

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



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

**NOTICE IS HEREBY GIVEN
6:00 P.M.**

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

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

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

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

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

Pledge

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

Public Comments: "Comment Card" Required

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

Consent PDZ

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

- A. Approve the Final Plat of Valencia Lake B;
BEING A SUBDIVISION OF 8.460 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF OUTLOTS 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PGS. 71-72, AND VOL. 3, PGS. 139-140 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).
- B. Approve the Final Plat for Meridiana Section 5 East;
BEING A SUBDIVISION OF 13.28 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 AND 6 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve Final Plat for Meridiana Section 13A;
BEING A SUBDIVISION OF 17.22 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve Preliminary Plat for Meridiana Section 30C;
BEING A SUBDIVISION OF 12.47 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.
- D. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

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


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: November 13, 2023

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

Person to Speak: Brian Edwards

Daytime Phone: 713.380.4420 Fax Number: _____

E-mail Address: bedwards2lja.com

Description of Request and Physical Address:

Consideration and possible action to approve the Final Plat of Valencia Lake B, A subdivision of 8.460 acres of land located in the H.T & B.R.R. company

Survey, Section 64, (A.K.A) Mary V. O'Donnell Survey, Abstract 483, Brazoria County, Texas, Also being a portion of Outlots 180, and 195 of the DR. A.A. Luther Subdivision

of the town of Manvel and surrounding acreage property, a subdivision recorded in Vol. 1, PGS. 71 - 72, and Vol. 3, PGS. 139 - 140 of the Brazoria County Plat Records

(B.C.P.R.)

Plats:

Preliminary _____
Final ✓

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

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

Lacey Bell
SIGNATURE

11/13/23
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Valencia Lake B - Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	December 11, 2023
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat includes a drill site and detention facility within Valencia Master Planned Development established as a Planned Unit Development (PUD) in July 2021.*
- *A master plan for the development was approved by City Council in August 2022.*
- *An amendment to Valencia Master Plan was approved by the Planning Development and Zoning Commission on April 24, 2023.*
- *The proposed site is located at the southeast corner of the intersection of proposed Charlotte Street and Pollard Boulevard.*
- *This proposed plat subdivides 8.46 acre of land into 1 Block and 4 reserves for landscaping, open space, drill site, detention, lake, amenity, and storage tank.*
- *The proposed plat generally conforms to the preliminary plat approved in October 2023.*

STAFF RECOMMENDATION

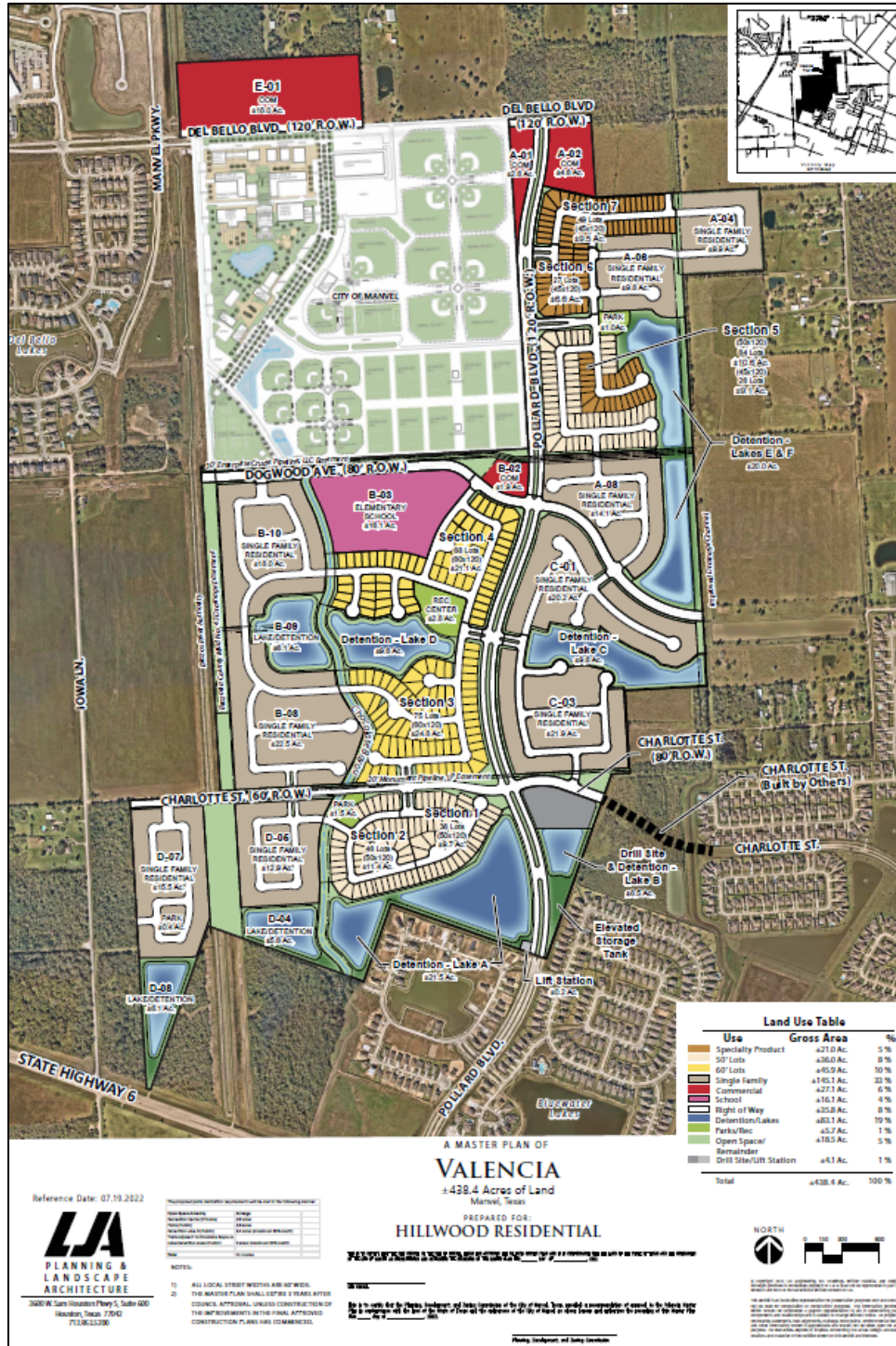
The City staff recommends approval of this proposed plat - *Valencia Lake B - Final Plat*



DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, SENIOR VICE PRESIDENT, BEING AN OFFICER OF VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA LAKE B, 8.460 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF OUTLOTS 180 AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PGS. 71-72, AND VOL. 3, PGS. 139-140 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE 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 UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE 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, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF VALENCIA LAKE B WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN CARLOCK, ITS SENIOR VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS 19 DAY OF October, 2023.

BY: VALENCIA 288, LLC,
A TEXAS LIMITED LIABILITY COMPANY

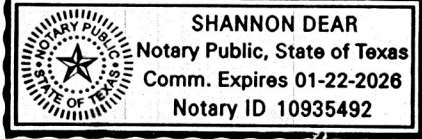
BY: Brian Carlock
BRIAN CARLOCK, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN CARLOCK, SENIOR VICE PRESIDENT OF VALENCIA 288, LLC, A TEXAS 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 19 DAY OF October, 2023.

Shannon Dea
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WE, SIMMONS BANK, AN ARKANSAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VALENCIA LAKE B, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2021070896 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

SIMMONS BANK
AN ARKANSAS STATE BANK

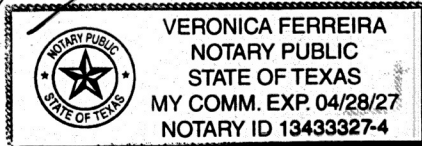
BY: David Hassell
PRINT NAME: David Hassell
TITLE: SVP, Market Executive

STATE OF Texas
COUNTY OF Tarrant

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Hassell, SVP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23rd DAY OF October, 2023.

Veronica Ferreira
NOTARY PUBLIC IN AND FOR THE STATE OF Texas



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

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

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



10-17-2023

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

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

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

THIS 7 DAY OF November, 2023.

Ricky Kuboczka
RICKY KUBOCZKA, COMMISSIONER

Alfred Probert, Jr.
ALFRED PROBERT, JR.
COMMISSIONER

Dong Nguyen, P.E., D.I.M.
DONG NGUYEN, P.E., D.I.M.
DISTRICT ENGINEER

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

BEING 8.460 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, MORE PARTICULARLY BEING A PORTION OF OUTLOTS 180 AND 195 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION OF RECORD UNDER VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND A PORTION OF THE REMAINDER OF THAT CERTAIN CALLED 418.432 ACRE TRACT CONVEYED TO VALENCIA 288, LLC AND DESCRIBED AS TRACT 1 BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068486 OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 8.460 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND 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" PREVIOUSLY SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF POLLARD BOULEVARD (120' RIGHT-OF-WAY), AS SHOWN ON POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2022067705, B.C.O.P.R., SAME BEING THE NORTHEAST CORNER OF POLLARD BOULEVARD (120' RIGHT-OF-WAY), AS SHOWN ON POLLARD BOULEVARD STREET DEDICATION, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2018017864, B.C.O.P.R., AND THE NORTHWEST CORNER OF RESERVE "B" OF BLUEWATER LAKES SECTION 2, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2018017804, B.C.O.P.R., SAID POINT LYING ON THE SOUTH LINE OF THE AFOREMENTIONED 418.432 ACRE TRACT, THE BEGINNING OF A CURVE;

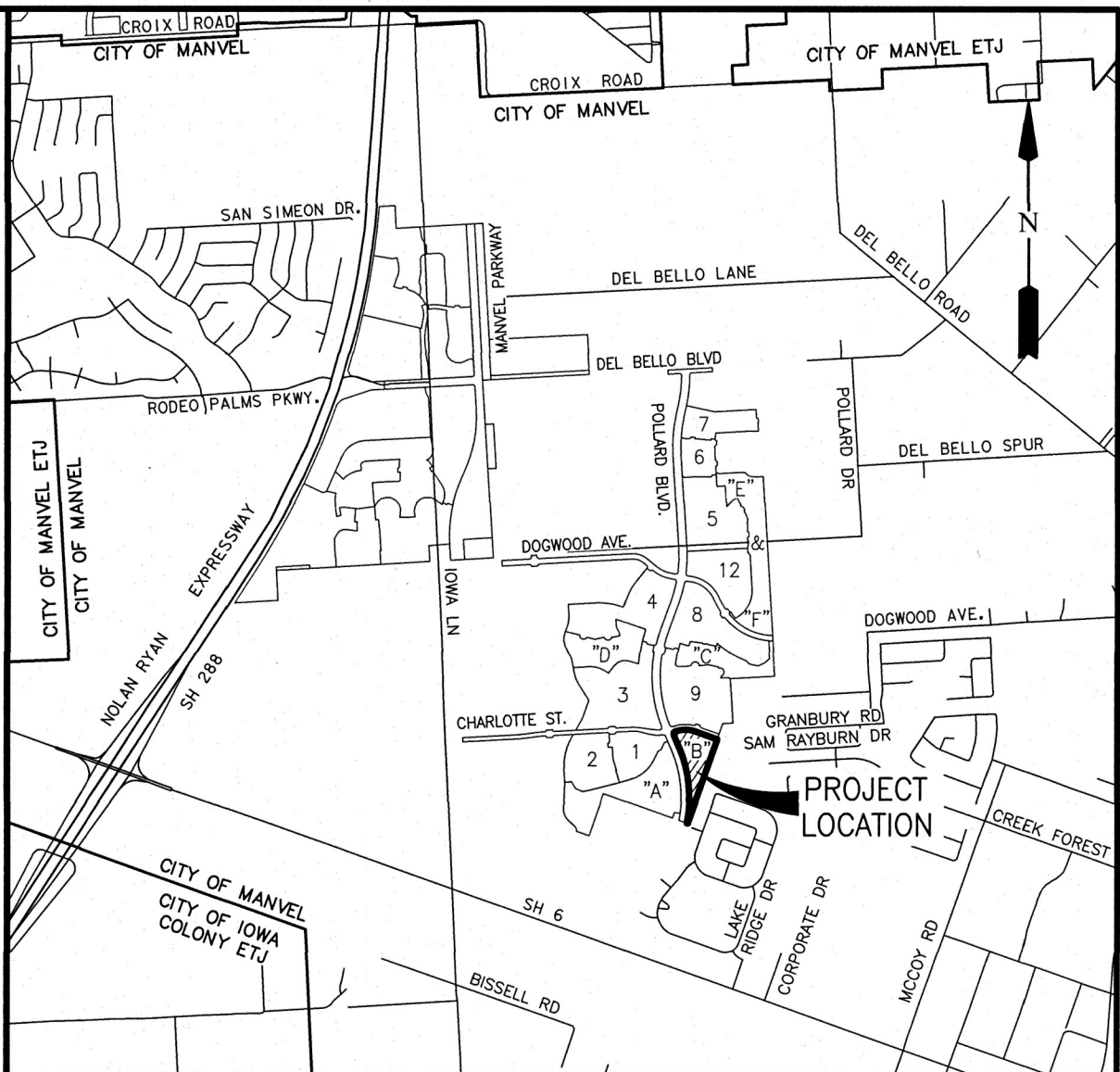
THENCE, ALONG THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINES OF POLLARD BOULEVARD AND CHARLOTTE STREET (80' RIGHT-OF-WAY) AS SHOWN ON SAID POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION THE FOLLOWING SIX (6) COURSES:

- DEPARTING THE SOUTH LINE OF SAID 418.432 ACRE TRACT AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,860.00 FEET, AN ARC LENGTH OF 1,137.45 FEET, A CENTRAL ANGLE OF 35° 02' 17", AND A CHORD WHICH BEARS NORTH 05° 28' 10" WEST, 1,119.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;
- NORTH 22° 59' 19" WEST, 215.54 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 349.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 95° 00' 00", AND A CHORD WHICH BEARS NORTH 24° 30' 41" EAST, 44.24 FEET TO A POINT FOR CORNER;
- NORTH 72° 00' 41" EAST, 16.09 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 530.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 37° 31' 02", AND A CHORD WHICH BEARS SOUTH 89° 13' 48" EAST, 295.86 FEET TO A POINT FOR CORNER;
- SOUTH 70° 28' 17" EAST, 340.27 FEET TO THE SOUTHEAST CORNER OF SAID CHARLOTTE STREET, SAID POINT LYING ON THE EAST LINE OF THE AFOREMENTIONED 418.432 ACRE TRACT, SAME BEING THE NORTH-WESTERLY LINE OF A 40 FOOT RIGHT-OF-WAY AS SHOWN ON THE AFOREMENTIONED DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY;

THENCE, SOUTH 19° 31' 43" WEST, ALONG SAID COMMON LINE, 662.93 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "S ADAMS RPLS 3666" FOUND FOR AN ANGLE POINT;

THENCE, SOUTH 19° 30' 15" WEST, CONTINUING ALONG SAID COMMON LINE, 659.85 FEET TO A 1-INCH IRON PIPE FOUND FOR A SOUTH CORNER OF SAID 418.432 ACRE TRACT, SAID POINT LYING ON THE NORTH LINE OF THE AFOREMENTIONED RESERVE "B";

THENCE, NORTH 70° 28' 49" WEST, DEPARTING THE NORTH-WESTERLY LINE OF SAID 40 FOOT RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID 418.432 ACRE TRACT AND THE NORTH LINE OF SAID RESERVE "B", 18.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.460 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653T

FINAL PLAT OF VALENCIA LAKE B

A SUBDIVISION OF 8.460 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF OUTLOTS 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PGS. 71-72, AND VOL. 3, PGS. 139-140 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.)

