

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
January 22, 2024

NOTICE IS HEREBY GIVEN
6:00 P.M.

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

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

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

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

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

Pledge

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

Public Comments: "Comment Card" Required

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

Consent PDZ

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

- A. Approve the meeting minutes to date.

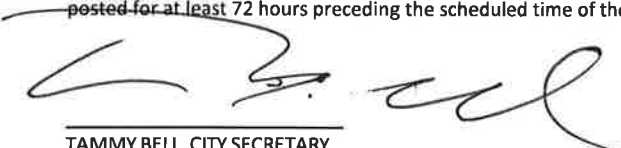
Regular Agenda

- A. Consideration and possible action to approve the Final Plat of Valencia Section 8;
BEING A SUBDIVISION OF 19.812 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 30, 31, 37, 38, 39, 46, AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF THE SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91-92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (B.C.P.R.)
- B. Consideration and possible action to approve the Final Plat of Valencia Section 9;
BEING A SUBDIVISION OF 21.958 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A. MARY V. O'DONNELL SURVEY, ABSTRACT 483, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PORTION OF LOTS 31, 32, 39 & 40 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOLUME 2, PAGES 91 & 92, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), ALSO BEING A PORTION OF OUTLOT 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOLUME 1, PAGES 71-72 AND VOLUME 3, PAGES 139-140 OF THE BRAZORIA COUNTY PLAT RECORDS.
- C. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.
- D. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 01/19/2024 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

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



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

MINUTES 1/8/2024

Regular Session

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:03 p.m.

Those in attendance were:

Present: Ryan Miller
Kyle Marasckin
Mary Ann Atkinson
Muhammed Alam
Dorothy Wynne
Christy Kennard

Absent: Kenneth Haynes

Also Present: Dan Johnson, City Manager
Bobby Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, City Planner
Elaheh Roohbakhsh, Associate Planner
Brooke Cyphers, Public Information Officer

Applicants for PD&Z present:
William Richardson

Pledge

Public Comments: "Comment Card" Required

Public Hearing

- A. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 0.7796 ACRES LOCATED AT 19201 MORRIS AVE, MANVEL, TEXAS (ABUTTING STARBUCKS LOCATED AT 7326 BLUEWATER ST, MANVEL, TX), FROM LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH

CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 441310 "AUTOMOTIVE PARTS AND ACCESSORIES STORES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

PDZ Member Ryan Miller opened the Public Hearing at 6:05 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

PDZ Member Ryan Miller closed the Public Hearing at 6:06 p.m.

- B. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF A 2.713 ACRE TRACT OF LAND IN THE H. T. & R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF BISSELL ROAD (50 FOOT WIDE) LOCATED WEST OF MERIDIANA PARKWAY AND EAST OF THE GCWA CANAL; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

PDZ Member Ryan Miller opened the Public Hearing at 6:07 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

PDZ Member Ryan Miller closed the Public Hearing at 6:07 p.m.

Consent PDZ

- A. Approve the Final Plat for Meridiana Detention Reserve H-2 Phase 2;
BEING A SUBDIVISION OF 3.326 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve the Final Plat for Meridiana Section 14A;
BEING A SUBDIVISION OF 15.18 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve the Preliminary Plat for Valencia Section 16;
BEING A SUBDIVISION of 15.692 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. Company Survey Sec. 65, A-285, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOT 174 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1, PGS. 71 & 72 AND VOL. 3 PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.D.R.).
- D. Approve the Preliminary Plat for Valencia Lake G;
BEING A SUBDIVISION OF 12.207 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 65, A-285 AND THE MARY V. O'DONNELL SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLET 174 AND 175 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING

ACREAGE PROPERTY, VOL. 1 PGS. 71 & 72 AND VOL. 3 PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

- E. Approve the Preliminary Plat for Valencia Lake I;
BEING A SUBDIVISION OF 6.955 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 65, A-285, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOT 174 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1 PGS. 71 & 72 AND VOL. 3 PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- F. Approve the Preliminary Plat for Hampton Business Park;
BEING A SUBDIVISION OF 13.82 ACRES / 602,164 SQ.FT. SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 298, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- G. Approve the meeting minutes to date.

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

The motion carried with a vote: 6/0

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

No: None

Absent: Kenneth Haynes

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Master Plan for Avellino;
BEING A SUBDIVISION OF 50.75 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, BRAZORIA COUNTY, TEXAS, BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

Jose Abraham provided an overview of the conditions to PDZ.

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

1. A portion of Rodeo Palms Parkway Street dedication has already been made part of Foxtail Palms Subdivision. Remove this acreage and revise to reflect the accurate acreage on the plat. (Section 62-38 (6)).

2. Considering the proposed lift station is no longer needed, please revise the reserve table to remove lift station from Reserve D (Section 62-38 (8)).

3. Provide a paper copy and board mounted copy of the revised plan for signatures.

PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Kenneth Haynes

Abstained: None

- B. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-01;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 0.7796 ACRES LOCATED AT 19201 MORRIS AVE, MANVEL, TEXAS (ABUTTING STARBUCKS LOCATED AT 7326 BLUEWATER ST, MANVEL, TX), FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 441310 "AUTOMOTIVE PARTS AND ACCESSORIES STORES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Elaheh Roohbakhsh, Associate Planner, provided an overview to PDZ.

PDZ Member Kyle Marasckin asks about the drainage. Jose Abraham shares that Bluewater has detention built in for the commercial sites.

Dorothy Wynne asks about how the Autozone will be accessed. Jose Abraham states that it will be through Starbucks until later in the future, when that part of the Hwy 6 corridor develops and access off of the highway will be put in. This is due to TXDOT requirements.

PDZ Member Kyle Marasckin made the motion to approve with the following conditions:

1. A plat shall be prepared and approved in conformance with Chapter 62 – Subdivisions, prior to developing the subject site for the proposed AutoZone;
2. The site development shall follow the attached site plan. However, changes necessary to conform to any adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process;
3. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
4. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;
5. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.

PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

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

- C. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-03;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE

CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF A 2.713 ACRE TRACT OF LAND IN THE H. T. & R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF BISSELL ROAD (50 FOOT WIDE) LOCATED WEST OF MERIDIANA PARKWAY AND EAST OF THE GCWA CANAL; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Jose Abraham, City Planner, provided an overview to PDZ.

Because they are updating their GDP and amending their PUD and because this application is connected to those applications, staff is recommending tabling this item.

Additionally, AT&T has sent a letter of objection as they have lines in the right-of-way. The owner is working with them on this.

PDZ Member Christy Kennard made the motion to table. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Kenneth Haynes

Abstained: None

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

PDZ Member Christy Kennard made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Kenneth Haynes

Abstained: None

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

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

The motion carried with a vote: 6/0

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

No: None

Absent: Kenneth Haynes

Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:26 p.m. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

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

CERTIFICATION

A handwritten signature in black ink, appearing to read 'Tammy Bell', is written over a horizontal line.

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: _____

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

Person to Speak: Brian Edwards

Daytime Phone: 713.380.4420 Fax Number: _____

E-mail Address: bedwards@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve the Final Plat of Valencia Section 8, being a subdivision of 19.812 acres of land located in the H.T. & B.R.R.

Company Survey, Section 73, Abstract 301, Brazoria County, Texas, being a portion of lots 30, 31, 37, 38, 39, 46 and 47 of the Allison Richey Gulf

Coast Home Company, part of the Suburban Gardens Section 73, a subdivision of record under Volume 2, Pages 91 - 92 of the plat records

of Brazoria County, Texas. (B.C.P.R.)

Plats:

Preliminary _____
Final ✓

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

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

Lacey Bell

Digitally signed by Lacey Bell
DN: CN=Lacey Bell
Date: 2023.12.13 08:49:44-06'00'

SIGNATURE

12/12/23

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Valencia Section 8 - Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	January 22, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a residential section within Valencia Master Planned Development established as a Planned Unit Development (PUD) in July 2021.*
- *A master plan for the development was approved by City Council in August 2022.*
- *An amendment to Valencia Master Plan was approved by the Planning Development and Zoning Commission on April 24, 2023*
- *This section is located at the southeast corner of the intersection of proposed Dogwood Ave and Pollard Blvd.*
- *The proposed plat subdivides a 19.812-acre tract into 56 residential lots, 3 Blocks, and 2 reserves for landscaping, and open space.*
- *The proposed section includes 56 traditional single-family residential lots (with a minimum width of 70 feet and minimum area of 8,400 square feet).*
- *The proposed plat generally conforms to the preliminary plat approved in May 2023.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Valencia Section 8 - Final Plat* with one (1) condition. The condition includes:

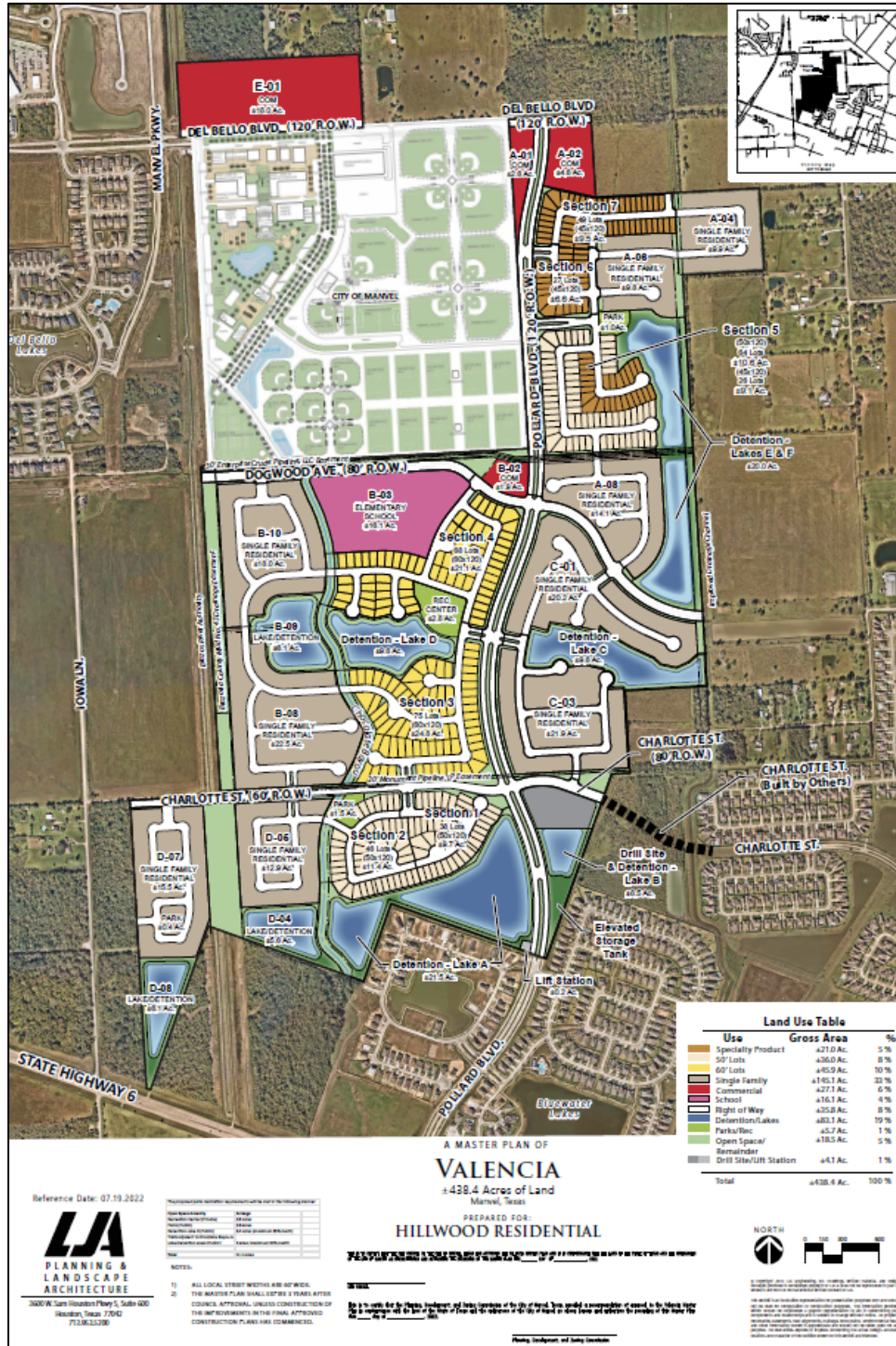
1. Update the Interlocal and Development Agreement between the City and Brazoria County MUD No. 83 (Resolution No. 2021-R-18, dated August 16, 2021) for wastewater capacity over the approved 410 ESFCs (Subdivision Ordinance: Section 62-112; City of Manvel – Design Criteria Manual (DCM) Section 2, 1.04 Design Requirements, F. General Requirements; and City of Manvel – Design Criteria Manual (DCM) Section 2, 2.02 Design Analysis).



DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 2023 FM VALENCIA DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH GARY TESCH, PRESIDENT, BEING AN OFFICER OF 2023 FM VALENCIA DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA SECTION 8, BEING 19.812 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 30, 31, 37, 38, 39, 46, AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91 & 92, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF VALENCIA SECTION 8 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, 2023 FM VALENCIA DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GARY TESCH, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS 9th DAY OF October, 2023.

BY: 2023 FM VALENCIA DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: Gary Tesch
GARY TESCH, PRESIDENT

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY TESCH, PRESIDENT OF 2023 FM VALENCIA DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9th DAY OF October, 2023.

Judy D. Johnson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
JUDY D. JOHNSON
Notary Public, State of Texas
Comm. Expires 11-09-2025
Notary ID 456937-2

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

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

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



9-29-2023

WE, THIRD COAST BANK, SSB, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VALENCIA SECTION 8, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2023038159 AND 2023038161 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THIRD COAST BANK,
A TEXAS STATE SAVINGS BANK

BY: Ibrahim Nassr
PRINT NAME: Ibrahim Nassr
TITLE: Vice President

STATE OF TEXAS
COUNTY OF Harris

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10th DAY OF October, 2023.

Leslie K. Thompson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WE, DFH COVENTRY, LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VALENCIA SECTION 8, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2023038160 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

DFH COVENTRY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

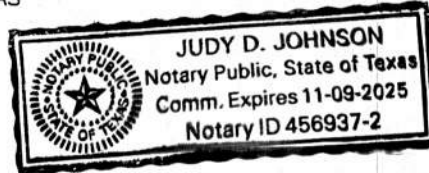
BY: William D. McKinnis
PRINT NAME: William D. McKinnis
TITLE: Vice President

STATE OF TEXAS
COUNTY OF Harris

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9th DAY OF October, 2023.

Judy D. Johnson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

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

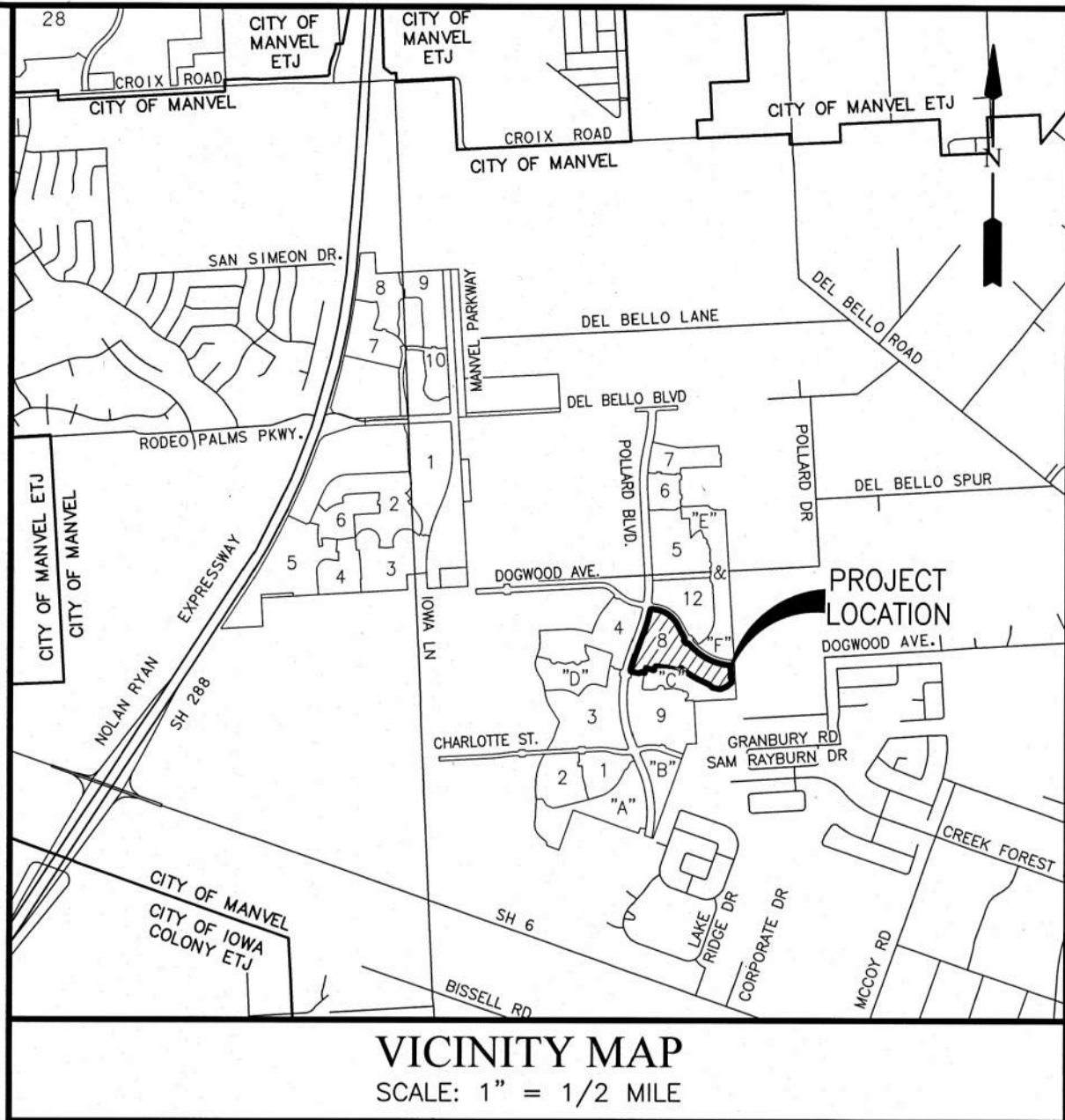
THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THIS PLAT OF "VALENCIA SECTION 8" AS SHOWN HEREON

THIS 3 DAY OF October, 2023.

Ricky Kubezka
RICKY KUBEZKA
COMMISSIONER

Alfred Froberg, Jr.
ALFRED FROBERG, JR.
COMMISSIONER

Jody Schier
JODY SCHIER
COMMISSIONER
Dong Nguyen
DONG NGUYEN, P.E., C.E.M.
DISTRICT ENGINEER



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653P

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF VALENCIA SECTION 8 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

FINAL PLAT OF VALENCIA SECTION 8

A SUBDIVISION OF 19.812 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 30, 31, 37, 38, 39, 46 AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91-92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (B.C.P.R.)

56 LOTS 2 RESERVES (1.542 ACRES) 3 BLOCKS

JANUARY 12, 2023

JOB NO. 2791-4108P

OWNER:

2023 FM VALENCIA
DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
GARY TESCH, PRESIDENT
7676 WOODWAY, SUITE 104
HOUSTON, TEXAS 77063
PH: 713-952-6767

SURVEYOR:

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



ENGINEER:

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



SHEET 1 OF 3

BEING 19.812 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF LOTS 30, 31, 37, 38, 39, 46, AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.), MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 24.556 ACRE TRACT (DESCRIBED AS TRACT 2) CONVEYED TO 2023 FM VALENCIA DEVELOPMENT, LLC, BY INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2023081558, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 19.812 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT);

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE NORTHWEST CORNER OF THAT CERTAIN CALLED 0.2293 ACRE TRACT CONVEYED TO PHHOU - SOWELL 112, LLC BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2023021660, B.C.O.P.R., SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF POLLARD BOULEVARD (WIDTH VARIES AT THIS POINT), AS SHOWN ON POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2022097705, B.C.O.P.R., THE BEGINNING OF A CURVE, SAME BEING A SOUTHWESTERLY CORNER OF SAID 24.556 ACRES;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID POLLARD BOULEVARD, AND THE WESTERLY LINE OF SAID 24.556 ACRES THE FOLLOWING FOUR (4) COURSES:

- 48.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92° 15' 01", AND A CHORD WHICH BEARS NORTH 32° 41' 28" WEST, 43.25 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;
- 234.76 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 08° 56' 01", AND A CHORD WHICH BEARS NORTH 16° 54' 03" EAST, 234.62 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;
- NORTH 20° 22' 04" EAST, 405.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;
- 334.11 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,060.00 FEET, A CENTRAL ANGLE OF 09° 17' 34", AND A CHORD WHICH BEARS NORTH 15° 43' 17" EAST, 333.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID POLLARD BOULEVARD, 45.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87° 44' 52", AND A CHORD WHICH BEARS NORTH 54° 56' 56" EAST, 41.58 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DOGWOOD AVENUE (80 FEET WIDE) AS SHOWN ON THE AFOREMENTIONED POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION, SAME BEING A NORTHWESTERLY CORNER OF SAID 24.556 ACRES;

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DOGWOOD AVENUE, AND THE NORTHERLY LINE OF SAID 24.556 ACRES, THE FOLLOWING EIGHT (8) COURSES:

- SOUTH 81° 10' 38" EAST, 59.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;
- 435.07 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 54° 11' 24", AND A CHORD WHICH BEARS SOUTH 54° 04' 56" EAST, 419.03 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;
- SOUTH 26° 59' 14" EAST, 129.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;
- 92.77 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 05° 39' 17", AND A CHORD WHICH BEARS SOUTH 29° 48' 53" EAST, 92.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 45.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 86° 27' 13", AND A CHORD WHICH BEARS SOUTH 10° 35' 05" WEST, 41.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;
- SOUTH 36° 11' 18" EAST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;
- 45.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 86° 27' 13", AND A CHORD WHICH BEARS SOUTH 82° 57' 41" EAST, 41.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 751.03 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 45° 46' 39", AND A CHORD WHICH BEARS SOUTH 62° 37' 24" EAST, 731.21 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 24' 33" EAST, DEPARTING SAID COMMON LINE, 266.20 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 48° 29' 15" WEST, 92.46 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 65° 24' 04" WEST, 110.55 FEET TO A POINT FOR CORNER;
THENCE, NORTH 78° 01' 32" WEST, 127.84 FEET TO A POINT FOR CORNER;
THENCE, NORTH 46° 41' 52" WEST, 73.87 FEET TO A POINT FOR CORNER;
THENCE, NORTH 65° 19' 41" WEST, 140.00 FEET TO A POINT FOR CORNER;
THENCE, NORTH 63° 52' 00" WEST, 76.32 FEET TO A POINT FOR CORNER;
THENCE, NORTH 60° 28' 24" WEST, 76.85 FEET TO A POINT FOR CORNER;
THENCE, NORTH 57° 03' 34" WEST, 76.85 FEET TO A POINT FOR CORNER;
THENCE, NORTH 53° 38' 44" WEST, 76.85 FEET TO A POINT FOR CORNER;
THENCE, NORTH 50° 37' 26" WEST, 59.20 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 11° 43' 15" WEST, 31.91 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 56° 43' 15" WEST, 14.14 FEET TO A POINT FOR CORNER;
THENCE, NORTH 78° 16' 45" WEST, 120.08 FEET TO A POINT FOR CORNER;
THENCE, NORTH 61° 33' 29" WEST, 22.88 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 82.34 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 78° 37' 49", AND A CHORD WHICH BEARS NORTH 78° 16' 45" WEST, 76.03 FEET TO A POINT FOR CORNER;

