

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



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

Call to Order

Swearing in of Commission Members

Official Oath of Office administered by Mayor Dan Davis for:

Position #5 Christy Kennard 03/2026

Position #6 Delores Martin 03/2026

Position #7 William Richardson 03/2026

Roll Call

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 03/2026

Position #6 Delores Martin 03/2026

Position #7 William Richardson 03/2026

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.

Public Hearing

- A. 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. & B.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.
- B. TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2024-O-13) OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 1,735 ACRES OF LAND GENERALLY LOCATED EAST OF STATE HIGHWAY 288 AND SOUTH OF HIGHWAY 6 FROM PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD) FOR THE MERIDIANA PLANNED UNIT DEVELOPMENT; 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.
- C. ***CANCELED***
TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2024-O-12) OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 458.4 ACRES OF LAND GENERALLY LOCATED EAST OF STATE HIGHWAY 288, NORTH OF HIGHWAY 6, GENERALLY SOUTH OF DEL BELLO BOULEVARD, AND WEST OF FARM TO MARKET 1128, FROM PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD) FOR THE VALENCIA PLANNED UNIT DEVELOPMENT; 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.

Consent PDZ

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

- A. Approve the Final Plat of Del Bello Lakes Section 9;
BEING A SUBDIVISION OF 12.658 ACRES OF LAND SITUATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHRLMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.
- B. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve Preliminary Plat for Meridiana Section 6 East;
BEING A SUBDIVISION OF 23.67 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

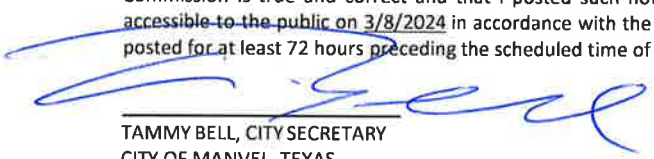
March 11, 2024 PLANNING DEVELOPMENT AND ZONING MEETING

- B. Consideration and possible action to approve Ordinance No. 2023-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 & B.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.
- C. Consideration and possible action to approve Ordinance No. 2024-O-13;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 1,735 ACRES OF LAND GENERALLY LOCATED EAST OF STATE HIGHWAY 288 AND SOUTH OF HIGHWAY 6 FROM OPEN PLANNED UNIT DEVELOPMENT (O-PUD) TO OPEN PLANNED UNIT DEVELOPMENT (O-PUD) FOR THE MERIDIANA PLANNED UNIT DEVELOPMENT; 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.
- 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.
- E. Consideration and possible action to appoint a Planning Development and Zoning Commission Chair.
- F. Consideration and possible action to appoint a Planning Development and Zoning Commission Vice Chair.
- G. Consideration and possible action to appoint a Planning Development and Zoning Commission Secretary.
- H. 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 3/8/2024 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

NOTICE OF POSSIBLE QUORUM

A quorum of the Manvel City Council may be in attendance at the 03/11/2024 meeting of the Manvel Planning, Development, and Zoning Commission. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.



MANVEL PD&Z

DATA SHEET

MEETING DATE: March 11, 2024

TOPIC: -CANCELED/RESCHEDULED – Public hearing regarding amending the zoning classification of 458.4 acres of land generally located east of State Highway 288, North of Highway 6, generally south of Del Bello Boulevard, and West of Farm to Market 1128, from Planned Unit Development (PUD) to Planned Unit Development (PUD) for the Valencia Planned Unit Development.

BACKGROUND: The Valencia PUD is a primarily residential project that consists of approximately 458.6 acres of land and is located east of State Highway 288, north of Highway 6, generally south of Del Bello Boulevard, and generally west of Farm to Market 1128. This public hearing has been rescheduled due to a parcel missing from the mailing notification and required buffer for these proposed amendments. The Planning Development and Zoning Public Hearing for the amendments for Valencia Planned Unit Development has been rescheduled for March 25, 2024.

RECOMMENDATION: No staff recommendation is required

ATTACHMENTS: No attachments.

FUNDING ISSUES

- ☒ Not applicable
- ☐ Not budgeted
- ☐ Full amount already budgeted
- ☐ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER
Evan DuVall

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



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: 2/6/2024

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: Robert Booth

Daytime Phone: 713-380-4420 Fax Number: _____

E-mail Address: rbooth@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve the final plat of Del Bello Lakes

section 9, Being a subdivision of 12.658 acres of land situated in the A.C.H. & B.R.R. Co. survey, Section 90, also known as

Kate R. Ehrmann Survey, Abstract 459, Brazoria County, Texas.

Plats:

Preliminary _____

Final x _____

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

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

Lacey Bell
SIGNATURE

Digitally signed by Lacey Bell
DN: CN=Lacey Bell
Date: 2023.12.05 11:20:37-0600

2/6/2024
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:	Del Bello Lakes Section 9 - Final Plat
Applicant:	Lacy Bell – LJA Engineering
PD&Z Meeting Date:	March 11, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a new residential section within Del Bello Lakes Master planned development. The development was established as a Planned Unit Development (PUD) in 2017.*
- *This section is located along the western side of proposed Manvel Parkway and abuts proposed Del Bello Lakes Development Boundary on the north side.*
- *The proposed section includes single family residential lots with minimum 60 feet wide lots.*
- *The proposed plat subdivides a 12.658-acre tract into 42 residential lots, 2 Blocks, and 3 reserves for landscaping, open space, and drainage easement.*
- *The proposed plat conforms to the preliminary plat approved in October 2022. The 6-month preliminary plat extension per Section 62-38 of the subdivision ordinance to allow additional time to get construction plans approved in October 2023 (preliminary plat Expiration Date: April 10, 2024).*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - *Del Bello Lakes Section 9 - Final Plat*.



DEVELOPMENT SERVICES DEPARTMENT

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

Del Bello Lakes Master Plan



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, SHEA HOMES HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH KEITH LUECHTEFELD AND ROBERT SANTINI, AUTHORIZED AGENT OF SHEA HOMES HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS, HEREINAFTER REFERRED TO AS OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF DEL BELLO LAKES SECTION 9, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID COMPANY, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER 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.

IN TESTIMONY HERETO, SHEA HOMES HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEITH LUECHTEFELD, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS AUTHORIZED AGENT, ROBERT SANTINI,
THIS 21 DAY OF February, 2024.

SHEA HOMES HOUSTON, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: Keith Luechtefeld
KEITH LUECHTEFELD, VICE PRESIDENT

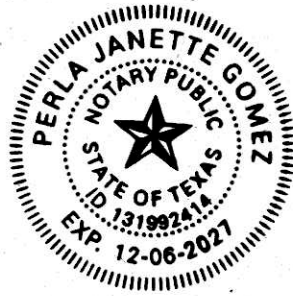
ATTEST: Robert Santini
ROBERT SANTINI, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEITH LUECHTEFELD AND ROBERT SANTINI, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st DAY OF February, 2024.

Dula Gomez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

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



APPROVED BY THE BOARD OF COMMISSIONERS ON 09/12/23

BRAZORIA DRAINAGE DISTRICT NO. 4

John Schaefer
DISTRICT ENGINEER

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

BDD4 REF. ID #23-000191

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF DEL BELLO LAKES SECTION 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

BEING 12.658 ACRES (551,389 SQUARE FEET) OF LAND LOCATED IN THE A. C. H. & B. R. CO. SURVEY, SECTION 90 ALSO KNOWN AS THE KATE R. EHRLMANN SURVEY, ABSTRACT 459, OF BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 63.882 ACRE TRACT CONVEYED TO SHEA HOMES HOUSTON, LLC, BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2020049110, IN THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 12.658 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT)):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR THE NORTHWEST CORNER OF MANVEL PARKWAY (120 FEET WIDE) AS SHOWN ON DEL BELLO BOULEVARD AND MANVEL PARKWAY STREET DEDICATION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2019062193, B.C.O.P.R.;

THENCE, SOUTH 03° 15' 22" EAST, WITH AND ADJOINING THE WEST RIGHT-OF-WAY LINE OF SAID MANVEL PARKWAY, 1,197.35 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR THE NORTH END OF A CUTBACK CURVE ON THE WEST RIGHT-OF-WAY LINE OF SAID MANVEL PARKWAY AND THE NORTH RIGHT-OF-WAY LINE OF DEL BELLO BOULEVARD (120 FEET WIDE) AS SHOWN ON SAID DEL BELLO BOULEVARD AND MANVEL PARKWAY STREET DEDICATION BEARS SOUTH 03° 15' 22" EAST, 1,027.85 FEET, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID MANVEL PARKWAY AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 41° 44' 38" WEST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 44' 38" WEST, 110.32 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 11.49 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 00° 45' 25", AND A CHORD WHICH BEARS SOUTH 87° 07' 20" WEST, 11.49 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 40.95 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93° 51' 23", AND A CHORD WHICH BEARS NORTH 45° 34' 16" WEST, 36.52 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 52' 16" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 40.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93° 36' 27", AND A CHORD WHICH BEARS SOUTH 48° 09' 39" WEST, 36.45 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 77.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 05° 06' 58", AND A CHORD WHICH BEARS NORTH 82° 28' 38" WEST, 77.66 FEET TO A POINT FOR CORNER;

THENCE, NORTH 79° 55' 09" WEST, 36.17 FEET TO A POINT FOR CORNER;

THENCE, NORTH 10° 04' 51" EAST, 29.88 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 21' 25" EAST, 110.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 00° 37' 33" EAST, 58.99 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 49' 36" WEST, 58.68 FEET TO A POINT FOR CORNER;

THENCE, NORTH 04° 20' 29" WEST, 58.68 FEET TO A POINT FOR CORNER;

THENCE, NORTH 05° 44' 37" WEST, 169.20 FEET TO A POINT FOR CORNER;

THENCE, NORTH 02° 19' 14" WEST, 83.48 FEET TO A POINT FOR CORNER;

THENCE, NORTH 00° 08' 44" WEST, 117.99 FEET TO A POINT FOR CORNER;

THENCE, NORTH 11° 07' 02" WEST, 50.78 FEET TO A POINT FOR CORNER;

THENCE, NORTH 43° 48' 16" WEST, 47.06 FEET TO A POINT FOR CORNER;

THENCE, NORTH 75° 31' 00" WEST, 45.84 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 46' 18" WEST, 58.89 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 42' 53" WEST, 110.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 48° 17' 07" WEST, 14.14 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 17' 07" WEST, 125.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 42' 53" WEST, 16.45 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 9.52 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 02° 28' 42", AND A CHORD WHICH BEARS SOUTH 85° 28' 32" WEST, 9.52 FEET TO A POINT FOR CORNER;

THENCE, NORTH 05° 45' 49" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 34.74 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79° 36' 40", AND A CHORD WHICH BEARS NORTH 55° 57' 29" WEST, 32.01 FEET TO A POINT FOR CORNER;

THENCE, NORTH 16° 09' 09" WEST, 61.95 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 105.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 12° 52' 02", AND A CHORD WHICH BEARS NORTH 09° 43' 08" WEST, 105.33 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 17' 07" WEST, 25.79 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF THE AFOREMENTIONED 63.882 ACRE TRACT;

THENCE, NORTH 86° 42' 53" EAST, WITH AND ADJOINING THE NORTH LINE OF SAID 63.882 ACRE TRACT, 690.5 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.658 ACRES (551,389 SQUARE FEET) OF LAND.

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FOURTH-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
- ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
- AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
- ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE INCORPORATED LIMITS OF THE CITY OF MANVEL.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0235, DATED FEBRUARY 5, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY," THREE FEET IN LENGTH, HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
- PROJECT BENCHMARK: "SOUTHPORT" NGS, PID NO. AW5460 IS A STAINLESS STEEL ROD LOCATED 0.5 MILE WEST OF ARCOLA AT THE HOUSTON SOUTHWEST AIRPORT. THE STATION IS LOCATED 129.6 FEET NORTHWEST OF THE EASTERNMOST END OF RUNWAY 27 APPROACH LIGHT, AND 59.2 FEET FROM NORTH OF THE FIRST RUNWAY LIGHT FOR RUNWAY 27.
ELEVATION = 63.5 FEET, NGVD 29 (1987 ADJUSTMENT)
SUBTRACT 0.90 FEET TO CONVERT TO THE BRAZORIA DRAINAGE DISTRICT NO. 4 DATUM NAVD83(2001 ADJUSTMENT)
SITE TBM1: (CP8 RESET) IS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA CONTROL" LOCATED APPROX. 3.5 FEET EAST OF THE EDGE OF GRAVEL ON IOWA LANE (CR 58) AND APPROX. 500' NORTH OF STATE HIGHWAY 6, ALSO BEING APPROX. 36.4 FEET NORTHWEST FROM A UTILITY POLE ALONG THE EAST RIGHT-OF-WAY LINE OF IOWA LANE, AND 20 FEET SOUTH OF A CULVERT UNDER IOWA LANE FOR A DRAINAGE DITCH TO THE EAST.
ELEVATION 55.27 NGVD29 (1987 ADJUSTMENT)
SITE TBM2: (CP12) IS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA CONTROL" LOCATED APPROX. 13 FEET SOUTH OF THE EDGE OF CONCRETE ON DEL BELLO BLVD. AND APPROX. 500' EAST OF THE MEDIAN NOSE AT ITS INTERSECTION WITH THE NORTHBOUND FRONTAGE ROAD OF STATE HIGHWAY 288, ALSO BEING APPROX. 22 FEET NORTHEAST FROM A CONCRETE TxDOT ROW MONUMENT MARKING AN ANGLE POINT ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 288 AT THE EXIT FOR DEL BELLO BLVD.
ELEVATION 55.12 NGVD29 (1987 ADJUSTMENT)
5. BDD4 BENCHMARK: A BRASS DISK STAMPED "CR58-1" SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF CR 58, IN KEY MAP 6526 NR CR58 WEST DETENTION.
ELEVATION = 59.14 FEET, NAVD83 (2001 ADJUSTMENT)
ADD 0.90 FEET TO CONVERT TO THE PROJECT DATUM NGVD 29 (1987 ADJUSTMENT)
6. BY GRAPHICAL PLOTTING, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, THE SUBJECT TRACT DOES LIE WITHIN ZONE "X" (UNSHADED, ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NOS. 48039C0020K AND 48039C0110K, EFFECTIVE DATE DECEMBER 30, 2020. ACCORDING TO SAID MAP, THE DEL BELLO LAKES DEVELOPMENT IS ENTIRELY OUTSIDE THE LIMITS OF THE FLOODWAY AND THE 100-YEAR FLOODPLAIN.
7. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
8. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
9. THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99896357.
10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
11. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL, AND BRAZORIA DRAINAGE DISTRICT NO. 4.
13. THIS PROPERTY IS LOCATED WHOLLY WITHIN PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, AND ALVIN INDEPENDENT SCHOOL DISTRICT, AT THE TIME OF PLATTING.
14. NO PIPELINE OR PIPELINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.
15. PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
16. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.E.M.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE FLOOD PLAIN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.
17. 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.
18. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
19. ANY IMPROVEMENTS CROSSING THE 75' DRAINAGE EASEMENT AND STATE DITCH MUST MAINTAIN 20' UNOBSTRUCTED ACCESS TO BOTH SIDES OF THE DITCH AND REQUIRE THE APPROVAL OF BRAZORIA DRAINAGE DISTRICT NO. 4 IN ADVANCE OF CONSTRUCTION.
20. BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT LOCATED WITHIN RESERVE "C" AND THE STATE DITCH ONLY. BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANYTHING OUTSIDE OF THEIR EASEMENT OR STATE DITCH LOCATED WITHIN RESERVE "C". BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE RETAINING WALL LOCATED OUTSIDE OF THEIR DRAINAGE EASEMENT. THE HOMEOWNER'S ASSOCIATION AND BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE RETAINING WALL.

FINAL PLAT OF DEL BELLO LAKES SECTION 9

A SUBDIVISION OF 12.658 ACRES OF LAND SITUATED IN THE
A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS
KATE R. EHRLMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

42 LOTS 3 RESERVES (1.941 ACRES) 2 BLOCKS

MARCH 1, 2024

JOB NO. 2660-2109

OWNERS:

SHEA HOMES HOUSTON, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
KEITH LUECHTEFELD, VICE PRESIDENT
ROBERT SANTINI, AUTHORIZED AGENT
7906 N. SAM HOUSTON PARKWAY W, SUITE 250, HOUSTON, TEXAS 77064
PH: 832-437-6126

SURVEYOR:

ENGINEER:

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

GARY D. NUTTER, R.P.L.S.

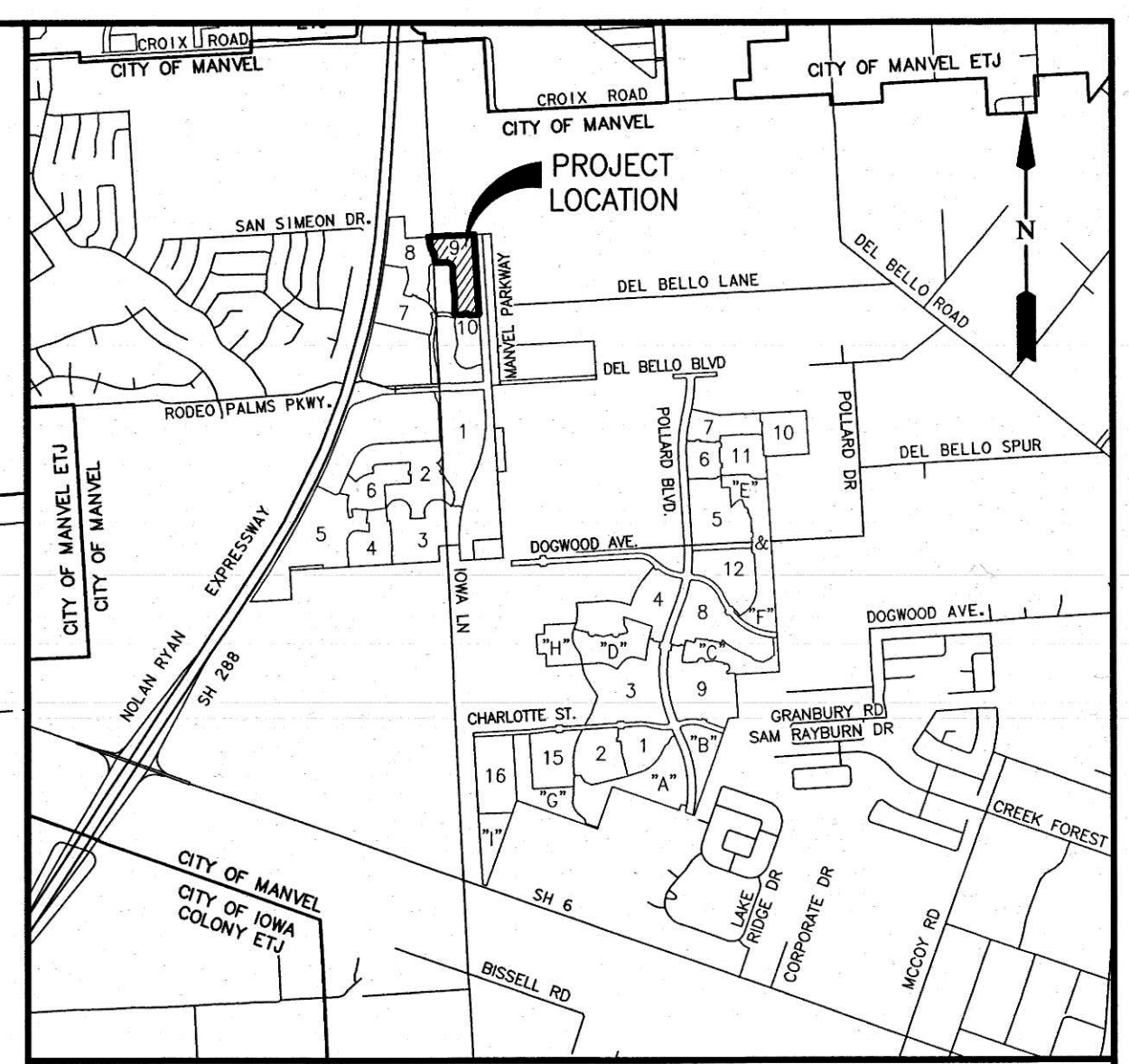
LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386

SHEET 1 OF 2

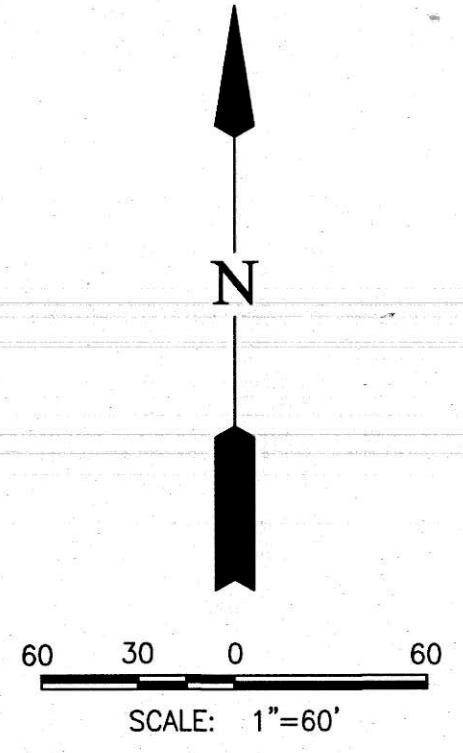
VDB PARTNERS, LTD.
CALLED 46.8412 ACRES
FILE NO. 99-050834
99-050834
B.C.O.P.R.

VDB PARTNERS, LTD.
CALLED 46.8412 ACRES
(TRACT "D")
F.N. 99-050834, 99-050835
& 2006000883
B.C.O.R.

P.O.B.
NAD83 GRID COORDINATES
X= 3,118,623.46
Y= 13,748,683.10



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



LOT AREA SUMMARY		
BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	8,050	60.00'
2	8,100	60.00'
3	8,281	62.69'
4	8,335	63.51'
5	8,335	63.51'
6	8,112	60.19'
7	8,100	60.00'
8	8,313	60.01'
9	8,356	60.00'
10	8,181	60.00'
11	8,100	60.00'
12	11,447	103.21'
13	11,653	107.95'
14	11,338	105.16'
15	8,290	62.97'
16	8,100	60.00'
17	8,050	60.00'

LOT AREA SUMMARY		
BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	10,163	67.89'
2	7,980	60.00'
3	7,980	60.00'
4	7,983	60.00'
5	8,250	60.87'
6	9,047	61.05'
7	8,955	62.17'
8	10,201	61.01'
9	16,337	60.62'
10	12,034	60.58'
11	8,850	62.59'
12	9,144	60.38'
13	8,262	61.93'
14	7,997	60.00'
15	8,100	60.00'
16	8,222	61.84'
17	8,402	64.50'
18	8,197	61.47'
19	8,100	60.00'
20	8,209	60.00'
21	8,316	60.00'
22	8,329	60.00'
23	8,272	60.01'
24	8,100	60.00'
25	8,050	60.00'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.089	3,878	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.726	31,624	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	1.220	53,126	RESTRICTED TO BDD 4 DRAINAGE EASEMENT
TOTAL	2.035	88,628	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°52'16" W	60.00'
L2	N 79°55'09" W	36.17'
L3	N 10°04'51" E	29.88'
L4	N 00°37'33" E	58.99'
L5	N 01°49'36" W	58.68'
L6	N 04°20'29" W	58.68'
L7	N 02°19'14" W	83.48'
L8	N 11°07'02" W	50.78'
L9	N 43°48'16" W	47.06'
L10	N 75°31'00" W	45.84'
L11	S 86°46'18" W	58.89'
L12	S 86°42'53" W	110.00'
L13	N 48°17'07" W	14.14'
L14	N 03°17'07" W	125.00'
L15	S 86°42'53" W	16.45'
L16	N 05°45'49" W	60.00'
L17	N 16°09'09" W	61.95'
L18	N 03°17'07" W	25.79'
L19	N 41°43'46" E	64.74'
L20	S 48°16'14" E	3.50'
L21	S 43°38'35" E	14.14'
L22	N 46°21'25" E	14.14'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	S 41°44'38" W	35.36'
C2	870.00'	0°45'25"	11.49'	S 87°07'20" W	11.49'
C3	25.00'	93°51'23"	40.95'	N 45°34'16" W	36.52'
C4	25.00'	93°36'27"	40.84'	S 48°09'39" W	36.45'
C5	870.00'	5°06'58"	77.69'	N 82°28'38" W	77.68'
C6	220.00'	2°28'42"	9.52'	S 85°28'32" W	9.52'
C7	25.00'	79°36'40"	34.74'	N 55°57'29" W	32.01'
C8	470.00'	12°52'02"	105.55'	N 09°43'08" W	105.33'
C9	250.00'	2°28'42"	10.81'	N 85°28'32" E	10.81'
C10	250.00'	93°08'23"	406.40'	S 48°42'56" E	363.11'
C11	1200.00'	5°35'53"	117.24'	S 02°56'41" E	117.20'
C12	1500.00'	7°06'02"	185.89'	S 02°11'36" E	185.77'
C13	280.00'	2°28'42"	12.11'	N 85°28'32" E	12.11'
C14	280.00'	18°02'40"	88.18'	S 84°15'47" E	87.82'
C15	150.00'	43°59'39"	115.18'	N 82°45'43" E	112.37'
C16	60.00'	143°12'11"	149.96'	S 47°38'01" E	113.87'
C17	150.00'	43°59'39"	115.18'	S 01°58'15" W	112.37'
C18	280.00'	19°52'50"	97.15'	S 10°05'09" E	96.67'
C19	1170.00'	5°35'53"	114.31'	S 02°56'41" E	114.27'
C20	1530.00'	7°06'02"	189.61'	S 02°11'36" E	189.49'
C21	1470.00'	7°06'02"	182.18'	N 02°11'36" W	182.06'
C22	1230.00'	5°35'53"	120.17'	N 02°56'41" W	120.13'
C23	220.00'	93°08'23"	357.63'	N 46°42'56" W	319.53'

LEGEND

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

FINAL PLAT OF
DEL BELLO LAKES
SECTION 9

A SUBDIVISION OF 12.658 ACRES OF LAND SITUATED IN THE
A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS
KATE R. EHRMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

42 LOTS 3 RESERVES (1.941 ACRES) 2 BLOCKS
MARCH 1, 2024 JOB NO. 2660-2109

OWNERS:
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A DELAWARE LIMITED LIABILITY COMPANY
KEITH LUECHTEFELD, VICE PRESIDENT
ROBERT SANTINI, AUTHORIZED AGENT
7906 N. SAM HOUSTON PARKWAY W, SUITE 250, HOUSTON, TEXAS 77064
PH: 832-437-6126

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
GARY D. NUTTER, R.P.L.S.

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



LOT SUMMARY

50'x120'	100 LOTS	22%
55'x120'	103 LOTS	23%
60'x130'	181 LOTS	40%
70'x130'	64 LOTS	15%

TOTAL 448 LOTS

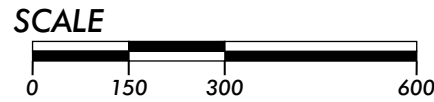
a master plan for
DEL BELLO LAKES
± 268.4 ACRES OF LAND
prepared for
SHEA HOMES / MAK

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24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-09301C
OCTOBER 31, 2019



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: March 11, 2024 PDZ

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Preliminary Plat for Meridiana

Section 6 East, being a subdivision of 23.67 acres out of the

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

Plats:

Preliminary X
Final

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

Brad Sweitzer
SIGNATURE

02/12/24
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 6 East - Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	March 11, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a new residential section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57.*
- *The proposed section includes single family residential lots with minimum 55 feet lot width.*
- *This section includes 50-foot-wide right-of-ways. Please note that Meridiana PUD document allows 50-foot-wide right-of-way for residential streets providing access to lots that are less than 70 feet wide.*
- *The proposed plat subdivides a 23.67-acre tract into 88 residential lots, 4 Blocks, and 4 reserves for landscaping, open space, drainage, and utility purposes.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Meridiana Section 6 East - Preliminary Plat* with one (1) condition. The condition includes:

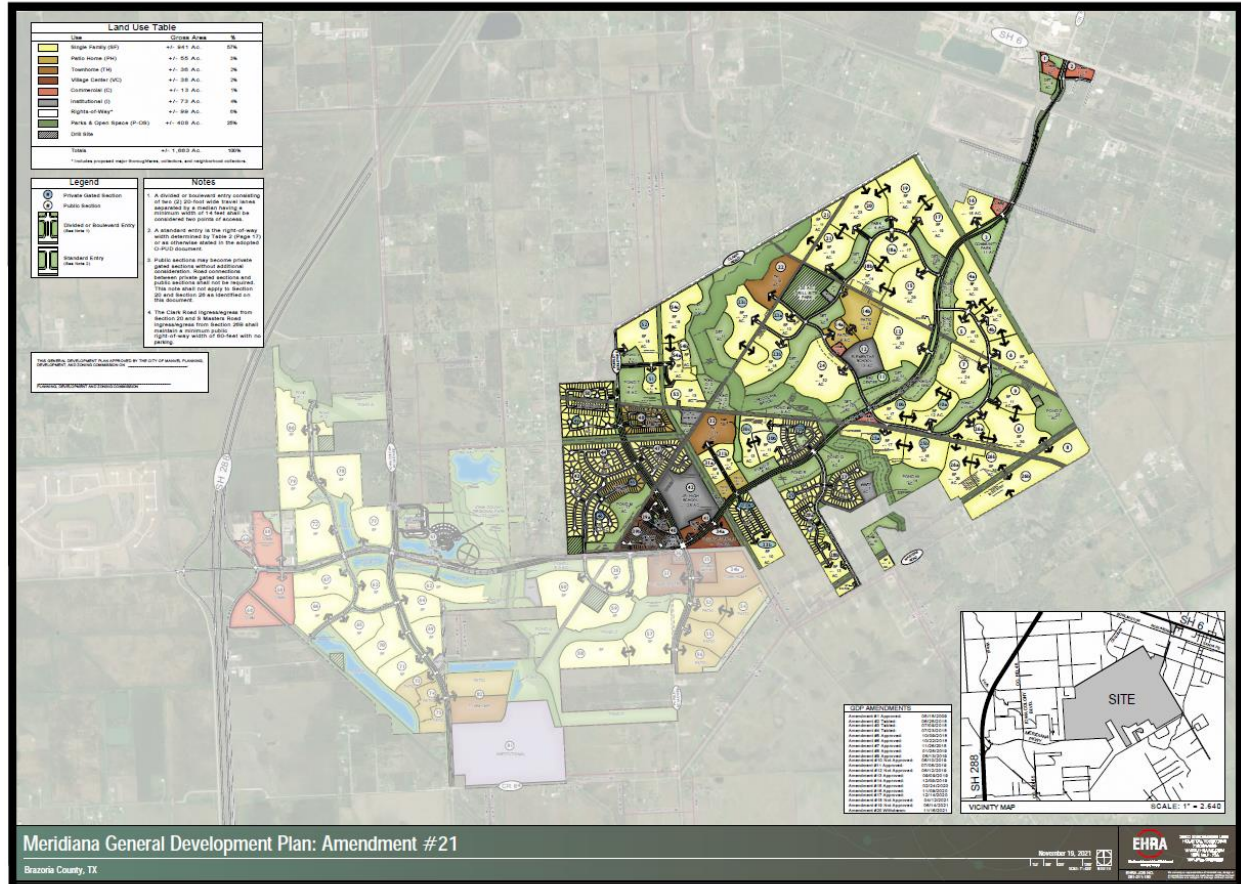
1. Provide drainage district approval of a preliminary drainage plan. The letter of no objection provided does not reference approval of the drainage plans (Ord No. 2004-0-17, Article II, Section 21. A.14).



DEVELOPMENT SERVICES DEPARTMENT

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

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



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998674285.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.4803C010K, dated December 30, 2020, the property lies within Unshaded Zone X.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. B.C.C.F. Indicates Brazoria County Clerk's File.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.
M.H. Indicates Manhole.
P.G. Indicates Page.
P.A.E. Indicates Permanent Access Easement.
P.O.B. Indicates Point of Beginning.
P.U.E. Indicates Public Utility Easement.
P.V.T. Indicates Private.
R. Indicates Radius.
R.O.W. Indicates Right-Of-Way.
S.S.E. Indicates Sanitary Sewer Easement.
S.T.M.S.E. Indicates Storm Sewer Easement.
U.E. Indicates Utility Easement.
VOL. Indicates Volume.
W.L.E. Indicates Water Line Easement.
Y. Indicates change in street name.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Marvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
7. The terms and conditions of Ordinance numbers 2009-Q-03, 2009-Q-04, and 2009-Q-05 of the City of Marvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance number 2009-Q-04, approved on March 3, 2022.
8. All sidewalks shall be constructed in accordance with City of Marvel Ordinance No. 2009-Q-04.
9. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
10. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Marvel Ordinance Sec. 62-116a.
11. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
12. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
13. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 6 East where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

1. Slab elevations (finished floor) shall be a minimum of 2 feet above natural grade.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
5. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
6. This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
7. Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
10. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
12. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
13. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
17. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1.1. Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV =52.00 (NAVD '83) 1991 ADJUSTMENT

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,202.46	0.17	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	47,070.72	1.08	B.C.M.U.D. NO. 57
C	DRAINAGE	17,089.22	0.39	B.C.C. & R.D. NO. 3
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,184.25	0.19	B.C.M.U.D. NO. 57
		79,546.65	1.83	

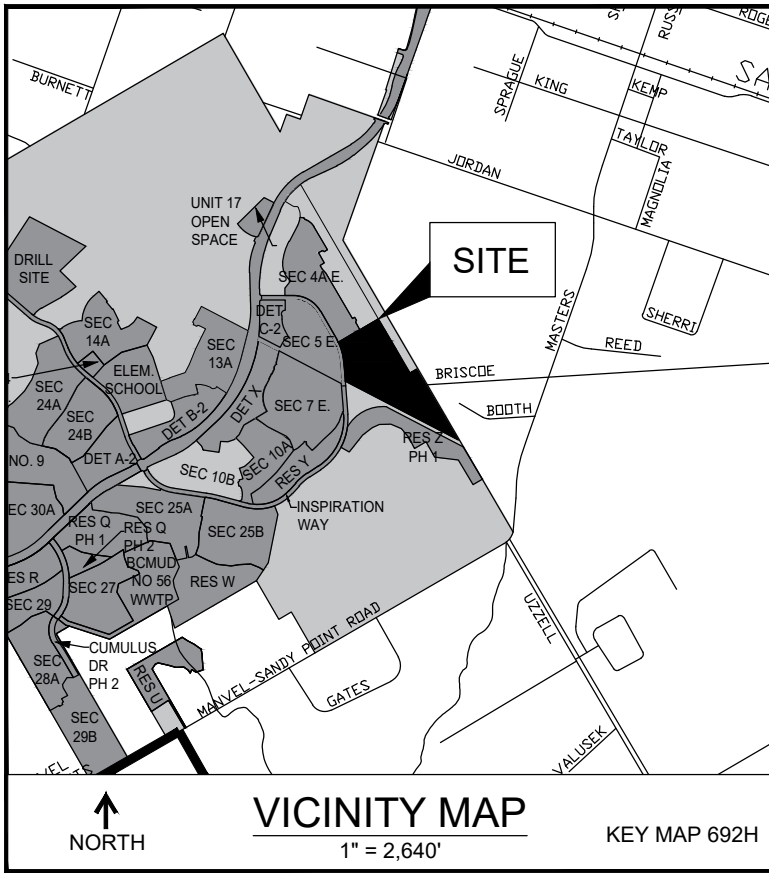
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	729.98'	281.87'	N 15°25'03" W	280.12'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 59°52'55" E	636.47'
L2	S 30°06'57" E	345.90'
L3	S 30°16'05" E	512.84'
L4	N 59°53'03" E	120.00'
L5	S 30°16'09" E	1155.10'
L6	N 62°30'17" W	1771.85'
L7	N 04°21'21" W	289.50'

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



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	7,167.57	57.29'
	2	8,335.77	73.04'
	3	7,297.44	57.56'
	4	10,333.41	57.50'
	5	11,643.19	57.50'
	6	7,155.82	57.67'
	7	8,098.43	55.00'
2	1	8,098.43	55.00'
	2	6,791.99	55.23'
	3	14,507.02	55.00'
	4	13,293.55	56.07'
	5	7,065.88	56.20'
	6	7,112.00	56.00'
	7	7,112.00	56.00'
	8	7,112.00	56.00'
	9	7,112.00	56.00'
	10	7,112.00	56.00'
	11	7,112.00	56.00'
	12	7,112.00	56.00'
	13	7,426.02	56.00'
	14	7,222.06	56.22'
	15	12,876.40	56.00'
	16	7,046.91	55.01'
	17	6,636.05	55.03'
	18	6,600.00	55.00'
	19	8,118.44	55.00'
	20	7,517.49	55.71'
	21	6,720.00	56.00'
	22	6,720.00	56.00'
	23	7,321.70	56.00'
	24	9,972.50	55.00'
	25	10,788.77	88.84'
	26	13,304.10	127.82'
	27	9,279.05	108.30'
	28	10,760.02	80.00'
	29	8,241.82	57.02'
	30	12,134.66	55.00'
	31	9,669.64	55.00'
	32	8,179.98	55.00'
	33	6,985.00	55.00'
	34	7,077.69	55.74'
	35	13,017.65	55.00'
	36	28,232.77	83.43'
	37	7,874.35	56.94'
	38	7,912.77	55.04'
	39	7,647.07	55.28'
	40	7,341.69	55.26'
	41	7,156.48	55.01'
	42	7,425.00	55.00'
	43	7,425.00	55.00'
	44	7,425.00	55.00'
	45	7,425.00	55.00'
	46	7,425.00	55.00'
	47	7,425.00	55.00'
	48	7,425.00	55.00'
	49	7,425.00	55.00'
	50	7,425.00	55.00'
	51	7,425.00	55.00'
	52	7,425.00	55.00'
	53	7,425.00	55.00'
	54	7,839.87	55.00'
	55	9,414.89	55.00'
	56	9,508.02	55.00'
	57	9,995.80	55.00'
3	1	6,599.92	55.33'
	2	6,600.00	55.00'
	3	6,600.00	55.00'
	4	6,600.00	55.00'
4	5	8,014.17	57.04'
	6	7,768.82	55.00'
	7	6,600.00	55.00'
	8	6,600.00	55.00'
	9	6,600.00	55.00'
	10	6,599.92	55.00'
	11	10,329.87	89.31'
	12	6,930.93	55.00'
	13	6,600.00	55.00'
	14	7,768.82	55.00'
	15	8,766.49	99.25'
	16	10,581.04	55.00'
	17	8,053.90	56.73'
	18	6,840.00	56.73'

* Lot width measured at the front building setback line.

SCALE: 1"=100' NORTH

Meridiana Section 6 East Preliminary Plat

A Subdivision of 23.67 acres out of the Oliver Hall Survey, A-203, City of Marvel, Brazoria County, Texas.

88 Lots, 4 Blocks and 4 Reserves

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

March 6, 2024



10011 MEADOWLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM.COM
TBP# NO. F-726
TBP# NO. 10072800

No warranty or representation of intended use, design or construction is made by EHRA. All drawings and specifications are subject to change without notice.

EHRA JOB NO.

081-0111-06

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

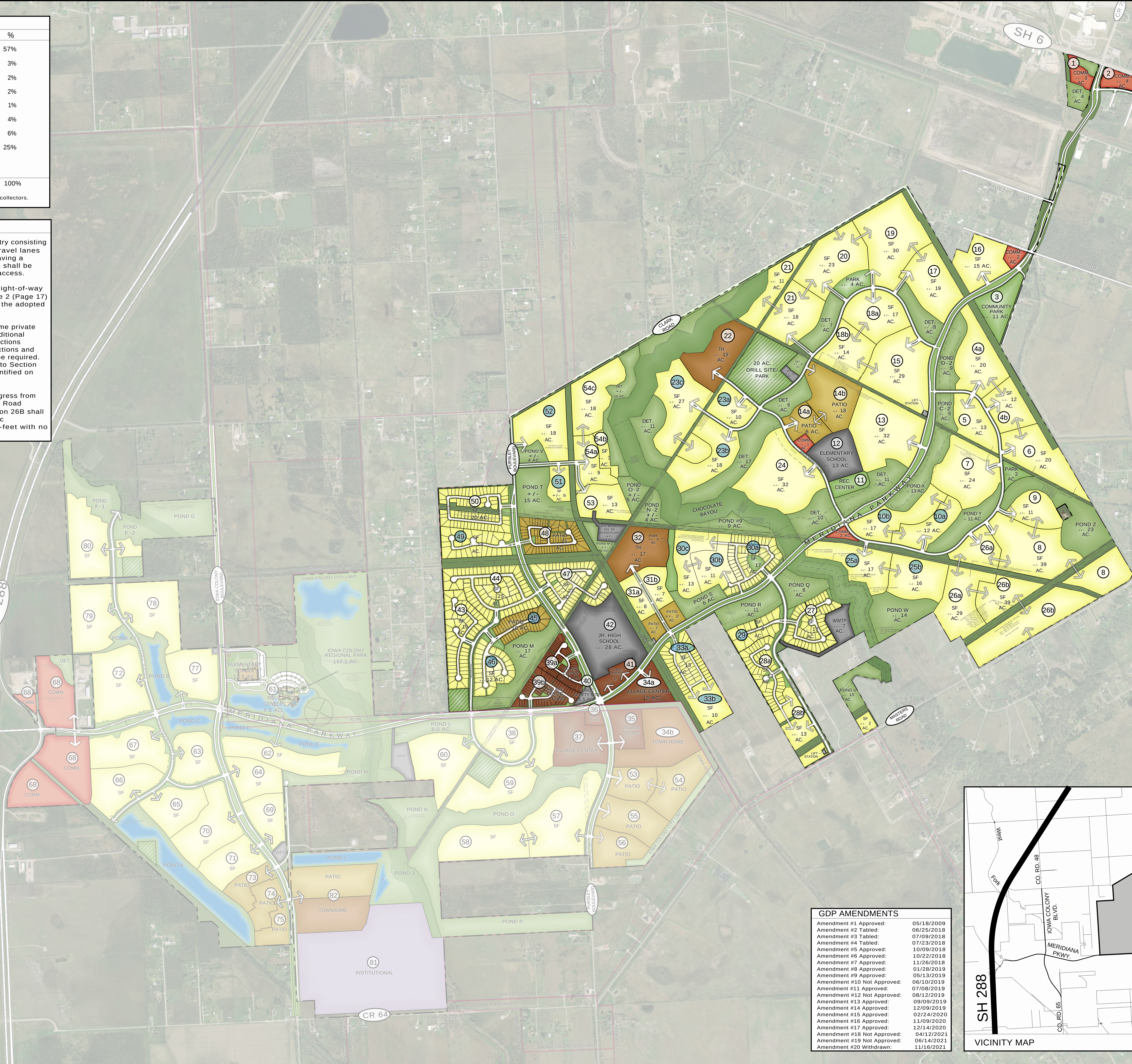
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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

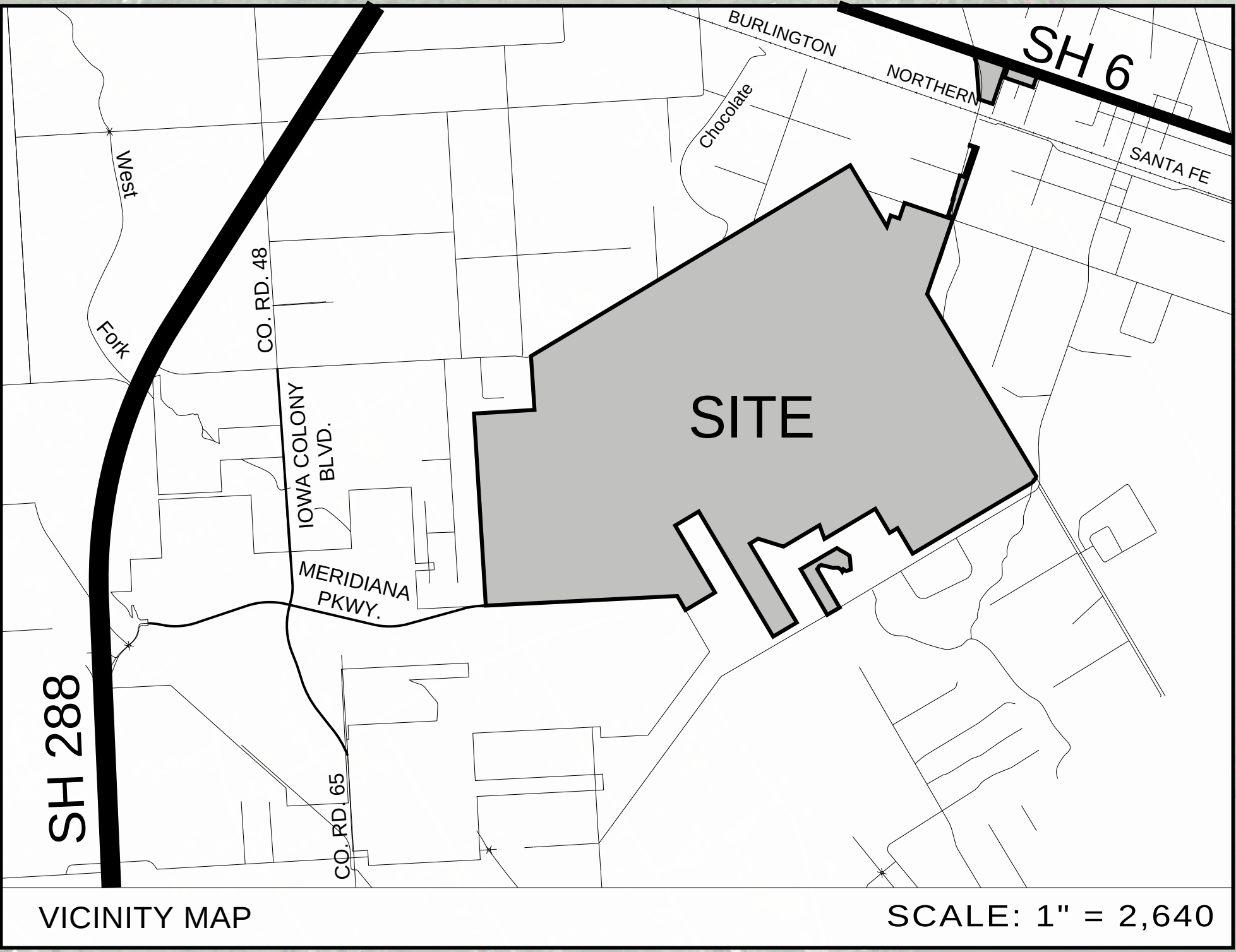
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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



Meridiana General Development Plan: Amendment #21

Brazoria County, TX

November 19, 2021

SCALE: 1" = 600'



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

EHRA JOB NO.
081-011-150

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



MANVEL PD&Z

DATA SHEET

MEETING DATE: March 11, 2024

TOPIC: A request by GR-M1, Ltd. (Meridiana Developer) to abandon a 2,360.64-foot portion of Bissell Road right-of-way identified as a 2.713-acre tract of land situated in the H.T. & B.R.R. Co. Survey, Section 62, Abstract 484, Brazoria County, Texas.

BACKGROUND: The property owner, GR-M1, Ltd. (Meridiana Developer), has made a request to abandon a 2,360.64 linear foot portion of Bissell Road right-of-way. The 2.713-acre portion of right-of-way abuts the GCWA Canal (west), Burlington Northern Satna Fe railway (north) and Meridiana Parkway (east). The request has been made so the property owner can develop the approximate 70.754-acre remaining tract with garden homes. A preliminary plat, Meridiana Section 82 Detention Reserve, was conditionally approved by the Commission on November 13, 2023. One of the preliminary plat conditions included an approved amendment to the Meridiana GDP to include the 70-acres within the GDP boundary. In addition, an amendment to the Meridiana O-PUD has been filed with the City to approve the use of 'garden home' as a permitted land use and the remainder of this area would be utilized for detention facilities.

As part of this application packet, no objection letters for the Bissell Road right-of-way abandonment have been received from Brazoria County MUD No. 57, AT&T and BNSF Railway. The Brazoria County MUD No. 57 has offered no objection, AT&T has offered no objection, but requires 811 marking of AT&T lines prior to any construction and BNSF Railway has offered no objection subject to the City retaining an easement for existing utilities and drainage ditches and access to the signboard. In response to BNSF's no objection, the property owner has provided a 25-foot drainage easement along the northern boundary of the Meridiana Section 82 Detention Reserve Preliminary Plat. Further, the property owner has stated there is no evidence of a signboard either by survey or aerial photography which was referenced in BNSF's no objection letter. The City Secretary's Office has also submitted the right-of-way abandonment request to the utility companies and has received no objection. Lastly, there are no other property owners that would be denied access to Bissell Road from this location.

