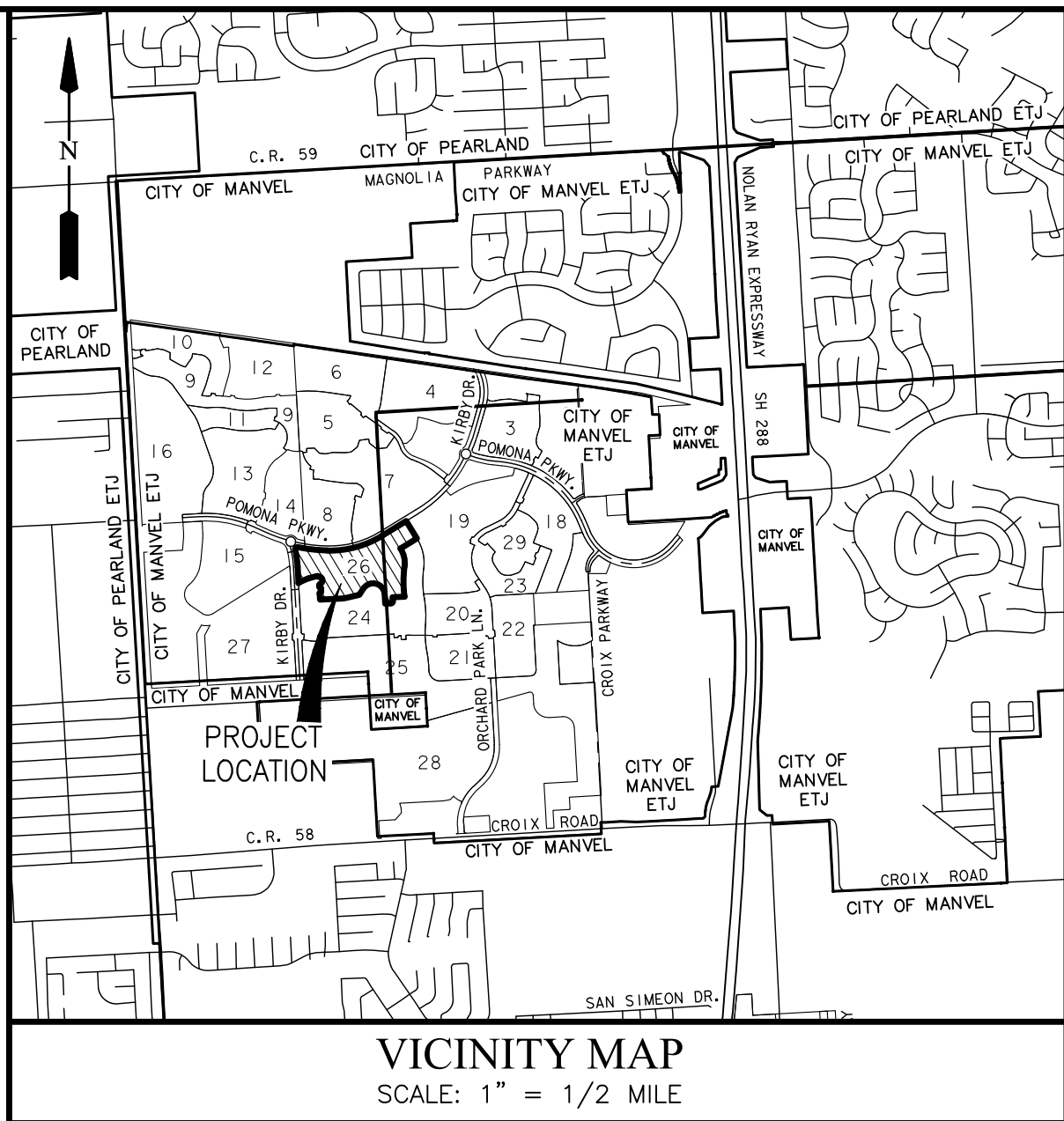
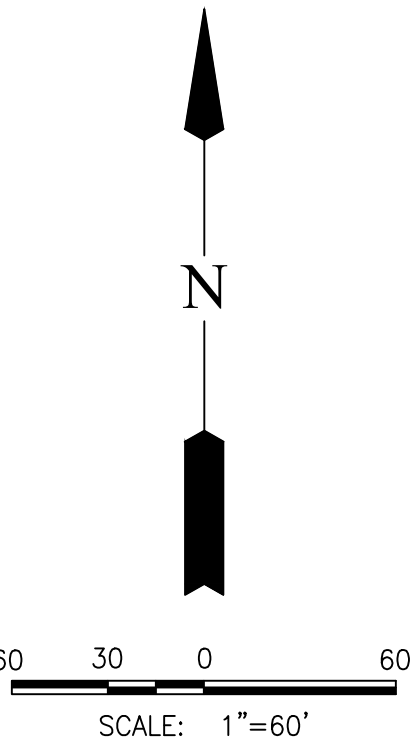
20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

Pomona Master Plan



LEGEND

- A.E. INDICATES AERIAL EASEMENT
B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
B.L. INDICATES BUILDING LINE
D.E. INDICATES DRAINAGE EASEMENT
E.E. INDICATES ELECTRICAL EASEMENT
F.N. INDICATES FILE NUMBER
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I.R. INDICATES IRON ROD
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PG. INDICATES PAGE
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SAN. INDICATES SANITARY SEWER
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STM.S.E. INDICATES STORM SEWER EASEMENT
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INDICATES STREET NAME CHANGE
U.E. INDICATES UTILITY EASEMENT
VOL. INDICATES VOLUME
W.L. INDICATES WATER LINE
W.L.E. INDICATES WATER LINE EASEMENT



KEY MAP NO. 652D



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°13'42" E	68.37'
L2	S 86°46'18" W	95.00'
L3	N 06°43'01" W	60.86'
L4	N 23°52'10" W	56.31'
L5	N 41°52'00" W	56.31'
L6	N 59°51'50" W	56.31'
L7	N 77°51'40" W	56.31'
L8	S 84°08'30" W	56.31'
L9	S 66°08'40" W	56.31'
L10	S 49°50'13" W	58.19'
L11	S 84°04'11" W	55.06'
L12	N 03°15'00" W	94.99'
L13	N 02°24'47" W	60.01'
L14	N 13°14'53" W	12.19'
L15	S 76°45'07" W	24.58'
L16	S 03°13'42" E	56.55'
L17	N 25°32'35" E	18.81'
L18	S 03°13'42" E	56.55'
L19	N 03°13'42" W	56.55'
L20	N 13°14'53" W	5.00'
L21	N 85°51'40" E	5.00'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	35.00'	114°50'48"	70.16'	N 44°16'13" E
C2	2560.00'	10°36'47"	474.20'	S 83°36'46" E
C3	15600.00'	32°32'04"	885.82'	N 74°48'48" E
C4	400.00'	41°40'57"	291.00'	S 13°10'19" E
C5	1800.00'	15°08'53"	475.89'	S 00°05'43" W
C6	25.00'	90°00'00"	39.27'	S 41°46'18" W
C7	25.00'	90°01'19"	39.28'	N 41°45'39" E
C8	25.00'	94°52'43"	41.40'	N 45°47'20" W
C9	270.00'	4°05'36"	19.29'	N 03°41'49" E
C10	25.00'	59°25'23"	25.93'	N 35°27'18" E
C11	60.00'	168°24'53"	176.36'	N 19°02'27" W
C12	875.00'	1°11'17"16"	172.38'	S 65°08'01" W
C13	1560.00'	9°54'11"	269.63'	N 08°12'06" W
C14	300.00'	39°37'51"	207.51'	N 66°57'23" E
C15	330.00'	128°37'51"	746.62'	S 68°02'37" E
C16	300.00'	38°30'23"	201.62'	N 44°47'46" E
C17	25.00'	90°00'00"	39.27'	N 41°46'18" E
C18	25.00'	49°40'47"	21.68'	N 28°04'05" W

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C19	60.00'	279°21'34"	292.54'	N 86°46'18" E
C20	25.00'	49°40'47"	21.68'	S 21°36'42" W
C21	25.00'	103°36'24"	45.21'	S 55°01'54" E
C22	270.00'	26°01'27"	122.64'	N 60°09'11" E
C23	360.00'	60°24'44"	379.58'	N 77°20'50" E
C24	25.00'	76°45'53"	33.49'	N 69°10'15" E
C25	330.00'	33°15'39"	191.57'	N 47°25'08" E
C26	25.00'	49°40'47"	21.68'	N 39°12'34" E
C27	60.00'	279°21'34"	292.54'	S 25°57'02" E
C28	25.00'	49°40'47"	21.68'	S 88°53'22" W
C29	270.00'	31°00'59"	146.16'	S 48°32'28" W
C30	25.00'	88°57'44"	38.82'	S 11°26'54" E
C31	360.00'	52°42'04"	331.13'	S 29°34'44" E
C32	300.00'	129°37'51"	678.75'	N 68°02'37" W
C33	330.00'	39°37'51"	228.26'	S 66°57'23" W
C34	1175.00'	4°34'44"	93.90'	N 69°00'11" E
C35	900.00'	18°15'18"	286.75'	N 67°37'28" E
C36	1200.00'	18°15'18"	382.33'	S 67°37'28" W

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	13.191	574,594	RESTRICTED TO BCD04	BDD4
B	0.231	10,052	RESTRICTED TO OPEN SPACE	HOA
C	0.440	19,150	RESTRICTED TO BRAZOS VALLEY IRRIGATION COMPANY	BRAZOS VALLEY IRRIGATION COMPANY
D	1.329	57,913	RESTRICTED TO OPEN SPACE	HOA
TOTAL	15.191	661,709		

PRELIMINARY PLAT OF
POMONA SECTION 26

A SUBDIVISION OF 29.564 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 22, 23, 32, 33, AND 41-44, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.).

51 LOTS 4 RESERVES (15.191 ACRES) 2 BLOCKS

MAY 30, 2023

JOB NO. 2149-4126P

OWNERS:

MC 288, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
RUSSELL BYNUM, SENIOR VICE PRESIDENT
4545 POMONA PARKWAY, MANVEL, TEXAS 77578
PH: 832-336-6271

OWNERS:

POMONA PHASE 4, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, SENIOR VICE PRESIDENT
4545 POMONA PARKWAY, MANVEL, TEXAS 77578
PH: 832-336-6271

OWNERS:

VPDF POMONA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR
901 MARQUETTE AVENUE SOUTH, SUITE 3300,
MINNEAPOLIS, MINNESOTA 55404
PH: 952-993-1554

SURVEYOR:

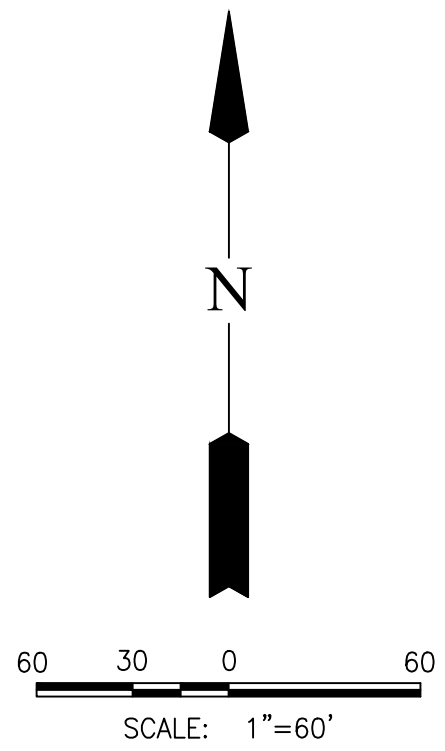
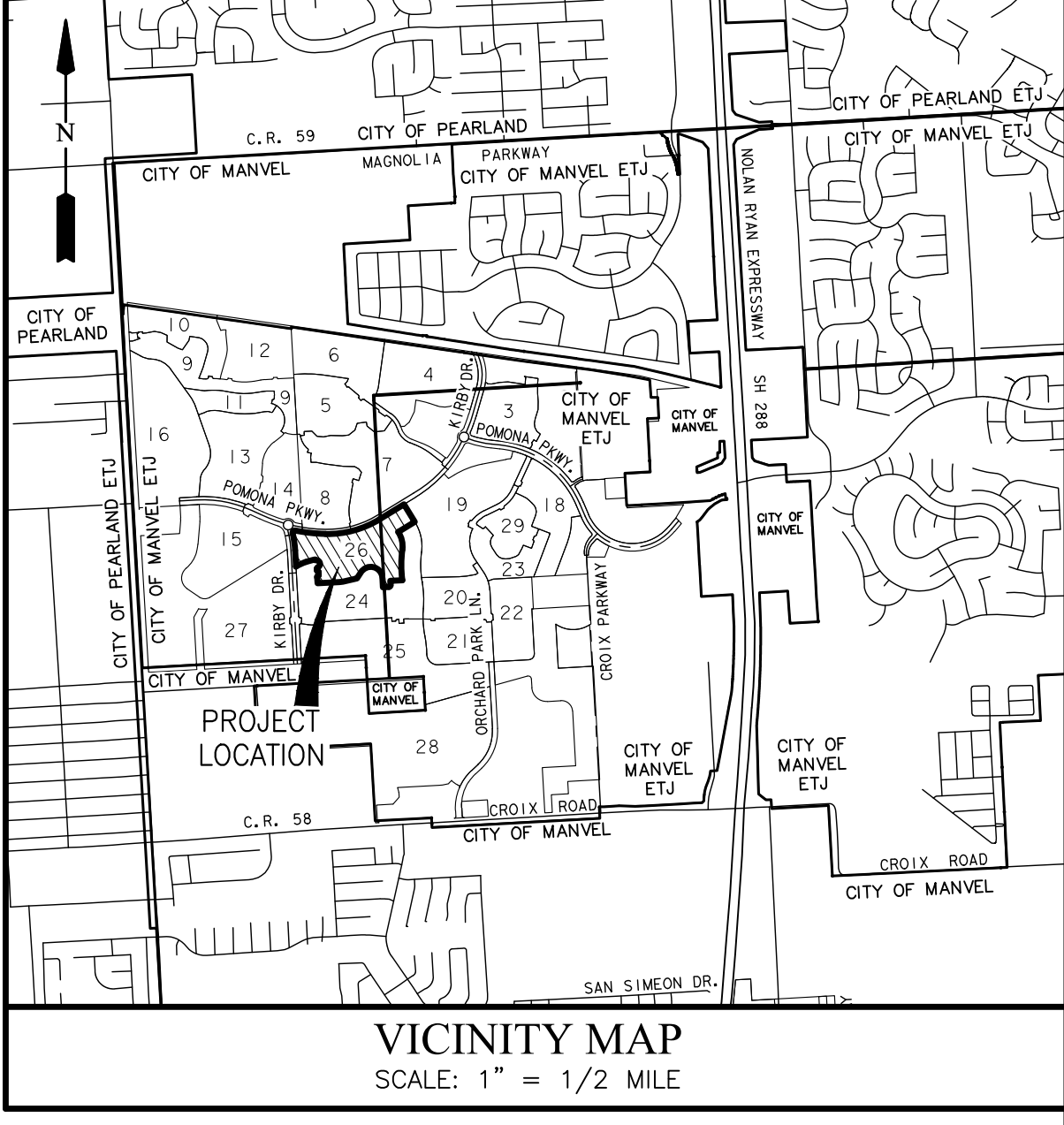
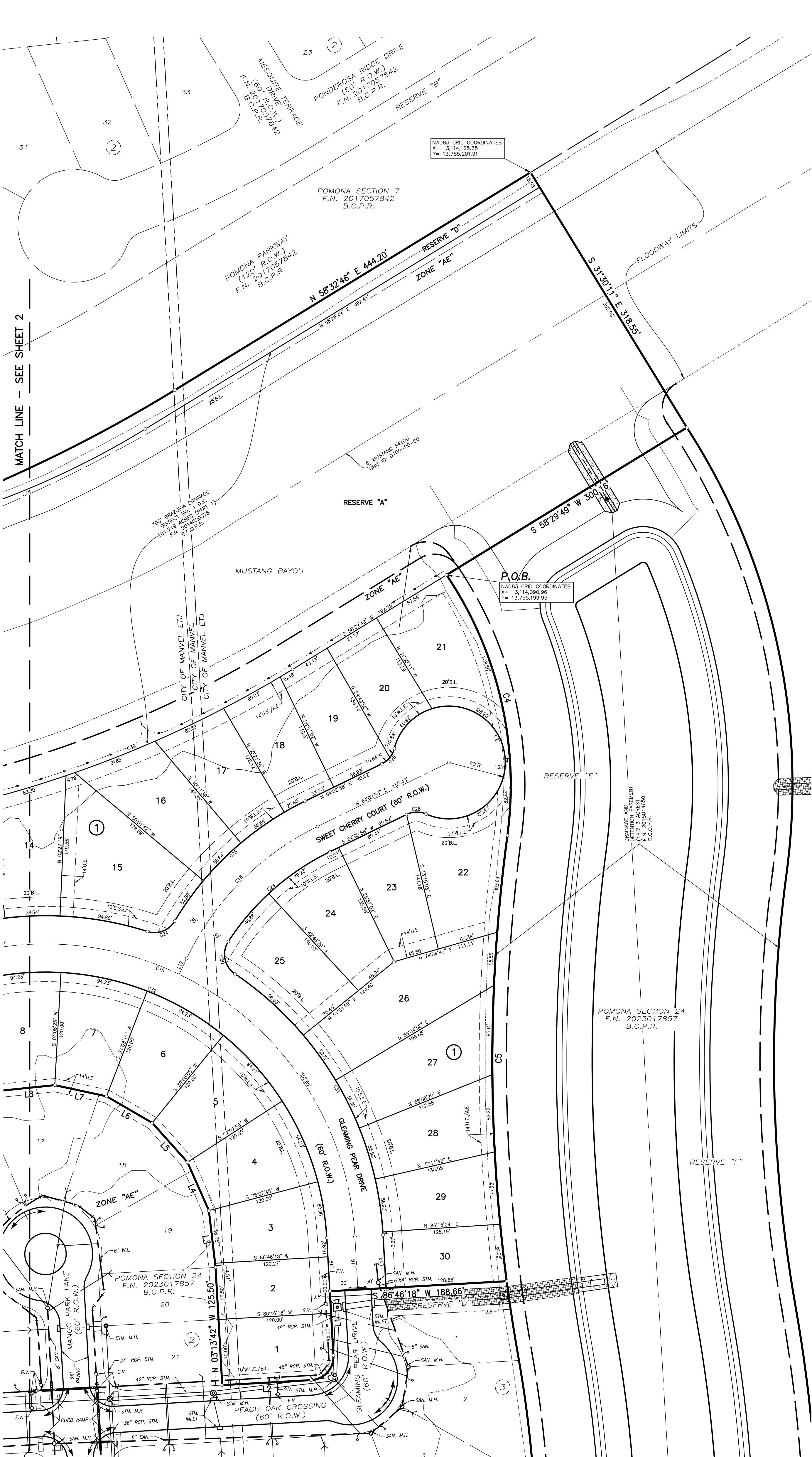
LJA Surveying, Inc.
3600 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042

