

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
August 14, 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.

CITY OF MANVEL MISSION STATEMENT

"The City of Manvel will continue to be a unique, vibrant, growth-managed community that will meet the needs of its citizens through the efforts of local government and civic-minded individuals by promoting well-planned development, cost-effective professional management, and competent and responsive municipal services."

Regular Session

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

Pledge

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

Public Comments: "Comment Card" Required

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

August 14, 2023 PLANNING DEVELOPMENT AND ZONING MEETING

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 Final Plat of Foxtail Palms;
BEING A SUBDIVISION OF 80.992 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 TWO (2) 40' WIDE ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOL. 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T. & B. RAILROAD CO. SURVEY, SEC. 71, A-291, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve Final Plat for Meridiana Section 4A East;
BEING A SUBDIVISION OF 16.84 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.
- D. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 08/11/2023 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

NOTICE OF POSSIBLE QUORUM

A quorum of the Manvel City Council may be in attendance at the 8/14/2023 meeting of the Manvel Planning, Development, and Zoning Commission. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.

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 7/24/2023

Regular Session

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

Present: Ryan Miller
Mary Ann Atkinson
Kenneth Haynes
Christy Kennard
Muhammed Alam

Absent: Kyle Marasckin
Dorothy Wynne

Also Present: Dan Johnson, Interim City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, City Planner
Brooke Cyphers, Public Information Officer

Pledge

Public Comments: "Comment Card" Required

None

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.

PDZ Chair Ryan Miller opened the Public Hearing at 6:02 p.m.

PDZ Chair Ryan Miller recognized comments sent online from Del Bello Lakes Residents: Kendrick Miller, Abigail Te, Charles Belocura, Tina Ncube, Courtland Washington, Yolanda Miller, Athena Reynolds, Lisa Pavlatos, Keith Stephens, and Jamal Cheeks all sent in emails of opposition to gas station

In person Del Bello Lakes Subdivision Residents:

Monica Britton - Opposed to the gas station, shared that she was able to obtain 160 signatures on a change.org online petition opposing the gas station (did not provide a copy)

Deidra and Rich Lane - Opposed to the gas station, concerned about crime and the environment

Yolanda Luis - Opposed to the gas station

Louis Leija - Opposed to the gas station due to air pollution concerns.

Yvette Holly - Opposed to the gas station due to the air pollution and health concerns

Dexter Taylor - Opposed to the gas station due to safety concerns

Donna Barbara - Opposed to the gas station due to health and safety concerns

TCEQ employee for 27 years - Opposed to the gas station due to environmental concerns, traffic concerns, and safety concerns.

Geneva - Opposed to the gas station and requests the gas station owner consider building down the road not in the DelBello Lakes Community.

Anthony Rivera - Opposed to the gas station due to safety concerns of the children walking to use the swimming pool

Leann Lions - Opposed to the gas station due to safety concerns about increased traffic

Louis Bueno - Opposed to the gas station due to the same concerns as others, as well as noise pollution.

Second call for comments - none

Third call for comments - none

PDZ Chair Ryan Miller closed the Public Hearing at 6:36 p.m.

Consent PDZ

- A. Approve the meeting minutes to date.

PDZ Member Kenneth Haynes made the motion to approve. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 5/0

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

No: None

Absent: Kyle Marasckin, Dorothy Wynne

Abstained: None

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.)

Voted on with Regular Agenda Item B

- B. Consideration and possible action to approve the Final Plat of Valencia Section 7;
BEING A SUBDIVISION OF 9.466 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 33, 34, AND 42 OF SECTION 73 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 91-92, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Valencia Section 2 Final Plat with two (2) conditions. The conditions include:

1. Revise vicinity map to place the Manvel ETJ label within the ETJ area (Section 62-41 (b) (2)).
2. Revise note 2 to reference accurate date based on the provided CPL (Section (b)(5) & (b)(21)).

The City staff recommends approval of the Valencia Section 7 Final Plat with three (3) conditions. The conditions include:

1. The total acreage on the plat title block is not consistent with the City Planning Letter. Revise for accuracy and consistency (Section 62-41 (b)(5) & (b)(21)).
2. Remove the 10-foot building line along Pollard Boulevard and include a 25-foot building line as provided in the approved Preliminary Plat (Section 62-41 (b)(13)).
3. Please revise note #16 to expand PDZ to Planning Development and Zoning Commission or add PDZ to the list of Legend (Section 62-41 (b)(24) & (b)(27)).

PDZ Member Christy Kennard made the motion to approve A and B with conditions. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 5/0

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

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

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

The motion carried with a vote: 5/0

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

- D. 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

July 24, 2023 PLANNING DEVELOPMENT AND ZONING MINUTES

PROVISION HEREOF. (Tabled at the request of the applicant at the 6-26-2023 PD&Z meeting)

Representative:

4 million dollar high end gas station with Chevron or Exxon. Held to high environmental standards.

Jose Abraham, Staff is not recommending approval based on the 2020 restriction put in place limiting gas stations to a distance of 2+ miles from another.

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

The motion FAILED with a vote: 0/5

Yes: None

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

Absent: Kyle Marasckin, Dorothy Wynne

Abstained: None

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

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

The motion carried with a vote: 5/0

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

No: None

Absent: Kyle Marasckin, Dorothy Wynne

Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:57 p.m. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 5/0

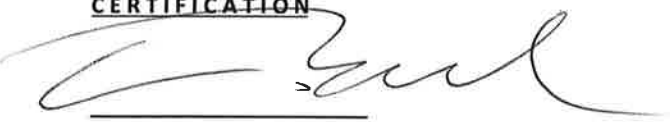
Yes: Ryan Miller, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Muhammed Alam

No: None

Absent: Kyle Marasckin, Dorothy Wynne

Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE.

Meeting Requested: (Please check applicable meeting)

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

Date of Request: July 31, 2023

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

Person to Speak: RG Miller/Developer

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

E-mail Address: cmiller@rgmiller.com

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat of Foxtail Palms,
being a subdivision of 80.992 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 two (2) 40' wide road of the Emigration
Land Company Subdivision, a Subdivision of record in Vol. 2, Page 81 of the Brazoria
County Plat Records, Located in H.T. & B. Railroad Co. Survey, Sec 71, A-291, Brazoria
County, Texas.

Plats: _____

Preliminary _____

Final ☒

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

THIS AGENDA REQUEST FORM.

Chad Miller
SIGNATURE

7/31/23
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Foxtail Palms - Final Plat
Applicant:	Troy Nixon – R.G. Miller Engineers, Inc. / DCCM
PD&Z Meeting Date:	August 14, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, Interim City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *Foxtail Palms is a proposed residential subdivision located within a single-family residential zoning district.*
- *The subject site is located on the west side of SH 288, North of Manvel Town Center site, extending up to the southern boundary of Rodeo Palms Parkway.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 29.*
- *Foxtail Palms master plan (also serves as the Preliminary Plat) was approved by Planning, Development, and Zoning (PD&Z) Commission in February 2022. A 6-Month preliminary plat extension was approved by PD&Z Commission in January 2023.*
- *The proposed plat generally conforms to the approved preliminary plat.*
- *The proposed plat subdivides an 80.992-acre tract into 227 residential lots, 7 blocks, and 14 reserves.*
- *Reserve acreage is used for landscaping, drainage, public park, incidental utility, and detention.*
- *The plat boundary includes an existing right-of-way (along the western boundary) which is partly within City of Manvel Extra Territorial Jurisdiction and partly within City Limits. This right-of-way has been abandoned by Brazoria County and City of Manvel.*
- *According to Manvel Code of Ordinances Section 47-6. Parkland and trail dedication requirements., parkland dedication of one acre of land per 100 homes is required for single-family residential development. This proposed development subdivides an approximately 80.992 acres tract into 227 residential lots. Therefore, 2.27 acres of land required to be dedicated as parkland.*
- *The applicant is proposing to dedicate 4.506 acres (Reserve G) as a public park to meet the parkland dedication requirement.*