0 LOTS 4 RESERVES (8.460 ACRES) 1 BLOCK

OCTOBER 10, 2023

JOB NO. 2791-6102

OWNER:

VALENCIA 288, LLC,
A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219
PH: 214-303-5535

SURVEYOR:

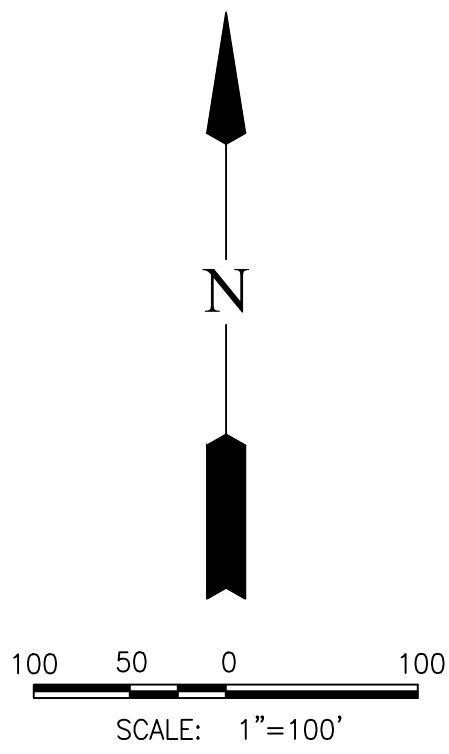
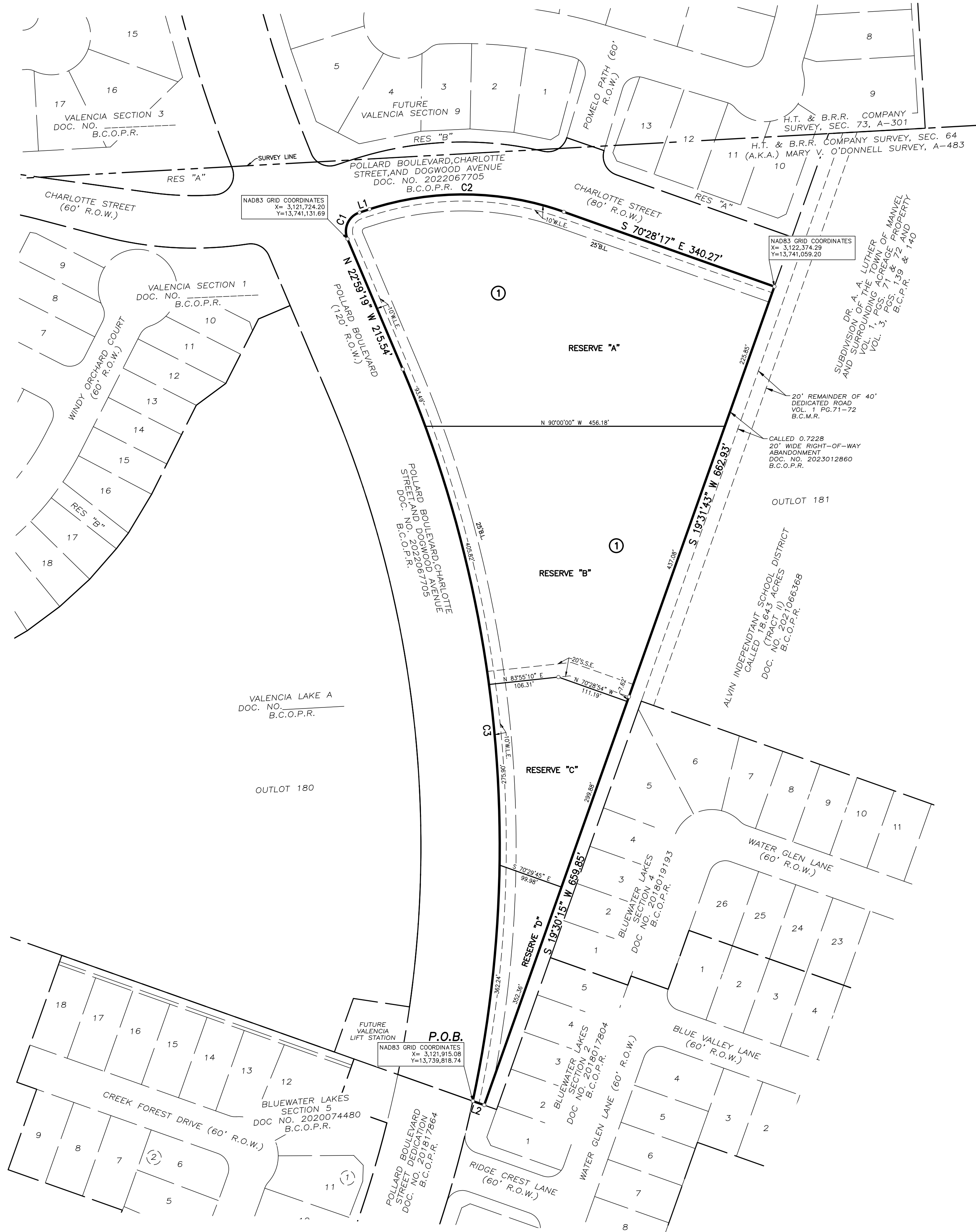
LJA Surveying, Inc.
3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382



ENGINEER:

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





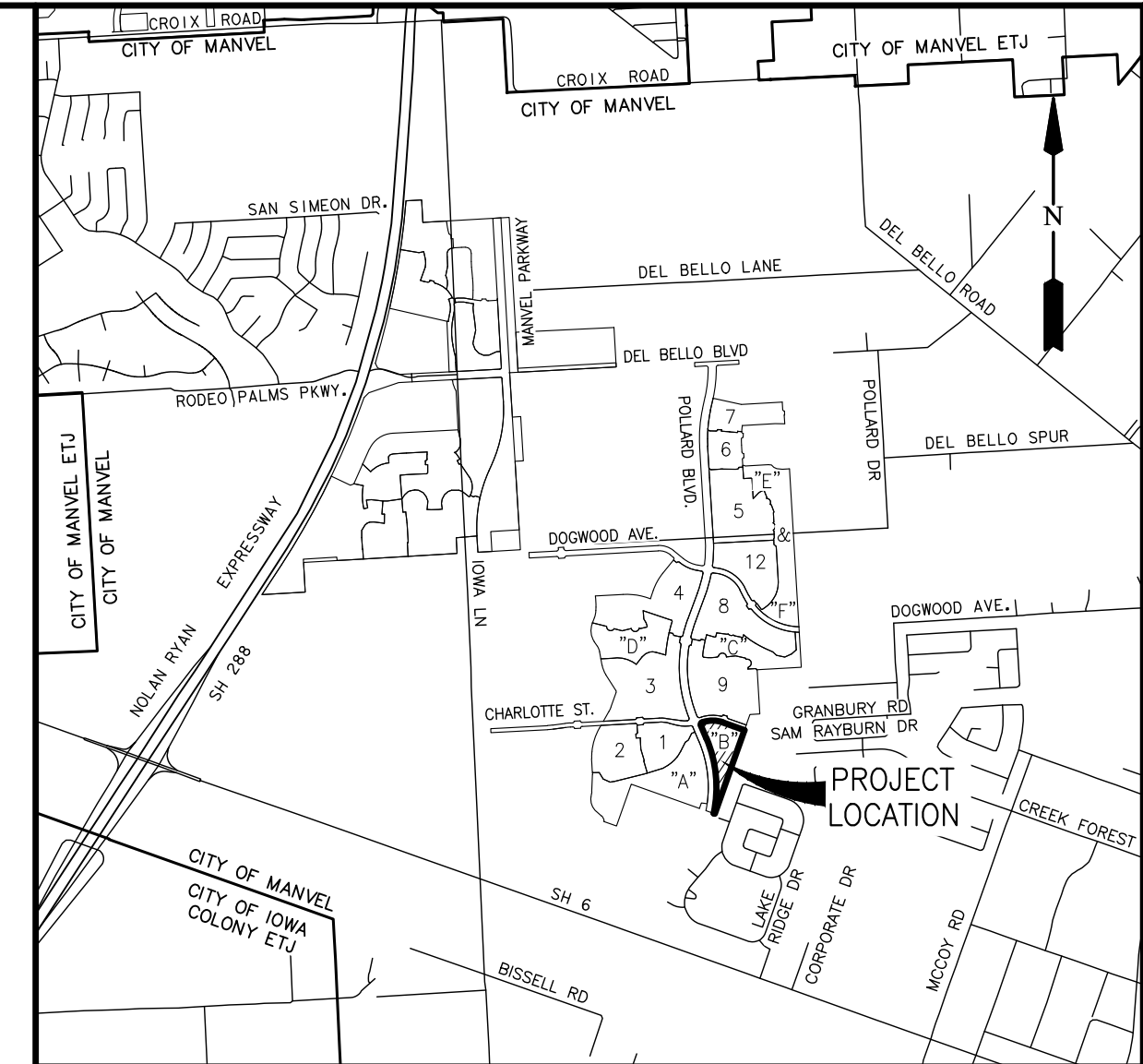
NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2023-0021, DATED DECEMBER 1, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (1993 ADJUSTMENT). THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 0.99986357.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
- BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED ±336' SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.
ELEV. = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- TBM-INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.
ELEV. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- THIS TRACT LIES WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 4803900130K, ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (3) 12 INCHES ABOVE FINISHED GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3, AT THE TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
- THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY CITY OF MANVEL ORDINANCE NO. 2021-0-18, EFFECTIVE JULY 19, 2021 APPLIES TO THIS PLAT.
- RESERVE "A" IS SUBJECT TO 4,000 ACRE DRILL SITE AS RECORDED IN FILE NOS. 2021068488 AND 2021068489, B.C.O.P.R., DRILLING WITHIN THIS RESERVE SHALL BE CONFINED TO THE RESERVE "A" BOUNDARY AND ALL DRILLING ACTIVITY SHALL BE IN CONFORMANCE WITH CHAPTER 35, ARTICLE V OF THE CITY OF MANVEL CODE OF ORDINANCES (SECTION 62-38. (a)(6)).

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 72°00'41" E	16.09'
L2	N 70°28'49" W	18.42'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	30.00'	99°00'00"	49.74'	N 24°30'41" E	44.24'
C2	460.00'	37°31'02"	301.21'	S 89°13'48" E	295.86'
C3	1860.00'	35°02'17"	1137.45'	N 05°28'10" W	1119.81'

RESERVE TABLE			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	4.000	174,249	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRILL SITE / DETENTION / AMENITY
B	2.989	130,187	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION / LAKE / AMENITY
C	1.041	45,361	RESTRICTED TO ELEVATED STORAGE TANK
D	0.430	18,734	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	8.460	368,530	



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653T

LEGEND

A.E.	INDICATES AERIAL EASEMENT
B.C.C.F.	INDICATES BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.L.	INDICATES BUILDING LINE
C.I.R.	INDICATES CAPPED IRON ROD
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
F.N.	INDICATES FILE NUMBER
FND.	INDICATES FOUND
I.R.	INDICATES IRON ROD
NO.	INDICATES NUMBER
PG.	INDICATES PAGE
P.O.B.	INDICATES POINT OF BEGINNING
PD&Z	INDICATES INDICATES PLANNING, DEVELOPMENT & ZONING
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

FINAL PLAT OF
VALENCIA LAKE B

A SUBDIVISION OF 8.460 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF OUTLOTS 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PGS. 71-72, AND VOL. 3, PGS. 139-140 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.)

