



Planning Development and Zoning Meeting

**NOTICE OF A TELECONFERENCE
PLANNING DEVELOPMENT AND ZONING MEETING
February 22, 2021
7:00 PM**

Notice is hereby given that Planning Development and Zoning will meet VIA TELECONFERENCE. This meeting is to consider and if appropriate, take action with respect to the items listed below.

**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-with the exception during a public hearing) by calling 210-469-0207 or Toll Free 1-877-257-2190 and entering the Meeting ID: 968 163 366#

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 x6 for staff assistance.

***All Public Comment Requests (Including Public Hearing Requests) must be received before 6:00 p.m., on February 22, 2021.

The Planning, Development and Zoning Commission reserves the right to go into Executive Session on any item on this agenda under the appropriate exceptions to the Texas Open Meeting Act, Chapter 551, Texas Government Code.

Regular Session

Call To Order

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.*

Public Hearing



Planning Development and Zoning Meeting

- A. TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA SECTION 27 BEING A SUBDIVISION OF 16.17 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8, AND 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR THE REPLAT IS TO CREATE FIFTY-TWO (52) LOTS, TWO (2) BLOCKS, AND SIX (6) RESERVES.

- B. TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WASTEWATER TREATMENT PLANT BEING A SUBDIVISION OF 16.57 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8, AND 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234, A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, AND A PORTION OF LOT 17 OF LULLING STONE SECTION 1, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 21, PG. 267-270, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR THE REPLAT IS TO CREATE ONE (1) BLOCK AND TWO (2) RESERVES.

Read and Approve Minutes

- A. Consideration and possible action to approve the minutes to date.

Regular Agenda

- A. Consideration and possible action to approve, Final Plat for Del Bello Lakes Section 6; BEING A SUBDIVISION OF 10.897 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 72, ALSO KNOWN AS KATE R. EHRMANN SURVEY, ABSTRACT 460, BRAZORIA COUNTY, TEXAS.

- B. Consideration and possible action to approve, Final Plat for Del Bello Lakes Section 10; BEING A SUBDIVISION OF 7.107 ACRES OF LAND SITUATED IN THE A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHRMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

- C. Consideration and possible action to approve and forward with a favorable recommendation to City Council, Preliminary Plat for Meridiana Cumulus Drive Phase 3; BEING A SUBDIVISION OF 3.02 ACRES BEING A PARTIAL REPLAT OF LOTS 5 AND 6 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.



Planning Development and Zoning Meeting

- D. Consideration and possible action to approve and forward with a favorable recommendation to City Council, Preliminary Plat for Meridiana Section 28B;
BEING A SUBDIVISION OF 14.35 ACRES BEING A PARTIAL REPLAT OF LOTS 5 AND 6 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- E. Consideration and possible action to approve and forward with a favorable recommendation to City Council, Final Plat of Meridiana Section 27;
BEING A SUBDIVISION 16.17 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8, AD 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- F. Consideration and possible action to approve and forward with a favorable recommendation to City Council, Final Plat of Brazoria County Municipal Utility District No. 56 Wastewater Treatment Plant;
BEING A SUBDIVISION OF 16.57 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8, AND 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22; PG. 231-234, A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, AND A PORTION OF LOT 17 OF LULLING STONE SECTION 1, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 21, PG. 267-270, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

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

Adjourn

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 February 19, 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.

Tammy Bell
City Secretary



**MINUTES
PLANNING, DEVELOPMENT AND ZONING COMMISSION
FEBRUARY 8, 2021
7:00 p.m.**

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

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The Planning, Development and Zoning Commission reserves the right to go into Executive Session on any item on this agenda under the appropriate exceptions to the [Texas Open Meeting Act, Chapter 551, Texas Government Code.](#)

CALL TO ORDER

The meeting was called to order at 7:01 p.m.

ROLL CALL

Pos #1 George Griffith 3/2021
Pos #2 Kyle Marasckin 3/2021
Pos #3 Vacant 3/2021
Pos #4 Alina Rogers 3/2021
Pos #5 Christy Kennard 3/2022
Pos #6 Dorothy Wynne 3/2022
Pos #7 Muhammed Alam 3/2022

Present

 X
 X

 X
 X

Not Present

 X

 X

PUBLIC /CITIZENS COMMENTS:

PD&Z Board Applicants in attendance via teleconference;
Christine Diaz
Ed Perry

READ AND APPROVE MINUTES:

Consideration and possible action to approve the minutes to date.

Motion made by Kyle Marasckin to approve. The motion was seconded by Alina Rogers. A roll call vote was taken 4 to 0. Motion approved.

NEW BUSINESS

1. Consideration and possible action to approve, **Final Plat for Pomona Section 19;**

BEING A SUBDIVISION OF 41.225 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 88 (A.K.A.) R.B. LYLE SURVEY, ABSTRACT 540 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A) J.S. TALMAGE SURVEY,



ABSTRACT 563 AND THE H.T. & B.R.R. CO. SURVEY, SECTION 79, ABSTRACT 298 BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 1, 2, 3, 41, 42, 51, 53 AND 60 OF SECTION 88 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

2. **Consideration and possible action to approve, Final Plat for Pomona Section 20; BEING A SUBDIVISION OF 16.244 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 3, 4, 5, 53, 54, AND 55 OF SECTION 55 OF SECTION 88 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.**
3. **Consideration and possible action to approve, Final Plat for Pomona Section 21; BEING A SUBDIVISION OF 16.570 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 3, 4, 5, 53, 54, AND 55 OF SECTION 55 OF SECTION 88 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.**

Motion made by Kyle Marasckin to approve agenda item #1, #2 and #3. The motion was seconded by Alina Rogers. A roll call vote was taken 4 to 0. Motion approved.

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

Motion made by Kyle Marasckin to approve absent members Christy Kennard and Muhammed Alam. The motion was seconded by Alina Rogers. A roll call vote was taken 4 to 0. Motion approved.

ADJOURN

Motion made by George Griffith to adjourn at 7:30 p.m. The motion was seconded by Alina Rogers. A roll call vote was taken 4 to 0. Motion approved.

Tammy Bell
City Secretary



DEVELOPMENT SERVICES DEPARTMENT

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

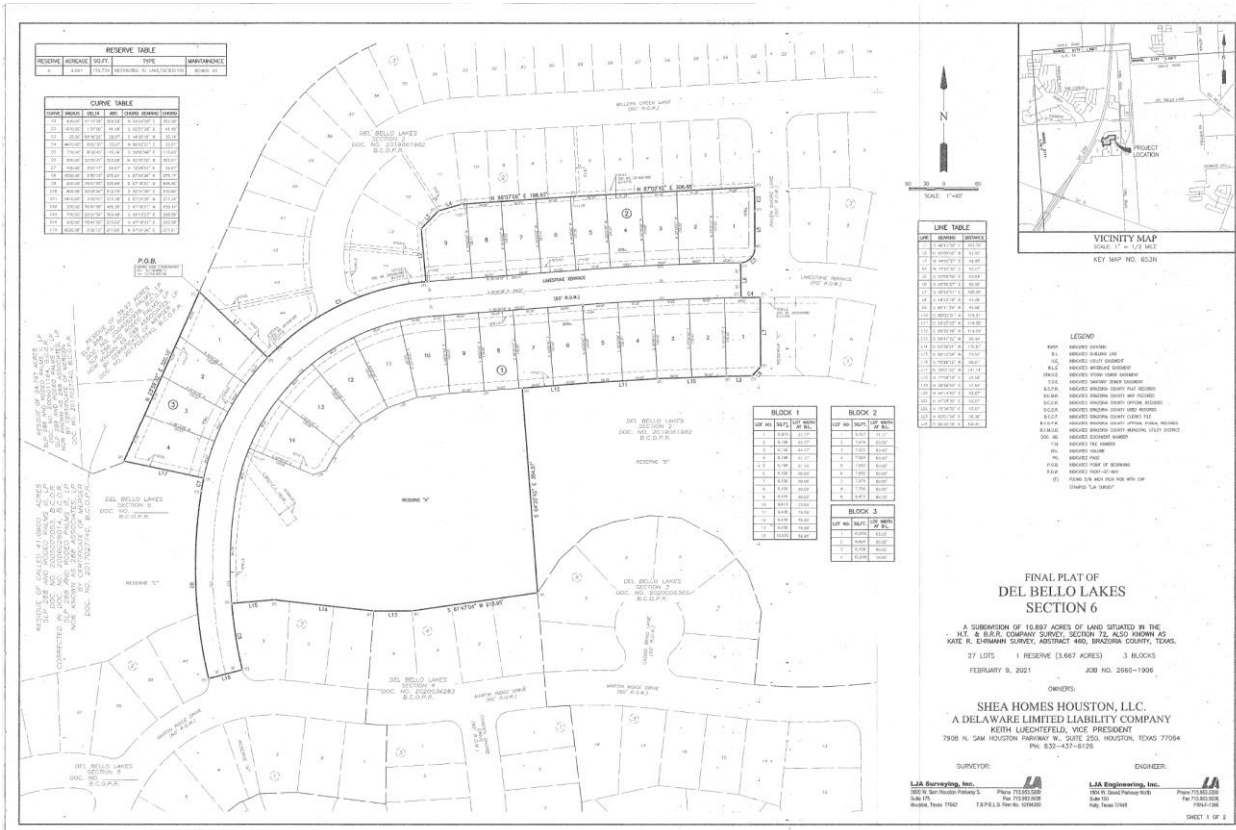
Planning, Development and Zoning Commission Plat Report

Plat Name	Del Bello Lakes Section 6 Final Plat
Applicant	Jason Price, LJA
PD&Z Meeting Date	February 22, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Plat Exhibit

[illegible]

Plat Exhibit



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, SHEA HOMES HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH KEITH LUECHTEFELD AND JIM ZIMMERMANN, VICE PRESIDENTS OF SHEA HOMES HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF DEL BELLO LAKES SECTION 6, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID COMPANY, 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 FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

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

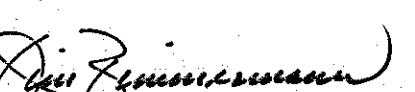
FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF DEL BELLO LAKES SECTION 6 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, SHEA HOMES HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEITH LUECHTEFELD, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT, JIM ZIMMERMANN,

THIS 11th DAY OF February, 2021.

SHEA HOMES HOUSTON, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

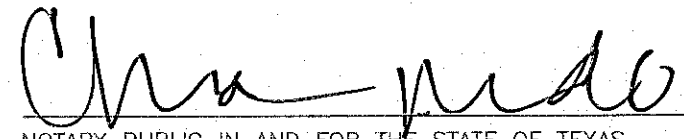
BY: 
KEITH LUECHTEFELD, VICE PRESIDENT

ATTEST: 
JIM ZIMMERMANN, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEITH LUECHTEFELD, VICE PRESIDENT OF SHEA HOMES HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF February, 2021.

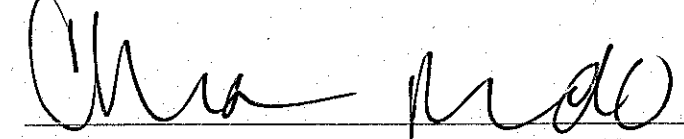

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

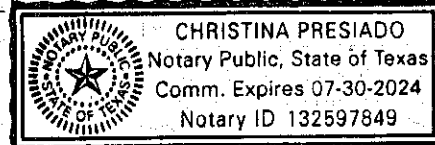


STATE OF TEXAS
COUNTY OF HARRIS

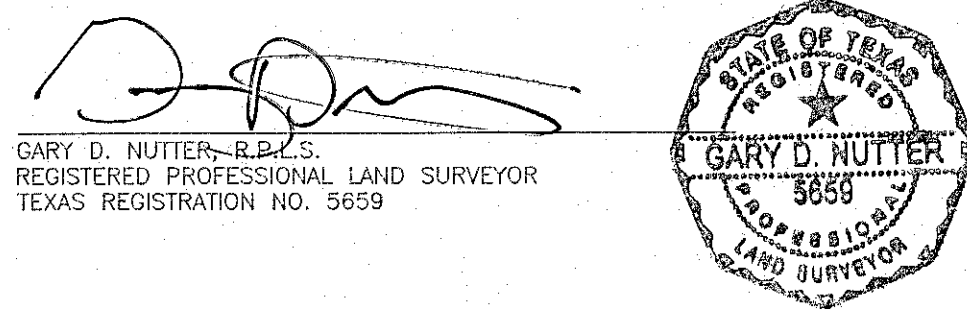
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM ZIMMERMANN, VICE PRESIDENT OF SHEA HOMES HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF February, 2021.

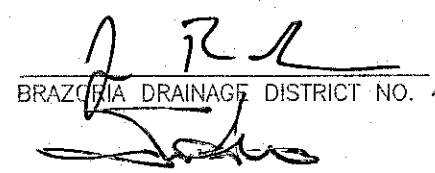

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY" THREE FEET LONG OR AS SHOWN ON THE PLAT.