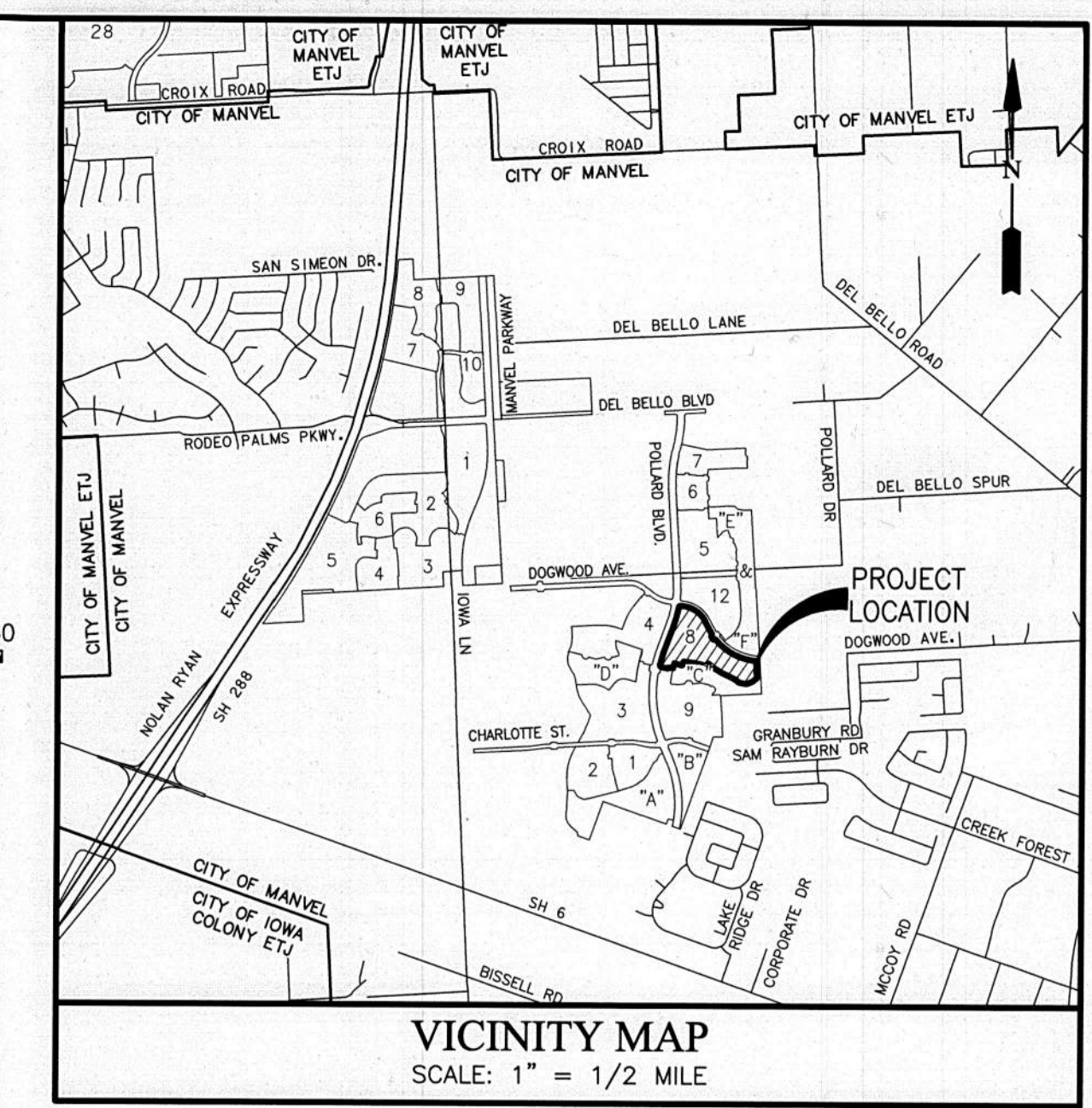
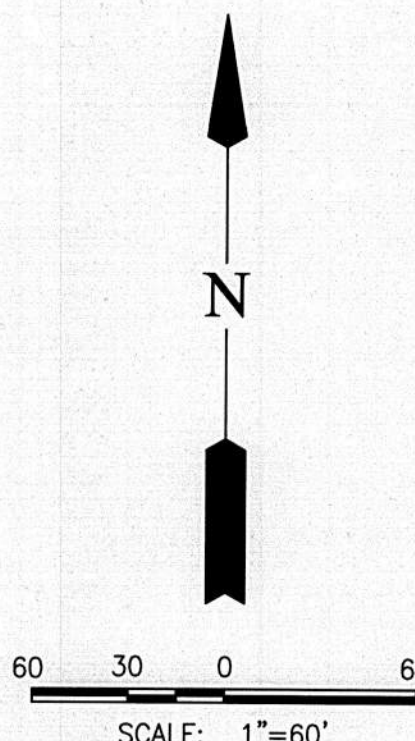
THENCE, SOUTH 84° 59' 59" WEST, 22.88 FEET TO A POINT FOR CORNER;
THENCE, NORTH 82° 26' 40" WEST, 149.62 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 15° 41' 29" WEST, 58.96 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 60° 56' 30" WEST, 14.08 FEET TO A POINT FOR CORNER;

THENCE, NORTH 73° 48' 28" WEST, 127.10 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 83.63 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,720.00 FEET, A CENTRAL ANGLE OF 02° 47' 09", AND A CHORD WHICH BEARS SOUTH 14° 47' 57" WEST, 83.62 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE NORTHEAST CORNER OF THE AFOREMENTIONED 0.2293 ACRE TRACT, SAME BEING ON THE SOUTHERLY LINE OF SAID 24.556 ACRES;

THENCE, ALONG THE NORTH LINE OF SAID 0.2293 ACRE TRACT AND THE SOUTHERLY LINE OF SAID 24.556 ACRES, THE FOLLOWING THREE (3) COURSES:

- NORTH 76° 35' 37" WEST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;
- 38.30 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87° 46' 39", AND A CHORD WHICH BEARS SOUTH 57° 17' 42" WEST, 34.66 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;
- NORTH 78° 48' 58" WEST, 104.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.812 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 653P

LEGEND	
A.E.	INDICATES AERIAL EASEMENT
B.C.C.F.	INDICATES BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.L.	INDICATES BUILDING LINE
C.I.R.	INDICATES CAPPED IRON ROD
C.	INDICATES CENTERLINE
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
F.N.	INDICATES FILE NUMBER
FND.	INDICATES FOUND
I.R.	INDICATES IRON ROD
NO.	INDICATES NUMBER
PD&Z	INDICATES PLANNING, DEVELOPMENT & ZONING
PG.	INDICATES PAGE
P.O.B.	INDICATES POINT OF BEGINNING
R.O.W.	INDICATES RIGHT-OF-WAY
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
U.E.	INDICATES UTILITY EASEMENT
VOL.	INDICATES VOLUME
W.L.E.	INDICATES WATER LINE EASEMENT
⊙	INDICATES TEMPORARY BENCHMARK

FINAL PLAT OF VALENCIA SECTION 8

A SUBDIVISION OF 19.812 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 30, 31, 37, 38, 39, 46 AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91-92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (B.C.P.R.)

56 LOTS 2 RESERVES (1.542 ACRES) 3 BLOCKS

JANUARY 12, 2023 JOB NO. 2791-4108P

OWNER:

2023 FM VALENCIA
DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
GARY TESCH, PRESIDENT
7676 WOODWAY, SUITE 104
HOUSTON, TEXAS 77063
PH: 713-952-6767

SURVEYOR:

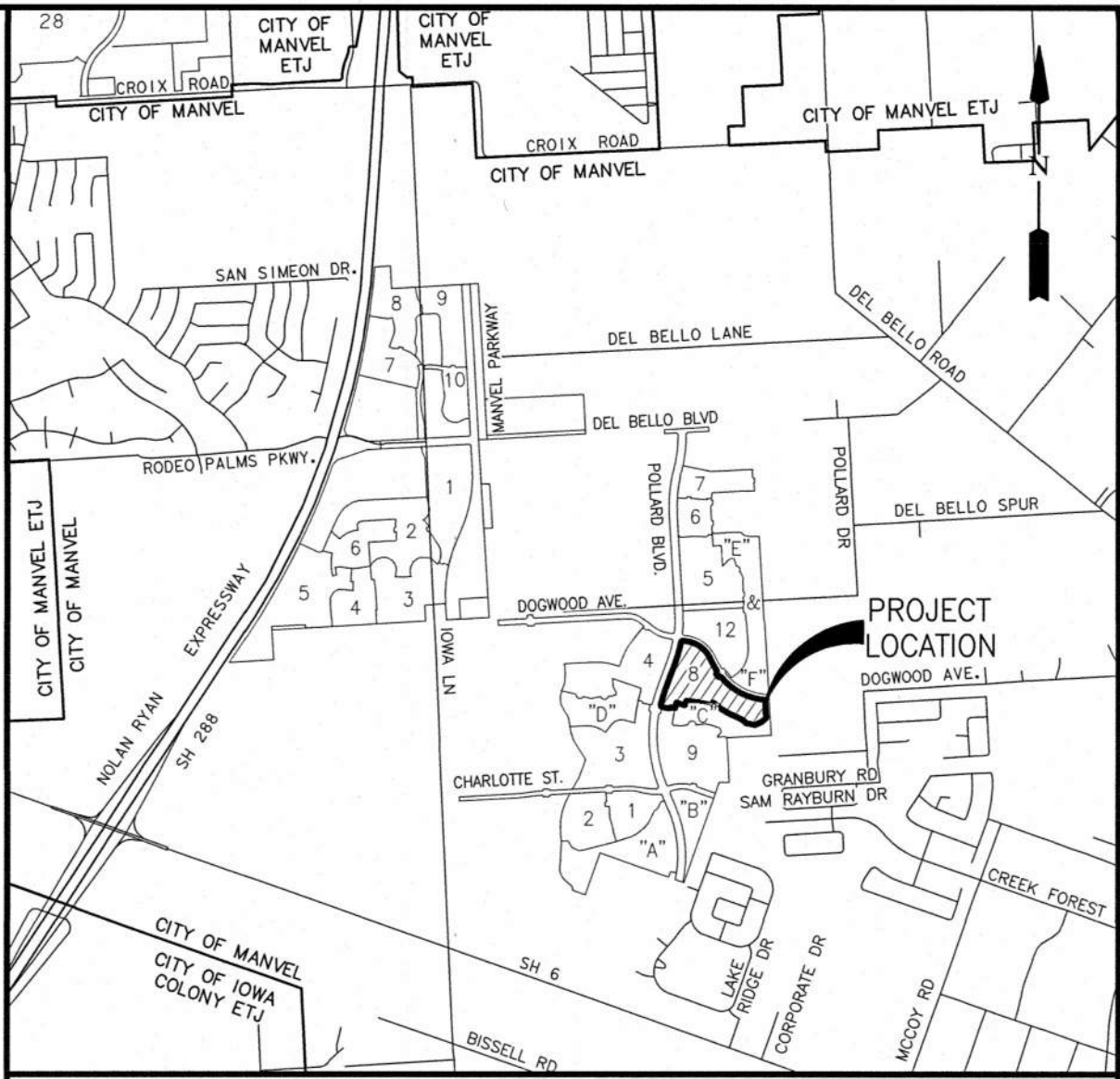
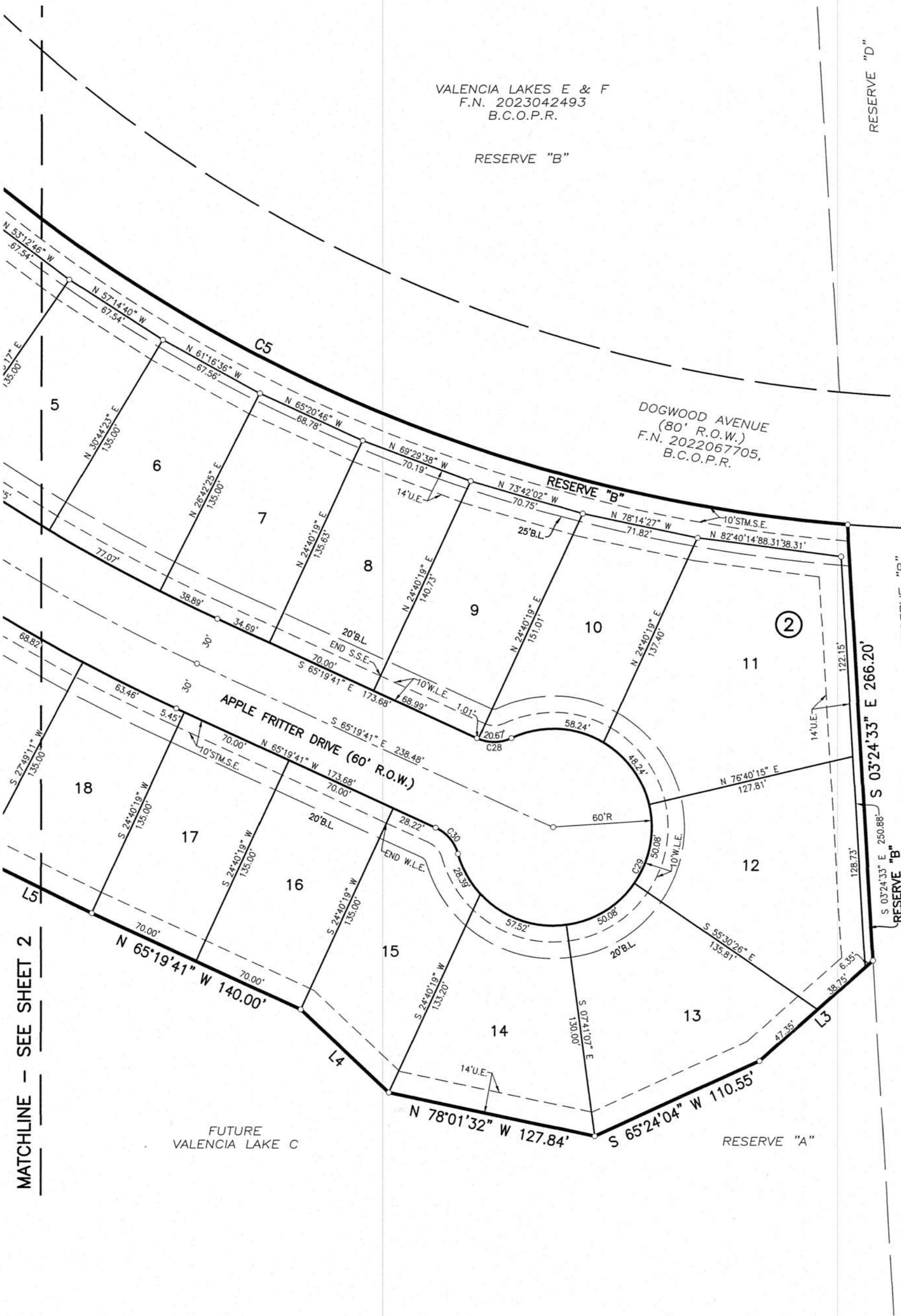
LJA Surveying, Inc.
3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

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

ENGINEER:

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2023-0395, DATED AUGUST 31, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99886357.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "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: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609; A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED ±336' SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.
ELEV. = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- TBM: INDICATES TEMPORARY BENCHMARK - A 5/8" IRON ROD WITH CAP STAMPED "LIA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.
ELEV. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NOS. 48039C0110K AND 48039C0130K, BOTH WITH THE REVISED DATE OF DECEMBER 30, 2020, BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED). ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN. "LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO THE PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (3) 12 INCHES ABOVE FINISHED GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3, AT THE TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESTUDIED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND BEVET IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY CITY OF MANVEL ORDINANCE NO. 2021-0-18, EFFECTIVE JULY 19, 2021 APPLIES TO THIS PLAT.
- FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. IF THE REAR PROPERTY LINE OF A CORNER PARCEL ADJUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653P

- LEGEND
- A.E. INDICATES AERIAL EASEMENT
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERK'S FILE
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.L. INDICATES BUILDING LINE
 - C.I.R. INDICATES CAPPED IRON ROD
 - ⊙ INDICATES CENTERLINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - F.N. INDICATES FILE NUMBER
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - NO. INDICATES NUMBER
 - PD&Z INDICATES PLANNING, DEVELOPMENT & ZONING
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - VOL. INDICATES VOLUME
 - W.L.E. INDICATES WATER LINE EASEMENT
 - ⊙ INDICATES TEMPORARY BENCHMARK

FINAL PLAT OF
VALENCIA SECTION 8

A SUBDIVISION OF 19.812 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 30, 31, 37, 38, 39, 46 AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91-92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (B.C.P.R.)

56 LOTS 2 RESERVES (1.542 ACRES) 3 BLOCKS

JANUARY 12, 2023 JOB NO. 2791-4108P

OWNER:

2023 FM VALENCIA
DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
GARY TESCH, PRESIDENT
7676 WOODWAY, SUITE 104
HOUSTON, TEXAS 77063
PH: 713-952-6767

SURVEYOR:

ENGINEER:

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

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

SHEET 3 OF 3

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	460.00'	54°11'24"	435.07'	S 54°04'56" E	419.03'
C2	940.00'	5°39'17"	92.77'	S 29°48'53" E	92.73'
C3	30.00'	86°27'13"	45.27'	S 10°35'05" W	41.09'
C4	30.00'	86°27'13"	45.27'	S 82°57'41" E	41.09'
C5	940.00'	45°46'39"	751.03'	S 62°37'24" E	731.21'
C6	60.00'	78°37'49"	82.34'	N 78°16'45" W	76.03'
C7	1720.00'	2°47'09"	83.63'	S 14°47'57" W	83.62'
C8	25.00'	87°46'39"	38.30'	S 57°17'42" W	34.66'
C9	30.00'	92°15'01"	48.30'	N 32°41'28" W	43.25'
C10	1940.00'	6°56'01"	234.76'	N 16°54'03" E	234.62'
C11	2060.00'	9°17'34"	334.11'	N 15°43'17" E	333.75'
C12	30.00'	87°44'52"	45.94'	N 54°56'56" E	41.58'
C13	1750.00'	6°57'41"	212.62'	N 16°53'13" E	212.49'
C14	300.00'	42°38'42"	223.29'	N 41°41'25" E	218.17'
C15	275.00'	28°30'20"	136.82'	N 41°14'24" W	135.41'
C16	1125.00'	38°20'27"	752.82'	S 46°09'28" E	738.85'
C17	300.00'	42°05'27"	220.39'	S 32°45'58" W	215.46'
C18	1780.00'	6°57'41"	216.27'	N 16°53'13" E	216.13'
C19	330.00'	42°38'42"	245.62'	N 41°41'25" E	239.99'
C20	25.00'	150°57'19"	65.87'	N 12°27'54" W	48.40'
C21	60.00'	235°15'52"	246.37'	N 29°41'23" E	106.31'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C22	25.00'	17°04'57"	7.45'	S 41°13'10" E	7.43'
C23	305.00'	22°46'25"	121.23'	S 38°22'26" E	120.43'
C24	1095.00'	6°15'17"	119.54'	S 30°06'53" E	119.48'
C25	25.00'	92°56'47"	40.56'	S 79°42'54" E	36.25'
C26	25.00'	92°56'47"	40.56'	S 07°20'18" W	36.25'
C27	1095.00'	26°11'36"	500.59'	S 52°13'53" E	496.24'
C28	25.00'	49°40'47"	21.68'	N 89°49'55" E	21.00'
C29	60.00'	279°21'34"	292.54'	S 24°40'19" W	77.85'
C30	25.00'	49°40'47"	21.68'	N 40°29'18" W	21.00'
C31	1155.00'	25°51'00"	521.10'	N 52°24'11" W	516.69'
C32	25.00'	105°15'06"	45.92'	S 87°53'45" W	39.73'
C33	270.00'	23°32'58"	110.97'	S 23°29'44" W	110.19'
C34	25.00'	49°40'47"	21.68'	S 13°07'09" E	21.00'
C35	60.00'	279°21'34"	292.54'	N 78°16'45" W	77.85'
C36	25.00'	49°40'47"	21.68'	N 36°33'39" E	21.00'
C37	330.00'	29°14'27"	168.42'	N 26°20'29" E	166.59'
C38	25.00'	74°54'38"	32.69'	N 03°30'23" E	30.41'
C39	1155.00'	6°57'41"	140.34'	N 30°28'05" W	140.25'
C40	25.00'	90°00'00"	39.27'	N 71°59'14" W	35.36'
C41	270.00'	42°38'42"	200.96'	S 41°41'25" W	196.35'
C42	1720.00'	6°57'41"	208.98'	S 16°53'13" W	208.85'

