



Planning Development and Zoning Meeting

**NOTICE OF A TELECONFERENCE
PLANNING DEVELOPMENT AND ZONING MEETING
March 8, 2021
7:00 PM**

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

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

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

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing. Citizens may join the Meeting (in listen mode only-with the exception during a public hearing) by **calling 210-469-0207 or Toll Free 1-877-257-2190 and entering the Meeting ID: 905 293 411#**

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

***Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.

*****All Public Comment Requests (Including Public Hearing Requests) must be received before 6:00 p.m., on March 8, 2021.**

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

Regular Session

Call To Order

Swearing in of Board Members

Position #1 - Ryan Miller
Position #2 - Kyle Marasckin
Position #3 - Christine Diaz
Position #4 - Alina Rogers



Roll Call

- Position #1 - Ryan Miller 3/2023
- Position #2 - Kyle Marasckin 3/2023
- Position #3 - Christine Diaz 3/2023
- Position #4 - Alina Rogers 3/2023
- Position #5 - Christy Kennard 3/2022
- Position #6 - Dorothy Wynne 3/2022
- Position #7 - Muhammed Alam 3/2022

Citizen Comments: "Comment Card" Required

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Read and Approve Minutes

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

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Master Plan of Rodeo Palms, an amendment to add "The Lakes Section 5" dated March 15, 2021.
- B. Consideration and possible action to approve, Final Plat of Redeemer Church Manvel; BEING A SUBDIVISION OF 9.566 ACRES OF LAND OUT OF LOTS 204 AND 227, EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS LOCATED IN THE H.T. & B.R.R. CO. SURVEY NUMBER 65, ABSTRACT NO. 285, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve, Final Plat of Pomona Water Plant No. 2; BEING A SUBDIVISION OF 3.283 ACRES OF LAND IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOT 1 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to approve, Final Plat of Yanni Palms Section 1; BEING A SUBDIVISION OF 68.9522 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, ABSTRACT NO. 299 IN BRAZORIA COUNTY, TEXAS.

Adjourn



Planning Development and Zoning Meeting

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel 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 March 3, 2021 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.

Tammy Bell
City Secretary



**MINUTES
PLANNING, DEVELOPMENT AND ZONING COMMISSION
FEBRUARY 22, 2021
7:00 p.m.**

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

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To view the agenda packet for this Meeting visit our website at www.cityofmanvel.com.

A recording of the telephone meeting will be made and available to the public in accordance with the Open Meetings Act upon written request.

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

CALL TO ORDER

The meeting was called to order at 7:05 p.m.

ROLL CALL

	<u>Present</u>	<u>Not Present</u>
Pos #1 George Griffith 3/2021	<u> X </u>	<u> </u>
Pos #2 Kyle Marasckin 3/2021	<u> X </u>	<u> </u>
Pos #3 Vacant 3/2021	<u> </u>	<u> </u>
Pos #4 Alina Rogers 3/2021	<u> X </u>	<u> </u>
Pos #5 Christy Kennard 3/2022	<u> X </u>	<u> </u>
Pos #6 Dorothy Wynne 3/2022	<u> X </u>	<u> </u> (Late)
Pos #7 Muhammed Alam 3/2022	<u> X </u>	<u> </u>

PUBLIC /CITIZENS COMMENTS:

PD&Z Board Applicants in attendance via teleconference;
Adrian Gaspar
Alyssa Weekly
Christine Diaz
Gabe Garza

PUBLIC HEARING:

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

REASON FOR THE REPLAT IS TO CREATE FIFTY-TWO (52) LOTS, TWO (2) BLOCKS, AND SIX (6) RESERVES.

The public hearing was opened at 7:08 p.m.

1st call for comments

None

2nd call for comments

None

3rd call for comments

None

The public hearing was closed at 7:09 p.m.



PUBLIC HEARING:

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

REASON FOR THE REPLAT IS TO CREATE ONE (1) BLOCK AND TWO (2) RESERVES.

The public hearing was opened at 7:10 p.m.

1st call for comments

None

2nd call for comments

None

3rd call for comments

None

The public hearing was closed at 7:11 p.m.

READ AND APPROVE MINUTES:

Consideration and possible action to approve the minutes to date.

Motion made by George Griffith to approve. The motion was seconded by Alina Rogers. A roll call vote was taken 5 to 0. Motion approved.

NEW BUSINESS

1. **Consideration and possible action to approve, Final Plat for Del Bello Lakes Section 6;**

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

Motion made by George Griffith to approve. The motion was seconded by Alina Rogers. A roll call vote was taken 5 to 0. Motion approved.

2. **Consideration and possible action to approve, Final Plat for Del Bello Lakes Section 10;**

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

Motion made by Alina Rogers to approve. The motion was seconded by Christy Kennard. A roll call vote was taken 5 to 0. Motion approved.

3. **Consideration and possible action to approve and forward with a favorable recommendation to City Council, Preliminary Plat for Meridiana Cumulus Drive Phase 3;**

BEING A SUBDIVISION OF 3.02 ACRES BEING A PARTIAL REPLAT OF LOTS 5 AND 6 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Motion made by Christy Kennard to approve. The motion was seconded by Kyle Marasckin. A roll call vote was taken 0 to 6. Motion FAILED.



Planning Development and Zoning Meeting Minutes 2/22/2021

4. **Consideration and possible action to approve and forward with a favorable recommendation to City Council, Preliminary Plat for Meridiana Section 28B:**

BEING A SUBDIVISION OF 14.35 ACRES BEING A PARTIAL REPLAT OF LOTS 5 AND 6 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Motion made by George Griffith to approve agenda item #4 and agenda item #6. The motion was seconded by Kyle Marasckin. A roll call vote was taken 6 to 0. Motion approved.

5. **Consideration and possible action to approve and forward with a favorable recommendation to City Council, Final Plat of Meridiana Section 27:**

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

Motion made by Kyle Marasckin to approve. The motion was seconded by Kyle Marasckin. A roll call vote was taken 6 to 0. Motion approved.

6. **Consideration and possible action to approve and forward with a favorable recommendation to City Council, Final Plat of Brazoria County Municipal Utility District No. 56 Wastewater Treatment Plant:**

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

**Approval included in agenda item #4 motion.

7. **Consideration and possible action to approve excused committee member absences.**

No action taken.

ADJOURN

Motion made by Kyle Marasckin to adjourn at 7:56 p.m. The motion was seconded by Christy Kennard. A roll call vote was taken 6 to 0. Motion approved.

Tammy Bell
City Secretary



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: March 8, 2021 PD&Z and March 15, 2021 City Council

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, P.E.

Daytime Phone: 713-337-7415 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to
City Council, Master Plan of Rodeo Palms, an amendment to add "The Lakes Section 5"
dated March 15, 2021.

Plats:

Preliminary _____

Final _____

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

Jessica Duet Rodriguez Digitally signed by Jessica Duet Rodriguez
Date: 2021.03.01 10:03:39 -06'00'

SIGNATURE

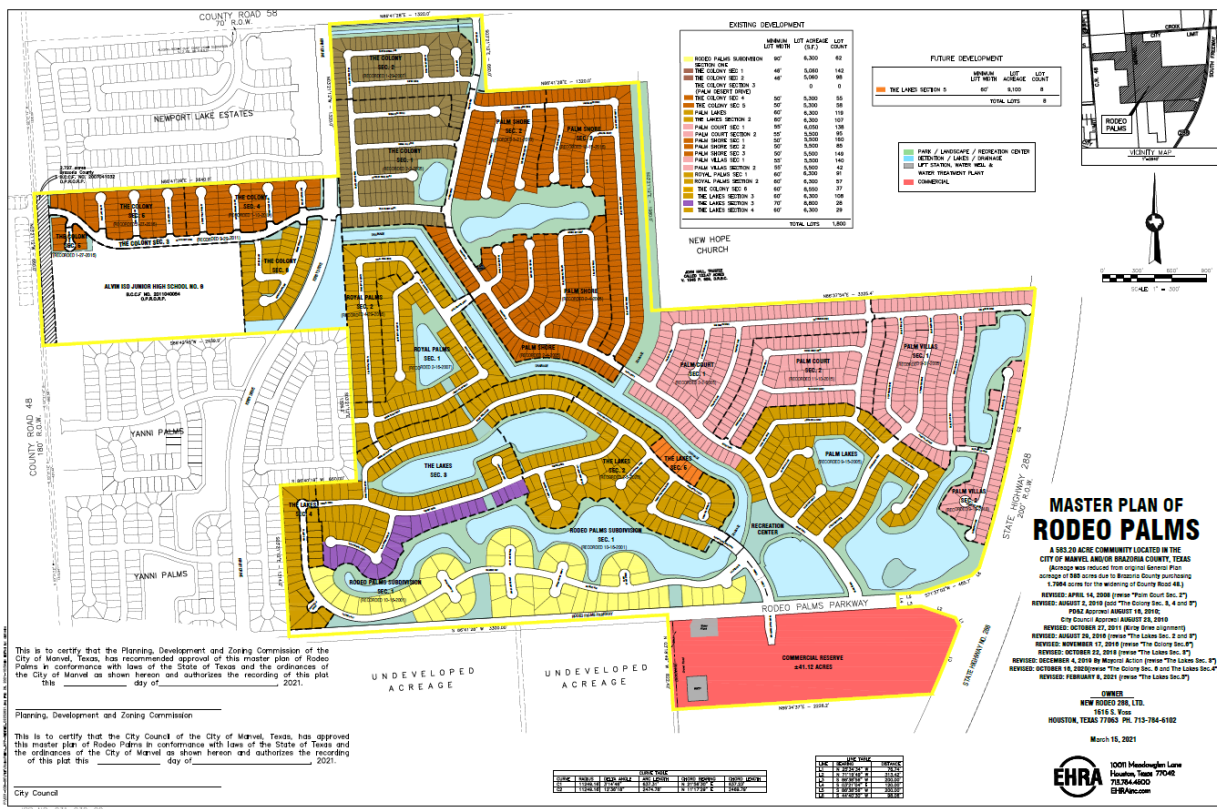
March 1, 2021

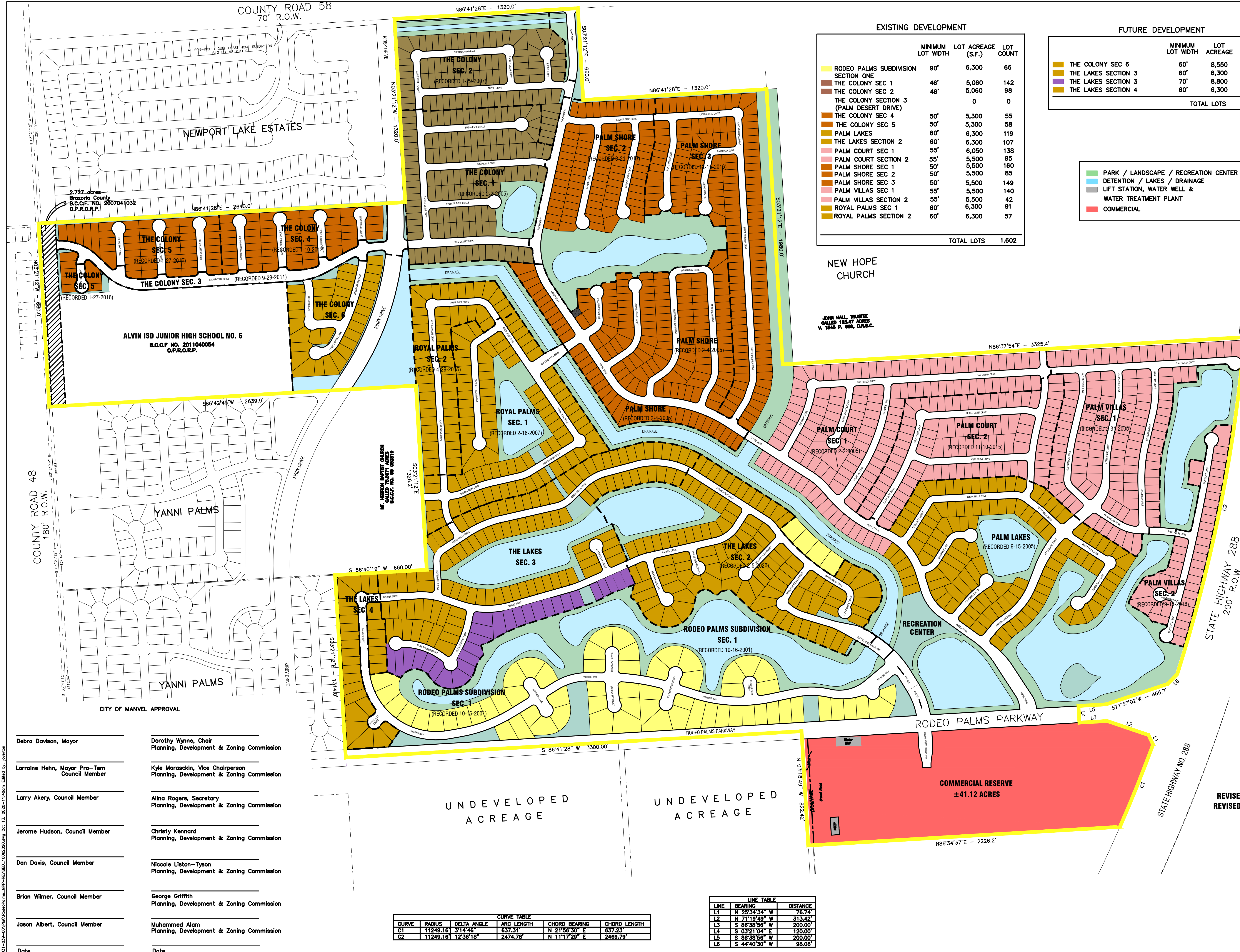
DATE

Planning, Development and Zoning Commission Report

Plat Name	Rodeo Palms Master Plan Amendment “The Lakes Section 5” (dated March 15, 2021)
Applicant	Carol Redd, EHRA, Inc.
PD&Z Meeting Date	March 8, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Master Plan Amendment (dated March 15, 2021)