0 LOTS 4 RESERVES (8.460 ACRES) 1 BLOCK

OCTOBER 10, 2023 JOB NO. 2791-6102

OWNER:

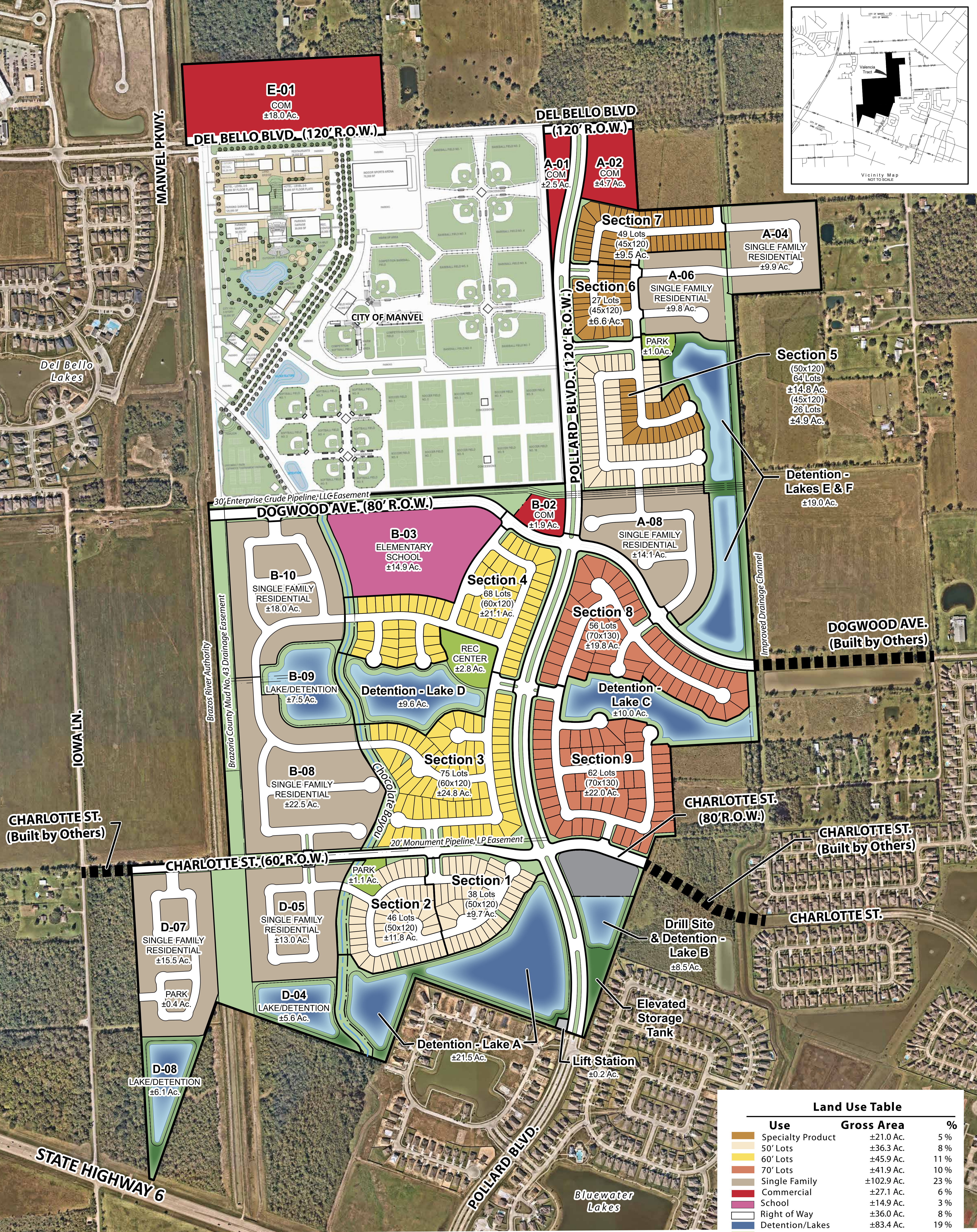
VALENCIA 288, LLC,
A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219
PH: 214-303-5535

SURVEYOR:

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

ENGINEER:

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



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

PREPARED FOR:

HILLWOOD RESIDENTIAL

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

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

CITY COUNCIL

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

Planning, Development, and Zoning Commission

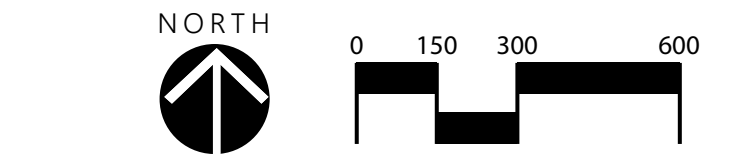
A MASTER PLAN OF

VALENCIA

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

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

Reference Date: 03.29.2023



RELATIONSHIPS | PROCESS | DESIGN



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: 11/13/2023 (12/11/2023 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 5 East, being
a subdivision of 13.28 acres out of the Oliver Hall Survey, Abstract 203; Also being a partial
replat of a portion of Lots 5 and 6 of Lulling Stone Section One, as recorded in Vol. 21,
pgs. 267-270 of the Brazoria County Plat Records, City of Manvel, Brazoria County, Texas

Plats:

Preliminary _____

Final x

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

Kaitlin Gile
SIGNATURE

11/13/2023
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 5 East - Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	December 11, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a new residential section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The proposed section includes single family residential lots with minimum 55 feet lot width.*
- *The Type 1 private streets with a R.O.W width of 50-feet provide access to lots.*
- *The proposed plat subdivides a 13.28-acre tract into 37 residential lots, 2 Block, and 3 reserves for landscaping, open space, recreation and utility purposes.*
- *The preliminary plat for this section was approved on March 13, 2023.*
- *In addition to the lots and reserves, this section includes an approximate 1.49-acre pipeline easement tract within this Final Plat. Since the added acreage is not being built up on or subdivided into lots, no objection is posed to the inclusion of the acreage.*

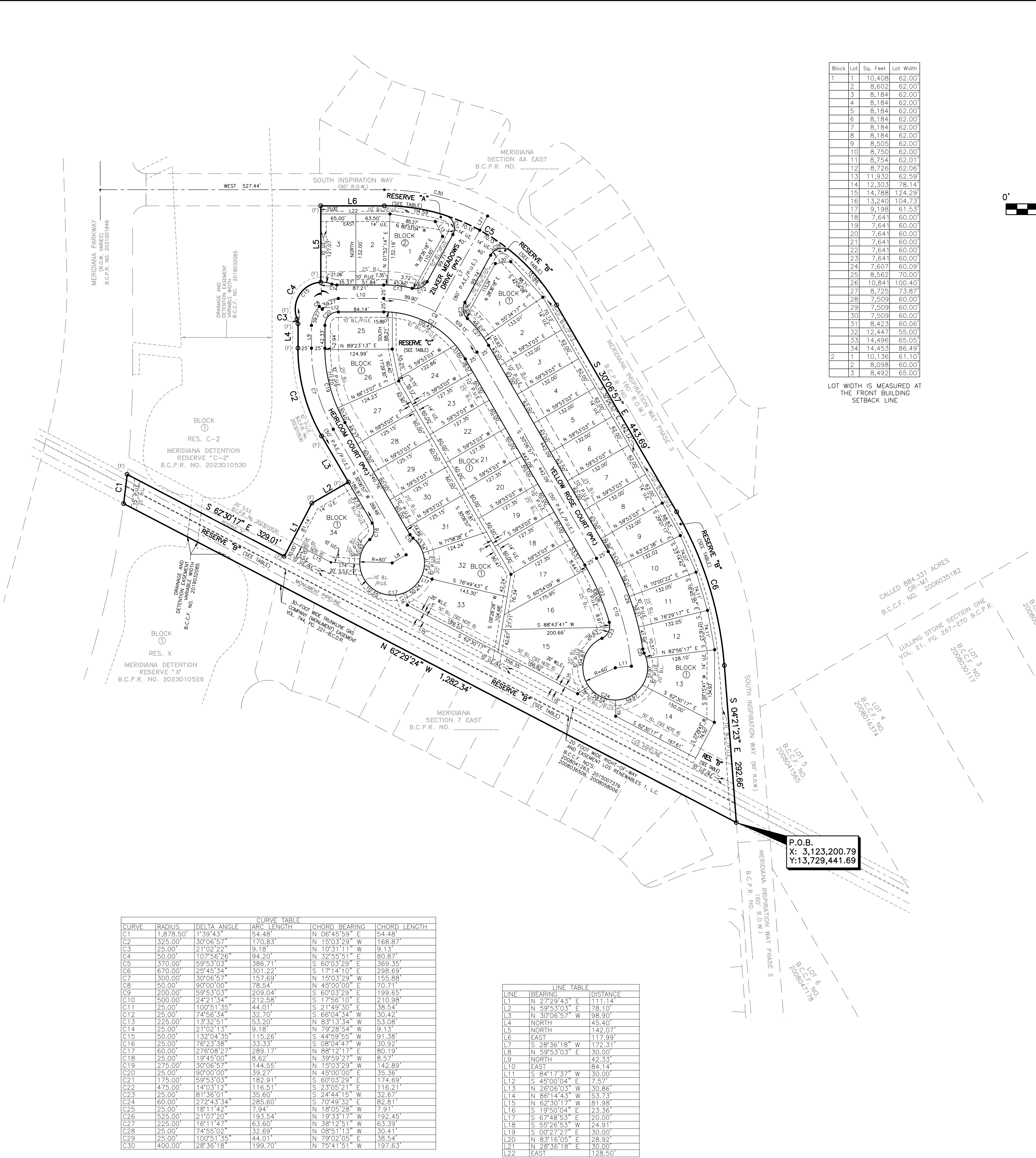
STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - *Meridiana Section 5 East - Final Plat*

E4421

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 (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 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.E. indicates Aerial Easement.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
N.T.S. indicates Not to Scale.
P.G. indicates Page.
P.O.B. indicates Point Of Beginning.
P.A.E. indicates Public Access Easement.
P.U.E. indicates Public Utility Easement.
P.V.I. indicates Private.
RES. indicates Reserve.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
SQ. FT. indicates Square Foot.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
(F) indicates 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found.
 indicates street name change.
- Properly within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as Administrative Changes made March 3, 2023.
- 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 for a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.
- This final plat will expire two (2) years after final approval by Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Planning, Development and Zoning Commission.
- A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cop 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.
- Pipeline operators will maintain their respective pipelines in Reserve "B".
- 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.



BENCHMARK:

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

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	6,133 SQ.FT. / 0.1408 ACRES	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	112,819 SQ.FT. / 2.5900 ACRES	B.C.M.U.D. NO. 57
C	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	8,364 SQ.FT. / 0.1920 ACRES	B.C.M.U.D. NO. 57
TOTAL		127,316 SQ.FT. / 2.9228 ACRES	

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCKS 1-15	49.5
EXISTING ELEVATION INFORMATION	
NATURAL GROUND	ELEVATION
1% ANNUAL CHANCE FLOOD	47.5
0.2% ANNUAL CHANCE FLOOD	46.3

FINAL PLAT MERIDIANA SECTION 5 EAST

BEING A SUBDIVISION OF 13.28 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 AND 6 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

REASON FOR REPLAT:
TO CREATE 37 LOTS AND 3 RESERVES
37 LOTS 2 BLOCKS 3 RESERVES (2.9228 Acres)

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

DECEMBER 1, 2023

ENGINEER/SURVEYOR



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

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

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

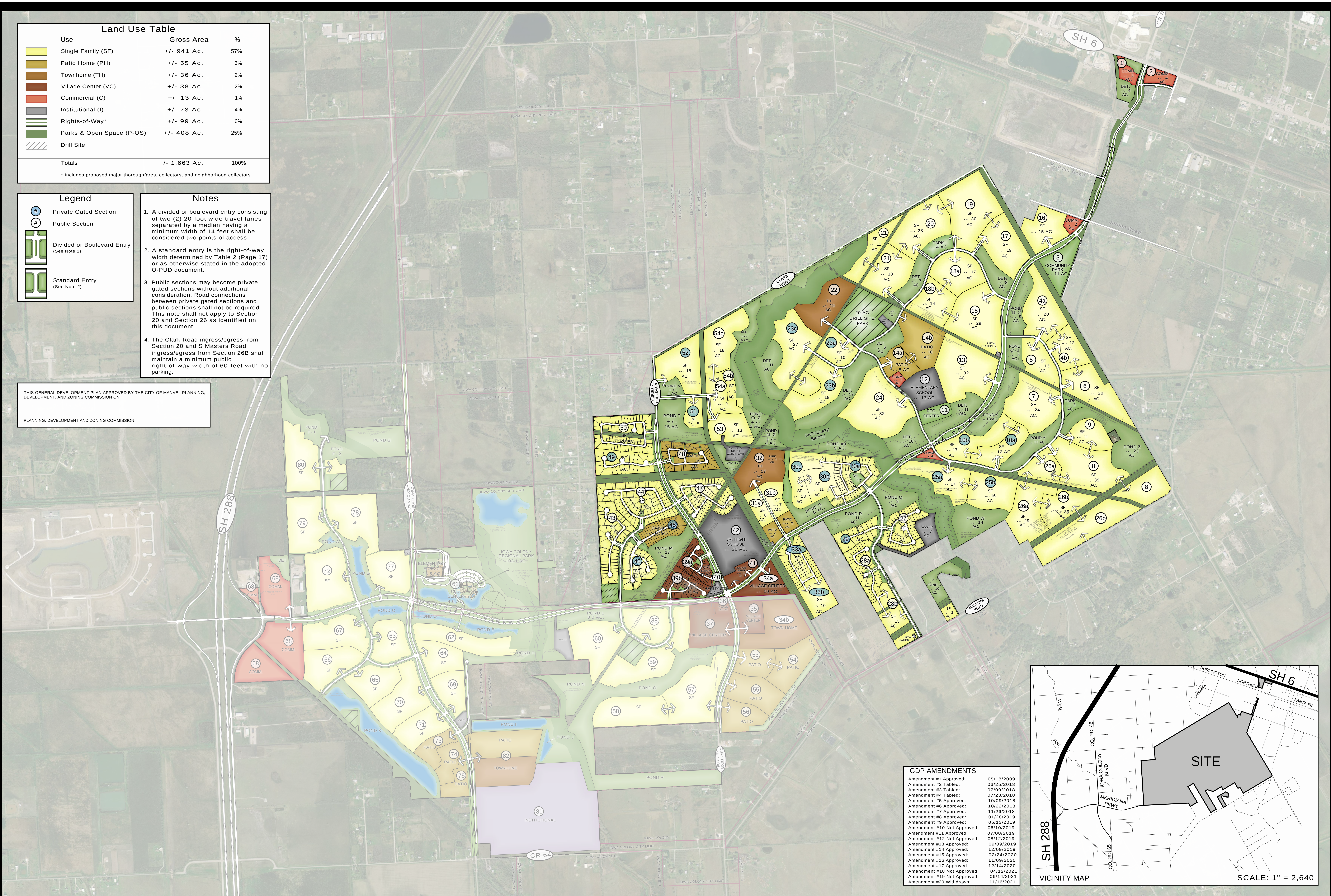
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



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



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

MINUTES 11/13/2023

Regular Session

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

Those in attendance were:

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

Absent: Dorothy Wynne

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

Pledge

Public Comments: "Comment Card" Required

Public Hearing

1. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 1.5 ACRES LOCATED AT 20514 HIGHWAY 6, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE CODE 532120 "TRUCK, UTILITY TRAILER, AND RV (RECREATIONAL VEHICLE) RENTAL AND LEASING"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Opened at 6:02 p.m.

