

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
June 26, 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

- A. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2020-O-14, BEING THE ORDINANCE PERTAINING TO ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS FOR DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO (1) AUTHORIZE NAICS USE CODE 447110 "GASOLINE STATIONS WITH CONVENIENCE STORES" AND (2) AMEND SIGNAGE RELATED PROVISIONS; FOR A PROPERTY LOCATED AT THE NORTHWEST CORNER OF DEL BELLO BOULEVARD AND CEDAR CREEK LANE INTERSECTION; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

- B. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A PORTION OF A 40' WIDE RIGHT-OF-WAY BEING APPROXIMATELY 1.086 ACRES GENERALLY LOCATED SOUTH OF RODEO PALMS RESIDENTIAL DEVELOPMENT AND NORTH OF MANVEL TOWN CENTER. IDENTIFIED IN VOLUME 2, PAGE 81 IN THE PLAT RECORDS OF BRAZORIA COUNTY, WITHIN THE EMIGRATION LAND COMPANY SUBDIVISION OF THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 47; OF THE BRAZORIA COUNTY PLAT RECORDS IN BRAZORIA COUNTY, TEXAS, ABANDONING, AND CLOSING SAID PUBLIC UNIMPROVED RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

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 meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve the Final Plat of Valencia Section 2;
BEING A SUBDIVISION OF 12.956 ACRES OF LAND LOCATED IN 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 OUTLOTS 175 AND 180 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION OF RECORD UNDER VOLUME. 1, PAGES 71 & 72 AND VOLUME. 3, PAGES 139 & 140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.).

- B. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2023-O-21;

An ordinance amending Del Bello Lakes Planned Development (PUD) to (1) authorize NAICS use code 447110 "Gasoline Stations with Convenience Stores" and (2) amend signage related provisions.

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2020-O-14, BEING THE ORDINANCE PERTAINING TO ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS FOR DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO (1) AUTHORIZE NAICS USE CODE 447110 "GASOLINE STATIONS WITH CONVENIENCE STORES" AND (2) AMEND SIGNAGE RELATED PROVISIONS; FOR A PROPERTY LOCATED AT THE NORTHWEST CORNER OF DEL BELLO BOULEVARD AND CEDAR CREEK LANE INTERSECTION; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

- C. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2023-O-23;

An ordinance abandoning a portion of a 40' right-of-way as requested by Foxtail Sky, LLC.

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A PORTION OF A 40' WIDE RIGHT-OF-WAY BEING APPROXIMATELY 1.086 ACRES GENERALLY LOCATED SOUTH OF RODEO PALMS RESIDENTIAL DEVELOPMENT AND NORTH OF MANVEL TOWN CENTER. IDENTIFIED IN VOLUME 2, PAGE 81 IN THE PLAT RECORDS OF BRAZORIA COUNTY, WITHIN THE EMIGRATION LAND COMPANY SUBDIVISION OF THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 47; OF THE BRAZORIA COUNTY PLAT RECORDS IN BRAZORIA COUNTY, TEXAS, ABANDONING, AND CLOSING SAID PUBLIC UNIMPROVED RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

- D. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

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

Adjourn

CERTIFICATION

I, 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 6/23/2023 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

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 6/12/2023

Regular Session

Call to Order

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

Those in attendance were:

Present: Ryan Miller
Kyle Marasckin
Mary Ann Atkinson
Kenneth Haynes
Dorothy Wynne
Muhammed Alam

Absent: Christy Kennard

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

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.

PD&Z Member Ryan Miller opened the public hearing at 6:01 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

PD&Z Member Ryan Miller closed the public hearing at 6:02 p.m.

Consent PDZ

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.

PD&Z Member Kyle Marasckin made the motion to approve. PD&Z Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Christy Kennard

Abstained: None

Regular Agenda

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

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

PD&Z Member Kenneth Haynes made the motion to approve. PD&Z Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Dorothy

Wynne, Muhammed Alam
No: None
Absent: Christy Kennard
Abstained: None

- 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.

Voted on with Agenda Item C.

- 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.

Jose Abraham, City Planner -

Staff recommends approval with both items having the same condition, being;

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).

PD&Z Member Kyle Marasckin made the motion to approve agenda item B and C with conditions. PD&Z Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

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

- 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.

Jessica Rodriguez explained that pump detention is not allowed in the city and shared staff concerns with the possibility of allowing it, some of which being; power failures, lack of maintenance, opening the door for others to request this, etc.

Daniel Scott, Engineer for the project, explained how the pump detention works with PD&Z members. He also shared that because this is part of DD4 and TXDOT, there will be stringent criteria that they have to follow and specific maintenance timelines and required equipment, as well as quarterly reports and an escrow.

Dan Johnson agreed with the Engineer's points, but pointed out that ultimately, pump detention is not allowed, and there is always the what if in the case of flooding.

Kenneth Haynes asked if this will be a two-pump system and if they plan to install a back-up generator. Daniel Scott confirmed.

The Developer spoke about how he has developed other properties in Manvel prior to 2018 DCM barring pump detention, he developed with pump detention with DD4. Explains that it doesn't matter whether it's gravity or pump in a major flood event.

Daniel Scott shares that he does not think staff recommendation of a berm is a good idea.

The developer confirms a natural gas generator that will be elevated.

PD&Z Member Ryan Miller made the motion to approve and forward with recommendation to City Council with **two conditions being: 1. A Natural Gas Emergency Backup Generator with an Automatic Transfer Switch, and 2. Release of indemnity and liability request.** PD&Z Member Kenneth Haynes seconded the motion.

The motion FAILED with a vote: 2/4

Yes: Ryan Miller, Mary Ann Atkinson

No: Kyle Marasckin, Kenneth Haynes, Dorothy Wynne, Muhammed Alam

Absent: Christy Kennard

Abstained: None

- 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.

Jose Abraham - General dentistry, low intensity use. In line with the goals of the comprehensive plan. Staff is recommending approval with ten conditions being;

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.

Owner/Developer - Approval from TXDOT and architect has designed detention pond. Detention will be fenced.

PD&Z Member Mary Ann Atkinson made the motion to approve. PD&Z Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Christy Kennard

Abstained: None

- F. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

PD&Z Member Dorothy Wynne made the motion to approve. PD&Z Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Christy Kennard

Abstained: None

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

PD&Z Member Dorothy Wynne made the motion to approve. PD&Z Member Ryan Miller seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Christy Kennard

Abstained: None

Adjourn

PD&Z Member Dorothy Wynne made the motion to adjourn the meeting at 6:52 p.m. PD&Z Member Ryan Miller seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Christy Kennard

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

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

Date of Request:

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

Person to Speak:

Daytime Phone: Fax Number:

E-mail Address:

Description of Request and Physical Address:

Plats:

Preliminary ☐
Final ☒

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

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

Lacey Bell
SIGNATURE DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Valencia Section 2 - Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	June 26, 2023
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, Assistant City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation:	<u>Denial</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a residential section within Valencia Master Planned Development established as a Planned Unit Development (PUD) in July 2021.*
- *A master plan for the development was approved by City Council in August 2022.*
- *An amendment to Valencia Master Plan was approved by the Planning Development and Zoning Commission on April 24, 2023,*
- *The proposed plat subdivides a 12.956-acre tract into 46 residential lots, 3 Blocks, and 5 reserves for landscaping, open space, drainage, and park purposes.*
- *The acreage within this proposed plat includes part of the Chocolate Bayou on its west side; and is located along the south side of proposed Charlotte Street extension.*
- *This section includes traditional single-family residential lots with a minimum lot width of 50 feet and minimum lot area of 6,000 square feet.*
- *The proposed plat layout generally conforms to the preliminary plat approved in September 2022.*

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - *Valencia Section 2 Final Plat*.

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

1. Revise to place the Manvel ETJ label within the ETJ area on the vicinity map (Section 62-41 (b) (2)).
2. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (4)).
3. Revise CPL to include the metes and bounds description referenced as Exhibit A. Also, revise note 2 to reference accurate date based on the provided CPL (Section (b)(5) & (b)(21)).
4. Provide property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (6)).

continued on next page



DEVELOPMENT SERVICES DEPARTMENT

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

5. Fill in the blank space included for document number for a 20-foot temporary water line easement near the west boundary or remove reference to it if not applicable (Section 62-41 (b) (13)).
6. Include a general note indicating that the development regulations in Valencia PUD approved by Ordinance No. 2021-O-18 on July 19, 2021 apply to the plat (Section 62-41 (b) (13)).
7. Revise to include a note pertaining to setback requirements specified in Valencia PUD. Ensure that 25-foot required setback for garages is stated (Section 62-41 (b) (13)).
8. Revise Lot Area Summary Table to include a column for lot width at building line (Section 62-41 (b) (13)).
9. Provide Drainage District signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (19)).
10. Please revise note #16 to expand PDZ to Planning Development and Zoning Commission or add PDZ to the list of abbreviation/ Legend (Section (b)(24) & (b)(27)).
11. PUD document for 50 ft lots SF states minimum width of 50 ft at the front yard setback. Please verify that all lots on plat are at least 50 ft widths at front setback (Ordinance No. 2021-O-18, PUD Document V. 3. a).



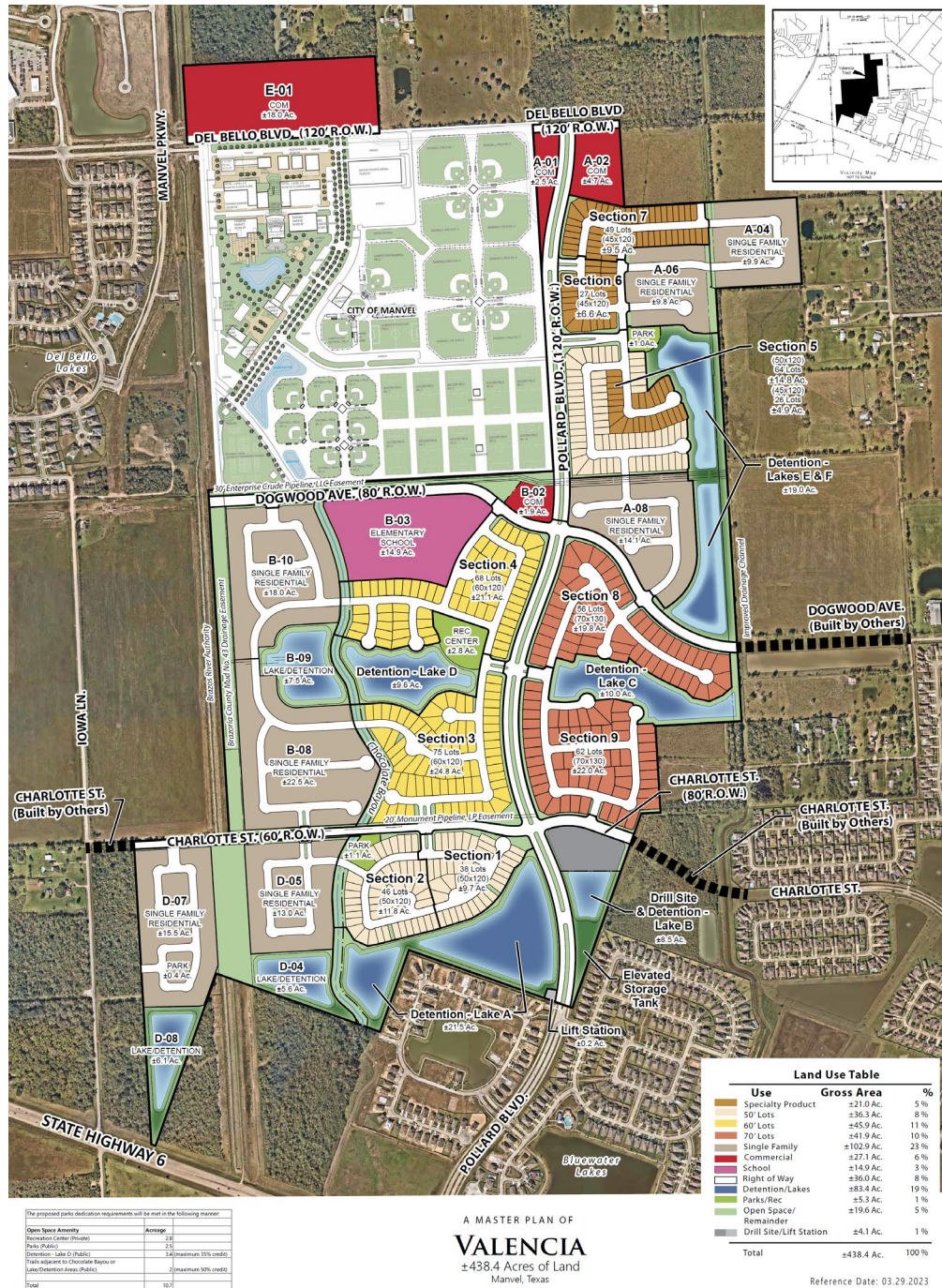
Page 4 of 5



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	Acreage
Recreation Center (Private)	±2.8
Park (Public)	±2.0
Detention - Lake D (Public)	±1.4 (maximum 35% credits)
Trails adjacent to Charlotte Express or Lake/Detention Areas (Public)	±2.0 (maximum 50% credits)
Total	±8.2

PREPARED FOR: HILLWOOD RESIDENTIAL

NOTES:
1) ALL LOCAL STREET WIDTHS ARE 40' 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.

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

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

CITY CLERK

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 accordance with the terms of the Table of Uses and the ordinance of the City of Manvel in their meeting and authorize the recording of this Master Plan. This _____ day of _____ 2023.

Planning, Development, and Zoning Commission

Reference Date: 03/29/2023



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH GARY TESCH, PRESIDENT, BEING AN OFFICER OF MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, AND BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, ACTING BY AND THROUGH JEFF PERRY, PRESIDENT, BEING AN OFFICER OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA SECTION 2, BEING 12.956 ACRES OF LAND LOCATED IN 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 OUTLOTS 175 AND 180 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION OF RECORD UNDER VOLUME 1, PAGES 71 & 72, AND VOLUME 3, PAGES 139 & 140, 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 UNOBSSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

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

IN TESTIMONY HERETO, MHI PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GARY TESCH, ITS PRESIDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2023.

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

BY: _____
GARY TESCH, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

BY: BRAZORIA COUNTY MUNICIPAL UTILITY
DISTRICT NO. 83

BY: _____
JEFF PERRY, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF PERRY, PRESIDENT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

BEING 12.956 ACRES OF LAND LOCATED IN 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 OUTLOT 175 AND 180 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION OF RECORD UNDER VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.), MORE PARTICULARLY BEING A PORTION 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., AND ALL OF THAT CERTAIN CALLED 1.275 ACRE TRACT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2023000952, B.C.O.P.R., AND ALL OF THAT CERTAIN CALLED 0.2057 ACRE TRACT CONVEYED TO MHI PARTNERSHIP, LTD. BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2022068506, B.C.O.P.R., SAID 12.956 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT);

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" PREVIOUSLY SET FOR THE NORTHEAST CORNER OF THE AFOREMENTIONED 18.155 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 28.056 ACRE TRACT CONVEYED TO PHHOU – SOWELL 112, LLC (DESCRIBED AS "TRACT 4") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2022068962, B.C.O.P.R., SAID POINT LYING ON THE SOUTH LINE OF THAT CERTAIN CALLED 31.278 ACRE TRACT CONVEYED TO PHHOU – SOWELL 112, LLC (DESCRIBED AS "TRACT 2") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068983, B.C.O.P.R.;

THENCE, SOUTH 03° 10' 03" EAST, ALONG THE EAST LINES OF SAID 18.155 ACRE TRACT AND THAT CERTAIN CALLED 0.3045 ACRE TRACT CONVEYED TO PHHOU – SOWELL 112, LLC BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2022068962, B.C.O.P.R., SAME BEING THE WEST LINE OF SAID 28.056 ACRE TRACT, 235.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" PREVIOUSLY SET FOR AN ANGLE POINT IN SAID 18.155 ACRE TRACT AND SAID 28.056 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF SA 0.3045 ACRE TRACT;

THENCE, SOUTH 86° 48' 34" WEST, CONTINUING ALONG SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID 0.3045 ACRE TRACT, 23.55 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED 0.2057 ACRE TRACT;

THENCE, SOUTH 03° 10' 03" EAST, DEPARTING THE SOUTH LINE OF SAID 0.3045 ACRE TRACT AND ALONG THE EAST LINE OF SAID 0.2057 ACRE TRACT, 170.81 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 16° 21' 01" EAST, CONTINUING ALONG THE EAST LINE OF SAID 0.2057 ACRE TRACT, 181.85 FEET TO A POINT FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 7.19 FEET ALONG THE EAST LINE OF SAID 0.2057 ACRE TRACT AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3,970.00 FEET, A CENTRAL ANGLE OF 02° 06' 13", AND A CHORD WHICH BEARS SOUTH 73° 42' 05" WEST, 7.19 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 16° 14' 48" EAST, CONTINUING ALONG THE EAST LINE OF SAID 0.2057 ACRE TRACT, 185.61 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 0.2057 ACRE TRACT;

THENCE, SOUTH 72° 48' 26" WEST, ALONG THE SOUTH LINE OF SAID 0.2057 ACRE TRACT, 48.15 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 76° 03' 37" WEST, ALONG THE SOUTH LINE OF SAID 0.2057 ACRE TRACT, AT 11.50 FEET PASSING THE SOUTHWEST CORNER OF SAID 0.2057 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 446.08 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 79° 48' 21" WEST, 76.54 FEET TO A POINT FOR CORNER;

THENCE, NORTH 65° 47' 06" WEST, 112.71 FEET TO A POINT FOR CORNER;

THENCE, NORTH 32° 20' 30" WEST, 113.56 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 46' 47" WEST, AT 22.71 FEET PASSING THE SOUTHEAST CORNER OF THE AFOREMENTIONED 1.275 ACRE TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID 1.275 ACRE TRACT FOR A TOTAL DISTANCE OF 101.02 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 1.275 ACRE TRACT, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 16.41 FEET ALONG THE WEST LINE OF SAID 1.275 ACRE TRACT AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 02° 02' 39", AND A CHORD WHICH BEARS NORTH 02° 14' 33" WEST, 16.41 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 15' 52" WEST, CONTINUING ALONG THE WEST LINE OF SAID 1.275 ACRE TRACT, 192.37 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 74.73 FEET ALONG THE WEST LINE OF SAID 1.275 ACRE TRACT AND ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 08° 44' 17", AND A CHORD WHICH BEARS NORTH 01° 08' 16" EAST, 74.66 FEET TO A POINT FOR CORNER;

THENCE, NORTH 05° 28' 25" EAST, CONTINUING ALONG THE WEST LINE OF SAID 1.275 ACRE TRACT, 31.63 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 366.47 FEET ALONG THE WEST LINE OF SAID 1.275 ACRE TRACT AND ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 24° 08' 05", AND A CHORD WHICH BEARS NORTH 17° 32' 27" EAST, 363.77 FEET TO A POINT FOR CORNER;

THENCE, NORTH 29° 36' 30" EAST, CONTINUING ALONG THE WEST LINE OF SAID 1.275 ACRE TRACT, 50.60 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 1.275 ACRE TRACT;

THENCE, NORTH 86° 49' 57" EAST, ALONG THE NORTH LINE OF SAID 1.275 ACRE TRACT, AT 93.78 FEET PASSING THE NORTHEAST CORNER OF SAID 1.275 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 512.54 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 48° 10' 03" EAST, 35.36 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE AFOREMENTIONED 0.3045 ACRE TRACT;

THENCE, SOUTH 03° 10' 03" EAST, ALONG THE WEST LINE OF SAID 0.3045 ACRE TRACT, 107.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE WEST LINE OF SAID 0.3045 ACRE TRACT AND ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 41° 49' 57" WEST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 10' 03" EAST, CONTINUING ALONG THE WEST LINE OF SAID 0.3045 ACRE TRACT, 60.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 0.3045 ACRE TRACT;

THENCE, NORTH 86° 49' 57" EAST, ALONG THE SOUTH LINE OF SAID 0.3045 ACRE TRACT, 62.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.956 ACRES OF LAND.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

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

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THIS PLAT OF "VALENCIA SECTION 2" AS SHOWN HEREON

THIS _____ DAY OF _____, 2023.

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

ALFRED FROBERG, JR.
COMMISSIONER

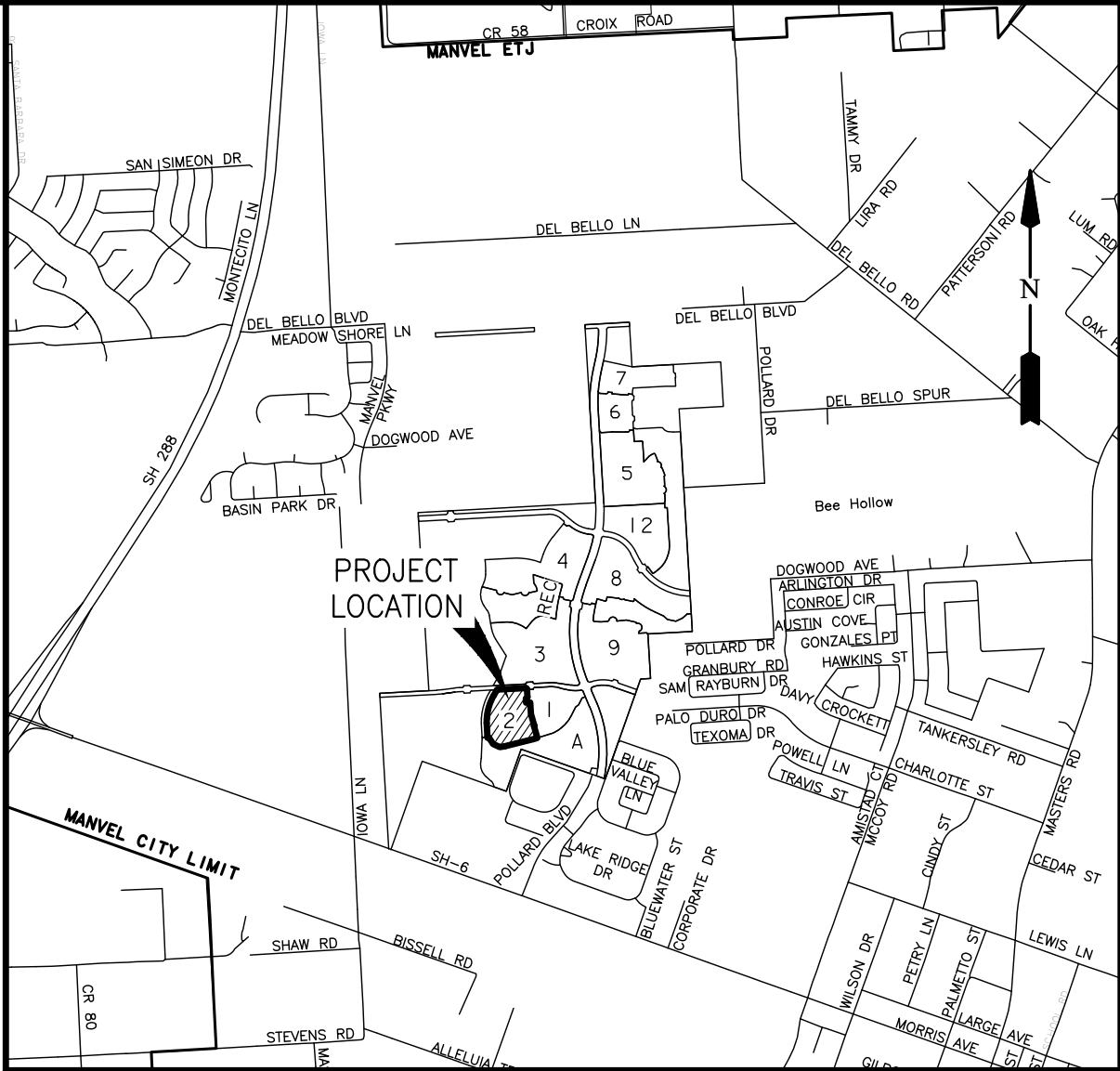
DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

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. 2022-0695, DATED OCTOBER 20, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (1993 ADJUSTMENT). THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 0.99986357.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECODERATION 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)
- TM-INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.
- ELEV. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)

ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (3) 12 INCHES ABOVE FINISHED GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3, AT THE TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653T

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF VALENCIA SECTION 2 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 VALENCIA SECTION 2

A SUBDIVISION OF 12.956 ACRES OF LAND LOCATED IN 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 OUTLOTS 175 AND 180 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION OF RECORD UNDER VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.)

