

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



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
September 11, 2023**

**NOTICE IS HEREBY GIVEN
6:30 P.M.**

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

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

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

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

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

Pledge

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

Public Comments: "Comment Card" Required

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

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve Final Plat for Meridiana Section 14A; BEING A SUBDIVISION OF 15.01 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve Final Plat for Meridiana Section 4A East; BEING A SUBDIVISION OF 16.84 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.
- D. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 9/8/2023 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

NOTICE OF POSSIBLE QUORUM

A quorum of the Manvel City Council may be in attendance at the 9/11/2023 meeting of the Manvel Planning, Development, and Zoning Commission. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.

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



**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
NOTICE IS HEREBY GIVEN
6:00 P.M.**

MINUTES 8/28/2023

Regular Session Call to Order

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

Those in attendance were:

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

Absent: Dorothy Wynne

Also Present: Daniel Johnson, Interim City Manager
Tammy Bell, City Secretary
Jessica Rodriguez, Director of Development Services
Jose Abraham, City Planner
Brooke Cyphers, Public Information Officer

Pledge

Public Comments: "Comment Card" Required

None.

Consent PDZ

- A. Approve the Partial Replat of Daffern/Kilbourn Addition;
BEING ALL OF LOT 1 OF DAFFERN/KILBOURN ADDITION ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2016027996.
- B. Approve the meeting minutes to date.

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

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve an Extended Stay Permit for a recreational vehicle (RV) located at 7716 Bissell Rd.

PDZ Member Christy Kennard made the motion to approve the Extended Stay Permit for a period of 4 months. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

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

- B. Consideration and possible action to approve Final Plat for Meridiana Section 4A East;
BEING A SUBDIVISION OF 16.84 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PDZ Member Ryan Miller made the motion to table. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

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

No action.

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

PDZ Member Ryan Miller made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

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

Adjourn

PDZ Member Ryan Miller made the motion to adjourn the meeting at 6:06 p.m. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 6/0

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

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 08/14/2023 (09/11/2023 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 14A, being
a subdivision of 15.01 acres out of the Oliver Hall Survey, Abstract 203, City
of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x _____

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

Kaitlin Gile
SIGNATURE

08/14/2023
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 14A - Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	September 11, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, Interim City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a new residential section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57.*
- *The proposed section includes patio home lots with minimum 45 feet lot width and 20-foot front setback.*
- *The proposed plat subdivides a 15.01 acres tract into 67 residential lots, 4 Blocks, and 6 reserves for landscaping, open space, utility purposes, and recreation.*
- *The proposed plat generally conforms to the preliminary plat approved in November 2022.*

STAFF RECOMMENDATION

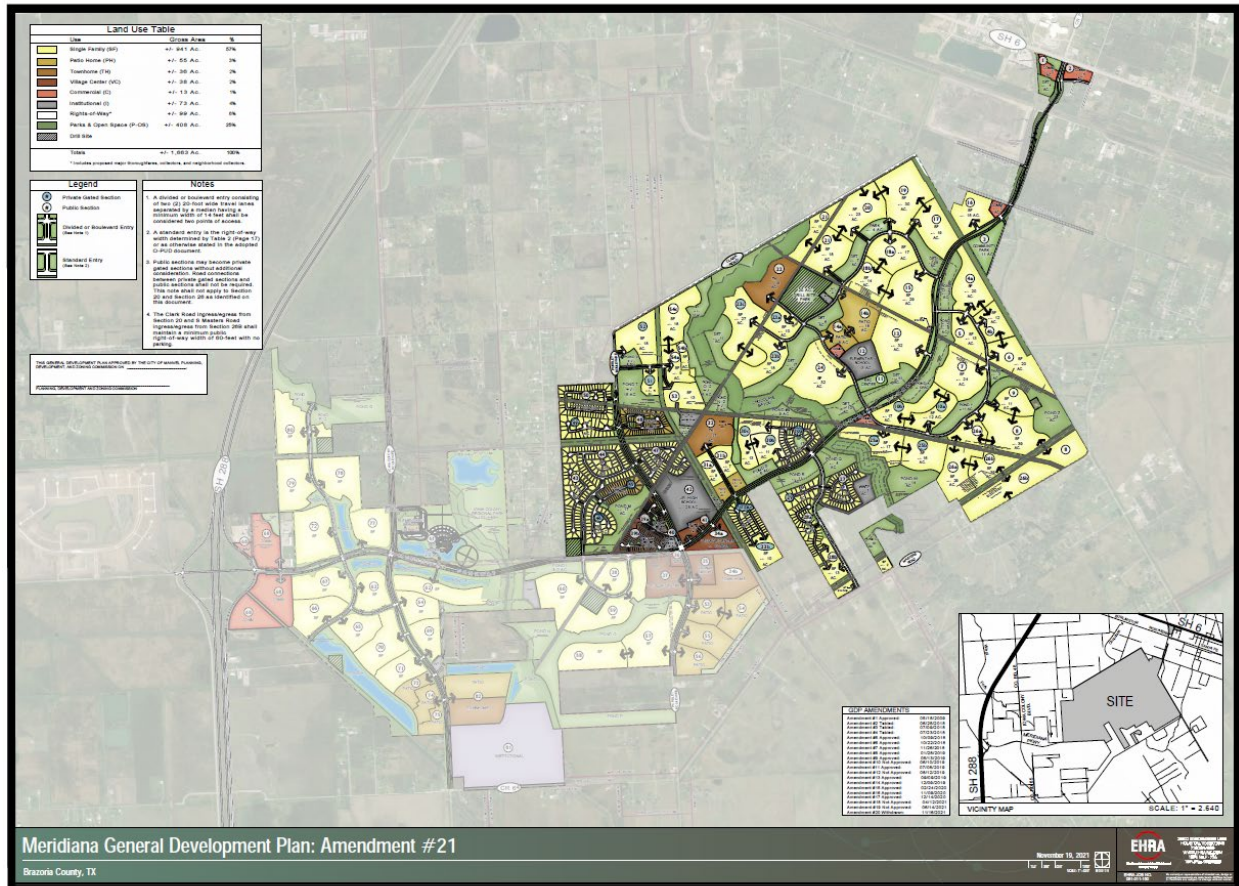
The City staff recommends approval of this proposed plat - *Meridiana Section 14A Final Plat.*



DEVELOPMENT SERVICES DEPARTMENT

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

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



STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 14A, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA SECTION 14A where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, therunto authorized by this — 5th day of April, 2023.