First call - None

Second call - None

Third call - None

Closed at 6:03 p.m.

2. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.10 ACRE TRACT OF LAND LOCATED AT 7050 MASTERS ROAD, MANVEL, TEXAS (NORTHWEST CORNER OF LEWIS LANE AND MASTERS ROAD INTERSECTION), FROM HIGHWAY MIXED USE DISTRICT (HMU) TO HIGHWAY MIXED USE DISTRICT WITH SPECIFIC USE PERMIT (HMU-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE CODE 6244 "CHILD DAY CARE SERVICES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Opened at 6:04 p.m.

First call -

Jose Cavazos, Project Manager for Architect.

We are pursuing a sidewalk variance due to poor connectivity and a significant amount of redevelopment at the corner of these streets. We are meeting most of the requirements set forth by the commission as far as providing barriers, providing the visibility triangle, and enough parking to service the property.

Kevin Schmidt, 5729 Lira Road

Concerned with the ingress-egress and traffic backing up at dropoff and pickup times.

Ryan Miller read an emailed comment from Saleem Makda who is opposed.

Kesha - opposed to having that building there. The congestion is already there. Doesn't think it's a good fit to put there.

Saleem Makda, Owner of Little Rascals - feels there are too many daycares nearby. Opposed.

Erica Piper, Developer/owner of school - As far as concerns about the location of the lot, because it is triangular, it's limited, but we want to maximize the amount of space that the children have. So we would actually have multiple play spaces so that the children can be outdoors concurrently and not hit the maximum amount of children in the space allowed by licensing. So hopefully you're interested in this project. I really do want to bring high quality care to our community and I'm committed to do that.

Second call - None

Third call - None

Closed at 6:18 p.m.

3. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 1.455 ACRES LOCATED AT 7355 MCCOY, MANVEL, TEXAS, CURRENTLY ZONED LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) TO ALLOW NAICS USE 813110-"RELIGIOUS ORGANIZATION", BY EXPANDING THE LIST OF PERMITTED NAICS USES OF THE PROPERTY TO INCLUDE: COMMUNITY CENTER (YOUTH), GYMNASIUM, ADVANCE COMMUNITY EMPOWERMENT PROGRAMS, MEMORIAL ASSISTANCE MINISTRY, ALCOHOLISM COUNSELING, WIC FAMILY WELFARE SERVICES, FOOD BANK SERVICES, CHILD DAY CARE, COFFEE SHOP, GED CLASSES AND EVENT

CENTER/RECEPTION HALL; PROVIDING FOR CONDITIONS TO AUTHORIZE THE ADDITIONAL USES OF THE PROPERTY AND PARKING LOT EXPANSION; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Opened at 6:20 p.m.

First call -

Tracey Burrige - owns the property next door. I wanted to make sure that appropriate plans were made such that the drains didn't negatively affect my property next door. And that's the reason for me being here, because I don't know what the plans are.

Ryan Miller read an emailed comment from Laurie Cimrhanzel at 7310 Wilson Dr - opposed.

Kevin Schmidt - asks if they are they building another structure? Is it the back of the property?

Second call-

Marcus Rives, designer for the project introduced himself.

Third call - None.

Closed at 6:22 p.m.

4. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF APPROXIMATE 82.60 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF CROIX ROAD/ COUNTY ROAD 58 AND STATE HIGHWAY (SH) 288 INTERSECTION, GENERALLY BOUNDED BY SH 288 (WEST), CROIX ROAD/COUNTY ROAD 58 (NORTH), COOPER DITCH (EAST) AND DEL BELLO LAKES SUBDIVISION (SOUTH); AND LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 79 AND IN THE CITY OF MANVEL, FROM OPEN PLANNED UNIT DEVELOPMENT (O-PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT; AND ADOPTING A PUD DOCUMENT PROVIDING FOR ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS; SUCH TRACTS BEING SITUATED IN THE A.C.H. & B.R.R. CO. SURVEY, ABSTRACT NO. 459, BRAZORIA COUNTY PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Opened at 6:23 p.m.

First call - None

Second call - None

Third call - None

Closed at 6:23 p.m.

Consent PDZ

- A. Approve the Preliminary Plat for Meridiana Section 24B;
BEING A SUBDIVISION OF 14.21 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve the meeting minutes to date.

PDZ Member Kyle Marasckin made the motion to approve the Consent Agenda. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

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

No: None
Absent: Dorothy Wynne
Abstained: None

Regular Agenda

- A. Consideration and possible action to approve the Final Plat for Meridiana Section 24B;
BEING A SUBDIVISION OF 14.21 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The drainage district approval for the plat has expired. The signatures were valid for 365 days, which would have been in September. There is some debate back and forth on this as well as discussion on the possibility of a conditional approval.

PDZ Member Ryan Miller made the motion to give conditional approval provided that the discrepancy with the Drainage District's approval is cleared up. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

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

- B. Consideration and possible action to approve the Preliminary Plat for Meridiana Section 34A;
BEING A SUBDIVISION OF 11.72 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SEC 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PDZ Member Mary Ann Atkinson made the motion to approve with the following condition:

Provide drainage district approval of a preliminary drainage plan. The letter of no objection provided does not reference approval of the drainage plans (Ord No. 2004-0-17, Article II, Section 21. A.14).

PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

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

- C. Consideration and possible action to approve the Preliminary Plat for Meridiana Cadence Drive Phase 2;
BEING A SUBDIVISION OF 1.70 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Grouped with Agenda Item C

- D. Consideration and possible to approve the Preliminary Plat for Meridiana Section 14B;
BEING A SUBDIVISION OF 12.10 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Jose Abraham, City Planner, staff is recommending conditional approval.

PDZ Member Kenneth Haynes made the motion to approve Agenda Item C with the following conditions:

1. Provide drainage district approval of a preliminary drainage plan. The letter of no objection provided does not reference approval of the drainage plans (Ord No. 2004-0-17, Article II, Section 21. A.14), and 2. Provide a solution to avoid same acreage being included on two different preliminary plats. A large portion of “Cadence Drive” was included on the approved Preliminary Plat for Meridiana Reserve H-2 Phase 2. A new Preliminary Plat for Meridiana Reserve H-2 Phase 2 is not required however, this Meridiana Cadence Drive Phase 2 – Preliminary Plat may be revised or better clarified to resolve this issue. The goal is to avoid complications and confusion in reviewing future plats and construction plan submittals. According to Ord No. 2004-0-17, Article II, Section 21. A., “Following the predevelopment meeting, all persons desiring to subdivide a tract of land within the city limits, or within the city's extraterritorial jurisdiction, shall prepare, or cause to be prepared, a preliminary plat (singular) according to the following requirements.”;

and Agenda Item D with the following conditions:

1. Provide drainage district approval of a preliminary drainage plan. The letter of no objection provided does not reference approval of the drainage plans (Ord No. 2004-0-17, Article II, Section 21. A.14), and 2. Provide a solution to avoid same acreage being included on two different preliminary plats. A portion of Gray Fox Trail was included on the approved Preliminary Plat for Meridiana Reserve H-2 Phase 2. A new Preliminary Plat for Meridiana Reserve H-2 Phase 2 is not required, however, this Meridiana Section 14B – Preliminary Plat may be revised or better clarified to resolve this issue. The goal is to avoid complications and confusion in reviewing future plats and construction plan submittals. According to Ord No. 2004-0-17, Article II, Section 21. A., “Following the predevelopment meeting, all persons desiring to subdivide a tract of land within the city limits, or within the city's extraterritorial jurisdiction, shall prepare, or cause to be prepared, a preliminary plat (singular) according to the following requirements.”

PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

- E. Consideration and possible action to approve the Preliminary Plat for Meridiana Section 82 Detention Reserve;

BEING A SUBDIVISION OF 43.38 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 64, A-483, AND H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Jose Abraham, City Planner, staff is recommending conditional approval.

PDZ Member Christy Kennard made the motion to approve with the following conditions:

1. The abandonment process of Bissell Road must be completed prior to approval of a final plat (Ord No. 2004-0-17, Article II, Section 21. A.7).

2. Provide drainage district approval of Preliminary Drainage Plan (Ord No. 2004-0-17, Article II, Section 21. A.14).

3. The proposed plat is not included in the most recently approved Meridiana GDP Amendment No. 21. An amendment to the GDP is required and may be addressed/included as part of the submitted PUD amendment application. (Ordinance No. 2009-O-04).

PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

- F. Consideration and possible action to approve the Preliminary Plat for Brazoria County Municipal Utility District No. 57 Lift Station No. 2;
BEING A SUBDIVISION OF 0.06 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Jose Abraham, City Planner –
Staff is recommending conditional approval.

PDZ Member Ryan Miller made the motion to approve with the following conditions:

1. Provide drainage district approval of Preliminary Drainage Plan (Ord No. 2004-0-17, Article II, Section 21. A.14).

2. The proposed plat is not included in the most recently approved Meridiana GDP Amendment No. 21. An amendment to the GDP is required and may be addressed/included as part of the submitted PUD amendment application. (Ordinance No. 2009-O-04).

PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

- G. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2023-O-40;
AN ORDINANCE AMENDING CHAPTER 77 "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, SAME BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ARTICLE I. "IN GENERAL" PERTAINING TO DEFINITIONS AND PROCESS OF REZONING; BY AMENDING ARTICLE II. "DISTRICT REGULATIONS" PERTAINING TO AN EXEMPTION TO MINIMUM LOT AREA REQUIREMENT FOR NON-CONFORMING LOTS RESULTING FROM RIGHT-OF-WAY DEDICATION WITHIN OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT; AMENDING FENCE REQUIREMENTS; AND SECTIONS PERTAINING TO BUILDING MATERIAL REQUIREMENTS FOR BUILDING FACADES TO ACCURATELY REFLECT HOUSE BILL 2439, WHICH ENACTED CHAPTER 3000 OF THE TEXAS LOCAL GOVERNMENT CODE; MAKING OTHER CHANGES TO RECTIFY TYPOGRAPHIC ERRORS THROUGHOUT THE ORDINANCE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

Ryan Miller points out a typo.

Jose Abraham, City Planner, summarized the changes that were made.

PDZ Member Kenneth Haynes made the motion to approve with the noted typo correction (spelling error). PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 6/0

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

- H. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2023-O-42;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 1.5 ACRES LOCATED AT 20514 HIGHWAY 6, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE CODE 532120 "TRUCK, UTILITY TRAILER, AND RV (RECREATIONAL VEHICLE) RENTAL AND LEASING"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Jose Abraham, City Planner, provided an overview of the SUP request to PDZ members.

PDZ Member Kenneth Haynes made the motion to approve with the following conditions:

1. The land use allowance of this Specific Use Permit is limited only to renting and leasing of trucks and utility trailers.
2. Only one business categorized under NAICS Use Code No. 532120 "Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing" is permitted at any given time.
3. Gross Floor area of a business categorized under NAICS Use Code No. 532120 "Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing" shall not exceed 1,500 square feet.
4. Parking of rental vehicles shall not block access to the property or impede on-site traffic movement.
5. Parking of rental vehicles shall be restricted to the side or rear of the building and shall not extend past the front line of the principal building.
6. Parking spaces required for this use shall be marked and shall conform to the requirements of Section 77-45.- Parking of the City of Manvel Zoning Ordinance.

PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/1

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

- I. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2023-O-43;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.10 ACRE TRACT OF LAND LOCATED AT 7050 MASTERS ROAD, MANVEL, TEXAS (NORTHWEST CORNER OF LEWIS LANE AND MASTERS ROAD INTERSECTION), FROM HIGHWAY MIXED USE DISTRICT (HMU) TO HIGHWAY MIXED

USE DISTRICT WITH SPECIFIC USE PERMIT (HMU-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE CODE 6244 "CHILD DAY CARE SERVICES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Jose Abraham, City Planner provided an overview to PD&Z members. This is for a daycare. Staff is recommending approval with conditions.