STAFF RECOMMENDATION

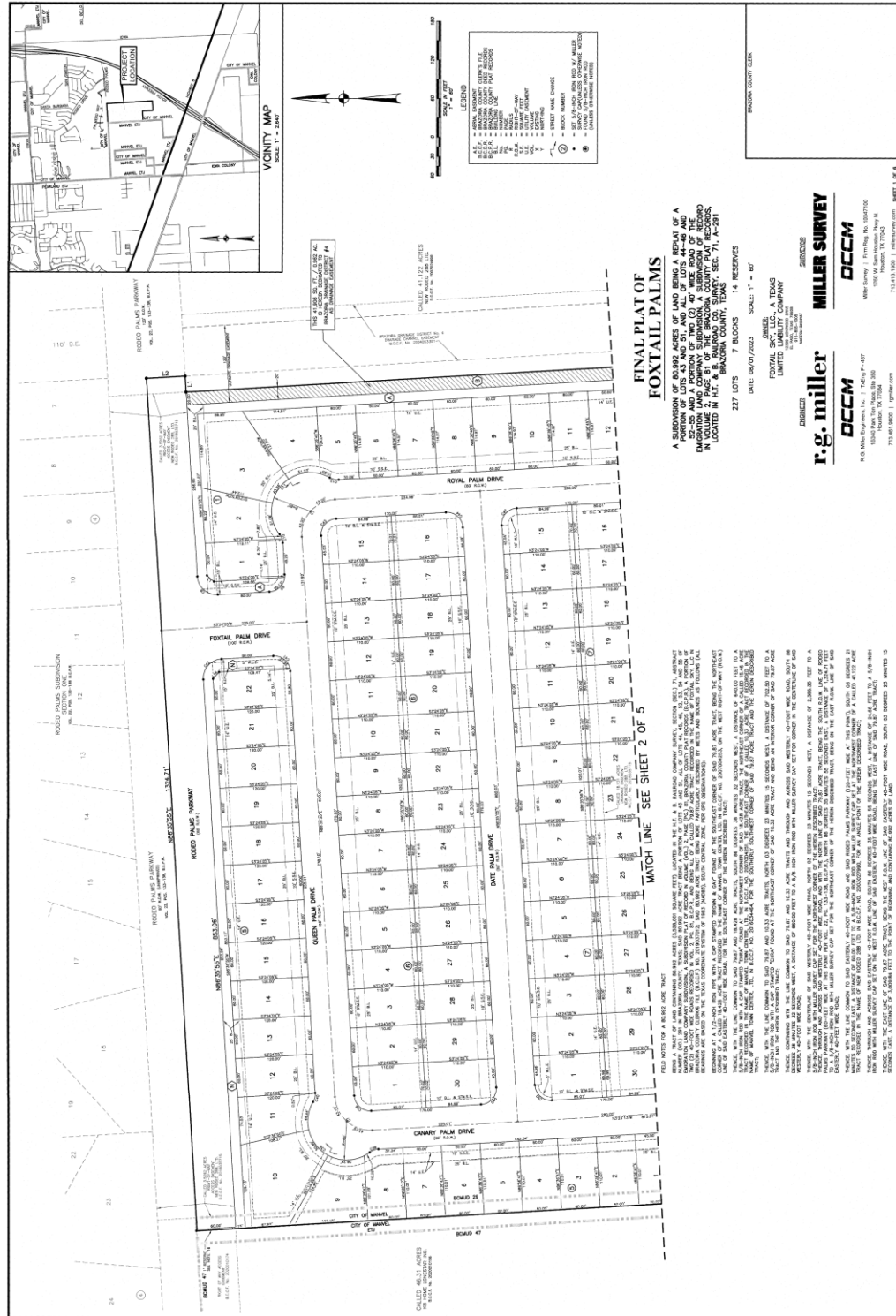
The City staff recommends approval of this proposed plat - *Foxtail Palms - Final Plat*.



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

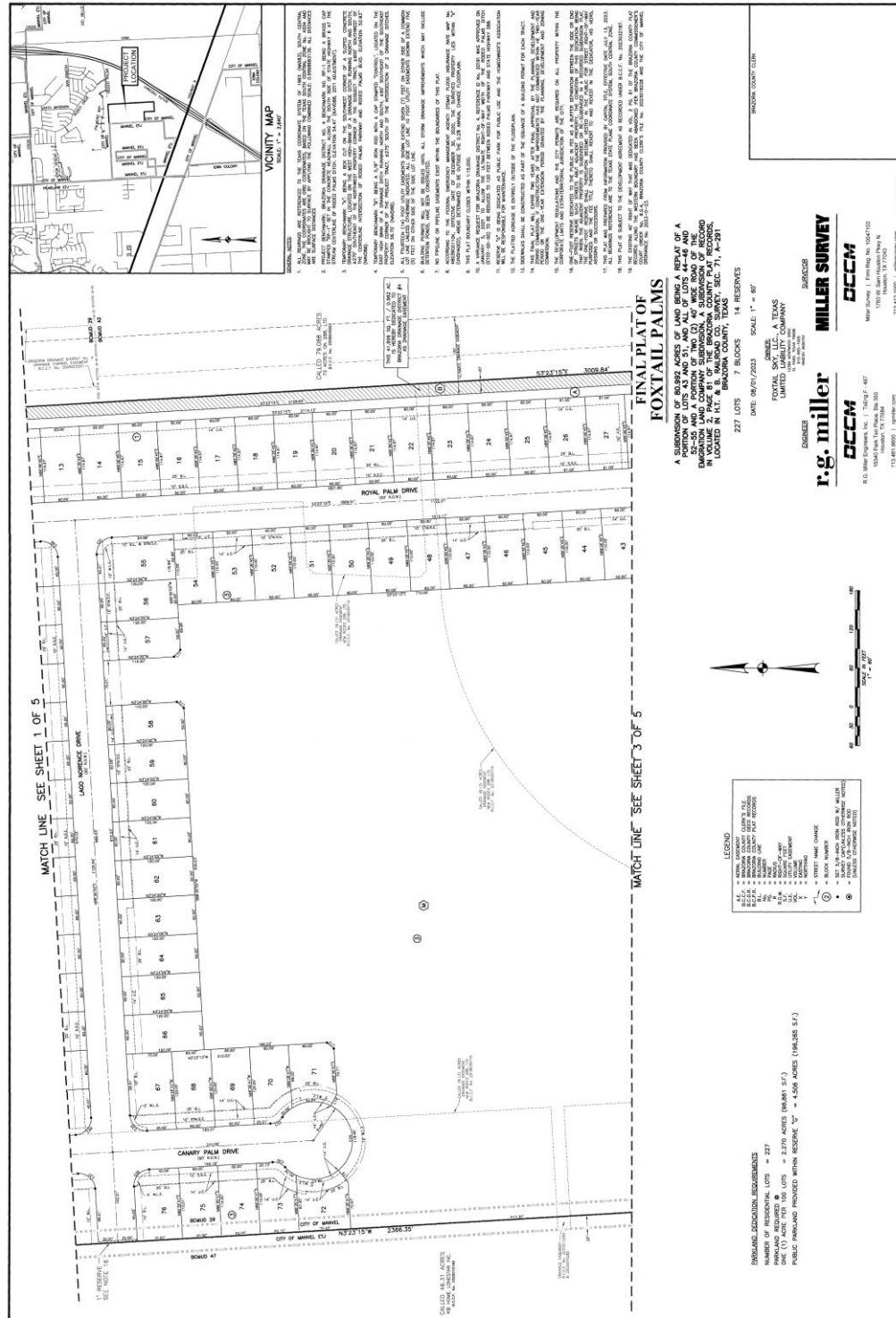




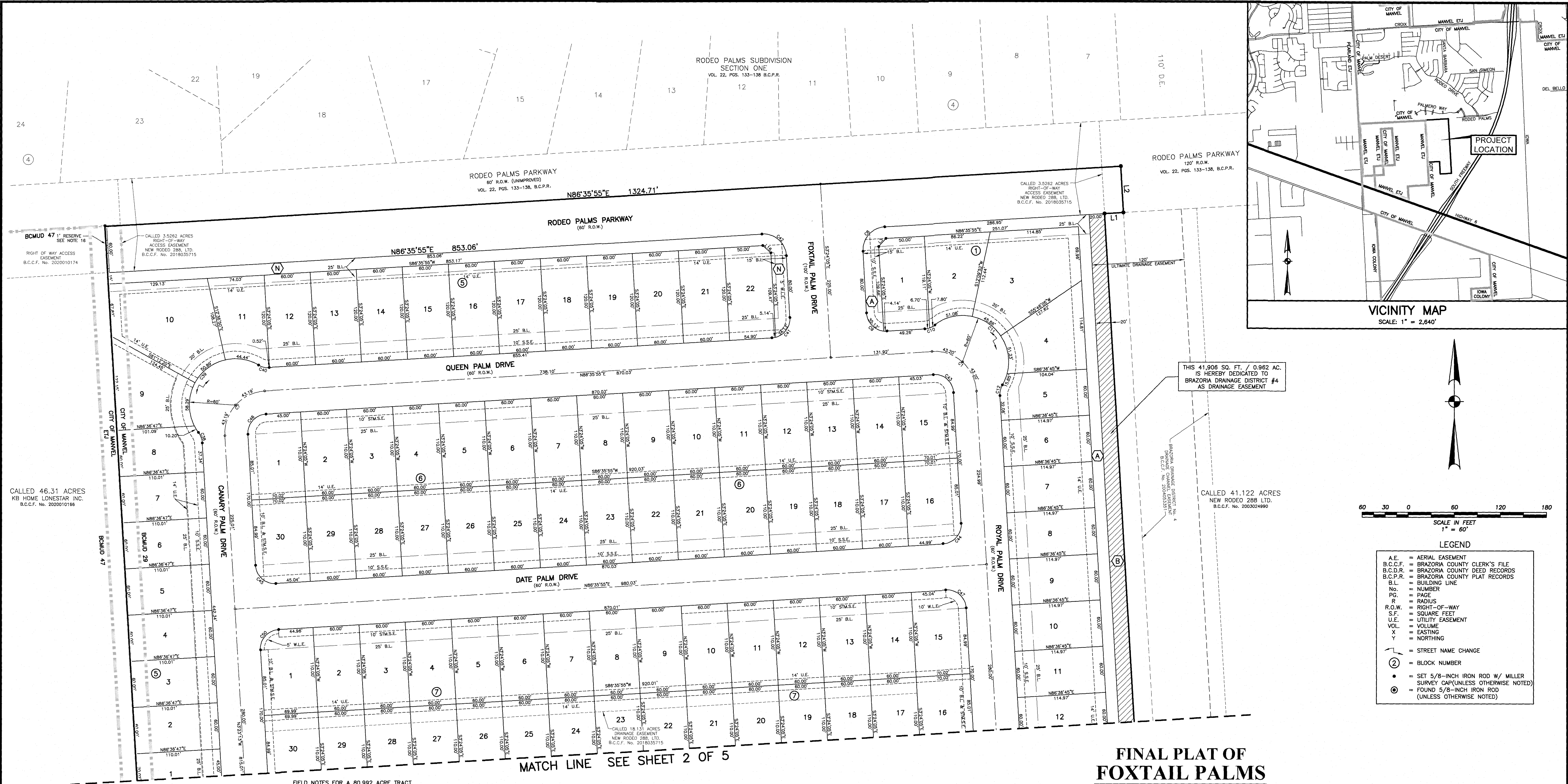
DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit



L:\MISC\FOXTAIL PALMS\4464-001_PLAT-053023.DWG Aug. 1, 2023--8:15 PM CHAD MILLER



A SUBDIVISION OF 80.992 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 TWO (2) 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

DATE: 08/01/2023 SCALE: 1" = 60'

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

ENGINEER:
r.g. miller

SURVEYOR:
MILLER SURVEY

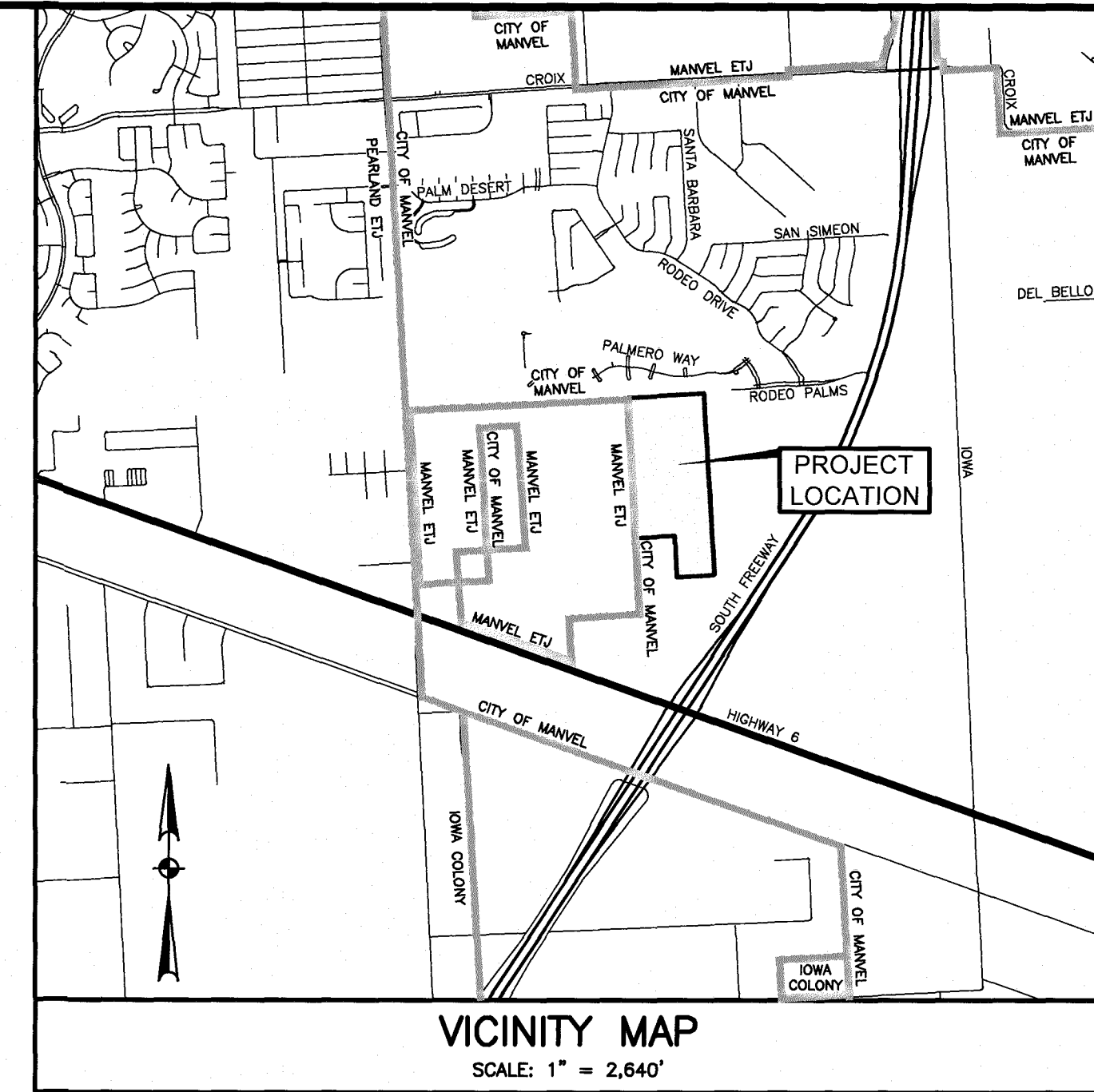
DCCM

R.G. Miller Engineers, Inc. | TXEng F - 487
16340 Park Ten Place, Ste 350
Houston, TX 77084
713.461.9600 | rgmiller.com

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

SHEET 1 OF 6

MATCH LINE SEE SHEET 2 OF 5



VICINITY MAP
SCALE: 1" = 2,640'

CALLLED 79.088 ACRES
72 ACRES ON 288, LTD.
B.C.C.F. No. 2008040863
THIS 41,906 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

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

LEGEND	
A.E.	= AERIAL EASEMENT
B.C.C.F.	= BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	= BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	= BRAZORIA COUNTY PLAT RECORDS
B.L.	= BUILDING LINE
No.	= NUMBER
P.C.	= 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/ MILLER SURVEY CAP(UNLESS OTHERWISE NOTED)
⊙	= FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)

FINAL PLAT OF FOXTAIL PALMS

A SUBDIVISION OF 80.992 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 TWO (2) 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: 08/01/2023 SCALE: 1" = 60'

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

ENGINEER
r.g. miller

DCCM

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

16340 Park Ten Place, Ste 350
Houston, TX 77084

713.461.9600 | rgmiller.com

SURVEYOR
MILLER SURVEY

DCCM

Miller Survey | Firm Reg. No. 10047100

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

713.413.1900 | millersurvey.com SHEET 3 OF 6

MATCH LINE SEE SHEET 4 OF 5

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

LOT 38

EMIGRATION LAND
COMPANY SUBDIVISION
Vol. 2, Pg. 81, B.C.P.R.