OWNER

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

BY: [Signature]
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

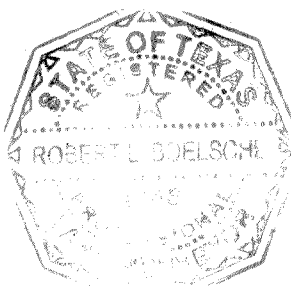
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of April, 2023.



Kaitlin Gile
Notary Public in and for the
State of Texas
My Notary Commission Expires 6/13/26

I, Robert Boelsche, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and interior corners of this subdivision were not set at the time this plat was signed by me and that these corners are to be set after construction of the public infrastructure and final lot grading within the subdivision; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8-inch diameter iron rod with surveyor's cap.



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 14A in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this day of 2023.

Planning, Development and Zoning Commission

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

[Signature] 4/3/23
Lee Walden, P.E.,
President

[Signature] 4/3/23
Kerry L. Osburn
Vice President

[Signature] 4/3/23
Brandon Middleton
Secretary/Treasurer

[Signature] 4/3/23
Nazar Sabri, P.E.
District Engineer

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

BCDD5 REF ID # B230002

JOB NO.: 081-011-14-01

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 14A
BEING 15.01 ACRES OF LAND SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 15.01 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 884.331 ACRE TRACT RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.P.F. NO.) 2006035182, SAID 15.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

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

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract a distance of 4,006.20 feet to a point for corner;

THENCE, North 30°06'57" West, a distance of 1,892.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve in the easterly right-of-way line of North Inspiration Way as per the plat recorded under File Number 2021007546 of the Brazoria County Plat Records (B.C.P.R.), marking the POINT OF BEGINNING of the herein described tract of land;

(1) THENCE, in a northwesterly direction along the easterly right-of-way line North Inspiration Way with the arc of a non-tangent curve to the right having a radius of 770.00 feet, an angle of 18°09'13", an arc length of 243.97 feet, and a chord bearing N 31°03'51" W for a distance of 242.95 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for tangency;

(2) THENCE, N 21°59'15" W, continuing along the easterly right-of-way line North Inspiration Way for a distance of 151.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;

(3) THENCE, in a northwesterly direction continuing along the easterly right-of-way line North Inspiration Way with the arc of a curve to the right having a radius of 380.00 feet, an angle of 22°50'04", an arc length of 151.44 feet, and a chord bearing N 33°24'17" W for a distance of 150.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of non-tangent curvature;

(4) THENCE, in an easterly direction along the arc of said non-tangent curve to the left having a radius of 25.00 feet, an angle of 80°45'52", an arc length of 35.24 feet, and a chord bearing S 85°12'15" E for a distance of 32.39 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(5) THENCE, N 54°24'49" E, for a distance of 25.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(6) THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 540.00 feet, an angle of 30°53'15", an arc length of 291.11 feet, and a chord bearing N 69°51'26" E for a distance of 287.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(7) THENCE, N 85°18'04" E, for a distance of 5.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(8) THENCE, N 05°41'10" E, for a distance of 84.54 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(9) THENCE, N 14°54'52" E, for a distance of 59.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(10) THENCE, N 22°31'05" E, for a distance of 59.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(11) THENCE, N 30°07'17" E, for a distance of 69.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(12) THENCE, N 39°53'24" E, for a distance of 63.11 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(13) THENCE, N 46°48'38" E, for a distance of 57.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(14) THENCE, N 49°21'33" E, for a distance of 91.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(15) THENCE, S 40°14'58" E, for a distance of 177.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(16) THENCE, S 49°45'02" W, for a distance of 18.04 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(17) THENCE, S 40°14'58" E, for a distance of 131.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(18) THENCE, S 61°36'57" E, for a distance of 5.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(19) THENCE, S 27°00'26" E, for a distance of 178.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(20) THENCE, S 62°59'34" W, for a distance of 3.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;

(21) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing S 17°59'34" W for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(22) THENCE, S 27°00'26" E, for a distance of 96.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(23) THENCE, N 67°02'58" E, for a distance of 116.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(24) THENCE, N 50°37'26" E, for a distance of 85.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(25) THENCE, N 35°47'22" E, for a distance of 87.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(26) THENCE, S 62°29'24" E, for a distance of 297.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(27) THENCE, S 27°30'36" W, for a distance of 109.85 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(28) THENCE, S 28°11'55" W, for a distance of 170.52 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(29) THENCE, S 74°09'15" W, for a distance of 362.67 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