PDZ Member Kenneth Haynes made the motion to approve with the following conditions:

1. The site development shall follow the attached site plan. However, changes necessary to conform to any adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process, unless a variance is granted separately.
2. Parking area with pick-up/drop-off area shall be designed to conform with Section 77-45, Parking and located between the primary building and the street ROW providing access.
3. Fence enclosing outdoor play area along Masters Road shall meet Texas Health and Human Services Commission's minimum standards for Child-Care Centers and a line of bollards along the fence line between the play areas and the property line along Master Road shall be installed.
4. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture.
5. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally.
6. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.

PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/1

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

- J. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2023-O-44;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 1.455 ACRES LOCATED AT 7355 MCCOY, MANVEL, TEXAS, CURRENTLY ZONED LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) TO ALLOW NAICS USE 813110- "RELIGIOUS ORGANIZATION", BY EXPANDING THE LIST OF PERMITTED NAICS USES OF THE PROPERTY TO INCLUDE: COMMUNITY CENTER (YOUTH), GYMNASIUM, ADVANCE COMMUNITY EMPOWERMENT PROGRAMS, MEMORIAL ASSISTANCE MINISTRY, ALCOHOLISM COUNSELING, WIC FAMILY WELFARE SERVICES, FOOD BANK SERVICES, CHILD DAY CARE, COFFEE SHOP, GED CLASSES AND EVENT CENTER/RECEPTION HALL; PROVIDING FOR CONDITIONS TO

AUTHORIZE THE ADDITIONAL USES OF THE PROPERTY AND PARKING LOT EXPANSION; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Jose Abraham, City Planner provided an overview of the SUP request.

PDZ Member Christy Kennard made the motion to approve with the following conditions:

1. Permeable gravel paver system for parking area and drainage construction is permitted in accordance with Exhibit C and Exhibit D; and shall be maintained in good condition with no pooling of water, leaves, twigs, trash, debris, or visible dirt.

2. Shared parking with abutting commercial property located at 19701 Highway 6, in lieu of on-site parking construction, is allowed provided a written agreement between the subject landowners is submitted. Such agreement shall be maintained in the office of the City Secretary.

3. Except as expressly amended by this Ordinance 2023-O-44, requirements, regulations, and conditions included in Ordinance No. 2013-O-07 and Ordinance 2017-O-49 remain in full force and effect, and unchanged.

PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

- K. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2023-O-45;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF APPROXIMATE 82.60 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF CROIX ROAD/ COUNTY ROAD 58 AND STATE HIGHWAY (SH) 288 INTERSECTION, GENERALLY BOUNDED BY SH 288 (WEST), CROIX ROAD/COUNTY ROAD 58 (NORTH), COOPER DITCH (EAST) AND DEL BELLO LAKES SUBDIVISION (SOUTH); AND LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 79 AND IN THE CITY OF MANVEL, FROM OPEN PLANNED UNIT DEVELOPMENT (O-PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT; AND ADOPTING A PUD DOCUMENT PROVIDING FOR ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS; SUCH TRACTS BEING SITUATED IN THE A.C.H. & B.R.R. CO. SURVEY, ABSTRACT NO. 459, BRAZORIA COUNTY PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Adam France, Applicant and Land Planner for the project and Bill Buzinski, Property Owner were present.

Jose Abraham, City Planner, staff is recommending approval.

PDZ Member Mary Ann Atkinson made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

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

No: None
Absent: Dorothy Wynne
Abstained: None

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

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

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

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

PDZ Member Ryan Miller made the motion to approve. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 7:59 p.m. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

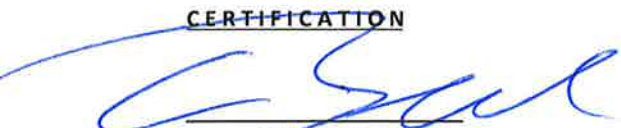
Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Muhammed Alam

No: None

Absent: Dorothy Wynne

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 11/13/2023(12/11/2023 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 13A, being
a subdivision of 17.22 acres out of the Oliver Hall Survey, Abstract 203, City
of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x _____

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

Kaitlin Gile
SIGNATURE

11/13/2023
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 13A - Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	December 11, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a new residential section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57.*
- *The subject site is located along the western side of the Meridiana Parkway.*
- *The proposed section includes single family residential lots with minimum 60 feet lot width.*
- *This section includes 50-foot-wide right-of-ways. Please note that Meridiana PUD document allows 50-foot-wide right-of-way for residential streets providing access to lots that are less than 70 feet wide.*
- *The proposed plat subdivides a 17.22 acres tract into 57 residential lots, 5 Blocks, and 4 reserves for landscaping, open space, and utility purposes.*
- *A final plat of this acreage was previously submitted and approved by Planning, Development, and Zoning Commission in October 2023. Since then, minor changes have been made to certain lots and therefore, has submitted this revised plat.*
- *The proposed plat generally conforms to the preliminary plat approved in September 2022.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Meridiana Section 13A - Final Plat* with one (1) condition. The condition includes:

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

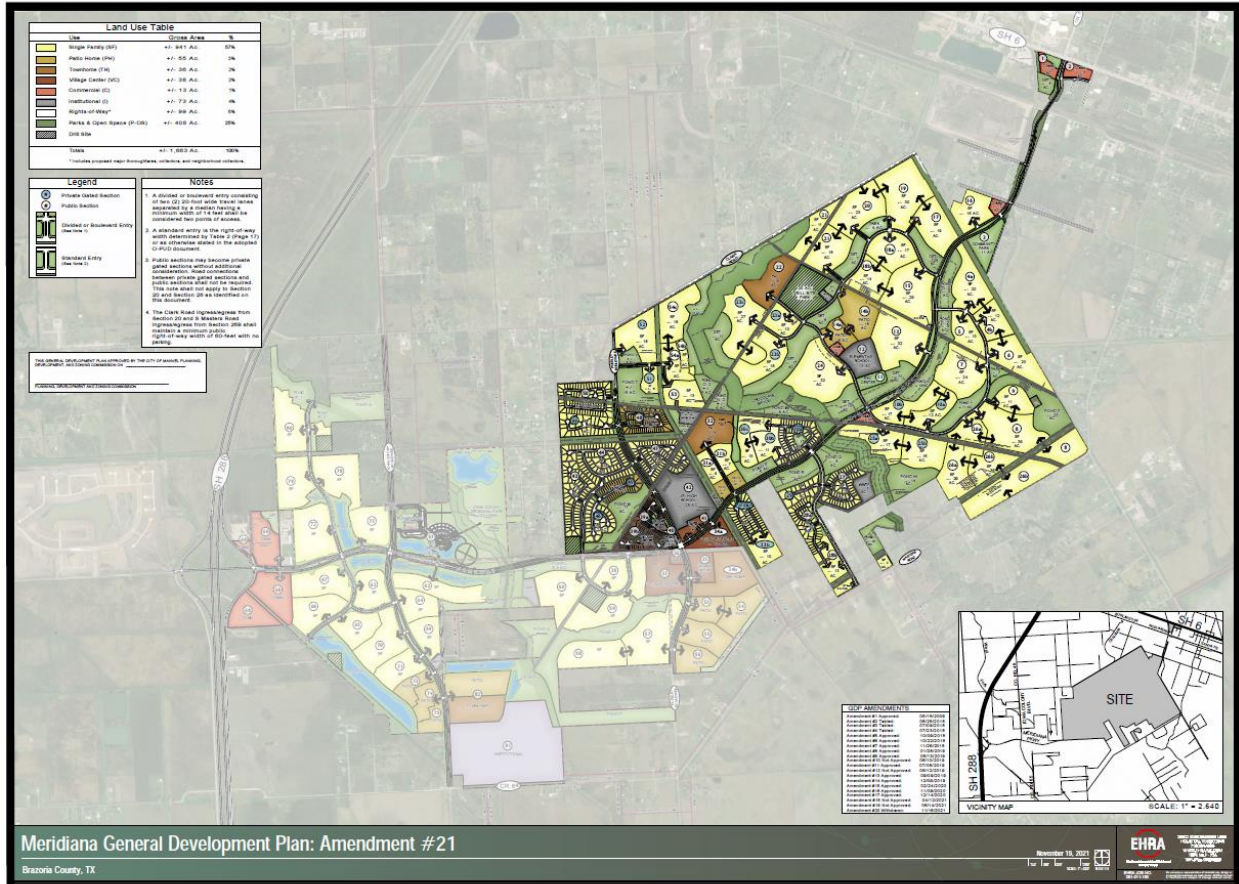
1. Since the proposed plat includes changes to certain lots, previously approved construction plans need revision. The construction plan submittal provided did not revise all sheets to reflect the change. Submit revised construction plan for approval. (Ord No. 2004-0-17, Article II, Section 24. B.27)



DEVELOPMENT SERVICES DEPARTMENT

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

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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

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STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 13A, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA SECTION 13A where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this 2nd day of November, 2023.

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

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

STATE OF TEXAS
COUNTY OF HARRIS

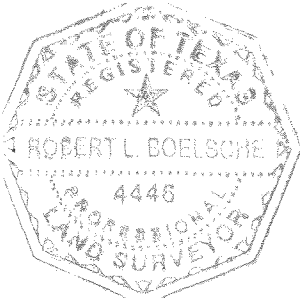
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, to me to be the person whose name is subscribed to the foregoing instrument and acknowledged 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 2nd day of November, 2023.



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

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



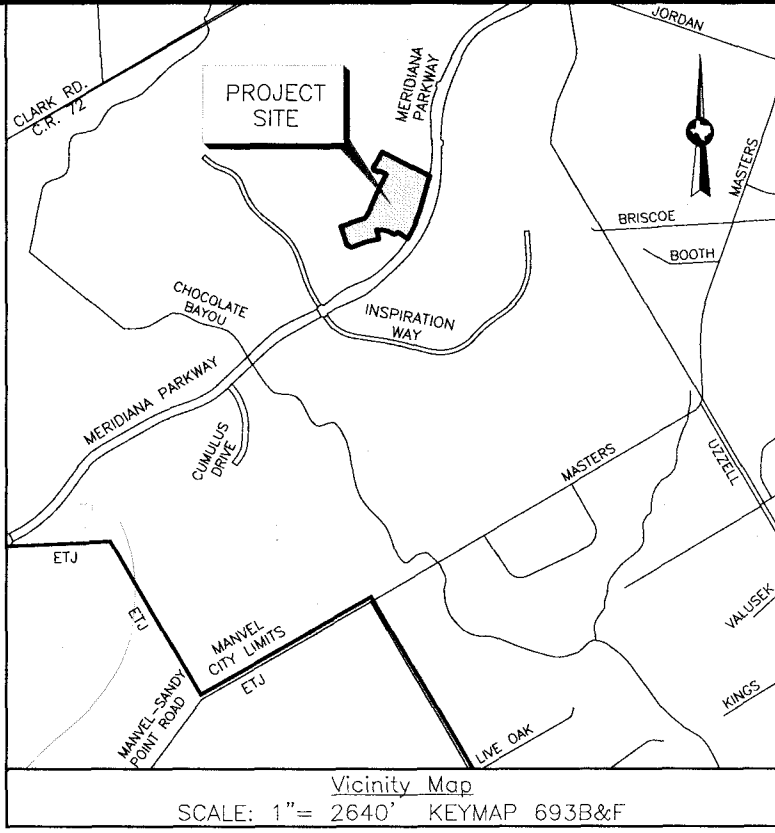
Robert L Boelsche
Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

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 13A in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2023.

Planning, Development and Zoning Commission



APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E. 11/6/23
Lee Walden, P.E., Date
President

Kerry V. Osburn 11/6/23
Kerry V. Osburn Date
Vice President

Brandon Middleton 11/6/23
Brandon Middleton Date
Secretary/Treasurer

Nazar Sobti, P.E. 11/6/2023
Nazar Sobti, P.E. Date
District Engineer

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

BCDD5 REF ID # 220066

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 13A
BEING 17.22 ACRES, SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 17.22 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 884.331 ACRE TRACT RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 17.22 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING AT A 5/8-inch iron rod found at the original southeasterly corner of the said 884.331 acre tract, same being the northeasterly corner of Lot 1 of Lulling Stone Section One, a subdivision as per plat recorded in Volume 21, Page 267-270 of the Brazoria County Plat Records (B.C.P.R.);

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract for a distance of 2,439.14 feet to a point for corner;

THENCE, North 30°06'57" West, a distance of 509.67 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the westerly right-of-way line of Meridiana Parkway (Width Varies) based on the plat Meridiana Parkway Phase 6 as recorded under B.C.P.R. No. 2021001846 and marking the southeasterly corner and POINT OF BEGINNING of the herein described tract;

(1) THENCE, North 56°21'23" West, for a distance of 161.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;

(2) THENCE, in a southwesterly direction along the arc of said curve to the right having a radius of 50.00 feet, a central angle of 113°20'26", an arc length of 98.91 feet, and a chord bearing of South 82°06'08" West, for a distance of 83.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curve;

(3) THENCE, in a northwesterly direction along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 23°08'36", an arc length of 10.10 feet, and a chord bearing of North 52°47'57" West, for a distance of 10.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;

(4) THENCE, in northwesterly direction along the arc of said compound curve to the left having a radius of 375.00 feet, a central angle of 31°05'03", an arc length of 203.45 feet, and a chord bearing of North 79°54'47" West, for a distance of 200.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(5) THENCE, South 13°11'34" East, for a distance of 132.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(6) THENCE, South 79°57'43" West, for a distance of 62.04 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(7) THENCE, South 76°48'26" West, for a distance of 124.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(8) THENCE, South 69°13'41" West, for a distance of 200.23 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(9) THENCE, North 65°22'45" West, for a distance of 68.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(10) THENCE, North 17°37'05" West, for a distance of 269.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(11) THENCE, North 72°22'55" East, for a distance of 132.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(12) THENCE, North 17°37'05" West, for a distance of 8.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(13) THENCE, North 72°02'36" East, for a distance of 223.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(14) THENCE, North 28°26'34" East, for a distance of 122.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(15) THENCE, North 21°52'17" East, for a distance of 234.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(16) THENCE, North 25°22'15" East, for a distance of 178.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(17) THENCE, North 27°30'36" East, for a distance of 130.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(18) THENCE, North 62°29'24" West, for a distance of 100.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

(19) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of South 72°30'36" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(20) THENCE, North 62°29'24" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a non-tangent curve;

(21) THENCE, in a northwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of North 17°29'24" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(22) THENCE, North 27°30'36" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(23) THENCE, South 62°29'24" East, for a distance of 6.51 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(24) THENCE, North 27°30'36" East, for a distance of 197.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(25) THENCE, South 62°30'17" East, for a distance of 723.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the westerly right-of-way of aforementioned Meridiana Parkway;

(26) THENCE, South 14°38'50" West, with the westerly right-of-way Meridiana Parkway for a distance of 422.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

(27) THENCE, continuing along the westerly right-of-way Meridiana Parkway in a southwesterly direction along the arc of said curve to the right having a radius of 1,722.30 feet, a central angle of 16°19'31", an arc length of 499.73 feet, and a chord bearing of South 22°48'35" West, for a distance of 489.07 feet to the POINT OF BEGINNING and containing 17.22 acres of land.