APPROVED BY THE BOARD OF COMMISSIONERS ON


Brazoria Drainage District No. 4
DISTRICT ENGINEER

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

BDD4 REF. ID #20210

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF DEL BELLO LAKES SECTION 6 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1063056, DATED JANUARY 11, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY" THREE FEET IN LENGTH, HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
4. PROJECT BENCHMARK: "SOUTHPORT" NOS PID NO. AWS460 IS A STAINLESS STEEL ROD LOCATED 0.5 MILE WEST OF ARCOLA AT THE HOUSTON SOUTHWEST AIRPORT. THE STATION IS LOCATED 129.6 FEET NORTHWEST OF THE EASTERNMOST END OF RUNWAY 27 APPROACH LIGHT, AND 59.2 FEET FROM NORTH OF THE FIRST RUNWAY LIGHT FOR RUNWAY 27.
ELEV. = 63.5 FEET, NAVD 29 (1987 ADJUSTMENT)
SUBTRACT 0.60 FEET TO CONVERT TO THE BRAZORIA DISTRICT NO. 4 DATUM NAVD88 (GEOID 2003)
SITE TBM1: (CP8) IS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA CONTROL" LOCATED APPROX.. 3.5 FEET EAST OF THE EDGE OF GRAVEL ON IOWA LANE (CR 58) AND APPROX. 5000' NORTH OF STATE HIGHWAY 6. ALSO BEING APPROX. 36.4 FEET NORTHWEST FROM A UTILITY POLE ALONG THE EAST RIGHT-OF-WAY LINE OF IOWA LANE, AND 20 FEET SOUTH OF A CULVERT UNDER IOWA LANE FOR A DRAINAGE DITCH TO THE EAST.
ELEV. = 55.44 NAVD29 (1987 ADJUSTMENT)
SITE TBM2: (CP12) IS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA CONTROL" LOCATED APPROX.. 13 FEET SOUTH OF THE EDGE OF CONCRETE ON DEL BELLO BLVD. AND APPROX. 500' EAST OF THE MEDIAN NOSE AT ITS INTERSECTION WITH THE NORTHBOUND FRONTAGE ROAD OF STATE HIGHWAY 288. ALSO BEING APPROX. 22 FEET NORTHEAST FROM A CONCRETE TxDOT ROW MONUMENT MARKING AN ANGLE POINT ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 288 AT THE EXIT FOR DEL BELLO BLVD.
ELEV. = 55.12 NAVD29 (1987 ADJUSTMENT)
5. BDD4 BENCHMARK: A BRASS DISK STAMPED "CR58-1" SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF CR 58, IN KEY MAP 6526 NEAR CR58 WEST DETENTION.
ELEV. = 59.14 FEET, NAVD88 (GEOID 2003)
ADD 0.60 FEET TO CONVERT TO THE PROJECT DATUM NAVD 29 (1987 ADJUSTMENT)

6. BY GRAPHICAL PLOTTING, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, THE SUBJECT TRACT DOES LIE WITHIN ZONE "X" (UNSHADED, ON THE FIRM MAP), ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN," AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 49039C0110K, EFFECTIVE DATE DECEMBER 30, 2020, THE DEL BELLO LAKES DEVELOPMENT IS ENTIRELY OUTSIDE THE LIMITS OF THE FLOODWAY AND THE 100-YEAR FLOODPLAIN.

BEING 10.897 ACRES OF LAND LOCATED IN THE, THE H. T. & B. R. R. CO. SURVEY, SECTION 72 ALSO KNOWN AS THE KATE R. EHRLMANN SURVEY, ABSTRACT 460, OF BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 83.784 ACRE TRACT (DESCRIBED AS TRACT ONE) CONVEYED TO SHEA HOMES HOUSTON, LLC, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2018049942, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 10.897 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT));

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND MARKING THE COMMON WEST CORNER OF DEL BELLO LAKES SECTION 2, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2019081982, B.C.O.P.R. AND DEL BELLO LAKES SECTION 3, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2020004365, B.C.O.P.R., SAME BEING THE NORTHEAST CORNER OF DEL BELLO LAKES SECTION 4, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2020036283, B.C.O.P.R.;

THENCE, SOUTH 81° 47' 04" WEST, ALONG THE NORTH LINE OF DEL BELLO LAKES SEC 4, 218.95 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, SOUTH 89° 47' 32" WEST, CONTINUING ALONG THE NORTH LINE OF DEL BELLO LAKES SEC 4, 66.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR THE NORTHWEST CORNER OF SAID DEL BELLO LAKES SEC 4;

THENCE, NORTH 83° 38' 21" WEST, 172.87 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 85° 12' 34" WEST, 73.51 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 115.74 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 08° 36' 45", AND A CHORD WHICH BEARS SOUTH 09° 05' 48" EAST, 115.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 75° 28' 12" WEST, 60.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 325.08 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 22° 26' 27", AND A CHORD WHICH BEARS NORTH 02° 15' 50" WEST, 323.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 22.67 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 03° 01' 14", AND A CHORD WHICH BEARS NORTH 10° 28' 01" EAST, 22.67 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 78° 01' 22" WEST, 141.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER ON A WESTERLY LINE OF THE AFOREMENTIONED 83.784 ACRE TRACT;

THENCE, NORTH 23° 59' 32" EAST, ALONG SAID WESTERLY LINE, 320.10 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR THE SOUTHWEST CORNER OF THE AFOREMENTIONED DEL BELLO LAKES SECTION 2;

THENCE, DEPARTING THE WESTERLY LINE OF SAID 83.784 ACRE TRACT AND ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID DEL BELLO SECTION 2 THE FOLLOWING NINETEEN (19) COURSES:

1. SOUTH 46° 11' 59" EAST, 163.76 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER, THE BEGINNING OF A CURVE;
2. 309.20 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 41° 11' 58", AND A CHORD WHICH BEARS NORTH 64° 24' 00" EAST, 302.58 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;
3. NORTH 09° 00' 02" WEST, 91.82 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;
4. NORTH 44° 00' 37" EAST, 42.85 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;
5. NORTH 74° 02' 30" EAST, 42.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;
6. NORTH 86° 07' 06" EAST, 198.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

7. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.

8. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.

9. THE BEARINGS AND 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 OF 0.99986357.

10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.

11. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.

12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.

13. THIS PROPERTY IS LOCATED WHOLLY WITHIN PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43, THE CITY OF MANVEL AND ALVIN INDEPENDENT SCHOOL DISTRICT, AT THE TIME OF PLATTING.

14. NO PIPELINE OR PIPELINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.

15. 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.

16. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.

17. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.

18. THIS PLAT IS SUBJECT TO THE STORM WATER DETENTION EASEMENTS DESCRIBED IN DOCUMENT NUMBERS 2018042112 AND 2018049949.

7. NORTH 87° 02' 42" EAST, 306.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER, THE BEGINNING OF A CURVE;

8. 41.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,470.00 FEET, A CENTRAL ANGLE OF 01° 37' 00", AND A CHORD WHICH BEARS SOUTH 00° 57' 26" EAST, 41.48 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

9. SOUTH 00° 08' 58" EAST, 63.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER, THE BEGINNING OF A CURVE;

10. 38.97 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 18' 29", AND A CHORD WHICH BEARS NORTH 44° 30' 19" WEST, 35.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

11. SOUTH 00° 50' 27" EAST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER, THE BEGINNING OF A CURVE;

12. 33.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 4,470.00 FEET, A CENTRAL ANGLE OF 00° 25' 35", AND A CHORD WHICH BEARS NORTH 89° 22' 21" EAST, 33.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

13. SOUTH 00° 24' 51" EAST, 120.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

14. SOUTH 44° 23' 19" WEST, 21.29 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

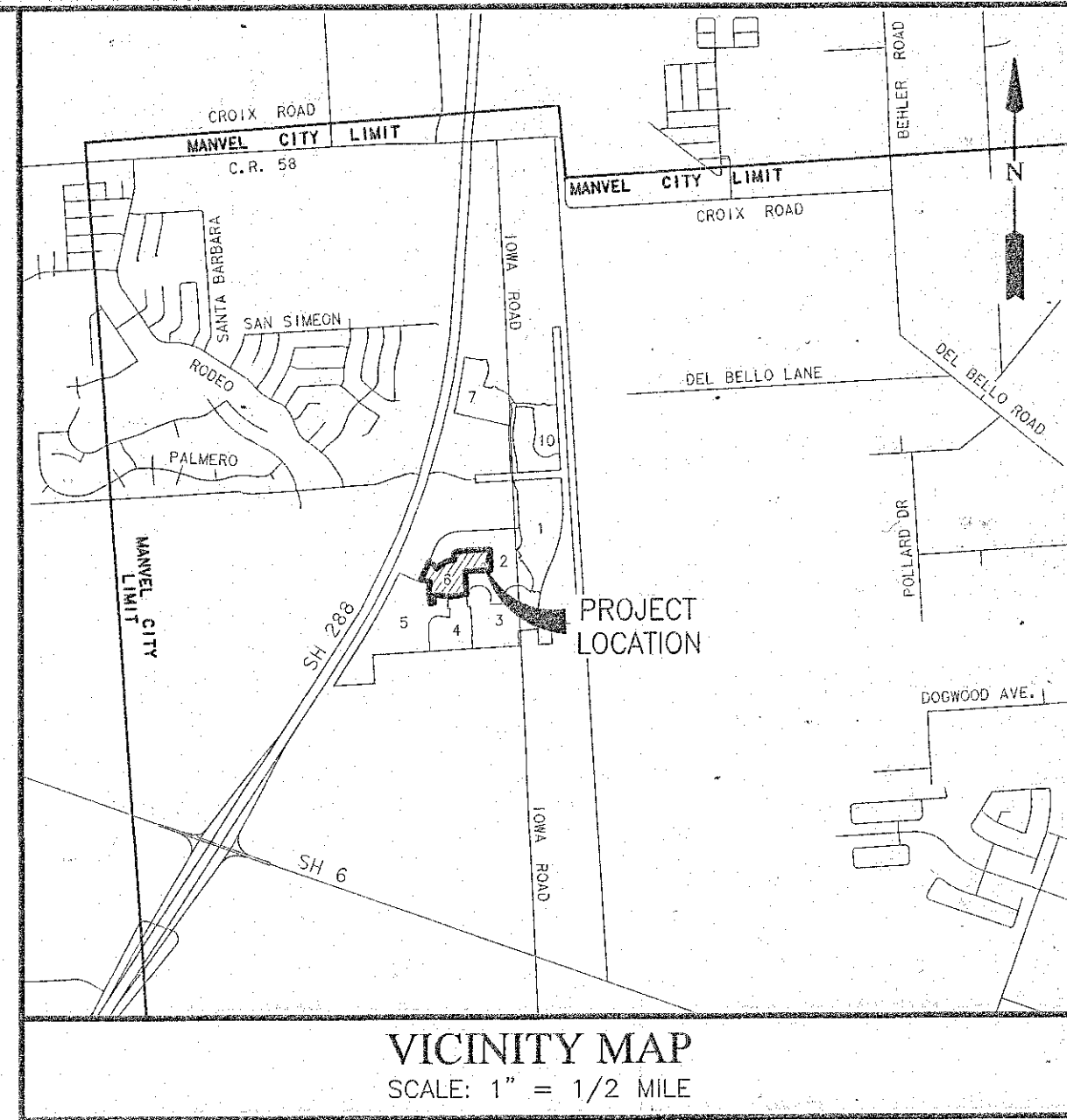
15. SOUTH 89° 11' 29" WEST, 44.66 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

16. SOUTH 88° 00' 31" WEST, 119.31 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

17. SOUTH 86° 25' 53" WEST, 119.35 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

18. SOUTH 85° 39' 18" WEST, 114.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

19. SOUTH 04° 20' 42" EAST, 354.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.897 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653N

BRAZORIA DRAINAGE DISTRICT NO. 4 SPECIAL NOTES:

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

FINAL PLAT OF DEL BELLO LAKES SECTION 6

A SUBDIVISION OF 10.897 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. COMPANY SURVEY, SECTION 72, ALSO KNOWN AS
KATE R. EHRLMANN SURVEY, ABSTRACT 460, BRAZORIA COUNTY, TEXAS.