At the January 8, 2024, PD&Z meeting, staff explained that comments regarding the Meridiana O-PUD amendment have been provided to the applicant. Also, that staff is waiting for an amended GDP to be submitted with the revised O-PUD amendment. Because staff has not had the opportunity to review the right-of-way abandonment application with an amended GDP and O-PUD for this site, staff previously recommended the Commission to table this item so that the request can be brought back for consideration with the amended O-PUD and GDP. PD&Z Commission unanimously voted to table the item based on staff recommendation. During the public hearing portion of this item, no members of the public spoke for or against the

abandonment of this portion of the Bissell Road right-of-way.

On January 16, 2024, a public hearing was held at the City Council Meeting in regards for the abandonment of this proposed section of Bissell Road. During this public hearing no member of the public spoke in favor or against this item. It was noted that this item would be on a future City Council agenda after the PD&Z received more input from the future improvements for this area for the Meridiana Development.

The proposed abandonment 2,260.64-foot portion of Bissel Road as this roadway is not needed for future connectivity, and a revised O-PUD amendment is on the 3/11/2024 PD&Z agenda.

STAFF RECOMMENDATION: Staff recommends the PD&Z approval Ordinance No. 2024-O-03 for the Bissell Road right-of-way abandonment as this portion of right-of-way is no longer needed.

ATTACHMENTS: Ordinance No. 2024-O-03, ROW Abandonment Application, Bissell Road ROW Survey, Bissell Road Abandonment Exhibit, BNSF LONO, BCMUD No. 57 LONO, AT&T LONO, Meridiana Section 82 Detention Reserve Preliminary Plat (conditionally approved November 13, 2023)

FUNDING ISSUES



- ☒ Not applicable
- ☐ Not budgeted
- ☐ Full amount already budgeted
- ☐ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER
Evan DuVall
Zoning Administrator

FINANCE DIRECTOR APPROVAL _____
CITY MANAGER APPROVAL _____

ORDINANCE NO. 2023-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.

* * * * *

WHEREAS, GR-M1 Ltd., a Texas limited partnership, the property owner of land located west of Meridiana Parkway and east of the GCWA canal, has petitioned the City of Manvel, Texas, to vacate, abandon, and close the hereinafter described right-of-way abutting its property; and

WHEREAS, said right-of-way is known as a 2.713 acre tract of land in the H.T & B.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; and

WHEREAS, the property owner has submitted the necessary application and information and fees to the City to review the request for abandonment, said application attached hereto as Exhibit A;

WHEREAS, the City Council has determined that such public right-of-way is no longer necessary for public convenience and necessity and should be vacated, abandoned, and closed, and any interest in said right of way released; now, therefore;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, STATE OF TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The City Council of the City of Manvel, Texas, hereby finds and determines 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 & B.R.R. CO. Survey, Section 62, Abstract No. 484, Brazoria County, Texas, being a portion of Bissell Road (50 foot wide) west of Meridiana Parkway and east of the GCWA canal and being more particularly described by metes and bounds, and shown by map, as attached as Exhibit B, attached hereto and incorporated herein.

Section 3. The right-of-way is hereby vacated, abandoned, and closed, and any public right of way interest therein is released.

Section 4. This abandonment is subject to, and contingent upon, payment of all fees and consideration (as determined by the appraisal commissioned in connection with this abandonment request, as may be modified by city council) by the Applicant, or other satisfaction of said consideration requirement as may determined by Council, as well as fulfillment of all other requirements of state law, city ordinances, and the City's abandonment policy.

Section 5. Upon satisfaction of the above, the Mayor and City Secretary are hereby authorized to execute and attest, respectively, a quitclaim deed, conveying the respective abandoned right of way interests to the abutting property owner(s), upon request.

Section 6. Repealer. All ordinances or parts of ordinances, or resolutions, official or unofficial policies, or practices inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

Section 7. Severability. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED AND APPROVED on first reading this _____ day of _____, 2024.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2024.

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

Exhibit A

City of Manvel
20025 Hwy 6 * Manvel, TX 77578
Phone 281-489-0630 Fax 281-489-0634

**Application for Abandonment, Vacation, Closing and Relocation
of Streets, Alleys, Rights-of-Way and Easements**
Fees: \$1000.00 (to be paid after staff determines if the request is feasible)

Date September 22, 2023

Name of property owner: (Proof of ownership must be provided)

GR-M1, Ltd., a Texas limited partnership

Address: 1602 Avenue D, Suite 100, Katy, TX 77483 Phone# 832-437-7863

Reason and intent for requested action:

The developer is requesting to abandon the portion of Bissell Road west of Meridiana Parkway and east of the GCWA Canal. The total distance of
this portion of ROW is 2,360.64 feet and abuts the developer's property on the south portion of Bissell Road as well as the
B.N.S.F. Railroad Company tract on the north side of Bissell Road. This portion of Bissell Road is currently not developed
and does not provide adequate traffic flow through the area. There are no recorded documents that dedicate this
portion of Bissell Road. The surrounding tracts are provided access by Alleluia Trail, Kruezer Road, Kirchner Road, and
Meridiana Parkway.

Entire limits and extent of the property to be abandoned, vacated, closed or relocated:

A 2.713 acre tract of land situated in the H.T. & R.R. Co. Survey, Section 62, Abstract 484, Brazoria County, Texas to be
abandoned.

Ashley Waggoner

Signature of Applicant

Exhibit A

Procedures:

Date of Action September 22, 2023

FEES PAID \$1,000

Check Number 2747

Collect the following documents

☒ A formal recent survey prepared by a registered professional land surveyor that identifies the location and physical configuration of the site. The survey shall also specify the acreage or square footage;

☒ The proper legal description of the property to be considered for abandonment, including, if appropriate, a metes and bounds description verified by a registered surveyor or by county records (that will identify the property by a legal instrument with volume, page, etc.); and

☒ Collect administration processing fee of \$1,000.00 to cover the cost of the title report, appraisal, staff and consultant review time, and the ordinance and deed preparation legal fees;

Staff procedures:

_____ Commission a title report of the area to be abandoned.

_____ Commission an independent appraisal of the area to be abandoned;

_____ Send letters to all utility companies, drainage districts, affected city departments, and/or other interested agencies identifying the proposed action and requesting a letter of "no objection" from each of the concerned entities within thirty (30) days; and

_____ Determine if a utility easement is needed in the area considered to be abandoned and, if determined to be necessary, to have the new utility easement reserved in the deed of conveyance or obtained separately and recorded in the property deed record to be filed with the Brazoria County Clerk.

_____ Scheduled Public Hearing Date for Planning Development and Zoning

_____ Scheduled Public Hearing Date for City Council (1st reading of the ordinance)

_____ Notice to property owners will be initiated ten (10) days prior to the schedule public hearing. The city shall provide written notice of such public hearing to each owner of real property, as indicated by the most recently approved city tax roll, whose property abuts or lies within 200 feet of the subject street, alley, right-of-way or easement,

_____ Collect tender/escrow by the applicant(s) of the appraised value of the abandoned area (must be collected prior to second reading of the ordinance)

_____ Upon request by applicant, and the pre-payment of all recordation fees, a quitclaim deed will be prepared and filed in the deed records of the Brazoria County Clerk. The Mayor and City Manager are authorized to execute said quitclaim deeds.

Exhibit B

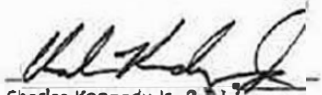
**METES AND BOUNDS DESCRIPTION
BEING A 2.713 ACRE TRACT OF LAND
IN THE H.T.&B.R.R. CO. SURVEY, SECTION 62, ABSTRACT 484
BRAZORIA COUNTY, TEXAS**

DESCRIPTION OF A 2.713 ACRE TRACT OF LAND IN THE H. T. & B.R.R.CO.SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF BISSELL ROAD (50 FOOT WIDE); SAID 2.713 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the southerly right of way of Bissell Road marking the northerly common corner of a called 3.5 acre tract recorded under Brazoria County Clerk's File Number (B.C.C.F. NO.) 91889441 and a called 53.50 acre tract recorded under B.C.C.F. NO. 2009019609;

- 1) **THENCE**, North 19°33'24" East for a distance of 50.00 feet to a point for corner the northerly right-of-way line of said Bissell Road same being the southerly line of the B.N. & S.F. R.R. CO. (100 foot wide) as recorded in Vol. 78, Pg. 9 of the Brazoria County Deed Records (B.C.D.R.) and marking the northwesterly corner of the herein described tract of land;
- 2) **THENCE**, South 70°29'03" East, along the common line of said B.N. & S.F. R.R. CO. and said Bissell Road for a distance of 2,367.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found at the northwesterly intersection said Bissell Road and Meridiana Parkway as per the plat Meridiana Parkway Phase 7 Replat recorded under B.C.P.R. 2021007273;
- 3) **THENCE**, South 26°58'03" West, along the westerly right-of-way line of said Meridiana Parkway for a distance of 50.43 feet to the southeasterly corner of the herein described tract of land being in the southerly line of said Bissell Road and the northerly line of a 2.883 acre tract of land recorded under B.C.C.F. No. 2009015073;
- 4) **THENCE**, North 70°29'03" West, along the southerly line of Bissell Road same being the northerly line of said 2.883 acre tract, a called 15.61 acre tract of land recorded under B.C.C.F. No. 2009015073 and the aforementioned 53.50 acre tract of for a distance of 2,360.64 feet to the **POINT OF BEGINNING** and containing or 2.713 acres of land. This description has been prepared in conjunction with an exhibit map (08101100V-2021-EHAC01.dwg) prepared by EHRA dated July 29, 2021.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TPPELS No. 10092300


Charles Kennedy Jr., R.L.S.
Texas Registration No. 5708
10011 Meadowglen Ln
Houston, Texas 77042
713-784-4500



Date: July 29, 2021
Job No: 081-011-00
File No: R:\2008\081-011-00\documents\technical\2021\July\08101100V-2021-EHAC01-MB.doc

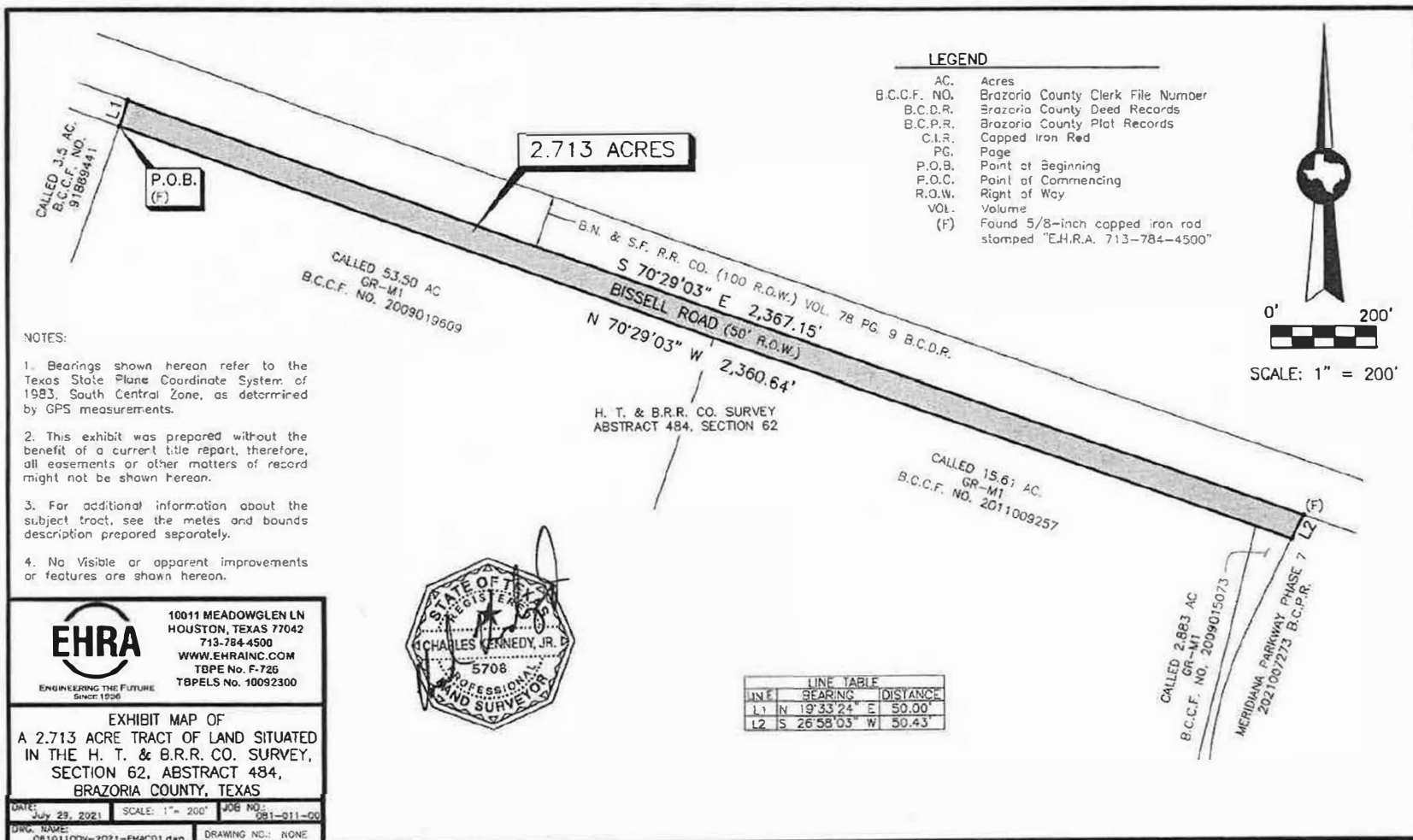


Exhibit B



Bissell Road R.O.W.: Portion to be Abandoned

2.713 acres of right-of-way situated in the H.T. & R.R. Co. Survey, Section 62, Abstract 484, Brazoria County, Texas

P:\081-011-150\LandPlan\ROW Abandonment\Bissell Road Abandonment\EXHIBITS\Bissell Road ROW Abandonment Area.dwg Sep 13, 2023-11:28am Edited by: awaggoner

September, 2023

0 50' 100' 200'
SCALE: 1"=200'
TRUE SCALE AT 11" x 17"

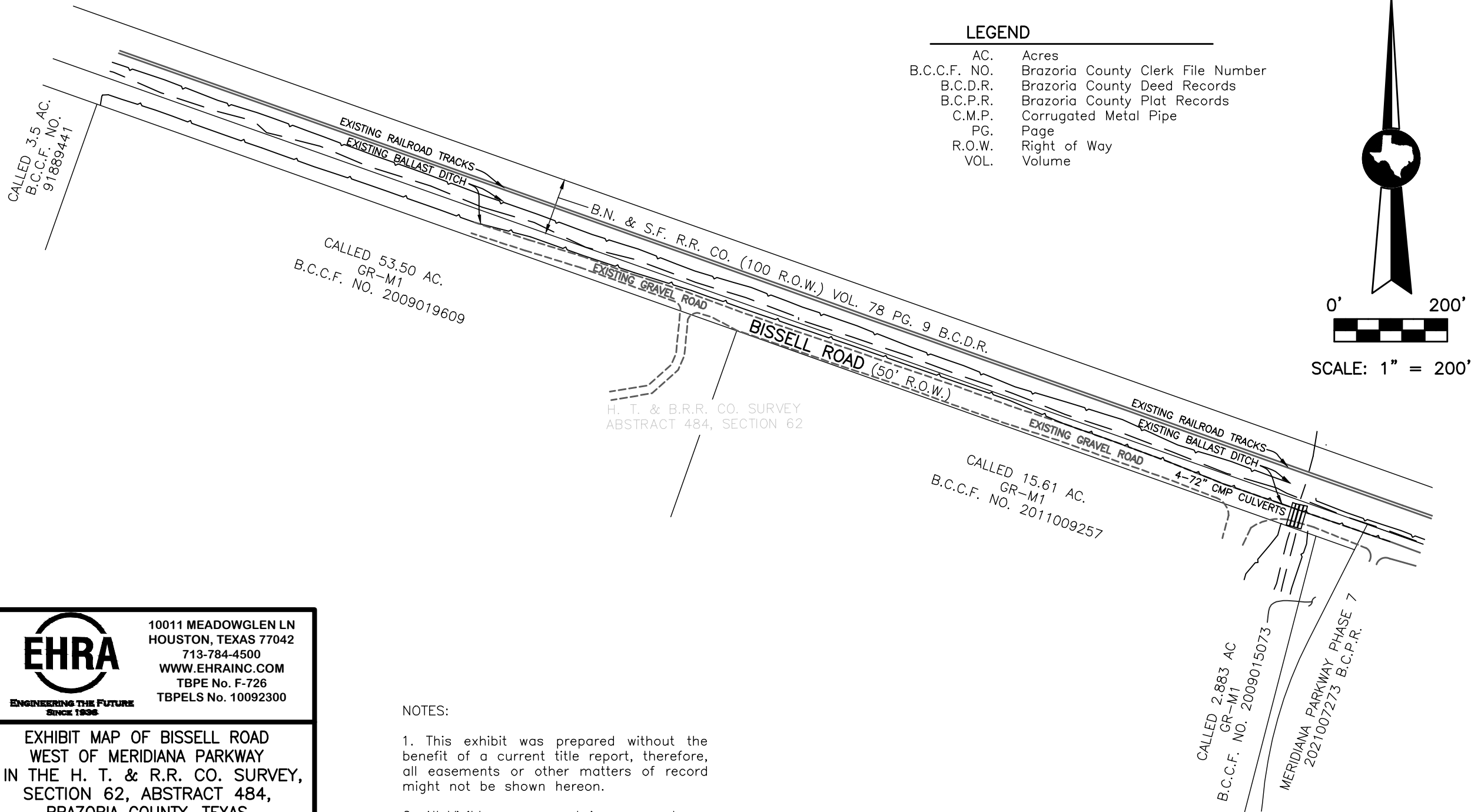


EHRA JOB NO.
081-011-150

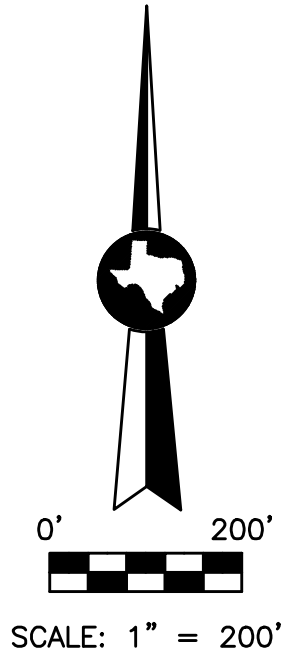
No warranty or representation of intended use,
design or proposed improvements are made
herein. All Plans for land or facilities are subject
to change without notice.



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



LEGEND	
AC.	Acres
B.C.C.F. NO.	Brazoria County Clerk File Number
B.C.D.R.	Brazoria County Deed Records
B.C.P.R.	Brazoria County Plat Records
C.M.P.	Corrugated Metal Pipe
PG.	Page
R.O.W.	Right of Way
VOL.	Volume



ENGINEERING THE FUTURE
SINCE 1936

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

EXHIBIT MAP OF BISSELL ROAD
WEST OF MERIDIANA PARKWAY
IN THE H. T. & R.R. CO. SURVEY,
SECTION 62, ABSTRACT 484,
BRAZORIA COUNTY, TEXAS

NOTES:

1. This exhibit was prepared without the benefit of a current title report, therefore, all easements or other matters of record might not be shown hereon.
2. All Visible or apparent improvements or features may not be shown hereon.

DATE: NOV. 2, 2022	SCALE: 1"= 200'	JOB NO.: 081-011-00
DWG. NAME: 08101100V-2022-EHRW01.dwg	DRAWING NO.: NONE	

City of Manvel
20025 Hwy 6 * Manvel, TX 77578
Phone 281-489-0630 Fax 281-489-0634

**Application for Abandonment, Vacation, Closing and Relocation
of Streets, Alleys, Rights-of-Way and Easements**
Fees: \$1000.00 (to be paid after staff determines if the request is feasible)

Date September 22, 2023

Name of property owner: (Proof of ownership must be provided)

GR-M1, Ltd., a Texas limited partnership

Address: 1602 Avenue D, Suite 100, Katy, TX 77493 Phone# 832-437-7863

Reason and intent for requested action:

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Ashley Waggoner
Signature of Applicant

Procedures:

Date of Action September 22, 2023

FEES PAID \$1,000

Check Number 2747

Collect the following documents

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_____ Commission an independent appraisal of the area to be abandoned;

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_____ Determine if a utility easement is needed in the area considered to be abandoned and, if determined to be necessary, to have the new utility easement reserved in the deed of conveyance or obtained separately and recorded in the property deed record to be filed with the Brazoria County Clerk.

_____ Scheduled Public Hearing Date for Planning Development and Zoning

_____ Scheduled Public Hearing Date for City Council (1st reading of the ordinance)

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_____ Collect tender/escrow by the applicant(s) of the appraised value of the abandoned area (must be collected prior to second reading of the ordinance)

_____ Upon request by applicant, and the pre-payment of all recordation fees, a quitclaim deed will be prepared and filed in the deed records of the Brazoria County Clerk. The Mayor and City Manager are authorized to execute said quitclaim deeds.



Dean Ferris
Director Right of Way

BNSF Railway Company
2500 Lou Menk Drive Fort
Worth, TX 76131-2828

817-867-0734

Dean.Ferris@bnsf.com

September 1, 2023

City of Manvel
Planning, Development, and Zoning Commission
6615 FM 1128
Manvel, TX 77578

RE: Proposed vacation of Bissell Road west of Highway 288 and south of the
BNSF Railway Company right of way

To Whom it may concern:

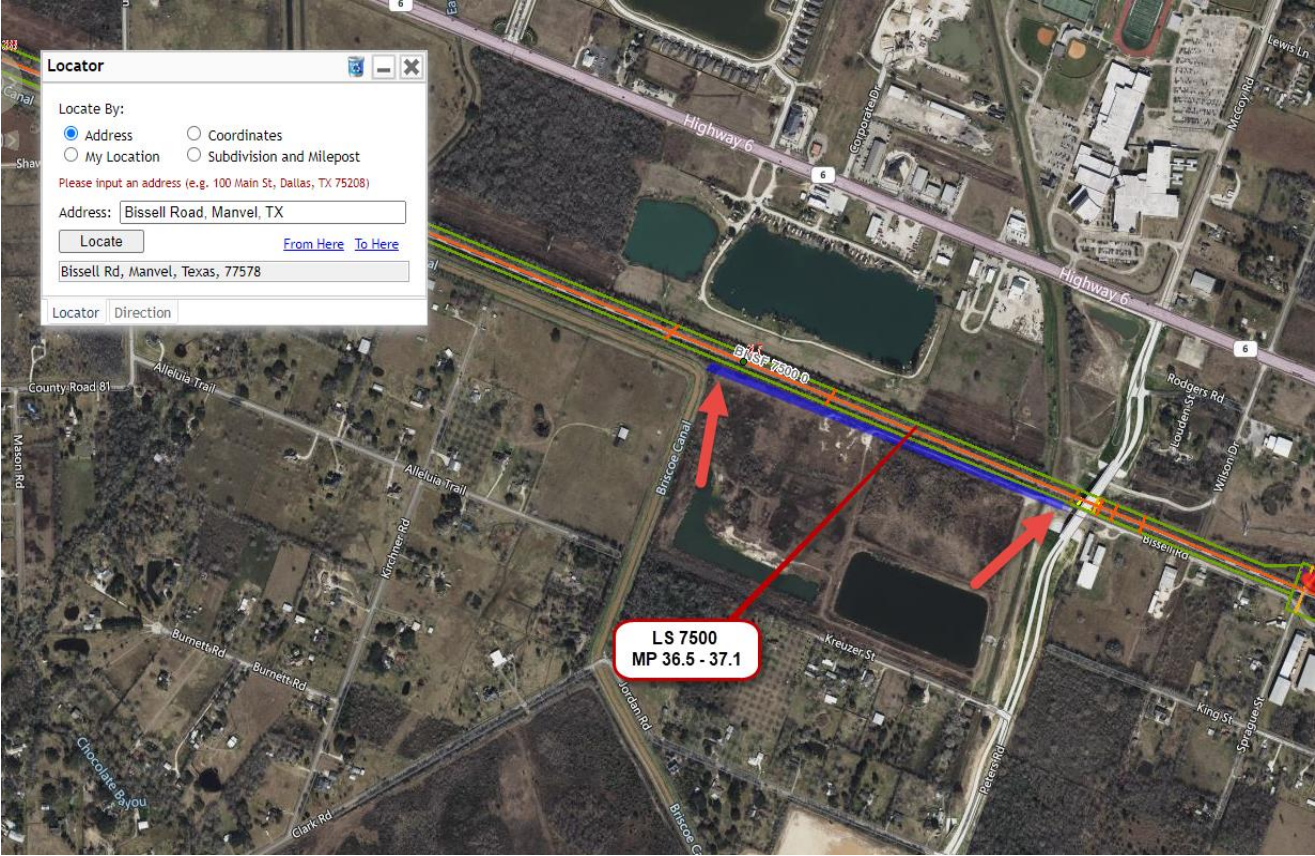
BNSF Railway Company, owner of the right of way adjoining the north side of
Platted Bissell Road west Highway 288 and continuing west to the Briscoe Canal
as shown on the attached aerial, has no objection to the vacation of this Street
right of way subject to the City retaining an Easement for existing utilities and
drainage ditches within the Road right of way, access to the signboard south of
the BNSF tracks and west of Highway 288 and BNSF Not receiving any interest
in receiving any of the vacated Street right of way except the right to continue to
use the drainage Easement for ditches located thereon.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dean Ferris", with a stylized flourish extending to the right.

Dean Ferris
Director Right of Way
BNSF Railway Company

Attachment



September 13, 2023

Mr. Brad Sweitzer
EHRA
10011 Meadowglen Lane
Houston, Texas 77042

Re: Bissell Road Right-Of-Way Abandonment
Brazoria County MUD No. 57
EHRA Project No. 071-045-00

Dear Mr. Sweitzer:

Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA has reviewed the subject exhibits and interposes “No Objection” to the abandonment of an approximately 2.7 AC section of Bissell Road right-of way located in and adjacent to the Meridiana Development.

If you have any questions or need additional information regarding this matter, please feel free to contact me at (713)784-4500.

Sincerely,



Hannah Ritchey, P.E.

HR/sf

cc: Mr. Dan Johnson – City of Manvel
Jared Bowlin, P.E. – Firm



January 17, 2024

Tammy Bell
Manvel City Hall
PO Box 187
Manvel, TX 77578

RE: ROW ABANDONMENT – Bissell Road, Manvel, Texas.

Ms. Bell,

Southwestern Bell Telephone Company (SWBT) offers "**NO OBJECTION**" at this time to the ROW abandonment of the 50' ROW of Bissell Road west of Meridiana Parkway and east of the GCWA Canal, situated in the H.T. & R.R. Survey, Section 62, Abstract 484, Brazoria County, Texas as shown on attached Exhibit "A", and described in the email and attached survey dated December 8, 2023.

There are existing SWBT facilities located with 50' of the ROW. Please have existing facilities located and marked by calling Cable Locate 811 before beginning construction. Questions can be referred to the AT&T Engineer Michael Travis at mt4089@att.com or 281-853-4496.

If you have any questions, please contact me by email at sm8285@att.com.

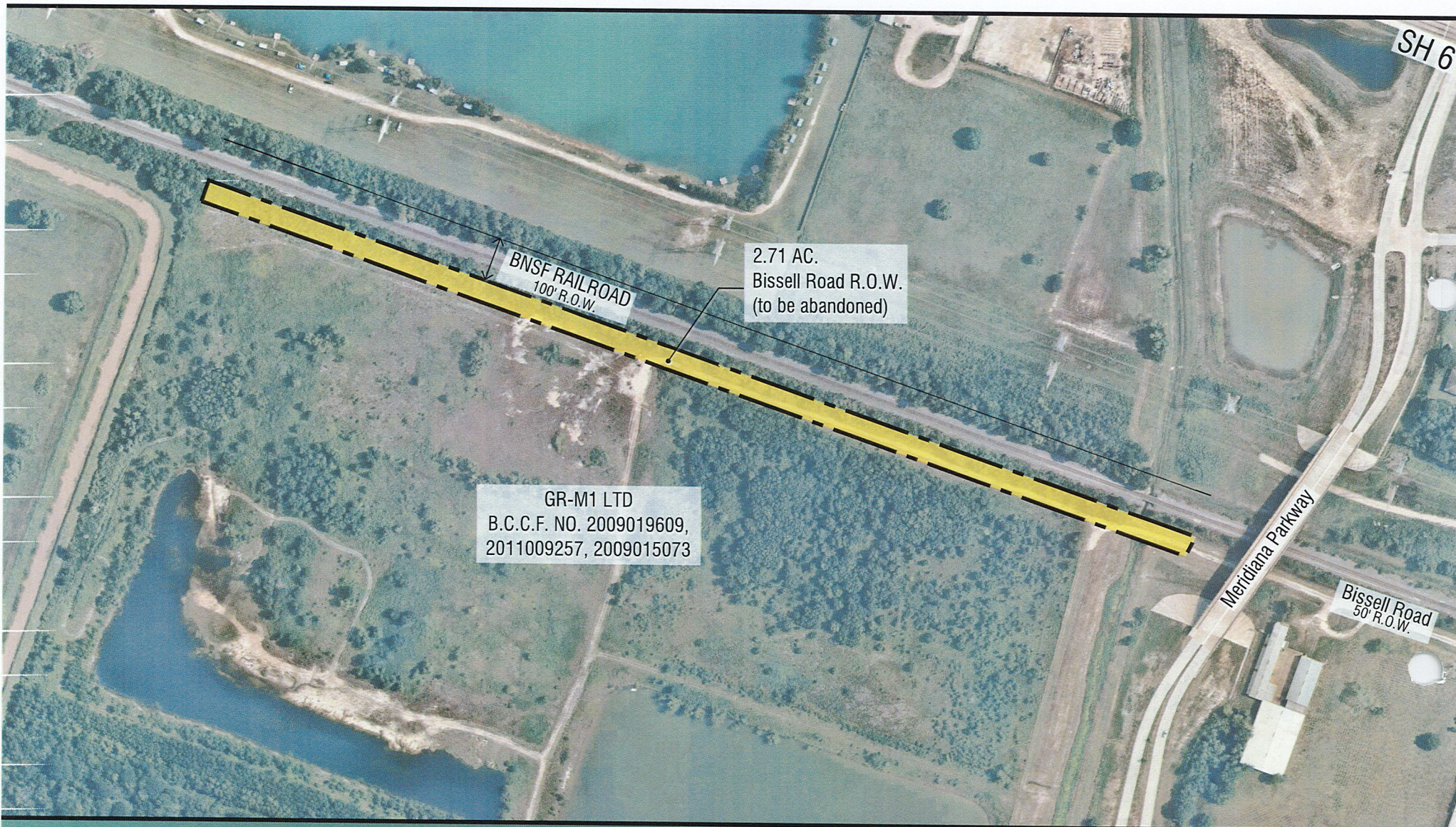
Sincerely,

Sonya Merrill

Sonya Merrill
Manager-Engineering
Right-of-Way

Attachment

EXHIBIT "A"



Bissell Road R.O.W.: Portion to be Abandoned

2.713 acres of right-of-way situated in the H.T. & R.R. Co. Survey, Section 62, Abstract 484, Brazoria County, Texas

P:\091-011-150\LandPlan\ROW Abandonment\Bissell Road Abandonment\EXHIBITS\Bissell Road ROW Abandonment Area.dwg Sep 13, 2023 11:38am Edited by: awaggoner

September, 2023

1" = 50' 1" = 100' 1" = 200'
SCALE: 1" = 200'
TRUE SCALE AT 11"x 17"



EHRA JOB NO.
081-011-150

The accuracy of representation of information and
omissions or omissions of information, and the
results of the project are not warranted by the
engineer. All plans for use or modification are subject
to change without notice.



ENGINEERING THE FUTURE
SINCE 1936

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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.4803C0110K, dated December 30, 2020, the property lies within Area AO.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. Indicates Brazoria County Clerk's File.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.
M.H. Indicates Manhole.
P.G. Indicates Page.
P.A.E. Indicates Permanent Access Easement.
P.O.B. Indicates Point of Beginning.
P.U.E. Indicates Public Utility Easement.
P.V.T. Indicates Private.
R. Indicates Radius.
R.O.W. Indicates Right-Of-Way.
S.S.E. Indicates Sanitary Sewer Easement.
STM.S.E. Indicates Storm Sewer Easement.
U.E. Indicates Utility Easement.
VOL. Indicates Volume.
W.L.E. Indicates Water Line Easement.
X. Indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation & Reclamation District No. 3.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- Before final plat recordation, the property within the boundaries of this plat will be annexed into Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, as well as the Administrative Changes regarding Ordinance number 2009-O-04, approved on March 3, 2022.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- Reserve "A" provides a total of 5.2 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3:

- Drainage easements may be used by any government body for purposes of drainage work, provided Brazoria County Conservation & Reclamation District No. 3 (B.C.C.R.D.#3) is properly notified.
- All drainage easements shown hereon shall be kept clear of fences, building, 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 contracts 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 Section III C, 2 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 criteria manual as its guide. Erosion protection for outfall structures must be of 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 properties for the purpose of moving excess run-off of B.C.C.R.D.#3 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 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.

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

RESERVE TABLE

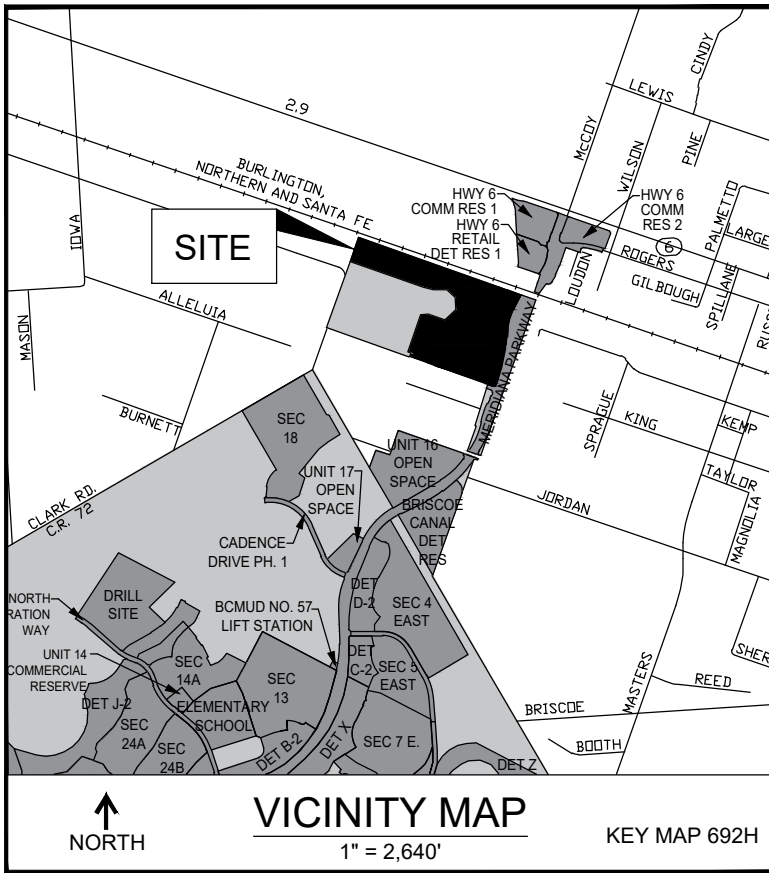
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	DETENTION, LANDSCAPE, RECREATION, OPEN SPACE, & UTILITY PURPOSES	1,581,619.99	36.31	B.C.M.U.D. NO. 57
B	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	53,493.65	1.23	B.C.M.U.D. NO. 57
C	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	197,400.04	4.53	B.C.M.U.D. NO. 57
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	57,156.68	1.31	B.C.M.U.D. NO. 57
		1,889,670.36	43.38	

CURVE TABLE

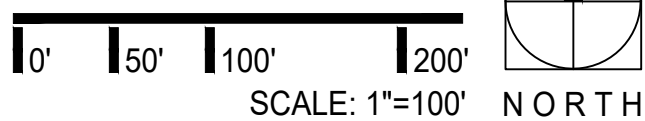
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	780.00'	301.70'	S 15°53'13" W	299.82'
C2	1,490.00'	121.28'	S 07°08'16" W	121.25'
C3	2,000.00'	97.06'	S 10°51'36" W	97.05'
C4	3,000.00'	15.11'	S 12°32'41" W	15.11'
C5	2,000.00'	244.97'	S 16°02'52" W	244.81'
C6	25.00'	39.27'	S 64°33'24" W	35.36'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 09°28'11" W	66.76'
L2	S 12°32'20" W	39.92'
L3	S 19°33'24" W	24.68'
L4	N 19°33'24" E	50.00'
L5	N 70°26'36" E	50.00'
L6	N 81°45'59" E	104.47'



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



Meridiana Section 82 Detention Reserve Preliminary Plat A Subdivision of 43.38 acres out of the H.T. & B.R.R. Co. Survey, Section 64, A-483, and H.T. & B.R.R. Co. Survey, Section 62, A-484, City of Manvel, Brazoria County, Texas.

1 Block and 4 Reserves

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

Sheet 1

November 3, 2023

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM.COM
TBP# E NG. F-726
TBP# S NO. 1007200



No warranty or representation of intended use, design or construction is made by EHRA. All drawings and specifications are subject to change without notice.

EHRA JOB NO. 081-011-210

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
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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.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation & Recreation District No. 1.
6. Within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. Before final plat recordation, the property within the boundaries of this plat will be annexed into Ordinance numbers 2009-03-03, 2009-04-04, and 2009-05-05 of the City of Manvel, Texas dated February 19, 2009, as well as any future administrative changes regarding Ordinance number 2009-04-04, approved on March 3, 2009.
8. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
9. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
10. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance No. 62-116a.
11. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
12. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to the commission for final approval. If the final plat is not submitted to the subdivision, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
13. Reserve "A" provides a total of 5.2 acres of unencumbered open space within the boundary of this plat.

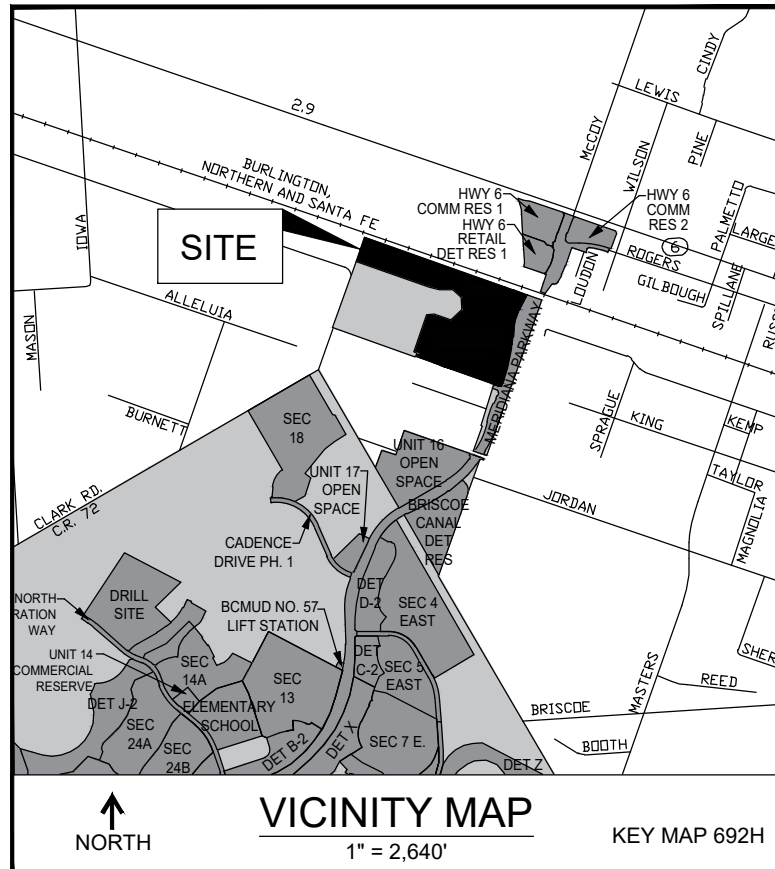
1. Drainage easements may be used by any government body for purposes of drainage work, provided Brazoria County Conservation & Reclamation District No. 3 (B.C.C.R.D.#3) is properly notified.
2. All drainage easements shown hereon shall be kept clear of fences, building, foundations, plantings and other 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. If B.C.C.R.D.#3 shall provide maintenance of detention 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 contracts 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 Section III C, 2 of the Brazoria County Conservation and Reclamation District No. 3 Regulations, Brazoria County Conservation and Reclamation District 3 has adopted the Brazoria County Drainage 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 properties for the draining excess water of B.C.C.R.D.#3 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 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.

NGS MONUMENT # 2 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

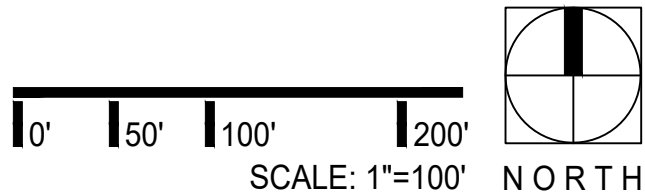
RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	DETENTION, LANDSCAPE, RECREATION, OPEN SPACE, & UTILITY PURPOSES	1,581,619.99	36.31	B.C.M.U.D. NO. 57
B	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	53,493.65	1.23	B.C.M.U.D. NO. 57
C	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	197,400.04	4.53	B.C.M.U.D. NO. 57
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	57,156.68	1.31	B.C.M.U.D. NO. 57
		1,889,670.36	43.38	

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	780.00'	301.70'	S 15°53'13" W	299.82'
C2	1,490.00'	121.28'	S 07°08'16" W	121.25'
C3	2,000.00'	97.06'	S 10°51'36" W	97.05'
C4	3,000.00'	15.11'	S 12°23'41" W	15.11'
C5	2,000.00'	244.97'	S 16°02'52" W	244.81'
C6	25.00'	39.27'	S 64°33'24" W	35.36'

LINE	ANGLE	DISTANCE
L1	S 09°28'11" W	66.76'
L2	S 12°32'20" W	39.92'
L3	S 19°33'24" W	24.68'
L4	N 19°33'24" E	50.00'
L5	N 70°26'36" W	50.00'
L6	N 81°45'59" E	104.47'



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





MANVEL PD&Z DATA SHEET

MEETING DATE: March 11, 2024

TOPIC: Consideration and possible action regarding amending the zoning ordinance by changing the zoning classification of 1,735 acres of land generally located east of State Highway 288 and south of Highway 6 from Planned Unit Development to Open-Planned Unit Development (O-PUD) for the Meridiana O-PUD and adopt the amended Meridiana PUD document.

BACKGROUND: The Meridiana Development is a primarily residential development of approximately 2,906 acres. Of the total development, approximately 1,735 acres will be within the City of Manvel, 26 acres are within Alvin, and 1,145 acres are within Iowa Colony. The developer has submitted this proposed amendment #3 to the currently approved Open-Planned Unit Development (O-PUD) for the portion of Meridiana within the City of Manvel.

STAFF RECOMMENDATION: Staff recommends the PD&Z recommend conditional approval of Ordinance No. 2024-O-13 as the proposed amendments to the Meridiana Open-Planned Unit Development are following the goals of the City and will be a majority of single-family detached residences.

Recommended Condition;

1. All appeals for staff interpretation will go before the Board of Adjustment, instead of the City Council as proposed.

ATTACHMENTS Staff Report, Ordinance No. 2024-O-13, Proposed PUD Document.

FUNDING ISSUES

- ☒ Not applicable
☐ Not budgeted
☐ Full amount already budgeted
☐ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER Evan DuVall Zoning Administrator	FINANCE DIRECTOR APPROVAL _____ CITY MANAGER APPROVAL _____
--	---

Summary of Proposed Amendment #3 to the Meridiana Open-Planned Unit Development.

Introduction:

The Meridiana Development is a primarily residential development of approximately 2,906 acres. Of the total development, approximately 1,735 acres will be within the City of Manvel, 26 acres are within Alvin, and 1,145 acres are within Iowa Colony. The developer has submitted this proposed amendment #3 to the currently approved Open-Planned Unit Development (O-PUD) for the portion of Meridiana within the City of Manvel. These modifications have been outlined below in two categories.

1. Proposed Substantial Changes.

- a. Addition of 72 acres into O-PUD
- b. Land Use Designation Amendments
- c. Creation of a Garden Home Land Use Designation
- d. Signage Amendments
- e. Residential one-acre lots on Masters Road
- f. Reduction of total residential density and controlling lot widths by density limitations.
- g. Right-of-way width to a minimum of 50 in width with Utility Easements
- h. Kreuzer Road and limits of roadways improvements.
- i. Public safety site relocation

2. Minor Changes.

- a. Circulation modifications
- b. Renaming this project from Seven Oaks Ranch to Meridiana
- c. Residential Intersection spacing minimum.
- d. Flood plain statement updated.
- e. Sidewalk exhibit has been added for Texas Accessibility Standards Compliance
- f. Appeal process updated for staff interpretations

1. Proposed Substantial changes:

- a. **Additional Land to the PUD:** This amendment adds an additional roughly 72 acres of land to the development, generally located west of Meridiana Parkway and Kruezer Road. This area is being designated as Garden Homes and Open Space, Parks and Detention within the Meridiana land use plan.

b. Land Use Designation Amendments: The land use categories for the development have been modified to reflect the additional 72.0 acres that are being added into this O-PUD and additional modifications to the location of other land uses. These proposed amendments include adding a total of 30.0 acres that are being designated as Garden Homes, which are single-family residential homesites. A total of 30 acres are being designated patio homes, making the total area of 80 acres for patio homes within this development. A new commercial tract has been designated on the southwest corner of Jordan Road and Meridiana Parkway. and a total of 39.40 acres have been added to the Parks and Open Space land use designation for a total of 450.2 acres of the Meridiana O-PUD (See Exhibit 1, 2 and 3).

c. Creation of a Garden Home Land Use Designation: The Garden Home land use designation has been added and defined within the development. This proposal allows for any new property added to this Open-Planned Unit Development to be added as the Garden Home designation, unless otherwise requested by the Developer.

Garden Home – The Garden Home category (GH) is intended for the development of detached, single family dwelling units on the perimeter of the overall project boundary. Lots shall have a minimum lot width of 50 feet and a minimum lot area of 6,300 square feet.

d. Signage Amendments:  A signage section has been added to describe the allowable signage within the Meridiana Development, whereas in the previously approved plan it followed the City's sign ordinance, and any variance required approval from City Council. All signage not stipulated, such as wall signs, will follow the City's regulations. The signage specifically stipulated are primary entry monument, secondary entry monument, section monument, commercial monument, and temporary builder signs (See Exhibit 4).

- i. **Primary Entry Monument:** Maximum height of 25' and 36' in width, maximum sign area of 216 Square feet. Only two locations are permitted for these signs, Meridiana Parkway and Highway 6 and Jordan Road/Meridiana Parkway.
- ii. **Second Entry Monument:** Maximum height of 10' and maximum size of 80 square feet. These locations are at Pursley Boulevard and Clark Road, and Cumulus Drive and Masters Roadway.
- iii. **Section Monument:** Maximum height of 6' and 40' in width, with a maximum of 32 square feet. Each section is allowed an entry monument for the ingress and egress of a section.
- iv. **Commercial Monument:** Maximum height of 6' and 13' in width. Maximum square-footage is 45 square feet. Minimum separation of 100

feet, and one sign per single tenant commercial tract, unless on a corner, then one monument sign will be permitted on each public street.

- v. **Temporary Builder Signs:** A maximum height of 10' and 6' in width, with a maximum square-footage of 60 square feet.

- e. **Residential one-acre lots on Masters Road:** This amendment further allows for one-acre or larger homesites located on the north side of Masters Road as well as typical residential lots. These properties can be served by well and septic if they are developed as one-acre or larger lots. These lots can also be developed as single-family lots served by water and sewer service from the Municipal Utility Districts.

- f. **Reduction of total residential density and controlling lot widths by density limitations:** This proposal reduces the current residential density from 2.43 dwelling units to 2.329 dwelling units per gross acre. If there is additional land added to this development, this new gross density will be applied to the project. This amendment proposes to remove the limitation of lots less than 60 feet in width and use the density requirement to regulate lot widths, but the Single-Family District restricts these lots to being 55 feet in width or larger.

- g. **Right-of-way width to a minimum of 50 in width with Utility Easements.** This amendment requires a minimum of 50-foot right-of-way for local roads that have 50% or more of lots equal or greater than 70 feet in width. All other local roadways can be a minimum of 50-foot width but require 10-foot-wide utility easements adjacent to this right-of-way.