46 LOTS 5 RESERVES (2.684 ACRES) 3 BLOCKS

FEBRUARY 7, 2023 JOB NO. 2791-4102P

OWNER:

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

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

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

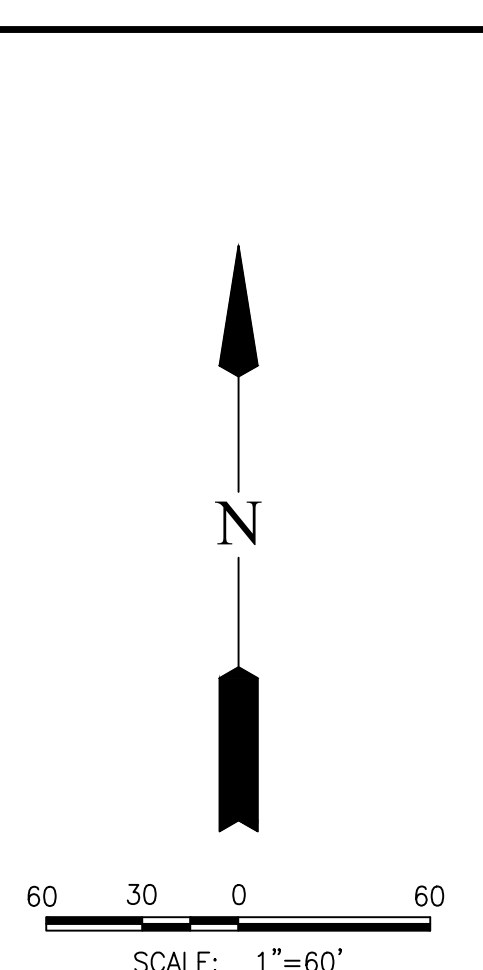
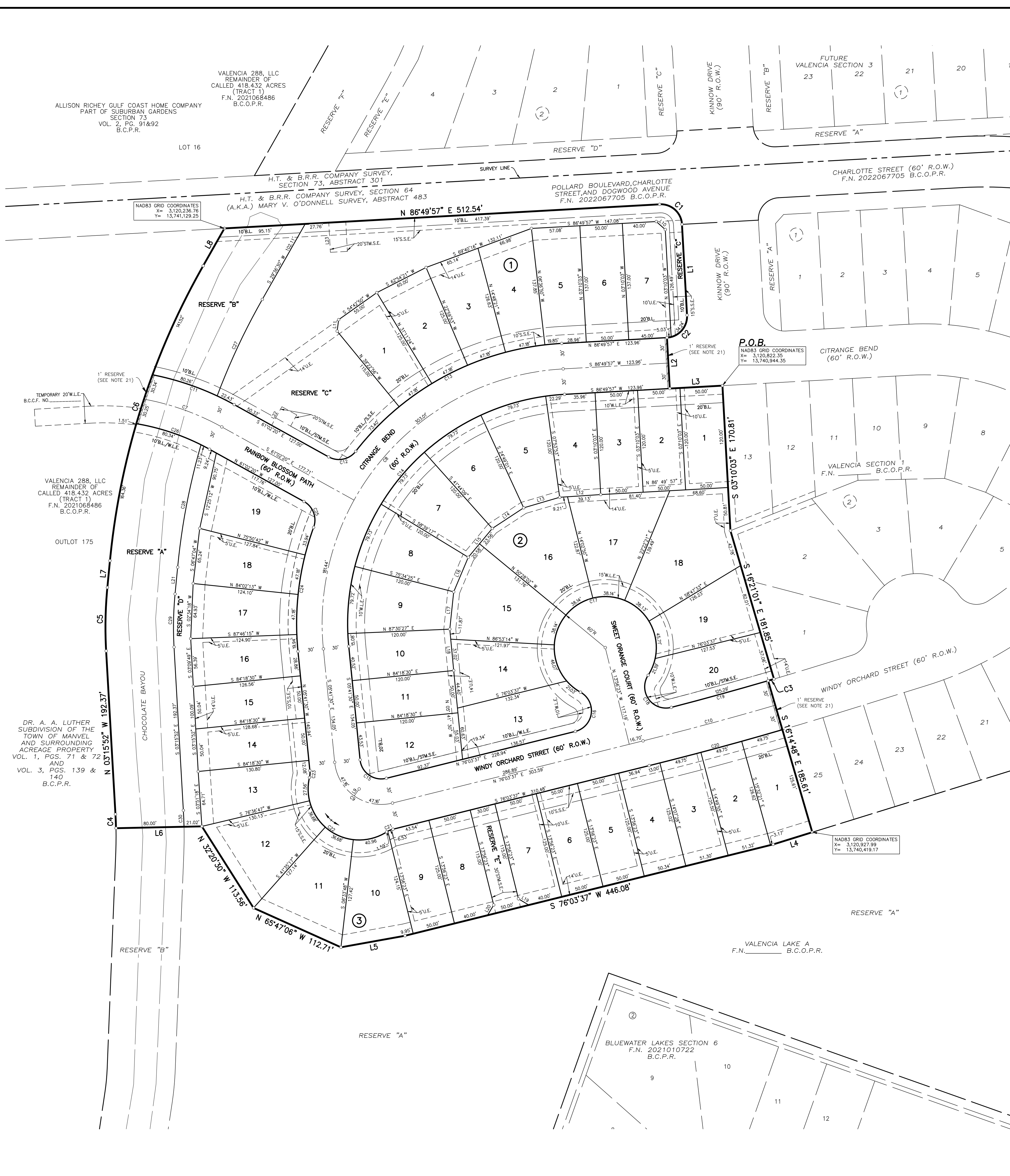


LJA Engineering, Inc.

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

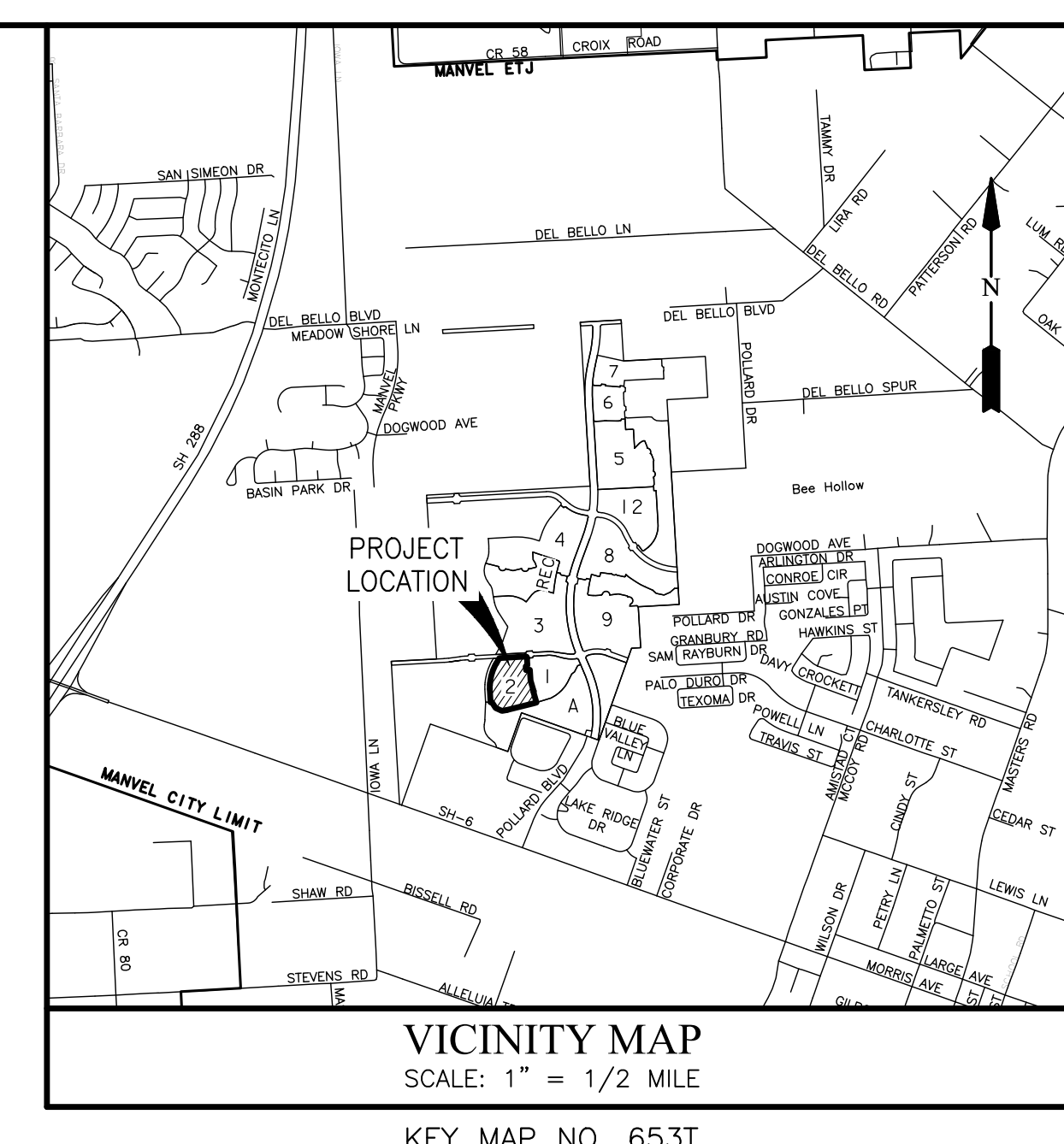


RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.860	37,443	RESTRICTED TO DRAINAGE	BCCR3/BCMUD 83
B	0.382	16,657	RESTRICTED TO DRAINAGE	BCCR3/BCMUD 83
C	1.144	49,839	RESTRICTED TO LANDSCAPE/OPEN SPACE/PARK	HOA
D	0.210	9,133	RESTRICTED TO LANDSCAPE/ OPEN SPACE	HOA
E	0.088	3,850	RESTRICTED TO LANDSCAPE/ OPEN SPACE	HOA
TOTAL	2.684	116,922		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°10'03" E	107.00'
L2	S 03°10'03" E	60.00'
L3	N 86°49'57" E	62.01'
L4	S 72°46'26" W	48.15'
L5	S 79°48'21" W	76.54'
L6	S 88°46'47" W	101.02'
L7	N 05°28'25" E	31.63'
L8	N 29°36'30" E	50.60'
L9	N 35°11'03" E	10.00'
L10	N 48°10'03" W	14.14'
L11	N 07°39'57" E	13.63'
L12	S 86°13'36" W	48.34'
L13	S 73°38'33" W	44.13'
L14	S 56°43'25" W	44.13'
L15	S 39°48'17" W	44.13'
L16	S 22°53'09" W	44.13'
L17	S 05°58'01" W	44.13'
L18	S 05°25'04" E	48.89'
L19	S 58°56'23" E	14.14'
L20	S 31°03'37" W	14.14'
L21	S 05°28'25" W	31.63'
L22	S 28°57'40" W	25.00'
L23	N 03°10'03" W	35.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	S 48°10'03" E	35.36'
C2	25.00'	90°00'00"	39.27'	S 41°49'57" W	35.36'
C3	3970.00'	0°06'13"	7.19'	S 73°42'05" W	7.19'
C4	460.00'	2°02'39"	16.41'	N 02°14'33" W	16.41'
C5	490.00'	8°44'17"	74.73'	N 01°06'16" E	74.66'
C6	870.00'	24°08'05"	366.47'	N 17°32'27" E	363.77'
C7	300.00'	18°39'06"	97.66'	S 70°21'53" E	97.23'
C8	300.00'	92°31'27"	484.46'	S 40°34'13" W	433.51'
C9	55.00'	98°14'53"	94.31'	S 54°48'57" E	83.17'
C10	4000.00'	2°18'25"	161.05'	N 74°54'24" E	161.04'
C11	330.00'	17°49'46"	102.69'	S 69°57'13" E	102.28'
C12	25.00'	81°05'14"	35.38'	N 78°25'02" E	32.50'
C13	330.00'	48°57'32"	281.98'	N 62°21'11" E	273.48'
C14	270.00'	92°31'27"	436.01'	S 40°34'13" W	390.16'
C15	25.00'	98°14'53"	42.87'	S 54°48'57" E	37.81'
C16	25.00'	137°01'21"	59.79'	N 07°32'56" E	46.52'
C17	60.00'	27°49'47"	286.75'	N 75°57'10" E	81.97'
C18	25.00'	137°24'35"	59.96'	S 35°50'14" E	46.59'
C19	3970.00'	1°42'16"	118.10'	N 74°36'20" E	118.10'
C20	4030.00'	2°18'25"	162.26'	S 74°54'24" W	162.25'
C21	25.00'	18°37'11"	8.12'	S 66°45'01" W	8.09'
C22	60.00'	135°29'16"	141.88'	N 54°48'57" W	111.06'
C23	25.00'	18°37'11"	8.12'	N 03°37'06" E	8.09'
C24	330.00'	25°44'24"	148.25'	N 07°10'42" E	147.01'
C25	25.00'	81°05'14"	35.38'	N 20°29'43" W	32.50'
C26	270.00'	19°25'56"	91.57'	N 70°45'18" W	91.13'
C27	790.00'	9°05'54"	125.45'	N 25°03'33" E	125.32'
C28	790.00'	10°38'48"	146.80'	S 10°47'48" W	146.59'
C29	410.00'	8°44'17"	62.53'	S 01°06'16" W	62.47'
C30	540.00'	2°02'39"	19.27'	S 02°14'33" E	19.26'

LOT AREA SUMMARY					
BLOCK 1		BLOCK 2		BLOCK 3	
LOT NO.	SQ.FT.	LOT NO.	SQ.FT.	LOT NO.	SQ.FT.
1	6,915	1	6,000	1	6,374
2	6,965	2	6,000	2	6,367
3	7,017	3	6,000	3	6,326
4	7,435	4	6,406	4	6,267
5	7,259	5	7,489	5	6,250
6	6,850	6	7,489	6	6,250
7	6,799	7	7,489	7	6,200
		8	7,489	8	6,200
		9	7,489	9	6,248
		10	6,274	10	7,773
		11	6,000	11	8,965
		12	7,461	12	9,110
		13	9,004	13	7,232
		14	7,743	14	6,487
		15	10,145	15	6,381
		16	10,213	16	6,597
		17	9,702	17	6,932
		18	12,808	18	7,027
		19	7,710	19	9,457
		20	8,408		



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

FINAL PLAT OF VALENCIA SECTION 2

A SUBDIVISION OF 12.956 ACRES OF LAND LOCATED IN 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 OUTLOTS 175 AND 180 OF THE DR. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION OF RECORD UNDER VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.)

46 LOTS 5 RESERVES (2.684 ACRES) 3 BLOCKS

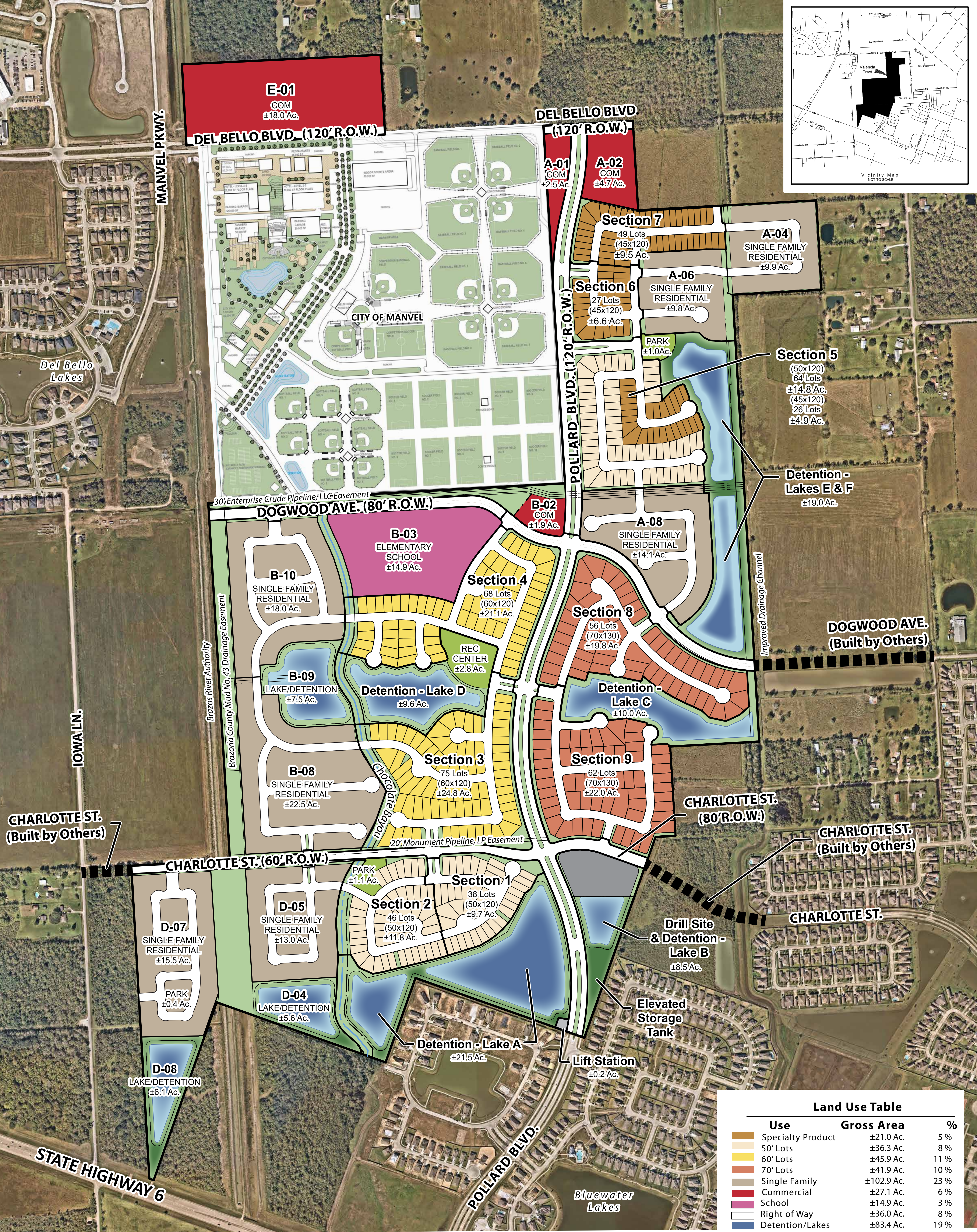
FEBRUARY 7, 2023 JOB NO. 2791-4102P

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

BRAZORIA COUNTY MUNICIPAL UTILITY
DISTRICT NO. 83,
JEFF PERRY, PRESIDENT
202 CENTURY SQUARE BLVD.,
SUGAR LAND, TX 77078
PH: 281-500-6050
SURVEYOR:

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

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



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

PREPARED FOR:

HILLWOOD RESIDENTIAL

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

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

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

CITY COUNCIL

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

Planning, Development, and Zoning Commission

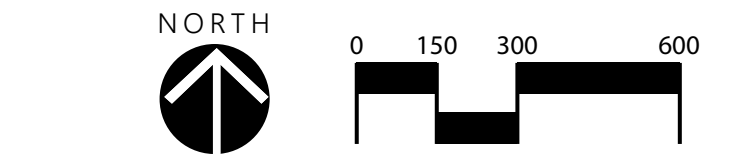
A MASTER PLAN OF

VALENCIA

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

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

Reference Date: 03.29.2023



RELATIONSHIPS | PROCESS | DESIGN



MANVEL PD&Z

DATA SHEET

MEETING DATE: June 26, 2023

TOPIC: A request by Garrett Nondorf with permission from the Del Bello Lakes Subdivision owner/developer to amend Ordinance No. 2020-O-14 pertaining to zoning and development related provisions and requirements for Del Bello Lakes Planned Unit Development (PUD) to (1) authorize NAICS use code 447110 "Gasoline stations with Convenience Stores" and (2) amend signage related provisions; for a property located at the northwest corner of Del Bello Boulevard and Cedar Creek Lane intersection.

BACKGROUND: Ordinance No. 2017-O-45 created the Del Bello Lakes Planned Unit Development (PUD) district and established specific development standards. The PUD was amended by Ordinance No 2020-O-2 to allow temporary billboard signage for the residential development. The PUD was further amended in 2020 by Ordinance No 2020-O-14 to provide specific wall signage and pylon signage regulations for the Keating Toyota site. The applicant is requesting an amendment to Ordinance No. 2020-O-14 to include specific language in the PUD document to allow the following:

- a. Development of a gas station with convenience store at a property located at the northwest corner of Del Bello Boulevard and Cedar Creek Lane intersection;
- b. Maximum Height of 8 feet for single tenant Monument sign instead of 6 feet;
- c. LED price digits sign for gas station use;
- d. LED backlighting for gas station canopy with a restriction on light overspill;
- e. LED screens to be Internal/ external illuminated between 12am and 5pm instead of 10pm and 6am.

Generally, the PUD's commercial land use allowance is based on City of Manvel's zoning district allowance for Light Commercial (LC) district. Gas station and convenience stores were both permitted in LC district at the time of adoption of the PUD, however, in 2020, zoning ordinance was amended to include a Specific Use Permit (SUP) requirement for gas station and convenience store uses. The SUP requirement also included a pre-determined condition that these uses shall not be located within two miles (measured property line to property line) of an existing convenience store and gasoline station. As a result, the subject site cannot be developed as a gas station and convenience store use without the requested PUD amendment. The applicant is also requesting aforementioned changes to the signage requirement and allowances based on the needs of a gas station and convenience store use.

The applicant has provided written explanation (attached) of the reasoning for this request. The reasoning is largely based on the anticipated residential growth in the area. The applicant has also indicated that a gas station at the subject site will be

beneficial to the current and future residents at the time of emergencies such as hurricanes and thunderstorms. The applicant has suggested that the subject site is appropriate for the proposed use based on its proximity to SH 288 and the abutting car dealership. The applicant's letter also includes visuals showing the prototype of their development. The applicant has provided two exhibits (attached) that show existing gas station and convenience store uses within a two-mile radius and immediately outside the 2-mile radius. Currently, there are six (6) gas stations within the 2-mile-radius including the proposed HEB gas station. Additionally, there are four (4) gas stations immediately outside the 2-mile radius at approximately 2.75 miles.

The 2020 amendment to the zoning ordinance with respect to gas station and convenience store use was made to minimize clustering and overabundance within city limits. Based on this policy direction reflected by the predetermined condition of the SUP requirement, Staff cannot recommend approval of the request.

STAFF RECOMMENDATION: Based on the above discussion Staff is not recommending approval of Ordinance No. 2023-O-21 that pertains to the requested Del Bello Lakes PUD amendment.

ATTACHMENTS: Applicant's request letters, Vicinity Map, Zoning Map, Major Thoroughfare Map, Ordinance No. 2023-O-21, Del Bello Lakes PUD document amendment, Concept Site Plan, and Gas Station Location Exhibit.



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 _____

288 ASSOCIATES, LP

ONE GREENWAY PLAZA, SUITE 750
HOUSTON, TEXAS 77046
713.623.6000

April 18, 2023

Mrs. Jessica Rodriguez
Director of Development Services
City of Manvel
20025 Highway 6
Manvel, Texas 77578

Re: 1.9-Acre PUD Amendment (Del Bello Blvd. & Cedar Creek Ln.)

Dear Jessica,

As the owner of the 1.9-acre tract at the NW corner of Del Bello Boulevard and Cedar Creek Lane, please allow this letter to serve as my authorization for Garrett Nondorf, on my behalf, to submit a PUD amendment to allow for a c-store use at the above referenced development. I have no objection to the proposed amendment.

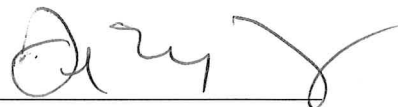
Please contact me if you need any additional information.

Sincerely,

288 ASSOCIATES, LP
a Texas limited partnership

By: 288 Consolidated GP, LLC
a Texas limited liability company
its sole general partner

By:



David M. Mincberg
Manager

PUD Amendment for Ordinance No. 2017-O-45

To The City of Manvel,

We are humbly requesting to allow the use of a gasoline station and convenience store as a permitted use within Ordinance No. 2017-O-45, particularly the [Northwest Corner of Del Bello Blvd and Cedar Creek Lane](#) ("Proposed Gas Station"). The reasoning for this proposed change is due to the following which is explained further below:

1. Hurricane/Power Outages/etc.:
2. Residential Growth in the City of Manvel
3. Imminent Nearby Development of Major Throughfares/Increased Traffic Patterns/Grade Separation
4. Future City of Manvel Headquarters

Hurricanes/Power Outages/etc.:

Perhaps the biggest need for a gas station/convenience store, which we can see from the past few years, is when acts of God such as hurricanes, freezes, or severe thunderstorms lead to power outages, water boil notices, etc.

As it stands today, despite the City's path towards future growth and new thoroughfares being built, the 2-mile radius rule will only allow residents in the Del Bello area to go to stations on Highway 6 or in the ETJ. This will create a huge constraint on those stations and a severe traffic congestion on Highway 6 as people will be relying upon this roadway to evacuate the town, fill up their gas, and grab essentials from the current convenience stores.

By having at least one station on Del Bello Parkway, our proposed gas station will be close to 288. This will allow some strain to be removed from the other stations and ease the possibility of a traffic congestion on Highway 6 as residents can use Del Bello Parkway instead to grab their essentials and fill up gas to go to SH 288. In situations such as a power outage or freeze, this station will be walkable for residents and a short car ride away if they can't drive long distances in a freeze.

Summary - With Houston being prone to hurricanes, thunderstorms, and freezes leading to evacuations, power outages, and other harmful results, a gas station/convenience store is essential on Del Bello Pkwy, particularly closer to 288, so that it can serve all the traffic going towards 288 and the residents in the area in this unfortunate time for essentials such as water, milk, food, gas, etc.

Residential Growth in the City of Manvel:

The City of Manvel has experienced massive growth with new developments such as Del Bello Lakes, Valencia, Rodeo Palms, Bluewater Lakes, and Manvel Town Center. Specifically for the

parcel at Del Bello Blvd and Cedar Creek Lane, the nearby developments of Rodeo Palms, Valencia, and Del Bello Lakes warrant a neighborhood gas station.

Del Bello Lakes is estimated to have 500 homes and both Valencia and Rodeo Palms both will have an estimated total of 1,000 homes each, which makes it an estimated 2,500 total homes within a 1.5-mile radius from the proposed gas station. This is only considering growth that has been publicly announced in this area and not any future potential expansion that would increase the total home count exponentially more due to all the developable land in this area.

From our thirty years of experience, we estimate that an area of at least 1,500 homes can support the use of a gas station and convenience store because they play a different role than grocery stores and pharmacies. We offer the following:

1. Branded gasoline (Exxon, Chevron, etc.) with more fuel-efficient products, which certain customers seek out for their luxury cars, trucks, large SUV's, in comparison to Unbranded gasoline sold by HEB, Walmart, etc.
2. Affordable Break and Lunch deli for construction workers and residents. Considering the growth in this area, this will become an essential spot for these workers.
3. Less wait time than at a grocery store for residents trying to get in and out quickly.
4. Variety of options in snacks, craft beer, etc.

As it stands right now, there is no "convenient" location for residents to fuel up their vehicles either on the way to work (as they take 288 going northbound for Downtown) or coming back from home. There are no gas stations along Del Bello Parkway and they are all located on Highway 6, which is extremely congested and out of the way for residents in this area to go to. Since an average person fills up their car once a week, having a local, convenient gas station is extremely important.