27 LOTS 1 RESERVE (3.667 ACRES) 3 BLOCKS

FEBRUARY 9, 2021

JOB NO. 2660-1906

OWNERS:

SHEA HOMES HOUSTON, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
KEITH LUECHTEFELD, VICE PRESIDENT
7908 N. SAM HOUSTON PARKWAY W., SUITE 250, HOUSTON, TEXAS 77064
PH: 832-437-6126

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

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

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

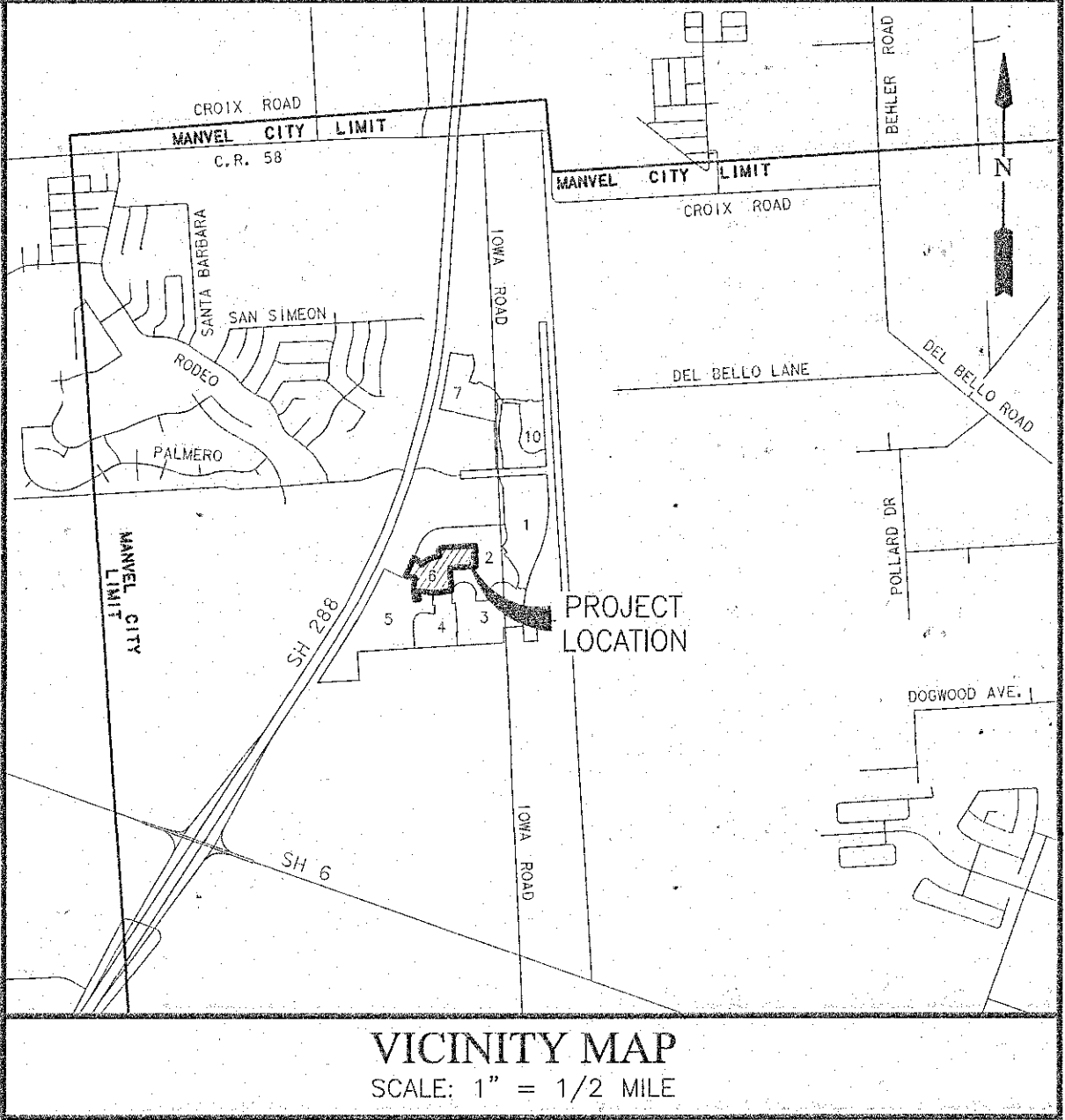
SHEET 1 OF 2

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	430.03'	41°11'58"	309.20'	N 64°25'00" E	302.58'
C2	1470.00'	81°10'23"	41.85'	S 00°57'26" E	41.48'
C3	25.25'	8°16'29"	38.97'	S 43°30'19" W	25.14'
C4	4470.00'	8°25'35"	33.27'	N 89°22'21" E	33.27'
C5	770.00'	8°36'45"	115.74'	S 09°05'48" E	115.63'
C6	730.00'	22°36'27"	262.68'	N 02°15'50" W	323.01'
C7	430.00'	30°11'14"	22.67'	N 10°28'01" E	22.66'
C8	4500.00'	30°11'15"	275.21'	S 87°24'26" W	275.17'
C9	490.00'	72°44'55"	535.46'	S 47°19'21" W	496.36'
C10	800.00'	26°16'58"	312.79'	S 02°14'39" E	310.80'
C11	4470.00'	3°30'15"	273.38'	S 87°24'26" W	273.34'
C12	4470.00'	76°41'55"	495.30'	S 47°18'21" W	459.14'
C13	770.00'	22°21'34"	304.49'	N 02°13'23" E	288.69'
C14	430.00'	76°41'55"	575.62'	N 47°19'21" E	533.59'
C15	430.00'	3°30'15"	276.00'	N 87°24'26" E	277.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 46°11'59"E	163.75'
L2	N 0°00'02"W	91.82'
L3	N 44°00'37"E	42.25'
L4	N 74°02'30"E	42.82'
L5	S 00°08'56"E	63.84'
L6	S 03°05'27"E	60.00'
L7	S 00°24'51"E	120.00'
L8	S 44°23'19"W	21.29'
L9	S 88°11'29"W	44.66'
L10	S 88°00'31"W	119.31'
L11	S 85°02'53"W	119.35'
L12	S 85°30'16"W	114.19'
L13	S 89°47'32"W	66.44'
L14	N 83°38'21"W	172.87'
L15	S 65°12'34"W	73.51'
L16	S 75°28'12"W	60.01'
L17	N 78°01'22"W	141.14'
L18	N 71°08'18"E	22.54'
L19	N 29°58'49"E	42.89'
L20	N 44°14'45"E	53.87'
L21	N 57°25'35"E	53.87'
L22	N 70°34'25"E	53.87'
L23	N 83°01'50"E	56.36'
L24	S 85°39'18"E	125.81'

LEGEND

EXIST.	INDICATES EXISTING
B.L	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
W.L.E	INDICATES WATERLINE EASEMENT
STM.S.E	INDICATES STORM SEWER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.M.R.	INDICATES BRAZORIA COUNTY MAP RECORDS
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.D.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
C.C.F.	INDICATES BRAZORIA COUNTY CLERKS FILE
C.C.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
C.M.U.D.	INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
DOC. NO.	INDICATES DOCUMENT NUMBER
FN	INDICATES FILE NUMBER
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
P.O.B.	INDICATES POINT OF BEGINNING
R.O.W.	INDICATES RIGHT-OF-WAY
(F)	FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"



FINAL PLAT OF
DEL BELLO LAKES
SECTION 6

A SUBDIVISION OF 10.897 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. COMPANY SURVEY, SECTION 72, ALSO KNOWN AS
KATE R. EHRMANN SURVEY, ABSTRACT 460, BRAZORIA COUNTY, TEXAS.

27 LOTS 1 RESERVE (3.667 ACRES) 3 BLOCKS

FEBRUARY 9, 2021 JOB NO. 2660-1906

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Fax 713.953.5026
FRN-F-1386



DEVELOPMENT SERVICES DEPARTMENT
 20025 HIGHWAY 6
 MANVEL, TX 77578
 281-489-0630

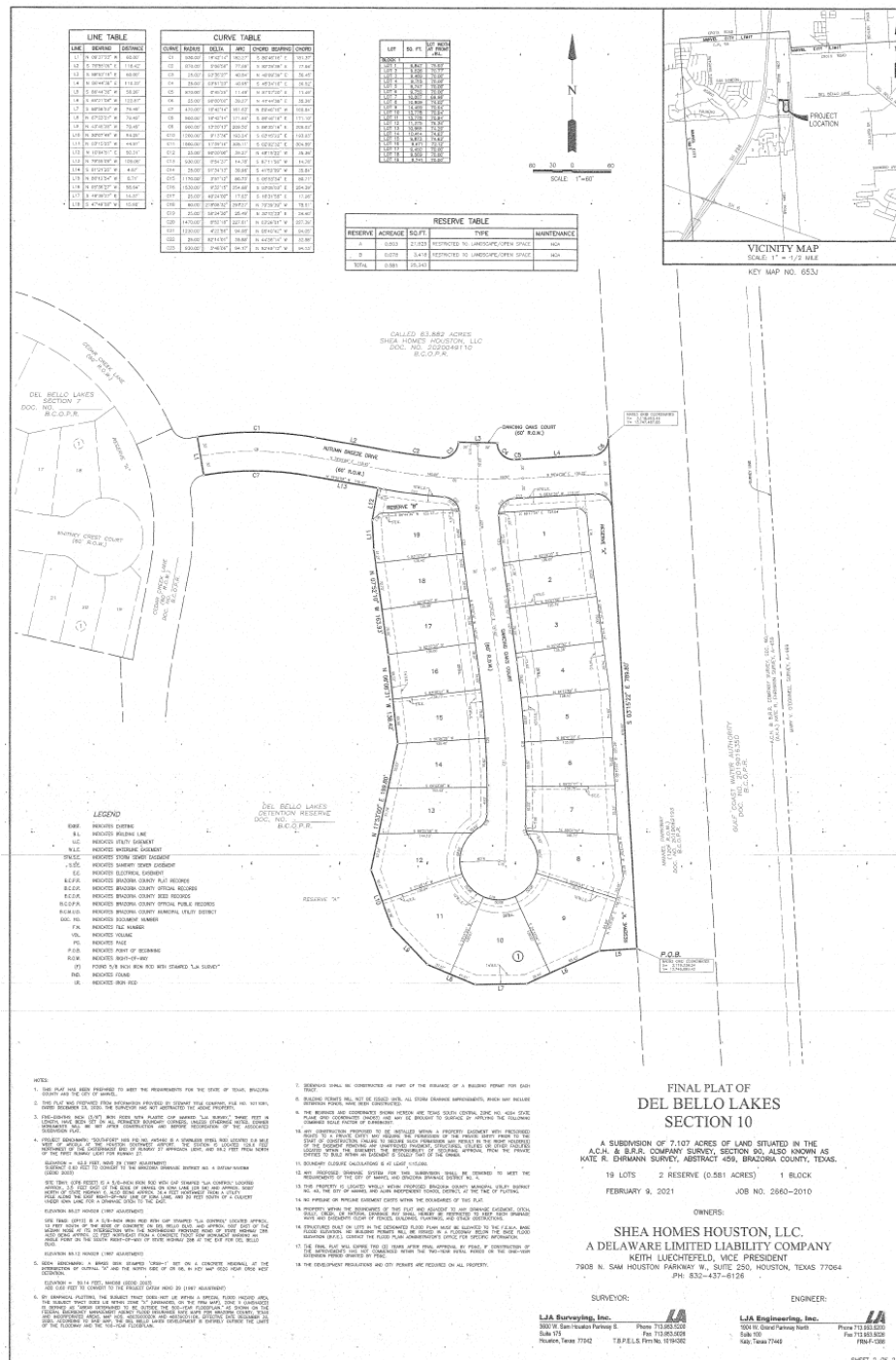
Planning, Development and Zoning Commission Plat Report

Plat Name	Del Bello Lakes Section 10 Final Plat
Applicant	Jason Price, LJA
PD&Z Meeting Date	February 22, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Plat Exhibit



Plat Exhibit



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, KEITH LUECHTEFELD AND JIM ZIMMERMANN, VICE PRESIDENTS OF SHEA HOMES HOUSTON, LLC., A DELAWARE LIMITED LIABILITY COMPANY, OWNERS, HEREINAFTER REFERRED TO AS OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF DEL BELLO LAKES SECTION 10, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID COMPANY, 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 FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTAINED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF DEL BELLO LAKES SECTION 10 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION, AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, SHEA HOMES HOUSTON, LLC., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEITH LUECHTEFELD, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT, JIM ZIMMERMANN,

THIS 14th DAY OF February, 2021.

SHEA HOMES HOUSTON, LLC.
A DELAWARE LIMITED LIABILITY COMPANY

BY: Keith Luechtefeld
KEITH LUECHTEFELD, VICE PRESIDENT

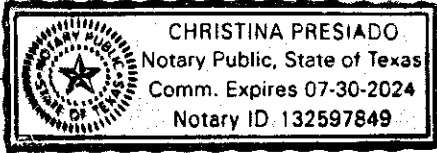
ATTEST: Jim Zimmermann
JIM ZIMMERMANN, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEITH LUECHTEFELD, VICE PRESIDENT OF SHEA HOMES HOUSTON, LLC., A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF February, 2021.

Christina Presiado
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

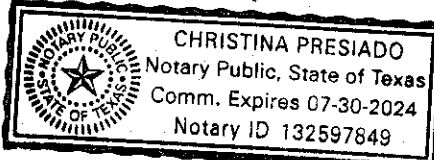


STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM ZIMMERMANN, VICE PRESIDENT OF SHEA HOMES HOUSTON, LLC., A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF February, 2021.