- h. **Kreuzer Road and limitations of extension:** Kreuzer Road is the southern boundary of the tracts of land that are being added to the O-PUD. The proposed roadway improvements with this amendment is to not improve this street to the western boundary of any Meridiana development, but just the minimum required for access.

- i. **Public safety site relocation:** Public Safety Site has been relocated from the Village Center area to an area off of Jordan Road, generally located west of Jordan Road and Meridiana Parkway.

2. Proposed Minor changes.

- a. **Circulation modifications:** Removal of the Village Center Major Thoroughfare standards and utilize the Major Thoroughfare standards. A Major Thoroughfare is a minimum of 120 feet in width, which allows the development to have consistent right-of-way widths, versus the previous Village Center Major Thoroughfare (See Exhibit 5).

- b. Renaming this project from Seven Oaks Ranch to Meridiana:** This includes corrections for roadways that were previously mentioned as McCoy Road and Seven Oaks Parkway.
- c. Residential Intersection spacing minimum:** Intersections of local roadways will be a minimum of 125' from centerline to centerline.
- d. Flood plain statement updated:** Flood plain statement has been modified to the most recent 2020 maps.
- e. Sidewalk exhibit has been added for Texas Accessibility Standards Compliance:** A Sidewalk exhibit has been added to show compliance with Texas Accessibility Standards for local roads.
- f. Appeal process updated for staff interpretations:** Any interpretations from staff can be appealed to the City Council by the developer and heard by the City Council within 60 days (approximately 2 months) of appeal.



Exhibit 1: Current Meridiana Land Use Map

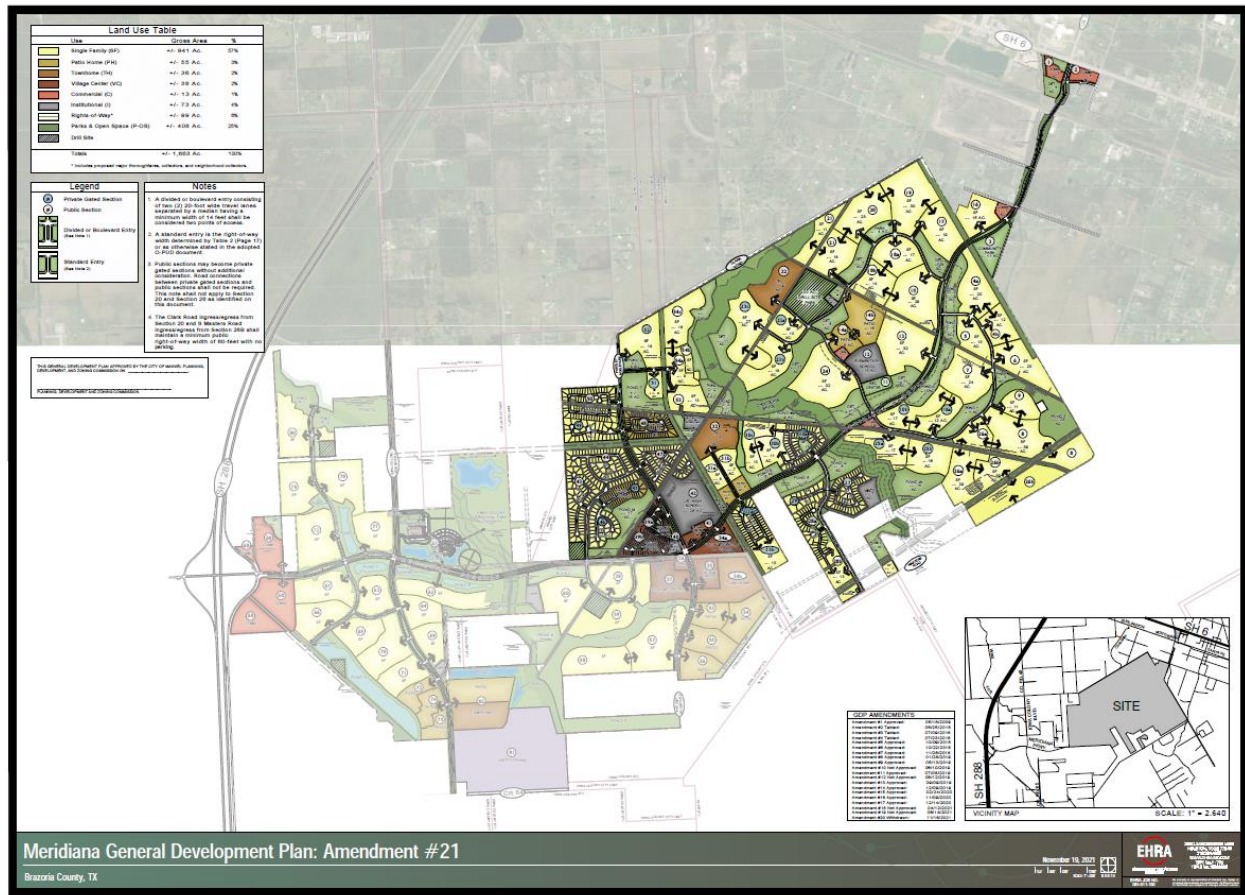


Exhibit 2: Proposed Meridiana Land Use Map

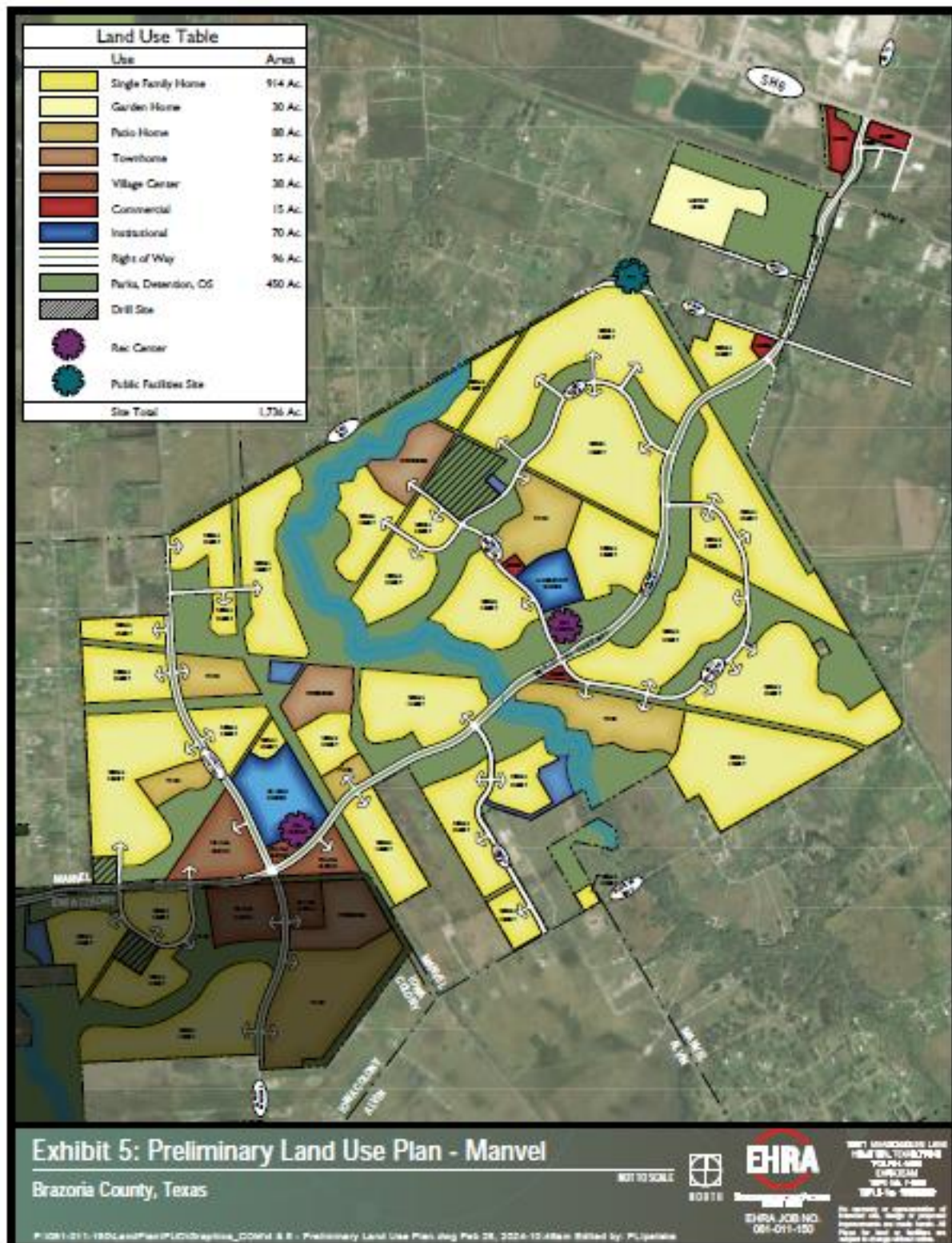


Exhibit 3: Land-use changes

Proposed 2024 Amendment Land Use			Current Development Land Use		Difference*	
Land Use	Gross Acres	%	Gross Acres	%	Gross Acres	%
Single Family (SF)	924.1	53%	950.40	57%	-26.30	-4%
Garden Home (GH)	30	4%	0.00	0%	30.00	4%
Patio Home (PH)	80.1	5%	50.10	3%	30.00	2%
Townhome (TH)	35	2%	35.00	2%	0.00	0%
Village Center (VC)	37.7	2%	37.70	2%	0.00	0%
Commercial (C)	12.2	1%	13.20	1%	-1.00	0%
Institutional (I)	70	4%	70.00	4%	0.00	0%
Rights-of-Way *	96.1	6%	96.10	6%	0.00	0%
Parks & Open Space (P-OS)	450.2	23%	410.80	25%	39.40	-2%
Totals	1,735.40	100%	1663.30	100%		

* New percent changes reflect the total acres of the new development compared to the existing development, which means that the acreage within the development could increase, but still show as a decrease in percentage due to the added acreage.



Exhibit 4: Proposed Master Signage Plan

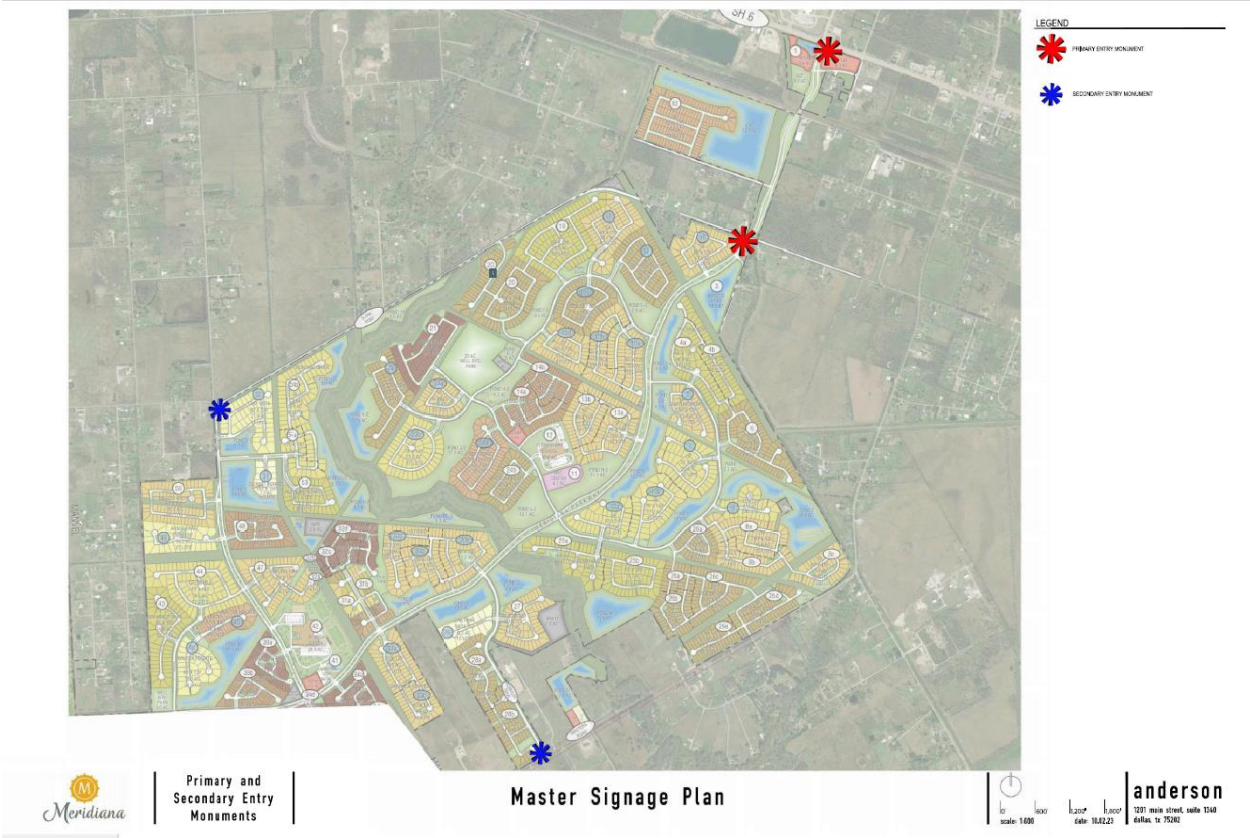
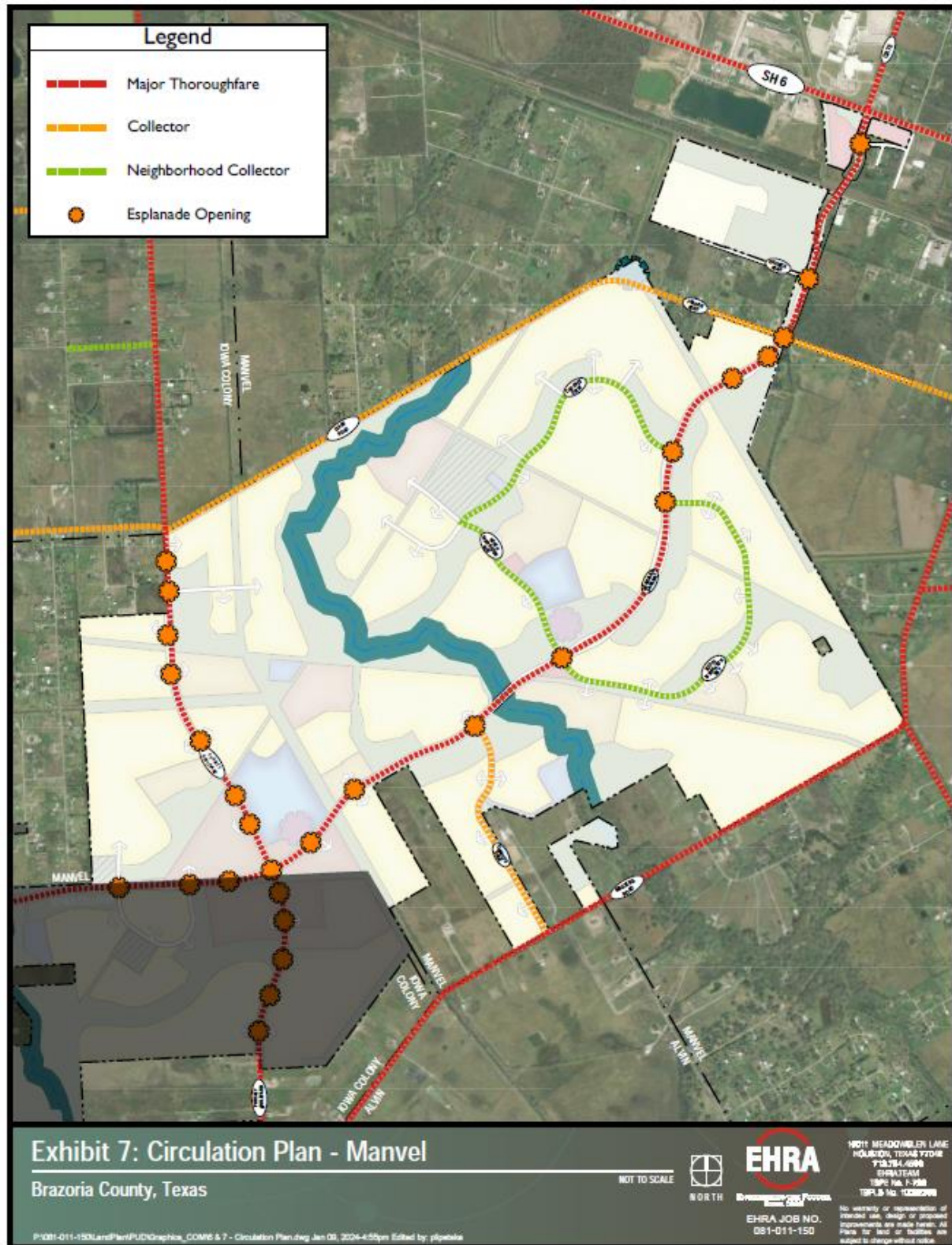


Exhibit 5: Proposed Throughfare Plan



ORDINANCE NO. 2024-O-13

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS
AMENDING THE ZONING ORDINANCE OF THE CITY, BY
AMENDING THE ZONING CLASSIFICATION OF 1,735 ACRES
OF LAND GENERALLY LOCATED EAST OF STATE HIGHWAY
288 AND SOUTH OF HIGHWAY 6 FROM OPEN PLANNED UNIT
DEVELOPMENT (O-PUD) TO OPEN PLANNED UNIT
DEVELOPMENT (O-PUD) FOR THE MERIDIANA PLANNED
UNIT DEVELOPMENT; 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.**

* * * * *

WHEREAS, GR-M1, Ltd. Is the developer of a certain 1,735 acres tract of land, more particularly described in Exhibit “A” attached hereto and incorporated herein by this reference for all purposes (the “Property”); and

WHEREAS, the current 1663.3-acre tract is currently zoned Open Planned Unit Development (O-PUD) and is adding an additional 71.7 acres to the Open Planned Unit Development, known as Meridiana Development; and

WHEREAS, pursuant to Section 7 of the City’s Zoning Ordinance, the developer has modified the prepared development plan covering the property; and

WHEREAS, the Planning Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on said development plan amendment; and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

WHEREAS, the Planning, Development, and Zoning Commission has recommended in its report the approval of such request, and the City Council deems it appropriate to approve said amendment to the zoning and specific use permit; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The zoning classification of 1,735 acres generally located east of State Highway 288 and South of Highway 6 is hereby changed to Open-Planned Unit Development (O-PUD) District as more particularly described in Exhibit “A”.

Section 3. The City Council has reviewed the amended development plan attached hereto as Exhibit “B” (the “Development Plan”) and complies with the findings in accordance with following Section 77-29(o)(5) of the City’s Zoning Ordinance.

Section 4. Development of the Property shall strictly comply with the **Meridiana O-PUD Document**, attached hereto as Exhibit “B” and made a part of hereof for all purposes.

Section 5. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said land, as described and provided in Section 2 above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 6. The City Council hereby finds and determines that said rezoning comports to the City’s comprehensive land use plan, and to the extent of any conflict, amends said comprehensive land use plan. This Ordinance shall in no manner amend,

change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tracts as described above.

Section 7. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 8. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

PASSED AND APPROVED on first reading this _____ day of _____, 2024.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2024.

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

EXHIBIT B

Meridiana Open-Planned Unit Development District Amendment #3

The City of Manvel

Ordinance #2024-O-_____

Adopted _____, 2024

Draft Submitted February 28, 2024

Prepared for:

Rise Communities

1602 Avenue D, Suite 100

Katy, Texas 77493

832.916.2160

Prepared by:



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Houston, Texas 77042
www.EHRA.team | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

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I. INTRODUCTION

A. Summary

The Open-Planned Unit Development District (O-PUD) establishes comprehensive guidance and regulations for Meridiana. Meridiana is comprised of approximately 2,906 acres of privately owned land. Of this area, approximately 1,735 acres lie within the City of Manvel, 26 acres lie within the City of Alvin and the remaining 1,145 acres are within the City of Iowa Colony. The policies and regulations established by this O-PUD will replace Ordinance # 2009-O-04 and shall supersede current zoning and other city regulations in conflict with this O-PUD once adopted by ordinance.

The O-PUD will help Manvel to manage growth while preserving its rural character and small town values which is the vision established by the comprehensive plan. The O-PUD will achieve this by providing a means by which development may occur in an orderly and responsible manner and establishing guidelines that ensure quality development and specifically address the goals of both the city and the developer.

B. Purpose of the Amendment

Since the adoption of the amended O-PUD on February 23, 2009, new parcels of land have been acquired and there have been significant changes in the marketplace. These factors have forced the project team to reevaluate the currently approved plan for Meridiana and make adjustments in order to ensure that Meridiana is a sustainable project.

C. Project Location

The Project is located generally east of State Highway 288 and south of State Highway 6 in the northern portion of Brazoria County, just south of the metro Houston area. The Overall Project falls under the jurisdiction of three municipalities: Alvin, Iowa Colony, and Manvel.

D. Site History

The project is located near the original Manvel rail depot at Masters Road and the Burlington Northern Santa Fe Railroad where the original town site was formed in 1890. Since that time, land within the project area has been primarily used for agricultural purposes. Construction began on the Project in Iowa Colony in 2014 and in Manvel in 2018.

E. Existing Zoning

The majority of the site is currently zoned Open-Planned Unit Development, or O-PUD established by the Seven Oaks Ranch Open-Planned Unit Development District, City of Manvel Ordinance #2009-O-04 approved on February 23, 2009. The balance is zoned Heavy Commercial and Open Single-Family Residential.

F. Out Parcel

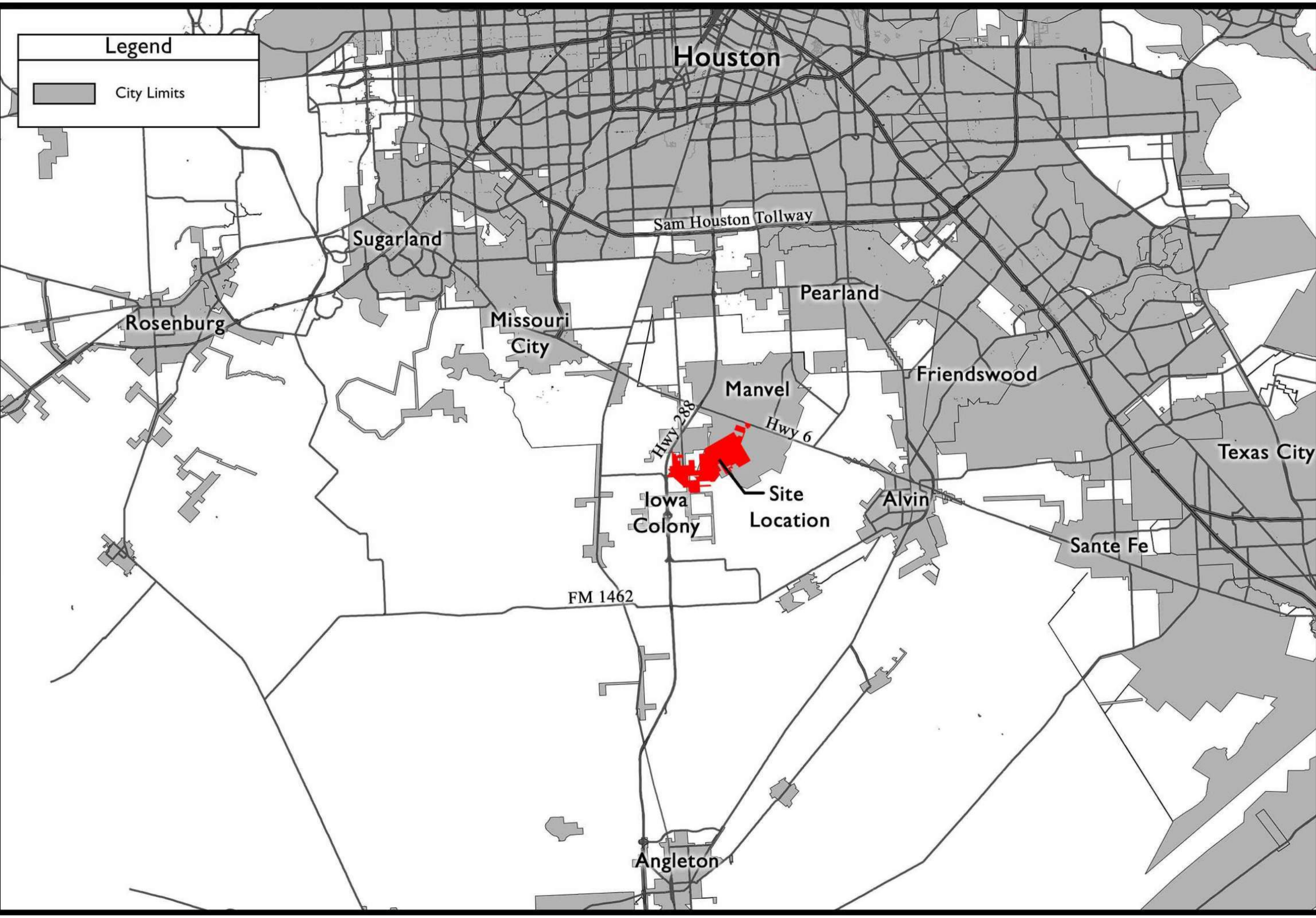
Located in the southeast portion of the project is a parcel of land that is not owned or controlled by the developer. This tract of land is surrounded by the project area, but is not a part of this O-PUD and therefore is not subject to any of the regulations contained herein. Access to the tract will be provided by a minimum of sixty (60) feet of frontage along a public right-of-way as part of the development of the adjacent area or by other means determined to be suitable by the City's Designated Official.

G. Surrounding Land Use

The majority of properties surrounding the project are undeveloped with pockets of large lot residential development. Commercial and Institutional uses are adjacent to the property along Highway 6.

H. Existing Site Conditions

The most notable natural feature of the site is Chocolate Bayou, which traverses the property generally from north to south. In addition to Chocolate Bayou, there are several man-made drainage and irrigation canals as well as pipelines that cross the property in various locations. The property is generally flat with little topography. A Phase One environmental site assessment was conducted for the entire property and no significant environmental conditions or endangered species were found. There are currently several sections of single family lots, along with parks, two school sites, and multiple commercial developments.



Legend

City Limits

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NORTH

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Exhibit 1: Vicinity Map

Brazoria County, Texas

P:\081-011-150\LandPlan\IPUD\Graphics_COM\1 - Vicinity Map.dwg Jan 09, 2024-4:24pm Edited by: plipetska

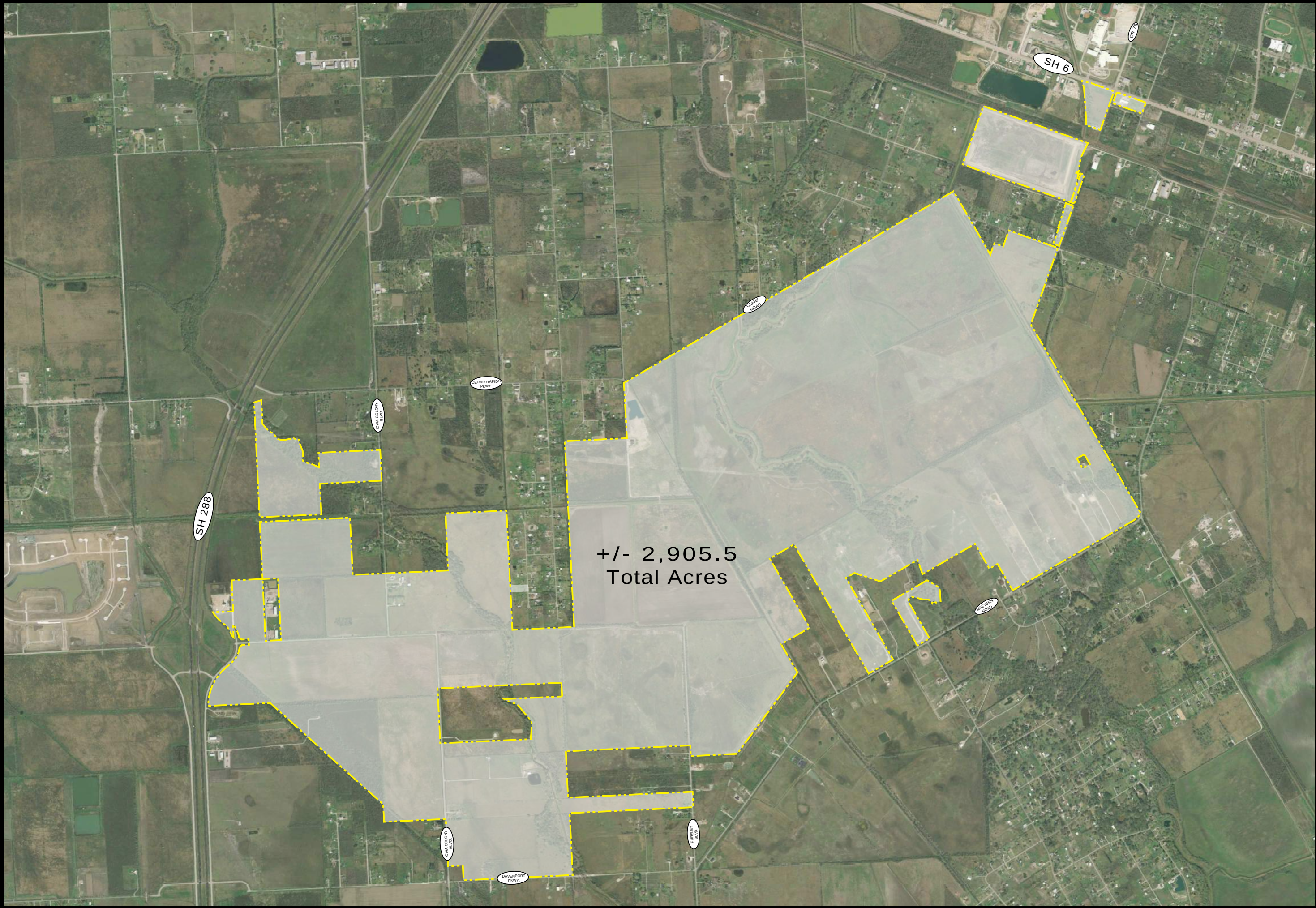


Exhibit 2: Ownership Map

Brazoria County, Texas

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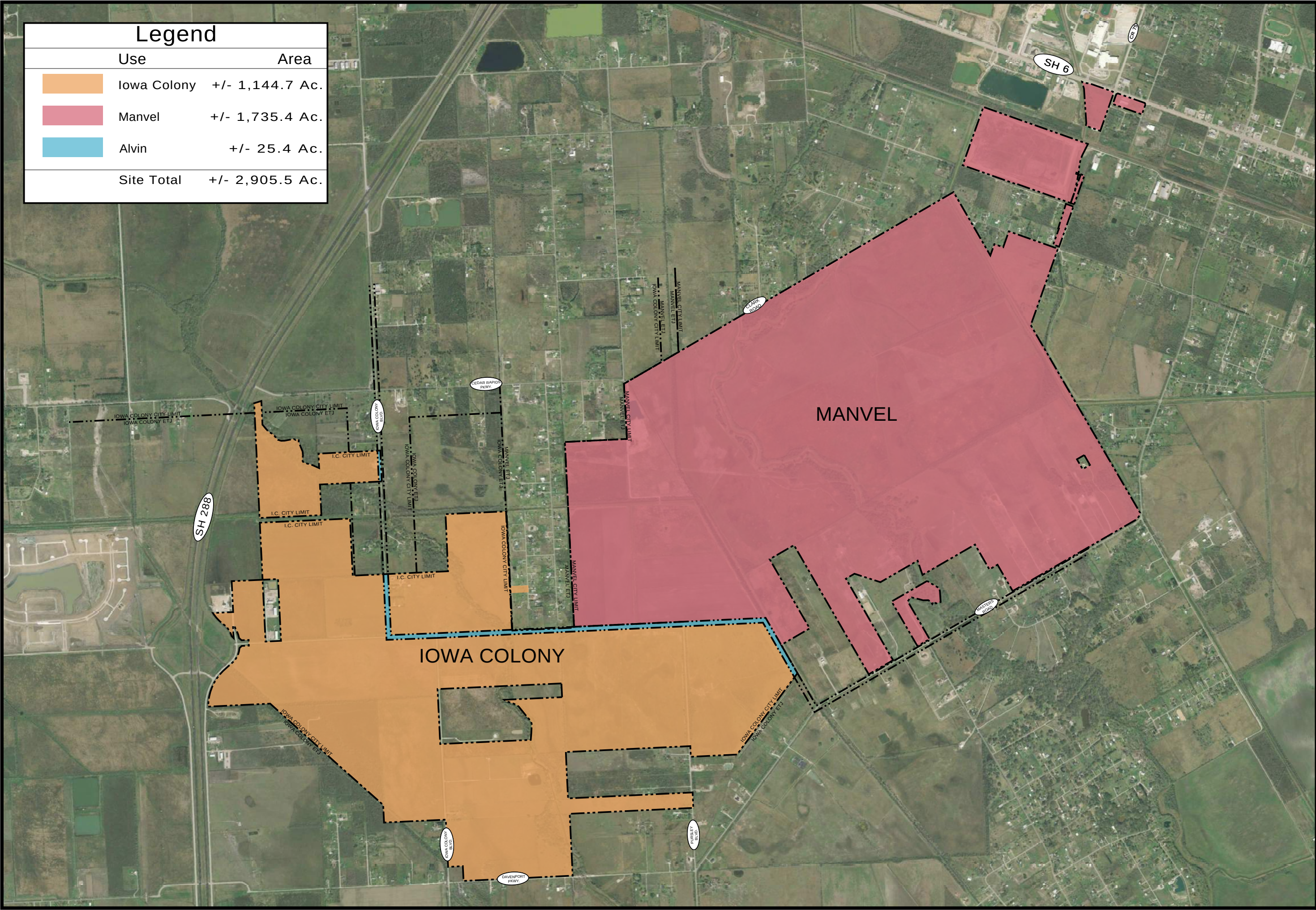
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Legend		
Use	Area	
	Iowa Colony	+/- 1,144.7 Ac.
	Manvel	+/- 1,735.4 Ac.
	Alvin	+/- 25.4 Ac.
Site Total		+/- 2,905.5 Ac.

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BRAZORIA COUNTY, TEXAS

Exhibit 3: Jurisdictional Map

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II. DEVELOPMENT PLAN

A. Purpose & Intent

The purpose of the Development Plan is to clarify planning considerations within the plan area and guide the implementation of the vision for the community in addition to establishing a framework for Meridiana by identifying the type, location, and projected density of the various land uses proposed within the development.

This section contains a description of the goals, objectives, and policies of the O-PUD combined with various plan components intended to guide the design principles of the community.

B. Goals & Objectives

The primary goal of the Meridiana Open Planned Unit Development District is to create a master planned community that will assist the City in implementing its Comprehensive Plan by featuring a mixture of uses and a variety of housing types that will encourage sustainable neighborhoods and attract investment to the area while preserving the natural environment.

In order to achieve this goal, key objectives have been established in order to guide development and provide direction for the overall vision of the community. These objectives are consistent with the vision statement contained in the Comprehensive Plan adopted by the City and are as follows:

1. Establish a Strong Community Character & Sense of Place

A strong community character will be created by the extensive open space system which will offer neighborhood connectivity within the community as well as access to daily activities, thus reducing dependency on vehicular travel and preserving the rural character of the area.

Strategically located public gathering areas will encourage community activities and enhance Manvel's small town quality of life.

In addition, the implementation of a community theming plan will establish a strong sense of place by assuring design and visual continuity throughout the community.

2. Provide a Variety of Housing Types

Providing a variety of housing types will help to create a community that attracts individuals from all stages of life. The establishment of a well balanced population base is critical to the long term sustainability of Meridiana and will enhance the social and economic base of the community.

3. Ensure Quality Development

Meridiana will ensure the quality of development through the establishment of design guidelines for the community that regulate architectural standards, landscaping, signage, and other common elements of the development. Copies of these guidelines will be provided to the City prior to the subdivision platting process.

4. Provide for Orderly Growth

Meridiana will provide for orderly growth by being sensitive to the natural features of the site and selecting land uses that are appropriate based on site characteristics. Buffering between incompatible land uses will be achieved by parks, greenbelts, landscaping, streets, open space or drainage features.

In addition, Meridiana will help the City achieve a highly efficient and cohesive public infrastructure system.

C. Preliminary Land Use Plan

1. Proposed Uses & Densities

Successful master planned communities provide a variety of uses and housing options in order to attract residents from all stages of life. The proposed land uses will help to achieve a variety of housing choices in order to create a sustainable community while allowing for a reasonable amount of flexibility to accommodate ever-changing market demands.

Land uses proposed for Meridiana consist of Single-Family Residential (SFR), Garden Home (GH), Patio Home (PH), Townhome (TH), Village Center (VC), Commercial (C), Institutional (I) and Parks & Open Space (POS). The following is a brief description of these proposed uses.

Single Family Residential - The Single Family Residential category (SFR) is intended for the development of detached, single family dwelling units. Lot sizes within the Single Family Residential category are intended to range in size from

55-foot wide lots to 80-foot wide lots or larger with a minimum lot area of 6,300 square feet.

Garden Home – The Garden Home category (GH) is intended for the development of detached, single family dwelling units on the perimeter of the overall Project boundary. Lots shall have a minimum lot width of 50 feet and a minimum lot area of 6,300 square feet.

Patio Home – The Patio Home category (PH) provides for the development of detached, single family dwelling units that feature a zero foot side setback on one of the interior lot lines. Single story patio homes or “Cottage” homes shall have a minimum lot width of 45 feet and a minimum lot area of 4,500 square feet. Two story patio homes shall have a minimum lot width of 50 feet and a minimum lot area of 5,000 square feet.

Townhome – The Townhome category (TH) provides for the development of attached, single family dwelling units separated by a fire rated wall. Buildings shall consist of a minimum of two (2) units with a maximum of four (4) units and shall be separated by a minimum of ten (10) feet. Each townhome shall be platted on an individual lot and shall have a minimum lot width of 25 feet and a minimum lot area of 2,500 square feet.

Village Center – The Village Center category (VC) is intended to create a distinctive venue within Meridiana that will serve as the heart of the community. The village center will feature a civic component together with a mixture of uses in a pedestrian friendly environment.

Commercial – The Commercial category (C) is designed to meet the demand for commercial development along State Highway 6.

Institutional – The Institutional category is intended to provide for the development of public facilities within the community including school, civic uses, and water and wastewater facilities.

Parks & Open Space – The Parks & Open Space category is intended to provide for the development of recreation and open space areas within the community.

TABLE 1		
Land Use		
Land Use	Gross Acres	%
Single Family (SF)	913.7	53%
Garden Home (GH)	30.0	4%
Patio Home (PH)	87.7	5%
Townhome (TH)	35.0	2%
Village Center (VC)	37.7	2%
Commercial (C)	15.0	1%
Institutional (I)	70.0	4%
Rights-of-Way *	96.1	6%
Parks & Open Space (P-OS)	450.2	23%
Totals	1,735.4	100%

*Includes proposed major thoroughfares, collectors, and neighborhood collectors

Land uses may be relocated within the boundaries of the O-PUD, provided they are in compliance with the acreage restrictions referred to in this section. However, the location of patio home, townhome, and village center categories shall be located internally to the Project and not along the perimeter of the Overall Project area. If additional tracts of land are added to the O-PUD through the rezoning process, these tracts shall be considered as Garden Home land use, and a new preliminary land use plan shall be submitted to the City showing the change. In addition, all lots that front County Road 67 (Masters Road) shall be a minimum of one acre in size. The city will be notified of any changes to the Preliminary Land Use Plan.

Land use categories shall be regulated on a total gross acreage basis. The gross acreage of individual land uses may increase or decrease by up to ten (10) percent without further approval of the Planning, Development and Zoning Commission or City Council. This shall not apply to land within the Parks and Open Space category which may increase by any amount without further approval. However, the Parks and Open Space category may not decrease more than ten (10) percent without approval of the Planning and Zoning Commission and City Council. Table 1 shall be the basis for calculating any and all land use changes by future administrative approvals as described in the administrative section of this O-PUD.

There shall be no restrictions on the number of units within any category; however, the density within the City of Manvel shall not exceed 2.329 units per gross acre. At a gross acreage of 1,735.4, this would result in a maximum of 4,042 allowed units. If

additional tracts of land are added to the O-PUD, the overall density of Meridiana may not exceed 2.329 units per gross acre.

D. Benefits to the City of Manvel

Meridiana will help meet the demand for quality residential and commercial development as the City of Manvel continues to grow and will enable the City to achieve its vision for the future and implement significant components of its Comprehensive Plan. Meridiana will also assist the city in achieving the goals established in the Comprehensive Plan. The village center and community recreation centers within Meridiana will enable Manvel to enhance its small town quality of life by promoting community activities and involvement. The rural character of the area will be preserved by protecting Chocolate Bayou and creating an extensive system of "created" bayous reflective of the natural environment and providing extensive open view corridors. By creating an environment that encourages people to form bonds and share experiences, Meridiana will establish a cohesive community of people that blends with and preserves Manvel's small town values.

Master planned communities, in general, provide tremendous benefits for cities over traditional piece meal development. Historically, property values in master planned communities are greater and more stable than property values outside of master planned communities, providing cities with a greater ability to plan and fund services. Additionally, residents of master planned communities typically call upon public services, including public safety, at a lower rate than in other areas that are not master planned, deed restricted, and managed by strong homeowner's associations. Master planned communities bring stability and predictability that facilitate a city's long range planning and financial objectives.

The Tax Increment Reinvestment Zone (TIRZ) provides a financing mechanism for the economic feasibility of the overall system of capital improvements required to serve the tract and a large portion of the city south of SH 6. The TIRZ allows the public improvements for this region of the city to be constructed as a cohesive system rather than as a disjointed series of smaller improvements. Implementation of a cohesive system of roadways, utilities, recreation facilities, and drainage is more efficient and better serves the residents of the City, which is a key component of the City's Comprehensive Plan.

This specific O-PUD amendment will provide additional benefits to the City of Manvel as Meridiana continues to develop. As a part of the O-PUD amendment negotiations, right-

of-way has been dedicated at the intersection of County Road 64 (Clark Road) and Jordan Road, and the remaining portion of Meridiana north of this intersection will be dedicated to the City as a public facilities site. The developer of Meridiana will also dedicate a tract of +/- 2 acres outside of the O-PUD, at the southwest corner of Rogers Road and Wilson Drive, to the City for municipal purposes. Adding the tract at the northwest corner of Meridiana Parkway and Kreuzer Road will also be beneficial. By adding acreage but not increasing the maximum allowed units, Meridiana will be less dense overall. Kreuzer Road will also be improved to provide access to this tract and to provide better access to adjacent property owners. Adding this tract to the O-PUD will ensure that its future land use is more compatible with the surrounding residential land use than its current Heavy Commercial zoning designation. The Meridiana Parkway bridge over the Burlington Northern Santa Fe Rail Line near Highway 6 provides a significant benefit to the City of Manvel. It provides a safe and efficient means to cross the rail line and thus greatly improves area mobility. In addition, the infrastructure constructed by Meridiana helps the city to achieve its goal of a well planned and designed infrastructure system, which will benefit the city and its residents for many years to come.

Land Use Table		
Use	Area	
 Single Family Home	1,214 Ac.	
 Garden Home	30 Ac.	
 Patio Home	203 Ac.	
 Townhome	53 Ac.	
 Village Center	96 Ac.	
 Multi Family	12 Ac.	
 Commercial	61 Ac.	
 Institutional	188 Ac.	
 Right of Way	160 Ac.	
 Parks, Detention, OS	890 Ac.	
 Drill Site		
 Rec Center		
 Public Facilities Site		
Site Total	2,907 Ac.	

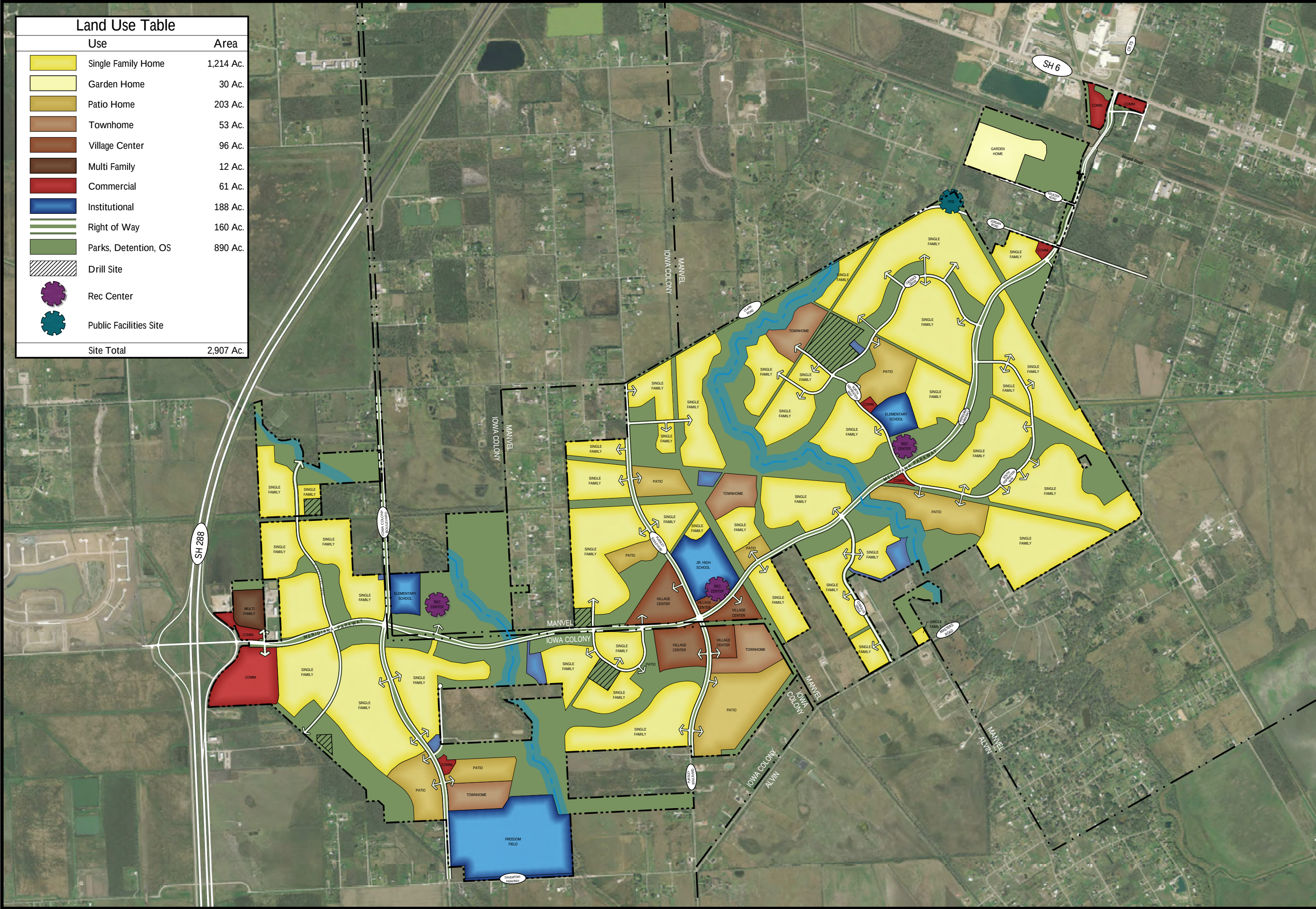


Exhibit 4: Preliminary Land Use Plan

Brazoria County, Texas



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Land Use Table

Use	Area
 Single Family Home	914 Ac.
 Garden Home	30 Ac.
 Patio Home	88 Ac.
 Townhome	35 Ac.
 Village Center	38 Ac.
 Commercial	15 Ac.
 Institutional	70 Ac.
 Right of Way	96 Ac.
 Parks, Detention, OS	450 Ac.
 Drill Site	
 Rec Center	
 Public Facilities Site	
Site Total	1,736 Ac.

