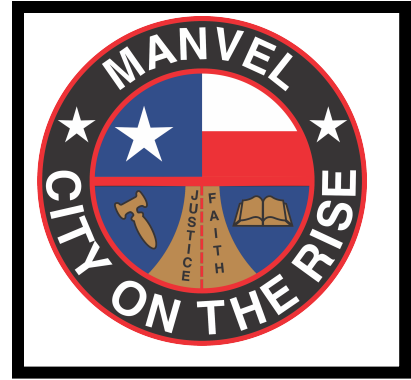


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §

LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
NICOLE TYSON, COUNCIL PLACE 3
DAN DAVIS, COUNCIL PLACE 4
JASON ALBERT, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6



DEBRA DAVISON, MAYOR
KYLE JUNG, CITY MANAGER
TAMMY BELL, CITY SECRETARY

**NOTICE OF A CITY COUNCIL MEETING
OF THE CITY OF MANVEL
February 1, 2021**

**NOTICE IS HEREBY GIVEN
6:00 P.M. WORKSHOP – 7:00 P.M. REGULAR SESSION**

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the City of Manvel will convene a Teleconference workshop and 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:

This meeting will be open to the public via teleconference
City Hall will be CLOSED to the public.

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing.
Citizens may join the Meeting (*in listen mode only*) by calling 210-469-0207 or Toll Free 1-877-257-2190 and entering the Meeting ID: 253 861 409#

To view the agenda packet for this meeting visit our website at www.cityofmanvel.com.
A recording of the telephone meeting will be made and available to the public in accordance with the Open Meetings Act upon written request.

***Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x4 for staff assistance.

***All Public Comment Requests must be received before 5:00 p.m., on February 1, 2021.

NOTE: The City Council 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. The City Council 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.

Workshop Session

1. Presentation on the Pomona 7th Amendment to the Development Agreement

Regular Session

Call To Order

Inspirational Reading - Council Member Hehn

Pledge

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

Citizen Comments: "Comment Card" Required

****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x4 for staff assistance.*

City Manager Update

Update on current events and city issues.

1. Update on the following;
 - o Emergency Declaration/COVID 19

Regular Agenda

1. Consideration and possible action on the appointment of the Croix Park Task Force Members.
2. Consideration and possible action to direct staff on having immediate building modifications done at City Hall for added safety and handicap accessibility. (Requested by Council Member Albert)
3. Discussion on the use of CivicPlus and the various modules available and direction to staff on an implementation plan. (Requested by Council Member Albert)
4. Discussion on the development of an off-street trails system. (Requested by Council Member Davis)

Consent Agenda

All Consent Agenda items listed are considered to be routine by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a City Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

1. Acceptance of the minutes to date.

2. Acceptance of the 2020 Racial Profiling Report.
3. Acceptance of infrastructure improvements for Meridiana Parkway Phase 7 to begin the One Year Maintenance Period.
4. Acceptance of infrastructure improvements for North Inspiration Way Phase 1 to begin the One Year Maintenance Period.
5. Approve Preliminary Plat for Meridiana Section 31A;
BEING A SUBDIVISION OF 15.53 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, AND THE H. T. & B. R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Forwarded with favorable recommendation by PD&Z with a 6-0 vote)

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071 - “Consultation with Attorney and Section 551.072 “Deliberation Regarding Real Property” to discuss the following:

1. City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with attorney, and Texas Government Code, Section 551.087: “Deliberation Regarding Economic Development Negotiations” to discuss the following:

Discuss legal issues involving developer in MUD 42
Discuss economic development incentives to developer in MUD 42

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.074. “Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee”.

Kyle J. Jung, City Manager
Bobby Gervais, City Attorney

Regular Agenda

1. Consideration and possible action to approve the Second Amendment to Interlocal and Development Agreement between The City of Manvel, Texas and Brazoria County Municipal District No. 42 and Manvel Town Center, LP.
2. Consideration and possible action regarding compensation and terms of employment of the City Attorney.

Mayor and Council Comments

Update on current events and city issues.

Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report.

Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel 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 January 29, 2021 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.

On File

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: 2/1/2021

TOPIC **Appointment of Croix Park Task Force**

BACKGROUND

The Manvel Parks Task Force will be composed of five board members. Mayor Davison will nominate the five applicants with Mr. Paul Sofka as the Chairman. Mr. Sofka has been interested in developing an area in the City of Manvel for migratory birds and preserving the natural vegetation of the area. In the interest of making sure that we look at Croix Park in stages of development, this will be the first stage. Certainly, this will be a park for all and the task force will proceed with that in mind. There are predetermined peripheral areas designated at this time and Council will be kept abreast of the progress by the Mayor and the ex-officio member with reports from time to time.

Once projects are identified, the Task Force will be looking to call on additional volunteers and groups (Scouts, teams etc.) to help with the labor. These individuals will be invited to meetings also to let them know what has been determined and to hear their ideas as well. Please invite all to participate.

RECOMMENDATION To approve the appointment of Paul Sofka, Ellen Naegeli, Leslie Calvert, Brian Wilmer and Jordan Liston.

ATTACHMENTS Board Applications

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Mayor Davison

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____

Board & Commission Application

INSTRUCTIONS: Please complete the entire form and sign at the bottom of the second page. A copy of your Driver's License or other state issued ID will need to be attached to the application in order for it to be processed. Please return your completed application to the City Secretary's Office at 20025 HWY 6, Manvel Tx 77578. Please note, knowingly making a false entry in, or false alteration of, a governmental record is an offense under section 37.10 of the Texas Penal Code and, upon conviction, may subject a violator to criminal penalties.

QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: PAUL D. SOFKA

Please indicate your preference below.

- Events Task Force (Meeting Dates TBA) Croix Park Task Force (Meeting Dates TBA)
- Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
- Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
- Zoning Board of Adjustments (meets as needed)
- TIRZ 3 Board SMDA Board (meets as needed) Building & Standards Commission (meets as needed)
- Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) Rental Appeal Board (meets as needed)

Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: MANVEL, TX
5510 MASTERS RD.
 Telephone:
 E-mail:
 I have been a Manvel Resident for 41 years
 Registered voter? Yes No

Occupational Information

Business Owner? Yes No
 Business Name: _____
 Occupation: FINANCIAL CONSULTANT
 Business Address: _____
 Telephone: _____

Are you a Citizen of the United States?
 No Yes

Do you have a current Driver's License?

List Driver's License Number _____ Exp Date) _____ DOB _____

Yes No

Have you ever been convicted of a felony?
 If yes, explain _____

Yes No

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?
 If yes, explain _____

Yes No

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?
 If yes, explain _____

Yes No

Have you ever or do you currently serve on any city boards?
 If so, what board/city and dates? _____

Yes No

How many city board meetings have you attended in the last 3 months? 1
What board meetings did you attend? LAST BOARD MEETING ON JAN. 4TH

Are you involved in any community activities? (Civic or Hobbies) Yes No
SACRED HEART CHURCH SOCIAL MINISTRY

Are you related to any City Employee or Council Member? Yes No
If so, please state who: _____

Do you have any outstanding taxes or other debt owed to the city? Yes No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances? Yes No
If yes, explain _____

Please indicate briefly why you would like to be appointed to a Board or Commission:
FOR THE PAST 8 YEARS I HAVE DEVELOPED AN ONGOING NATURE PRESERVE FOR MIGRATORY AND LOCAL BIRDS, BUTTERFLIES, POLLINATORS, AND OTHER SMALL ANIMALS ON MY 6 AC HOMESTEAD.

PROVIDE ALL INFORMATION REQUESTED: INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.

DISCLAIMER AND SIGNATURE

I certify that my answers above are true and complete. I understand that the information contained in this application may be considered among other criteria, qualifications and/or information, by the City Council in its evaluation for the position being sought. I further understand that should I be appointed to any City of Manvel board or commission, I serve at the pleasure of the City Council and may be removed from said position at any time and for any reason or no reason at all, with our without notice. I also understand that should I be appointed to a City of Manvel board or commission, I must be responsible for a creditable record of attendance and performance. If this application leads to my appointment to a position on a City of Manvel Board or Commission, I understand that false or misleading information in my application may result in my removal from my position.

I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Paul D. Soffa JAN 11, 2021
Signature Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? Yes No
If no, applicant previously served on _____ Board _____
Via: website mail in person referral newspaper Appointment made to _____ Term _____
Expires _____
 Statement & Oath Completed No appointment made at this time, retain application for one year.

Board & Commission Application

INSTRUCTIONS: Please complete the entire form and sign at the bottom of the second page. A copy of your Driver's License or other state issued ID will need to be attached to the application in order for it to be processed. Please return your completed application to the City Secretary's Office at 20025 HWY 6, Manvel Tx 77578. Please note, knowingly making a false entry in, or false alteration of, a governmental record is an offense under section 37.10 of the Texas Penal Code and, upon conviction, may subject a violator to criminal penalties.

QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: Ellen Naegeli

Please indicate your preference below.

- Events Task Force (Meeting Dates TBA) Croix Park Task Force (Meeting Dates TBA)
 Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
 Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
 Zoning Board of Adjustments (meets as needed)
 TIRZ 3 Board SMDA Board (meets as needed) Building & Standards Commission (meets as needed)
 Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) Rental Appeal Board (meets as needed)

Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 6603 Del Bello Spur

Telephone: _____ Fax: _____

E-mail: _____

I have been a Manvel Resident for 26 years

Registered voter? Yes No

Occupational Information

Business Owner? Yes No

Business Name: Naegeli Transportation, Inc

Occupation: manager

Business Address: _____

Telephone: _____ Fax: _____

Are you a Citizen of the United States?

No

Yes

Do you have a current Driver's License?

Yes No

List Driver's License Number _____ Exp Date _____ DOB _____

Have you ever been convicted of a felony?

Yes No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?

Yes No

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

Yes No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

Yes No

If so, what board/city and dates? _____

How many city board meetings have you attended in the last 3 months? 0
What board meetings did you attend? _____

Are you involved in any community activities? (Civic or Hobbies) Yes No
recycling

Are you related to any City Employee or Council Member?
If so, please state who: _____ Yes No

Do you have any outstanding taxes or other debt owed to the city? Yes No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances
If yes, explain _____ Yes No

Please indicate briefly why you would like to be appointed to a Board or Commission:
I would like to make sure that, as Manvel grows, the city places great value on its greenspaces and develops responsibly.

PROVIDE ALL INFORMATION REQUESTED: INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.