**FINAL PLAT
MERIDIANA SECTION 13A**

BEING A SUBDIVISION OF 17.22 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203:
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

57 LOTS 5 BLOCKS 4 RESERVES (1.7479 Acres)

OWNER

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

DECEMBER 1, 2023

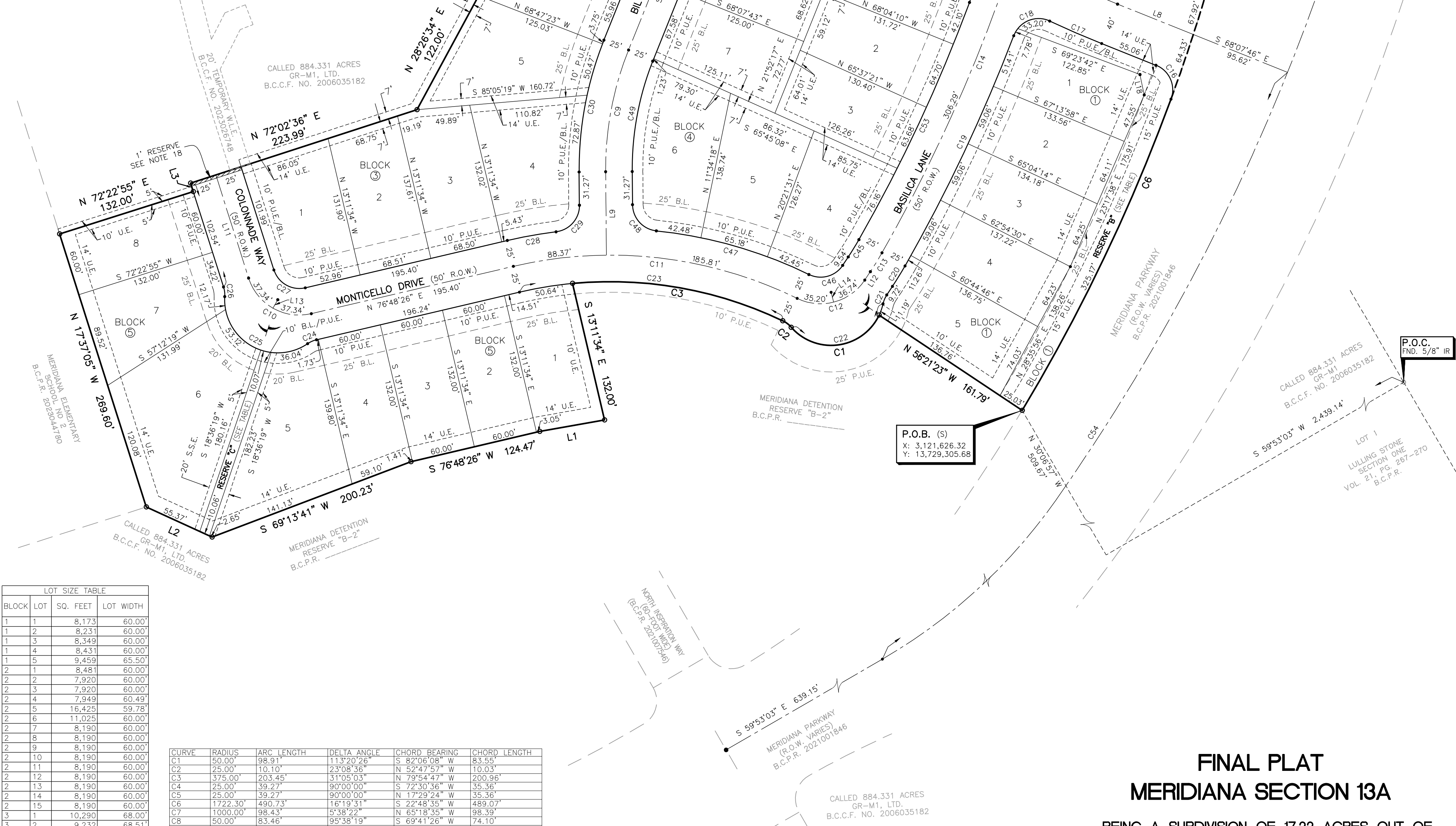
ENGINEER/SURVEYOR



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

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, a portion of the property lies within Unshaded Zone "X" (areas determined to be outside the 500-year floodplain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
3. B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Record.
B.C.P.R. indicates Brazoria County Plat Records.
B.C.M.U.D. indicates Brazoria County Municipal Utility District.
B.L. indicates Boundary Line.
FND. indicates Found.
NO. indicates Number.
PG. indicates Page.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
SQ. FT. indicates Square Feet.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
(I.R.) indicates Iron Rod.
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
(S) indicates Set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
➤ indicates change in street name.
4. Property within the boundaries of this 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.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
6. The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance # 2009-0-04, as approved on March 3, 2022.
7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
8. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
9. No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
10. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.
11. This final plat will expire two (2) years after final approval by the Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
12. A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
13. All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
14. The boundary for this plat has a closure in excess of 1:15,000.
15. The drainage on adjacent property will not be impacted by this development.
16. There are 0.00 acres of unencumbered open space within the boundary of this plat.
17. Development regulations and City permits are required on all property.
18. One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors (Where applicable).
19. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries in the above and foregoing subdivision of Section 13A where building setbacks, utility lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.



LOT SIZE TABLE			
BLOCK	LOT	SQ. FEET	LOT WIDTH
1	1	8,173	60.00'
1	2	8,231	60.00'
1	3	8,349	60.00'
1	4	8,431	60.00'
1	5	9,459	60.00'
2	1	8,481	60.00'
2	2	7,920	60.00'
2	3	7,920	60.00'
2	4	7,949	60.49'
2	5	16,425	59.78'
2	6	11,025	60.00'
2	7	8,190	60.00'
2	8	8,190	60.00'
2	9	8,190	60.00'
2	10	8,190	60.00'
2	11	8,190	60.00'
2	12	8,190	60.00'
2	13	8,190	60.00'
2	14	8,190	60.00'
2	15	10,290	60.00'
3	1	9,459	60.00'
3	2	9,232	68.51'
3	3	9,343	68.50'
3	4	11,334	69.75'
3	5	11,299	69.00'
3	6	7,854	60.00'
3	7	7,500	60.00'
3	8	7,500	60.00'
3	9	8,240	60.88'
3	10	17,190	59.30'
3	11	12,007	59.59'
3	12	7,544	60.03'
3	13	7,546	60.00'
3	14	7,546	60.00'
3	15	9,818	60.34'
3	16	7,719	61.75'
3	17	7,719	61.75'
3	18	7,719	61.75'
3	19	7,719	61.75'
3	20	7,749	62.00'
4	1	10,047	57.16'
4	2	8,126	63.63'
4	3	8,202	63.73'
4	4	9,507	60.00'
4	5	11,299	60.00'
4	6	11,334	60.00'
4	7	8,772	68.62'
4	8	8,577	68.62'
4	9	9,344	69.68'
4	10	1,828	65.10'
4	11	7,920	60.00'
4	12	7,920	60.00'
4	13	7,920	60.00'
4	14	8,148	60.00'
4	15	13,426	59.96'
4	16	16,886	63.89'
4	17	9,412	60.50'
4	18	7,920	60.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	98.91'	113°20'26"	S 82°06'08" W	83.55'
C2	25.00'	10.10'	23°08'36"	N 52°47'57" W	10.03'
C3	375.00'	203.45'	31°05'03"	N 79°54'47" W	200.96'
C4	25.00'	39.27'	90°00'00"	S 72°30'36" W	35.36'
C5	25.00'	39.27'	90°00'00"	N 17°29'24" W	35.36'
C6	1222.30'	400.73'	16°19'45"	S 22°48'35" W	489.07'
C7	1000.00'	98.43'	5°38'22"	N 65°18'35" W	98.39'
C8	50.00'	83.46'	95°38'19"	S 69°41'26" W	74.10'
C9	300.00'	117.32'	22°24'20"	S 10°40'07" W	116.57'
C10	50.00'	74.68'	85°34'29"	S 60°24'20" E	67.93'
C11	400.00'	274.18'	39°16'26"	S 83°33'21" E	268.85'
C12	50.00'	71.94'	82°26'14"	N 74°51'44" E	65.89'
C13	300.00'	20.83'	3°58'58"	N 31°39'18" E	20.82'
C14	1540.00'	403.69'	15°01'09"	N 22°09'25" E	402.53'
C15	50.00'	67.32'	77°08'14"	N 23°05'17" W	62.35'
C16	25.00'	35.52'	88°17'04"	N 23°59'14" W	34.82'
C17	1040.00'	53.31'	2°56'13"	N 66°39'40" W	53.31'
C18	25.00'	40.98'	93°55'21"	S 67°04'47" W	36.54'
C19	1565.00'	239.86'	8°46'53"	S 25°16'33" W	239.62'
C20	325.00'	122.07'	3°58'58"	S 31°39'18" E	22.56'
C21	25.00'	9.18'	21°02'22"	S 23°07'26" W	9.13'
C22	50.00'	110.10'	126°10'06"	S 75°41'18" W	89.17'
C23	375.00'	254.09'	38°49'19"	N 83°48'55" W	249.26'
C24	25.00'	9.18'	21°02'22"	S 66°17'15" W	9.13'
C25	50.00'	111.40'	127°39'13"	N 60°24'20" W	89.75'
C26	25.00'	9.18'	21°02'22"	N 07°05'54" W	9.13'
C27	25.00'	37.34'	82°54'29"	S 60°24'20" E	33.96'
C28	425.00'	46.58'	6°16'45"	N 79°56'48" E	46.55'
C29	25.00'	36.49'	83°37'14"	N 41°16'34" E	33.33'
C30	325.00'	122.07'	22°24'20"	S 22°48'35" W	489.07'
C31	25.00'	8.20'	18°47'49"	N 12°28'22" E	8.16'
C32	50.00'	116.27'	133°13'57"	N 69°41'26" E	91.79'
C33	25.00'	8.20'	18°47'49"	S 53°05'30" W	8.16'
C34	100.00'	11.91'	1°31'11"	S 71°37'58" E	11.78'
C35	25.00'	36.38'	83°22'15"	N 57°32'21" E	33.25'
C36	1515.00'	31.90'	11°12'23"	N 15°15'02" E	31.90'
C37	35.00'	33.76'	77°08'14"	N 31°39'18" W	31.17'
C38	25.00'	41.94'	96°06'55"	S 63°48'46" W	37.19'
C39	960.00'	63.92'	3°48'53"	N 66°13'20" W	63.90'
C40	25.00'	35.12'	80°28'54"	N 24°04'26" W	32.30'
C41	1565.00'	11.91'	1°31'11"	N 15°24'26" E	41.51'
C42	25.00'	8.86'	20°19'01"	N 24°48'21" E	8.82'
C43	50.00'	103.41'	118°29'37"	N 24°16'58" W	85.94'
C44	25.00'	9.18'	21°02'22"	N 73°00'35" W	9.13'
C45	275.00'	19.09'	3°58'38"	S 31°39'18" W	19.09'
C46	25.00'	39.07'	82°26'14"	S 74°51'44" W	32.95'
C47	425.00'	150.10'	20°14'09"	N 74°02'13" W	149.32'
C48	36.49'	36.49'	83°37'14"	N 42°20'41" W	33.33'
C49	275.00'	107.54'	22°24'20"	N 10°40'07" E	106.86'
C50	25.00'	41.73'	95°38'19"	N 69°41'26" E	37.05'
C51	25.00'	31.63'	72°29'32"	S 57°19'19" E	54.05'
C52	25.00'	31.63'	72°29'32"	S 15°54'28" E	29.56'
C53	1515.00'	246.65'	9°19'40"	S 25°00'09" W	246.37'
C54	2,000.00'	1,326.93'	38°00'50"	S 40°52'39" W	1,302.73'

LINE	BEARING	DISTANCE
L1	S 79°57'43" W	62.04'
L2	N 65°22'45" W	68.07'
L3	N 17°37'05" W	8.32'
L4	N 62°29'24" W	100.00'
L5	N 62°29'24" W	50.00'
L6	N 27°30'36" E	50.00'
L7	S 62°29'24" E	6.51'
L8	N 68°07'46" W	76.92'
L9	S 00°32'03" E	78.49'
L10	N 20°18'54" W	6.81'
L11	S 17°37'05" E	101.54'
L12	N 33°38'37" E	9.54'
L13	N 29°35'40" E	9.12'
L14	N 14°15'56" W	9.57'
L15	S 65°40'35" W	11.84'
L16	N 27°30'36" E	50.00'
L17	S 52°09'14" E	37.78'
L18	S 11°46'05" E	19.64'
L19	N 63°49'20" E	26.37'
L20	N 15°03'41" E	54.96'