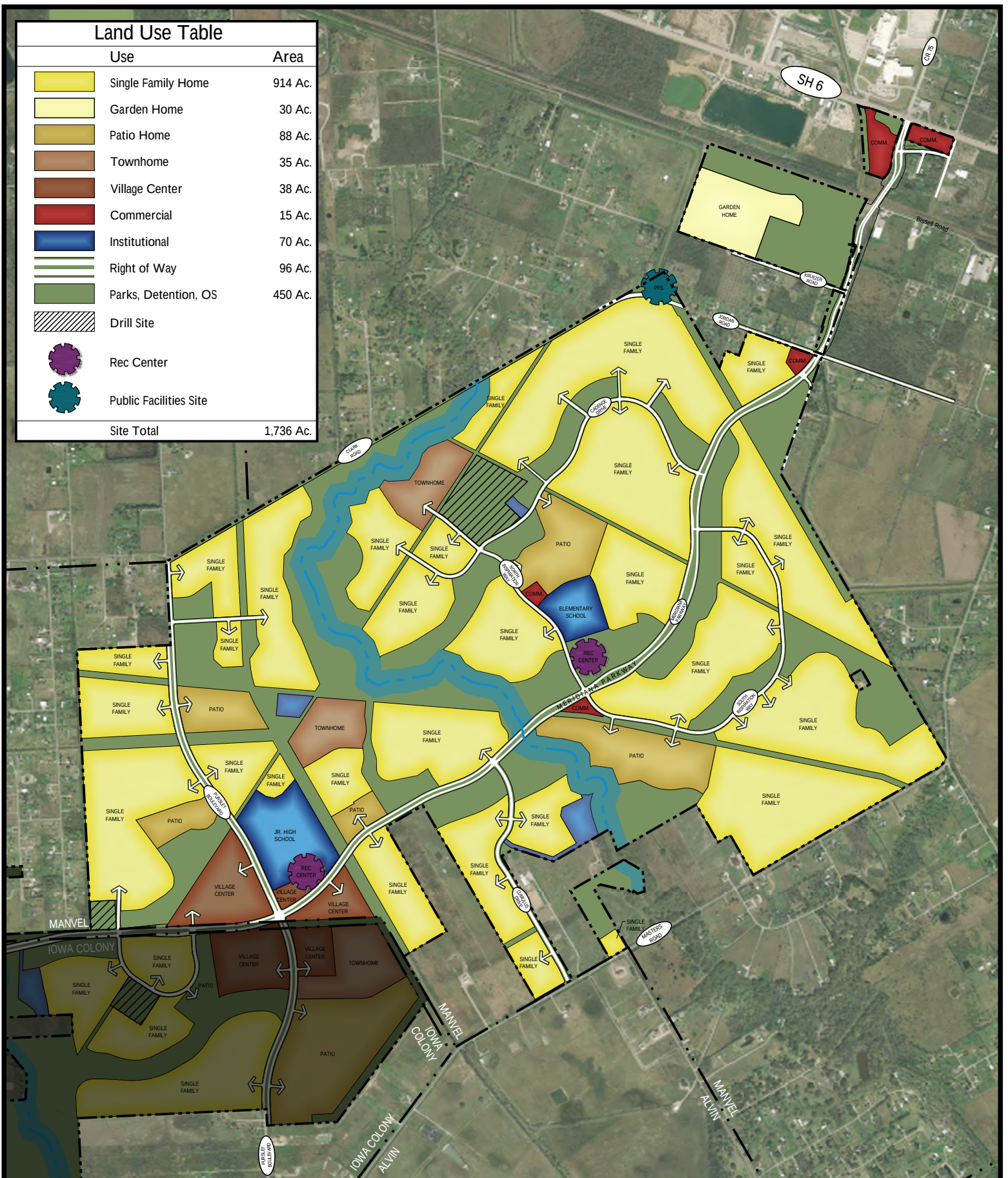


Exhibit 5: Preliminary Land Use Plan - Manvel

Brazoria County, Texas

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E. Transportation

Meridiana will establish a transportation network consisting of streets and other forms of transportation that will comply with the City's Major Thoroughfare Plan (the Transportation Corridor Plan contained within the adopted Comprehensive Plan) adopted by City Council January 26, 2015 and meet the mobility needs of the community.

This proposed transportation network is in compliance with the City's Major Thoroughfare Plan as amended on October 13, 2015.

The HOA will maintain all enhanced landscaping within Meridiana street right-of-way.

1. Existing Access

Meridiana currently has access to State Highway 288 to the west and State Highway 6 to the northeast. In addition, the property has frontage along County Road 72 (Clark Road) to the north and County Road 67 (Masters Road) to the south. The new tracts being added to the O-PUD have frontage along Meridiana Parkway and Kreuzer Road.

2. Street Hierarchy

The street system in Meridiana will consist of a hierarchy of streets ranging from major thoroughfares to alleys. The intent of the system is to establish a series of streets that are sized appropriately for the land uses that they serve and to direct traffic within the community to the collector streets and major thoroughfares while discouraging any negative impact on residential neighborhoods and surrounding properties. The following is a brief description of street types that may be implemented within Meridiana:

Major Thoroughfares – Major thoroughfares are intended to serve as principal thoroughfares and occur within major corridors as identified on the City's Major Thoroughfare Plan.

Collector Streets – Collector streets are intended to help distribute traffic between major thoroughfares and other collector streets and are identified on the City's Major Thoroughfare Plan as Minor Transportation Corridors.

Neighborhood Collectors – Neighborhood collectors are designed to help distribute local street traffic within residential areas, as well as to provide direct access to lots.

Village Center Local Streets – Village Center Local Streets may be used in the village center area to allow for on-street parking while fostering a pedestrian friendly environment.

Local Streets – Local streets are designed to provide access to residential lots.

Private Streets (Type 1) – Type 1 private streets will be privately maintained and may be gated. The right-of-way for type 1 private streets shall be identified as a 50 foot wide public utility easement in order to allow for public utility service. Any gates shall be equipped to provide for police, fire, and emergency access.

Private Streets (Type 2) – Type 2 private streets may be used in lieu of local streets to provide access to more dense types of housing such as patio homes, townhomes or condominiums. Type 2 private streets will be privately maintained and may be gated. Any gates shall be equipped to provide for police, fire, and emergency access. Underground utilities may be designed and constructed under the pavement section, but must be privately maintained.

Alleys – Alleys shall be private and are intended to provide vehicular access to the side or rear of buildings or properties that front on a neighborhood collector, local street, village center local street, or type 1 or type 2 private street.

3. Minimum Right-of-Way Widths & Paving Sections

Streets within Meridiana shall conform to the following standards:

TABLE 2 Minimum Right-of-Way Widths & Paving Sections		
	Minimum Right-of-Way Width	Standard Paving Section (Measured from back of curb to back of curb)
Major Thoroughfare	120 feet ¹	Two (2) 25 foot divided sections ²
Collector	80 feet	38 feet
Neighborhood Collector	60 feet	32 feet
Village Center Local Street	70 feet	Two (2) 12 foot travel lanes with angled parking on both sides
Local Street	50 feet ³	28 feet
Private Street (Type 1)	50 feet	28 feet
Private Street (Type 2)	28 feet	28 feet
Private Alley	20 feet	14 feet ⁴

1) Shall be widened to 130 feet at the intersection of SH 6.

2) All bridge crossings may have a reduced median width.

3) Local streets shall have a minimum right-of-way width of 60 feet within single family sections in which 50% or more of the lots are 70 feet wide or greater.

4) Paving for alleys shall be measured from edge to edge, as curbs are not provided.

4. Vehicular Circulation Plan

The Vehicular Circulation Plan illustrates the proposed circulation system for Meridiana. The plan is designed to meet the mobility needs of the development in a safe and efficient manner as well as provide adequate circulation for the overall area.

5. Meridiana Parkway

Meridiana Parkway connects State Highway 288 to State Highway 6 and thus is the primary thoroughfare within Meridiana. Because of its prominence, Meridiana Parkway creates a “signature” boulevard that is one of the most distinguishing features of the development. The parkway is designed to have variation in median width as well as elevation.

Esplanade openings are strategically placed along Meridiana Parkway and feature left turn lanes when desired. The circulation plan illustrates the general location of the esplanade openings. Requests for additional esplanade openings not shown on

the exhibit will be considered on a case by case basis, subject to approval by City's Designated Official.

6. County Roads 67 and 72

County Road 67 (Masters Road) is adjacent to the southern boundary of the project and County Road 72 (Clark Road) is adjacent to the northern boundary. As the project develops, and the property immediately adjacent to these roads is subdivided, an amount equal to one half of the ultimate right-of-way width established by the City's Major Thoroughfare Plan for these roads shall be dedicated by plat. No improvements for paving or drainage for these roads shall be required.

7. Kreuzer Road

Kreuzer Road is adjacent to the southern boundary of the tracts of land that are being added to the O-PUD. Construction of Kreuzer Road shall not be required to the west of the westernmost entrance to any subdivision of these tracts.

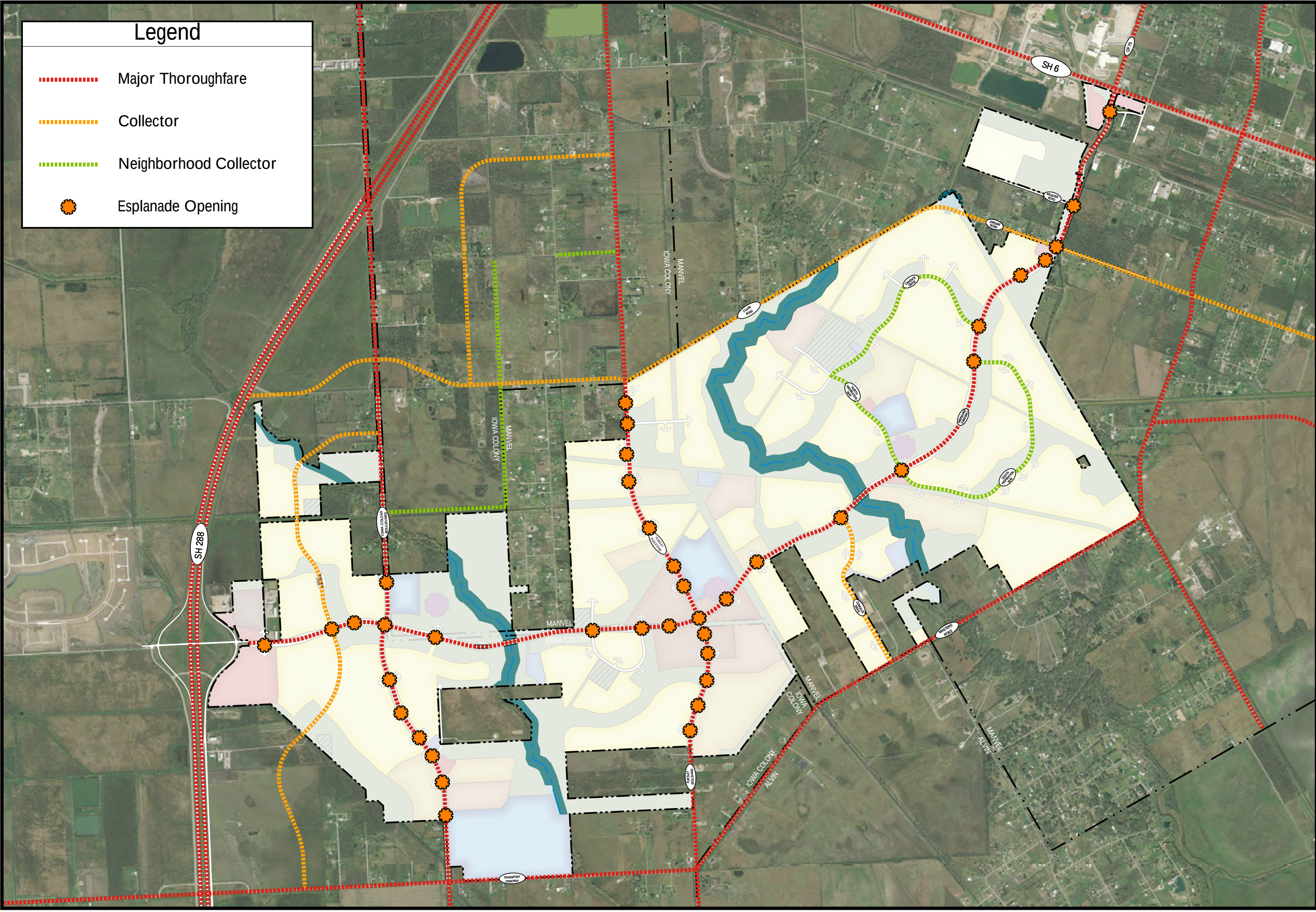


Exhibit 6: Circulation Plan

Brazoria County, Texas

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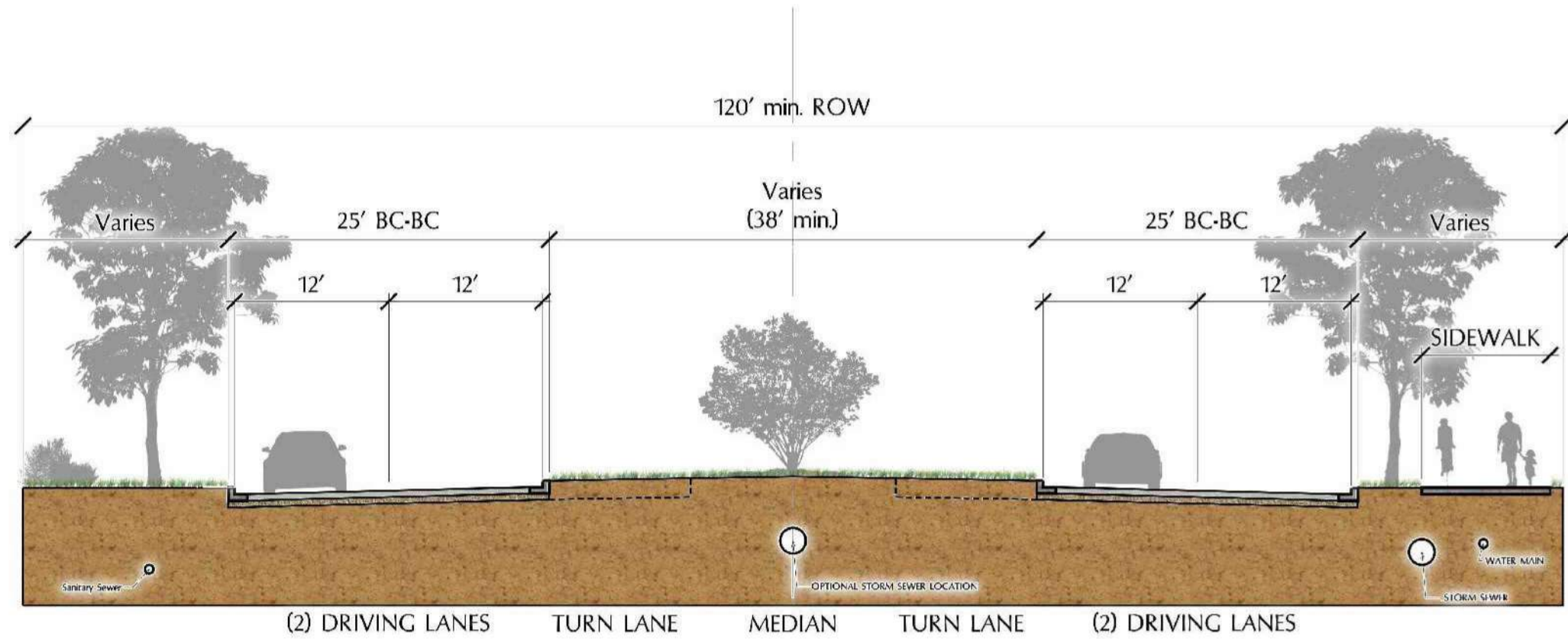


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Notes:

1. Sidewalk(s) may be located outside of right-of-way within an approved sidewalk easement.
2. Sidewalk may be located as 6' sidewalk on both sides of ROW or as 10' sidewalk on one side of ROW.
3. If an existing or proposed trail is located on an adjacent reserve, a sidewalk shall not be required.
4. Median openings shall be located in conformance with the Circulation Plan.
5. Median width may be reduced to 16 feet to accommodate left turn lanes.
6. Driving lanes may meander within the right-of-way as right-of-way widens greater than 120' minimum.
7. Utility locations are schematic in nature. Actual location may vary due to engineering limitations.
8. Proposed trees within median will be planted a minimum of 5' from utility lines.

Exhibit 8: Street Section - Major Thoroughfare

Brazoria County, Texas

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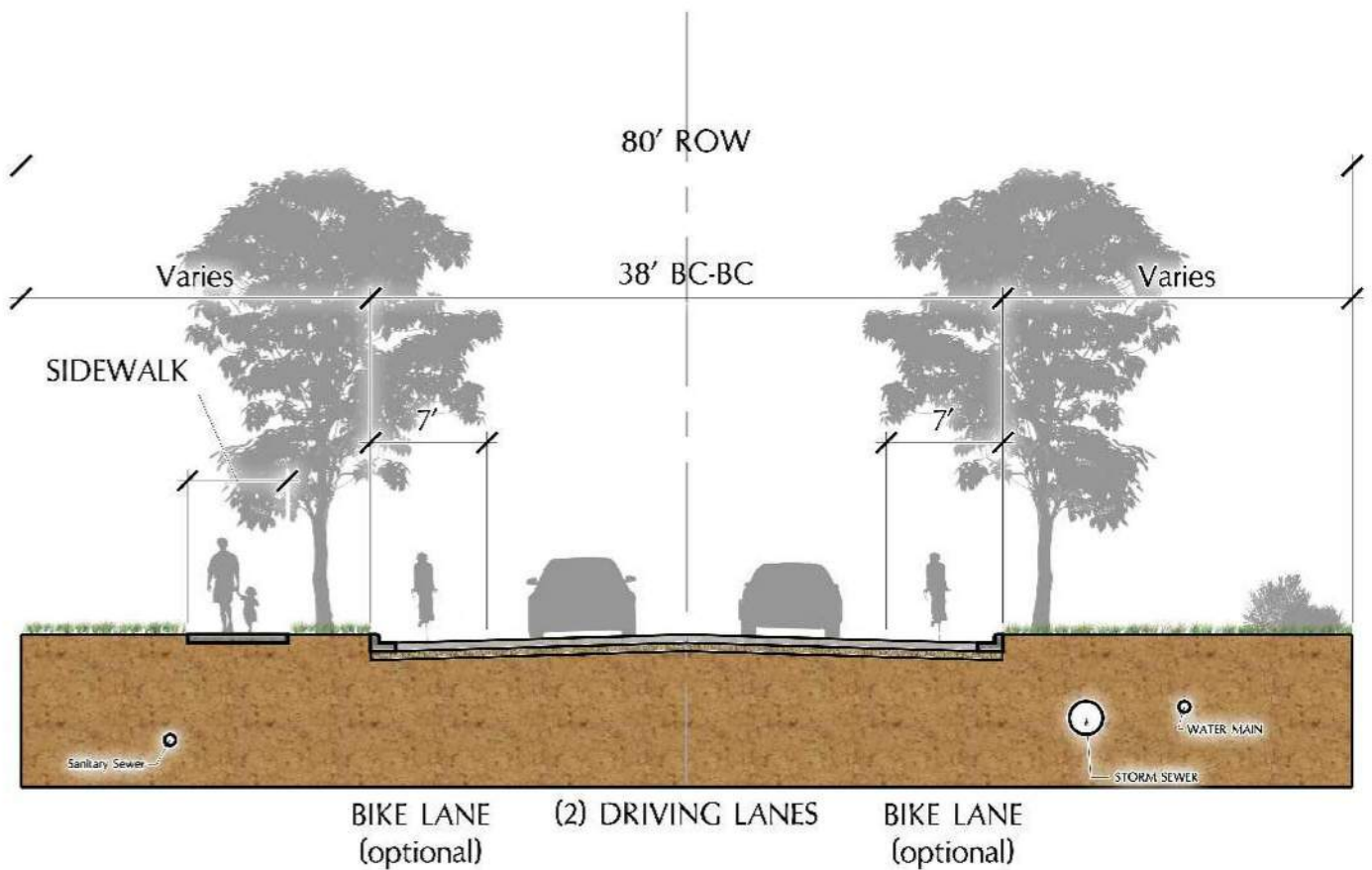
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1. Sidewalk(s) may be located outside of right-of-way within an approved sidewalk easement.
2. Sidewalk may be located as 4' sidewalk on both sides of ROW or as 6' sidewalk on one side of ROW.
3. If an existing or proposed trail is located on an adjacent reserve, a sidewalk shall not be required.
4. Utility locations are schematic in nature. Actual location may vary due to engineering limitations.

Exhibit 8: Street Section - Collector

Brazoria County, Texas

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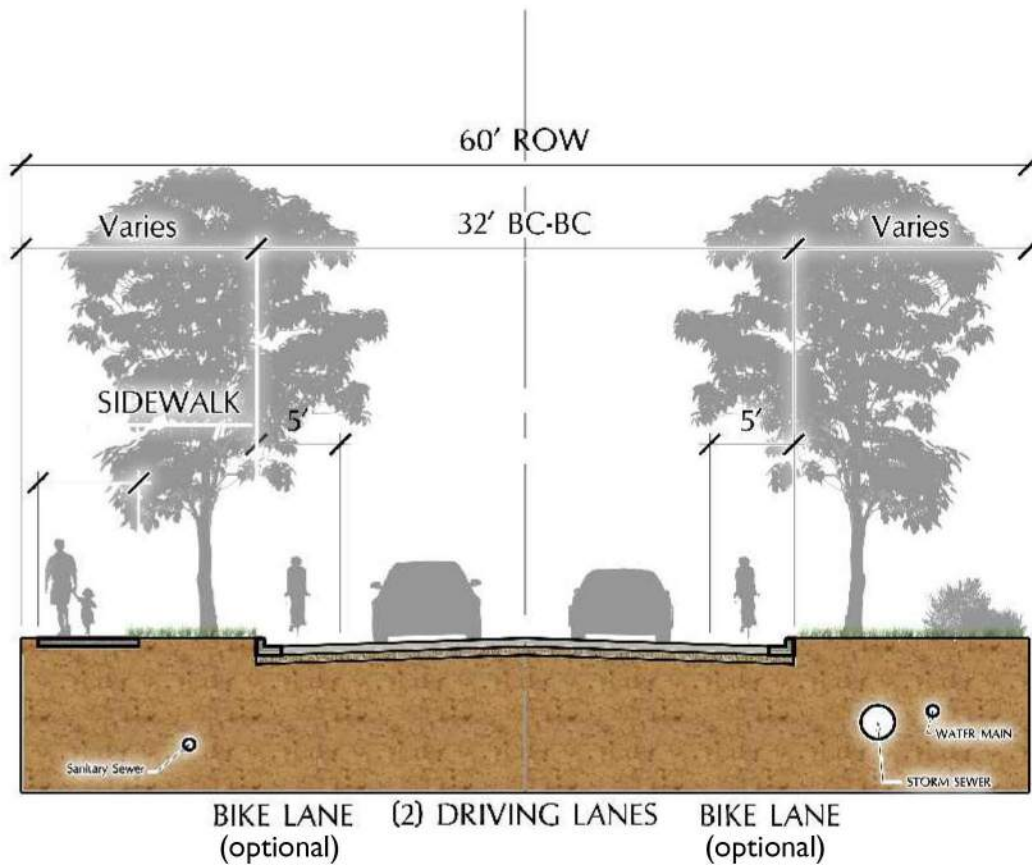


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Notes:

1. Sidewalk(s) may be located outside of right-of-way within an approved sidewalk easement.
2. If an existing or proposed trail is located on an adjacent reserve, a sidewalk shall not be required.
3. Sidewalk may be located as 4' sidewalk on both sides of ROW or as 6' sidewalk on one side of ROW.
4. Utility locations are schematic in nature. Actual location may vary due to engineering limitations.

Exhibit 8: Street Section - Neighborhood Collector

Brazoria County, Texas

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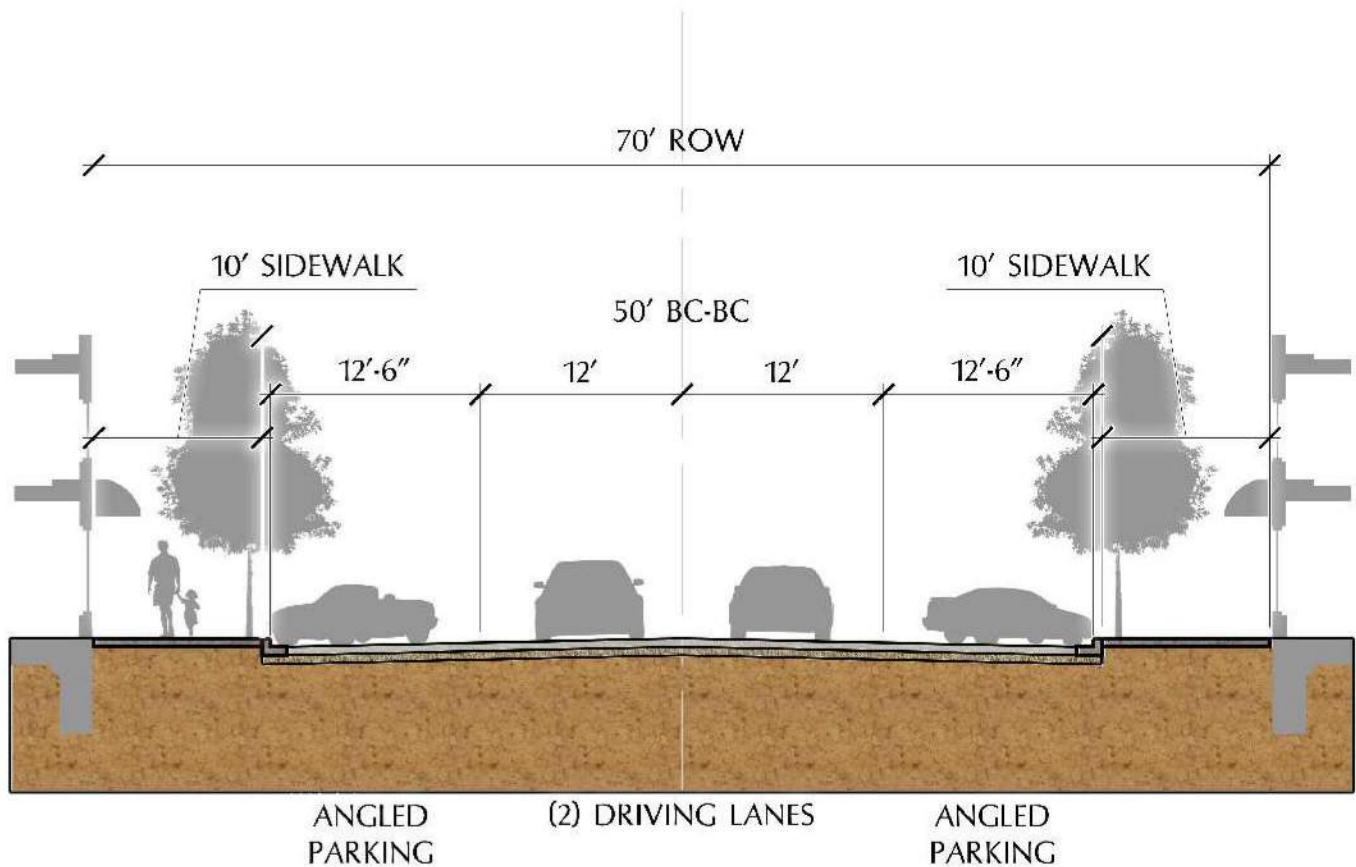


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Notes:

1. Sidewalk(s) may be located outside of right-of-way within an approved sidewalk easement.
2. Minimum sidewalk width is 6' on both sides of right-of-way.
3. Where buildings have a 0' setback from the right-of-way, sidewalks shall be provided between the building and edge-of-pavement.
4. The Village Center Local section may only be located within the Village Center area.
5. Center turn lane may be provided when necessary at intersections with Major Thoroughfares.
6. Architectural features of buildings may encroach into the right-of-way a maximum of five (5) feet.
7. When angled on-street parking is not desired, the standard 50' Local street section shall apply.

Exhibit 8: Street Section - Village Center Local

Brazoria County, Texas

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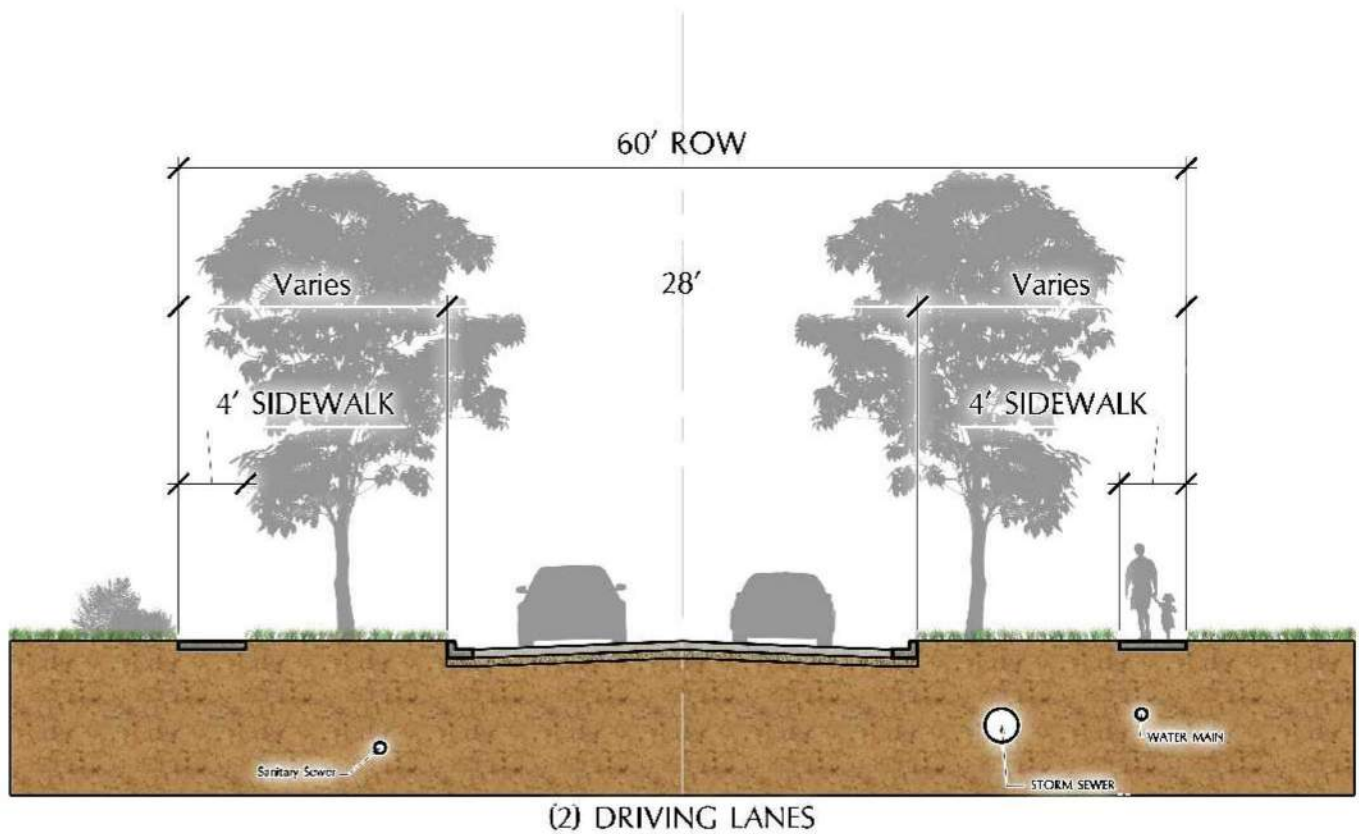
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Notes:

1. Sidewalk(s) may be located outside of right-of-way within an approved sidewalk easement.
2. If an existing or proposed trail is located on an adjacent reserve, a sidewalk shall not be required.
3. Utility locations are schematic in nature. Actual location may vary due to engineering limitations.

Exhibit 8: Street Section - 60' Local

Brazoria County, Texas

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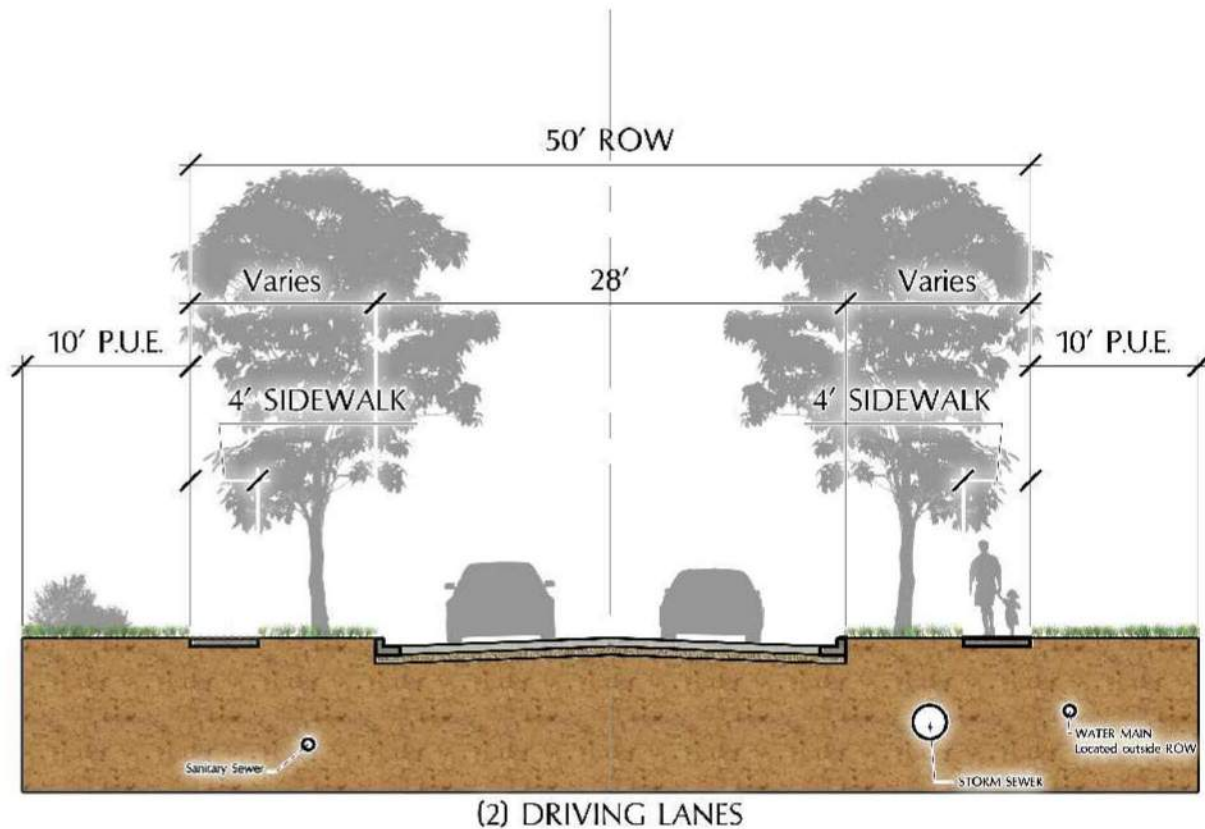


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TBPE No. F-726
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(2) DRIVING LANES

Notes:

1. Sidewalk(s) may be located outside of right-of-way within an approved sidewalk easement.
2. If an existing or proposed trail is located on an adjacent reserve, a sidewalk shall not be required.
3. Utility locations are schematic in nature. Actual location may vary due to engineering limitations.
4. P.U.E. shall mean public utility easement.

Exhibit 8: Street Section - 50' Local

Brazoria County, Texas

NOT TO SCALE

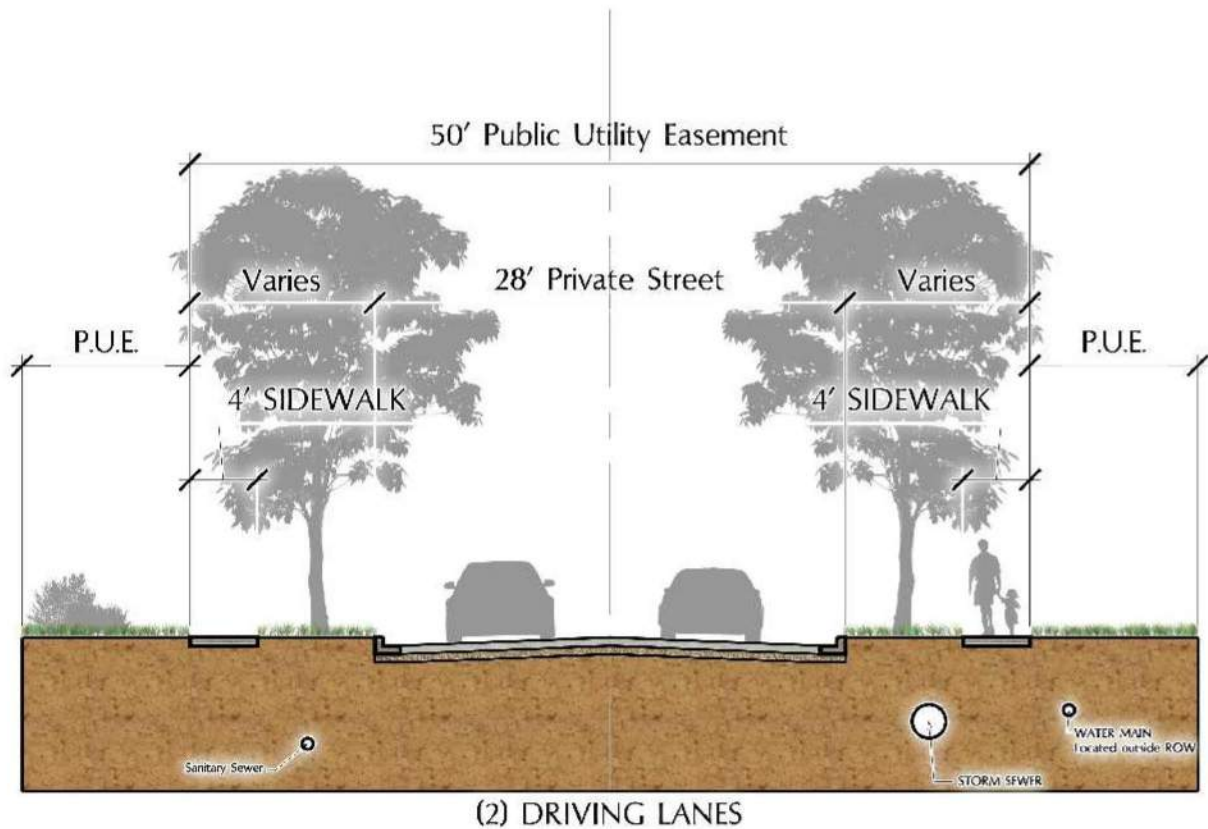
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Notes:

1. Sidewalk(s) may be located outside of Public Utility Easement.
2. If an existing or proposed trail is located on an adjacent reserve, a sidewalk shall not be required.
3. Utility locations are schematic in nature. Actual location may vary due to engineering limitations.
4. Any publicly owned or publicly maintained utility line shall not be located under street pavement with the exception of utility crossings or service line connections.

Exhibit 8: Street Section - Private Street (Type 1)

Brazoria County, Texas

NOT TO SCALE

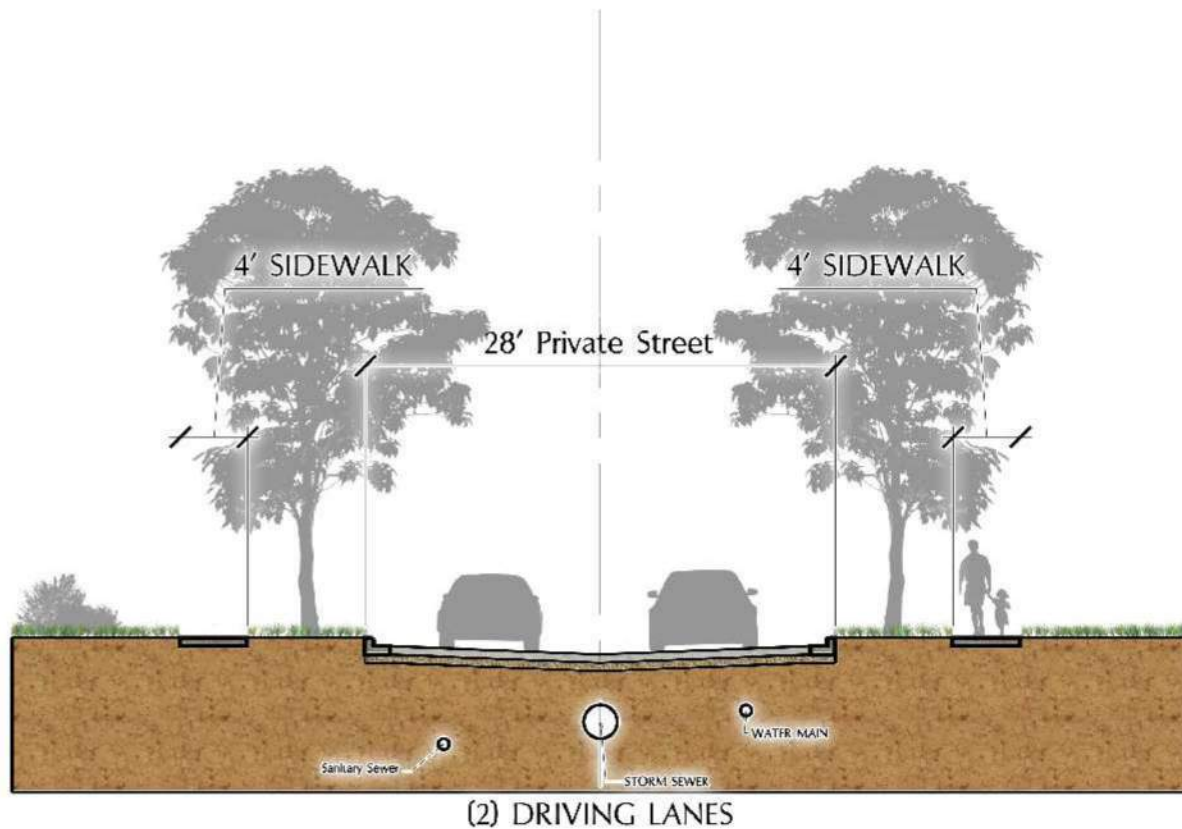


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(2) DRIVING LANES

Notes:

1. Private sidewalk(s) may be located on adjacent property within ten feet (10') of the private drive.
2. If an existing or proposed trail is located on an adjacent reserve, a sidewalk shall not be required.
3. Utility locations are schematic in nature. Actual location may vary due to engineering limitations.
4. Any utilities located underneath private street shall be privately owned and maintained.

Exhibit 8: Street Section - Private Street (Type 2)

Brazoria County, Texas

NOT TO SCALE

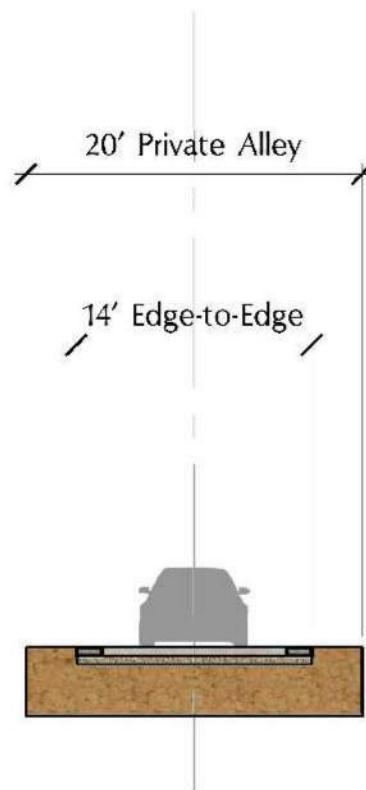
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Notes:

1. Private Alleys shall be privately owned and maintained.
2. Private Alleys shall be identified as one-way only.
3. No public water or sanitary sewer utilities shall be allowed in private alleys.

Exhibit 8: Street Section - Private Alley

Brazoria County, Texas

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8. Street Design Criteria

Streets within Meridiana shall conform to the following standards:

Cul-de-sacs: Cul-de-sacs within residential areas shall be measured along the centerline of the street from the nearest intersecting street to the center of the terminus bulb. The maximum length of cul-de-sacs in residential areas shall be determined by the number of vehicle trips generated per day, which shall not exceed 350. For the purposes of this requirement, the following standard shall apply:

Detached Units – 10 vehicle trips per day per unit (35 units)

Attached units – 8 vehicle trips per day per unit (44 units)

In no case shall cul-de-sacs exceed 1,200 feet in length.

Landscape “islands” having a maximum radius of sixteen (16) feet shall be permitted within cul-de-sac bulbs.

Cul-de-sacs in non-residential areas shall be considered on a case-by-case basis by the City’s Designated Official.

Intersections: Intersections of local streets shall be spaced at a minimum of 125 feet apart, as measured from centerline to centerline.

Streets and alleys shall be designed to intersect as nearly as possible to right angles.

No street or alley shall intersect any other street at less than 70 degrees.

Property lines at intersections of major thoroughfares and collector streets shall transition with a 25 foot minimum radius curve. Property lines at intersections of neighborhood collector streets, local streets, type 1 private streets and type 2 private streets shall transition with a 15 foot minimum radius curve. Property lines that intersect at less than 90 degrees shall transition with a 25-foot minimum radius curve.

Where alleys intersect with local streets, type 1 private streets or type 2 private streets, property lines shall transition with a 15 foot

minimum radius curve with a 20 foot minimum radius paving transition.

Curves: Curves along major thoroughfares shall be designed to meet or exceed minimum ASHTO standards. International Transportation Engineers (ITE) Context Sensitive Solutions shall be allowed.

Curves along collector streets shall have a minimum centerline radius of 300 feet. Reverse curves shall be separated by a tangent distance of not less than 100 feet.

Curves along local streets shall have a minimum centerline radius of 100 feet. Reverse curves shall be separated by a tangent distance of not less than 50 feet. This standard shall not apply to “L type” intersections. These types of intersections shall have a minimum centerline radius of 50 feet.

Block Length: Major thoroughfares shall have a maximum block length of 2,600 feet with the following exception:

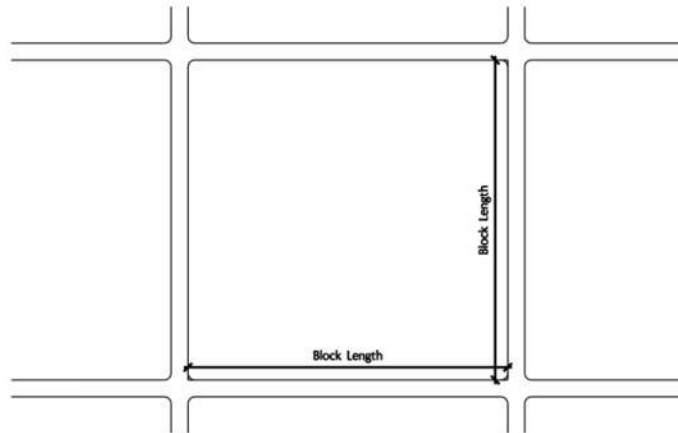
Major thoroughfares that run parallel to drainage features having a minimum width of fifty (50) feet shall have a maximum block length of 4,000 feet.

Collectors and neighborhood collectors shall have a maximum block length of 1,800 feet and local streets shall have a maximum block length of 1,200 feet with the following exceptions:

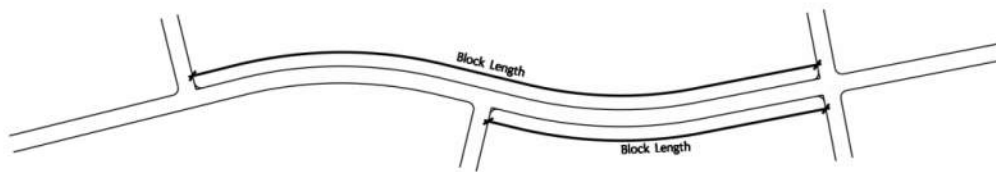
Crossings of bayous or canals shall only be required by streets that are identified as major corridors on the City’s Thoroughfare Plan.

The maximum block length along pipeline easements or drainage features having a minimum width of 50 feet shall be 2,000 feet.

Block length shall be measured between intersections from edge of right-of-way to edge of right-of-way.



Traditional Block Length Measurement



Curvilinear Block Length Measurement

In cases where multiple blocks may exceed 2,400 feet and pedestrian connections are not provided, the City's Designated Official may require that a reserve, having a minimum width of twenty (20) feet, be provided in order to accommodate such a connection if it would significantly improve overall pedestrian circulation within the development.

Points of Access: All subdivisions shall provide a minimum of two points of access. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be acceptable in all circumstances and shall be considered two points of access for these purposes provided that the divided paving section extends to the first intersecting street that is not a cul-de-sac and continues to provide two points of access to all other parts of the subdivision except cul-de-sac streets. Parking along the divided entry shall be prohibited.

Lot Frontage: Each single family, garden home, patio home, and townhome lot shall have frontage on a neighborhood collector, local street, type 1 private street, type 2 private street or common area.

Lots may not front onto Neighborhood Collectors within 500 feet of any intersection with a Major Thoroughfare.

Lots that front on a common area must have vehicular access provided by a local street, type 1 private street or type 2 private street. In addition, the common area must have a minimum dimension of 20 feet.