Summary - With 2,500 - 3,500 homes being built in the Del Bello area, there is a clear need for a convenience store/gas station to support all the residents and construction workers in an appropriate way along Del Bello Parkway.

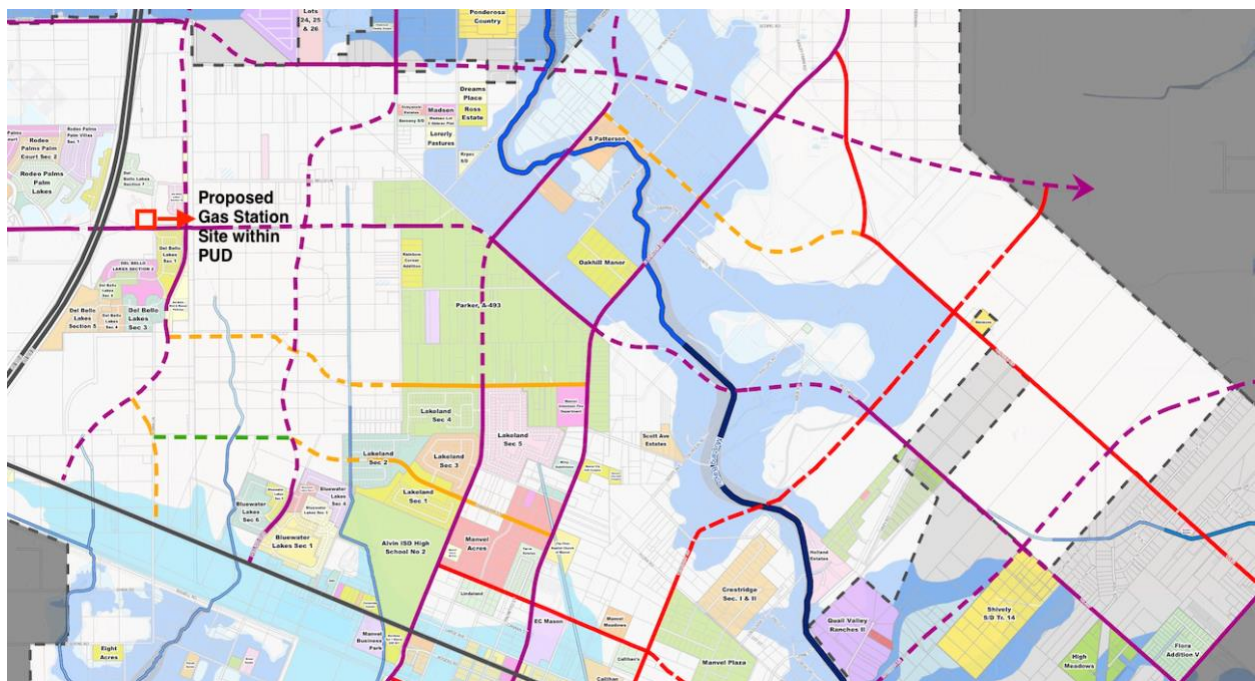
Imminent Nearby Development of Major Throughfares/Increased Traffic Patterns/Grade Separation:

Based on the City of Manvel's Major Thoroughfare Map ("Exhibit A"). Del Bello Parkway will become a major throughfare and is labeled a "Parkway" with a ROW of 120' similar to Highway 6. The road is proposed to extend all the way to CR 397 which will become a 6-mile stretch. And along this 6-mile stretch there is currently no gas station and convenience store, though they are within 2 miles of other gas stations. However, those stations are along Highway 6 which is a completely different traffic route.

In addition, TXDOT will be constructing a grade separation on SH 288 and Rodeo Palms Parkway that will allow morning traffic and evening traffic to go through Del Bello Parkway. As it stands right now, only morning traffic can go through Del Bello Parkway to access 288. This grade separation will ease the traffic from Highway 6 and increase the traffic on Del Bello Parkway. This will warrant a convenience store/gas station to meet the essential needs of the residents as there are zero stations along this stretch.

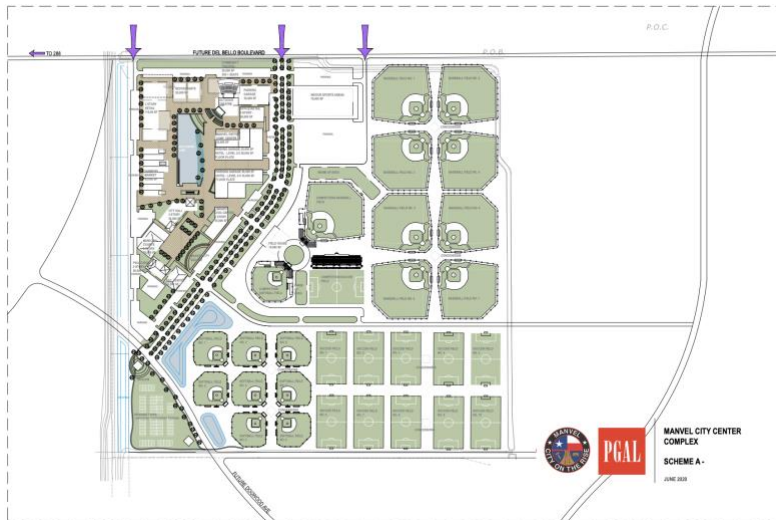
Considering Del Bello Parkway will be used as the main artery for residents wanting to go to 288 instead of using Highway 6, we believe allowing a c-store/gas station in our PUD will be sufficient to serve the traffic/residents on Del Bello Parkway as its utilization grows over the next 10-15 years.

Summary: Based on the future throughfares from the City of Manvel, Del Bello Parkway will be a major road which will warrant a gas station/convenience store to support the traffic as residents will not be using Highway 6 where the current stations are.



Future City of Manvel Headquarters:

The City of Manvel is creating a town center and moving their main offices on Del Bello Blvd (see below). As the police station, city courts, and other governmental services will be in this development, PrimeSpot is willing to also put a generator on the gas station and convenience store so that the city can still maintain full operations if they need essentials such as food, water and gas during emergency situations as it will be less than half a mile away from us. In addition, as there will be sports events going on in this area, spectators and visitors can leverage the gas station for ice, drinks, or food before they head into the fields.



Other Comments:

PrimeSpot has done work with many residential developers, and we understand the importance of creating a building that enhances the community and not to be an eyesore. For this reason, we have created a concept that leverages brick, high quality masonry, and wood so that it will look rich and elegant for the community and city, please see below for our concept.





Summary/Conclusion:

In conclusion, we are proposing an amendment to the PUD ordinance to allow for a convenience store and gas station. The reason a station is necessary on this parcel is because the residents will need a colloquial spot to fill up and purchase their daily essentials due to the growth and throughfare plans that are envisioned on Del Bello Pkwy as residents will not be leveraging Highway 6 when Del Bello Pkwy is built out. This station will become a hub for residents for daily and emergency uses.

Ask - We are proposing that the **Permitted Clause in Exhibit D Paragraph IV** for ORDINANCE NO. 2017 -O-45 be amended as the following:

Before:

All uses permitted with the City of Manvel Light Commercial Zoning District are permitted within the PUD's Light Commercial District. In addition, the following uses shall be considered permitted uses with the PUD.

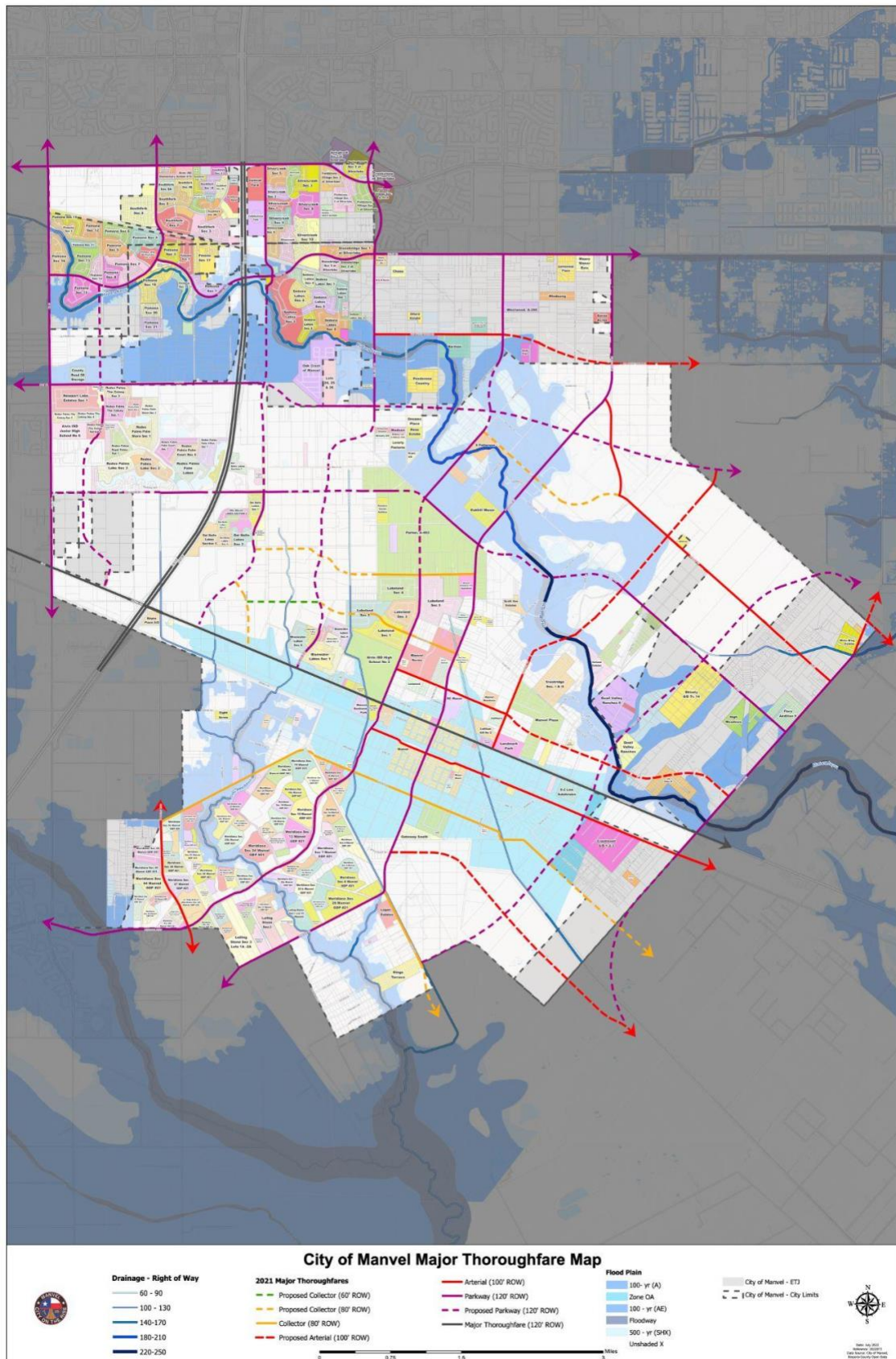
Automobile Sales (Permitted on commercial property located north of Del Bello Blvd ONLY)
 441 2017 NAICS Code Motor Vehicle and Parts Dealers (No Specific Use Permit is required for this use)

After:

All uses permitted with the City of Manvel Light Commercial Zoning District are permitted within the PUD's Light Commercial District. In addition, the following uses shall be considered permitted uses with the PUD:

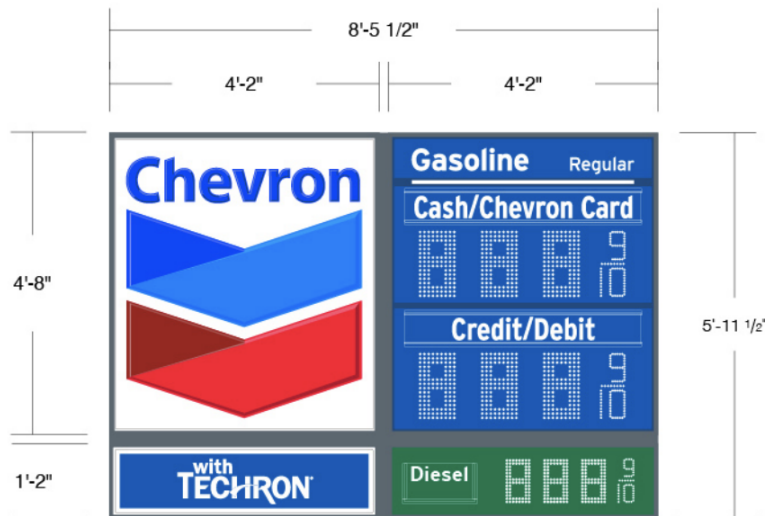
1. Automobile Sales (Permitted on commercial property located north of Del Bello Blvd ONLY) 441 2017 NAICS Code Motor Vehicle and Parts Dealers (No Specific Use Permit is required for this use)
2. **Gas station, Convenience Store** (Permitted on commercial property located north of Del Bello Blvd ONLY at the 1.714-acre tract with. Parcel ID 17343) NAICS 447100 - Gas Station; NAICS - 445120 - Convenience Store; (No Specific Use Permit is required for this use)
3. **Electric Charging Stations (Permitted on commercial property North and South of Del Bello Blvd)** NAICS 335999 - Electric Charging.

Exhibit A:



Signage Change Reasoning

Our sign is only 6ft however, we need a brick/stone base of 2ft for our sign to rest on so because if we kept it on the ground with no base, it'll be covered by trees and grass in which customers will not be able to see the price. We weren't sure if the city allows for a brick/stone base but we just wanted to clarify it in the PUD.



12" and 8" LED

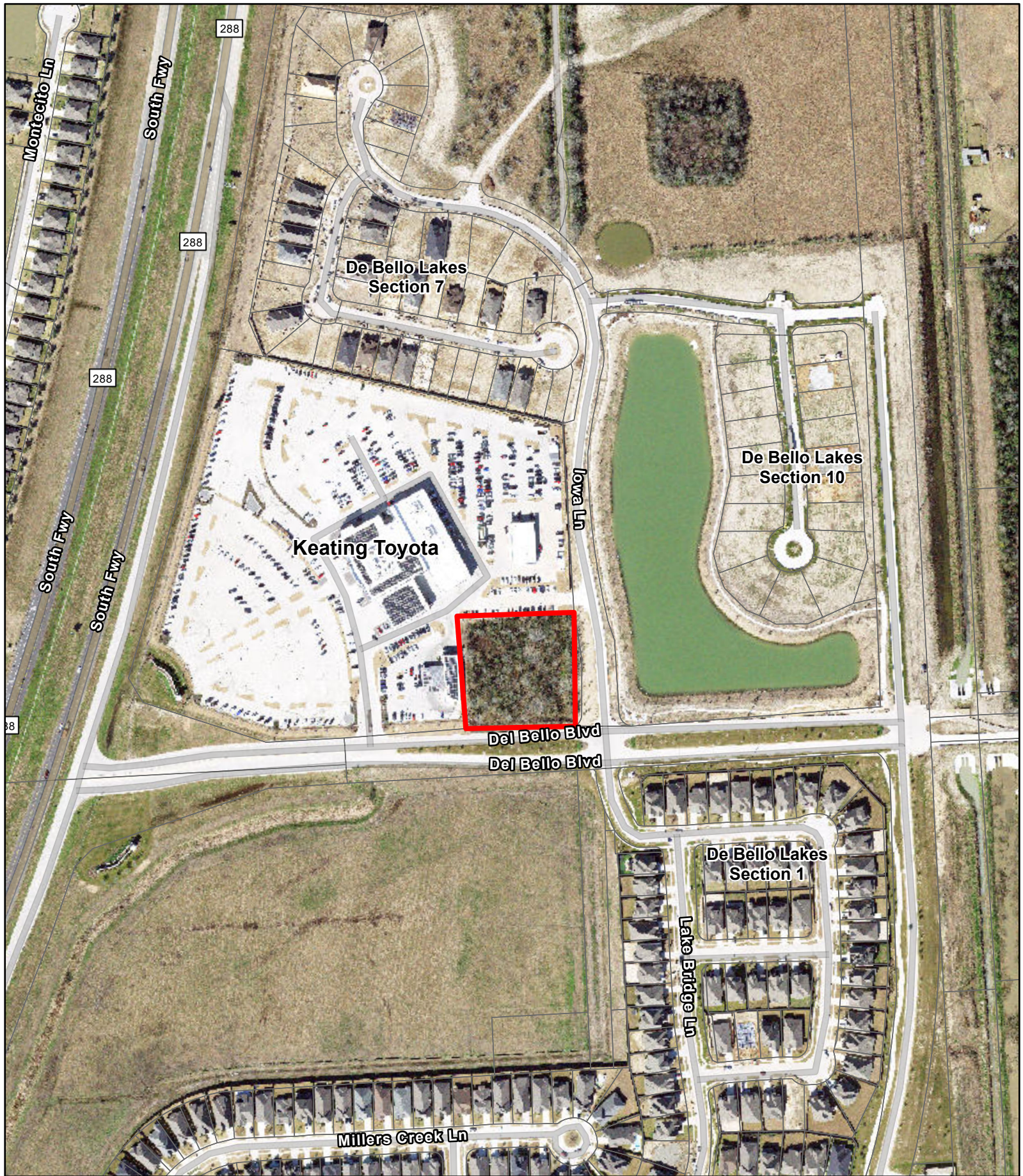
"Gasoline" copy is Interstate Bold.

"Regular" copy is Interstate Regular.



DESIGN PROTOTYPE





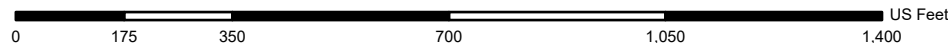
DEL BELLO BLVD PID:173430



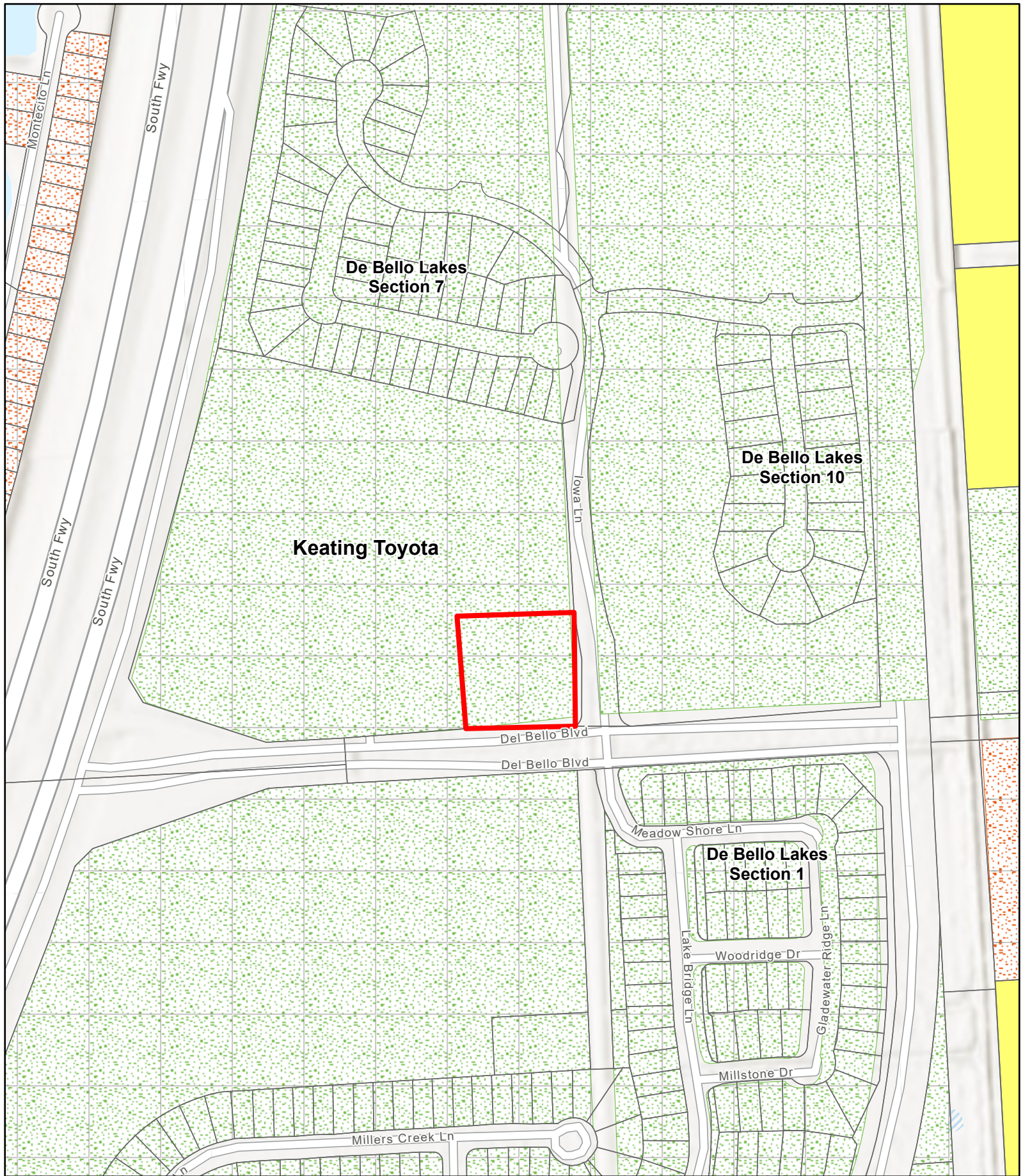
 PID173430  City of Manvel ETJ  City of Manvel City Limits



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.



Date: June 2023
Reference: 2023038
Data Source: City of Manvel,
Brazoria County Open Data



DEL BELLO BLVD PID:173430



PID173430



City of Manvel ETJ



City of Manvel City Limits



State Highway 6 Overlay District

Planned Unit Development

Open Single-Family Residential District

Open - Planned Unit Development

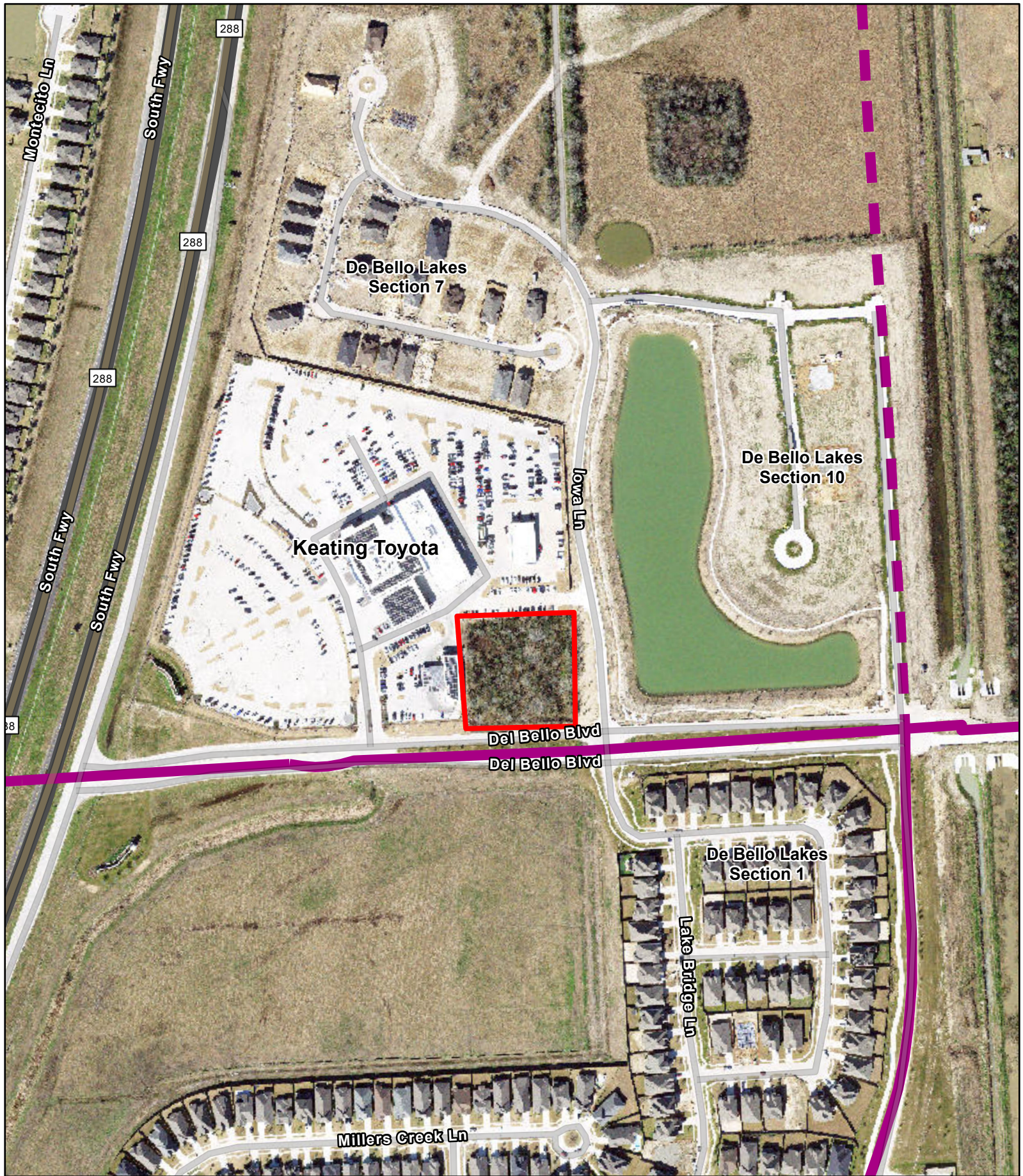


This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

0 175 350 700 1,050 1,400 US Feet



Date: June 2023
Reference: 2023038
Data Source: City of Manvel,
Brazoria County Open Data



DEL BELLO BLVD PID:173430



 PID173430



City of Manvel ETJ

 City of Manvel City Limits



Parkway (120' ROW)

 Proposed Parkway (120' ROW)



Major Thoroughfare (120' ROW)



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.