DISCLAIMER AND SIGNATURE

I certify that my answers above are true and complete. I understand that the information contained in this application may be considered among other criteria, qualifications and/or information, by the City Council in its evaluation for the position being sought. I further understand that should I be appointed to any City of Manvel board or commission, I serve at the pleasure of the City Council and may be removed from said position at any time and for any reason or no reason at all, with our without notice. I also understand that should I be appointed to a City of Manvel board or commission, I must be responsible for a creditable record of attendance and performance. If this application leads to my appointment to a position on a City of Manvel Board or Commission, I understand that false or misleading information in my application may result in my removal from my position.

I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Elliott Meyer Jan 11, 2021
Signature Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? Yes No
If no, applicant previously served on _____ Board _____
Via: website mail in person referral newspaper Appointment made to _____ Term
Expires _____
 Statement & Oath Completed No appointment made at this time, retain application for one year.

Board & Commission Application

INSTRUCTIONS: Please complete the entire form and sign at the bottom of the second page. A copy of your Driver's License or other state issued ID will need to be attached to the application in order for it to be processed. Please return your completed application to the City Secretary's Office at 20025 HWY 6, Manvel Tx 77578. Please note, knowingly making a false entry in, or false alteration of, a governmental record is an offense under section 37.10 of the Texas Penal Code and, upon conviction, may subject a violator to criminal penalties.

QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: Leslie R. Calvert

Please indicate your preference below.

- Events Task Force (Meeting Dates TBA) Croix Park Task Force (Meeting Dates TBA)
 Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
 Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
 Zoning Board of Adjustments (meets as needed)
 TIRZ 3 Board SMDA Board (meets as needed) Building & Standards Commission (meets as needed)
 Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) Rental Appeal Board (meets as needed)

Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 7202 Oak Hill Rd 77578

Telephone: _____ Fax: _____

E-mail: _____

I have been a Manvel Resident for 29 years

Registered voter? Yes No

Occupational Information *retired*

Business Owner? Yes No

Business Name: _____

Occupation: _____

Business Address: _____

Telephone: _____ Fax: _____

Are you a Citizen of the United States?

No

Yes

Do you have a current Driver's License?

Yes No

List Driver's License Number _____

Exp Date _____ DOB _____

Have you ever been convicted of a felony?

Yes No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?

Yes No

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

Yes No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

Yes No

If so, what board/city and dates? _____

How many city board meetings have you attended in the last 3 months? N/A

What board meetings did you attend? _____

Are you involved in any community activities? (Civic or Hobbies) Yes No

Are you related to any City Employee or Council Member? Yes No

If so, please state who: _____

Do you have any outstanding taxes or other debt owed to the city? Yes No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances Yes No

If yes, explain _____

Please indicate briefly why you would like to be appointed to a Board or Commission:

Paul Sofka and I are very interested in nature and preserving habitat for birds, etc.

PROVIDE ALL INFORMATION REQUESTED: INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.

DISCLAIMER AND SIGNATURE

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Justin Colvert
Signature

11/9/21
Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? Yes No

If no, applicant previously served on _____ Board _____

Via: website mail in person referral newspaper Appointment made to _____ Term _____

Expires _____

Statement & Oath Completed

No appointment made at this time, retain application for one year.

Board & Commission Application

INSTRUCTIONS: Please complete the entire form and sign at the bottom of the second page. A copy of your Driver's License or other state issued ID will need to be attached to the application in order for it to be processed. Please return your completed application to the City Secretary's Office at 20025 HWY 6, Manvel Tx 77578. Please note, knowingly making a false entry in, or false alteration of, a governmental record is an offense under section 37.10 of the Texas Penal Code and, upon conviction, may subject a violator to criminal penalties.

QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: BRIAN WILMER

Please indicate your preference below.

- Croix Park Task Force (Meeting Dates TBA) ___ Events Task Force (Meeting Dates TBA)
___ Planning & Zoning Board (meets 1st, and 3rd, Monday @ 7:00 p.m. monthly)
___ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
___ Zoning Board of Adjustments (meets as needed)
___ TIRZ 3 Board ___ SMDA Board (meets as needed) ___ Building & Standards Commission (meets as needed)
 Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m. . ___ Rental Appeal Board (meets as needed)

Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 7824 JORDAN RD.

Telephone: _____

E-mail: _____

I have been a Manvel Resident for 12 years

Registered voter? Yes No

Are you a Citizen of the United States? YES

Do you have a current Driver's License?

List Driver's License Number _____ xp Date _____ DOB _____

Have you ever been convicted of a felony? NO
If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?
If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?
If yes, explain _____

Have you ever or do you currently serve on any city boards?
If so, what board/city and dates? _____

How many city board meetings have you attended in the last 3 months? _____ NONE IN PERSON.
What board meetings did you attend? _____

Occupational Information

Business Owner? Yes No

Business Name: DISCOVERY GREEN

Occupation: PARK MANAGER

Business Address _____

Telephone: _____

Yes No

Yes No

Yes No

Yes No

Yes No

Yes No

Are you involved in any community activities? (Civic or Hobbies)

Yes No

Are you related to any City Employee or Council Member?

Yes No

If so, please state who:

Do you have any outstanding taxes or other debt owed to the city?

Yes No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances

Yes No

If yes, explain

Please indicate briefly why you would like to be appointed to a Board or Commission:

BECAUSE THE MAYOR ASKED ME TO APPLY.

PROVIDE ALL INFORMATION REQUESTED: INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.

DISCLAIMER AND SIGNATURE

I certify that my answers above are true and complete. I understand that the information contained in this application may be considered among other criteria, qualifications and/or information, by the City Council in its evaluation for the position being sought. I further understand that should I be appointed to any City of Manvel board or commission, I serve at the pleasure of the City Council and may be removed from said position at any time and for any reason or no reason at all, with or without notice. I also understand that should I be appointed to a City of Manvel board or commission, I must be responsible for a creditable record of attendance and performance. If this application leads to my appointment to a position on a City of Manvel Board or Commission, I understand that false or misleading information in my application may result in my removal from my position.

I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Signature

Date

1/24/21

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? Yes No
If no, applicant previously served on _____ Board _____
Via: website mail in person referral newspaper Appointment made to _____ Term Expires _____
 Statement & Oath Completed No appointment made at this time, retain application for one year.

Board & Commission Application

INSTRUCTIONS: Please complete the entire form and sign at the bottom of the second page. A copy of your Driver's License or other state issued ID will need to be attached to the application in order for it to be processed. Please return your completed application to the City Secretary's Office at 20025 HWY 6, Manvel Tx 77578. Please note, knowingly making a false entry in, or false alteration of, a governmental record is an offense under section 37.10 of the Texas Penal Code and, upon conviction, may subject a violator to criminal penalties.

QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: Jordan Liston

Please indicate your preference below.

- Croix Park Task Force (Meeting Dates TBA) Events Task Force (Meeting Dates TBA)
 Planning & Zoning Board (meets 1st, and 3rd, Monday @ 7:00 p.m. monthly)
 Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
 Zoning Board of Adjustments (meets as needed)
 TIRZ 3 Board SMDA Board (meets as needed) Building & Standards Commission (meets as needed)
 Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) Rental Appeal Board (meets as needed)

Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 10625 Leslie Ln

Telephone Fax: _____

E-mail: _____

I have been a Manvel Resident for 6 years

Registered voter? Yes No

Are you a Citizen of the United States?

Yes No

Do you have a current Driver's License?

Yes No

List Driver's License Number _____ Exp Date _____ DOB _____

Have you ever been convicted of a felony?

Yes No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?

Yes No

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

Yes No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

Yes No

If so, what board/city and dates? _____

How many city board meetings have you attended in the last 3 months? 0

What board meetings did you attend? _____

Are you involved in any community activities? (Civic or Hobbies)

Yes No

Church - NHC

Are you related to any City Employee or Council Member?

Yes No

If so, please state who: Niccole Tyson - Sister

Do you have any outstanding taxes or other debt owed to the city?

Yes No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances
If yes, explain

Yes No

Please indicate briefly why you would like to be appointed to a Board or Commission:

I am a proud Manvel resident & an avid birder. I enjoy photographing birds, visiting our National Wildlife Refuges just south of town to view them in their migration, and building birdhouses specific to our birds needs, & traveling around Texas to see all of the different species that God created for us to enjoy. We here in Manvel reside in an excellent place to enjoy birds as we have more bird species in Texas than any other state & our county lies in the center of the central flyway (a major migration pathway). Did you know over 300 species of birds have been spotted in Brazos Bend State Park? That's nearly the most of any state or national park in the entire nation & it's only 17 miles (as the crow flies) from Croix Rd Park. During my 6 years in Manvel I have been disappointed at the lack of attention to any greenspace for our community & our wildlife. Pearland has many parks, ponds/lakes, bird sanctuaries, bike paths & waterparks - While Manvel only has Croix ... I'd love to help change that & make it better

PROVIDE ALL INFORMATION REQUESTED: INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.

DISCLAIMER AND SIGNATURE

I certify that my answers above are true and complete. I understand that the information contained in this application may be considered among other criteria, qualifications and/or information, by the City Council in its evaluation for the position being sought. I further understand that should I be appointed to any City of Manvel board or commission, I serve at the pleasure of the City Council and may be removed from said position at any time and for any reason or no reason at all, with our without notice. I also understand that should I be appointed to a City of Manvel board or commission, I must be responsible for a creditable record of attendance and performance. If this application leads to my appointment to a position on a City of Manvel Board or Commission, I understand that false or misleading information in my application may result in my removal from my position.