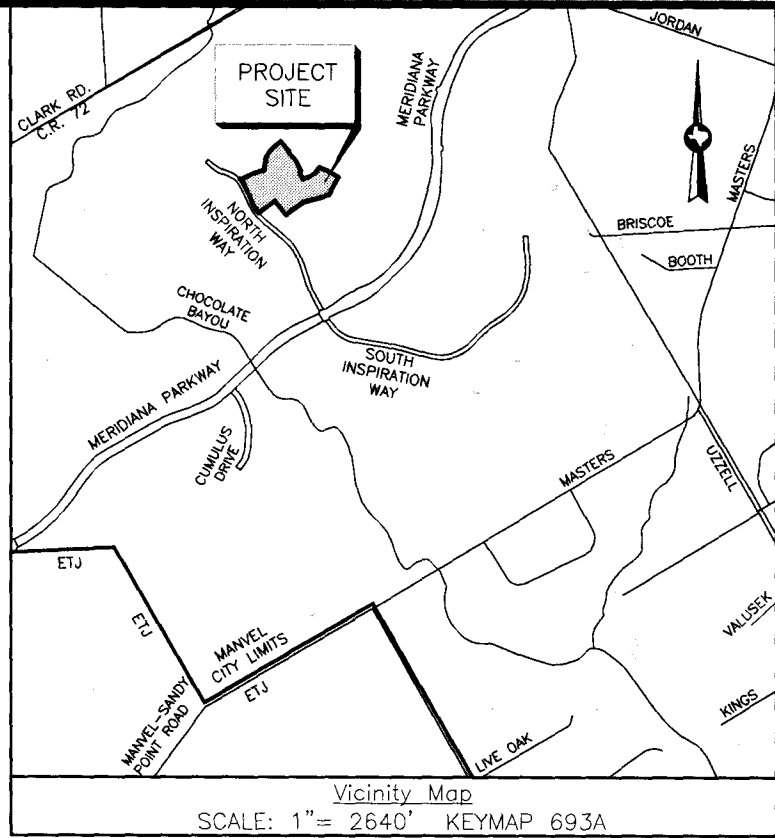
(30) THENCE, S 54°11'54" W, for a distance of 297.26 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(31) THENCE, N 39°26'21" W, for a distance of 242.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(32) THENCE, S 51°47'53" W, for a distance of 268.71 feet to the POINT OF BEGINNING and containing 15.01 acres of land.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) in this section shall be a minimum of 1 foot above natural ground, based on the Variance Request dated January 30, 2023 and approved by Brazoria County Drainage District No. 5 on March 6, 2023.
- 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 commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- 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 1.1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.



GENERAL NOTES:

1.

Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
2.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone "X" (areas determined to be outside the 500-year floodplain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, 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.
3.

B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.P.R. indicates Brazoria County Plot Records.
B.L. indicates Building Line.
F.N.D. indicates Found
I.R. indicates Iron Rod
N.O. indicates Number.
P.A.E. indicates Private Access Easement
P.O.B. indicates Point of Beginning.
P.O.C. indicates Point of Commencing.
P.U.E. indicates Public Utility Easement.
P.G. indicates Page
P.V.T. indicates Private
R.O.W. indicates Right-Of-Way.
RES. indicates Reserve.
SQ. FT. Square Feet.
S.S.E. indicates Sanitary Sewer Easement
STM. S.E. indicates Storm Sewer Easement
U.E. indicates Utility Easement.
VOL. indicates Volume
W.L.E. indicates Water Line Easement
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
() indicates change in street name.
4.

Property within the boundaries of this plot and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
5.

The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
6.

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 plot, as well as the Administrative Changes regarding Ordinance # 2009-0-04, as approved on March 3, 2022.
7.

All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
8.

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 pipelines as defined in section 62-24 as per Manual Ordinance 62-116a.
9.

No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
10.

No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.
11.

This final plat will expire two (2) years after final approval by the Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
12.

A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
13.

All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
14.

The boundary for this plat has a closure in excess of 1:15,000.
15.

There are no visible or apparent pipelines within the boundaries of this subdivision.
16.

The drainage on adjacent property will not be impacted by this development.
17.

Reserve "F" provides 0.16 acres of unencumbered open space within the boundary of this plat.
18.

Development regulations and City permits are required on all property.
19.

One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tract; the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicatior, his heirs, assigns, or successors (Where applicable).
20.

Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 14A where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
21.

The following lots are permitted to have two-story structures: Lot 14 - Block 1, Lot 23 - Block 1, Lot 33 - Block 1, Lot 1 - Block 3, Lots 6-9 - Block 3, Lots 2-6 - Block 4. All other lots within this section are hereby limited to one-story structures.
22.

Detention for this subdivision is to be provided by Meridiana Detention Ponds H-2 Phase 1.
23.

One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tract; the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicatior, his heirs, assigns, or successors.
- CURVE

RADIUS

ARC LENGTH

DELTA ANGLE

CHORD BEARING

CHORD LENGTH

C1

1770.00'

243.913'

22°50'04"

N 33°24'17" W

150.44'

C2

380.00'

151.44'

22°50'04"

S 85°12'15" E

32.39'

C3

25.00'

35.24'

80°45'52"

N 69°51'26" E

287.59'

C4

540.00'

291.11'

30°53'15"

S 25°26'59" E

70.91'

C5

25.00'

39.27'

80°45'52"

N 14°01'53" E

32.39'

C6

500.00'

269.54'

30°53'15"

S 25°26'59" E

70.91'

C7

300.00'

71.07'

13°34'26"

S 66°56'47" E

37.33'

C8

300.00'

401.90'

76°45'29"

S 28°21'26" E

45.93'

C9

975.00'

45.94'

241°58'

S 85°12'15" E

32.39'

C10

50.00'

83.86'

96°05'42"

S 77°45'16" E

74.37'

C11

300.00'

104.49'

19°57'21"

N 64°10'34" E

103.96'

C12

400.00'

329.63'

50°48'59"

N 21°25'36" W

58.35'

C13

300.00'

58.44'

11°09'41"

S 21°25'36" W

58.35'

C14

50.00'

78.54'

90°00'00"

N 17°59'34" E

70.71'

C15

25.00'

34.60'

29°17'50"

N 45°39'09" E

31.90'

C16

325.00'

748.15'

43°44'49"

N 21°25'36" W

58.35'

C17

25.00'

35.24'

80°45'52"

N 14°01'53" E

32.39'

C18

460.00'

82.88'

10°19'24"

N 59°34'31" E

82.77'

C19

25.00'

42.15'

96°36'01"

S 66°56'47" E

37.33'

C20

325.00'

77.00'

13°34'26"

S 25°26'59" E

70.91'

C21

25.00'

23.55'

53°58'05"

S 05°15'09" E

22.69'

C22

60.00'

301.53'

28°56'10"

N 57°45'48" E

70.59'

C23

25.00'

23.55'

53°58'05"

S 05°15'09" E

22.69'

C24

275.00'

65.15'