LOT 39

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

CALLLED 18.131 ACRES
DRAINAGE EASEMENT
NEW RODEO 288, LTD.
B.C.C.F. No. 2018035715

CALLLED 18.131 ACRES
DRAINAGE EASEMENT
NEW RODEO 288, LTD.
B.C.C.F. No. 2018035715

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

L:\MISC\FOXTAIL PALMS\4464.001 SEC 1\CAD\PLAT\4464-001_PLAT_053023.DWG Aug. 1, 2023-8:16 PM CHAD MILLER

L:\MISC\FOXTAIL_PALMS\4464-001 SEC. 1\CAD\PLAT\4464-001_PLAT-053023.DWG Aug. 1, 2023--8:16 AM CHAD MILLER

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	55.00'	90°00'50"	86.41'	N48°23'40"W	77.79'
C2	55.00'	36°27'23"	35.00'	N14°50'27"E	34.41'
C3	55.00'	53°34'24"	51.43'	N59°51'20"E	49.57'
C4	100.00'	53°32'37"	93.45'	S30°09'33"E	90.09'
C5	470.00'	30°06'39"	247.00'	N48°07'28"E	244.17'
C6	55.00'	89°58'15"	86.37'	S48°22'21"E	77.76'
C7	55.00'	89°59'08"	86.38'	S41°36'21"W	77.77'
C8	30.00'	90°00'00"	47.12'	S41°35'55"W	42.43'
C9	25.00'	90°00'00"	39.27'	S48°24'05"E	35.36'
C10	25.00'	33°12'49"	14.49'	N69°59'30"E	14.29'
C11	60.00'	156°26'29"	163.82'	S48°23'40"E	117.47'
C12	25.00'	33°12'47"	14.49'	S13°13'11"W	14.29'
C13	85.00'	36°27'23"	54.08'	S14°50'27"W	53.18'
C14	85.00'	53°34'24"	79.48'	S59°51'20"W	76.61'
C15	25.00'	90°01'47"	39.28'	S41°37'38"W	35.36'
C16	70.00'	42°36'12"	52.05'	S24°41'21"E	50.86'
C17	25.00'	100°56'24"	44.04'	N83°32'21"E	38.56'
C18	510.00'	32°02'41"	285.24'	S49°05'29"W	281.53'
C19	430.00'	27°46'47"	208.48'	N46°57'32"E	206.45'
C20	25.00'	86°50'29"	37.89'	N10°21'06"W	34.37'
C21	130.00'	50°23'06"	114.32'	N28°34'48"W	110.67'
C22	25.00'	89°58'13"	39.26'	N48°22'22"W	35.35'
C23	25.00'	33°13'54"	14.50'	S70°01'35"W	14.30'
C24	60.00'	156°26'03"	163.82'	N48°22'21"W	117.47'
C25	25.00'	33°13'54"	14.50'	N13°13'44"E	14.30'
C26	25.00'	49°40'47"	21.68'	N28°13'37"W	21.00'
C27	60.00'	279°21'34"	292.54'	N86°36'47"E	77.65'
C28	25.00'	49°40'47"	21.68'	S21°27'10"W	21.00'
C29	25.00'	89°58'15"	39.26'	S48°22'21"E	35.35'
C30	25.00'	90°01'47"	39.28'	N41°37'38"E	35.36'
C31	25.00'	90°00'50"	39.28'	N48°23'40"W	35.36'
C32	25.00'	89°59'08"	39.26'	S41°36'21"W	35.35'
C33	25.00'	49°40'47"	21.68'	S28°13'37"E	21.00'
C34	60.00'	279°21'34"	292.54'	S86°36'47"W	77.65'
C35	25.00'	49°40'47"	21.68'	N21°27'10"E	21.00'
C36	25.00'	90°00'52"	39.28'	N48°23'39"W	35.36'
C37	25.00'	89°59'08"	39.26'	N41°36'21"E	35.35'
C38	25.00'	33°13'32"	14.50'	N19°59'59"W	14.30'
C39	60.00'	156°26'12"	163.82'	N41°36'21"E	117.47'
C40	25.00'	33°13'32"	14.50'	S76°47'19"E	14.30'
C41	25.00'	90°00'00"	39.27'	N41°35'55"E	35.36'
C42	30.00'	90°00'00"	47.12'	N48°24'05"W	42.43'
C43	25.00'	90°00'50"	39.28'	S48°23'40"E	35.36'
C44	25.00'	89°59'10"	39.26'	S41°36'20"W	35.35'
C45	25.00'	90°00'52"	39.28'	N48°23'39"W	35.36'
C46	25.00'	89°58'47"	39.26'	N41°36'31"E	35.35'
C47	25.00'	90°00'50"	39.28'	S48°23'40"E	35.36'
C48	25.00'	89°59'10"	39.26'	S41°36'20"W	35.35'
C49	25.00'	90°00'52"	39.28'	N48°23'39"W	35.36'
C50	25.00'	89°59'08"	39.26'	N41°36'21"E	35.35'
C51	25.00'	89°58'13"	39.26'	S48°22'22"E	35.35'
C52	25.00'	36°27'23"	15.91'	S14°50'27"W	15.64'
C53	25.00'	53°34'24"	23.38'	S59°51'20"W	22.53'
C54	25.00'	89°58'15"	39.26'	N48°22'21"W	35.35'
C55	25.00'	90°01'45"	39.28'	N41°37'39"E	35.36'

LOT FRONTAGE / LOT SIZE TABLE			
LOT	BLOCK	FRONTAGE ● B.L.	SQ. FT.
1	1	60.00'	7,147.58
2	1	62.28'	7,778.69
3	1	64.00'	13,803.80
4	1	63.58'	8,678.51
5	1	60.00'	6,767.69
6	1	60.00'	6,898.13
7	1	60.00'	6,898.13
8	1	60.00'	6,898.13
9	1	60.00'	6,898.13
10	1	60.00'	6,898.13
11	1	60.00'	6,898.13
12	1	60.00'	6,898.13
13	1	60.00'	6,898.13
14	1	60.00'	6,898.13
15	1	60.00'	6,898.13
16	1	60.00'	6,898.13
17	1	60.00'	6,898.13
18	1	60.00'	6,898.13
19	1	60.00'	6,898.13
20	1	60.00'	6,898.13
21	1	60.00'	6,898.13
22	1	60.00'	6,898.13
23	1	60.00'	6,898.13
24	1	60.00'	6,898.13
25	1	60.00'	6,898.13
26	1	61.00'	7,013.10
27	1	61.00'	7,013.10
28	1	61.00'	7,013.10
29	1	61.00'	7,013.10
30	1	60.00'	6,898.13
31	1	60.00'	6,898.13
32	1	60.00'	6,898.13
33	1	62.08'	7,813.07
34	1	62.48'	9,690.35
35	1	62.08'	7,984.34
36	1	62.47'	11,063.30
37	1	62.20'	8,582.72
38	1	60.00'	7,200.00
39	1	60.03'	7,197.82
40	1	60.00'	7,197.82
41	1	60.00'	7,200.00
42	1	61.00'	7,270.00
1	3	61.72'	12,182.30
2	3	61.11'	9,524.89
3	3	60.00'	7,200.00
4	3	60.00'	7,200.00
5	3	60.00'	7,200.00
6	3	63.00'	7,562.18
7	3	60.00'	8,268.21
8	3	60.00'	7,200.00
9	3	60.00'	7,200.00
10	3	60.00'	7,200.00
11	3	60.00'	7,200.00
12	3	60.00'	7,200.00
13	3	60.00'	7,200.00
14	3	60.00'	7,200.00
15	3	60.00'	7,200.00
16	3	60.00'	7,185.98
17	3	60.26'	7,682.10
18	3	65.11'	14,472.70
19	3	64.58'	9,948.01
20	3	60.00'	7,125.66
21	3	60.00'	7,199.70
22	3	60.00'	7,199.73
23	3	60.00'	7,199.76
24	3	60.00'	7,199.79
25	3	60.00'	7,189.91
26	3	65.50'	6,387.30
27	3	62.50'	6,846.84
28	3	68.00'	6,387.96
29	3	60.00'	6,487.40
30	3	60.00'	8,268.18
31	3	60.00'	7,203.34
32	3	60.00'	7,200.00
33	3	60.00'	7,200.00
34	3	60.00'	7,200.00

LOT FRONTAGE / LOT SIZE TABLE			
LOT	BLOCK	FRONTAGE ● B.L.	SQ. FT.
35	3	60.00'	7,200.00
36	3	60.00'	7,200.00
37	3	60.00'	7,200.00
38	3	60.00'	7,150.00
39	3	60.00'	7,150.31
40	3	60.00'	7,200.31
41	3	60.00'	7,200.31
42	3	60.03'	6,267.63
43	3	60.00'	6,550.00
44	3	60.00'	6,600.00
45	3	60.00'	6,600.00
46	3	60.00'	6,600.00
47	3	60.00'	6,600.00
48	3	60.00'	6,600.00
49	3	60.00'	6,600.00
50	3	60.00'	6,600.00
51	3	60.00'	6,600.00
52	3	60.00'	6,600.00
53	3	60.00'	6,600.00
54	3	60.02'	6,601.90
55	3	60.01'	8,266.53
56	3	60.00'	7,200.00
57	3	60.00'	7,150.00
58	3	60.00'	7,150.00
59	3	60.00'	7,200.00
60	3	60.00'	7,200.00
61	3	60.00'	7,200.00
62	3	60.00'	7,200.00
63	3	60.00'	7,200.00
64	3	60.00'	7,200.00
65	3	60.00'	7,200.00
66	3	60.01'	7,202.25
67	3	60.00'	8,268.71
68	3	60.00'	7,200.00
69	3	60.00'	7,200.00
70	3	60.00'	8,894.50
71	3	70.00'	6,399.93
72	3	79.50'	6,604.43
73	3	60.00'	6,301.88
74	3	60.00'	6,600.26
75	3	60.00'	6,600.29
76	3	60.04'	7,570.32
1	4	60.08'	7,573.57
2	4	60.00'	6,600.00
3	4	60.00'	6,600.00
4	4	60.00'	6,600.00
5	4	60.00'	6,600.00
6	4	60.00'	6,600.00
7	4	60.00'	6,600.00
8	4	60.00'	6,600.00
9	4	60.00'	6,600.00
10	4	60.00'	6,600.00
11	4	60.00'	6,600.00
12	4	60.00'	6,600.00
13	4	60.00'	6,600.00
14	4	60.00'	7,567.75
15	4	60.00'	6,600.00
16	4	60.00'	6,600.00
17	4	60.00'	6,600.00
18	4	60.00'	6,600.00
19	4	60.00'	6,600.00
20	4	60.00'	6,600.00
21	4	60.00'	6,600.00
22	4	60.00'	6,600.00
23	4	60.00'	6,600.00
24	4	60.00'	6,600.00
25	4	60.00'	6,600.00
26	4	60.00'	6,600.00
27	4	60.00'	7,567.72
1	5	60.00'	7,567.52
2	5	60.00'	6,600.43
3	5	60.00'	6,600.46
4	5	60.00'	6,600.49
5	5	60.00'	6,600.52
6	5	60.00'	6,600.56
7	5	60.00'	6,600.59

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

STATE OF TEXAS
COUNTY OF BRAZORIA

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.I.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.I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY, HERETO, FOXTAIL SKY, LLC., A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CARLOS D. BOMBACH, ITS EXECUTIVE MANAGER, HEREUNTO AUTHORIZED, ATTESTED BY ITS MANAGER, JAMES F. BOMBACH, BOTH BEING OFFICERS OF FOXTAIL SKY, LLC., A TEXAS LIMITED LIABILITY COMPANY THIS 1 DAY OF August, 2023.