I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Jordan Liston
Signature

Date

FOR OFFICE USE ONLY

Date Application Received

New Applicant? Yes No

If no, applicant previously served on

Board

Via: website mail in person referral newspaper

Appointment made to

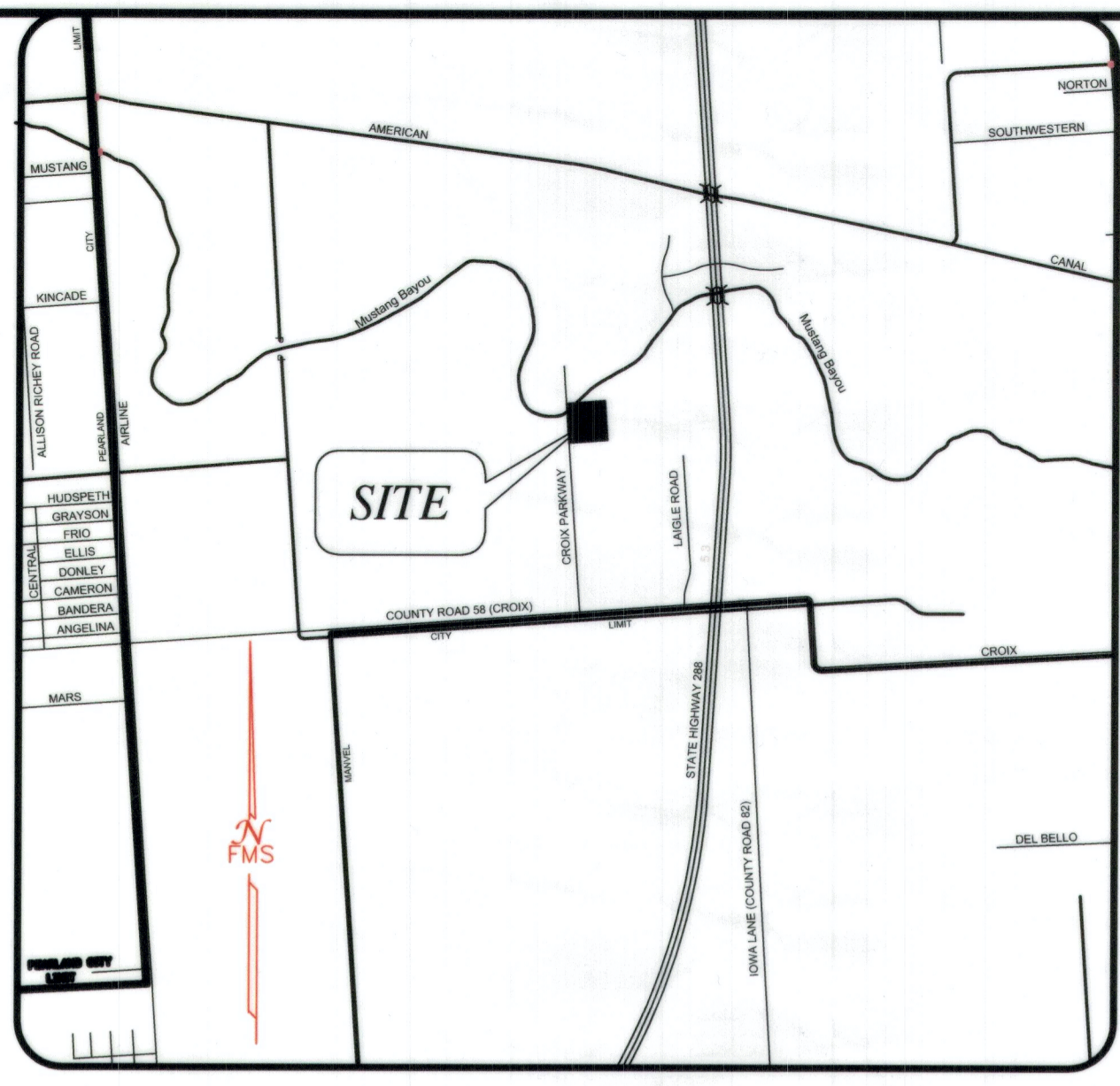
Term

Expires

Statement & Oath Completed

No appointment made at this time, retain application for one year.





VICINITY MAP
 1" = 2640'

- LEGEND**
- P.O.B. POINT OF BEGINNING.
 - VOL. VOLUME.
 - PG. PAGE.
 - B.C.C.F. No. BRAZORIA COUNTY PLAT RECORDS.
 - B.C.D.R. BRAZORIA COUNTY CLERK'S FILE NUMBER.
 - B.C.O.R. BRAZORIA COUNTY DEED RECORDS.
 - B.C.C.R. BRAZORIA COUNTY OFFICIAL RECORDS.
 - Sanitary Sewer Easement.
 - 5/8" IRON ROD FOUND.
 - 5/8" IRON ROD W/ICAP STAMPED "FMS" SET.
 - 1/2" IRON ROD FOUND BEARS S 86°45' W, 0.46'.
 - IRON ROD W/ICAP STAMPED "LJA" FOUND.
 - 5/8" IRON ROD FOUND (BENT) BEARS S 16°37' W, 0.82'.

PROJECT BENCHMARK

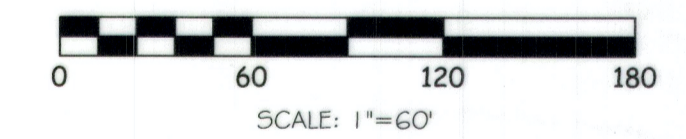
CITY OF PEARLAND GPS MONU #7 IS A BRASS CAP SET FLUSH IN CONCRETE, STAMPED "CITY OF PEARLAND GPS MONU #7, 1995", AT THE SOUTHEAST CORNER OF THE INTERSECTION OF F.M. 518 AND WEST OAKS BOULEVARD, AS DESCRIBED BY THE CITY OF PEARLAND DATA SHEET.
 ELEV: 50.33 (NGVD 29, 1987 ADJ.)

SITE TBM "A"

TEMPORARY BENCHMARK "A" IS AN "X" CUT IN CONCRETE ON TOP OF A BRIDGE OVER MUSTANG BAYOU, ON THE WESTERLY R.O.W. LINE OF CROIX PARKWAY.
 ELEV: 61.77 (NGVD 29, 1987 ADJ.)

RESERVE TABLE

RESERVE	DEDICATED TO	PURPOSE	AREA
A	30' WIDE STRIP DEDICATED TO THE PUBLIC	RIGHT-OF-WAY	26,753 SQ. FT. OR 0.61 OF AN ACRE
B	BRAZORIA DRAINAGE DISTRICT No. 4	DRAINAGE	64,285 SQ. FT. OR 1.48 ACRES

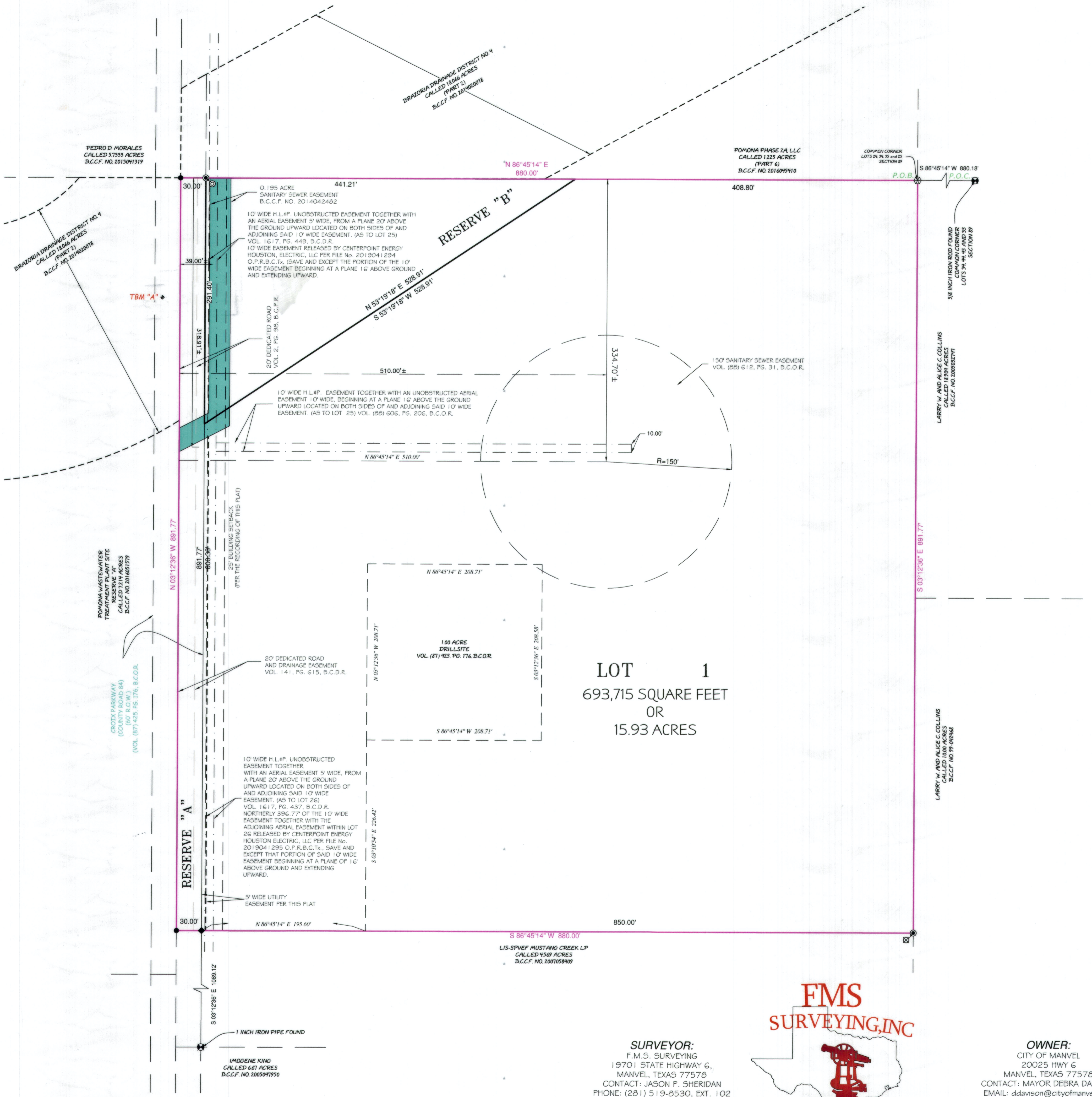


CROIX PARK PLACE

MINOR PLAT

OF
18.01 ACRES, RECORDED IN VOL. (87) 425, PG. 185 AND VOL. (87) 425, PG. 176, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING ALL OF LOT 25 AND A PART OF LOT 26 OF THE A.C.H. & B. RAILROAD COMPANY SURVEY, SECTION 89, ABSTRACT 417, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOL. 2, PG. 98, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

**784,757 SQUARE FEET
 18.01 ACRES OF LAND
 1 LOT, 1 BLOCK: 693,715 SQ. FT., 15.93 ACRES
 2 RESERVES: 91,038 SQ. FT., 2.09 ACRES
 SEPTEMBER 25, 2019
 CITY OF MANVEL
 COUNTY OF BRAZORIA**



SURVEYOR:
 F.M.S. SURVEYING
 19701 STATE HIGHWAY 6,
 MANVEL, TEXAS 77578
 CONTACT: JASON P. SHERIDAN
 PHONE: (281) 519-8530, EXT. 102
 TBPLS FIRM # 10040400
 www.fmsurveying.com
 FMS JOB No. 57454
 DRAFTING: KR & JPS



OWNER:
 CITY OF MANVEL
 20025 HWY 6
 MANVEL, TEXAS 77578
 CONTACT: MAYOR DEBRA DAVISON
 EMAIL: ddavison@cityofmanvel.com
 PHONE: 281-489-0630

I, Kyle J. Jung, City Manager, City of Manvel, owner of the property being subdivided, in this plat of CROIX PARK PLACE, do hereby make subdivision of said property for and on behalf of said CROIX PARK PLACE, 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 or damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigned to warrant and defend the title to the land so dedicated.