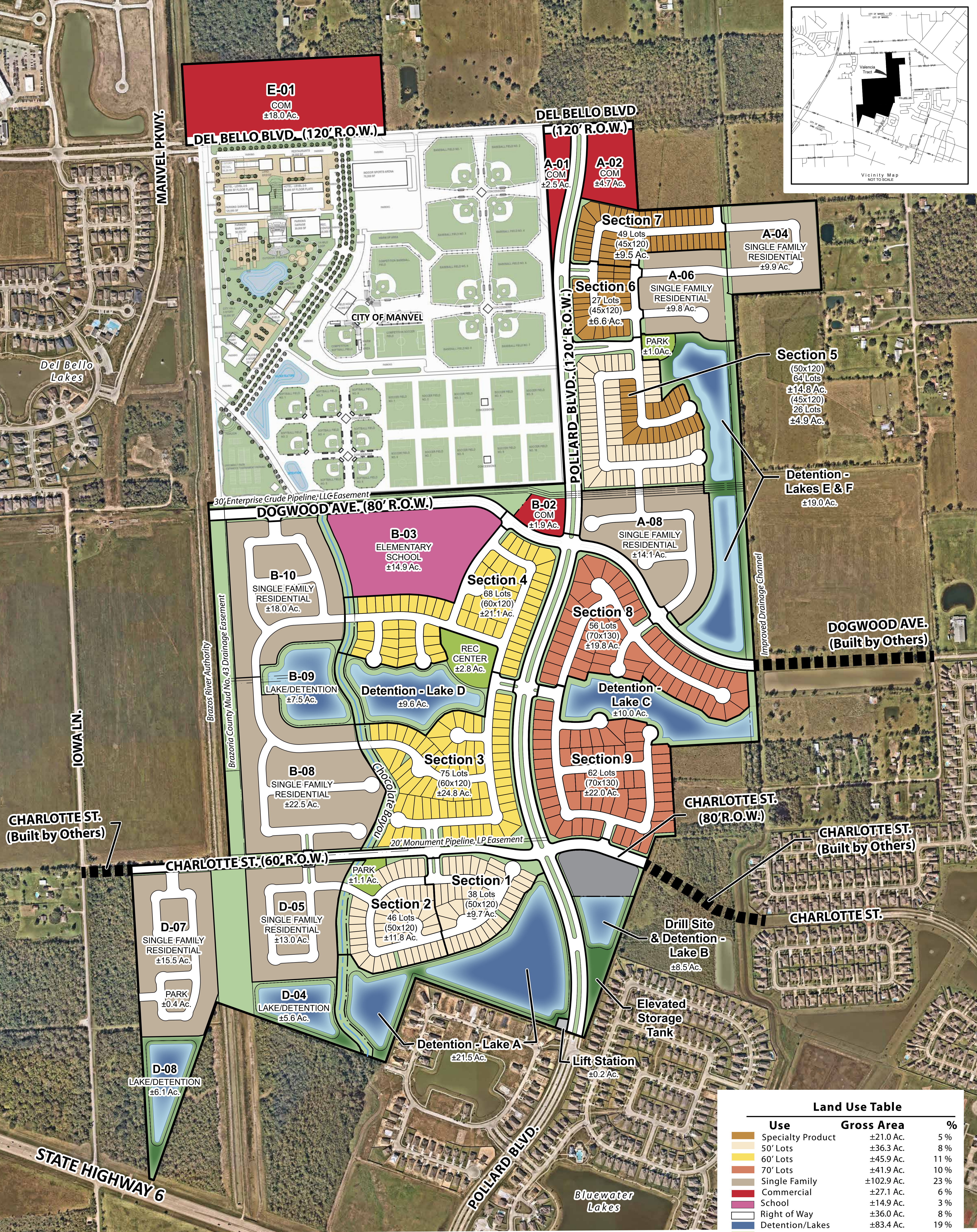
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°10'38" E	59.14'
L2	S 36°11'18" E	60.00'
L3	S 48°29'15" W	92.46'
L4	N 46°41'52" W	73.87'
L5	N 63°52'00" W	76.32'
L6	N 60°28'24" W	76.85'
L7	N 57°03'34" W	76.85'
L8	N 53°38'44" W	76.85'
L9	N 50°37'26" W	59.20'
L10	S 11°43'15" W	31.91'
L11	S 56°43'15" W	14.14'
L12	N 61°33'29" W	22.88'
L13	S 84°59'59" W	22.88'
L14	S 15°41'29" W	58.96'
L15	S 60°56'30" W	14.08'
L16	N 76°35'37" W	60.00'
L17	N 34°30'28" E	25.00'
L18	N 63°00'46" E	8.07'
L19	S 11°43'15" W	35.19'
L20	N 11°43'15" E	35.19'
L21	N 26°59'14" W	64.68'
L22	S 63°00'46" W	49.65'
L23	N 12°41'18" E	14.39'
L24	S 31°40'20" E	14.12'
L25	N 84°15'04" W	14.18'
L26	S 42°54'02" W	51.84'

LOT AREA TABLE BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	9,638	70.01'
2	10,805	78.17'
3	10,775	78.02'
4	10,530	78.00'
5	10,530	78.00'
6	10,530	78.00'
7	12,006	78.39'
8	13,808	75.44'
9	12,370	88.08'
10	15,879	71.04'
11	17,123	70.94'
12	18,501	70.69'
13	12,473	78.14'
14	10,639	70.06'
15	10,257	70.68'
16	9,450	70.00'
17	9,711	73.70'
18	9,760	75.82'

LOT AREA TABLE BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	9,727	75.65'
2	9,787	75.65'
3	9,787	75.65'
4	9,787	75.65'
5	9,787	75.65'
6	9,790	75.67'
7	9,645	72.87'
8	9,672	70.00'
9	10,211	70.00'
10	9,820	70.00'
11	17,650	71.13'
12	14,087	70.94'
13	13,044	70.94'
14	11,245	70.63'
15	9,804	70.00'
16	9,450	70.00'
17	9,450	70.00'
18	9,775	70.03'
19	9,804	70.03'
20	9,804	70.03'
21	9,804	70.03'
22	11,850	99.31'
23	16,223	125.65'
24	11,447	78.85'
25	9,447	70.00'

LOT AREA TABLE BLOCK 3		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	11,416	71.46'
2	11,078	70.00'
3	12,485	70.27'
4	12,809	70.71'
5	13,238	76.17'
6	9,769	75.92'
7	11,198	105.39'
8	10,724	95.83'
9	9,100	70.00'
10	9,100	70.00'
11	9,100	70.00'
12	9,487	72.85'
13	9,749	73.98'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.097	47,774	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.445	19,388	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.542	67,162	



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

PREPARED FOR:

HILLWOOD RESIDENTIAL

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

CITY COUNCIL

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

Planning, Development, and Zoning Commission

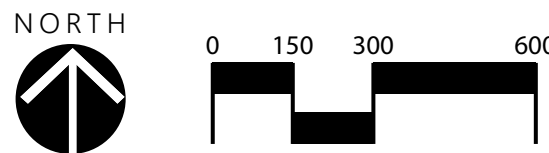
A MASTER PLAN OF

VALENCIA

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

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

Reference Date: 03.29.2023



LJA Planning + Landscape Architecture

RELATIONSHIPS | PROCESS | DESIGN



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: _____

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

Person to Speak: Brian Edwards

Daytime Phone: 713.380.4420 Fax Number: _____

E-mail Address: bedwards@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve the Final Plat of Valencia Section 9, being a subdivision of 21.958 acres of land located in the H.T. & B.R.R.

Company Survey, Section 64, (A.K.A.) Mary V. O'Donnell Survey ,Abstract 483, and the H.T. & B.R.R. Company Survey, Section 73, Abstract 301,

Brazoria County, Texas; being a portion of lots 31, 32, 39 & 40 of the Allison Richey Gulf Coast Home Company part of the Suburban Gardens Sec. 73,

Volume 2, Pages 91 & 92, Brazoria County Plat Records (B.C.P.R.), Also being a portion of Outlot 195 of the Dr. A.A. Luther Subdivision of the town of

Manvel and surrounding acreage property, a subdivision recorded in Volume 1, Pages 71 - 72 and Volume 3, Pages 139 - 140 of the Brazoria County

Plat Records.

Plats:

Preliminary _____
Final ✓

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

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

Lacey Bell

Digitally signed by Lacey Bell
DN: CN=Lacey Bell
Date: 2023.12.27 08:18:31-06'00'

SIGNATURE

12/27/23

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Valencia Section 9 - Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	January 22, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jessica Rodriguez, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a residential section within Valencia Master Planned Development established as a Planned Unit Development (PUD) in July 2021.*
- *A master plan for the development was approved by City Council in August 2022.*
- *An amendment to Valencia Master Plan was approved by the Planning Development and Zoning Commission on April 24, 2023*
- *The proposed site is located at the northeast corner of the intersection of proposed Charlotte Street and Pollard Blvd.*
- *The proposed plat subdivides a 21.958-acre tract into 62 residential lots, 4 Blocks, and 2 reserves for landscaping and open space.*
- *This section includes 62 traditional single-family residential lots (with a minimum width of 70 feet and minimum area of 8,400 square feet).*
- *The proposed plat generally conforms to the preliminary plat approved in May 2023.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Valencia Section 9 - Final Plat* with one (1) condition. The condition includes:

1. Update the Interlocal and Development Agreement between the City and Brazoria County MUD No. 83 (Resolution No. 2021-R-18, dated August 16, 2021) for wastewater capacity over the approved 410 ESFCs (Subdivision Ordinance: Section 62-112; City of Manvel – Design Criteria Manual (DCM) Section 2, 1.04 Design Requirements, F. General Requirements; and City of Manvel – Design Criteria Manual (DCM) Section 2, 2.02 Design Analysis).

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT, BEING AN OFFICER OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE MEMBER OF PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA SECTION 9, BEING 21.958 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 31, 32, 39 & 40 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOLUME 2, PAGES 91 & 92, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), ALSO BEING A PORTION OF OUTLOT 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOLUME 1, PAGES 71-72 AND VOLUME 3, PAGES 139-140 OF THE BRAZORIA COUNTY PLAT RECORDS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO 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 WHEREOF, PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT, OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, SOLE MEMBER OF PHHOU-SOWELL 112, LLC, A TEXAS LIMITED LIABILITY COMPANY, THEREUNTO AUTHORIZED,

THIS 11th DAY OF October, 2023.

BY: PHHOU-SOWELL 112, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: PH LAND HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

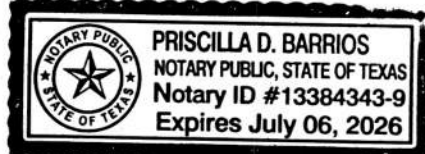
BY: Robert Moore
ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT OF PH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF PHHOU-SOWELL 112, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF October, 2023.

Priscilla D. Barrios
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

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

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



9-27-2023

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

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

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THIS PLAT OF "VALENCIA SECTION 9" AS SHOWN HEREON

THIS 3 DAY OF October, 2023.

Ricky Kubecka
RICKY KUBECKA
COMMISSIONER

Jody Schiel
JODY SCHIEL
COMMISSIONER

Alfred Froberg, Jr.
ALFRED FROBERG, JR.
COMMISSIONER

Dong Nguyen, P.E., C.E.M.
DONG NGUYEN, P.E., C.E.M.
DISTRICT ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF VALENCIA SECTION 9 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

FINAL PLAT OF VALENCIA SECTION 9

A SUBDIVISION OF 21.958 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PORTION OF LOTS 31, 32, 39 & 40 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOLUME 2, PAGES 91 & 92, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), ALSO BEING A PORTION OF OUTLOT 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOLUME 1, PAGES 71-72 AND VOLUME 3, PAGES 139-140 OF THE BRAZORIA COUNTY PLAT RECORDS.