Christina Presiado
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION OF THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY" THREE FEET LONG OR AS SHOWN ON THE PLAT.

Gary D. Nutter
GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659



THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF DEL BELLO LAKES SECTION 10 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

APPROVED BY THE BOARD OF COMMISSIONERS ON Sept. 01, 2020

John R. ...
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 PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

BDD4 REF. ID #20179

A SUBDIVISION OF 7.107 ACRES OF LAND SITUATED IN THE
A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS
KATE R. EHRLMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

19 LOTS 2 RESERVE (0.581 ACRES) 1' BLOCK

FEBRUARY 9, 2021 JOB NO. 2660-2010

OWNERS:

SHEA HOMES HOUSTON, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
KEITH LUECHTEFELD, VICE PRESIDENT
7908 N. SAM HOUSTON PARKWAY W., SUITE 250, HOUSTON, TEXAS 77064
PH: 832-437-6126

SURVEYOR:

ENGINEER:

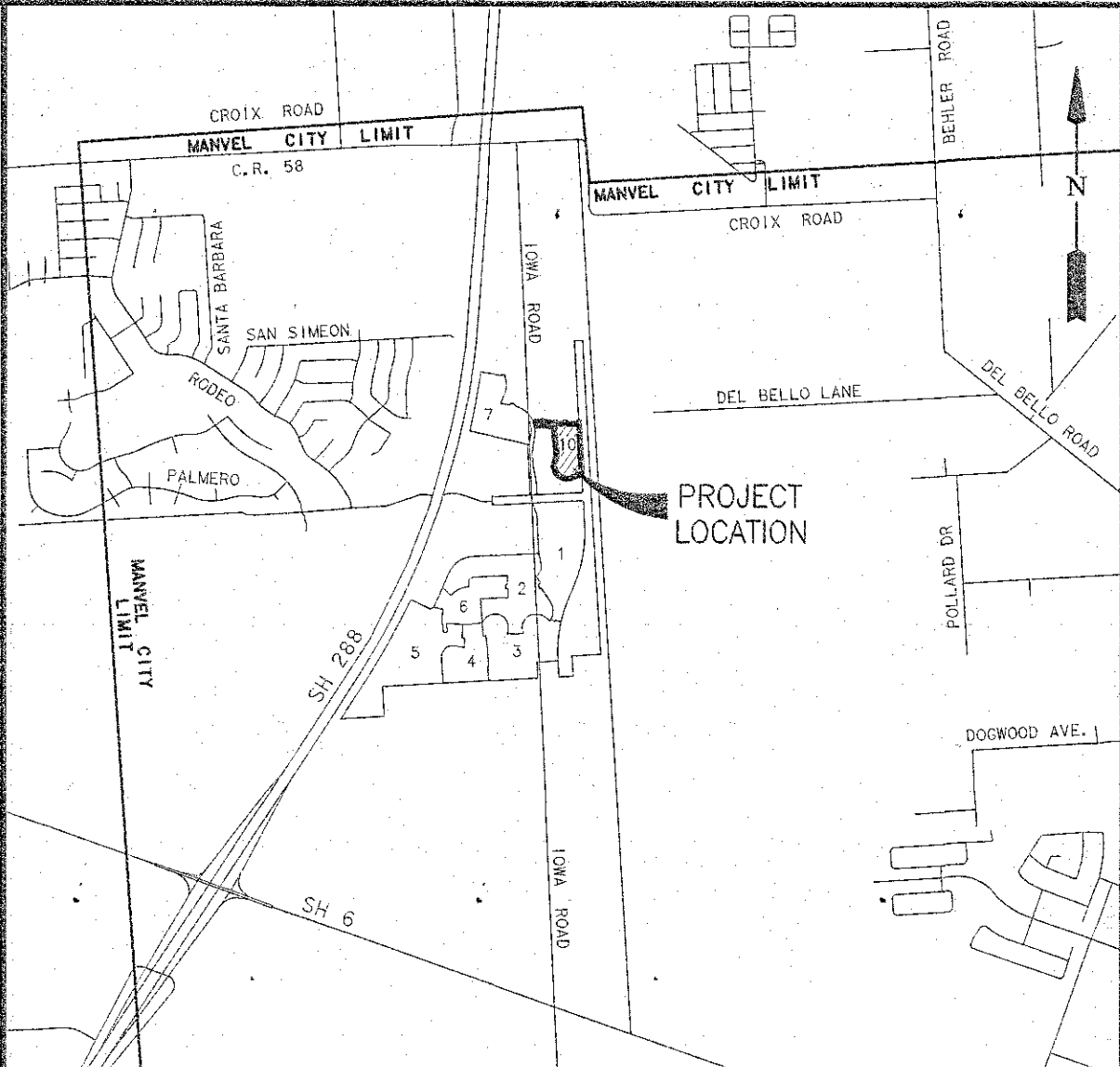
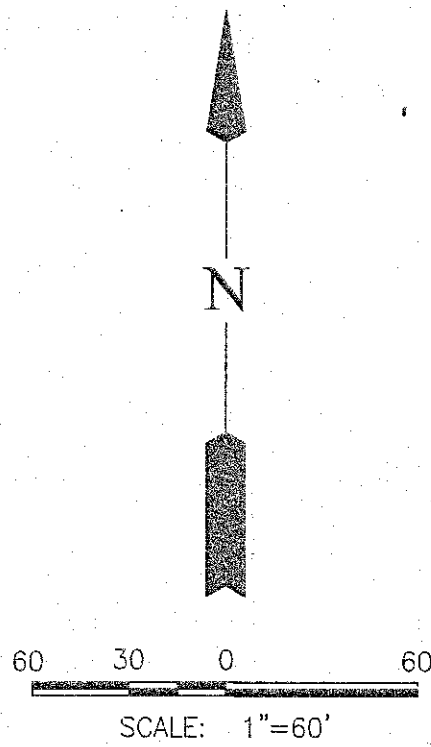
LJA Surveying, Inc.
3600 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.
1804 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

LINE	BEARING	DISTANCE
L1	N 09°37'23" W	60.00'
L2	S 79°55'09" E	118.42'
L3	S 86°52'16" E	60.00'
L4	N 86°44'36" E	110.32'
L5	S 86°44'36" W	58.26'
L6	S 69°21'08" W	122.87'
L7	S 88°58'53" W	79.49'
L8	N 67°23'21" W	79.49'
L9	N 43°45'35" W	79.49'
L10	N 20°07'49" W	94.25'
L11	N 03°15'25" W	44.97'
L12	N 10°04'51" E	50.31'
L13	N 79°55'09" W	109.06'
L14	S 01°21'25" W	4.57'
L15	N 86°12'54" W	8.71'
L16	N 05°36'27" W	58.64'
L17	S 49°39'27" E	14.37'
L18	S 47°49'08" W	15.90'

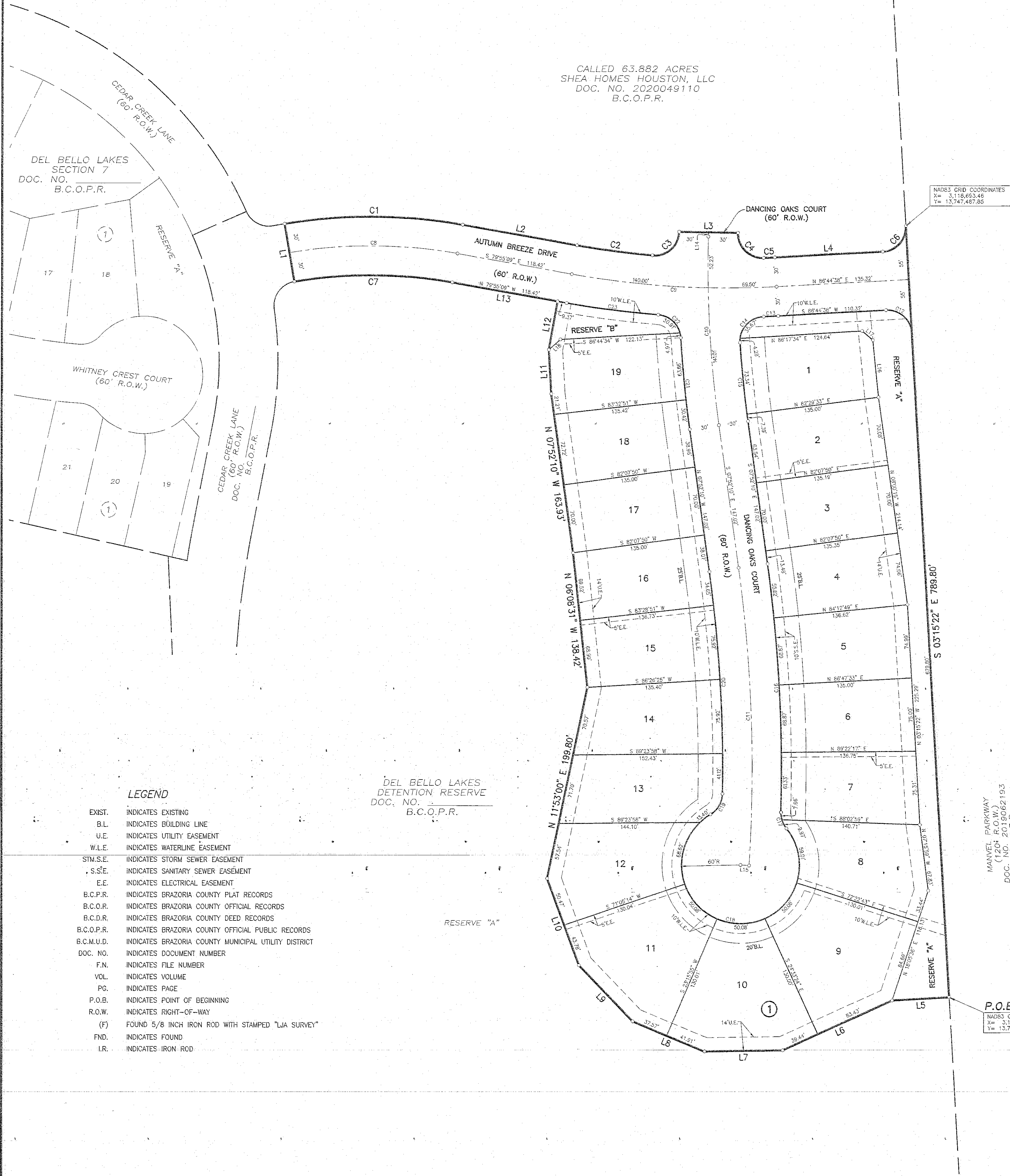
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	530.00'	19°42'14"	182.22'	S 89°16'16" E	181.37'
C2	870.00'	5°06'58"	77.69'	S 82°28'38" E	77.66'
C3	25.00'	93°36'27"	40.84'	N 48°09'39" E	36.45'
C4	25.00'	93°51'23"	40.95'	S 49°34'16" E	36.52'
C5	870.00'	0°45'25"	11.49'	N 87°07'20" E	11.49'
C6	25.00'	90°00'00"	39.27'	N 41°44'38" E	35.36'
C7	470.00'	19°42'14"	161.63'	N 89°46'16" W	160.84'
C8	500.00'	19°42'14"	171.95'	S 89°46'16" E	171.10'
C9	900.00'	13°20'13"	209.50'	S 60°35'16" E	209.02'
C10	1200.00'	9°13'36"	193.24'	S 03°15'22" E	193.03'
C11	1500.00'	11°39'16"	305.11'	S 02°02'32" E	304.59'
C12	25.00'	90°00'00"	39.27'	N 48°15'22" W	35.36'
C13	930.00'	0°54'37"	14.78'	S 87°11'56" W	14.78'
C14	25.00'	91°34'13"	39.96'	S 41°52'09" W	35.84'
C15	1170.00'	3°57'12"	60.73'	S 05°53'34" E	60.71'
C16	1530.00'	9°32'15"	254.68'	S 03°06'03" E	254.39'
C17	25.00'	40°24'00"	17.63'	S 18°31'56" E	17.26'
C18	60.00'	27°08'32"	29.27'	N 79°39'39" W	78.61'
C19	25.00'	58°24'30"	25.49'	N 30°12'23" E	24.40'
C20	1470.00'	8°52'18"	227.61'	N 03°26'01" W	227.39'
C21	1230.00'	4°22'56"	94.08'	N 05°40'42" W	94.05'
C22	25.00'	82°14'01"	35.68'	N 44°36'14" W	32.88'
C23	930.00'	5°48'06"	94.17'	N 82°49'12" W	94.13'