13°34'26"

N 25°26'59" W

65.00'

C25

25.00'

42.15'

96°36'01"

S 29°38'15" E

37.33'

C26

460.00'

82.88'

10°19'24"

N 59°34'31" E

82.77'

C27

25.00'

34.60'

29°17'50"

N 45°39'09" E

31.90'

C28

325.00'

65.83'

11°36'20"

S 21°12'16" E

65.72'

C29

1,000.00'

77.81'

42°7'29"

N 54°11'54" E

64.76'

C30

25.00'

23.55'

53°58'05"

S 28°08'29" E

23.90'

C31

50.00'

114.24'

130°54'39"

N 89°43'38" E

90.96'

C32

25.00'

13.06'

29°55'35"

N 39°14'06" E

12.91'

C33

275.00'

95.78'

19°57'21"

N 64°10'34" E

103.96'

C34

425.00'

345.99'

50°48'59"

N 21°25'36" W

58.35'

C35

25.00'

9.18'

21°02'22"

S 73°30'45" W

9.13'

C36

50.00'

115.26'

132°04'44"

S 17°59'34" W

91.38'

C37

25.00'

9.18'

21°02'22"

S 73°30'45" W

9.13'

C38

275.00'

48.72'

10°09'03"

S 21°55'55" E

48.66'

C39

25.00'

39.71'

91°00'38"

S 28°38'56" W

35.67'

C40

325.00'

113.20'

19°57'21"

N 64°10'34" W

112.62'

C41

25.00'

41.93'

96°36'01"

S 77°45'16" W

71.18'

C42

950.00'

44.76'

241°58'

S 85°12'16" W

32.39'

C43

275.00'

368.41'

76°45'29"

N 11°22'18" E

341.47'

C44

375.00'

305.29'

46°38'39"

S 50°48'59" E

296.92'

C45

25.00'

38.95'

61°12'25" W

35.13'

C46

325.00'

59.22'

10°26'23"

N 21°47'15" W

59.13'

C47

350.00'

83.07'

13°35'56"

S 28°47'13" E

82.88'

C48

800.00'

61.29'

42°32'22"

S 24°10'56" E

61.27'

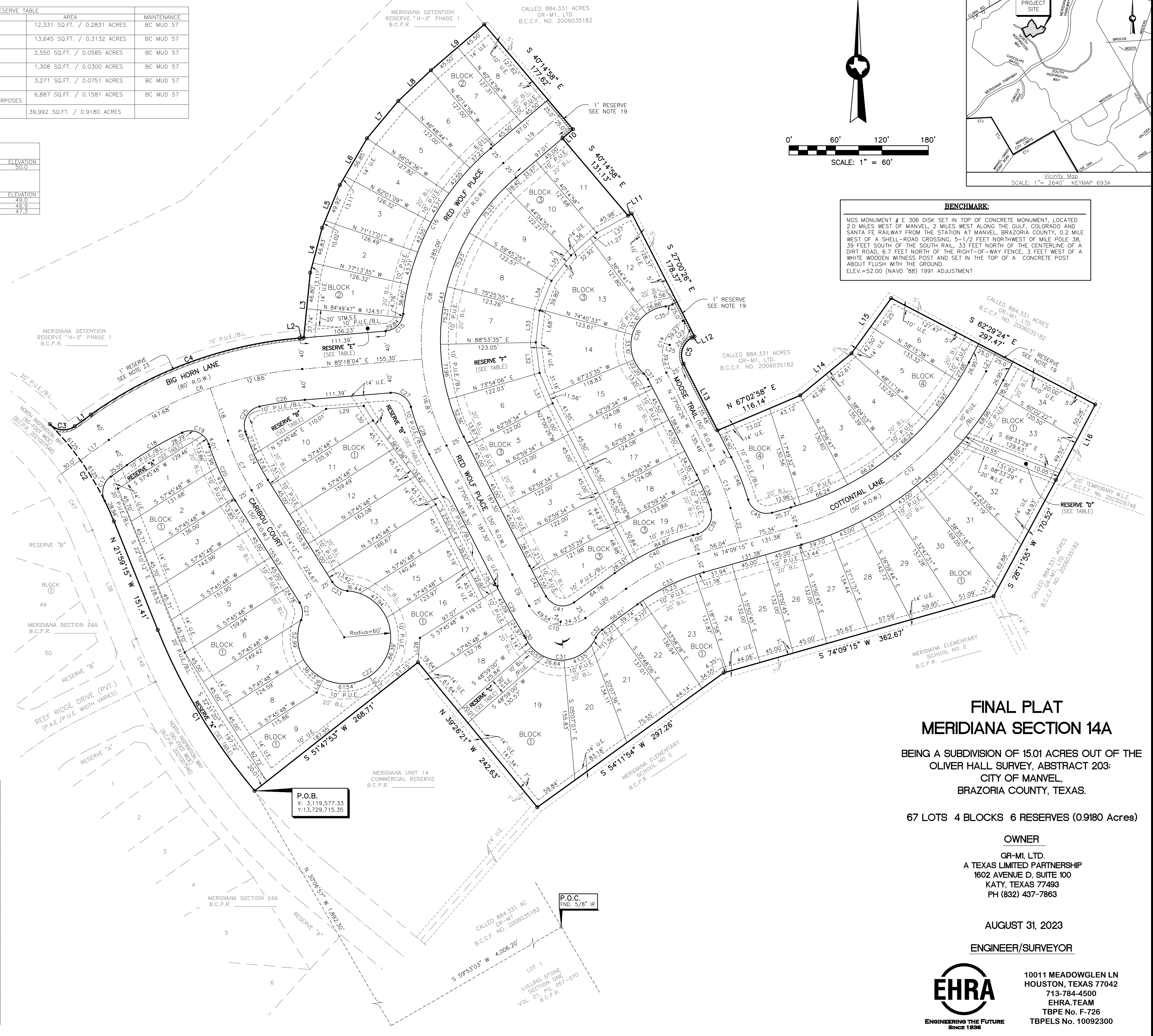
RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	12,331 SQ.FT. / 0.2831 ACRES	BC MUD 57
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	13,645 SQ.FT. / 0.3132 ACRES	BC MUD 57
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	2,550 SQ.FT. / 0.0585 ACRES	BC MUD 57
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1,308 SQ.FT. / 0.0300 ACRES	BC MUD 57
E	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	3,271 SQ.FT. / 0.0751 ACRES	BC MUD 57
F	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	6,887 SQ.FT. / 0.1581 ACRES	BC MUD 57
TOTAL		39,992 SQ.FT. / 0.9180 ACRES	