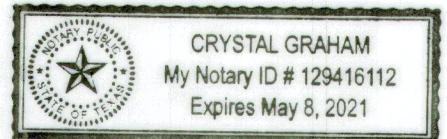
In Testimony, hereto, City of Manvel, has caused these presents to be signed by Kyle J. Jung, Manager of the City of Manvel, thereunto authorized, and its common seal hereunto affixed, this 25th day of September, 2019.

Kyle J. Jung
Kyle J. Jung, City Manager
City of Manvel

Before me, the undersigned authority, on this day personally appeared Kyle Jung, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein set forth.

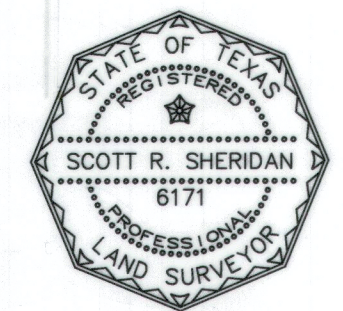
WITNESS MY HAND AND SEAL OF OFFICE THIS 25th day of September, 2019.

[Signature]
Notary Public for the
State of Texas
My Commission Expires 5-8-21



This is to certify that I, Scott R. Sheridan, a Registered Professional Land Surveyor for the State of Texas, Registration # 6171, have plotted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and that permanent control points will be set at the time of plat recordation, that the boundary error of closure is less than 1:15,000 and that this plat correctly represents that survey made by me.

[Signature]
Scott R. Sheridan
Registered Professional
Land Surveyor No. 6171



9/25/19

This is to certify that the Planning Development & Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of CROIX PARK PLACE 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 plat this 19th day of October, 2019.

[Signature]
Dorothy Wynne,
City Clerk
Nicolle Tyson,
Secretary
[Signature]
Kyle Maraschin
City Manager
[Signature]
Dawn H.
Debra Tyson,
Vice Chair

Muhammed Alam

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat and subdivision of CROIX PARK PLACE 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 plat this 25th day of October, 2019.

[Signature]
Debra Marz Davison,
Mayor
[Signature]
Brian Wilmer,
Mayor Pro-Tem
[Signature]
Janice Thurston

NOTES:

- THE CENTERLINE OF CROIX PARKWAY WAS HELD FOR HORIZONTAL DIRECTIONAL CONTROL. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.99996444.
- THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE. THERE MAY BE OTHER MATTERS WHICH APPLY NOT REFLECTED UPON THIS SURVEY.
- THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS PLAT WAS PREPARED ALONG WITH A CITY PLANNING LETTER, PREPARED BY STEWART TITLE COMPANY WITH A FILE NUMBER OF 1650467CPL, DATED AUGUST 28, 2019.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "X" ZONE "AM" AND ZONE "AP" FLOODWAY, AS SCALED ON FIRM No. 48039C00201, MAP DATED JUNE 5, 1989. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.
- FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENTAL REQUIREMENTS OF THE CITY OF MANVEL, TEXAS.
- SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, WETLAND DESIGNATIONS OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS PLAT.
- ALL SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT. IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN.
- BUILDING PERMITS SHALL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE INITIAL TWO YEAR PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
- THIS TRACT IS SUBJECT TO A DEVELOPMENT AGREEMENT (FOR VARIANCE) AS RECORDED IN B.C.C.F. NO. 2018019190.
- PER CITY OF MANVEL ORDINANCES SECTION 32-61(h), IF 20 PERCENT OR LESS OF THE ENTIRE PROPERTY WILL BE AFFECTED BY NEW IMPERVIOUS COVER, A DRAINAGE PLAN WILL NOT BE REQUIRED.
- FLOODPLAIN MITIGATION PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- AS OF SEPTEMBER 7, 2018, THE TEXAS RAILROAD COMMISSION WEBSITE SHOWS NO EVIDENCE OF PIPELINES OR BOREHOLE HOLES IN, OVER OR ACROSS SUBJECT TRACT.
- AS TO DEVELOPMENT AGREEMENT RECORDED IN B.C.C.F. NO. 2015050956, IT DOES NOT AFFECT HEREON SHOWN TRACT.
- AS TO EASEMENT FOR TEMPORARY CONSTRUCTION, RECORDED IN B.C.C.F. NO. 2014042481, PER DOCUMENT, EASEMENT APPEARS TO HAVE TERMINATED 60 DAYS AFTER COMPLETION OF PROJECT.
- THIS TRACT IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN CITY ORDINANCE, RECORDED IN VOL. 1279, PG. 850, B.C.D.R.
- THIS TRACT IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS AS SET FORTH IN VOL. (86) 252, PG. 251, VOL. (86) 252, PG. 245 AND VOL. (87) 425, PG. 176, B.C.D.R.
- CONSIDERATION AND POSSIBLE ACTION TO APPROVE A VARIANCE TO SECTION 62-111 (C) OF THE CITY CODE TO POSTPONE THE IMPROVEMENT OF CROIX PARKWAY UNTIL BRAZORIA COUNTY STARTS THE IMPROVEMENT AT WHICH TIME THE CITY WILL PARTICIPATE, PER CITY COUNCIL MEETING DATED OCTOBER 15, 2018.

APPROVED BY THE BOARD OF COMMISSIONERS ON 11/6/18

[Signature]
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, signed and sealed by a Professional Engineer licensed to practice engineering in the State of Texas and 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.

BRAZORIA DRAINAGE DISTRICT No. 4 NOTES

- Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strips.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub-regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICT in writing at least forty-eight (48) hours before placing any concrete for drainage structures.
- The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for the side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.

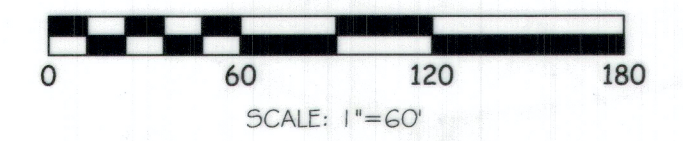
METES AND BOUNDS DESCRIPTION OF

Of an 18.01 acre (784,757 square feet) tract, recorded in Volume (Vol.) (87) 425, Page (Pg.) 185 and Vol. (87) 425, Pg. 176 of the official records of Brazoria County, Texas (B.C.O.R.) and being all of Lot 25 and a part of Lot 26 of the A.C.H. & B. Railroad Company Survey, Section 89, Abstract 417, according to the map or plat thereof, recorded in Vol. 2, Pg. 98, of the Plat records of Brazoria County, Texas (B.C.P.R.), with said 784,757 square foot tract more particularly described by metes and bounds as follows:
COMMENCING at a 5/8 inch iron rod found in the easterly line of the Larry W. and Alice C. Collins tract (called 18.904 acres), recorded in Brazoria County Clerk's File Number (B.C.C.F. No.) 2005032747, marking the common corner of Lots 34, 44, 45 and 35 of said Section 89;
THENCE S 86°45'14" W, along and with the common line of said Lots 35 and 34 and over and across said Collins tract, a distance of 880.18 feet to an iron rod w/cap stamped "LJA" found in the westerly line of said Collins tract, marking the common corner of Lots 24, 34, 35 and 25 of said Section 89, the southeast corner of the Pomona Phase 2A, LLC tract (called 1.225 acres - part 6), recorded in B.C.C.F. No. 2016045410 and the Northeast corner and **POINT OF BEGINNING** of herein described tract;
THENCE S 03°12'36" E, along and with the common line of herein described tract and said Collins tract, a distance of 891.77 feet to a 5/8 inch iron rod w/cap stamped "FMS" set in the westerly line of the Larry W. and Alice C. Collins tract (called 10.00 acres), recorded in B.C.C.F. No. 99-042468, marking the southeast corner of herein described tract and the northeast corner of the US-SPVEF Mustang Creek, LP tract (called 4.569 acres), recorded in B.C.C.F. No. 2007058409, from which a 1/2 inch iron rod found, bears S 86°45' W, 0.46 feet;
THENCE S 86°45'14" W, along and with the common line of herein described tract and said 4.569 acre tract, at 850.00 feet pass a 5/8 inch iron rod found in the easterly right-of-way (R.O.W.) line of 60' Croix Parkway (County Road 84)(Vol. (87) 425, Pg. 176, B.C.O.R.), from which a 1 inch iron pipe found in the northerly line of the Imogene King tract (called 6.67 acres), recorded in B.C.C.F. No. 2005047950, bears S 03°12'36" E, 1089.12 feet, continuing for a total distance of 880.00 feet to a point in the centerline of said Croix Parkway and the westerly line of herein described tract and the easterly line of the Pomona Wastewater Treatment Plant Site, Reserve "A" (called 7.214 acres), recorded in B.C.C.F. No. 2016051579, marking the southwest corner of herein described tract and the northwest corner of said 4.569 acre tract;
THENCE N 03°12'36" W, along and with the centerline of said Croix Parkway and the common line of herein described tract and said 7.214 acre tract, a distance of 891.77 feet to a point, marking the northwest corner of herein described tract, the southeast corner of the Pedro D. Morales tract (called 5.733 acres), recorded in B.C.C.F. No. 2013041319 and an interior corner the Brazoria Drainage District No. 4 tract (called 18.056 acres - part 2), recorded in B.C.C.F. No. 2014020078;
THENCE N 86°45'14" E, along and with the common line of herein described tract and said 18.056 acre tract, at 30.00 feet pass a 5/8 inch iron rod w/cap stamped "FMS" set, for reference, in the easterly R.O.W. line of said Croix Parkway, from which a 5/8 inch iron rod found (bent), bears S 16°37' W, 0.82 feet, continuing for a total distance of 880.00 feet to the **POINT OF BEGINNING** containing a calculated area of 18.01 acres of land.

LEGEND

P.O.B.	POINT OF BEGINNING.
VOL.	VOLUME.
PG.	PAGE.
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS.
B.C.C.F. No.	BRAZORIA COUNTY CLERK'S FILE NUMBER.
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS.
B.C.O.R.	BRAZORIA COUNTY OFFICIAL RECORDS.

..... SANITARY SEWER EASEMENT.