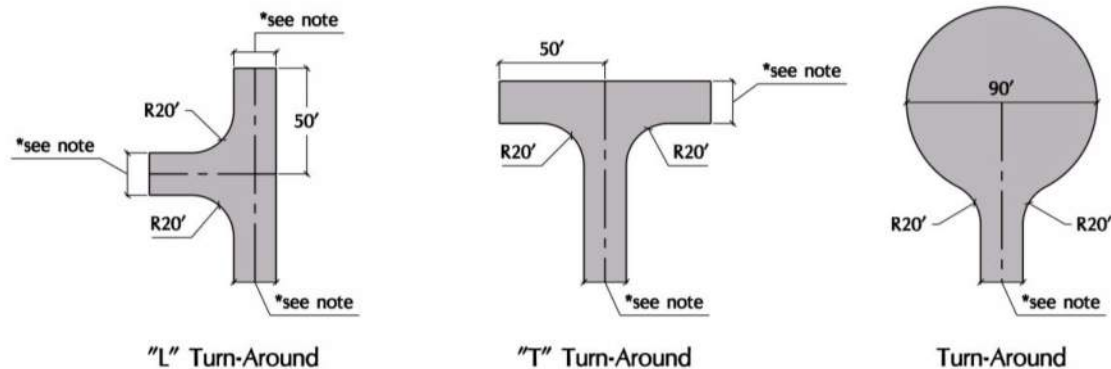
Lots in sections in which 50% or more of the lots are 70 feet wide or greater must front on a neighborhood collector or local street having a minimum right-of-way of 60 feet.

Lots may not have direct vehicular access to a major thoroughfare or collector street unless the lot is one acre or greater in size and provides a turnaround that prohibits vehicles from backing onto the major thoroughfare or collector.

Dead-End Streets: Type 2 private streets may extend up to 150 feet without a turnaround. Dead end Type 2 private streets that exceed 150 feet in length shall provide a turnaround in accordance with the diagram shown below. Dead end streets other than Type 2 Private Streets shall be terminated with a cul-de-sac. A cul-de-sac with a 40-foot pavement radius shall be provided for Bissell Road to the east of Meridiana Parkway. Kreuzer Road shall not be terminated with a cul-de-sac because its connection to the street pattern of the subdivision directly to the north will provide a loop therefore providing adequate circulation.

Dead-End Alleys: Alleys may extend up to 150 feet without a turnaround. Dead end alleys that exceed 150 feet in length shall provide a turnaround in accordance with the diagram shown below.

TYPE 2 PRIVATE STREET & ALLEY TURNAROUND OPTIONS



*Dimension shall match the corresponding paving width

Any deviation from this section shall be considered on a case by case basis and shall require written approval from the City's Designated Official.

9. Street Sidewalks

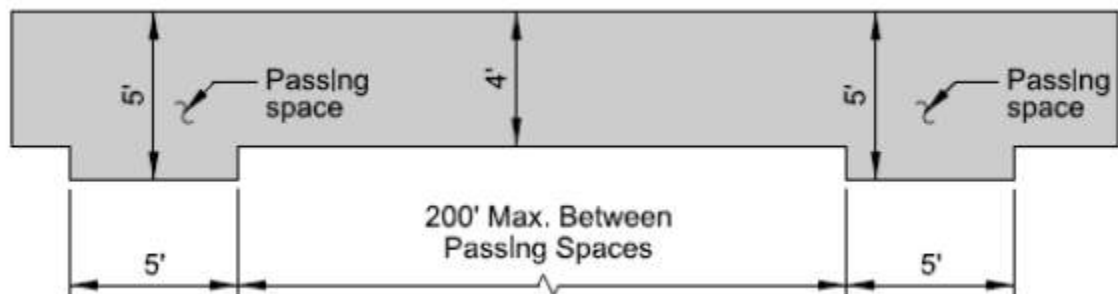
Sidewalks shall be provided in accordance with the following schedule:

TABLE 3 Sidewalk Requirements			
Street Type	Minimum Requirement		
Major Thoroughfare	6 foot sidewalks shall be provided on both sides of the street	OR	A 10 foot sidewalk shall be provided on one side of the street
Collector	4 foot sidewalks shall be provided on both sides of the street	OR	A 6 foot sidewalk shall be provided on one side of the street
Neighborhood Collector	4 foot sidewalks shall be provided on both sides of the street	OR	A 6 foot sidewalk shall be provided on one side of the street
Local Street	4 foot sidewalks shall be provided on both sides of the street		
Village Center Local Street	Where buildings have a zero (0) foot setback, ten (10) foot sidewalks with landscaping shall be provided. Where buildings have a setback greater than zero (0), 6 foot sidewalks shall be provided.		
Private Street (Type 1)	4 foot sidewalks shall be provided on both sides of the street		
Private Street (Type 2)	4 foot sidewalks shall be provided on both sides of the street		

Generally, sidewalks should be constructed within the right-of-way. However, sidewalks along Type 2 Private Streets shall be constructed on private property within a sidewalk easement located within 10 feet of the edge of paving. Sidewalks adjacent to open space areas may meander between the right-of-way and open space when desired. When trails exist or are proposed on an adjacent reserve of open space area, sidewalks shall not be required provided that the trail is constructed of concrete. If a sidewalk is provided on only one side of the street and it meanders outside of the right-of-way, it must return to the right-of-way at least every 1,400 feet. All sidewalks shall be constructed to meet ADA standards and shall provide passing spaces if less than 5 feet in width as shown in the figure below.

Deviations from the above schedule will be considered on a case by case basis, subject to approval by City's Designated Official.

4 FOOT WIDE SIDEWALK WITH PASSING SPACES PROVIDED



F. Parks Open Space & Trails

1. Parks & Open Space

Parks and Open Space will be the central feature of the community and its identity. Meridiana will celebrate and draw upon the natural beauty of Chocolate Bayou by establishing a “bayou greenbelt” system that stretches throughout the community. At the heart of this system will be Chocolate Bayou itself. The Bayou will be preserved to the greatest extent possible. There will be no clear cutting and the introduction of concrete structures will be minimized. In addition to Chocolate Bayou, several man-made detention basins will be created that will extend out into the community from Chocolate Bayou. These detention basins will be contoured and landscaped to resemble natural bayous forming the backbone of the open space system and providing a common “thread” that binds the community together both physically as well as socially.

In addition to the bayou greenbelt, many active recreational facilities will be developed and built within Meridiana, ranging from small pocket parks to the larger neighborhood parks which will be connected through an extensive pedestrian trail system. This will be the backdrop for many leisure activities. If needed, school playgrounds and athletic fields, when not servicing educational needs are anticipated to be available to community residents for informal or organized use. The Parks and Open Space Plan illustrates the proposed parks and open space areas within Meridiana.

The City of Manvel requires that one acre of open space is provided for every 100 dwelling units. Based on the maximum allowed number of units per this O-PUD, the park and open space requirement for Meridiana is 40.6 acres.

Approximately 450 acres of land within the Manvel portion of Meridiana are planned to be designated as parks and open space. The following table indicates the amount of open space to be provided relative to the standard requirement.

TABLE 4				
Open Space				
	Required		Proposed	
Land Use	% of Gross Acreage	Acreage	% of Gross Acreage	Acreage
Parks & Open Space (POS)	2%	40.4	23%	450.2

The recreation and open space areas, besides providing areas for neighbor interaction, will provide physical separation, buffer zones, and transitions between areas of development. The undeveloped open space portion of the project is preserved to provide the communities with “passive” recreational opportunities and to maintain a visual barrier between adjacent uses.

With the exception of any park areas that the city may choose to accept, parks and open space located within Meridiana will be owned and maintained by the municipal utility districts or the home owner’s association. Other than a few private areas, such as recreation centers and pools, all parks and open space areas will allow general public use. A minimum of 40.4 acres shall be considered “unencumbered open space.” Unencumbered open space shall be free from pipeline and utility easements, drainage ways, and wet and dry detention areas. If a reserve has easements in it, the reserve must be a maximum of 20% encumbered by such easements to be considered unencumbered open space. Based on calculations for plats previously recorded, Meridiana has already met the minimum acreage for unencumbered open space.

The Parks and Open Space Plan is preliminary in nature. The specific location of individual parks or open spaces may be moved or combined as the design and development of Meridiana moves forward however, all residential units will be located within 1,400 feet of an open space area. The city will be notified of any changes to the Parks and Open Space Plan.

The park and open space component of Meridiana will help achieve the vision established by the City’s Comprehensive Plan by preserving natural drainage areas and allowing for growth while maintaining the “open” feeling that residents value so greatly.

2. Trails

In addition to the required street sidewalks, Meridiana will feature an extensive trail system that will extend throughout the community providing access to the various destination centers, including the village center, commercial areas, recreation centers, schools, and parks. This system may be comprised of both paved and unpaved trails and will be linked to the required sidewalks throughout the community. It will also feature distinctive signage that will assist residents with way finding. The trail system within Meridiana will be maintained by the Municipal Utility District or Home Owner’s Association.

Pedestrian underpasses are located at strategic locations along Meridiana Parkway to allow residents to safely access areas of the community on both sides of the parkway by avoiding pedestrian/auto conflicts. This helps to create a unified community that is walkable and promotes healthy lifestyles.

The Preliminary Trail Plan identifies the proposed location of trails within Meridiana. Trails may be paved or unpaved and constructed of materials that are appropriate for the specific application. The Preliminary Trail Plan is preliminary in nature. The specific location of individual trails may be moved or combined as the design and development of Meridiana moves forward. The city will be notified of any such changes.

Legend		
Use		Area
	Open Space	721.5 AC.
P	Parks	33.3 AC.
NP	Neighborhood Parks	25.1 AC.
CP	Community Park	102.1 AC.
PARKS/OS TOTAL		882.0 AC.
	Schools	147.5 AC.
	Rec Center	12.5 AC.

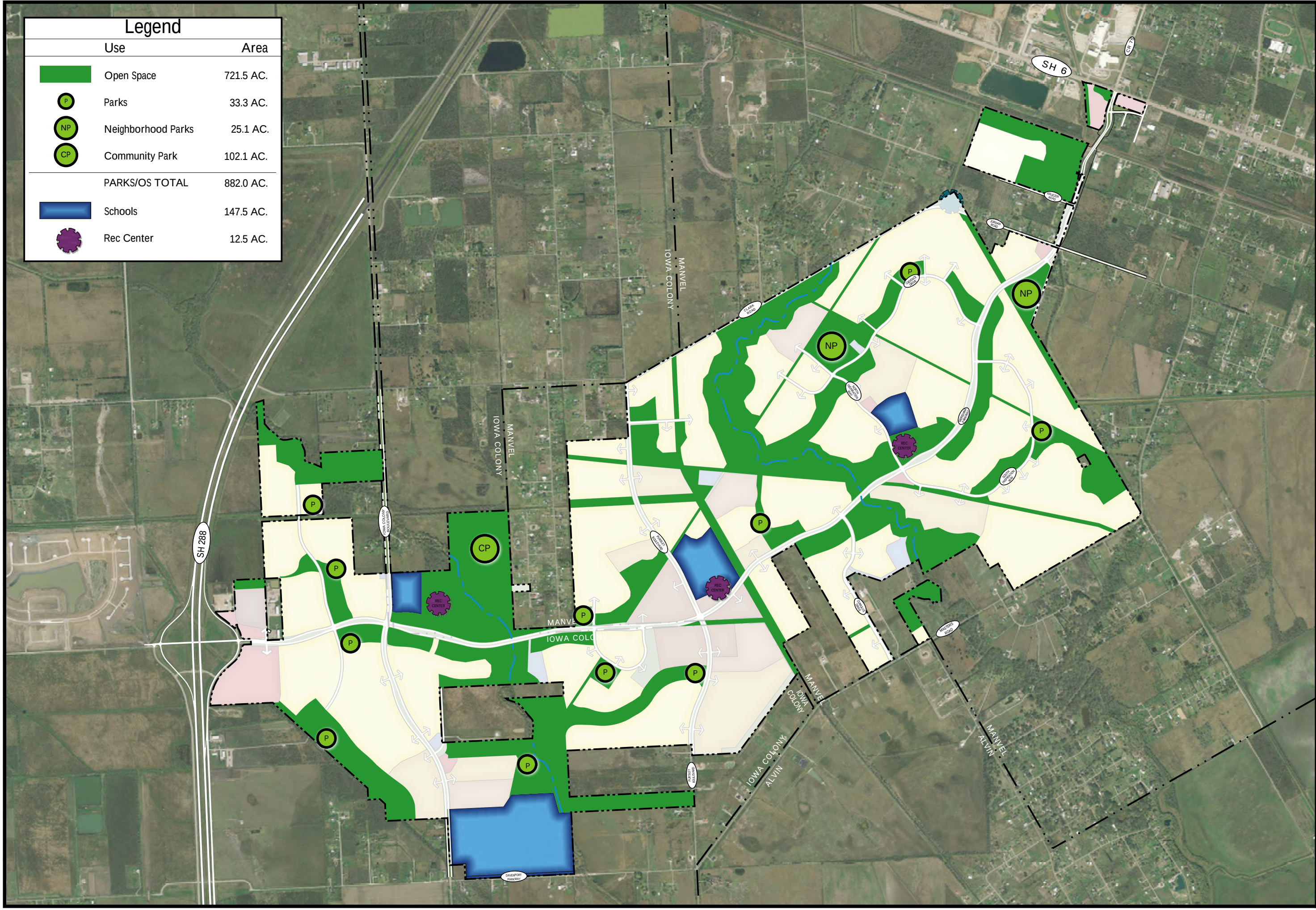


Exhibit 9: Parks & Open Space Plan

Brazoria County, Texas

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Legend		
Use	Area	
	Open Space	426.9 AC.
	Parks	12.4 AC.
	Neighborhood Parks	10.9 AC.
PARKS/OS TOTAL		450.2 AC.
	Schools	34.6 AC.
	Rec Center	7.9 AC.

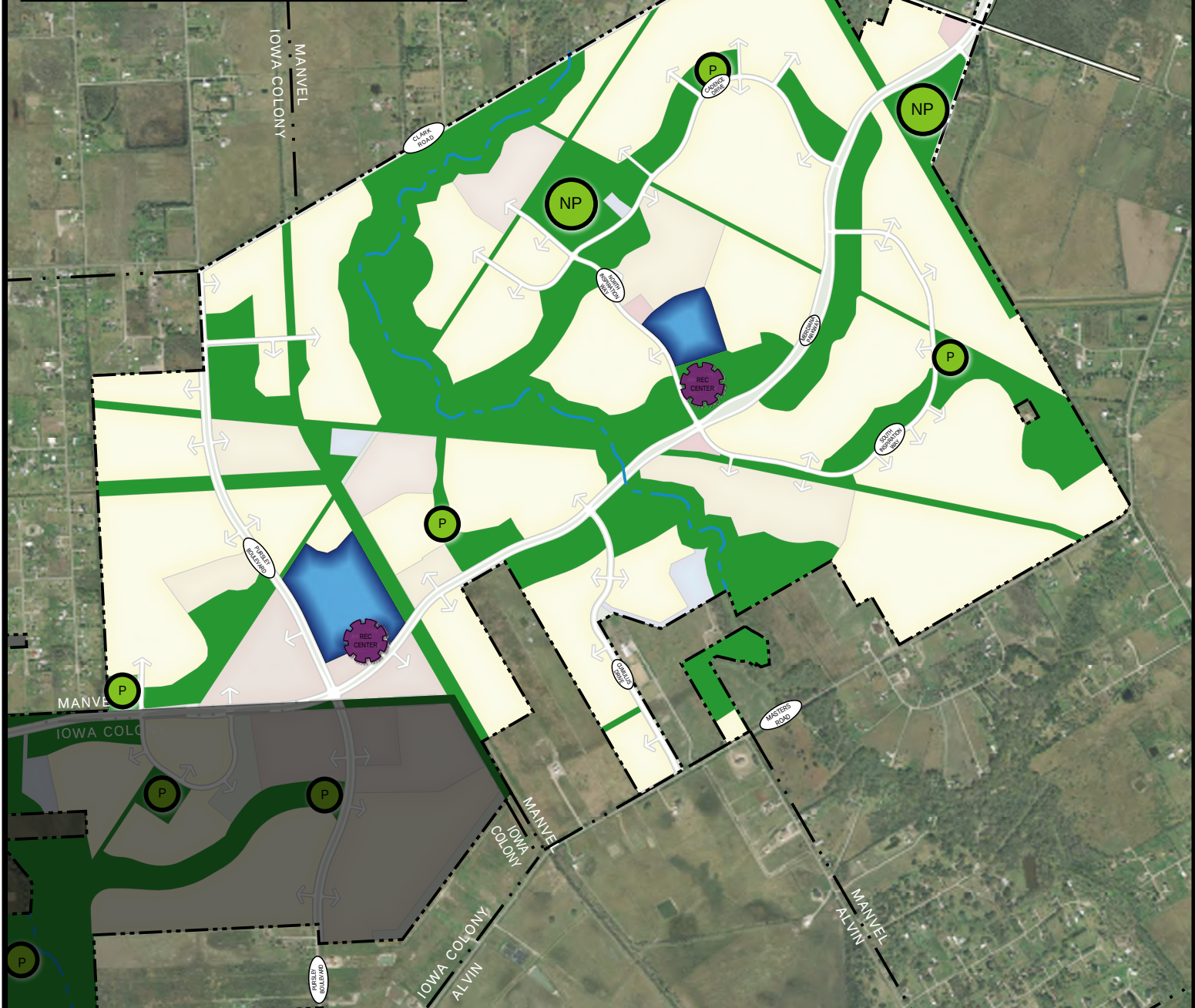


Exhibit 10: Parks & Open Space Plan - Manvel Brazoria County, Texas

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G. Infrastructure

1. Municipal Utility Districts

Meridiana is served by a total of three municipal utility districts. Two of these districts are within the City of Manvel, they are: Brazoria County MUD #56 and #57. The third district, Brazoria County MUD #55, is located within the City of Iowa Colony. These districts are responsible for providing public utility service to the project, except for any acreage lots that front on County Road 67 (Masters Road). These acreage lots may be served by private water wells and septic systems provided that they meet any applicable City of Manvel and TCEQ regulations. The commercial tracts at the corner of State Highway 6 and Meridiana Parkway are temporarily served by the City for water and wastewater and will be served by MUD #57 at a later date. Ownership of all MUD utility facilities within the City of Manvel will be transferred to the City, who will be responsible for maintenance and operation of the facilities. The specific terms, conditions, and timing of the transfer of MUD facilities to the City will be the subject of a separate utility agreement to be executed between the appropriate MUD and the City. The MUD boundaries for Meridiana are illustrated on the MUD exhibit. MUD boundaries may change and/or MUDs may be combined subject to TCEQ regulations.

2. Water

The water distribution system within Meridiana will be designed to meet or exceed the City of Manvel and TCEQ requirements. At least one water plant is anticipated in Manvel and one in Iowa Colony. These plants will have an emergency interconnect to form a cohesive system. Furthermore, pursuant to a separate agreement between the City and Developer, an interconnect will be built along Meridiana Parkway to connect the City's water system to the MUD #57 water system in Meridiana. Water wells, ground storage tanks, pressure tanks, and booster pumps will be constructed as necessary to meet demand.

The size of water distribution lines will vary based on the ultimate needs of the community. The City of Manvel may choose to participate in the cost of facilities to be oversized in order to serve other areas outside of the boundaries of Meridiana.

3. Wastewater

The wastewater collection and distribution system within Meridiana will be designed to meet or exceed the City of Manvel and TCEQ requirements. Wastewater

generated within the development, except for any acreage lots that front on County Road 67 (Masters Road), will be collected by an internal network of gravity flow lines and lift stations and treated at one of two wastewater treatment plants which serve the development. One plant is located within the City of Manvel and one in the City of Iowa Colony.

The size of wastewater collection lines will vary based on the ultimate needs of the community. The City of Manvel may choose to participate in the cost of facilities to be oversized in order to serve other areas outside of the boundaries of Meridiana.

4. Storm Drainage & Detention System

The drainage plan and storm sewer system will be designed in accordance with City of Manvel, Drainage District #5, and Conservation & Reclamation District #3 regulations. The storm water runoff within Meridiana, except for any acreage lots that front on County Road 67 (Masters Road), will be routed through a curb and gutter street system to storm sewer lines that will outfall into detention basins contoured and landscaped to resemble natural bayous throughout the community. The internal detention basins will provide storage volume for the increased storm water runoff resulting from development of the property, but will also be incorporated as amenity features and open space integrated into the theme of the community. The storm water from the detention basins will outfall in a controlled fashion into Chocolate Bayou, the West Fork of Chocolate Bayou, or the C-12 drainage ditch at a rate no greater than the pre-development rate of storm water runoff.

The drainage collection systems will be designed to convey the 100-year sheet flow either in the collection system near the outfall point or by sheet flow drainage through the curb and gutter streets with maximum ponding per agency requirements. The proposed internal detention basin system will be sized to contain the excess run-off resulting from a 24 hour 100-year frequency rainfall event for developed and undeveloped conditions with a minimum freeboard of one foot before out falling into the receiving stream. The storm sewer system will consist of reinforced concrete pipe and box culverts sized per agency requirements. Concrete channelization will be minimized.

5. Flood Plain Management

The Project will adhere to the respective FEMA Map Panels as published in 2020. City, county, and FEMA regulations require the elevations of building slabs to be at

or above certain minimum elevations to protect people and structures and to reduce the probability of flooding. When Meridiana is developed, portions of the property, including portions of the flood plain, will be filled with soil in order to meet those minimum elevation requirements. When a flood plain area is filled, the volume of storm water storage displaced from the flood plain by the new fill must be replaced. This replacement volume is known as "flood plain mitigation". Flood plain mitigation is accomplished by excavating a nearby area within the same watershed as the area of fill with a volume equal to the volume of fill placed in the flood plain. This requirement ensures that the available flood plain storage volume is not decreased and that surrounding properties are not adversely affected. Meridiana will construct the required floodplain mitigation volume in accordance with city, county, and FEMA requirements and will prepare a LOMR to reflect the adjusted flood plain areas that will occur internal to the property as a result of development. No habitable structures shall be constructed within the floodway. The FEMA floodplain will be modified from time to time.

The Meridiana drainage system, including storm water detention and flood plain mitigation, will comply with applicable agency requirements to ensure no adverse impacts will result upstream or downstream due to development of Meridiana.

6. Other Utilities

Electricity, natural gas, telecommunications, and cable services will be provided to Meridiana through agreements with private utility companies as development occurs.

The location of above ground utility lines along Meridiana Parkway and collector roads will be minimized to the extent possible.

7. Schools

Meridiana is located within the Alvin Independent School District. Currently in Manvel there is one junior high school within the Project, Jackie Doucet Caffey Junior High School, and an elementary school site under construction. An additional elementary school, Meridiana Elementary, is located within Iowa Colony.

8. Home Owner's Association & Architectural Review Committee

A Home Owner's Association (HOA) exists to promote community involvement, maintain common areas, and to enforce deed restrictions and covenants. Copies of

these restrictions and covenants have been provided to the city for their review and comment prior to being recorded with the county clerk. The City of Manvel is in no way responsible for the enforcement of these private covenants.

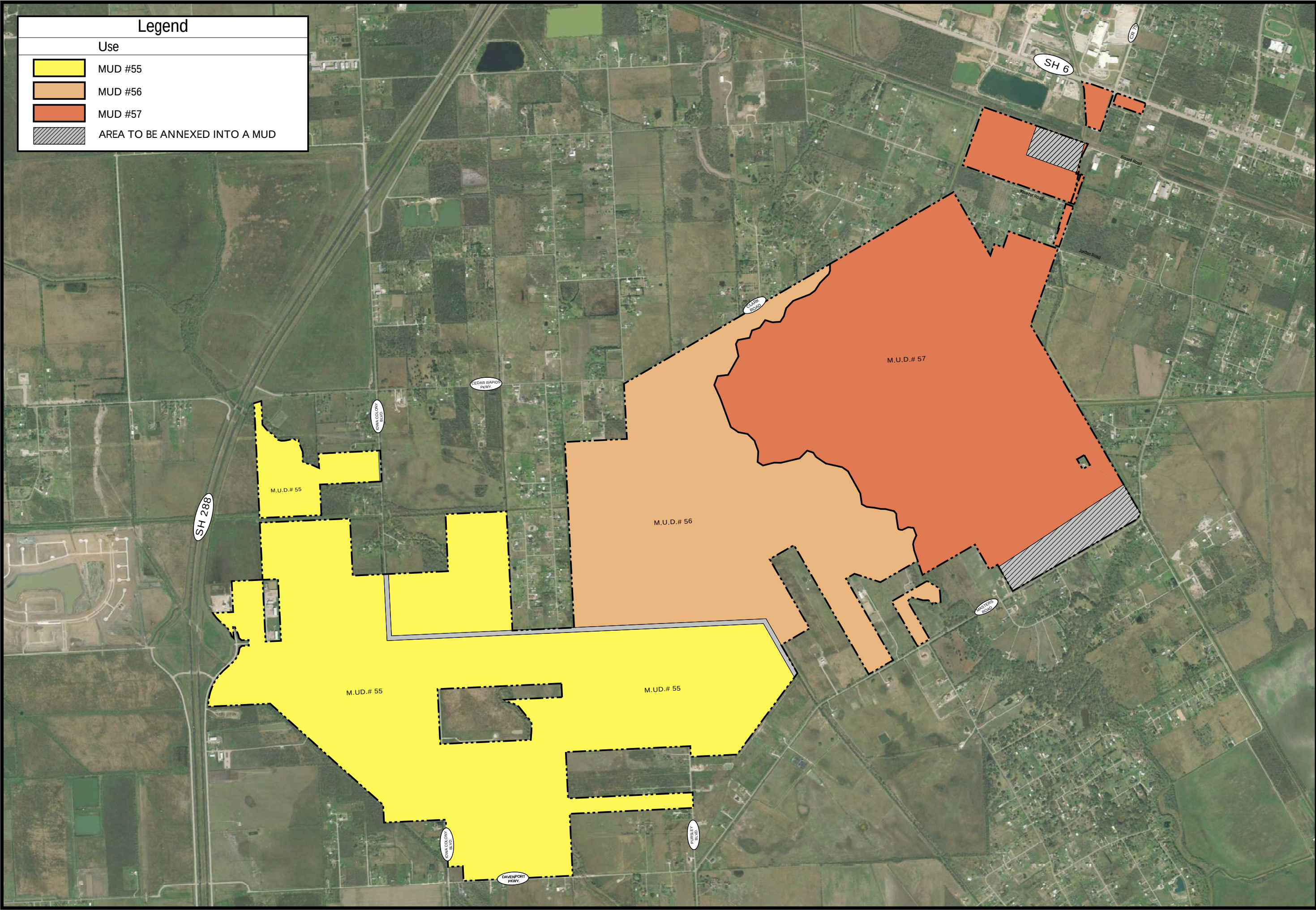
In addition to the HOA, an Architectural Review Committee (ARC) exists to ensure conformance to the development standards contained within the PUD and enforce design guidelines which have been established separately.

Property Owner's Associations (POA) has been established for non-residential property owners for the same purposes as Homeowner' Associations.

City of Manvel and Alvin I.S.D. properties are not subject to the POA/HOA/ARC review.

H. Project Phasing

The phasing strategy for Meridiana provides a balanced approach relative to anticipated market demands. The Project Phasing Plan illustrates the proposed phasing plan for Meridiana and indicates the estimated construction timing of each phase. This plan is subject to change based on market demands, availability of infrastructure, physical encumbrances, or legal limitations. The city will be notified of any changes to the Phasing Plan.



Legend

Use

MUD #55

MUD #56

MUD #57

AREA TO BE ANNEXED INTO A MUD

Exhibit 13: MUD Map

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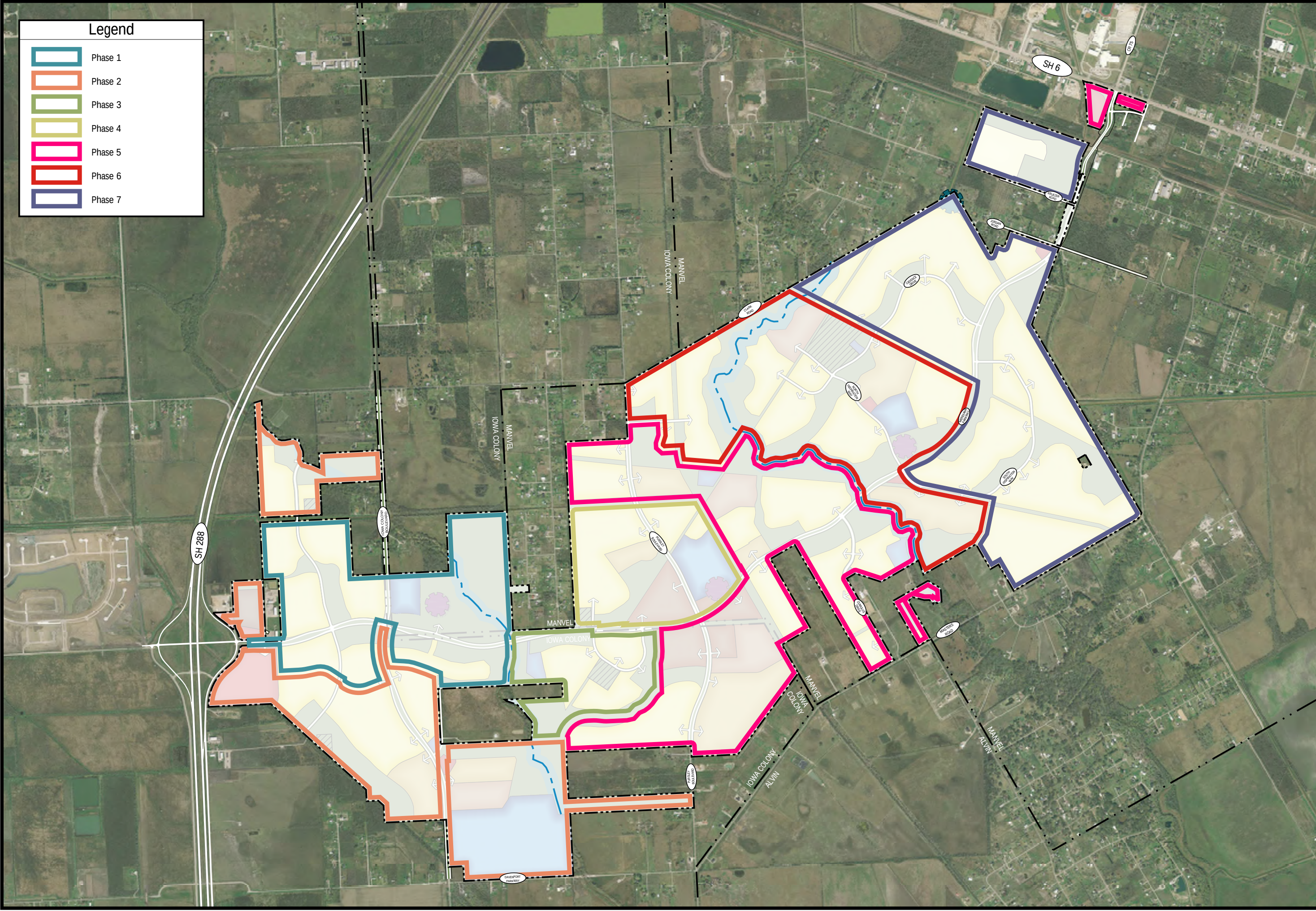
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Legend

Phase 1

Phase 2

Phase 3

Phase 4

Phase 5

Phase 6

Phase 7

Exhibit 14: Phasing Plan

Brazoria County, Texas

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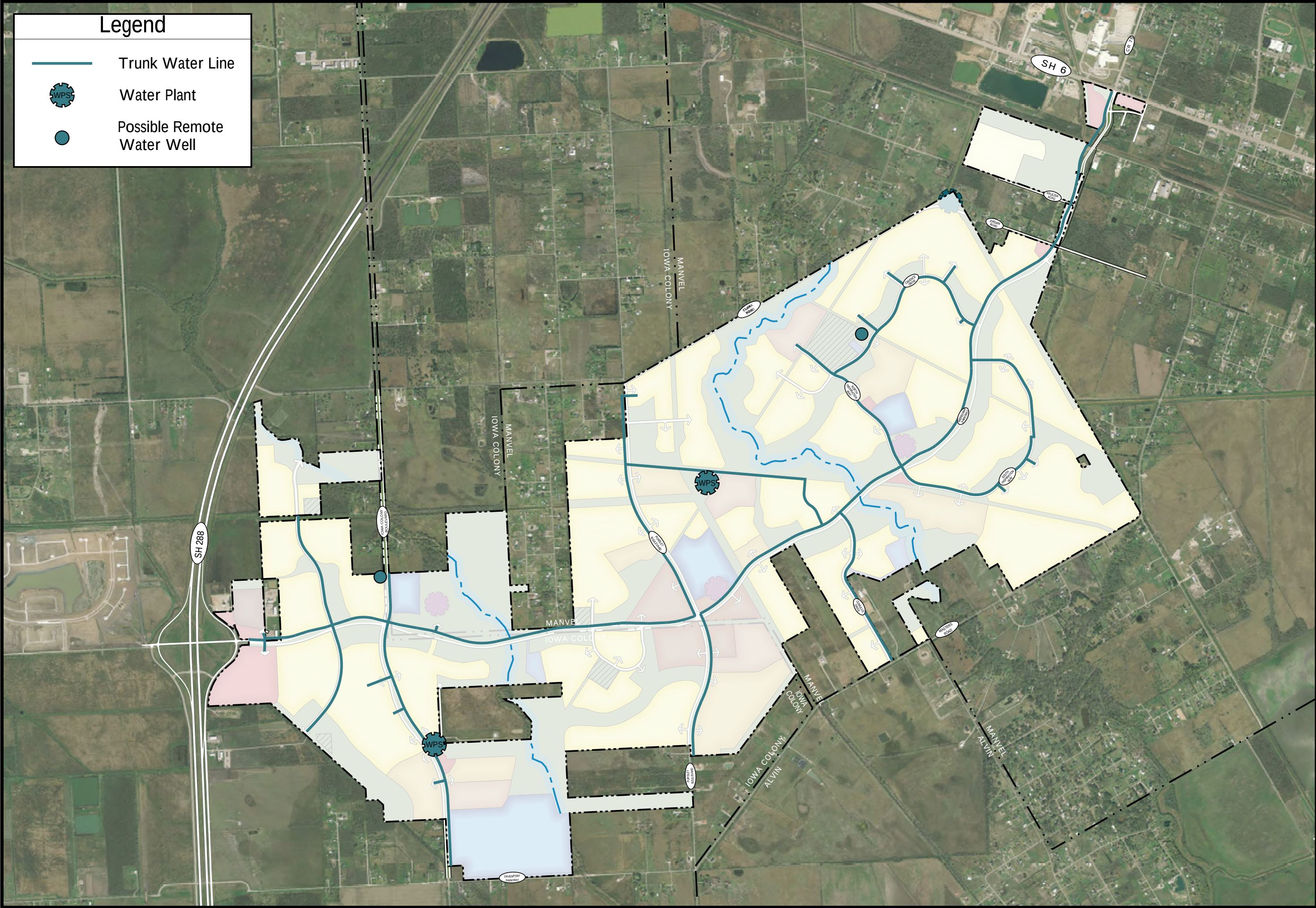
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Legend

- Trunk Water Line
- Water Plant
- Possible Remote Water Well

Exhibit 15: Water Supply & Distribution Plan

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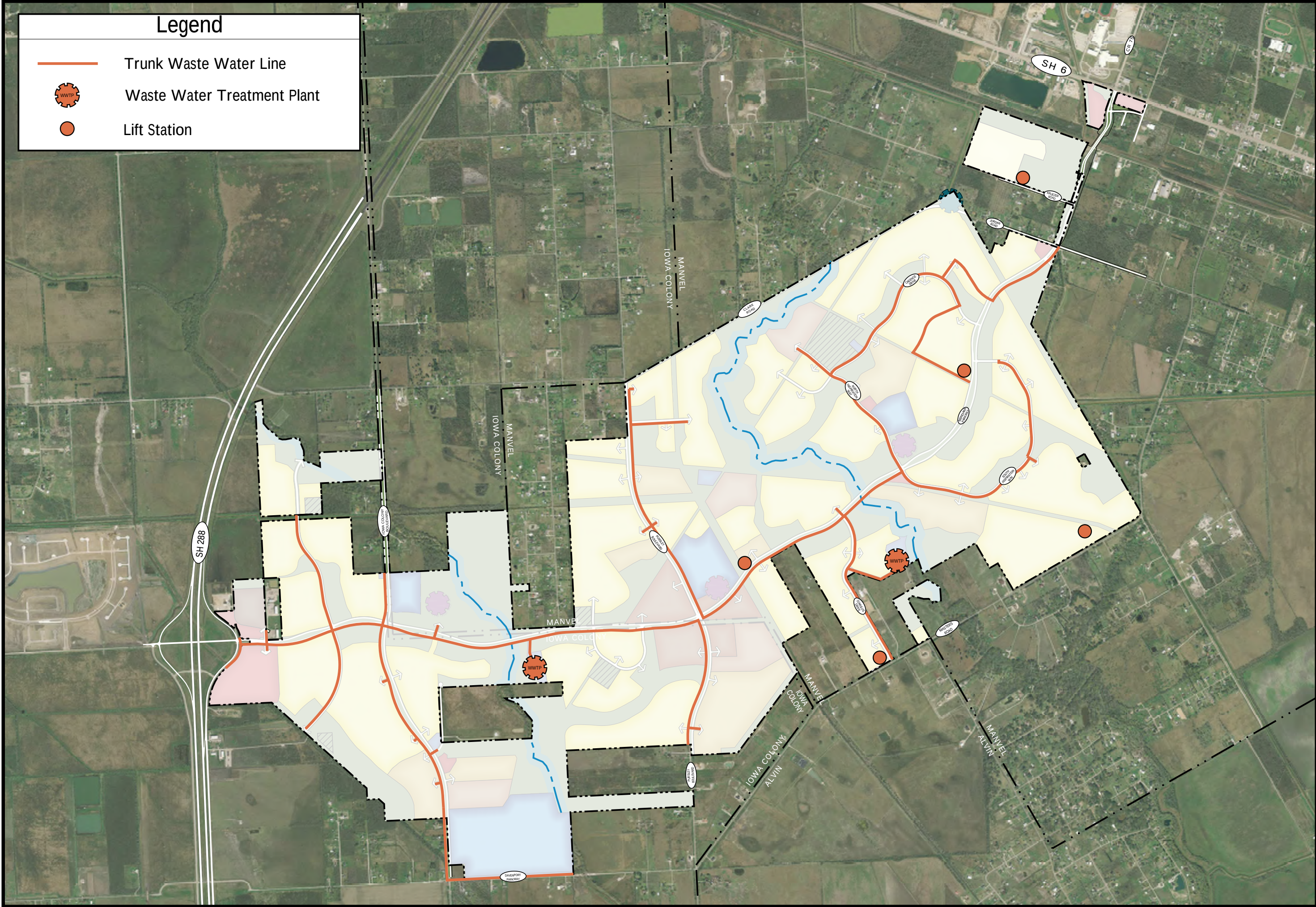
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Legend

- Trunk Waste Water Line
- Waste Water Treatment Plant
- Lift Station

Exhibit 17: Sanitary Sewer Collection & Treatment Plan

Brazoria County, Texas

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Legend

- Trunk Waste Water Line
- Waste Water Treatment Plant
- Lift Station

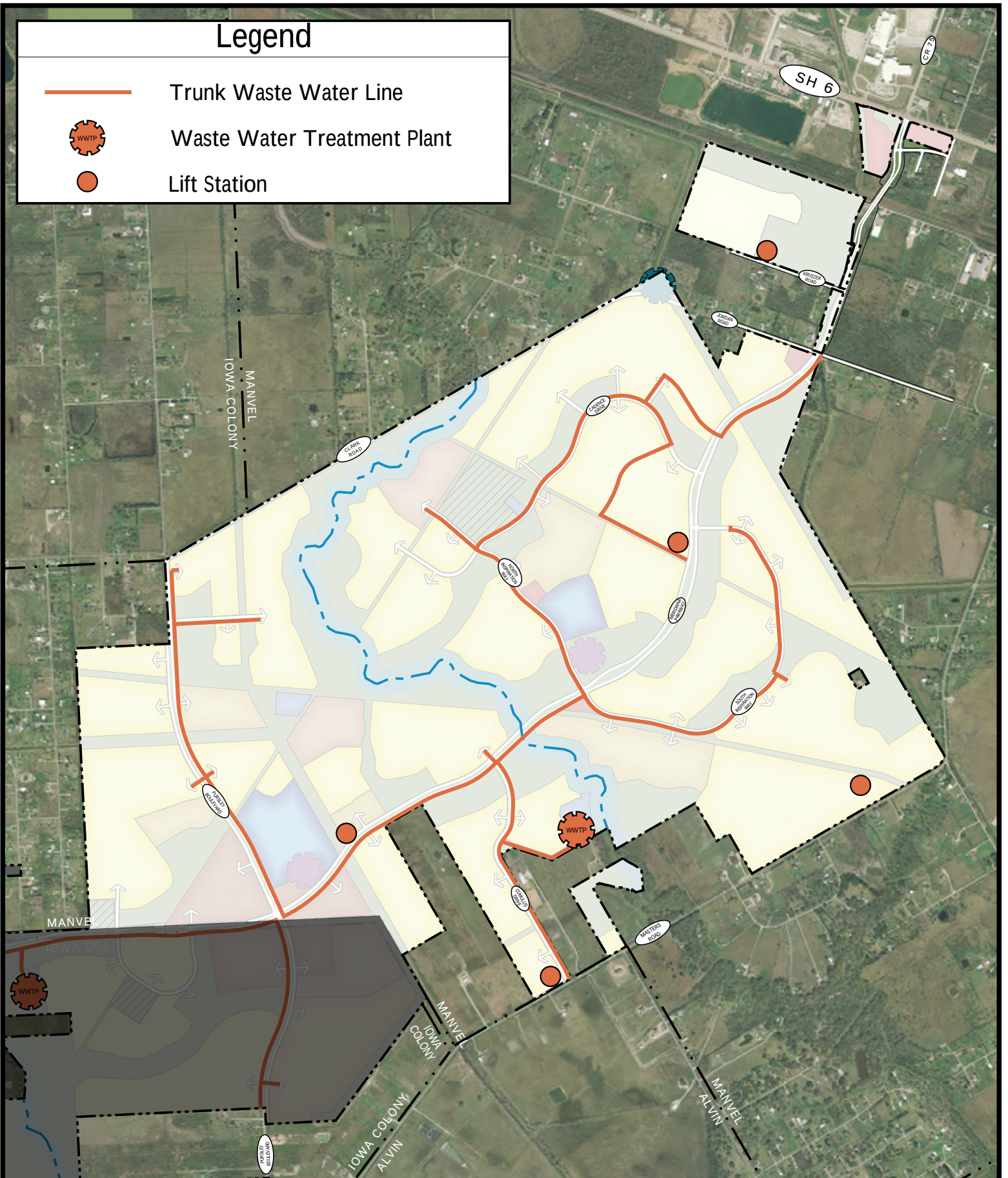


Exhibit 18: Sanitary Sewer Collection & Treatment Plan - Manvel

Brazoria County, Texas

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NOT TO SCALE

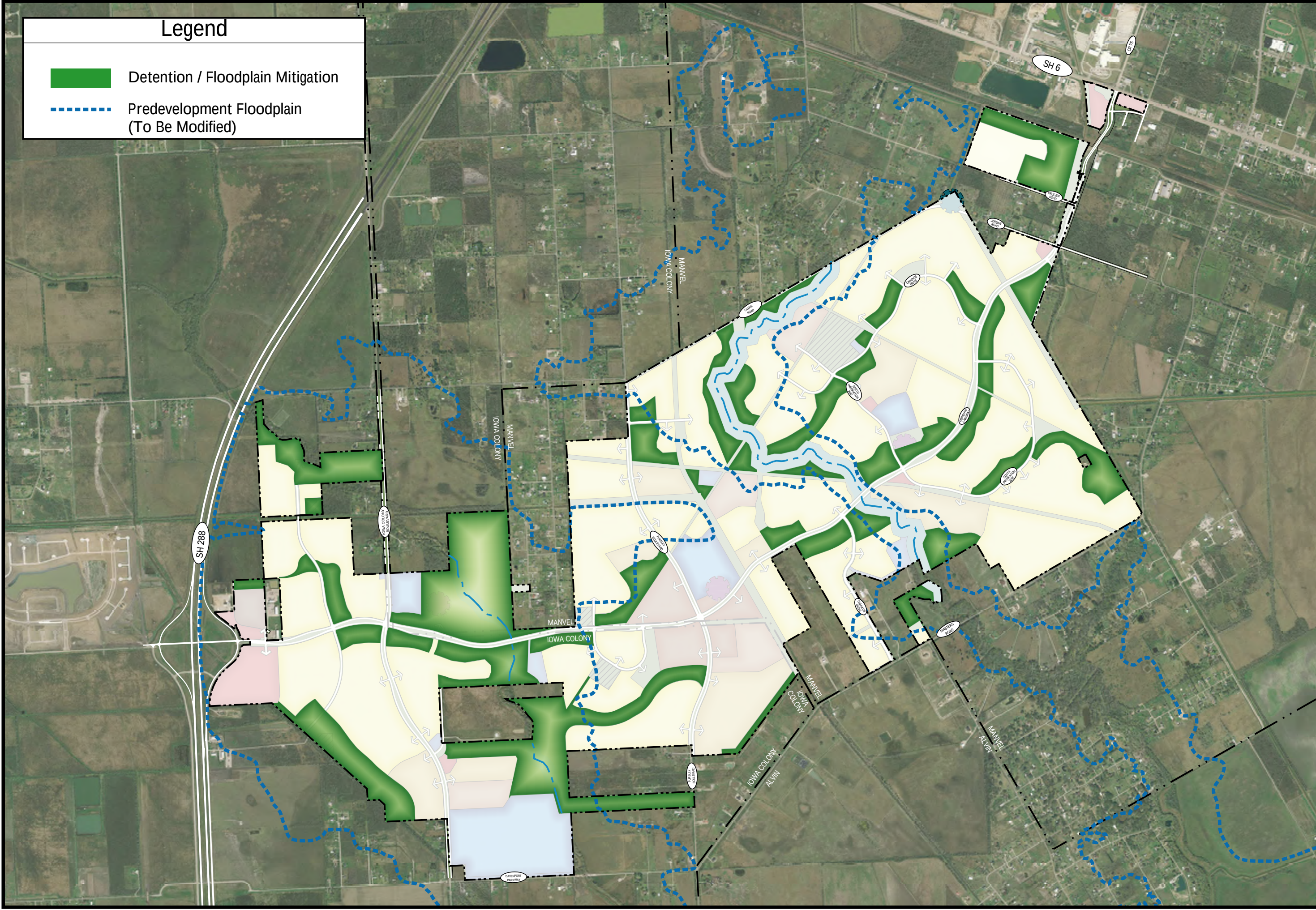


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EHRA JOB NO.
081-011-150

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

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



Legend

Detention / Floodplain Mitigation

Predevelopment Floodplain
(To Be Modified)

Exhibit 19: Detention &
Floodplain Mitigation Plan

Brazoria County, Texas

P:\081-011-150\LandPlan\PUD\Graphics_COM\119 & 20 - Storm Water Detention & Floodplain Mitigation Plan.dwg Feb 28, 2024-11:08am Edited by: P\lpetka

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081-011-150

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EHRA TEAM
TBPE No. F-726
TBPLS No. 10092300

Legend



Detention / Floodplain Mitigation



Predevelopment Floodplain
(To Be Modified)

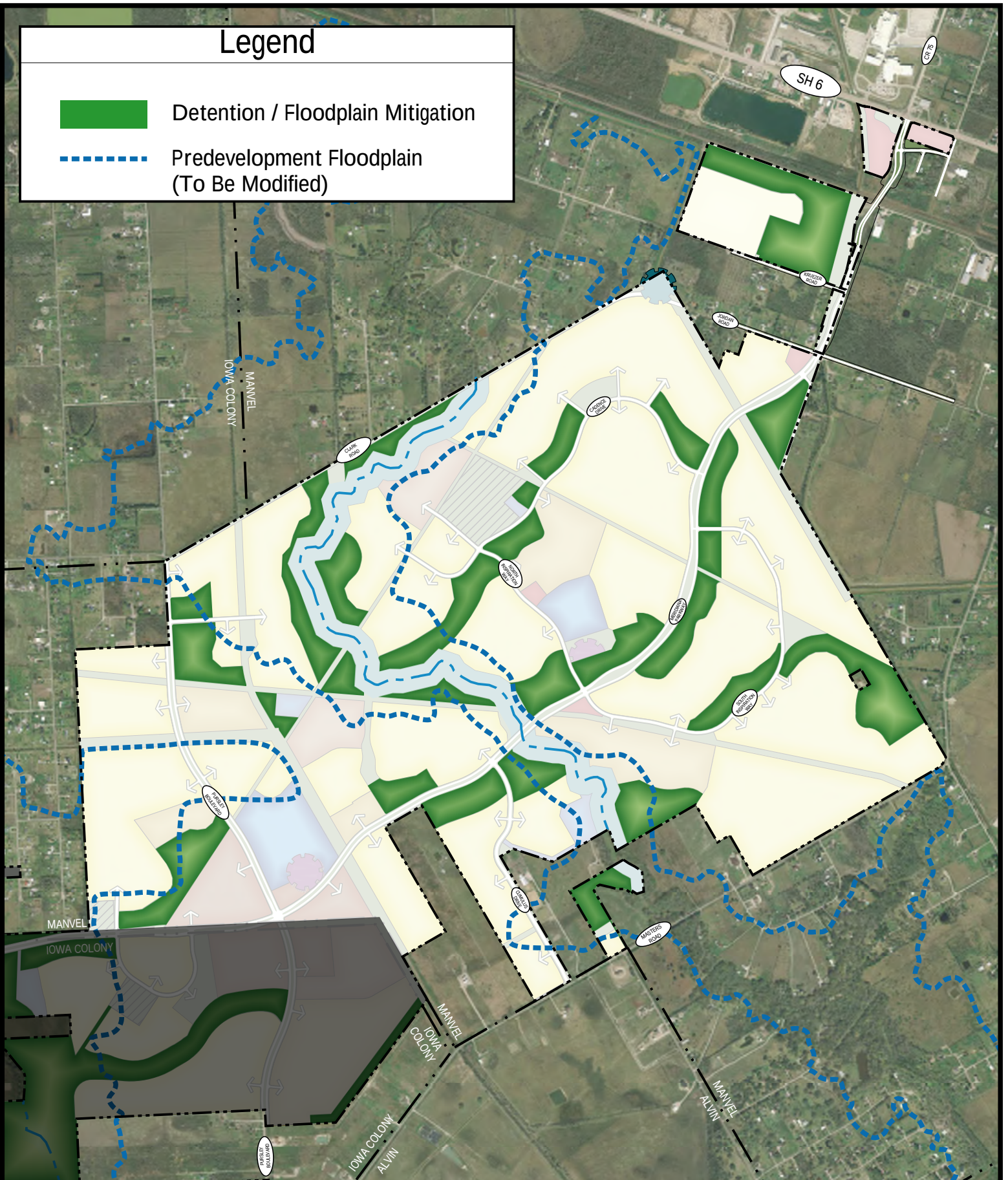


Exhibit 20: Detention & Floodplain Mitigation Plan - Manvel

Brazoria County, Texas

P:\081-011-150\LandPlan\PUD\Graphics_COM\19 & 20 - Storm Water Detention & Floodplain Mitigation Plan.dwg Feb 28, 2024-11:07am Edited by: PLipetska

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TBPLS No. F-726
TBPLS No. 10092300

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

III. DEVELOPMENT REGULATIONS

A. Purpose & Intent

The purpose of the development regulations is to serve as the primary means of achieving the goals and objectives of the Development Plan.