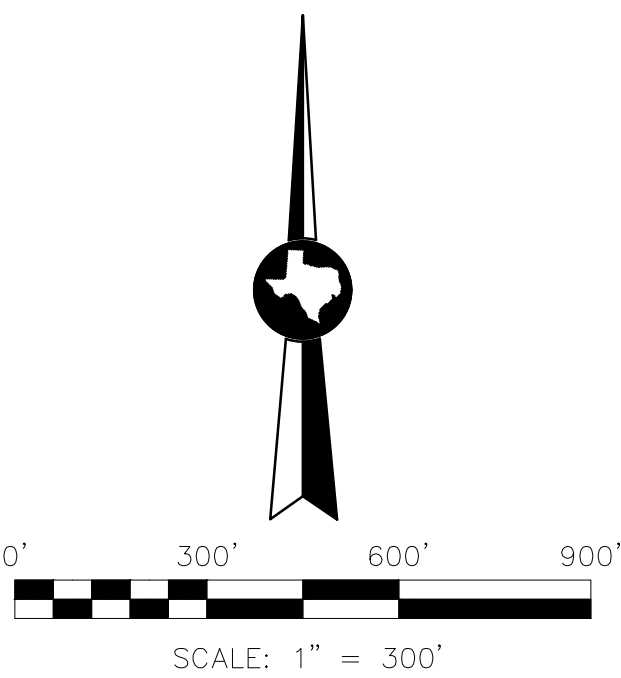
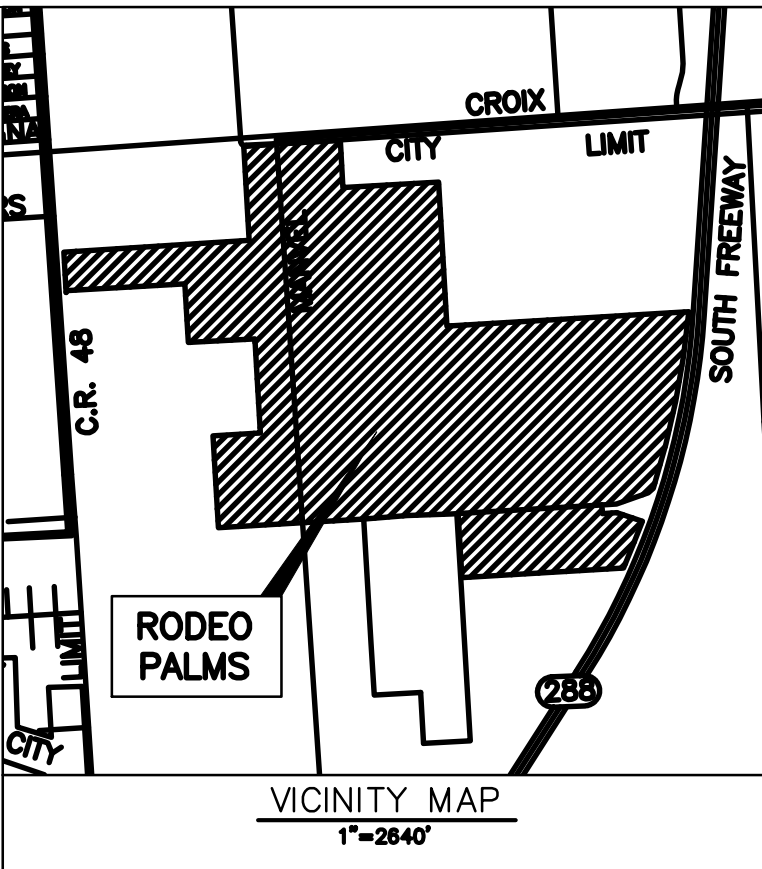




EXISTING DEVELOPMENT			
	MINIMUM LOT WIDTH	LOT ACREAGE (S.F.)	LOT COUNT
RODEO PALMS SUBDIVISION SECTION ONE	90'	6,300	66
THE COLONY SEC 1	46'	5,060	142
THE COLONY SEC 2	46'	5,060	98
THE COLONY SECTION 3 (PALM DESERT DRIVE)		0	0
THE COLONY SEC 4	50'	5,300	55
THE COLONY SEC 5	50'	5,300	58
PALM LAKES	60'	6,300	119
THE LAKES SECTION 2	60'	6,300	107
PALM COURT SEC 1	55'	6,050	138
PALM COURT SECTION 2	55'	5,500	95
PALM SHORE SEC 1	50'	5,500	160
PALM SHORE SEC 2	50'	5,500	85
PALM SHORE SEC 3	50'	5,500	149
PALM VILLAS SEC 1	55'	5,500	140
PALM VILLAS SECTION 2	55'	5,500	42
ROYAL PALMS SEC 1	60'	6,300	91
ROYAL PALMS SECTION 2	60'	6,300	57
TOTAL LOTS			1,602

FUTURE DEVELOPMENT			
	MINIMUM LOT WIDTH	LOT ACREAGE	LOT COUNT
THE COLONY SEC 6	60'	8,550	37
THE LAKES SECTION 3	60'	6,300	108
THE LAKES SECTION 4	70'	8,800	28
	60'	6,300	29
TOTAL LOTS			202

- PARK / LANDSCAPE / RECREATION CENTER
- DETENTION / LAKES / DRAINAGE
- LIFT STATION, WATER WELL & WATER TREATMENT PLANT
- COMMERCIAL



MASTER PLAN OF RODEO PALMS

A 583.20 ACRE COMMUNITY LOCATED IN THE CITY OF MANVEL AND/OR BRAZORIA COUNTY, TEXAS (Acreage was reduced from original General Plan acreage of 585 acres due to Brazoria County purchasing 1.7964 acres for the widening of County Road 48.)

REVISED: APRIL 14, 2008 (revise "Palm Court Sec. 2")

REVISED: AUGUST 2, 2010 (add "The Colony Sec. 3, 4 and 5")

PD&Z Approval AUGUST 16, 2010;

City Council Approval AUGUST 23, 2010

REVISED: OCTOBER 27, 2011 (Kirby Drive alignment)

REVISED: AUGUST 29, 2016 (revise "The Lakes Sec. 2 and 3")

REVISED: NOVEMBER 17, 2016 (revise "The Colony Sec.6")

REVISED: OCTOBER 22, 2018 (revise "The Lakes Sec. 3")

REVISED: DECEMBER 4, 2019 By Mayoral Action (revise "The Lakes Sec. 3")

REVISED: OCTOBER 16, 2020 (revise "The Colony Sec. 6 and The Lakes Sec.4")

OWNER
NEW RODEO 288, LTD.
1616 S. Voss
HOUSTON, TEXAS 77063 PH. 713-784-6102

October 16, 2020

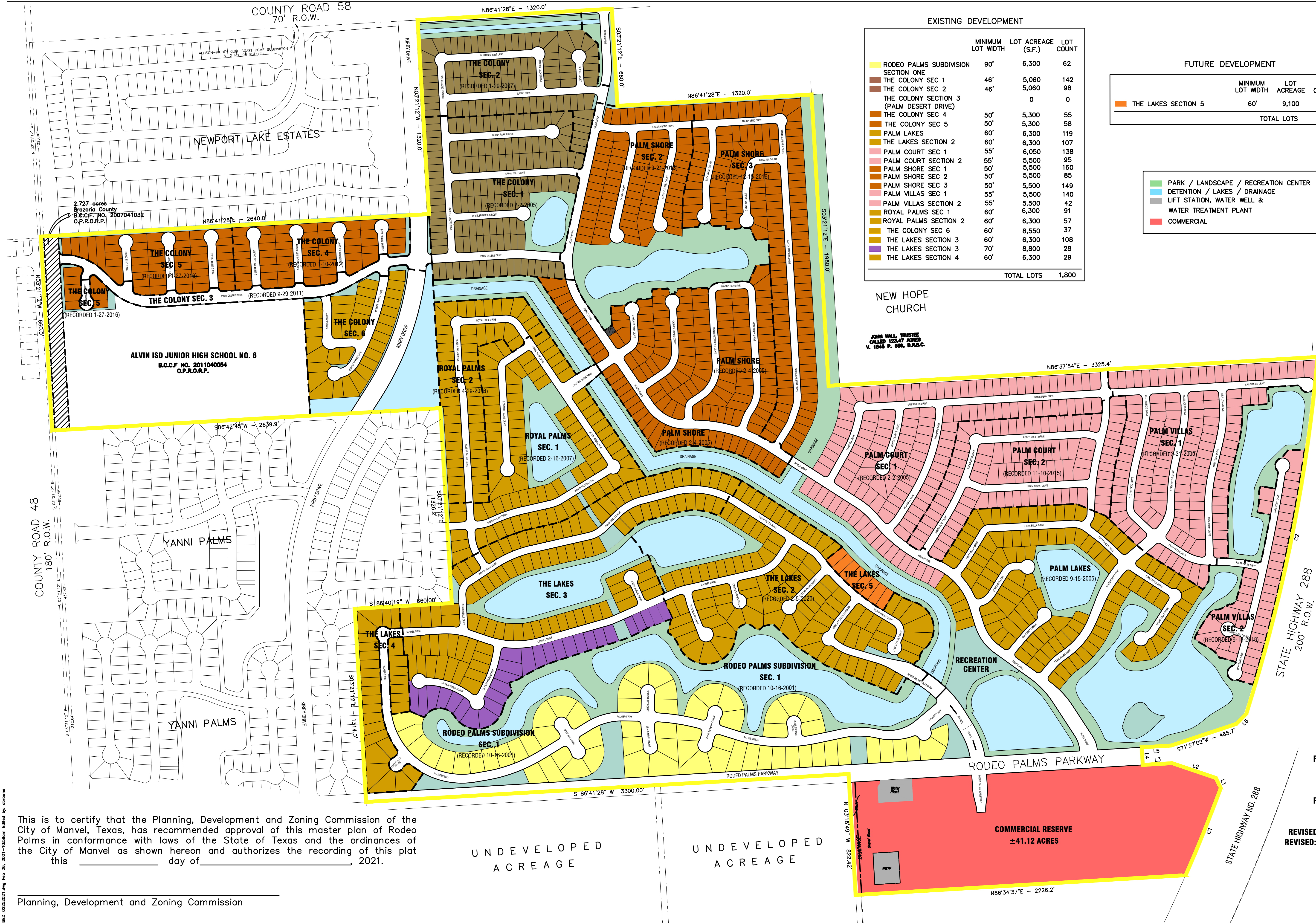
EHRA 10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500
EHRAinc.com

Debra Davison, Mayor	Dorothy Wynne, Chair Planning, Development & Zoning Commission
Lorraine Hehn, Mayor Pro-Tem Council Member	Kyle Marasckin, Vice Chairperson Planning, Development & Zoning Commission
Larry Akery, Council Member	Alina Rogers, Secretary Planning, Development & Zoning Commission
Jerome Hudson, Council Member	Christy Kennard Planning, Development & Zoning Commission
Dan Davis, Council Member	Nicole Liston-Tyson Planning, Development & Zoning Commission
Brian Wilmer, Council Member	George Griffith Planning, Development & Zoning Commission
Jason Albert, Council Member	Muhammed Alam Planning, Development & Zoning Commission
Date	Date

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11249.16'	3°14'46"	637.31'	N 21°56'30" E	637.23'
C2	11249.16'	12°38'18"	2474.78'	N 11°17'29" E	2469.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 25°34'34" W	75.74'
L2	N 71°19'49" W	313.42'
L3	S 86°38'56" W	200.00'
L4	S 03°21'04" E	120.00'
L5	S 86°38'56" W	200.00'
L6	S 44°40'50" W	98.08'

P:\031-039-001\Plan\Roads\Roads.mxd REVISED 02/25/2021 Aug Feb 26, 2021-10:58am Edited by: dave



MASTER PLAN OF RODEO PALMS

A 583.20 ACRE COMMUNITY LOCATED IN THE CITY OF MANVEL AND/OR BRAZORIA COUNTY, TEXAS
(Acreage was reduced from original General Plan acreage of 585 acres due to Brazoria County purchasing 1.7964 acres for the widening of County Road 48.)

REVISED: APRIL 14, 2008 (revise "Palm Court Sec. 2")
REVISED: AUGUST 2, 2010 (add "The Colony Sec. 3, 4 and 5")
PD&Z Approval AUGUST 16, 2010;
City Council Approval AUGUST 23, 2010
REVISED: OCTOBER 27, 2011 (Kirby Drive alignment)
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REVISED: NOVEMBER 17, 2016 (revise "The Colony Sec. 6")
REVISED: OCTOBER 22, 2018 (revise "The Lakes Sec. 3")
REVISED: DECEMBER 4, 2019 By Mayor Action (revise "The Lakes Sec. 3")
REVISED: OCTOBER 16, 2020 (revise "The Colony Sec. 6 and The Lakes Sec. 4")
REVISED: FEBRUARY 8, 2021 (revise "The Lakes Sec. 5")

OWNER
NEW RODEO 288, LTD.
1616 S. Voss
HOUSTON, TEXAS 77063 PH. 713-784-6102

March 15, 2021

EHRA 10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500
EHRAinc.com

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this master plan of Rodeo Palms 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 _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this master plan of Rodeo Palms 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 _____, 2021.

City Council

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11249.16'	31°14'48"	637.31'	N 21°56'30" E	637.23'
C2	11249.16'	12°36'18"	2474.78'	N 11°17'29" E	2468.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 25°34'54" W	76.74'
L2	N 71°19'49" W	313.42'
L3	S 86°38'56" W	200.00'
L4	S 03°21'04" E	120.00'
L5	S 86°38'56" W	200.00'
L6	S 44°40'30" W	98.06'



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: March 8, 2021

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: Angela Sanchez

Daytime Phone: 713-255-6161 Fax Number: _____

E-mail Address: angie@lentzengineering.net

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat of Redeemer Church Manvel,
being a subdivision of 9.566 acres of land out of Lots 204 and 227, Emigration Land Company
Subdivision, a subdivision recorded in Volume 2, Page 81, Brazoria County Plat
Records located in the H.T. & B.R.R. Co. Survey Number 65, Abstract No. 285,
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.

Jessica Duet Rodriguez Digitally signed by Jessica Duet Rodriguez
Date: 2021.03.01 09:42:21 -06'00'

SIGNATURE

March 1, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Redeemer Church Manvel Final Plat
Applicant	Angie Sanchez, Lentz Engineering
PD&Z Meeting Date	March 8, 2021
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

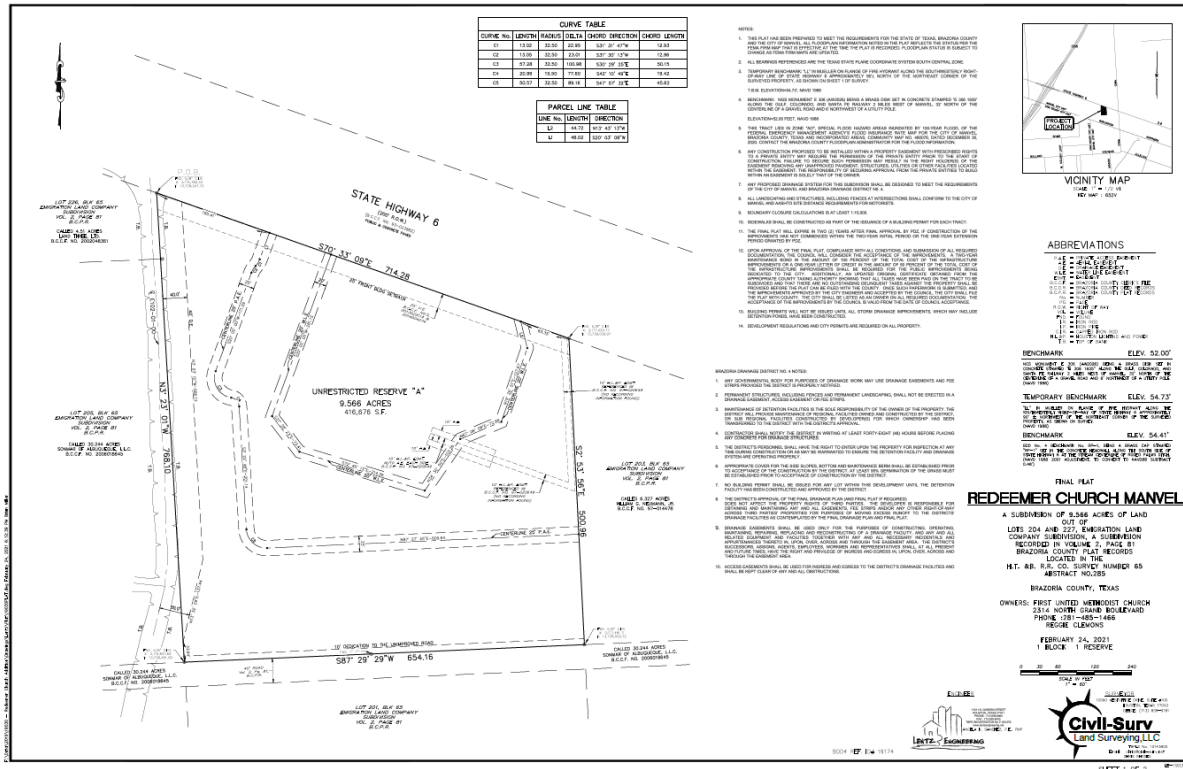
Staff Recommendation

The City staff recommends approval with one condition for the Redeemer Church Manvel Final Plat. The condition is:

1. Provide Brazoria County Drainage District No. 4's signature on the face of the plat.

Brazoria County Drainage District No. 4 is scheduled to approve this final plat on their March 9, 2021, agenda.