FOXTAIL SKY, LLC.
A TEXAS LIMITED LIABILITY COMPANY

BY: CARLOS D. BOMBACH, EXECUTIVE MANAGER

ATTEST: JAMES F. BOMBACH, MANAGER

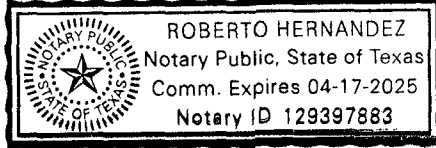
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS D. BOMBACH, EXECUTIVE MANAGER AND JAMES F. BOMBACH, MANAGER, 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 1 DAY OF August, 2023.

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

MY COMMISSION EXPIRES: 4/17/25



STATE OF TEXAS
COUNTY OF HARRIS

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

KB HOME LONE STAR INC.,
A TEXAS CORPORATION

BY: Marc A. Tindall

PRINT NAME: Marc A. Tindall

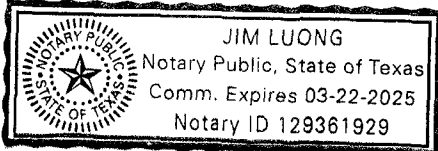
TITLE: Executive Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC A. TINDALL, 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 1 DAY OF AUGUST, 2023.

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



STATE OF TEXAS
COUNTY OF HARRIS

WE, THIRD COAST BANK, SSB, ACTING BY AND THROUGH Tiffany Weber OWNER AND HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED IN THE PLAT KNOWN AS FOXTAIL PALMS, SAID LIEN BEING EVIDENCE BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO(S). 2021073663 & 2022004799 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIENS AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THIRD COAST BANK, SSB

BY: Tiffany Weber

PRINT NAME: Tiffany Weber

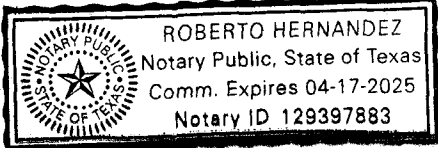
TITLE: Bank Officer

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tiffany Weber, 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 1 DAY OF August, 2023.

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



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

Carolyn J. Quinn 08-02-2023
CAROLYN J. QUINN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6033



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

PLANNING, DEVELOPMENT AND ZONING COMMISSION

BRAZORIA DRAINAGE DISTRICT #4

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

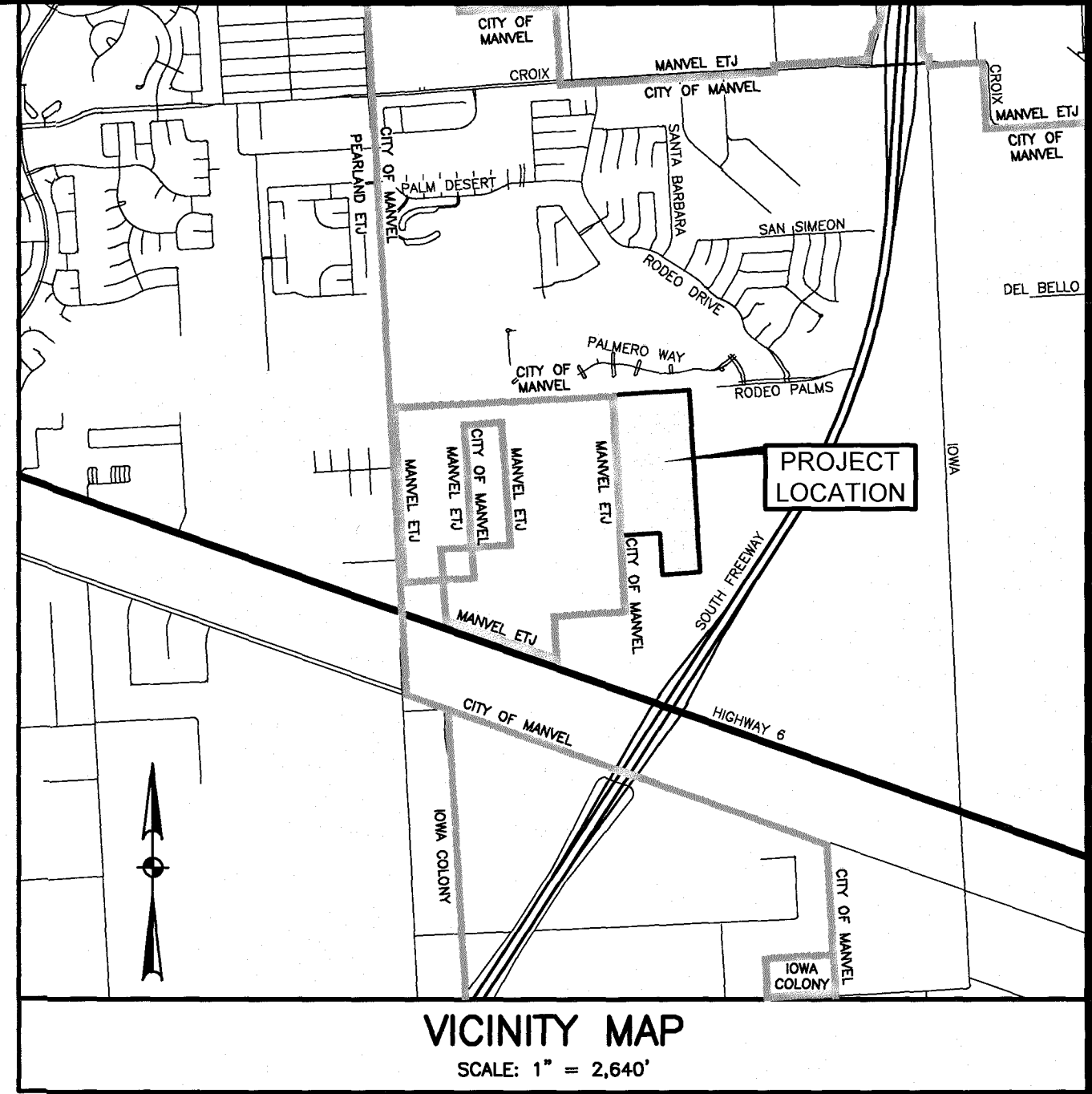
APPROVED BY THE BOARD OF COMMISSIONERS ON 08/01/2023

BRAZORIA DRAINAGE DISTRICT No. 4

DISTRICT ENGINEER

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

BDD4 REF. ID #: 22-000150, 23-000171



VICINITY MAP
SCALE: 1" = 2,640'

FINAL PLAT OF FOXTAIL PALMS

A SUBDIVISION OF 80.992 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 TWO (2) 40' WIDE ROAD OF THE MIGRATION 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: 08/01/2023 SCALE: 1" = 60'

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

12399 MONTWOOD DRIVE
EL PASO, TEXAS 79928
915-855-1005
NAGESH BABAYYA

ENGINEER
r.g. miller

DCCM
R.G. Miller Engineers, Inc. | TxEng F - 487
16340 Park Ten Place, Ste 350
Houston, TX 77084
713.461.9600 | rgmiller.com

SURVEYOR
MILLER SURVEY

DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: 08/14/2023 PD&Z Meeting

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

E-mail Address: jbowlin@ehrainc.com or bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 4A East, being
a subdivision of 16.84 acres out of the Oliver Hall Survey, Abstract 203, City
of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x _____

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

Kaitlin Gile
SIGNATURE

07/31/2023
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 4A East – Final Plat
Applicant:	Jackie Overton – EHRA Engineering
PD&Z Meeting Date:	August 14, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, Interim City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation of Approval:	<u>NO</u>