They are designed to establish clear minimum development standards while providing a reasonable amount of flexibility in order to accommodate future needs.

B. General Provisions

1. Applicability

The regulations contained herein shall apply to all property located within the boundaries of Meridiana O-PUD. Appendix 1 contains the legal description of the property.

All construction and development within the O-PUD area shall comply with applicable provisions of the City of Manvel codes and ordinances as they exist on the date of adoption of this O-PUD and the laws of the State of Texas, except as modified within this O-PUD.

If specific development standards are not established or if an issue, condition, or situation arises or occurs that is not clearly addressed or understandable in the O-PUD, then those regulations and standards of the City of Manvel codes and ordinances that are applicable for the most similar issue, condition, or situation shall apply as determined by the City's Designated Official. Appeal of any determination regarding applicability may be made to City Council.

This O-PUD may be amended by the same procedure as it was adopted, by ordinance. Each amendment shall include all sections or portions of the O-PUD that are affected by the change.

2. Additional Uses

In the event that a proposed use has not specifically been listed as being a permitted use in a particular land use category within the O-PUD, it shall be the duty of the City's Designated Official to determine if said use is: 1) consistent with the intent of the zone; and 2) compatible with other listed permitted uses.

3. Non-Conforming Land Uses

Where, at the adoption of this O-PUD, a lawful use of land exists which would not be permitted by the regulations imposed by this O-PUD , such use may continue so long as it remains otherwise lawful, provided:

- No non-conforming use shall be enlarged, increased or extended to occupy a greater area of land than was originally occupied at the date of adoption of this O-PUD.
- No non-conforming use shall be moved, in whole or in part, to any lot or parcel within the O-PUD.
- If any non-conforming use ceases for a period of more than 180 days, any subsequent use of the land shall conform to the regulations established by this O-PUD.
- No additional structures shall be erected in connection with any non-conforming use that does not conform to the regulations established by this O-PUD.

4. Non-Conforming Structures

Where, at the adoption of this O-PUD, a lawful structure exists which would not be permitted by the regulations imposed by this O-PUD, such structure may continue to exist so long as it remains otherwise lawful, provided:

- No non-conforming structure shall be enlarged, increased or extended beyond its size at the date of adoption of this O-PUD.
- In the event that any non-conforming structure or non-conforming portion of a structure is destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the regulations established by this O-PUD.
- No non-conforming structure shall be moved, in whole or in part, to any lot or parcel within the O-PUD.

5. Existing Utilities

Existing utilities and all uses allowed by existing easements shall continue to be permitted in all designations within the O-PUD.

6. Drill Sites

Two drill sites currently exist within the Manvel portion of Meridiana. Drilling activities on these sites shall be permitted provided that such activities comply with any and all state and local regulations.

7. General Development Plan

A general development plan that illustrates the portion of Meridiana located within the City has been approved and amended multiple times by the Planning, Development and Zoning Commission. The General Development Plan shows the following:

- The alignment of any major thoroughfares and collector streets in accordance with the City's Thoroughfare Plan and Overall Circulation Plan
- All recorded easements over 20 feet in width
- Proposed land uses and public facilities
- Roadways necessary to demonstrate access to residential areas if not adjacent to a major thoroughfare, collector, or neighborhood collector street

This approval shall satisfy the requirement of a master preliminary plat set forth in Section 62-39 of the City of Manvel's Subdivision Ordinance. Preliminary plats shall be required for each section of development with the exception of minor plats as defined by state law. Preliminary plats should generally conform to the General Development Plan. Any significant change, as determined by the City's Designated Official shall require the submittal of a revised general development plan for approval by the Planning, Development & Zoning Commission.

8. Grading

The developer shall be permitted to commence grading of the property, including clearing and grubbing, in preparation of development upon preliminary plat approval. For road construction, grading may commence upon the submittal of construction drawings. However, prior to any grading activity a Storm Water Pollution Plan must be submitted and any required City of Manvel grading permits must be obtained. The City may issue the necessary permits prior to the approval of construction plans and plat recordation with the understanding that any grading performed under these circumstances shall be at the risk of the developer.

9. Temporary Uses

Temporary uses conducted in connection with the development of the property shall not require zoning permits from the city, but will require health and safety permits (electrical, plumbing, structural, HVAC, etc.). However, all temporary uses must be approved by the developer or the Architectural Review Committee. These uses may include, but are not limited to:

- Sales office
- Construction office
- Construction/storage yards
- Construction roads
- Fencing
- Water pumps and ponds
- Concrete batch plants or rock crushing operations and equipment for the processing of on-site materials provided such operations:
 - a.) Maintain a 1,000 foot separation between all operations or storage and the nearest occupied residence;
 - b.) Limit hours of operation to between 7:00 a.m. and dusk, Monday through Friday;
 - c.) Do not include the import or export of materials except as to be used on the property or for off-site improvements related to the project.
 - d.) Are enclosed by a fence having a minimum height of six (6) feet.

10. Design Guidelines

Design guidelines address site and building design within Meridiana. The purpose of these guidelines is to preserve the character of Meridiana by establishing high quality design standards for development. Copies of these guidelines have been provided to the city.

11. Signage

Signage is a critical component of all master planned communities. A uniform signage program has been developed for Meridiana that establishes an integrated visual character for the various components of the project. The standards established by this program are implemented through the project design guidelines.

“Flag signs” shall be permitted on bridges within the development. The City of Manvel may change out the flag signs provided that 30 days’ notice is provided to the Developer/Homeowners Association (maintenance of said “flag signs” shall be

All signage within the development will be in accordance with the criteria below and the Manvel City Sign Ordinance. If there is a conflict between the criteria below and the sign ordinance; the criteria listed below will take precedent.

- **Primary Entry Monument:** Primary entry monument signs shall not exceed twenty-five feet (25’) in height above the surrounding finish grade level, thirty-six feet (36’) in length and 216 square feet in sign area. Two primary entry monument signs are permitted: one (1) at the intersection of Meridiana Parkway/State Highway 6 and one (1) at the intersection of Jordan Road/Meridiana Parkway. Primary entry monument signs are not permitted elsewhere in the development.
- **Secondary Entry Monument:** Two secondary entry monument signs are permitted- one at the intersection of Pursley Boulevard/Clark Road and one at the intersection of Cumulus Drive/Masters Road. The total sign square footage shall not exceed 80 square feet of sign area and ten feet in height above the surrounding finished grade level.
- **Section Monument:** A section monument sign may be located at each ingress/egress of a section. The sign shall not exceed six feet (6’) in height above the surrounding finished grade level by forty feet (40’) in width. The total sign area shall not exceed 32 square feet.
- **Commercial Monument Signs:** Commercial monument signs shall be freestanding, double-sided monument signs perpendicular to the public street right-of-way. The maximum commercial monument sign length shall

be thirteen feet (13') and six feet (6') in height above the surrounding finished grade level. The maximum sign area shall be 45 square feet. Commercial monument signs shall be located a minimum one hundred feet (100') between signs with one monument sign per one single tenant commercial tract, unless located on a corner, then one monument sign shall be located on each public street.

- **Temporary Builder Signs:** Temporary builder signs are used to direct potential home buyers to model homes. These signs may remain for three months after the last single-family certificate of occupancy within the project is issued. The temporary builder signs shall be a maximum of ten feet (10') tall by six feet (6') wide.

12. Lighting

All lighting within Meridiana is subject to standards established in the project design guidelines. These standards help to ensure that attractive, high-quality lighting is provided throughout the community. The Meridiana Homeowners Association shall pay for operations and maintenance of streetlights in the development. The following is a list of minimum requirements that shall be followed:

Within Sections/Neighborhoods

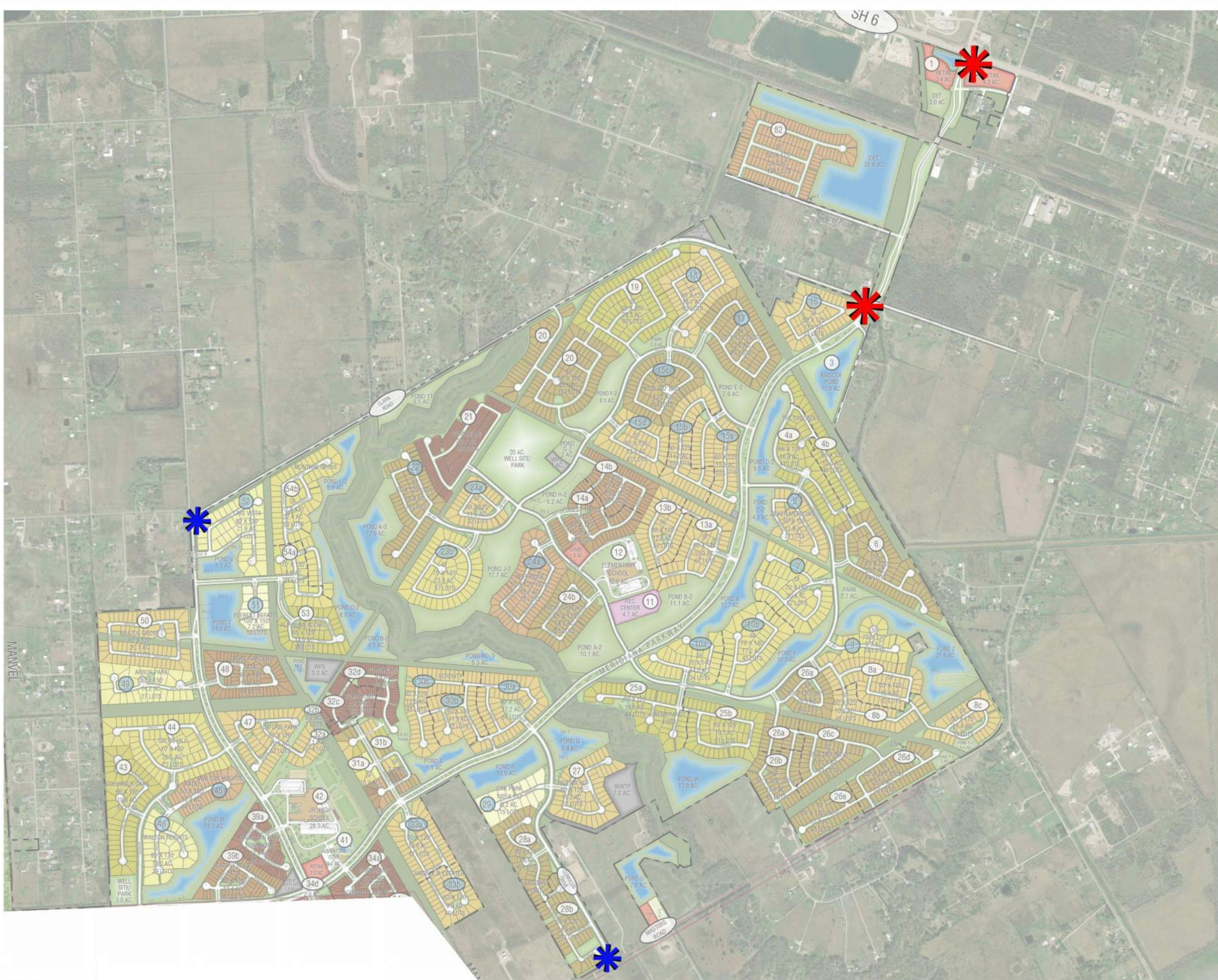
- One streetlight at each intersection, 90-degree turn, and cul-de-sac
- Maximum of 800 feet between streetlights

Collector and Neighborhood Collector (i.e. Discovery Drive, Cumulus Drive, Inspiration Way)

- One streetlight at each T-intersection
- One streetlight at each subdivision entrance (installed with subdivision)
- Maximum of 1,500 feet between streetlights

Major Thoroughfare (i.e. Meridiana Parkway, Pursley Boulevard)

- One streetlight on each corner of intersection with other major thoroughfare/collector
- Two (2) streetlights on opposite corners of intersection with neighborhood collector
- One streetlight at each subdivision entrance (installed with subdivision)
- Maximum of 1,500 feet between streetlights



LEGEND

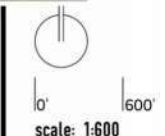
 PRIMARY ENTRY MONUMENT

 SECONDARY ENTRY MONUMENT



Primary and
Secondary Entry
Monuments

Master Signage Plan



date: 10.02.23

anderson
1201 main street, suite 1340
dallas, tx 75202

Bridges

- If bridges have lighting incorporated as part of the construction, no additional streetlights are required
- If bridges do not have lighting incorporated as part of the construction, streetlight at the entry to each bridge

13. Site Development Standards

Development standards will be created for all residential and commercial development within Meridiana. Due to the scale of the project, it is not feasible to determine the specific details required by Section (7) (D) (6), (7), (8), (9), (10), (11), (12), (13) and (17) of the zoning ordinance adopted on June 28, 2001. Therefore, prior to building permit approval for commercial developments, detailed site plans shall be submitted to the City for review and approval to ensure compliance with the zoning ordinance including those sections indicated above.

14. Design Criteria Manual

The Project shall abide by the version of the City of Manvel Design Criteria Manual dated December 15, 2008. Since a large portion of the Project has already been constructed to these standards, this will provide compatibility of infrastructure and be helpful to the City/MUD for future repairs. Below is a list of exceptions to this requirement:

- Raven lining/coating shall be required inside of all sanitary manholes.
- Water and sanitary lines shall be cased across existing and future major corridors and minor corridors. City shall be given the opportunity to specify the water meter brand and model installed by operator.
- Two year warranty period as noted on plats.
- All sanitary sewer manholes shall have stainless steel inflow protectors.

C. Development Standards

1. Single Family Residential (SFR)

Purpose: The Single Family Residential category is intended for the development of detached, single family dwelling units and compatible uses. This district is designed to allow a variety of housing choices in order to create a viable community while allowing for a reasonable amount of flexibility to accommodate ever-changing market demands.

Permitted uses:

- Accessory structures
- Community centers
- Drill sites
- Entry features & monuments
- Institutional uses
- Minor utilities
- Open space
- Parks
- Recreational facilities
- Religious assembly
- Single family homes
- Temporary uses
- Tree farms

Minimum Lot Area: 6,300 square feet

Minimum Lot width: 55 feet at the front building setback line

Minimum Setbacks:

Front: 20 feet for lots in sections in which 50% or more of the lots are 60 feet or less in width*

25 feet for lots in sections in which more than 50% of the lots are greater than 60 feet in width*

20 feet on cul-de-sacs and knuckles regardless of lot width

5 feet for lots that front on a common area

Rear: 15 feet**

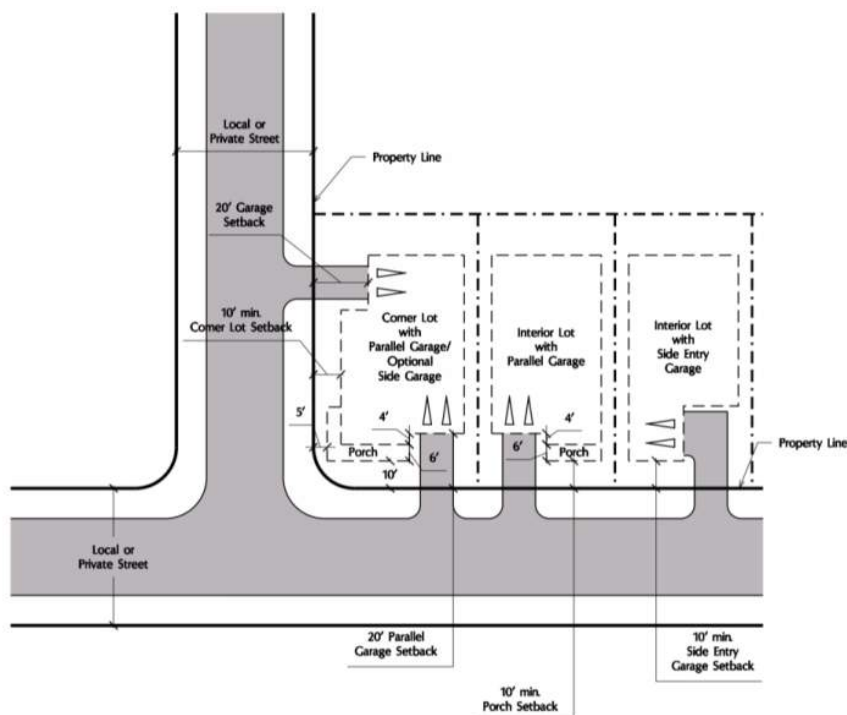
20 feet for lots that front on a common area

Side: 5 feet**

Corner: 10 feet*

* Porches (if provided) may encroach into the front setback up to ten (10) feet provided they have a minimum depth of six (6) feet. On corner lots, porches may encroach into the side setback up to five (5) feet provided they have a minimum depth of six (6) feet. Where garages face directly onto a street with the garage door parallel to the street, the garage must meet the minimum setback requirement. Side-entry garages where the garage door is perpendicular to the street may be set back a minimum of ten (10) feet. (see lot diagram below)

SINGLE FAMILY LOT DIAGRAM



****One Story accessory structures may be setback three (3) feet from the rear or side property lines provided that they do not encroach into any utility easement. Accessory structures greater than one story in height must comply with the minimum setback requirements.**

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Three (3) stories

Parking Requirement: Shall comply with the parking standards established in this section.

2. Garden Homes (GH)

Purpose: The Garden Homes category is intended for the development of detached, single family dwelling units and compatible uses on the perimeter of the overall Project boundary.

Permitted uses:

- Accessory structures
- Community centers
- Drill sites
- Entry features & monuments
- Garden homes
- Institutional uses
- Minor utilities
- Open space
- Parks
- Recreational facilities
- Religious assembly
- Single family homes
- Temporary uses

Tree farms

Minimum Lot Area: 6,300 square feet

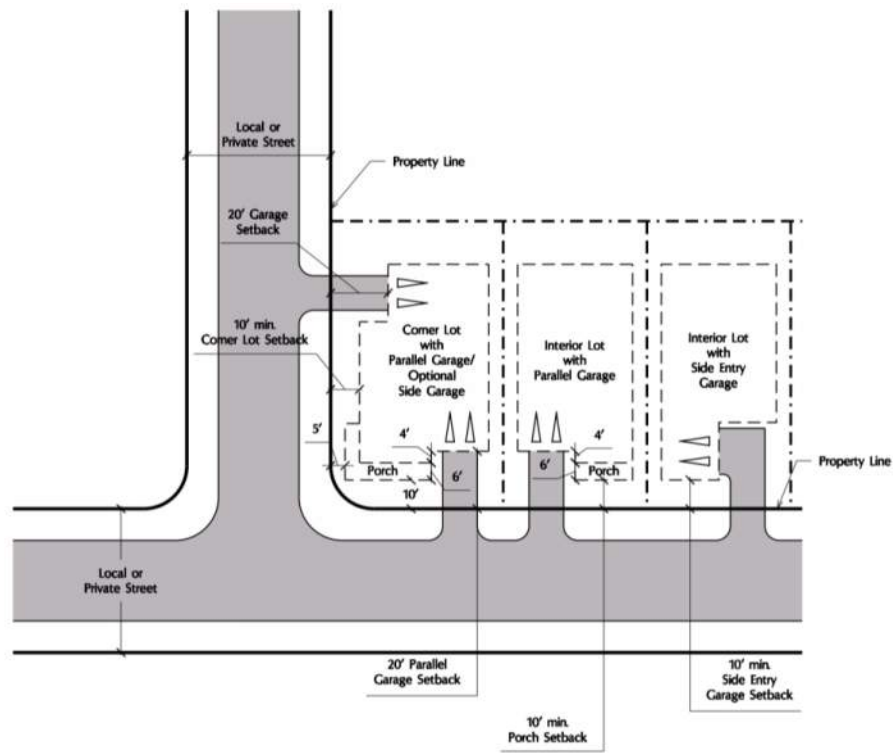
Minimum Lot width: 50 feet at the front building setback line

Minimum Setbacks:

Front:	20 feet*
Rear:	15 feet**
Side:	5 feet**
Corner:	10 feet*

* Porches (if provided) may encroach into the front setback up to ten (10) feet provided they have a minimum depth of six (6) feet. On corner lots, porches may encroach into the side setback up to five (5) feet provided they have a minimum depth of six (6) feet. Where garages face directly onto a street with the garage door parallel to the street, the garage must meet the minimum setback requirement. Side-entry garages where the garage door is perpendicular to the street may be set back a minimum of ten (10) feet. (see lot diagram below)

GARDEN HOME LOT DIAGRAM



****One Story accessory structures may be setback three (3) feet from the rear or side property lines provided that they do not encroach into any utility easement. Accessory structures greater than one story in height must comply with the minimum setback requirements.**

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Three (3) stories

Parking Requirement: Shall comply with the parking standards established in this section.

3. Patio Home (PH)

Purpose: The Patio Home category is intended for the development of detached, single family dwelling units that may have a zero (0) foot side setback on one side and compatible uses.

Permitted uses:

- Accessory structures
- Community centers
- Entry features & monuments
- Institutional uses
- Minor utilities
- Open space
- Parks
- Patio homes
- Recreational facilities
- Religious assembly
- Temporary uses
- Tree farms

Minimum Lot Area: 4,500 square feet for one-story “cottage” structures
5,000 square feet for two-story structures

Minimum Lot width: 45 feet for one-story “cottage” structures
50 feet for two-story structures

Minimum Setbacks:

Front: 20 feet*
5 feet for lots that front on a common area

Rear: 10 feet**

20 feet for lots that front on a common area

Side: Zero (0) feet on one side provided that there is a minimum of 10 feet between structures. A minimum of fifteen (15) feet is required between one (1) and three (3) story structures.

Corner: 10 feet*

*Porches (if provided) may encroach into the front setback up to ten (10) feet provided they have a minimum depth of six (6) feet. On corner lots, porches may encroach into the side setback up to five (5) feet provided they have a minimum depth of 6 feet. Where garages face directly onto a street with the garage door parallel to the street, the garage must meet the minimum setback requirement. Side-entry garages where the garage door is perpendicular to the street may be set back a minimum of ten (10) feet. (See lot diagram)

**Accessory structures may be setback three (3) feet from the rear or side property lines provided that they do not encroach into any utility easement.

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Three (3) stories

Parking Requirement: Shall comply with the parking standards established in this section.

4. Townhome (TH)

Purpose: The Townhome category is intended for the development of attached single family dwelling units that are platted on individual lots and are owned fee simple.

Permitted uses: Attached single family dwelling units

Entry features & monuments

Minor utilities

Open space

Parks

Patio homes

Recreational facilities

Religious assembly

Temporary uses

Tree farms

Minimum Lot Area: 2,500 square feet

Minimum Lot Width: 25 feet at the front building setback line

Minimum Setbacks:

Front: 20 feet if front loaded (see lot diagram below)

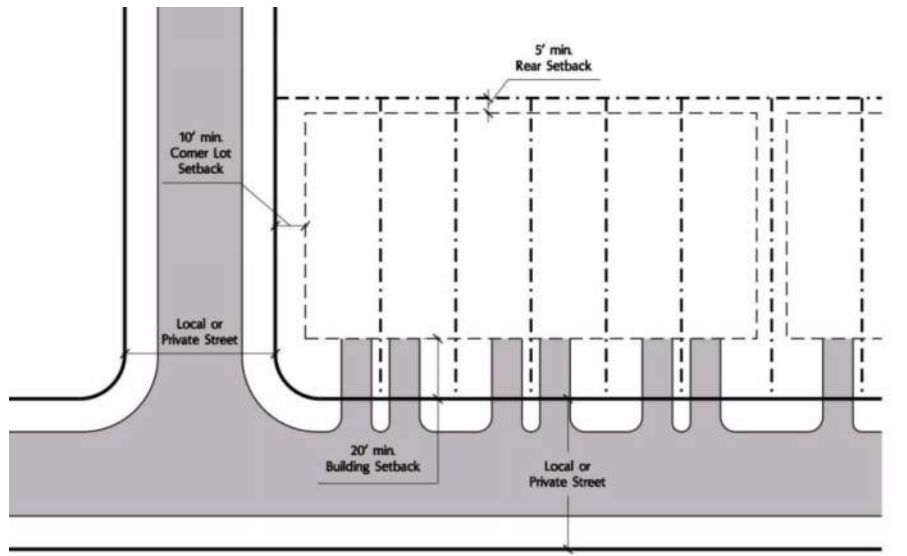
10 feet if rear loaded (see lot diagram below)

Rear: 5 feet

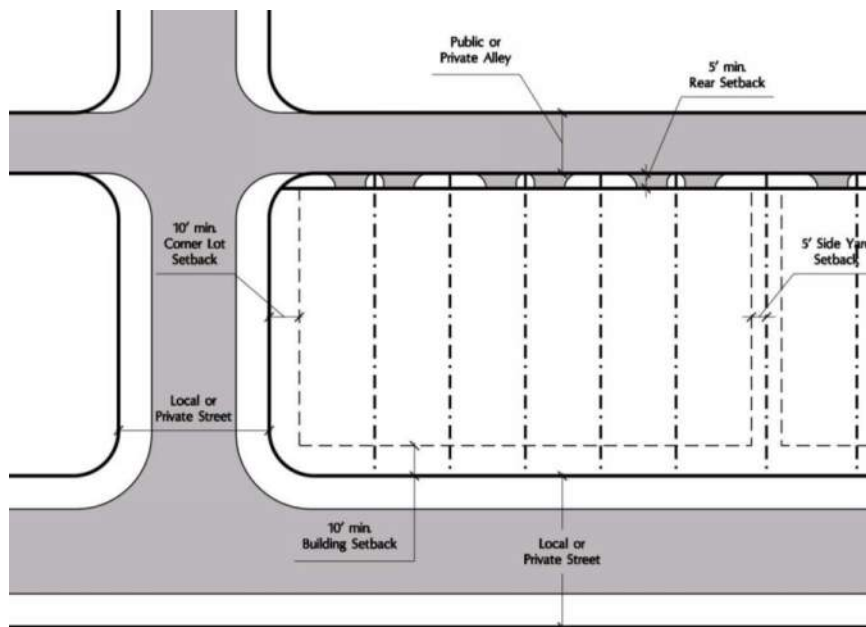
Side: Zero (0) feet

Corner: 10 feet

TOWNHOME LOT DIAGRAM (Front Loaded)



TOWNHOME LOT DIAGRAM (Rear Loaded)



Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Three (3) stories

Parking Requirement: Shall comply with the parking standards established in this section

Additional Requirements: Buildings shall consist of a minimum of two (2) units with a maximum of four (4) units.

Buildings shall be separated by a minimum of ten (10) feet.

Each dwelling unit shall be platted on an individual lot.

Front loaded townhomes shall provide 0.25 off-street guest parking spaces per dwelling unit. Guest spaces may not be on townhome lots or streets and should be located within 300 feet of units.

Patio homes shall comply with the standards established in their respective categories.

5. Village Center (VC)

Purpose: The Village Center District is intended to help establish a community core by combining civic and retail uses in a pedestrian friendly environment.

Permitted uses: Abstract or title company

Advertising agency

Antique store

Art gallery

Arts and crafts store

Bakery

Banks and financial institutions, including drive-through and outdoor ATM facilities

Barber or beauty shop

Bookstore

Candy store

Catering

Cellular phone sales and repair store

Child care facility

Clothing store (no re-used clothing)

Computer sales and repair store

Community centers

Convenience store, with or without gasoline, liquor or beer
and wine sales

Dance studio

Delivery service

Dental clinic

Drafting service

Drug store, with or without liquor or beer and wine sales

Dry cleaning storefront, but not dry cleaning plant

Electronic sales and repair store

Entry features & monuments

Florist shop

Furniture store

Gift shop

Grocery store

Hardware store

Home appliance store

House wares and linens store

Institutional uses

Insurance agency

Jewelry store

Laundry storefront, but not laundry plant

Locksmith

Medical clinic

Medical supply store

Minor utilities

Mixed use

Mortgage company

Motels and hotels

Motion picture theater, but not drive-in theater

Musical instrument store

Open space

Optician or optometrist

Parks

Patio homes

Personal services

Personal storage

Pharmacy

Professional office

Public facilities

Public safety site

Radio sales and repair

Record and tape store

Recreational facilities

Religious assembly

Restaurants and taverns, with or without drive-through facilities

Schools (public & private)

Single family homes

Shoe store and repair shop

Sporting goods store

Studio (art, music or photo)

Tailor

Telecommunication towers

Temporary uses

Townhomes

Toy store

Travel agency

Tree farms

Video arcade

Non-Permitted uses: Auction

Auto repair

Billboards

Cemeteries

Feed store

Kennel (commercial)

Pawn shop

Self service car wash

Sexually oriented businesses

Swap meet

Tattoo shops

Taxidermist

Upholstery shop

Minimum Lot Area: None

Minimum Lot width: None

Minimum Setbacks:

Front: Zero (0) feet along village center local streets with on-street parking

10 feet along major thoroughfares or local streets without on-street parking

Rear: Zero (0) feet if adjacent to non-residential uses

10 feet if adjacent to residential uses

Side: Zero (0) feet if adjacent to non-residential uses

10 feet if adjacent to residential uses

Architectural features may encroach into the setback area a maximum of three (3) feet.

Architectural features along village center local streets may encroach the public right-of-way a maximum of five (5) feet.

Maximum Building Height: Fifty-six (56) feet

Parking Requirement: Shall comply with the parking standards established in this section

Additional Requirements: Single family homes, patio homes and townhomes shall comply with the standards established in their respective categories.

Telecommunication towers may not exceed 80 feet in height and shall be set back from property lines a distance equal to or greater than the height of the tower.

Additional Conditions: Outdoor Display of Merchandise shall be allowed within 10 feet of the primary building, but shall be limited to merchandise that is customarily sold inside the establishment.

6. Commercial (C)

Purpose: The Commercial District is intended for the development of service-oriented retail that meets the daily needs of the community.

Permitted uses:

- Abstract or title company
- Advertising agency
- Antique store
- Art gallery
- Arts and crafts store
- Automobile repair, minor, no outside work or storage
- Bakery
- Banks and financial institutions, including drive-through and outdoor ATM facilities
- Barber or beauty shop
- Bookstore
- Cafeteria
- Candy store
- Catering
- Cellular phone sales and repair store
- Child care facility

Clothing store (no re-used clothing)

Collection agency

Computer sales and repair store

Community centers

Convenience store with or without gasoline, liquor or beer and wine sales

Dance studio

Delivery service

Dental clinic

Department store

Drafting service

Drug store, with or without liquor or beer and wine sales

Dry cleaning storefront, but not dry cleaning plant

Electronic sales and repair store

Entry features & monuments

Filling station or service station, including oil change and inspection services

Florist shop

Furniture store

Gift shop

Gun shop

Grocery store

Hardware store

Home appliance store

House wares and linens store

Ice retail distributing, but not manufacturing

Institutional uses

Insurance agency

Jewelry store

Laundry storefront, but not laundry plant

Locksmith

Maintenance facility

Medical clinic

Medical supply store

Minor utilities

Mixed use

Mortgage company

Motels and hotels

Motion picture theater (with or without food service), but not drive-in theater

Musical instrument store

Office supply and machinery store and repairs

Open space

Optician or optometrist

Parks

Personal services

Personal storage

Pharmacy

Professional office

Public facilities

Public safety site

Radio sales and repair

Radio studio (excluding tower)

Record and tape store

Recreational facilities

Religious assembly

Restaurants and taverns, with or without drive-through facilities

Shoe store and repair shop

Sporting goods store

Studio (art, music or photo)

Tailor

Telecommunication towers

Temporary uses

Toy store

Travel agency

Tree farms

Video arcade

Non-Permitted uses: Auction

Auto repair

Billboards

Cemeteries

Feed store

Kennel (commercial)

Pawn shop

Self service car wash

Sexually oriented businesses

Swap meet

Tattoo shops

Taxidermist

Upholstery shop

Minimum Lot Area: 6,000 square feet

Minimum Lot width: 60 feet

Max. Lot coverage: 85 percent

Minimum Setbacks:

Front: 25 feet

Rear: 10 feet

Side: 10 feet

Corner: 10 feet

Architectural features may encroach into the setback area a maximum of three (3) feet.

Maximum Building Height: Sixty (60) feet

Parking Requirement: Shall comply with the parking standards established in this section

Additional Requirements: Telecommunication towers may not exceed eighty (80) feet in height and shall be set back from property lines a distance equal to or greater than the height of the tower.

Additional Conditions: Outdoor Display of Merchandise shall be allowed within 10 feet of the primary building, but shall be limited to merchandise that is customarily sold inside the establishment.

7. Institutional (I)

Purpose: The Institutional category is intended to provide for the development of public facilities.

Permitted uses:

- Major utilities
- Minor utilities
- Open space
- Parks
- Public facilities
- Public safety site
- Recreational facilities
- Religious assembly
- Schools (Public & Private)
- Telecommunication towers
- Temporary uses
- Tree farms

Minimum Lot Area: 5,000 square feet

Minimum Lot width: Fifty (50) feet

Minimum Setbacks:

Front:	25 feet
Rear:	10 feet
Side:	5 feet
Corner:	5 feet

Architectural features may encroach into the setback area a maximum of three (3) feet.

Maximum Building Height: Sixty (60) feet

Parking Requirement: Shall comply with the parking standards established in this section

Additional Requirements: Telecommunication towers may not exceed 80 feet in height and shall be set back from property lines a distance equal to or greater than the height of the tower.

8. Parks & Open Space (P-OS)

Purpose: The Parks & Open Space category is intended to provide for the development of recreation and open space areas within the community.

Permitted uses:

- Community centers
- Drill site
- Entry features & monuments
- Institutional uses
- Maintenance facility
- Minor utilities
- Open space
- Parks
- Public facilities, excluding major utilities
- Recreational facilities
- Telecommunication towers
- Temporary uses
- Tree farms

Minimum Lot Area: None

Minimum Lot width: None

Minimum Lot depth: None

Minimum Setbacks:

Along Major Thoroughfares: 25 feet

Along other streets: 10 feet

Rear: 10 feet

Side: 10 feet

Architectural features may encroach into the setback area a maximum of three (3) feet.

Max. Building Height: 34 feet

Parking Requirement: Shall comply with the parking standards established in this section

Additional Requirements: Telecommunication towers may not exceed 80 feet in height and shall be set back from property lines a distance equal to or greater than the height of the tower.

9. Parking

Parking within Meridiana shall be provided according to the following schedule:

TABLE 5 Parking Requirements	
Land Use	Minimum Requirement
Single family residential	2 enclosed spaces per unit
Garden home	2 enclosed spaces per unit
Patio home	2 enclosed spaces per unit
Townhome	2 enclosed spaces per unit 0.25 guest spaces per unit
Office (non-medical)	1 space per 200 square feet of gross floor area
Medical office	1 space per 300 square feet of gross floor area
Retail	1 space per 250 square feet of gross floor area Maximum 1.5 spaces per 250 square feet of gross floor area
Restaurant	2 spaces per 250 square feet of gross floor area
Tavern	2 spaces per 200 square feet of gross floor area
Hotel/Motel	.5 spaces per room and 1 space per 200 square feet of gross floor area
Theater/Auditorium/Church/Assembly hall	.25 spaces per seat

Deviations from the above requirements shall be considered by the City's Designated Official on a case by case basis. Appeals to the Official's interpretation may be made to City Council within thirty (30) days of the date of the determination.

The City's Designated Official shall determine the minimum number of parking spaces required for any use not specified above. Appeals to the Official's interpretation may be made to City Council within thirty (30) days of the date of the determination.

Shared parking should be encouraged where appropriate. Adjustment of the minimum number of parking spaces required to serve a combination of occupancies shall be determined according to the following formula:

- 1) Determine the parking requirement for each occupancy as though it were a separate use;
- 2) Multiply each amount by the corresponding percentage for each applicable time period shown in the following schedule:

TABLE 6					
Shared Parking Schedule					
	Weekdays			Weekends	
Use	Night Midnight – 6 a.m.	Day 9 a.m. – 4 p.m.	Evening 6 p.m. - Midnight	Day 9 a.m. – 4 p.m.	Evening 6 p.m. - Midnight
Retail	5%	50%	90%	100%	70%
Hotel/Motel	80%	80%	100%	80%	100%
Office	5%	100%	10%	10%	5%
Restaurant / Tavern	10%	50%	100%	50%	100%
Entertainment / Recreation	10%	40%	100%	80%	100%
All Others	100%	100%	100%	100%	100%

3) Calculate the column total for each time period;

4) The column with the highest value shall be the parking requirement

D. Definitions

Accessory structure – any above ground structure that is (1) incidental to and customarily associated with the main structure on the site, and (2) located on the same lot as the principle building. Accessory structures may include, but are not limited to detached garages and gazebos, but does not include utility or storage sheds.

Acreage lot – a single family lot that is at least one acre in area

Alley – a private right-of-way that provides vehicular access to buildings or properties that front on an adjacent street.

Architectural feature – an ornamentation or decorative feature attached to or protruding from the exterior wall of a building. Architectural features may include, but are not limited to windows (e.g. bay windows), chimneys, columns, awnings, marquees, façade or fascia.

Attached housing – a building containing two or more dwelling units.

Banking or financial institution – a chartered financial institution that engages in deposit banking and closely related functions such as making loans, investments and other fiduciary activities. Drive-up windows and drive-thru automated teller machines (ATM) are permitted as an accessory use.

Block length – the distance measured along a street between two intersecting streets.

Building – a structure used for or supporting any use or occupancy that requires a building permit.

Child care facility – a commercial or non-profit facility that provides shelter, care, activity, and supervision of children for periods of less than 24 hours a day and is licensed by the state.

Collector street – a public street designated as a “minor corridor” on the City’s Major Thoroughfare Plan.

Community center – a meeting place used by the community in which community members may gather for social, educational, recreational, or cultural activities. Uses include recreation, fitness center, meeting areas, and restaurants with or without alcohol sales. Community center use may be restricted to dues paying members.

Convenience store – Any retail establishment offering for sale gasoline and a limited line of groceries and household items intended for the convenience of the neighborhood. Automotive washing is permitted as an accessory use. The sale of alcohol is permitted as an accessory use.

Council – Shall mean the City Council of the City of Manvel.

Cul-de-sac - Any street with only one outlet that terminates in a vehicular turnaround.

Designated Official – The individual authorized by the City of Manvel to provide direction and oversight and personally perform duties related to a comprehensive program to protect the health and safety of citizens and the quality of life by ensuring that planning activities meet appropriate codes, standards, and city ordinances.

Detached housing – A site-built building containing only one dwelling unit.

Drill site – A tract of land designated for the purpose of extracting oil or gas comprising a “spacing unit “or “proration unit” as determined by the State Railroad Commission.

Dwelling unit - Any building or portion thereof which is designed or used exclusively for residential purposes.

Entry features – Primary points of vehicular entry into the property that are enhanced with landscaping, water features, architectural treatments, and lighting.

Front loaded – Any dwelling unit that takes vehicular access from the street on which it fronts.

Frontage – Frontage shall mean that portion of any lot or tract that abuts a street or approved common area. A lot or tract abutting more than one street shall have frontage on only one street which shall be deemed to be the side having the shortest dimension unless otherwise indicated on the subdivision plat.

Garden home – Detached, single family dwelling units on the perimeter of the overall Project boundary. Lots shall have a minimum lot width of 50 feet and a minimum lot area of 6,300 square feet.

General development plan – A plan that illustrates the portion of Meridiana located within the City, which identifies the major thoroughfares and collector streets that are proposed in the property and any recorded easements over 20 feet in width that affect the property and proposed land use.

Grocery store – A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods. The sale of alcohol is permitted as an accessory use.

Gross acreage – Gross acreage shall mean the total area of land inclusive of all encumbrances, including, but not limited to rights-of-way, drainage ways, pipeline and utility easements, detention facilities, parks and open space areas.

Gross density – A measurement of density based on the calculation of the total gross acres within a subdivided area divided by the total number of dwelling units within that area.

Home occupation – An occupation or activity which is clearly incidental and secondary to use of the premises as a dwelling and which is carried on wholly or in part within a main building or accessory building by a member of the family who resides on the premises. A home occupation use shall not change the residential character of the property or the neighborhood and shall meet all applicable legal requirements. A home occupation may not display signage on the property. No more than one (1) employee may reside off-premises.

Home owner's association (HOA) – A non-profit corporation, established for the purpose of managing and maintaining community property and services within a subdivision. All

residential property owners within the subdivision shall be a member of the HOA for that subdivision.

Institutional use – A use designated for public facilities including, but not limited to major and minor utilities, public safety sites, libraries, schools (both public and private) and other civic uses.

Knuckle – The projection toward the outside corner of a bend in the right-of-way of that allows for adequate turning movements for emergency and other vehicles.

Landscaping – Planting and related improvements for the purpose of beautifying and enhancing a portion of land and for the control of erosion and the reduction of glare, dust and noise. Rocks and/or gravel, by itself shall not constitute landscaping.

Laundry services (including dry cleaning) – A facility that launders or dry cleans articles dropped off on the premises directly by the customers or where articles are dropped off, sorted, and picked up, but where laundering is done elsewhere.

Local street - A public street that is not a major thoroughfare, collector, or neighborhood collector street and conforms to the criteria established in this O-PUD.

Lodging facilities – A building in which lodging is offered for compensation for a period of less than seven (7) days. This use includes hotels, motels, inns, and bed and breakfast residences, but does not include group homes and boarding houses.

Lot – An undivided tract of land having frontage on a public or private street which is designated as a separate and distinct tract and identified by numerical identification on a duly and properly recorded subdivision plat.

Maintenance facility – A facility intended to store equipment related to the maintenance, upkeep, or repair of the parks, open space, and detention/drainage areas inside the Project.

Major thoroughfare - A public street designated as a “major corridor” on the City’s Major Thoroughfare Plan.

Major utility – Uses or structures providing utility services that have a potential major impact by virtue of appearance, noise, size, traffic generation, or other operational characteristics, which include, but are not limited to, transmission substations, wastewater treatment facilities, water reservoirs and pump stations, and power plants.

This use does not include private individual water supplies or septic tanks. *See Minor Utilities.*

Minor utility – Small scale facilities that are necessary to support development and that involve only minor structures. Minor utilities include, but are not limited to facilities such as power lines, water and sewer lines, storm drainage facilities, transformers, hydrants, switching boxes, wastewater lift stations, and similar structures.

Mixed-use – A tract of land, building, or structure developed for two or more different uses such as, but not limited to, residential, office, retail, public, or entertainment. The mix of uses may occur either on the same tract of land, but compartmentalized into separate buildings, or located within the same building (e.g. retail on the first floor and office or residential on the floors above the retail).

Neighborhood – A collection of compatible subdivisions.

Neighborhood collector – A public street that is not a major thoroughfare, or collector street and is designed to help distribute traffic within residential areas.

Open space – A portion of land designated as open space on the Preliminary Land Use Plan. Open space areas shall include pipeline and utility easements, drainage ways, and wet and dry detention areas.

Overall project - The approximately 2,906 acres of land that constitutes the entire Meridiana project.

Patio home - A detached, single-family residence which has a zero (0) foot side setback on one of the side lot lines.

Personal services – Establishments providing non-medical related services generally related to personal needs, including beauty and barber shops, day spas, garment and shoe repair shops, laundry services (including dry cleaning), photographic studios, dance studios, and health clubs. These uses may include the accessory retail sales of products related to the services provided.

Personal storage – An area used or intended for the storage of materials, vehicles or equipment not in service.

Private – Elements of the development that are not intended for public use and are operated and maintained by a private entity.

Private street - A street that is privately owned and maintained. Private streets may be gated.

Private utilities – Utilities other than water and wastewater. Other utilities may be public and/or private in nature and may include, but are not limited to electrical power, gas, telephone, wireless communication, internet, and cable television.

Professional office- A room or group of rooms used for conducting the affairs of a business, medical, professional or service industry.

Project – The approximately 1,735 acres of land which is the subject of this O-PUD, the legal description of which is contained in the appendix of this document.

Property owner's association (POA) – A non-profit corporation, established for the purpose of managing and maintaining community property and services within a commercial development.

Public facilities – Any non-commercial land use (whether publicly or privately owned) which is to be used and/or allocated for the general good of the public. These uses include, but are not limited to governmental offices, libraries, parks, and major and minor utilities.

Public safety site – A building or structure that is designated for police, fire, or emergency services.

Public utilities – Any utilities that are provided by the city, county or municipal utility district which may include, but are not limited to water and wastewater.

Recreational facilities – Any structure or building intended for active recreational use. Recreational uses shall include, but are not limited to clubhouses, tennis courts, basketball courts, sports fields, pools, playground equipment, bleachers, etc.

Religious assembly – A building or group of buildings used or proposed to be used for conducting organized religious services and accessory uses directly associated with the use.

Restaurant (including carry-out and drive-thru) – A commercial establishment where food and beverages are prepared for consumption either on or off the premises. The sale of alcohol is permitted.

Retail – Retail sales of any article, substance, or commodity within a building or structure.

School (public or private) – An institution for the teaching of children or adults including primary and secondary schools, colleges, professional schools, art schools, trade schools, and similar facilities.

Shared parking – The use of the same off-street parking stall or stalls to satisfy the off-street parking requirements for two or more individual land uses without significant conflict or encroachment.

Subdivision – The division of a lot, tract, or parcel of land into two or more lots, plats, sites or other divisions of land for the purpose of residential, industrial, office, and business development or other uses.

Telecommunication tower – A structure on which there are electronic facilities for receiving or transmitting communication signals.

Temporary use – Any use allowed for a specific period of time. A use that is not of a permanent nature.

Theater – An outdoor or indoor area or building used for dramatic, operatic, motion pictures, or other performances.