0 175 350 700 1,050 1,400 US Feet

Date: June 2023
Reference: 2023038
Data Source: City of Manvel,
Brazoria County Open Data

ORDINANCE NO. 2023-O-21

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2020-O-14, BEING THE ORDINANCE PERTAINING TO ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS FOR DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO (1) AUTHORIZE NAICS USE CODE 447110 “GASOLINE STATIONS WITH CONVENIENCE STORES” AND (2) AMEND SIGNAGE RELATED PROVISIONS; FOR A PROPERTY LOCATED AT THE NORTHWEST CORNER OF DEL BELLO BOULEVARD AND CEDAR CREEK LANE INTERSECTION; 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, 288 Associates, L.P. is the owner (the “Owner”) of land in the general area of the northwest corner of the intersection of Hwy 288 and west of SH 6 comprising approximately 267.726 acres and mostly within the boundaries of Brazoria County Municipal Utility District No. 43; and

WHEREAS, the development is named the Del Bello Lakes development; and

WHEREAS, in 2017, by Ordinance No. 2017-O-45, the 267.726 acres was re-zoned from Open Planned Unit Development (O-PUD) District to the Planned Unit Development (PUD) District and a PUD Document was approved regarding development regulations; and

WHEREAS, in 2020, by Ordinance No. 2020-O-02, the PUD document provisions were amended related to temporary signage; and

WHEREAS, in 2020, by Ordinance No. 2020-O-14, the PUD document provisions were amended related to wall and pylon signage; and

WHEREAS, the Owner has made an application for amendment of the Planned Unit Development (PUD) District to amend the PUD document provisions relating to (1) authorizing NAICS use code 447110 “Gasoline stations with Convenience Stores” and (2) amending signage

related provisions; for a property located at the northwest corner of Del Bello Boulevard and Cedar Creek Lane intersection.

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 made a recommendation on the application; and

WHEREAS, the City Council deems it appropriate to grant such request, subject to the foregoing; 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 Planned Unit Development (PUD) District for Del Bello Lakes (formerly Southpoint Crossing), which was approved by Ordinance No. 2017-O-45 and amended by Ordinance No. 2020-O-02 (Southpoint Crossing renamed as Del Bello Lakes) to include provisions related to temporary signage; and amended by Ordinance No. 2020-O-02 amending the PUD Document provisions related to single tenant monument/pylon signs and wall mounted signage; is further amended by amending the Del Bello PUD Document provisions related to authorizing NAICS use code 447110 “Gasoline stations with Convenience Stores” and amending signage related provisions. The revised **Del Bello Lakes PUD Document** is hereby attached as Exhibit A.

Section 3. Development of the Property shall strictly comply with the **Del Bello Lakes PUD Document**.

Section 4. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said land, 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 5. The City Council hereby finds and determines that said rezoning comports to the City's comprehensive land use plan, and to the extent of any conflict, amends said 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 6. 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 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 7. 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.

PASSED AND APPROVED ON FIRST READING on this _____ day of _____, 2023.

PASSED, APPROVED, AND ADOPTED ON SECOND READING on this _____ day of _____, 2023.

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Bobby Gervais, City Attorney

EXHIBIT A

AREA MAP



EXHIBIT A

an area map for

**SOUTHPOINTE
CROSSING**
± 267.7 ACRES OF LAND



— Land Planning Consultants —
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494

Tel: 281-579-0340



JUNE 21, 2017
KGA #93018

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THIS DRAWING IS A SCENIC IMAGE ONLY AND IS NOT FOR CONSTRUCTION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BOE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE FLOOD PLANS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

©2017 BOE | KERRY R. GILBERT & ASSOCIATES, ALL RIGHTS RESERVED

EXHIBIT B

SURVEY

I, the undersigned, do hereby certify that this map accurately depicts the boundaries of Brazoria County Municipal Utility District No. 43 of Brazoria County, Texas.

THE STATE OF TEXAS
COUNTY OF BRAZORIA

Before me, the undersigned on this day personally appeared _____ known to me to be the persons whose names are subscribed above, and acknowledged that they executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1st day of _____, 2014.

Notary Public in and for
the State of Texas
NOTARY SEAL

NOTES:

1. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or recognition of the boundary of the political subdivision for which it was prepared.

2. All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83 (1993 adjustment).

3. Subject tract lies within the corporate limits of the City of Bayport, Texas.

CALL AREA	FOUND AREA	DOCUMENT NUMBER
13,214 ACRES	13,217 ACRES	F.N. 2000011881
24,628 ACRES	24,632 ACRES	F.N. 2006007053
41,080 ACRES	41,100 ACRES	F.N. 2005007053
24,787 ACRES	24,783 ACRES	F.N. 2006011181
25,917 ACRES	25,921 ACRES	F.N. 2006022856
28,003 ACRES	28,009 ACRES	F.N. 2007048493
4,0019 ACRES	4,002 ACRES	F.N. 2006011881
1,0019 ACRES	1,002 ACRES	F.N. 2006036081
1,0007 ACRES	1,001 ACRES	F.N. 2006011881
4,0007 ACRES	4,001 ACRES	F.N. 2007000029
16,2544 ACRES	16,255 ACRES	F.N. 2006036143
		F.N. 2004236144
		F.N. 2006036143

LINE	BEARING	DISTANCE
1	N 89° 15' 00" E	1.0000
2	S 89° 15' 00" E	1.0000
3	S 89° 15' 00" E	1.0000
4	N 89° 15' 00" E	1.0000
5	N 89° 15' 00" E	1.0000
6	S 89° 15' 00" E	1.0000
7	S 89° 15' 00" E	1.0000
8	N 89° 15' 00" E	1.0000
9	N 89° 15' 00" E	1.0000
10	S 89° 15' 00" E	1.0000
11	S 89° 15' 00" E	1.0000
12	N 89° 15' 00" E	1.0000
13	N 89° 15' 00" E	1.0000
14	S 89° 15' 00" E	1.0000
15	S 89° 15' 00" E	1.0000
16	N 89° 15' 00" E	1.0000
17	N 89° 15' 00" E	1.0000
18	S 89° 15' 00" E	1.0000
19	S 89° 15' 00" E	1.0000
20	N 89° 15' 00" E	1.0000
21	N 89° 15' 00" E	1.0000
22	S 89° 15' 00" E	1.0000
23	S 89° 15' 00" E	1.0000
24	N 89° 15' 00" E	1.0000
25	N 89° 15' 00" E	1.0000
26	S 89° 15' 00" E	1.0000
27	S 89° 15' 00" E	1.0000
28	N 89° 15' 00" E	1.0000
29	N 89° 15' 00" E	1.0000
30	S 89° 15' 00" E	1.0000
31	S 89° 15' 00" E	1.0000
32	N 89° 15' 00" E	1.0000
33	N 89° 15' 00" E	1.0000
34	S 89° 15' 00" E	1.0000
35	S 89° 15' 00" E	1.0000
36	N 89° 15' 00" E	1.0000
37	N 89° 15' 00" E	1.0000
38	S 89° 15' 00" E	1.0000
39	S 89° 15' 00" E	1.0000
40	N 89° 15' 00" E	1.0000
41	N 89° 15' 00" E	1.0000
42	S 89° 15' 00" E	1.0000
43	S 89° 15' 00" E	1.0000
44	N 89° 15' 00" E	1.0000
45	N 89° 15' 00" E	1.0000
46	S 89° 15' 00" E	1.0000
47	S 89° 15' 00" E	1.0000
48	N 89° 15' 00" E	1.0000
49	N 89° 15' 00" E	1.0000
50	S 89° 15' 00" E	1.0000
51	S 89° 15' 00" E	1.0000
52	N 89° 15' 00" E	1.0000
53	N 89° 15' 00" E	1.0000
54	S 89° 15' 00" E	1.0000
55	S 89° 15' 00" E	1.0000
56	N 89° 15' 00" E	1.0000
57	N 89° 15' 00" E	1.0000
58	S 89° 15' 00" E	1.0000
59	S 89° 15' 00" E	1.0000
60	N 89° 15' 00" E	1.0000
61	N 89° 15' 00" E	1.0000
62	S 89° 15' 00" E	1.0000
63	S 89° 15' 00" E	1.0000
64	N 89° 15' 00" E	1.0000
65	N 89° 15' 00" E	1.0000
66	S 89° 15' 00" E	1.0000
67	S 89° 15' 00" E	1.0000
68	N 89° 15' 00" E	1.0000
69	N 89° 15' 00" E	1.0000
70	S 89° 15' 00" E	1.0000
71	S 89° 15' 00" E	1.0000
72	N 89° 15' 00" E	1.0000
73	N 89° 15' 00" E	1.0000
74	S 89° 15' 00" E	1.0000
75	S 89° 15' 00" E	1.0000
76	N 89° 15' 00" E	1.0000
77	N 89° 15' 00" E	1.0000
78	S 89° 15' 00" E	1.0000
79	S 89° 15' 00" E	1.0000
80	N 89° 15' 00" E	1.0000
81	N 89° 15' 00" E	1.0000
82	S 89° 15' 00" E	1.0000
83	S 89° 15' 00" E	1.0000
84	N 89° 15' 00" E	1.0000
85	N 89° 15' 00" E	1.0000
86	S 89° 15' 00" E	1.0000
87	S 89° 15' 00" E	1.0000
88	N 89° 15' 00" E	1.0000
89	N 89° 15' 00" E	1.0000
90	S 89° 15' 00" E	1.0000
91	S 89° 15' 00" E	1.0000
92	N 89° 15' 00" E	1.0000
93	N 89° 15' 00" E	1.0000
94	S 89° 15' 00" E	1.0000
95	S 89° 15' 00" E	1.0000
96	N 89° 15' 00" E	1.0000
97	N 89° 15' 00" E	1.0000
98	S 89° 15' 00" E	1.0000
99	S 89° 15' 00" E	1.0000
100	N 89° 15' 00" E	1.0000

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 89° 15' 00" E	1.0000	51	S 89° 15' 00" E	1.0000
2	S 89° 15' 00" E	1.0000	52	N 89° 15' 00" E	1.0000
3	S 89° 15' 00" E	1.0000	53	S 89° 15' 00" E	1.0000
4	N 89° 15' 00" E	1.0000	54	N 89° 15' 00" E	1.0000
5	N 89° 15' 00" E	1.0000	55	S 89° 15' 00" E	1.0000
6	S 89° 15' 00" E	1.0000	56	S 89° 15' 00" E	1.0000
7	S 89° 15' 00" E	1.0000	57	N 89° 15' 00" E	1.0000
8	N 89° 15' 00" E	1.0000	58	N 89° 15' 00" E	1.0000
9	N 89° 15' 00" E	1.0000	59	S 89° 15' 00" E	1.0000
10	S 89° 15' 00" E	1.0000	60	S 89° 15' 00" E	1.0000
11	S 89° 15' 00" E	1.0000	61	N 89° 15' 00" E	1.0000
12	N 89° 15' 00" E	1.0000	62	N 89° 15' 00" E	1.0000
13	N 89° 15' 00" E	1.0000	63	S 89° 15' 00" E	1.0000
14	S 89° 15' 00" E	1.0000	64	S 89° 15' 00" E	1.0000
15	S 89° 15' 00" E	1.0000	65	N 89° 15' 00" E	1.0000
16	N 89° 15' 00" E	1.0000	66	N 89° 15' 00" E	1.0000
17	N 89° 15' 00" E	1.0000	67	S 89° 15' 00" E	1.0000
18	S 89° 15' 00" E	1.0000	68	S 89° 15' 00" E	1.0000
19	S 89° 15' 00" E	1.0000	69	N 89° 15' 00" E	1.0000
20	N 89° 15' 00" E	1.0000	70	N 89° 15' 00" E	1.0000
21	N 89° 15' 00" E	1.0000	71	S 89° 15' 00" E	1.0000
22	S 89° 15' 00" E	1.0000	72	S 89° 15' 00" E	1.0000
23	S 89° 15' 00" E	1.0000	73	N 89° 15' 00" E	1.0000
24	N 89° 15' 00" E	1.0000	74	N 89° 15' 00" E	1.0000
25	N 89° 15' 00" E	1.0000	75	S 89° 15' 00" E	1.0000
26	S 89° 15' 00" E	1.0000	76	S 89° 15' 00" E	1.0000
27	S 89° 15' 00" E	1.0000	77	N 89° 15' 00" E	1.0000
28	N 89° 15' 00" E	1.0000	78	N 89° 15' 00" E	1.0000
29	N 89° 15' 00" E	1.0000	79	S 89° 15' 00" E	1.0000
30	S 89° 15' 00" E	1.0000	80	S 89° 15' 00" E	1.0000
31	S 89° 15' 00" E	1.0000	81	N 89° 15' 00" E	1.0000
32	N 89° 15' 00" E	1.0000	82	N 89° 15' 00" E	1.0000
33	N 89° 15' 00" E	1.0000	83	S 89° 15' 00" E	1.0000
34	S 89° 15' 00" E	1.0000	84	S 89° 15' 00" E	1.0000
35	S 89° 15' 00" E	1.0000	85	N 89° 15' 00" E	1.0000
36	N 89° 15' 00" E	1.0000	86	N 89° 15' 00" E	1.0000
37	N 89° 15' 00" E	1.0000	87	S 89° 15' 00" E	1.0000
38	S 89° 15' 00" E	1.0000	88	S 89° 15' 00" E	1.0000
39	S 89° 15' 00" E	1.0000	89	N 89° 15' 00" E	1.0000
40	N 89° 15' 00" E	1.0000	90	N 89° 15' 00" E	1.0000
41	N 89° 15' 00" E	1.0000	91	S 89° 15' 00" E	1.0000
42	S 89° 15' 00" E	1.0000	92	S 89° 15' 00" E	1.0000
43	S 89° 15' 00" E	1.0000	93	N 89° 15' 00" E	1.0000
44	N 89° 15' 00" E	1.0000	94	N 89° 15' 00" E	1.0000
45	N 89° 15' 00" E	1.0000	95	S 89° 15' 00" E	1.0000
46	S 89° 15' 00" E	1.0000	96	S 89° 15' 00" E	1.0000
47	S 89° 15' 00" E	1.0000	97	N 89° 15' 00" E	1.0000
48	N 89° 15' 00" E	1.0000	98	N 89° 15' 00" E	1.0000
49	N 89° 15' 00" E	1.0000	99	S 89° 15' 00" E	1.0000
50	S 89° 15' 00" E	1.0000	100	S 89° 15' 00" E	1.0000

Scale 1" = 200'



EXHIBIT C

REVISED BOUNDARY MAP OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 267.726 ACRES

LOCATED IN THE
A.C.H. & B.R.R. COMPANY SURVEY, SEC. 90,
(A.K.A.) KATE R. EHRLMANN SURVEY, A-459 THE
H.T. & B.R.R. COMPANY SURVEY, SEC. 72,
(A.K.A.) KATE R. EHRLMANN SURVEY, A-460 AND
MARY V. O'DONNELL SURVEY, A-469
BRAZORIA COUNTY, TEXAS

LJA Engineering, Inc.

2703 Bayport Drive
Suite 600
Houston, Texas 77042

Phone 713 933 5700
Fax 713 933 5006
TX Land Surveying Firm No. 16112501

LJA

I, GARY D. KUTTER, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS MAP ACCURATELY DEPICTS THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 OF BRAZORIA COUNTY, TEXAS.

WITNESSED BY ME AND SEAL OF OFFICE THIS 1st DAY OF JANUARY 2014.

GARY D. KUTTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2855



EXHIBIT C

METES AND BOUNDS

EXHIBIT D

January 31, 2014
Job No. 2197-1401-106

DESCRIPTION OF 267.726 ACRES

Being 267.726 acres of land located in the A. C. H. & B. R. R. Co. Survey, Section 90 also known as the Kate R. Ehrmann Survey, Abstract 459, the H. T. & B. R. R. Co. Survey, Section 72 also known as the Kate R. Ehrmann Survey, Abstract 460, and the Mary V. O'Donnell Survey, Abstract 469, of Brazoria County, Texas, more particularly being all of that certain called 39.97 acre tract conveyed to SLP 288 and Rodeo Palms, LP, by an instrument of record in Document Number 2004052956, Official Records of Brazoria County, Texas (B.C.O.R.), all of that certain called 99.9653 acre tract conveyed to SLP 288 and Rodeo Palms II, LP by an instrument of record in Document Number 2004064049, B.C.O.R., all of those certain called 24.6261 and 41.0900 acre tracts conveyed to SLP 288 and Rodeo Palms III, LP by an instrument of record in Document Number 2005007053, B.C.O.R., all of that certain called 13.2148 acre tract conveyed to SLP 288 and Rodeo Palms IV, LP by an instrument of record in Document Number 2005011681, B.C.O.R., all of that certain called 24.797 acre tract conveyed to SLP 288 and Rodeo Palms V, LP by an instrument of record in Document Number 2006011164, B.C.O.R., all of the residue of certain called 4.5079 acre tract conveyed to SLP 288 and Rodeo Palms VII, LP by an instrument of record in Document Number 2006036081, B.C.O.R., all of that certain called 1.0014 acre tract conveyed to SLP 288 and Rodeo Palms VIII, LP by an instrument of record in Document Number 2006056531, B.C.O.R., all of that certain called 1.0002 acre tract conveyed to SLP 288 and Rodeo Palms IX, LP by an instrument of record in Document Number 2006073819, B.C.O.R., all of that certain called 4.007 acre tract conveyed to SLP 288 and Rodeo Palms X, LP by an instrument of record in Document Number 2007020209, B.C.O.R., and all of that certain tract of land conveyed to SLP 288 and Rodeo Palms VI, LP listed as follows: called 14.2564 acres of record in Document Numbers 2006036043 and 2006036044, B.C.O.R., called 12.8576 acres, 0.1578 acres, and 1.2407 acres of record in Document Number 2006036045, B.C.O.R., called 13.0154 acres of record in Document Numbers 2006036046 and 2006036047, B.C.O.R., said 267.726 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 4-inch square concrete monument found for the southeast corner of said 24.6261 acre tract, same being northeast corner of that certain called 53.948 acre tract (referred to as Tract Two) conveyed to Sonmar of Scottsdale, L.L.C. by an instrument of record in Document Number 2006021816, B.C.O.R.;

Thence, South $86^{\circ} 38' 47''$ West, along the common line of said 53.948 and 24.6261 acre tracts, 649.78 feet to a point for the common south corner of said 24.6261 acre tract and that certain called 1.367 acre tract conveyed to Joan Banneyer by an instrument of record in Document Number 2005003981, B.C.O.R.;

Thence, North $03^{\circ} 23' 23''$ West, along the common line of said 24.6261 and 1.367 acre tracts, 243.20 feet to a point for the northeast corner of said 1.367 acre tract, same being a re-entrant corner on the southerly line of said 24.6261 acre tract;

Thence, South $84^{\circ} 52' 48''$ West, continuing along said common line, 246.95 feet to a point for the common west corner of said 24.6261 and 1.367 acre tracts, said point being on the monumented east right-of-way line of County Road No. 82 (width varies, AKA Iowa Lane);

Thence, North $02^{\circ} 30' 35''$ West, along said east right-of-way line and the west line of said 24.6261 acre tract, 935.05 feet to a point for the common west corner of said 24.6261 acre tract and the aforementioned 1.0014 acre tract;

Thence, North $02^{\circ} 42' 57''$ West, continuing along said east right-of-way line and along the west line of said 1.0014 acre tract, 152.51 feet to a point for the southwest corner of the aforementioned 14.2564 acre tract, same being the northwest corner of said 1.0014 acre tract;

Thence, North $02^{\circ} 19' 50''$ West, continuing along said east right-of-way line and along the west line of said 14.2564 acre tract, 347.79 feet to a point for a re-entrant corner on the west line of said 14.2564 acre tract and the southwest corner of the aforementioned 1.0002 acre tract;

Thence, North 02° 29' 22" West, continuing along said east right-of-way line and along the west line of said 1.0002 acre tract, 103.99 feet to a point for the northwest corner of said 1.0002 acre tract and an interior corner on the west line of said 14.2564 acre tract;

Thence, North 02° 37' 51" West, continuing along said east right-of-way line and along the west line of said 14.2564 acre tract, 206.10 feet to a point for the northwest corner of said 14.2564 acre tract, same being the southwest corner of the aforementioned 13.2148 acre tract;

Thence, North 02° 26' 27" West, continuing along said east right-of-way line and along the west line of said 13.2148 acre tract, 667.51 feet to a point for the northwest corner of said 13.2148 acre tract on the aforementioned common survey line of the aforementioned Kate R. Ehrmann Surveys, Abstracts 459 and 460, and the south line of the aforementioned 99.9653 acre tract;

Thence, South 87° 02' 42" West, departing said east right-of-way line and along said common survey line, 65.46 feet to a point for the northeast corner of the aforementioned 39.97 acre tract, said point being on the monumented west right-of-way line of said County Road 82;

Thence, South 02° 31' 35" East, departing said common survey line and said south line and along the common line of said 39.97 acre tract and said west right-of-way line, 665.62 feet to a point for the most northerly southeast corner of said 39.97 acre tract and on the north line of the aforementioned 4.5079 acre tract;

Thence, South 02° 30' 04" East, continuing along said west right-of-way line, 660.21 feet to a point on the south line of said 4.5079 acre tract, same being the most southerly common east corner of said 4.5079 and 39.97 acre tracts;

Thence, South 02° 08' 00" East, continuing along said west right-of-way line and along the east line of said 39.97 acre tract, 56.86 feet to a point for the common east corner of said 39.97 acre tract and the aforementioned 41.0900 acre tract;

Thence, South 02° 31' 09" East, continuing along said west right-of-way line and along the most northerly east line of said 41.0900 acre tract, 466.28 feet to a point for the northerly common east corner of said 41.0900 acre tract and the aforementioned 4.007 acre tract;

Thence, South 02° 27' 49" East, continuing along said common line, 300.58 feet to a point for the southerly common east corner of said 41.0900 and 4.007 acre tracts on the aforementioned west right-of-way line of said County Road 82;

Thence, South 03° 03' 21" East, along the common line of said 41.0900 acre tract and said west right-of-way line, 499.41 feet to a point for the southeast corner of said 41.0900 acre tract;

Thence, South 86° 38' 04" West, departing said west right-of-way line, and along the common line of said 41.0900 acre tract and those certain called 23.595 and 120.00 acre tracts conveyed to Sonmar of Albuquerque, L.L.C., Sonmar of Las Cruces, L.L.C., Sonmar Inn of Las Cruces, L.L.C., and Midwest Heritage Inn of Gurnee Mills, Inc. by an instrument of record in Document Number 2006018645, B.C.O.R., 1,547.42 feet to a point for the common south corner of said 41.0900 acre tract and the aforementioned 24.797 acre tract;

Thence, South 86° 40' 24" West, along the common line of said 24.797 and 120.000 acre tracts, passing at 685.77 feet a point for the most northerly northwest corner of said 120.000 acre tract, continuing in all 744.32 feet to point for a re-entrant corner on the south line of said 24.797 acre tract;

Thence, South 03° 15' 15" East, along the most southerly east line of said 24.797 acre tract, 443.26 feet to a point for the monumented most southerly southeast corner of said 24.797 acre tract on a north line of said 120.000 acre tract;

Thence, South 86° 40' 38" West, along a common line of said 24.797 and 120.000 acre tracts, 645.27 feet to a point for the common west corner of said 24.797 and 120.000 acre tracts on the east right-of-way line of State Highway 288 (420 feet wide);

Thence, North 33° 07' 30" East, along the common line of said east right-of-way line and said 24.797 acre tract, 529.07 feet to a point for corner, the beginning of a curve;

Thence, continuing along said common line and along the arc of a tangent curve to the left having a radius of 11,669.16 feet, passing at 2,074.19 feet the common north corner of said 24.797 acre tract and the aforementioned 39.97 acre tract, and continuing along the common line of said east right-of-way line and said 39.97 acre tract, a total arc length of 2,789.08 feet through a central angle of $13^{\circ} 41' 40''$, and a chord that bears North $26^{\circ} 16' 40''$ East, 2,782.44 feet to the end of said curve;

Thence, North $44^{\circ} 59' 41''$ East, continuing along said common line, 100.51 feet to an angle point on said common line;

Thence, North $71^{\circ} 17' 23''$ East, continuing along said common line, 469.14 feet to an angle point on said common line;

Thence, North $86^{\circ} 26' 20''$ East, continuing along said common line, 200.16 feet to an angle point on said common line;

Thence, North $03^{\circ} 32' 09''$ West, continuing along said common line, 59.71 feet to a point for the common west corner of said 39.97 acre tract and the aforementioned 99.9653 acre tract;

Thence, North $03^{\circ} 14' 01''$ West, along the common line of said east right-of-way line and the westerly line of said 99.9653 acre tract, 59.97 feet to an angle point on said common line;

Thence, South $86^{\circ} 53' 59''$ West, continuing along said common line, 199.68 feet to an angle point on said common line;

Thence, North $72^{\circ} 14' 29''$ West, continuing along said common line, 320.19 feet to an angle point on said common line;

Thence, North $27^{\circ} 25' 12''$ West, continuing along said common line, 79.64 feet to an angle point on said common line, the beginning of a curve;

Thence, continuing along said common line and 2,466.17 feet along the arc of a non-tangent curve to the left having a radius of 11,669.16 feet, a central angle of 12° 06' 32", and a chord that bears North 10° 44' 09" East, 2,461.58 feet to a point for the northwest corner of said 99.9653 acre tract, same being on the south line of Lot 19, Section 90 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens, a subdivision of record in Volume 2, Page 98, B.C.P.R.;

Thence, North 86° 46' 02" East, departing said common line and along the common line of said Lot 19 and 99.9653 acre tract, 233.63 feet to a point for the southeast corner of said Lot 19 and the most northerly northeast corner of said 99.9653 acre tract, said point being on the west line of that certain 14.1479 acre tract (referred to as Tract E) conveyed to VDB Partners, Ltd. by an instrument of record under File Number 99-050835, B.C.O.R.;

Thence, South 03° 08' 38" East, along the common line of said 99.9653 acre tract and said VDB Partner's tract, 333.68 feet to a point for a re-entrant corner in the north line of said 99.9653 acre tract and a southerly southwest corner of said VDB Partner's tract;

Thence, North 86° 42' 53" East, continuing along said common line and the south line of that certain called 46.8412 acre tract (referred to as Tract D) conveyed to VDB Partners, Ltd. by an instrument of record under File Number 99-050835, B.C.O.R., 1,319.41 feet to a point for the common east corner of said 99.9653 acre tract and said VDB Partner's 46.8412 acre tract;

Thence, South 03° 13' 40" East, along the monumented east line of said 99.9653 acre tract, 2,311.91 feet to a point for the southeast corner of said 99.9653 acre tract, said point being on the common survey line of the aforementioned Mary V. O'Donnell Survey, Abstract 469 and the aforementioned H. T. & B. R. R. Co. Survey, Section 73, Abstract 301;

Thence, South 87° 02' 42" West, along the south line of said 99.9653 acre tract and the common survey line of said Mary V. O'Donnell Survey and said H. T. & B. R. R. Co. Survey, Section 73, passing at 29.37 feet a point for the common east corner of the aforementioned Kate R. Ehrmann Surveys, Abstracts 459 and 460, the southwest corner of said Mary V. O'Donnell Survey, Abstract 469, and the northwest corner of said H. T. & B. R. R. Co. Survey, Section 73, Abstract 301, and continuing in all a distance of 133.90 feet to a point for the northeast corner of said 13.2148 acre tract, same being the northwest corner of a tract of land (referred to as "Tract C") conveyed to Brazos River Authority of record in Volume 1070, Page 315, Deed Records of Brazoria County, Texas (B.C.D.R.);

Thence, South 03° 19' 52" East, along the common line of said 13.2148 acre tract and said Brazos River Authority tract, 661.76 feet to a point for the southeast corner of said 13.2148 acre tract, said point being on the north line of the aforementioned 14.2564 acre tract;

Thence, North 86° 44' 26" East, along the north line of said 14.2564 acre tract, 106.24 feet a point for corner on the common survey line of said Kate R. Ehrmann Survey, Abstract 460 and said H. T. & B. R. R. Co. Survey, Section 73, Abstract 301;

Thence, South 03° 28' 46" East, along said common survey line, 660.01 feet to a point for the northeast corner of the aforementioned 24.6261 acre tract, said point being on the south line of said 14.2564 acre tract;

Thence, South 86° 30' 31" West, along the south line of said 14.2564 acre tract, 108.01 feet to a point for the northeast corner of said 24.6261 acre tract, same being the northwest corner of a tract of land (referred to as "Tract D") conveyed to Brazos River Authority of record in Volume 1070, Page 315, B.C.D.R.;

Thence, South 03° 20' 34" East, departing said south line and along the east line of said 24.6261 acre tract, 1,320.07 feet the POINT OF BEGINNING and containing 267.726 acres of land.