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



BLOCK 1			BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	12,174	93.49'	1	8,266	69.49'
2	7,534	62.71'	2	7,201	60.00'
3	11,788	79.03'	3	8,310	76.64'
4	10,366	69.49'	4	9,130	87.59'
5	9,000	60.00'	5	9,130	87.59'
6	14,305	113.52'	6	9,130	87.59'
7	12,552	92.18'	7	9,130	87.59'
8	8,016	67.02'	8	9,130	87.59'
9	14,818	119.81'	9	9,130	87.59'
10	14,613	130.92'	10	8,303	75.62'
11	9,984	60.19'	11	7,632	60.00'
12	8,687	60.19'	12	9,625	60.17'
13	8,410	60.19'	13	9,573	60.04'
14	9,585	62.04'	14	8,192	60.04'
15	15,389	81.57'	15	7,895	60.04'
16	11,106	60.22'	16	7,418	60.01'
17	9,078	60.22'	17	7,200	60.00'
18	8,234	60.69'	18	7,200	60.00'
19	8,399	66.13'	19	7,200	60.00'
20	7,453	66.84'	20	7,200	60.00'
21	11,776	95.53'	21	8,268	69.52'
22	12,420	103.80'			
23	9,018	75.90'			
24	9,611	83.26'			
25	10,534	86.25'			
26	14,148	62.03'			
27	12,178	60.19'			
28	9,525	60.19'			
29	8,468	60.19'			
30	7,654	60.00'			

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SURVEYOR:

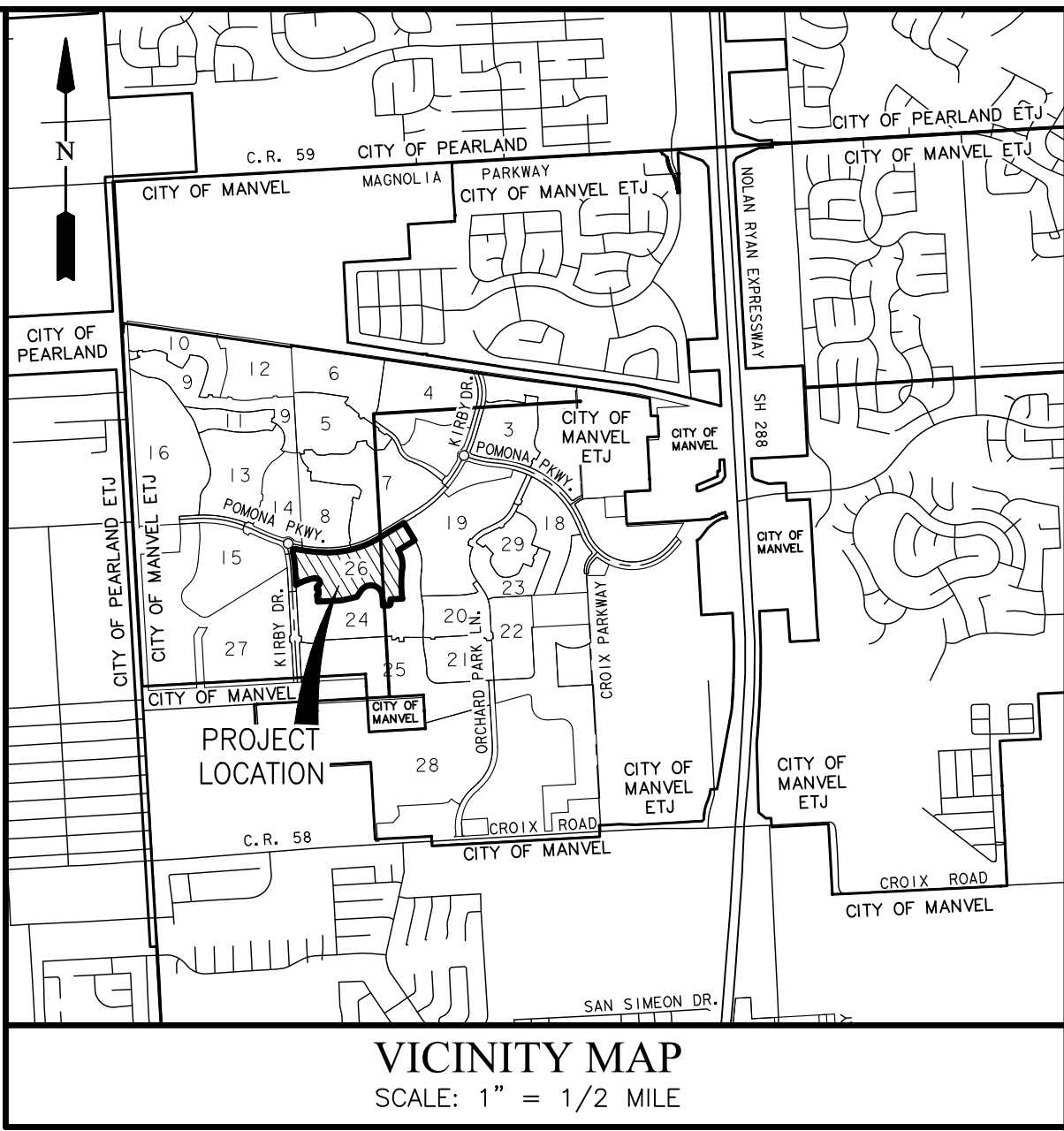
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ENGINEER:

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

POMONA DEVELOPMENT – LOT SUMMARY TABLE

LOT SIZES	40'x110'	42'x125'	45'x125'	50'x110'	50'x120'	55'x120'	60'x120'	60'x125'	65'x120'	65'x125'	70'x130'	75'x130'	80'x130'	TOTAL LOTS
SECTION 1						6 LOTS			7 LOTS			5 LOTS		18 LOTS
SECTION 2									99 LOTS					99 LOTS
SECTION 3												48 LOTS		48 LOTS
SECTION 4						137 LOTS								137 LOTS
SECTION 5						55 LOTS			20 LOTS			6 LOTS		81 LOTS
SECTION 6					107 LOTS									107 LOTS
SECTION 7												49 LOTS		49 LOTS
SECTION 8									59 LOTS					59 LOTS
SECTION 9						76 LOTS								76 LOTS
SECTION 10					76 LOTS									76 LOTS
SECTION 11										36 LOTS				36 LOTS
SECTION 12					74 LOTS	10 LOTS								84 LOTS
SECTION 13							70 LOTS							70 LOTS
SECTION 14						42 LOTS								42 LOTS
SECTION 15											50 LOTS		34 LOTS	84 LOTS
SECTION 16						118 LOTS								118 LOTS
SECTION 17							94 LOTS							94 LOTS
SECTION 18					2 LOTS	2 LOTS	7 LOTS						2 LOTS	13 LOTS
SECTION 19											29 LOTS		35 LOTS	64 LOTS
SECTION 20						61 LOTS								61 LOTS
SECTION 21					76 LOTS									76 LOTS
SECTION 22						17 LOTS	53 LOTS							70 LOTS
SECTION 23							4 LOTS	42 LOTS						46 LOTS
SECTION 24						100 LOTS								100 LOTS
SECTION 25					121 LOTS									121 LOTS
SECTION 26							51 LOTS							51 LOTS
SECTION 27											36 LOTS		57 LOTS	93 LOTS
SECTION 28	124 LOTS	58 LOTS	58 LOTS											240 LOTS
TOTAL LOTS	124 LOTS	58 LOTS	58 LOTS	183 LOTS	391 LOTS	489 LOTS	243 LOTS	95 LOTS	185 LOTS	36 LOTS	115 LOTS	108 LOTS	128 LOTS	2,213 LOTS



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652D

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. 2022-0251, DATED APRIL 6, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986547.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
- BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.

ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
- BDD4 BENCHMARK: A BRASS DISK STAMPED 'MU-1' SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100-00-00.

ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ.))
- TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.

ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
- THIS TRACT LIES IN ZONE "X", ZONE "X" (SHADED) AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0020K. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.

ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE INCORPORATED LIMITS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39, 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.
- APPROVAL OF THE PRELIMINARY PLAT DOES NOT CONSTITUTE ACCEPTANCE OF THE SUBDIVISION, BUT IS MERELY AN AUTHORIZATION TO PROCEED WITH THE PREPARATION OF THE FINAL PLAT. APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE 12 MONTHS AFTER PLANNING COMMISSION APPROVAL, UNLESS THE FINAL PLAT HAS BEEN SUBMITTED TO THE PLANNING COMMISSION FOR FINAL APPROVAL DURING THAT TIME. UPON WRITTEN REQUEST OF THE SUBDIVIDER, AN EXTENSION OF TIME MAY BE GIVEN, AT THE DISCRETION OF THE PLANNING COMMISSION, FOR A SINGLE EXTENSION PERIOD OF SIX MONTHS, PROVIDED THE SUBDIVIDER HAS SHOWN GOOD FAITH IN PROCEEDING TO COMPLETE THE WORK NECESSARY PRIOR TO FILING THE FINAL PLAT.
- THE MINIMUM SETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE MASTER PLAT INCLUDED AS EXHIBIT A WITHIN THE NINTH AMENDMENT TO DEVELOPMENT AGREEMENT EFFECTIVE APRIL 17, 2023 AND RECORDED IN FILE NO. 2023017853, B.C.O.P.R.
- FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25- FEET FOR GARAGES, AND MINIMUM SIDE YARDS SETBACKS FOR CORNER LOTS SHALL BE 20- FEET. SIDE YARD SETBACKS FOR CORNER LOTS THAT ARE ONLY ADJACENT TO OTHER SIDE YARDS SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 15 FEET.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:

DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006

1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013

2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015

3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016

4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016

5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018

6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019

7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021

8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021

9TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE APRIL 17, 2023
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

PRELIMINARY PLAT OF
POMONA SECTION 26

A SUBDIVISION OF 29.564 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 22, 23, 32, 33, AND 41-44, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.).

51 LOTS 4 RESERVES (15.191 ACRES) 2 BLOCKS

MAY 30, 2023 JOB NO. 2149-4126P

OWNERS:

MC 288, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
RUSSELL BYNUM, SENIOR VICE PRESIDENT
4545 POMONA PARKWAY, MANVEL, TEXAS 77578
PH: 832-336-6271

OWNERS:

POMONA PHASE 4, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, SENIOR VICE PRESIDENT
4545 POMONA PARKWAY, MANVEL, TEXAS 77578
PH: 832-336-6271

OWNERS:

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

SURVEYOR:

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

ENGINEER:

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

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%



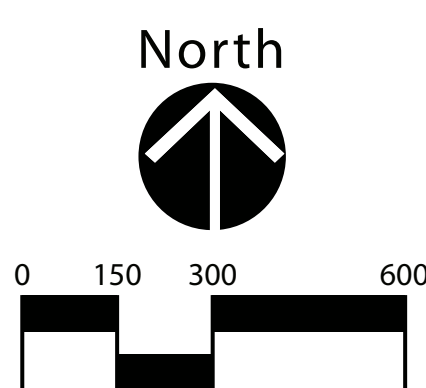
LJA
PLANNING &
LANDSCAPE
ARCHITECTURE

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

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should not 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 are 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.

POMONASM

±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 5/22/2023

Regular Session

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:00 p.m.

Those in attendance were:

Present: Kyle Marasckin
Christy Kennard
Muhammed Alam
Ryan Miller
Mary Ann Atkinson
Kenneth Haynes
Absent: Dorothy Wynne
Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jessica Rodriguez, Director of Development Services
Jose Abraham, City Planner
Brooke Cyphers, Public Information Officer

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- 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.

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

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

Regular Agenda

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.

Jose Abraham, City Planner, stated that staff recommends approval with one condition, being;

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)).

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

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

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.).

Jose Abraham, City Planner, stated that staff recommends approval with one condition, being;

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)).

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

The motion carried with a vote: 6/0

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

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.).

Jose Abraham, City Planner, stated that staff recommends approval with four conditions, being;

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).

Kyle Jung, City Manager, shares that there are no more available connections available and the City is working with Freese and Nichols on a new plant to add capacity. This will be brought to Council in the near future.

PDZ Member Kenneth Haynes made the motion to approve with conditions. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

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.).

Jose Abraham, City Planner, stated that staff recommends approval with one condition, being;
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).

Mary Ann Atkinson shares her concern that there are not enough connections available for the subdivision to be built out.

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

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

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.

Jose Abraham, City Planner -

Subject site is located at intersection of Kirby Drive and Magnolia Parkway. This property was recently rezoned from OSFR to LC. Land use will be general retail.

Staff is recommending denial based on twenty-two comments, being;

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.
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)).

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

The motion FAILED with a vote: 0/6

Yes: None

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

Absent: Dorothy Wynne

Abstained: None

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.

Jessica Rodriguez -

Denied in April 2023. The Development Agreement has expired. Trying to get something together to bring to council, but the biggest hurdle is that there are liens on the property that are holding things up.

Staff is again not able to recommend approval based on the following comment:

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

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

The motion FAILED with a vote: 0/6

Yes: None

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

Absent: Dorothy Wynne

Abstained: None

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.

PDZ Member Mary Ann Atkinson made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

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

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

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

The motion carried with a vote: 6/0

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

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:23 p.m. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

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

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:

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:	Pomona Section 25 - Preliminary Plat
Applicant:	Lacey Bell - LJA Engineering
PD&Z Meeting Date:	June 12, 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.*
- *This proposed section is located along the east side of Kirby Drive extension and south side of Pomona Parkway and recently approved Pomona Section 24.*
- *The proposed plat subdivides a 46.321-acre tract into 121 residential lots, 4 Blocks, and 8 reserves for landscaping, open space, canal, park, lake, detention, and amenity.*
- *The proposed section includes single-family residential lots with a minimum of 50 feet-wide lots.*
- *A preliminary plat for this section was previously approved in 2021 but the approval expired prior to submittal of a final plat. Therefore, this preliminary plat has been submitted again. A final plat for this section is also being considered at the June 12, 2023 meeting.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - *Pomona Section 25 - Preliminary Plat*.



DEVELOPMENT SERVICES DEPARTMENT

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

Pomona Master Plan



STATE OF TEXAS
COUNTY OF BRAZORIA

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

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

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

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

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

THIS 25th DAY OF April, 2023.

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

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

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

BY: Brendan Bosman
BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR

STATE OF MINNESOTA
COUNTY OF WASHINGTON

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

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

J. Laumeyer
JESSICA ANN LAUMEYER
NOTARY PUBLIC IN AND FOR THE STATE OF MINNESOTA

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

THIS 25th DAY OF April, 2023.

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

BY: Russell Bynum
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON

STATE OF TEXAS
COUNTY OF DALLAS

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

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

Ashley G. Ramos
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

THIS 25th DAY OF April, 2023.

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

BY: Russell Bynum
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON

STATE OF TEXAS
COUNTY OF HARRIS

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

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

Ashley G. Ramos
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

THIS 25th DAY OF April, 2023.

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

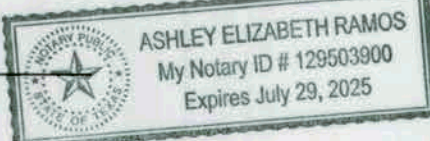
BY: Russell Bynum
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON

STATE OF TEXAS
COUNTY OF HARRIS

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

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

Ashley G. Ramos
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WE, TEXAS CAPITAL BANK, A TEXAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA SECTION 25, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2020018766, 2021061693, 2021061699, AND 2020018797, 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

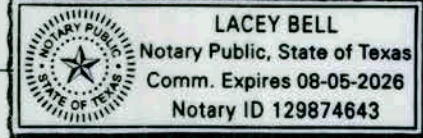
BY: Tom Miller
PRINT NAME: TOM MILLER
TITLE: A VP

STATE OF TEXAS
COUNTY OF HARRIS

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

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

Lacey Bell
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

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

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



BEING 46.321 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 25, 26, 35, 36, 45, 46, 55, 56, AND 57, OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98 OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND A PORTION OF LOTS 6 AND 7, OF SECTION 89 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, SAID 46.321 ACRES ALSO BEING A PORTION OF THAT CERTAIN CALLED 65.773 ACRE TRACT CONVEYED TO VPDF POMONA LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2022017900 OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 971.956 ACRE TRACT CONVEYED TO MC 288, LLC (DESCRIBED AS PART 1), BY INSTRUMENT OF RECORD IN FILE NUMBER 2013052954, B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 219.915 ACRE TRACT CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041936, B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED 107.789 ACRE TRACT CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021082799, B.C.O.P.R., SAID 46.321 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT));

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

THENCE, SOUTH 86° 38' 13" WEST, ALONG THE SOUTH LINE OF SAID LOT 46, SAME BEING THE NORTH LINE OF SAID LOT 47, PASSING AT 246.66 FEET A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 16.713 ACRES AND THE SOUTHEAST CORNER OF THE AFOREMENTIONED 65.773 ACRE TRACT, AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID 65.773 ACRE TRACT AND SAID COMMON LOT LINE, 880.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF 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, B.C.O.P.R., SAME BEING THE COMMON CORNER OF LOTS 36, 37, 46 AND 47, OF SAID SECTION 78, SAME BEING A SOUTHERLY CORNER OF SAID 65.773 ACRE TRACT;

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

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

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

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

THENCE, SOUTH 82° 10' 39" EAST, ALONG A WESTERLY LINE OF SAID 65.773 ACRE TRACT, PASSING AT 103.19 FEET AN ANGLE POINT OF SAID 65.773 ACRE TRACT, AND CONTINUING IN ALL A TOTAL DISTANCE OF, 109.14 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 99.03 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 10° 24' 40", AND A CHORD WHICH BEARS SOUTH 8° 22' 59" EAST, 98.89 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

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

THENCE, NORTH 86° 45' 00" EAST, 60.00 FEET TO A POINT FOR CORNER;