SURVEYOR:
F.M.S. SURVEYING
19701 STATE HIGHWAY 6,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
TBPLS FIRM # 10040400
www.fmsurveying.com
FMS JOB No. 57454
DRAFTING: KR & JPS

OWNER:
CITY OF MANVEL
20025 HWY 6
MANVEL, TEXAS 77578
CONTACT: KYLE J. JUNG
EMAIL: kjung@cityofmanvel.com
PHONE: 281-489-0630

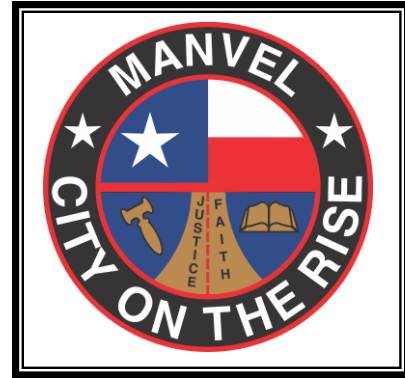
2019052428
Brazoria County - Joyce Hudman, County Clerk
10/23/2019 09:53 AM
Total Pages: 2
Fee: 223.00
Joyce Hudman

CROIX PARK PLACE

MINOR PLAT

OF
18.01 ACRES, RECORDED IN VOL. (87) 425, PG. 185 AND VOL. (87) 425, PG. 176, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING ALL OF LOT 25 AND A PART OF LOT 26 OF THE A.C.H. & B. RAILROAD COMPANY SURVEY, SECTION 89, ABSTRACT 417, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOL. 2, PG. 98, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

784,757 SQUARE FEET
18.01 ACRES OF LAND
1 LOT, 1 BLOCK: 703,863 SQ. FT., 16.16 ACRES
2 RESERVES: 80,895 SQ. FT., 1.85 ACRES
SEPTEMBER 25, 2019
CITY OF MANVEL
COUNTY OF BRAZORIA



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

LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
NICCOLE TYSON, COUNCIL PLACE 3
DAN DAVIS, COUNCIL PLACE 4
JASON ALBERT, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6

DEBRA DAVISON, MAYOR
KYLE JUNG, CITY MANAGER
TAMMY BELL, CITY SECRETARY

**NOTICE OF A TELECONFERENCE CITY COUNCIL MEETING
OF THE CITY OF MANVEL
JANUARY 19, 2021**

This meeting will be open to the public via teleconference
City Hall will be CLOSED to the public.

MINUTES 1/19/2021

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing.

Citizens may join the Meeting (in listen mode only) by calling **210-469-0207** or **Toll Free 1-877-257-2190** and entering the **Meeting ID: 587 276 71#**

REGULAR SESSION
CALL TO ORDER

Mayor Davison called the meeting of the Manvel City Council to order via teleconference at 7:01 p.m.
Those present via teleconference were:

- Present:** Mayor Debra Davison
Council Member, Place 1 Larry Akery
Council Member, Place 2 Lorraine Hehn
Council Member, Place 3 Niccole Tyson
Council Member, Place 4 Dan Davis
Council Member, Place 5 Jason Albert
Council Member, Place 6 Jerome Hudson
- Absent:** None
- Also, Present:** City Manager Kyle Jung
Assistant City Manager Daniel Johnson
City Secretary Tammy Bell
Attorney Bobby Gervais
Finance Director Chris Thomas

INSPIRATIONAL READING –COUNCIL MEMBER AKERY

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 TO BE SUBMITTED BY 6:00 P.M.**

Carla Wallace, Manvel

Mrs. Wallace talked on the topic of agenda item 4b suggesting that city council consider adding additional language to the city animal ordinance that dogs or cats not be allowed to be chained unless someone is attending them. Manvel officers have agreed that many dogs are strangled due do to tethers. Citizens would like to know how each council member stands on this ordinance.

PRESENTATION

Proclamation for Father Thomas Ponzini

CITY MANAGER UPDATE

Update on current events and city issues.

- **Update on the following;**
 - **Emergency Declaration/COVID 19**

The City Manager reported the City of Manvel COVID-19 cases to date are; 1589 of which 339 are confirmed, 55 probable, 1184 recoveries, and 11 deceased.

REGULAR AGENDA

1. **Consideration and possible action to approve a Subdivision Variance request for 14.9 acres of property located at 7207 Jordan Road for relief from Chapter 62, Section 62-111 (a) and (c), Additional Street Requirements and authorize the Mayor to execute the Development Agreement.**

Council Member, Place 4 Dan Davis made a motion to approve. Council Member, Place 2 Lorraine Hehn seconded the motion.

The motion carried with a record vote:

Vote: 7-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Niccole Tyson, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

2. **Consideration and possible action to approve Resolution 2021-R-03;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS CREATING THE CROIX
PARK TASK FORCE ADVISORY COMMITTEE.**

Council Member, Place 6 Jerome Hudson made a motion to approve. Council Member, Place 2 Lorraine Hehn seconded the motion.

The motion carried with a record vote:

Vote: 7-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Niccole Tyson, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson

No: None

Absent: None
Abstained: None

3. Consideration and possible action to direct staff on the direction of community engagement updates and processes. (Requested by Council Member Hehn).

No action taken. General discussion as follows;

Council Member Hehn requested input from all Council and Staff. During the February 2020 council goal session, it was discussed to increase social media presence.

How do you feel about how far we have come and what do you want to see?

Council Member Hehn stated that Lora Marie has done a great job making sure the FB page has been kept up to date.

Council Member Akery had no comments.

Council Member Tyson stated she is a firm believer that the more informed people are the less complaints you get.

Council Member Davis – The Facebook page seems to be the main area the public gets their information. We have over 5000 liking the page. He would like to see more engagement with Lora Marie and staff to define what the social media vision is and work with Lora Marie to develop the strategy not only for Facebook but other social media sources as well. Staff needs to develop a plan with direction to Lora Marie.

Council Member Albert would like to see the city and staff expand on being electronically engaged via social media and the website providing more YouTube videos.

Council Member Hudson agreed with all that has been said

Mayor Davison stated she spoke with Kyle last week on this topic. Kyle has met with Lora Marie, Tammy, Nick and Garrett to work on a plan to distribute more information utilizing social media outlets. Currently information is being distributed on the Website and Facebook. Staff has been directed to start developing weekly post to be shared on the Facebook and make sure website is updated.

Lora Marie Bernard stated that she was brought on for a specific project to help build trust thru social media. For about two years she did daily posts. This was an easier task prior to the COVID-19 as she was involved in meetings and worked with Kyle, Mayor, Tammy, and Lorraine. Intent was to get rid of fake news. Posts being made daily during the initial onset of COVID-19.

4. Consideration and possible action to direct staff on the following as requested by Council Member Davis;

- a. Evaluating the feasibility of allowing electronic leashes.**
- b. Establishing more set parameters around animals being tethered while outside**

No action taken.

Chief Traylor provided some information on the research to date he has conducted.

5. Consideration and possible action to direct staff on the following as requested by Mayor Davison;

- a. 2021 Council Planning Session (Tabled on 1/4/2021)**
- b. Charter Review Commission (Tabled on 1/4/2021)**

No action taken.

Mayor Davison requested a facilitator for the planning session.

Staff will reach out to Olson and Olson and Alan Bojorquez for possible suggestions and dates.

Charter Review Commission

This board will be appointed in June as an 11-member board. Mayor Davison suggested each council member be thinking of two residents they would like to nominate as candidates.

Council Member, Place 4 Dan Davis made a motion to remove items B and C from the consent agenda. Council Member, Place 2 Lorraine Hehn seconded the motion.

The motion carried with a record vote:

Vote: 7-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Niccole Tyson, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

****Consent Item B - Approval of the 2020 Q4 Investment Report.**

Council Member, Place 4 Dan Davis made a motion to approve. Council Member, Place 2 Lorraine Hehn seconded the motion.

The motion carried with a record vote:

Vote: 7-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Niccole Tyson, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

****Consent Item C - Approval of the second and final reading of Ordinance 2020-O-38;**

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 6.3272 ACRES LOCATED ON THE SOUTHWEST CORNER OF STATE HIGHWAY 6 AND IOWA LANE, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 721 "ACCOMMODATIONS"; 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.

Council Member, Place 4 Dan Davis made a motion to approve. Mayor Debra Davison seconded the motion.

The motion carried with a record vote:

Vote: 7-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Niccole Tyson, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson

No: None

Absent: None
Abstained: None

6. CONSENT AGENDA

All Consent Agenda items listed are considered to be routine by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a City Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

- A. **Acceptance of the minutes to date.**
- B. ****~~(Removed from Consent Agenda)~~ Approval of the 2020 Q4 Investment Report.**
- C. ****~~(Removed from Consent Agenda)~~ Approval of the second and final reading of Ordinance 2020-O-38;**

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 6.3272 ACRES LOCATED ON THE SOUTHWEST CORNER OF STATE HIGHWAY 6 AND IOWA LANE, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 721 "ACCOMMODATIONS"; 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.

(Forwarded with favorable recommendation by PD&Z with a 6-0 vote)

- D. **Approve as recommended by PD&Z on 1/11/2021;**

Preliminary Plat for Meridiana Unit 50;

BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Preliminary Plat for Meridiana Section 39A;

BEING A SUBDIVISION OF 10.89 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Council Member, Place 2 Lorraine Hehn made a motion to approve consent items A and D. Council Member, Place 6 Jerome Hudson seconded the motion.

The motion carried with a record vote:

Vote: 7-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Nicole Tyson, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

Mayor Davison recessed the meeting of the Manvel City Council at 9:00 p.m. for executive session.

EXECUTIVE SESSION

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with attorney, and Texas Government Code, Section 551.087: “Deliberation Regarding Economic Development Negotiations” to discuss the following:

- Discuss legal issues involving developer in MUD 42*
- Discuss economic development incentives to developer in MUD 42*

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.074. “Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee”.

- Kyle J. Jung, City Manager*
- Bobby Gervais, City Attorney*

Mayor Davison reconvened the meeting of the Manvel City Council at 10:07 p.m. Personnel Matters were not discussed in executive session and will be placed on the February 1, 2021 meeting agenda. There was no action taken during executive session.

REGULAR SESSION

- 7. Consideration and possible action regarding compensation and terms of employment of the City Attorney.**

No action taken,

ADJOURN

Mayor Davison made a motion to adjourn the meeting at 10:11 p.m. Council Member, Place 5 Jason Albert seconded the motion.