BACKGROUND/ REVIEW NOTES

- This proposed plat is for a new section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.
- The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57.
- The proposed section includes single family residential lots with minimum 60 feet lot width.
- This section includes 50-foot-wide right-of-ways. Please note that Meridiana PUD document allows 50-foot-wide right-of-way for residential streets providing access to lots that are less than 70 feet wide.
- The proposed plat subdivides a 16.84-acre tract into 47 residential lots, 3 blocks, and 3 reserves for landscaping, open space, and utility purposes.
- The proposed plat generally conforms to the preliminary plat approved in May 2022.
- This proposed plat previously was not approved by Planning, Development, and Zoning Commission in November 2022 and January 2023, primarily because the applicant was unable to demonstrate availability of water and sewer capacity to serve this section. The comment to be addressed was: Provide water and sewer summary for Meridiana or confirm that the summary table provided by staff is accurate (Ord No. 2004-0-17, Article I, Section 1 (c); Article II, Section 24. B.19; and Article IV, Section 49).
- The applicant's response is, "The City of Manvel City Council accepted the Brazoria County MUD 56 Wastewater Treatment Plant on July 17th, 2023. This plant will service Section 4A East."
- This proposed section is located within Brazoria County MUD 57. A 2009 agreement between MUD 56 and MUD 57 allows joint operation and capacity-sharing between the districts. However, the physical connection (water and sewer lines) between the new plant and this proposed section has not been constructed. Construction plans have been approved; however, a permit has not been issued yet. Additionally, construction of a lift station within MUD 57 began in April 2022 but has not been completed.
- In summary, construction of infrastructure connection outside this proposed section is necessary to be completed in order to establish capacity to serve this section.



DEVELOPMENT SERVICES DEPARTMENT

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

STAFF RECOMMENDATION

The City staff is not recommending approval of this proposed plat - *Meridiana Section 4A East – Final Plat*. This plat submittal does not address following deficiencies pertaining to Chapter 62, *Subdivision Ordinance*, *Design Criteria Manual*, and associated *Development Agreement/PUD*:

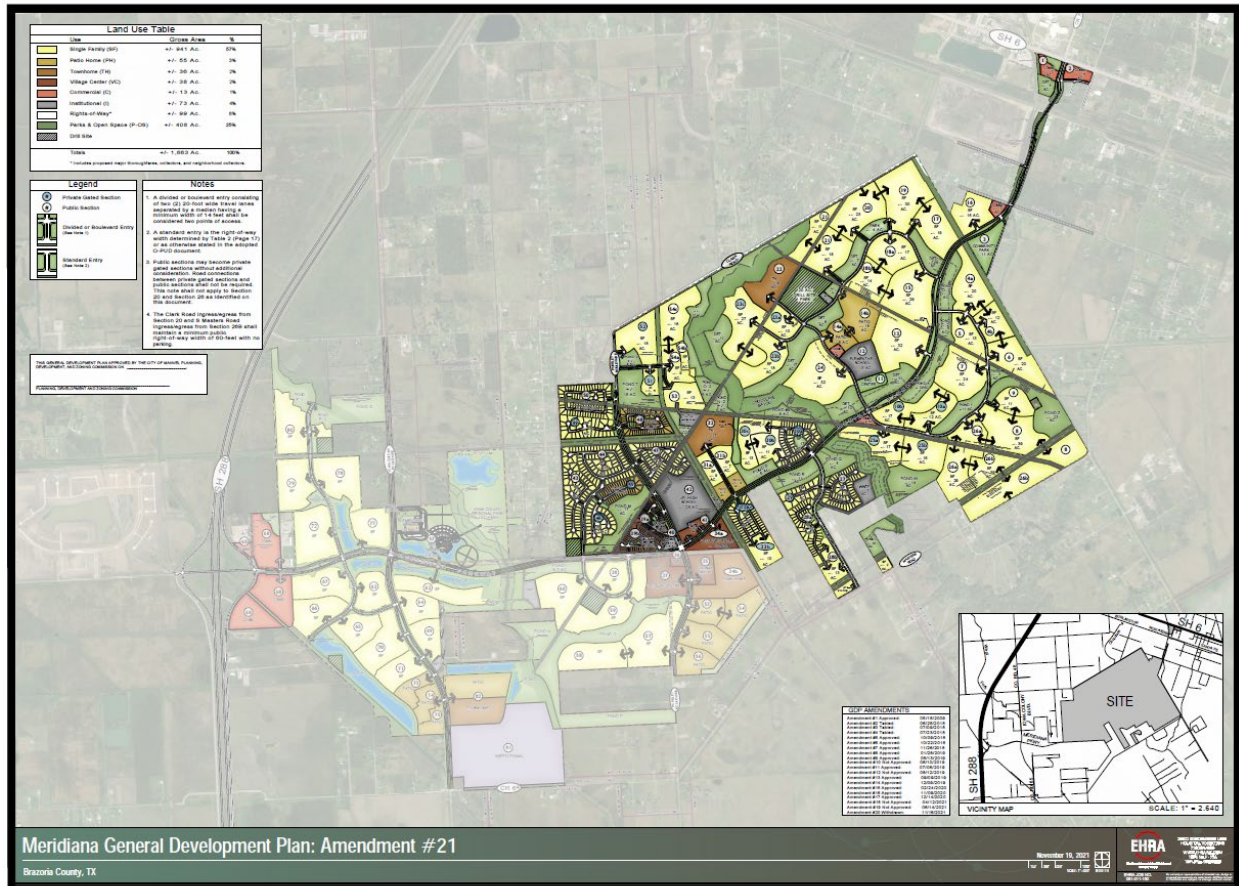
1. Provide water and sewer capacity for *Meridiana Section 4A East*. The water and sewer infrastructure necessary for MUD 56 capacity and MUD 56's interconnect with MUD 57 utilities must be constructed for this Section. (Ord No. 2004-O-17, Article I, Section 1 (c); Article II, Section 24. B.19; and Article IV, Section 49).



DEVELOPMENT SERVICES DEPARTMENT

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

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



STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, PRESIDENT of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 4A EAST, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and 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 utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & 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 on additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA SECTION 4A EAST where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, PRESIDENT of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this _____ day of November, 2022.

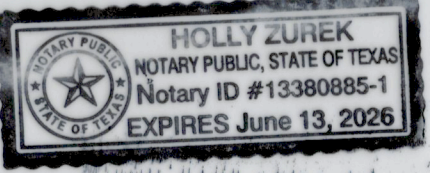
OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
Authorized Agent

By: Matt Lawson
Print Name: Matt Lawson
Title: PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, PRESIDENT of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, 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 as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of November, 2022.



Holly Zuker
Notary Public in and for the
State of Texas
My Notary Commission Expires June 13, 2026

I, Robert Boelsche, 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 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.



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved of this plat of MERIDIANA SECTION 4A EAST in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2022.

Planning, Development and Zoning Commission

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E. 11/14/22
Lee Walden, P.E.,
President

Kerry L. Osburn 11/14/22
Kerry L. Osburn
Vice President

Brandon Middleton 11/14/22
Brandon Middleton
Secretary/Treasurer

Jarrod D. Aden, P.E., C.F.M. 11/14/22
Jarrod D. Aden, P.E., C.F.M.
District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDD5 REF ID # B220017

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 4A EAST
BEING 16.84 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 16.84 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 884.331 ACRES DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 16.84 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found at the original southeasterly corner of the said 884.331 acre tract, same being the northeasterly corner of Lot 1 of said Lulling Stone Section One;

THENCE, North 30°06'57" West, along the easterly line of said 884.331 acre tract for a distance of 345.72 feet to a point for corner;

THENCE, South 59°53'03" West, a distance of 416.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeast corner and POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 59°52'55" West, for a distance of 340.26 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwest corner of herein described tract in the arc of a non-tangent curve;

2) THENCE, in a northerly direction along the arc of said non-tangent curve to the left having a radius of 730.00 feet, an arc length of 46.33 feet, an angle of 03°38'11", and a chord bearing North 28°17'51" West, for a distance of 46.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

3) THENCE, North 30°06'57" West, for a distance of 443.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

4) THENCE, in a westerly direction along the arc of a curve to the left having a radius of 430.00 feet, an arc length of 449.43 feet, an angle of 59°53'03", and a chord bearing North 60°03'29" West, for a distance of 429.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

5) THENCE, West, for a distance of 120.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a westerly corner of herein described tract;

6) THENCE, North, for a distance of 100.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 37°21'53" East, for a distance of 131.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 275.00 feet, an arc length of 277.53 feet, an angle of 57°49'21", and a chord bearing North 23°49'31" West, for a distance of 265.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;

9) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 775.00 feet, an arc length of 311.78 feet, an angle of 23°03'00", and a chord bearing North 16°36'40" East, for a distance of 309.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

10) THENCE, North 28°08'10" East, for a distance of 248.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

11) THENCE, in a northerly direction along the arc of a curve to the left having a radius of 275.00 feet, an arc length of 115.52 feet, an angle of 24°04'05", and a chord bearing North 16°06'07" East, for a distance of 114.67 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwest corner of herein described tract;