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

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

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

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

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

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

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

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

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

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

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

THENCE, SOUTH 89° 38' 58" EAST, DEPARTING THE WEST LINE OF SAID 16.713 ACRES, ALONG AN EASTERLY LINE OF SAID 65.773 ACRE TRACT, 300.09 FEET TO AN EASTERLY CORNER OF SAID 65.773 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF POMONA SECTION 21, A SUBDIVISION OF RECORD IN FILE NUMBER 2021081049, B.C.P.R., AND THE SOUTHWEST CORNER OF POMONA SECTION 20, A SUBDIVISION OF RECORD IN FILE NUMBER 2021081146, B.C.P.R. AND ON THE EASTERLY LINE OF SAID 16.713 ACRES;

THENCE, ALONG THE EAST LINE OF SAID 16.713 ACRES, SAME BEING THE WEST LINE SAID POMONA SECTION 21, 267.97 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,500.00 FEET, A CENTRAL ANGLE OF 10° 14' 09", AND A CHORD WHICH BEARS SOUTH 06° 16' 47" EAST, 267.62 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

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

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

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

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

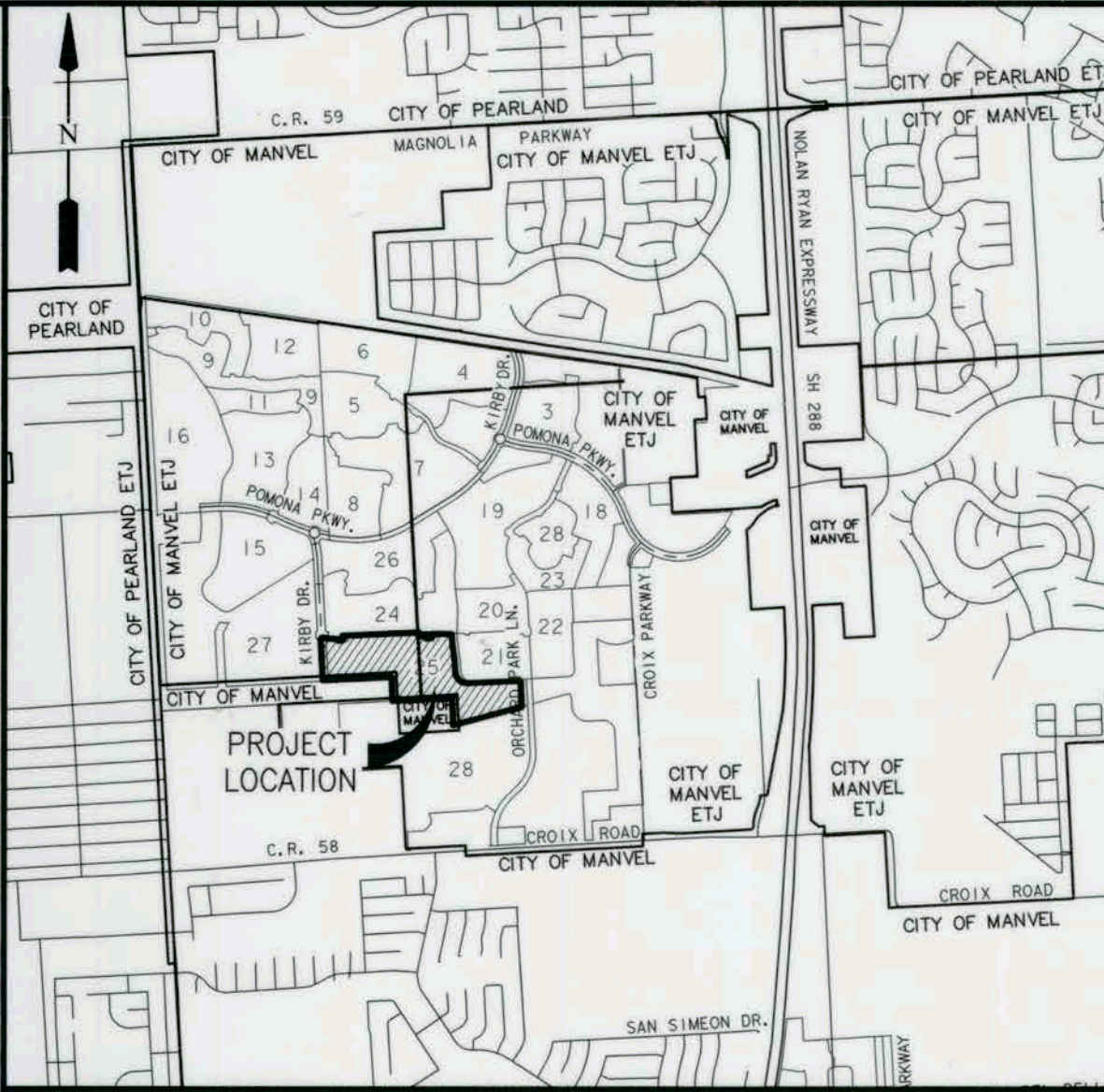
THENCE, SOUTH 03° 10' 41" EAST, DEPARTING THE SOUTHERLY LINE OF SAID POMONA SECTION 21, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ORCHARD PARK LANE, 381.67 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN CALLED 33.421 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO POMONA PHASE 6, LLC, BY INSTRUMENT OF RECORD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

THENCE, SOUTH 74° 15' 13" WEST, ALONG THE NORTH LINE OF SAID 33.421 ACRE TRACT, 1,043.77 FEET TO THE NORTHWEST CORNER OF SAID 33.421 ACRE TRACT, AND ON THE WESTERLY LINE OF THE AFOREMENTIONED 219.915 ACRE TRACT;

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

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

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. 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.



VICINITY MAP

SCALE: 1" = 2,640'

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

APPROVED BY THE BOARD OF COMMISSIONERS ON 5/3/22

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

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

BDD4 REF. ID #22-000075

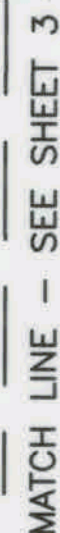
THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF POMONA SECTION 25 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

FINAL PLAT OF POMONA SECTION 25

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



RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.429	18,692	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
B	1.403	61,126	RESTRICTED TO CANAL	MUD/GCWA
C	0.121	5,278	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
D	0.294	12,817	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	HOA
E	12.886	561,314	RESTRICTED TO LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 40
F	5.070	220,870	RESTRICTED TO LAKE/DETENTION/LANDSCAPE/AMENITY	BCMUD 39
G	0.087	3,770	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
H	1.393	60,660	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
TOTAL	21.683	944,529		

NOTES:

1. THIS PLAT WAS SUBMITTED TO BE PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE INCORPORATED LIMITS OF THE CITY OF MANVEL.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0250, DATED **APRIL 26, 2023**. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. 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.
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 OR BRAZORIA COUNTY.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "L&J 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: 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 CANYON, AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JCT. OF STATE ROAD 147 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.)
7. BDD4 BENCHMARK: A BRASS DISK STAMPED "MU-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100-00-00.
ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ))
8. TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.
ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
9. THIS TRACT LIES IN ZONE "X", ZONE "X" (SHADED) AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0020K. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.
10. 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.
11. 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.
12. 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 STREET OR (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.
13. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE INCORPORATED LIMITS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
14. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39 & 40, THE CITY OF MANVEL ETAL, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.
15. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
16. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
17. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
18. 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.
19. THE MINIMUM SETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE MASTER PLAT INCLUDED AS EXHIBIT A WITHIN THE NINTH AMENDMENT TO DEVELOPMENT AGREEMENT EFFECTIVE APRIL 17, 2023 AND RECORDED IN FILE NO. 2023017853, B.C.O.P.R.
20. FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR STREET FRONT LINE. MINIMUM SIDE YARD SETBACKS FOR CORNER LOTS SHALL BE 20 FEET. SIDE YARD SETBACKS FOR CORNER LOTS THAT ARE ONLY ADJACENT TO OTHER SIDE YARDS SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 15 FEET.
21. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
22. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
23. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
24. 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

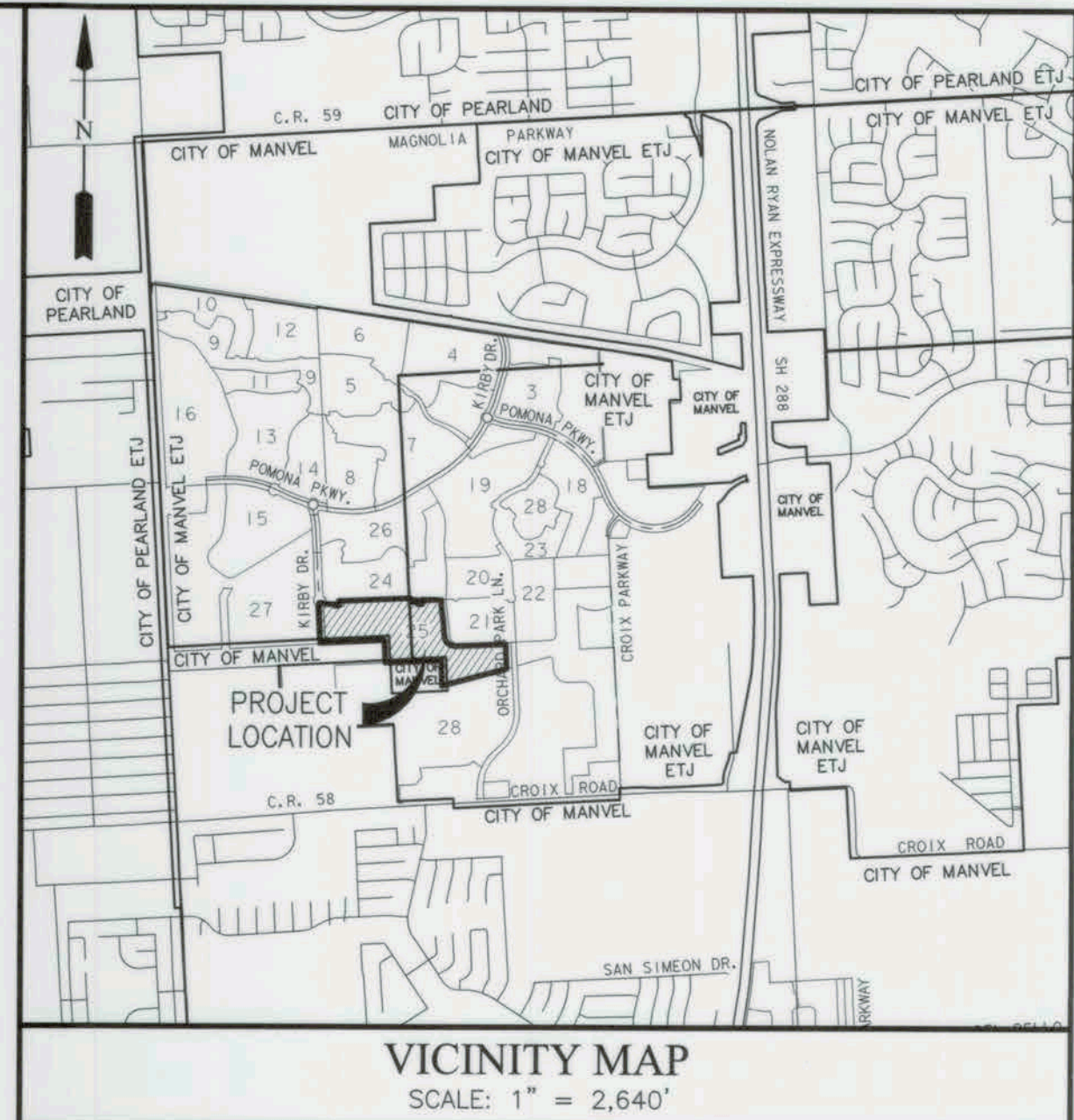
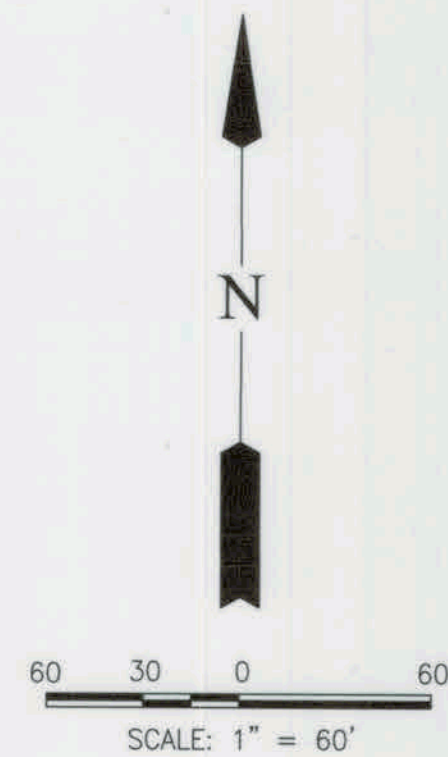
6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 201

7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021

8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021

9TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE APRIL 17, 2023

24. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.



VICINITY MAP
SCALE: 1" = 2,640'

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

LEGEND

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

FINAL PLAT OF POMONA SECTION 25

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

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

OWNERS:

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

OWNERS:

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

SURVEYOR:

LJA Surveying, Inc.

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

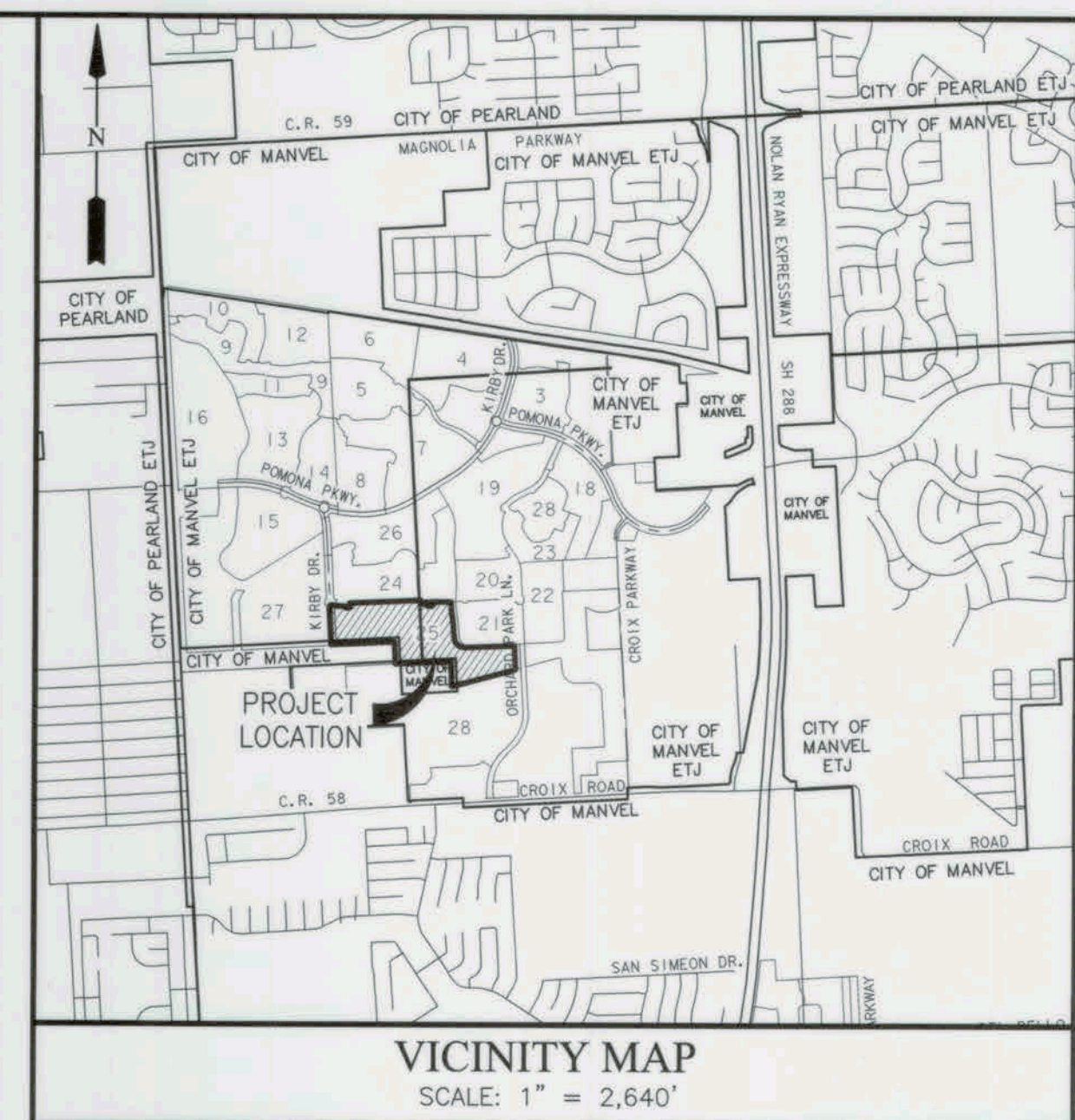
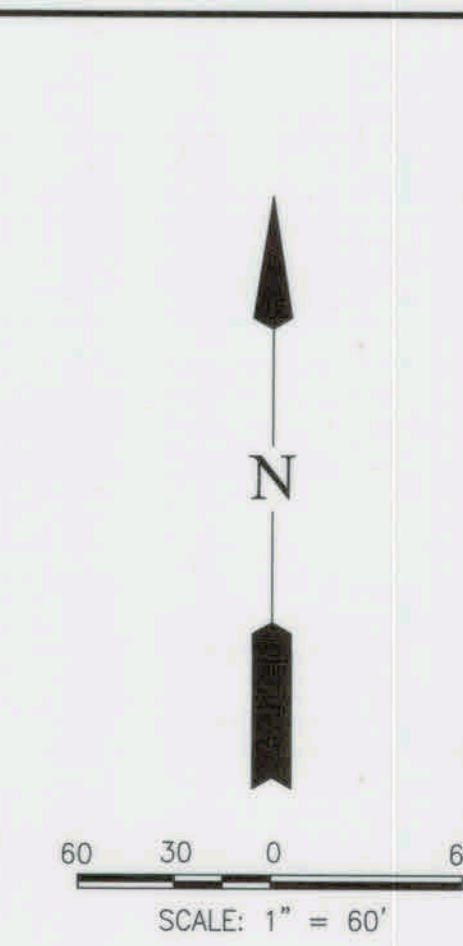
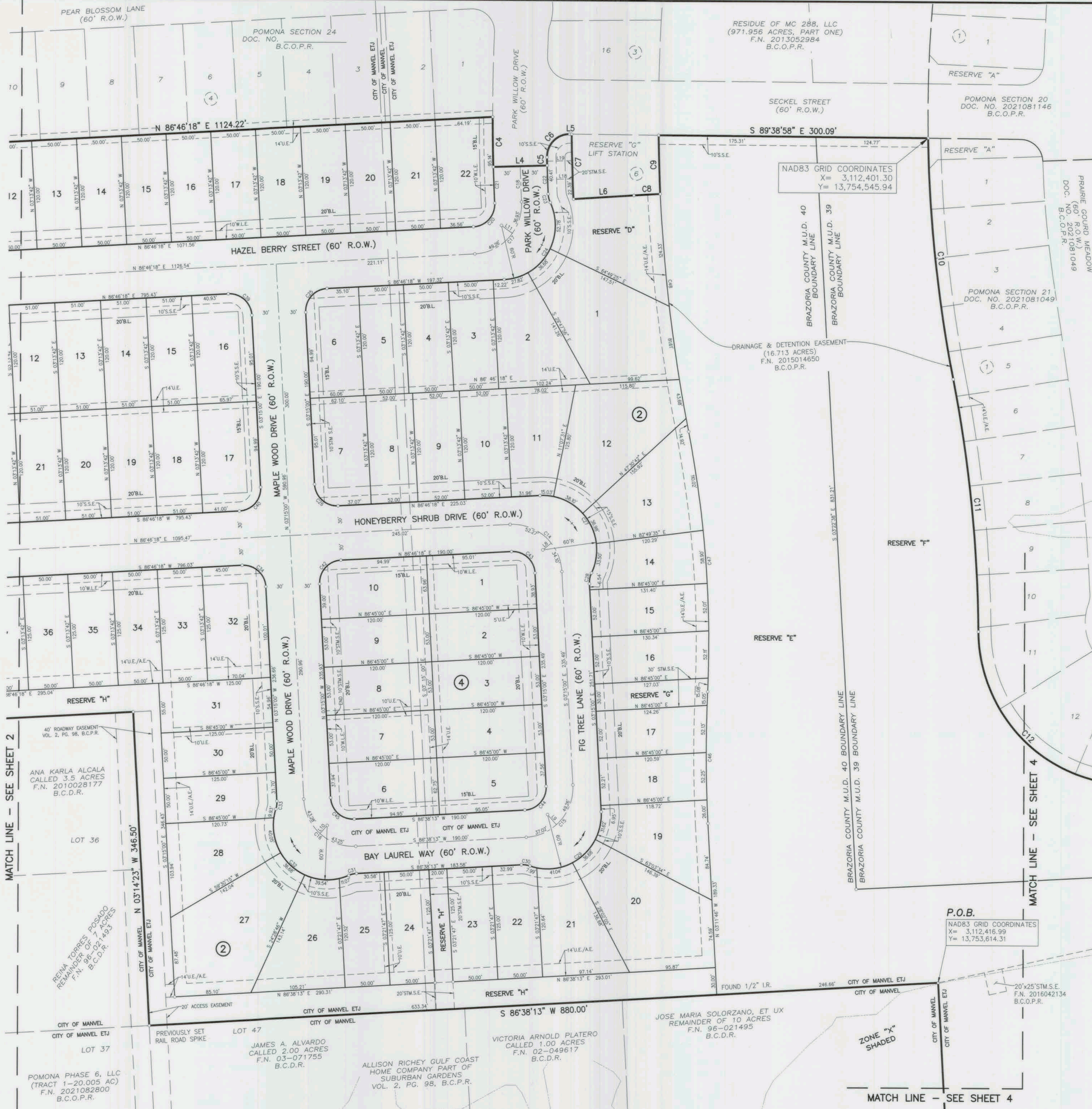
OWNERS:

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

ENGINEER:

LJA Engineering, Inc.

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



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

LEGEND

- A.E. INDICATES AERIAL EASEMENT
- B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS' FILE
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1904 W. Grand Parkway North
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Katy, Texas 77449
Phone 713.953.5200
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FRN-F-1386
SHEET 3 OF 4

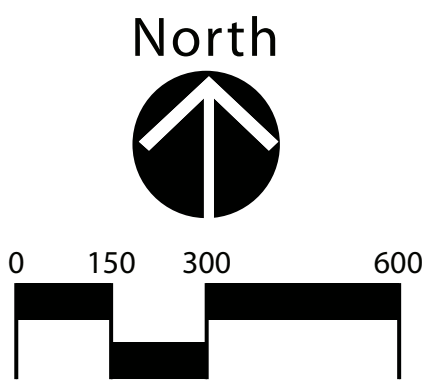


Project Lot Allocation		
LOT SIZES	Total	% of Total
40' X 110'	123	5.4%
42' X 120'	58	2.6%
45' X 120'	58	2.6%
50' X 120'	574	25.4%
55' X 120'	489	21.7%
60' X 120'	383	16.9%
65' X 120'	221	9.8%
70' X 130'	114	5.1%
75' X 130'	108	4.8%
80' X 130'	129	5.7%
	2,257	100.0%

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

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

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





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: June 12, 2023 PDZ

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

Person to Speak: Brad Sweitzer

Daytime Phone: 713-337-7493 Fax Number: N/A

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Preliminary Plat for Meridiana

Section 10A, being a subdivision of 18.19 acres, being a partial replat of Lots 11, 12, 13, 14, & 15, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

5/15/23

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 10A– Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	June 12, 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 a new residential section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The proposed section includes single family residential lots with minimum 70 feet lot width.*
- *The Type 1 private streets with a R.O.W width of 50-feet provide access to lots.*
- *The proposed plat subdivides a 18.19-acre tract into 41 residential lots, 3 blocks, and 4 reserves for landscaping, open space, and utility purposes.*
- *A preliminary plat for Section 10A was approved in January 2022. After that another preliminary plat with a different layout was submitted and denied in February 2023 mainly due to non-conformance with the approved General Development Plan (GDP).*
- *The proposed plat generally conforms to the most recent GDP Amendment (No. 21) approved in November 2021.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Meridiana Section 10A Preliminary Plat* with one (1) condition. The condition includes:

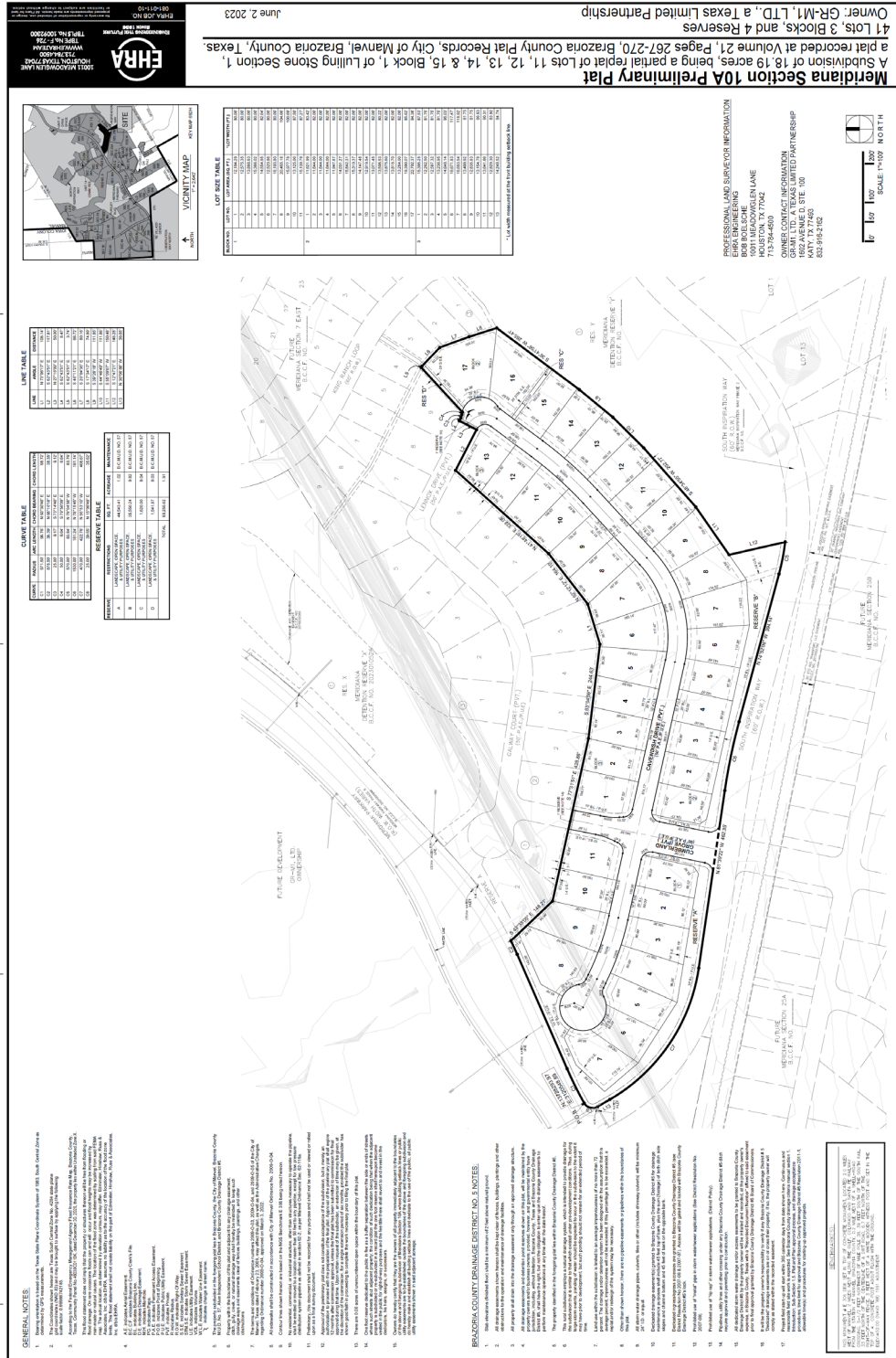
1. Provide drainage district approval of a preliminary drainage plan. The letter of no objection provided does not reference approval of the drainage plans (Ord No. 2004-0-17, Article II, Section 21. A.14).



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

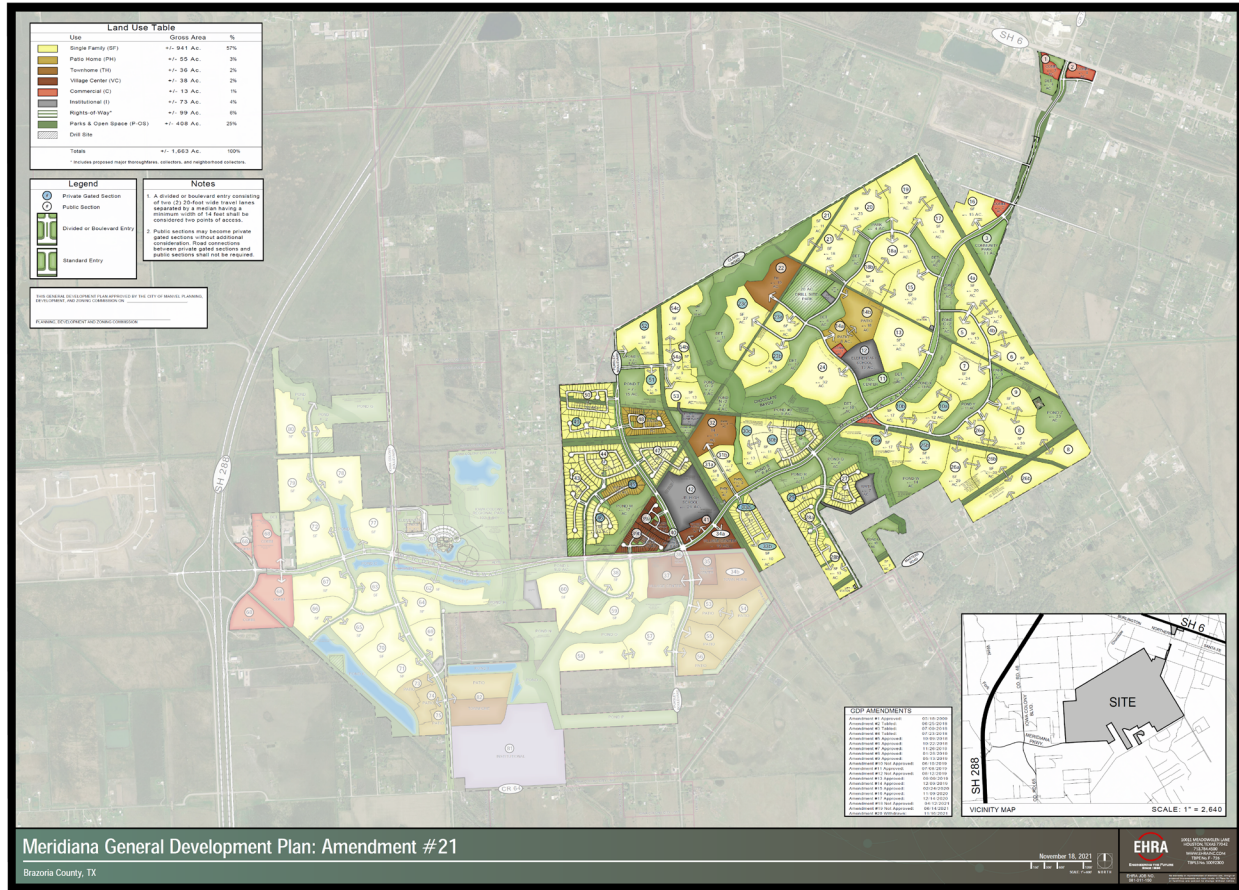




DEVELOPMENT SERVICES DEPARTMENT

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

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



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99998742165.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48050C110K, dated December 30, 2020, the property lies within Unshaded Zone X.

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

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance number 2009-O-04, approved on March 3, 2022.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.
- 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 re-vest in the dedicators, his heirs, assigns, or successors.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 10A where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

BENCHMARK(S):

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

CURVE TABLE

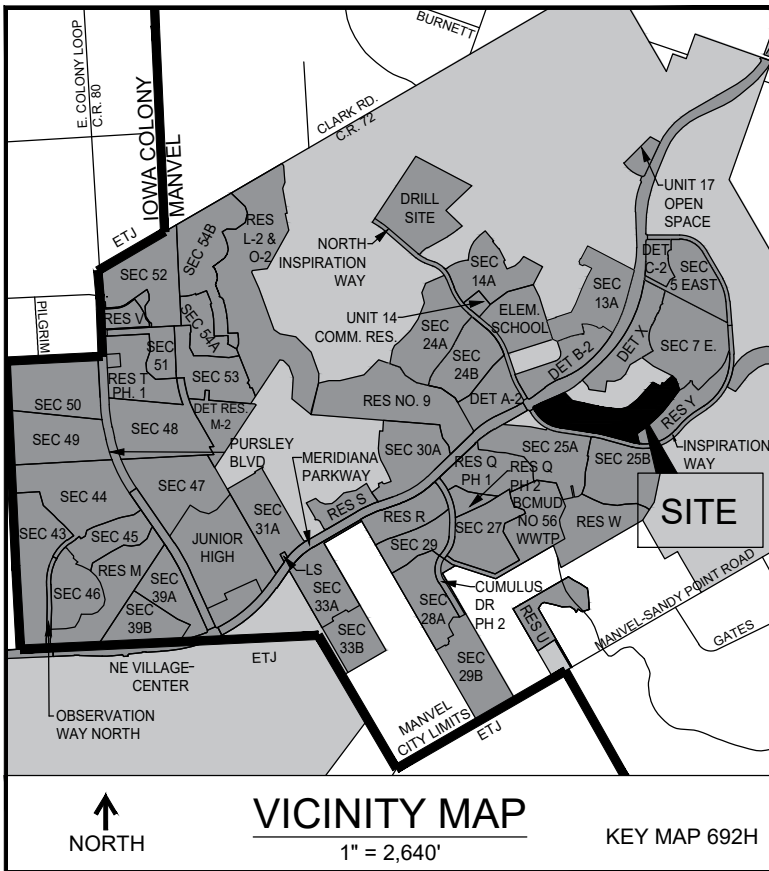
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	971.50'	98.76'	N 63°30'40" E	98.72'
C2	878.50'	38.39'	N 65°10'18" E	38.38'
C3	25.00'	9.17'	S 73°14'40" E	9.12'
C4	50.00'	6.64'	S 79°58'09" E	6.64'
C5	570.00'	83.84'	N 79°04'58" W	83.76'
C6	1530.00'	181.24'	N 78°15'45" W	181.14'
C7	470.00'	422.78'	N 55°53'10" W	408.67'
C8	25.00'	39.65'	N 15°09'49" E	35.62'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	44,543.41	1.02	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	35,550.24	0.82	B.C.M.U.D. NO. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,620.00	0.04	B.C.M.U.D. NO. 57
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,541.97	0.03	B.C.M.U.D. NO. 57
	TOTAL	83,255.62	1.91	

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 73°08'17" E	108.14'
L2	S 62°43'51" E	117.81'
L3	N 27°16'09" E	50.00'
L4	S 62°43'51" E	8.47'
L5	S 62°43'51" E	3.74'
L6	S 46°11'21" E	66.72'
L7	S 20°04'38" E	80.16'
L8	S 17°34'17" E	74.89'
L9	S 39°26'18" W	111.85'
L10	S 44°46'40" W	111.86'
L11	S 55°09'07" W	150.48'
L12	S 12°47'21" E	148.28'
L13	N 30°06'58" W	36.65'



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	12,104.29	80.00'
	2	12,575.35	80.00'
	3	13,888.63	80.00'
	4	15,366.02	80.00'
	5	14,554.95	82.64'
	6	12,520.86	80.00'
	7	16,103.80	80.00'
	8	20,455.18	104.66'
2	9	15,977.78	100.69'
	10	13,125.00	87.50'
	11	15,139.79	87.27'
	1	11,621.99	83.42'
	2	11,644.00	82.00'
	3	11,644.00	82.00'
	4	11,644.00	82.00'
	5	11,947.87	82.00'
	6	14,031.27	82.00'
	7	15,842.31	82.00'
	8	15,319.37	82.00'
	9	14,147.48	82.00'
	10	12,919.54	82.00'
	11	13,071.45	82.00'
	12	13,508.53	80.22'
	13	13,875.60	82.00'
	14	13,818.70	82.00'
3	15	13,284.00	82.00'
	16	19,390.07	85.62'
	17	22,702.37	94.38'
	1	15,395.25	87.53'
	2	12,262.50	81.75'
	3	12,587.32	81.75'
	4	13,236.95	81.75'
	5	14,648.14	95.03'
	6	16,671.83	117.47'
	7	16,653.54	118.92'
	8	13,409.92	81.75'
	9	12,835.83	81.75'
	10	13,154.78	86.63'
	11	13,641.66	90.31'
	12	12,529.30	83.92'
	13	14,248.52	94.74'

* Lot width measured at the front building setback line.