Plat Exhibit



Plat Exhibit

[illegible]

LOT 226, BLK 65
EMIGRATION LAND COMPANY
SUBDIVISION
VOL. 2, PAGE 81
B.C.P.R.
CALLED 4.51 ACRES
LAND THREE, LTD.
B.C.C.F. NO. 2002048361

LOT 205, BLK 65
EMIGRATION LAND COMPANY
SUBDIVISION
VOL. 2, PAGE 81
B.C.P.R.

CALLED 30.244 ACRES
SONMAR OF ALBUQUEQUE, L.L.C.
B.C.C.F. NO. 2006018645

CALLED 30.244 ACRES
SONMAR OF ALBUQUEQUE, L.L.C.
B.C.C.F. NO. 2006018645

LOT 201, BLK 65
EMIGRATION LAND COMPANY
SUBDIVISION
VOL. 2, PAGE 81
B.C.P.R.

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	13.02	32.50	22.95	S31° 31' 47"W	12.93
C2	13.05	32.50	23.01	S31° 30' 13"W	12.96
C3	57.28	32.50	100.98	S30° 29' 25"E	50.15
C4	20.99	15.50	77.60	S42° 10' 49"E	19.42
C5	50.57	32.50	89.16	S47° 57' 32"E	45.62

PARCEL LINE TABLE		
LINE No.	LENGTH	DIRECTION
L2	44.72	N13° 43' 13"W
L1	46.02	S20° 03' 09"W

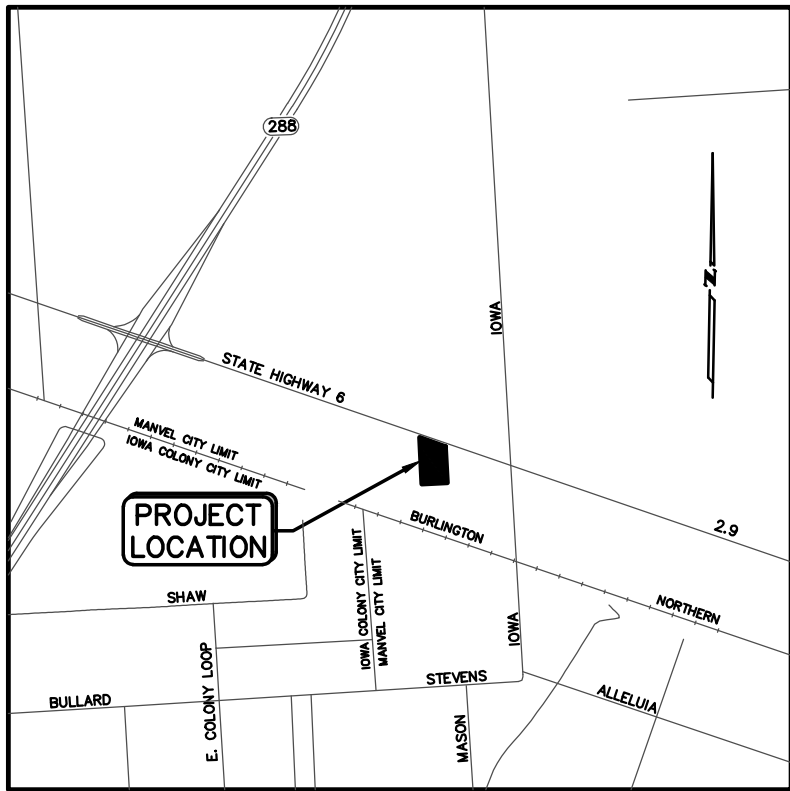


NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL. 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.
- ALL BEARINGS REFERENCED ARE THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE.
- TEMPORARY BENCHMARK "LL" IN MUELLER ON FLANGE OF FIRE HYDRANT ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 6 APPROXIMATELY 90'± NORTH OF THE NORTHEAST CORNER OF THE SURVEYED PROPERTY, AS SHOWN ON SHEET 1 OF SURVEY.
T.B.M. ELEVATION=54.73', NAVD 1988
- BENCHMARK: NGS MONUMENT E 306 (AW2026) BEING A BRASS DISK SET IN CONCRETE STAMPED "E 306 1935" ALONG THE GULF, COLORADO, AND SANTA FE RAILWAY 2 MILES WEST OF MANVEL, 32' NORTH OF THE CENTERLINE OF A GRAVEL ROAD AND 6' NORTHWEST OF A UTILITY POLE.
ELEVATION=52.00 FEET, NAVD 1988
- THIS TRACT LIES IN ZONE "AO", SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NO. 480076, DATED DECEMBER 30, 2020. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.
- 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.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- 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.
- THE FINAL PLAT WILL EXPIRE IN TWO (2) YEARS AFTER FINAL APPROVAL BY PDZ, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PDZ.
- UPON APPROVAL OF THE FINAL PLAT, COMPLIANCE WITH ALL CONDITIONS, AND SUBMISSION OF ALL REQUIRED DOCUMENTATION, THE COUNCIL WILL CONSIDER THE ACCEPTANCE OF THE IMPROVEMENTS. A TWO-YEAR MAINTENANCE BOND IN THE AMOUNT OF 100 PERCENT OF THE TOTAL COST OF THE INFRASTRUCTURE IMPROVEMENTS OR A ONE-YEAR LETTER OF CREDIT IN THE AMOUNT OF 50 PERCENT OF THE TOTAL COST OF THE INFRASTRUCTURE IMPROVEMENTS SHALL BE REQUIRED FOR THE PUBLIC IMPROVEMENTS BEING DEDICATED TO THE CITY. ADDITIONALLY, AN UPDATED ORIGINAL CERTIFICATE OBTAINED FROM THE APPROPRIATE COUNTY TAXING AUTHORITY SHOWING THAT ALL TAXES HAVE BEEN PAID ON THE TRACT TO BE SUBDIVIDED AND THAT THERE ARE NO OUTSTANDING DELINQUENT TAXES AGAINST THE PROPERTY SHALL BE PROVIDED BEFORE THE PLAT CAN BE FILED WITH THE COUNTY. ONCE SUCH PAPERWORK IS SUBMITTED, AND THE IMPROVEMENTS APPROVED BY THE CITY ENGINEER AND ACCEPTED BY THE COUNCIL, THE CITY SHALL FILE THE PLAT WITH COUNTY. THE CITY SHALL BE LISTED AS AN OWNER ON ALL REQUIRED DOCUMENTATION. THE ACCEPTANCE OF THE IMPROVEMENTS BY THE COUNCIL IS VALID FROM THE DATE OF COUNCIL ACCEPTANCE.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT OR FEE STRIPS.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL.
- CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHT-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES SHALL, AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS AND THROUGH THE EASEMENT AREA.
- ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.



VICINITY MAP

SCALE: 1" = 1/2 MI.
KEY MAP : 652V

ABBREVIATIONS

P.A.E. = PRIVATE ACCESS EASEMENT
A.E. = AERIAL EASEMENT
D.E. = DRAINAGE EASEMENT
W.L.E. = WATER LINE EASEMENT
ESMT. = EASEMENT
B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
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C.I.R. = CAPPED IRON ROD
H.L.&P. = HOUSTON LIGHTING AND POWER
T.B. = TOP OF BANK

BENCHMARK ELEV. 52.00'

NGS MONUMENT E 306 (AW2026) BEING A BRASS DISK SET IN CONCRETE STAMPED "E 306 1935" ALONG THE GULF, COLORADO, AND SANTA FE RAILWAY 2 MILES WEST OF MANVEL, 32' NORTH OF THE CENTERLINE OF A GRAVEL ROAD AND 6' NORTHWEST OF A UTILITY POLE. (NAVD 1988)

TEMPORARY BENCHMARK ELEV. 54.73'

"LL" IN MUELLER ON FLANGE OF FIRE HYDRANT ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 6 APPROXIMATELY 90' ± NORTHWEST OF THE NORTHEAST CORNER OF THE SURVEYED PROPERTY, AS SHOWN ON SURVEY. (NAVD 1988)

BENCHMARK ELEV. 54.41'

BDD No. 4 BENCHMARK No. RP-1, BEING A BRASS CAP STAMPED "RP-1" SET IN THE CONCRETE HEADWALL ALONG THE SOUTH SIDE OF STATE HIGHWAY 6 AT THE STREAM CENTERLINE OF RODEO PALMS DITCH, (NAVD 1988 2001 ADJUSTMENT, TO CONVERT TO NAVD88 SUBTRACT 0.48')

FINAL PLAT

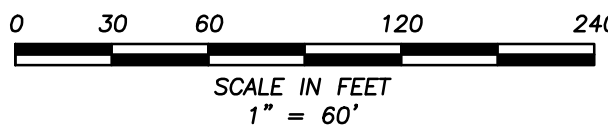
REDEEMER CHURCH MANVEL

A SUBDIVISION OF 9.566 ACRES OF LAND
OUT OF
LOTS 204 AND 227, EMIGRATION LAND
COMPANY SUBDIVISION, A SUBDIVISION
RECORDED IN VOLUME 2, PAGE 81
BRAZORIA COUNTY PLAT RECORDS
LOCATED IN THE
H.T. &B. R.R. CO. SURVEY NUMBER 65
ABSTRACT NO.285

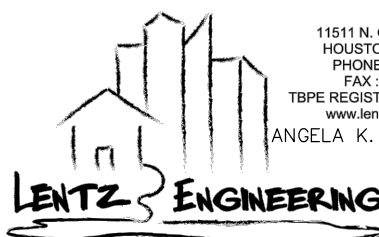
BRAZORIA COUNTY, TEXAS

OWNERS: FIRST UNITED METHODIST CHURCH
2314 NORTH GRAND BOULEVARD
PHONE :281-485-1466
REGGIE CLEMONS

FEBRUARY 24, 2021
1 BLOCK 1 RESERVE



ENGINEER



11511 N. GARDEN STREET
HOUSTON, TEXAS 77071
PHONE: 713.838.8800
FAX: 713.838.8020
TDRS REGISTRATION No. F-201378
www.lentzengr.com
ANGELA K. SANCHEZ, P.E., PMP

SURVEYOR

10590 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181



TBPLS No. 10143800
Email: chris@civil-surv.net
CHRIS RHODES

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, REGGIE CLEMONS AND JAMES GILBERT, EXECUTIVE PASTOR AND TRUSTEE CHAIR, OF FIRST UNITED METHODIST CHURCH, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF REDEEMER CHURCH MANVEL, 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, 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 ASSIGNED 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 (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.

IN TESTIMONY, HERETO, THE FIRST UNITED METHODIST CHURCH, HAS CAUSED THESE PRESENTS TO BE SIGNED BY REGGIE CLEMONS, ITS EXECUTIVE PASTOR, THEREUNTO AUTHORIZED, ATTESTED BY ITS TRUSTEE CHAIR, JAMES GILBERT, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS 25th DAY OF February, 2021.

BY: FIRST UNITED METHODIST CHURCH

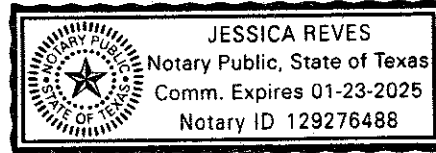
BY: Reggie Clemons
REGGIE CLEMONS, EXECUTIVE PASTOR

BY: James Gilbert
JAMES GILBERT, TRUSTEE CHAIR

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED REGGIE CLEMONS, EXECUTIVE PASTOR, AND JAMES GILBERT, TRUSTEE CHAIR OF FIRST UNITED METHODIST CHURCH, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITIES THEREIN STATED.

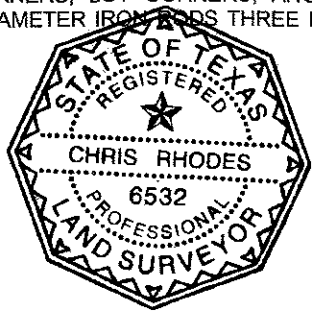
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF February, 2021.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, CHRIS RHODES, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON PIPES THREE FEET LONG OR AS SHOWN ON THE PLAT. (SEE NOTE NO. 4)

Chris Rhodes
CHRIS RHODES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6532



WE, TEXAS METHODIST FOUNDATION, OWNER AND HOLDER OF A LIEN AGAINST THE ABOVE-DESCRIBED PROPERTY, SAID LIEN BEING EVIDENCED BY BRAZORIA COUNTY CLERK'S FILE NO. 2018060028, FILED IN THE DEED RECORDS OR OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DEDICATION SAID LIENS, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME, NOR ANY PART THEREOF.

TEXAS METHODIST FOUNDATION

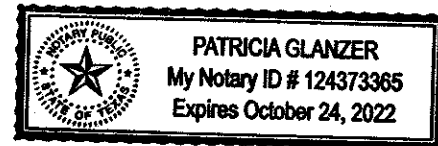
BY: Robert Hoppe

STATE OF TEXAS

COUNTY OF Texas

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert Hoppe, KNOWN TO ME, TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24th DAY OF February, 2021.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT THE CITY PLANNING, DEVELOPMENT, AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS HAS APPROVED THIS PLAT OF REDEEMER CHURCH MANVEL IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2021.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

Brazoria Drainage District No. 4

District Engineer

The above have signed these plans and/or plat based on the recommendation of the DISTRICT'S Engineer who has reviewed all sheets provided and found them to be in general compliance with the DISTRICT'S "Rules, Regulations, and Guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. Plans submitted have been prepared, signed, and sealed by a Professional Engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

BDD4 Ref. ID #: _____

County: Brazoria
Project: First United Methodist
M&B No: 19-146
CS Job No: 16019

METES AND BOUNDS DESCRIPTION OF 9.566 ACRES

Being a tract of land containing 9.566 acres, located in the H.T. & B R.R. Company Survey Number 65, Abstract 285, in Brazoria County, Texas; Said 9.566 acre tract being out of Lots 204 and 227, Block 65, of the Emigration Land Company Subdivision as recorded in Volume 2, Page 81, of the Brazoria County Plat Records (B.C.P.R.), same being all of a called 5.022 acre tract of land recorded in the name of First United Methodist Church, Pearland, Texas in Brazoria County Clerk's File (B.C.C.F.) Number 2018060025 and being out of the remainder of a called 3.024 acre tract of land and a called 2.000 acre tract of land recorded in the name of First United Methodist Church of Pearland in B.C.C.F. Number 2015058160; Said 0.9.566 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