62 LOTS 2 RESERVES (1.419 ACRES) 4 BLOCKS

JANUARY 12, 2023 JOB NO. 2791-4109P

OWNERS:

PHHOU - SOWELL 112, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT
9000 GULF FREEWAY, HOUSTON, TEXAS 77017
PH: 713-948-6631

SURVEYOR:

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

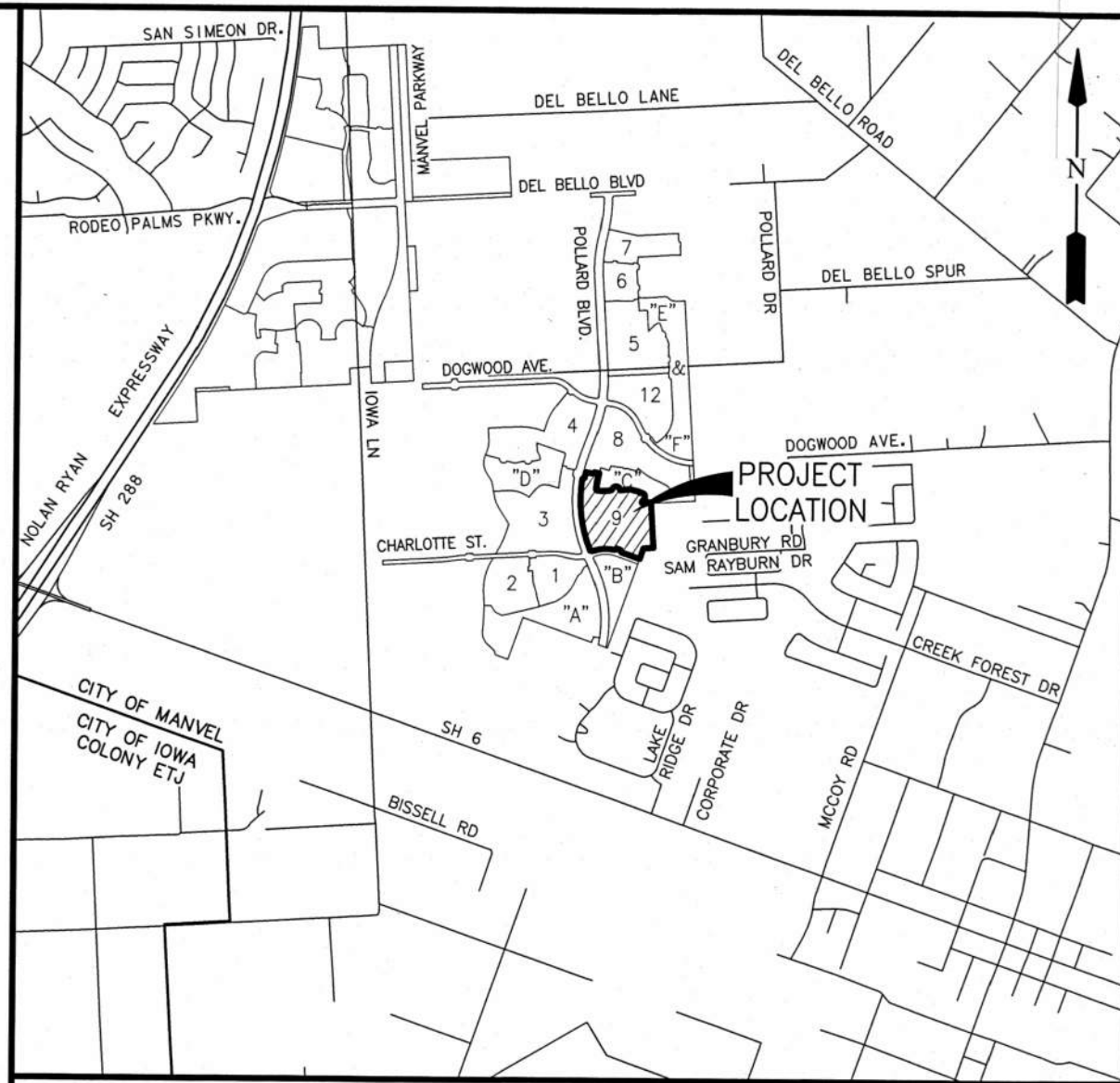
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

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

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 1 OF 3

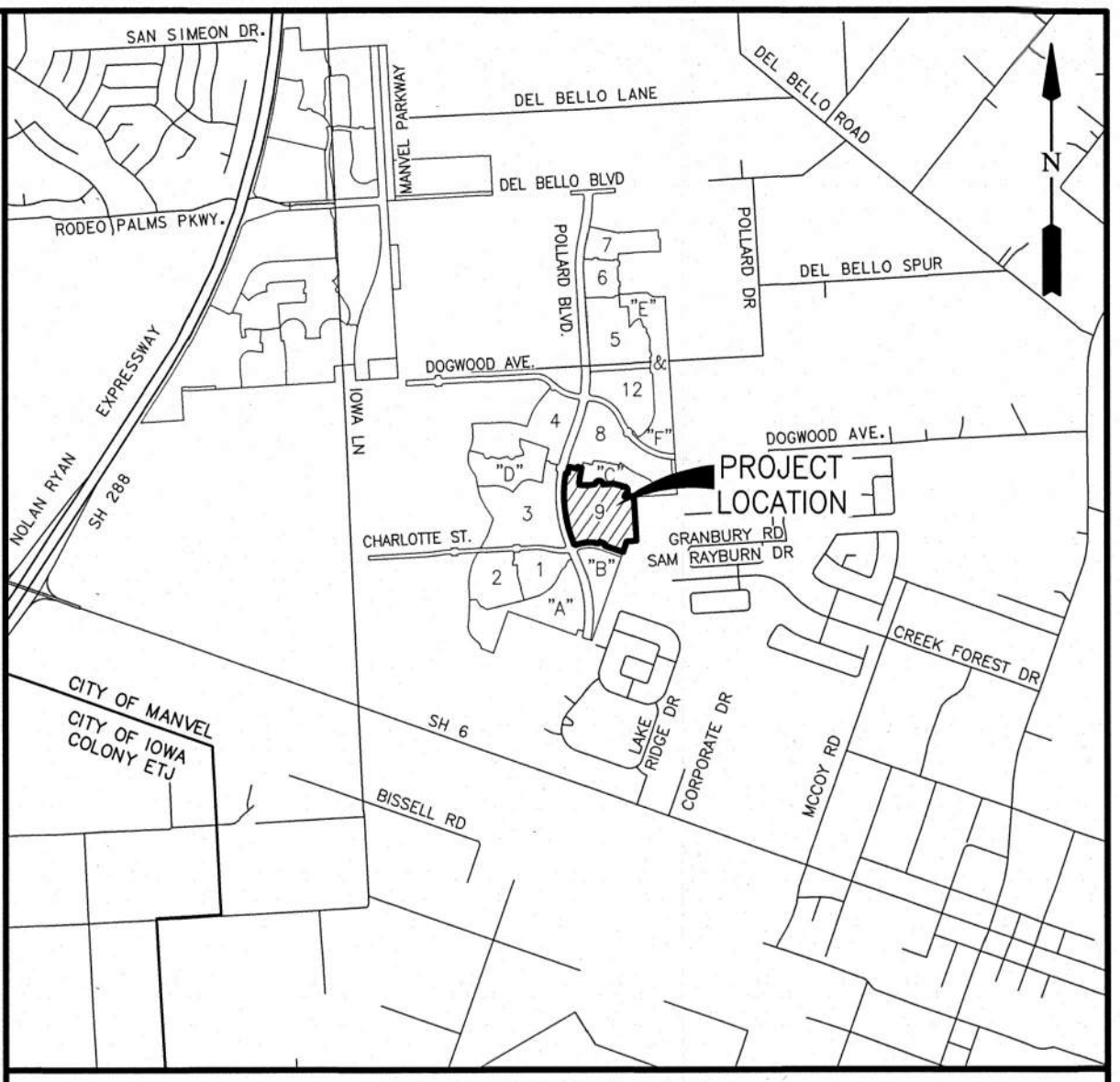
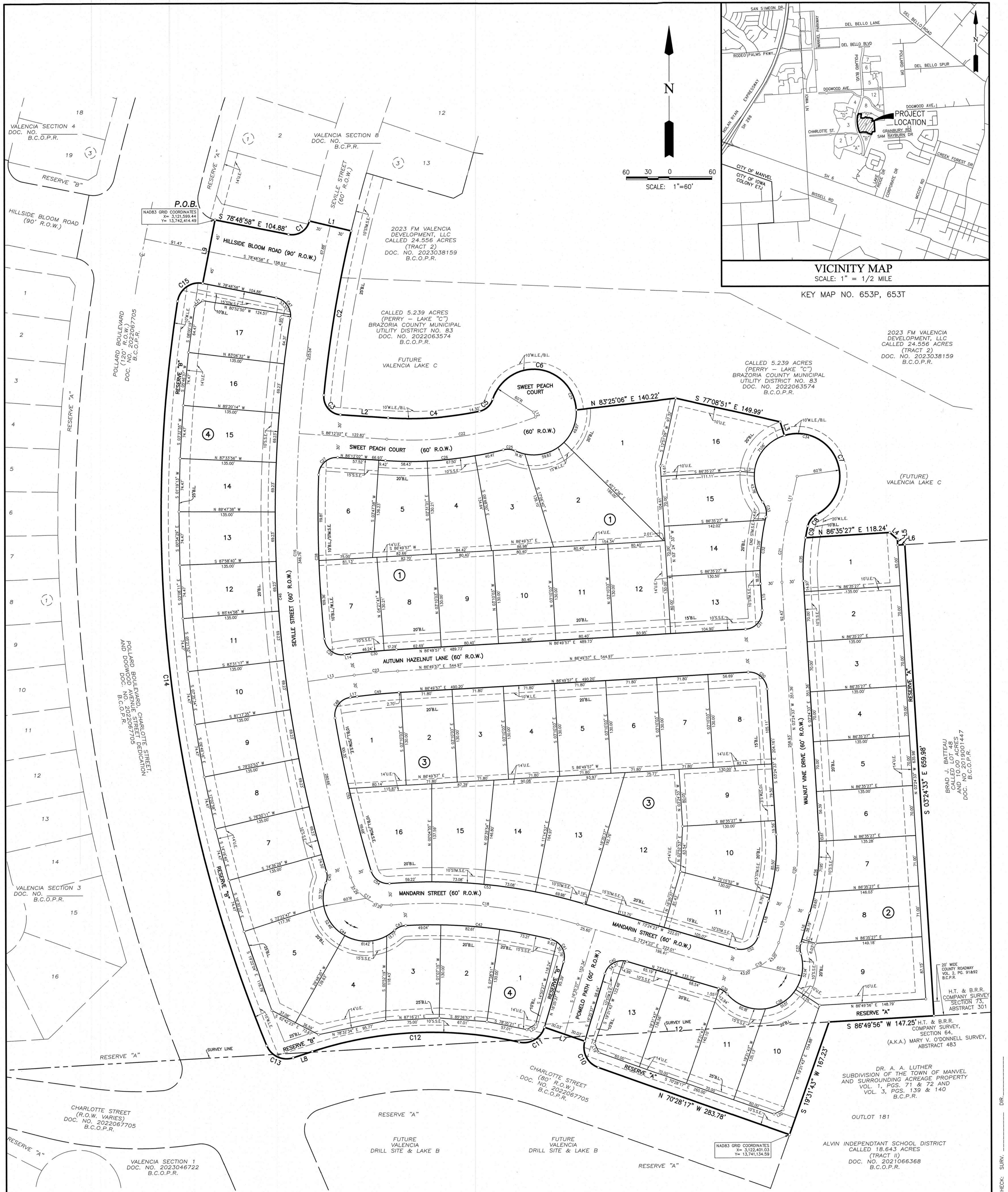


VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653P, 653T

MYLAR CHECK: Delia SURV. DIR.

Date/Time : Wed, 27 Sep 2023 - 12:42pm
Path/Name : C:\Users\theacock\AppData\Local\Temp\AcPublish-5116\Valencia Section 9.dwg



FINAL PLAT OF
VALENCIA SECTION 9

A SUBDIVISION OF 21.958 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PORTION OF LOTS 31, 32, 39 & 40 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOLUME 2, PAGES 91 & 92, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), ALSO BEING A PORTION OF OUTLOT 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOLUME 1, PAGES 71-72 AND VOLUME 3, PAGES 139-140 OF THE BRAZORIA COUNTY PLAT RECORDS.