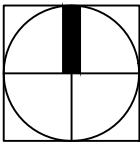
PROFESSIONAL LAND SURVEYOR INFORMATION

EHRA ENGINEERING
BOB BOELSCH
10011 MEADOWGLEN LANE
HOUSTON, TX 77042
713-784-4500

OWNER CONTACT INFORMATION

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

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



Meridiana Section 10A Preliminary Plat

A Subdivision of 18.19 acres, being a partial replat of Lots 11, 12, 13, 14, & 15, Block 1, of Luling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

41 Lots, 3 Blocks, and 4 Reserves

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

June 2, 2023



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRA.COM
TBP# No. F-726
TBP# No. 10092500
No warranty or representation of intended use, design or construction of facilities are subject to change without notice.
EHRA JOB NO. 081-0111-10

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
Totals	+/- 1,663 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.

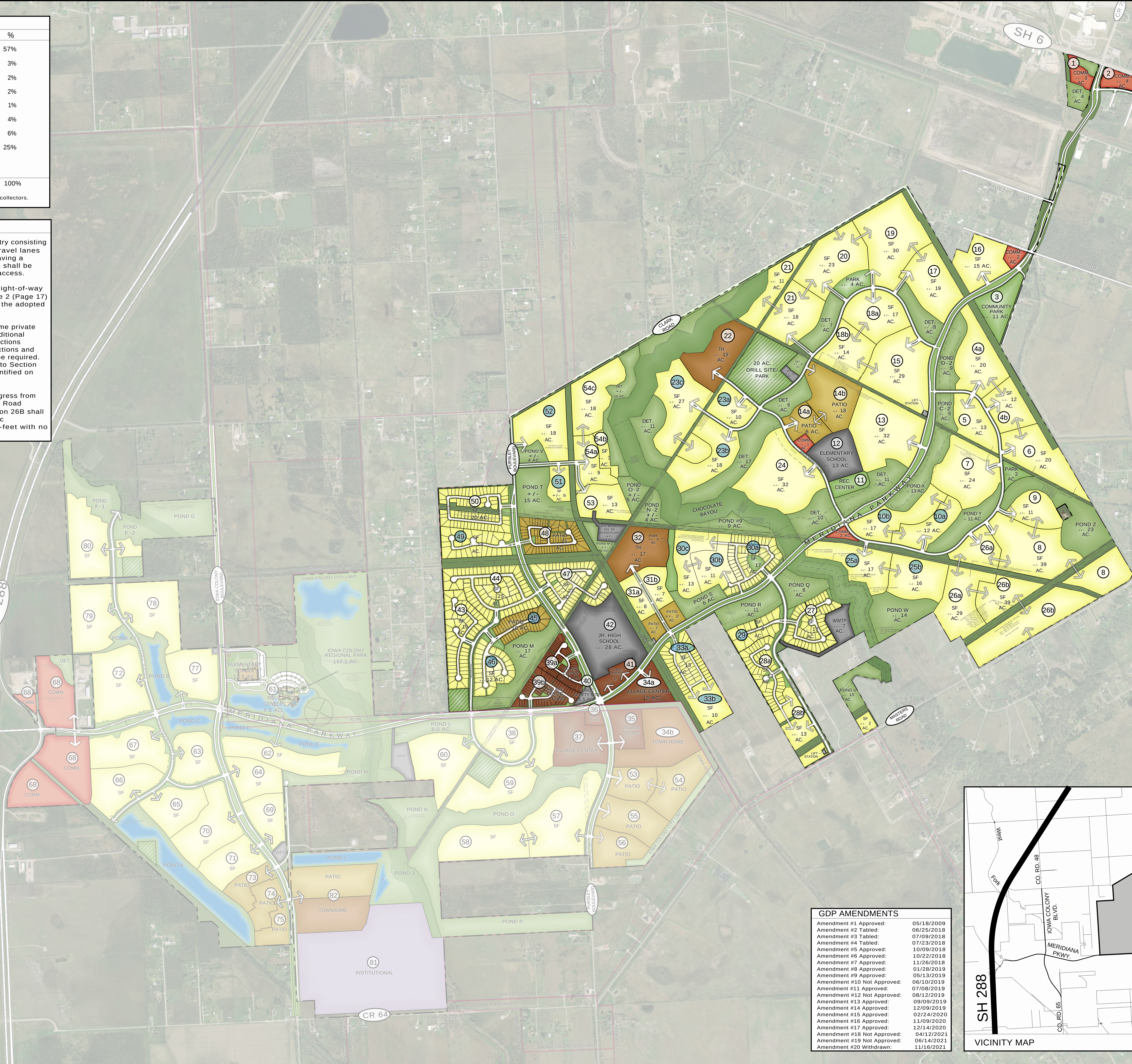
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.

4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBLPL No. 10092300

EHRA JOB NO.
081-011-150

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: June 12, 2023 PDZ

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

Person to Speak: Brad Sweitzer

Daytime Phone: 713-337-7493 Fax Number: N/A

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Preliminary Plat for Meridiana

Section 10B, being a subdivision of 10.05 acres, being a partial replat of Lots 11, 12, 13, 14, & 15, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

5/15/23

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 10B– Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	June 12, 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

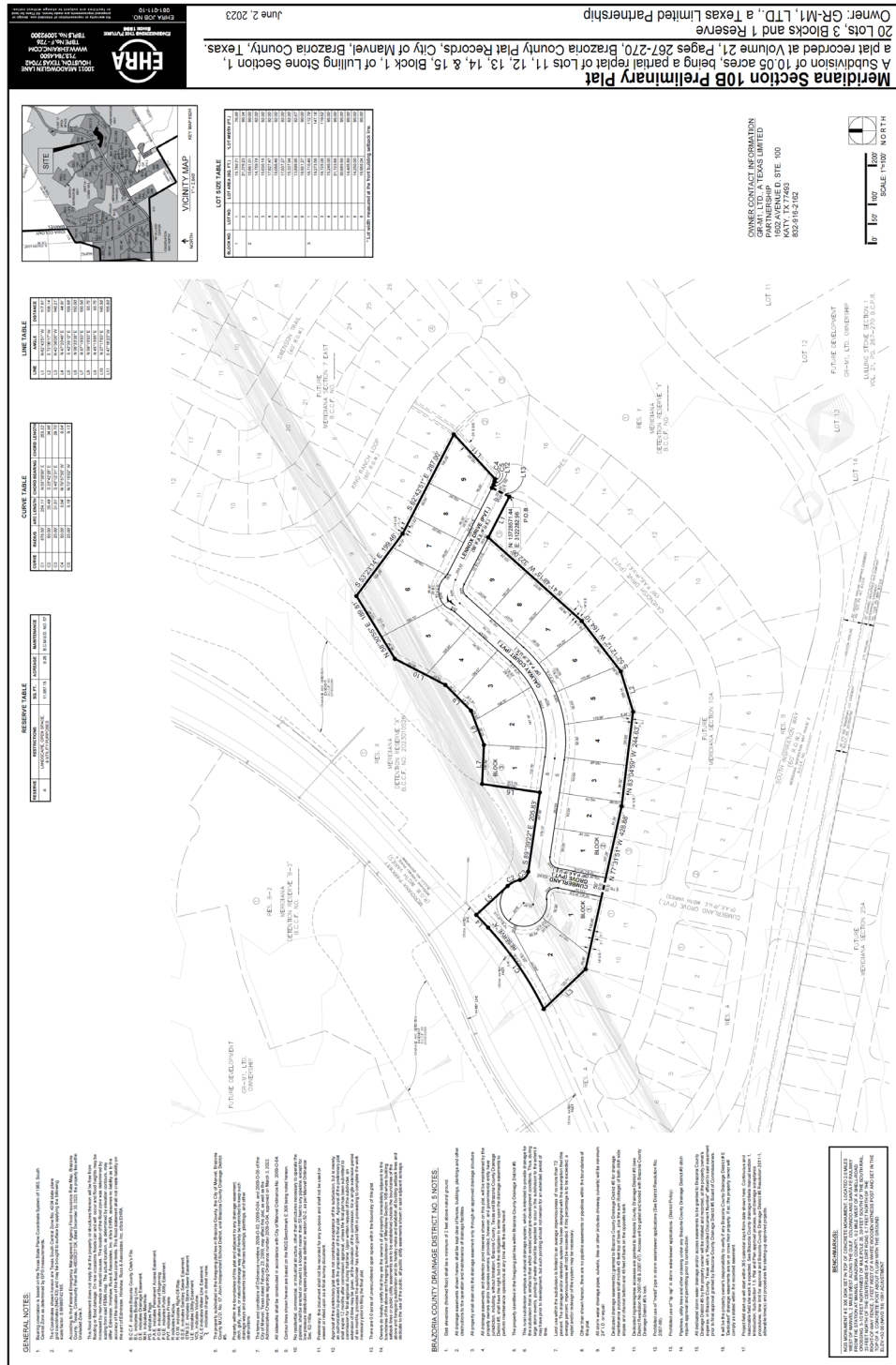
- *This proposed plat is a new residential section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The proposed section includes single family residential lots with minimum 70 feet lot width.*
- *The Type 1 private streets with a R.O.W width of 50-feet provide access to lots.*
- *The proposed plat subdivides a 10.05-acre tract into 20 residential lots, 3 Blocks, and 1 reserve for landscaping, open space, and utility purposes.*
- *A preliminary plat for Section 10B was submitted in January 2023 and denied due to non-conformance to the approved General Development Plan (GDP).*
- *The proposed preliminary plat generally conforms to the most recent GDP Amendment (No. 21) approved in November 2021.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Meridiana Section 10B Preliminary Plat* with one (1) condition. The condition includes:

1. Provide drainage district approval of a preliminary drainage plan. The letter of no objection provided does not reference approval of the drainage plans. (Ord No. 2004-0-17, Article II, Section 21. A.14).

Plat Exhibit



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: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C010K, dated December 30, 2020, the property lies within Unshaded Zone X.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. B.C.C.F. Indicates Brazoria County Clerk's File.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.
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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 Marvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
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. The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Marvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance number 2009-O-04, approved on March 3, 2022.
8. All sidewalks shall be constructed in accordance with City of Marvel Ordinance No. 2009-O-04.
9. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
10. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Marvel Ordinance Sec. 62-116a.
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13. There are 0.0 acres of unencumbered open space within the boundary of this plat.
14. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 10B where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

1. Slab elevations (finished floor) shall be a minimum of 2 feet above natural ground.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
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12. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
13. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
17. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

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 SHELLROAD 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

RESERVE TABLE

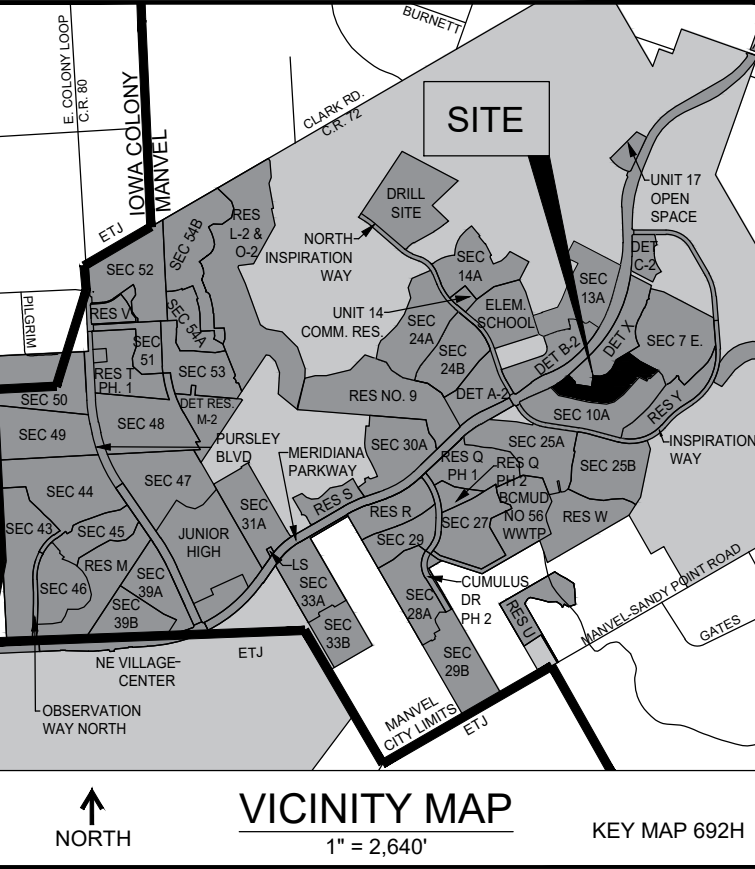
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	11,987.15	0.28	B.C.M.U.D. NO. 57

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	878.50'	254.11'	N 55°38'00" E	253.22'
C2	60.00'	35.49'	S 25°42'25" E	34.98'
C3	25.00'	31.81'	S 45°12'31" E	29.70'
C4	50.00'	6.64'	N 79°57'58" W	6.64'
C5	25.00'	9.18'	N 73°18'02" W	9.13'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 62°43'51" W	117.81'
L2	S 73°06'17" W	108.14'
L3	N 43°38'05" W	148.21'
L4	N 47°20'08" E	44.91'
L5	S 42°39'12" E	109.88'
L6	N 08°20'38" E	150.00'
L7	N 87°18'03" E	100.50'
L8	N 69°16'03" E	93.75'
L9	N 45°13'05" E	93.75'
L10	N 27°17'03" E	145.56'
L11	S 47°18'23" W	155.80'



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	15,780.71	76.95
	2	21,376.23	90.34
2	1	15,661.01	90.00
	2	14,759.74	92.00
	3	15,030.18	92.00
	4	17,827.47	92.00
	5	19,056.48	92.00
	6	17,037.27	92.00
	7	15,337.94	92.00
	8	13,899.95	92.67
	9	16,921.27	90.00
3	1	16,710.46	112.79
	2	19,273.58	147.18
	3	16,725.08	119.82
	4	15,246.00	95.00
	5	21,723.88	95.00
	6	30,685.69	95.00
	7	14,405.89	95.00
	8	14,250.00	95.00
	9	16,965.04	95.00

* Lot width measured at the front building setback line.



Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 941 Ac.	57%
Patio Home (PH)	+/- 55 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 73 Ac.	4%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 408 Ac.	25%
Drill Site		
Totals	+/- 1,663 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**
1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.

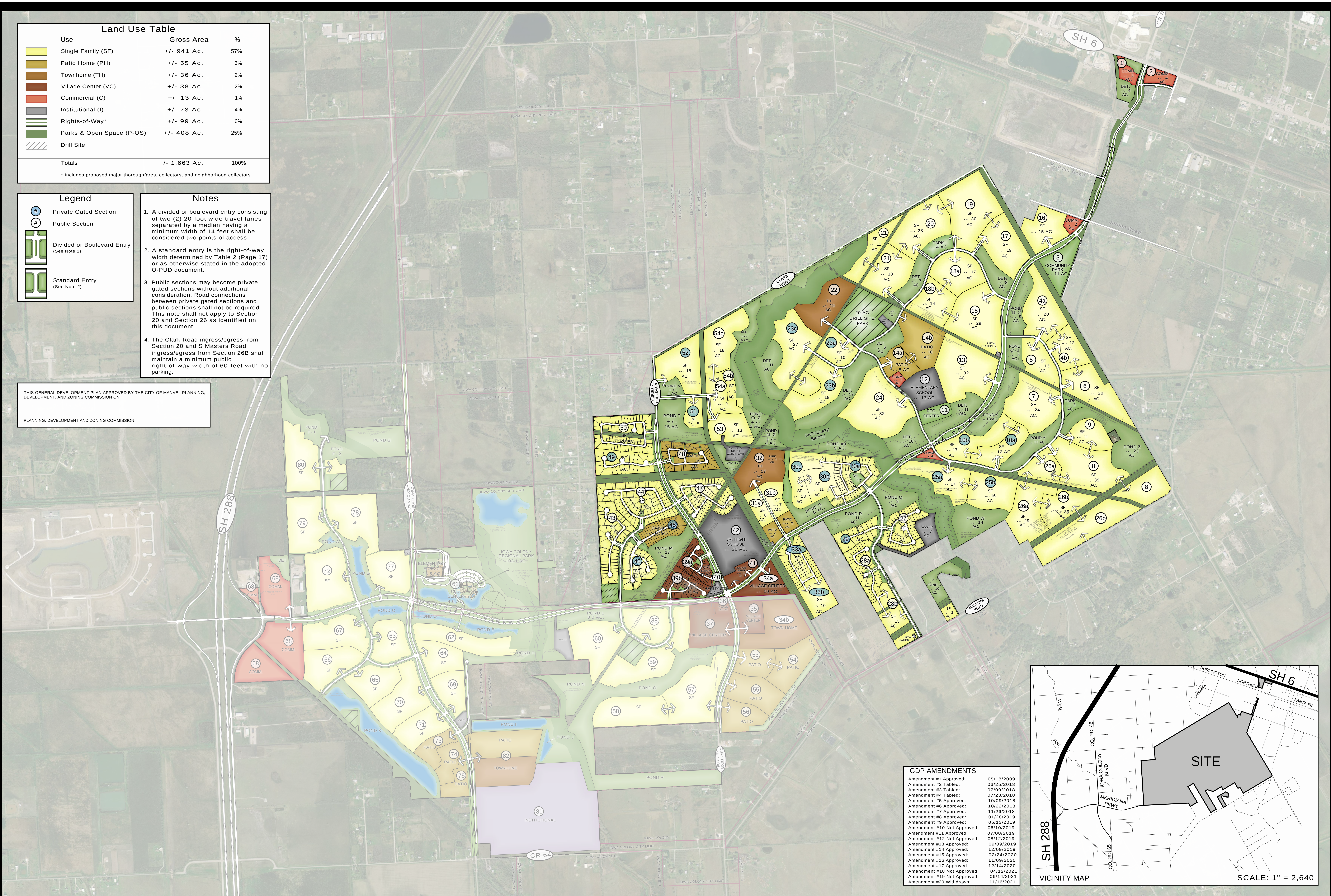
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26 as identified on this document.