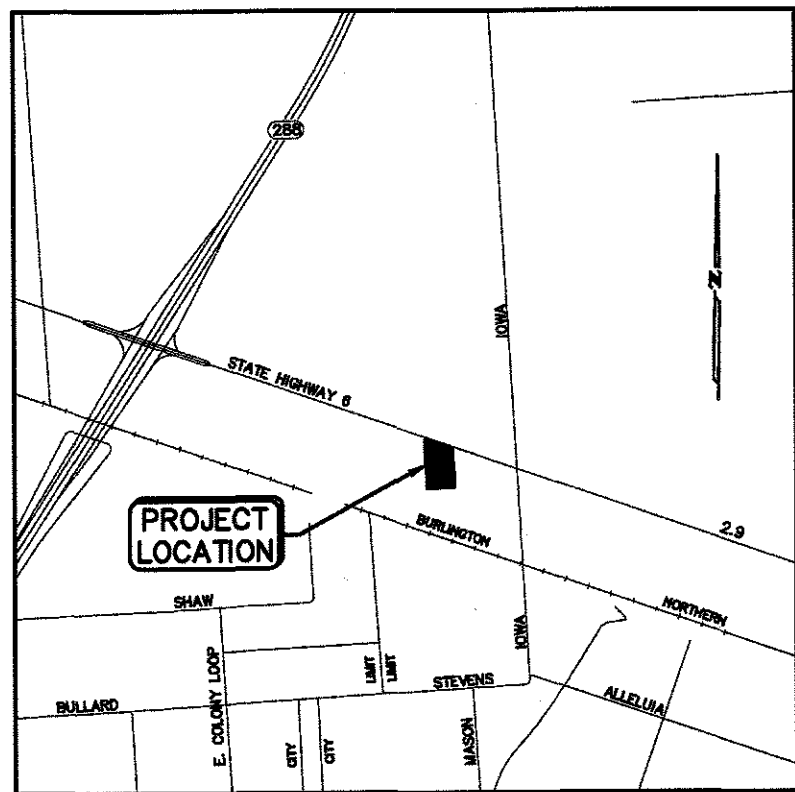
BEGINNING, at a 5/8-inch iron rod found at the northwest corner of said 5.022 acre tract on the east line of a called 4.51 acre tract of land recorded in the name of Land Three, Ltd. in B.C.C.F. Number 2002048361 and being on the west line of said Lot 227 and the east line of Lot 226 of said Block 65 on the southwesterly Right-of-Way line of State Highway 6 (two hundred feet wide) for the northwest corner of the herein described tract;

THENCE, South 70° 33' 09" East, with the northeasterly line of said 5.022 acre tract and southwesterly R.O.W. line of said State Highway 6 and through and across said 3.024 and said 2.000 acre tracts, a distance of 714.28 feet to a 5/8-inch iron rod found on the east line of said 2.00 acre tracts, same being the east line of said Lot 204, and the west line of a called 6.327 acre tract of land recorded in the name of William G. Neumann, Jr. in B.C.C.F. Number 97-074478, same being the west line of Lot 203 of said Block 65, for the northeast corner of the herein described tract;

THENCE, South 02° 53' 56" East, with the east lines of said 2.000 acre tract and said 3.024 acre tract and with the west line of said 6.327 acre tract, a distance of 500.96 feet to 5/8-inch iron rod found at the southeast corner of said 3.024 acre tract, same being the southeast corner of said Lot 204, and the southwest corner of said 6.327 acre tract, same being the southwest corner of said Lot 203, on the north line of a called 30.244 acre tract of land recorded in the name of Sonmar of Albuquerque, L.L.C. in B.C.C.F. Number 2006018645 for the southeast corner of the herein described tract;

THENCE, South 87° 29' 29" West, with the south line of said 3.024 acre tract and a northerly east line of said 30.244 acre tract, at 348.59 feet pass a one inch iron pipe found for the southwest corner of said 3.024 acre tract and the southeast corner of said 5.022 acre tract and continuing an overall distance of 654.16 feet to a 5/8-inch iron rod found at the southwest corner of said 5.022 acre tract, same being the southwest corner of said Lot 204 and the southeast corner of said Lot 205 for the southwest corner of the herein described tract;

THENCE, North 03° 23' 01" West, with lines common to said 5.022 acre tract, said 30.244 acre tract and aforesaid 4.51 acre tract, same being the west line of said Lot 204 and the east line of said Lot 205, a distance of 768.10 feet to the **POINT OF BEGINNING** and containing 9.566 acre of land.



VICINITY MAP

SCALE: 1" = 1/2 MI.
KEY MAP : 652V

ABBREVIATIONS

A.E. = AERIAL EASEMENT
E.S.M.T. = EASEMENT
B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
No. = NUMBER
Pg. = PAGE
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FND. = FOUND
I.R. = IRON ROD
I.P. = IRON PIPE
C.I.R. = CAPPED IRON ROD
H.L.&P. = HOUSTON LIGHTING AND POWER

FINAL PLAT

REDEEMER CHURCH MANVEL

A SUBDIVISION OF 9.566 ACRES OF LAND
OUT OF
LOTS 204 AND 227, EMIGRATION LAND
COMPANY SUBDIVISION, A SUBDIVISION
RECORDED IN VOLUME 2, PAGE 81
BRAZORIA COUNTY PLAT RECORDS
LOCATED IN THE
H.T. &B. R.R. CO. SURVEY NUMBER 65
ABSTRACT NO.285

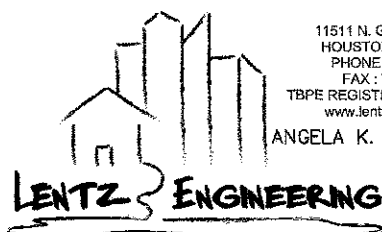
BRAZORIA COUNTY, TEXAS

OWNERS: FIRST UNITED METHODIST CHURCH
2314 NORTH GRAND BOULEVARD
PHONE :281-485-1466
REGGIE CLEMONS

FEBRUARY 24, 2021
1 BLOCK 1 RESERVE

0 30 60 120 240
SCALE IN FEET
1" = 60'

ENGINEER



SURVEYOR

10590 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181



BDD4 REF. ID# 19174



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: March 8, 2021

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: Brian Edwards

Daytime Phone: 713-953-5118 Fax Number: 713-953-5026

E-mail Address: bedwards@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat of Pomona Water Plant No. 2,
being a subdivision of 3.283 acres of land in the H.T. & B.R.R. Co. Survey, Section
78 (A.K.A) J.S. Talmage Survey, Abstract 563, Brazoria County, Texas, being a portion
of Lot 1 of Section 78 of the Allison Richey Gulf Coast Home Company part of Suburban
Gardens, a subdivision of record in Volume 2, Page 98, Plat Records of Brazoria County, Texas.

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.

Jessica Duet Rodriguez Digitally signed by Jessica Duet Rodriguez
Date: 2021.03.01 12:15:40 -06'00'

SIGNATURE

March 1, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Pomona Water Plant No. 2 Final Plat
Applicant	Jason Price, LJA
PD&Z Meeting Date	March 8, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends denial of the Pomona Water Plant No. 2 Final Plat because it does not meet the following Subsections of the subdivision ordinance:

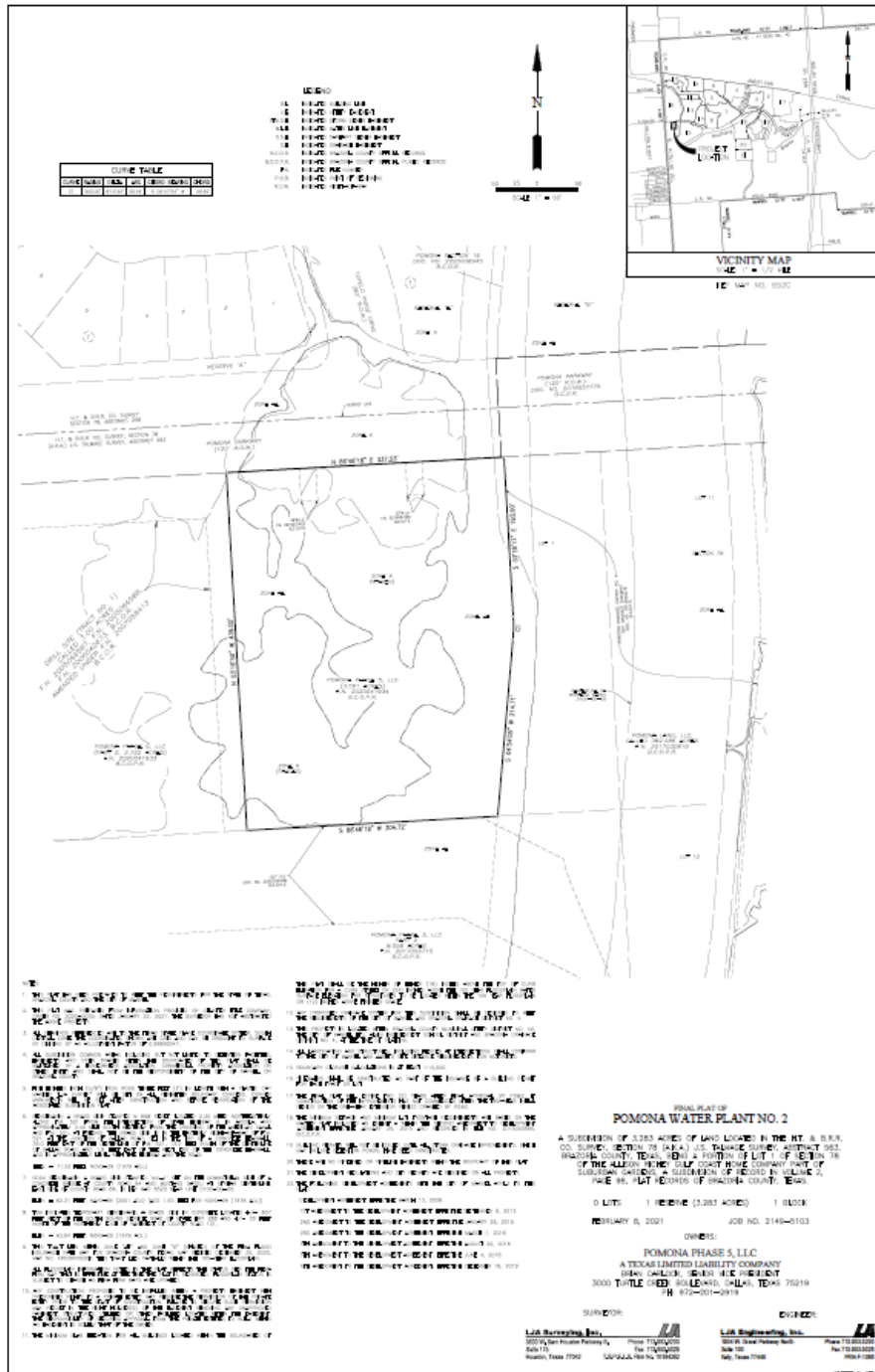
1. Provide land surveyor's signature (Section 62-41 (b) (4)).
2. Provide the field note description (Section 62-41 (b) (7)).
3. Label the POB with N, E (Section 62-41 (b) (13)).
4. Label the front building line (Section 62-41 (b) (13)).
5. Label the site with a lot and or reserve number/letter (Section 62-41 (b) (13)).
6. Provide the lienholder's signature (Section 62-41 (b) (8)).
7. Fill in the missing City Planning Letter information in Note No. 2 (Section 62-41 (b) (13)).
8. Provide the correct FEMA FIRM note dated December 30, 2020, in Note No. 9.
9. Provide approved construction plans (Section 62-41 (b) (25)).



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, POMONA PHASE 5, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, SENIOR VICE PRESIDENT OF POMONA PHASE 5, LLC, A TEXAS LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT, AND THAT ALL BOUNDARY LINES, ALLEYS, EASEMENTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAN.

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

- BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:
1. ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
 2. PERMANENT STRUCTURES INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT OR FEE STRIP.
 3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE FACILITY. THE DISTRICT OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL, THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF SUCH FACILITIES. THE DISTRICT DOES NOT AGREE TO MAINTAIN OTHER FACILITIES.
 4. CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-FOUR (48) HOURS BEFORE PAVING ANY CONCRETE FOR DRAINAGE STRUCTURES.
 5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPENING PROPERLY.
 6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE PROVIDED FOR THE DISTRICT TO ASSURE THE CONSTRUCTION OF THE DISTRICT AT LEAST 55% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
 7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
 8. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR ANY PART THEREOF. THE DISTRICT IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.

APPROVED BY THE BOARD OF COMMISSIONERS ON FEB 02 2021

BRAZORIA DRAINAGE DISTRICT NO. 4
DISTRICT ENGINEER

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

BDD4 REF. ID #20142

FINAL PLAT OF
POMONA WATER PLANT NO. 2

A SUBDIVISION OF 3.283 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOT 1 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

0 LOTS 1 RESERVE (3.283 ACRES) 1 BLOCK
FEBRUARY 8, 2021 JOB NO. 2149-5103
OWNERS:

POMONA PHASE 5, LLC
A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219
PH: 972-201-2919

SURVEYOR:

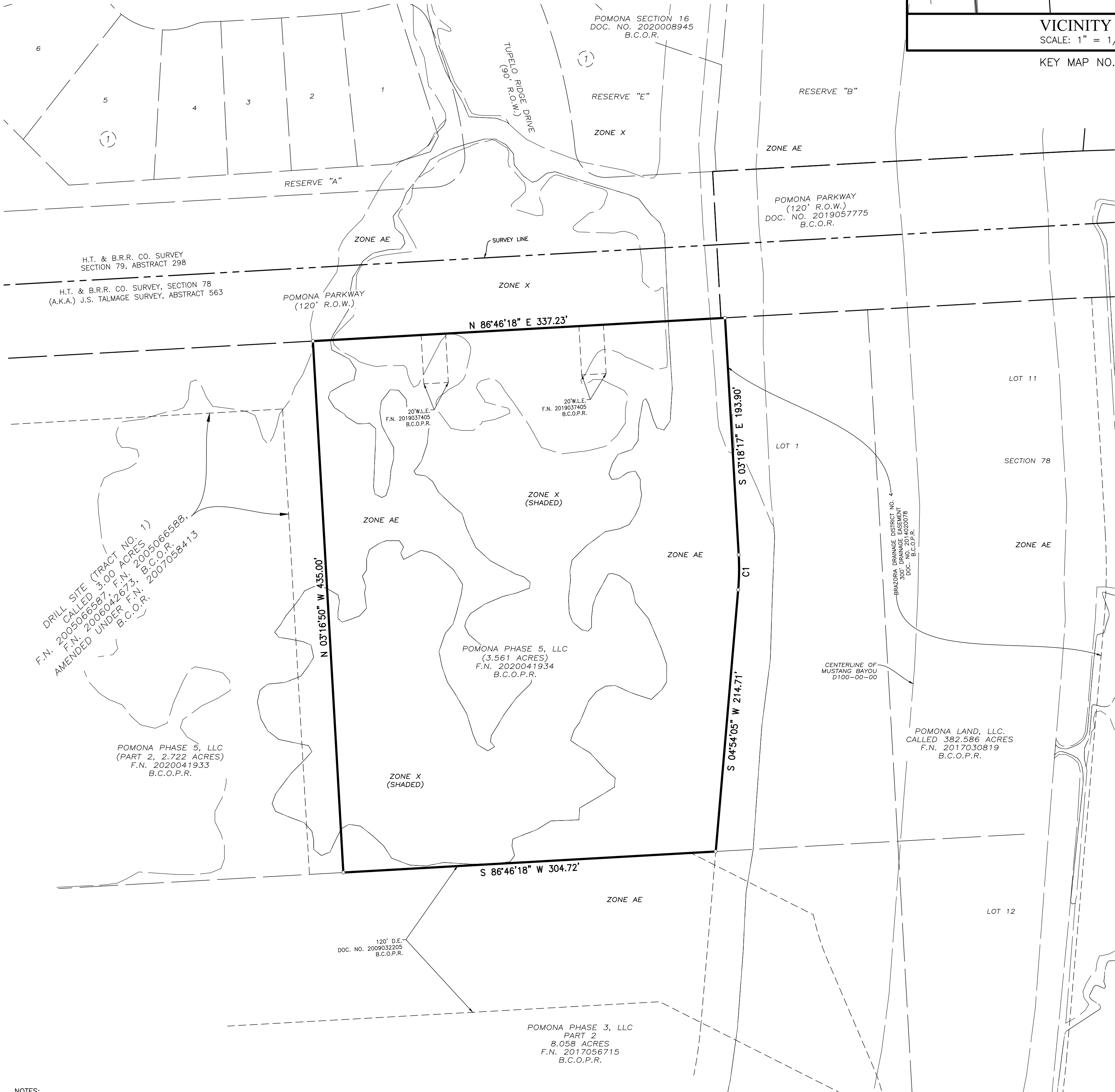
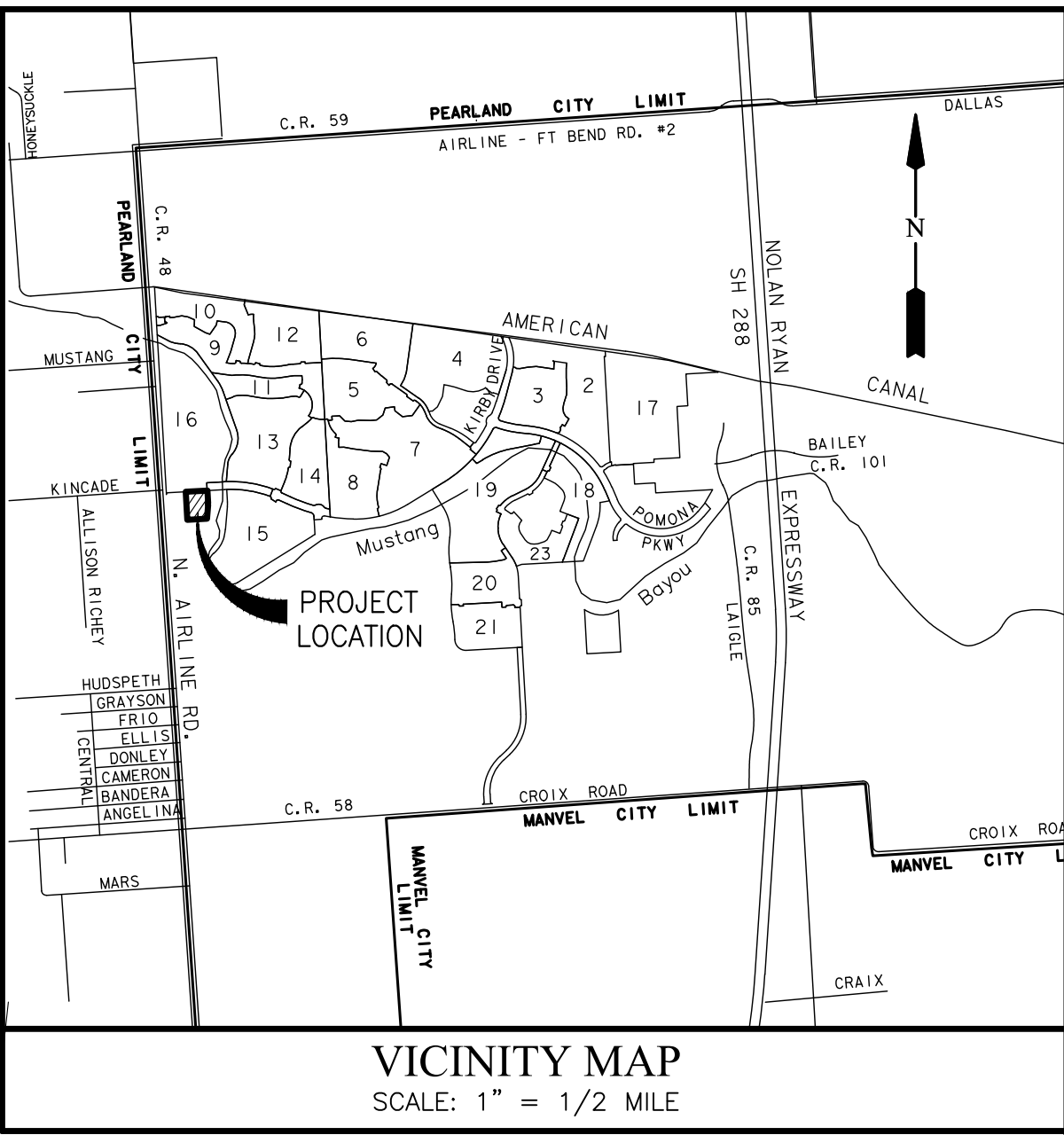
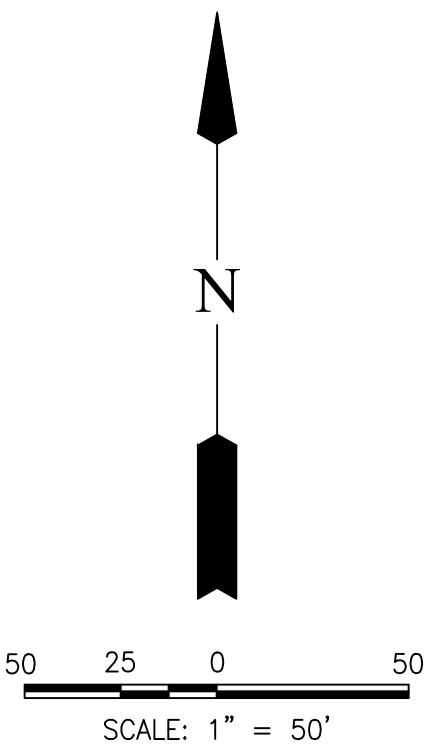
ENGINEER:

LJA Surveying, Inc.
3800 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5205
T.S.P.E.L.S. Firm No. 10194562

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5028
PRNF-1386

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	200.00'	8°12'22"	28.64'	S 00°47'54" W	28.62'

- LEGEND
- B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
STM.S.E. INDICATES STORM SEWER EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
D.E. INDICATES DRAINAGE EASEMENT
B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
F.N. INDICATES FILE NUMBER
P.O.B. INDICATES POINT OF BEGINNING
R.O.W. INDICATES RIGHT-OF-WAY



NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. _____, DATED _____, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986547.
- 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 OR BRAZORIA COUNTY.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LIA 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: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.
ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
- BDD4 BENCHMARK: A BRASS DISK STAMPED "MU-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM BAYOU CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100-00-00.
ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ))
- TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.
ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
- THIS TRACT LIES PARTIALLY WITHIN ZONE "AE", PARTIALLY WITHIN ZONE "X" (SHADED) AND PARTIALLY WITHIN ZONE "X" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 5, 1989, MAP NO. 48039C0020H, AND REVISED BY LETTER OF MAP REVISION (CASE NO. 17-06-3110P, EFFECTIVE JUNE 29, 2018). THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR 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 EITHER (18) INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR (24) INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN OR (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 DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40, THE CITY OF MANVEL ETJ, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, 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.
- THE MINIMUM SETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE MASTER PLAT INCLUDED AS EXHIBIT A WITHIN THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT EFFECTIVE JANUARY 26, 2015 AND RECORDED IN FILE NO. 2015050956, B.C.O.P.R.
- 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.
- THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:
DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006
1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013
2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015
3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016
4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016
5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018
6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019

FINAL PLAT OF
POMONA WATER PLANT NO. 2

A SUBDIVISION OF 3.283 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOT 1 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

0 LOTS 1 RESERVE (3.283 ACRES) 1 BLOCK
FEBRUARY 8, 2021 JOB NO. 2149-5103

OWNERS:

POMONA PHASE 5, LLC
A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219
PH: 972-201-2919

SURVEYOR:

ENGINEER:

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

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



Lot Type (1)	Minimum Typical Single Family Lot Dimensions	Estimated Number of Lots
Single-family Detached	50x110	183
Single-family Detached	50x120	343 up 48
Single-family Detached	55x120	538 down 53
Single-family Detached	60x120	428 up 11
Single-family Detached	65x120	221
Single-family Detached	70x120	126 down 22
Single-family Detached	75x130	108
Single-family Detached	80x130	84 up 19
Total		2031 up 3

LOT SIZES	Total	% of Total
28' X 120'	86	3.8%
35' X 110'	37	1.6%
40' X 120'	85	3.7%
42' X 120'	30	1.3%
50' X 120'	574	25.3%
55' X 120'	485	21.4%
60' X 120'	439	19.3%
65' X 120'	221	9.7%
70' X 130'	104	4.6%
75' X 130'	108	4.8%
80' X 130'	103	4.5%
	2,272	100.0%

LOT SIZES	Total	% of Total
50' X 120'	199	26.3%
55' X 120'	159	21.0%
60' X 120'	275	36.4%
65' X 120'	-	0%
70' X 130'	54	7.1%
75' X 130'	-	0%
80' X 130'	69	9.2%
	756	100.0%

LOT SIZES	Total	% of Total
28' X 120' Duplex	86	36.1%
35' X 110' Alley	37	15.6%
40' X 120'	85	35.7%
42' X 120'	30	12.6%
	238	100.0%

Prepared For:
HILLWOOD COMMUNITIES
Reference Date: 09.08.2020



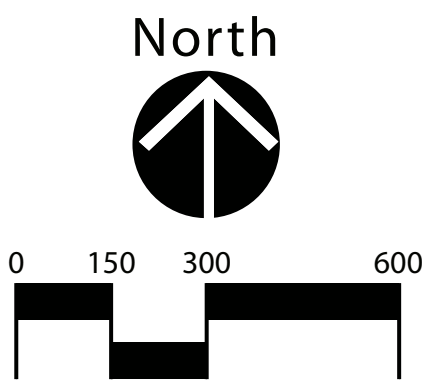
Planning & Landscape Architecture

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

LJA Engineering, Inc.
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

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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.



POMONA

±1,066.2 Acres of Land
Manvel, Texas
Project #: 2149-09003



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: March 8, 2021

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: Barry Hill

Daytime Phone: 209-756-3041 Fax Number: _____

E-mail Address: barryhill123@yahoo.com

Description of Request and Physical Address:

Consideration and possible action to approve, Final Plat of Yanni Palms Section 1,
being a subdivision of 68.9522 acre tract of land situated in the H.T. & B. Railroad
Company Survey, Abstract No. 299 in 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.

Jessica Duet Rodriguez Digitally signed by Jessica Duet Rodriguez
Date: 2021.03.01 11:47:46 -06'00'

SIGNATURE

March 1, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Yanni Palms Section 1 Final Plat
Applicant	Barry Hill
PD&Z Meeting Date	March 8, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends denial of the Yanni Palms Section 1 Final Plat because it does not meet the following Subsections of the subdivision ordinance:

1. Label the ROW names and widths located outside of the plat boundary (if applicable) (Section 62-41 (b) (10)).
2. Label the property owner with recordation information for the property abutting to the east (Section 62-41 (b) (11)).
3. Label the property owner with recordation information for the property abutting to the north (Section 62-41 (b) (11)).
4. Label the side corner building line on Lot 1, Block 1; Lot 26, Block 9; Lot 27, Block 5; and Lot 1, Block 6 (Section 62-41 (b) (13)).
5. Label the front building line on Lots 11 - 14, Block 5 (Section 62-41 (b) (13)).
6. Illustrate the building line on Lots 26 – 30, Block 6, with a dashed line (Section 62-41 (b) (13)).
7. Label all ROW widths on the face of the plat (Section 62-41 (b) (13)).
8. The acreage labeled on the face of the plat for Reserve B equals to “3.09” acres not “3.87” acres (Section 62-41 (b) (13)).
9. The acreage labeled on the face of the plat for Reserve C equals to “5.05” acres not “5.046” acres (Section 62-41 (b) (13)).
10. The acreage labeled on the face of the plat for Reserve D equals to “2.111” acres not “2.102” acres (Section 62-41 (b) (13)).
11. Provide the boundary closure calculation where the minimum is 1:15,000 (Section 62-41 (b) (14)).
12. Remove City Council’s signature block (Section 62-41 (b) (19)).
13. Update PD&Z’s signature block with the correct signature block (Section 62-41 (b) (19)).
14. Provide approval of a Drainage Plan Engineer or LONO (Section 62-41 (b) (25)).

continued on next page



DEVELOPMENT SERVICES DEPARTMENT

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

15. Provide a note stating, "A notation that building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed" (Section 62-41 (b) (23)).
16. Provide a note stating, "A notation that the development regulations and City permits are required on all property" (Section 62-41 (b) (29)).
17. Revise Note No. 15 to state, "A notation that the final plat will expire in two (2) years after final approval by PDZ, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by PDZ" (Section 62-41 (b) (24)).
18. Provide lienholder signatures (Section 62-41 (b) (8)).
19. Provide paid, certified original tax certificate (Section 62-41 (b) (17)).
20. Label who is responsible for the Lift Station Reserve "F" in Land Use Tabulation Table (Section 62-41 (b) (13)).
21. Provide updated FEMA FIRM note with effective date December 30, 2020 in Note No. 2.
22. Remove Note No. 14 since it is not valid anymore with Ordinance No. 2019-O-24 (Section 62-41 (b) (24)).

[illegible]



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

Plat Exhibit



Plat Exhibit

[illegible]

LAND USE TABULATION				TOTAL AREA (ACRES)
	PURPOSE	MAINTENANCE	AREA (SQ. FT.) AREA (AC.)	
1.015		1,011,819	36.94	36.94
ROAD RIGHT OF WAY		70,625	0.78	0.78
ROAD RIGHT-OF-WAY				
REUSE 1	RESERVED AS TO BE USED FOR DRINKING, CULTRAL, AND RECREATION	1,082,644	3.13	3.13
REUSE 2	RESERVED AS TO BE MAINTAINED BY THE HOA/PROPERTY ASSOCIATION	23,009	0.66	0.66
REUSE 3	LANDING, AND ACCESS	1,601	0.02	0.02
REUSE 7	LEFT OVER	3,274	0.07	0.07
TOTAL REUSE/RESERVED AREA				4.08
TOTAL AREA				68.92

YANNI PALMS
SECTION 1 FINAL PLAT
A 68.9522 ACRE TRACT OF LAND SITUATED IN
THE H.T. & B. RAILROAD COMPANY SURVEY,
ABSTRACT NO. 299 IN BRAZORIA COUNTY, TEXAS.
212 LOTS 6 RESTRICTED RESERVES 10 BLOCKS

FEBRUARY 3, 2021

SUPPLYOR:
WGC
WESTON GROUP CONSULTING
2111 1st Avenue, Suite 300
Albany, New York 12242
Phone: 518/485-0855

ENGINEER:
GCE ENGINEERING, INC.
2505 PARK AVENUE
PEARLAND, TEXAS 77581
CONTACT: MAHENDRA ROOFIGO, P.E.
PH (281) 412-7008 x104