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE BLOCKS 1-4	ELEVATION 50.0
EXISTING ELEVATION INFORMATION	
NATURAL GROUND	ELEVATION 49.0
0.2% ANNUAL CHANCE FLOOD	46.3
0.2% ANNUAL CHANCE FLOOD	47.5

LOT SIZE TABLE			
Block	Lot	Sq. Feet	Lot Width
1	1	5,928	45.92
1	2	9,999	45.13
1	3	6,299	45.00
1	4	6,658	45.00
1	5	7,018	45.00
1	6	7,130	48.69
1	7	5,967	47.87
1	8	5,686	46.45
1	9	9,384	80.32
1	10	6,494	45.09
1	11	7,097	45.00
1	12	7,258	45.00
1	13	7,419	45.00
1	14	7,155	51.89
1	15	5,801	45.85
1	16	7,841	105.90
1	17	5,875	45.08
1	18	6,649	45.00
1	19	15,747	45.00
1	20	8,123	45.00
1	21	7,651	46.37
1	22	6,347	47.87
1	23	7,650	69.55
1	24	6,189	48.85
1	25	5,940	45.00
1	26	5,940	45.00
1	27	6,552	45.00
1	28	6,901	45.00
1	29	7,596	45.00
1	30	8,564	45.00
1	31	8,028	45.00
1	32	8,898	45.26
1	33	7,265	65.75
1	34	5,727	45.98
2	1	6,476	45.75
2	2	6,350	45.75
2	3	6,666	45.75
2	4	6,356	45.75
2	5	6,686	45.75
2	6	6,381	45.50
2	7	5,786	45.50
2	8	5,800	45.50
3	1	6,696	50.94
3	2	5,535	45.68
3	3	5,490	45.00
3	4	5,490	45.00
3	5	5,490	45.00
3	6	6,672	62.10
3	7	7,230	69.85
3	8	7,220	69.55
3	9	7,199	69.55
3	10	5,895	51.02
3	11	5,688	45.00
3	12	6,528	45.50
3	13	9,000	45.50
3	14	8,923	45.50
3	15	5,904	45.75
3	16	5,646	45.50
3	17	5,646	45.50
3	18	5,645	45.50
3	19	6,372	48.23
4	1	8,147	51.77
4	2	7,171	62.63
4	3	7,275	62.63
4	4	7,317	62.63
4	5	7,237	62.33
4	6	6,507	53.14

LOT WIDTH IS MEASURED AT THE FRONT BUILDING SETBACK LINE

LINE	BEARING	DISTANCE
L1	N 54°24'49" E	25.55'
L2	N 85°18'04" E	5.16'
L3	N 05°41'10" E	84.54'
L4	N 14°54'52" E	59.94'
L5	N 22°31'05" E	59.94'
L6	N 30°07'17" E	69.96'
L7	N 39°53'24" E	63.11'
L8	N 46°48'38" E	57.75'
L9	N 49°21'33" E	91.00'
L10	S 49°45'02" W	18.04'
L11	N 61°36'57" E	5.66'
L12	S 62°58'34" W	96.51'
L13	S 2°00'26" W	96.51'
L14	N 50°37'26" E	85.57'
L15	N 35°47'22" E	87.75'
L16	S 27°30'36" W	109.85'
L17	N 54°24'49" E	45.30'
L18	S 18°39'46" E	71.89'
L19	S 49°45'02" W	97.01'
L20	N 54°11'54" E	64.76'
L21	N 27°30'36" E	26.95'
L22	N 15°50'45" W	45.59'
L23	N 62°59'34" E	3.49'
L24	N 03°31'09" E	4.76'
L25	S 72°00'26" E	7.57'
L26	S 26°31'58" W	20.00'
L27	S 38°12'07" E	24.84'
L28	N 04°15'11" E	31.74'
L29	N 85°18'04" E	48.87'
L30	S 32°14'12" E	22.41'
L31	N 21°15'24" W	42.72'
L32	N 07°08'54" W	39.79'
L33	N 07°01'03" E	41.41'
L34	N 21°28'02" E	41.48'
L35	N 37°35'13" E	41.62'
L36	N 48°36'53" E	44.19'
L37	N 61°36'57" E	51.64'
L38	S 21°59'15" E	151.41'



FINAL PLAT
MERIDIANA SECTION 14A

BEING A SUBDIVISION OF 15.01 ACRES OUT OF THE
OLIVER HALL SURVEY, ABSTRACT 203:
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

67 LOTS 4 BLOCKS 6 RESERVES (0.9180 Acres)

OWNER

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

AUGUST 31, 2023

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA TEAM
TBPE No. F-726
TBPELS No. 10092300