267.726 Acres

January 31, 2014
Job No. 2197-1401-106

Note: This document was prepared under 22 TAC § 663.21, does not reflect the results of an on-the-ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

LJA Engineering, Inc



EXHIBITD

SOUTHPOINTE CROSSING
PUD DOCUMENT

SOUTHPOINTE CROSSING

**Planned Unit Development
267.7 ACRES**

**Prepared for:
MAK Development**

PREPARED BY:

**BGEI Kerry R. Gilbert and Associates
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494**



TABLE OF CONTENTS

I. INTRODUCTION

- o PURPOSE
- o LOCATION

II. EXISTING CONDITIONS

- o SITE DESCRIPTION
- o SURROUNDING LAND USE

III. GOALS AND OBJECTIVES

- o COMMUNITY COHESIVENESS
- o MULTIPLE HOUSING OPTIONS
- o QUALITY AND CHARACTER OF COMMUNITY
- o ORDERLY GROWTH

IV. PROJECT/ PLAN DESCRIPTION

- o LAND USE
- o LAND USE/ REGULATORY COMPLIANCE
- o PERMITTED USES
- o ARTERIAL PLAN
- o DEVELOPMENT GUIDELINES
- o UTILITIES
- o SIGNAGE
- o SITE PLAN
- o AMENITIES/ OPEN SPACE
- o THOROUGHFARE REALIGNMENT
- o DESIGN AND CONSTRUCTION STANDARDS AND APPLICABLE ORDINANCES
- o PHASING / DEVELOPMENT SCHEDULE
- o EXHIBITS
 - a. AREA LOCATION MAP
 - b. PROJECT AERIAL MAP
 - ROUNOARY SURVEY
 - d. LEGAL DESCRIPTION
 - e. CONCEPTUAL DEVELOPMENT PLAN
 - f. LAND USE/ ZONING CATEGORIES MAP
 - g. CONCEPTUAL ARTERIAL PLAN
 - h. CONCEPTUAL AMENITIES PLAN
 - J. PRELIMINARY PHASING MAP

I. INTRODUCTION

This application was prepared on behalf of MAK Development pursuant to the City of Manvel's ordinances related to Planned Unit Development District (PUD). The purpose of the PUD District is to encourage flexibility in the use and development of land in order to promote the most appropriate uses; to provide a high level of amenities and encourage a pedestrian friendly environment; and to provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities. The PUD also provided long-term certainty in the regulator requirements, development standards and the construction of public and private improvements. This PUD is critical to securing financing and investment for the development. The developers are proceeding with reliance on the binding nature of this document and the city to allow development in accordance with this document.

The Southpointe Crossing PUD District ("Southpointe Crossing") is a mixed-use project located within the City of Manvel, Brazoria County, Texas. Southpointe Crossing consists of approximately 267.7 acres of land and is physically located immediately east of SH 288, north of Highway 6, south of County Road 58, and generally west of FM 1128. The Area Location Map (Exhibit A) located in the Exhibits section of this document illustrates the location of Southpointe Crossing. The overall project site is comprised of several large tracts.

A strong community character will be achieved within the proposed development by creatively mixing land uses, administering high quality architectural and design standards and providing a variety of amenities. Southpointe Crossing will be divided into two areas: 1) commercial and 2) single-family residential. The commercial area will be immediately adjacent to SH 288 and the residential area will compose the remainder of the tract. As a part of the residential component, Southpointe Crossing will contain a wide variety of housing products and price ranges.

II. EXISTING CONDITIONS

SITE DESCRIPTION

Consistent with property in the region, the site upon which Southpointe Crossing will be located (the "Site") is generally flat with ground elevations ranging from 55 feet to 60 feet. Brazoria County is considered to be the coastal prairie with its proximity to the Gulf Coast. The Site has some vegetation but is mostly prairie land and fields. North of the site is CR 58 and the American Canal, at which the American Canal then turns ninety degrees and continues south through the site to Highway 6. Although there are a number of bayous in the region, the Site is not encumbered with a bayou and the Site is not impacted by the floodway or floodplain.

There are a number of existing roads that impact the Site, including,

- SH 288 abuts the western boundary of the Site and is a state roadway. It should be noted that the segment of SH 288 from CR 58 south to SH 6 does not currently include frontage roads.
- CR 82, also known as Iowa Lane, runs north-south through the Site. Iowa Lane provides a strong connection from its current location at CR 58 south to Highway 6. Currently, Iowa Lane is a two lane unimproved roadway.
- Rodeo Palms Parkway is midway between CR 58 and SH 6, and intersects with SH 288. Rodeo Palms Parkway is the boulevard entry into the Rodeo Palms subdivision located on the west side of SH 288. To the east of SH 288, the roadway will become Del Bello Boulevard. Currently, to the east of SH 288, the portion of the road located within the TXDOT right-of-way is paved. A grade separated intersection is planned for the SH 288 and Rodeo Plans/Del Bello Blvd intersection.
- CR 58 (Croix Rd.) located north of the property, currently is a two lane county road that intersects with SH 288.

Also affecting the Site is a fault zone which traverses east/west in two different locations. The location impacts the southern portion of the SLP Tract. A sixty (60) foot easement has been designated for the fault line. A geologist study of the fault was conducted in recent years and, as with other fault zones in the Houston area, earthquakes are not associated with this fault zone.

The development of the Site will be affected by various required proposed physical features including arterial roadways and drainage facilities.

Exhibit B shows an aerial photo of the Site. Exhibits C and D provide a legal description and boundary survey for the property.

SURROUNDING LAND USE

Generally, the surrounding land use is undeveloped acreage with some large lot residential. A residential development, Rodeo Palms, is located across SH 288 to the west and is primarily single-family residential. New Hope Church is also located west of the property, across SH 288. Manvel High School is located nearby on Highway 6.

The surrounding area can be seen on the Area Map and the Project Aerial map (Exhibit A and B). The Sedona Lakes neighborhood is located further north of the site. Pomona is located northwest of the project, on the northern side of CR 58 (Croix Rd).

III. GOALS AND OBJECTIVES

The Southpointe Crossing PUD District creates a quality development with the following goals: community cohesiveness, multiple housing options, quality and character of community, and orderly growth. Further, the goals reflect the flexibility to achieve a high quality mixed-use development in a coordinated suburban setting.

The goals and objectives for Southpointe Crossing are outlined below.

<u>Goal</u>	<u>Objective</u>
Community Cohesiveness	Provide compatible and functional land uses for employment, shopping, living and recreation activities.
Multiple Housing Options	Provide a variety of housing options and price ranges in a single cohesive neighborhood.
Quality and Character of Community	Provide high quality planning and architecture along with implementation of creative designs, building standards, and uniformity in building construction.
Orderly Growth	Provide community integrity through an experienced development team and careful application of flexible regulations and architectural controls.

The goals and objectives for Southpointe Crossing will be achieved through the implementation of a strong neighborhood character and coordination of compatible land uses. In addition, Southpointe Crossing's desirability shall be enhanced by various commercial and retail components including shopping, restaurants, and convenience retail, as well as other community and neighborhood amenities including recreational uses, parks, open space, greenbelts, and trails. The combination of commercial and residential uses in a coordinated and controlled environment will provide the residents with the quality and convenience essential to the community.

The community's strong character will be ensured through guidelines and controls for architectural standards and design aesthetics, open space and landscaping, perimeter treatments and neighborhood amenities, such as sidewalks and neighborhood recreation spaces. There will be guidelines and controls for the single-family residential and for the Commercial development.

Long-term sustainability will be provided for the community through the adoption of a land use plan and regulations that allow for quality responses to market conditions.

Orderly growth will be achieved through a master plan implemented by an experienced land development team. This will ensure a completed project that is consistent in character and content, providing residents, businesses and visitors with a clear sense of community.

In summary, the planning strategies that will be implemented for Southpointe Crossing will ensure its economic feasibility, desirability and quality, by providing flexible land use controls, high quality planning, thoughtful architectural and aesthetic guidelines and meaningful neighborhood recreation spaces.

IV. PROJECT / PLAN DESCRIPTION

LAND USE

Southpointe Crossing will be composed of multiple land uses that may include single-family residential, commercial, retail, recreational, etc. The final composition of the allowed land uses shall be dictated by market conditions.

The Conceptual Development Plan (Exhibit E) for Southpointe Crossing illustrates the mix of uses proposed and the potential for a variety of housing products and commercial areas. The Commercial District includes a number of commercial reserves for larger retail and anchor stores and also smaller pad sites for retail and restaurants. SH 288 and Del Bello Blvd provide the primary access to this area.

The residential component is located west of Manvel Parkway and the American Canal. It will be a collection of individual neighborhood cells that take their access from Del Bello Blvd., Manvel Parkway and/or an internal local street system that provides connections within the neighborhood and to the surrounding areas. The lake/detention components are located throughout the residential areas. The residential cells will be developed with varying lot sizes and product types as market conditions dictate.

The table below lists the various land uses illustrated on the conceptual development plan (Exhibit E), along with their respective acreages and percentage of the gross land area.

Acreage Per Land Use Summary		
Land Use Category	Acreage*	% Of Gross Acreage
Infrastructure/Constraints	+31.8	12.0%
Major Thoroughfares (Manvel Parkway and Del Bello Blvd)	+17.9	
Local Streets	+6.7	
Water Plant Site	+2.2	
Wastewater Treatment Plant Sites	+3.0	
Elevated Storage Tank Site***	+2.0	
Recreation / Open Space	+67.0	25%
Recreation Center/Parks	+4.1	
Landscape/ Open Space/ Easements	+9.2	
American Canal	+7.7	
Detention Lakes/Drainage Easements	+41.2	
Drill Site/Park	+4.8	
Non-Residential	+50.0	19%
Commercial	+50.0	
Residential	+118.9	44%
SF Residential (50' x 120')	97 lots	22%
SF Residential (55' x 120')	101 lots	23%
SF Residential (60' x 125')	150 lots	35%
SF Residential (70' x 125')	89 lots	20%
Total	**437 lots	
TOTALS	267.7	

*All acreages are preliminary and are subject to change as development occurs

**Final lot count subject to change in accordance with PUD regulations as development occurs

*** Elevated Storage Tank site: If not used by the City, that site may be developed for any use approved in the PUD or any governmental use.

LAND USE/ REGULATORY COMPLIANCE

In order to implement the conceptual master plan as currently proposed, each of the proposed land uses has been assigned zoning categories consistent with the current City of Manvel zoning regulations. The assigned zoning designations and the total acreage for each are as follows (see Exhibit F):

Zoning Designation	Acreage	% Of Gross Acreage
Light Commercial (LC) Commercial, Retail, Office, Hotel, Mixed-Use, etc.	50.0 acres	18.4%
Single-family Residential Single Family Residential, Recreation/ Open Space, Drainage/Detention, Utilities (WTP, WWTP, Drill Site)	217.7 acres	81.6%
TOTAL	±267.7 acres	100.0%

*All acreages are preliminary and are subject to change as development occurs

Land use shall be regulated on a total acreage basis. Each land use/zoning category may be increased in acreage by up to 10% with a corresponding decrease in the other use. The percentage land use area change is required to ensure the success of Southpointe Crossing by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This will allow Southpointe Crossing to remain competitive in the real estate market over the life of the project and the ability to make adjustments as necessary to accommodate specific end users in a timely manner. However, the following restrictions still apply to specific lot sizes within the development:

- a. Lots having a minimum width of fifty (50) feet shall not exceed the lesser of twenty two percent (22%) of the total lots in the community or 115 total lots.
- b. Lots having a minimum width of less than sixty (60) feet shall not exceed the lesser of forty five percent (45%) of the total lots in the community or 225 total lots.
- c. Lots having a minimum width of sixty (60) feet or greater shall comprise at least fifty five percent (55%) of the total lots in the community.
- d. The total number of lots for the development shall not exceed 500 lots.

Lot Distribution Table

Typical Lot Size	Percentage of Lots
50'X120'	22%
55'X120'	23%
60' wide or larger	55%

Land uses and location of the various lots sizes may be interchanged within the boundaries of the PUD, provided they are in compliance with the acreage and percentage restrictions referred to above and otherwise conform to the City of Manvel's regulations for such uses (unless specifically excepted in this document). In the event a proposed land use exceeds the established acreage by more than 10%, a variance must be requested and approved by the City of Manvel City Council.

The land use/zoning designations for each parcel within Southpointe Crossing are illustrated on the Land Use/ Zoning Categories, Exhibit F.

PERMITTED USES

Residential

In addition to all uses permitted with the City of Manvel Single Family Residential Zoning District the following uses are permitted within the PUD's Single Family Residential District.

Water Plant
Waste Water Treatment Plant
Recreation Center
Sports Fields
Drill Site

Commercial

All uses permitted with the City of Manvel Light Commercial Zoning District are permitted within the PUD's Light Commercial District. In addition, the following uses shall be considered permitted uses with the PUD.

1. Automobile Sales (Permitted on commercial property located north of Del Bello Blvd ONLY) 441 2017 NAICS Code Motor Vehicle and Parts Dealers (No Specific Use Permit is required for this use)
2. Gas station, Convenience Store (Permitted on commercial property located north of Del Bello Blvd ONLY at the 1.714-acre tract with. Parcel ID 17343) NAICS 447100 – Gas Station; NAICS - 445120 - Convenience Store; (No Specific Use Permit is required for this use)
3. Electric Charging Stations (Permitted on commercial property North and South of Del Bello Blvd).

THOROUGHFARE PLAN

Southpointe Crossing will have ample mobility through the variety of thoroughfares, both existing and future, in and around the tract. The community will have direct access off of SH 288 on the west side of the property. In addition, Del Bello Blvd will be developed as a 120' wide Parkway that extends east west and connects to SH 288. Manvel Parkway (120' ROW) will be constructed north south through the property. Manvel Parkway will connect the tract to SH 6 and CR 58 (Croix Rd) which further increased the mobility.

Commercial Tract

The access to the commercial areas will come primarily from Del Bello Boulevard and SH 288. Additional traffic flow and circulation will be accommodated by Manvel Parkway connecting to Southpointe Crossing from CR 58 (Croix Rd) and SH 6.

Residential

The single-family residential component of the development will take primary access off Manvel Parkway. Additional access may be taken from Del Bello Blvd. where appropriate. Internal local streets will complete the circulation of the residential neighborhood.

The thoroughfare street plan for Southpointe Crossing and the surrounding vicinity is illustrated on Exhibit G - Conceptual Arterial Plan.

DEVELOPMENT GUIDELINES

Unless otherwise outlined in this document, all City of Manvel Subdivision and Zoning regulations in place at the time this document is adopted shall apply to this PUD. Any change to the below guidelines and/or other applicable regulations shall require a variance granted by the City of Manvel City Council.

Residential

The following regulations apply to all single family development.

- 1) Lot Size - See lot distribution table on Page 7
 - a. Minimum lot size - 6,000 sq. ft.
 - b. Minimum lot width - Fifty (50) feet measured at the building line. Lot width is subject to lot width caps specified under Land Use/ Regulatory Compliance (see page 7).
 - c. Minimum lot depth - No minimum lot depth
- 2) Building Setbacks
 - a. Minimum front yard setback - Twenty five (25) feet on typical lots
- Twenty (20) feet on cul de sac lots
 - b. Minimum side yard setback- Five (5) feet
 - c. Minimum corner yard setback- Ten (10) feet
 - d. Minimum rear yard setback- Fifteen (15) feet, five (5) feet for accessory structures
- 3) Building Height
 - a. Maximum building height - Forty (40) feet

Commercial

- 1) Lot Size
 - i. Minimum lot width - Sixty (60) feet measured at the building line.
 - ii. Minimum lot depth - 100feet
- 2) Building Setbacks
 - i. Minimum front yard setback - Twenty five (25) feet
 - ii. Minimum side yard setback - Zero (0) feet
 - iii. Minimum corner yard setback-Ten (10) feet
 - iv. Minimum rear yard setback - Ten (10) feet

3) Building Height

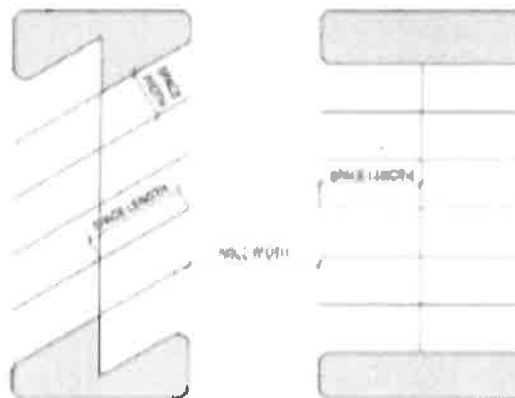
- i. Building heights must be in compliance with the below standards:
 - i. Pad Site - No building may exceed thirty five (35) feet in height.
 - ii. Commercial Anchor Tenant- No building may exceed sixty (60) feet in height

4) Building Materials

- i. All commercial buildings must be composed of a minimum of seventy five (75) percent masonry exclusive of windows, doors or other transparent materials. The calculation shall be based on the total square footage of all facades.
- ii. The following materials shall meet the masonry requirement:
 - i. Stone
 - ii. Brick
 - iii. Concrete (including tilt wall)
 - iv. Hollow clay tile
 - v. Concrete Masonry Unit (CMU)
 - vi. Glass block
 - vii. True Stucco
 - viii. Insulated concrete forms (ICF)
- iii.i Non masonry materials may not exceed twenty five (25) percent of the building's elevation.
- v. The following non-masonry materials are permitted. Prior to approval of the use of the below materials, proof must be provided to show that the material and installation process meets ICC and Texas Windstorm standards and as approved by the City's Building Official or City Engineer.
 - i. Cementitious Fiber
 - ii. EIFS
 - iii. Architectural metal panels
- v. Nationally or regionally recognized chains will be permitted to use trademarked "trade dress" specific materials not listed above (metal roofing and/or siding, wood siding, etc.)
 - i. Regionally recognized chains shall mean any chain with a minimum of five (5) locations within the greater Houston area.
 - ii. Nationally recognized chains shall mean any chain with a minimum of ten (10) locations within two (2) or more states.
- vi. All color selections shall be harmonious with adjacent development within the site and consistent with first rate commercial development in the area.

5) Parking

- i. The project should have a minimum of 5.0 spaces per 1,000 square feet of gross leasable floor area.
- ii. Shared parking is permitted subject to a public document agreement between the participating owners. Shared parking shall meet the minimum parking ratio requirements.
- iii. All parking shall be measured based on the below illustration:



- iv. All parking stalls shall be a minimum of ten (10) feet in width by nineteen (19) feet in length and must meet the minimum requirements in the table below:

	Angle	Aisle Width (ft)
One Way	0 Degrees	14
	60 Degrees	24
	90 Degrees	24
Two Way	0 Degrees	20
	60 Degrees	24
	90 Degrees	24

- v. All parking lots shall comply with the Fort Bend County Outdoor Lighting Regulations.

6) Open Storage

- a. Open storage is permitted within the parking lot for temporary seasonal sales or temporary promotional events.
- b. No permits are required for temporary storage

7) Landscape Requirements

- i. A minimum of ten (10) percent of the site (excluding building footprint) shall be landscaped. All pervious area shall be counted toward the total landscape area (excluding pavers).
- ii. Landscaping and/or decorative fence shall screen outside storage areas, loading docks, garbage collection bins and delivery entrances from adjacent property and public street right-of-way
- iii. Street Trees
 - i. A minimum of 1 and ½ caliper inches is required for every thirty (30) feet of street frontage.
 - ii. No street tree shall be less than three (3) inch caliper
 - iii. The maximum allowed spacing between trees is forty five (45) feet.
 - iv. Trees may grouped or placed at regular intervals so long as the spacing requirements listed above are met.
- iv. Parking lot landscaping
 - i. In addition to the Street Trees noted above, a tree of minimum two inch (2") caliper shall be provided within or adjacent to the parking area at tree islands that:
 - a. Are at least nine feet (9') wide.
 - b. Each have a square footage of minimum 180 SF
 - c. Are located so that no parking **space is** further away than one hundred feet (100') from a tree island
 - ii. Shrub planting shall be placed along the perimeter of a parking lot in order to screen the parking lot. The shrubs shall be maintained at a maximum height of 36 inches.
 - iii. At entrance and exits, shrubs shall be no higher than twelve (12) inches in height.

UTILITIES

Utilities will be provided by B.C.M.U.D. No. 43 and the City pursuant to a Utility Agreement.

SIGNAGE

Signage within the PUD shall conform to overall sign guidelines established below.

- 1) Temporary signs used during construction of the development recognizing builders, architects, engineers, leasing representative, lenders, etc., must all be tastefully displayed on one (1) 4' x 8' vertical sign. All temporary signs must be removed when the principle building on the applicable Building Site is occupied. Additional, temporary Builder Signs directing potential home buyers to various neighborhoods/model homes may be installed. These temporary signs will remain as long as homebuilders are constructing in the neighborhood. See Exhibit K for approved signage size and style.
- 2) Neighborhood Monumentation
 - a. Primary Neighborhood Monumentation
 - i. Shall be located at intersection of S.H. 288 and Del Bello Blvd
 - ii. May incorporate structural, landscape and water elements
 - iii. Maximum height shall be twenty five (25) feet.
 - iv. Maximum width for the monument structure is 170'
 - v. Letter height shall be proportional to the signage structure
 - b. Secondary Monumentation is permitted at all the following locations
 - i. Entrances to individual sections
 - ii. Intersection of HWY 288 and Del Bello Blvd
 - iii. Intersection of Manvel Pkwy and Del Bello Blvd.
 - iv. Signage shall be consistent with the style of the Primary Neighborhood Monumentation
 - v. Signage height shall not exceed eight (8) feet when measured from grade
 - vi. Signage width shall not exceed fifteen (15) feet
- 3) Commercial Signage
 - a. Multi-Tenant Pylon Signs — A multi-tenant sign is defined as a freestanding sign with signage panels for multiple tenants within a single development. (For example, a multi-tenant sign serving a shopping center may be located on land not owned by the primary tenant but would still be permitted, provided that it's a part of the same development.)

Maximum Height

- 1) Signs shall not exceed fifty (50) feet in height along SH 288 frontage.
- 2) Signs shall not exceed forty (40) in height along all other street frontage.
- 3) The bottom of such sign message area shall not be less than ten (10) feet above the surrounding finished grade level.
- ii. Maximum Width — twenty five (25) feet.
- iii. Off-Premise signage located within the development is permitted for other tenants located within the shopping center. No billboard signs are permitted.
- iv. One (1) multi-tenant sign is permitted for each entrance into the development from SH 288 and/or Del Bello Blvd. that is approved by the Texas Department of Transportation (TxDot)

- b. Single Tenant Monument/Pylon Signs - A single-tenant sign is defined as a freestanding sign advertising a single use.

i. Maximum Height

- 1) Signs may not exceed ~~eighty~~ (86) feet in height.
- ii. Signs shall not exceed fifty (50) square footage in area
- iii. One single tenant monument sign is permitted for each parcel. If a parcel has frontage on two thoroughfares, one monument sign is permitted on each street frontage.
- iv. At no point shall any single tenant monument/pylon sign be within 100 feet of any other sign.
- v. Notwithstanding anything to the contrary set forth herein, on the 18 Ac. Commercial Tract located at the northeast corner of Hwy 288 and Del Bello Blvd, the following signage rules apply:
 1. A single tenant monument/pylon sign no greater than forty (40) feet in height is permitted along Hwy 288. See Exhibit K4 and K6 for approved sign design and location.

vi. LED Price Digits will be allowed for gas station use on the monument sign.