62 LOTS 2 RESERVES (1.419 ACRES) 4 BLOCKS
JANUARY 12, 2023 JOB NO. 2791-4109P

OWNERS:
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A TEXAS LIMITED LIABILITY COMPANY
ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT
9000 GULF FREWAY, HOUSTON, TEXAS 77017
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SURVEYOR: **LJA Surveying, Inc.**
3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

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

- LEGEND
- A.E. INDICATES AERIAL EASEMENT
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.L. INDICATES BUILDING LINE
 - C. INDICATES CENTERLINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - F.N. INDICATES FILE NUMBER
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - NO. INDICATES NUMBER
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - RES. INDICATES RESERVE
 - R.O.W. INDICATES RIGHT-OF-WAY
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - VOL. INDICATES VOLUME
 - W.L.E. INDICATES WATER LINE EASEMENT
 - INDICATES STREET NAME CHANGE

BEING 21.958 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, ALSO KNOWN AS THE MARY V. O'DONNELL SURVEY, ABSTRACT 483 BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF LOTS 31, 32, 39, AND 40 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91 AND 92 OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.), AND A PORTION OF OUTLOT 195 OF THE DR. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 71 AND 72, AND VOLUME 3, PAGES 139 AND 140, B.C.P.R., MORE PARTICULARLY BEING A PORTION OF THE REMAINDER OF THAT CERTAIN CALLED 29.905 ACRE TRACT CONVEYED TO PHHOU - SOWELL 112, LLC (DESCRIBED AS "TRACT 3") BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068983, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), AND ALL OF THAT CERTAIN CALLED 0.2293 ACRE TRACT CONVEYED TO PHHOU - SOWELL 112, LLC BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2023021669, B.C.O.P.R., SAID 21.958 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT);

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR THE NORTHWEST CORNER OF SAID 0.2293 ACRE TRACT, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF POLLARD BOULEVARD (WIDTH VARIES AT THIS POINT), AS SHOWN ON POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2022067705, B.C.O.P.R.;

THENCE, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID POLLARD BOULEVARD AND ALONG THE NORTH LINE OF SAID 0.2293 ACRE TRACT THE FOLLOWING THREE (3) COURSES:

- SOUTH 78° 48' 58" EAST, 104.88 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;
- 38.30 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87° 46' 39", AND A CHORD WHICH BEARS NORTH 57° 17' 42" EAST, 34.66 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;
- SOUTH 76° 35' 37" EAST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR THE NORTHEAST CORNER OF SAID 0.2293 ACRE TRACT, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EAST LINE OF SAID 0.2293 ACRE TRACT AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,720.00 FEET, AT AN ARC LENGTH OF 66.72 FEET PASSING THE SOUTHEAST CORNER OF SAID 0.2293 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 5.239 ACRE TRACT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2022063574, B.C.O.P.R., AND AN ANGLE POINT ON THE NORTH LINE OF THE AFOREMENTIONED 29.905 ACRE TRACT, COMMON TO THE SOUTH LINE OF THAT CERTAIN CALLED 27.948 ACRE TRACT CONVEYED TO MHI PARTNERSHIP, LTD. BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2021068982, B.C.O.P.R. AND CONTINUING ALONG THE WEST LINE OF SAID 5.239 ACRE TRACT FOR A TOTAL ARC LENGTH OF 232.57 FEET A CENTRAL ANGLE OF 07° 44' 51", AND A CHORD WHICH BEARS SOUTH 09° 31' 58" WEST, 232.40 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID 5.239 ACRE TRACT, THE BEGINNING OF A COMPOUND CURVE;

THENCE, ALONG THE SOUTHWESTERLY LINES OF SAID 5.239 ACRE TRACT THE FOLLOWING FIFTEEN (15) COURSES:

- 40.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 51' 34", AND A CHORD WHICH BEARS SOUTH 40° 16' 15" EAST, 35.92 FEET TO A POINT FOR CORNER;
- SOUTH 86° 12' 02" EAST, 66.93 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 128.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 15° 39' 46", AND A CHORD WHICH BEARS NORTH 85° 58' 05" EAST, 128.08 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;
- 26.38 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 60° 27' 10", AND A CHORD WHICH BEARS NORTH 47° 54' 37" EAST, 25.17 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 166.89 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 159° 22' 15", AND A CHORD WHICH BEARS SOUTH 82° 37' 50" EAST, 118.06 FEET TO A POINT FOR CORNER;
- NORTH 83° 25' 06" EAST, 140.22 FEET TO A POINT FOR CORNER;
- SOUTH 77° 08' 51" EAST, 149.99 FEET TO A POINT FOR CORNER;
- SOUTH 17° 09' 36" EAST, 20.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 177.70 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 169° 41' 31", AND A CHORD WHICH BEARS SOUTH 22° 18' 50" EAST, 119.51 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 21.64 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49° 35' 38", AND A CHORD WHICH BEARS SOUTH 37° 44' 06" WEST, 20.97 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;
- 16.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 03° 30' 03", AND A CHORD WHICH BEARS SOUTH 11° 11' 15" WEST, 16.49 FEET TO A POINT FOR CORNER;
- NORTH 86° 35' 27" EAST, 118.24 FEET TO A POINT FOR CORNER;
- SOUTH 48° 24' 33" EAST, 14.14 FEET TO A POINT FOR CORNER;
- SOUTH 03° 24' 33" EAST, 8.17 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF THE AFOREMENTIONED LOT 39, COMMON TO THE NORTH LINE OF THE AFOREMENTIONED LOT 40;
- NORTH 86° 49' 54" EAST, ALONG SAID COMMON LOT LINE, 10.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "S ADAMS 3666" FOUND FOR THE COMMON EAST CORNER OF SAID LOTS 39 AND 40, SAME BEING THE COMMON WEST CORNER OF LOTS 47 AND 48 OF THE AFOREMENTIONED ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, AN INTERIOR SOUTHEASTERLY CORNER OF THE AFOREMENTIONED 29.905 ACRE TRACT, AND THE NORTHWEST CORNER OF THAT CERTAIN CALLED 10.00 ACRE TRACT CONVEYED TO BRAD J. BATTEAU BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2019001447, B.C.O.P.R.;

THENCE, SOUTH 03° 24' 33" EAST, ALONG AN EASTERLY LINE OF SAID 29.905 ACRE TRACT AND SAID LOT 40, COMMON TO THE WEST LINE OF SAID 10.00 ACRE TRACT AND SAID LOT 48, 659.98 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "S ADAMS 3666" FOUND FOR A SOUTHEASTERLY CORNER OF SAID 29.905 ACRE TRACT, SAME BEING THE COMMON SOUTHERN CORNER OF SAID LOTS 40 AND 48, AND THE SOUTHWEST CORNER OF SAID 10.00 ACRE TRACT, SAID POINT LYING ON THE SOUTH LINE OF THE AFOREMENTIONED H.T. & B.R.R. COMPANY SURVEY, SECTION 73, COMMON TO THE NORTH LINE OF THE AFOREMENTIONED H.T. & B.R.R. COMPANY SURVEY, SECTION 64, AND OUTLOT 181 OF THE AFOREMENTIONED DR. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY;

THENCE, SOUTH 86° 49' 56" WEST, ALONG THE SOUTH LINE OF SAID 29.905 ACRE TRACT, SAID LOT 40, AND SAID H.T. & B.R.R. COMPANY SURVEY, SECTION 73, COMMON TO THE NORTH LINE OF SAID OUTLOT 181 AND SAID H.T. & B.R.R. COMPANY SURVEY, SECTION 64, 147.25 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "S ADAMS 3666" FOUND FOR AN INTERIOR SOUTHEASTERLY CORNER OF SAID 29.905 ACRE TRACT;

THENCE, SOUTH 19° 31' 43" WEST, DEPARTING SAID COMMON LINE AND ALONG A SOUTHEASTERLY LINE OF SAID 29.905 ACRE TRACT, 167.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR THE NORTHEAST CORNER OF CHARLOTTE STREET (60 FEET WIDE) AS SHOWN ON THE AFOREMENTIONED POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION;

THENCE, DEPARTING A SOUTHEASTERLY LINE OF SAID 29.905 ACRES, AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CHARLOTTE STREET THE FOLLOWING SIX (6) COURSES:

- NORTH 70° 28' 17" WEST, 283.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;
- 45.59 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87° 03' 54", AND A CHORD WHICH BEARS NORTH 26° 56' 20" WEST, 41.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER;
- NORTH 70° 55' 26" WEST, 60.06 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;
- 45.31 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 86° 32' 25", AND A CHORD WHICH BEARS SOUTH 59° 51' 50" WEST, 41.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 293.32 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 31° 07' 21", AND A CHORD WHICH BEARS SOUTH 87° 34' 21" WEST, 289.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER;
- SOUTH 72° 00' 41" WEST, 28.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID CHARLOTTE STREET, 44.82 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 85° 35' 55", AND A CHORD WHICH BEARS NORTH 65° 11' 21" WEST, 40.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED POLLARD BOULEVARD, THE BEGINNING OF A COMPOUND CURVE;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID POLLARD BOULEVARD THE FOLLOWING THREE (3) COURSES:

- 1,060.59 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 31° 19' 24", AND A CHORD WHICH BEARS NORTH 06° 43' 42" WEST, 1,047.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;
- 48.30 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92° 15' 01", AND A CHORD WHICH BEARS NORTH 55° 03' 31" EAST, 43.25 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER;
- NORTH 11° 11' 02" EAST, AT 45.00 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR THE SOUTHWEST CORNER OF THE AFOREMENTIONED 0.2293 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID 0.2293 ACRE TRACT FOR A TOTAL DISTANCE OF 90.00 TO THE POINT OF BEGINNING AND CONTAINING 21.958 ACRES OF LAND.