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

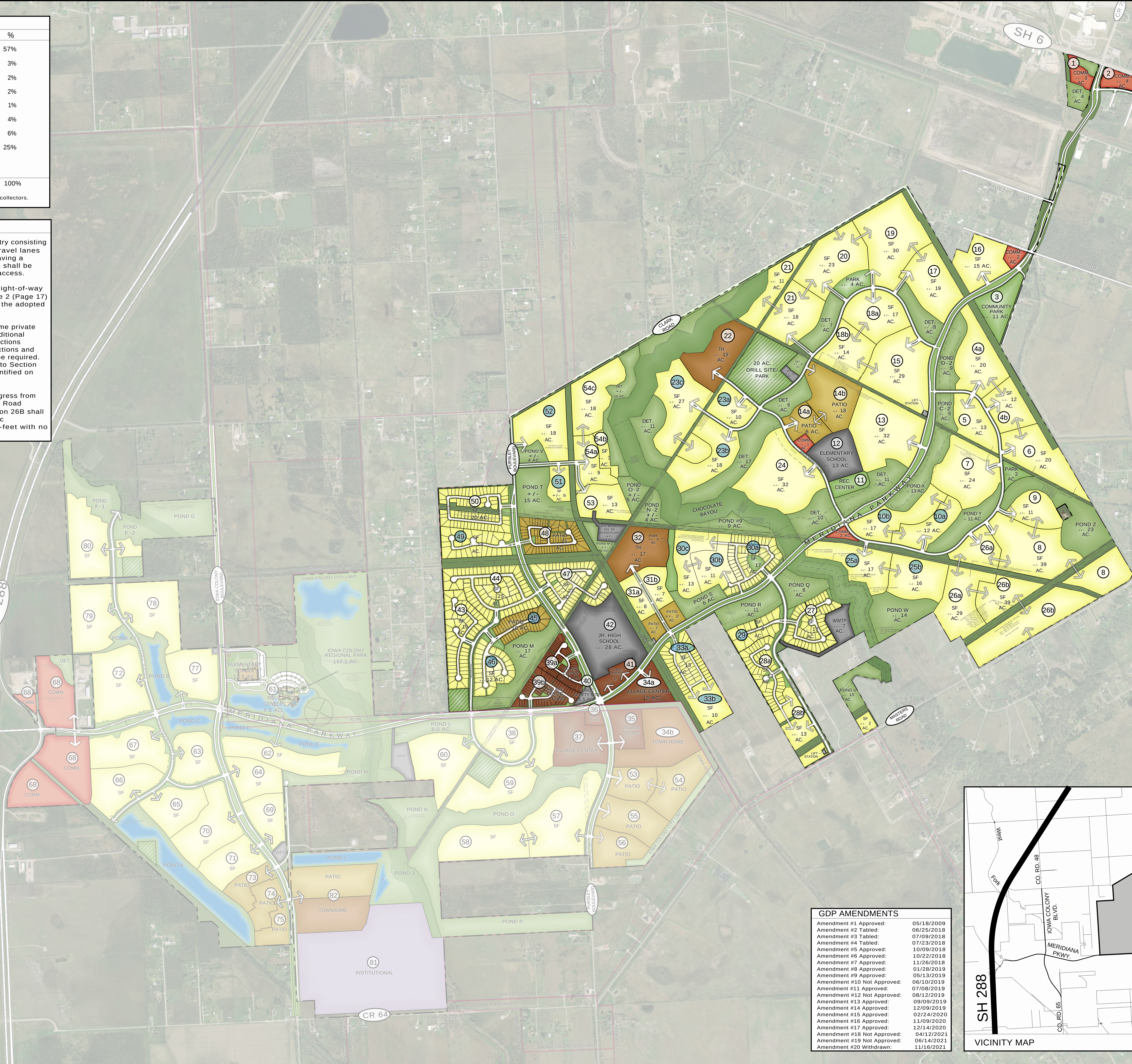
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

EHRA JOB NO.
081-011-150

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: 09/11/2023 PD&Z Meeting

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

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

Plats:

Preliminary _____

Final x _____

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

Kaitlin Gile
SIGNATURE

07/31/2023
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 4A East – Final Plat
Applicant:	Jackie Overton – EHRA Engineering
PD&Z Meeting Date:	September 11, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, Interim City Manager/ City Engineer Jessica Rodriguez, Director of Development Services

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new section within Meridiana Master planned development, established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The subject site is located within Brazoria County Municipal Utility District (MUD) No. 57.*
- *The proposed section includes single family residential lots with minimum 60 feet lot width.*
- *This section includes 50-foot-wide right-of-ways. Please note that Meridiana PUD document allows 50-foot-wide right-of-way for residential streets providing access to lots that are less than 70 feet wide.*
- *The proposed plat subdivides a 16.84-acre tract into 47 residential lots, 3 blocks, and 3 reserves for landscaping, open space, and utility purposes.*
- *The proposed plat generally conforms to the preliminary plat approved in May 2022.*
- *This proposed plat was previously submitted in November 2022 and January 2023, but was not approved, primarily, because the applicant was unable to demonstrate availability of water and sewer capacity to serve this section.*
- *This plat was considered at the August 14, 2023 agenda but the applicant requested a 30-day extension to allow time for an agreement between City of Manvel, BCMUD 56 and BCMUD 57 to be approved by Manvel City Council. The request for extension was granted.*
- *The agreement between City of Manvel, BCMUD 56 and BCMUD 57 was approved on September 6, 2023 by Manvel City Council.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - *Meridiana Section 4A East - Final Plat*.

STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, PRESIDENT of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 4A EAST, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

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

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

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

By: _____
Print Name: Matt Lawson
Title: PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, PRESIDENT of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

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

Notary Public in and for the
State of Texas
My Notary Commission Expires _____

I, Robert Boelsche, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and interior corners of this subdivision were not set at the time this plat was signed by me and that these corners are to be set after construction of the public infrastructure and final lot grading within the subdivision; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8- inch diameter iron rod with surveyor's cap.