1. No internal or external illumination of the LED price digits will be allowed between the hours of 12 am and 5 am

vii. Canopy Signage on the fuel station canopy:

1. LED backlit is permitted around the canopy.
2. Canopy LED downlights shall not result in light overspill

vi. _____

c. Wall Mounted Signage

i. Buildings thirty (30) feet or less in height.

- 1) Maximum Letter Height — thirty six (36) inches for one line of text, eighteen (18) inches for two lines of text
- 2) Maximum overall Height — thirty six (36) inches for one line of text, forty two (42) inches for two lines of text.
- 3) The signage face shall not exceed 80% of storefront width of the tenant space.

ii. Buildings over thirty (30) feet in height.

- i. For every additional six (6) feet in height over thirty (30) feet, an additional twelve (12) inches of letter height is permitted, up to a maximum overall height of seventy two (72) inches.
- ii. The signage face shall not exceed 80% of storefront width of the tenant

iii. Notwithstanding anything to the contrary set forth herein, on the 18 Ac. Commercial Tract located at the northeast corner of Hwy 288 and Del Bello Blvd, the following additional wall mounted signage regulations apply:

- 1) Primary wall mounted signage is permitted on the front entrance portal. The signage must be consistent with the approved sign design and location as shown in Exhibit K5 and Exhibit K6.
 - a. Additional wall mounted signage is permitted for any buildings on this tract but will be subject to the regulations listed in i. and ii. Above.

- d. All signage shall be located a minimum of ten (10) feet from the property line.
- e. There shall be a minimum of 100 feet between signs.
- f. All signage must be perpendicular to the right of way.
- g. Electronic Reader Boards/ LED screens are permitted under the following regulations:

- i. LED signs are permitted for on premised signs and/or for tenants within a single development.
- ii. No internal or external illumination of the LED screens will be allowed between the hours of ~~12:00pm~~ and ~~5:00am~~.
- iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet. Automatic dimmer equipment must be installed and operational.
- iv. Maximum wattage at 6,500.
 - 1) Temporary Signage
 - a. Subject to the regulations listed in Section 53-10 of the City of Manvel Code of Ordinances in effect at the time this document is approved by City Council.
 - 2) Prohibited Signage
 - a. Unless specifically permitted in the above regulations, all signage listed in 53-11 of the City of Manvel Code of Ordinances in effect at the time this document is approved by City Council, is prohibited

SITE PLANS

The development of individual commercial parcels shall meet all development guidelines specified above, and within all applicable City of Manvel ordinances.

1) Development Review and Approval

In lieu of the review process specified in Section 77-51 of the Manvel Code of Ordinances, all development plans for non-residential projects within the PUD boundary will be reviewed and approved by the city staff and the Development Review Committee. Staff and the DRC will review to ensure compliance with the PUD document. A permit cannot be unreasonably withheld so long as all PUD standards are met, it meets all applicable laws and city codes and it does not negatively impact the health and safety of the community. If denied, an appeal can be made to the Board of Appeals and/or other applicable committee. This does not apply to the platting process.

AMENITIES / OPEN SPACE

Open space accounts for approximately 26% of the gross acreage within the Southpointe Crossing. The Open Space calculation includes all parks, landscape reserves, landscaped right-of-ways, pipeline easements, drainage easements, trails, linear parks, tot lots, natural open space areas, drill sites and publicly accessible detention/ drainage facilities. The proposed open space amenities and the acreages are as follows:

Open Space Amenity	Acreage
Recreation Center/Parks	-r4.1
Landscape/ Open Space	+1.2
American Canal	+7.7
Detention Lakes/Drainage Easements	+41.2
Drill Site/Park	+4.8
TOTAL	67.0

*All acreages are preliminary and are subject to change as development occurs

Parks Ordinance

Per the City of Manvel parks requirement, there shall be a minimum of one (1) acre of park land for every 100 proposed dwelling units dedicated for the use of parks. Based upon the estimated number of 437 single-family residential homes, the Southpointe Crossing PUD district will be required to provide approximately z4.4 acres of park space. If the total lot count changes, the parkland dedication requirement will be adjusted in accordance with the minimum requirement listed above. The requirement will be fulfilled with the dedication of +4.1 acres of a park and recreation center for the Southpointe Crossing as well as over +40 acres of lake/detention areas within the subdivision. The recreation center will be located centrally within the residential component and will be easily accessible for all residents. The center will likely include a clubhouse and pool facilities. See Exhibit H for a Conceptual Amenities Plan.

1) Parkland will be credited based on the following criteria:

A. Parkland Dedication may be provided through the following methods

a.Private Parkland and/or;

1. No more than fifty (50) percent of the required parkland dedication acreage may be comprised of private parkland

b.Public parks/open space and/or;

1. Public Parkland may be dedicated to the City of Manvel and/or owned and maintained by the HOA or MUD. However, to be considered public parkland, the area must be available to all residents of the City of Manvel.

c. Trails and/or;

1. No more than fifty (50) percent of the required parkland dedication acreage may be comprised of trails
2. In order to qualify for credit as trails, land must contain elements as outlined below.
 - a. All-weather hike/bike and or equestrian paths, landscaping and sodding installed according to the construction standards of the city for trails;
 - b. Have connections to surrounding parks, recreation areas, school and/or trails and sidewalks (when applicable).
 - c. Contain an average minimum width of 30 feet and a minimum width of 20 feet;
 - d. Have side slopes not to exceed a three to one (3:1) ratio; and

d. Money in lieu of land

- B. The development shall provide ten (10) parking spaces for every acre of required parkland. The required parking may be provided within any of the applicable dedicated parkland reserves. As long as the total number of required parking spaces are provided, separate parking is not required for each parkland reserve. The parking requirement may be met through the following methods and/or any combination of each method-

a. Off street parking

b. Adjacent parking

1. On local residential streets, parallel and/or head in parking immediately adjacent to the travel lanes is permitted so long as the following requirements are met:
 - a. Additional pavement must be provided to accommodate the parking. This must be in addition to the minimum paving width of the required travel lanes.
 - b. The parking must be privately maintained by the MUD or HOA
 - c. May be located within the ROW or adjacent reserve

THOROUGHFARE REALIGNMENT

As part of the City of Manvel thoroughfare plan a variety of major thoroughfares, and major and minor collector streets will be constructed to replace existing city roads throughout the city. These new roadways will be superior to, or at least functionally equivalent to the existing roads. One of the roads proposed to be realigned is Iowa Lane. Currently, Iowa Lane runs north and south through the proposed Southpointe Crossing development.

As a part of the development process for Southpointe Crossing, Iowa Lane is proposed to be eliminated and replaced with Manvel Parkway through the below steps:

- 1) Abandon the Iowa Lane road right of way thru the property. Abandonment will be completed per the applicable Right of Way abandonment ordinance
- 2) The Developer will construct a public road that connects to Iowa Lane at the north property line and the south property line. The Developer may temporarily interrupt continuous access during development, provided the connections are made with the development of the final plats, on the north and south end respectively. Temporarily is defined as 120 days.
- 3) If utilities are located within the Right of Way, any existing easements must be retained as needed.
- 4) Phasing of the roadway replacement will maintain a public North south roadway thru the property.

DESIGN AND CONSTRUCTION STANDARDS AND APPLICABLE ORDINANCES

1) Regulatory Standards and Development Quality

One of the primary purposes of this Agreement is to provide for quality development of the Property and certainty as to the regulatory requirements applicable to the development of the Property throughout the development process. Feasibility of the development of the Property is dependent upon a predictable regulatory environment and stability in the projected land uses. In exchange for the Developer's performance of the obligations under this Agreement to develop the Property in accordance with certain standards and to provide the overall quality of development described in this Agreement, the City agrees that it will not impose or attempt to impose any moratoriums on building or growth within the Property except when based on shortage of essential public utilities as specified in Texas Local Government Code Section 212.135.

The City and the Developer intend to establish development and design rules and regulations which will ensure a quality, unified development, yet afford the Developer predictability of regulatory requirements throughout the term of this Agreement. The City of Manvel Design Criteria Manual (excluding the items specified within this document) and Construction Standards in effect at the time of building permit applications shall apply to all development within the PUD. However, the following sections of Section 6 of the Design Criteria Manual, as set forth on Appendix A attached hereto and made a part hereof, shall be grandfathered for the PUD.

2) Vested Rights

The City and the Developer agree that the approval for this PUD Ordinance, on TBD (the "Vesting Date"), constitutes a "permit" for the purposes of Texas Local Government Code Chapter 245, and that Chapter 245 shall apply to the development of the Property. The development of public and private Improvements to the Property shall be governed by those City Ordinances that are in effect on the Vesting Date. The Developer may avail itself of changes in the City Ordinances after the Vesting Date that enhance or protect the development of the Property by providing written notice to the City of its intent to do so. This Agreement shall not be construed to prohibit the City's application to the project or the Property of new or amended ordinances or regulations that are exempt from the application of Chapter 245 as provided by §245.004 of such Chapter 245 unless such new or amended ordinance conflicts with an express provision of this Ordinance or the Utility Agreement.

3) Precedence of Regulations

The design, construction, financing, ownership and operation of the public improvements shall be governed the City Ordinances as of the Vesting Date, this Ordinance, and by the Utility Agreement with Brazoria County MUD No. 43. In the event of conflict or inconsistency among those documents, precedence will be given in the following order: the Utility Agreement, this Ordinance, the City Ordinances as of the Vesting Date.

PHASING / DEVELOPMENT SCHEDULE

The first phase of the single family development will be south of Del Bello Blvd and north of the detention/lake. Phase two will be the remainder of the southern portion of the development. Phase 3 and 4 will include development of the tracts north of Del Bello Blvd. A separate roadway construction and phasing plan will be included as a part of the utility agreement. The final location and timing of all phases will be dependent upon market conditions and is subject to change. See Exhibit J for a Preliminary Phasing Map. Commercial development will be driven by market conditions.

At the time of the first plat for the development is submitted/approved, the full right of way for Del Bello Blvd from S.H. 288 to the eastern edge of the property must be dedicated. This may be done through a separate street dedication plat or as a part of a section plat. The following conditions apply

- The developer does not have to construct the improvements until development begins adjacent to the thoroughfare and access is needed. Specific triggers for construction are established through the Phasing Plan included in the Utility Agreement for the project and will be constructed proportional to development.



B

a project aerial map for
**SOUTHPOINTE
 CROSSING**
 ± 267.7 ACRES OF LAND



Local Planning Committee
 2101 Cherry Pointe Blvd. Suite 400
 Cape Fear, NC 28403

Full 2014 5/15/2015



8/10/21/2011
 100% FINISHED

THIS MAP IS A PRELIMINARY REPRESENTATION OF THE PROJECT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL PLANNING COMMITTEE AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. THE PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. THE PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

2011 100% FINISHED
 8/10/21/2011
 100% FINISHED

EXHIBIT D

January 31, 2014
Job No. 2197-1401-106

DESCRIPTION OF 267.726 ACRES

Being 267.726 acres of land located in the A. C. H. & B. R. R. Co. Survey, Section 90 also known as the Kate A. Ehrmann Survey, Abstract 459, the H. T. & B. R. R. Co. Survey, Section 72 also known as the Kate R. Ehrmann Survey, Abstract 460, and the Mary V. O'Donnell Survey, Abstract 469, of Brazoria County, Texas, more particularly being all of that certain called 39.97 acre tract conveyed to SLP 288 and Rodeo Palms, LP, by an instrument of record in Document Number 2004052956, Official Records of Brazoria County, Texas (B.C.O.R.), all of that certain called 99.9653 acre tract conveyed to SLP 288 and Rodeo Palms II, LP by an instrument of record in Document Number 2004064049, B.C.O.R., all of those certain called 24.6261 and 41.0900 acre tracts conveyed to SLP 288 and Rodeo Palms 111, LP by an instrument of record in Document Number 2005007053, B.C.O.R., all of that certain called 13.2148 acre tract conveyed to SLP 288 and Rodeo Palms IV, LP by an instrument of record in Document Number 2005011681, B.C.O.R., all of that certain called 24.797 acre tract conveyed to SLP 288 and Rodeo Palms V, LP by an instrument of record in Document Number 2006011164, B.C.O.R., all of the residue of certain called 4.5079 acre tract conveyed to SLP 288 and Rodeo Palms VII, LP by an instrument of record in Document Number 2006036081, B.C.O.R., all of that certain called 1.0014 acre tract conveyed to SLP 288 and Rodeo Palms VIII, LP by an instrument of record in Document Number 2006056531, B.C.O.R., all of that certain called 1.0002 acre tract conveyed to SLP 288 and Rodeo Palms IX, LP by an instrument of record in Document Number 2006073819, B.C.O.R., all of that certain called 4.007 acre tract conveyed to SLP 288 and Rodeo Palms X, LP by an instrument of record in Document Number 2007020209, B.C.O.R., and all of that certain tract of land conveyed to SLP 288 and Rodeo Palms VI, LP listed as follows: called 14.2564 acres of record in Document Numbers 2006036043 and 2006036044, B.C.O.R., called 12.8576 acres, 0.1578 acres, and 1.2407 acres of record in Document Number 2006036045, B.C.O.R., called 13.0154 acres of record in Document Numbers 2006036046 and 2006036047, B.C.O.R., said 267.726 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAO 83 (1993 adjustment));

BEGINNING at a 4-inch square concrete monument found for the southeast corner of said 24.6261 acre tract, same being northeast corner of that certain called 53.948 acre tract (referred to as Tract Two) conveyed to Sonmar of Scottsdale, L.L.C. by an instrument of record in Document Number 2006021816, B.C.O.R.;

Thence, South 86° 38' 47" West, along the common line of said 53.948 and 24.6261 acre tracts, 649.78 feet to a point for the common south corner of said 24.6261 acre tract and that certain called 1.367 acre tract conveyed to Joan Banneyer by an instrument of record in Document Number 2005003981, B.C.O.R.;

Thence, North 03° 23' 23" West, along the common line of said 24.6261 and 1.367 acre tracts, 243.20 feet to a point for the northeast corner of said 1.367 acre tract, same being a re-entrant corner on the southerly line of said 24.6261 acre tract;

Thence, South 84° 52' 48" West, continuing along said common line, 246.95 feet to a point for the common west corner of said 24.6261 and 1.367 acre tracts, said point being on the monumented east right-of-way line of County Road No. 82 (width varies, AKA Iowa Lane);

Thence, North 02° 30' 35" West, along said east right-of-way line and the west line of said 24.6261 acre tract, 935.05 feet to a point for the common west corner of said 24.6261 acre tract and the aforementioned 1.0014 acre tract;

Thence, North 02° 42' 57" West, continuing along said east right-of-way line and along the west line of said 1.0014 acre tract, 152.51 feet to a point for the southwest corner of the aforementioned 14.2564 acre tract, same being the northwest corner of said 1.0014 acre tract;

Thence, North 02° 19' 50" West, continuing along said east right-of-way line and along the west line of said 14.2564 acre tract, 347.79 feet to a point for a re-entrant corner on the west line of said 14.2564 acre tract and the southwest corner of the aforementioned 1.0002 acre tract;

Thence, North 02° 29' 22" West, continuing along said east right-of-way line and along the west line of said 1.0002 acre tract, 103.99 feet to a point for the northwest corner of said 1.0002 acre tract and an interior corner on the west line of said 14.2564 acre tract;

Thence, North 02° 37' 51" West, continuing along said east right-of-way line and along the west line of said 14.2564 acre tract, 206.10 feet to a point for the northwest corner of said 14.2564 acre tract, same being the southwest corner of the aforementioned 13.2148 acre tract;

Thence, North 02° 26' 27" West, continuing along said east right-of-way line and along the west line of said 13.2148 acre tract, 667.51 feet to a point for the northwest corner of said 13.2148 acre tract on the aforementioned common survey line of the aforementioned Kate R. Ehrmann Surveys, Abstracts 459 and 460, and the south line of the aforementioned 99.9653 acre tract;

Thence, South 87° 02' 42" West, departing said east right-of-way line and along said common survey line, 65.46 feet to a point for the northeast corner of the aforementioned 39.97 acre tract, said point being on the monumented west right-of-way line of said County Road 82;

Thence, South 02° 31' 35" East, departing said common survey line and said south line and along the common line of said 39.97 acre tract and said west right-of-way line, 665.62 feet to a point for the most northerly southeast corner of said 39.97 acre tract and on the north line of the aforementioned 4.5079 acre tract;

Thence, South 02° 30' 04" East, continuing along said west right-of-way line, 660.21 feet to a point on the south line of said 4.5079 acre tract, same being the most southerly common east corner of said 4.5079 and 39.97 acre tracts;

Thence, South 02° 08' 00" East, continuing along said west right-of-way line and along the east line of said 39.97 acre tract, 56.86 feet to a point for the common east corner of said 39.97 acre tract and the aforementioned 41.0900 acre tract;

Thence, South 02° 31' 09" East, continuing along said west right-of-way line and along the most northerly east line of said 41.0900 acre tract, 466.28 feet to a point for the northerly common east corner of said 41.0900 acre tract and the aforementioned 4.007 acre tract;

Thence, South 02° 27' 49" East, continuing along said common line, 300.58 feet to a point for the southerly common east corner of said 41.0900 and 4.007 acre tracts on the aforementioned west right-of-way line of said County Road 82;

Thence, South 03° 03' 21" East, along the common line of said 41.0900 acre tract and said west right-of-way line, 499.41 feet to a point for the southeast corner of said 41.0900 acre tract;

Thence, South 86° 38' 04" West, departing said west right-of-way line, and along the common line of said 41.0900 acre tract and those certain called 23.595 and 120.00 acre tracts conveyed to Sonmar of Albuquerque, L.L.C., Sonmar of Las Cruces, L.L.C., Sonmar Inn of Las Cruces, L.L.C., and Midwest Heritage Inn of Gurnee Mills, Inc. by an instrument of record in Document Number 2006018645, B.C.O.R., 1,547.42 feet to a point for the common south corner of said 41.0900 acre tract and the aforementioned 24.797 acre tract;

Thence, South 86° 40' 24" West, along the common line of said 24.797 and 120.000 acre tracts, passing at 685.77 feet a point for the most northerly northwest corner of said 120.000 acre tract, continuing in all 744.32 feet to point for a re-entrant corner on the south line of said 24.797 acre tract;

Thence, South 03° 15' 15" East, along the most southerly east line of said 24.797 acre tract, 443.26 feet to a point for the monumented most southerly southeast corner of said 24.797 acre tract on a north line of said 120.000 acre tract;

Thence, South 86° 40' 38" West, along a common line of said 24.797 and 120.000 acre tracts, 645.27 feet to a point for the common west corner of said 24.797 and 120.000 acre tracts on the east right-of-way line of State Highway 288 (420 feet wide);

Thence, North 33° 07' 30" East, along the common line of said east right-of-way line and said 24.797 acre tract, 529.07 feet to a point for corner, the beginning of a curve;

Thence, continuing along said common line and along the arc of a tangent curve to the left having a radius of 11,669.16 feet, passing at 2,074.19 feet the common north corner of said 24.797 acre tract and the aforementioned 39.97 acre tract, and continuing along the common line of said east right-of-way line and said 39.97 acre tract, a total arc length of 2,789.08 feet through a central angle of $13^{\circ} 41' 40''$, and a chord that bears North $26^{\circ} 16' 40''$ East, 2,782.44 feet to the end of said curve;

Thence, North $44^{\circ} 59' 41''$ East, continuing along said common line, 100.51 feet to an angle point on said common line;

Thence, North $71^{\circ} 17' 23''$ East, continuing along said common line, 469.14 feet to an angle point on said common line;

Thence, North $86^{\circ} 26' 20''$ East, continuing along said common line, 200.16 feet to an angle point on said common line;

Thence, North $03^{\circ} 32' 09''$ West, continuing along said common line, 59.71 feet to a point for the common west corner of said 39.97 acre tract and the aforementioned 99.9653 acre tract;

Thence, North $03^{\circ} 14' 01''$ West, along the common line of said east right-of-way line and the westerly line of said 99.9653 acre tract, 59.97 feet to an angle point on said common line;

Thence, South $86^{\circ} 53' 59''$ West, continuing along said common line, 199.68 feet to an angle point on said common line;

Thence, North $72^{\circ} 14' 29''$ West, continuing along said common line, 320.19 feet to an angle point on said common line;

Thence, North $27^{\circ} 25' 12''$ West, continuing along said common line, 79.64 feet to an angle point on said common line, the beginning of a curve;

Thence, continuing along said common line and 2,466.17 feet along the arc of a non-tangent curve to the left having a radius of 11,669.16 feet, a central angle of $12^{\circ} 06' 32''$, and a chord that bears North $10^{\circ} 44' 09''$ East, 2,461.58 feet to a point for the northwest corner of said 99.9653 acre tract, same being on the south line of Lot 19, Section 90 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens, a subdivision of record in Volume 2, Page 98, S.C.P.R.;

Thence, North $86^{\circ} 46' 02''$ East, departing said common line and along the common line of said Lot 19 and 99.9653 acre tract, 233.63 feet to a point for the southeast corner of said Lot 19 and the most northerly northeast corner of said 99.9653 acre tract, said point being on the west line of that certain 14.1479 acre tract (referred to as Tract E) conveyed to VOS Partners, Ltd. by an instrument of record under File Number 99-050835, S.C.O.R.;

Thence, South $03^{\circ} 08' 38''$ East, along the common line of said 99.9653 acre tract and said VOS Partner's tract, 333.68 feet to a point for a re-entrant corner in the north line of said 99.9653 acre tract and a southerly southwest corner of said VDB Partner's tract;

Thence, North $86^{\circ} 42' 53''$ East, continuing along said common line and the south line of that certain called 46.8412 acre tract (referred to as Tract D) conveyed to VDB Partners, Ltd. by an instrument of record under File Number 99-050835, B.C.O.R., 1,319.41 feet to a point for the common east corner of said 99.9653 acre tract and said VDB Partner's 46.8412 acre tract;

Thence, South $03^{\circ} 13' 40''$ East, along the monumented east line of said 99.9653 acre tract, 2,311.91 feet to a point for the southeast corner of said 99.9653 acre tract, said point being on the common survey line of the aforementioned Mary V. O'Donnell Survey, Abstract 469 and the aforementioned H. T. & B. R. R. Co. Survey, Section 73, Abstract 301;

Thence, South 87° 02' 42" West, along the south line of said 99.9653 acre tract and the common survey line of said Mary V. O'Donnell Survey and said H. T. & B. R. R. Co. Survey, Section 73, passing at 29.37 feet a point for the common east corner of the aforementioned Kate A. Ehrmann Surveys, Abstracts 459 and 460, the southwest corner of said Mary V. O'Donnell Survey, Abstract 469, and the northwest corner of said H. T. & B. R. R. Co. Survey, Section 73, Abstract 301, and continuing in all a distance of 133.90 feet to a point for the northeast corner of said 13.2148 acre tract, same being the northwest corner of a tract of land (referred to as "Tract C") conveyed to Brazos River Authority of record in Volume 1070, Page 315, Deed Records of Brazoria County, Texas (B.C.D.R.);

Thence, South 03° 19' 52" East, along the common line of said 13.2148 acre tract and said Brazos River Authority tract, 661.76 feet to a point for the southeast corner of said 13.2148 acre tract, said point being on the north line of the aforementioned 14.2564 acre tract;

Thence, North 86° 44' 26" East, along the north line of said 14.2564 acre tract, 106.24 feet a point for corner on the common survey line of said Kate R. Ehrmann Survey, Abstract 460 and said H. T. & B. R. R. Co. Survey, Section 73, Abstract 301;

Thence, South 03° 28' 46" East, along said common survey line, 660.01 feet to a point for the northeast corner of the aforementioned 24.6261 acre tract, said point being on the south line of said 14.2564 acre tract;

Thence, South 86° 30' 31" West, along the south line of said 14.2564 acre tract, 108.01 feet to a point for the northeast corner of said 24.6261 acre tract, same being the northwest corner of a tract of land (referred to as "Tract D") conveyed to Brazos River Authority of record in Volume 1070, Page 315, B.C.D.R.;

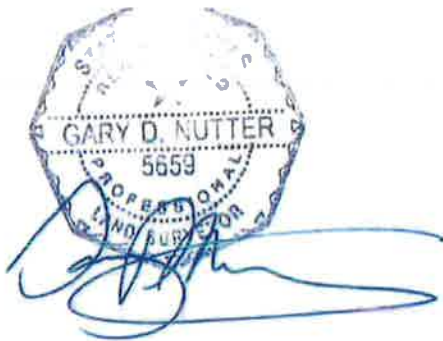
Thence, South 03° 20' 34" East, departing said south line and along the east line of said 24.6261 acre tract, 1,320.07 feet the POINT OF BEGINNING and containing 267.726 acres of land.

267.726 Acres

January 31, 2014
Job No. 2197-1401-106

Note: This document was prepared under 22 TAC § 663.21, does not reflect the results of an on-the-ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

LJA Engineering, Inc



THE ILLINOIS & OREGON ASSOCIATION



F

a land use classification map for

SOUTHPOINTE CROSSING

± 267.7 ACRES OF LAND

proposed for
MAK Development



Land Planning Consultants
2001 Perry Street, Suite 400
Baltimore, MD 21201
Tel: 410-528-0400



DATE: 11/09/01
DRAWN: [illegible]

THIS MAP WAS PREPARED BY THE CONSULTANT FOR THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT. THE CONSULTANT MAKES NO WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE CONSULTANT'S LIABILITY IS LIMITED TO THE FEES PAID FOR THIS SERVICE. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE CONSULTANT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR FROM THIS AGREEMENT.