12) THENCE, South 85°55'55" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 311.78 feet, an angle of 75°57'30", and a chord bearing South 33°54'40" East, for a distance of 309.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;

14) THENCE, in a southeasterly direction along the arc of a curve to the right having a radius of 225.00 feet, an arc length of 164.05 feet, an angle of 41°46'28", and a chord bearing South 51°00'11" East, for a distance of 160.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

15) THENCE, South 30°06'57" East, for a distance of 363.02 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an easterly corner of herein described tract;

16) THENCE, South 59°53'03" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

17) THENCE, in a westerly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing North 75°06'57" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

18) THENCE, South 59°53'03" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, South 30°06'57" East, for a distance of 160.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

20) THENCE, South 59°53'03" West, for a distance of 69.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

21) THENCE, South 30°06'57" East, for a distance of 62.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

22) THENCE, South 43°27'31" East, for a distance of 71.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

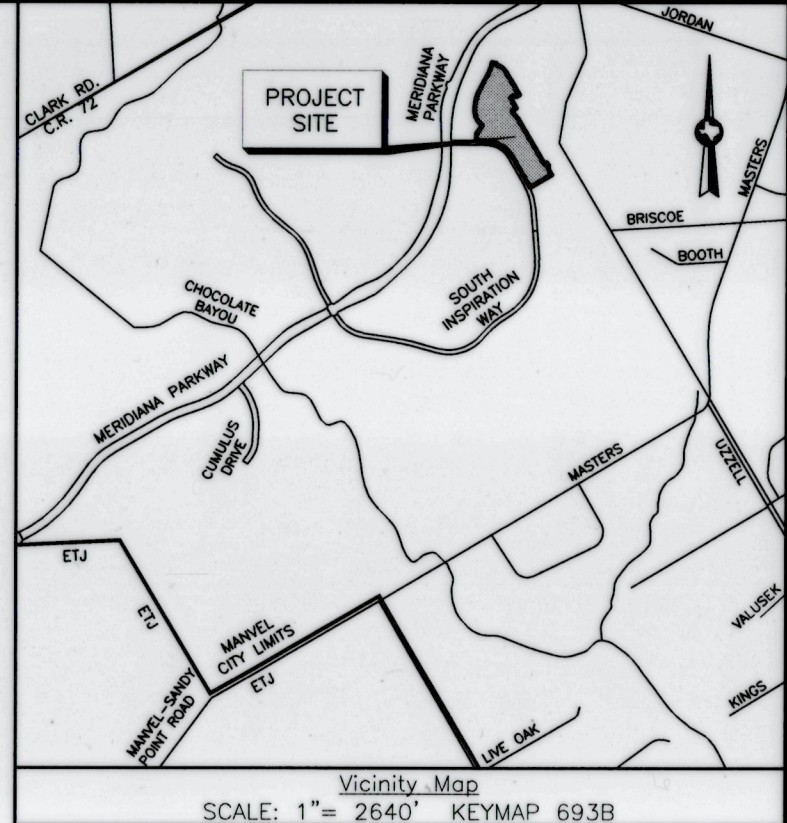
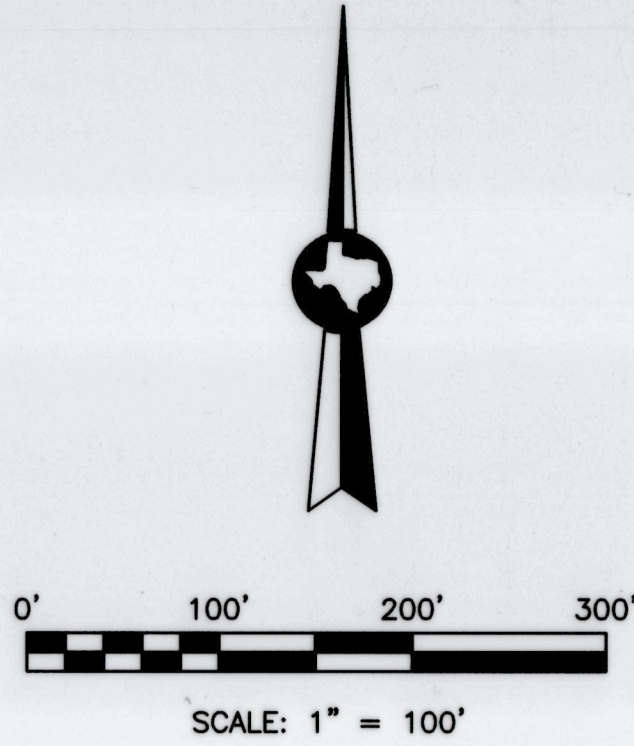
23) THENCE, South 30°06'57" East, for a distance of 724.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

24) THENCE, North 59°52'55" East, for a distance of 38.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

25) THENCE, South 30°07'05" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

26) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 14°52'55" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

27) THENCE, South 30°07'05" East, for a distance of 108.00 feet to the POINT OF BEGINNING and containing 16.84 acres of land.



BENCHMARK:

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

MINIMUM FINISH FLOOR ELEVATION

BLOCK/RESERVE	ELEVATION
BLOCK 1-3	50.00

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

FINAL PLAT MERIDIANA SECTION 4A EAST

BEING A SUBDIVISION OF 16.84 ACRES
OUT OF THE OLIVER HALL SURVEY,
ABSTRACT 203, CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

47 LOTS 3 BLOCKS AND 3 RESERVES (0.8336 Acres)

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

NOVEMBER 18, 2022

ENGINEER/SURVEYOR



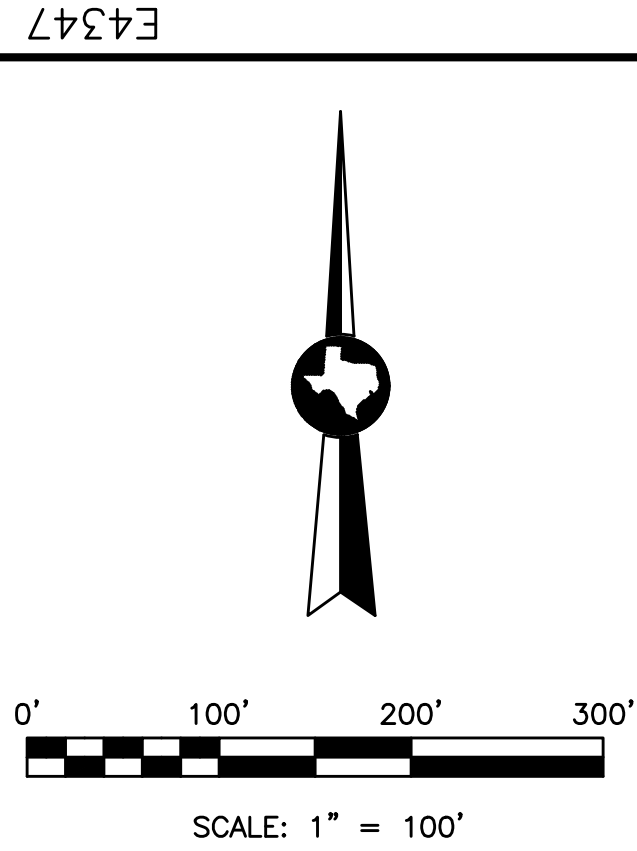
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

SHEET 1 OF 2

JOB NO. 081-011-04

PATH: \\C008\081-011-04\PLATS\08101104V-PLFP04A-EAST BY:BTB DATE:2022-09-30

E4347

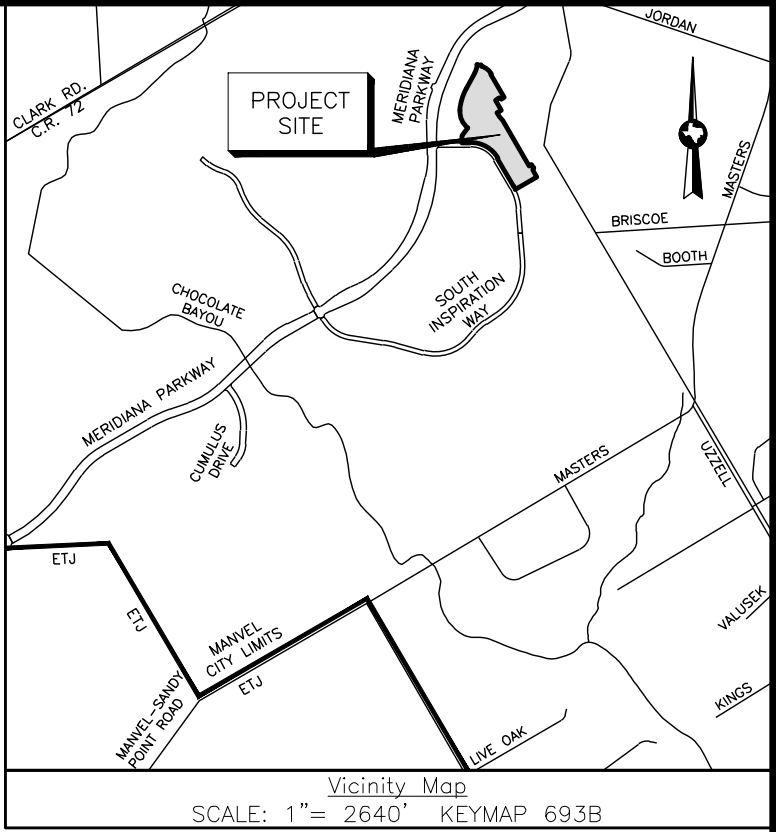


BENCHMARK:

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

ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1-3	50.00



Block	Lot	Sq. Feet	Lot Width
1	1	10,649	86.82'
	2	9,577	68.00'
	3	9,834	68.00'
2	1	10,135	69.94'
	2	9,432	69.50'
	3	9,030	65.17'
3	1	8,884	69.48'
	2	8,580	65.00'
	3	8,580	65.00'
4	1	8,861	65.00'
	2	10,212	66.64'
	3	14,183	65.00'
5	1	12,738	65.00'
	2	9,175	60.02'
	3	9,526	66.40'
6	1	8,832	69.00'
	2	8,832	69.00'
	3	8,832	69.00'
7	1	8,832	69.00'
	2	9,485	69.00'
	3	10,323	69.00'
8	1	15,510	63.99'
	2	13,626	64.90'
	3	15,222	65.10'
9	1	12,561	65.00'
	2	9,496	67.00'
	3	11,701	88.82'
10	1	13,563	117.62'
	2	15,518	106.83'
	3	9,528	74.13'
11	1	8,864	74.13'
	2	8,829	74.13'
	3	8,766	69.47'
12	1	9,022	65.00'
	2	8,125	65.00'
	3	9,432	65.00'
13	1	12,898	81.50'
	2	10,087	69.50'
	3	9,485	67.75'
14	1	10,716	67.50'
	2	11,359	66.84'
	3	13,680	67.15'
15	1	16,879	69.50'
	2	16,833	69.50'
	3	12,182	69.50'
16	1	10,690	69.50'
	2		
	3		

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803900110K, dated December 30, 2020, a portion of the property lies within Unshaded Zone "X" (areas determined to be outside the 500-year floodplain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinchey, Russ & Associates, Inc. d/b/a EHR&A, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinchey, Russ & Associates, Inc. d/b/a EHR&A.
- B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plot Records.
B.L. indicates Building Line.
F.N.D. indicates Found.
I.R. indicates Iron Rod.
P.G. indicates Page.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
R.O.W. indicates Right-Of-Way.
RES. indicates Reserve.
SQ. FT. indicates Square Foot.
U.E. indicates Utility Easement.
VOL. indicates Volume.
— indicates change in street name.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance 2009-0-04, approved on March 3, 2022.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.
- This final plat will expire two (2) years after final approval by Planning, Development and Zoning Commission if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
- A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- There are no visible or apparent pipelines within the boundaries of this subdivision.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.
- Development regulations and City permits are required on all property.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side and end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicant, his heirs, assigns, or successors (Where applicable).
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 4A East where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	12,923 SQ.FT. / 0.2967 ACRES
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	19,189 SQ.FT. / 0.4405 ACRES
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	4,198 SQ.FT. / 0.0964 ACRES
TOTAL		36,310 SQ.FT. / 0.8336 ACRES

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
C1	730.00'	93°38'11"	46.35'	N 28°17'51" W	46.35'
C2	430.00'	59°53'03"	449.43'	N 60°03'29" W	429.25'
C3	275.00'	57°49'21"	277.53'	N 23°49'51" W	265.90'
C4	775.00'	23°03'00"	311.78'	N 16°36'40" E	309.68'
C5	275.00'	24°04'05"	115.52'	N 16°08'07" E	114.67'
C6	25.00'	79°57'30"	33.14'	S 33°54'40" E	30.77'
C7	225.00'	41°48'28"	164.05'	S 51°00'11" E	160.44'
C8	25.00'	90°00'00"	39.27'	N 75°06'57" W	35.36'
C9	25.00'	90°00'00"	39.27'	S 14°52'55" W	35.36'
C10	50.00'	87°08'10"	76.04'	N 76°33'00" W	68.92'
C11	500.00'	2°51'58"	25.01'	N 31°30'56" W	25.01'
C12	500.00'	4°35'42"	383.16'	N 52°04'10" W	373.86'
C13	245.00'	79°06'33"	338.28'	N 34°28'07" W	312.04'
C14	745.00'	23°03'00"	299.71'	N 16°36'40" E	297.70'
C15	200.00'	20°14'37"	70.66'	N 18°00'51" E	70.30'
C16	300.00'	3°49'28"	20.02'	N 05°58'49" E	20.02'
C17	200.00'	51°59'30"	181.49'	S 56°06'42" E	175.32'
C18	25.00'	81°47'12"	35.69'	S 76°07'05" E	35.36'
C19	25.00'	97°23'32"	42.50'	N 77°18'03" E	37.56'
C20	475.00'	2°53'13"	198.03'	S 42°03'34" E	196.60'
C21	525.00'	2°51'58"	26.26'	S 31°32'58" E	26.26'
C22	25.00'	21°02'22"	9.18'	S 22°27'44" E	9.13'
C23	50.00'	129°12'54"	112.76'	S 76°33'00" E	90.34'
C24	25.00'	21°02'22"	9.18'	N 49°21'44" E	9.13'
C25	25.00'	90°00'00"	39.27'	S 76°07'05" E	35.36'
C26	25.00'	87°08'10"	38.02'	N 76°33'00" W	34.46'
C27	475.00'	2°51'58"	23.76'	S 31°32'58" E	23.76'
C28	525.00'	2°51'04"	212.38'	N 41°42'18" W	210.94'
C29	25.00'	87°24'57"	38.14'	N 09°35'11" W	34.55'
C30	60.00'	189°07'33"	198.05'	N 60°26'29" W	119.62'
C31	25.00'	84°04'27"	36.68'	S 67°01'58" W	33.48'
C32	530.00'	3°06'36"	28.61'	N 72°28'36" W	28.61'
C33	215.00'	79°06'33"	296.85'	N 34°28'07" W	273.83'
C34	715.00'	23°03'00"	287.64'	N 16°36'40" E	285.71'
C35	230.00'	9°30'23"	38.16'	N 23°22'58" E	38.12'
C36	25.00'	96°59'06"	42.32'	N 67°07'19" E	37.44'
C37	175.00'	34°16'10"	104.67'	S 47°15'02" E	103.12'
C38	25.00'	90°00'00"	39.27'	S 14°53'03" W	35.36'
C39	25.00'	20°59'47"	9.10'	S 70°18'26" W	9.05'
C40	60.00'	276°50'45"	289.91'	S 57°41'32" E	79.64'
C41	25.00'	75°59'58"	33.16'	N 21°53'04" E	30.78'
C42	275.00'	9°30'23"	379.70'	S 34°28'07" E	350.25'
C43	470.00'	31°18'12"	27.10'	S 72°22'17" E	27.09'
C44	25.00'	99°19'29"	43.34'	S 21°03'27" E	38.11'
C45	25.00'	81°47'12"	35.69'	S 69°29'54" W	32.73'
C46	400.00'	2°36'18"	199.70'	N 75°41'51" W	197.63'

LINE	BEARING	DISTANCE
L1	WEST	120.29'
L2	NORTH	100.32'
L3	N 37°21'53" E	131.81'
L4	S 85°55'55" E	50.00'
L5	S 59°53'03" W	50.00'
L6	S 59°53'03" W	50.00'
L7	S 30°06'57" E	160.28'
L8	S 59°53'03" W	69.50'
L9	S 30°06'57" E	62.43'
L10	N 37°21'53" E	71.50'
L11	N 59°52'55" E	38.78'
L12	S 30°07'05" E	50.00'
L13	S 30°07'05" E	108.00'
L14	S 59°52'55" W	139.47'
L15	N 32°58'55" W	34.92'
L16	N 74°01'24" W	145.79'
L17	N 07°53'33" E	32.30'
L18	S 82°06'27" E	4.88'
L19	S 30°06'57" E	29.44'
L20	S 30°07'05" E	158.00'
L21	N 69°43'00" E	23.56'
L22	N 74°33'35" W	113.42'
L23	N 66°22'10" W	35.33'
L24	N 48°26'08" W	102.07'
L25	S 28°36'18" W	30.00'
L26	N 13°27'00" E	8.60'

FINAL PLAT

MERIDIANA SECTION 4A EAST

BEING A SUBDIVISION OF 16.84 ACRES
OUT OF THE OLIVER HALL SURVEY,
ABSTRACT 203, CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

47 LOTS 3 BLOCKS AND 3 RESERVES (0.8336 Acres)

OWNER

GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

NOVEMBER 18, 2022

ENGINEER/SURVEYOR



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

SHEET 2 OF 2

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

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

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

EHRA JOB NO.
081-011-150

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