LOT	SQ. FT.	LOT WIDTH AT FRONT (B.L.)
BLOCK 1	9,847	75.93'
LOT 1	9,847	75.93'
LOT 2	9,526	70.77'
LOT 3	9,469	70.00'
LOT 4	9,715	70.00'
LOT 5	9,747	70.00'
LOT 6	9,752	70.00'
LOT 7	10,007	69.98'
LOT 8	10,859	74.02'
LOT 9	14,469	70.84'
LOT 10	13,778	70.84'
LOT 11	13,778	70.84'
LOT 12	11,375	76.34'
LOT 13	10,965	74.38'
LOT 14	10,414	74.62'
LOT 15	9,873	74.62'
LOT 16	9,671	72.12'
LOT 17	9,450	70.00'
LOT 18	9,569	70.00'
LOT 19	9,741	70.00'



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653J



- NOTES:
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
 - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1011091, DATED DECEMBER 23, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY" THREE FEET IN LENGTH, HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDEATION OF THE ASSOCIATED SUBDIVISION PLAT.
 - PROJECT BENCHMARK: "SOUTHPORT" NGS PID NO. AWS460 IS A STAINLESS STEEL ROD LOCATED 0.5 MILE WEST OF ARCOLA AT THE HOUSTON SOUTHWEST AIRPORT. THE STATION IS LOCATED 129.6 FEET NORTHWEST OF THE EASTERNMOST END OF RUNWAY 27 APPROACH LIGHT, AND 59.2 FEET FROM NORTH OF THE FIRST RUNWAY LIGHT FOR RUNWAY 27.
ELEVATION = 63.5 FEET, NGVD 29 (1987 ADJUSTMENT)
SUBTRACT 0.60 FEET TO CONVERT TO THE BRAZORIA DRAINAGE DISTRICT NO. 4 DATUM/NAVD88 (GEOD 2003)
SITE TBM1: (CPS RESET) IS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA CONTROL" LOCATED APPROX. 3.5 FEET EAST OF THE EDGE OF GRAVEL ON IOWA LANE, (CR 58) AND APPROX. 5000' NORTH OF STATE HIGHWAY 6, ALSO BEING APPROX. 36.4 FEET NORTHWEST FROM A UTILITY POLE ALONG THE EAST RIGHT-OF-WAY LINE OF IOWA LANE, AND 20 FEET SOUTH OF A CULVERT UNDER IOWA LANE FOR A DRAINAGE DITCH TO THE EAST.
ELEVATION 55.27 NGVD29 (1987 ADJUSTMENT)
SITE TBM2: (CP12) IS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA CONTROL" LOCATED APPROX. 13 FEET SOUTH OF THE EDGE OF CONCRETE ON DEL BELLO BLVD. AND APPROX. 500' EAST OF THE MEDIAN NOSE AT ITS INTERSECTION WITH THE NORTHBOUND FRONTAGE ROAD OF STATE HIGHWAY 288. ALSO BEING APPROX. 22 FEET NORTHEAST FROM A CONCRETE TYPOT ROW MONUMENT MARKING AN ANGLE POINT ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 288 AT THE EXIT FOR DEL BELLO BLVD.
ELEVATION 55.12 NGVD29 (1987 ADJUSTMENT)
5. BDD4 BENCHMARK: A BRASS DISK STAMPED "CR58-1" SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF CR 58, IN KEY MAP 6526 NEAR CR58 WEST DETENTION.
ELEVATION = 59.14 FEET, NAVD88 (GEOD 2003)
ADD 0.60 FEET TO CONVERT TO THE PROJECT DATUM NGVD 29 (1987 ADJUSTMENT)
 - BY GRAPHICAL PLOTTING, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, THE SUBJECT TRACT DOES LIE WITHIN ZONE "X" (UNSHADED, ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NOS. 4803500020K AND 480350010K, EFFECTIVE DATE DECEMBER 30, 2020. ACCORDING TO SAID MAP, THE DEL BELLO LAKES DEVELOPMENT IS ENTIRELY OUTSIDE THE LIMITS OF THE FLOODWAY AND THE 100-YEAR FLOODPLAIN.
 - SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
 - THE BEARINGS AND 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 OF 0.99998357.
 - ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
 - BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
 - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
 - THIS PROPERTY IS LOCATED WHOLLY WITHIN PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 45, THE CITY OF MANVEL AND ALVIN INDEPENDENT SCHOOL DISTRICT, AT THE TIME OF PLATING.
 - NO PIPELINE OR PIPELINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.
 - 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 DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
 - STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.E.M.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE FLOOD PLAIN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.
 - THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
 - THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.

FINAL PLAT OF DEL BELLO LAKES SECTION 10

A SUBDIVISION OF 7.107 ACRES OF LAND SITUATED IN THE
A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS
KATE R. EHRLMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

19 LOTS 2 RESERVE (0.581 ACRES) 1 BLOCK

FEBRUARY 9, 2021

JOB NO. 2660-2010

OWNERS:

SHEA HOMES HOUSTON, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
KEITH LUECHTEFELD, VICE PRESIDENT
7908 N. SAM HOUSTON PARKWAY W., SUITE 250, HOUSTON, TEXAS 77064
PH: 832-437-6126

SURVEYOR:

ENGINEER:

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

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



DEVELOPMENT SERVICES DEPARTMENT

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

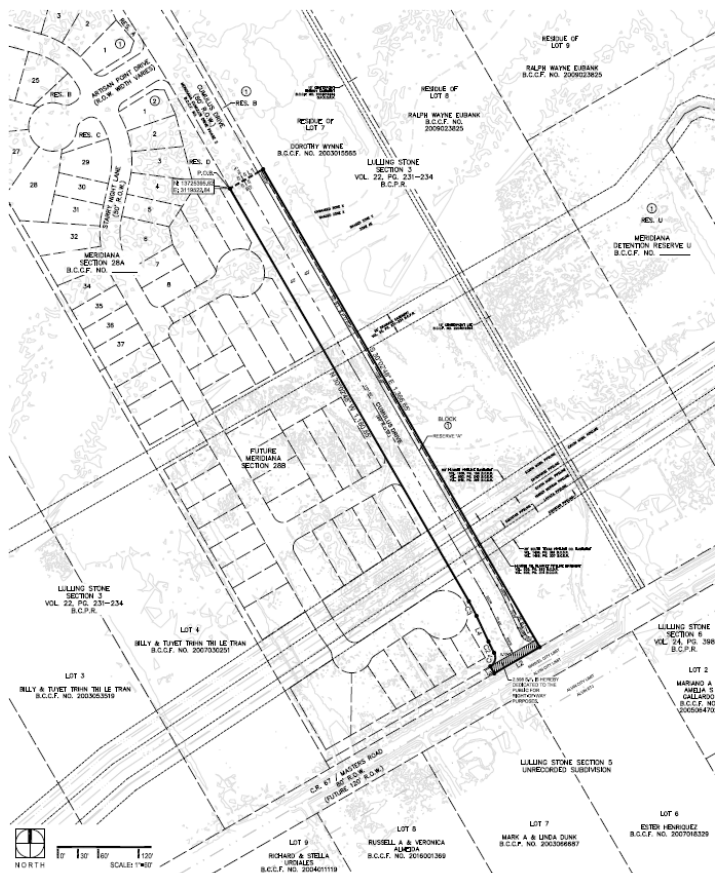
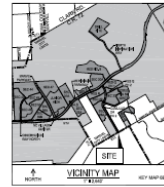
Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Cumulus Drive Phase 3 Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	February 22, 2021
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval with one condition for the Meridiana Cumulus Drive Phase 3 Preliminary Plat. The condition is:

1. Provide a plat note whereby Reserve "A" provides driveway/vehicular access from abutting properties identified as "Residue of Lot 7", "Residue of Lot 8", and "Residue of Lot 9" to Cumulus Drive.

[illegible]

RESERVE	FOOTING	QTY	UNIT
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSE	2042.22	S.F.

LINE	ANGLE	DISTANCE
1	N 89°12' E	95.0
2	S 56°13' W	129.7
3	N 20°24' W	22.1
4	N 25°14' W	75.6

CURVE	SIGMA S	ARC LENGTH	CHORD BEARING	CHORD LEN
C1	25.00'	38.87'	N 19°47'14" E	24.84'
C2	540.00'	21.12'	N 28°45'45" W	20.11'
C3	480.00'	40.28'	N 27°32'14" W	40.23'

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

[illegible]

1 Block and 1 Reserve
Owner: GR-M1, LTD., a Texas Limited Partnership

January 25, 2021



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- 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 partially within Unshaded Zone X, partially within Shaded Zone X, and partially within Zone AE.
- 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. Laminster, 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.
- 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 Monohole.
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 Radius.
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.
V.O. 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, Allen 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.
- 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 viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

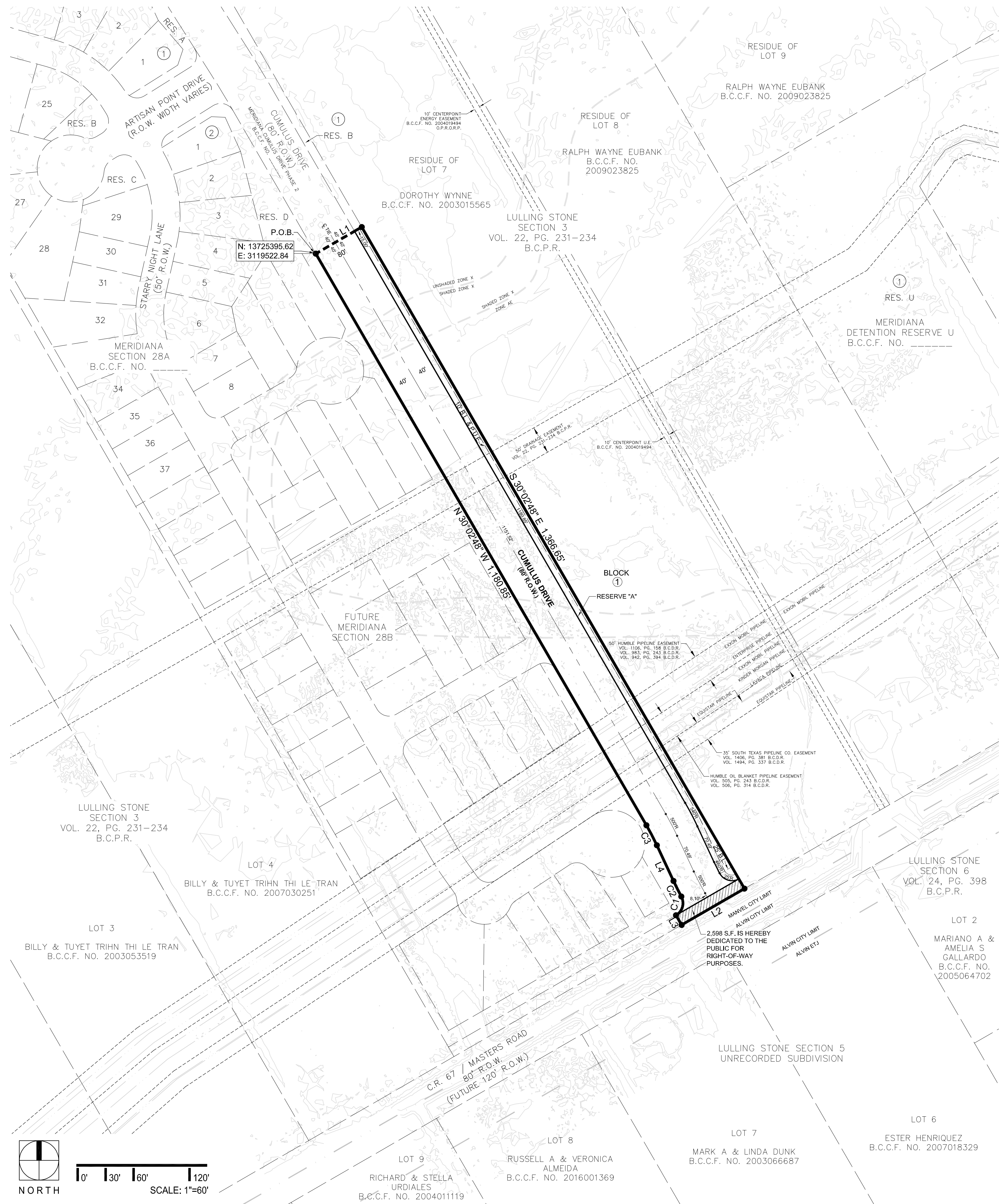
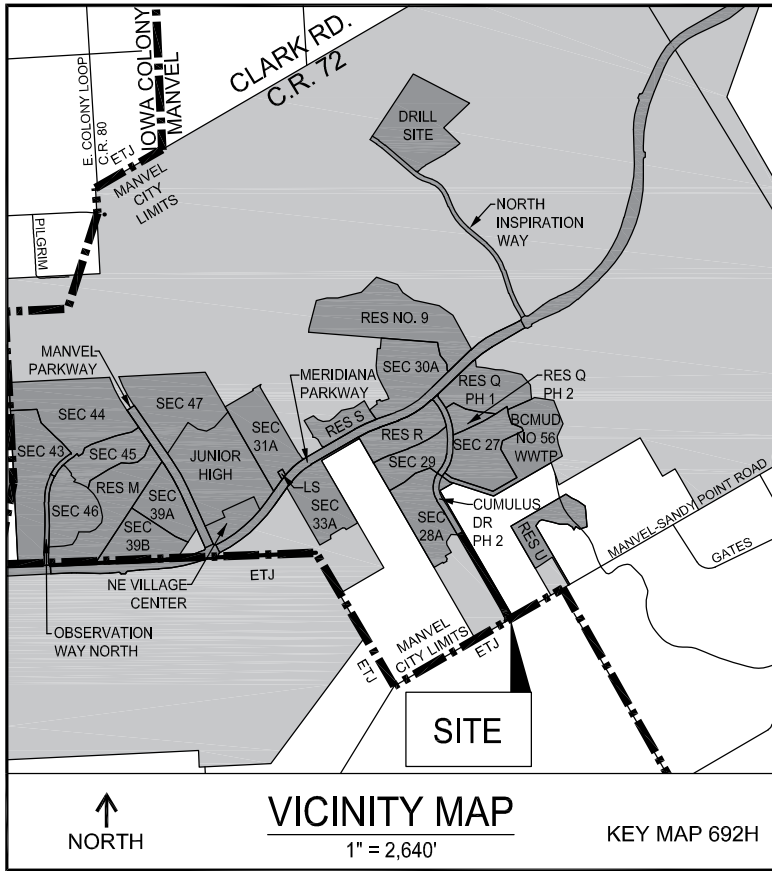
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage 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, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No. 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 Dedicated drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for start-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 CUMULUS DRIVE PHASE 3 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 CUMULUS DRIVE PHASE 3 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



RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	20,913.32	0.48

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 59°57'12" E	95.00'
L2	S 59°57'12" W	129.75'
L3	N 30°02'48" W	20.12'
L4	N 25°01'41" W	70.49'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	38.53'	N 15°47'14" E	34.84'
C2	540.00'	31.12'	N 26°40'45" W	31.11'
C3	460.00'	40.29'	N 27°32'14" W	40.28'

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 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

Meridiana Cumulus Drive Phase 3 Preliminary Plat

A Subdivision of 3.02 acres, being a partial replat of Lots 5 and 6 of Lulling Stone Section 3 as recorded at Volume 22, Pages 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

1 Block and 1 Reserve

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

January 25, 2021



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCO.COM
TBPE No. F - 726
TBPLS No. 10092300

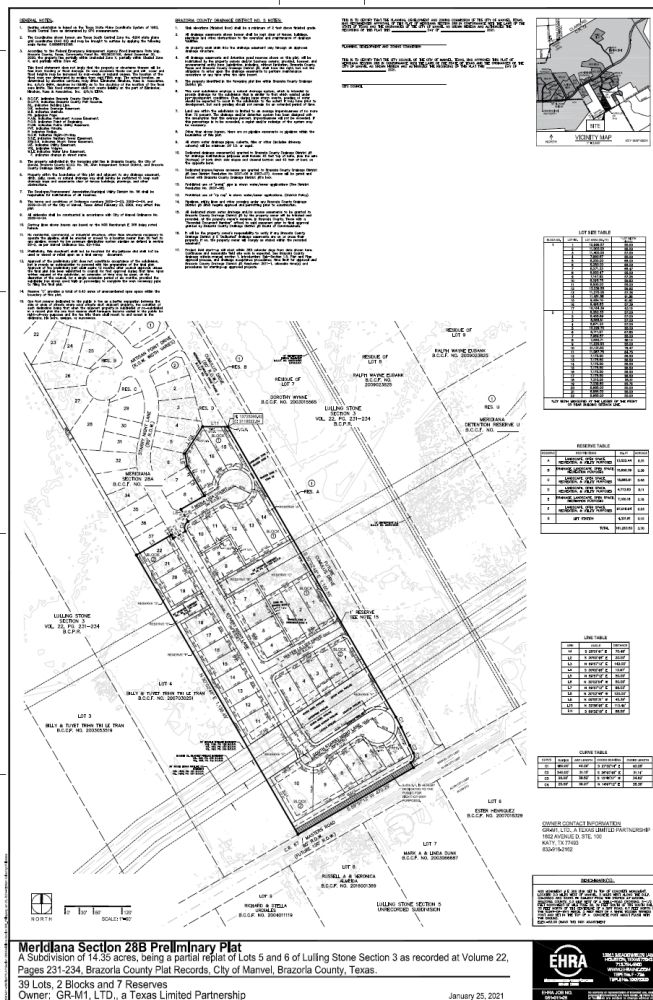
EHRA JOB NO. 081-011-102
No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.



Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 28B Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	February 22, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Plat Exhibit



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies partially within Unshaded Zone X, partially within Shaded Zone X, and partially within Zone AE.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Monohole.
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 Radius.
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.
V.O. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
7. The Developer/Homeowners' Association/Municipal Utility District No. 56 shall be responsible for maintenance of all reserves.
8. 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.
9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
10. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
11. 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.
12. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
13. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
14. Reserve "C" provides a total of 0.43 acres of unencumbered open space within the boundary of this plat.
15. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicatior, his heirs, assigns, or successors.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

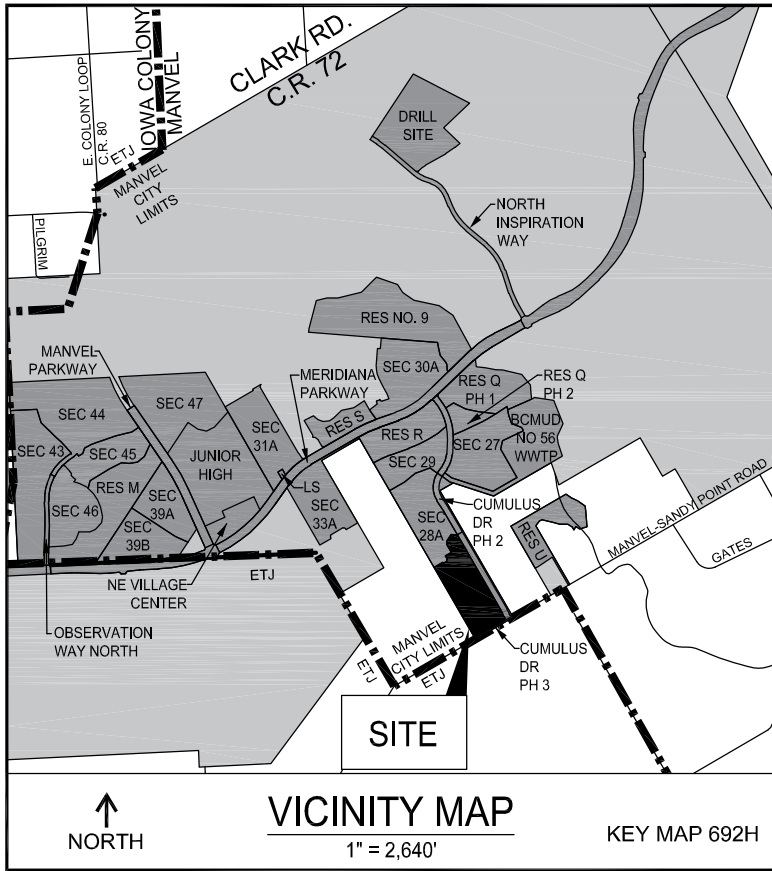
1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage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

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 28B 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 28B 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

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FEET)
1	1	10,999.57	55.00
	2	11,000.00	55.00
	3	11,400.00	57.00
	4	7,990.67	55.00
	5	8,250.00	66.00
	6	8,250.00	66.00
	7	8,271.33	66.47
	8	6,920.47	55.00
	9	7,147.92	57.26
	10	8,245.75	59.83
	11	6,600.00	55.00
	12	13,239.55	59.92
	13	11,275.08	57.36
	14	11,481.88	61.88
	15	9,484.10	61.82
	16	9,448.83	57.39
	17	10,184.39	63.15
2	1	8,262.33	57.00
	2	8,463.89	57.00
	3	8,668.61	57.00
	4	8,871.33	57.00
	5	10,229.70	55.00
	6	8,711.57	67.85
	7	7,969.57	55.00
	8	7,655.71	56.13
	9	11,229.93	55.00
	10	21,131.62	76.47
	11	11,067.75	84.75
	12	7,175.50	56.50
	13	7,175.50	56.50
	14	7,175.50	56.50
	15	7,175.50	56.50
	16	7,175.50	56.50
	17	7,175.50	56.50
	18	7,215.09	56.51
	19	7,039.80	55.74
	20	6,985.00	55.00
	21	6,985.00	55.00
	22	6,985.00	55.00

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

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	13,522.44	0.31
B	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION PURPOSES	15,650.39	0.36
C	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	18,865.91	0.43
D	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	4,773.83	0.11
E	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION PURPOSES	7,100.18	0.16
F	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	97,018.94	2.23
G	LIFT STATION	4,331.81	0.10
TOTAL		161,263.50	3.70

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 25°01'41" E	70.49'
L2	S 30°02'48" E	20.00'
L3	N 59°57'12" E	142.00'
L4	S 30°02'48" E	13.97'
L5	N 59°57'12" E	50.00'
L6	N 30°02'54" W	50.00'
L7	N 59°57'12" E	96.03'
L8	N 30°02'48" W	120.00'
L9	N 09°55'31" W	45.39'
L10	N 32°58'46" E	113.44'
L11	S 89°32'16" E	88.55'

CURVE TABLE

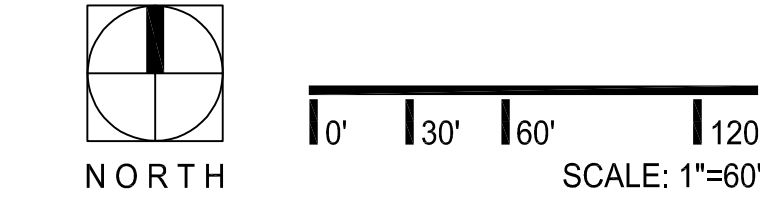
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	460.00'	40.29'	S 27°32'14" E	40.28'
C2	540.00'	31.15'	S 26°40'49" E	31.14'
C3	25.00'	38.52'	S 15°48'37" W	34.82'
C4	25.00'	39.27'	N 14°47'12" E	35.36'

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 RAILWAY 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, 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



Meridiana Section 28B Preliminary Plat

A Subdivision of 14.35 acres, being a partial replat of Lots 5 and 6 of Lulling Stone Section 3 as recorded at Volume 22, Pages 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

39 Lots, 2 Blocks and 7 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

January 25, 2021

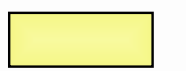
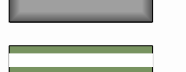
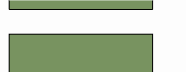


ENGINEERING THE FUTURE SINCE 1936

EHRA JOB NO. 081-011-28

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCO.COM
TBPE No. F - 726
TBPLS No. 10092300

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.

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

NICOLE LISTON-TYSON

DOROTHY WYNNE

MUHAMMED ALAM

KYLE MARASCKIN

ALINA ROGERS

CHRISTY KENNARD



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



**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 27 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	February 22, 2021
Recommendation	Approval with 2 Conditions
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval with two conditions for the Meridiana Section 27 Final Plat. The conditions include: because it does not meet the following Subsections of the subdivision ordinance:

1. Provide a current title policy/title commitment/city planning letter for this tract of land per Section 62-41 (b) (21). This Section states a current title policy or title commitment from an insured title company reflecting the current owner of the tract of land.
2. Revise the numbering of the General Notes since there are two number "3"s.



E4161

JOB NO. 085-011-23



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. 48039C0110K, dated December 30, 2020, a portion of the property lies within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined) a portion lies within Shaded Zone "X" (areas determined to be subject to the 500-year flood plain with depths determined less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100 year flood) and the remaining portion lies within Unshaded Zone "X" (areas determined to be outside the 500-year floodplain). The base flood elevation for the 100-year floodplain affecting this lot is 45.2 feet, based on NAVD 1988 datum.

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, Hinchow, 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, Hinchow, Russ & Associates, Inc. d/b/a EHRA.
 - A indicates Abstract.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicate Drainage Easement.
ESMT. indicates Easement.
FND. indicates Found.
I.R. indicates Iron Rod.
NO. indicates Number.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R= indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.M.S.E. indicates Storm Sewer Easement.
SQ. FT. indicates Square Foot.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
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. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
 - The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
 - 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.
 - 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 Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
 - A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year 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.
 - Reserve "A" provides a total of 0.41 acres of unencumbered open space within the boundary of this plat.
 - Development regulations and City permits are required on all property.
- BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:**
- Sloab 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, 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 lie 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.