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	58,503 SQ.FT. / 1.3430 ACRE	BC MUD 57
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	10,957 SQ.FT. / 0.2515 ACRE	BC MUD 57
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1,810 SQ.FT. / 0.0416 ACRE	BC MUD 57
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	4,870 SQ.FT. / 0.1118 ACRE	BC MUD 57
TOTAL		76,140 SQ.FT. / 1.7479 ACRES	

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCKS 1-5	49.5
EXISTING ELEVATION INFORMATION	
	ELEVATION
NATURAL GROUND	47.5
1% ANNUAL CHANCE FLOOD	45.8
0.2% ANNUAL CHANCE FLOOD	46.3

FINAL PLAT
MERIDIANA SECTION 13A

BEING A SUBDIVISION OF 17.22 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203:
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

57 LOTS 5 BLOCKS 4 RESERVES (1.7479 Acres)

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

DECEMBER 1, 2023

ENGINEER/SURVEYOR

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



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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

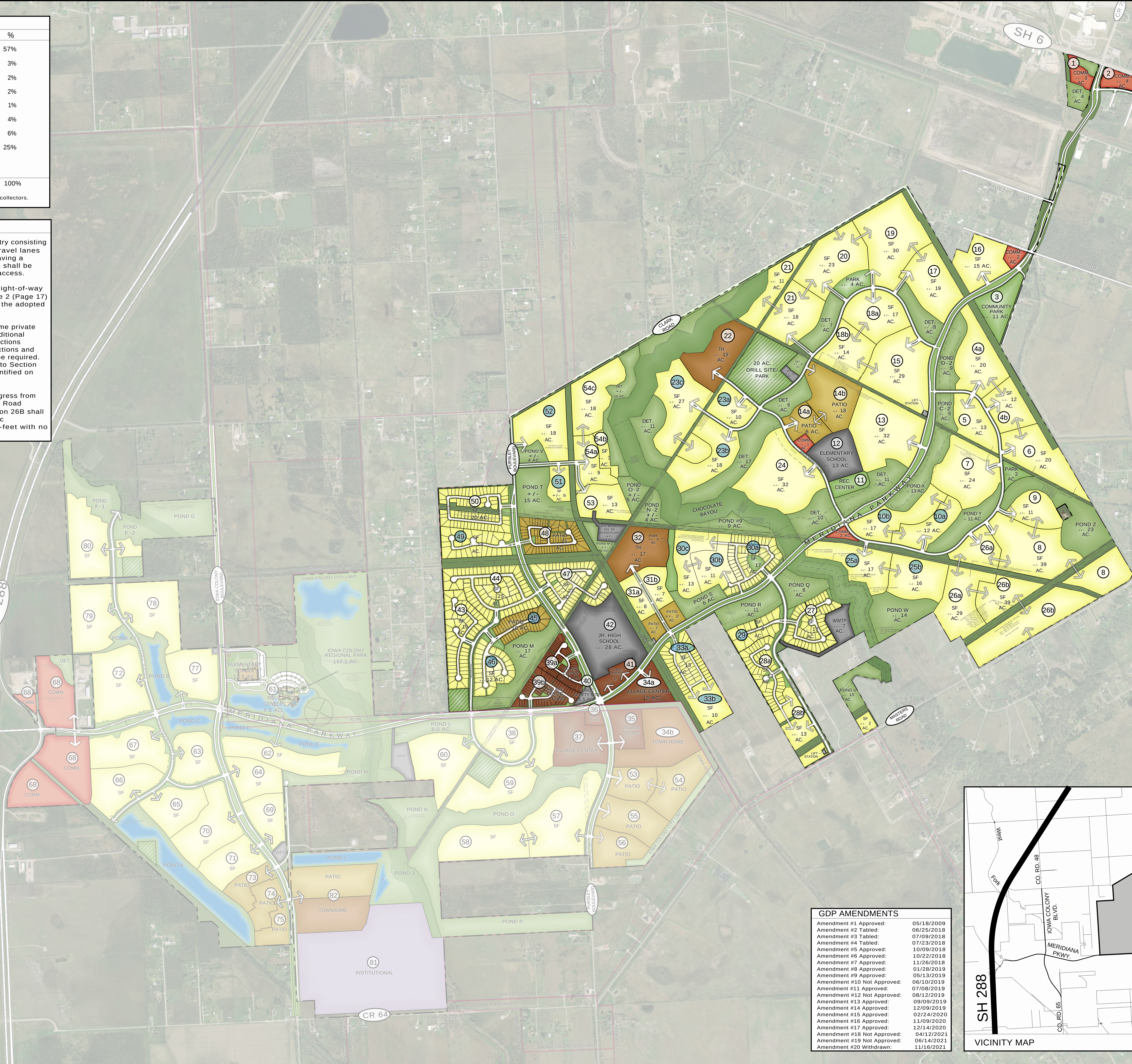
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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

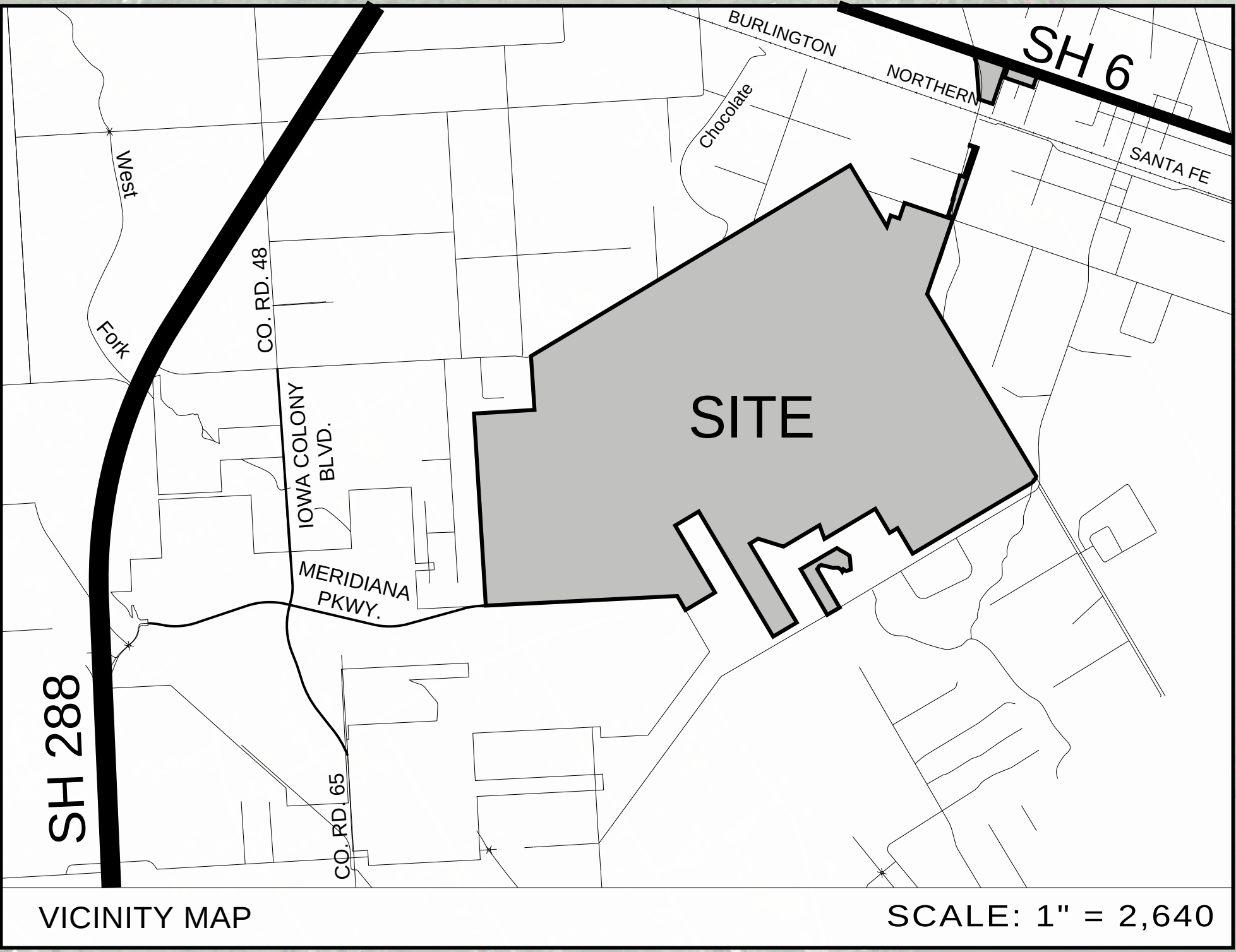
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
281.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBLPL No. 10092300

ENGINEERING THE FUTURE
SINCE 1958

EHRA JOB NO.
081-011-150

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: December 11, 2023 PDZ

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

Person to Speak: Brad Sweitzer

Daytime Phone: 713-337-7493 Fax Number: N/A

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Preliminary Plat for Meridiana

Section 30C, being a subdivision of 12.47 acres out of the

Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

11/13/23

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 30C - Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	December 11, 2023
Submitted By:	Jose Abraham, City Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a new residential section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 56.*
- *The subject site has two accesses from Meridiana Sections 30A and 30B, located along the northern side of Meridiana Pkwy.*
- *The proposed section includes single family residential lots with minimum 55 feet lot width with private/gated streets.*
- *The proposed plat subdivides a 12.47-acre tract into 48 residential lots, 2 Blocks, and 3 reserves for landscaping, open space, and utility purposes.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Meridiana Section 30C - Preliminary Plat* with one (1) condition. The condition includes:

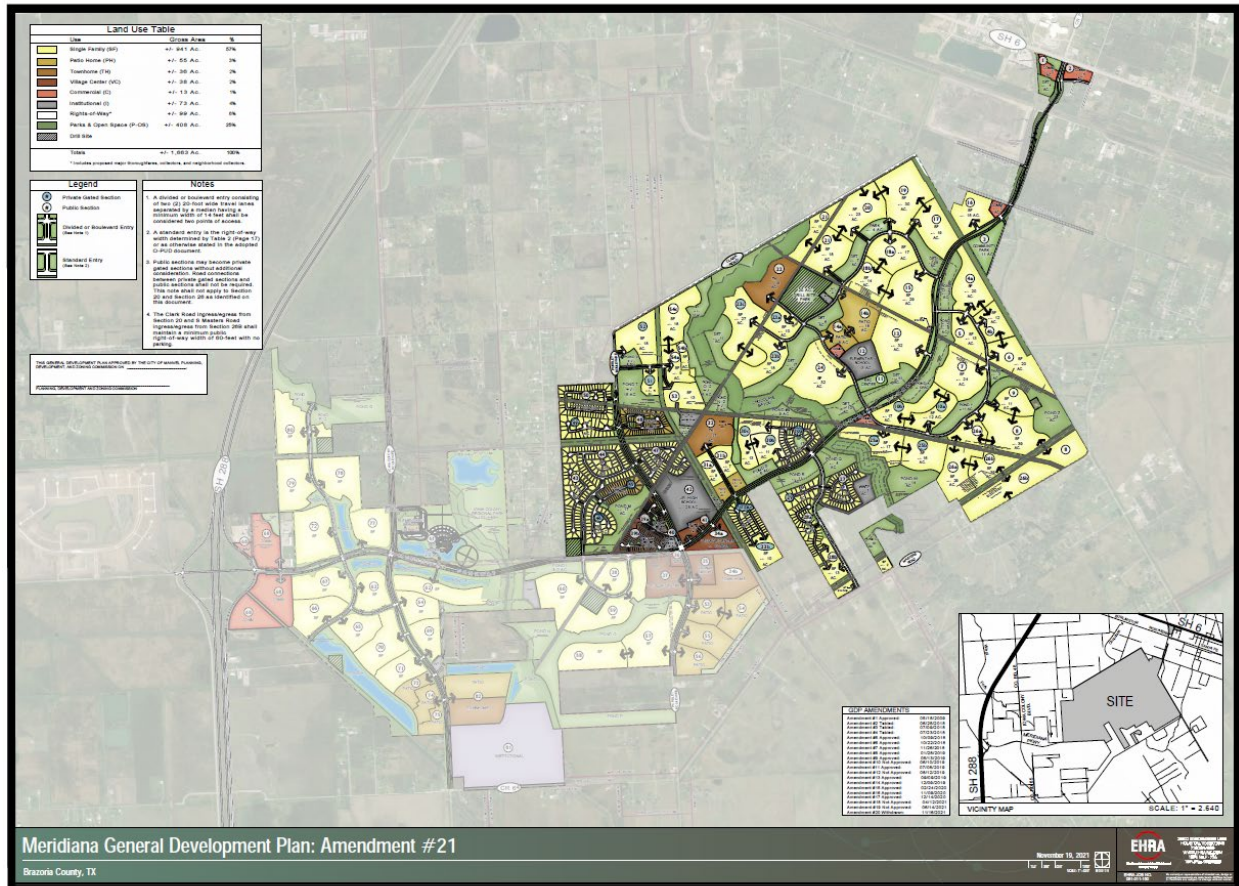
1. Provide drainage district approval of a preliminary drainage plan. The letter of no objection provided does not reference approval of the drainage plans (Ord No. 2004-0-17, Article II, Section 21. A.14).



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 21 (dated November 19, 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. 48039C010K, dated December 30, 2020, the subject property shown hereon lies partially within Shaded Zone "AE", partially within Shaded Zone "X", and the remaining portion lies within Unshaded Zone "X".