The motion carried with a record vote:

- Vote:** 7-0
- Yes:** Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Niccole Tyson, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson
- No:** None
- Absent:** None
- Abstained:** None

CERTIFICATION

DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

Racial Profiling Report | Full

Agency Name: MANVEL POLICE DEPARTMENT
Reporting Date: January 2020 - December 2020
TCOLE Agency Number: 039214

Chief Administrator:

Agency Contact

Phone: ()28148906
Email: KTRAYLOR@MANVELPD.ORG

Mailing Address:

6615 MASTERS ROAD MANVEL, TX 77578

This Agency filed a full report

MANVEL POLICE DEPARTMENT has adopted a detailed written policy on racial profiling. Our policy:

- (1) clearly defines acts constituting racial profiling;
- (2) strictly prohibits peace officers employed by the MANVEL POLICE DEPARTMENT from engaging in racial profiling;
- (3) implements a process by which an individual may file a complaint with the MANVEL POLICE DEPARTMENT if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;
- (4) provides public education relating to the agency's complaint process;
- (5) requires appropriate corrective action to be taken against a peace officer employed by the MANVEL POLICE DEPARTMENT who, after an investigation, is shown to have engaged in racial profiling in violation of the MANVEL POLICE DEPARTMENT policy;
- (6) requires collection of information relating to motor vehicle stops in which a citation is issued and to arrests made as a result of those stops, including information relating to:
 - (A) the race or ethnicity of the individual detained;
 - (B) whether a search was conducted and, if so, whether the individual detained consented to the search;
 - (C) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
 - (D) whether the peace officer used physical force that resulted in bodily injury during the stop;
 - (E) the location of the stop;
 - (F) the reason for the stop;

(7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:

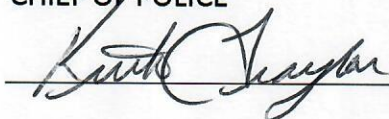
(A) the Commission on Law Enforcement; and

(B) the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The MANVEL POLICE DEPARTMENT has satisfied the statutory data audit requirements as prescribed in Article 2.133(c), Code of Criminal Procedure during the reporting period.

Executed by:

CHIEF OF POLICE



Date: 01/27/2021 07:41

Total stops: 5004

Street address or approximate location of the stop

City street: 2363
US highway: 0
County road: 1250
State Highway: 1176
Private property or other: 215

Was race or ethnicity known prior to stop?

Yes: 34
No: 4970

Race / Ethnicity

Alaska Native/American Indian: 31
Asian / Pacific Islander: 204
Black: 1531
White: 1686
Hispanic/Latino: 1552

1. Gender

Female:

Total 1969
Alaska Native/American Indian 10 Asian / Pacific Islander 78 Black 661
White 688 Hispanic/Latino 532

Male:

Total 3035
Alaska Native/American Indian 21 Asian / Pacific Islander 126 Black 870
White 998 Hispanic/Latino 1020

Reason for stop?

Violation of law:

Total 70

Alaska Native/American Indian 0
White 19 Hispanic/Latino 21

Asian / Pacific Islander 2

Black 28

Pre existing knowledge:

Total 66

Alaska Native/American Indian 0
White 23 Hispanic/Latino 24

Asian / Pacific Islander 3

Black 16

Moving traffic violation:

Total 4210

Alaska Native/American Indian 29
White 1388 Hispanic/Latino 1268

Asian / Pacific Islander 184

Black 1341

Vehicle traffic violation:

Total 658

Alaska Native/American Indian 2
White 256 Hispanic/Latino 239

Asian / Pacific Islander 15

Black 146

Was a search conducted?

Yes:

Total 113

Alaska Native/American Indian 0
White 30 Hispanic/Latino 39

Asian / Pacific Islander 1

Black 43

No:

Total 4891

Alaska Native/American Indian 31
White 1656 Hispanic/Latino 1513

Asian / Pacific Islander 203

Black 1488

Reason for Search?

Consent:

Total 8

Alaska Native/American Indian 0
White 5 Hispanic/Latino 2

Asian / Pacific Islander 0

Black 1

Contraband:

Total 6

Alaska Native/American Indian 0
White 1 Hispanic/Latino 4

Asian / Pacific Islander 0

Black 1

Probable cause:

Total 78

Alaska Native/American Indian 0

White 17 Hispanic/Latino 27

Asian / Pacific Islander 1

Black 33

Inventory:

Total 12

Alaska Native/American Indian 0

White 6 Hispanic/Latino 4

Asian / Pacific Islander 0

Black 2

Incident to arrest:

Total 9

Alaska Native/American Indian 0

White 1 Hispanic/Latino 2

Asian / Pacific Islander 0

Black 6

Was Contraband discovered?

Yes:

Total 58

Alaska Native/American Indian 0

Asian / Pacific Islander 1

Black 22

White 11

Hispanic/Latino 24

Did the finding result in arrest?

(total should equal previous)

Yes 0 No 0

Yes 0 No 1

Yes 6 No 16

Yes 3 No 8

Yes 4 No 20

No:

Total 55

Alaska Native/American Indian 0

White 19 Hispanic/Latino 15

Asian / Pacific Islander 0

Black 21

Description of contraband

Drugs:

Total 47

Alaska Native/American Indian 0

White 11 Hispanic/Latino 18

Asian / Pacific Islander 1

Black 17

Currency:

Total 2

Alaska Native/American Indian 0
White 0 Hispanic/Latino 1

Asian / Pacific Islander 0

Black 1

Weapons:

Total 0

Alaska Native/American Indian 0
White 0 Hispanic/Latino 0

Asian / Pacific Islander 0

Black 0

Alcohol:

Total 6

Alaska Native/American Indian 0
White 0 Hispanic/Latino 4

Asian / Pacific Islander 0

Black 2

Stolen property:

Total 1

Alaska Native/American Indian 0
White 0 Hispanic/Latino 1

Asian / Pacific Islander 0

Black 0

Other:

Total 2

Alaska Native/American Indian 0
White 0 Hispanic/Latino 0

Asian / Pacific Islander 0

Black 2

Result of the stop

Verbal warning:

Total 590

Alaska Native/American Indian 2
White 200 Hispanic/Latino 163

Asian / Pacific Islander 24

Black 201

Written warning:

Total 2688

Alaska Native/American Indian 20
White 971 Hispanic/Latino 677

Asian / Pacific Islander 117

Black 903

Citation:

Total 1661

Alaska Native/American Indian 9
White 490 Hispanic/Latino 690

Asian / Pacific Islander 63

Black 409

Written warning and arrest:

Total 12

Alaska Native/American Indian 0
White 4 Hispanic/Latino 4

Asian / Pacific Islander 0

Black 4

Citation and arrest:

Total 53

Alaska Native/American Indian 0
White 21 Hispanic/Latino 18

Asian / Pacific Islander 0

Black 14

Arrest:

Total 0

Alaska Native/American Indian 0
White 0 Hispanic/Latino 0

Asian / Pacific Islander 0

Black 0

Arrest based on

Violation of Penal Code:

Total 30

Alaska Native/American Indian 0
White 9 Hispanic/Latino 9

Asian / Pacific Islander 0

Black 12

Violation of Traffic Law:

Total 5

Alaska Native/American Indian 0
White 2 Hispanic/Latino 3

Asian / Pacific Islander 0

Black 0

Violation of City Ordinance:

Total 2

Alaska Native/American Indian 0
White 1 Hispanic/Latino 0

Asian / Pacific Islander 0

Black 1

Outstanding Warrant:

Total 28

Alaska Native/American Indian 0
White 13 Hispanic/Latino 10

Asian / Pacific Islander 0

Black 5

Was physical force resulting in bodily injury used during stop

Yes:

Total 0

Alaska Native/American Indian 0

Asian / Pacific Islander 0

Black 0

White 0 Hispanic/Latino 0

No:

Total 5004

Alaska Native/American Indian 31

Asian / Pacific Islander 204

Black 1531

White 1686 Hispanic/Latino 1552

Number of complaints of racial profiling

Total 1

Resulted in disciplinary action 0

Did not result in disciplinary action 1

Submitted electronically to the



The Texas Commission on Law Enforcement



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 31A Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	January 25, 2021
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval with one condition of the Meridiana Section 31A Preliminary Plat. The condition includes:

1. Revise the total square footage in the Reserve Table to equal “251,926.61” not “251,906.61”.

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803900104, dated December 30, 2020, a portion of the property lies within Shaded Zone X and a portion lies within Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- A- indicates Abstract.
B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Rodus.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves, excluding Reserve A, which shall be maintained by Brazoria County Drainage District No. 5 or the Gulf Coast Water Authority.
- 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.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

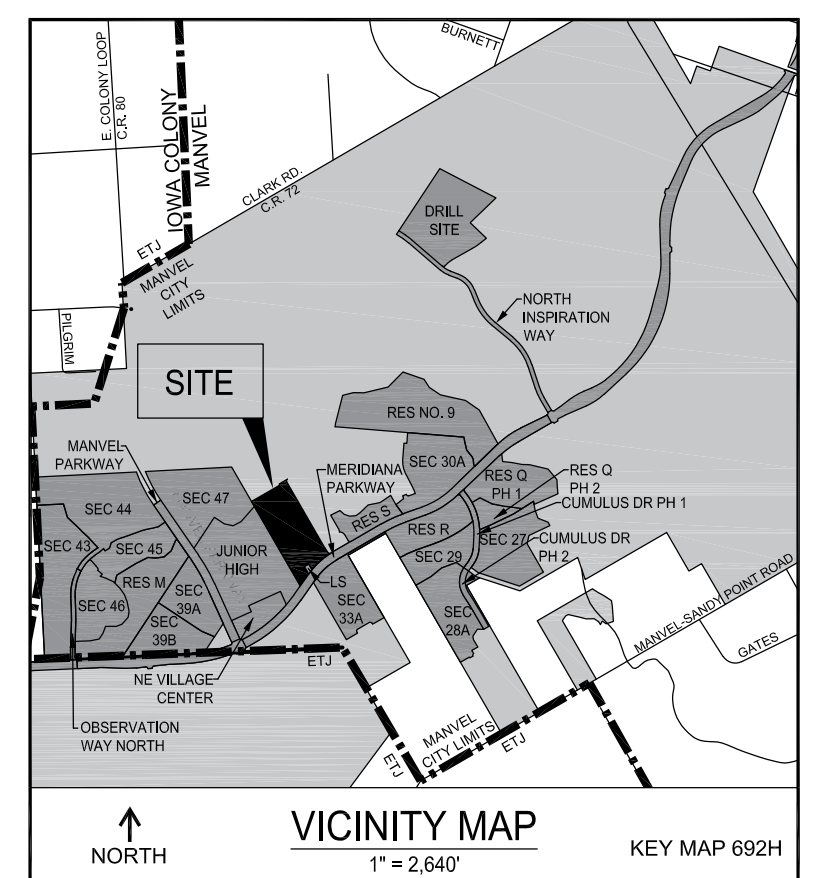
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA SECTION 31A 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 _____ 2021.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA SECTION 31A 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 _____ 2021.

CITY COUNCIL



LOT SIZE TABLE

LOT NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (FEET)
1	1	6,858.73	50.09
2	2	6,782.28	52.26
3	3	13,666.06	50.00
4	4	13,109.44	45.00
5	5	9,242.37	45.00
6	6	14,823.90	50.00
7	7	11,651.10	50.00
8	8	6,896.36	52.21
9	9	8,196.20	50.00
10	10	12,169.31	83.00
11	11	19,571.84	72.50
12	12	18,928.06	72.50
13	13	20,281.08	62.50
14	14	14,658.38	55.00
15	15	13,348.41	82.98
16	16	11,034.30	68.50
17	17	14,073.10	68.50
18	18	20,031.54	63.50
19	19	14,209.40	63.50
20	20	20,042.31	58.50
21	21	10,345.28	58.50
22	22	9,766.89	58.04

*LOT WIDTH MEASURED AT THE LESSER OF THE FRONT OR REAR BUILDING SETBACK LINE.