LOT TABLE		
Block	Lot	Sq. Feet
1	1	6,648
	2	8,886
	3	9,874
	4	9,896
	5	8,807
	6	8,216
	7	8,221
	8	8,338
	9	8,606
	10	9,045
	11	8,990
12	12	9,197
	13	16,188
	14	8,783
	15	8,906
	16	10,074
	17	9,275
	18	8,467
	19	7,506
	20	11,532
	21	8,955
	22	10,778
23	23	9,896
	24	9,039
	25	8,751
	26	13,990
	27	17,820
	28	9,450
	29	11,381
	30	13,201
	31	11,047
	32	9,372
	33	8,336
34	34	9,920
	35	9,920
	36	7,883
	37	10,927
	38	18,161
	39	8,692
	40	7,730
	41	7,541
	42	10,061
	43	11,807
	44	14,433
2	45	12,321
	46	12,087
	47	10,603
	48	10,492
	49	7,998
	50	7,316
	51	7,894
	52	10,399
	53	10,399
	54	10,399
	55	10,399

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

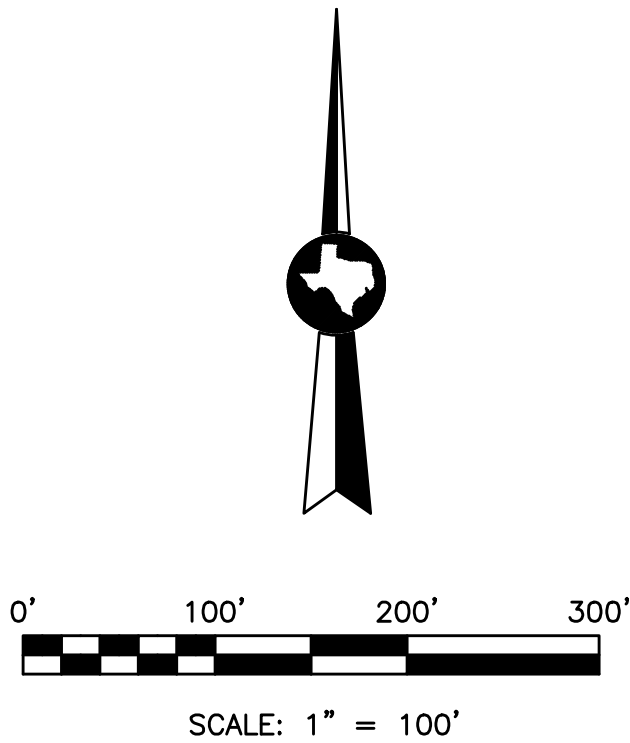
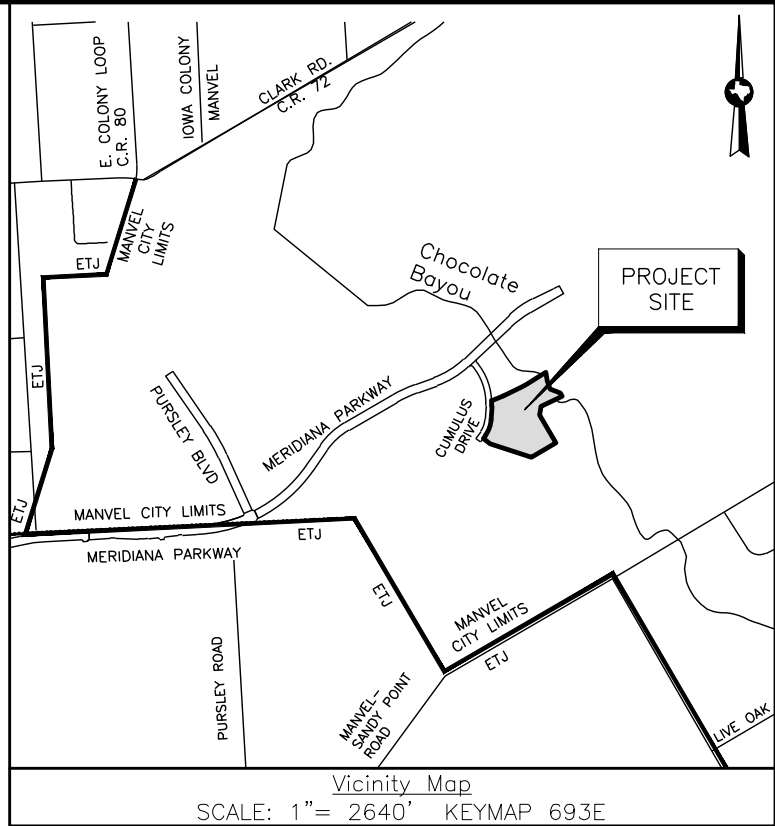
LINE TABLE		
LINE BEARING	DISTANCE	
L1	N 66°32'14" E	171.63
L2	N 61°57'34" E	80.39
L3	N 57°44'51" E	128.93
L4	N 57°59'26" E	184.09
L5	S 09°03'10" E	120.15
L6	S 20°51'23" E	122.09
L7	S 68°20'04" E	149.14
L8	S 26°18'03" E	51.37
L9	S 11°17'44" W	118.01
L10	N 5°49'26" W	119.35
L11	N 36°10'44" E	158.12
L12	N 02°51'24" E	186.21
L13	S 87°08'36" E	4.26
L14	S 78°16'48" E	102.13
L15	S 25°14'44" E	143.32
L16	S 15°44'54" E	80.95
L17	S 30°06'20" E	174.87
L18	S 59°57'12" W	51.48
L19	S 25°14'44" E	10.00
L20	S 74°15'06" W	68.75
L21	N 63°00'30" E	21.21
L22	N 3°56'44" E	82.15
L23	S 13°13'51" W	20.00
L24	N 75°47'14" W	26.11
L25	N 89°10'55" W	26.30
L26	S 88°08'53" E	75.22
L27	N 05°13'30" W	48.94
L28	N 24°59'47" E	143.28
L29	N 19°00'15" E	60.49
L30	N 07°37'35" E	43.20
L31	N 38°24'46" E	18.93
L32	N 75°47'14" W	161.86
L33	S 64°45'16" W	160.85
L34	S 48°27'53" W	35.81
L35	S 52°06'45" W	37.16
L36	S 38°08'23" W	51.82
L37	S 06°16'34" W	120.14
L38	S 33°01'16" W	44.46
L39	N 74°49'21" W	53.97
L40	N 68°57'45" W	60.08
L41	S 87°08'36" E	40.00
L42	N 78°16'48" W	23.04

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	226.80	390.00	53°10'10"	N 19°30'56" E	123.82	
C2	77.12	860.00	5°08'16"	N 00°17'16" E	77.09	
C3	77.35	500.00	8°51'48"	S 82°42'42" E	77.27	
C4	66.30	400.00	9°29'50"	S 20°29'49" E	66.23	
C5	100.23	400.00	14°21'26"	S 22°55'37" E	99.97	
C6	251.61	300.00	48°03'18"	S 8°58'51" W	244.30	
C7	277.69	300.00	53°02'04"	N 38°14'14" E	267.88	
C8	38.35	240.00	8°34'53"	S 41°05'29" E	34.70	
C9	63.71	440.00	6°45'34"	S 81°39'45" E	63.67	
C10	34.74	25.00	79°37'36"	N 61°54'24" E	32.01	
C11	241.99	325.00	42°39'40"	N 43°25'26" E	236.44	
C12	19.68	25.00	45°08'53"	S 42°12'17" E	19.17	
C13	300.57	60.00	28°70'13"	S 16°49'53" E	71.38	
C14	27.02	25.00	61°55'39"	N 84°16'55" W	25.72	
C15	39.27	25.00	9°00'00"	S 19°45'16" W	35.36	
C16	70.45	425.00	9°29'50"	S 20°29'49" E	70.37	
C17	93.97	375.00	14°21'26"	S 22°55'37" E	93.72	
C18	18.53	25.00	42°27'31"	S 51°20'05" E	18.11	
C19	198.70	60.00	189°44'54"	N 31°21'17" W	194.29	
C20	21.19	25.00	48°34'03"	N 87°05'58" W	20.58	
C21	223.44	325.00	39°23'50"	S 88°18'45" W	219.07	
C22	13.06	25.00	29°55'39"	N 86°57'18" W	12.91	
C23	123.13	50.00	14°105'37"	N 31°21'17" W	194.29	
C24	11.98	25.00	27°27'20"	N 25°26'52" E	11.87	
C25	39.27	25.00	9°00'00"	N 33°16'48" W	35.36	
C26	49.30	460.00	6°03'02"	N 81°21'02" W	49.28	
C27	39.96	25.00	91°35'16"	S 49°47'07" W	35.84	
C28	47.16	25.00	108°04'18"	S 28°47'25" W	40.47	
C29	211.16	60.00	201°38'21"	S 17°59'37" E	117.87	
C30	43.83	25.00	100°27'07"	S 68°55'14" E	43.83	
C31	87.11	425.00	11°44'39"	S 24°14'00" E	86.96	
C32	41.16	25.00	94°19'23"	S 17°03'22" W	36.66	
C33	210.18	275.00	43°47'22"	S 88°06'16" W	205.10	
C34	36.53	25.00	83°42'42"	N 30°08'09" W	33.36	
C35	254.55	275.00	53°02'04"	N 38°14'14" E	245.56	
C36	39.27	25.00	9°00'00"	S 70°14'44" E	35.36	

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	17,665 SQ.FT. / 0.4055 ACRE
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1,369 SQ.FT. / 0.0314 ACRE
C	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES	10,781 SQ.FT. / 0.2475 ACRE
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1,281 SQ.FT. / 0.0294 ACRE
E	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	8,045 SQ.FT. / 0.1847 ACRE
F	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	7,071 SQ.FT. / 0.1623 ACRE
TOTAL		46,212 SQ.FT. / 1.0608 ACRES



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



FINAL PLAT MERIDIANA SECTION 27

BEING A SUBDIVISION OF 16.17 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8 AND 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR REPLAT:
To create 52 Lots and 6 reserves

52 LOTS 2 BLOCKS 6 RESERVES (1.0608 Acres)

OWNER

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

FEBRUARY 12, 2021

ENGINEER/SURVEYOR



Plat Name	Brazoria County MUD No. 56 Wastewater Treatment Plant Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	February 22, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

-3-

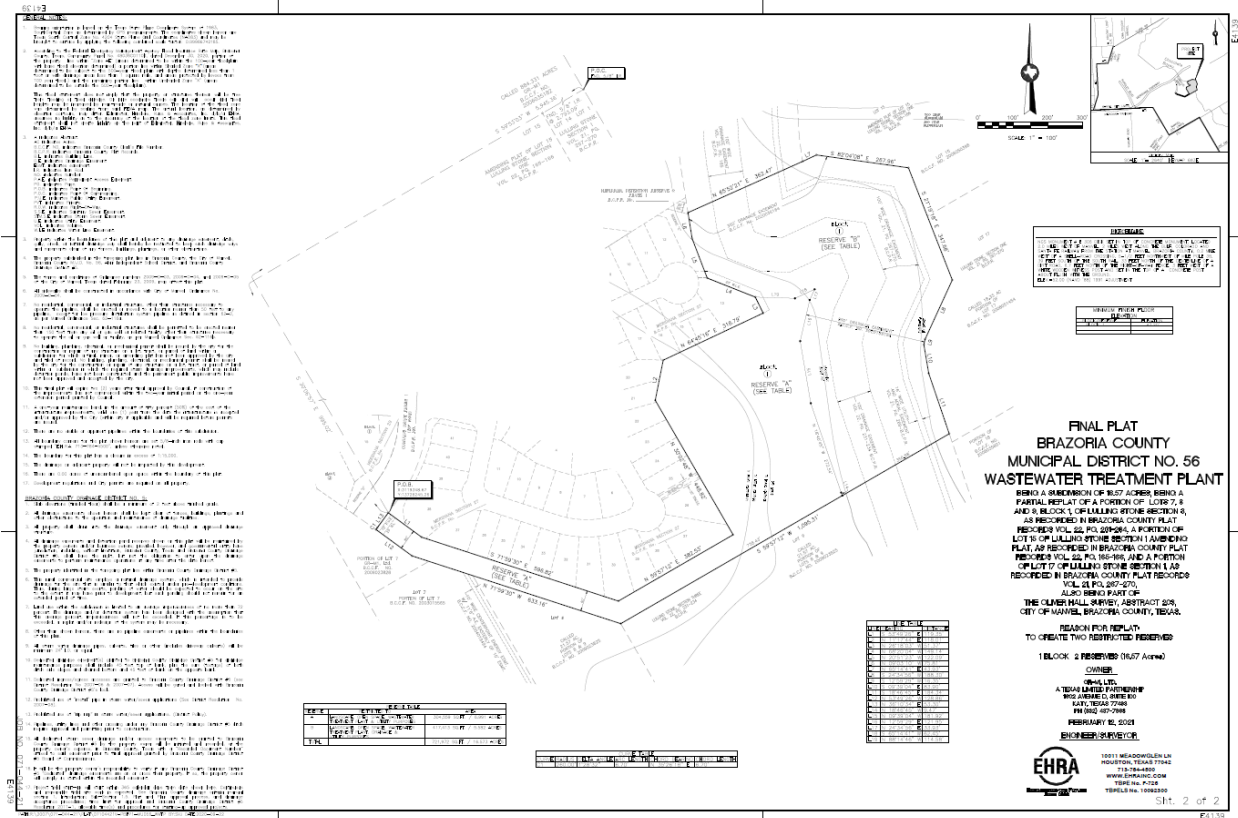
JOB NO. CDDW0000

PAGE 3 OF 3



DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Plat Exhibit



STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, Vice 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, Brazoria County Municipal Utility District No. 56 Wastewater Treatment Plant, 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 Brazoria County Municipal Utility District No. 56 Wastewater Treatment Plant 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, Vice 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 _____, 20__.