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- A.E. indicates Aerial Easement.
B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
ESMT. indicates Easement.
M.H. indicates Manhole.
PG. 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.
STM.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The Developer / Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance number 2009-0-04, approved on March 3, 2022.
- 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 commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, 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.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 30C where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- Slab elevations (finished floor) shall be a minimum of 2 feet above natural ground.
- 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 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 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 starting-up approved projects.

RESERVE TABLE

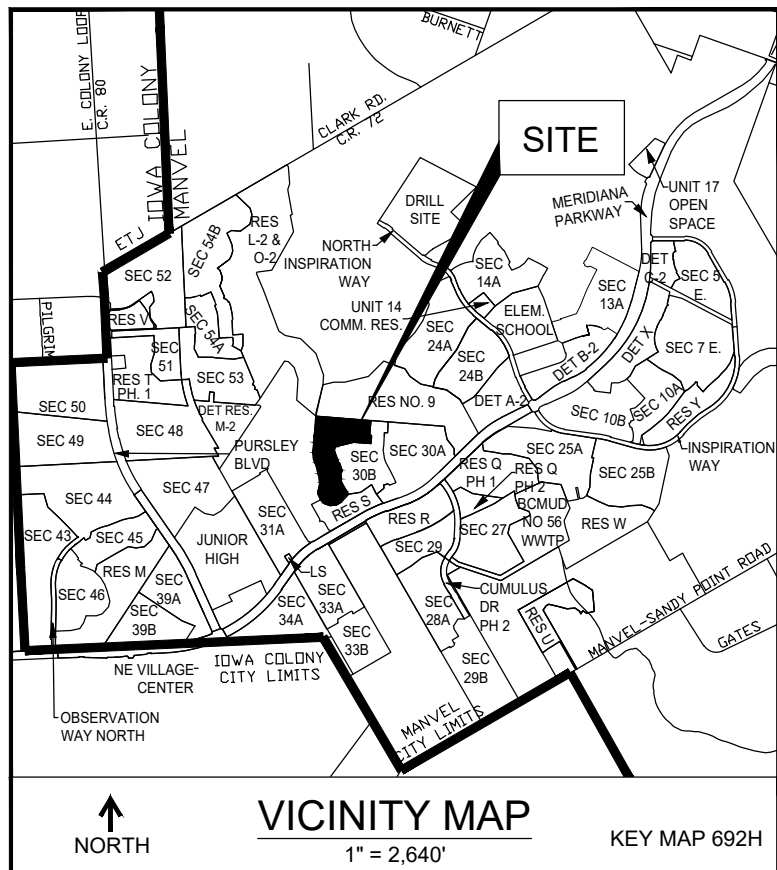
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	6,604.18	0.15	B.C.M.U.D. NO. 56
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,548.90'	0.06	B.C.M.U.D. NO. 56
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,280.69	0.03	B.C.M.U.D. NO. 56
		10,433.77	0.24	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	S 40°27'12" E	35.36'

LINE TABLE

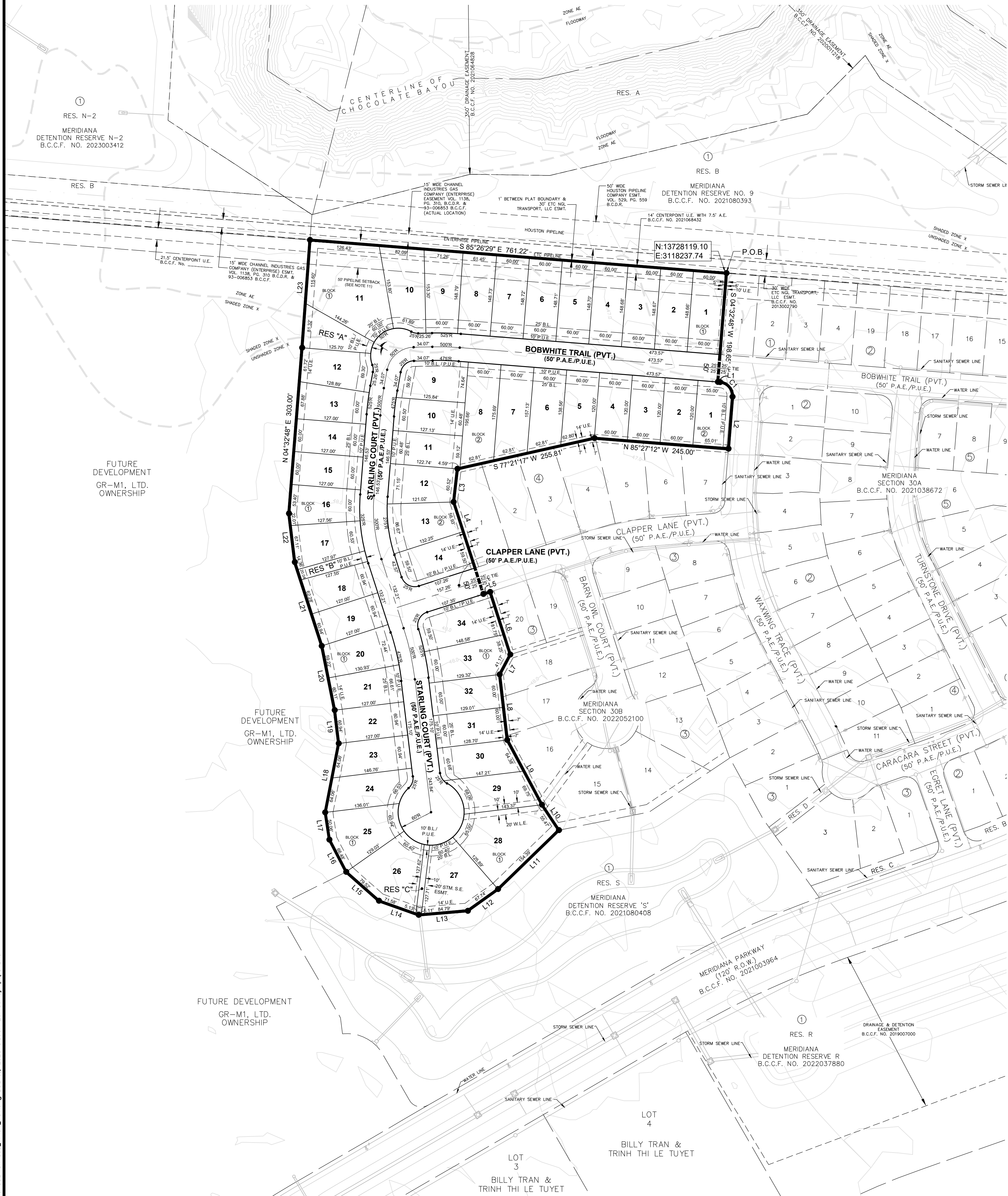
LINE	BEARING	DISTANCE
L1	N 85°27'12" W	4.00'
L2	S 04°32'43" W	94.66'
L3	S 06°34'55" W	60.52'
L4	S 17°51'52" E	176.43'
L5	N 72°08'08" E	12.97'
L6	S 17°51'52" E	120.00'
L7	S 28°15'18" W	41.17'
L8	S 06°37'38" E	120.00'
L9	S 28°11'01" E	134.13'
L10	S 33°39'31" E	55.47'
L11	S 45°53'42" W	154.39'
L12	S 54°27'40" W	67.74'
L13	S 85°08'34" W	89.89'
L14	N 70°25'47" W	76.70'
L15	N 48°34'55" W	79.52'
L16	N 27°38'11" W	66.48'
L17	N 08°38'29" W	50.06'
L18	N 11°02'45" E	128.13'
L19	N 06°55'23" W	60.94'
L20	N 11°19'34" W	119.33'
L21	N 17°51'52" W	160.49'
L22	N 06°53'02" W	89.12'
L23	N 04°13'44" E	196.92'



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	8,919.10'	60.00'
	2	8,919.85'	60.00'
	3	8,920.60'	60.00'
	4	8,921.35'	60.00'
	5	8,922.10'	60.00'
	6	8,922.85'	60.00'
	7	8,923.60'	60.00'
	8	9,010.34'	60.00'
	9	9,700.02'	60.00'
	10	10,616.12'	61.89'
	11	21,529.82'	60.00'
	12	8,612.40'	69.30'
	13	8,026.00'	60.00'
	14	7,620.00'	60.00'
	15	7,620.00'	60.00'
	16	8,553.73'	60.00'
	17	8,595.37'	61.47'
	18	7,943.62'	60.00'
	19	7,739.38'	60.94'
	20	8,741.79'	72.44'
	21	8,286.93'	66.61'
	22	7,739.38'	60.94'
	23	8,341.59'	60.94'
	24	8,907.94'	66.53'
	25	10,963.67'	60.94'
	26	12,218.33'	60.40'
	27	12,417.81'	60.40'
	28	16,989.52'	65.00'
	29	8,944.15'	68.00'
	30	8,399.78'	60.68'
	31	7,731.53'	60.00'
	32	7,750.11'	60.00'
	33	9,425.86'	79.42'
	34	10,730.21'	81.75'
2	1	7,663.93'	55.00'
	2	7,200.00'	60.00'
	3	7,200.00'	60.00'
	4	7,200.00'	60.00'
	5	7,756.91'	60.00'
	6	8,870.74'	60.00'
	7	9,984.57'	60.00'
	8	11,098.40'	60.00'
	9	8,731.41'	59.50'
	10	7,674.35'	60.50'
	11	7,685.70'	60.48'
	12	8,170.63'	71.15'
	13	9,521.36'	86.67'
	14	9,057.75'	59.50'

* Lot width measured at the front building setback line.



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, 5.7 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

10' 30' 100' 200'
SCALE: 1"=100'



Meridiana Section 30C Preliminary Plat

A Subdivision of 12.47 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

48 Lots, 2 Blocks and 3 Reserves

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

November 13, 2023



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

EHRA JOB NO.
081-011-30-03

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

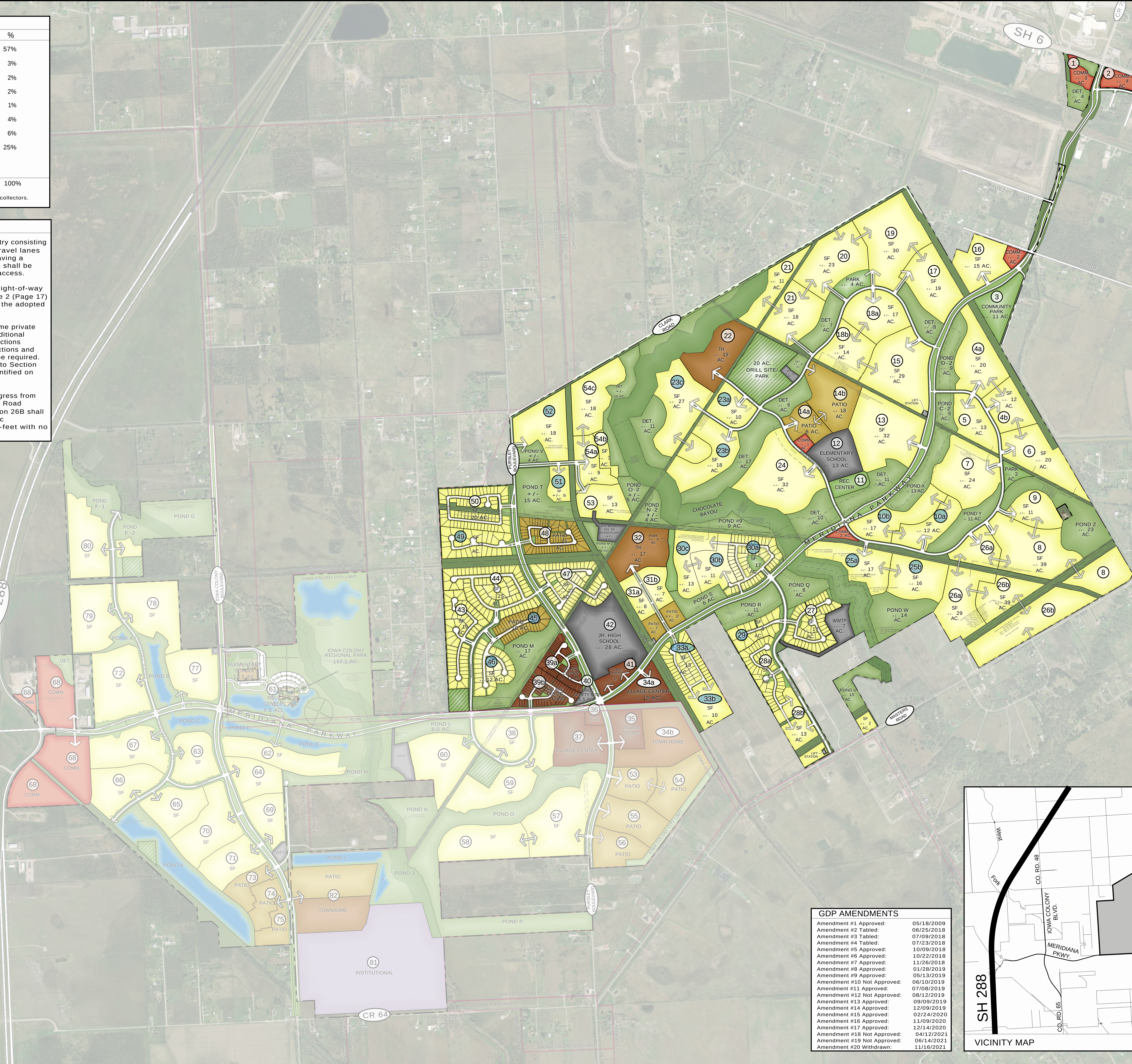
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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

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

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

EHRA JOB NO.
081-011-150

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