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

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

Planning, Development and Zoning Commission

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

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

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

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

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

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

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

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

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

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

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

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

8) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 275.00 feet, an arc length of 277.53 feet, an angle of 57°49'21", and a chord bearing North 23°49'31" West, for a distance of 265.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;

9) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 775.00 feet, an arc length of 311.78 feet, an angle of 75°57'30", and a chord bearing North 16°36'40" East, for a distance of 309.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

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

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

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

13) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 33.14 feet, an angle of 75°57'30", and a chord bearing South 33°54'40" East, for a distance of 30.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;

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

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

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

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

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

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

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

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

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

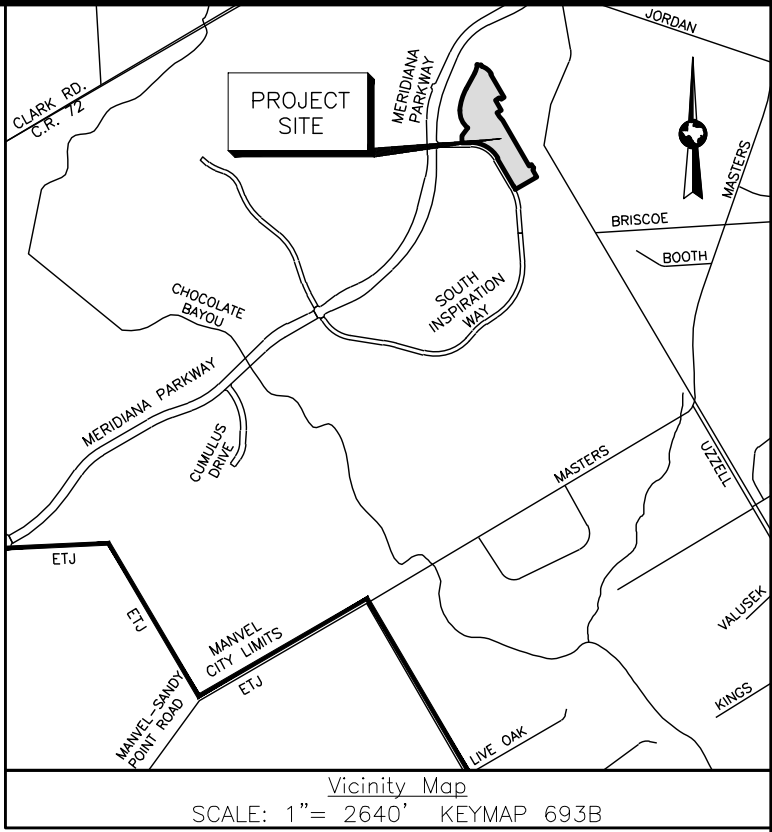
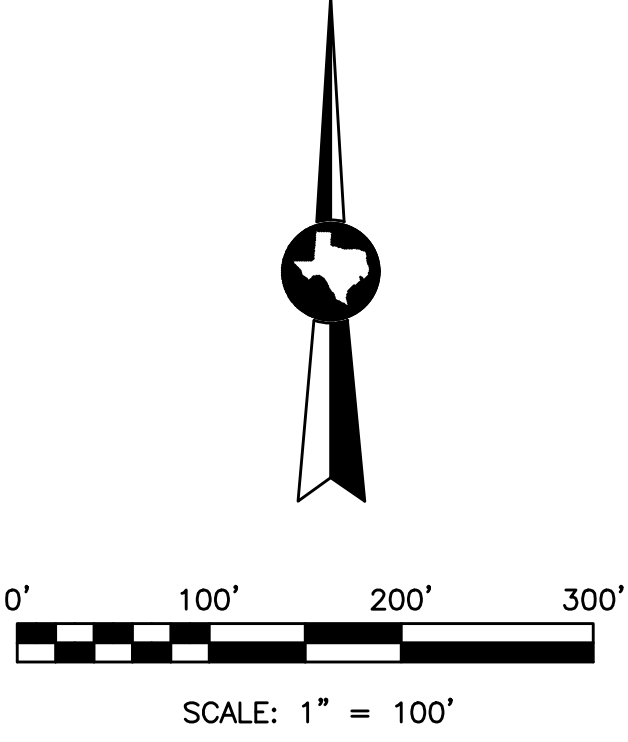
23) THENCE, South 30°06'57" East, for a distance of 724.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

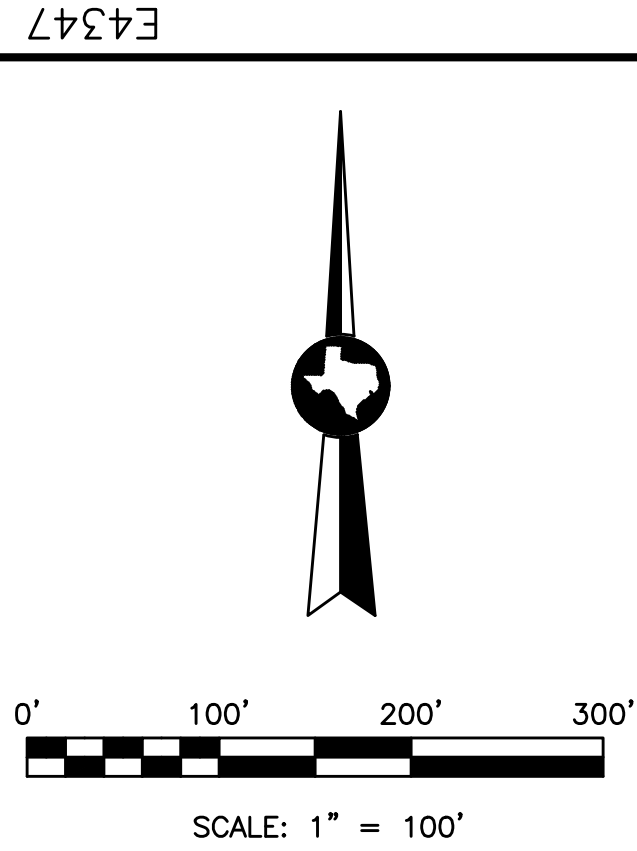
24) THENCE, North 59°52'55" East, for a distance of 38.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