4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TGPLS No. 10092300

ENGINEERING THE FUTURE

EHRA JOB NO.
081-011-150

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



MANVEL PD&Z DATA SHEET

MEETING DATE: June 12, 2023

TOPIC: The applicant, Scott Sheridan, on behalf of the property owner, HJR Hwy 6, is requesting a design criteria modification from the City's Design Criteria Manual (DCM) to allow pumped detention for a proposed 3.76-acre development.

BACKGROUND:

- The subject site is an approximate 3.76 acre tract located approximately 0.56 miles west of State Highway 288 along the south side of State Highway 6, across from the Manvel Town Center site (Vicinity Map attached).
- The subject site is designated as Flood Zone X (unshaded)
- Zoned Light Commercial /State Highway 6 Overlay District (LC/SH6)
- The applicant intends a commercial development for the subject site, however, has not provided a proposed land use with this application.
- Access from a Major Thoroughfare, State Highway 6
- City of Manvel under the Design Criteria Manual, Section 5, Drainage. 1.04. G. 5.a, states *"pumped detention or floodplain mitigation facilities are not allowed."* Additionally, the Design Criteria Manual, Section 5, Drainage. 2.02. F. states *"Pumped systems (for detention or floodplain mitigation) are not allowed."*
- Due to the site constraints (lack of depth for receiving channel and SH 6 roadside ditch), applicant states a typical gravity detention pond or system will not allow enough surface area to develop this site.
- On May 12, 2023 the modification request was denied by the City Engineer and the applicant has requested an appeal to be considered by the Planning, Development, and Zoning Commission and the City Council.

CITY STAFF REPORT:

- In the City's approved drainage criteria, on-site stormwater will drain (by gravity flow) into an on-site detention facility, and then be released (by gravity flow) from the detention facility at a restricted rate.
- A pumped detention system relies on power and mechanical devices to function. Power outages do occur frequently during storm events, and mechanical failure is always a possibility.
- The City risks the malfunction of pumped detention due to poor maintenance by the owner. As stated by the applicant, the proposed pump detention system will be maintained privately by the property owner. The City has no ordinance to enforce routine maintenance schedules for pumps since pumped detention is not permitted. Routine maintenance schedules could include, but are not limited to quarterly inspections, weekly testing, etc.

- Everything man-made, such as a pump, has a life-span. Shortage and/or transport of replacement parts could arise when weather in South Texas is very unpredictable.
- A failed pump could cause damage not only for the property owner, but neighboring properties or areas throughout the City. This could cause conflict (or even flooding) between adjacent property owners.
- Pumps rely on several components that have to work at the right timeframe to be efficient for any rainfall event. The City of Manvel has no way of ensuring pumps have not been altered by the owner once it has been installed.
- There is a risk of physical failure if access to pumps are blocked during a storm event. There are many factors, such as communication devices and road conditions, that can prevent an operator (private, not City employee) from monitoring and gaining access to the site during and after a storm event.
- If a pumped system is ultimately allowed by City Council, a Natural Gas Emergency Backup Generator with an Automatic Transfer Switch should be a condition of that approval, due to the availability of diesel or gasoline during and after a storm event.
- If a pumped system is ultimately allowed by City Council, another condition of that approval should be the requirement for a perimeter berm around the property at the same height as the finished floor of the building(s) on the property it serves.
- The City has no way of ensuring that property owners are committed to this long term and costly maintenance of a pump system that functions at all times (24hrs, 7 days/week, 365 days a year). If the pump detention system fails, it could result in City indemnification by other property owners.
- If pumped detention is granted to the property in question, this modification could cause other proposed developments in the City to follow suit. This could potentially result in multiple pump failures throughout the City of Manvel in a given storm event.

CITY STAFF RECOMMENDATION: The City Staff does not recommend the use of pumped detention. The City of Manvel Design Criteria Manual (DCM) does not allow pumped detention under any circumstances due to the reasons listed above.

ATTACHMENTS: City of Manvel DCM Modification Request form, Vicinity Map, Detention Exhibit, Schematic Site Plan B, and Schematic Site Plan C.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Percy Ben, Associate Engineer

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____





Manvel Town Center Site

Morris Ave

S Highway 6

Morris Ave

Morris Ave

Alvin Sugarland Rd

Burlington Northern Santa Fe

Highway 288

Burlington Northern Santa Fe

S HIGHWAY 6 PID:167704



PID167704 City of Manvel ETJ City of Manvel City Limits Railroad

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

0 225 450 900 1,350 1,800 US Feet



Date: June 2023
Reference: 2023039
Data Source: City of Manvel,
Brazoria County Open Data

CITY OF MANVEL
DESIGN CRITERIA MANUAL
SECTION 7 - MODIFICATION FORM

Variations to technical standards identified in the Design Criteria Manual may be permitted by the City of Manvel City Engineer. The modification proposal must be submitted by a registered Professional Engineer following generally accepted engineering standards and such proposal contains the following information and substantiates the findings in paragraph four (4) below. If an appeal to the City of Manvel City Engineer decision is requested, the Planning Development & Zoning (PD&Z) will review that appeal and make a recommendation to City Council. City Council will have final authority on the approval or denial of the Appeal.

PROJECT NAME: 3.76 Acre HWY 6 Development

PROJECT ENGINEER: Scott R. Sheridan, PE, RPLS, CFM

**SUBMITTAL
DATE:**

**This entire form must be completed in its entirety. If form is submitted
incomplete, it will be administratively rejected.**

SUBDIVISION NAME: Not platted at this time.

MODIFICATION LOCATION:

The location of this site is approximately 0.56 miles west of State Highway 288 along Highway 6
and on the south side of the highway. Across Highway 6 from the HEB anchored Manvel Town
Center.

1. Set forth the proposed deviation to the technical standard.

Per Section 5. Drainage. 1.04. G. 5.a; Pumped detention or floodplain mitigation facilities are not
allowed. Due to site constraints (lack of depth for the receiving channel, SH6 roadside ditch), a
typical gravity detention pond or system will not allow enough surface area to develop this site.

2. Set forth the impact such deviation has on speed differential and street capacity, the likelihood of accidents, the long-term maintenance and operation effect, the degree of functionality and efficiency, the technological advancements involved, and other relevant matters.

No impact will be made to speed differential or street capacity and the likelihood of accidents are
the same whether the detention pond is gravity only or a combination of pumped/gravity system.
The only other long term maintenance constraint will be the operation of the pump system. A
duplex system will be installed to insure that at least one pump functions at all times.

3. Show a comparison of the technical standard to the proposed deviation with respect to overall safety and quality, speed differential, street capacity, existing and projected accidents, long-term maintenance and operation, degree of functionality, degree of efficiency, technological advancements, and other relevant matters.

No impact will be made to speed differential or street capacity and the likelihood of accidents are
the same whether the detention pond is gravity only or a combination of pumped/gravity system.
The only other long term maintenance constraint will be the operation of the pump system. A
duplex system will be installed to insure that at least one pump functions at all times.

4. Describe all mitigating improvements that reduce the negative impact of the proposed deviation on overall safety and quality, speed differential, street capacity, accident occurrences, long-term maintenance and operation, degree of functionality, degree of efficiency and demonstrating the degree to which the proposed deviation detrimentally affects the foregoing. Other relevant factors, including technological advances, should be explained by describing how they will affect the proposed development. Mitigating improvements can include but are not limited to, traffic control devices, pavement improvements, added acceleration or deceleration lanes or reservoirs, and other on-site improvements.

No impact will be made to speed differential or street capacity and the likelihood of accidents are the same whether the detention pond is gravity only or a combination of pumped/gravity system.
The only other long term maintenance constraint will be the operation of the pump system. A duplex system will be installed to insure that at least one pump functions at all times.

SUMMARY & CONCLUSION/RECOMMENDATION FOR MODIFICATION:

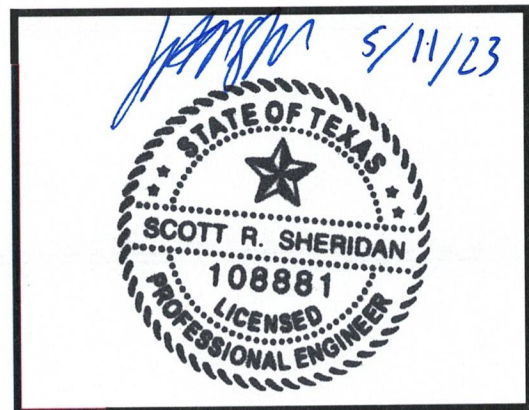
I believe that if the City approves this request that no negative impact to the current storm water system will take place. We will propose a combined pump/gravity system, the pumps will only discharge water when it is not raining, and the receiving system has capacity. Once the water surface elevation in the pond reaches the gravity outfall pipe elevation, the pump will turn off and allow the pond to gravity discharge.

List of Supporting Documentation Attached?

Yes ☒

No ☐

Seal of Professional Engineer:



City of Manvel Use ONLY

1. Modification Request:

Approved

Denied

City Engineer

Date

2. Planning Development & Zoning:

Recommended

Not Recommended

Chair

Date

3. City Council:

Approved

Denied

Mayor

Date

CURRENT TAXES				
Taxing Unit	Assessed Value	Taxable Value	Tax Rate	Tax
Brazoria County	\$719,340.00	\$719,340.00	0.29110600%	\$2,094.04
Special Road & Bridge	\$719,340.00	\$719,340.00	0.05000000%	\$359.67
Alvin ISD	\$719,340.00	\$719,340.00	1.37770000%	\$9,910.35
BC Emergency Services #3	\$719,340.00	\$719,340.00	0.09774500%	\$703.12
Alvin Community College	\$719,340.00	\$719,340.00	0.16414500%	\$1,180.76
Brazoria Drainage District 4	\$719,340.00	\$719,340.00	0.13800000%	\$992.69
City of Manvel	\$719,340.00	\$719,340.00	0.57000000%	\$4,100.24
			2.68869600%	\$19,340.87

40' R.O.W. per Iowa Colony Plat filed of record August 28, 1912.

R.O.W. should be abandoned as the R.O.W. does NOT align with Kirby Drive north of Highway 6.

If R.O.W. is not abandoned, City of Manvel will take 10 feet from the Property for additional R.O.W.

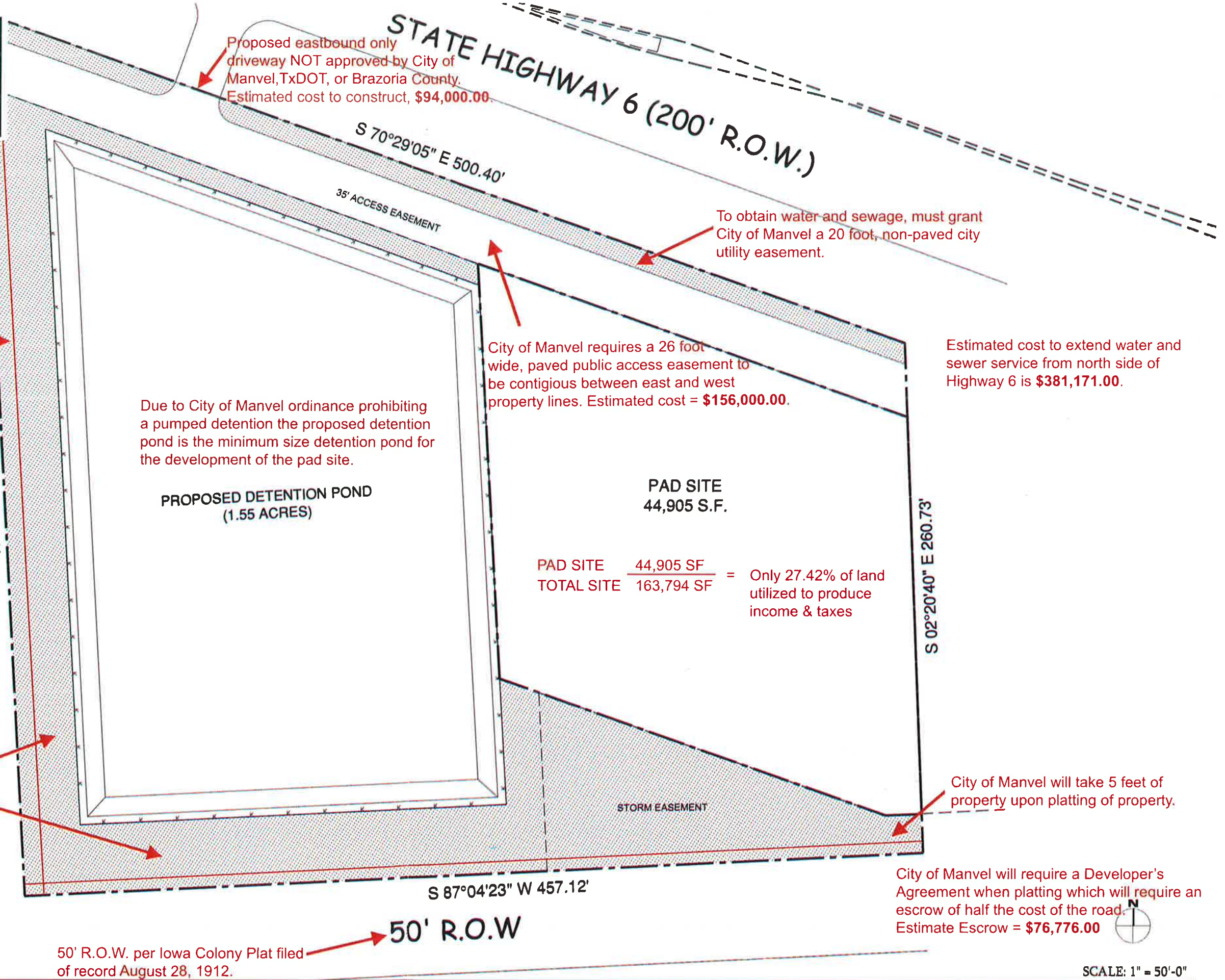
City of Manvel will require a Developer's Agreement when platting which will require an escrow of half the cost of the road. Estimated escrow = \$75,768.00.

It is not logical for a road to be constructed in this R.O.W.

Brazoria County Drainage District #4 require a 30 foot maintenance berm between any R.O.W. and detention pond. We will seek a variance from BCDD #4. A 15 foot maintenance berm is customary.

TOTAL LAND: 163,794 S.F.
TOTAL DETENTION: 1.55 AC
PAD SITE: 44,905 S.F.

3.76 ACRES
HWY 6, MANVEL, TEXAS

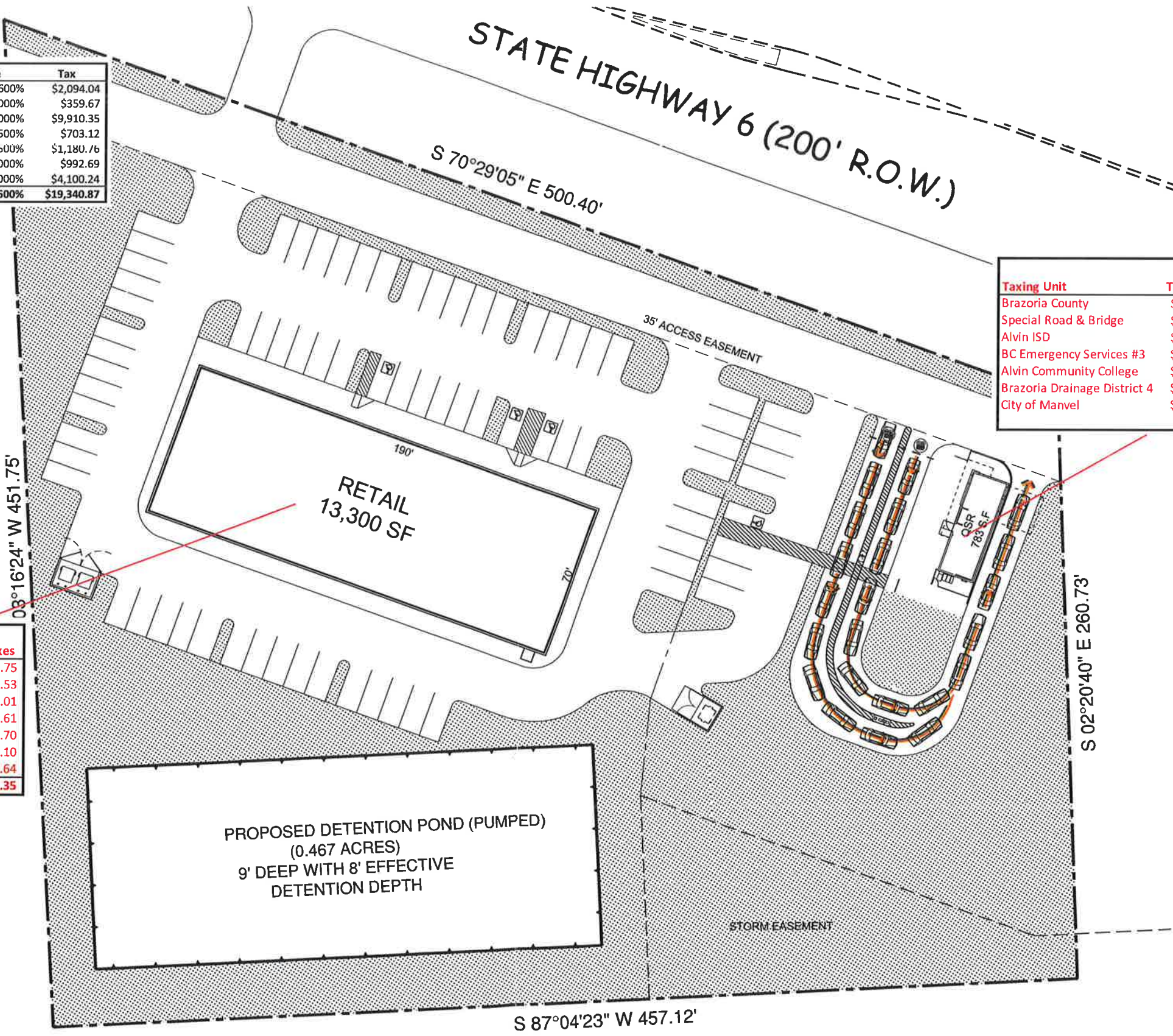


SCALE: 1" = 50'-0"