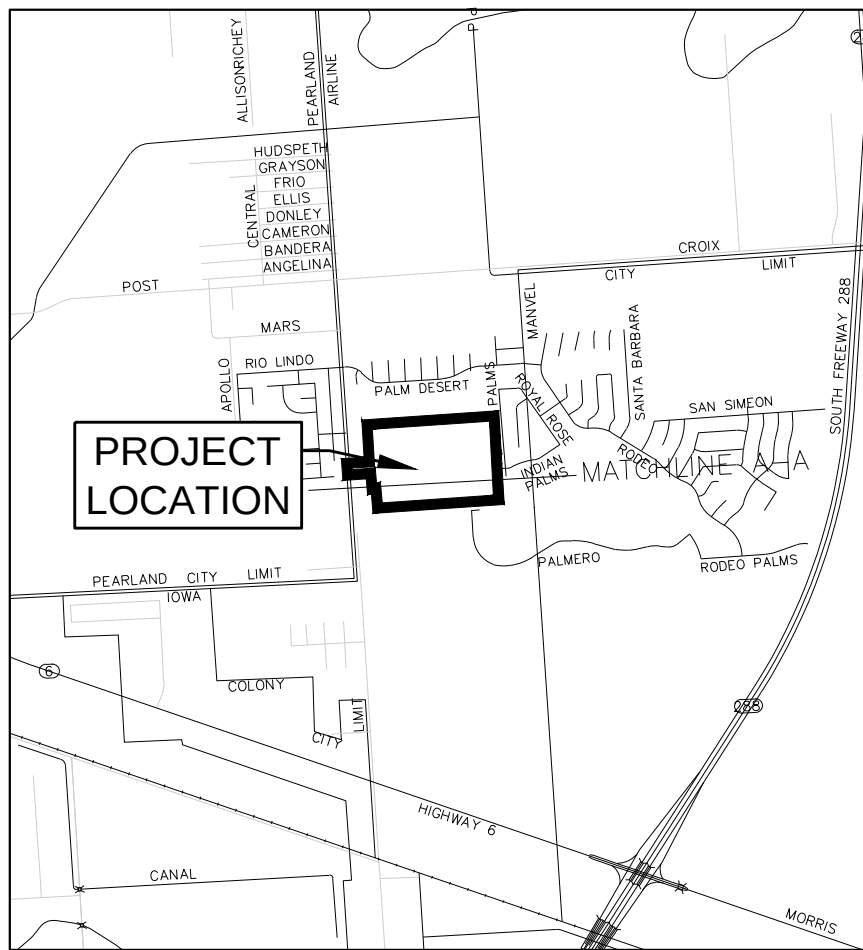
OWNER:
J.J. DEVELOPMENT CO. LLC
MR. BARRY HILL
3892 WILLIAMS ROAD
E. SAN JOSE, CALIFORNIA 95117
PH: (408) 804-4862



2025 RELEASE UNDER E.O. 14176

- NOTES:
- THE COORDINATES AND BEARINGS ARE BASED UPON TEXAS STATE PLANE COORDINATES, TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83). SCALE FACTOR = 0.999867636.
 - THIS PROPERTY IS LOCATED IN ZONE "X" (UNSHADED AREA) ACCORDING TO THE FEDERAL EMERGENCY AGENCY MAP, COMMUNITY PANEL NO. 480390020H, REVISED ON JUNE 5, 1989.
 - THE TOP OF THE SLAB OR FOUNDATION ON THE LOTS SHALL BE BUILT TO THE HIGHER OF (i) 18 INCHES OVER THE BASE FLOOD ELEVATION (WHEN LOTS ARE IN THE FLOOD PLAIN); (ii) 18 INCHES OVER AVERAGE TERRAIN; (iii) 12 INCHES OVER ELEVATION OF THE CURB OF THE ROAD WHEN DRAINAGE IS OPEN DITCH; OR (iv) 12 INCHES OVER ELEVATION OF THE CURB WHEN DRAINAGE IS BY CROWN AND GUTTER.
 - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER UNIT.
 - ALL PROPERTIES ABUTTING ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT ARE PROHIBITED FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT. ALL PROPERTIES ABUTTING THE DRAINAGE EASEMENT ARE PROHIBITED FROM DRAINING DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 OFFICIAL.
 - ALL SIDE LOT LINES AND RIGHT-OF-WAY LINES ARE EITHER PARALLEL, PERPENDICULAR OR RADIAL TO THE STREET CENTER LINE UNLESS INDICATED.
 - THIS DEVELOPMENT HAS BEEN DESIGNED TO NOT IMPEDE, IMPOUND OR BLOCK THE NATURAL FLOW OF DRAINAGE FROM OR ACROSS ADJACENT AND CONTIGUOUS PROPERTIES.
 - DETENTION POND IS TO BE OWNED, OPERATED, AND MAINTAINED BY THE OWNER AND NOT THE CITY OF MANVEL OR BRAZORIA COUNTY DRAINAGE DISTRICT.
 - ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE NOTED.
 - ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.
 - A FOUR FOOT WIDE SIDEWALK SHALL BE BUILT ALONG BOTH SIDES OF ALL INTERNAL STREETS IN ACCORDANCE WITH CITY OF MANVEL FIRE ORDINANCE NO. 2009-0-04.
 - NO LOTS WITHIN THE SUBDIVISION SHOULD HAVE DIRECT ACCESS TO KIRBY DRIVE OR RODEO PALMS PARKWAY.
 - THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA DRAINAGE DISTRICT NO. 4 (B.D.D. NO. 4).
 - 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 FOR 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 STORM DRAINAGE IMPROVEMENTS HAVE NOT BEEN CONSTRUCTED AND THE PERMANENT PUBLIC IMPROVEMENTS HAVE NOT BEEN APPROVED AND ACCEPTED BY THE CITY.

- THIS FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT YET COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN DRAINAGE EASEMENTS OR FEE STRIPS.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- A ONE-YEAR MAINTENANCE BOND, IN THE AMOUNT OF FIFTY PERCENT (50%) OF THE COST OF THE INFRASTRUCTURE IMPROVEMENTS, VALID ONE (1) YEAR FROM THE DATE THE INFRASTRUCTURE IS ACCEPTED AND/OR APPROVED BY THE CITY (WITHIN CITY IF APPLICABLE AND WILL BE REQUIRED BEFORE PERMITS ARE ISSUED).
- ALL LOTS ARE LOCATED WITHIN M.U.D. 29, CITY OF MANVEL, CITY OF MANVEL ETJ, ALVIN ISD, AND BCDD NO. 4.
- BASED ON A PHYSICAL INSPECTION OF THE PROPERTIES SUBDIVIDED HEREIN AND A REVIEW OF REAL PROPERTY RECORDS THERE ARE NO APPARENT PIPELINES OR PIPELINE EASEMENTS LOCATED WITHIN THE BOUNDARY OF THIS PLAT.
- 40' WIDE ROAD EASEMENT ALONG THE SOUTH BOUNDARY LINE OF SAID SUBDIVISION PLAT WAS ABANDONED PER BRAZORIA COUNTY CLERK'S FILE NO. 2019013843.



VICINITY MAP

1" = 2640' (1/2 MILE)

PROJECT BENCHMARK:

TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) BENCHMARK NO. H-8 FOR CR48 ROAD IMPROVEMENT PROJECT, CONTROL NO. 0912, SECTION NO. 31, JOB NO. 224 IN BRAZORIA COUNTY, TEXAS. SAID BENCHMARK NO. H-8 BEING A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM DISK STAMPED H-8 LOCATED AT THE SOUTHWEST CORNER OF LINDO STREET AND RIO SAN JUAN STREET. PUBLISHED ELEVATION, BASED UPON NAVD 88, 2001 ADJUSTMENT = 59.14'

ELEVATIONS ADJUSTMENTS OR CONVERSIONS:

TO ADJUST OR CONVERT PROJECT ELEVATIONS TO BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 BENCHMARK NO. CR58-1, SUBTRACT 0.56 FEET.

SURVEYOR:
WGC
WESTERN GROUP CONSULTANTS
11111 Katy Freeway, Suite 520
Houston, Texas 77079
Phone: 713/465-6655



ENGINEER:
GC ENGINEERING, INC.
2505 PARK AVENUE
PEARLAND, TEXAS 77581
CONTACT: MAHENDRA RODRIGO, P.E.
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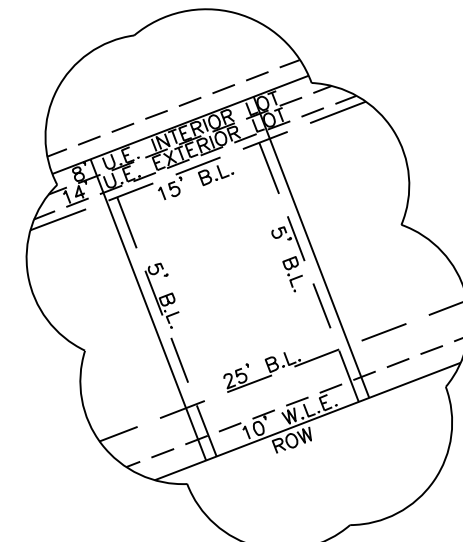
OWNER:
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PH: (408) 804-4862

YANNI PALMS
SECTION 1. FINAL PLAT
A 68.9522 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, ABSTRACT NO. 299 IN BRAZORIA COUNTY, TEXAS.

212 LOTS 6 RESTRICTED RESERVES 10 BLOCKS

FEBRUARY 3, 2021

SCALE: 1" = 100'-0" (24x36)



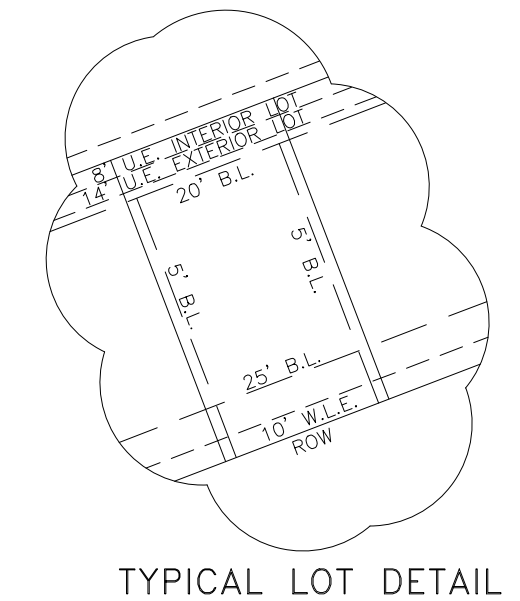
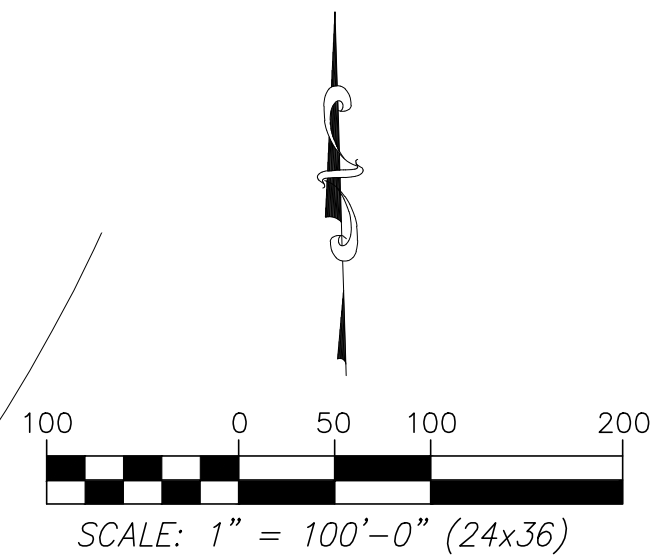
TYPICAL LOT DETAIL

RESTRICTED RESERVE "F"
RESTRICTED FOR DRAINAGE, UTILITIES, LANDSCAPE, AND ACCESS.
0.073 AC
3,162 SF

RESTRICTED RESERVE "G"
RESTRICTED FOR DRAINAGE, UTILITIES, LANDSCAPE, AND ACCESS.
0.075 AC
3,274 SQ. FT.

LEGEND

- WLE WATERLINE EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- BL BUILDING LINE
- SSE SANITARY SEWER EASEMENT
- AE AERIAL EASEMENT
- R.O.W. RIGHT-OF-WAY
- B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
- B.C.C.F. BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. BRAZORIA COUNTY DEED RECORDS
- PG. PAGE
- VOL. VOLUME
- 200 LOT NUMBER
- 8100SF LOT AREA IN SQUARE FEET



[F]
RESTRICTED RESERVE "F"
RESTRICTED FOR DRAINAGE, UTILITIES,
LANDSCAPE, AND ACCESS.
0.075 AC
3,274 SQ. FT.

LEGEND

- W.L.E. — WATERLINE EASEMENT
- U.E. — UTILITY EASEMENT
- D.E. — DRAINAGE EASEMENT
- B.L. — BUILDING LINE
- S.S.F. — SANITARY SEWER EASEMENT
- A.E. — AERIAL EASEMENT
- R.O.W.** — RIGHT-OF-WAY
- B.C.P.R. — BRAZORIA COUNTY PLAT RECORDS
- B.C.C.F. — BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. — BRAZORIA COUNTY DEED RECORDS
- PG. — PAGE
- VOL. — VOLUME
- 200 — LOT NUMBER

**YANNI PALMS
SECTION 1 FINAL PLAT**
A 68.9522 ACRE TRACT OF LAND SITUATED IN
THE H.T. & B. RAILROAD COMPANY SURVEY,
ABSTRACT NO. 299 IN BRAZORIA COUNTY, TEXAS.

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PH: (408) 804-4862

ADDRESS CHART				
BLOCK 1	ADDRESS	AREA		FRONTAGE AT BUILDING LINE (LF)
		SF	AC	
LOT 1	5542 ROSE PALMS DRIVE	8630	0.198	70.1
LOT 2	5538 ROSE PALMS DRIVE	7500	0.172	60.0
LOT 3	5534 ROSE PALMS DRIVE	7500	0.172	60.0
LOT 4	5530 ROSE PALMS DRIVE	7500	0.172	60.0
LOT 5	5528 ROSE PALMS DRIVE	7500	0.172	60.0
LOT 6	5522 ROSE PALMS DRIVE	7500	0.172	60.0
LOT 7	5518 ROSE PALMS DRIVE	7500	0.172	60.0
LOT 8	5514 ROSE PALMS DRIVE	7156	0.164	64.4
LOT 9	5510 ROSE PALMS DRIVE	6483	0.149	60.2
LOT 10	5506 ROSE PALMS DRIVE	9956	0.229	60.0
LOT 11	5502 ROSE PALMS DRIVE	7948	0.182	60.7
LOT 12	5503 ROSE PALMS DRIVE	8002	0.184	60.7
LOT 13	5507 ROSE PALMS DRIVE	9956	0.229	60.0
LOT 14	5511 ROSE PALMS DRIVE	6485	0.148	60.2
LOT 15	5515 ROSE PALMS DRIVE	7160	0.164	64.4
LOT 16	5519 ROSE PALMS DRIVE	7500	0.172	60.0
LOT 17	5523 ROSE PALMS DRIVE	7500	0.172	60.0
LOT 18	5527 ROSE PALMS DRIVE	7500	0.172	60.0
LOT 19	5531 ROSE PALMS DRIVE	7500	0.172	60.0
LOT 20	5535 ROSE PALMS DRIVE	7500	0.172	60.0
LOT 21	5539 ROSE PALMS DRIVE	7500	0.172	60.0
LOT 22	5543 ROSE PALMS DRIVE	8622	0.198	70.0

ADDRESS CHART				
BLOCK 2	ADDRESS	AREA		FRONTAGE AT BUILDING LINE (LF)
		SF	AC	
LOT 1	5542 SASHIKA PALMS DRIVE	9325	0.172	71.4
LOT 2	5538 SASHIKA PALMS DRIVE	7939	0.160	60.0
LOT 3	5534 SASHIKA PALMS DRIVE	7500	0.155	60.0
LOT 4	5530 SASHIKA PALMS DRIVE	7500	0.237	60.0
LOT 5	5526 SASHIKA PALMS DRIVE	7500	0.179	60.0
LOT 6	5522 SASHIKA PALMS DRIVE	7500	0.227	60.0
LOT 7	5518 SASHIKA PALMS DRIVE	7500	0.213	60.0
LOT 8	5514 SASHIKA PALMS DRIVE	6988	0.147	65.5
LOT 9	5510 SASHIKA PALMS DRIVE	6752	0.171	60.2
LOT 10	5506 SASHIKA PALMS DRIVE	10322	0.172	60.1
LOT 11	5502 SASHIKA PALMS DRIVE	7814	0.172	60.7
LOT 12	5503 SASHIKA PALMS DRIVE	9882	0.173	60.7
LOT 13	5507 SASHIKA PALMS DRIVE	9287	0.179	60.6
LOT 14	5511 SASHIKA PALMS DRIVE	6395	0.179	64.2
LOT 15	5515 SASHIKA PALMS DRIVE	7435	0.243	60.9
LOT 16	5519 SASHIKA PALMS DRIVE	7500	0.201	60.0
LOT 17	5523 SASHIKA PALMS DRIVE	7500	0.210	60.0
LOT 18	5527 SASHIKA PALMS DRIVE	7528	0.180	60.0
LOT 19	5531 SASHIKA PALMS DRIVE	7793	0.172	60.0
LOT 20	5535 SASHIKA PALMS DRIVE	7811	0.172	70.1
LOT 21	5539 SASHIKA PALMS DRIVE	10605	0.170	71.8