RESERVE TABLE

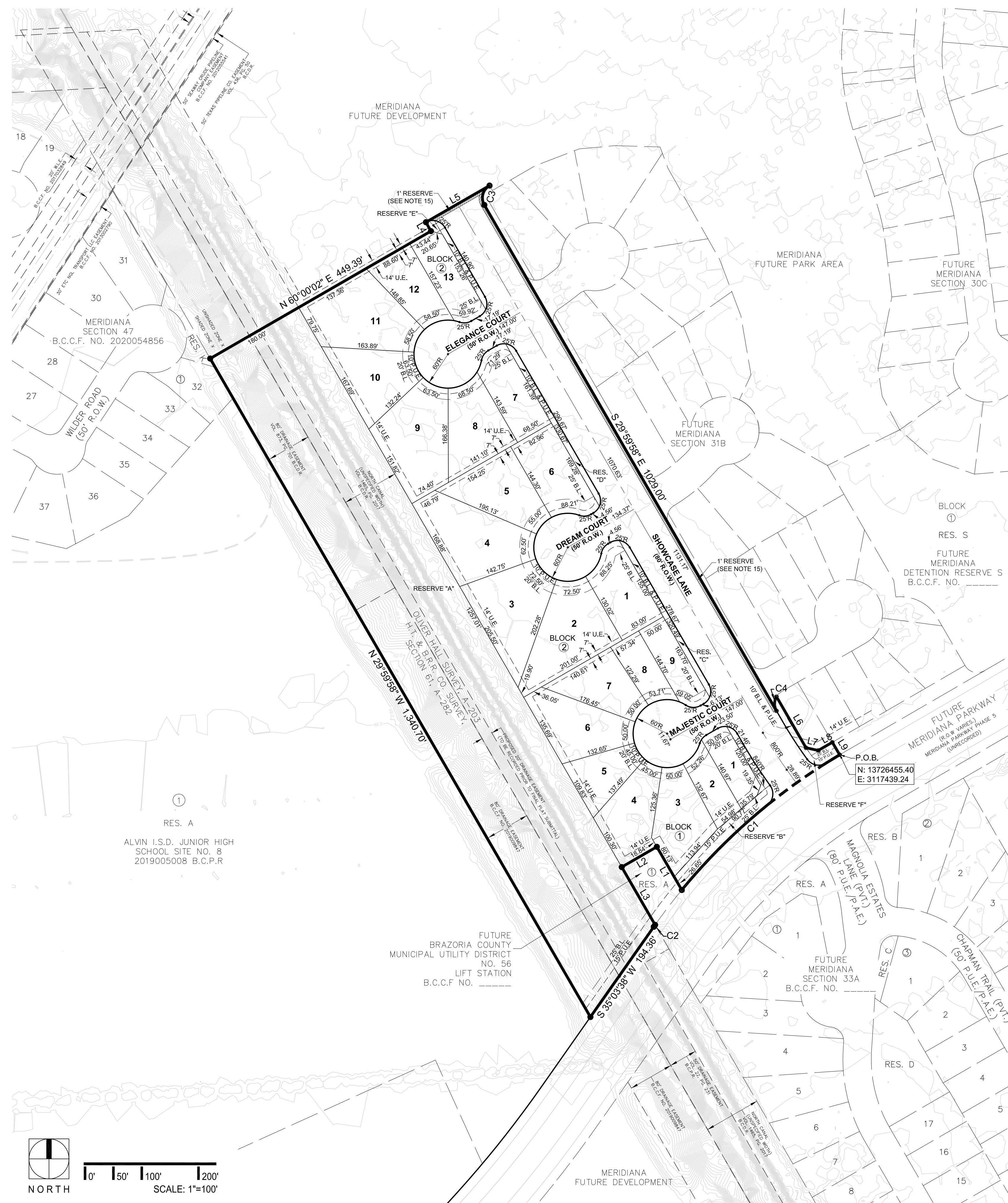
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	233,793.75	5.37
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,158.31	0.16
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,066.26	0.07
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,186.24	0.07
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,033.22	0.05
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,688.83	0.06
TOTAL		251,906.61	5.78

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 29°59'58" W	87.94'
L2	S 59°57'12" W	71.43'
L3	S 29°59'58" E	117.65'
L4	N 29°26'23" W	18.03'
L5	N 60°03'40" E	129.43'
L6	S 29°59'58" E	103.99'
L7	S 77°42'31" E	22.20'
L8	N 59°53'03" E	28.58'
L9	S 30°37'07" E	25.53'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,060.00'	368.40'	S 49°38'08" W	367.54'
C2	1,060.00'	4.15'	S 35°10'21" W	4.15'
C3	25.00'	39.27'	S 15°00'02" W	35.36'
C4	25.00'	26.15'	N 00°01'51" W	24.98'



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

BENCHMARK(S):
 NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILROAD FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, S-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, 8.7 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

Meridiana Section 31A Preliminary Plat
 A Subdivision of 15.59 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, Section 61, A-282,
 City of Manvel, Brazoria County, Texas.
 22 Lots, 2 Blocks, and 6 Reserves
 Owner: GR-M1, LTD., a Texas Limited Partnership

January 12, 2020

EHRA
 ENGINEERING THE FUTURE SINCE 1936
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRAINCO.COM
 TBPE No. F-726
 TBPLS No. 10092300
 EHRA JOB NO. 081-011-31
 No warranty or representation of intended use, design or construction requirements made herein. All plans for land or facilities are subject to change without notice.

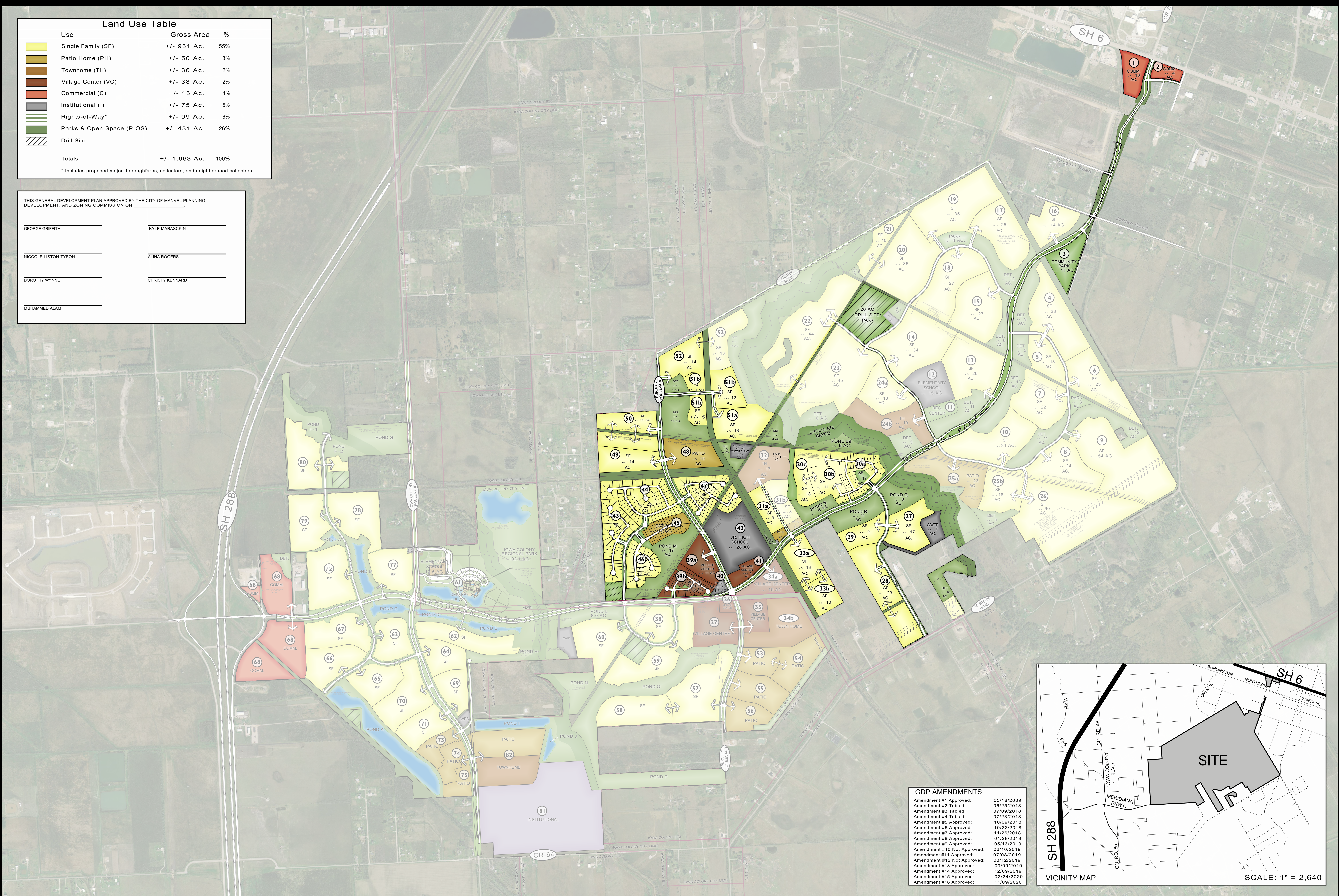
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Land Use Table		
Use	Gross Area	%
	Single Family (SF)	+/- 931 Ac. 55%
	Patio Home (PH)	+/- 50 Ac. 3%
	Townhome (TH)	+/- 36 Ac. 2%
	Village Center (VC)	+/- 38 Ac. 2%
	Commercial (C)	+/- 13 Ac. 1%
	Institutional (I)	+/- 75 Ac. 5%
	Rights-of-Way*	+/- 99 Ac. 6%
	Parks & Open Space (P-OS)	+/- 431 Ac. 26%
	Drill Site	
Totals		+/- 1,663 Ac. 100%