CURRENT TAXES				
Taxing Unit	Assessed Value	Taxable Value	Tax Rate	Tax
Brazoria County	\$719,340.00	\$719,340.00	0.29110600%	\$2,094.04
Special Road & Bridge	\$719,340.00	\$719,340.00	0.05000000%	\$359.67
Alvin ISD	\$719,340.00	\$719,340.00	1.37770000%	\$9,910.35
BC Emergency Services #3	\$719,340.00	\$719,340.00	0.09774500%	\$703.12
Alvin Community College	\$719,340.00	\$719,340.00	0.16414500%	\$1,180.76
Brazoria Drainage District 4	\$719,340.00	\$719,340.00	0.13800000%	\$992.69
City of Manvel	\$719,340.00	\$719,340.00	0.57000000%	\$4,100.24
			2.68869600%	\$19,340.87

Projected			
Taxing Unit	Taxable Value	Tax Rate	Projected Taxes
Brazoria County	\$990,000.00	0.29110600%	\$2,881.95
Special Road & Bridge	\$990,000.00	0.05000000%	\$495.00
Alvin ISD	\$990,000.00	1.37770000%	\$13,639.23
BC Emergency Services #3	\$990,000.00	0.09774500%	\$967.68
Alvin Community College	\$990,000.00	0.16414500%	\$1,625.04
Brazoria Drainage District 4	\$990,000.00	0.13800000%	\$1,366.20
City of Manvel	\$990,000.00	0.57000000%	\$5,643.00
		2.68869600%	\$26,618.09

Projected			
Taxing Unit	Taxable Value	Tax Rate	Projected Taxes
Brazoria County	\$3,479,060.00	0.29110600%	\$10,127.75
Special Road & Bridge	\$3,479,060.00	0.05000000%	\$1,739.53
Alvin ISD	\$3,479,060.00	1.37770000%	\$47,931.01
BC Emergency Services #3	\$3,479,060.00	0.09774500%	\$3,400.61
Alvin Community College	\$3,479,060.00	0.16414500%	\$5,710.70
Brazoria Drainage District 4	\$3,479,060.00	0.13800000%	\$4,801.10
City of Manvel	\$3,479,060.00	0.57000000%	\$19,830.64
		2.68869600%	\$93,541.35



COMMERCIAL DEVELOPMENT - SCHEME "B"

SITE PLAN
HWY 6
MANVEL, TEXAS

OSBORN & VANE ARCHITECTS INC
22088
20 SEPTEMBER 2022
DRAWN BY: ER

CURRENT TAXES				
Taxing Unit	Assessed Value	Taxable Value	Tax Rate	Tax
Brazoria County	\$719,340.00	\$719,340.00	0.29110600%	\$2,094.04
Special Road & Bridge	\$719,340.00	\$719,340.00	0.05000000%	\$359.67
Alvin ISD	\$719,340.00	\$719,340.00	1.37770000%	\$9,910.35
BC Emergency Services #3	\$719,340.00	\$719,340.00	0.09774500%	\$703.12
Alvin Community College	\$719,340.00	\$719,340.00	0.16414500%	\$1,180.76
Brazoria Drainage District 4	\$719,340.00	\$719,340.00	0.13800000%	\$992.69
City of Manvel	\$719,340.00	\$719,340.00	0.57000000%	\$4,100.24
			2.68869600%	\$19,340.87

Taxing Unit	Projected Taxable Value	Tax Rate	Projected Taxes
Brazoria County	\$1,923,076.92	0.29110600%	\$5,598.19
Special Road & Bridge	\$1,923,076.92	0.05000000%	\$961.54
Alvin ISD	\$1,923,076.92	1.37770000%	\$26,494.23
BC Emergency Services #3	\$1,923,076.92	0.09774500%	\$1,879.71
Alvin Community College	\$1,923,076.92	0.16414500%	\$3,156.63
Brazoria Drainage District 4	\$1,923,076.92	0.13800000%	\$2,653.85
City of Manvel	\$1,923,076.92	0.57000000%	\$10,961.54
		2.68869600%	\$51,705.69

Taxing Unit	Projected Taxable Value	Tax Rate	Projected Taxes
Brazoria County	\$990,000.00	0.29110600%	\$2,881.95
Special Road & Bridge	\$990,000.00	0.05000000%	\$495.00
Alvin ISD	\$990,000.00	1.37770000%	\$13,639.23
BC Emergency Services #3	\$990,000.00	0.09774500%	\$967.68
Alvin Community College	\$990,000.00	0.16414500%	\$1,625.04
Brazoria Drainage District 4	\$990,000.00	0.13800000%	\$1,366.20
City of Manvel	\$990,000.00	0.57000000%	\$5,643.00
		2.68869600%	\$26,618.09

Taxing Unit	Projected Taxable Value	Tax Rate	Projected Taxes
Brazoria County	\$1,538,461.54	0.29110600%	\$4,478.55
Special Road & Bridge	\$1,538,461.54	0.05000000%	\$769.23
Alvin ISD	\$1,538,461.54	1.37770000%	\$21,195.38
BC Emergency Services #3	\$1,538,461.54	0.09774500%	\$1,503.77
Alvin Community College	\$1,538,461.54	0.16414500%	\$2,525.31
Brazoria Drainage District 4	\$1,538,461.54	0.13800000%	\$2,123.08
City of Manvel	\$1,538,461.54	0.57000000%	\$8,769.23
		2.68869600%	\$41,364.55

COMMERCIAL DEVELOPMENT - SCHEME "C"

SITE PLAN
HWY 6
MANVEL, TEXAS

OSBORN & VANE ARCHITECTS, P.C.
22088
07 OCTOBER 2022
DRAWN BY: BR



MANVEL PD&Z

DATA SHEET

MEETING DATE: June 12, 2023

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of 0.8616-acre tract of land located at 7218 North Masters Road, Manvel, Texas (Across the street from E.C. Mason Elementary School), from Light Commercial District (LC) to Light Commercial District with Specific Use Permit (LC-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of property for NAICS use 621210 "Offices of Dentists".

BACKGROUND: The subject site is located at 7218 North Masters Road, Manvel, Texas (across the street from E.C. Mason Elementary School). The subject site is an approximate, 0.8616-acre tract of land and is currently zoned Light Commercial District (LC). The owner, Tri Thien Tran is intending to develop the subject site for dental office use (Tran Masters Project). In 2020, Zoning ordinance was amended to include SUP requirement for all land uses under NAICS use Category No. 621, *Ambulatory health care services*. Section 77-50 of the zoning ordinance requires a Specific Use Permit for NAICS use No. 621210 "Offices of Dentists".

The applicant has submitted construction plans (at their own risk) for a proposed commercial building with associated site improvements and intends to establish a dental office use at the subject site. The applicant has indicated that the proposed dental clinic will provide general dentistry services including restorations (crowns, bridges, fillings), extractions, and root canal therapies. He has also clarified that his services will not require the use of general anesthesia or sedation of any type. The applicant met with staff for a pre-development meeting in January 2023 to discuss the proposed project. This site included a non-conforming structure on the subject site which was demolished recently. The civil site and infrastructure construction plans for the proposed development have been submitted for Texas Department of Transportation (TxDOT) and City of Manvel approval. A detailed review of site and building construction plans is ongoing and shall continue as part of the platting and permitting process. The proposed development will connect to City of Manvel's water and wastewater system.

The proposed use being a low intensity medical office type use is not anticipated to have any negative impact on the nearby properties, considering, (a) location along a major thoroughfare and (b) surrounding properties zoned LC district. The proposed dental office use will be similar to other general office or retail sales and service use in terms of its operation and traffic patterns. The proposed use meets all the criteria of approval provided in Section 77-50 (e) of the code of ordinances, which focus on ensuring that the proposed use will be in harmony with the adjacent property and will not have a detrimental impact on the general area.

The subject site being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals. The proposed use is not anticipated to be injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values in the vicinity. Section 77-50 (g) (4) of the zoning ordinance provides the following predetermined conditions for NAICS use Category No. 621, *Ambulatory health care services* upon approval of the SUP.

1. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day, unless authorized by an approved SUP;
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
3. All doors shall remain unlocked and accessible during normal business hours.

RECOMMENDATION: City staff recommends approval with ten (10) conditions as proposed by staff and listed in the Staff Report.

ATTACHMENTS: Staff Report and Ordinance No. 2023-O-19

FUNDING ISSUES

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



SUBMITTING STAFF MEMBER
Jose Abraham

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



Planning, Development, and Zoning Commission Specific Use Permit Request

Agenda of:	June 12, 2023	Initiated By:	Jose Abraham City Planner
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

Specific Use Permit (SUP) request to establish a dental office on an approximate 0.8616-acre tract of land located at 7218 North Masters Road, Manvel, Texas, in the Light Commercial District (LC).

Exhibits

Zoning Vicinity Map, Aerial Vicinity Map, Major Thoroughfare Plan Map, Property Survey, Proposed Site Plan (Landscaping Plan), Proposed Building Elevations, Grading and Drainage Plan, Application, Letter of Authorization, Letter of Request, and Public Hearing Notice.

Recommended Action

A Public Hearing followed by consideration and action from the Commission to provide a recommendation to the City Council

Executive Summary

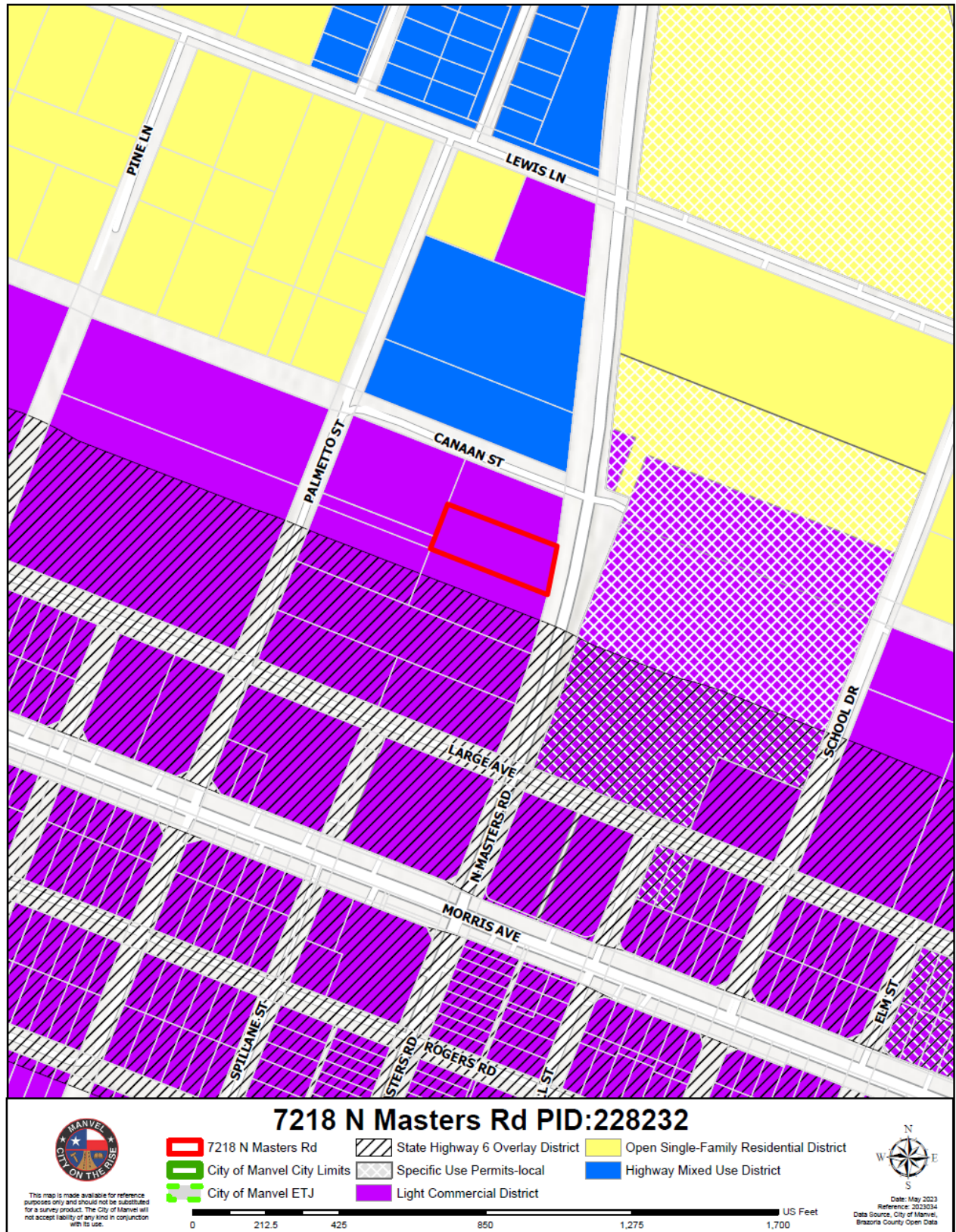
The subject site is located at 7218 North Masters Road, Manvel, Texas (across the street from E.C. Mason Elementary School). The subject site with approximately 0.8616 acres is currently zoned Light Commercial District (LC).

The owner, Tri Thien Tran, is requesting a SUP to allow NAICS Use No. 621210 "Offices of Dentists" at the subject site. The applicant has met with staff for a pre-development meeting to discuss the proposed site plan and construction plan for the site is under review. Staff overview of the proposed SUP is contained in the attached Staff Report section.

Aerial Vicinity Map



Zoning Vicinity Map



Staff Report

Zoning Ordinance Provisions for Specific Use Permits

In Section 77-50 (a) *Uses Requiring Specific Use Permit*, of the Zoning Ordinance it states “certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district, but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides City Council and Planning, Development and Zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. Because, however, of the nature of use, the importance of the use’s relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required.”

In Section 77-50 (b) of the Zoning Ordinance it further states, “the city council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use for the permitted uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.”

General Site Information

The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District (LC) South: Light Commercial District /State Highway 6 Overlay District (LC/SH6) East: Light Commercial District / State Highway 6 Overlay District / Specific Use Permit (LC/SH6/SUP) West: Light Commercial District (LC)
Surrounding Land Use	North: Residential South: Residential East: E.C. Mason Elementary School West: Residential & Undeveloped land

Overview

The subject site is an approximately 0.8616-acre tract of land located at 7218 North Masters Road, Manvel, Texas. The subject site is situated along the west side of North Masters Road, and across from E.C. Mason Elementary School. The subject site is currently vacant and is accessed from North Masters Road. The City’s Major Thoroughfare Plan classifies North Masters Road as a “parkway” with an ultimate right-of-way width of 120 feet. Properties in immediate vicinity of the subject site, on the north, south, west and east (across from N. Masters Rd) sides are zoned Light Commercial District

(LC). However, abutting properties on the north, south, and west include residential structures, and E.C. Mason Elementary School is located on the east side across from N. Masters Road.

The applicant has submitted construction plans (at their own risk) for a proposed commercial building with associated site improvements and intends to establish a dental office use at the subject site. In 2020, Zoning Ordinance was amended to include SUP requirement for all land uses under NAICS use Category No. 621, *Ambulatory health care services*. NAICS Use No. 621210 "Offices of Dentists" is within this category, therefore, the applicant is requesting a SUP for the proposed dental office use at the subject site. Section 77-50 (e) of the Zoning Ordinance provides the criteria for SUP approval which is discussed in the following sections.

The applicant has indicated that the proposed dental clinic will provide general dentistry services including restorations (crowns, bridges, fillings), extractions, and root canal therapies. He has also clarified that his services will not require the use of general anesthesia or sedation of any type. The applicant met with staff for a pre-development meeting in January 2023 to discuss the proposed project. This site included a non-conforming structure on the subject site which was demolished recently. The civil site and infrastructure construction plans for the proposed development have been submitted for Texas Department of Transportation (TxDOT) and City of Manvel approval. A detailed review of site and building construction plans is ongoing and shall continue as part of the platting and permitting process. The proposed development will connect to City of Manvel's water and wastewater system.

The proposed use being a low intensity medical office type use is not anticipated to have any negative impact on the nearby properties, considering, (a) location along a major thoroughfare and (b) surrounding properties zoned LC district. The proposed dental office use will be similar to other general office or retail sales and service use in terms of its operation and traffic patterns. Adjoining properties include non-conforming residential use due to inclusion of fences along rear and side property lines for the proposed development will be beneficial. The proposed use meets all the criteria of approval provided in Section 77-50 (e) of the code of ordinances, which focus on ensuring that the proposed use will be in harmony with the adjacent property and will not have a detrimental impact on the general area. Section 77-50 (g) (4) of the zoning ordinance provides the following predetermined conditions for NAICS use Category No. 621, *Ambulatory health care services* upon approval of the SUP.

1. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day, unless authorized by an approved SUP;
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
3. All doors shall remain unlocked and accessible during normal business hours.

Comprehensive Plan

The vision statement in the 2015 Comprehensive Plan seeks to maintain its rural character and small-town values while managing its growth by: "Benefiting from our strategic location by encouraging well planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life". The subject site being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals. The proposed use is not anticipated to be injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values in the vicinity.

Staff Recommendation

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS Use No. 621210 "Offices of Dentists" with the following conditions:

1. A plat shall be prepared and approved in conformance with Chapter 62 – *Subdivisions*, prior to developing the subject site for the proposed dental office;
2. The proposed dental office on the subject site shall be in conformance with Section 77-31, *Light-commercial (LC) district* requirements;
3. A minimum six-foot-high wooden or masonry fence shall be constructed and retained in conformance with Section 77-43, *Fences* where the proposed dental office abuts a vacant land or residentially used/zoned property.
4. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
5. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;
6. Any changes to the presented concept site development plan needed to conform to adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process.
7. Parking shall be provided at the rate of 1 space per 250 gross square feet.
8. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day;
9. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
10. All doors shall remain unlocked and accessible during normal business hours.

Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, staff has received no informational inquiry and is not aware of any opposition to the request. Staff received an email expressing support from Dianne Day who is the owner of the property located at 7146 Masters Road.