MAK DEVELOPMENT COMPANY & ASSOCIATES



G

a conceptual aerial plan for
**SOUTHPOINTE
CROSSING**
± 267.7 ACRES OF LAND



City of Birmingham, Alabama
Faint City Map Sheet, June 4, 1968
Scale 1 inch = 170 feet

1" = 170' (1:170,000)
SHEET 11 OF 11
DATE: 10/1/00



H

a conceptual amenities exhibit

SOUTHPOINTE CROSSING ± 267.7 ACRES OF LAND proposed for **MAK Development**



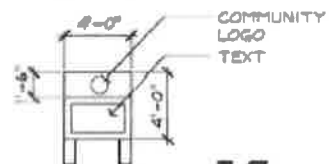
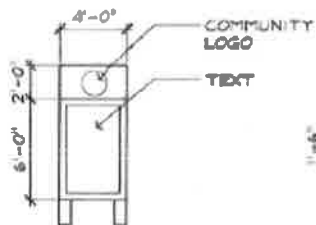
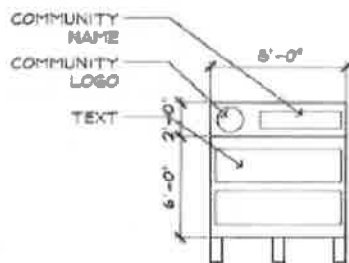
Conceptual Planning & Development
14000 Southpointe Crossing, Suite 400
Naples, FL 34109
Tel: 239.578.2145



0 to 200 feet
0 to 100 meters

MAK Development is a subsidiary of the MAK Group, a leading national real estate development firm. MAK Development is currently seeking qualified investors for the Southpointe Crossing project. For more information, please contact the MAK Group at 14000 Southpointe Crossing, Suite 400, Naples, FL 34109. Tel: 239.578.2145.

151 LINDSEY DRIVE
SUITE 200
DAVENPORT, FL 33603
888.444.4444
WWW.MAKGROUP.COM



THIS DOCUMENT IS THE PROPERTY OF THE BUREAU OF LAND MANAGEMENT AND IS TO BE RETURNED TO THE BUREAU OF LAND MANAGEMENT UPON REQUEST.

K
a signpost erected by
**SOUTHPOINTE
CROSSING**
± 257.7 ACRES OF LAND



Bureau of Land Management
U.S. Department of the Interior
Washington, D.C. 20250

Scale: 1" = 100'

THIS DOCUMENT IS THE PROPERTY OF THE BUREAU OF LAND MANAGEMENT AND IS TO BE RETURNED TO THE BUREAU OF LAND MANAGEMENT UPON REQUEST.

Exhibit K1



Exhibit K2



Exhibit K3



LOT SUMMARY

50' x 120'	100 LOTS	22%
55' x 120'	103 LOTS	23%
60' x 130'	181 LOTS	40%
70' x 130'	64 LOTS	15%

TOTAL 448 LOTS

DEL BELLO LAKES

268.4 ACRES OF LAND

SHEA HOMES / MAK

META

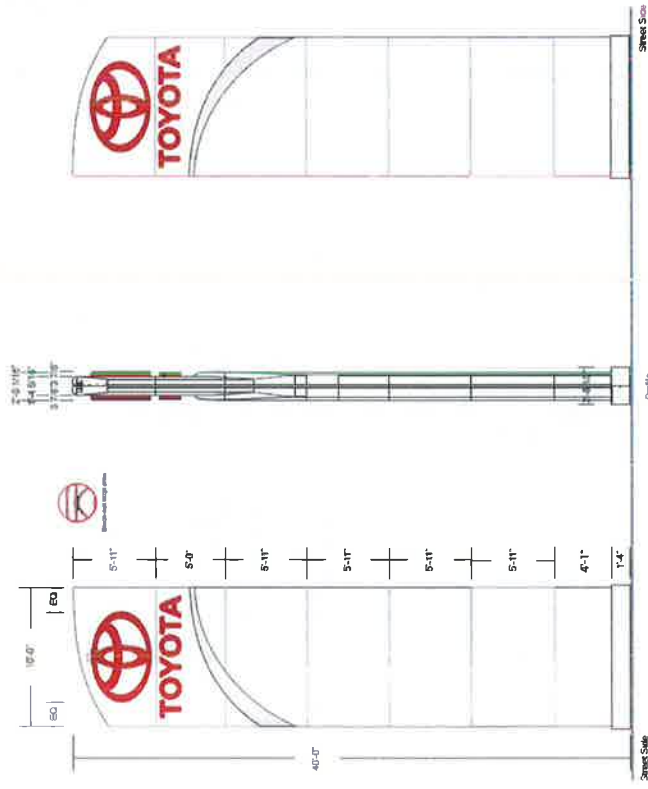
24212 Eury Highway, Ste. 360
Bart, Texas 77424
Tel: 817 810 1821

META 18301/C
DT 10078 31 2019

THIS MAP IS A PRELIMINARY MAP AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

EXHIBIT K4

CUSTOM 40' HEIGHT TO BE REVIEWED & APPROVED BY TOYOTA



Specifications

- Custom 1040 - 0/F Illuminated Pylon Sign
- 1/8" aluminum fabricated panels
- Painted Toyota white
- Top: 5' Pinned & embossed molded Toyota logo (4'-3" h x 6'-5 13/16" w) 21.99 sq. ft.
- Charnick trim
- Lesan polycarbonate: Bayer Red D99
- 3M 3635-208 block out vinyl applied second surface
- Aluminum coil pre-painted red
- Illuminated with red LED
- Pinned & embossed molded Toyota letters (1'-5 13/16" h x 8'-10 15/16" w) 13.22 sq. ft.
- Charnick trim
- Lesan polycarbonate: Bayer Red D99
- Aluminum coil pre-painted red
- Illuminated with red LED
- 1/8" aluminum 30 "Sevcoast"
- Painted 31 Medium Gray
- Electrical hook-up by others

Colors

- ☐ Toyota White
- ☒ Bayer Red D99
- ☒ 3M 3635-208 Block Out Vinyl
- ☒ 31 Medium Gray

Project ID	NP2-25965
Date	Jan-23-2013
Scale	1/8" = 1'-0"
Notes	M.F.Y.
Designer	A. Johnson
Drawn By	01
Check By	01
Revisions	Revisions:
Revised to	Revised to custom 40' height.
Comments	Information Required.
Materials	Materials:
Electrical	Electrical:
Other	Other:
Customer Approval	Customer Approval:
Sign Item	Sign Item:

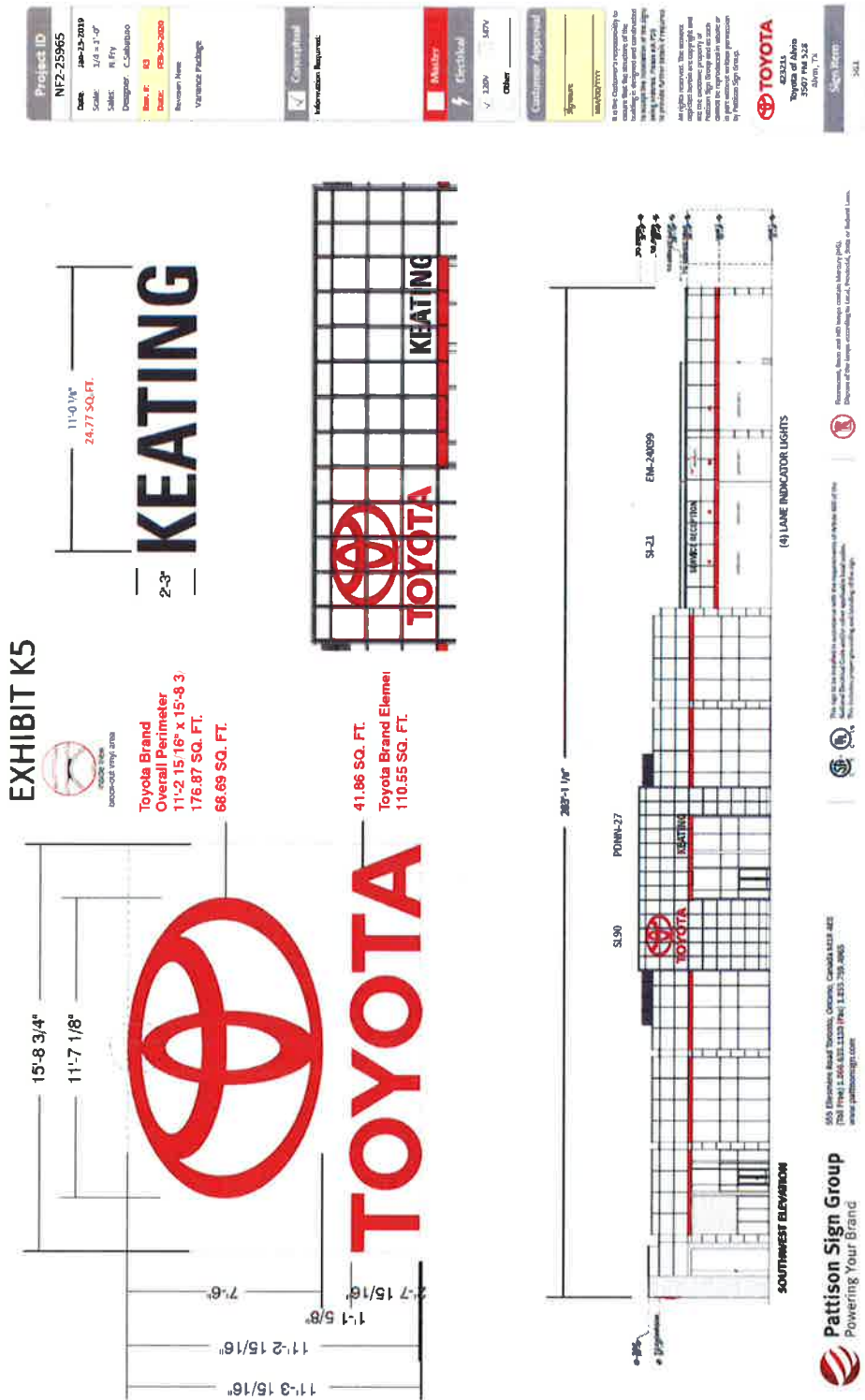
Exhibit K5

EXHIBIT K6



0615



Pattison Sign Group
Powering Your Brand



This sign alone indicates a connection with the requirements of Article 100 of the National Planning Code and, therefore, allows applicable local laws.



Fluorescence, decay and MD spectra coincide identically (M2).
 Degradation of the sample according to (1) and (2) and (3) is shown in Figure 4 (see

[illegible]

LOT 1, BLOCK 1
PLAT. NO. 2020002090
B.C.P.R.

CONCRETE
PARKING LOT

10' BUILDING LI
PLAT NO. 202002
B.C.P.R.

N 02°57'29" W 275.00'

T NO. 2020020090 5.52' B.C.P.R. ↓

CP

12" WATER LINE

1.714 ACRES
(74,667 SQUARE FEET)

**PROP.
LEASE
3,000**

**PROP.
C-STORE
6,000**

TOTAL PARKING SPACES PROVIDED: 53

10' WATERLINE EASEMENT
PLAT NO. 2019062193 B.C.P.R.

PROP. UNDERGROUND TANKS

STORM SEWER EASEMENT PLAT
NO. 2019062193 B.C.P.R.

10' 10' SANITARY SEWER EASEMENT
PLAT NO. 2019062193 B.C.P.R.

S 87°02'03" W 270.40'

CURB AND GUTTER

**DEL BELLO BLVD
(120' R.O.W.)**

CURB AND GUTTER

RESERVE "A"
PLAT NO. 2021061312 B.C.P.R.

SANITARY SEWER EASEMENT
AT NO. 2021060312 B.C.P.R.

PROPERTY LINE

10" PVC

CEDAR CREEK LN
(60' R.O.W.)

DEL BELLO LAKES
DETENTION RESERVE
PLAT. NO. 2021060323
B.C.P.R.

— 20' STORM SEWER EASEMENT
PLAT NO. 2021060312 B.C.P.R.

24" RCP

← 10' WATERLINE EASEMENT
PLAT NO. 2019062193 B.C.P.R.

288 ASSOCIATES, LP
CALLED 30.558 ACRES
BY QUITCLAIM DEED
DOC. NO. 2019016556
B.C.O.P.R.

DEL BELLO LAKES
SECTION 1
PLAT. NO. 2019061968
B.C.P.R.

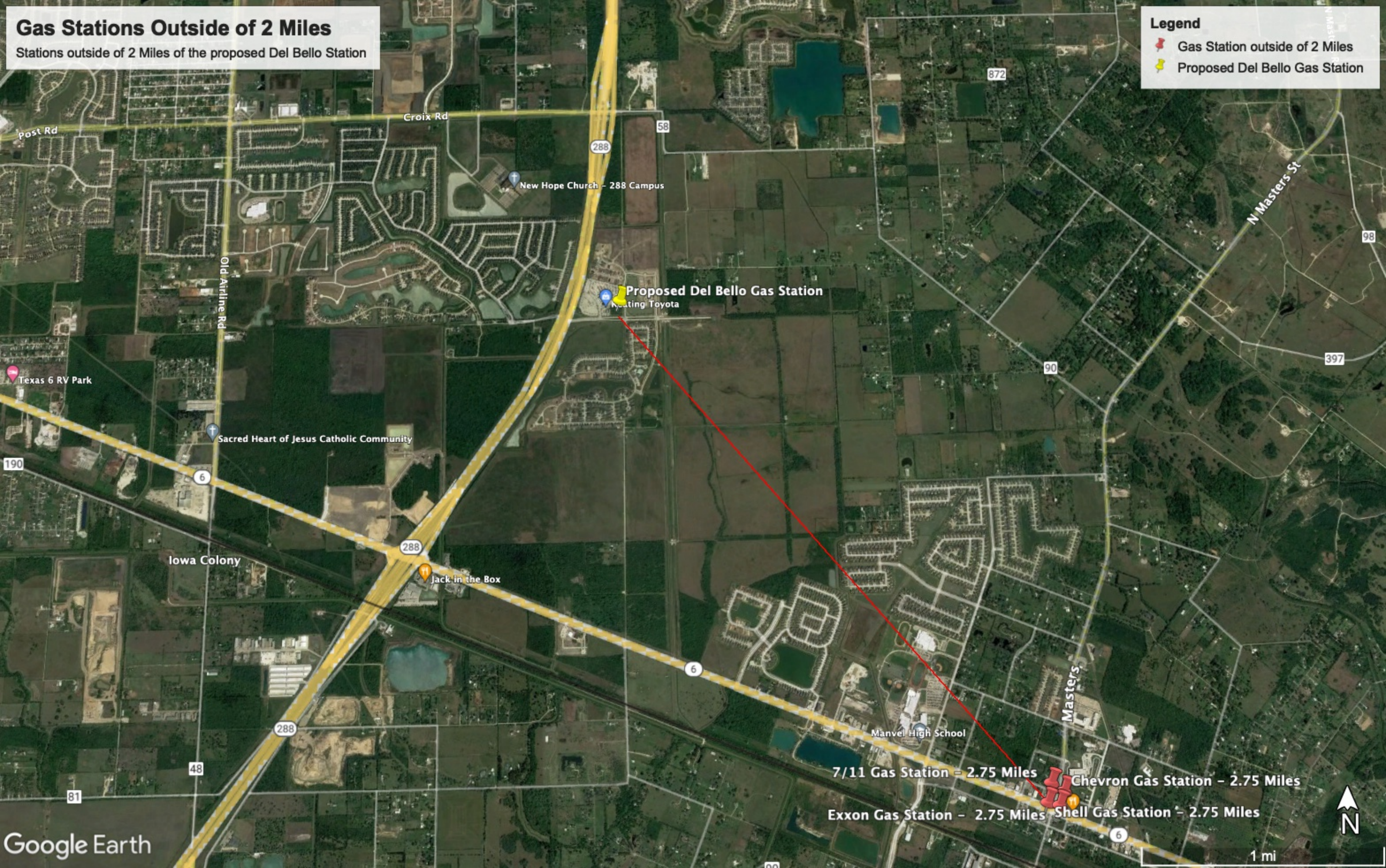
Gas Stations Outside of 2 Miles

Stations outside of 2 Miles of the proposed Del Bello Station

Legend

 Gas Station outside of 2 Miles

 Proposed Del Bello Gas Station



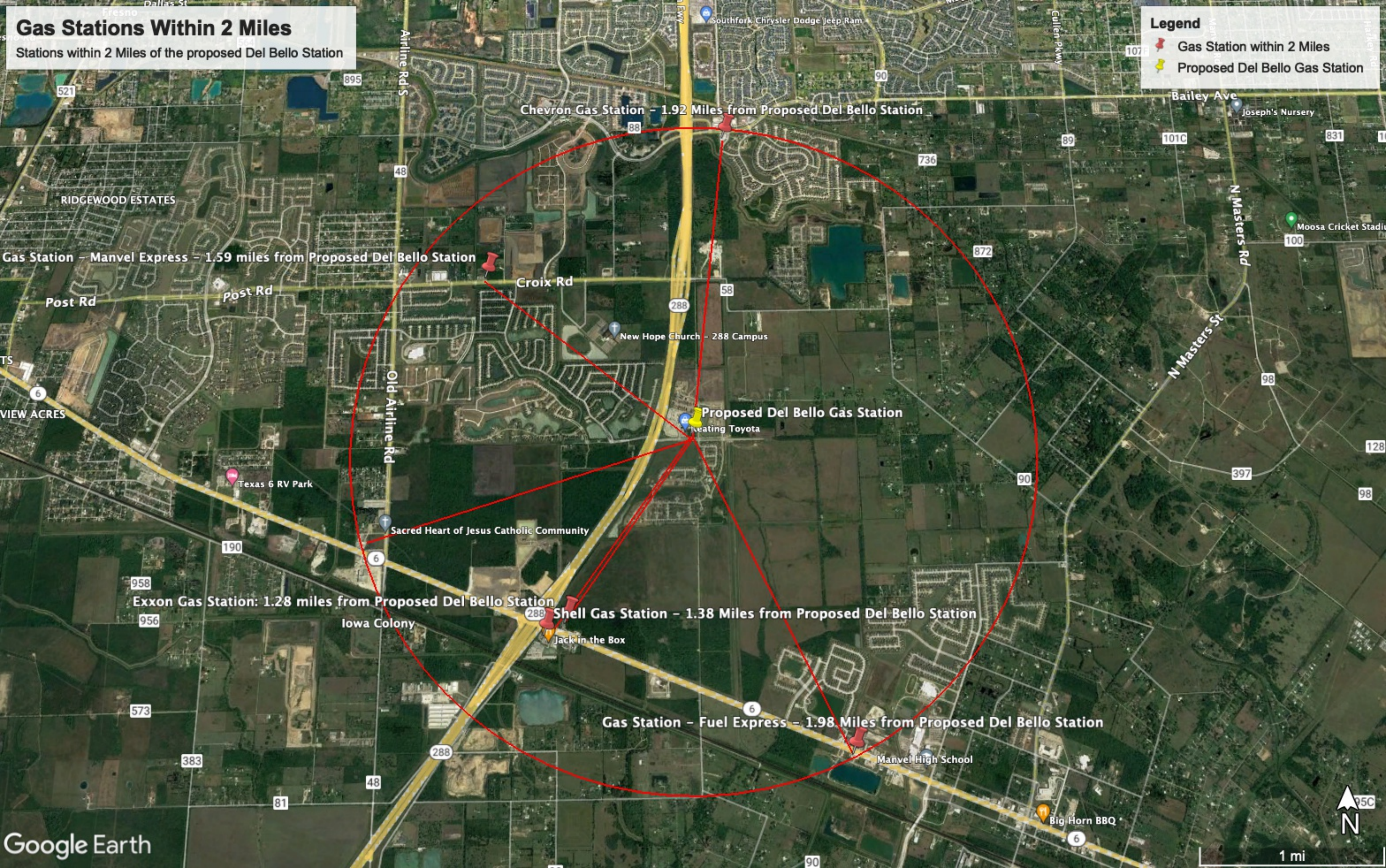
Gas Stations Within 2 Miles

Stations within 2 Miles of the proposed Del Bello Station

Legend

 Gas Station within 2 Miles

 Proposed Del Bello Gas Station





MANVEL PD&Z DATA SHEET

MEETING DATE: June 26, 2023

TOPIC: A request by Foxtail Sky, LLC to abandon a portion of 40' wide right-of-way identified in Volume 2, Page 81 in the Plat Records of Brazoria County, within the Emigration Land Company Subdivision of the H.T. & B. R.R. Co. Survey, Abstract 47.

BACKGROUND: This request pertains to a 40-foot-wide right-of-way (ROW) generally located south of Rodeo Palms residential development and north of Manvel Town center site. This aforementioned ROW has abutting properties that are proposed for residential development on both sides. The applicant is proposing a residential development called Foxtail Palms on the east side of the ROW. A preliminary plat for this proposed development has been approved. Half of the ROW (20-foot-wide) is located within City of Manvel's Extraterritorial Jurisdiction (ETJ) and the other half is located with City of Manvel City Limits. On April 25, 2023, the Commissioner's Court of Brazoria County abandoned the portion of the ROW located within City of Manvel's ETJ. The applicant is now requesting that the City of Manvel abandon the remaining portion of the said ROW location within City limits to continue with the proposed development. Please note that the ROW abandonment by the Commissioner's Court of Brazoria County is null and void if City of Manvel does not abandon the portion within City limits.

STAFF RECOMMENDATION: Staff recommends approval of this requested ROW abandonment.

ATTACHMENTS: ROW abandonment application packet & Approved Preliminary Plat for Foxtail Palms.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jose Abraham

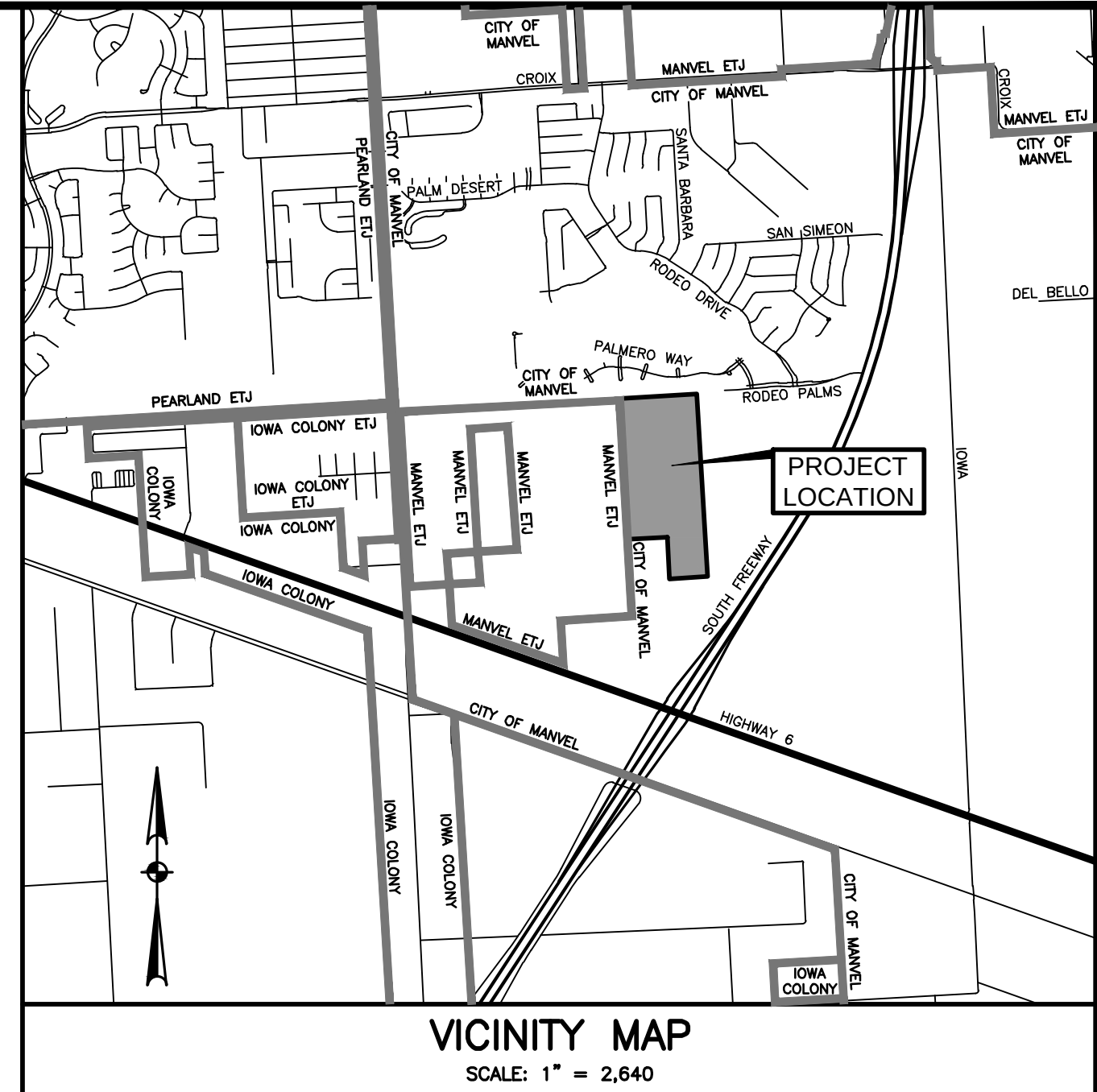
FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____

L:\MISC\FOXTAIL PALMS\4464-001_PLAT\100121.DWG Feb. 9, 2022-10:27 AM CHAD MILLER



L:\MISC\FOXTAIL PALMS\4464-001_PLATP-100121.DWG Feb. 9, 2022-10:27 AM CHAD MILLER



- GENERAL NOTES:**
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE. THE COORDINATES ARE GRID COORDINATES, BASED ON THE TEXAS SOUTH CENTRAL ZONE No. 4204 AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.9998683139. ALL DISTANCES ARE SURFACE DISTANCES.
 - PROJECT BENCHMARK: NGS HCCSD 74 (PID: AW5686); BEING A STAINLESS STEEL ROD ENCASED IN A 5" PVC PIPE. TO REACH THE BENCHMARK FROM THE JUNCTION OF STATE HIGHWAY 6 AND STATE HIGHWAY 288, GO WEST ON STATE HIGHWAY 6 FOR +/- 1 MILE TO A CROSSROAD AT FLASHING CAUTION LIGHTS. TURN RIGHT AND GO NORTH ON COUNTY ROAD 37 FOR 0.15 MILE TO THE CHURCH AND THE BENCHMARK IS ON THE LEFT. ELEVATION = 56.20' (NAVD88)
 - TEMPORARY BENCHMARK (TBM) "A": BEING A BOX CUT ON THE SOUTHWEST CORNER OF A SLOPED CONCRETE DRAINAGE STRUCTURE, LOCATED ON THE WEST HIGH-BANK OF A DRAINAGE DITCH RUNNING NORTH AND SOUTH, +/- 270' SOUTHEAST OF THE NORTHWEST PROPERTY CORNER OF THE SUBJECT TRACT, +/- 900' SOUTHWEST OF THE CENTERLINE INTERSECTION OF RODEO PALMS PARKWAY AND RODEO PALMS BLVD. ELEVATION = 53.24' (NAVD88)
 - TEMPORARY BENCHMARK (TBM) "D": BEING A 5/8" IRON ROD WITH A CAP STAMPED "CONTROL", LOCATED ON THE SOUTH HIGH-BANK OF A DRAINAGE DITCH RUNNING EAST AND WEST, +/- 50' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, +/- 20' SOUTH OF THE CENTERLINE OF SAID DRAINAGE DITCH. ELEVATION = 54.85' (NAVD88)
 - ALL FOURTEEN (14) FOOT UTILITY EASEMENTS SHOWN EXTEND SEVEN (7) FEET ON EITHER SIDE OF A COMMON LOT LINE UNLESS OTHERWISE INDICATED. ALL SIDE LOT LINE 10 FOOT UTILITY EASEMENTS SHOWN EXTEND FIVE (5) FEET ON EITHER SIDE OF THE SIDE LOT LINE.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
 - NO PIPELINE OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0110K, EFFECTIVE DATE OF DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - THIS PLAT BOUNDARY CLOSURES WITHIN 1:15,000.
 - A VARIANCE REQUEST FOR BRAZORIA DRAINAGE DISTRICT No. 4, REFERENCE ID No. 20191 WAS APPROVED ON JANUARY 5, 2021 TO ALLOW THE ULTIMATE RIGHT-OF-WAY WIDTH OF THE RODEO PALMS DITCH (E102-00-00) TO BE REDUCED TO 120 FEET BETWEEN RODEO PALMS PARKWAY AND STATE HIGHWAY 288.
 - THE PRIMARY COST AND MAINTENANCE OF NEIGHBORHOOD PARKS SHOULD BE BORNE BY THE ULTIMATE RESIDENTIAL PROPERTY OWNERS.