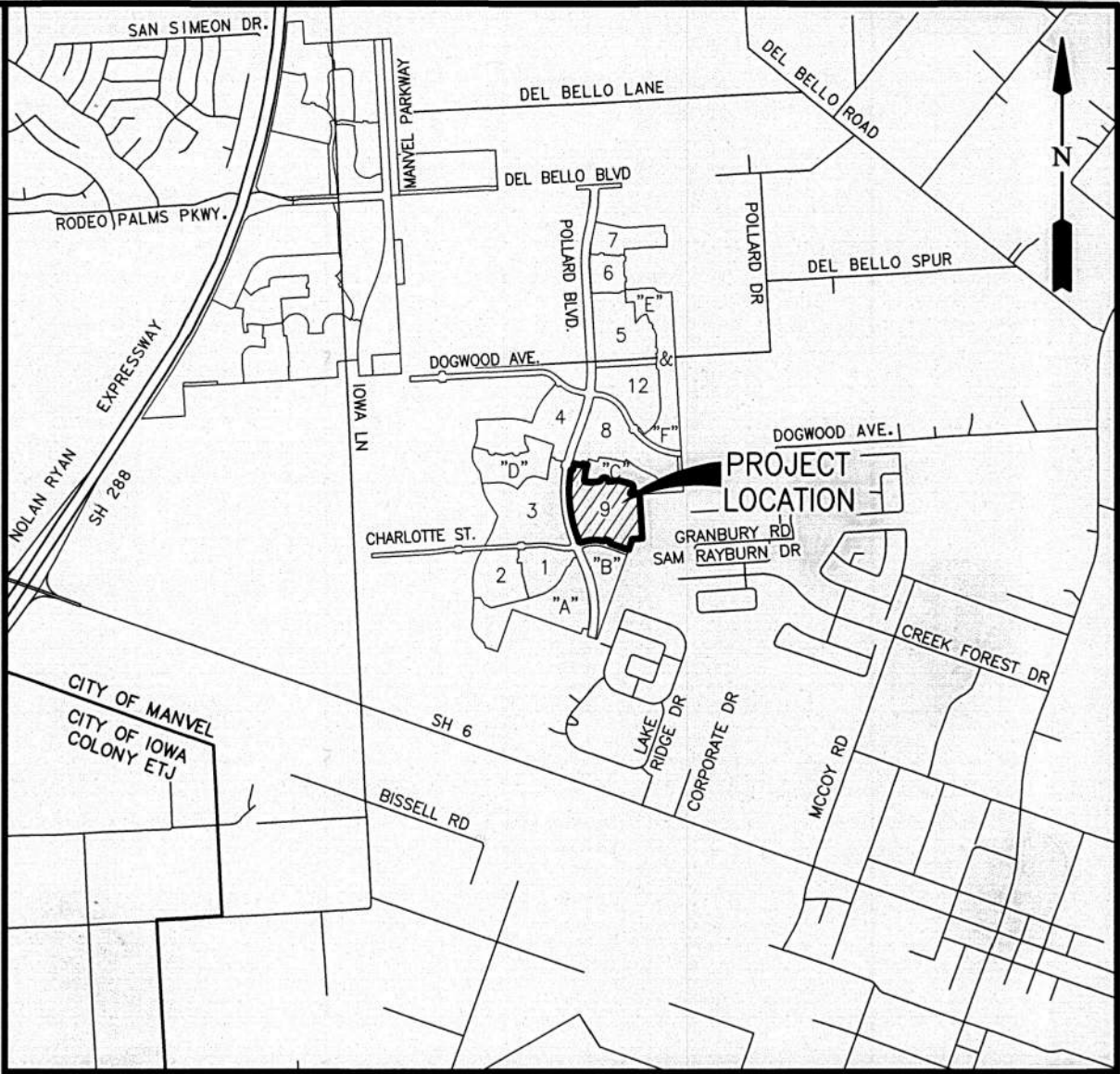
NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2023-0396, DATED SEPTEMBER 27, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986357.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "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: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED ±336' SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.
ELEV. = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- TBM-INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LIA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.
ELEV. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NOS. 48039C0110K AND 48039C0130K, BOTH WITH THE REVISED DATE OF DECEMBER 30, 2020, BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED), ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN. "LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (3) 12 INCHES ABOVE FINISHED GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3, AT THE TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF A STREET WHERE SUCH STREETS ADJACENT PROPER. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESTITUED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BEING VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND BREVET IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY CITY OF MANVEL ORDINANCE NO. 2021-0-18, EFFECTIVE JULY 19, 2021 APPLIES TO THIS PLAT.
- FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. IF THE REAR PROPERTY LINE OF A CORNER PARCEL ADJUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	87°46'39"	38.30'	N 57°17'42" E	34.66'
C2	1720.00'	7°44'51"	232.57'	S 09°31'58" W	232.40'
C3	25.00'	91°51'34"	40.08'	S 40°16'15" E	35.35'
C4	470.00'	15°39'46"	128.48'	N 85°58'05" E	128.08'
C5	25.00'	60°27'10"	26.38'	N 47°54'37" E	25.17'
C6	60.00'	159°22'15"	166.89'	S 82°37'50" E	118.06'
C7	60.00'	169°41'31"	177.70'	S 22°18'50" E	119.51'
C8	25.00'	49°35'38"	21.64'	S 37°44'06" W	20.97'
C9	270.00'	3°30'03"	16.50'	S 11°11'15" W	16.49'
C10	30.00'	87°03'54"	45.59'	N 26°56'20" W	41.33'
C11	30.00'	86°32'25"	45.31'	S 59°51'50" W	41.13'
C12	540.00'	31°07'21"	293.32'	S 87°34'21" W	289.73'
C13	30.00'	85°35'55"	44.82'	N 65°11'21" W	40.77'
C14	1940.00'	31°19'24"	1060.59'	N 06°43'42" W	1047.43'
C15	30.00'	92°15'01"	48.30'	N 55°03'31" E	43.25'
C16	1750.00'	30°08'56"	920.84'	S 01°40'05" E	910.26'
C17	55.00'	77°41'58"	74.59'	S 55°35'32" E	69.00'
C18	720.00'	21°02'08"	264.34'	S 83°55'27" E	262.86'
C19	55.00'	90°00'00"	86.39'	N 61°35'37" E	77.78'
C20	300.00'	20°00'10"	104.73'	N 06°35'32" E	104.20'
C21	300.00'	16°15'41"	85.14'	N 04°43'18" E	84.86'
C22	500.00'	24°17'53"	210.04'	N 81°39'02" E	210.46'
C23	800.00'	4°23'10"	61.24'	N 84°38'22" E	61.23'
C24	60.00'	277°44'17"	290.85'	S 23°26'49" E	78.93'
C25	25.00'	39°36'14"	17.28'	N 84°22'48" W	16.94'
C26	530.00'	17°58'53"	166.33'	S 84°48'31" W	165.65'
C27	25.00'	91°51'34"	40.08'	S 47°52'11" W	35.92'
C28	1720.00'	7°38'02"	229.17'	S 01°52'37" E	229.00'

LOT AREA TABLE BLOCK 1				LOT AREA TABLE BLOCK 2				LOT AREA TABLE BLOCK 3				LOT AREA TABLE BLOCK 4			
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.		LOT NO.	SQ.FT.	LOT WIDTH AT B.L.		LOT NO.	SQ.FT.	LOT WIDTH AT B.L.		LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	
1	16,706	72.87'		1	9,940	75.00'		1	11,312	93.54'		1	9,717	80.23'	
2	14,849	71.08'		2	9,450	70.00'		2	9,334	71.80'		2	9,773	80.23'	
3	10,676	71.77'		3	9,450	70.00'		3	9,334	71.80'		3	9,723	75.27'	
4	9,980	70.14'		4	9,450	70.00'		4	9,334	71.80'		4	11,850	72.36'	
5	9,948	70.12'		5	9,450	70.00'		5	9,334	71.80'		5	12,894	70.79'	
6	11,120	82.01'		6	9,451	70.00'		6	9,334	71.80'		6	9,272	70.67'	
7	10,715	81.44'		7	9,893	71.00'		7	9,334	71.80'		7	9,682	70.01'	
8	10,575	80.40'		8	11,126	71.00'		8	10,509	81.19'		8	9,682	70.01'	
9	10,452	80.40'		9	14,831	86.51'		9	10,371	79.58'		9	9,682	70.01'	
10	10,452	80.40'		10	11,181	70.00'		10	11,101	99.21'		10	9,682	70.01'	
11	10,452	80.40'		11	9,264	70.00'		11	10,732	84.50'		11	9,682	70.01'	
12	10,488	80.95'		12	9,685	70.00'		12	21,299	113.75'		12	9,682	70.01'	
13	10,303	79.94'		13	9,383	70.00'		13	14,505	75.09'		13	9,682	70.01'	
14	9,448	70.00'						14	12,509	75.09'		14	9,682	70.01'	
15	9,525	70.00'						15	11,314	75.09'		15	9,682	70.01'	
16	13,050	80.45'						16	13,375	85.62'		16	9,682	70.01'	
								17	9,631	70.01'		17	9,631	70.01'	

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.492	21,418	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.927	40,394	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.419	61,812	



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653P, 653T

FINAL PLAT OF VALENCIA SECTION 9

A SUBDIVISION OF 21.958 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PORTION OF LOTS 31, 32, 39 & 40 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOLUME 2, PAGES 91 & 92, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), ALSO BEING A PORTION OF OUTLOT 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOLUME 1, PAGES 71-72 AND VOLUME 3, PAGES 139-140 OF THE BRAZORIA COUNTY PLAT RECORDS.

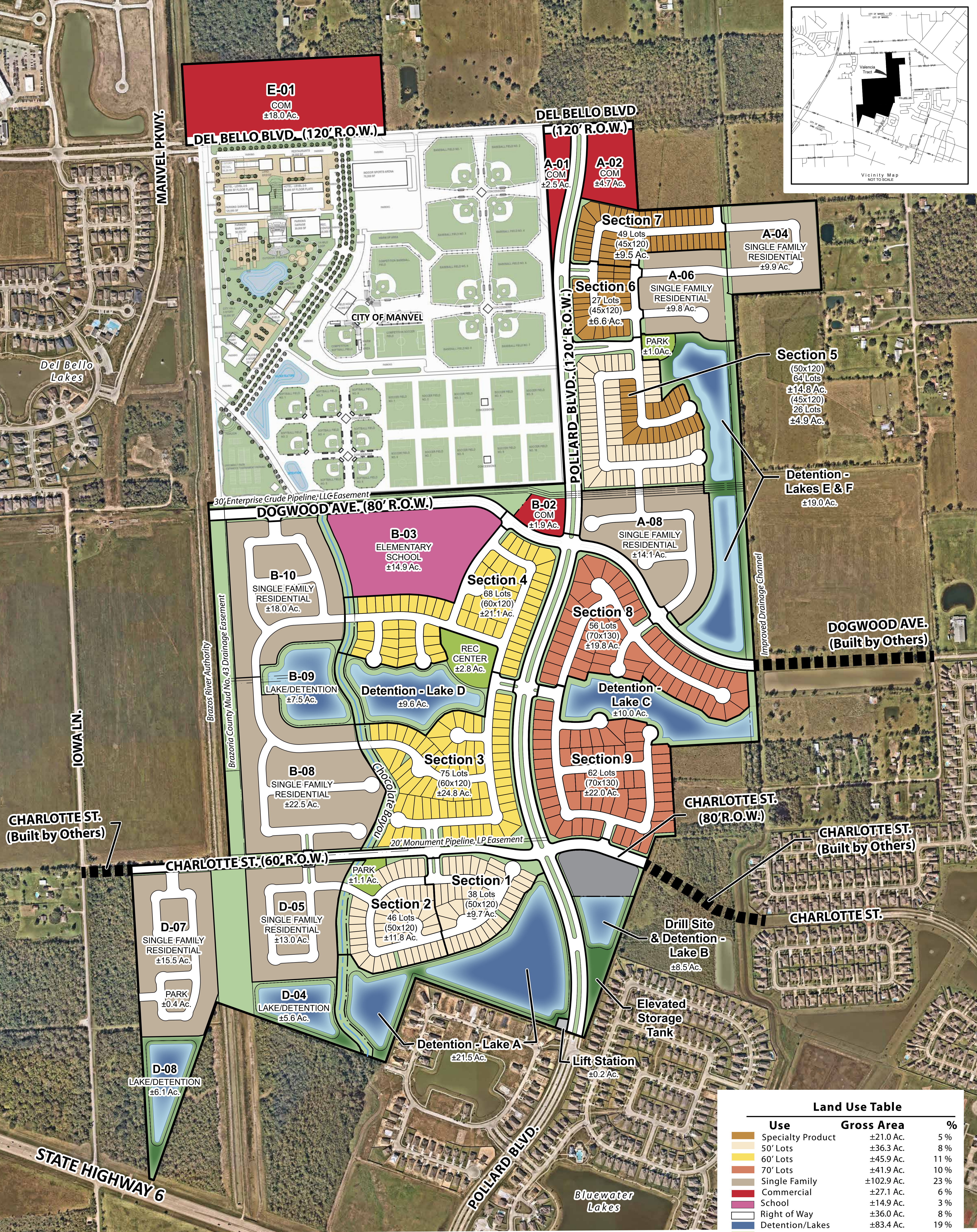
62 LOTS 2 RESERVES (1.419 ACRES) 4 BLOCKS

JANUARY 12, 2023 JOB NO. 2791-4109P

OWNERS:

PHHOU - SOWELL 112, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ROBERT MOORE, SENIOR VICE PRESIDENT, DEVELOPMENT
9000 GULF FREEWAY, HOUSTON, TEXAS 77017
PH: 713-948-6631

SURVEYOR:



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

PREPARED FOR:

HILLWOOD RESIDENTIAL

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

CITY COUNCIL

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

Planning, Development, and Zoning Commission

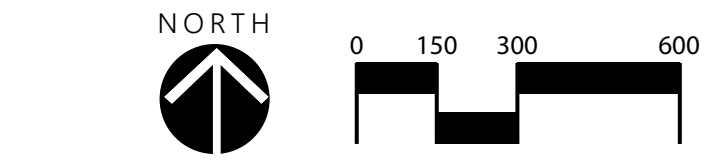
A MASTER PLAN OF

VALENCIA

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

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

Reference Date: 03.29.2023



RELATIONSHIPS | PROCESS | DESIGN