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

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

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



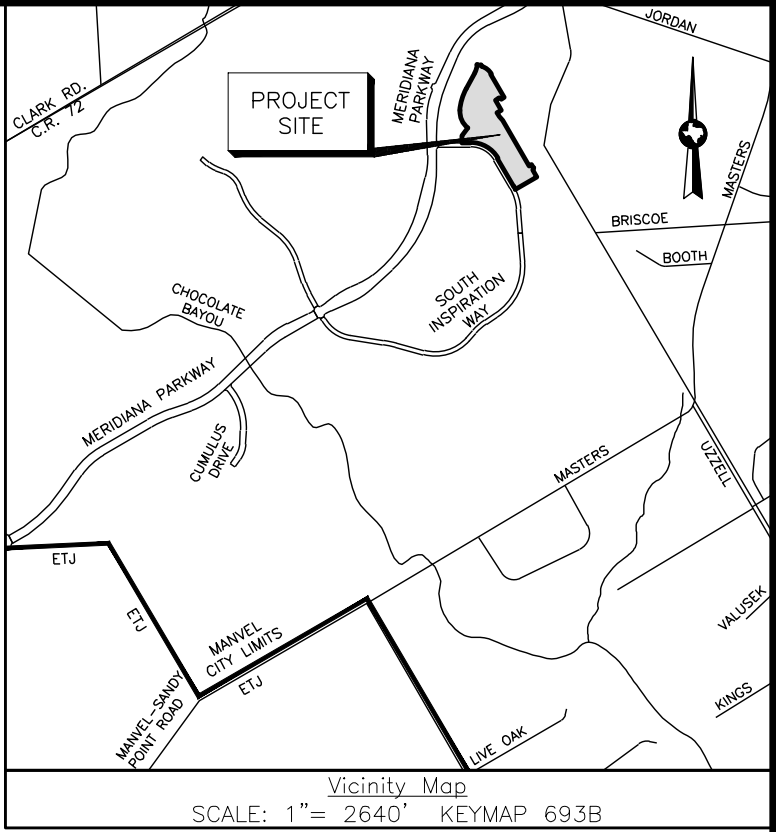


BENCHMARK:

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

ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

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



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

GENERAL NOTES:

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

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

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

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

FINAL PLAT

MERIDIANA SECTION 4A EAST

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

47 LOTS 3 BLOCKS AND 3 RESERVES (0.8336 Acres)

OWNER

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

NOVEMBER 18, 2022

ENGINEER/SURVEYOR



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

SHEET 2 OF 2

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

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

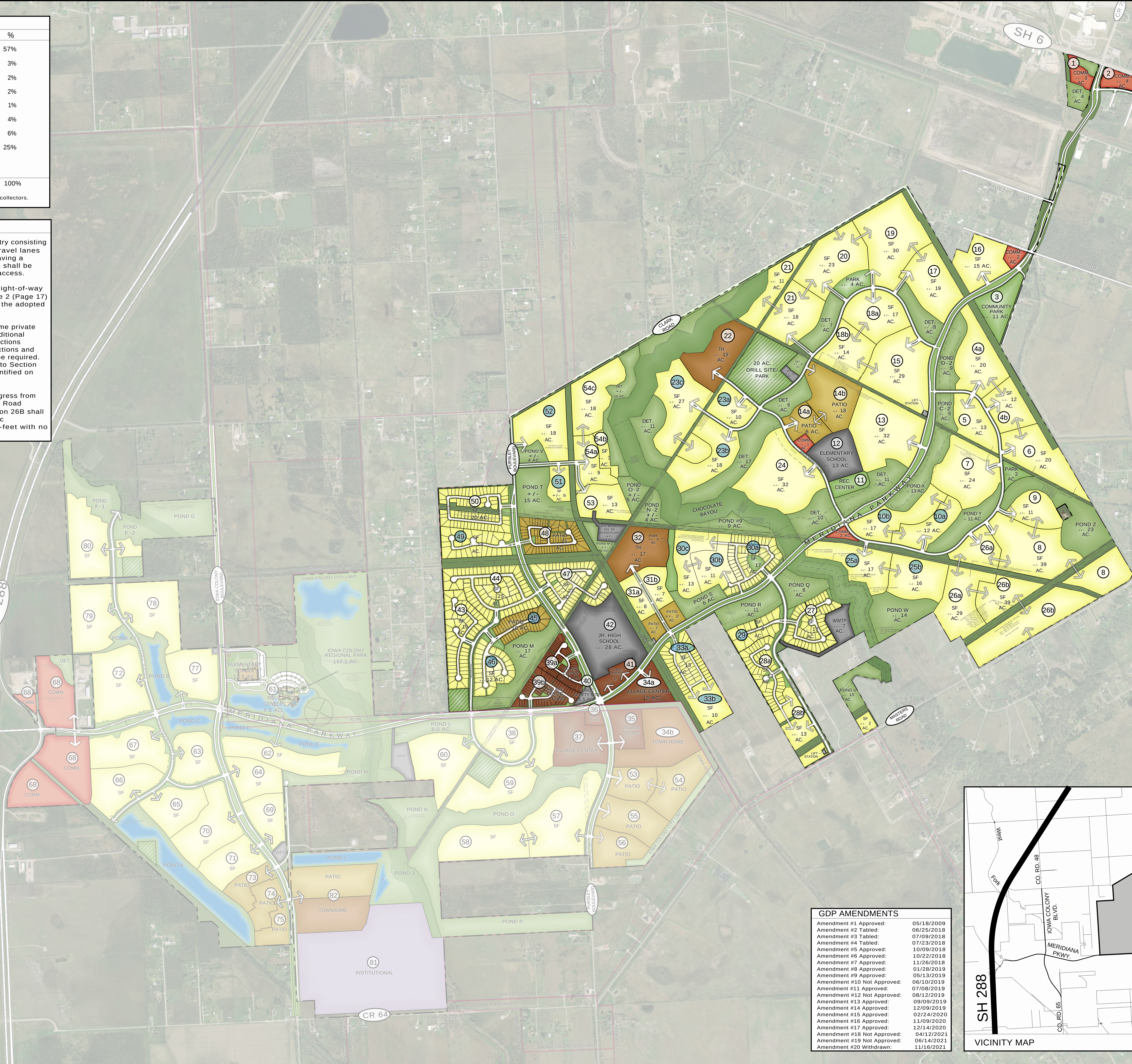
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

EHRA JOB NO.
081-011-150

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