PRELIMINARY PLAT OF FOXTAIL PALMS

A SUBDIVISION OF 80.958 ACRES OF LAND BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 44-46 AND 52-55 AND A PORTION OF A 40' WIDE ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T. & B. RAILROAD CO. SURVEY, SEC. 71, A-291 BRAZORIA COUNTY, TEXAS

227 LOTS 7 BLOCKS 14 RESERVES

DATE: 02/10/2022 SCALE: 1" = 60'

OWNER:
JNC DEVELOPMENT, INC.
12399 MONTWOOD DRIVE
EL PASO, TEXAS 79928
915-865-1005
NAGESH BASHNAT

ENGINEER
r.g.miller
engineers

16340 Park Ten Place - Suite 350
Houston, Texas 77084
(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.

SURVEYOR
MILLER
SURVEY GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944

TEXAS FIRM REGISTRATION NO. 10047100

BRIAN E. WILSON, R.P.L.S.

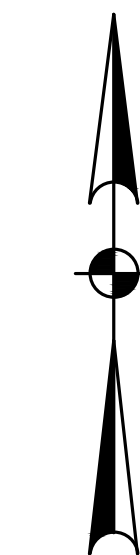
SHEET 2 OF 5

LEGEND

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

PRIVATE PARKLAND DEDICATION REQUIREMENTS

NUMBER OF RESIDENTIAL LOTS = 227
PARKLAND REQUIRED ⊙
ONE (1) ACRE PER 100 LOTS = 2.270 ACRES (98,881 S.F.)
PRIVATE PARKLAND PROVIDED = 4.506 ACRES (196,265 S.F.)



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

MATCH LINE SEE SHEET 2 OF 5

LOT 37

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

LOT 38

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

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

LOT 39

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

LOT 47

MATCH LINE SEE SHEET 4 OF 5

SAGO PALM DRIVE
(60' R.O.W.)

WINDMILL PALM DRIVE
(60' R.O.W.)

PARLOR PALM DRIVE
(60' R.O.W.)

ROYAL PALM DRIVE
(60' R.O.W.)

RODEO DRIVE
(60' R.O.W.)

PRELIMINARY PLAT OF FOXTAIL PALMS

A SUBDIVISION OF 80.958 ACRES OF LAND BEING A REPLAT OF A
PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 44-46 AND
52-55 AND A PORTION OF A 40' WIDE ROAD OF THE EMIGRATION
LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME
2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN
H.T. & B. RAILROAD CO. SURVEY, SEC. 71, A-291
BRAZORIA COUNTY, TEXAS

227 LOTS 7 BLOCKS 14 RESERVES

DATE: 02/10/2022 SCALE: 1" = 60'

OWNER:
JNC DEVELOPMENT, INC.
12399 MONTWOOD DRIVE
EL PASO, TEXAS 79928
915-885-1005
NAGESH BASHNAT

ENGINEER
r.g.miller
engineers

16340 Park Ten Place - Suite 350
Houston, Texas 77084
(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.

SURVEYOR

MILLER
SURVEY GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944

TEXAS FIRM REGISTRATION NO. 10047100
BRIAN E. WILSON, R.P.L.S.

SHEET 3 OF 5

CALLED 79.088 ACRES
72 ACRES ON 288, LTD.
B.C.C.F. No. 2008040863

THIS 41,908 SQ. FT. / 0.962 AC.
IS HEREBY DEDICATED TO
BRAZORIA DRAINAGE DISTRICT #4
AS DRAINAGE EASEMENT

THIS 15,598 SQ. FT. / 0.358 AC.
IS HEREBY DEDICATED TO
BRAZORIA DRAINAGE DISTRICT #4
AS DRAINAGE EASEMENT

PROJECT LOCATION

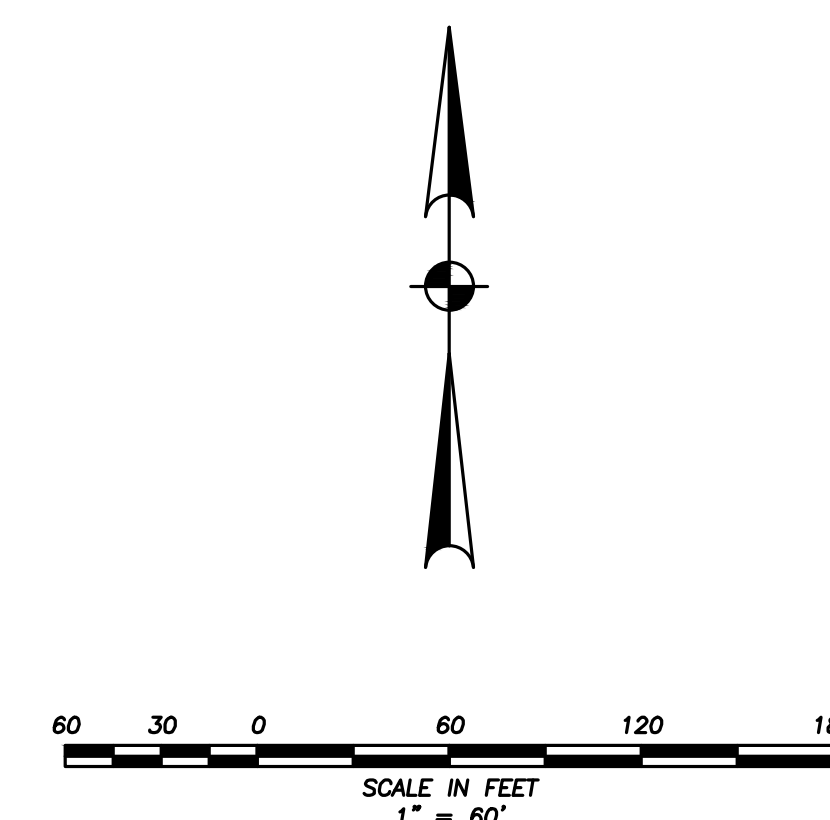
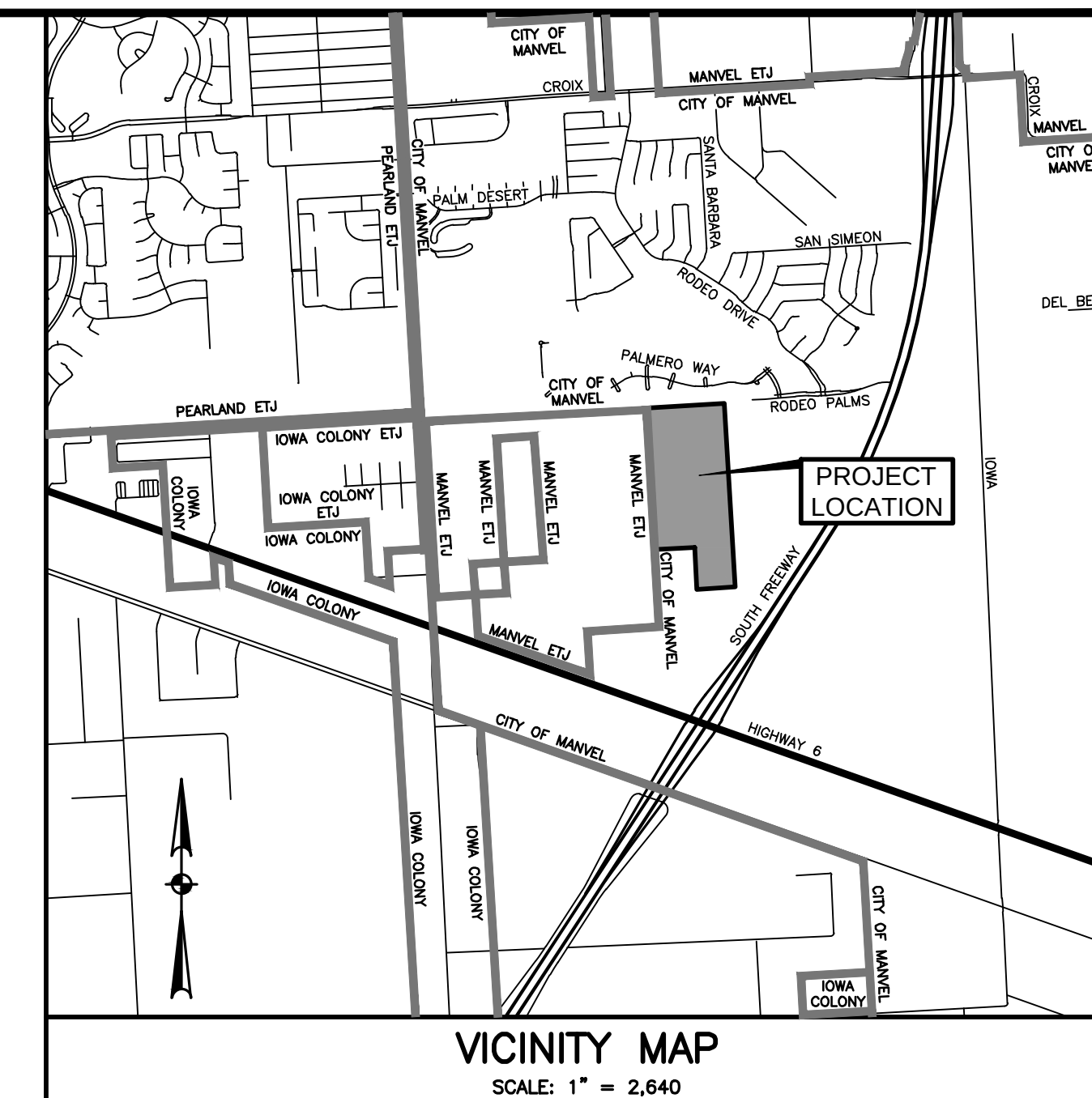
VICINITY MAP
SCALE: 1" = 2,640

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

LEGEND

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

BRAZORIA COUNTY CLERK



LEGEND

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

PRELIMINARY PLAT OF FOXTAIL PALMS

A SUBDIVISION OF 80.958 ACRES OF LAND BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 44-46 AND 52-55 AND A PORTION OF A 40' WIDE ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T. & B. RAILROAD CO. SURVEY, SEC. 71, A-291 BRAZORIA COUNTY, TEXAS

227 LOTS 7 BLOCKS 14 RESERVES

DATE: 02/10/2022 SCALE: 1" = 60'

OWNER:
JNC DEVELOPMENT, INC.
12399 MONTWOOD DRIVE
EL PASO, TEXAS 79928
915-855-1005
NAGESH BASNYAT



ENGINEER
r.g.miller
engineers

16340 Park Ten Place - Suite 350
Houston, Texas 77084
(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.

SURVEYOR

MILLER
SURVEY★GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944

TEXAS FIRM REGISTRATION NO. 10047100
BRIAN E. WILSON, R.P.L.S.

BRIAN E. WILSON, R.P.L.S.

Brazoria County Clerk

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, JNC DEVELOPMENT, INC. ACTING BY AND THROUGH CARLOS D. BOMBACH, COO, AND LAUREL R. SANTEE, SECRETARY, BOTH BEING OFFICERS OF JNC DEVELOPMENT, INC., OWNERS OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF FOXTAIL PALMS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

IN TESTIMONY, HERETO, THE JNC DEVELOPMENT, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY CARLOS D. BOMBACH, ITS COO, HEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, LAUREL R. SANTEE, BOTH BEING OFFICERS OF JNC DEVELOPMENT, INC. THIS _____ DAY OF _____, 2022.

JNC DEVELOPMENT, INC.

BY: _____
CARLOS D. BOMBACH, COO

ATTEST: _____
LAUREL R. SANTEE, SECRETARY

STATE OF TEXAS
COUNTY OF BRAZORIA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

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

MY COMMISSION EXPIRES: _____

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

CAROLYN J. QUINN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6033

BRAZORIA COUNTY DRAINAGE DISTRICT #4

- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT OR FEE STRIP.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY THE DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICTS APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- THE DISTRICTS PERSONNEL SHALL HAVE THE RIGHTS TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING THE CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THE DISTRICTS APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICTS DRAINAGE FACILITIES AS COMTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.

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. PLANS SUBMITTED HAVE BEEN PREPARED, 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.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°35'55"E	14.14'
L2	N41°36'45"E	14.14'
L3	S24°47'19"E	20.00'
L4	S44°15'22"W	20.00'
L5	N48°23'13"W	14.14'
L7	N41°38'32"E	14.14'
L9	N48°24°05"W	14.14'
L11	N41°36'47"E	14.14'
L12	N63°24°02"W	20.00'
L13	N50°08'13"E	23.36'
L14	N48°24°05"W	14.14'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING
C1	55.00'	90°00'50"	86.41'	N48°23'40"W
C2	55.00'	36°27'23"	35.00'	N14°50'27"E
C3	55.00'	53°34'24"	51.43'	N59°51'20"E
C4	100.00'	53°32'37"	93.45'	S30°09'33"E
C5	470.00'	30°06'39"	247.00'	N48°07'28"E
C6	55.00'	89°58'15"	86.37'	S48°22'21"E
C7	55.00'	89°59'08"	86.38'	S41°36'21"W
C8	30.00'	90°00'00"	47.12'	S41°35'55"W
C9	25.00'	90°00'00"	39.27'	S48°24°05"E
C10	25.00'	33°12'49"	14.49'	N69°59'30"E
C11	60.00'	156°26'29"	163.82'	N48°23'40"W
C12	25.00'	33°12'49"	14.49'	S13°13'10"W
C13	85.00'	36°27'23"	54.08'	N14°50'27"E
C14	85.00'	53°34'24"	79.48'	N59°51'20"E
C15	25.00'	90°01'47"	39.28'	S41°37'38"W
C16	70.00'	42°36'12"	52.05'	S24°41'21"E
C17	25.00'	100°56'24"	44.04'	N83°32'21"E
C18	510.00'	32°02'41"	285.24'	N49°05'29"E
C19	430.00'	27°46'47"	208.48'	N46°57'32"E
C20	25.00'	86°50'29"	37.89'	N10°21'06"W
C21	130.00'	50°23'06"	114.32'	S28°34'48"E
C22	25.00'	89°58'13"	39.26'	N48°22'22"W
C23	25.00'	33°13'54"	14.50'	S70°01'35"W
C24	60.00'	156°26'03"	163.82'	S48°22'21"E
C25	25.00'	33°13'54"	14.50'	N13°13'44"E
C26	25.00'	49°40'47"	21.68'	N28°13'37"W
C27	60.00'	279°21'34"	292.54'	S86°36'47"W
C28	25.00'	49°40'47"	21.68'	S21°27'10"W
C29	25.00'	89°58'15"	39.26'	S48°22'21"E
C30	25.00'	90°01'47"	39.28'	N41°37'38"E
C31	25.00'	90°00'50"	39.28'	N48°23'40"W
C32	25.00'	89°59'08"	39.26'	S41°36'21"W
C33	25.00'	49°40'47"	21.68'	S28°13'37"E
C34	60.00'	279°21'34"	292.54'	N86°36'47"E
C35	25.00'	49°40'47"	21.68'	N21°27'10"E
C36	25.00'	90°00'52"	39.28'	N48°23'39"W
C37	25.00'	89°59'08"	39.26'	N41°36'21"E
C38	25.00'	33°13'32"	14.50'	N19°59'59"W
C39	60.00'	156°26'12"	163.82'	S41°36'21"W
C40	25.00'	33°13'32"	14.50'	S76°47'19"E
C41	25.00'	90°00'00"	39.27'	N41°35'55"E
C42	30.00'	90°00'00"	47.12'	N48°24°05"W
C43	25.00'	90°00'50"	39.28'	N48°23'40"W
C44	25.00'	89°59'10"	39.26'	N41°36'20"E
C45	25.00'	90°00'52"	39.28'	S48°23'39"E
C46	25.00'	89°59'08"	39.26'	S41°36'21"W
C47	25.00'	90°00'50"	39.28'	N48°23'40"W
C48	25.00'	89°59'10"	39.26'	N41°36'20"E
C49	25.00'	90°00'52"	39.28'	S48°23'39"E
C50	25.00'	89°59'08"	39.26'	S41°36'21"W
C51	25.00'	89°58'13"	39.26'	N48°22'22"W
C52	25.00'	36°27'23"	15.91'	N14°50'27"E
C53	25.00'	53°34'24"	23.38'	N59°51'20"E
C54	25.00'	89°58'15"	39.26'	S48°22'21"E
C55	25.00'	90°01'45"	39.28'	S41°37'39"W

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO LANDSCAPE USE	0.878 AC. ~ 38,242 S.F.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO DRAINAGE USE	0.962 AC. ~ 41,906 S.F.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO DRAINAGE	0.258 AC. ~ 11,226 S.F.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO LANDSCAPE USE	0.790 AC. ~ 34,391 S.F.
(E)	RESTRICTED RESERVE "E"	RESTRICTED TO DRAINAGE USE	0.358 AC. ~ 15,598 S.F.
(F)	RESTRICTED RESERVE "F"	RESTRICTED TO LANDSCAPE USE	0.260 AC. ~ 11,343 S.F.
(G)	RESTRICTED RESERVE "G"	RESTRICTED TO PRIVATE PARK USE	4.506 AC. ~ 196,265 S.F.
(H)	RESTRICTED RESERVE "H"	RESTRICTED TO DRAINAGE USE	0.417 AC. ~ 18,150 S.F.
(I)	RESTRICTED RESERVE "I"	RESTRICTED TO LANDSCAPE USE	0.421 AC. ~ 18,320 S.F.
(J)	RESTRICTED RESERVE "J"	RESTRICTED TO LANDSCAPE USE	0.854 AC. ~ 37,197 S.F.
(K)	RESTRICTED RESERVE "K"	RESTRICTED TO LANDSCAPE USE/INCIDENTAL UTILITY	0.252 AC. ~ 10,990 S.F.
(L)	RESTRICTED RESERVE "L"	RESTRICTED TO LANDSCAPE USE	0.146 AC. ~ 6,373 S.F.
(M)	RESTRICTED RESERVE "M"	RESTRICTED TO DETENTION USE	17.142 AC. ~ 746,682 S.F.
(N)	RESTRICTED RESERVE "N"	RESTRICTED TO LANDSCAPE USE	0.353 AC. ~ 15,357 S.F.
TOTAL			27.597 AC. ~ 1,202,040 S.F.

LOT FRONTAGE • B.L. TABLE			
LOT	BLOCK	FRONTAGE • B.L.	
1	1	60.00'	
2	1	63.10'	
3	1	60.88'	
4	1	61.86'	
5	1	60.00'	
6	1	60.00'	
7	1	60.00'	
8	1	60.00'	
9	1	60.00'	
10	1	60.00'	
11	1	60.00'	
12	1	60.00'	
13	1	60.00'	
14	1	60.00'	
15	1	60.00'	
16	1	60.00'	
17	1	60.00'	
18	1	60.00'	
19	1	60.00'	
20	1	60.00'	
21	1	60.00'	
22	1	60.00'	
23	1	60.00'	
24	1	60.00'	
25	1	60.00'	
26	1	60.00'	
27	1	61.00'	
28	1	61.00'	
29	1	61.00'	
30	1	60.00'	
31	1	60.00'	
32	1	60.00'	
33	1	62.01'	
34	1	60.99'	
35	1	62.01'	
36	1	60.87'	
37	1	61.57'	
38	1	60.00'	
39	1	70.03'	
40	1	60.00'	
41	1	60.00'	
42	1	61.00'	
1	3	60.93'	
2	3	60.68'	
3	3	60.00'	
4	3	60.00'	
5	3	60.00'	
6	3	63.00'	
7	3	70.00'	
8	3	60.00'	
9	3	60.00'	
10	3	60.00'	
11	3	60.00'	
12	3	60.00'	
13	3	60.00'	
14	3	60.00'	
15	3	60.00'	
16	3	60.00'	
17	3	60.48'	
18	3	61.84'	
19	3	63.22'	
20	3	61.03'	
21	3	60.00'	
22	3	60.00'	
23	3	60.00'	
24	3	60.00'	
25	3	60.00'	
26	3	70.65'	
27	3	83.75'	
28	3	73.32'	
29	3	60.00'	
30	3	70.00'	
31	3	60.00'	
32	3	60.00'	
33	3	60.00'	
34	3	60.00'	

LOT FRONTAGE • B.L. TABLE			
LOT	BLOCK	FRONTAGE • B.L.	
35	3	60.00'	
36	3	60.00'	
37	3	60.00'	
38	3	60.00'	
39	3	60.00'	
40	3	60.00'	
41	3	60.00'	
42	3	70.03'	
43	3	60.00'	
44	3	60.00'	
45	3	60.00'	
46	3	60.00'	
47	3	60.00'	
48	3	60.00'	
49	3	60.00'	
50	3	60.00'	
51	3	60.00'	
52	3	60.00'	
53	3	60.00'	
54	3	60.02'	
55	3	70.01'	
56	3	60.00'	
57	3	60.00'	
58	3	60.00'	
59	3	60.00'	
60	3	60.00'	
61	3	60.00'	
62	3	60.00'	
63	3	60.00'	
64	3	60.00'	
65	3	60.00'	
66	3	60.01'	
67	3	70.00'	
68	3	60.00'	
69	3	60.00'	
70	3	60.00'	
71	3	60.00'	
72	3	79.50'	
73	3	60.00'	
74	3	60.00'	
75	3	60.00'	
76	3	70.05'	
1	4	70.09'	
2	4	60.00'	
3	4	60.00'	
4	4	60.00'	
5	4	60.00'	
6	4	60.00'	
7	4	60.00'	
8	4	60.00'	
9	4	60.00'	
10	4	60.00'	
11	4	60.00'	
12	4	60.00'	
13	4	60.00'	
14	4	70.00'	
15	4	60.00'	
16	4	60.00'	
17	4	60.00'	
18	4	60.00'	
19	4	60.00'	
20	4	60.00'	
21	4	60.00'	
22	4	60.00'	
23	4	60.00'	
24	4	60.00'	
25	4	60.00'	
26	4	60.00'	
27	4	70.00'	
1	5	70.00'	
2	5	60.00'	
3	5	60.00'	
4	5	60.00'	
5	5	60.00'	
6	5	60.00'	
7	5	60.00'	

LOT FRONTAGE • B.L. TABLE

Public Hearing Notice to run on Sunday 06/11/2023

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 6:00 P.M. ON MONDAY, JUNE 26, 2023 BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, JULY 3, 2023 BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2020-O-14, PERTAINING TO ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS FOR DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO (1) AUTHORIZE NAICS USE CODE 447110 "GASOLINE STATIONS WITH CONVENIENCE STORES" AND (2) AMEND SIGNAGE RELATED PROVISIONS; FOR A PROPERTY LOCATED AT THE NORTHWEST CORNER OF DEL BELLO BOULEVARD AND CEDAR CREEK LANE INTERSECTION; 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.