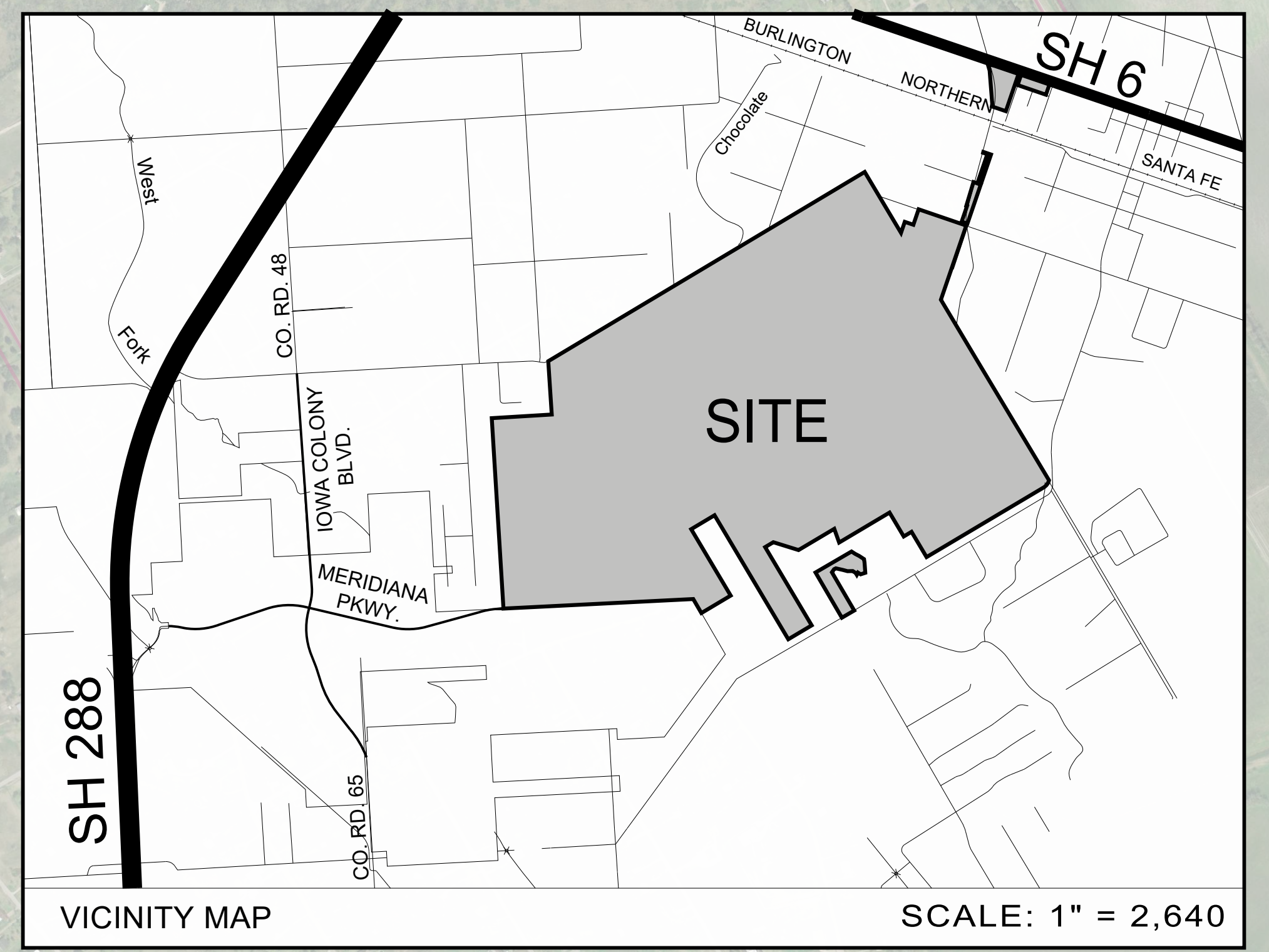
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.

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

_____ GEORGE GRIFFITH	_____ KYLE MARASCKIN
_____ NICCOLE LISTON-TYSON	_____ ALINA ROGERS
_____ DOROTHY WYNN	_____ CHRISTY KENNARD
_____ MUHAMMAD ALAM	



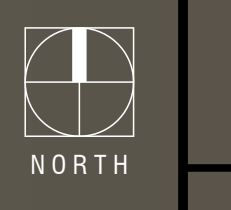
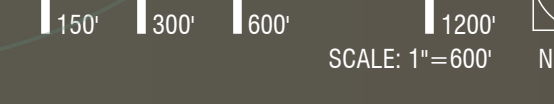
GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2019
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	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



Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020



EHRA
ENGINEERING THE FUTURE
SINCE 1958

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.798.4500
WWW.EHRACOM.COM
TBP# No. F-726
TBP# No. 10092300

EHRA JOB NO. 081-011-150

**SECOND AMENDMENT TO INTERLOCAL AND DEVELOPMENT AGREEMENT
BETWEEN
THE CITY OF MANVEL, TEXAS,
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 42
AND MANVEL TOWN CENTER, LP**

This Second Amendment to Interlocal and Development Agreement is effective as of January 1, 2021, by and between the CITY OF MANVEL, TEXAS (the “*City*”), a Texas home-rule city, BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 42 (the “*District*”), a conservation and reclamation district and political subdivision of the State of Texas, and MANVEL TOWN CENTER, LP, a Texas limited partnership (the “*Developer*”).

RECITALS

WHEREAS, the City, the District and the Developer entered into Interlocal and Development Agreement dated January 1, 2014, as amended by First Amendment to Interlocal and Development Agreement dated February 20, 2018, collectively, the “*Agreement*”.

WHEREAS, the City, the District and the Developer have disagreed regarding certain aspects of the Agreement such as interpretation of various terms and the performance of certain obligations, but have fully resolved those disputes with this Second Amendment.

WHEREAS, the City, the District and the Developer now wish to amend the Agreement as provided for herein.

NOW, THEREFORE, for and in consideration of the promises and the mutual agreements set forth herein, the City, the Developer and the District hereby agree as follows:

AGREEMENT

1. Section 1.1 “Definitions” is amended as follows:

By adding new definitions as follows:

“**Delivery Deadline**” means the deadline for Developer to deliver the Grocery Store Site to the Grocer, which deadline is July 30, 2022, subject to force majeure. For every month the Developer delivery occurs after the month of the Delivery Deadline, the months of the term of the Agreement shall decrease by 1 month. The Parties agree that an unexcused failure to meet the Delivery Deadline constitutes a material breach of this Agreement (subject to notice and opportunity to cure under Section 6.1(C) and force majeure under Section 6.1(D)).”

“**Grocer**” means a nationally recognized grocery store chain with at least 50 stores.”

“**Grocery Store**” means a store occupying at least 75,000 sq. ft. within the Property operated by a Grocer.”

“**Grocery Store Site**” means a location on Highway 6 within the Property for a Grocery Store.”

By replacing the definition of “Commencement Date” with the following:

“**Commencement Date**” means April 1 of the year following the year of the Developer delivery of the Grocery Store Site to the Grocer, which Commencement Date is anticipated to be April 1, 2023.”

2. The designated percentage of ad valorem taxes shared by the City listed in both the definition of “**Increment**” in Section 1.1 and in Section 5.1(A) is reduced from 50% to 45%.

3. Section 4.1(G) is amended by adding the following to the end as a new paragraph:

“Detention ponds and storm lines shall be excluded from the Improvements conveyed to City, and instead will be owned and maintained by the District. The completed right turn lane improvements from Highway 288 to Highway 6 and any future TxDOT required improvements will not be conveyed to the City, but will remain under TxDOT jurisdiction”.

4. Section 5.1 is amended as follows:

The last sentence in Section 5.1(A) is deleted and replacing it with the following:

“The first City payment to the Economic Development Fund shall be made by the City on the Commencement Date, and shall include taxes for the prior tax year. Developer shall enforce the contractual obligations of any Grocer under a lease with Developer to timely develop and open a Grocery Store on the Grocery Store Site.”

The 1st sentence in the last paragraph of Section 5.1 (not lettered) is deleted.

5. Section 5.3(A) is deleted and replaced with the following:

“In consideration for the economic development benefits of the Improvements, and the construction services provided by the District to the City related to the Improvements, the City agrees to pay to the District from funds available in the Economic Development Fund, as provided in this Section. The District shall finance the Improvements using the proceeds of District Bonds and from direct payments from the Economic Development Fund as provided in this Section. The City shall continue to make the payments to the District from the Economic Development Fund as provided herein until the 380 Share of the Improvements (380 Cap) has been paid, or the term of this Agreement ends, whichever comes first.”

6. Section 6.1(D) is amended by increasing the days within which a *force majeure* notice is required from seven (7) to thirty (30).

7. Section 7.6 is amended as follows:

Add “Developer” to the notice parties in Section 7.6 (F) per Exhibit A attached.

Add the following subsection at the end of Section 7.6:

“(H) Approvals. Approvals and consents shall not be unreasonably withheld, conditioned or delayed. Any denial shall contain clear statements of the reason for denial and the changes required to achieve approval.

8. Section 7.9 is amended by deleting subsections (ii) and (iii), and the last 3 sentences.

9. Exhibit A “The Improvements” is amended to remove “Water Line under Hwy 288” and “Wastewater Line under Hwy 288”.

10. All other terms and conditions of the Agreement, unless expressly modified herein, shall remain in full force and effect. The Agreement, as amended hereby, is ratified, reinstated, modified and confirmed as a valid and enforceable legal document and any prior actions to the contrary by any party are rescinded. All parties are in full compliance with this Agreement, and all parties waive any prior defaults, actual or asserted. No party has any claim against any other party relating to the Agreement and any prior claim is released.

Approved and executed as of the Effective Date.

[signature pages follow]

CITY OF MANVEL

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the _____ day of February, 2021, by DEBRA DAVISON, as Mayor of the CITY OF MANVEL, Texas, on behalf of the City of Manvel.

Notary, State of Texas

(NOTARY SEAL)

**BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 42**

President, Board of Directors

ATTEST:

Secretary

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of February, 2021, by _____, as President of BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 42, a political subdivision of the State of Teas, on behalf of said political subdivision.

Notary, State of Texas

(NOTARY SEAL)

MANVEL TOWN CENTER, LP
BY: Manvel Town Center One, L.C.
ITS: General Partner

By: _____
Name: Steve Chandler Sr., Vice President

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of February, 2021, by STEVE CHANDLER SR., as Vice President of Manvel Town Center One, L.C. as the General Partner of Manvel Town Center, LP, a Texas limited partnership, on behalf of said limited partnership.

Notary, State of Texas

(NOTARY SEAL)

Exhibit A
Developer's Notice Address

Developer is added to the parties receiving notice under Section 7.6(F) at the following addresses:

If to Developer:

Manvel Town Center, LP
c/o Weitzman Management Corporation
1800 Bering, Suite 550
Houston, TX 77057
Atten: Steve Chandler

With a copy to

Manvel Town Center, LP
c/o Weitzman Management Corporation
3102 Maple Avenue, Suite 500
Dallas, TX 75201
Atten: Kim Fredenburg