ADDRESS CHART				
BLOCK 3	ADDRESS	AREA		FRONTAGE AT BUILDING LINE (LF)
		SF	AC	
LOT 1	5534 JOSHUA PALMS DRIVE	8780	0.201	70.6
LOT 2	5530 JOSHUA PALMS DRIVE	9126	0.210	60.3
LOT 3	5526 JOSHUA PALMS DRIVE	7854	0.180	60.0
LOT 4	5522 JOSHUA PALMS DRIVE	7500	0.172	60.0
LOT 5	5518 JOSHUA PALMS DRIVE	7500	0.172	60.0
LOT 6	5514 JOSHUA PALMS DRIVE	7392	0.170	61.7
LOT 7	5510 JOSHUA PALMS DRIVE	6499	0.149	63.9
LOT 8	5506 JOSHUA PALMS DRIVE	11026	0.253	65.5
LOT 9	5502 JOSHUA PALMS DRIVE	9007	0.207	64.5
LOT 10	5503 JOSHUA PALMS DRIVE	9679	0.222	64.2
LOT 11	5507 JOSHUA PALMS DRIVE	10277	0.236	64.4
LOT 12	5511 JOSHUA PALMS DRIVE	6582	0.151	65.8
LOT 13	5515 JOSHUA PALMS DRIVE	7438	0.171	60.8
LOT 14	5519 JOSHUA PALMS DRIVE	7500	0.172	60.0
LOT 15	5523 JOSHUA PALMS DRIVE	7133	0.164	60.1
LOT 16	5527 JOSHUA PALMS DRIVE	7273	0.167	65.7
LOT 17	5531 JOSHUA PALMS DRIVE	8656	0.199	72.8

ADDRESS CHART				
BLOCK 4	ADDRESS	AREA		FRONTAGE AT BUILDING LINE (LF)
		SF	AC	
LOT 1	5530 SHUO COURT	9602	0.220	70.3
LOT 2	5526 SHUO COURT	7505	0.172	60.0
LOT 3	5522 SHUO COURT	7501	0.172	60.0
LOT 4	5518 SHUO COURT	7493	0.172	60.1
LOT 5	5514 SHUO COURT	6559	0.151	65.8
LOT 6	5510 SHUO COURT	7676	0.176	60.1
LOT 7	5506 SHUO COURT	10256	0.235	60.0
LOT 8	5502 SHUO COURT	6855	0.157	60.1
LOT 9	5503 SHUO COURT	9688	0.222	60.0
LOT 10	5507 SHUO COURT	8626	0.198	60.1
LOT 11	5511 SHUO COURT	6318	0.145	64.3
LOT 12	5515 SHUO COURT	7457	0.171	60.5
LOT 13	5519 SHUO COURT	7499	0.172	60.0
LOT 14	5523 SHUO COURT	7499	0.172	60.0
LOT 15	5527 SHUO COURT	8549	0.196	70.5

ADDRESS CHART				
BLOCK 5	ADDRESS	AREA		FRONTAGE AT BUILDING LINE (LF)
		SF	AC	
LOT 1	5534 SKYLAR PALMS DRIVE	8707	0.200	70.0
LOT 2	5530 SKYLAR PALMS DRIVE	7652	0.176	60.0
LOT 3	5526 SKYLAR PALMS DRIVE	7652	0.176	60.0
LOT 4	5522 SKYLAR PALMS DRIVE	7652	0.176	60.0
LOT 5	5518 SKYLAR PALMS DRIVE	7652	0.176	60.0
LOT 6	5514 SKYLAR PALMS DRIVE	7638	0.175	60.0
LOT 7	5510 SKYLAR PALMS DRIVE	7500	0.172	60.0
LOT 8	5506 SKYLAR PALMS DRIVE	7073	0.162	60.9
LOT 9	5502 SKYLAR PALMS DRIVE	6371	0.146	60.7
LOT 10	2903 APOLLO PASS DRIVE	7094	0.163	60.0
LOT 11	2907 APOLLO PASS DRIVE	6311	0.145	61.6
LOT 12	2911 APOLLO PASS DRIVE	7062	0.162	60.1
LOT 13	2915 APOLLO PASS DRIVE	7366	0.169	60.2
LOT 14	2919 APOLLO PASS DRIVE	6301	0.145	62.3
LOT 15	2923 APOLLO PASS DRIVE	6799	0.156	60.1
LOT 16	2927 APOLLO PASS DRIVE	10034	0.230	60.0
LOT 17	5503 JJ PALMS DRIVE	6633	0.152	60.0
LOT 18	5507 JJ PALMS DRIVE	6308	0.145	63.0
LOT 19	5511 JJ PALMS DRIVE	7493	0.172	60.0
LOT 20	5515 JJ PALMS DRIVE	7500	0.172	60.0
LOT 21	5519 JJ PALMS DRIVE	7500	0.172	60.0
LOT 22	5523 JJ PALMS DRIVE	7500	0.172	60.0
LOT 23	5527 JJ PALMS DRIVE	7500	0.172	60.0
LOT 24	5531 JJ PALMS DRIVE	7500	0.172	60.0
LOT 25	5535 JJ PALMS DRIVE	7500	0.172	60.0
LOT 26	5539 JJ PALMS DRIVE	7500	0.172	60.0
LOT 27	5543 JJ PALMS DRIVE	8615	0.198	70.0

ADDRESS CHART				
BLOCK 6	ADDRESS	AREA		FRONTAGE AT BUILDING LINE (LF)
		SF	AC	
LOT 1	5603 JJ PALMS DRIVE	8615	0.198	70.0
LOT 2	5607 JJ PALMS DRIVE	7500	0.172	60.0
LOT 3	5611 JJ PALMS DRIVE	7500	0.172	60.0
LOT 4	5615 JJ PALMS DRIVE	7499	0.172	60.0
LOT 5	5619 JJ PALMS DRIVE	6639	0.157	66.0
LOT 6	5623 JJ PALMS DRIVE	6486	0.149	60.3
LOT 7	5627 JJ PALMS DRIVE	10387	0.238	60.0
LOT 8	2950 ERICA PALMS DRIVE	6949	0.160	60.0
LOT 9	2946 ERICA PALMS DRIVE	6523	0.150	65.6
LOT 10	2942 ERICA PALMS DRIVE	7494	0.172	60.1
LOT 11	2938 ERICA PALMS DRIVE	7508	0.172	60.0
LOT 12	2934 ERICA PALMS DRIVE	7510	0.172	60.0
LOT 13	2930 ERICA PALMS DRIVE	7511	0.172	60.0
LOT 14	2926 ERICA PALMS DRIVE	7513	0.172	60.0
LOT 15	2922 ERICA PALMS DRIVE	7515	0.173	60.0
LOT 16	2918 ERICA PALMS DRIVE	7516	0.173	60.0
LOT 17	2914 ERICA PALMS DRIVE	7518	0.173	60.0
LOT 18	2910 ERICA PALMS DRIVE	7155	0.164	60.7
LOT 19	2906 ERICA PALMS DRIVE	6863	0.153	65.4
LOT 20	2902 ERICA PALMS DRIVE	7923	0.182	61.6
LOT 21	5638 SKYLAR PALMS DRIVE	9405	0.216	60.3
LOT 22	5634 SKYLAR PALMS DRIVE	6778	0.156	63.3
LOT 23	5630 SKYLAR PALMS DRIVE	7310	0.168	66.3
LOT 24	5626 SKYLAR PALMS DRIVE	7563	0.174	60.5
LOT 25	5622 SKYLAR PALMS DRIVE	8164	0.187	60.0
LOT 26	5618 SKYLAR PALMS DRIVE	7631	0.175	60.0
LOT 27	5614 SKYLAR PALMS DRIVE	7631	0.175	60.0
LOT 28	5610 SKYLAR PALMS DRIVE	7631	0.175	60.0
LOT 29	5606 SKYLAR PALMS DRIVE	7631	0.175	60.0
LOT 30	5602 SKYLAR PALMS DRIVE	8757	0.201	70.2

ADDRESS CHART				
BLOCK 7	ADDRESS	AREA		FRONTAGE AT BUILDING LINE (LF)
		SF	AC	
LOT 1	2911 ERICA PALMS DRIVE	9389	0.215	79.8
LOT 2	2915 ERICA PALMS DRIVE	7589	0.174	60.0
LOT 3	2919 ERICA PALMS DRIVE	7540	0.173	60.0
LOT 4	2923 ERICA PALMS DRIVE	8786	0.202	70.0
LOT 5	2927 ERICA PALMS DRIVE	8775	0.201	70.0
LOT 6	2931 ERICA PALMS DRIVE	7513	0.172	60.0
LOT 7	2935 ERICA PALMS DRIVE	7505	0.172	60.0
LOT 8	2939 ERICA PALMS DRIVE	6925	0.159	60.0
LOT 9	2943 ERICA PALMS DRIVE	7519	0.173	75.0
LOT 10	5610 JJ PALMS DRIVE	8174	0.188	70.0
LOT 11	5606 JJ PALMS DRIVE	8750	0.201	70.0
LOT 12	5602 JJ PALMS DRIVE	7500	0.172	60.0
LOT 13	5546 JJ PALMS DRIVE	7500	0.172	60.0
LOT 14	5542 JJ PALMS DRIVE	7500	0.172	60.0
LOT 15	5538 JJ PALMS DRIVE	7500	0.172	60.0
LOT 16	5534 JJ PALMS DRIVE	7500	0.172	60.0
LOT 17	5530 JJ PALMS DRIVE	8750	0.201	70.0
LOT 18	5526 JJ PALMS DRIVE	8750	0.201	70.0
LOT 19	5522 JJ PALMS DRIVE	7500	0.172	60.0
LOT 20	5518 JJ PALMS DRIVE	8483	0.195	60.0
LOT 21	5514 JJ PALMS DRIVE	7583	0.174	66.4
LOT 22	5510 JJ PALMS DRIVE	8009	0.184	81.4
LOT 23	2910 APOLLO PASS DRIVE	8374	0.192	86.6
LOT 24	5507 SKYLAR PALMS DRIVE	8689	0.199	78.8
LOT 25	5511 SKYLAR PALMS DRIVE	8544	0.196	61.1
LOT 26	5515 SKYLAR PALMS DRIVE	7690	0.177	62.8
LOT 27	5519 SKYLAR PALMS DRIVE	7692	0.177	62.8
LOT 28	5523 SKYLAR PALMS DRIVE	7692	0.177	62.8
LOT 29	5527 SKYLAR PALMS DRIVE	7692	0.177	62.8
LOT 30	5531 SKYLAR PALMS DRIVE	7691	0.177	62.8
LOT 31	5535 SKYLAR PALMS DRIVE	7613	0.175	62.5
LOT 32	5603 SKYLAR PALMS DRIVE	7667	0.176	62.7
LOT 33	5607 SKYLAR PALMS DRIVE	7664	0.176	62.7
LOT 34	5611 SKYLAR PALMS DRIVE	7663	0.176	62.7
LOT 35	5615 SKYLAR PALMS DRIVE	7664	0.176	62.7
LOT 36	5619 SKYLAR PALMS DRIVE	8521	0.196	76.4

ADDRESS CHART				
BLOCK 8	ADDRESS	AREA		FRONTAGE AT BUILDING LINE (LF)
		SF	AC	
LOT 1	5603 JOSHUA PALMS DRIVE	10603	0.243	79.3
LOT 2	5607 JOSHUA PALMS DRIVE	8007	0.184	60.1
LOT 3	5611 JOSHUA PALMS DRIVE	8007	0.184	60.1
LOT 4	5615 JOSHUA PALMS DRIVE	7579	0.174	60.0
LOT 5	5619 JOSHUA PALMS DRIVE	7500	0.172	60.0
LOT 6	5623 JOSHUA PALMS DRIVE	7500	0.172	60.0
LOT 7	5627 JOSHUA PALMS DRIVE	7500	0.172	60.0
LOT 8	5631 JOSHUA PALMS DRIVE	8048	0.185	64.4

ADDRESS CHART				
BLOCK 9	ADDRESS	AREA		FRONTAGE AT BUILDING LINE (LF)
		SF	AC	
LOT 1	5635 JOSHUA PALMS DRIVE	7320	0.168	70.7
LOT 2	5639 JOSHUA PALMS DRIVE	10271	0.236	67.2
LOT 3	2742 AMANDA PALMS DRIVE	8933	0.205	69.9
LOT 4	2738 AMANDA PALMS DRIVE	7261	0.167	65.8
LOT 5	2734 AMANDA PALMS DRIVE	7841	0.180	60.0
LOT 6	2730 AMANDA PALMS DRIVE	7843	0.180	60.0
LOT 7	2726 AMANDA PALMS DRIVE	7845	0.180	60.0
LOT 8	2722 AMANDA PALMS DRIVE	7846	0.180	60.0
LOT 9	2718 AMANDA PALMS DRIVE	7848	0.180	60.0
LOT 10	2714 AMANDA PALMS DRIVE	7849	0.180	60.0
LOT 11	2710 AMANDA PALMS DRIVE	9925	0.228	61.0
LOT 12	2706 AMANDA PALMS DRIVE	7049	0.162	61.0
LOT 13	2702 AMANDA PALMS DRIVE	10442	0.240	60.0
LOT 14	5626 SIVANI COURT	7792	0.179	60.0
LOT 15	5622 SIVANI COURT	6604	0.152	60.0
LOT 16	5618 SIVANI COURT	7478	0.172	63.9
LOT 17	5614 SIVANI COURT	7448	0.171	60.0
LOT 18	5610 SIVANI COURT	6737	0.155	67.6
LOT 19	5606 SIVANI COURT	9035	0.207	62.6
LOT 20	5602 SIVANI COURT	9339	0.208	62.8
LOT 21	5603 SIVANI COURT	9888	0.227	62.6
LOT 22	5607 SIVANI COURT	11329	0.258	62.6
LOT 23	5611 SIVANI COURT	8220	0.186	60.0
LOT 24	5615 SIVANI COURT	8386	0.193	63.3
LOT 25	5619 SIVANI COURT	8502	0.195	61.4
LOT 26	5623 SIVANI COURT	9196	0.211	70.0
LOT 27	2719 AMANDA PALMS DRIVE	8100	0.186	60.0