Townhome - One (1), of a group of attached single family residences separated by a fire rated wall. Each dwelling unit shall be platted on an individual lot.

Wastewater treatment facilities – Any facility used for the treatment of commercial and residential wastewater for sewer systems and for the reduction and handling of solids and gasses removed from such wastes.

Water plant facilities – Any facility used for the collection, treatment, testing, storage, pumping, or distribution of water for a public water system.

IV. GENERAL ADMINISTRATION & AMENDMENTS

A. Purpose

This section establishes guidelines regarding the administration and future amendments to the O-PUD.

B. Changes to the Zoning Ordinance

The Development Regulations section of the O-PUD addresses only those areas that differ from the City of Manvel Zoning Ordinance. In the event that an issue, condition, or situation arises that is not specifically addressed in the O-PUD, the City of Manvel Zoning Ordinance in place at the time of the adoption of this document shall be used by the City's Designated Official as the basis to resolve the issue.

C. Variances from the Subdivision Ordinance

The criteria established in this O-PUD require variances from the City of Manvel Subdivision Ordinance as adopted on June 23, 2008. These variances are necessary to achieve the community vision established in the City's Comprehensive Plan. Table 7 describes the requested variances and their corresponding section of the subdivision ordinance. These variances shall apply to all property within the O-PUD.

D. Variances from the Design Manual

The criteria established in this O-PUD require variances from the City of Manvel Design Manual as adopted on December 15, 2008. These variances are necessary to achieve the community vision established in the City's Comprehensive Plan. Table 8 describes the requested variances and their corresponding section of the design manual. These variances shall apply to all property within the O-PUD.

TABLE 7
Meridiana Subdivision Variances

Ordinance reference	Requirement	Proposed	Difference	Justification
Sec. 62-38 Preliminary plat process (e)	Upon action by the planning commission, city staff shall schedule the preliminary plat for action at a regular city council meeting, which meeting shall be held within 30 days of the planning commission's meeting date at which action was taken on such preliminary plat.	In accordance with the current Manvel sudivision ordinance (Ordinance #2019-O-24), preliminary plats shall be acted on by the Planning, Development, and Zoning Commission. No final action shall be required by City Council.	No final action shall be required by City Council.	This is in accordance with the current Manvel subdivision ordinance (Ordinance #2019-O-24).
Sec. 62-39 Master preliminary plat procedure for a large tract (a)	Where the proposed subdivision constitutes a large tract consisting of a minimum of 100 acres or more in size, and which is intended to be subsequently subdivided as additional units of the same subdivision, the subdivision plat shall be accompanied by a master preliminary plat showing the tentative proposed layout of the streets, blocks and drainage of the entire area. The over-all layout, if approved by the council, shall be attached to and filed with a copy of the approved subdivision plat in the permanent files of the city. Thereafter, fractional final plats of subsequent units of each subdivision may be submitted without additional preliminary plat approval, provided no significant changes are made to the master preliminary plat. Any request to change the over-all layout must be submitted according to the procedures prescribed in Section 62-38.	A general development plan illustrating all contiguous property under one ownership shall be submitted for approval of the Planning and Zoning Commission prior to or simultaneously with the application for the first preliminary subdivision plat. The General Development Plan shall show the alignment of any major thoroughfares and collector streets in accordance with the City's Thoroughfare Plan, all recorded easements, other proposed streets that are necessary to demonstrate an overall circulation system for the development and proposed land uses and public facilities. This approval shall eliminate the requirement of a master preliminary plat set forth in Section 62-39 of the City of Manvel's Subdivision Ordinance. Preliminary plats shall be required for each section of development with the exception of minor plats as defined by state law. Preliminary plats should generally conform to the General Development Plan. Any significant change shall require the submittal of a revised general development plan.	Rather than submit one "master" preliminary plat, a general development plan will be submitted which will establish the general framework for the development. Preliminary plats will be submitted for each section of development.	It is not feasible to provide the level of detail necessary to submit a preliminary plat for tract of land of this size. The proposed General Development Plan meets the intent and general purpose of the requirement and by submitting preliminary plats for each section of the development, the city will be provided with the same level of detail with less chance for error.
Sec. 62-41 Final plat procedure (a)	No final plat shall be considered unless and until a preliminary plat has been submitted and approved, unless the minor plat procedure is used, and a set of final construction plans has been approved by the city engineer for the public infrastructure improvements.	Final plat submittal shall be permitted if the respective drainage district has approved construction plans and that was the only outstanding construction plan comment from the City of Manvel.	In this scenario, a final plat may be submitted to the City without construction plan approval by the City engineer.	In order for plat submittals to occur in a timely manner, consistent with the City's platting schedule, final plat submittals may occur if all outstanding construction plan comments have legitimately been addressed.
Sec. 62-41 Final plat procedure (b) (29)	Upon action by the planning commission, city staff shall schedule the final plat for action at a regular city council meeting to be held within the 30 days of date the planning commission took action on the final plat.	In accordance with the current Manvel sudivision ordinance (Ordinance #2019-O-24), final plats shall be acted on by the Planning, Development, and Zoning Commission. No final action shall be required by City Council.	No final action shall be required by City Council.	This is in accordance with the current Manvel subdivision ordinance (Ordinance #2019-O-24).
Sec. 62-41 Final plat procedure (b) (32)	In the event the tract of land being subdivided fronts on a street or road that does not meet the city's design specifications, the subdivider shall be required to improve such street or road to meet those specifications from the point where such street or road does meet the city's requirements, to the farthestmost boundary of the subdivision.	The developer would dedicate any additional right-of-way required for County Road 67 and County Road 72, but shall not be required to make any paving, drainage, or utility improvements along said roads.	Additional right-of-way will be dedicated for these facilities, but no improvements will be made at this time.	The cost to bring these roads up the city's specifications would not be proportionate to the impact that this development will have on these facilities. In addition, it is not practical to only improve a small segment of a road. The necessary right-of-way will be dedicated so that these facilities may be improved at the appropriate time.

- The creation of gated neighborhoods, private residential streets, or other modifications in common area assets to be maintained by a group of residential homeowners, provided the overall circulation of the project is maintained.
- The determination that a use may be allowed which is not specifically listed as a permitted use, but may be determined to be analogous and/or accessory to a permitted use as determined by the City's Designated Official.

The City's Designated Official shall have the authority to make a determination whether an administrative approval is appropriate regarding any situations or circumstances that are not specifically listed here.

G. Substantial Change

The O-PUD may be substantially amended by the procedure outlined in the City of Manvel Zoning Ordinance, Section 7 of the City of Manvel Zoning Ordinance.

H. Fees

All fees associated with the entitlement process shall be assessed as indicated by the City's adopted fee schedule that is in place at the time of Council approval. All fees shall be fair and reasonable.

Sec. 62-44 (a) Replatting without vacating preceding plat	A replat of a subdivision or any part of a subdivision may be recorded and is controlling over a preceding plat, without vacation of such preceding plat, if the replat: (3) Does not attempt to amend or remove any covenants or restrictions.	Rules governing partial replats of certain property. (a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat. (b) Property within a subdivision plat that does not contain lots restricted to single-family residential or residential use may be replatted to amend any plat restriction/note contained on the preceding subdivision plat, subject to the procedure of Texas Local Government Code § 212.014. (c) For the purposes of Sec. 62-44(c) and Texas Local Government Code § 212.014(3), a “restriction” shall not include a plat restriction or note that designates a public safety site that is contrary to the land use shown in the PUD.	The term “restriction” does not include a plat restriction or note that designates a public safety site that is contrary to land use shown in the PUD.	The true land use restriction is what the property is zoned as, and a face of plat restriction cannot change that.
Sec. 62-44 (c) Replatting without vacating preceding plat	Notice of the hearing required under section 62-42 hereof shall be given before the 15th day before the date of the hearing by:	In accordance with the current Manvel sudivision ordinance (Ordinance #2019-O-24) and Texas State Law, a replat of a tract of land that is not associated with a previously recorded single family deed restriction shall not be required to establish a public hearing.	A replat of a tract of land that is not associated with a previously recorded single family deed restriction shall not be required to establish a public hearing.	This is in accordance with the current Manvel subdivision ordinance (Ordinance #2019-O-24) and Texas State Law.
Sec. 62-69 Extension of water mains, wastewater mains, or stormwater drainlines to developments and within developments (b)	Developers shall bear the entire costs of water and wastewater main extensions within their developments, except that on any mains larger than 12 inches, the city may elect to participate in the cost and refund the difference between the cost of the oversized main and the 12 inch main. The city shall determine the adequate size of such water and wastewater mains, and its decision will be final.	The developer shall bear the cost of all water, wastewater, and storm sewer lines. The entire cost of which shall be eligible for reimbursement by the MUD or TIRZ.	The developer will build all necessary infrastructure and the city will not have to participate in the cost of "oversizing" of any lines that will benefit areas outside of Meridiana.	The TIRZ allows for the construction of infrastructure that will benefit areas outside of Meridiana without any out-of-pocket expense by the city.
Sec. 62-104 Streets, Minimum right-of-way (Clarification)	The minimum right-of-way for collector streets shall be 80 feet.	In addition to collector streets, Meridiana will feature Neighborhood Collectors that are designed to help distribute traffic through residential areas. Neighborhood collectors shall have a minimum right-of-way of 60 feet.	Clarification that Neighborhood Collectors shall not be considered collectors as defined by the subdivision ordinance.	N/A
Sec. 62-104 Streets, Minimum right-of-way	The minimum right-of-way for residential streets shall be 60 feet.	Residential streets shall have a minimum right-of-way width of 50 feet within single family sections in which more than 50% of the lots are less than 70 feet wide.	10 foot reduction in right-of-way width. 10 foot utility easements will provide 5 additional feet on both sides for utility purposes. Paving section shall remain 28 feet	The street paving section shall remain 28 feet and thus will have no affect on traffic circulation. The 10 foot utility easements provide more area for utility maintenance than a 60 foot right-of-way in addition to allowing for the preservation of more open space.

Sec. 62-104 Streets, Subsection 5 Multiple Access Points (clarification)	All subdivisions, except those with single dead-end streets, shall have a minimum of two access points to existing (or future) public streets. A boulevard shall be acceptable where a second access is not available.	All subdivisions shall provide a minimum of two points of access. A divided or boulevard entry shall be considered two points of access for these purposes provided that the divided paving section extends to the first intersecting street.	Clarification that a boulevard entry shall be considered two points of access in all cases.	N/A
Sec. 62-104 Streets (15) <i>Street Design</i> (Clarification)	The details of all street designs shall conform to the city's engineering standards and standard details	The O-PUD has established certain street criteria that will apply to streets within Meridiana in addition to the city's standards.	Clarification that streets within Meridiana shall be designed to meet both sets of criteria. In the event of a conflict, the standards within the O-PUD shall govern.	N/A
Sec. 62-105 Alleys (b)	The width of alleys within commercial and industrial districts shall be at least 20 feet. The width of alleys within residential districts shall be at least 20 feet where possible; however, a minimum width of 16 feet may be allowed.	Meridiana may contain private alleys. Private alleys shall have a minimum right-of-way width of 20 feet with a 14 foot paving section. Private alleys are for residential use only.	16 feet wide private alleys are not allowed.	Private alleys shall be privately maintained.
Sec. 62-106 Alleys (d) (clarification)	Dead-end alleys shall be avoided where possible but when unavoidable, adequate turnaround facilities at such dead end shall be provided.	Dead-end alleys will be avoided, but may be necessary or more desirable in certain circumstances. Dead-end alleys greater than 150 feet in length shall provide an adequate turnaround.	Clarification that a dead-end alley may be avoidable, but undesirable and therefore permitted provided that the dead-end does not exceed 100 feet in length.	The fire code allows for dead-end access without a turnaround up to 150 feet in length.
Sec. 62-107 Lengths, widths and shapes of blocks (4)	No block shall exceed 1,200 feet in length within residential or commercial developments.	The maximum block length for major thoroughfares, collectors and neighborhood collectors shall be 2,600 feet except where the thoroughfare runs parallel to a drainage feature having a minimum width of 50 feet in which case the maximum block length shall be 4,000 feet. The maximum block length for collectors and neighborhood collectors shall be 1,800 feet and the maximum block length for local streets shall be 1,200 feet. Crossings of bayous or canals shall only be required by streets that are identified as major corridors on the City's Thoroughfare Plan. The maximum block length along pipeline easements and drainage features having a minimum width of 50 feet shall be 2,000 feet.	1,400 feet for major thoroughfares 2,800 feet for major thoroughfares that run parallel to drainage features that are a minimum of 50 feet in width 600 feet for collectors and neighborhood collectors 800 feet along pipelines and drainage features	Generally, intersections along major thoroughfares and collectors should be spaced farther apart than along local streets. This allows for more efficient traffic flow and limits pedestrian/auto conflicts. Pipelines and drainage features represent physical encumbrances that warrant additional spacing standards.
Sec. 62-108 Lots (b) <i>Lots smaller than one acre (1)</i>	The minimum front setback lines shall not be less than 25 feet. Each corner lot shall have at least the minimum front setback line on both streets.	The minimum front setback for single family lots in sections in which 50% or more of the lots are 60 feet or less in width, as well as all cul-de-sacs and knuckles shall be 20 feet. Corner lots shall have a minimum side setback of 10 feet. Porches may encroach into the front setback up to 10 feet provided they have a minimum depth of 6 feet. On corner lots, porches may encroach into the side setback up to 5 feet provided they have a minimum depth of 6 feet. Where garages face directly onto a street, the garage must be setback a minimum of 20 feet. Side-entry garages must be set back a minimum of 10 feet.	5 foot reduction for front setbacks for lots in sections in which 50% or more of the lots are 60 feet or less in width, and on all cul-de-sacs and knuckles 10 foot reduction for porches having a minimum depth of 6 feet 15 foot reduction for side-entry garages 15 foot reduction for side setbacks on corner lots	Reduced setbacks foster a pedestrian friendly environment and encourage neighbor interaction. Porches and varying building lines create interest along the street and help to achieve a more attractive street scene.

Sec. 62-108 Lots (b) <i>Lots smaller than one acre (2)</i>	Lot dimensions shall not be less than 60 feet in width at the building setback line and of a depth so as to provide an area of not less than 6,300 square feet.	The minimum lot width for single family lots shall be 55 feet at the front building setback line with a minimum area of 6,300 s.f. The minimum lot width for garden homes shall be 50 feet at the front building setback line with a minimum area of 6,300 s.f. The minimum lot width for patio home lots shall be 45 feet with a minimum area of 4,500 s.f. The minimum lot width for townhome lots shall be 25 feet at the front building setback line with a minimum area of 2,500 s.f.	5 foot reduction in width 10 foot reduction in width 15 foot reduction in width and 1,800 s.f. reduction in area 35 foot reduction in width and 3,800 s.f. reduction in area	Allowing reductions in minimum lot width and area is necessary in order to achieve a variety of housing products which is an essential component of healthy and sustainable communities.
Sec. 62-111 Additional street requirements (b)	The developer shall be responsible for construction of all roadways within the development in accordance with the city's minor street standards. Where the major thoroughfare plan requires street widths over and above the local street requirements, the developer shall dedicate the amount of right-of-way required for the larger street and shall construct such street with a pavement width of up to 38 feet. If the city requires a pavement width of more than 38 feet, the city shall provide funding for such increased width, subject to the availability of funds and within legal limitations.	The developer shall bear the cost of all streets within Meridiana. The entire cost of thoroughfares, collectors and neighborhood collectors, but not local or private streets shall be eligible for reimbursement by the MUD or TIRZ.	The developer will build all necessary streets within Meridiana and the city will not have to fund any street improvements.	The TIRZ allows for the construction of infrastructure that will benefit areas outside of Meridiana without any out-of-pocket expense by the city.
Sec. 62-111 Additional street requirements (c)	The developer shall be responsible for construction of necessary improvements on all perimeter streets in order to bring the pavement and curbing up to minor street standards for the one-half of the street abutting the development.	The developer would dedicate any additional right-of-way required for County Road 67 and County Road 72, but shall not be required to make any paving, drainage, or utility improvements along said roads.	Additional right-of-way will be dedicated for these facilities, but no improvements will be made at this time.	The cost to bring these roads up the city's specifications would not be proportionate to the impact that this development will have on these facilities. In addition, it is not practical to only improve a small segment of a road. The necessary right-of-way will be dedicated so that these facilities may be improved at the appropriate time.
Sec. 62-113 Sidewalks	In large subdivisions, sidewalks shall be constructed at a minimum of four feet wide and in accordance with the city's design criteria. If not constructed prior to issuance of a building permit, any sidewalks required by this article must be constructed as part of the issuance of a building permit for each tract.	Sidewalks adjacent to reserves or open space areas shall be constructed prior to the release of the construction maintenance bond for the appropriate section.	Sidewalks will be constructed prior to acceptance by the city rather than the issuance of building permits.	Sidewalks are frequently damaged during the home construction process. Allowing sidewalks to be put in after permitting is more efficient, avoids unnecessary damage and achieves the desired result.
Sec. 62-115 Drainage and drainage structures	The subdivider shall furnish and install all necessary drainage improvements in accordance with the "Brazoria County Drainage Criteria Manual" and the appropriate county drainage district's drainage criteria. All drainage improvements shall be dedicated or turned over for maintenance to the appropriate drainage district. If maintenance is rejected by the drainage district for any reason, the subdivider must provide for maintenance of all improvements, in a form satisfactory to the city, prior to the filing of the final plat.	Drainage structures and improvements may be dedicated to the appropriate drainage district or municipal utility district for maintenance.	Allows a municipal utility district to assume responsibility for drainage structures and improvements.	The MUDs created to serve Meridiana will have the responsibility and financial capability to maintain the required improvements

TABLE 8
Meridiana Design Manual Variances

Design Manual reference	Requirement	Proposed	Difference	Justification
Section 3 - Water 1.05 G	New Section - Criteria Manual is silent on topic of reclaimed water	Any reclaimed water shall comply with TECQ requirements.	Additional option for use of reclaimed water for irrigation purposes.	Use of reclaimed water conserves natural resources.
Section 4 - Paving 1.04 B.1	The minimum ROW width for all streets in the city of Manvel and its ETJ is 60 feet.	The minimum ROW width for local residential streets is 50 feet with a 10-foot utility easement on each side.	A reduction of 10 feet of ROW width, but an overall increase in area available for the street and utilities from 60 feet to 70 feet.	The pavement width would remain unchanged at 28 feet, so there is no impact on vehicular accessibility. The ROW reduction allows additional property to be on the tax rolls rather than in non-taxable ROW.
Section 4 - Paving 1.04 B.7	The minimum ROW for major arterials in the city of Manvel and its ETJ is 120 feet. The minimum pavement width for major arterials is two divided traffic lanes of 34 feet B/B of curb (four lane divided).	{Note: The 34 foot width may be a typo; normal section for four lane divided is 25 feet.} The minimum ROW width for McCoy Parkway and Manvel Parkway (CR 786) is 120 feet except within the Village Center area, where the minimum width may be 80 feet. The pavement width for McCoy Parkway and Manvel Parkway is 25 feet B/B of curb (four lane divided). Median widths and other related standards are to conform to the street sections provided in this O-PUD.	ROW: 40' reduction within Village Center area only. Pavement Width: Clarification of standard pavement width for standard four lane divided roadway.	The traffic model prepared by Wilbur Smith Associates that analyzes the transportation system through year 2035 indicates that the proposed ROW and paving sections are more than adequate. The reduced ROW section in the Village Center promotes a pedestrian-friendly environment that provides improved walkability and accommodation of other non-motorized forms of transportation. This concept is consistent with the land use and transportation goals of the comprehensive plan.
Section 4 - Paving 1.04 G.7	The radius for cul-de-sac pavement shall be 50 feet in a 60-foot radius ROW.	Add: Islands within cul-de-sacs are allowed provided minimum fire apparatus turning radius requirements are provided. Islands shall have a maximum radius of 16 feet.	Clarification to be clear that cul-de-sac islands are allowed.	A 50-foot pavement radius is a large expanse of paving that creates excess storm water run off, increases heat effects, and promotes unsafe driving and parking practices. An island is an esthetic solution to all of these problems, while still preserving the fire department access requirements.
Section 5 - Drainage 1.04 F.4	Wet detention ponds may be connected by a submerged pipe.	Add: Storm sewers discharging into wet detention ponds may be submerged from the last manhole to the outfall.	The Criteria Manual allows submerged storm sewer pipe between two wet ponds. This addition allows a similar submerged outfall for storm sewers.	The submerged outfall is more esthetic. By limiting the submerged portion to the last run of pipe, maintenance access problems are minimized.
Section 5 - Drainage 1.04 G.4	Detention Pond Structural Requirements (subsections a-g will be unchanged)	Add: h. The maintenance berm shall be 30 feet in width at a slope not to exceed a 10:1 (10%) slope. i. No back slope swales are required for areas of the detention basin where there are 5:1 or flatter side slopes and no more than 1/2 of the adjacent lot depth (or a maximum of 50 feet in nonresidential areas) draining over the side slope. Areas with side slopes steeper than 5:1, or areas draining more than 1/2 of the adjacent lot (or more than 50 feet in nonresidential) must have back slope swales.	Additional criteria for detention ponds.	Provides clarity for detention pond design.
Section 5 - Drainage 1.04 G.6.b	Excess detention capacity may not be used for mitigation of fill in the flood plain. {refers to offsite, regional detention facilities}	Excess detention capacity may be used for mitigation of fill in the flood plain, as authorized by the GR-M1 agreement to purchase capacity in the City of Manvel (Haddock) regional detention pond.	Purchased capacity in the "Haddock" pond may be used for flood plain fill mitigation.	The agreement, by which the volume has already been purchased, allows the volume to be used for flood plain fill mitigation. Additionally, due to the location of the pond, it is adjacent to the C-12 ditch and the Meridiana project, so the pond functions more like an "on-site" pond, in which flood plain mitigation is allowable.

Section 5 - Drainage 1.06 C	New Section	C. Conceptual drainage plans, master drainage plans, storm water and drainage routing models shall be submitted for review and approval by the appropriate drainage district; courtesy copies will be provided to the city. Submittals to FEMA related to CLOMR's, LOMR's, LOMR-F's, or similar documents requiring approval of the flood plain administrator shall be submitted to the city's flood plain administrator; courtesy copies will be provided to the appropriate drainage district.	Clarification of jurisdiction and responsibility.	The proposed process eliminates duplicate plan reviews and review fees from multiple jurisdictions and clarifies the respective responsibilities of each entity.
New Requirement	New Section	Maintenance bonds shall be for two (2) years, not one (1) year as is defined in the 2008 Design Criteria Manual.	New Section	Requested by City staff.
New Requirement	New Section	"Click 2 Enter" emergency access systems shall be required for all gated sections and installed during initial construction of gates.	New Section	Requested by City staff.

E. Interpretation

The City's Designated Official shall be responsible for interpreting the provisions of the O-PUD. Appeals to the Designated Official's interpretation may be made to City Council within thirty (30) days of the date of the interpretation. Appeals shall be heard by City Council a maximum of sixty (60) days after receipt by City staff.

F. Administrative Approval

Certain changes to the provisions may be made administratively by the City of Manvel Designated Official, provided such changes are consistent with the intent and general purpose of the O-PUD and do not result in the reduction of open space by more than ten (10) percent within the project or exceed the maximum number of dwelling units permitted.

Decisions by the Designated Official regarding administrative changes shall be subject to appeal by the City Council. The following categories shall be considered administrative changes, but are not limited to:

- The addition of new information to the O-PUD, including maps or text that does not change or affect any of the regulations or guidelines contained therein.
- Changes to the community infrastructure phasing and alignment, such as roads, drainage, water and sewer systems, excluding water and sewer plant locations.
- Changes in land use plan boundaries within the O-PUD, division of areas or combinations of areas provided there is not a net loss of open space and no net increase in the total of units allowed.
- Changes or modifications in lot sizes and/or configuration, provided that the lots meet the minimum requirements established in the development standards for their respective land use.
- Changes to development regulations that are in the interest of the community and do not affect health or safety issues.
- Placement and/or construction of community identity or character features not addressed in the City of Manvel Sign Ordinance, such as entry monuments, neighborhood signage, community art, mailboxes, etc.
- Relocation or modification of school or park sites.

- The creation of gated neighborhoods, private residential streets, or other modifications in common area assets to be maintained by a group of residential homeowners, provided the overall circulation of the project is maintained.
- The determination that a use may be allowed which is not specifically listed as a permitted use, but may be determined to be analogous and/or accessory to a permitted use as determined by the City's Designated Official.

The City's Designated Official shall have the authority to make a determination whether an administrative approval is appropriate regarding any situations or circumstances that are not specifically listed here.

G. Substantial Change

The O-PUD may be substantially amended by the procedure outlined in the City of Manvel Zoning Ordinance, Section 7 of the City of Manvel Zoning Ordinance. If additional tracts of land are added to the O-PUD through a rezoning process with the intention to be designated as Garden Home, this specific document shall not be required to be updated and re-approved by City Council.

H. Fees

All fees associated with the entitlement process shall be assessed as indicated by the City's adopted fee schedule that is in place at the time of Council approval. All fees shall be fair and reasonable.

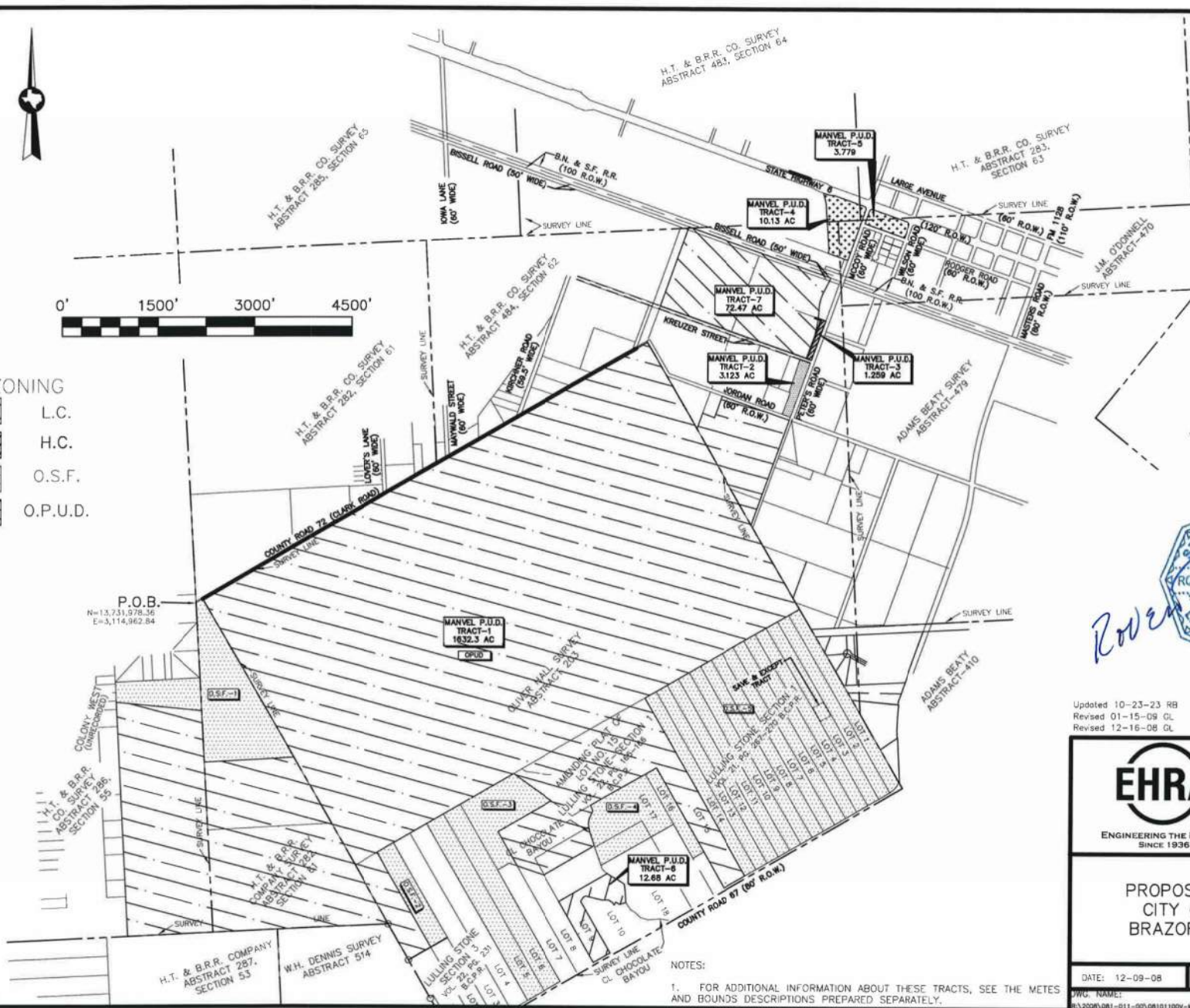
Appendix 1



MANVEL ZONING

	L.C.
	H.C.
	O.S.F.
	O.P.U.D.

P.O.B.
N=13,731.978-36
E=3,114,962.84



ACREAGE TABLE

TRACT-1	1,632.3 AC.
TRACT-2-OSF	3,123 AC.
TRACT-3-HC	1,259 AC.
TRACT-4-LC	10.13 AC.
TRACT-5-LC	3,779 AC.
TRACT-6-OPUD	12.68 AC.
TRACT-7-OPUD	72.47 AC.
TOTAL	1,735.7 AC.

TRACT 1 ACREAGE TABLE

OPUD	1,264.5 AC.
O.S.F.-1	56.69 AC.
O.S.F.-2	11.74 AC.
O.S.F.-3	64.51 AC.
O.S.F.-4	30.96 AC.
O.S.F.-5	203.89 AC.
TOTAL	1,632.3 AC.



Updated 10-23-23 RB
Revised 01-15-09 GL
Revised 12-16-08 GL



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

PROPOSED BOUNDARY MAP
CITY OF MANVEL P.U.D.
BRAZORIA COUNTY, TEXAS

NOTES:

1. FOR ADDITIONAL INFORMATION ABOUT THESE TRACTS, SEE THE METES AND BOUNDS DESCRIPTIONS PREPARED SEPARATELY.

DATE: 12-09-08	SCALE: 1"= 1400'	JOB NO.: 081-011-00
DWG. NAME:		DRAWING NO.: NONE

RA 2008A-081-011-00, 08101100V-MANVEL-PUD.BY

**METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D. - TRACT 7
BEING 72.47 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
BRAZORIA COUNTY, TEXAS**

A DESCRIPTION OF A 72.47 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64 AND THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, BRAZORIA COUNTY, TEXAS, SAID 72.47 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the intersection of the westerly right-of-way line of Meridiana Parkway Phase 7 (based on a variable width at this location) with the southwesterly right-of-way of the B. N. & S. F. Railroad (called 100-feet wide);

THENCE, along the westerly right-of-way line of Meridiana Parkway the following five (5) courses:

- (1) S 26°58'03" W, for a distance of 228.59 feet to a point for curvature;
- (2) In a southerly direction along the arc of a curve to the left having a radius of 780.00 feet, an angle of 14°44'09", an arc length of 200.61 feet, and a chord bearing S 19°35'59" W for a distance of 200.05 feet to a point for compound curvature;
- (3) In a southerly direction along the arc of a compound curve to the left having a radius of 500.00 feet, an angle of 08°39'46", an arc length of 75.60 feet, and a chord bearing S 07°54'01" W for a distance of 75.52 feet to a point for tangency;
- (4) S 03°34'08" W, for a distance of 111.22 feet to a point for curvature;
- (5) In a southerly direction along the arc of a curve to the right having a radius of 1,000.00 feet, an angle of 03°08'11", an arc length of 54.74 feet, and a chord bearing S 05°08'14" W for a distance of 54.73 feet to a point for corner
- (6) **THENCE**, N 70°26'36" W, for a distance of 55.08 feet to a point for corner;
- (7) **THENCE**, S 15°13'36" W, for a distance of 20.05 feet to a point for corner;
- (8) **THENCE**, S 70°26'31" E, for a distance of 57.92 feet to a point for corner in arc of a curve in the westerly right-of-way line of Meridiana Parkway;

THENCE, along the westerly right-of-way line of Meridiana Parkway the following two (2) courses:

- (9) In a southerly direction along the arc of a curve to the right having a radius of 1,000.00 feet, an angle of 04°22'20", an arc length of 76.31 feet, and a chord bearing S 10°03'51" W for a distance of 76.29 feet to a point for tangency;
- (10) S 12°15'01" W, for a distance of 213.65 feet to a point for corner;
- (11) **THENCE**, S 19°33'24" W, for a distance of 353.58 feet to a point for corner;
- (12) **THENCE**, N 70°26'36" W, for a distance of 2,441.13 feet to a point for corner;

- (13) **THENCE**, N 19°33'24" E, for a distance of 1,319.69 feet to a point for corner;
- (14) **THENCE**, S 70°29'03" E, for a distance of 2,367.15 feet to the point of **POINT OF BEGINNING** and containing 72.47 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPELS No. 10092300

Robert L Boelsche

Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10011 Meadowglen Ln.
Houston, Texas 77042
713-784-4500



Date: October 19, 2023
Job No: 081-011-00
File No: R:\2008\081-011-00\documents\technical\PUD\08101100V-MANVELPUD TRACT-7-72.36 AC.doc

METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D. - TRACT 1
BEING 1632.3 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 286, SECTION 55
H.T.&B.R.R. CO. SURVEY, ABSTRACT 282, SECTION 61
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
OLIVER HALL SURVEY ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 1632.3 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 286, SECTION 55, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 282, SECTION 61, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, SAID 1632.3 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the point of intersection of the west line of the H.T. & B.R.R. Co. Survey, Abstract 282, Section 61 and the projection of the Northwest line of the Oliver Hall Survey Abstract 203;

- (1) THENCE, North 59°48'12" East, along the northwest line of the Oliver Hall Survey Abstract 203, generally along the centerline County Road 72 a distance of 8133.57 feet to the northeast corner of said Oliver Hall Survey Abstract 203;
- (2) THENCE, South 30°06'57" East, along the northeast line of the Oliver Hall Survey Abstract 203 a distance of 1564.29 feet to a point;
- (3) THENCE, North 19°31'28" East, a distance of 256.51 feet to a point;
- (4) THENCE, South 70°42'13" East, a distance of 200.00 feet to a point;
- (5) THENCE, North 19°31'28" East, a distance of 360.09 feet to a point in the southerly right-of-way of Jordan Road (60-foot right-of-way);
- (6) THENCE, South 70°26'36" East, along the southerly right-of-way line of said Jordan Road, a distance of 1120.49 feet to the west right-of-way line of Peter's Road (60-foot wide);
- (7) THENCE, South 19°33'24" West, along the west right-of-way line of said Peter's Road, a distance of 1738.16 feet to a point in the northeast line of said Oliver Hall Survey;
- (8) THENCE, South 30°06'57" East, along the northeast line of said Oliver Hall Survey, a distance of 1513.49 feet to the northeast corner of Lulling Stone Section 1 as recorded under Volume 21, Page 267-270, B.C.P.R.;
- (9) THENCE, South 30°16'05" East, along the northeast line of said Lulling Stone Section 1, a distance of 3115.87 feet to a point in an arc of a non-tangent curve to the right in the northerly right-of-way line of County Road 67 (80-foot right-of-way);
- (10) THENCE, in a southwesterly direction along the northerly right-of-way line of County Road 67 and with the arc of said non-tangent curve to the right having a radius of 260.00 feet, a length of 203.66 feet, a delta of 44°52'47" and a chord bearing South 37°30'48" West 198.49 feet to a point of tangency;

- (11) THENCE, South 59°57'12" West, along the northerly right-of-way line of said County Road 67, a distance of 3004.38 feet to a point;
- (12) THENCE, North 30°02'46" West, a distance of 648.54 feet to a point in the common line of Lot 15 and Lot 16 of said Lulling Stone Section 1;
- (13) THENCE, South 59°57'14" West, a distance of 200.00 feet to a point in the common line of Lot 16 and 17 of said Lulling Stone Section 1;
- (14) THENCE, North 30°02'46" West, along the common line of Lot 16 and Lot 17 a distance of 612.84 feet to a point;
- (15) THENCE, South 59°57'12" West, a distance of 1293.09 feet to a point in the centerline of Chocolate Bayou;
- (16) THENCE, North 19°17'03" West, along the meanders of the centerline of said Chocolate Bayou a distance of 95.75 feet to a point;
- (17) THENCE, North 18°46'45" West, along the meanders of the centerline of said Chocolate Bayou a distance of 225.19 feet to a point;
- (18) THENCE, South 59°57'12" West, a distance of 916.87 feet to a point in the common line of Lot 8 and Lot 9 of Lulling Stone Section 3, Volume 22, Page 231, B.C.P.R.;
- (19) THENCE, North 71°59'30" West, a distance of 582.23 feet to a point;
- (20) THENCE, South 59°53'05" West, a distance of 210.82 feet to a point in the common line of Lot 6 and Lot 7;
- (21) THENCE, South 30°02'48" East, along the common line of Lot 6 and Lot 7 a distance of 2009.10 feet to a point in the northerly right-of-way line of said County Road 67;
- (22) THENCE, South 59°57'12" West, along the northerly right-of-way line of said County Road 67 a distance of 600.00 feet to the southerly common corner of Lot 4 and 5;
- (23) THENCE, North 30°02'48" West, a distance of 3183.51 feet to the northerly common corner of Lot 4 and Lot 5;
- (24) THENCE, South 59°53'03" West, along the North line of said Lulling Stone Section 3, a distance of 600.00 feet to the northerly common corner of Lot 2 and Lot 3;
- (25) THENCE, South 30°02'48" East, along the common line of Lot 2 and Lot 3, a distance of 1704.88 feet to a point;
- (26) THENCE, South 59°53'03" West, a distance of 701.91 feet to a point in the easterly line of the City of Alvin 100-foot Strip;
- (27) THENCE, North 29°57'14" West, along the easterly line of said City of Alvin 100-foot Strip, a distance of 646.47 feet to an angle point;
- (28) THENCE, South 87°19'17" West, along the northerly line of said City of Alvin 100-foot Strip, a distance of 4098.79 feet to a point;

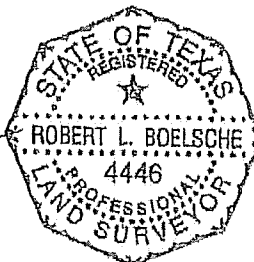
1632.3 Acres

- (29) THENCE, North 02°52'03" West, a distance of 3966.65 feet to a point;
- (30) THENCE, North 87°13'12" East, a distance of 1325.71 feet to a point in the west line of aforementioned H.T. & B.R.R. Co. Survey, Abstract 282, Section 61;
- (31) THENCE, North 03°03'24" West, along the west line of H.T. & B.R.R. Co. Survey, Abstract 282, Section 61, a distance of 1179.10 feet to a the **POINT OF BEGINNING** and containing 1633.3 acres of land, **SAVE** and **EXCEPT** the following 1.000 acre tract of land being more particularly described as follows:
- (32) **COMMENCING** at the southeasterly corner of Lot 3 of Lulling Stone Section 1;
- (33) THENCE, North 30°02'46" West, along the common line of Lot 3 and Lot 2, a distance of 1,505.00 feet for corner;
- (34) THENCE, South 59°57'21" West, a distance of 10.00 feet to the southeasterly corner and **POINT OF BEGINNING** of the herein described tract;
- (35) THENCE, South 59°57'21" West, a distance of 180.00 feet to the southwesterly corner of the herein described tract;
- (36) THENCE, North 30°02'39" West, a distance of 242.00 feet to the northwesterly corner of the herein described tract;
- (37) THENCE, North 59°57'21" East, a distance of 180.00 feet to the northeasterly corner of the herein described tract;
- (38) THENCE, South 30°02'39" East, a distance of 242.00 feet to the **POINT OF BEGINNING** of the **SAVE** and **EXCEPT** Tract resulting in Tract 1 containing a net area of 1,632.3 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.

Robert L. Boelsche

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713-784-4500



Date: December 10, 2008, Icon revised December 16, 2008
Job No: 081-011-00
File No: E:\2008\08101100V-MANVELPUO TRACT-1-1632.3AC.doc

METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D. - TRACT 2
BEING 3.123 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 3.123 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, BRAZORIA COUNTY, TEXAS, SAID 3.123 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the southwest corner of the intersection of Kreuzer Street (50-feet wide) and Peter's Road (called 60-feet wide);

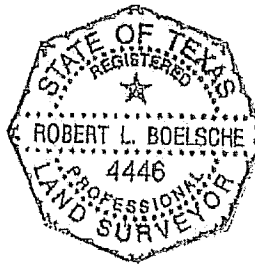
- (1) THENCE, South $19^{\circ}33'24''$ West, along the westerly right-of-way line of said Peter's Road, a distance of 909.81 feet to the intersection with the northerly right-of-way line of Jordan Road (50-feet wide as monumented);
- (2) THENCE, North $70^{\circ}26'30''$ West, along the northerly right-of-way line of said Jordan Road, a distance of 133.89 feet to a point;
- (3) THENCE, North $19^{\circ}35'12''$ East, a distance of 364.31 feet to a point;
- (4) THENCE, North $70^{\circ}26'36''$ West, a distance of 16.30 feet to a point;
- (5) THENCE, North $17^{\circ}27'25''$ East, a distance of 545.87 feet to a point in the southerly right-of-way line of Kreuzer Street;
- (6) THENCE, South $70^{\circ}26'36''$ East, along the southerly right-of-way line of said Kreuzer Street, a distance of 170.00 feet to the POINT OF BEGINNING containing an area of 3.123 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.



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10555 Westoffice Drive
Houston, Texas 77042
713-784-4500

Date: December 10, 2008, [cna], revised 12-16-08
Job No: 081-011-00
File No: R:\2008\08101100V-MANVELPUD TRACT-2-3.123AC.doc



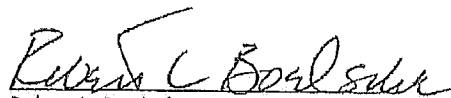
METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D. - TRACT 3
BEING 1.259 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 1.259 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, BRAZORIA COUNTY, TEXAS, SAID 1.259 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the northwest corner of the intersection of Kreuzer Street (50-feet wide) and Peter's Road (called 60-feet wide);

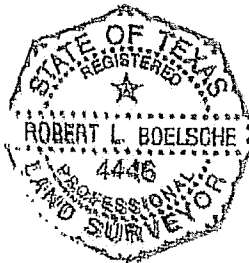
- (1) THENCE, North 70°26'36" West, along the northerly right-of-way line of Kreuzer Street, a distance of 80.00 feet to a point;
- (2) THENCE, North 19°33'24" East, a distance of 640.74 feet to a point;
- (3) THENCE, North 70°26'31" West, a distance of 97.67 feet to a point;
- (4) THENCE, North 15°13'36" East, a distance of 20.05 feet to a point;
- (5) THENCE, South 70°26'36" East, a distance of 179.19 feet to the westerly right-of-way line of Peter's Road;
- (6) THENCE, South 19°33'24" West, along the westerly right-of-way line of said Peter's Road, a distance of 660.74 feet to the point of POINT OF BEGINNING and containing 1.259 acres of land,

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.



Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10555 Westoffice Drive
Houston, Texas 77042
713-784-4500

Date: December 10, 2008, [cmf], revised 12-16-08
Job No: 081-011-00
File No: R:\2008\08101100V-MANVELPUJD TRACT-3-1.259AC..doc



**METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D.-TRACT 4
BEING 10.13 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64
H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
J.M. O'DONNELL SURVEY, ABSTRACT-470
BRAZORIA COUNTY, TEXAS**

A DESCRIPTION OF A 10.13 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62 AND THE J.M. O'DONNELL SURVEY, ABSTRACT-470, BRAZORIA COUNTY, TEXAS, SAID 10.13 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the northwesterly end of a cutback corner at the intersection of the southerly right-of-way line of State Highway No. 6 (SH-6 called 120-feet wide) and the westerly right-of-way line of McCoy Road (called 60-feet wide);

- (1) THENCE, South 25°29'28" East, along the cutback corner, a distance of 35.36 feet to a point in the westerly right-of-way line of said McCoy Road;
- (2) THENCE, South 19°30'10" West, along the westerly right-of-way line line of McCoy Road, a distance of 854.45 feet to a point;
- (3) THENCE, North 70°29'03" West, a distance of 327.45 feet to a point in the centerline of a ditch;
- (4) THENCE, North 10°27'19" East, along the centerline of said ditch, a distance of 56.33 feet to an angle point;
- (5) THENCE, North 03°46'29" West, along the centerline of said ditch, a distance of 736.28 feet to an angle point;
- (6) THENCE, North 15°36'22" West, along the centerline of said ditch, a distance of 155.93 feet to a point in the southerly right-of-way line of SH-6;
- (7) THENCE, South 70°29'05" East, along the southerly right-of-way line of SH-6, a distance of 79.10 feet to a point;
- (8) THENCE, South 81°47'41" East, along the southerly right-of-way line of SH-6, a distance of 101.98 feet to a point;

10.13 Acres

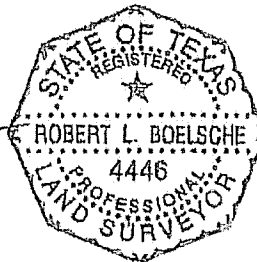
- (9) THENCE, South 70°29'05" East, along the southerly right-of-way line of SH-6, a distance of 512.86 feet to the POINT OF BEGINNING and containing 10.13 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.

Robert L. Boelsche

Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10555 Westoffice Drive
Houston, Texas 77042
713-784-4500

Date: December 10, 2006, Icon1, revised 12-16-06
Job No: 001-011-00
File No: R:\2006\08101100V-K\ANVELPUD TRACT-4-10.13AC..doc



**METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D.-TRACT 5
BEING 3.779 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63
J.M. O'DONNELL SURVEY, ABSTRACT-470
BRAZORIA COUNTY, TEXAS**

A DESCRIPTION OF A 3.779 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63 AND THE J.M. O'DONNELL SURVEY, ABSTRACT-470, BRAZORIA COUNTY, TEXAS, SAID 3.779 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the northwesterly end of a cutback corner at the intersection of the southerly right-of-way line of State Highway No. 6 (SH-6 called 120-feet wide) and the westerly right-of-way line of Wilson Road (called 60-feet wide);

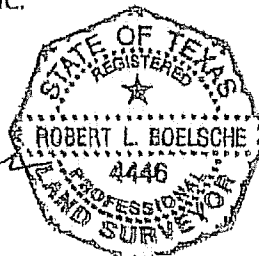
- (1) **THENCE**, South 25°29'28" East, along the cutback corner, a distance of 35.36 feet to a point in the westerly right-of-way line of Wilson Road;
- (2) **THENCE**, South 19°30'10" West, along the westerly right-of-way line of Wilson Road, a distance of 225.57 feet to the intersection with the northerly right-of-way line of Rodger Road (called 60-feet wide);
- (3) **THENCE**, North 70°26'14" West, along the northerly right-of-way line of Rodger Road, a distance of 660.23 feet to the intersection with the easterly right-of-way line of McCoy Road;
- (4) **THENCE**, North 19°30'10" East, along the easterly right-of-way line of McCoy Road, a distance of 225.02 feet to a point in the southerly end of a cutback corner at the intersection with the southerly right-of-way line of SH-6;
- (5) **THENCE**, North 64°30'32" East, along the cutback corner, a distance of 35.35 feet to a point in the southerly right-of-way line of SH-6;
- (6) **THENCE**, South 70°29'05" East, along the southerly right-of-way of SH-6, a distance of 610.23 feet to the **POINT OF BEGINNING** and containing 3.779 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.



Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10555 Westoffice Drive
Houston, Texas 77042
713-784-4500

Date: December 10, 2008, [can], revised 12-16-08
Job No: 001-011-00
File No: R:\2008\08101100V-MANVELPUD TRACT-5-3.779AC..doc



**METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D.-TRACT 6
BEING 12.68 ACRES, SITUATED IN THE
OLIVER HALL SURVEY ABSTRACT 203
BRAZORIA COUNTY, TEXAS**

A DESCRIPTION OF A 12.68 ACRE TRACT OF LAND BEING A PORTION OF LOT 9 OF LULLING STONE SECTION 3 AS RECORDED IN VOLUME 22, PAGE 23, B.C.P.R., SITUATED IN THE OLIVER HALL SURVEY ABSTRACT 203, BRAZORIA COUNTY, TEXAS, SAID 12.68 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the southwest corner of said Lot 9 in the northerly right-of-way line of County Road 67 (80-foot right of way);

- (1) **THENCE**, North 30°02'48" West, a distance of 1100.30 feet to a point in the common line of Lot 9 and Lot 8;
- (2) **THENCE**, North 59°57'12" East, a distance of 876.30 feet to a point in the centerline of Chocolate Bayou;
- (3) **THENCE**, along the meanders of the centerline of Chocolate Bayou the following courses and distances:

South 56°42'47" East, a distance of 92.05 feet to an angle point;

South 62°15'15" East, a distance of 93.04 feet to an angle point;

South 56°44'16" East, a distance of 122.71 feet to an angle point;

South 08°14'48" East, a distance of 74.15 feet to an angle point;

South 04°03'51" East, a distance of 214.71 feet to a point in the common line of Lot 9 and Lot 10;
- (4) **THENCE**, South 72°07'42" West, along the common line of Lot 9 and Lot 10, a distance of 103.07 feet to a point;
- (5) **THENCE**, North 56°29'15" West, along the common line of Lot 9 and Lot 10, a distance of 66.57 feet to a point;
- (6) **THENCE**, South 27°57'22" West, along the common line of Lot 9 and Lot 10, a distance of 53.41 feet to a point;
- (7) **THENCE**, North 31°13'20" West, along the common line of Lot 9 and Lot 10, a distance of 46.16 feet to a point;
- (8) **THENCE**, North 56°48'48" West, along the common line of Lot 9 and Lot 10, a distance of 72.96 feet to a point;
- (9) **THENCE**, South 89°05'06" West, along the common line of Lot 9 and Lot 10, a distance of 110.48 feet to a point;

12.68 Acres

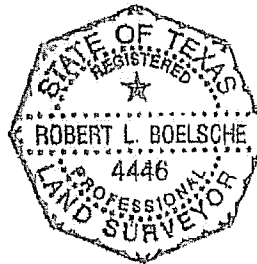
- (10) THENCE, North 76°06'35" West, along the common line of Lot 9 and Lot 10, a distance of 252.57 feet to a point;
- (11) THENCE, South 63°18'12" West, along the common line of Lot 9 and Lot 10, a distance of 40.82 feet to a point;
- (12) THENCE, South 35°14'44" West, along the common line of Lot 9 and Lot 10, a distance of 79.36 feet to a point;
- (13) THENCE, South 30°02'48" East, along the common line of Lot 9 and Lot 10, a distance of 930.41 feet to southerly common corner of said lots in the northerly right-of-way line of said County Road 67;
- (14) THENCE, South 59°57'12" West, along the northerly right-of-way line of said County Road 67, a distance of 300.00 feet to the **POINT OF BEGINNING** and containing 12.68 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.

Robert L. Boelsche

Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10555 Westoffice Drive
Houston, Texas 77042
713-784-4500

Date: December 10, 2000, [caa]
Job No: 081-011-00
File No: R:\2000\08101100V-MANVELPUD TRACT-6-12.68AC.doc



ORDINANCE NO. 2009-O-04

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING ORDINANCE NO. 2001-14 PASSED, APPROVED AND OPTED ON THE 28TH DAY OF JUNE, 2001, SAME BEING THE ZONING ORDINANCE OF THE CITY, MAKING CERTAIN FINDINGS; APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 7 OF SAID ZONING ORDINANCE FOR A CERTAIN TRACT OF LAND TOTALLING 1663.3 ACRES SAID TRACT BEING LOCATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, THE MARY V. O'DONNELL SURVEY, ABSTRACT 484, SECTION 62, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 286, SECTION 55, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 282, SECTION 61, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63, THE H.T.& B.R.R. CO. SURVEY ABSTRACT 282, SECTION 1, AND THE J.M.O'DONNELL SURVEY, ABSTRACT-470, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, WITHIN THE CITY LIMITS OF THE CITY; PLAN PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, GR-M1, Ltd. is the owner (the "Owner") of a certain 1663.3 acre tract of land, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference for all purposes (the "Property"); and

WHEREAS, the Property is presently zoned Open Planned Unit Development (O-PUD), pursuant to the City's Zoning Ordinance, as amended; and

WHEREAS, pursuant to Section 7 of the City's Zoning Ordinance, the Owner has prepared a development plan covering the Property; and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on said development plan; and

WHEREAS, the Planning, Development, and Zoning Commission has recommended approval of the development plan and the City Council adopt such development plan as an ordinance of the City, subject to certain regulations, restrictions, and conditions as set forth herein; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The City Council has reviewed the development plan attached hereto as Exhibit “A” (the “Development Plan”) and makes the following findings in accordance with Section 7.C of the City’s Zoning Ordinance:

- a. The Development Plan outlines development within the Open – Planned Unit Development (“O-PUD”) District encourages pedestrian circulation between structures and open spaces;
- b. The mixture of proposed uses contained within the O-PUD District is complimentary in function, encourage complimentary use, and are planned to pose minimal impact on each others quality of life;
- c. Vehicular circulation within the O-PUD District is pedestrian friendly, emphasizing slow vehicular speeds, and safe crosswalks wherever necessary;
- d. The development within the O-PUD District emphasizes professionally designed, constructed, and maintained landscape areas with shaded pedestrian gathering areas, landscaped parking lots, and landscaping which visually enhance all structures within the District;
- e. Open space, either active or passive, has been included and is designed and located in a manner to best serve the prospective users;
- f. Signage within the O-PUD District shall comply with all City regulations governing signs, shall not compete with view of buildings, shall not impede pedestrian or vehicular flow, and shall use natural products to the greatest extent possible; and

- g. The development within the O-PUD District is visually and functionally compatible with surrounding developed property.

Section 3. The Development Plan attached to this Ordinance as Exhibit "A" is hereby adopted by the City as a part of this Ordinance, to have full force and effect as any other ordinance of the City. In adopting the Development Plan, the City Council specifically finds that the Development Plan does not fully satisfy the requirements of Section 7.D of the Zoning Ordinance and that the Owner must amend this Development Plan to provide the additional information required by Section 7.D prior to any building permit may be issued for construction of any structure on the Property. The additional information required from the Owner shall be approved in the manner set out in the Zoning Ordinance for the approval of a Development Plan for an O-PUD District.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except to approve the Development Plan for the Property, attached hereto as Exhibit "A."

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

PASSED AND APPROVED on first reading this 2nd day of Feb, 2009.

PASSED, APPROVED, AND ADOPTED on second and final reading this N/A, 2009.

Delores M. Martin
Delores Martin, Mayor

ATTEST:

Tammy Bell
Tammy Bell, City Secretary

METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D. - TRACT 1
BEING 1632.3 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 286, SECTION 55
H.T.&B.R.R. CO. SURVEY, ABSTRACT 282, SECTION 61
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
OLIVER HALL SURVEY ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 1632.3 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 286, SECTION 55, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 282, SECTION 61, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, SAID 1632.3 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the point of intersection of the west line of the H.T. & B.R.R. Co. Survey, Abstract 282, Section 61 and the projection of the Northwest line of the Oliver Hall Survey Abstract 203;

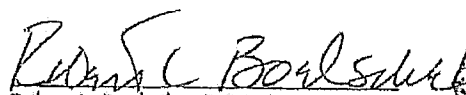
- (1) THENCE, North 59°48'12" East, along the northwest line of the Oliver Hall Survey Abstract 203, generally along the centerline County Road 72 a distance of 8133.57 feet to the northeast corner of said Oliver Hall Survey Abstract 203;
- (2) THENCE, South 30°06'57" East, along the northeast line of the Oliver Hall Survey Abstract 203 a distance of 1564.29 feet to a point;
- (3) THENCE, North 19°31'28" East, a distance of 256.51 feet to a point;
- (4) THENCE, South 70°42'13" East, a distance of 200.00 feet to a point;
- (5) THENCE, North 19°31'28" East, a distance of 360.09 feet to a point in the southerly right-of-way of Jordan Road (60-feet right-of-way);
- (6) THENCE, South 70°26'36" East, along the southerly right-of-way line of said Jordan Road, a distance of 1120.49 feet to the west right-of-way line of Peter's Road (60-feet wide);
- (7) THENCE, South 19°33'24" West, along the west right-of-way line of said Peter's Road, a distance of 1738.16 feet to a point in the northeast line of said Oliver Hall Survey;
- (8) THENCE, South 30°06'57" East, along the northeast line of said Oliver Hall Survey, a distance of 1513.49 feet to the northeast corner of Lulling Stone Section 1 as recorded under Volume 21, Page 267-270, B.C.P.R.;
- (9) THENCE, South 30°16'05" East, along the northeast line of said Lulling Stone Section 1, a distance of 3115.87 feet to a point in an arc of a non-tangent curve to the right in the northerly right-of-way line of County Road 67 (80-feet right-of-way);
- (10) THENCE, in a southwesterly direction along the northerly right-of-way line of County Road 67 and with the arc of said non-tangent curve to the right having a radius of 260.00 feet, a length of 203.66 feet, a delta of 44°52'47" and a chord bearing South 37°30'48" West 198.49 feet to a point of tangency;

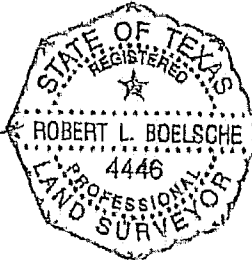
- (11) THENCE, South 59°57'12" West, along the northerly right-of-way line of said County Road 67, a distance of 3004.38 feet to a point;
- (12) THENCE, North 30°02'46" West, a distance of 648.54 feet to a point in the common line of Lot 15 and Lot 16 of said Lulling Stone Section 1;
- (13) THENCE, South 59°57'14" West, a distance of 200.00 feet to a point in the common line of Lot 16 and 17 of said Lulling Stone Section 1;
- (14) THENCE, North 30°02'46" West, along the common line of Lot 16 and Lot 17 a distance of 612.84 feet to a point;
- (15) THENCE, South 59°57'12" West, a distance of 1293.09 feet to a point in the centerline of Chocolate Bayou;
- (16) THENCE, North 19°17'03" West, along the meanders of the centerline of said Chocolate Bayou a distance of 95.75 feet to a point;
- (17) THENCE, North 18°46'45" West, along the meanders of the centerline of said Chocolate Bayou a distance of 225.19 feet to a point;
- (18) THENCE, South 59°57'12" West, a distance of 916.87 feet to a point in the common line of Lot 8 and Lot 9 of Lulling Stone Section 3, Volume 22, Page 231, B.C.P.R.;
- (19) THENCE, North 71°59'30" West, a distance of 582.23 feet to a point;
- (20) THENCE, South 59°53'05" West, a distance of 210.82 feet to a point in the common line of Lot 6 and Lot 7;
- (21) THENCE, South 30°02'48" East, along the common line of Lot 6 and Lot 7 a distance of 2009.10 feet to a point in the northerly right-of-way line of said County Road 67;
- (22) THENCE, South 59°57'12" West, along the northerly right-of-way line of said County Road 67 a distance of 600.00 feet to the southerly common corner of Lot 4 and 5;
- (23) THENCE, North 30°02'48" West, a distance of 3183.51 feet to the northerly common corner of Lot 4 and Lot 5;
- (24) THENCE, South 59°53'03" West, along the North line of said Lulling Stone Section 3, a distance of 600.00 feet to the northerly common corner of Lot 2 and Lot 3;
- (25) THENCE, South 30°02'48" East, along the common line of Lot 2 and Lot 3, a distance of 1704.88 feet to a point;
- (26) THENCE, South 59°53'03" West, a distance of 701.91 feet to a point in the easterly line of the City of Alvin 100-foot Strip;
- (27) THENCE, North 29°57'14" West, along the easterly line of said City of Alvin 100-foot Strip, a distance of 646.47 feet to an angle point;
- (28) THENCE, South 87°19'17" West, along the northerly line of said City of Alvin 100-foot Strip, a distance of 4098.79 feet to a point;

1632.3 Acres

- (29) THENCE, North 02°52'03" West, a distance of 3966.65 feet to a point;
- (30) THENCE, North 87°13'12" East, a distance of 1325.71 feet to a point in the west line of aforementioned H.T. & B.R.R. Co. Survey, Abstract 282, Section 61;
- (31) THENCE, North 03°03'24" West, along the west line of H.T. & B.R.R. Co. Survey, Abstract 282, Section 61, a distance of 1179.10 feet to a the **POINT OF BEGINNING** and containing 1633.3 acres of land, **SAVE** and **EXCEPT** the following 1.000 acre tract of land being more particularly described as follows:
- (32) **COMMENCING** at the southeasterly corner of Lot 3 of Lulling Stone Section 1;
- (33) THENCE, North 30°02'46" West, along the common line of Lot 3 and Lot 2, a distance of 1,505.00 feet for corner;
- (34) THENCE, South 59°57'21" West, a distance of 10.00 feet to the southeasterly corner and **POINT OF BEGINNING** of the herein described tract;
- (35) THENCE, South 59°57'21" West, a distance of 180.00 feet to the southwesterly corner of the herein described tract;
- (36) THENCE, North 30°02'39" West, a distance of 242.00 feet to the northwesterly corner of the herein described tract;
- (37) THENCE, North 59°57'21" East, a distance of 180.00 feet to the northeasterly corner of the herein described tract;
- (38) THENCE, South 30°02'39" East, a distance of 242.00 feet to the **POINT OF BEGINNING** of the **SAVE** and **EXCEPT** Tract resulting in Tract 1 containing a net area of 1,632.3 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.


Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10555 Westoffice Drive
Houston, Texas 77042
713-784-4500
Date: December 10, 2008, [cna] revised December 16, 2008
Job No: 001-011-00
File No: R:\2008\001\01100V-MANVELFUD TRACT-1-1632.3AC.doc



METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D. - TRACT 2
BEING 3.123 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 3.123 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, BRAZORIA COUNTY, TEXAS, SAID 3.123 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the southwest corner of the intersection of Kreuzer Street (50-feet wide) and Peter's Road (called 60-feet wide);

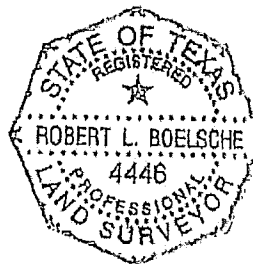
- (1) THENCE, South $19^{\circ}33'24''$ West, along the westerly right-of-way line of said Peter's Road, a distance of 909.81 feet to the intersection with the northerly right-of-way line of Jordan Road (50-feet wide as monumented);
- (2) THENCE, North $70^{\circ}26'30''$ West, along the northerly right-of-way line of said Jordan Road, a distance of 133.89 feet to a point;
- (3) THENCE, North $19^{\circ}35'12''$ East, a distance of 364.31 feet to a point;
- (4) THENCE, North $70^{\circ}26'36''$ West, a distance of 16.30 feet to a point;
- (5) THENCE, North $17^{\circ}27'25''$ East, a distance of 545.87 feet to a point in the southerly right-of-way line of Kreuzer Street;
- (6) THENCE, South $70^{\circ}26'36''$ East, along the southerly right-of-way line of said Kreuzer Street, a distance of 170.00 feet to the POINT OF BEGINNING containing an area of 3.123 acres of land.

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713-784-4500

Date: December 10, 2008, [cnal, revised 12-16-08]
Job No: 081-011-00
File No: R:\2008\08101100V-MANVELPUD TRACT-2-3.123AC-.doc



METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D. - TRACT 3
BEING 1.259 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 1.259 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, BRAZORIA COUNTY, TEXAS, SAID 1.259 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the northwest corner of the intersection of Kreuzer Street (50-foot wide) and Peter's Road (called 60-foot wide);

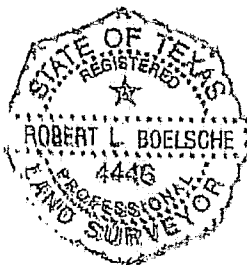
- (1) THENCE, North 70°26'36" West, along the northerly right-of-way line of Kreuzer Street, a distance of 80.00 feet to a point;
- (2) THENCE, North 19°33'24" East, a distance of 640.74 feet to a point;
- (3) THENCE, North 70°26'31" West, a distance of 97.67 feet to a point;
- (4) THENCE, North 15°13'36" East, a distance of 20.05 feet to a point;
- (5) THENCE, South 70°26'36" East, a distance of 179.19 feet to the westerly right-of-way line of Peter's Road;
- (6) THENCE, South 19°33'24" West, along the westerly right-of-way line of said Peter's Road, a distance of 660.74 feet to the point of POINT OF BEGINNING and containing 1.259 acres of land,

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Date: December 10, 2000, [caul], revised 12-16-00
Job No: 081-011-00
File No: RA2008\08101100V-MANVEL.PUD TRACT-3-1.259AC..doc



METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D.-TRACT 4
BEING 10.13 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64
H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
J.M. O'DONNELL SURVEY, ABSTRACT-470
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 10.13 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62 AND THE J.M. O'DONNELL SURVEY, ABSTRACT-470, BRAZORIA COUNTY, TEXAS, SAID 10.13 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the northwesterly end of a cutback corner at the intersection of the southerly right-of-way line of State Highway No. 6 (SH-6 called 120-feet wide) and the westerly right-of-way line of McCoy Road (called 60-feet wide);

- (1) THENCE, South 25°29'28" East, along the cutback corner, a distance of 35.36 feet to a point in the westerly right-of-way line of said McCoy Road;
- (2) THENCE, South 19°30'10" West, along the westerly right-of-way line line of McCoy Road, a distance of 854.45 feet to a point;
- (3) THENCE, North 70°29'03" West, a distance of 327.45 feet to a point in the centerline of a ditch;
- (4) THENCE, North 10°27'19" East, along the centerline of said ditch, a distance of 56.33 feet to an angle point;
- (5) THENCE, North 03°46'29" West, along the centerline of said ditch, a distance of 736.28 feet to an angle point;
- (6) THENCE, North 15°36'22" West, along the centerline of said ditch, a distance of 155.93 feet to a point in the southerly right-of-way line of SH-6;
- (7) THENCE, South 70°29'05" East, along the southerly right-of-way line of SH-6, a distance of 79.10 feet to a point;
- (8) THENCE, South 81°47'41" East, along the southerly right-of-way line of SH-6, a distance of 101.98 feet to a point;

10.13 Acres

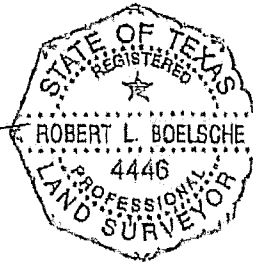
- (9) THENCE, South 70°29'05" East, along the southerly right-of-way line of SH-6, a distance of 512.86 feet to the POINT OF BEGINNING and containing 10.13 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.

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Date: December 10, 2008, Icanl, revised 12-16-08
Job No: 081-011-09
File No: R:\2008\08101100V-MANVELPUD TRACT-4-10.13AC..doc



METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D.-TRACT 5
BEING 3.779 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63
J.M. O'DONNELL SURVEY, ABSTRACT-470
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 3.779 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63 AND THE J.M. O'DONNELL SURVEY, ABSTRACT-470, BRAZORIA COUNTY, TEXAS, SAID 3.779 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the northwesterly end of a cutback corner at the intersection of the southerly right-of-way line of State Highway No. 6 (SH-6 called 120-feet wide) and the westerly right-of-way line of Wilson Road (called 60-feet wide);

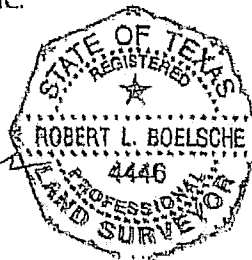
- (1) THENCE, South 25°29'28" East, along the cutback corner, a distance of 35.36 feet to a point in the westerly right-of-way line of Wilson Road;
- (2) THENCE, South 19°30'10" West, along the westerly right-of-way line of Wilson Road, a distance of 225.57 feet to the intersection with the northerly right-of-way line of Rodger Road (called 60-feet wide);
- (3) THENCE, North 70°26'14" West, along the northerly right-of-way line of Rodger Road, a distance of 660.23 feet to the intersection with the easterly right-of-way line of McCoy Road;
- (4) THENCE, North 19°30'10" East, along the easterly right-of-way line of McCoy Road, a distance of 225.02 feet to a point in the southerly end of a cutback corner at the intersection with the southerly right-of-way line of SH-6;
- (5) THENCE, North 64°30'32" East, along the cutback corner, a distance of 35.35 feet to a point in the southerly right-of-way line of SH-6;
- (6) THENCE, South 70°29'05" East, along the southerly right-of-way of SH-6, a distance of 610.23 feet to the POINT OF BEGINNING and containing 3.779 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.

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Date: December 10, 2008, [can], revised 12-16-08
Job No: 001-011-00
File No: R:\2008\105101100V-MANVELPUD TRACT-5-3.779AC...doc



METES AND BOUNDS DESCRIPTION
CITY OF MANYEL P.U.D.-TRACT 6
BEING 12.68 ACRES, SITUATED IN THE
OLIVER HALL SURVEY ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 12.68 ACRE TRACT OF LAND BEING A PORTION OF LOT 9 OF LULLING STONE SECTION 3 AS RECORDED IN VOLUME 22, PAGE 23, B.C.P.R., SITUATED IN THE OLIVER HALL SURVEY ABSTRACT 203, BRAZORIA COUNTY, TEXAS, SAID 12.68 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the southwest corner of said Lot 9 in the northerly right-of-way line of County Road 67 (80-feet right of way);

- (1) THENCE, North 30°02'48" West, a distance of 1100.30 feet to a point in the common line of Lot 9 and Lot 8;
- (2) THENCE, North 59°57'12" East, a distance of 876.30 feet to a point in the centerline of Chocolate Bayou;
- (3) THENCE, along the meanders of the centerline of Chocolate Bayou the following courses and distances:

South 56°42'47" East, a distance of 92.05 feet to an angle point;

South 62°15'15" East, a distance of 93.04 feet to an angle point;

South 56°44'16" East, a distance of 122.71 feet to an angle point;

South 08°14'48" East, a distance of 74.15 feet to an angle point;

South 04°03'51" East, a distance of 214.71 feet to a point in the common line of Lot 9 and Lot 10;
- (4) THENCE, South 72°07'42" West, along the common line of Lot 9 and Lot 10, a distance of 103.07 feet to a point;
- (5) THENCE, North 56°29'15" West, along the common line of Lot 9 and Lot 10, a distance of 66.57 feet to a point;
- (6) THENCE, South 27°57'22" West, along the common line of Lot 9 and Lot 10, a distance of 53.41 feet to a point;
- (7) THENCE, North 31°13'20" West, along the common line of Lot 9 and Lot 10, a distance of 46.16 feet to a point;
- (8) THENCE, North 56°48'48" West, along the common line of Lot 9 and Lot 10, a distance of 72.96 feet to a point;
- (9) THENCE, South 89°05'06" West, along the common line of Lot 9 and Lot 10, a distance of 110.48 feet to a point;

12.68 Acres

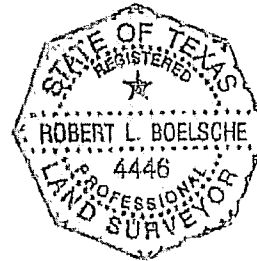
- (10) THENCE, North 76°06'35" West, along the common line of Lot 9 and Lot 10, a distance of 252.57 feet to a point;
- (11) THENCE, South 63°18'12" West, along the common line of Lot 9 and Lot 10, a distance of 40.82 feet to a point;
- (12) THENCE, South 35°14'44" West, along the common line of Lot 9 and Lot 10, a distance of 79.36 feet to a point;
- (13) THENCE, South 30°02'48" East, along the common line of Lot 9 and Lot 10, a distance of 930.41 feet to southerly common corner of said lots in the northerly right-of-way line of said County Road 67;
- (14) THENCE, South 59°57'12" West, along the northerly right-of-way line of said County Road 67, a distance of 300.00 feet to the POINT OF BEGINNING and containing 12.68 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC.

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Date: December 10, 2008, (con)
Job No: 081-011-00
File No: R:\2008\081011\BOV-MANVELPUD TRACT-6-12.68AC.doc



Appendix 2

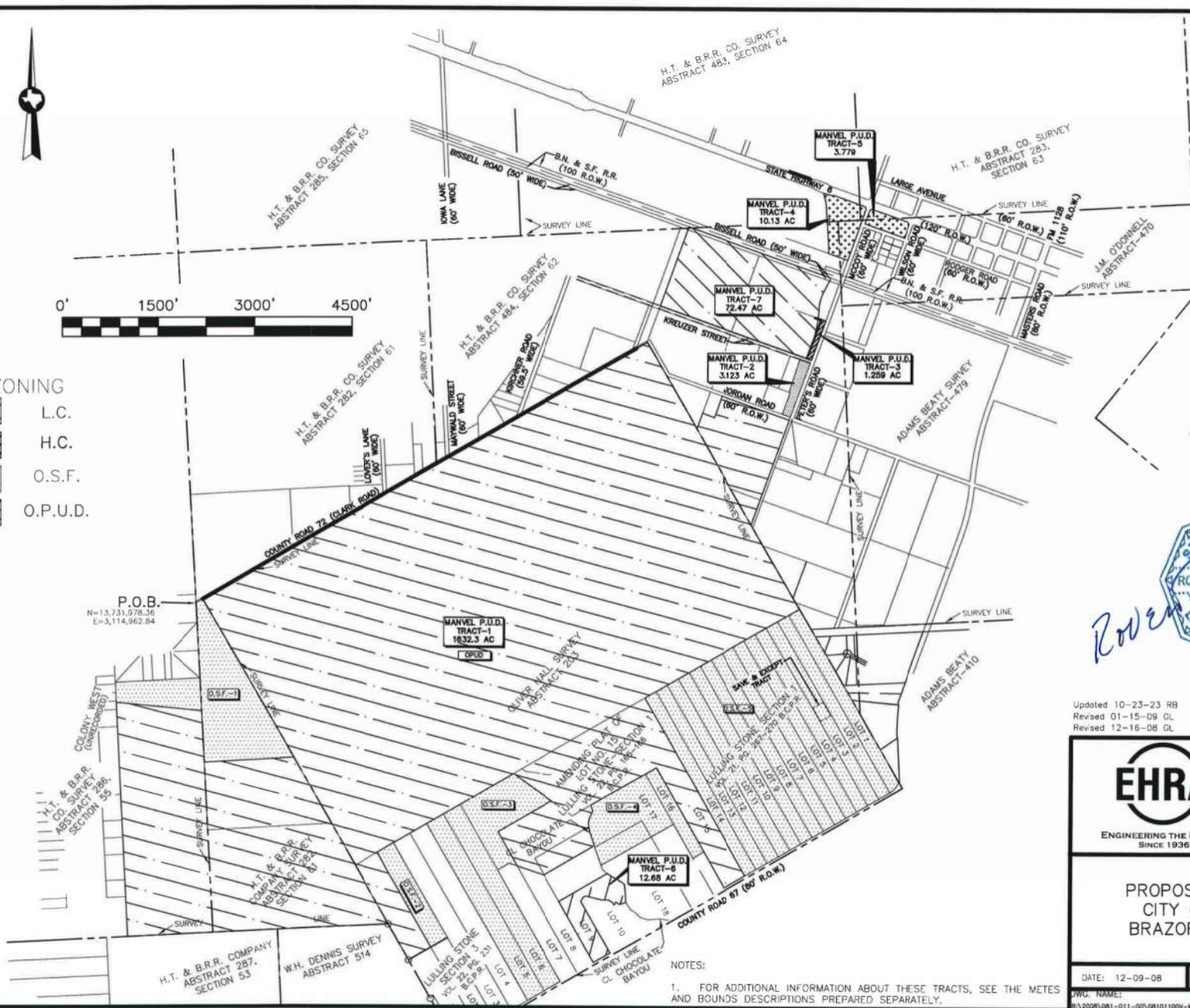
Appendix 3

Appendix 4



- MANVEL ZONING
- L.C.
 - H.C.
 - O.S.F.
 - O.P.U.D.

P.O.B.
N=13,731.978-36
E=3,114,962.84



ACREAGE TABLE	
TRACT-1	1,632.3 AC.
TRACT-2-OSF	3,123 AC.
TRACT-3-HC	1,259 AC.
TRACT-4-LC	10.13 AC.
TRACT-5-LC	3,779 AC.
TRACT-6-OPUD	12.68 AC.
TRACT-7-OPUD	72.47 AC.
TOTAL	1,735.7 AC.

TRACT 1	ACREAGE TABLE
OPUD	1,264.5 AC.
O.S.F.-1	56.69 AC.
O.S.F.-2	11.74 AC.
O.S.F.-3	64.51 AC.
O.S.F.-4	30.96 AC.
O.S.F.-5	203.89 AC.
TOTAL	1,632.3 AC.

Robert L. Boelsche

Updated 10-23-23 RB
Revised 01-15-09 GL
Revised 12-16-08 GL

EHRA
ENGINEERING THE FUTURE
SINCE 1936

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

PROPOSED BOUNDARY MAP
CITY OF MANVEL P.U.D.
BRAZORIA COUNTY, TEXAS

NOTES:

1. FOR ADDITIONAL INFORMATION ABOUT THESE TRACTS, SEE THE METES AND BOUNDS DESCRIPTIONS PREPARED SEPARATELY.

DATE: 12-09-08	SCALE: 1"= 1400'	JOB NO.: 081-011-00
DWG. NAME: 03-2008-081-011-00-08111001-MANVEL-PUD.dwg	DRAWING NO.: NONE	

RA 2008A-081-011-00-08111001-MANVEL-PUD.dwg

**METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D. - TRACT 7
BEING 72.47 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
BRAZORIA COUNTY, TEXAS**

A DESCRIPTION OF A 72.47 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64 AND THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, BRAZORIA COUNTY, TEXAS, SAID 72.47 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the intersection of the westerly right-of-way line of Meridiana Parkway Phase 7 (based on a variable width at this location) with the southwesterly right-of-way of the B. N. & S. F. Railroad (called 100-feet wide);

THENCE, along the westerly right-of-way line of Meridiana Parkway the following five (5) courses:

- (1) S 26°58'03" W, for a distance of 228.59 feet to a point for curvature;
- (2) In a southerly direction along the arc of a curve to the left having a radius of 780.00 feet, an angle of 14°44'09", an arc length of 200.61 feet, and a chord bearing S 19°35'59" W for a distance of 200.05 feet to a point for compound curvature;
- (3) In a southerly direction along the arc of a compound curve to the left having a radius of 500.00 feet, an angle of 08°39'46", an arc length of 75.60 feet, and a chord bearing S 07°54'01" W for a distance of 75.52 feet to a point for tangency;
- (4) S 03°34'08" W, for a distance of 111.22 feet to a point for curvature;
- (5) In a southerly direction along the arc of a curve to the right having a radius of 1,000.00 feet, an angle of 03°08'11", an arc length of 54.74 feet, and a chord bearing S 05°08'14" W for a distance of 54.73 feet to a point for corner
- (6) **THENCE**, N 70°26'36" W, for a distance of 55.08 feet to a point for corner;
- (7) **THENCE**, S 15°13'36" W, for a distance of 20.05 feet to a point for corner;
- (8) **THENCE**, S 70°26'31" E, for a distance of 57.92 feet to a point for corner in arc of a curve in the westerly right-of-way line of Meridiana Parkway;

THENCE, along the westerly right-of-way line of Meridiana Parkway the following two (2) courses:

- (9) In a southerly direction along the arc of a curve to the right having a radius of 1,000.00 feet, an angle of 04°22'20", an arc length of 76.31 feet, and a chord bearing S 10°03'51" W for a distance of 76.29 feet to a point for tangency;
- (10) S 12°15'01" W, for a distance of 213.65 feet to a point for corner;
- (11) **THENCE**, S 19°33'24" W, for a distance of 353.58 feet to a point for corner;
- (12) **THENCE**, N 70°26'36" W, for a distance of 2,441.13 feet to a point for corner;

- (13) **THENCE**, N 19°33'24" E, for a distance of 1,319.69 feet to a point for corner;
- (14) **THENCE**, S 70°29'03" E, for a distance of 2,367.15 feet to the point of **POINT OF BEGINNING** and containing 72.47 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPELS No. 10092300

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Date: October 19, 2023
Job No: 081-011-00
File No: R:\2008\081-011-00\documents\technical\PUD\08101100V-MANVELPUD TRACT-7-72.36 AC.doc

METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D. - TRACT 1
BEING 1632.3 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 286, SECTION 55
H.T.&B.R.R. CO. SURVEY, ABSTRACT 282, SECTION 61
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
OLIVER HALL SURVEY ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 1632.3 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 286, SECTION 55, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 282, SECTION 61, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, SAID 1632.3 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the point of intersection of the west line of the H.T. & B.R.R. Co. Survey, Abstract 282, Section 61 and the projection of the Northwest line of the Oliver Hall Survey Abstract 203;

- (1) THENCE, North 59°48'12" East, along the northwest line of the Oliver Hall Survey Abstract 203, generally along the centerline County Road 72 a distance of 8133.57 feet to the northeast corner of said Oliver Hall Survey Abstract 203;
- (2) THENCE, South 30°06'57" East, along the northeast line of the Oliver Hall Survey Abstract 203 a distance of 1564.29 feet to a point;
- (3) THENCE, North 19°31'28" East, a distance of 256.51 feet to a point;
- (4) THENCE, South 70°42'13" East, a distance of 200.00 feet to a point;
- (5) THENCE, North 19°31'28" East, a distance of 360.09 feet to a point in the southerly right-of-way of Jordan Road (60-foot right-of-way);
- (6) THENCE, South 70°26'36" East, along the southerly right-of-way line of said Jordan Road, a distance of 1120.49 feet to the west right-of-way line of Peter's Road (60-foot wide);
- (7) THENCE, South 19°33'24" West, along the west right-of-way line of said Peter's Road, a distance of 1738.16 feet to a point in the northeast line of said Oliver Hall Survey;
- (8) THENCE, South 30°06'57" East, along the northeast line of said Oliver Hall Survey, a distance of 1513.49 feet to the northeast corner of Lulling Stone Section 1 as recorded under Volume 21, Page 267-270, B.C.P.R.;
- (9) THENCE, South 30°16'05" East, along the northeast line of said Lulling Stone Section 1, a distance of 3115.87 feet to a point in an arc of a non-tangent curve to the right in the northerly right-of-way line of County Road 67 (80-foot right-of-way);
- (10) THENCE, in a southwesterly direction along the northerly right-of-way line of County Road 67 and with the arc of said non-tangent curve to the right having a radius of 260.00 feet, a length of 203.66 feet, a delta of 44°52'47" and a chord bearing South 37°30'48" West 198.49 feet to a point of tangency;

- (11) THENCE, South 59°57'12" West, along the northerly right-of-way line of said County Road 67, a distance of 3004.38 feet to a point;
- (12) THENCE, North 30°02'46" West, a distance of 648.54 feet to a point in the common line of Lot 15 and Lot 16 of said Lulling Stone Section 1;
- (13) THENCE, South 59°57'14" West, a distance of 200.00 feet to a point in the common line of Lot 16 and 17 of said Lulling Stone Section 1;
- (14) THENCE, North 30°02'46" West, along the common line of Lot 16 and Lot 17 a distance of 612.84 feet to a point;
- (15) THENCE, South 59°57'12" West, a distance of 1293.09 feet to a point in the centerline of Chocolate Bayou;
- (16) THENCE, North 19°17'03" West, along the meanders of the centerline of said Chocolate Bayou a distance of 95.75 feet to a point;
- (17) THENCE, North 18°46'45" West, along the meanders of the centerline of said Chocolate Bayou a distance of 225.19 feet to a point;
- (18) THENCE, South 59°57'12" West, a distance of 916.87 feet to a point in the common line of Lot 8 and Lot 9 of Lulling Stone Section 3, Volume 22, Page 231, B.C.P.R.;
- (19) THENCE, North 71°59'30" West, a distance of 582.23 feet to a point;
- (20) THENCE, South 59°53'05" West, a distance of 210.82 feet to a point in the common line of Lot 6 and Lot 7;
- (21) THENCE, South 30°02'48" East, along the common line of Lot 6 and Lot 7 a distance of 2009.10 feet to a point in the northerly right-of-way line of said County Road 67;
- (22) THENCE, South 59°57'12" West, along the northerly right-of-way line of said County Road 67 a distance of 600.00 feet to the southerly common corner of Lot 4 and 5;
- (23) THENCE, North 30°02'48" West, a distance of 3183.51 feet to the northerly common corner of Lot 4 and Lot 5;
- (24) THENCE, South 59°53'03" West, along the North line of said Lulling Stone Section 3, a distance of 600.00 feet to the northerly common corner of Lot 2 and Lot 3;
- (25) THENCE, South 30°02'48" East, along the common line of Lot 2 and Lot 3, a distance of 1704.88 feet to a point;
- (26) THENCE, South 59°53'03" West, a distance of 701.91 feet to a point in the easterly line of the City of Alvin 100-foot Strip;
- (27) THENCE, North 29°57'14" West, along the easterly line of said City of Alvin 100-foot Strip, a distance of 646.47 feet to an angle point;
- (28) THENCE, South 87°19'17" West, along the northerly line of said City of Alvin 100-foot Strip, a distance of 4098.79 feet to a point;

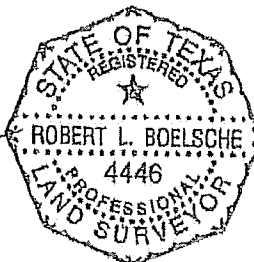
1632.3 Acres

- (29) THENCE, North 02°52'03" West, a distance of 3966.65 feet to a point;
- (30) THENCE, North 87°13'12" East, a distance of 1325.71 feet to a point in the west line of aforementioned H.T. & B.R.R. Co. Survey, Abstract 282, Section 61;
- (31) THENCE, North 03°03'24" West, along the west line of H.T. & B.R.R. Co. Survey, Abstract 282, Section 61, a distance of 1179.10 feet to a the **POINT OF BEGINNING** and containing 1633.3 acres of land, **SAVE** and **EXCEPT** the following 1.000 acre tract of land being more particularly described as follows:
- (32) **COMMENCING** at the southeasterly corner of Lot 3 of Lulling Stone Section 1;
- (33) THENCE, North 30°02'46" West, along the common line of Lot 3 and Lot 2, a distance of 1,505.00 feet for corner;
- (34) THENCE, South 59°57'21" West, a distance of 10.00 feet to the southeasterly corner and **POINT OF BEGINNING** of the herein described tract;
- (35) THENCE, South 59°57'21" West, a distance of 180.00 feet to the southwesterly corner of the herein described tract;
- (36) THENCE, North 30°02'39" West, a distance of 242.00 feet to the northwesterly corner of the herein described tract;
- (37) THENCE, North 59°57'21" East, a distance of 180.00 feet to the northeasterly corner of the herein described tract;
- (38) THENCE, South 30°02'39" East, a distance of 242.00 feet to the **POINT OF BEGINNING** of the **SAVE** and **EXCEPT** Tract resulting in Tract 1 containing a net area of 1,632.3 acres of land.

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File No: E:\2008\08101100V-MANVELPUO TRACT-1-1632.3AC.doc

METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D. - TRACT 2
BEING 3.123 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 3.123 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, BRAZORIA COUNTY, TEXAS, SAID 3.123 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the southwest corner of the intersection of Kreuzer Street (50-feet wide) and Peter's Road (called 60-feet wide);

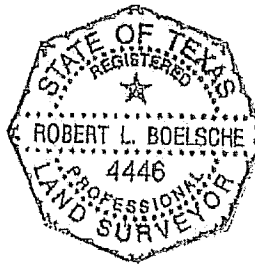
- (1) THENCE, South $19^{\circ}33'24''$ West, along the westerly right-of-way line of said Peter's Road, a distance of 909.81 feet to the intersection with the northerly right-of-way line of Jordan Road (50-feet wide as monumented);
- (2) THENCE, North $70^{\circ}26'30''$ West, along the northerly right-of-way line of said Jordan Road, a distance of 133.89 feet to a point;
- (3) THENCE, North $19^{\circ}35'12''$ East, a distance of 364.31 feet to a point;
- (4) THENCE, North $70^{\circ}26'36''$ West, a distance of 16.30 feet to a point;
- (5) THENCE, North $17^{\circ}27'25''$ East, a distance of 545.87 feet to a point in the southerly right-of-way line of Kreuzer Street;
- (6) THENCE, South $70^{\circ}26'36''$ East, along the southerly right-of-way line of said Kreuzer Street, a distance of 170.00 feet to the POINT OF BEGINNING containing an area of 3.123 acres of land.

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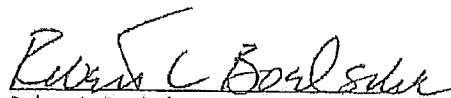
METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D. - TRACT 3
BEING 1.259 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 1.259 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62, BRAZORIA COUNTY, TEXAS, SAID 1.259 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the northwest corner of the intersection of Kreuzer Street (50-feet wide) and Peter's Road (called 60-feet wide);

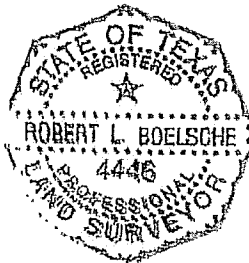
- (1) THENCE, North 70°26'36" West, along the northerly right-of-way line of Kreuzer Street, a distance of 80.00 feet to a point;
- (2) THENCE, North 19°33'24" East, a distance of 640.74 feet to a point;
- (3) THENCE, North 70°26'31" West, a distance of 97.67 feet to a point;
- (4) THENCE, North 15°13'36" East, a distance of 20.05 feet to a point;
- (5) THENCE, South 70°26'36" East, a distance of 179.19 feet to the westerly right-of-way line of Peter's Road;
- (6) THENCE, South 19°33'24" West, along the westerly right-of-way line of said Peter's Road, a distance of 660.74 feet to the point of POINT OF BEGINNING and containing 1.259 acres of land,

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File No: R:\2008\08101100V-MANVELPUJD TRACT-3-1.259AC..doc



**METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D.-TRACT 4
BEING 10.13 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64
H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63
H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62
J.M. O'DONNELL SURVEY, ABSTRACT-470
BRAZORIA COUNTY, TEXAS**

A DESCRIPTION OF A 10.13 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, SECTION 64, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63, THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 484, SECTION 62 AND THE J.M. O'DONNELL SURVEY, ABSTRACT-470, BRAZORIA COUNTY, TEXAS, SAID 10.13 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the northwesterly end of a cutback corner at the intersection of the southerly right-of-way line of State Highway No. 6 (SH-6 called 120-feet wide) and the westerly right-of-way line of McCoy Road (called 60-feet wide);

- (1) THENCE, South 25°29'28" East, along the cutback corner, a distance of 35.36 feet to a point in the westerly right-of-way line of said McCoy Road;
- (2) THENCE, South 19°30'10" West, along the westerly right-of-way line line of McCoy Road, a distance of 854.45 feet to a point;
- (3) THENCE, North 70°29'03" West, a distance of 327.45 feet to a point in the centerline of a ditch;
- (4) THENCE, North 10°27'19" East, along the centerline of said ditch, a distance of 56.33 feet to an angle point;
- (5) THENCE, North 03°46'29" West, along the centerline of said ditch, a distance of 736.28 feet to an angle point;
- (6) THENCE, North 15°36'22" West, along the centerline of said ditch, a distance of 155.93 feet to a point in the southerly right-of-way line of SH-6;
- (7) THENCE, South 70°29'05" East, along the southerly right-of-way line of SH-6, a distance of 79.10 feet to a point;
- (8) THENCE, South 81°47'41" East, along the southerly right-of-way line of SH-6, a distance of 101.98 feet to a point;

10.13 Acres

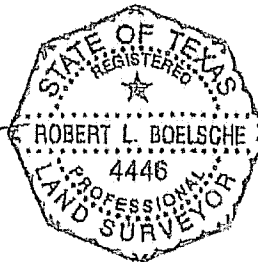
- (9) THENCE, South 70°29'05" East, along the southerly right-of-way line of SH-6, a distance of 512.86 feet to the POINT OF BEGINNING and containing 10.13 acres of land.

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File No: R:\2006\08101100V-K\ANVELPUD TRACT-4-10.13AC..doc



**METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D.-TRACT 5
BEING 3.779 ACRES, SITUATED IN THE
H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63
J.M. O'DONNELL SURVEY, ABSTRACT-470
BRAZORIA COUNTY, TEXAS**

A DESCRIPTION OF A 3.779 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 283, SECTION 63 AND THE J.M. O'DONNELL SURVEY, ABSTRACT-470, BRAZORIA COUNTY, TEXAS, SAID 3.779 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the northwesterly end of a cutback corner at the intersection of the southerly right-of-way line of State Highway No. 6 (SH-6 called 120-feet wide) and the westerly right-of-way line of Wilson Road (called 60-feet wide);

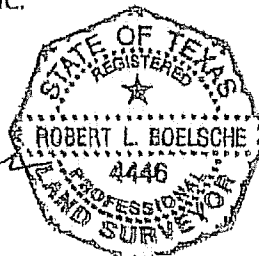
- (1) **THENCE**, South 25°29'28" East, along the cutback corner, a distance of 35.36 feet to a point in the westerly right-of-way line of Wilson Road;
- (2) **THENCE**, South 19°30'10" West, along the westerly right-of-way line of Wilson Road, a distance of 225.57 feet to the intersection with the northerly right-of-way line of Rodger Road (called 60-feet wide);
- (3) **THENCE**, North 70°26'14" West, along the northerly right-of-way line of Rodger Road, a distance of 660.23 feet to the intersection with the easterly right-of-way line of McCoy Road;
- (4) **THENCE**, North 19°30'10" East, along the easterly right-of-way line of McCoy Road, a distance of 225.02 feet to a point in the southerly end of a cutback corner at the intersection with the southerly right-of-way line of SH-6;
- (5) **THENCE**, North 64°30'32" East, along the cutback corner, a distance of 35.35 feet to a point in the southerly right-of-way line of SH-6;
- (6) **THENCE**, South 70°29'05" East, along the southerly right-of-way of SH-6, a distance of 610.23 feet to the **POINT OF BEGINNING** and containing 3.779 acres of land.

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**METES AND BOUNDS DESCRIPTION
CITY OF MANVEL P.U.D.-TRACT 6
BEING 12.68 ACRES, SITUATED IN THE
OLIVER HALL SURVEY ABSTRACT 203
BRAZORIA COUNTY, TEXAS**

A DESCRIPTION OF A 12.68 ACRE TRACT OF LAND BEING A PORTION OF LOT 9 OF LULLING STONE SECTION 3 AS RECORDED IN VOLUME 22, PAGE 23, B.C.P.R., SITUATED IN THE OLIVER HALL SURVEY ABSTRACT 203, BRAZORIA COUNTY, TEXAS, SAID 12.68 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the southwest corner of said Lot 9 in the northerly right-of-way line of County Road 67 (80-foot right of way);

- (1) **THENCE**, North 30°02'48" West, a distance of 1100.30 feet to a point in the common line of Lot 9 and Lot 8;
- (2) **THENCE**, North 59°57'12" East, a distance of 876.30 feet to a point in the centerline of Chocolate Bayou;
- (3) **THENCE**, along the meanders of the centerline of Chocolate Bayou the following courses and distances:

South 56°42'47" East, a distance of 92.05 feet to an angle point;

South 62°15'15" East, a distance of 93.04 feet to an angle point;

South 56°44'16" East, a distance of 122.71 feet to an angle point;

South 08°14'48" East, a distance of 74.15 feet to an angle point;

South 04°03'51" East, a distance of 214.71 feet to a point in the common line of Lot 9 and Lot 10;
- (4) **THENCE**, South 72°07'42" West, along the common line of Lot 9 and Lot 10, a distance of 103.07 feet to a point;
- (5) **THENCE**, North 56°29'15" West, along the common line of Lot 9 and Lot 10, a distance of 66.57 feet to a point;
- (6) **THENCE**, South 27°57'22" West, along the common line of Lot 9 and Lot 10, a distance of 53.41 feet to a point;
- (7) **THENCE**, North 31°13'20" West, along the common line of Lot 9 and Lot 10, a distance of 46.16 feet to a point;
- (8) **THENCE**, North 56°48'48" West, along the common line of Lot 9 and Lot 10, a distance of 72.96 feet to a point;
- (9) **THENCE**, South 89°05'06" West, along the common line of Lot 9 and Lot 10, a distance of 110.48 feet to a point;

12.68 Acres

- (10) THENCE, North 76°06'35" West, along the common line of Lot 9 and Lot 10, a distance of 252.57 feet to a point;
- (11) THENCE, South 63°18'12" West, along the common line of Lot 9 and Lot 10, a distance of 40.82 feet to a point;
- (12) THENCE, South 35°14'44" West, along the common line of Lot 9 and Lot 10, a distance of 79.36 feet to a point;
- (13) THENCE, South 30°02'48" East, along the common line of Lot 9 and Lot 10, a distance of 930.41 feet to southerly common corner of said lots in the northerly right-of-way line of said County Road 67;
- (14) THENCE, South 59°57'12" West, along the northerly right-of-way line of said County Road 67, a distance of 300.00 feet to the **POINT OF BEGINNING** and containing 12.68 acres of land.

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Date: December 10, 2000, [caa]
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File No: R:\2000\08101100V-MANVELPUD TRACT-6-12.68AC.doc