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

BY: _____
Print Name: Matt Lawson
Title: Vice President

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, Vice 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 _____, 20__.

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

I, Robert Boelsche, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference will be marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3).

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 Brazoria County Municipal Utility District No. 56 Wastewater Treatment Plant 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 _____, 20__.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of Brazoria County Municipal Utility District No. 56 Wastewater Treatment Plant 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 _____, 20__.

City Council

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

_____ Lee Walden, P.E., President	Date _____	_____ Kerry L. Osburn Vice President	Date _____
_____ Mark Roler Secretary/Treasurer	Date _____	_____ Jarrod D. Aden, P.E., C.F.M. District Engineer	Date _____

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

BCCDD 5 ID# B200028

METES AND BOUNDS DESCRIPTION
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56
WASTEWATER TREATMENT PLANT
BEING 16.57 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 16.57 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 8 AND 9, BLOCK 1 OF LULLING STONE SECTION THREE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGE 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS AND CONVEYED TO GR-M1 IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006040257, BEING A PORTION OUT OF LOT 7, BLOCK 1 OF LULLING STONE SECTION THREE AND CONVEYED TO GR-M1 IN B.C.C.F. NO. 2008023828, BEING A PORTION OUT OF THE AMENDING PLAT OF LOT 15 LULLING STONE SECTION ONE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGE 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND CONVEYED TO GR-M1 IN B.C.C.F. NO. 2006050398, AND BEING A PORTION OF LOT 17 OF LULLING STONE SECTION 1 AS RECORDED AT VOLUME 21, PAGES 267-270 OF THE B.C.P.R. AND CONVEYED TO GR-M1 IN B.C.C.F. NO. 2008051454; SAID 16.57 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 a called 884.331 acre tract recorded under B.C.C.F. No. 2006035182, same, being the northeasterly corner of Lot 1 of Lulling Stone Section 1, a subdivision as per plat recorded in Volume 21, Page 267-270 of the Brazoria County Plat Records;

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract, passing at 2,793.09 feet a 5/8-inch iron rod found marking the northerly common corner of Lot 14 and Lot 15 of Lulling Stone Section 1, and continuing for a total distance of 5,945.36 feet to a point for corner;

THENCE, South 30°06'57" East, a distance of 995.02 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set marking the northwesterly corner and POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 53°49'26" East, for a distance of 119.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

2) THENCE, South 71°59'30" East, for a distance of 596.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

3) THENCE, North 59°57'12" East, for a distance of 382.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

4) THENCE, North 30°02'48" West, for a distance of 448.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

5) THENCE, North 11°17'44" East, for a distance of 118.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

6) THENCE, North 64°45'16" East, for a distance of 318.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

7) THENCE, North 26°18'03" West, for a distance of 51.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

8) THENCE, North 68°20'04" West, for a distance of 149.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

9) THENCE, North 20°51'23" West, for a distance of 122.09 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

10) THENCE, North 09°03'10" West, for a distance of 75.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

11) THENCE, North 65°52'21" East, for a distance of 362.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

12) THENCE, North 65°14'41" East, for a distance of 43.93 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

13) THENCE, South 82°04'08" East, for a distance of 267.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

14) THENCE, South 21°19'18" East, for a distance of 347.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

15) THENCE, South 24°34'56" West, for a distance of 188.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

16) THENCE, South 12°59'29" West, for a distance of 16.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

17) THENCE, South 09°39'04" East, for a distance of 83.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

18) THENCE, South 18°46'45" East, for a distance of 184.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

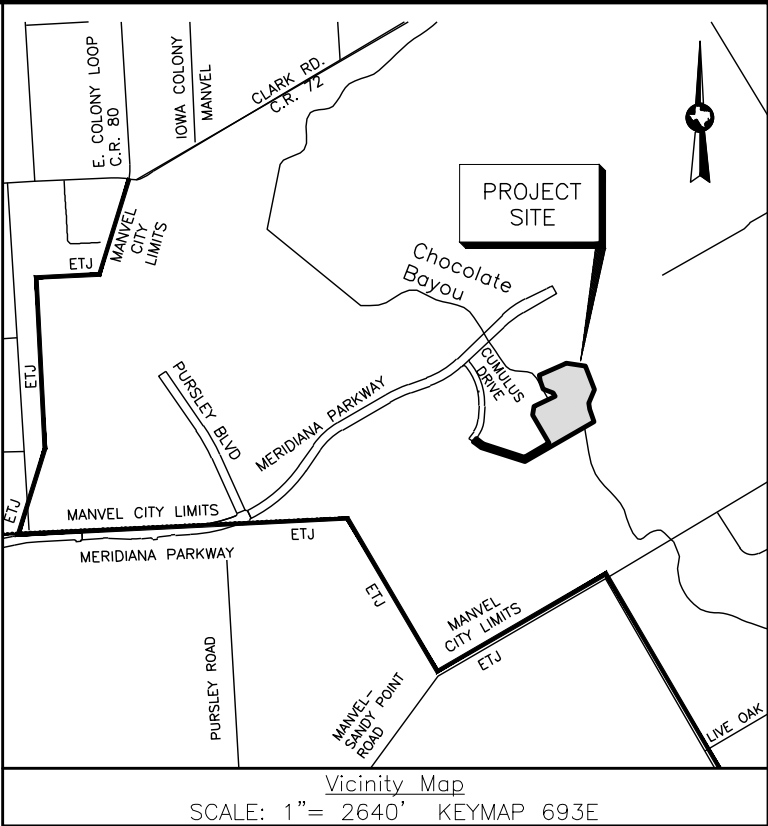
19) THENCE, South 59°57'12" West, for a distance of 1095.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

20) THENCE, North 71°59'30" West, for a distance of 633.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for corner;

21) THENCE, North 53°49'26" West, for a distance of 128.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set in the arc of a non-tangent curve;

22) THENCE, in a northeasterly direction along the arc of said non-tangent curve to the right having a radius of 260.00 feet, a central angle of 01°28'32", an arc length of 6.70 feet, and a chord bearing of North 35°26'18" East, for a distance of 6.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" to be set for tangency;

23) THENCE, North 36°10'34" East, for a distance of 53.30 feet to the POINT OF BEGINNING and containing 16.57 acres of land.



FINAL PLAT BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WASTEWATER TREATMENT PLANT

BEING A SUBDIVISION OF 16.57 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8 AND 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234, A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, AND A PORTION OF LOT 17 OF LULLING STONE SECTION 1, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 21, PG. 267-270,

ALSO BEING PART OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES (16.57 Acres)

OWNER

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

FEBRUARY 12, 2021

ENGINEER/SURVEYOR



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

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. 48039C0110K, dated December 30, 2020, portion of the property lies within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined) a portion lies within Shaded Zone "X" (areas determined to be subject to the 500-year flood plain with depths determined less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100 year flood.) and the remaining portion 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.
- A indicates Abstract.
AC indicates Acres.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement
ESMT. indicates easement.
I.R. indicates Iron Rod.
NO. indicates Number
P.A.E. indicates Permanent Access Easement.
PG. indicates Page.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
STM.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.

- 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. 56, 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.
- 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 Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year 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.

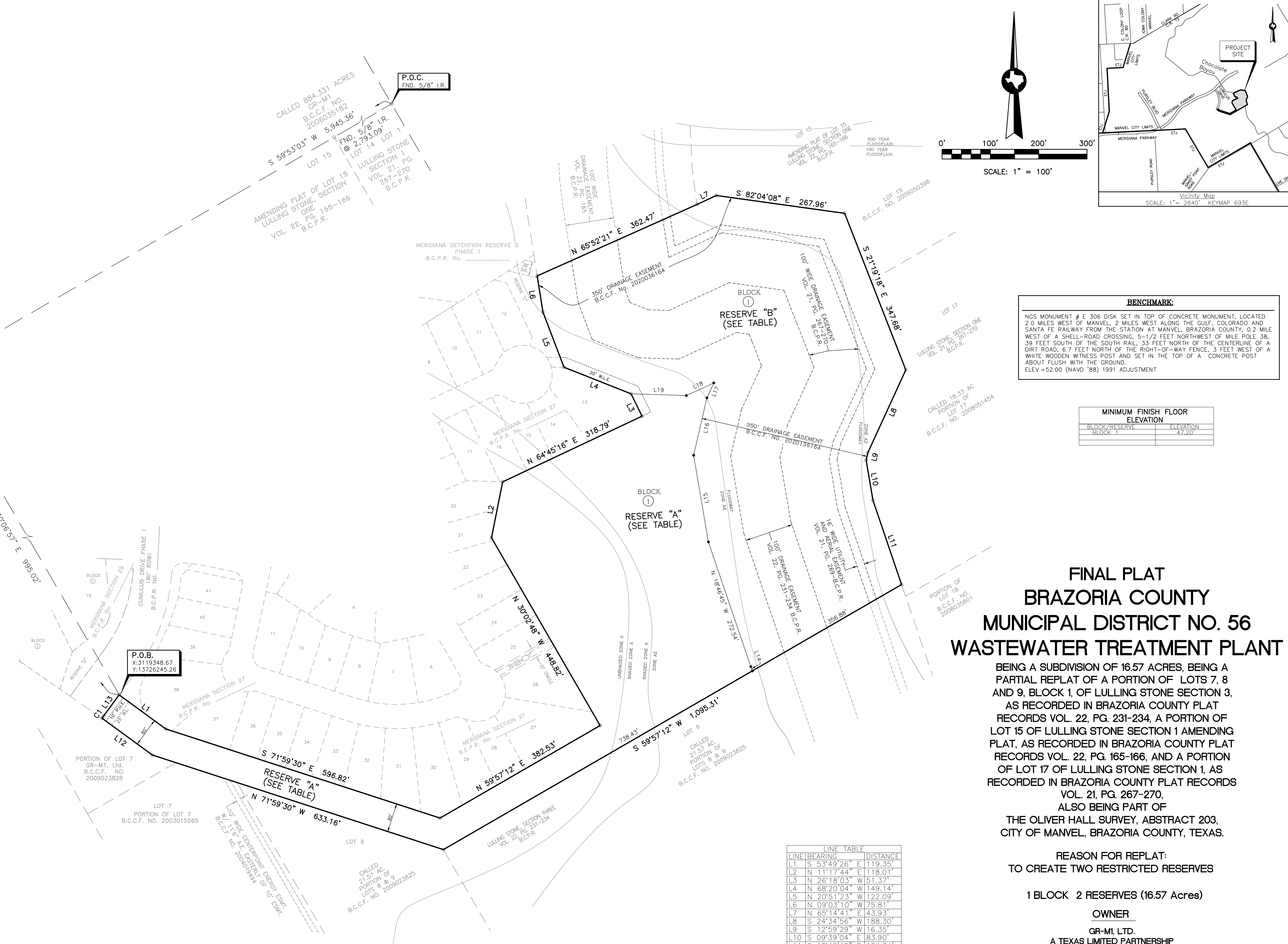
BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- 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 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, 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.

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, WASTEWATER TREATMENT PLANT & UTILITY PURPOSES	304,559 SQ.FT. / 6.991 ACRES
B	LANDSCAPE, OPEN SPACE, WASTEWATER TREATMENT PLANT, DRAINAGE & UTILITY PURPOSES	417,413 SQ.FT. / 9.582 ACRES
TOTAL		721,972 SQ.FT. / 16.573 ACRES

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	260.00'	1°28'32"	6.70'	N 35°26'18" E	6.70'



FINAL PLAT
BRAZORIA COUNTY
MUNICIPAL DISTRICT NO. 56
WASTEWATER TREATMENT PLANT

BEING A SUBDIVISION OF 16.57 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8 AND 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234, A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, AND A PORTION OF LOT 17 OF LULLING STONE SECTION 1, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 21, PG. 267-270, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE TWO RESTRICTED RESERVES

1 BLOCK 2 RESERVES (16.57 Acres)

OWNER

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

FEBRUARY 12, 2021

ENGINEER/SURVEYOR



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