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	DELTA	CHORD	ARC LENGTH
C1	1,000.00'	N81°35'12"E	10°35'39"	184.64'	184.90'
C2	1,000.00'	N69°34'06"E	13°26'33"	234.08'	234.62'
C3	800.00'	N72°10'26"E	18°39'14"	259.31'	260.46'
C4	500.00'	N08°26'15"W	10°32'45"	91.90'	92.03'
C5	500.00'	S13°36'12"E	20°52'41"	181.19'	182.20'
C6	500.00'	S05°49'38"E	05°20'37"	46.62'	46.63'
C7	500.00'	S11°59'43"E	24°05'41"	208.72'	210.27'
C8	500.00'	S08°00'03"E	09°20'31"	81.43'	81.52'
C9	2,000.00'	S26°25'56"W	12°20'13"	429.81'	430.64'
C10	2,000.00'	S08°43'03"W	23°05'32"	800.63'	806.07'
C11	1,785.00'	N26°27'30"E	12°17'07"	382.00'	382.74'
C12	1,785.00'	N11°16'07"E	18°05'38"	561.36'	563.70'
C21	25.00'	N41°51'35"E	90°02'53"	35.37'	39.29'
C22	75.00'	N22°38'08"W	38°56'33"	50.00'	50.98'
C23	60.00'	N86°50'08"E	25°75'06"	93.33'	270.06'
C24	75.00'	S16°18'25"W	38°56'33"	50.00'	50.98'
C25	25.00'	S48°08'25"E	89°57'07"	35.34'	39.25'
C26	970.00'	N83°15'16"E	07°15'31"	122.80'	122.89'
C27	25.00'	N33°10'40"E	92°53'42"	36.24'	40.53'

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	DELTA	CHORD	ARC LENGTH
C68	75.00'	S67°16'07"W	38°56'33"	50.00'	50.98'
C69	60.00'	N44°50'53"W	17°42'34"	119.87'	182.96'
C70	75.00'	N23°41'16"E	37°38'16"	48.39'	49.27'
C71	1,815.00'	N11°44'27"E	13°44'39"	434.34'	435.39'
C72	25.00'	N25°21'27"W	87°56'29"	34.71'	38.37'
C73	25.00'	S64°40'58"W	91°58'41"	35.96'	40.13'
C74	1,940.00'	N07°56'21"E	21°30'26"	723.95'	728.22'
C75	25.00'	S44°30'54"E	97°29'26"	37.59'	42.54'
C76	1,755.00'	N18°24'56"E	28°22'14"	860.15'	869.00'
C77	25.00'	N59°40'48"E	54°09'31"	22.76'	23.63'
C78	25.00'	S48°17'07"E	89°54'38"	35.33'	39.23'
C79	25.00'	N41°42'18"E	90°04'10"	35.38'	39.30'
C80	2,060.00'	S07°47'04"W	21°15'10"	759.74'	764.12'
C81	25.00'	N31°26'06"W	99°41'31"	38.22'	43.50'
C82	770.00'	S81°11'14"W	35°03'48"	463.90'	471.22'
C83	25.00'	S22°23'48"W	82°31'03"	32.97'	36.01'
C84	530.00'	S09°24'18"E	18°54'51"	174.17'	174.96'
C85	75.00'	S19°25'09"E	38°56'33"	50.00'	50.98'
C86	60.00'	S43°23'45"W	164°34'21"	118.91'	172.34'
C87	75.00'	N73°47'21"W	38°56'33"	50.00'	50.98'

STATE OF TEXAS

COUNTY OF BRAZORIA

I, Barry Hill, solo member of JJ Development Co. LLC, owner of the property subdivided in the above and foregoing map of the Yanni Palms Section 1 Final Plat, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines 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 indicated, 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.

WITNESS my hand in Manvel, Brazoria County, Texas, this ____ day of _____, 2021.

Barry Hill, Owner

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Barry Hill, 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 consideration therein set forth.

Given under my hand and seal of office, this ____ day of _____, 2021.

Notary Public in and for the State of _____

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	DELTA	CHORD	ARC LENGTH
C28	530.00'	N08°13'01"W	10°06'19"	93.36'	93.48'
C29	75.00'	N22°38'08"W	38°56'33"	50.00'	50.98'
C30	60.00'	N86°50'08"E	25°75'06"	93.33'	270.06'
C31	75.00'	S16°18'25"W	38°56'33"	50.00'	50.98'
C32	470.00'	N08°09'45"W	09°59'46"	81.89'	82.00'
C33	25.00'	S60°06'16"E	93°53'16"	36.53'	40.97'
C34	970.00'	N67°53'58"E	10°06'17"	170.85'	171.07'
C35	25.00'	N22°12'56"E	81°15'47"	32.56'	35.46'
C36	530.00'	N10°47'25"W	15°15'05"	140.66'	141.08'
C37	75.00'	N22°38'08"W	38°56'33"	50.00'	50.98'
C38	60.00'	N86°50'08"E	25°75'06"	93.33'	270.06'
C39	75.00'	S16°18'25"W	38°56'33"	50.00'	50.98'
C40	470.00'	N09°43'06"W	13°06'29"	107.29'	107.53'
C41	25.00'	S65°56'50"E	99°20'59"	38.12'	43.35'
C42	830.00'	N71°05'43"E	13°26'05"	194.17'	194.62'
C43	25.00'	N34°39'24"E	86°18'42"	34.20'	37.66'
C44	530.00'	N05°49'38"W	05°20'37"	49.41'	49.43'
C45	75.00'	N22°38'08"W	38°56'33"	50.00'	50.98'
C46	60.00'	N86°50'08"E	25°75'06"	93.33'	270.06'
C47	75.00'	S16°18'25"W	38°56'33"	50.00'	50.98'

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	DELTA	CHORD	ARC LENGTH
C88	75.00'	S67°16'07"W	38°56'33"	50.00'	50.98'
C89	60.00'	N49°04'19"W	166°15'41"	119.14'	174.11'
C90	75.00'	N12°17'48"E	43°31'26"	55.61'	56.97'
C91	470.00'	N11°04'07"W	03°12'24"	26.30'	26.30'
C92	75.00'	N32°08'35"W	38°56'33"	50.00'	50.98'
C93	60.00'	N77°19'41"E	25°75'06"	93.33'	270.06'
C94	75.00'	S06°47'58"W	38°56'33"	50.00'	50.98'
C95	530.00'	S08°47'04"E	07°46'30"	71.87'	71.92'
C96	25.00'	S49°04'43"E	88°21'48"	34.85'	38.56'
C97	25.00'	N43°23'45"E	86°41'15"	34.32'	37.82'
C99	25.00'	N66°58'39"W	100°21'03"	38.40'	43.79'
C100	1,030.00'	N74°51'56"E	24°02'12"	428.94'	432.10'
C155	800.00'	S86°27'17"E	24°05'20"	333.87'	336.34'
C156	800.00'	S71°52'09"E	05°04'55"	70.94'	70.96'
C157	1,604.25'	N14°11'44"E	10°13'28"	285.90'	286.28'
C158	1,630.00'	N25°33'16"E	12°39'18"	359.29'	360.02'
C161	655.00'	S10°46'34"E	21°39'24"	246.11'	247.58'
C162	2,060.00'	S02°58'55"E	00°17'12"	10.30'	10.31'
C170	1,940.00'	N02°58'16"W	00°18'50"	10.63'	10.63'

APPROVED BY BOARD OF COMMISSIONERS ON _____

Brazoria Drainage District No. 4

District Engineer

The above have signed these plans and/or plot based on the recommendation of the DISTRICT'S Engineer who has reviewed all sheets, provided and found them to be in general compliance with the DISTRICT'S "Rules, Regulations, and Guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. Plans submitted have been prepared, signed and sealed by a Professional Engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.



Raymond A. Rahaman,
Registered Professional Land Surveyor
Texas Registration No. 4354

2-3-2021

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	DELTA	CHORD	ARC LENGTH
C48	470.00'	N05°49'38"W	05°20'37"	43.82'	43.83'
C49	25.00'	N51°39'18"W	86°18'42"	34.20'	37.66'
C50	830.00'	S87°18'57"E	14°59'23"	216.53'	217.15'
C51	25.00'	N60°49'56"E	78°41'37"	31.70'	34.34'
C52	2,060.00'	S27°02'35"W	11°06'55"	399.01'	399.64'
C53	1,940.00'	N27°17'35"E	10°36'55"	358.91'	359.43'
C54	25.00'	S23°40'17"E	91°18'49"	35.76'	39.84'
C55	25.00'	N66°21'19"E	88°37'58"	34.93'	38.67'
C56	1,815.00'	N27°19'11"E	10°33'42"	334.10'	334.57'
C57	75.00'	N13°07'46"E	38°56'33"	50.00'	50.98'
C58	60.00'	N59°40'48"E	132°02'37"	109.64'	138.28'
C59	75.00'	S73°46'10"E	38°56'33"	50.00'	50.98'
C60	75.00'	N67°17'18"E	38°56'33"	50.00'	50.98'
C61	60.00'	S48°17'07"E	167°47'44"	119.32'	175.72'
C62	75.00'	S16°08'29"W	38°56'33"	50.00'	50.98'
C63	25.00'	S48°19'48"E	90°00'00"	35.36'	39.27'
C64	25.00'	N41°40'12"E	90°00'00"	35.36'	39.27'
C65	75.00'	N22°48'04"W	38°56'33"	50.00'	50.98'
C66	60.00'	N41°33'24"E	167°39'08"	119.30'	175.57'
C67	77.00'	S73°56'15"E	38°38'45"	50.96'	51.94'

Romspen US Master Mortgage LP, owner and holder of a lien against the property described in the plat know as Yanni Palms Section 1 Final Plat, said lien being evidenced by instruments of record in the Clerk's File No. 2018030321 of the Official Records of Brazoria County, Texas, do hereby in all things subordinate the interest of the trust and my interest on behalf of the trust in said property to the purposes and effects of said plat and dedications and restrictions shown herein and to said plat and I hereby confirm that the trust is the present owner of said lien and has not assigned the same or any part thereof.

Blake Cassidy
President

Province of Ontario

BEFORE ME, the undersigned authority, on this day personally appeared Blake Cassidy, 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 consideration therein set forth.

Given under my hand and seal of office, this ____ day of _____, 2021.

Notary Public in and for the Province of Ontario

Good Stewart Lending Services, Inc., owner and holder of a lien against the property described in the plat know as Yanni Palms Section 1 Final Plat, said lien being evidenced by instruments of record in the Clerk's File No. 2017046106 of the Official Records of Brazoria County, Texas, do hereby in all things subordinate the interest of the trust and my interest on behalf of the trust in said property to the purposes and effects of said plat and dedications and restrictions shown herein and to said plat and I hereby confirm that the trust is the present owner of said lien and has not assigned the same or any part thereof.

Robert Barr
President

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Robert Barr, 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 consideration therein set forth.

Given under my hand and seal of office, this ____ day of _____, 2021.

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

Resolution Finance, LLC, owner and holder of a lien against the property described in the plat know as Yanni Palms Section 1 Final Plat, said lien being evidenced by instrument of record in the Clerk's File No. 2017046106 of the Official Records of Brazoria County, Texas, do hereby in all things subordinate the interest of the trust and my interest on behalf of the trust in said property to the purposes and effects of said plat and dedications and restrictions shown herein and to said plat and I hereby confirm that the trust is the present owner of said lien and has not assigned the same or any part thereof.

Matt Longhofer
President

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Matt Longhofer, 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 consideration therein set forth.

Given under my hand and seal of office, this ____ day of _____, 2021.

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

CITY OF MANVEL APPROVAL

Debra Davison, Mayor

George Griffith
Planning, Development & Zoning Commission

Lorraine Hehn, Mayor Pro-Tem

Kyle Marascuin
Planning, Development & Zoning Commission

Larry Akery, Council Member

Planning, Development & Zoning Commission

Nicole Tyson, Council Member

Alina Rogers
Planning, Development & Zoning Commission

Dan Davis, Council Member

Christy Kennard
Planning, Development & Zoning Commission

Jason Albert, Council Member

Dorothy Wynne
Planning, Development & Zoning Commission

Jerome Hudson, Council Member

Muhammed Alam
Planning, Development & Zoning Commission

68.9522 acres
Yanni Palms Section 1 Subdivision
Brazoria County, Texas

Description of a tract of land containing 68.9522 acres situated in the H.T. & B. Railroad Company Survey, Abstract No. 299 in Brazoria County, Texas. Said 68.9522-acre tract being out of Lipper Subdivision, a subdivision according to the plat thereof recorded in Volume 2, Page 18 of the Brazoria County Plat Records in said Brazoria County, Texas. Said 68.9522-acre tract comprising of the following four (4) tracts:

1) 67.1348-acre tract conveyed unto JJ Development Co. LLC, a California limited liability company by deed recorded under Brazoria County Clerk's File No. 2017046102 of the Official Public Records for Real Property in said Brazoria County, Texas.

2) Residue of a 1.00-acre tract (actual 0.0819 acres or 3,569 square feet) conveyed unto JJ Development Co. LLC, a California limited liability company by deed recorded under Brazoria County Clerk's File No. 2018016984 of the Official Public Records for Real Property in said Brazoria County, Texas.

3) 1.6987-acre tract conveyed unto JJ Development Co. LLC, a California limited liability company by deed recorded under Brazoria County Clerk's File No. 2018017729 (deed of exchange) of the Official Public Records for Real Property in said Brazoria County, Texas.

4) 1.603-square foot tract or 0.0368 acres (a triangular shaped tract for sanitary sewer lift station purposes) out a 56.4682-acre tract conveyed unto JJ Development Co. LLC, a California limited liability company by deed recorded under Brazoria County Clerk's File No. 2018030303 of the Official Public Records for Real Property in said Brazoria County, Texas.

Said 68.9522-acre tract being more particularly described by metes and bounds as follows; all bearings recited herein are referenced to the Texas Coordinate System of 1983, South Central Zone NAD83 Datum.

COMMENCING FOR REFERENCE at a 5/8-inch iron rod found for the northwest corner of Lot 15, Block 2 of Final Plat of Rodeo Palms, Royal Palms Section 2 Subdivision, a subdivision according to the plat thereof recorded at Film Code No. 2016019393 of the Brazoria County Plat Records in said Brazoria County, Texas. Said

REFERENCE POINT also being the southwest corner of Lot 19 in said Block 2, located in the east line of a 5.683-acre tract conveyed unto Brazoria County Municipal Utility District No. 29 by deed recorded under Brazoria County Clerk's File No. 2012054846 of the Official Public Records for Real Property in said Brazoria County, Texas;

THENCE South 03°19'48" East with the east line of said 5.683-acre tract and with the west line of said Final Plat of Rodeo Palms, Royal Palms Section 2 subdivision, a distance of 438.60 feet to a 5/8-inch iron rod found the POINT OF BEGINNING, the southeast corner of said 5.683-acre tract and the northeast corner of Lot 4 of said Lipper subdivision. Said point also being the common northeast corner of said 67.1348-acre tract and said tract herein described;

THENCE South 03°19'48" East, continuing with the west line of said Final Plat of Rodeo Palms, Royal Palms Section 2 subdivision and the east line of Lot 4 of said Lipper subdivision, a distance of 1,320.00 feet to a 5/8-inch iron rod set the common southeast corner of said Lot 4 of said Lipper subdivision and the common southeast corner of said 67.1348-acre tract and said tract herein described;

THENCE South 86°12'53" West with the south line of said Lot 4 of said Lipper subdivision, the southeast corner of Lot 3 of said Lipper subdivision and the northeast corner of said 56.4682-acre tract and continuing with the south line of said Lot 3 for a total distance of 923.31 feet to a 5/8-inch iron rod set for the northeast corner of said 1,603-square foot triangular shaped sanitary sewer lift station tract and an angle point of said tract herein described;

THENCE South 41°43'35" West, a distance of 80.27 feet to a 5/8-inch iron rod set for the south corner of said 1,603-square foot triangular shaped sanitary sewer lift station tract and an angle point of said tract herein described;

THENCE North 03°07'42" West, a distance of 46.12 feet to a 5/8-inch iron rod set for the beginning of a curve to the right;

THENCE in a northw