Site Photographs



Viewing subject site from East along N Masters Rd



*Viewing subject site from property across the street (E.C. Mason Elementary School)
along N Masters Rd*

Site Photographs



Adjoining property to the North of subject site (7204 N Masters Rd)



Adjoining property to the South of subject site (7226 N Masters Rd)

Site Photographs



*Viewing from subject site to property across the street (E.C. Mason Elementary School)
along N Masters Rd*



Viewing N Masters Rd from west entrance of E.C. Mason Elementary School to South

Site Photographs

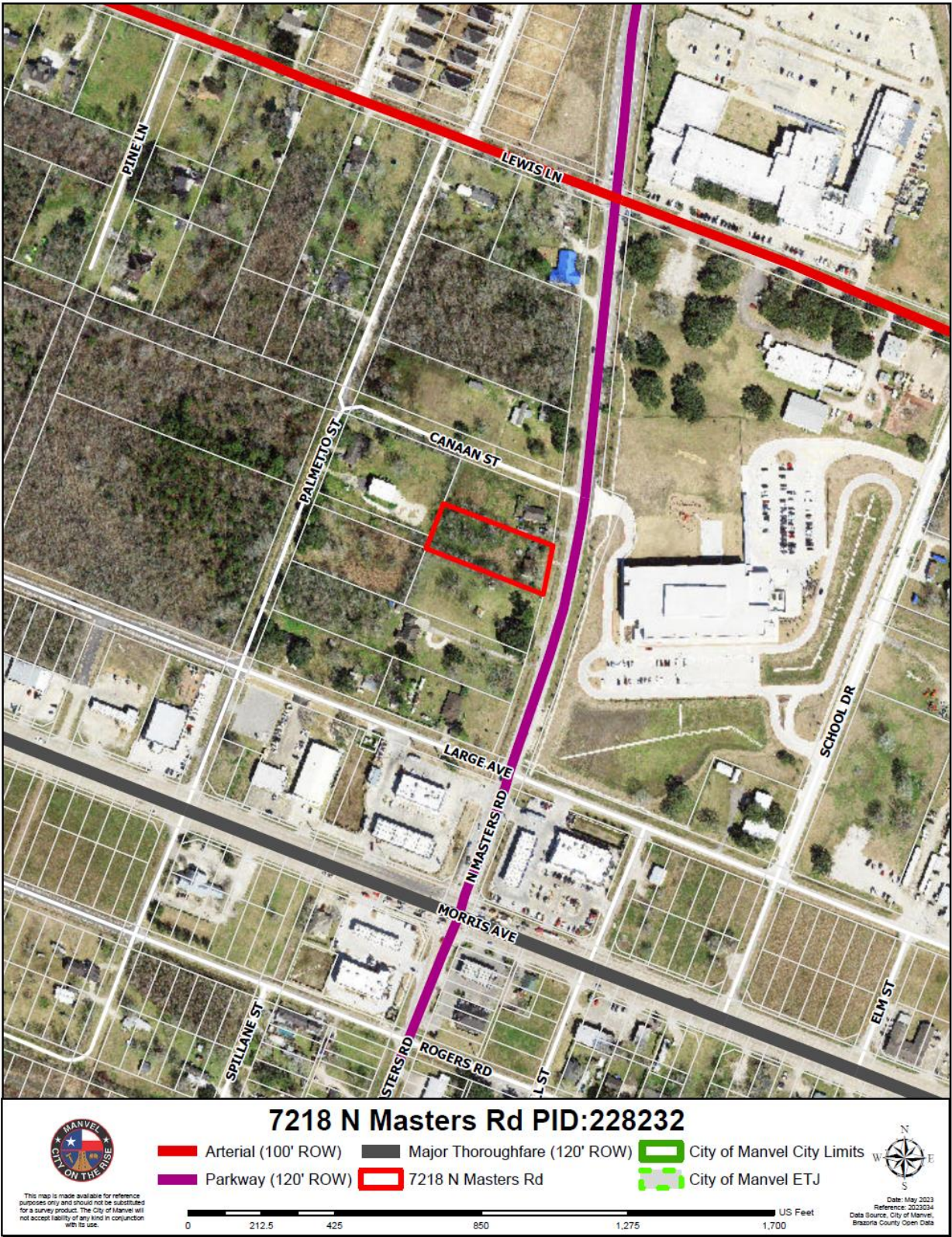


Adjoining property to the West of subject site (7202 Palmetto St)



Adjoining property to the West of subject site (7227 Palmetto St)

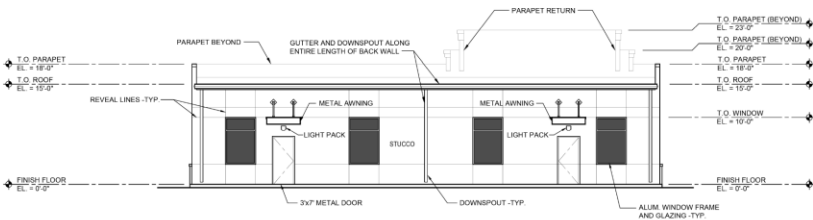
Major Thoroughfare Plan Map



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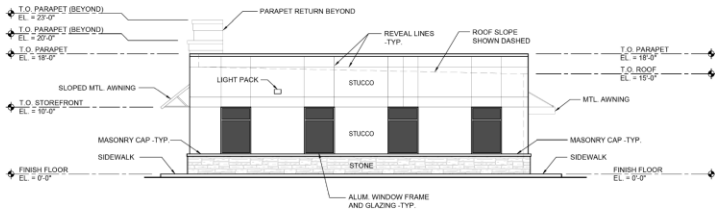
[illegible]

Proposed Building Elevation



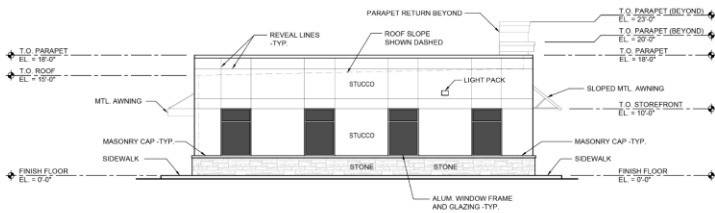
04 ELEVATION (BACK)

SCALE 1/8"=1'-0"



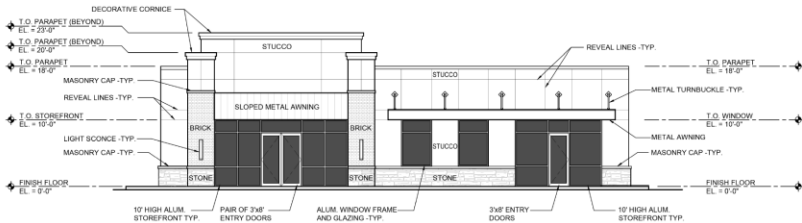
03 ELEVATION (RIGHT SIDE)

SCALE 1/8"=1'-0"



02 ELEVATION (LEFT SIDE)

SCALE 1/8"=1'-0"



01 ELEVATION (FRONT)

SCALE 1/8"=1'-0"

SD 35%	DATE
DD 65%	DATE
DD 75%	DATE
PERMIT	DATE
REVISION 1	DATE
REVISION 2	DATE
REVISION 3	DATE

SHELL BUILDING

7218 MASTERS ROAD
MANVEL, TX 77578

SCHEMATIC DESIGN
EXTERIOR ELEVATIONS
03/29/23

V3

Application



DEVELOPMENT SERVICES

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: Tran Masters Project
Project Location/Address: 7218 Masters Rd, Manvel, TX 77578
Legal Description: MANVEL LOT OL 92A ACRES 0.86
Current Zoning: 3/21/16 CJC Proposed Land Use: Dental Office NAICS No.: 621210
Parcel/Tax ID# (s): 228232 Total Acreage: 0.86

APPLICANT INFORMATION

Applicant Name: Tri Thien Tran
Company Name: Tri Tran DMD P.C.
Address: 2731 Lake Villa Dr City: Missouri City State: TX Zip: 77459
Phone #: 714-609-7687 Email: tritran58810@gmail.com

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

 04/18/2023
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Tri Thien Tran
Address: 2731 Lake Villa Dr City: Missouri City State: TX Zip: 77459
Phone #: 714-609-7687 Email: tritran58810@gmail.com

PROPERTY OWNER'S AUTHORIZATION (Required – If owner is also the applicant, must sign as both):

I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

 04/18/2023
Owner's Signature (REQUIRED) Date

Application



DEVELOPMENT SERVICES

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SUBMITTAL CHECKLIST

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these exceptions for your project **before** submitting an application. Answers to specific use permit applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

SPECIFIC USE PERMIT SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Specific Use Permit Application (with all signatures)	✓
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	✓
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	✓
Two (2) Copies of Recorded Plat (if platted)	
Two (2) Applicant Letters of Request	
Traffic Impact Analysis, (if applicable)	✓
Paid Application Fee	✓

APPLICANT CERTIFICATION

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.



Applicant Signature

04/18/2023

Date

Letter Of Authorization



DEVELOPMENT SERVICES

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

Tri Thien Tran

Owner Name

2731 Lake Villa Dr

Owner Address

Missouri City, TX 77459

Owner City, State Zip

04/18/2023

Date

Building and Inspections

20025 Highway 6

Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Tri Thien Tran, certify that I am the owner of the project property located at 7218 Masters Rd, Manvel, TX 77578 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Peter Truong and Hoat (Henry) Nguyen with the company GOLDLAND ENGINEERS LLC (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at 714-609-7687 or tritran58810@gmail.com if you have any questions.

Sincerely,

Owner Name Tri Tran

Owner Signature 

Letter Of Request

Letter of Request to Build a Dental Clinic

Tri Thien Tran
Tri Tran D.M.D P.C
2731 Lake Villa Dr
Missouri City, TX 77459
Cell: 714-609-7687

04/19/2023

Development Services of City of Manvel
20025 Highway 6
Manvel, TX 77578
P: 281-489-0630
F: 281-489-0634

Dear City of Manvel,

My name is Tri Tran. I am a general dentist licensed in the state of Texas and it has come to the point of my career I would like to build a commercial building to open my dental clinic inside of it. I have purchased a piece of land located at 7218 N Masters Rd, Manvel, TX 77578 and have hired my architect team, led by Peter Truong and Hoat (Henry) Nguyen, to design and build my dental clinic.

The rough design of the building will be 3500 sqft with 12 parking lot and my dental clinic will be mainly about general dentistry which includes but not limited to restorations (crowns, bridges, fillings), extractions, and root canal therapies. I will not participate in general anesthesia or sedation of any type for the patients on the property

I hope my dental clinic will bring valuable healthcare service to the residents of City of Manvel that focuses on ease of access, comfort, and convenience. I sincerely ask for the help of City of Manvel to process my application of Special Use Permit so I can start the process of building my dental clinic.

If there is any questions, please feel free to contact me at 714-609-7687 and/or

tritrans58810@gmail.com

Sincerely,

A handwritten signature in black ink, appearing to be 'Tri Tran', with a stylized, flowing script.

Tri Tran D.M.D
Lic#: 36163

Public Hearing Notice

Public Hearing Notice to run on Sunday 05/28/2023

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, JUNE 12, 2023, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON TUESDAY, JUNE 20, 2023, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.8616 ACRE TRACT OF LAND LOCATED AT 7218 NORTH MASTERS ROAD, MANVEL, TEXAS (ACROSS THE STREET FROM E.C. MASON ELEMENTARY SCHOOL), FROM LIGHT COMMERCIAL DISTRICT (LC) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621210 "OFFICES OF DENTISTS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.

ORDINANCE NO. 2023-O-19

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 0.8616 ACRES LOCATED AT 7218 NORTH MASTERS ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT (LC) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE EXISTING USE OF PROPERTY FOR 621210 “OFFICES OF DENTISTS”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, Mr. Tri Thien Tran, is the owner (the “Owner”) of a certain 0.8616-acre tract of land located at 7218 North Masters Road, Manvel, Texas, such tract situated in the H.T. & B.R.R. CO. Survey, Abstract No. 283, Brazoria County, Texas, a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 0.8616-acre tract is currently zoned Light Commercial (LC) District; and

WHEREAS, the owner, Tri Thien Tran, Tran Masters Project, has filed an application to change the zoning classification of the 0.8616-acre tract to Light Commercial District, with a Specific Use Permit (LC-SUP) allowing the existing use of the property for NAICS use 621210 “Offices of Dentists;” and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

WHEREAS, the Planning, Development, and Zoning Commission has recommended in its report the approval of such request, and the City Council deems it appropriate to approve said amendment to the zoning and specific use permit; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The zoning classification of a certain 0.8616-acre tract of land located at 7218 North Masters Road, Manvel, Texas, such tract situated in the H.T. & B.R.R. CO. Survey, Abstract No. 283, Brazoria County, Texas, as more particularly described in Exhibit “A” attached hereto, shall be changed from Light Commercial District (LC) to Light Commercial District with Specific Use Permit (LC-SUP), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Offices Of Dentists – (NAICS 621210)

Section 3. The request meets the criteria set forth in Section 77-50 of the City of Manvel Zoning Ordinance for a Specific Use Permit. The City of Manvel Zoning Ordinance is hereby further amended by granting a Specific Use Permit authorizing use of the Property for the additional NAICS use listed in Section 2, above.

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit “B”, attached hereto and incorporated herein as if set out in full. Use and Development of the

Property shall comply with the conditions and with the site plan as shown in Exhibit “C”, attached hereto. The uses and site may not be changed or expanded except by amendment of this Specific Use Permit.

Section 5. The Specific Use Permit issued under this ordinance, or a specific use listed herein, shall expire one year after its date of issuance if construction or if the listed use authorized hereunder is not substantially under way or in use prior to the expiration of said one year period. If, prior to the expiration of such one-year period, the owner of the property to which the Specific Use Permit applies in writing, for an extension, the City Council may, after recommendation from the Planning, Development, and Zoning Commission, grant such extension for one additional year.

Section 6. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tract, as described and as provided in Section 2, above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 7. The City Council hereby finds and determines that said rezoning comports to the City’s Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 8. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as

a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 9. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

Section 10. Revocation. This Specific Use Permit may be revoked or modified by the City Council, in whole or in part, after notice and hearing, for either of the following reasons:

- (1) The Specific Use Permit was obtained or extended by misrepresentation, fraud or deception: or
- (2) That one of more of the conditions imposed by the permit has not been met or has been violated.

PASSED AND APPROVED on first reading this _____ day of _____, 2023.

PASSED, APPROVED, AND ADOPTED on second and final reading this
_____ day of _____, 2023.

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

Situated in the H.T. & B.R.R. CO. Survey, Abstract No. 283, Brazoria County, Texas.

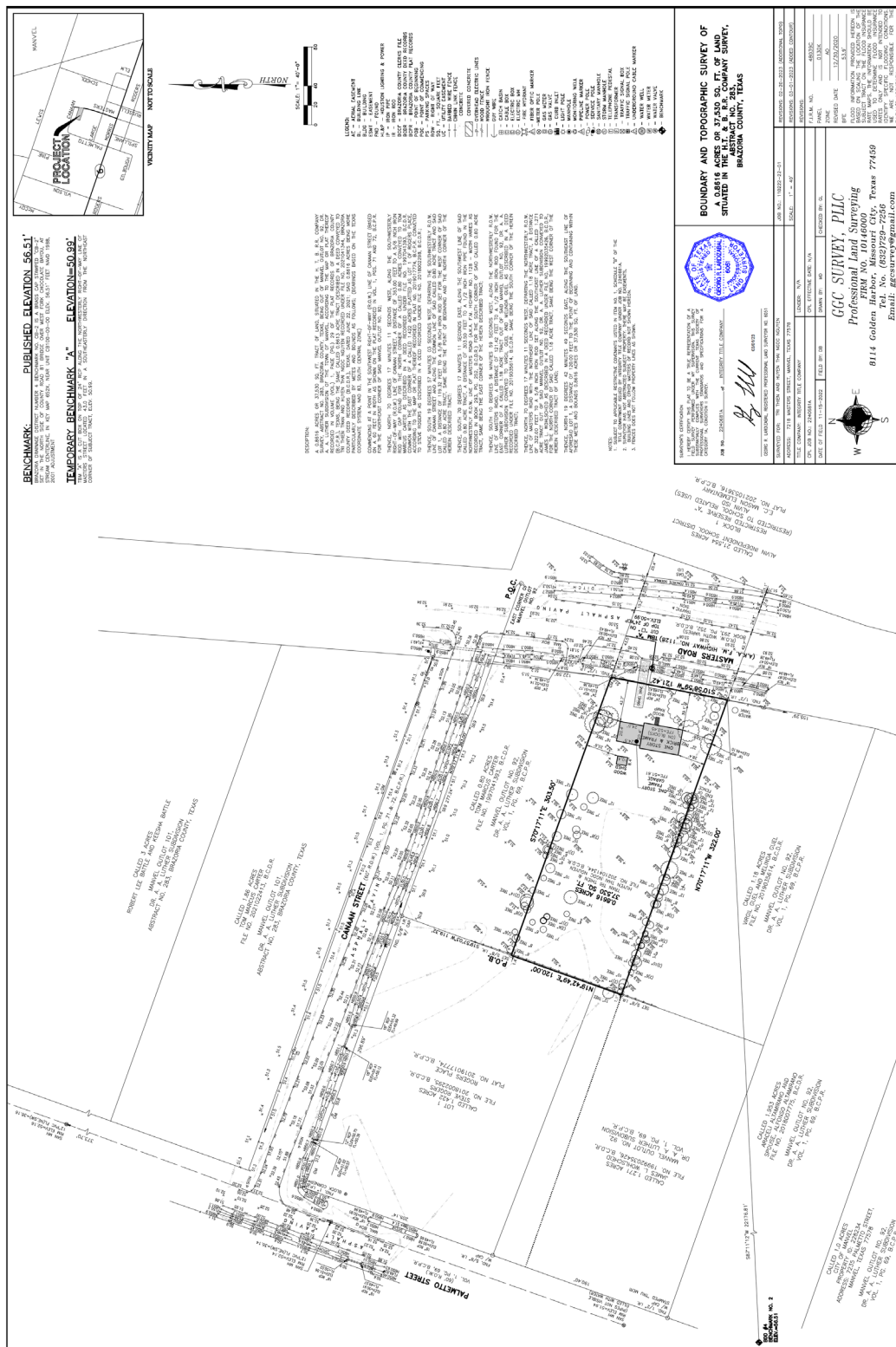


Exhibit B

CONDITIONS FOR 7218 N MASTERS ROAD (OFFICES OF DENTISTS)

1. A plat shall be prepared and approved in conformance with Chapter 62 – *Subdivisions*, prior to developing the subject site for the proposed dental office;
2. The proposed dental office on the subject site shall be in conformance with Section 77-31, *Light-commercial (LC) district* requirements;
3. A minimum six-foot-high wooden or masonry fence shall be constructed and retained in conformance with Section 77-43, *Fences* where the proposed dental office abuts a vacant land or residentially used/zoned property.
4. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
5. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;
6. Any changes to the presented concept site development plan needed to conform to adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process.
7. Parking shall be provided at the rate of 1 space per 250 gross square feet.
8. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day;
9. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
10. All doors shall remain unlocked and accessible during normal business hours.

Exhibit C

7218 N MASTERS ROAD SITE PLAN

